

EXHIBIT A

January 15, 2026
Sheet 1 of 2

A parcel of land being a portion of that tract of land described in the Warranty Deed recorded at Reception no. 9124322, dated August 8, 1991 in the records of Douglas County Clerk and Recorder, located in the northeast quarter (NE 1/4) of Section 7, Township 6 South, Range 67 West of the 6th Principal Meridian, County of Douglas, State of Colorado, and being more particularly described as follows:

Considering the north line of the northeast quarter of Section 7 to bear N 89°09'59" E, a distance of 2662.59 feet, between a found no. 6 rebar with 2" aluminum cap, stamped "Charles H Russell T6S 1/4 R67W S6 S7 2001 PLS 23519" located at the north quarter corner of said Section 7, and a found witness corner with a no. 6 rebar with 2" aluminum cap, stamped "Charles H Russell T6S R67W S6 S5 S7 S8 WC 80 N 200 PLS 23519" located 80 feet south of the northeast corner of said Section 7, with all bearings contained herein relative thereto.

Commencing at the north quarter corner of said Section 7;

Thence S 64°33'56" E, a distance of 1545.73 feet to a point on a non-tangent curve to the right lying on the easterly line of said tract of land, said point also being a point on the westerly right-of-line of Cresthill Lane and the **Point of Beginning**;

Thence along the easterly line of said tract of land the following three (3) courses:

1. 33.77 feet along the arc of said non-tangent curve to the right with a radius of 344.90 feet, a delta angle of 05°36'37", and being subtended by a chord bearing S 42°11'48" W, a distance of 33.76 feet;
2. Thence S 45°00'06" W, a distance of 249.93 feet to the beginning of a tangent curve to the left;
3. Thence 173.52 feet along said curve to the left with a radius of 1529.58 feet, a delta angle of 06°30'00", and being subtended by a chord bearing S 41°45'06" W, a distance of 173.43 feet;

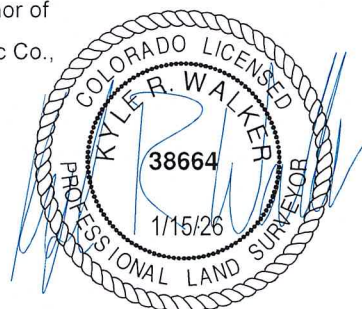
Thence departing said easterly line of said tract, N 51°29'54" W, a distance of 10.00 feet to a point on a non-tangent curve to the right;

Thence 174.66 feet along the arc of said non-tangent curve to the right with a radius of 1539.58 feet, a delta angle of 06°30'00", and being subtended by a chord bearing of N 41°45'06" E, a distance of 174.57 feet;

Thence N 45°00'06" E, a distance of 119.24 feet;

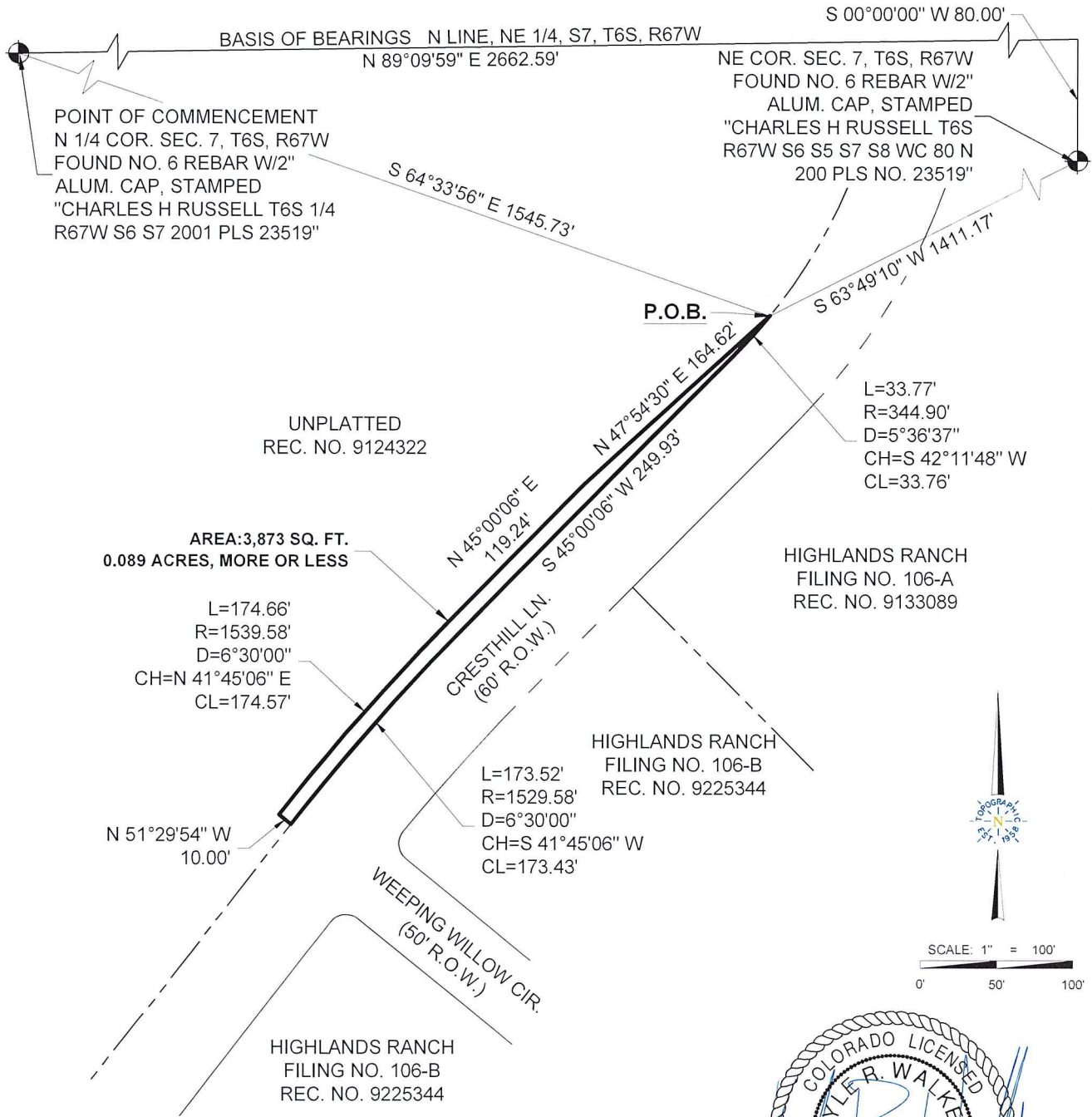
Thence N 47°54'30" E, a distance of 164.62 feet to the **Point of Beginning**.

As shown on Exhibit A, Sheet 2 of 2, attached hereto and made a part hereof. Said parcel contains an area of 0.089 Acre or 3,873 square feet more or less. The author of this description is Kyle R. Walker, PLS 38664, prepared on behalf of Topographic Co., 520 Stacy Ct, Unit B, Lafayette, CO 80026, under job number 1015978.



Kyle R. Walker, P.L.S. No. 38664

EXHIBIT A
NE 1/4 S7, T6S, R67W, 6TH P.M.
0.089 ACRE ±



- NOTES:
1. ORIGINAL DOCUMENT SIZE: 8.5" X 11"
 2. ADJOINER INFORMATION SHOWN FOR INFORMATIONAL PURPOSES ONLY.
 3. P.O.B. = POINT OF BEGINNING
 4. THIS IS NOT A LAND SURVEY NOR A LAND SURVEY PLAT.



Kyle R. Walker, P.L.S. No. 38664