

EXHIBIT A

Legal Description

A PARCEL OF LAND BEING A PORTION OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE COUNTY OF ADAMS, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST CORNER OF SAID SECTION 23;
THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23, SOUTH 89°21'47" WEST, A DISTANCE OF 148.43 FEET TO THE INTERSECTION OF SAID SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 23 AND THE EASTERLY LINE OF THAT PARCEL OF LAND AS DESCRIBED IN THE WARRANTY DEED RECORDED DECEMBER 23, 2015 AT RECEPTION NO. 2015000106708, IN THE OFFICE OF THE CLERK AND RECORDER FOR ADAMS COUNTY, COLORADO, SAID EASTERLY LINE ALSO BEING THE WESTERLY RIGHT-OF-WAY OF COUNTY ROAD 31 (BRIGHTON ROAD);
THENCE ALONG SAID EASTERLY LINE AND WESTERLY RIGHT-OF-WAY, SOUTH 32°58'16" WEST, A DISTANCE OF 126.41 FEET TO THE MOST SOUTHERLY CORNER OF SAID PARCEL OF LAND AND THE POINT OF BEGINNING;
THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:

- 1) SOUTH 32°17'19" WEST, A DISTANCE OF 353.34 FEET; 2) SOUTH 23°03'33" WEST, A DISTANCE OF 740.50 FEET;
- 3) SOUTH 22°31'43" WEST, A DISTANCE OF 1,098.22 FEET TO THE MOST EASTERLY CORNER OF THAT PARCEL OF LAND AS DESCRIBED IN THE WARRANTY DEED RECORDED JUNE 28, 1993 IN BOOK 4099, PAGE 105, IN SAID RECORDS;

THENCE ALONG THE NORTHERLY, WESTERLY AND SOUTHERLY BOUNDARY OF SAID PARCEL OF LAND THE FOLLOWING EIGHT (8) COURSES:

- 1) NORTH 70°20'00" WEST, A DISTANCE OF 233.00 FEET;
- 2) NORTH 21°00'00" WEST, A DISTANCE OF 70.00 FEET;
- 3) NORTH 62°00'00" WEST, A DISTANCE OF 120.00 FEET;
- 4) NORTH 01°30'00" WEST, A DISTANCE OF 250.00 FEET;
- 5) NORTH 40°30'00" WEST, A DISTANCE OF 95.00 FEET;
- 6) SOUTH 80°55'02" WEST, A DISTANCE OF 255.13 FEET;
- 7) SOUTH 04°30'00" WEST, A DISTANCE OF 512.50 FEET;
- 8) SOUTH 70°20'00" EAST, A DISTANCE OF 576.38 FEET TO THE NORTHWEST CORNER OF THE EASTERLY PORTION OF LOT 1, WILLOW BAY SUBDIVISION, FILING NO. 1, PER THE PLAT RECORDED APRIL 4, 2013 AT RECEPTION NO. 2013000028648, IN SAID RECORDS;

THENCE ALONG THE NORTHERLY AND WESTERLY BOUNDARY OF SAID LOT 1 THE FOLLOWING EIGHT (8) COURSES:

- 1) SOUTH 22°31'43" WEST, A DISTANCE OF 249.81 FEET;
- 2) NORTH 87°03'02" WEST, A DISTANCE OF 266.07 FEET;
- 3) NORTH 36°17'51" WEST, A DISTANCE OF 181.41 FEET;
- 4) SOUTH 53°42'09" WEST, A DISTANCE OF 60.47 FEET TO THE BEGINNING OF A NONTANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 5,984.58 FEET, FROM WHICH A RADIAL LINE BEARS SOUTH 52°59'04" WEST;
- 5) NORTHWESTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 13°10'14", AN ARC LENGTH OF 1,375.67 FEET, WHOSE CHORD BEARS NORTH 43°36'03" WEST, A DISTANCE OF 1,372.65 FEET;
- 6) NORTH 50°11'10" WEST, A DISTANCE OF 103.34 FEET;
- 7) NORTH 51°41'10" WEST, A DISTANCE OF 267.59 FEET;
- 8) SOUTH 14°49'03" EAST, A DISTANCE OF 50.00 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY OF HIGHWAY E-470 AS DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED MAY 2, 2001 AT

RECEPTION NO. C0795061, IN SAID RECORDS;

THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY, NORTH 51°41'10" WEST, A DISTANCE OF 31.51 FEET TO THE CENTERLINE OF THE SOUTH PLATTE RIVER;

THENCE ALONG SAID CENTERLINE THE FOLLOWING ELEVEN (11) COURSES:

- 1) NORTH 80°56'54" EAST, A DISTANCE OF 7.64 FEET;
- 2) NORTH 25°51'33" WEST, A DISTANCE OF 501.85 FEET;
- 3) NORTH 47°22'37" WEST, A DISTANCE OF 224.57 FEET;
- 4) NORTH 11°52'48" WEST, A DISTANCE OF 155.68 FEET;
- 5) NORTH 00°41'08" WEST, A DISTANCE OF 123.69 FEET;
- 6) NORTH 13°13'43" EAST, A DISTANCE OF 82.91 FEET;
- 7) NORTH 48°17'58" EAST, A DISTANCE OF 107.62 FEET;
- 8) NORTH 34°56'06" EAST, A DISTANCE OF 129.95 FEET;
- 9) NORTH 54°49'46" EAST, A DISTANCE OF 103.38 FEET;
- 10) NORTH 27°00'47" EAST, A DISTANCE OF 568.72 FEET;
- 11) NORTH 16°59'28" EAST, A DISTANCE OF 1,338.10 FEET TO THE SOUTH LINE OF THAT PARCEL OF LAND AS DESCRIBED IN THE DEED RECORDED MAY 3, 1968 IN BOOK 1433, PAGE 262, IN SAID RECORDS;

THENCE ALONG SAID SOUTH LINE, SOUTH 61°07'00" EAST, A DISTANCE OF 2,137.69 FEET TO THE INTERSECTION OF SAID SOUTH LINE AND THE WESTERLY LINE OF SAID PARCEL OF LAND AS DESCRIBED IN THE WARRANTY DEED RECORDED DECEMBER 23, 2015 AT RECEPTION NO. 2015000106708; THENCE ALONG THE WESTERLY AND SOUTHERLY BOUNDARY OF SAID PARCEL OF LAND THE FOLLOWING SIX (6) COURSES:

- 1) SOUTH 28°49'28" WEST, A DISTANCE OF 65.00 FEET TO THE BEGINNING OF A NONTANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 90.00 FEET, FROM WHICH A RADIAL LINE BEARS SOUTH 54°11'57" WEST;
- 2) SOUTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 63°06'00", AN ARC LENGTH OF 99.12 FEET, WHOSE CHORD BEARS SOUTH 04°15'03 EAST, A DISTANCE OF 94.18 FEET;
- 3) SOUTH 27°17'57" WEST, A DISTANCE OF 165.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 476.51 FEET;
- 4) SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°58'49", AN ARC LENGTH OF 99.64 FEET; WHOSE CHORD BEARS SOUTH 21°18'33" WEST, A DISTANCE OF 99.45 FEET;
- 5) SOUTH 15°19'08" WEST, A DISTANCE OF 47.46 FEET TO THE MOST WESTERLY CORNER OF SAID PARCEL OF LAND;
- 6) SOUTH 57°29'13" EAST, A DISTANCE OF 726.40 FEET TO THE MOST SOUTHERLY CORNER OF SAID PARCEL OF LAND AND THE POINT OF BEGINNING.