

May 3, 2017

A tract of land being a portion of Lot 1, First Federal Savings & Loan – Carefree, recorded in the Office of the El Paso County Clerk and Recorder on June 11, 1986 under Reception No. 1407637, and a portion of Lot 1, Block 1, Carefree Shopping Center Subdivision, recorded in said Office on November 17, 1981 under Reception No. 823323, County of El Paso, State of Colorado, with all of the bearings contained herein, being based upon a bearing of S00°00'00"E, as measured between the northeast corner of said Lot 1, First Federal Savings and Loan – Carefree, being marked on the ground by a #4 rebar with 1" yellow plastic cap, PLS 13225, 0.2' below grade, found in place, and the southeast corner of said Lot 1, First Federal Savings and Loan – Carefree, being marked on the ground by a #4 rebar with no cap, flush with grade, found in place, County of El Paso, State of Colorado, and being more particularly described as follows: COMMENCING at the northwest corner of said Lot 1, First Federal Savings and Loan – Carefree; thence along the north line of said Lot 1, First Federal Savings and Loan – Carefree, N89°57'43", a distance of 12.00 feet, to the POINT OF BEGINNING; thence continuing along said north line, the following two courses:

- 1) N89°57'43"E, a distance of 133.18 feet;
- 2) 39.76 feet along a non-tangent curve to the right, having a radius of 350.00 feet, a delta of 6°30'29", and a chord of 39.73 feet that bears S86°33'03"E,

to said northeast corner of Lot 1, First Federal Savings and Loan – Carefree, said point also being a northwest corner of said Lot 1, Block 1, Carefree Shopping Center Subdivision; thence along the north line of said Lot 1, Block 1, Carefree Shopping Center Subdivision, 65.96 feet along a non-tangent curve to the right, having a radius of 350.00 feet, a delta of 10°47'51", and a chord of 65.86 feet that bears S77°59'10"E; thence leaving said north line, along the following five (5) courses:

- 1) S17°18'20"W, a distance of 108.51 feet;
- 2) S00°02'25"W, a distance of 145.30 feet;
- 3) S29°43'34"W, a distance of 45.55 feet;
- 4) N89°57'35"W, a distance of 182.51 feet;
- 5) N00°02'25"E, a distance of 304.33 feet;

to the POINT OF BEGINNING.

Said tract contains 63,616 square feet, or 1.460 acres, more or less.

EXHIBIT A