

EXHIBIT "A"**PROPERTY DESCRIPTION**
Parcel PE F-19

A parcel of land being a portion of a tract of land described in Book 3361 at Page 747, recorded on May 16, 2003, in the Mesa County Clerk and Recorder's office, less and except any portion lying within D Road, being in the Northeast Quarter of Section 24, Township 1 South, Range 1 West of the Ute Principal Meridian, Mesa County, Colorado being more particularly described as follows:

COMMENCING at the Northeast Corner of said Section 24 (a 2 1/2" MCSM brass cap stamped S13/S18/S24/S19), whence the East Sixteenth corner of said Section 24 (a found aluminum cap stamped "E1/16 S13/S24") bears N89°59'05"W a distance of 1310.86 feet; THENCE S84°50'16"W a distance of 332.43 feet to the southerly line of said D Road, being the POINT OF BEGINNING:

THENCE S00°13'24"E a distance of 14.02 feet;
THENCE N89°59'19"W a distance of 131.58 feet;
THENCE N00°13'24"W a distance of 14.03 feet;
THENCE S89°59'05"E along the southerly line of D Road a distance of 131.58 feet to the POINT OF BEGINNING.

Containing 1,846 square feet, (0.042 Acres), more or less for a Multipurpose Easement to the City of Grand Junction for the use of City 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: 12/14/04
Marla Mellor McOwen, PLS 24961
For and on behalf of Carter & Burgess, Inc.



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