

# EXHIBIT "A"

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 SOUTH,  
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 1 OF 2

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

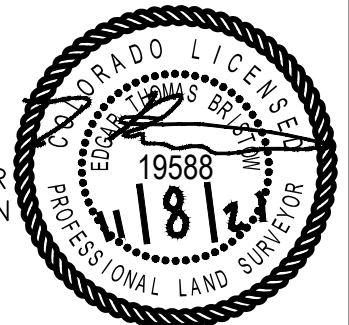
CONSIDERING THE EASTERLY LINE OF LOT 1C, THE SHOPPING CENTER OF THORNTON, AMENDMENT NO. 4 AS DESCRIBED IN THE RECORDS OF ADAMS COUNTY AT RECEPTION NO. 2020000053549 DATED JUNE 12, 2020 TO BEAR SOUTH 00°01'46" WEST, A DISTANCE OF 274.69 FEET AS SHOWN ON THE SAID SUBDIVISION PLAT, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT A EASTERLY CORNER OF SAID LOT 1C, THENCE SOUTH 00°01'46" WEST, A DISTANCE OF 144.69 FEET;

THENCE NORTH 89°58'14" WEST, A DISTANCE OF 459.87 FEET;  
THENCE SOUTH 00°07'36" WEST, A DISTANCE OF 518.15 FEET;  
THENCE NORTH 89°52'24" WEST, A DISTANCE OF 320.87 FEET;  
THENCE NORTH 48°03'56" WEST, A DISTANCE OF 11.74 FEET;  
THENCE NORTH 00°03'37" EAST, A DISTANCE OF 460.37 FEET;  
THENCE SOUTH 89°56'23" EAST, A DISTANCE OF 217.07 FEET;  
THENCE NORTH 00°03'01" EAST, A DISTANCE OF 150.00 FEET;  
THENCE NORTH 89°56'23" WEST, A DISTANCE OF 217.04 FEET;  
THENCE NORTH 00°03'37" EAST, A DISTANCE OF 83.25 FEET;  
THENCE SOUTH 89°58'10" EAST, A DISTANCE OF 120.00 FEET;  
THENCE SOUTH 89°58'10" EAST, A DISTANCE OF 380.00 FEET;  
THENCE NORTH 00°00'50" EAST, A DISTANCE OF 280.00 FEET;  
THENCE NORTH 89°59'03" WEST, A DISTANCE OF 225.87 FEET;  
THENCE NORTH 00°01'33" EAST, A DISTANCE OF 350.23 FEET;  
THENCE NORTH 89°58'28" EAST, A DISTANCE OF 35.48 FEET;  
THENCE SOUTH 00°00'50" WEST, A DISTANCE OF 311.25 FEET;  
THENCE NORTH 89°58'25" EAST, A DISTANCE OF 193.51 FEET;  
THENCE NORTH 00°00'50" EAST, A DISTANCE OF 311.25 FEET;  
THENCE NORTH 89°58'28" EAST, A DISTANCE OF 51.00 FEET;  
THENCE SOUTH 00°08'02" WEST, A DISTANCE OF 354.65 FEET;  
THENCE SOUTH 89°57'55" EAST, A DISTANCE OF 236.37 FEET;  
THENCE SOUTH 00°01'27" EAST, A DISTANCE OF 219.93 FEET;  
THENCE SOUTH 29°54'10" EAST, A DISTANCE OF 28.88 FEET;  
THENCE SOUTH 00°01'45" EAST, A DISTANCE OF 44.96 FEET;  
THENCE SOUTH 30°00'24" WEST, A DISTANCE OF 28.88 FEET;

SAID PARCEL CONTAINING 402,437 SQ.FT. OR 9.24 ACRES, MORE OR LESS.

I, EDGAR T. BRISTOW, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND ARE NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. SAID PARCEL DESCRIPTION AND EXHIBIT WERE PREPARED AT THE REQUEST OF THE CLIENT AND ARE NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.



EDGAR T. BRISTOW  
COLORADO P.L.S. #19588  
PRESIDENT, FLATIRONS, INC.

JOB NUMBER: 21-76,894  
DRAWN BY: T. HENDERSON  
DATE: NOV. 8TH, 2021

**Flatirons, Inc.**  
Land Surveying Services



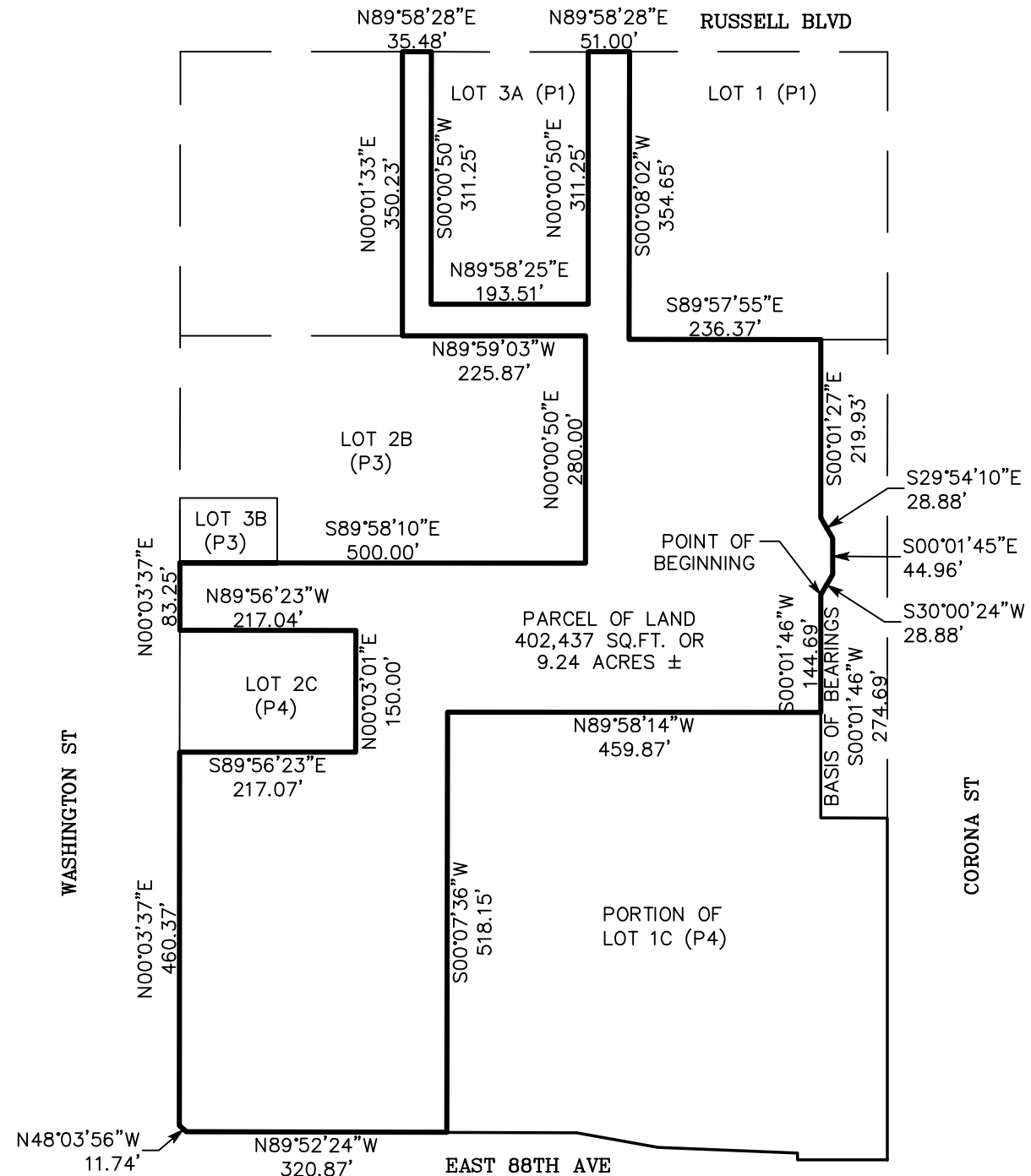
3825 IRIS AVE, STE 395  
BOULDER, CO 80301  
PH: (303) 443-7001  
FAX: (303) 443-9830  
[www.FlatironsInc.com](http://www.FlatironsInc.com)

THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT" AND THIS EXHIBIT IS NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND. RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY CLIENT.

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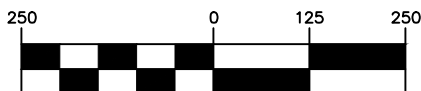
SHEET 2 OF 2



## Legend

- (P1) AS PER THE PLAT OF THE SHOPPING CENTER OF THORNTON AMENDMENT NO. 1
- (P3) AS PER THE PLAT OF THE SHOPPING CENTER OF THORNTON AMENDMENT NO. 3
- (P4) AS PER THE PLAT OF THE SHOPPING CENTER OF THORNTON AMENDMENT NO. 4

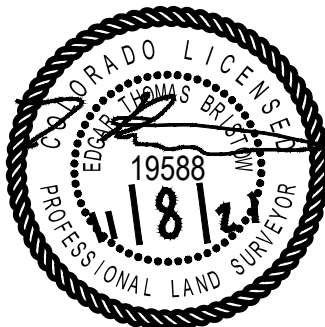
## GRAPHIC SCALE



( IN FEET )

1 inch = 250 ft.

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