

EXHIBIT A

PROPERTY DESCRIPTION:

A parcel of land being a portion of a property described in a Warranty Deed recorded in the Office of the Larimer County Clerk and Recorder at Reception #20150035842, situate in the Northeast Quarter of Section 21, Township 4 North, Range 69 West of the 6th P.M., County of Larimer, State of Colorado, being more particularly described as follows:

Considering the North Line of the Northeast Quarter of said Section 21 as bearing North 89°35'40" East, with all bearings contained hereon relative thereto.

Commencing at the Northwest Corner of the Northeast Quarter of said Section 21, Township 4 North, Range 69 West of the 6th P.M.;

Thence along the North Line of the Northeast Quarter of said Section 21, North 89°35'40" East, a distance of 1487.85' to the Northeast corner of a property described in a Warranty Deed recorded in the Office of the Larimer County Clerk and Recorder at Reception #920002340, said point being the POINT OF BEGINNING;

Thence continuing along the North Line of the Northeast Quarter of said Section 21, North 89°35'40" East, a distance of 594.03' to the Northwest corner of a property described in a Warranty Deed recorded in the Office of the Larimer County Clerk and Recorder at Reception #20230032037;

Thence along the West line of said parcel South 00°48'25" East, a distance of 2647.24' to a point on the South line of the said Northeast Quarter of Section 21;

Thence along the South line of the said Northeast Quarter of Section 21, South 89°33'31" West, a distance of 746.52';

Thence North 00°13'41" West, a distance of 1596.21'

Thence South 89°35'40" West, a distance of 24.98';

Thence North 00°24'20" West, a distance of 344.84' to the Southwest corner of a property described in a Warranty Deed recorded in the Office of the Larimer County Clerk and Recorder at Reception #920002340;

Thence along the boundary of said parcel the following four courses and distances;

North 89°35'40" East, a distance of 149.48';

North 03°06'50" West, a distance of 429.91';

South 87°05'20" East, a distance of 8.00';

North 02°54'40" East, a distance of 278.10' to the POINT OF BEGINNING;

Said described property has an area of 1,866,881 Square Feet, or 42.858 Acres, more or less.

PREPARED BY:



NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

Revised: 12/15/24

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Prepared by
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Scale:	Date: 10/05/24	LT:
Drawn: TMD	Checked:	Job: 24-110.2