

**EXHIBIT "A"**

TWO PARCELS OF LAND LOCATED IN THE SOUTH ONE-HALF OF SECTION 30, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 30, BEING MONUMENTED BY A 2-INCH PIPE WITH A 3.25-INCH BRASS CAP AT THE WEST QUARTER CORNER OF SAID SECTION 30 AND A NO. 6 REBAR WITH A 3.25-INCH ALUMINUM CAP STAMPED PLS 19625 AT THE CENTER CORNER OF SAID SECTION 30, WHICH IS ASSUMED TO BEAR SOUTH 89°02'51" EAST A DISTANCE OF 2557.81 FEET.

**PARCEL A**

**COMMENCE** AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 30; THENCE SOUTH 00°21'37" EAST, COINCIDENT WITH THE WEST LINE OF SAID SOUTHWEST ONE-QUARTER, A DISTANCE OF 933.38 FEET TO A POINT ON A PARCEL OF LAND RECORDED AT RECEPTION NUMBER 224050744 IN THE RECORDS OF THE COUNTY OF EL PASO COUNTY CLERK AND RECORDER'S OFFICE AND THE **POINT OF BEGINNING**;

THENCE SOUTH 89°52'55" EAST, A DISTANCE OF 862.26 FEET;

THENCE SOUTH 00°13'37" EAST, A DISTANCE OF 159.60 FEET;

THENCE NORTH 89°17'36" EAST, A DISTANCE OF 107.26 FEET TO THE WEST RIGHT-OF-WAY LINE OF COMMANCHE ROAD AS SHOWN ON ROCK CREEK MESA SUBDIVISION ADDITION NO. 2 RECORDED IN BOOK A-2, PAGE 30 OF THE IN SAID COUNTY RECORDS;

THENCE SOUTH 00°42'43" EAST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 521.79 FEET TO THE NORTHWEST INTERSECTION OF SAID COMMANCHE ROAD AND PAWNEE ROAD AND THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 359.79 FEET, WHOSE CENTER BEARS NORTH 16°16'04" WEST;

THENCE COINCIDENT WITH THE NORTH RIGHT-OF-WAY LINE OF SAID PAWNEE ROAD THE FOLLOWING THREE (3) COURSES:

1. WESTERLY AND COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 47°26'21", AN ARC DISTANCE OF 297.90 FEET AND HAVING A CHORD THAT BEARS NORTH 82°32'53" WEST, A DISTANCE OF 289.46 FEET;
2. NORTH 58°50'08" WEST, A DISTANCE OF 55.29 FEET;
3. NORTH 59°19'10" WEST, A DISTANCE OF 35.39 FEET TO THE WEST LINE OF SAID ROCK CREEK MESA SUBDIVISION ADDITION NO. 2;

THENCE SOUTH 00°19'49" WEST, COINCIDENT WITH SAID WEST LINE A DISTANCE OF 69.53 FEET TO A POINT HEREIN DEFINED AS REFERENCE POINT "A" LYING ON THE SOUTH RIGHT-OF-WAY LINE OF PAWNEE ROAD;

THENCE NORTH 59°19'10" WEST, COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 509.83 FEET;

THENCE NORTH 30°40'50" EAST, A DISTANCE OF 60.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID PAWNEE ROAD;

THENCE NORTH 00°33'26" EAST, A DISTANCE OF 217.01 FEET;

THENCE SOUTH 89°29'59" WEST, A DISTANCE OF 100.56 FEET;

THENCE NORTH 00°07'54" EAST, A DISTANCE OF 66.17 FEET;

THENCE NORTH 89°20'07" WEST, A DISTANCE OF 104.87 FEET TO A POINT ON SAID WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 30;

THENCE NORTH 00°21'37" WEST, COINCIDENT WITH SAID WEST LINE, A DISTANCE OF 71.87 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 468,801 SQUARE FEET OR (10.76219 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

**PARCEL B**

**BEGINNING** AT REFERENCE POINT "A" ON THE SOUTH RIGHT-OF-WAY LINE OF SAID PAWNEE ROAD;

THENCE COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

1. SOUTH 58°50'08" EAST, A DISTANCE OF 55.03 FEET TO A NON-TANGENT CURVE HAVING A RADIUS OF 419.79 FEET, WHOSE CENTER BEARS NORTH 31°10'18" EAST;
2. EASTERLY AND COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 45°10'17", AN ARC DISTANCE OF 330.96 FEET AND HAVING A CHORD THAT BEARS SOUTH 81°24'51" EAST, A DISTANCE OF 322.45 FEET TO THE SOUTHWEST INTERSECTION OF SAID PAWNEE ROAD AND SAID COMMANCHE ROAD;

THENCE COINCIDENT WITH A LINE NON-TANGENT TO SAID CURVE AND THE WEST RIGHT-OF-WAY LINE OF SAID COMMANCHE ROAD, SOUTH 00°45'24" EAST, A DISTANCE OF 169.36 FEET;

THENCE SOUTH 88°33'19" WEST, A DISTANCE OF 409.44 FEET;

THENCE NORTH 00°43'42" WEST, A DISTANCE OF 117.69 FEET;

THENCE NORTH 06°34'58" EAST, A DISTANCE OF 59.95 FEET;

THENCE NORTH 24°20'49" EAST, A DISTANCE OF 86.76 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 76,160 SQUARE FEET OR (1.74839 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.



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