

## 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 NORTH 88°58'30" WEST A DISTANCE OF 2557.68 FEET.

### PARCEL A

**COMMENCE** AT THE CENTER ONE-QUARTER CORNER OF SAID SECTION 30; THENCE NORTH 89°02'51" WEST, COINCIDENT WITH THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER, A DISTANCE OF 191.29 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 01°02'53" WEST, A DISTANCE OF 439.71 FEET;

THENCE SOUTH 89°02'57" EAST, A DISTANCE OF 208.00 FEET;

THENCE SOUTH 01°02'56" WEST, A DISTANCE OF 260.09 FEET;

THENCE SOUTH 89°02'40" EAST, A DISTANCE OF 598.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 115;

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

1. SOUTH 02°00'53" EAST, A DISTANCE OF 353.40 FEET TO A NON-TANGENT CURVE HAVING A RADIUS OF 2,864.85 FEET, WHOSE CENTER BEARS NORTH 81°27'53" WEST;
2. SOUTHERLY AND COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 10°41'37", AN ARC DISTANCE OF 534.69 FEET AND HAVING A CHORD THAT BEARS SOUTH 13°52'56" WEST, A DISTANCE OF 533.91 FEET TO A POINT HEREIN DEFINED AS REFERENCE POINT "A" LYING ON THE NORTH RIGHT-OF-WAY LINE OF PAWNEE ROAD;

THENCE COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES:

1. NORTH 57°22'52" WEST, A DISTANCE OF 655.73 FEET TO A NON-TANGENT CURVE HAVING A RADIUS OF 278.67 FEET, WHOSE CENTER BEARS SOUTH 32°50'53" WEST;
2. WESTERLY AND COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 47°20'52", AN ARC DISTANCE OF 230.29 FEET AND HAVING A CHORD THAT BEARS NORTH 80°49'34" WEST, A DISTANCE OF 223.79 FEET;
3. SOUTH 72°32'40" WEST, A DISTANCE OF 104.84 FEET;

4. SOUTH 73°41'05" WEST, A DISTANCE OF 766.11 FEET;

THENCE NORTH 00°52'18" WEST, A DISTANCE OF 153.40 FEET TO A NON-TANGENT CURVE HAVING A RADIUS OF 70.00 FEET, WHOSE CENTER BEARS NORTH 89°08'03" EAST;

THENCE NORTHEASTERLY AND COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 51°59'01", AN ARC DISTANCE OF 63.51 FEET AND HAVING A CHORD THAT BEARS NORTH 25°07'34" EAST, A DISTANCE OF 61.35 FEET;

THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 51°41'38" EAST, A DISTANCE OF 161.74 FEET TO A TANGENT CURVE HAVING A RADIUS OF 30.00 FEET, WHOSE CENTER BEARS SOUTH 38°18'22" EAST;

THENCE EASTERLY AND COINCIDENT WITH SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 109°51'18", AN ARC DISTANCE OF 57.52 FEET AND HAVING A CHORD THAT BEARS SOUTH 73°22'43" EAST, A DISTANCE OF 49.11 FEET;

THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 71°22'42" EAST, A DISTANCE OF 60.15 FEET TO A NON-TANGENT CURVE HAVING A RADIUS OF 225.72 FEET, WHOSE CENTER BEARS NORTH 71°27'12" EAST;

THENCE NORTHEASTERLY AND COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 100°11'27", AN ARC DISTANCE OF 394.70 FEET AND HAVING A CHORD THAT BEARS NORTH 31°32'56" EAST, A DISTANCE OF 346.30 FEET;

THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 08°18'28" WEST, A DISTANCE OF 59.97 FEET;

THENCE NORTH 06°04'29" EAST, A DISTANCE OF 391.30 FEET;

THENCE NORTH 05°59'00" EAST, A DISTANCE OF 393.36 FEET;

THENCE SOUTH 89°02'51" EAST, COINCIDENT WITH SAID NORTH LINE, A DISTANCE OF 421.52 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 1,317,962 SQUARE FEET OR (30.256 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

#### **PARCEL B**

**COMMENCE** AT SAID REFERENCE POINT "A"; THENCE COINCIDENT WITH A CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 1°13'50", AN ARC DISTANCE OF 61.52 FEET AND HAVING A CHORD THAT BEARS SOUTH 19°50'39" WEST, A DISTANCE OF 61.52 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT BEARS NORTH 69°32'26" WEST, A RADIAL DISTANCE OF 2,864.85 FEET; THENCE SOUTHERLY AND COINCIDENT WITH THE ARC, THROUGH A CENTRAL ANGLE OF 03°12'43", AN ARC DISTANCE OF 160.60 FEET AND HAVING A CHORD THAT BEARS SOUTH 22°03'55" WEST, A DISTANCE OF 160.58 FEET;

THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 89°02'02" WEST, A DISTANCE OF 482.72 FEET;

THENCE SOUTH 01°01'21" EAST, A DISTANCE OF 49.93 FEET;

THENCE SOUTH 89°02'02" WEST, A DISTANCE OF 200.00 FEET;

THENCE NORTH 00°59'48" WEST, A DISTANCE OF 100.00 FEET

THENCE SOUTH 89°02'02" WEST, A DISTANCE OF 100.00 FEET;

THENCE NORTH 00°59'47" WEST, A DISTANCE OF 465.22 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID PAWNEE ROAD;

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

1. NORTH 72°32'40" EAST, A DISTANCE OF 111.64 FEET TO A NON-TANGENT CURVE HAVING A RADIUS OF 218.67 FEET, WHOSE CENTER BEARS SOUTH 16°41'18" EAST;
2. EASTERLY AND COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 49°33'57", AN ARC DISTANCE OF 189.17 FEET AND HAVING A CHORD THAT BEARS SOUTH 81°54'20" EAST, A DISTANCE OF 183.32 FEET;
3. ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 57°22'52" EAST, A DISTANCE OF 669.46 FEET TO THE **POINT OF BEGINNING**;

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 341,820 SQUARE FEET OR (7.847 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.



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