EXHIBIT "A"

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 10 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, WELD COUNTY, COLORADO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 22 TO BEAR NORTH 0°06'15" WEST, A DISTANCE OF 2657.68 FEET, BETWEEN THE SOUTHWEST CORNER OF SAID SECTION 22 AND THE WEST QUARTER CORNER OF SAID SECTION 22, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 22; THENCE NORTH 0°06'15" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 2657.68 FEET TO THE WEST OUARTER CORNER OF SAID SECTION 21 AND 22: THENCE NORTH 89°10'47" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 796.06 FEET; THENCE SOUTH 0°06'15" EAST, A DISTANCE OF 1750.12 FEET TO A POINT ON THE NORTH LINE OF LOT A OF RECORDED EXEMPTION NO. 0301-22-03 RECX 19-0095 AS RECORDED AT RECEPTION NO. 4566228, DATED FEBRUARY 12, 2020 IN THE RECORDS OF WELD COUNTY CLERK AND RECORDER; THENCE SOUTH 88°39'04" WEST, ALONG THE NORTH LINE OF SAID LOT A, A DISTANCE OF 185.48 FEET TO THE NORTHWEST CORNER OF SAID LOT A; THENCE SOUTH 00°06'15" EAST, ALONG THE WEST LINE OF SAID LOT A, A DISTANCE OF 900.21 FEET TO THE SOUTHWEST CORNER OF SAID LOT A, SAID POINT ALSO BEING A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE SOUTH 88°39'04" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 610.70 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 1,945,653 SQ. FT. OR 44.666 ACRES, MORE OR LESS.

KYLE R. WALKER, P.L.S. NO. 38664 FOR AND ON BEHALF OF TOPOGRAPHIC LAND SURVEYORS

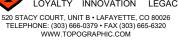
A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 10 NORTH, RANGE 66 WEST OF THE 6TH P.M. WELD COUNTY, COLORADO

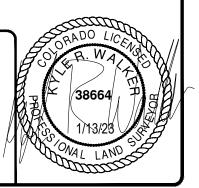
DATE: 01/13/2023 DRAWN BY: EMD FILE: 150301-ASTRELLA-LEGALS SHEET: 1 OF 2

NOTES:

- ORIGINAL DOCUMENT SIZE: 8.5" X 11"
- ORIGINAL DOCUMENT SIZE: 5.3 Å 11
 ALL DISTANCES ARE U.S. SURVEY FEET.
 THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT".
 SEE ATTACHED EXHIBIT "A" SHEET 2 OF 2 FOR PARCEL INFORMATION.







N89°10'47"E 2659.83 1863.77' 796.06' W 1/4 COR. SEC. 22, T10N, R66W C 1/4 COR. SEC. 22, T10N, R66W FOUND NO. 6 REBAR W/2-1/2" ALUM. FOUND NO. 6 REBAR W/2-1/2" ALUM. CAP, STAMPED "HAMMER T10N R66W CAP, STAMPED "HAMMER T10N 1/4 S21 S22 2019 PLS 24307" R66W C 1/4 S22 2019 PLS 24307" 1750.12 38664 AREA: 1,945,653 SQ. FT. 5"E OR 44.666 ACRES, MORE OR LESS S0°06'1 2632.87 UNPLATTED **WCR 31** REC. NO. 4866317 60' R.O.W. (BK. 86, PG. 273) 50°23'53"E 989 OF BEARINGS -2657.5"W. S88°39'04"W 185.48 BASIS (N0°06'1 LOT B LOT C LOT A RECORDED RECORDED 2 RECORDED **EXEMPTION EXEMPTION** 900 **EXEMPTION** NO.0301-22-03 NO.0301-22-03 NO.0301-22-03 RECX19-0095 RECX19-0095 RECX19-0095 15"E (REC. NO. (REC. NO. (REC. NO. 4566228) 4566228) 4566228) S0°06'1 WCR 114 30' ACCESS WCR 114 & UTILITY 60' R.O.W. **EASEMENT** 60' R.O.W. (REC. NO. (REC. NO. (REC. NO. 354266) 4566228) 354266) P.O.B. 2063.05 610.70' S88°39'04"W - 2673.75' SW COR. SEC. 22, T10N, R66W S 1/4 COR. SEC. 22, T10N, R66W FOUND NO. 6 REBAR W/3-1/4" ALUM. FOUND NO. 6 REBAR W/2-1/2" ALUM. CAP, STAMPED "T10N R66W S21 S22 CAP, STAMPED "HAMMER T10N S28 S27 2006 PLS 31938" R66W 1/4 S22 S27 2019 PLS 24307"

EXHIBIT "A"

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 10 NORTH, RANGE 66 WEST OF THE 6TH P.M. WELD COUNTY, COLORADO

DATE: DRAWN BY: EMD 01/13/2023 FILE: 150301-ASTRELLA-LEGALS SHEET: 2 OF 2

NOTES

- ORIGINAL DOCUMENT SIZE: 8.5" X 11' ALL DISTANCES ARE U.S. SURVEY FEET.
- THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT".

 RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY THE CLIENT.

 ADJOINED INFORMATION SHOWN FOR INFORMATIONAL PURPOSES

- POB = POINT OF BEGINNING
 SEE ATTACHED SHEET 1 OF 2 FOR PARCEL DESCRIPTION.





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