

EXHIBIT A
LEGAL DESCRIPTION

June 14, 2021

Tract A, 24/94 Business Park Filing No. 1, recorded April 14, 2017 under Rec. No. 217713939 in the Official Public Records of El Paso County, Colorado.

Tract I, Meadowbrook Crossing Filing No. 1, recorded March 20, 2018 under Rec. No. 218714112, in the Official Public Records of El Paso County, Colorado.

A parcel of land located in the Southeast 1/4 of Section 8, Township 14 South, Range 65 West of the 6th Principal Meridian, El Paso County, Colorado, more particularly described as follows:

Commencing at the East Quarter Corner of Section 8; thence 89 degrees 46 minutes 40 seconds w on the East-West One Quarter line of Section 8, a distance of 1490.56 feet to a point on the Northwesterly right of way line of US 24 and the Point of Beginning of this description;

1) thence continuing S 89 Degrees 46 Minutes 40 Seconds W no said East-West One Quarter Line, a distance of 514.71 feet to a point of a non tangent curve to the right and a point on the easterly right of way line of Meadowbrook Parkway (80 feet wide) as platted in Claremont Business Park Filing No. 20, Recorded January 4, 2007 with Reception No. 207712506 in the Records of El Paso County;

2) thence on the arc of said curve, and the easterly right of way of said Meadowbrook Parkway, having a radius of 605.00 feet, a delta angle of 16 Degrees 55 Minutes 31 Seconds, an arc length of 178.72 feet, whose chord bears S 21 Degrees 48 Minutes 30 Seconds W a distance of 178.07 feet to a non tangent curve to the left and a point on the westerly line of a parcel described in a boundary survey by Drexel Barrell & CO dated December 21, 1981 with job number 4850-2R2;

3) thence on the arc of said curve, and the westerly line of said Drexel Barrell Survey, having a radius of 1196.28 feet, a delta angle of 21 Degrees 31 Minutes 28 Seconds, an arc length of 449.41 feet, whose long chord bears S 02 Degrees S 31 Minutes 36 Seconds E a distance of 446.77 feet to a non tangent curve to the left and a point on the westerly line of a parcel described in a boundary survey by Drexel Barrell & CO. dated December 21, 1981 with job number 4850.2R2;

4) thence S 13 Degrees 17 Minutes 20 Seconds E a distance of 27.57 feet to a non tangent curve to the left and a point on the westerly right of way line of US 24;

5) thence on the arc of said curve and said US 24 right of way line, having a radius of 7514.00 feet, a delta angle of 06 Degrees 27 Minutes 54 Seconds, an arc length of 847.83 feet, whose long chord bears N 40 Degrees 54 Minutes 03 Seconds E a distance of 847.38 feet to the Point of Beginning.

Basis of Bearings:

Bearings are based on the East-West One Quarter line of Section 8, Township 14 South, Range 65 West of the 6th Principal Meridian, El Paso County, Colorado, said line bears S 89 Degrees

46 Minutes 40 Seconds W from the East 1/4 Corner of Section 8 (2 1/2" Alum cap under asphalt Drexell Barrell & CO 1985) and the West 1/4 Corner of Section 8 (3 1/2" Brass Disk U.S. Dept. of the interior 1967) based on Drexell Barrel survey, dated December 21, 1981, Project No. 4850-2R2.

Being further described as follows:

Tract A, 24/94 Business Park Filing No. 1, recorded April 14, 2017 under Rec. No. 217713939 in the Official Public Records of El Paso County, Colorado, Tract I, Meadowbrook Crossing Filing No. 1, recorded March 20, 2018 under Rec. No. 218714112, in the Official Public Records of El Paso County, Colorado, and the land described in that Special Warranty Deed recorded August 31, 2017 under Rec. No. 217105469 in the Official Public Records of El Paso County, Colorado, lying within the Southeast Quarter of Section 8, Township 14 South, Range 65 West of the 6th P.M., being more particularly described as follows:

BEGINNING at the Southwest corner of said Tract A, also being a point on the east right of way line of Meadowbrook Parkway; thence along the west line of said Tract A, N51°16'54"E (Basis of bearings is the southwest line of Lot 1, 24/94 Business Park Filing No. 1, recorded under Rec. No. 217713939, being monumented at the southeast end by a no. 5 rebar with a 1 1/4" yellow plastic cap stamped, "PLS 31548" flush with grade and at the northwest end by a bent no. 4 rebar 1.0' below grade, having a measured bearing of N41°15'46"W a measured distance of 392.23 feet.), a distance of 214.40 feet, to the southwest corner of said Tract I; thence along the west line of said Tract I, N51°16'54"E, a distance of 171.88 feet, to the Western most corner of the land described in said Special Warranty Deed; thence along the west line of said land, along a non-tangent curve to the left, with an arc length of 191.93 feet, a radius of 605.00 feet, a delta angle of 18°10'37", a radial of N38°38'06"W; thence continuing along said west line, along a compound curve to the left, with an arc length of 210.34 feet, a radius of 605.00 feet, a delta angle of 19°55'12", to the northwest corner of said land; thence along the north line of said land, N89°42'24"E, a distance of 514.48 feet, to the northeast corner of said land; thence along the east line of said land, along a non-tangent curve to the right, with an arc length of 874.82 feet, a radius of 7,514.00 feet, a delta angle of 06°40'14", a radial of N52°23'38"W, to the Eastern most corner of said Tract A; thence along the east line of said Tract A, along a compound curve to the right, with an arc length of 287.42 feet, a radius of 7,514.00 feet, a delta angle of 02°11'30", to the Southern most corner of said Tract A; thence along the southwest line of said Tract A, N41°15'47"W, a distance of 378.28 feet, to the **POINT OF BEGINNING**

Containing 349,275 Sq. Ft. or 8.018 acres, more or less.