
EXHIBIT A

September 19, 2024

A portion of Lot 1 and all of Lots 2 and 3, Looart Subdivision Filing No. 8, recorded on September 16, 2021, in Reception No. 221714816, in the Official Records of El Paso County, Colorado, lying within the SW1/4 of Section 8, Township 13 South, Range 66 West, of the 6th Principal Meridian, being more particularly described as follows:

BEGINNING at the northwest corner of said Lot 1; thence along the west boundary of said Looart Subdivision Filing No. 8, N00°12'56"E, (Bearings are based upon Looart Subdivision Filing No. 8, recorded on September 16, 2021, in Reception No. 221714816, in the Official Records of El Paso County, Colorado), a distance of 207.51 feet; thence along the north boundary of said Looart Subdivision Filing No. 8, along the following seven (7) courses:

1. N89°43'17"E, a distance of 305.02 feet;
2. N00°16'43"W, a distance of 220.96 feet;
3. S89°53'57"E, a distance of 157.45 feet;
4. N87°31'43"E, a distance of 243.73 feet;
5. S57°35'33"E, a distance of 169.54 feet;
6. N00°04'17"E, a distance of 164.40 feet;
7. S89°55'43"E, a distance of 131.23 feet;

thence along the east boundary of said Looart Subdivision Filing No. 8, the following eight (8) courses:

1. along the arc of a compound curve to the right, with an arc length of 88.83 feet, a radius of 1,596.46 feet, a delta angle of 03°11'17", and a radial bearing of S88°17'11"W;
2. along the arc of a non-tangent curve to the right, with an arc length of 88.72 feet, a radius of 164.29 feet, a delta angle of 30°56'21", and a radial bearing of N56°13'18"W;
3. S32°50'55"W, a distance of 88.00 feet;
4. S48°43'15"E, a distance of 58.23 feet;
5. along the arc of a compound curve to the right, with an arc length of 104.42 feet, a radius of 248.50 feet, a delta angle of 24°04'29", and a radial bearing of S65°21'14"W;
6. along the arc of a reverse curve to the left, with an arc length of 130.61 feet, a radius of 107.50 feet, a delta angle of 69°36'44", and a radial bearing of N45°02'04"W;
7. S44°58'07"W, a distance of 320.14 feet;
8. along the arc of a non-tangent curve to the left, with an arc length of 57.43 feet, a radius of 157.50 feet, a delta angle of 20°53'37", and a radial bearing of S65°55'30"E;

thence leaving said east boundary, along the following four (4) courses:

1. N68°17'21"W, a distance of 19.32 feet;
2. N45°22'32"W, a distance of 150.31 feet;
3. S89°37'31"W, a distance of 160.17 feet;
4. N00°22'01"E, a distance of 15.55 feet, to a point on the north boundary of said Lot 1;

thence along said north boundary, the following four (4) courses:

1. along the arc of a non-tangent curve to the left, with an arc length of 125.75 feet, a radius of 79.55 feet, a delta angle of 90°34'13", and a radial bearing of S00°12'12"E;
2. S89°47'44"W, a distance of 90.89 feet;
3. N47°35'50"W, a distance of 64.49 feet;
4. S89°25'57"W, a distance of 232.20 feet, to the **POINT OF BEGINNING**.

Containing 443,486 Sq. Ft. or 10.181 acres, more or less.

Stewart L. Mapes, Jr.
Colorado Professional Land Surveyor No. 38245
For and on behalf of Clark Land Services, Inc.

PUDZ-24-0001