

# EXHIBIT A

NE 1/4, SECTION 34, TOWNSHIP 3 SOUTH, RANGE 65 WEST 6th P.M.  
----CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO----

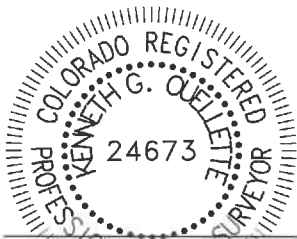
## PROPERTY DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

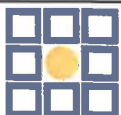
BEARINGS ARE ASSUMED AND ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34, AS BEARING N89°54'59"E A DISTANCE OF 2651.11 FEET BETWEEN THE NORTH QUARTER CORNER OF SAID SECTION 34 BEING MONUMENTED BY A FOUND 2-1/2" ALUMINUM CAP IN RANGE BOX, STAMPED: PLS 28285 AND THE NORTHEAST CORNER OF SAID SECTION 34 BEING MONUMENTED BY A FOUND 2-1/2" ALUMINUM CAP IN RANGE BOX STAMPED: PLS 28285.

**COMMENCING** AT SAID NORTH QUARTER CORNER OF SECTION 34;  
THENCE S82°19'22"E A DISTANCE OF 222.16 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST 26TH AVENUE, RECORDED IN BOOK 5, AT PAGE 504, IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER, SAID POINT BEING THE **POINT OF BEGINNING**;  
THENCE N89°54'59"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF EAST 26TH AVENUE A DISTANCE OF 50.00 FEET;  
THENCE S00°18'53"E A DISTANCE OF 100.00 FEET;  
THENCE S89°54'59"W A DISTANCE OF 50.00 FEET;  
THENCE N00°18'53"W A DISTANCE OF 100.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 5,000 SQUARE FEET (0.115 ACRES), MORE OR LESS.



KENNETH G. OUELLETTE, P.L.S. 24673  
DATE: FEBRUARY 16, 2023  
JOB NO. 65421529  
FOR AND ON BEHALF OF MERRICK & COMPANY



**MERRICK®**

5970 Greenwood Plaza Blvd., Greenwood Village, CO 80111  
Telephone: 303-751-0741

BLUE EAGLE METROPOLITAN DISTRICT  
DIRECTOR PARCEL 3

DATE: 02/16/23

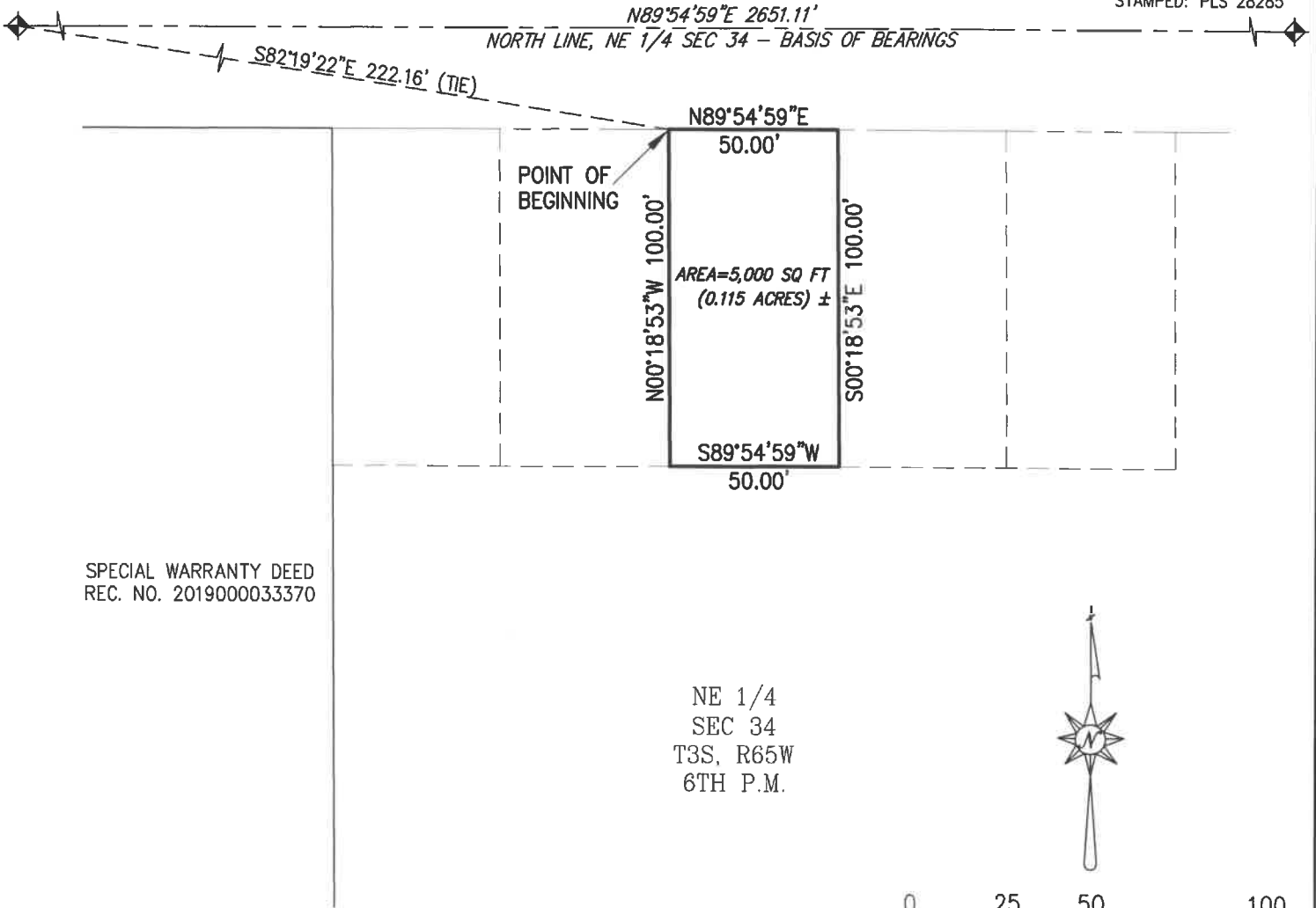
SHEET: 1 OF 2

# ILLUSTRATION FOR EXHIBIT A

**POINT OF COMMENCEMENT**  
 N 1/4 COR SEC 34  
 T3S, R65W, 6th PM  
 FOUND 2-1/2" ALUMINUM CAP  
 DOWN 0.5' IN RANGE BOX  
 STAMPED: PLS 28285

**EAST 26TH AVENUE**  
 60' PUBLIC RIGHT OF WAY  
 BOOK 5, PAGE 504

NE COR SEC 34  
 T3S, R65W, 6th PM  
 FOUND 2-1/2" ALUMINUM CAP  
 DOWN 0.6' IN RANGE BOX  
 STAMPED: PLS 28285



SPECIAL WARRANTY DEED  
 REC. NO. 2019000033370

This illustration does not represent a monumented survey. It is intended only to depict the attached legal description.



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SHEET: 2 OF 2