



EXHIBIT "A"

LEGAL DESCRIPTION:

A TRACT OF LAND BEING A PORTION THE SOUTH HALF OF SECTION 30, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE COURSE ON THE SOUTHERLY BOUNDARY LINE TRACT OF LAND AS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 225715570 OF THE RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED ON THE EASTERLY END BY A NO. 5 REBAR AND 1-1/2" ALUMINUM CAP STAMPED "MATRIX DESIGN GROUP PLSS 38576" AT GROUND LEVEL AND ON THE WESTERLY END BY A NO. 5 REBAR AND ERD PLASTIC CAP STAMPED "[;S 38160" AT .5 ABOVE GROUND LEVEL. SHOWN AS S89°02'02"W, A DISTANCE OF 284.72 FEET, BEING ASSUMED TO BEAR S89°00'54"E A DISTANCE OF 482.72 FEET.

COMMENCING AT THE SOUTHEAST CORNER OF THE TRACT OF LAND DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 225715570 SAID POINT BEING THE POINT OF BEGINNING; THENCE ON THE BOUNDARY LINE OF SAID DOCUMENT THE FOLLOWING FOUR (4) COURSES:

1. S89°00'54"W A DISTANCE OF 482.72 FEET;
2. S01°02'29"E A DISTANCE OF 49.93 FEET;
3. S89°00'54"W A DISTANCE OF 200.00 FEET;
4. N01°00'56"W A DISTANCE OF 100.00 FEET;

THENCE N89°00'54"E ON THE NORTHERLY LINE OF LOT 1, MARSHON SUBDIVISION AS RECORDED UNDER RECEPTION NUMBER 207712576 A DISTANCE OF 100.00 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THE TRACT OF LAND AS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 225715571, (SHOWN AS N00°59'57"E 465.22 FEET) THENCE ON SAID BOUNDARY LINE N01°00'55"W A DISTANCE OF 465.22 FEET TO POINT ON THE SOUTHERLY BOUNDARY LINE OF TRACT OF LAND DESCRIBED IN THE QUIT CLAIM DEED RECORDED UNDER RECEPTION NUMBER 225051110; THENCE ON SAID ON SAID SOUTHERLY LINE THE FOLLOWING THREE (3) COURSES:

1. N72°31'32"E A DISTANCE OF 111.64 FEET TO A POINT ON CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S16°42'24"E, HAVING A DELTA OF 49°33'52", A RADIUS OF 218.67 FEET A DISTANCE OF 189.16 FEET TO A POINT ON CURVE;
3. S57°24'00"E A DISTANCE OF 669.47 FEET ON CURVE SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE IF HIGHWAY 115 AS SHOWN IN SAID DOCUMENT RECORDED UNDER RECEPTION NUMBER 225715570;

THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N69°33'34"W, HAVING A DELTA OF 03°12'43", A RADIUS OF 2,864.85 FEET A DISTANCE OF 160.60 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 341,823 SQUARE FEET OR 7.847 ACRES, MORE OR LESS.