

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 3

A PARCEL OF LAND BEING A PORTION OF LOT 1B, THE SHOPPING CENTER OF THORNTON, AMENDMENT NO. 3 AS DESCRIBED IN THE RECORDS OF JEFFERSON COUNTY, RECORDED ON JUNE 12, 2013 AT RECEPTION NO. 2013000050544, 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 1B TO BEAR SOUTH 00°05'03" WEST, A DISTANCE OF 274.69 FEET AS SHOWN ON SAID PLAT, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT AN EASTERLY CORNER OF LOT 1B, WHICH POINT IF AT THE SOUTHERLY END OF THE BASIS OF BEARINGS, THENCE ALONG THE EASTERLY AND SOUTHERLY LINES OF SAID LOT 1B THE FOLLOWING SEVEN (7) COURSES:

1. SOUTH 89°36'20" EAST, A DISTANCE OF 82.07 FEET;
2. THENCE SOUTH 00°04'04" WEST, A DISTANCE OF 421.54 FEET;
3. THENCE NORTH 89°49'45" WEST, A DISTANCE OF 110.64 FEET;
4. THENCE NORTH 00°10'15" EAST, A DISTANCE OF 8.39 FEET;
5. THENCE NORTH 87°37'43" WEST, A DISTANCE OF 172.16 FEET;
6. THENCE NORTH 79°44'34" WEST, A DISTANCE OF 101.88 FEET;
7. THENCE NORTH 89°49'07" WEST, A DISTANCE OF 149.11 FEET;

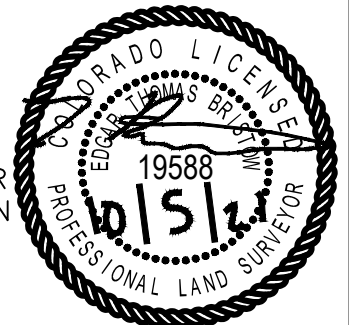
THENCE DEPARTING SAID SOUTHERLY LINE, NORTH 00°04'04" EAST PARALLEL WITH THE EASTERLY MOST LINE OF SAID LOT 1B, A DISTANCE OF 510.75 FEET;

THENCE SOUTH 89°36'20" EAST, A DISTANCE OF 450.00 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 1B;

THENCE SOUTH 00°05'03" WEST ALONG SAID EASTERLY LINE, A DISTANCE OF 120.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 269,510 SQ.FT. OR 6.19 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: OCTOBER 5, 2021

Flatirons, Inc.
Land Surveying Services



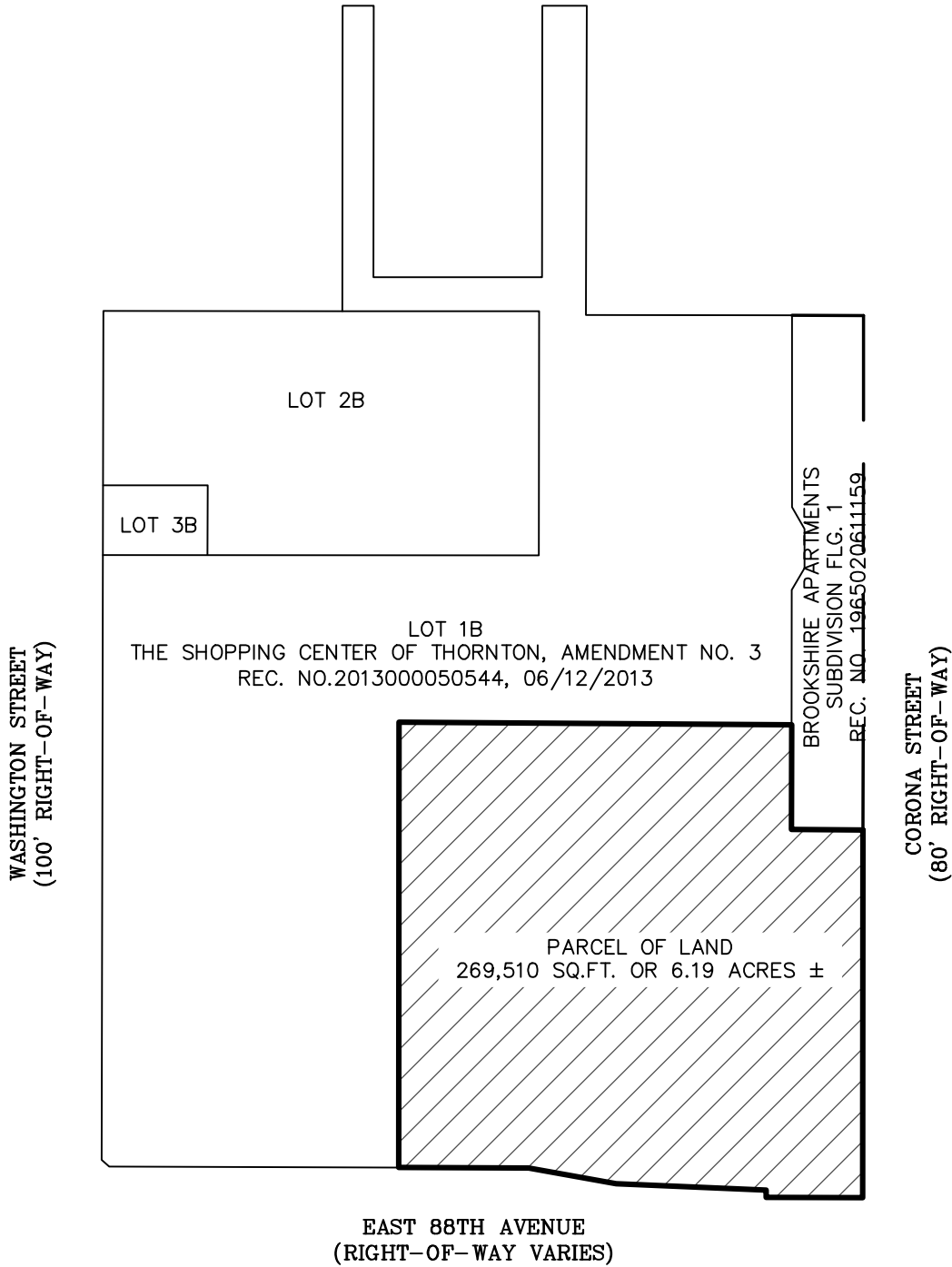
3825 IRIS AVE, STE 395
BOULDER, CO 80301
PH: (303) 443-7001
FAX: (303) 443-9830
www.FlatironsInc.com

THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT". RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY CLIENT.

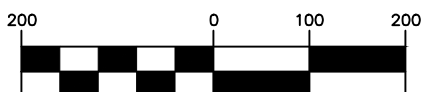
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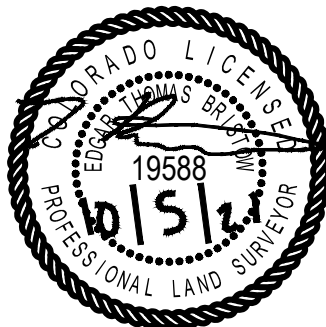
SHEET 2 OF 3



GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.



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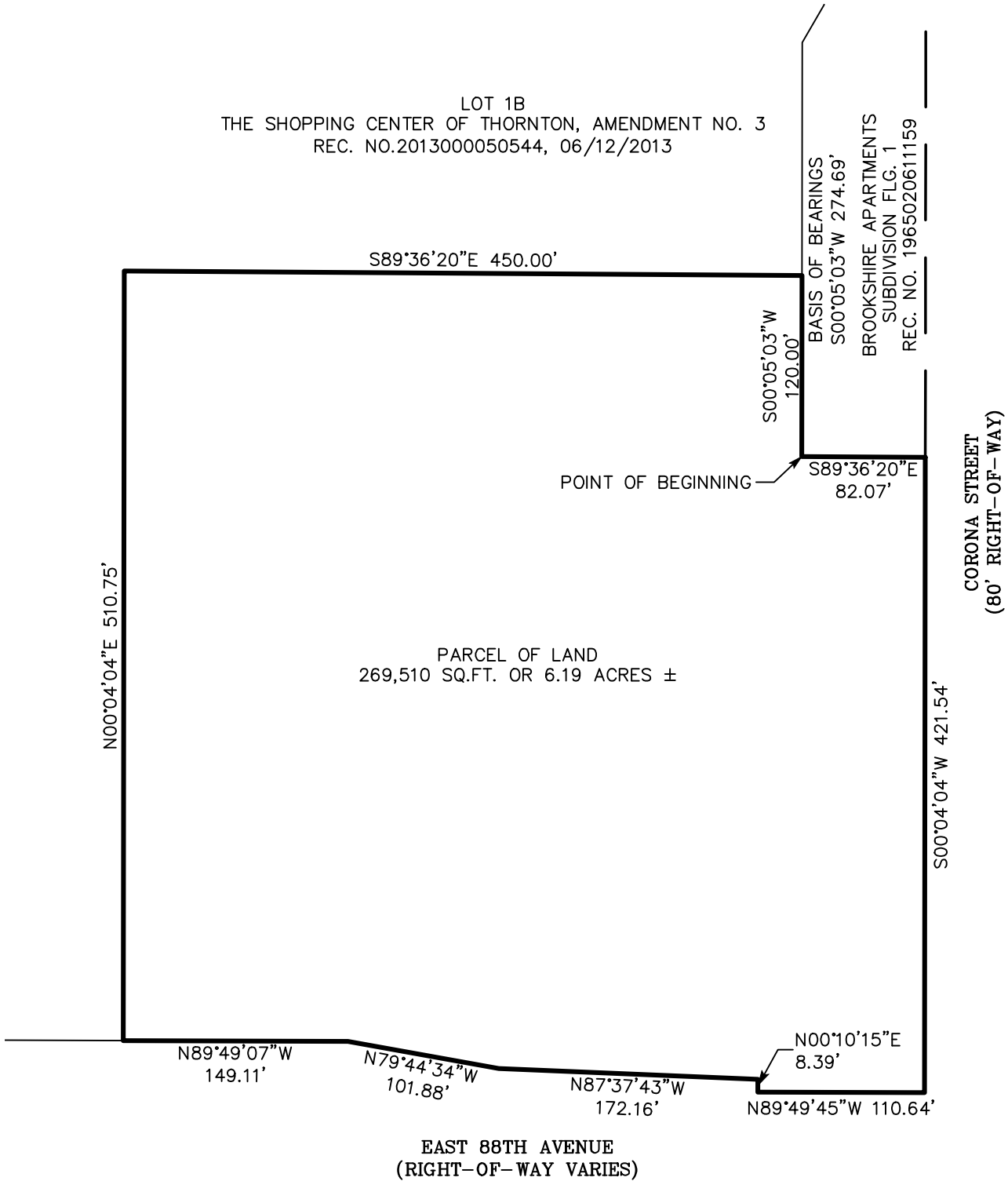
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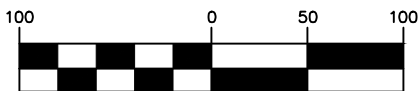
SHEET 3 OF 3

LOT 1B
THE SHOPPING CENTER OF THORNTON, AMENDMENT NO. 3
REC. NO.2013000050544, 06/12/2013

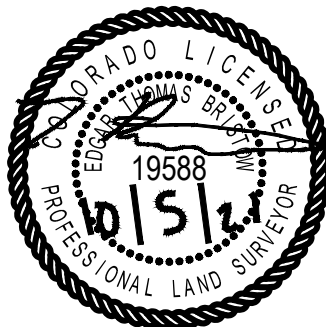
BASIS OF BEARINGS
S00°05'03"W 274.69'
BROOKSHIRE APARTMENTS
SUBDIVISION FLC. 1
REC. NO. 196502061159



GRAPHIC SCALE



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1 inch = 100 ft.



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