



EXHIBIT "A"

**Carter=Burgess**

707 17th Street, Suite 2300  
Denver, Colorado 80202-3404  
Phone: 303.820.5240  
Fax: 303.820.2402  
www.cb.com

February 10, 2005  
071514.402.1.0025

PROPERTY DESCRIPTION  
Parcel PE A-20

A portion of a parcel of land described in Book 3683 at Page 707, Mesa County Clerk and Recorder's Office, lying in Lot 10, RIVERSIDE SUBDIVISION, lying in the Southeast Quarter of Section 9, Township 1 South, Range 1 West of the Ute Principal Meridian, Mesa County, Colorado being more particularly described as follows:

COMMENCING at the Southeast corner of the Northeast Quarter of the Southeast Quarter of said Section 9 (a found 2 1/2" Brass Cap "MESA COUNTY SURVEY MARKER LS illegible" in concrete) whence the witness monument to the Southeast corner of the Northwest Quarter of the Southwest Quarter of Section 10, Township 1 South, Range 1 West of the Ute Principal Meridian, (found an Aluminum Cap "1/16 45.0 2003 LS17465") bears N89°56'54"E a distance of 1274.54 feet;  
THENCE N61°39'47"W a distance of 840.33 feet to the easterly corner of said parcel of land described in Book 3683 at Page 707, being the POINT OF BEGINNING;

THENCE S35°05'50"W along the southeasterly line of said parcel of land described in Book 3683 at Page 707 a distance of 9.75 feet;  
THENCE N54°36'28"W a distance of 202.32 feet;  
THENCE N00°11'46"W along the westerly line of said parcel of land described in Book 3683 at Page 707 a distance of 3.16 feet;  
THENCE S56°37'18"E along the northeasterly line of said Lot 10 a distance of 204.23 feet to the POINT OF BEGINNING.

Containing 1255 square feet, (0.029 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: 2/10/05  
Marla Mellor, Member, PLS 24961  
For and on behalf of Carter & Burgess, Inc.

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

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