

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 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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