

February 23, 2005
071514.402.1.0025
Revised June 15, 2005

EXHIBIT "A"

PROPERTY DESCRIPTION
Parcel PE F-54Rev


A parcel of land being a portion of a tract of land described in Book 2642 at Page 733, recorded October 15, 1999 in the Mesa County Clerk and Recorder's Office lying in the Northwest Quarter of the Northwest Quarter of Section 20, Township 1 South, Range 1 East of the Ute Principal Meridian, Mesa County, Colorado and being more particularly described as follows:

COMMENCING at the Northwest Corner of said Section 20 (a 2 1/2" MCSM brass cap illegible) whence the Northwest Corner of the Northeast Quarter of the Northeast Quarter of Section 19, Township 1 South, Range 1 East of the Ute Principal Meridian (a 3" MCSM brass cap #1110) bears N89°40'49"W a distance of 1319.51 feet;
THENCE S31°00'55"E a distance of 84.15 feet to the POINT OF BEGINNING;

THENCE N42°00'59"E a distance of 41.20 feet;
THENCE N83°55'32"E a distance of 84.30 feet;
THENCE S89°01'18"E a distance of 105.19 feet;
THENCE S00°06'19"W along the easterly line of said tract of land described in Book 2642 at Page 733 a distance of 14.00 feet;
THENCE N89°01'18"W a distance of 104.54 feet;
THENCE S83°55'32"W a distance of 78.07 feet;
THENCE S42°00'59"W a distance of 39.46 feet;
THENCE S00°06'25"W a distance of 175.80 feet;
THENCE S89°58'42"W along the southerly line of said tract of land described in Book 2642 at Page 733 a distance of 8.00 feet;
THENCE N00°06'25"E a distance of 187.86 feet to the POINT OF BEGINNING.

Containing 4,624 square feet, (0.106 Acres), more or less, for a Multipurpose Easement to Mesa County for the use of County approved utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees, grade structures, irrigation, road construction and maintenance.

Basis of Bearing: N89°58'01"E between Mesa County Local Coordinate System points Southwest Corner of Section 15 (2-1/2"Alumn.Cap in Monument Box Stamped: AES T1S R1W S16/S15/S21/S22 2002 PLS 24320) and the Southeast Corner of Section 15, (2-1/2"Brass Cap Stamped: COUNTY SURVEY MARKER 828-1 15/14/22/23), both in Township 1 South, Range 1 West Ute P.M.

Prepared by
Date: 6/21/05
Marla Mellor McOmber PLS 24961
For and on behalf of Carter & Burgess


Carter & Burgess Consultants, Inc.
C&B Architects/Engineers, Inc. C&B Architects/Engineers, P.C. C&B Nevada, Inc.