EXHIBIT A

THE RIDGE AT WARD STATION, METRPOLITAN DISTRICT NO. 1

PART OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF WHEAT RIDGE, COUNTY OF JEFFERSON, STATE OF COLORADO

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PART OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF WHEAT RIDGE, COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER ¼ CORNER OF SAID SECTION 17, BEING MONUMENTED BY A NO. 6 REBAR AND 2.5" ALUMINUM CAP SET BY COLORADO PLS 27609;

THENCE SOUTH 82°16'16" EAST A DISTANCE OF 201.98 FEET TO THE **POINT OF BEGINNING,** BEING A POINT ON THE SOUTH RIGHT OF WAY OF WEST 52ND AVENUE AND BEING MONUMENTED BY A NO. 5 REBAR WITH 1.25" RED PLASTIC CAP, PLS NO. 34591 AND CONSIDERING THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 17, BEING MONUMENTED AT THE CENTER QUARTER BY A NO. 6 REBAR AND 2.5" ALUMINUM CAP SET BY COLORADO PLS 27609 AND AT THE EAST QUARTER CORNER BY A 2" PIPE WITH 3.25" BRASS CAP SET BY COLORADO PLS 13212, TO BEAR NORTH 89°11'14" EAST A DISTANCE OF 2646.81 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE THE FOLLOWING TWENTY THREE (23) COURSES;

1. NORTH 89°11'14" EAST ALONG SAID SOUTH RIGHT OF WAY OF WEST 52ND AVENUE A DISTANCE OF 348.12 FEET;
2. SOUTH 00°18'39" EAST A DISTANCE OF 414.96 FEET;
3. NORTH 88°57'32" EAST A DISTANCE OF 518.08 FEET;
4. SOUTH 00°17'58" EAST A DISTANCE OF 367.85 FEET TO THE PROPOSED NORTHERLY RIGHT OF WAY OF WEST 50TH AVENUE;
5. SOUTH 88°44'38" WEST ALONG SAID PROPOSED RIGHT OF WAY A DISTANCE OF 45.49 FEET;
6. NORTH 00°18'05" WEST A DISTANCE OF 126.80 FEET TO A POINT OF CURVATURE;
7. NORTHWESTERLY A DISTANCE OF 20.64 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING THE FOLLOWING CURVE INFORMATION (RADIUS = 13.00 FEET, CENTRAL ANGLE = 90°57'17", CHORD BEARING = NORTH 45°46'43" WEST AND A CHORD LENGTH OF 18.54 FEET);
8. SOUTH 88°44'38" WEST A DISTANCE OF 69.96 FEET;
9. SOUTH 01°15'22" EAST A DISTANCE OF 57.00 FEET;
10. NORTH 88°44'38" EAST A DISTANCE OF 20.00 FEET;
11. SOUTH 01°15'22" EAST A DISTANCE OF 83.00 FEET TO A POINT ON THE PROPOSED NORTHERLY RIGHT OF WAY OF SAID WEST 50TH AVENUE;
12. SOUTH 88°44'38" WEST ALONG SAID PROPOSED NORTHERLY RIGHT OF WAY A DISTANCE OF 482.01 FEET TO A POINT OF CURVATURE;
13. NORTHWESTERLY A DISTANCE 20.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING THE FOLLOWING CURVE INFORMATION (RADIUS = 13.00 FEET, CENTRAL ANGLE = 90°00'00", CHORD BEARING = NORTH 46°15'22" WEST AND A CHORD LENGTH OF 18.38 FEET);
14. SOUTH 88°44'38" WEST A DISTANCE OF 63.00 FEET;

15. SOUTHWESTERLY A DISTANCE OF 20.42 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING THE FOLLING CURVE INFORMATION (RADIUS = 13.00 FEET, CENTRAL ANGLE = 90°00'00", CHORD BEARING = SOUTH 43°44'38" WEST AND A CHORD LENGTH OF 18.38 FEET) TO A POINT ON THE PROPOSED NORTHERLY RIGHT OF WAY OF SAID WEST 50TH AVENUE;
16. SOUTH 88°44'38" WEST ALONG SAID PROPOSED NORTHERLY RIGHT OF WAY A DISTANCE OF 344.37 FEET TO ITS INTERSECTION WITH THE PROPOSED EASTERLY RIGHT OF WAY OF WARD ROAD;
17. NORTH 00°18'34" WEST ALONG SAID PROPOSED EASTERLY RIGHT OF WAY A DISTANCE OF 274.24 FEET TO A POINT OF CURVATURE;
18. NORTHEASTERLY A DISTANCE OF 20.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING THE FOLLOWING CURVE INFORMATION (RADIUS = 13.00 FEET, CENTRAL ANGLE = 90°00'00", CHORD BEARING = NORTH 44°41'26" EAST AND A CHORD LENGTH OF 18.38 FEET);
19. NORTH 00°18'34" WEST A DISTANCE OF 63.00 FEET;
20. NORTHWESTERLY A DISTANCE OF 20.42 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING THE FOLLOWING CURVE INFORMATION (RADIUS = 13.00 FEET, CENTRAL ANGLE = 90°00'00", CHORD BEARING = NORTH 45°18'34" WEST AND A CHORD LENGTH OF 18.38 FEET) TO A POINT ON SAID PROPOSED EASTERLY RIGHT OF WAY;
21. NORTH 00°18'34" WEST ALONG SAID PROPOSED EASTERLY RIGHT OF WAY A DISTANCE OF 275.41 FEET;
22. NORTH 89°11'14" EAST A DISTANCE OF 155.50 FEET;
23. NORTH 00°18'34" WEST A DISTANCE OF 150.00 FEET TO THE **POINT OF BEGINNING**.

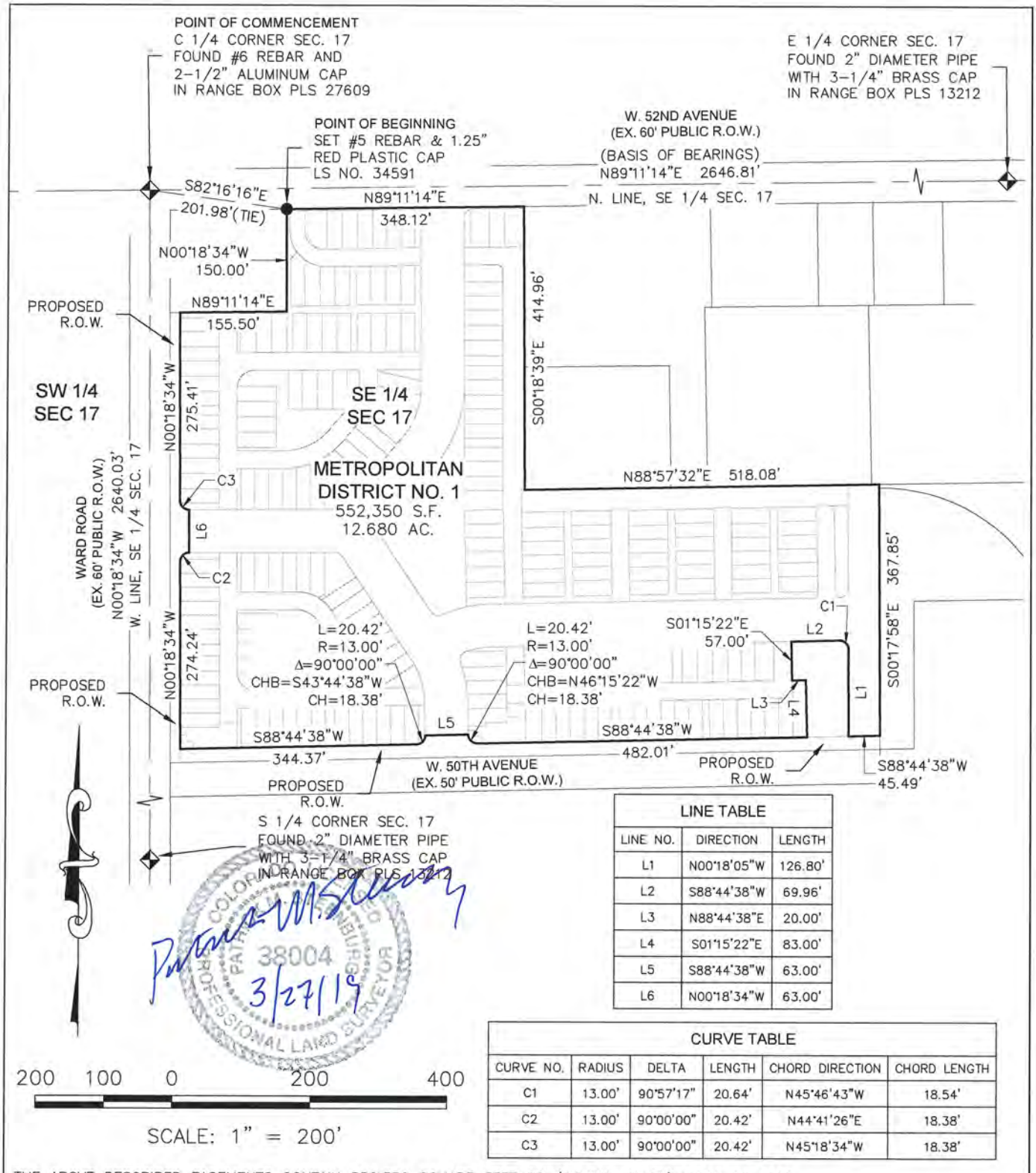
SAID PARCEL CONTAINING A CALCULATED AREA OF 552,350 SQUARE FEET OR 12.680 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EXISTING EASEMENTS AND/OR RIGHTS OF WAY OF WHATSOEVER NATURE.

THE LINEAL UNIT USED IN THE PREPARATION OF THIS LEGAL DESCRIPTION IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

I, PATRICK M. STEENBURG, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.



PATRICK M. STEENBURG, P.L.S. 38004
FOR AND ON BEHALF OF
CVL CONSULTANTS OF COLORADO, INC.
10333 E. DRY CREEK ROAD, SUITE 240
ENGLEWOOD, CO 80112



LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N00°18'05"W	126.80'
L2	S88°44'38"W	69.96'
L3	N88°44'38"E	20.00'
L4	S01°15'22"E	83.00'
L5	S88°44'38"W	63.00'
L6	N00°18'34"W	63.00'

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	13.00'	90°57'17"	20.64'	N45°46'43"W	18.54'
C2	13.00'	90°00'00"	20.42'	N44°41'26"E	18.38'
C3	13.00'	90°00'00"	20.42'	N45°18'34"W	18.38'

THE ABOVE DESCRIBED EASEMENTS CONTAIN 552,350 SQUARE FEET OR (12.680 ACRES) MORE OR LESS.
This illustration does not represent a monumented survey. It is intended only to depict the attached legal description.

THE RIDGE AT WARD STATION METROPOLITAN DISTRICT NO. 1

JEFFERSON COUNTY, COLORADO

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SHEET 1 OF 1

DATE: MARCH 27, 2019