

# EXHIBIT A

## LEGAL DESCRIPTION:

A PARCEL OF LAND TWENTY (20) FEET IN WIDTH BEING A PART OF EAST 108TH AVENUE RIGHT-OF-WAY DESCRIBED IN BOOK 207 AT PAGE 124 AND IN BOOK 207 AT PAGE 118 OF THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, LOCATED IN THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE WEST QUARTER CORNER OF SAID SECTION 11 AND CONSIDERING THE NORTH LINE OF SAID SOUTHWEST QUARTER TO BEAR NORTH 89°43'31" EAST BETWEEN MONUMENTATION AS SHOWN HEREON, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE NORTH 88°30'00" EAST A DISTANCE OF 467.67 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 89°43'31" EAST A DISTANCE OF 804.28 FEET;

THENCE SOUTH 33°34'12" EAST A DISTANCE OF 47.86 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID EAST 108TH AVENUE;

THENCE SOUTH 89°43'31" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 23.93 FEET;

THENCE NORTH 33°34'12" WEST A DISTANCE OF 23.93 FEET;

THENCE SOUTH 89°43'31" WEST A DISTANCE OF 793.49 FEET ;

THENCE NORTH 00°16'29" WEST A DISTANCE OF 20.00 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS AN AREA OF 16,696 SQUARE FEET, OR 0.383 ACRES, MORE OR LESS.

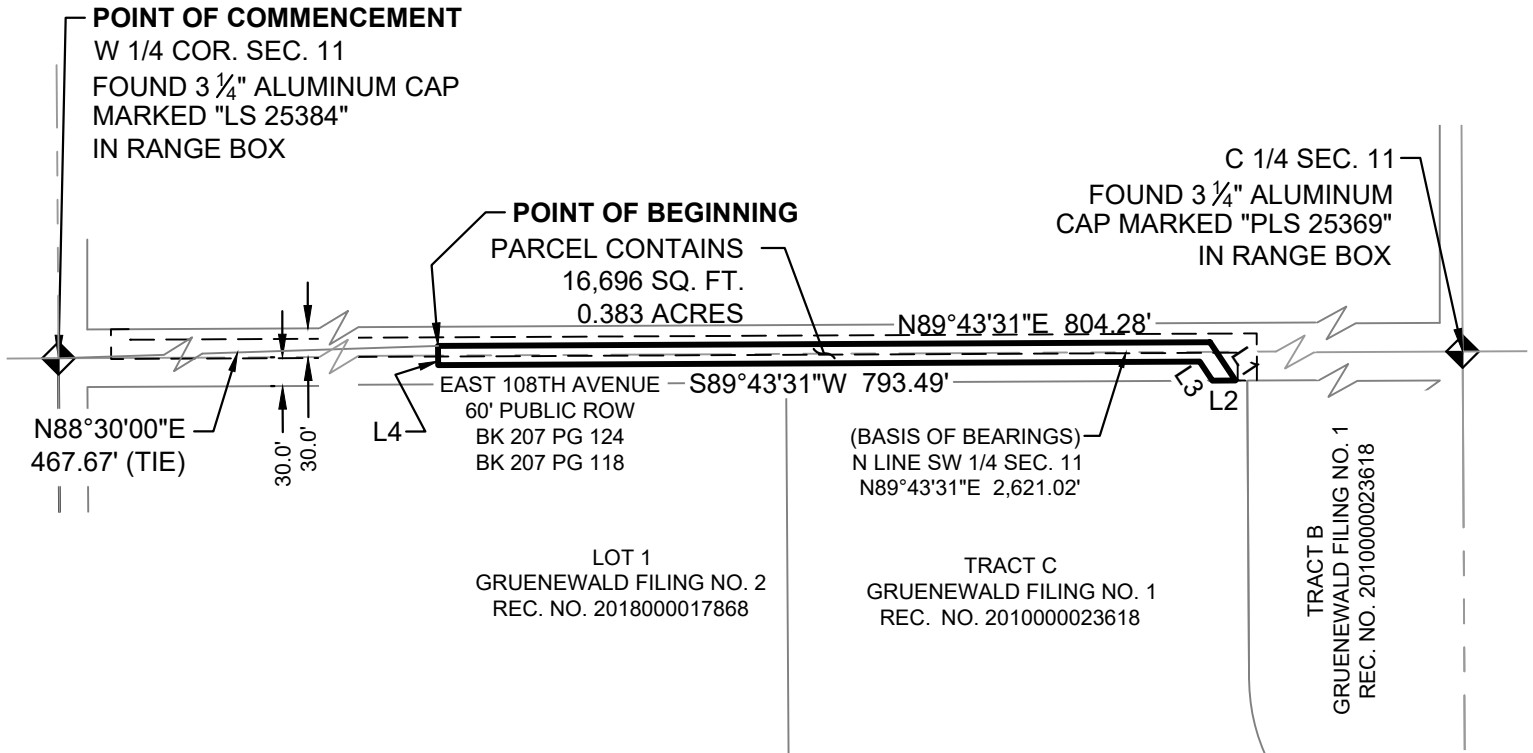
THE LINEAL DISTANCE UNIT USED IN THE PREPARATION OF THIS LEGAL DESCRIPTION IS THE UNITED STATES SURVEY FOOT. THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY DEFINES THE UNITED STATES SURVEY FOOT AS 1200/3937 METERS.

I, THOMAS D. STAAB, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING, IS BASED ON MY KNOWLEDGE, INFORMATION AND BELIEF, AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE.

THOMAS D. STAAB, P.L.S. 25965  
FOR AND ON BEHALF OF  
WARE MALCOMB  
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990 south broadway suite 230 denver, co 80209 p 303.561.3333 waremalcomb.com <div><div>WM</div><div>WARE MALCOMB</div></div>	PROJECT NAME: GRUENEWALD			SHEET 1 OF 2
	JOB NO.: DEN18-0103		DATE : 06/16/2020	
	DRAWN: KMF	PA/PM: JCS	SCALE: N/A	
CIVIL ENGINEERING & SURVEYING				

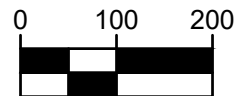
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LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S33°34'12"E	47.86'
L2	S89°43'31"W	23.93'
L3	N33°34'12"W	23.93'
L4	N00°16'29"W	20.00'

## NOTE:

THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY, IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION.



SCALE: 1" = 200'  
ORIGINAL GRAPHIC SCALE

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2 OF 2

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