

## Exhibit A

### PROPERTY DESCRIPTION

#### Lot Line Boundary

A portion of two parcels of land described in Special Warranty Deed recorded January 30, 2007 at Reception No. 2007000010714 and in Special Warranty Deed recorded April 18, 2023 at Reception No. 2023000021083, both in the Adams County Clerk and Recorder's Office, being in a portion of the Southwest Quarter of Section 16, Township 2 South, Range 66 West of the 6th Principal Meridian, City of Commerce City, County of Adams, State of Colorado being more particularly described as follows:


**COMMENCING** at the South Quarter Corner of said Section 16, whence the Southwest Corner of said Section 16 bears S89°59'31"W a distance of 2626.22 feet;

THENCE N44°47'22"W a distance of 84.53 feet to a point on the southerly line of that parcel of land as described in said Special Warranty Deed recorded at Reception No. 2023000021083, also being the northerly right-of-way of East 96<sup>th</sup> Avenue as described in General Warranty Deed recorded September 18, 2013 at Reception No. 2013000081549 in the Adams County Clerk and Recorder's Office;

THENCE S89°59'31"W along said southerly line of that parcel of land as described in said Special Warranty Deed recorded at Reception No. 2023000021083 and said northerly right-of-way of East 96<sup>th</sup> Avenue a distance of 209.00 feet to the **POINT OF BEGINNING**;

THENCE along the southerly lines of that parcel of land as described in said Special Warranty Deed at Reception No. 2023000021083 and said northerly right-of-way of East 96<sup>th</sup> Avenue the following two (2) courses:

1. continuing S89°59'31"W tangent with the following described curve a distance of 984.97 feet;
2. THENCE along the arc of a curve to the right, having a central angle of 90°19'40", a radius of 20.00 feet, a chord bearing N44°50'39"W a distance of 28.37 feet, and an arc distance of 31.53 feet;

  
JACOB S. FRISBIE  
Date: May 15, 2024  
Exp. No.: 100283-00  
Notary Public  
Member of the Colorado Land Surveyors Association

THENCE N00°19'11"E tangent with the previous described curve a distance of 254.01 feet;  
THENCE N89°40'49"W a distance of 175.70 feet;  
THENCE N00°19'11"E a distance of 286.15 feet;  
THENCE N89°40'49"W a distance of 293.55 feet;  
THENCE N00°19'11"E a distance of 349.89 feet;  
THENCE N19°47'00"E a distance of 414.66 feet;  
THENCE N60°06'40"E non-tangent with the following described curve a distance of 398.55 feet;

THENCE along the arc of a curve to the left, having a central angle of 27°37'51", a radius of 1080.00 feet, a chord bearing S75°51'56"E a distance of 515.80 feet, and an arc distance of 520.83 feet;

THENCE S89°40'51"E tangent with the previous described curve a distance of 719.72 feet;  
THENCE S00°19'09"W along a line being 40.00 feet westerly of and parallel with the easterly line of said Southwest Quarter of Section 16, non-tangent with the following described curve a distance of 703.03 feet;

THENCE along the easterly line of that parcel of land described in said Special Warranty Deed at Reception No. 2023000021083 and the westerly right-of-way of Reunion Parkway as described in Special Warranty Deed recorded April 6, 2007 at Reception No. 2007000034813 in the Adams County Clerk and Recorder's Office, along the arc of a curve to the left, having a central angle of 65°16'27", a radius of 47.50 feet, a chord bearing S00°19'09"W a distance of 51.24 feet, and an arc distance of 54.11 feet;

THENCE S00°19'09"W non-tangent with the previous described curve, along a line being 40.00 feet westerly of and parallel with the easterly line of said Southwest Quarter of Section 16 a distance of 567.18 feet;

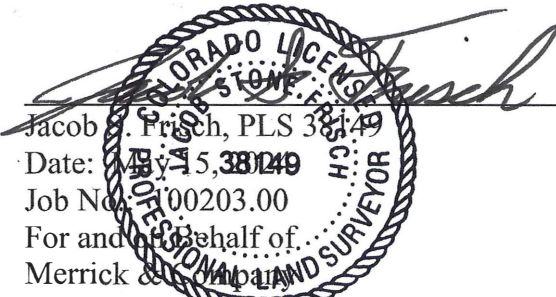
THENCE S89°59'31"W along a line being 110.00 feet northerly of and parallel with the southerly line of said Southwest Quarter of Section 16 a distance of 121.21 feet;

THENCE S71°33'54"W a distance of 15.82 feet;

THENCE S89°59'31"W along a line being 105.00 feet northerly of and parallel with the southerly line of said Southwest Quarter of Section 16 a distance of 92.95 feet;

THENCE S00°00'29"E a distance of 45.00 feet to the **POINT OF BEGINNING**.

Containing 48.435 Acres, more or less.

  
Jacob S. Frisch, PLS 38149  
Date: May 15, 2015  
Job No. 00203.00  
For and on behalf of  
Merrick & Co. L.P.

36' WITNESS CORNER FOR THE CENTER 1/4 OF SECTION 16, T2S, R66W  
FOUND #6 REBAR WITH 3-1/4" DIAMETER ALUMINUM CAP, STAMPED  
"AZTEC CONSULTANTS INC, 2004, LS 17666", 0.4' THE ASPHALT  
SURFACE IN A MONUMENT BOX

Jacob Frisch, PLS No. 38149  
Date: May 15, 2024  
Job No.: 100203.00  
For and on behalf of  
Merrick Land Company

SPECIAL WARRANTY  
DEED RECORDED  
1/30/2007  
RECEPTION  
#2007000010714

$\Delta=27^{\circ}37'51''$   
 $R=1080.00'$   
 $CB=S75^{\circ}51'56''E$   
 $LC=515.80'$   
 $L=520.83'$

SOUTHWEST 1/4  
OF SECTION 16,  
T2S, R66W

SPECIAL WARRANTY DEED  
RECORDED 4/18/2023  
RECEPTION #2023000021083

EASTERLY LINE OF  
SOUTHWEST 1/4  
OF SECTION 16

EASTERLY LINE OF  
RECEPTION #2023000021083  
WESTERLY LINE OF  
RECEPTION #2007000034813

$\Delta=65^{\circ}16'27''$   
 $R=47.50'$   
 $CB=S00^{\circ}19'09''W$   
 $LC=51.24'$   
 $L=54.11'$

AREA=48.435 ACRES  $\pm$

$S89^{\circ}59'31''W$  121.21'  
 $S71^{\circ}33'54''W$  15.82'  
 $S89^{\circ}59'31''W$  92.95'  
 $S00^{\circ}00'29''E$  45.00'  
POINT OF BEGINNING

SOUTHERLY LINE OF  
RECEPTION #2023000021083  
NORTHERLY LINE OF  
RECEPTION #2013000081549  
 $S89^{\circ}59'31''W$  984.97'

E 96TH AVE.  
(R.O.W. VARIES)

POINT OF COMMENCEMENT

SOUTH 1/4 CORNER OF SECTION 16, T2S, R66W  
FOUND #6 REBAR WITH 3-1/4" DIAMETER  
ALUMINUM CAP "CNC CONSULTING GROUP  
MOLLENHAUER 2016 PLS 37890", 0.5' BELOW  
THE ASPHALT SURFACE IN A MONUMENT BOX

BASIS OF BEARINGS:

SOUTHERLY LINE OF  
SOUTHWEST 1/4 OF  
SECTION 16

SOUTHWEST CORNER OF SECTION 16, T2S, R66W  
FOUND #5 REBAR WITH 3-1/4" DIAMETER  
ALUMINUM CAP, STAMPED "CWC CONSULTING  
GROUP MOLLENHAUER 2016 PLS 37890",  
FLUSH WITH THE GROUND SURFACE

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

MERRICK PROJECT NO.	100203.00
CLIENT PROJECT NO.	-
REVISION DESCRIPTION	

DRAWN	ELZ	DATE 05/13/2024	SCALE 1" = 300'
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**MERRICK**

5970 Greenwood Plaza Blvd., Greenwood Village, CO 80111

## LOT LINE BOUNDARY HIGH SCHOOL #4

TITLE:  
SOUTHWEST 1/4 SECTION 16, T2S, R66W  
6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO

REVISION:	DRAWING NO.	SHEET NO. 3 OF 3
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