

EXHIBIT A

A PARCEL OF LAND LYING WITHIN SECTIONS 33 & 34, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, AS RECORDED IN THE REAL PROPERTY RECORDS OF EL PASO COUNTY, COLORADO IN BOOK 6830, PAGE 1065, BEING MORE PARTICULAR DESCRIBED AS FOLLOWS:

TRACTS "A" AND "D", SPROUL RAIL INDUSTRIAL PARK FILING NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK K-2 AT PAGE 55 OF THE RECORDS OF EL PASO COUNTY, COLORADO, TOGETHER WITH A PORTION OF THE NORTH HALF OF SECTION 33 AND A PORTION OF THE NORTH HALF OF SECTION 34, AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 34, ALL IN TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID TRACT "A", WHICH POINT IS ON THE SOUTHERLY RIGHT-OF-WAY OF DELTA DRIVE; THENCE S49°18'00"E, 580.00'; THENCE N40°42'00"E, 260.00' TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE HANCOCK EXPRESSWAY; THENCE S49°, 18'00"E ALONG SAID SOUTHERLY LINE, 200.00'; THENCE S40°42'00"W, 260.00'; THENCE CONTINUE S40°42'00"W ALONG THE SOUTHEASTERLY LINE OF SAID TRACT "A", 469.58'; THENCE CONTINUE S40°42'00"W, 1069.55' TO A POINT ON THE NORTHERLY LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 34; THENCE S89°27'20"W ALONG SAID NORTHERLY LINE, 899.79' TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF ATCHISON, TOPEKA AND SANTE FE RAILROAD; THENCE ALONG SAID NORTHEASTERLY LINE FOR THE FOLLOWING THREE (3) COURSES; THENCE N19°12'20" W, 234.24'; THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 26°42'30", A RADIUS OF 1482.70', AND A LENGTH OF 691.15'; THENCE N45°54'50"W, 1271.21' TO THE MOST SOUTHERLY CORNER OF SPROUL RAIL INDUSTRIAL PARK FILING NO. 1, AS RECORDED IN PLAT BOOK 1-2 AT PAGE 10; THENCE N50°00'00"E, 134.56' TO THE MOST WESTERLY CORNER OF A REPLAT OF SPROUL RAIL INDUSTRIAL PARK FILING NO. 2, AS RECORDED IN PLAT BOOK N-2 AT PAGE 23; SAID POINT ALSO BEING ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE FOUNTAIN VALLEY IRRIGATION CANAL NO. 4, AS IT NOW EXISTS; THE FOLLOWING ELEVEN (11) COURSES ARE CONTIGUOUS WITH SAID NORTHEASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING FIVE (5) COURSES OF WHICH ARE CONTIGUOUS WITH THE SOUTHWEST BOUNDARY OF SAID FILING NO. 2; THENCE S47°, 49'23"E, 94.92'; THENCE ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 17°25'47", A RADIUS OF 605.74' AND A LENGTH OF 184.27'; THENCE S65°15'10"E, 194.91'; THENCE ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 50°36'30", A RADIUS OF 206.00', AND A LENGTH OF 181.95'; THENCE S14°38'40"E, 155.17' TO THE SOUTH CORNER OF SAID FILING NO. 2; THENCE ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 35°10'02", A RADIUS OF 232.25', A LENGTH OF 142.54' AND WHOSE CHORD BEARS S32°13'41"E, 140.32'; THENCE S49°48'42"E, 206.89'; THENCE ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 27°42'57", A RADIUS OF 426.40', AND A LENGTH OF 206.26'; THENCE S77°31'39"E, 20.15'; THENCE ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 12°28'21", A RADIUS OF 545.42' AND A LENGTH OF 118.73'; THENCE N90°00'00"E, 41.61' THENCE N01°52'20"W DEPARTING FROM SAID CANAL RIGHT-OF-WAY, 69.53'; THENCE N88°07'40"E, 100.00'; THENCE N01°S2'20"W, 150.00'; (3) THENCE S88°07'40"W, 100.00'; THENCE N23°02'40"E, 116.72' TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF DELTA DRIVE; THENCE ALONG THE NORTHERLY LINE OF SAID TRACT "A", WHICH LINE IS ALSO SAID SOUTHERLY RIGHT-OF-WAY LINE OF DELTA DRIVE FOR THE FOLLOWING FOUR (4) COURSES; (1) THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 43°02'40", A RADIUS OF 640.00', A LENGTH OF 480.81', AND WHOSE CHORD BEARS S88°28'40"E, 469.58'; (2) THENCE N70°00'00"E, 590.00'; (3) THENCE ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 29°18'00", A RADIUS OF 640.00', AND A LENGTH OF 327.28'; (4) THENCE N40°42'00"E, 140.00' TO THE POINT OF BEGINNING.

EXHIBIT B

PARCELS OF LAND LYING WITHIN SECTIONS 33 & 34, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, BEING MORE PARTICULAR DESCRIBED AS FOLLOWS:

PARCEL 1:

COMMENCING AT THE SOUTHWESTERLY CORNER OF TRACT D SPROUL RAIL INDUSTRIAL PARK FILING NO. 1

THENCE ALONG THE SOUTHEASTERLY LINE OF SAID TRACT D NORTH 50 DEGREES 06 MINUTES 01 SECONDS EAST, A DISTANCE OF 77.33 FEET TO THE POINT OF BEGINNING.

THENCE DEPARTING SAID LINE SOUTH 41 DEGREES 06 MINUTES 07 SECONDS EAST, A DISTANCE OF 559.05 FEET;

THENCE SOUTH 41 DEGREES 03 MINUTES 34 SECONDS EAST, A DISTANCE OF 353.00 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF THE SUBJECT PROPERTY;

THENCE ALONG SAID LINE SOUTH 45 DEGREES 55 MINUTES 19 SECONDS EAST, A DISTANCE OF 353.56 FEET;

THENCE CONTINUING ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 676.19', HAVING A RADIUS OF 1482.70', WITH A CHORD BEARING OF SOUTH 32 DEGREES 52 MINUTES 16 SECONDS EAST, WITH A CHORD LENGTH OF 670.35';

THENCE DEPARTING SAID LINE SOUTH 88 DEGREES 34 MINUTES 40 SECONDS EAST, A DISTANCE OF 890.35 FEET;

THENCE NORTH 63 DEGREES 00 MINUTES 19 SECONDS EAST, A DISTANCE OF 533.31 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF THE SUBJECT PROPERTY;

THENCE NORTH 40 DEGREES 41 MINUTES 48 SECONDS EAST, A DISTANCE OF 481.16 FEET;

THENCE ALONG SAID LINE SOUTH 77 DEGREES 38 MINUTES 35 SECONDS EAST, A DISTANCE OF 16.65 FEET;

SURVEYED BY:
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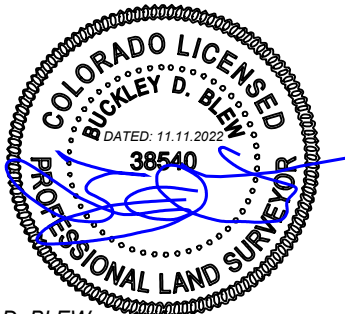
EXHIBIT B (CONT.)

THENCE NORTH 40 DEGREES 43 MINUTES 32 SECONDS EAST, A DISTANCE OF 477.88 FEET;
THENCE NORTH 49 DEGREES 19 MINUTES 21 SECONDS WEST, A DISTANCE OF 47.48 FEET;
THENCE SOUTH 42 DEGREES 23 MINUTES 28 SECONDS WEST, A DISTANCE OF 228.00 FEET;
THENCE SOUTH 41 DEGREES 23 MINUTES 23 SECONDS WEST, A DISTANCE OF 324.35 FEET;
THENCE SOUTH 41 DEGREES 23 MINUTES 23 SECONDS WEST, A DISTANCE OF 304.57 FEET;
THENCE SOUTH 63 DEGREES 00 MINUTES 19 SECONDS WEST, A DISTANCE OF 563.09 FEET;
THENCE NORTH 88 DEGREES 34 MINUTES 40 SECONDS WEST, A DISTANCE OF 549.14 FEET;
THENCE NORTH 88 DEGREES 34 MINUTES 40 SECONDS WEST, A DISTANCE OF 257.46 FEET;
THENCE NORTH 30 DEGREES 10 MINUTES 57 SECONDS WEST, A DISTANCE OF 298.46 FEET;
THENCE NORTH 38 DEGREES 59 MINUTES 22 SECONDS WEST, A DISTANCE OF 307.01 FEET;
THENCE NORTH 42 DEGREES 55 MINUTES 55 SECONDS WEST, A DISTANCE OF 387.46 FEET;
THENCE NORTH 41 DEGREES 02 MINUTES 16 SECONDS WEST, A DISTANCE OF 347.31 FEET;
THENCE NORTH 41 DEGREES 02 MINUTES 16 SECONDS WEST, A DISTANCE OF 328.55 FEET TO A POINT ON THE NORTHERLY LINE OF THE SUBJECT PROPERTY;
THENCE ALONG SAID LINE FOLLOWING A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 140.25', HAVING A RADIUS OF 605.74', WITH A CHORD BEARING OF NORTH 54 DEGREES 28 MINUTES 43 SECONDS WEST, WITH A CHORD LENGTH OF 139.93';
THENCE CONTINUING ON ALONG THE NORTHERLY LINE NORTH 47 DEGREES 41 MINUTES 21 SECONDS WEST, A DISTANCE OF 93.89 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF PREVIOUSLY REFERENCED TRACT D;
THENCE SOUTH 50 DEGREES 06 MINUTES 01 SECONDS WEST, A DISTANCE OF 57.23 FEET TO THE POINT OF BEGINNING.
CONTAINING 363,613 SQ. FEET, OR 8.347 ACRES, OF LAND MORE OR LESS.

PARCEL 2:

COMMENCING AT THE MOST WESTERLY CORNER OF THE SUBJECT PROPERTY AT A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF HANCOCK EXPRESSWAY;
THENCE NORTH 49 DEGREES 16 MINUTES 28 SECONDS WEST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 49 DEGREES 17 MINUTES 45 SECONDS WEST, A DISTANCE OF 39.82 FEET;
THENCE SOUTH 42 DEGREES 23 MINUTES 28 SECONDS WEST, A DISTANCE OF 253.65 FEET;
THENCE SOUTH 49 DEGREES 19 MINUTES 21 SECONDS EAST, A DISTANCE OF 47.19 FEET;
THENCE NORTH 40 DEGREES 43 MINUTES 32 SECONDS EAST, A DISTANCE OF 253.52 FEET TO THE POINT OF BEGINNING.
CONTAINING 11,030 SQ. FEET, OR 0.253 ACRES, OF LAND MORE OR LESS.

SURVEYOR'S CERTIFICATE



BUCKLEY D. BLEW
LICENSED PROFESSIONAL LAND SURVEYOR NO. 38540
STATE OF COLORADO

BASIS OF BEARING

ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83. THE BEARING OF THE LINE BETWEEN NGS PID JK0841 (A STAINLESS STEEL ROD IN MONUMENT CASE STAMPED "Y 395 1983") AND NGS PID JK0839 (A STAINLESS STEEL ROD IN MONUMENT CASE STAMPED "S 393 1983") IS S 44°54'47" E. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES. COMBINED PROJECT SCALE FACTOR (GRID TO GROUND) IS 1.00018917943.

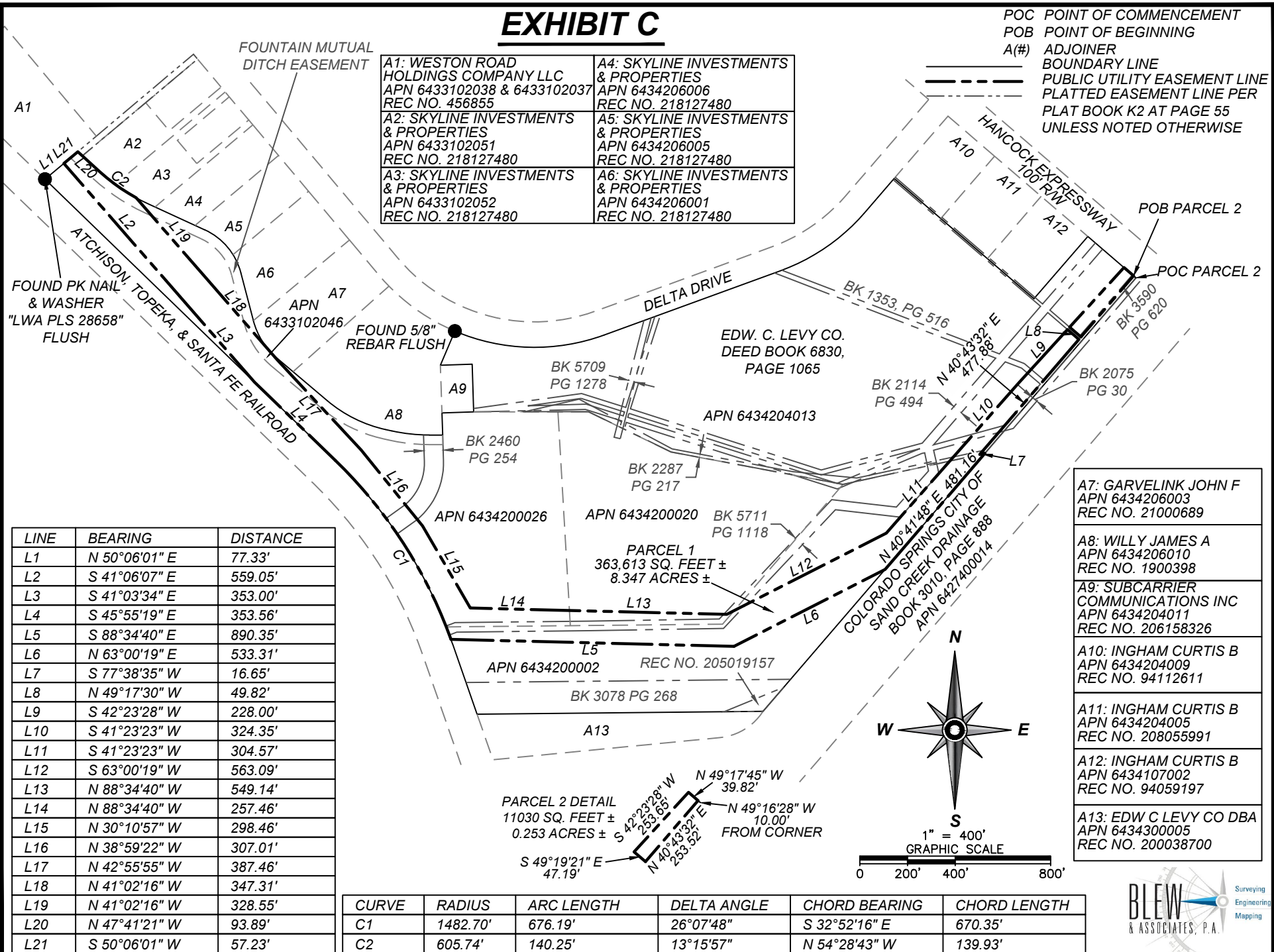
SURVEYED BY:
BLEW & ASSOCIATES P.A.
3825 N SHILOH DRIVE
FAYETTEVILLE, AR, 72703
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EXHIBIT C

POC POINT OF COMMENCEMENT
 POB POINT OF BEGINNING
 A(#) ADJOINER
 BOUNDARY LINE
 PUBLIC UTILITY EASEMENT LINE
 PLATTED EASEMENT LINE PER
 PLAT BOOK K2 AT PAGE 55
 UNLESS NOTED OTHERWISE

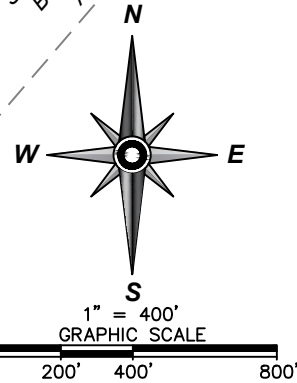
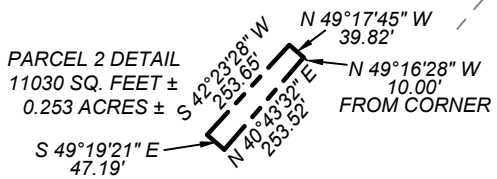
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|---|---|
| A1: WESTON ROAD HOLDINGS COMPANY LLC APN 6433102038 & 6433102037 REC NO. 456855 | A4: SKYLINE INVESTMENTS & PROPERTIES APN 6434206006 REC NO. 218127480 |
| A2: SKYLINE INVESTMENTS & PROPERTIES APN 6433102051 REC NO. 218127480 | A5: SKYLINE INVESTMENTS & PROPERTIES APN 6434206005 REC NO. 218127480 |
| A3: SKYLINE INVESTMENTS & PROPERTIES APN 6433102052 REC NO. 218127480 | A6: SKYLINE INVESTMENTS & PROPERTIES APN 6434206001 REC NO. 218127480 |



| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 50°06'01" E | 77.33' |
| L2 | S 41°06'07" E | 559.05' |
| L3 | S 41°03'34" E | 353.00' |
| L4 | S 45°55'19" E | 353.56' |
| L5 | S 88°34'40" E | 890.35' |
| L6 | N 63°00'19" E | 533.31' |
| L7 | S 77°38'35" W | 16.65' |
| L8 | N 49°17'30" W | 49.82' |
| L9 | S 42°23'28" W | 228.00' |
| L10 | S 41°23'23" W | 324.35' |
| L11 | S 41°23'23" W | 304.57' |
| L12 | S 63°00'19" W | 563.09' |
| L13 | N 88°34'40" W | 549.14' |
| L14 | N 88°34'40" W | 257.46' |
| L15 | N 30°10'57" W | 298.46' |
| L16 | N 38°59'22" W | 307.01' |
| L17 | N 42°55'55" W | 387.46' |
| L18 | N 41°02'16" W | 347.31' |
| L19 | N 41°02'16" W | 328.55' |
| L20 | N 47°41'21" W | 93.89' |
| L21 | S 50°06'01" W | 57.23' |

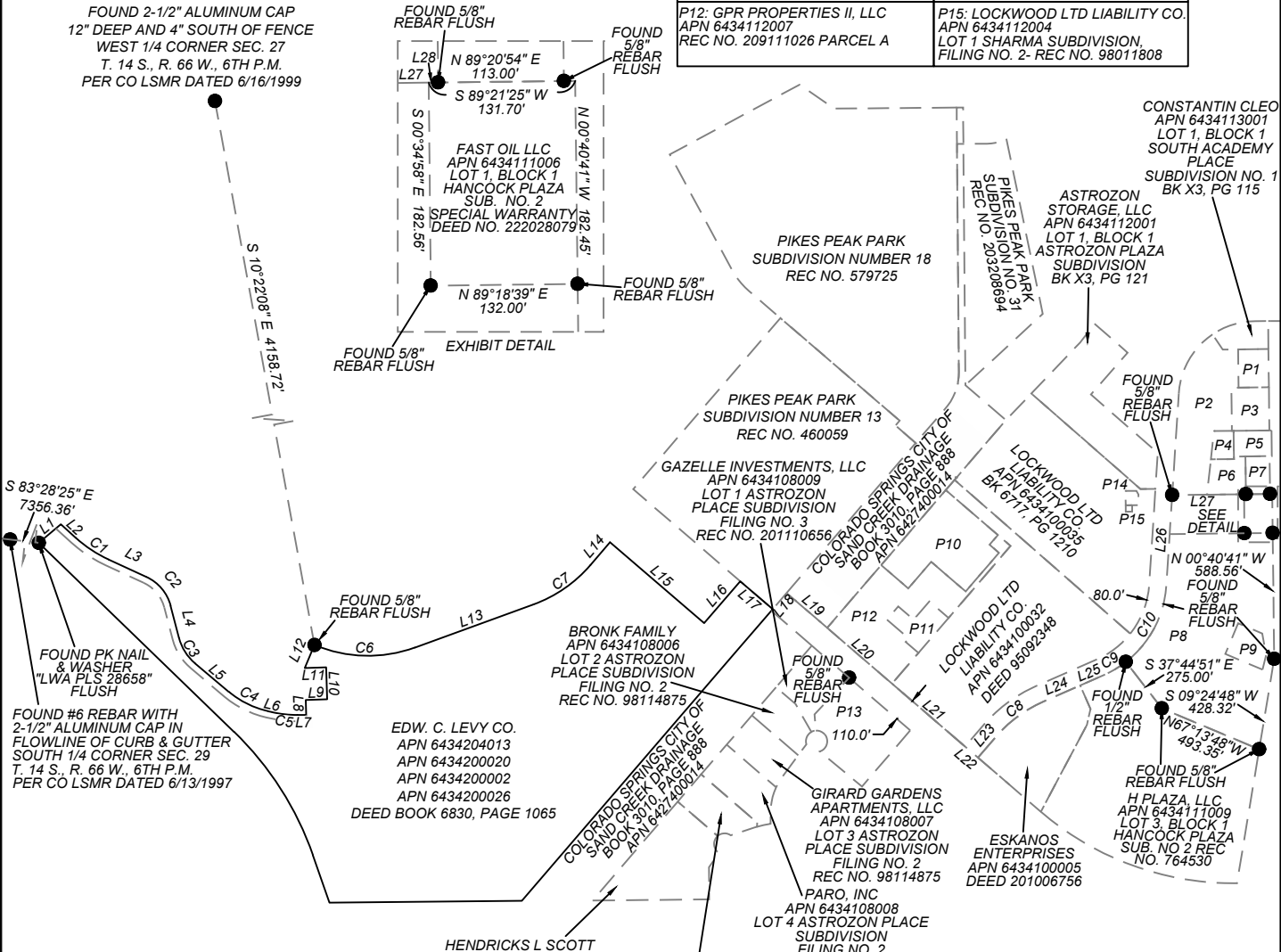
| CURVE | RADIUS | ARC LENGTH | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|----------|------------|-------------|---------------|--------------|
| C1 | 1482.70' | 676.19' | 26°07'48" | S 32°52'16" E | 670.35' |
| C2 | 605.74' | 140.25' | 13°15'57" | N 54°28'43" W | 139.93' |

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| A7: GARVELINK JOHN F APN 6434206003 REC NO. 21000689 |
| A8: WILLY JAMES A APN 6434206010 REC NO. 1900398 |
| A9: SUBCARRIER COMMUNICATIONS INC APN 6434204011 REC NO. 206158326 |
| A10: INGHAM CURTIS B APN 6434204009 REC NO. 94112611 |
| A11: INGHAM CURTIS B APN 6434204005 REC NO. 208055991 |
| A12: INGHAM CURTIS B APN 6434107002 REC NO. 94059197 |
| A13: EDW C LEVY CO DBA APN 6434300005 REC NO. 200038700 |



MONUMENTATION DETAIL

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| P10: GPR PROPERTIES III, LLC APN 6434100038 REC NO. 219021746 | P13: GAZELLE INVESTMENTS, LLC APN 6434108010 LOT 2 ASTROZON PLACE SUBDIVISION FILING NO. 3 REC NO. 201110656 |
| P11: GPR PROPERTIES II, LLC APN 6434112008 DEED 209111026 PARCEL B | P14: LOCKWOOD LTD LIABILITY CO. APN 6434112004 LOT 1 SHARMA SUBDIVISION REC NO. 96047188 |
| P12: GPR PROPERTIES II, LLC APN 6434112007 REC NO. 209111026 PARCEL A | P15: LOCKWOOD LTD LIABILITY CO. APN 6434112004 LOT 1 SHARMA SUBDIVISION, FILING NO. 2 - REC NO. 98011808 |



| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 50°06'01" E | 134.56' |
| L2 | S 47°41'21" E | 93.89' |
| L3 | S 65°16'31" E | 194.91' |
| L4 | S 14°40'01" E | 155.17' |
| L5 | S 49°50'03" E | 206.89' |
| L6 | S 77°33'00" E | 20.15' |
| L7 | N 89°58'39" E | 41.61' |
| L8 | N 01°53'41" W | 69.53' |
| L9 | N 88°06'19" E | 100.00' |
| L10 | N 01°53'41" W | 150.00' |
| L11 | S 88°06'19" W | 100.00' |
| L12 | N 23°01'19" E | 116.72' |
| L13 | N 69°58'39" E | 590.00' |
| L14 | N 40°40'39" E | 140.00' |
| L15 | S 49°19'21" E | 580.00' |
| L16 | N 40°48'47" E | 258.62' |
| L17 | S 49°17'30" E | 200.00' |
| L18 | N 40°42'30" E | 100.00' |
| L19 | S 49°17'30" E | 250.00' |
| L20 | N 49°17'27" W | 399.99' |
| L21 | N 49°17'27" W | 450.00' |
| L22 | S 49°17'27" E | 80.00' |
| L23 | N 40°42'33" E | 130.21' |
| L24 | N 66°17'03" E | 188.00' |
| L25 | N 66°17'03" E | 120.78' |
| L26 | N 03°43'03" E | 425.13' |
| L27 | N 89°21'25" E | 336.01' |
| L28 | N 89°20'54" E | 8.53' |

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| P1: BFS RETAIL & COMMERCIAL APN 6434113012 LOT 2 SOUTH ACADEMY PLACE SUBDIVISION NO. 5 REC NO. 01590201 | P4: REED INC. APN 6434113013 LOT 3 SOUTH ACADEMY PLACE SUBDIVISION NO. 5 - REC NO. 01590201 | P7: CORINTHIAN REAL ESTATE APN 6434113008 LOT 1 SOUTH ACADEMY PLACE SUBDIVISION NO. 3 PLAT BK B-4, PG 7 |
| P2: ACADEMY CAR CARE CENTER APN 6434113011 LOT 1 SOUTH ACADEMY PLACE SUB NO. 5 REC NO. 01590201 | P5: REED INC. APN 6434113006 DEED 216141757 PARCEL A | P8: H PLAZA, LLC APN 6434111010 & 6434111012 LOT 1 & 3 HANCOCK PLAZA SUB FILING NO. 3 - REC NO. 221714666 |
| P3: REED INC APN 6434113005 LOT 1, BLOCK 1 SOUTH ACADEMY PLACE SUBDIVISION NO. 2 REC NO. 1320890 | P6: REED INC. APN 6434113015 DEED 216141757 PARCEL C | P9: H PLAZA, LLC APN 6434111011 LOT 2 HANCOCK PLAZA SUB. FILING NO. 3 - REC NO. 221714666 |

| CURVE | RADIUS | ARC LENGTH | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|---------|------------|-------------|---------------|--------------|
| C1 | 605.74' | 184.27' | 17°25'47" | S 56°33'38" E | 183.56' |
| C2 | 206.00' | 181.95' | 50°36'24" | S 39°58'19" E | 176.09' |
| C3 | 232.25' | 142.55' | 35°09'58" | S 32°15'02" E | 140.32' |
| C4 | 426.40' | 206.26' | 27°42'55" | S 63°41'31" E | 204.25' |
| C5 | 545.42' | 118.73' | 12°28'21" | S 83°47'11" E | 118.50' |
| C6 | 640.00' | 480.81' | 43°02'39" | S 88°30'01" E | 469.58' |
| C7 | 640.00' | 327.28' | 29°17'59" | N 55°19'39" E | 323.73' |

