

EXHIBIT "A"

TWO PARCELS OF LAND LOCATED IN THE SOUTH ONE-HALF OF SECTION 30, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH 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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