

EXHIBIT A
7001 Colorado Boulevard V-94-22
(Legal Description)

LOCATED WITHIN THE NORTHEAST QUARTER OF THE
NORTHEAST QUARTER OF SECTION 1,
TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
CITY OF COMMERCE CITY, COUNTY OF ADAMS,
STATE OF COLORADO

PARCEL DESCRIPTION

A PARCEL OF LAND LOCATED THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1, AS MONUMENTED BY 3-1/4" ALUMINUM CAP, STAMPED "RLS 24673", WHENCE NORTH SIXTEENTH CORNER OF SAID SECTION 1, AS MONUMENTED BY A 2" ILLEGIBLE ALUMINUM CAP, BEARS S 00°00'00" W, A DISTANCE OF 1320.79 FEET, FORMING THE BASIS OF BEARINGS USED IN THIS DESCRIPTION;

THENCE SOUTH 08°43'40" WEST, A DISTANCE OF 263.61 FEET TO A POINT ON THE WEST LINE OF A 10 FOOT RIGHT-OF-WAY DEDICATION AT BOOK 6083, PAGE 635 OF THE ADAMS COUNTY RECORDS, AND THE **POINT OF BEGINNING**;

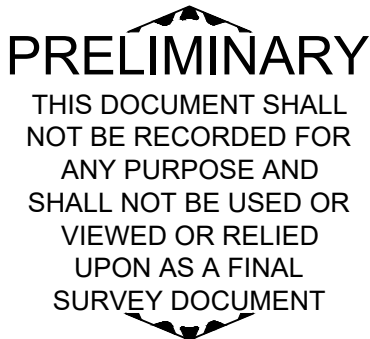
THENCE DEPARTING SAID WEST LINE, SOUTH 35°24'58" EAST, A DISTANCE OF 62.13 FEET TO A POINT OF CURVATURE;

THENCE ALONG A NON-TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 18°47'52", A RADIUS OF 675.00 FEET, AN ARC LENGTH OF 221.46 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 09°23'56" WEST, 220.47 FEET TO A POINT ON SAID WEST LINE;

THENCE ALONG SAID WEST LINE, NORTH 00°00'00" EAST, A DISTANCE OF 268.14 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 3,493 SQ. FT. OR 0.080 ACRES, MORE OR LESS.

I, DARREN R. WOLTERSTORFF, BEING A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. THIS CERTIFICATION IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.



DARREN R. WOLTERSTORFF, PLS 38281
FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC.

NOTES:

1. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

2. THIS DOCUMENT IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

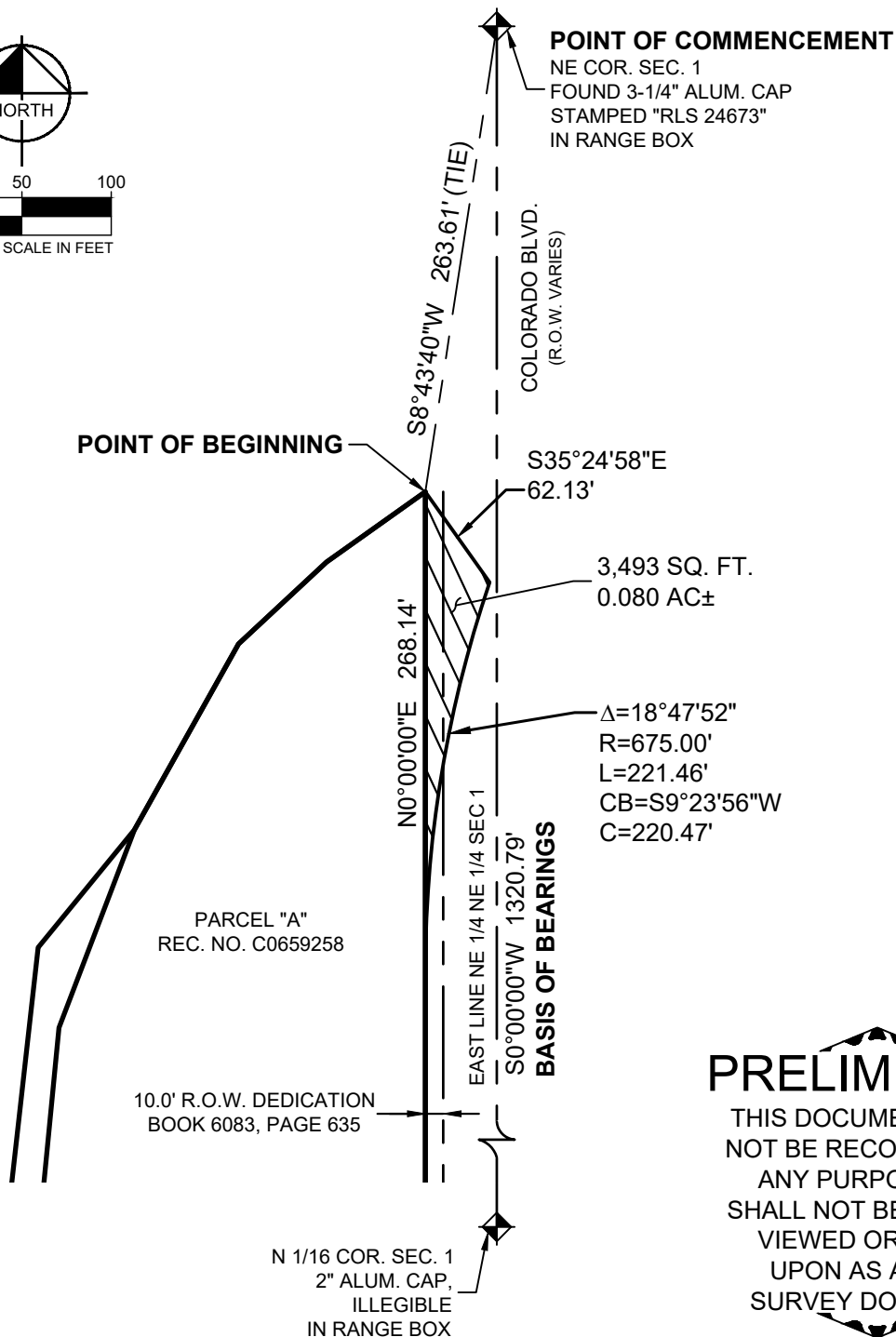
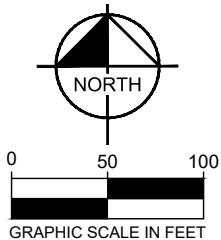
Kimley»Horn

4582 SOUTH ULSTER ST., # 1500
DENVER, COLORADO 80237

Tel. No. (303) 228-2300
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| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
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| N/A | CAD | DRW | 1/21/2022 | 096216004 | 1 OF 2 |

EXHIBIT A
LOCATED WITHIN THE NORTHEAST QUARTER OF THE
NORTHWEST QUARTER OF SECTION 1,
TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
CITY OF COMMERCE CITY, COUNTY OF ADAMS,
STATE OF COLORADO



PRELIMINARY
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NOT BE RECORDED FOR
ANY PURPOSE AND
SHALL NOT BE USED OR
VIEWED OR RELIED
UPON AS A FINAL
SURVEY DOCUMENT

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| 1" = 100' | CAD | DRW | 1/21/2022 | 096216004 | 2 OF 2 |