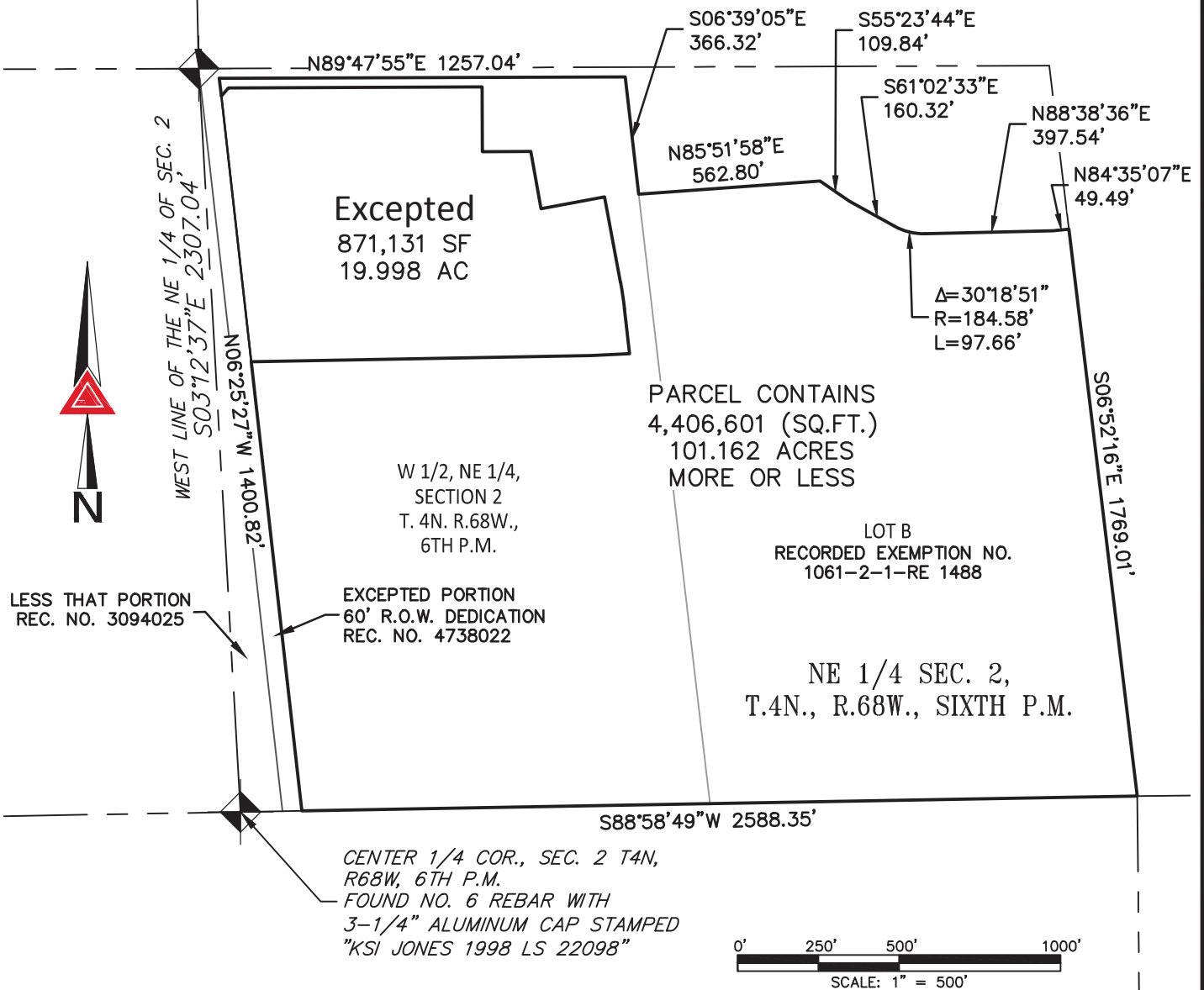


ILLUSTRATION TO EXHIBIT A

POINT OF COMMENCEMENT

NORTH 1/4 COR., SEC. 2
T4N, R68W, 6TH P.M.
FOUND NO. 6 REBAR WITH 2-1/2"
ALUMINUM CAP STAMPING ILLEGIBLE



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

LEGAL DESCRIPTION

LOT B, RECORDED EXEMPTION NO. 1061-2-1-RE 1488, RECORDED JUNE 2, 1993, AT RECEPTION NO. 2335286, BEING A PART OF THE E 1/2 OF THE NE 1/4 OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO,

AND

THE W 1/2 OF THE NE 1/4 OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M., LESS THAT PORTION CONTAINED IN THAT DEED RECORDED AUGUST 11, 2003, AT RECEPTION NO. 3094025, AND EXCEPT THAT PORTION CONVEYED TO THE TOWN OF JOHNSTOWN IN DEED RECORDED JULY 22, 2021, UNDER RECEPTION NO. 4738022, COUNTY OF WELD, STATE OF COLORADO;

EXCEPT THE FOLLOWING PARCEL:

A PARCEL OF LAND BEING A PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M.; TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 2, FROM WHICH THE CENTER QUARTER CORNER OF SAID SECTION 2 BEARS SOUTH 03°12'37" EAST, A DISTANCE OF 2,307.04 FEET, WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THE SOUTH 57°03'39" EAST, A DISTANCE OF 109.75 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 89°47'55" EAST, A DISTANCE OF 785.83 FEET;

THENCE SOUTH 00°10'29" EAST, A DISTANCE OF 200.41 FEET;

THENCE NORTH 89°49'31" EAST, A DISTANCE OF 150.12 FEET;

THENCE SOUTH 10°10'29" EAST, A DISTANCE OF 179.67 FEET;

THENCE NORTH 79°27'52" EAST, A DISTANCE OF 200.00 FEET;

THENCE SOUTH 10°32'08" EAST, A DISTANCE OF 269.37 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1,160.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°06'42", AN ARC LENGTH OF 83.24 FEET;

THENCE SOUTH 06°25'27" EAST, A DISTANCE OF 139.78 FEET;

THENCE SOUTH 87°06'31" WEST, A DISTANCE OF 118.90 FEET;

THENCE SOUTH 88°58'49" WEST, A DISTANCE OF 1,053.01 FEET;

THENCE NORTH 06°25'27" WEST, A DISTANCE OF 828.52 FEET;

THENCE NORTH 41°41'14" EAST, A DISTANCE OF 33.38 FEET TO THE **POINT OF BEGINNING**.

CONTAINING A NET TOTAL AREA OF 101.162 ACRES, (4,406,601 SQUARE FEET), MORE OR LESS.