

EXHIBIT A

A PARCEL OF LAND BEING PART OF LOT 1, GG GRAND JUNCTION SUBDIVISION FILING 2, RECORDED AT RECEPTION NO. 3034472, MESA COUNTY RECORDS AND LOCATED IN THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO OF, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE S00°02'14"E ALONG THE EAST LINE OF SAID LOT 1 (SAID LINE BEING THE BASIS OF BEARINGS FOR ALL BEARINGS STATED HEREIN) , A DISTANCE 11.51 FEET; THENCE S04°12'19"W ALONG SAID EAST LINE, A DISTANCE OF 16.18 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING S04°12'19"W ALONG SAID EAST LINE, A DISTANCE OF 16.04 FEET;
THENCE N89°57'42"W, A DISTANCE OF 23.72 FEET;
THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE TO THE SOUTHWEST (SAID CURVE HAVING A RADIUS OF 10.00 FEET, A DELTA ANGLE OF 64°18'32", A CHORD BEARING S27°56'52"E 10.64 FEET), AN ARC LENGTH OF 11.22 FEET;
THENCE S04°12'24"W, A DISTANCE OF 106.61 FEET;
THENCE S00°02'38"E, A DISTANCE OF 91.98 FEET;
THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE TO THE NORTHWEST (SAID CURVE HAVING A RADIUS OF 10.00 FEET, A DELTA ANGLE OF 45°02'28", A CHORD BEARING S22°28'36"W 7.66 FEET), AN ARC LENGTH OF 7.86 FEET;
THENCE S44°59'50"W, A DISTANCE OF 6.60 FEET;
THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE TO THE NORTHWEST (SAID CURVE HAVING A RADIUS OF 10.00 FEET, A DELTA ANGLE OF 45°02'20", A CHORD BEARING S67°31'00"W 7.66 FEET), AN ARC LENGTH OF 7.86 FEET;
THENCE N89°57'50"W, A DISTANCE OF 7.63 FEET;
THENCE NORTHWESTERLY ALONG A CURVE CONCAVE TO THE NORTHEAST(SAID CURVE HAVING A RADIUS OF 10.00 FEET, A DELTA ANGLE OF 90°00'08", A CHORD BEARING N44°57'14"W 14.14 FEET), AN ARC LENGTH OF 15.71 FEET;
THENCE N00°02'18"E, A DISTANCE OF 203.72 FEET;
THENCE NORTHEASTERLY ALONG A CURVE CONCAVE TO THE SOUTHEAST (SAID CURVE HAVING A RADIUS OF 10.00 FEET, A DELTA ANGLE OF 90°00'00", A CHORD BEARING N45°02'18"E 14.14 FEET), AN ARC LENGTH OF 15.71 FEET;
THENCE S89°57'42"E, A DISTANCE OF 8.24 FEET;
THENCE NORTHEASTERLY ALONG A CURVE CONCAVE TO THE SOUTHEAST (SAID CURVE HAVING A RADIUS OF 12.00 FEET, A DELTA ANGLE OF 102°52'05", A CHORD BEARING N38°36'15"E 18.77 FEET), AN ARC LENGTH OF 21.54 FEET;

THENCE S89°57'42"E, A DISTANCE OF 29.86 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 8,184 SQ. FT. (0.1879 ACRES) MORE OR LESS.
ALL LINEAL DISTANCE ARE REPRESENTED IN U.S. SURVEY FEET.

PREPARED BY:
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ILLUSTRATION FOR
EXHIBIT B
 (SHEET 1 OF 1)

