

EXHIBIT A

A PARCEL OF LAND LYING WITHIN SECTION 34, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS LOT 3 HANCOCK PLAZA SUB. FILING NO. 3, AS RECORDED IN THE REAL PROPERTY RECORDS OF EL PASO COUNTY, COLORADO AT RECEPTION NO. 221714666.

EXHIBIT B

A PARCEL OF LAND LYING WITHIN SECTION 34, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS A PART OF LOT 3 HANCOCK PLAZA SUB. FILING NO. 3, AS RECORDED IN THE REAL PROPERTY RECORDS OF EL PASO COUNTY, COLORADO AT RECEPTION NO. 221714666, AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 3 HANCOCK PLAZA SUB. FILING NO. 3;

THENCE ALONG THE NORTH LINE OF SAID LOT 3 NORTH 89 DEGREES 21 MINUTES 25 SECONDS EAST, A DISTANCE OF 336.01 FEET;

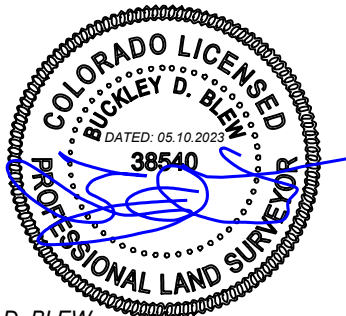
THENCE SOUTH 00 DEGREES 34 MINUTES 58 SECONDS EAST, A DISTANCE OF 55.00 FEET ALONG THE EAST LINE OF SAID LOT 3;

THENCE DEPARTING SAID LINE SOUTH 89 DEGREES 21 MINUTES 25 SECONDS WEST, A DISTANCE OF 340.15 FEET TO THE WEST LINE OF LOT 3;

THENCE NORTH 03 DEGREES 43 MINUTES 03 SECONDS EAST, A DISTANCE OF 55.16 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

CONTAINING 18,594 SQ. FEET, OR 0.427 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.

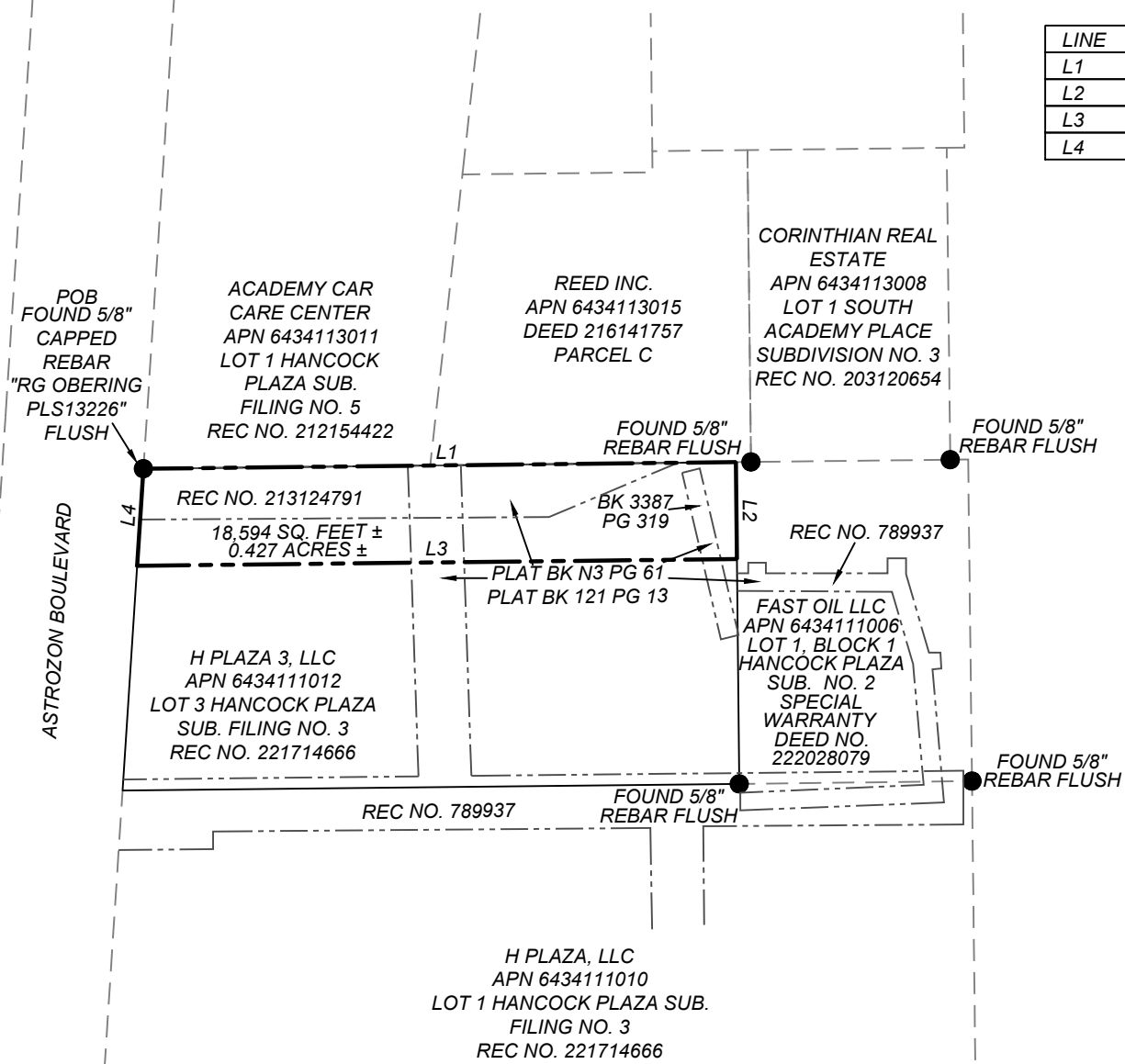
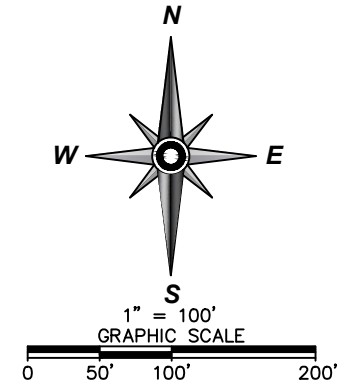
SURVEYED BY:
BLEW & ASSOCIATES P.A.
3825 N SHILOH DRIVE
FAYETTEVILLE, AR, 72703
PHONE #479-443-4506
SURVEY@BLEWINC.COM



EXHIBIT C

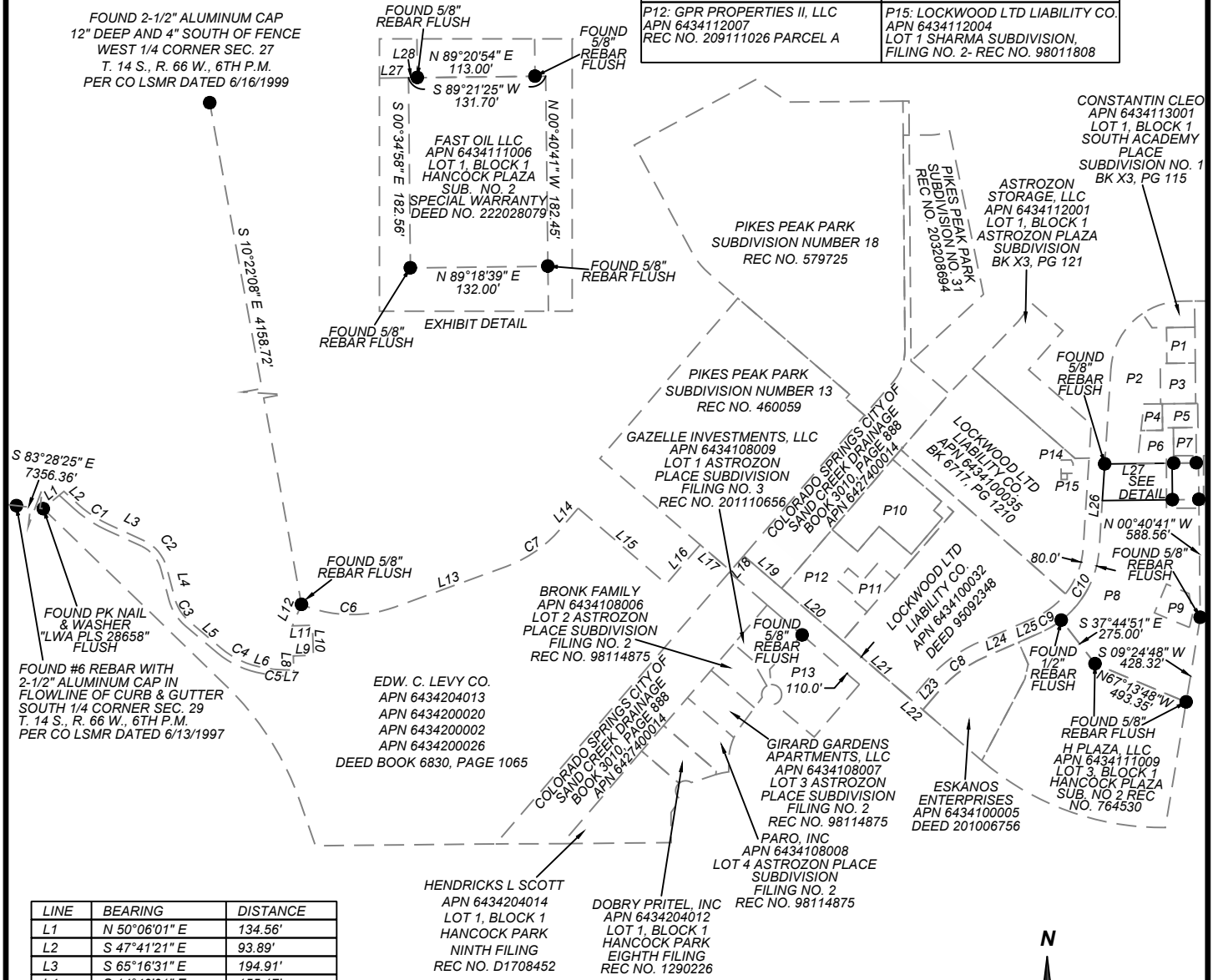
- FOUND MONUMENT AS NOTED
- POB POINT OF BEGINNING
- BOUNDARY LINE
- - - PUBLIC UTILITY EASEMENT LINE
- · - · - PLATTED EASEMENT LINE
- PER REC NO. 221714666

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 89°21'25" E | 336.01' |
| L2 | S 00°34'58" E | 55.00' |
| L3 | S 89°21'25" W | 340.15' |
| L4 | N 03°43'03" E | 55.16' |



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' |

| | | |
|---|--|---|
| 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' |

