

## EXHIBIT A

### PROPERTY DESCRIPTION

A strip of land, 30.00 feet in width for easement purposes, located in the Northeast Quarter (NE1/4) of Section Eleven (11) and in the Southeast Quarter (SE1/4) of Section Two (2), Township Six North (T.6N.), Range Sixty-nine West (R.69W.) of the Sixth Principal Meridian (6th P.M.), City of Fort Collins, County of Larimer, State of Colorado and being more particularly described as follows:

**COMMENCING** at the Northeast corner of said Section 11 and assuming the North line of said NE1/4 as bearing South 88°31'52" West being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2621.55 feet with all other bearings contained herein relative thereto;

THENCE South 88°31'52" West along the North line of said NE1/4 a distance of 593.07 feet to the **POINT OF BEGINNING**;

THENCE South 14°59'12" East a distance of 117.34 feet;

THENCE South 25°09'48" East a distance of 129.31 feet to the North line of that parcel of land described in Warranty Deed recorded January 13, 2000 as Reception No. 2000003397 of the Records of Larimer County;

THENCE South 87°14'48" West along said North line a distance of 32.45 feet;

THENCE North 25°19'48" West a distance of 119.61 feet;

THENCE North 14°59'12" West a distance of 245.04 feet;

THENCE North 75°00'48" East a distance of 30.00 feet;

THENCE South 14°59'12" East a distance of 125.03 feet to the **POINT OF BEGINNING**.

Said described parcel of land contains 11,045 Square Feet or 0.254 Acres, more or less ( $\pm$ ), and is subject to any rights-of-way or other easements of record or as now existing on said described parcel of land.

### SURVEYORS STATEMENT

I, Paul B. Groves, a Colorado Licensed Professional Land Surveyor do hereby state that this Property Description was prepared under my personal supervision and checking, and that it is true and correct to the best of my knowledge and belief.



Paul B. Groves - on behalf of King Surveyors  
Colorado Licensed Professional  
Land Surveyor #38209

**KING SURVEYORS**  
650 East Garden Drive  
Windsor, Colorado 80550  
(970) 686-5011

EXHIBIT A

