

Exhibit A

A portion of the Southeast 1/4 of Section 1, the Northeast 1/4 of Section 11 and the North 1/2 of Section 12, Township 15 South, Range 65 west and Section 3, Section 4, Section 5, the North 1/2 of Section 6, the North 1/2 of Section 7, the North 1/2 of Section 8 and the North 1/2 of Section 9, Township 15 South, Range 64 West and the East 1/2 of Section 32, Section 33 and the Southwest 1/4 of Section 34, Township 14 South, Range 64 West of the Sixth Principal Meridian, County of El Paso, Colorado, being more particularly described as follows:

COMMENCING at the North 1/4 Corner of said Section 11; thence along the North-South Center line of said Section, $S00^{\circ}10'13''E$ (Basis of Bearings is the North-South Centerline of the North 1/2 of Section 11, Township 15 South, Range 65 West of the Sixth Principal Meridian, being monumented at the North 1/4 Corner of said Section by a 3-1/4" aluminum cap, properly marked, stamped PLS 23044, flush with grade and at the Center 1/4 Corner of said Section by a 3-1/4" aluminum cap, properly marked, stamped PLS 23044, flush with grade and measured to bear $S00^{\circ}10'13''E$, a distance of 2642.17 feet), a distance of 1392.61 feet, to the northwest corner of Bradley Road Right-of-Way as described in the Quitclaim Deed recorded on August 4, 2022 as Reception Number 222103960 in the records of the El Paso County, Clerk and Recorder, Colorado, also being the **POINT OF BEGINNING**; thence along the north line of said Bradley Road Right-of-Way along the following three (3) courses:

1. $N76^{\circ}10'57''E$, a distance of 5797.62 feet;
2. along the arc of a curve to the right, having a radius of 5105.00 feet, a central angle of $13^{\circ}39'41''$, a distance of 1217.22 feet;
3. $N89^{\circ}51'34''E$, a distance of 1124.07 feet, to a point from which the Northwest Corner of said Section 7 bears $S00^{\circ}16'28''E$, a distance of 30.00 feet;

thence along a line 30 feet north of and parallel to the North line of said Section 7, $N89^{\circ}50'56''E$, a distance of 2790.67 feet, to the northwest corner of said Bradley Road per Reception Number 222103960; thence along the north line of the right-of-way reserved under Book A, Page 78, said line also being 30 feet north of and parallel with the South line of said Section 6, $N89^{\circ}51'09''E$, a distance of 2696.46 feet; thence continuing along said north line, said line also being 30 feet north of and parallel with the South line of the Southwest 1/4 of said Section 5, $N89^{\circ}51'30''E$, a distance of 2643.89 feet; thence continuing along said north line, said line also being 30 feet north of and parallel with the South line of the Southeast 1/4 of said Section 5, $N89^{\circ}51'16''E$, a distance of 1378.50 feet, to the southwest corner of the parcel described in Warranty Deed recorded as Reception Number 222134515, on October 25, 2022; thence along the boundary line of said parcel the following five (5) courses:

1. $N89^{\circ}51'16''E$, a distance of 1,264.61 feet;
2. $N89^{\circ}50'09''E$, a distance of 4,240.68 feet;
3. along a curve to the left, having a radius of 938.94 feet, with an arc length of 1,488.57 feet, a delta angle of $90^{\circ}50'07''$;
4. $N00^{\circ}59'58''W$, a distance of 1,378.90 feet;
5. along a curve to the right, having a radius of 2080.00 feet, with an arc length of 296.80 feet, a delta angle of $8^{\circ}10'32''$, to the northeast corner of said parcel, also being a point on Curtis Road as described as Parcel 19 per Reception Number 98152755 recorded on October 21, 1998;

thence along said Curtis Road the following four (4) courses:

1. along a curve to the right, having a radius of 2080.00 feet, with an arc length of 1143.66 feet, a delta angle of $31^{\circ}30'12''$;
2. $N38^{\circ}40'43''E$, a distance of 690.00 feet;
3. along a curve to the left, having a radius of 1,920.00 feet, with an arc length of 1,389.73 feet, a delta angle of $41^{\circ}28'18''$,
4. $N02^{\circ}47'42''W$, a distance of 2,422.85 feet, to a point on the East-West Center line of said Section 34;

thence along said Center line, $N89^{\circ}23'24''E$, a distance of 160.12 feet, to a point on the east line of the Right-of-Way easement described in Application 96/176 recorded as Reception Number 98152755; thence along said east line the following five (5) courses:

1. $S02^{\circ}47'42''E$, a distance of 2416.75 feet;
2. along the arc of a curve to the right, having a radius of 2080.00 feet, a radial bearing of $S87^{\circ}12'25''W$, a delta angle of $41^{\circ}28'18''$, a distance of 1505.54 feet;
3. $S38^{\circ}40'43''W$, a distance of 690.00 feet;
4. along the arc of a curve to the left, having a radius of 1920.00 feet, a radial bearing of $S51^{\circ}19'16''E$, a delta angle of $39^{\circ}40'44''$, a distance of 1329.65 feet;
5. $S00^{\circ}59'58''E$, a distance of 2543.98 feet, to the southeast corner of Parcel 17 as described in said Application;

thence along the south line of said Parcel 17 and continuing along the south line of Bradley Road as depicted on the exhibit for the Warranty Deed recorded as Reception Number 99008225, said line being 180.00 feet south of and parallel to the South line of said Section 4, $S89^{\circ}50'09''W$, a distance of 5355.99 feet; thence continuing along said south line, $S89^{\circ}51'16''W$, a distance of 2643.69 feet; thence continuing along said south line, $S89^{\circ}51'30''W$, a distance of 2643.89 feet; thence continuing along said south line, $S89^{\circ}51'09''W$, a distance of 2694.46 feet, to the southeast corner of the parcel described in the Notice of Lis Pendens, recorded August 16, 1999 as Reception Number 099131064; thence along said south line, $S89^{\circ}50'56''W$, a distance of 2792.19 feet, to the southeast corner of said Bradley Road Right-of-Way, also being a point on the west line of said Section 7; thence along the south line of said Right-of-Way Parcel No. 2 the following three (3) courses:

1. $S89^{\circ}51'35''W$, a distance of 1124.51 feet;
2. along the arc of a non-tangent curve to the left, having a radius of 4895.00', a radial bearing of $S00^{\circ}09'23''E$, a central angle of $13^{\circ}39'41''$, a distance of 1167.15 feet;
3. $S76^{\circ}10'57''W$, a distance of 5848.61 feet, to the southwest corner of said Bradley Road Right-of-Way, also being a point on the North-South Center line of said Section 11;

1. thence leaving said Center line along the following six (6) courses:

1. $N75^{\circ}32'45''E$, a distance of 5798.59 feet;
2. along the arc of a curve to the right, having a radius of 4931.09 feet, a central angle of $14^{\circ}09'40''$, a distance of 1218.77 feet;
3. $N89^{\circ}42'25''E$, a distance of 16132.46 feet;
4. $S89^{\circ}59'29''W$, a distance of 16116.50 feet;

5. along the arc of a curve to the left, having a radius of 4931.09 feet, a central angle of $13^{\circ}09'59''$, a distance of 1130.67 feet;
6. $S76^{\circ}49'30''W$, a distance of 5868.34 feet, to the **POINT OF BEGINNING**.

Containing 5,031,339 Sq Ft, 115.504 Acres, more or less.