Exhibit A

1834 J ROAD ANNEXATION SITUATED IN THE SE1/4 SW1/4 SECTION 16 LEGAL DESCRIPTION AND CERTIFICATION OF OWNERSHIP TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN We JLM Development, LLC a Colorado Limited Liability Company, the owners of 100 COUNTY OF MESA, STATE OF COLORADO percent of the following described property, excluding any public streets and alleys, to NORTH LINE SE $\frac{1}{4}$ SW $\frac{1}{4}$ SECTION 16 THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE S89° 53′ 35″E 1319.90′ SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE FOUND MCSM# 1215 659.95' 659.95' FOUND MERIDIAN, COUNTY OF MESA, STATE OF COLORADO. SOUTH 1/16 CORNER SOUTHWEST 1/16 CORNER N0°00'26"E SECTION 16 SECTIONS 16 have by these presents laid out the same as shown hereon and designate the same as T1N, R2W, UTE P.M. T1N, R2W, UTE P.M. _ Annexation to the City of Fruita, County of Mesa, State of Colorado. EXECUTED this______, 2021. **ABBREVIATIONS:** /NVERT 24" STORM 4520.44 GRAND VALLEY ESTATES SUBDIVISION NORTH DITCH FILING 1 SOUTH RECEPTION No. 2322490 S89° 53' 31"E -EAST 660.15 WEST S89° 53′ 31″E 660.15′ TOWNSHIP RANGE STATE OF COLORADO MESA COUNTY SURVEY MARKER COUNTY OF Mesa RIGHT OF WAY SURVEY INFORMATION MANAGEMENT SYSTEM The foregoing certification was acknowledged before me this_ PROFESSIONAL LAND SURVEYOR _____2021, by___ GLOBAL POSITIONING SYSTEM Witness my hand and official seal. IDENTIFICATION My commission expires:_ SQUARE LOT 1 BLOCK 1 **AVENUE** Notary Public STREET CT. COURT CITY COUNCIL CERTIFICATE LN. DR. DRIVE The City Council of the City of Fruita, Colorado, by Resolution Number UNITED STATES __,duly adopted on the_____day of LIMITED COMMON ELEMENT found and determined that annexation of the property designated herein complies with the requirements contained in Article 12, Title 31, C.R.S., as amended, and that said P.O.C. POINT OF COMMENCEMENT BOBCAT WAY P.O.B. **POINT OF BEGINNING** property is eligible for annexation to the City of Fruita. The City Council of the City of 44'ROW Fruita, Colorado, by Ordinance Number_____, duly adopted on the _____, 2021, did annex the the_____day of_____ property herein described to the City of Fruita, Colorado. ATTEST, GRAPHIC SCALE: City Clerk LOT 6 BLOCK 3 LINEAR UNITS ARE U.S. SURVEY FEET PLANNING COMMISSION CERTIFICATION This plat approved by the City of Fruita Planning Commission the_____ LOT 5 BLOCK 3 TITLE CERTIFICATE HATCHED AREA LAND TITLE GUARANTEE COMPANY does hereby certify that it has examined the title to REPRESENTS LAND WITHIN all lands shown on this Map and that title to such lands is vested in JLM THE CITY OF FRUITA DEVELOPMENT, LLC, free and clear of all liens, taxes, and encumbrances. LOT 4 BLOCK 3 EXECUTED this_____day of_____ Title Examiner SURVEYOR'S CERTIFICATE I PATRICK W. CLICK, a registered land surveyor licensed under the laws of the State of Colorado, do hereby certify that this survey was made under my direct supervision and that the information hereon is correct to the best of my knowledge and belief, and LOT 3 BLOCK 3 that no less than one—sixth (1/6) of the perimeter of the area as shown hereon is contiguous with the existing boundaries of the City of Fruita, Colorado. I further certify that the external boundaries of the property shown on this Map have been monumented on the ground. <u>LEGEND:</u> EXECUTED this____day of _____ FOUND SURVEY MARKER FOUND No. 5 REBAR L.S. #24306 LOT 2 BLOCK 3 ■ FOUND No. 5 REBAR L.S. #18478 FOR REVIEW FOUND No. 5 REBAR NO CAP —X— FENCE LINE TELEPHONE PEDESTAL ——T—— BURIED TELEPHONE LINE HOUSE 1 Registered Land Surveyor UTILITY POLE ---- OVERHEAD UTILITY LINE 1834 J ROAD ANNEXATION LOT 1 BLOCK 3 ₩ WATER VALVE SITUATED IN THE SE1/4 SW1/4 SECTION 16 W WATER METER TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN COUNTY OF MESA, STATE OF COLORADO FOUND MCSM# 583-1 FOUND MCSM# 584 WEST 1/16 CÖRNER SOUTH 1/4 CORNER ———— EXISTING SANITARY SEWER MANHOLE SECTION 16 & 21 SECTION 16 JOB #: 2006-088 FIELD WORK: PC DRAWN BY: JW * SAN EXISTING SANITARY SEWER MAIN LINE T1N, R2W, UTE P.M. T1N, R2W, UTE P.M. MESA COUNTY GPS ID T0955 MESA COUNTY GPS ID S275 CHECKED BY: DATE: 8/25/21 DRAWING NAME: 1834 J ROAD ®D STORM SEWER ELEVATION (NAVD88)=4523.97ELEVATION (NAVD88)=4530.67POLARIS SUR VEYING ■ 18" STM EXISTING STORM SEWER MAIN LINE → 8" SAN BASIS OF BEARINGS → 8" SAN → 8" J ROAD N89° 53' 27"W 1320.69' 60' ROW ROAD BOOK 1 PAGE 4 & 32 SOUTH LINE SE \$\frac{1}{4}\$ SW \$\frac{1}{4}\$ SECTION 16 = PATRICK W. CLICK P.L.S. CONCRETE 3194 MESA AVE. #B GRAND JUNCTION, CO 81504 PHONE (970)434-7038