

Exhibit A
EBERLY PLACE AN-260-22
Legal Description

Overall Description

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN AS MONUMENTED AT THE NORTHWEST CORNER WITH A FOUND 3.25" ALUMINUM CAP STAMPED "JR ENG T2S NE COR S13 R67W R66W 2008 PLS 30099" AND AT THE NORTH QUARTER CORNER WITH A FOUND 3.25"ALUMINUM CAP, STAMPED "JR ENG PLS 30099", ASSUMED TO BEAR NORTH 88°12'30" EAST, AND ALL BEARINGS HEREIN RELATIVE THERETO.

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 18, WHENCE THE NORTH QUARTER CORNER OF SAID SECTION 18 BEARS NORTH 88°12'30" EAST;

THENCE SOUTH 00°15'40" EAST, COINCIDENT WITH THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, A DISTANCE OF 1,322.78 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 18, AND THE **POINT OF BEGINNING**;

THENCE NORTH 88°34'17" EAST, COINCIDENT WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, A DISTANCE OF 30.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF POTOMAC STREET, SAID POINT BEING THE SOUTHWEST CORNER OF TRACT FF AS SHOWN ON THE PLAT OF FOXTON VILLAGE RECORDED AT RECEPTION NUMBER C0743665 IN THE RECORDS OF THE CLERK AND RECORDER OF ADAMS COUNTY AND A CORNER OF THE CITY OF COMMERCE CITY EXISTING CITY LIMITS ACCORDING TO ANNEXATION MAP AN-099-88 RECORDED AT RECEPTION NUMBER B851334 IN SAID RECORDS OF ADAMS COUNTY, SAID POINT ALSO BEING THE NORTHWEST CORNER OF A PARCEL OF LAND AS RECORDED UNDER RECEPTION NUMBER 1968000841885 OF SAID COUNTY RECORDS;

THENCE DEPARTING THE SAID NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18 AND SAID EXISTING CITY LIMITS, AND SOUTHERLY ALONG THE COMMON LINE OF SAID EAST RIGHT-OF-WAY OF POTOMAC STREET AND THE WEST LINE OF THE SAID PARCEL OF LAND RECORDED UNDER RECEPTION NUMBER 196000841885 SOUTH 00°15'40" EAST, A DISTANCE OF 302.50 FEET;

THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE AND COINCIDENT WITH THE SOUTH AND EAST PROPERTY LINES OF SAID PARCEL OF LAND UNDER RECEPTION NUMBER 1968000841885 THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 88°34'17" EAST, A DISTANCE OF 360.00 FEET;
- 2) NORTH 00°15'40" WEST, A DISTANCE OF 302.50 FEET TO A POINT ON THE SAID NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18 AND SAID EXISTING CITY LIMITS;

THENCE COINCIDENT WITH SAID CITY LIMITS THE FOLLOWING THREE (3) COURSES:

- 1) NORTH 88°34'17" EAST, A DISTANCE OF 842.46 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18;
- 2) SOUTH 00°20'42" WEST, A DISTANCE OF 1,330.74 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18;
- 3) SOUTH 88°55'43" WEST, A DISTANCE OF 1,018.25 FEET;

THENCE DEPARTING SAID CITY LIMITS AND COINCIDENT WITH THE EAST, NORTH AND WEST PROPERTY LINES OF A PARCEL OF LAND RECORDED UNDER RECEPTION NUMBER 2000030643212 THE FOLLOWING THREE (3) COURSES:

- 1) NORTH 00°15'40" WEST EAST, A DISTANCE OF 100.00 FEET;
- 2) SOUTH 88°55'43" WEST, A DISTANCE OF 170.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF POTOMAC STREET;
- 3) SOUTH 00°15'40" EAST, A DISTANCE OF 100.00 ALONG THE SAID EAST RIGHT OF WAY OF POTOMAC STREET;

THENCE DEPARTING THE SAID EAST RIGHT -OF-WAY LINE OF POTOMAC STREET SOUTH 88°55'43" WEST, A DISTANCE OF 30.00 TO THE WEST LINE OF THE SOUTHWEST QUARTER OF NORTHWEST QUARTER OF SECTION 18 AS WELL AS THE EAST LINE OF REUNION RIDGE FILING NO.1 RECORDED UNDER RECEPTION NUMBER 202000006264 AND THE EAST LINE OF ANNEXATION MAP AN-143-97 RECORDED UNDER RECEPTION NUMBER C0383963;

THENCE NORTHERLY ALONG THE COMMON LINE OF THE SAID EAST LINE OF THE REUNION RIDGE FILING NO. 1 AND THE SAID EAST LINE OF ANNEXATION MAP AN-143-97 AND THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18 NORTH 00°15'40" WEST, A DISTANCE OF 1,322.78 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18 AND THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS 1,499,441 SQUARE FEET OR 34.422 ACRES, MORE OR LESS.