

EXHIBIT "A"

LOCATED IN THE NORTHEAST QUARTER OF SECTION 15, AND THE NORTHWEST
QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH
PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 2

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 15 AND THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 15 TO BEAR NORTH 89°37'13" EAST, A DISTANCE OF 2644.44 FEET BETWEEN A FOUND 3-1/4" ALUMINUM CAP IN A RANGE BOX STAMPED "COLO. DEPT. OF TRANSPORTATION PLS 23516" AT THE NORTHEAST CORNER OF SECTION 16 AND A FOUND 3-1/4" ALUMINUM CAP IN A RANGE BOX STAMPED "COLO. DEPT. OF TRANSPORTATION PLS 23516" AT THE NORTH 1/4 CORNER OF SECTION 15, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID NORTHEAST CORNER, THENCE ALONG THE WEST LINE OF THE NORTHEAST CORNER OF SECTION 16, SOUTH 00°12'53" EAST, A DISTANCE OF 30.00 FEET TO THE SOUTH LINE OF THE CURRENT CITY OF COMMERCE CITY LIMITS PER ANNEXATION MAP AN-145-98, RECORDED IN THE ADAMS COUNTY CLERK AND RECORDER AT FILE 17 MAP 882, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG SAID SOUTH LINE, NORTH 89°37'13" EAST, A DISTANCE OF 444.50 FEET; THENCE DEPARTING SAID SOUTH LINE, AND THE CURRENT COMMERCE CITY CITY LIMITS, SOUTH 18°49'12" WEST, A DISTANCE OF 79.80 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 85; THENCE SOUTH 41°00'42" WEST, A DISTANCE OF 564.97 FEET TO A POINT OF CURVATURE; THENCE 498.50 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2765.00 FEET, AN INCLUDED ANGLE OF 10°19'47" AND SUBTENDED BY A CHORD BEARING SOUTH 46°27'05" WEST, A DISTANCE OF 497.82 FEET TO THE SOUTH LINE OF THE PARCEL OF LAND AS DESCRIBED IN THE RECORDS OF ADAMS COUNTY AT RECEPTION NO. 2015000079859, DATED SEPTEMBER 25, 2015; THENCE ALONG SAID SOUTH LINE, SOUTH 89°36'08" WEST, A DISTANCE OF 1613.54 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF BRIGHTON ROAD, ALSO BEING A LINE CONTIGUOUS WITH THE CURRENT CITY OF COMMERCE CITY LIMITS PER SAID ANNEXATION MAP; THENCE ALONG SAID EASTERLY LINE, NORTH 23°20'29" EAST, A DISTANCE OF 671.48 FEET; THENCE DEPARTING SAID EASTERLY LINE AND ALONG THE SOUTH LINE OF PARCEL J AS DESCRIBED IN THE RECORDS OF ADAMS COUNTY AT BOOK 5759, PAGES 113-14, DATED NOVEMBER 16, 1998, NORTH 89°29'36" EAST, A DISTANCE OF 89.84 FEET; THENCE ALONG THE WEST LINE OF SAID PARCEL, NORTH 00°26'55" WEST, A DISTANCE OF 45.00 FEET; THENCE ALONG THE NORTH LINE OF SAID PARCEL, SOUTH 89°44'40" WEST, A DISTANCE OF 69.85 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF BRIGHTON ROAD, ALSO BEING A LINE CONTIGUOUS WITH THE CURRENT CITY OF COMMERCE CITY LIMITS PER SAID ANNEXATION MAP; THENCE ALONG SAID EASTERLY LINE, NORTH 23°20'29" EAST, A DISTANCE OF 196.26 FEET TO THE SOUTH LINE OF THE CURRENT CITY OF COMMERCE CITY LIMITS PER SAID ANNEXATION MAP; THENCE ALONG SAID SOUTH LINE, NORTH 89°36'04" EAST, A DISTANCE OF 1562.91 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.
SAID PARCEL CONTAINING 1,551,411 SQ.FT. OR 35.62 ACRES, MORE OR LESS.

I, JAMES Z. GOWAN, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND ARE NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. SAID PARCEL DESCRIPTION AND EXHIBIT WERE PREPARED AT THE REQUEST OF THE CLIENT AND ARE NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.

JAMES Z. GOWAN
COLORADO P.L.S. #29038
VICE PRESIDENT, FLATIRONS, INC.
JOB NUMBER: 21-77,688
DRAWN BY: T. HENDERSON

DATE: SEPT. 10, 2025
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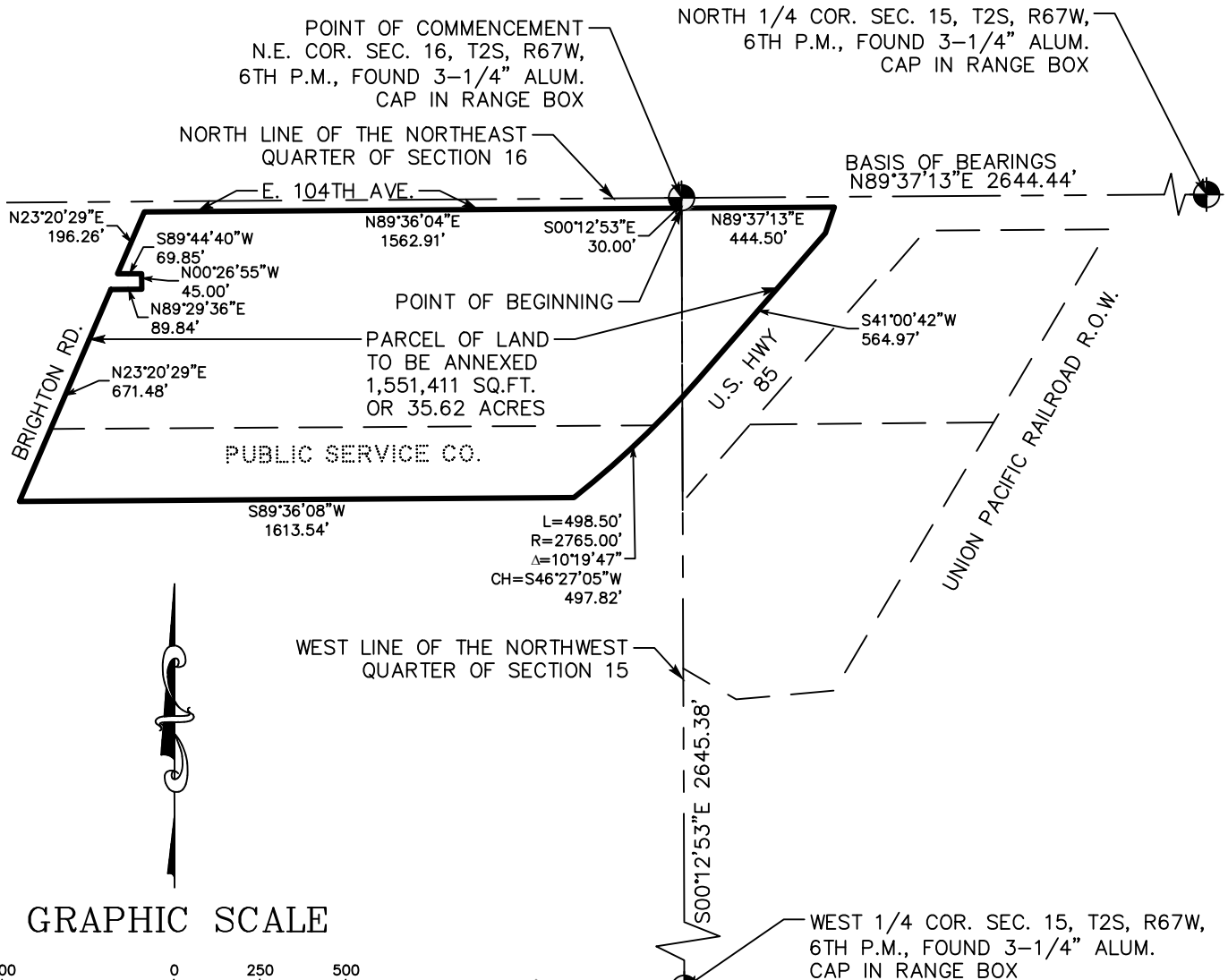
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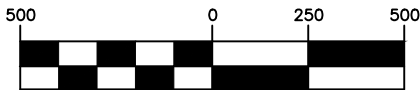
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SHEET 2 OF 2



GRAPHIC SCALE



(IN FEET)
1 inch = 500 ft.

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