

EXHIBIT A

A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 2, 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: THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR NORTH 00°11'50" EAST, BASED ON NAD83 (2011) COLORADO STATE PLANE NORTH CENTRAL (502) COORDINATES, AS MONUMENTED AT THE SOUTHWEST CORNER OF SECTION 2 BY A FOUND 2" ALUMINUM CAP, STAMPED "WESTERN STATES SURVEYING INC. 1994 T2S R66W S3|S2|S10|S11 LS 24960" AND AT THE WEST QUARTER CORNER OF SECTION 2 BY A FOUND 3.25" ALUMINUM CAP, STAMPED "T2S R66W 1/4 S3|S2 PLS 13155 1991".

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 2;

THENCE NORTH 00°11'50" EAST ALONG SAID WEST LINE, A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 112TH AVENUE, AND A POINT ON THE COMMERCE CITY CITY LIMITS ACCORDING TO ANNEXATION MAP AN-254-19 RECORDED AT RECEPTION NO. 2020000002738 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, AND A POINT ON ANNEXATION MAP AN-103-89, RECORDED AT RECEPTION NO. B908601 IN SAID RECORDS, SAME BEING THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00°11'50" EAST ALONG SAID WEST LINE, AND THE COMMERCE CITY CITY LIMITS ACCORDING TO SAID ANNEXATION MAP AN-103-89, A DISTANCE OF 2599.56 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 2;

THENCE NORTH 00°11'40" EAST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 2584.07 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF EAST 120TH AVENUE;

THENCE NORTH 89°28'09" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 2648.89 FEET;

THENCE DEPARTING SAID RIGHT-OF-WAY LINE AND ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2, SOUTH 00°21'13" WEST A DISTANCE OF 2603.15 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 2;

THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2, SOUTH 00°12'42" WEST A DISTANCE OF 1054.23 FEET TO THE NORTHEAST CORNER OF PARCEL 1 AS DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED AT RECEPTION NO. 2008000080818 IN AFOREMENTIONED ADAMS COUNTY RECORDS;

THENCE DEPARTING SAID EAST LINE AND ALONG THE NORTH LINE OF SAID PARCEL 1, NORTH 89°47'04" WEST A DISTANCE OF 308.73 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 1;

THENCE ALONG THE WEST LINE OF SAID PARCEL 1 AND THE WEST LINE OF THAT PARCEL AS DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED AT RECEPTION NO. 20060315000264480 OF SAID ADAMS COUNTY RECORDS, SOUTH 00°18'57" EAST A DISTANCE OF 700.01 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL RECORDED AT RECEPTION NO. 20060315000264480;

THENCE ALONG THE BOUNDARY OF SAID PARCEL RECORDED AT RECEPTION NO. 20060315000264480, THE FOLLOWING TWO (2) COURSES:

1. SOUTH 89°47'19" EAST, A DISTANCE OF 257.31 FEET;
2. SOUTH 00°12'56" WEST, A DISTANCE OF 550.98 FEET TO THE NORTHEAST CORNER OF PARCEL 2 AS DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED AT RECEPTION NO. 2008000080818 OF SAID ADAMS COUNTY RECORDS;

THENCE ALONG THE BOUNDARY OF SAID PARCEL 2, THE FOLLOWING FOUR (4) COURSES:

1. NORTH 89°45'51" WEST, A DISTANCE OF 59.96 FEET;
2. SOUTH 00°14'41" WEST, A DISTANCE OF 70.46 FEET;
3. SOUTH 45°12'38" EAST, A DISTANCE OF 42.12 FEET;
4. SOUTH 89°50'10" EAST, A DISTANCE OF 30.04 FEET TO A POINT ON THE WESTERLY BOUNDARY OF AFOREMENTIONED PARCEL 1 DESCRIBED AT RECEPTION NO. 20060315000264480;

THENCE ALONG SAID WESTERLY BOUNDARY, SOUTH 00°12'42" WEST, A DISTANCE OF 193.82 TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 112TH AVENUE;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SOUTH 89°51'43" WEST, A DISTANCE OF 220.02 FEET TO THE SOUTHEAST CORNER OF COLORADO INTERSTATE CORPORATION SUBDIVISION NO. 5 U24A, RECORDED AT RECEPTION NO. A024065 OF AFOREMENTIONED ADAMS COUNTY RECORDS;

THENCE ALONG THE BOUNDARY OF SAID COLORADO INTERSTATE CORPORATION SUBDIVISION NO. 5 U24A, THE FOLLOWING THREE (3) COURSES:

1. NORTH 00°08'17" WEST, A DISTANCE OF 143.00 FEET TO THE NORTHEAST CORNER THEREOF;
2. SOUTH 89°51'43" WEST, A DISTANCE OF 100.00 FEET TO THE NORTHWEST CORNER THEREOF;
3. SOUTH 00°08'17" EAST, A DISTANCE OF 143.00 FEET TO THE SOUTHWEST CORNER THEREOF, SAME BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID EAST 112TH AVENUE;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SOUTH 89°51'43" WEST, A DISTANCE OF 2275.82 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 13,453,026 SQUARE FEET OR 308.839 ACRES OF LAND.

PREPARED BY:

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FOR, AND ON BEHALF OF:
MANHARD CONSULTING