

**EXHIBIT A
LEGAL DESCRIPTION**

THAT CERTAIN PORTION OF LOT 1, SALISBURY NORTH MINOR DEVELOPMENT PLAT, 2ND AMENDMENT, IN THE TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO, PER PLAT RECORDED JULY 9, 2024 AT RECEPTION NO. 2024028356, IN THE OFFICIAL RECORDS OF SAID COUNTY, LYING WITHIN THE NORTHWEST QUARTER OF SECTION 27 AND THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN, SAID TOWN, COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 27, WHENCE THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28 BEARS SOUTH 00°21'46" WEST, A DISTANCE OF 2648.99 FEET WITH ALL BEARINGS HEREIN BEING REFERENCED TO SAID EAST LINE;

THENCE SOUTH 24°53'24" WEST, A DISTANCE OF 1095.29 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY OF MOTSENBOCKER ROAD, AS DEDICATED ON SAID PLAT AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY, SOUTH 38°39'06" WEST, A DISTANCE OF 30.00 FEET;

THENCE DEPARTING SAID SOUTHEASTERLY RIGHT-OF-WAY, SOUTH 51°10'28" EAST, A DISTANCE OF 118.73 FEET;

THENCE SOUTH 38°39'04" WEST, A DISTANCE OF 37.78 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 249.50 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°49'21", AN ARC LENGTH OF 81.96 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 238.50 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57°28'24", AN ARC LENGTH OF 239.24 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 00°00'01" WEST, A DISTANCE OF 120.48 FEET;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 14.30 FEET;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 20.00 FEET;

THENCE NORTH 90°00'00" EAST, A DISTANCE OF 14.30 FEET;

THENCE SOUTH 00°00'01" WEST, A DISTANCE OF 30.32 FEET;

THENCE SOUTH 00°00'26" WEST, A DISTANCE OF 66.80 FEET;

THENCE SOUTH 11°37'10" WEST, A DISTANCE OF 172.99 FEET;

THENCE SOUTH 26°56'17" EAST, A DISTANCE OF 89.92 FEET;

THENCE SOUTH 55°42'38" EAST, A DISTANCE OF 79.96 FEET;

THENCE NORTH 90°00'00" EAST, A DISTANCE OF 593.36 FEET;

THENCE NORTH 00°00'00" EAST, A DISTANCE OF 297.62 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 10.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°59'35", AN ARC LENGTH OF 15.71 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 89°59'35" EAST, A DISTANCE OF 696.01 FEET;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 10.00 FEET;

THENCE NORTH 90°00'00" EAST, A DISTANCE OF 20.00 FEET;

THENCE NORTH 00°00'00" EAST, A DISTANCE OF 10.00 FEET;

THENCE NORTH 89°59'35" EAST, A DISTANCE OF 467.19 FEET;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 366.13 FEET;

THENCE SOUTH 19°34'06" EAST, A DISTANCE OF 129.16 FEET;

THENCE SOUTH 02°25'17" WEST, A DISTANCE OF 31.71 FEET;

THENCE SOUTH 87°34'43" EAST, A DISTANCE OF 30.00 FEET;

THENCE NORTH 02°25'17" EAST, A DISTANCE OF 37.54 FEET;

THENCE NORTH 19°34'06" WEST, A DISTANCE OF 129.82 FEET;

THENCE NORTH 00°00'00" EAST, A DISTANCE OF 389.80 FEET;

THENCE NORTH 45°00'00" WEST, A DISTANCE OF 7.15 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 723.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 82°15'27" WEST;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°25'00", AN ARC LENGTH OF 207.16 FEET;

THENCE NON-TANGENT TO SAID CURVE, SOUTH 67°30'31" WEST, A DISTANCE OF 39.78 FEET;

THENCE SOUTH 22°30'00" EAST, A DISTANCE OF 20.00 FEET;

THENCE NORTH 67°30'31" EAST, A DISTANCE OF 10.09 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 693.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 67°25'21" WEST;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°49'25", AN ARC LENGTH OF 179.29 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 89°59'35" WEST, A DISTANCE OF 1,178.39 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 10.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'25", AN ARC LENGTH OF 15.71 FEET;

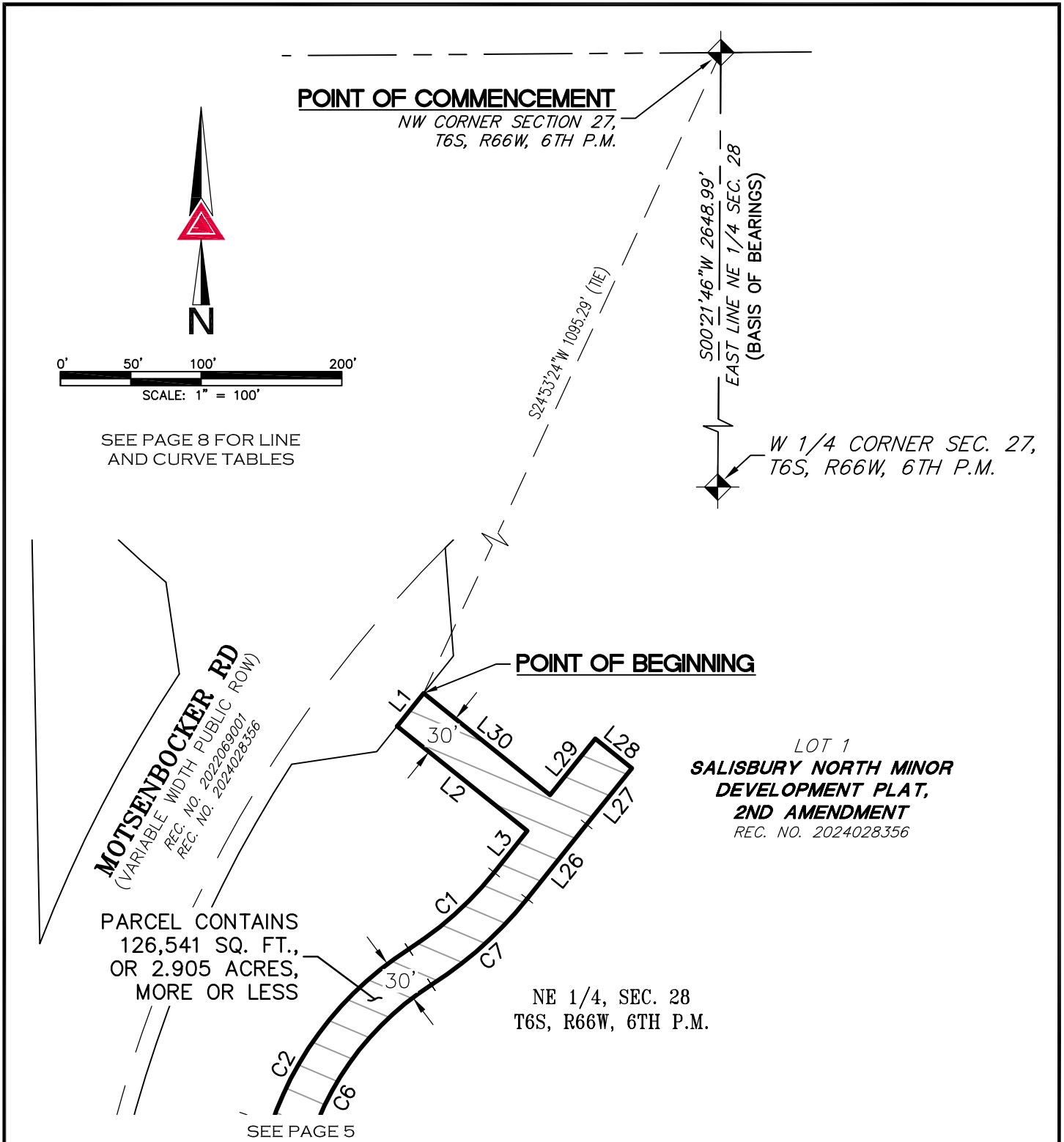
THENCE TANGENT TO SAID CURVE, NORTH 00°00'00" EAST, A DISTANCE OF 213.16 FEET;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 30.00 FEET;
THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 530.78 FEET;
THENCE NORTH 90°00'00" WEST, A DISTANCE OF 507.00 FEET;
THENCE NORTH 00°00'00" EAST, A DISTANCE OF 5.00 FEET;
THENCE NORTH 90°00'00" WEST, A DISTANCE OF 20.00 FEET;
THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 5.00 FEET;
THENCE NORTH 90°00'00" WEST, A DISTANCE OF 27.10 FEET;
THENCE NORTH 55°42'38" WEST, A DISTANCE OF 64.04 FEET;
THENCE NORTH 26°35'30" WEST, A DISTANCE OF 70.75 FEET;
THENCE NORTH 11°37'10" EAST, A DISTANCE OF 165.65 FEET;
THENCE NORTH 00°00'26" EAST, A DISTANCE OF 69.85 FEET;
THENCE NORTH 00°00'01" EAST, A DISTANCE OF 170.80 FEET TO THE BEGINNING OF A
TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 208.50 FEET;
THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57°28'24", AN
ARC LENGTH OF 209.15 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE
NORTHWESTERLY HAVING A RADIUS OF 279.50 FEET;
THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°49'21", AN
ARC LENGTH OF 91.82 FEET;
THENCE TANGENT TO SAID CURVE, NORTH 38°39'04" EAST, A DISTANCE OF 67.69 FEET;
THENCE NORTH 38°49'32" EAST, A DISTANCE OF 51.31 FEET;
THENCE NORTH 51°10'28" WEST, A DISTANCE OF 33.37 FEET;
THENCE SOUTH 38°49'32" WEST, A DISTANCE OF 51.31 FEET;
THENCE NORTH 51°10'28" WEST, A DISTANCE OF 115.35 FEET TO THE **POINT OF BEGINNING**.
CONTAINING AN AREA OF 126,541 SQUARE FEET OR 2.905 ACRES, MORE OR LESS.
ILLUSTRATION ATTACHED AND MADE A PART HEREOF.

KARL D. SZYSZKOSKI, PLS 38691
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1, LITTLETON, CO 80122

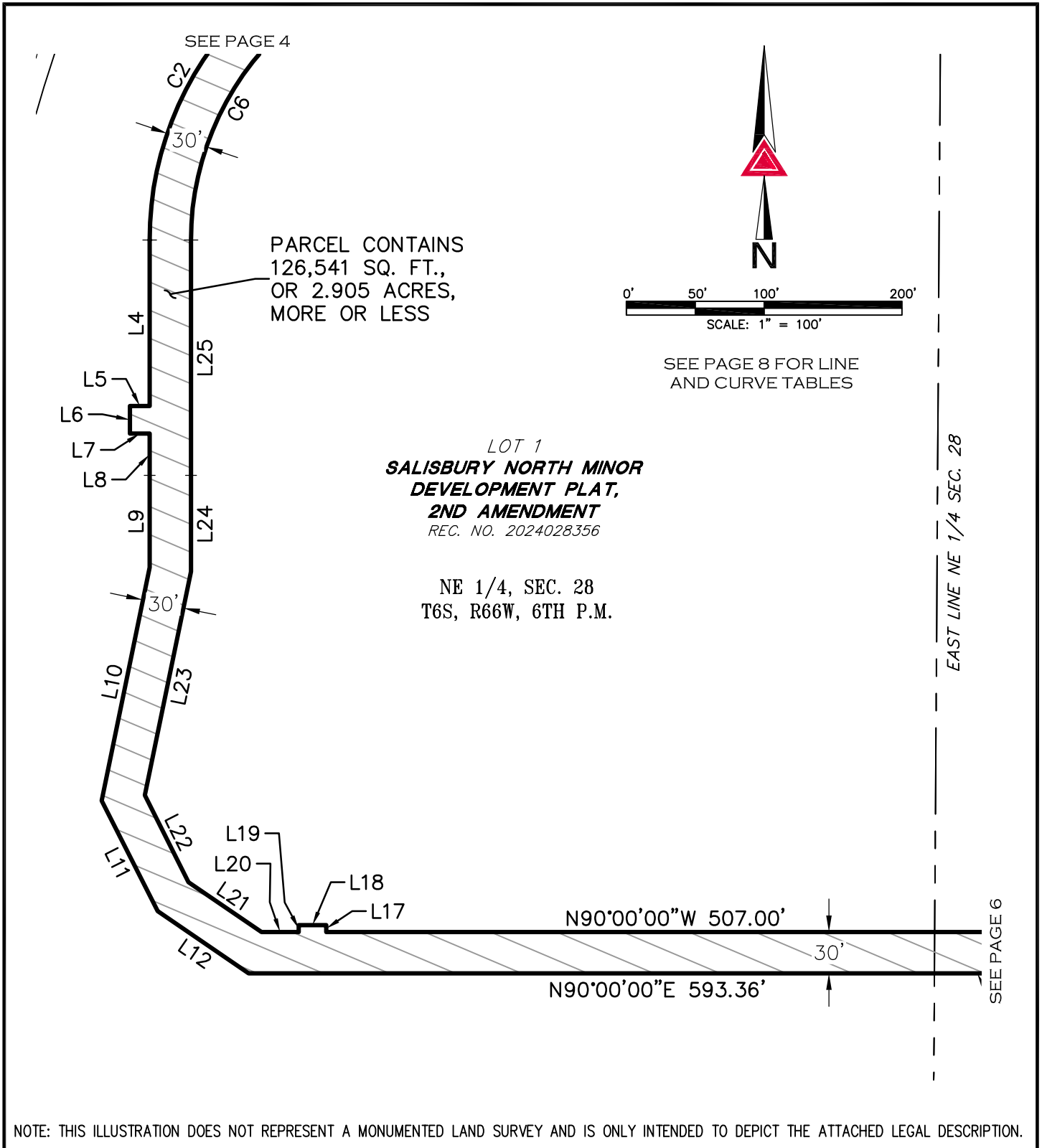


ILLUSTRATION TO EXHIBIT A



NOTE: THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

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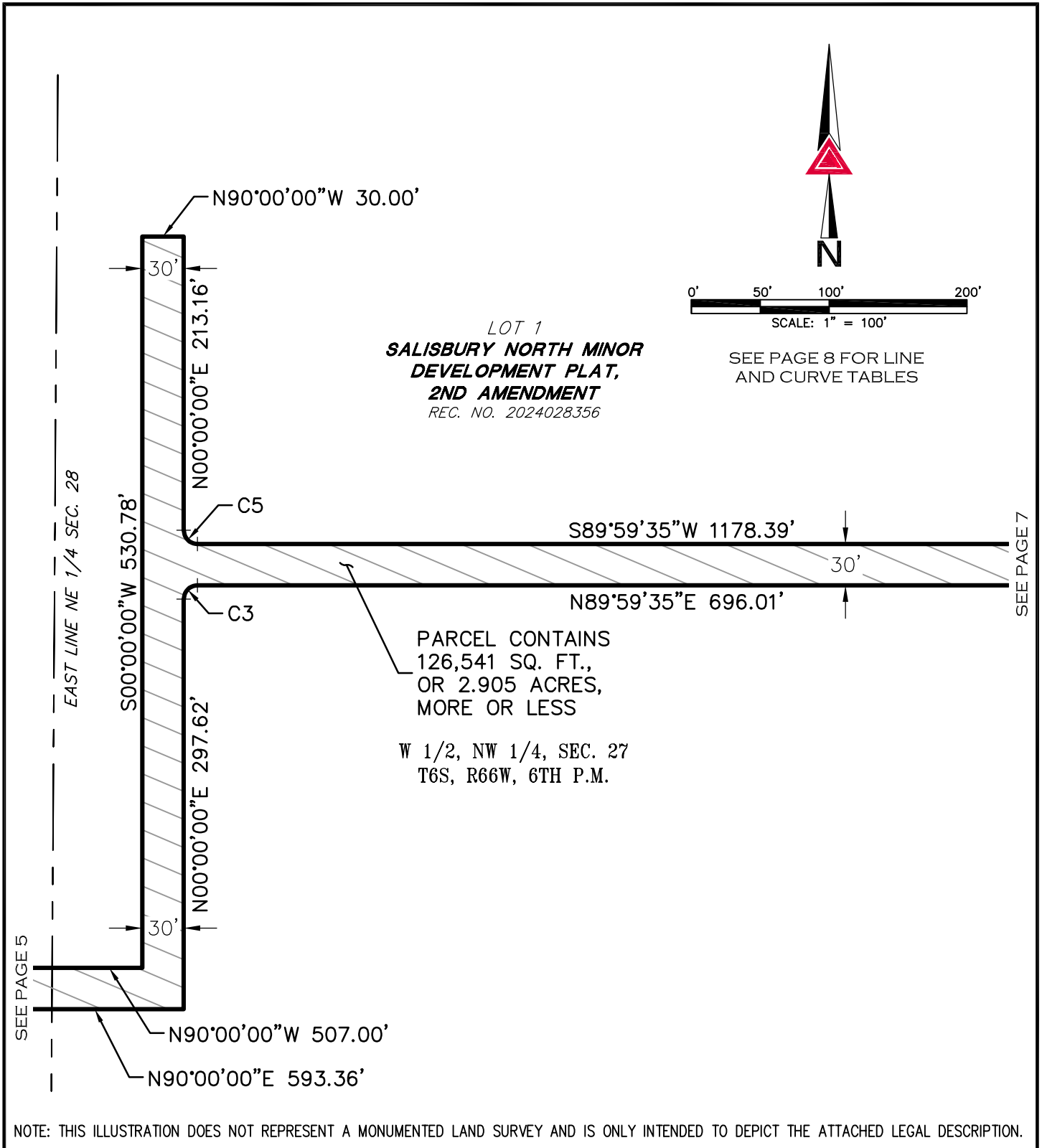


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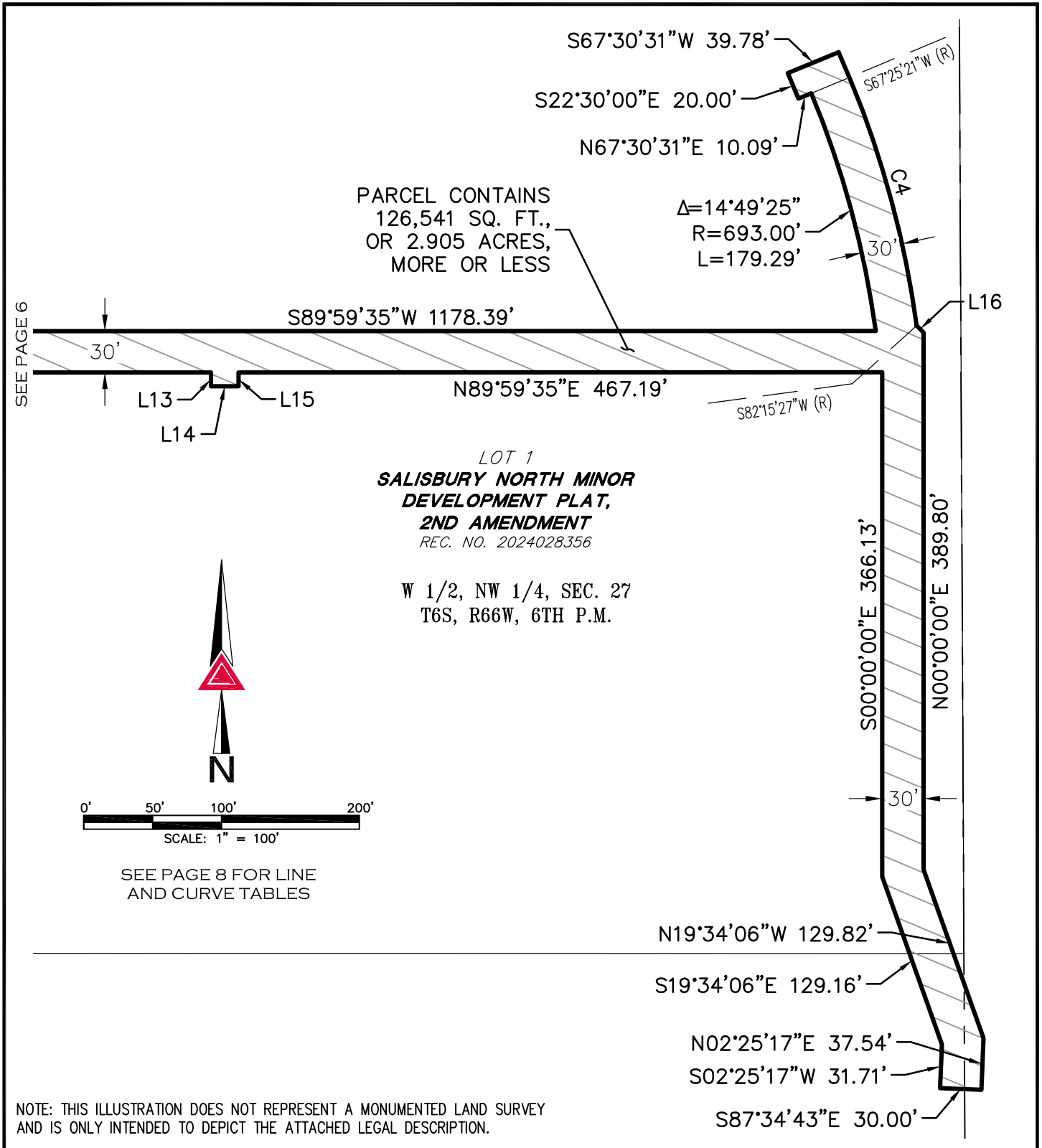


ILLUSTRATION TO EXHIBIT A

LINE TABLE		
LINE	BEARING	LENGTH
L1	S38°39'06"W	30.00'
L2	S51°10'28"E	118.73'
L3	S38°39'04"W	37.78'
L4	S00°00'01"W	120.48'
L5	N90°00'00"W	14.30'
L6	S00°00'00"E	20.00'
L7	N90°00'00"E	14.30'
L8	S00°00'01"W	30.32'
L9	S00°00'26"W	66.80'
L10	S11°37'10"W	172.99'
L11	S26°56'17"E	89.92'
L12	S55°42'38"E	79.96'
L13	S00°00'00"E	10.00'
L14	N90°00'00"E	20.00'
L15	N00°00'00"E	10.00'

LINE TABLE		
LINE	BEARING	LENGTH
L16	N45°00'00"W	7.15'
L17	N00°00'00"E	5.00'
L18	N90°00'00"W	20.00'
L19	S00°00'00"E	5.00'
L20	N90°00'00"W	27.10'
L21	N55°42'38"W	64.04'
L22	N26°35'30"W	70.75'
L23	N11°37'10"E	165.65'
L24	N00°00'26"E	69.85'
L25	N00°00'01"E	170.80'
L26	N38°39'04"E	67.69'
L27	N38°49'32"E	51.31'
L28	N51°10'28"W	33.37'
L29	S38°49'32"W	51.31'
L30	N51°10'28"W	115.35'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	18°49'21"	249.50'	81.96'
C2	57°28'24"	238.50'	239.24'
C3	89°59'35"	10.00'	15.71'
C4	16°25'00"	723.00'	207.16'
C5	90°00'25"	10.00'	15.71'
C6	57°28'24"	208.50'	209.15'
C7	18°49'21"	279.50'	91.82'

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AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.