

LEGAL DESCRIPTION:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6<sup>TH</sup> P.M., IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF TRACT B, "TAMMARON AT ROCKRIMMON" AS RECORDED IN PLAT BOOCK J-3 AT PAGE 26 UNDER RECEPTION NO. 570326 OF THE RECORDS OF EL PASO COUNTY, COLORADO SAID POINT BEING ALSO ON THE WESTERLY RIGHT-OF-WAY LINE OF EXISTING 80 FOOT WIDE DELMONICO DRIVE AS DEDICATED IN BOOK 3049 AT PAGE 158 OF SAID EL PASO COUNTY RECORDS: THE FOLLOWING TWO (2) COURSES ARE ALONG SAID WESTERLY RIGHT-OF-WAY LINE; THENCE (1) S 35°40'42" E, 162.63 FEET TO A POINT OF CURVE; THENCE (2) ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 960.00 FEET AND A CENTRAL ANGLE OF 15°00'00", AN ARC DISTANCE OF 251.33 FEET TO A POINT OF TANGENCY, SAID POINT BEING ALSO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES; THENCE (1) S 20°40'42" E, 685.21 FEET TO A POINT OF CURVE; THENCE (2) ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 460.00 FEET AND A CENTRAL ANGLE OF 53°26'17" AN ARC DISTANCE OF 429.03 FEET TO A POINT OF TANGENT; THENCE (3) S 32°45'35" W, 71.01 FEET TO A POINT ON THE EASTERLY LINE OF A 50 FOOT WIDE DRAINAGE PARCEL (PARCEL 2) AS RECORDED IN BOOK 3049 AT PAGE 158 UNDER RECEPTION NO 442595 OF SAID EL PASO COUNTY RECORDERS; THE FOLLOWING FOUR (4) COURSES ARE ALONG THE EASTERLY AND NORTHERLY BOUNDARY LINE OF SAID 50 FOOT WIDE DRAINAGE PARCEL; THENCE (1) N 09°44'06" W, 89.52 FEET TO A POINT OF CURVE; THENCE (2) ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 266.00 FEET AND A CENTRAL ANGLE OF 77°56'53", AN ARC DISTANCE OF 361.85 FEET TO A POINT OF TANGENT; THENCE (3) N 87°40'39" W, 50.00 FEET; THENCE (4) S 02°19'21" W, 25.00 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF LOT 2, "COLORADO SPRINGS TECHNOLOGICAL CENTER NORTH FILING NO. 1" AS RECORDED IN PLAT BOOK C-4 AT PAGE 61 UNDER RECEPTION NO. 1606764 OF SAID EL PASO COUNTY RECORDS; THE FOLLOWING THREE (3) COURSES ARE ALONG SAID NORTHERLY LOTLINE; THENCE (1) N87°40'39" W, 171.24 FEET TO A POINT OF CURVE; THENCE (2) ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 210.00 FEET AND A CENTRAL ANGLE OF 23°39'47", AN ARC DISTANCE OF 86.73 FEET TO A POINT OF TANGENT; THENCE (3) N 64°00'52" W, 132.47 FEET TO THE NORTHWESTERLY CORNER OF AFORESAID LOT 2: THENCE ON THE EXTENSION OF THE LAST SAID COURSE N 64°00'52" W, 61.07 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 373.34 FEET AND A CENTRAL ANGLE OF 38°24'02", AN ARC DISTANCE OF 250.22 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 195.26 FEET AND A CENTRAL ANGLE OF 74°51'12", AN ARC DISTANCE OF 255.09 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 215.26 FEET AND A CENTRAL ANGLE OF 53°37'51", AN ARC DISTANCE OF 201.49 FEET TO A NON-TANGENT POINT; THENCE N 87°41'59" E (REC.), A DISTANCE OF 374.13 FEET (REC.), N 87°42'41" E (CALC), A DISTANCE OF 374.30 FEET (CALC.); THENCE N 69°36'21" E, 361.21 FEET; THENCE N 62°02'59" E, 503.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 629,006.40 SQUARE FEET (14.44 ACRES), MORE OR LESS

EXHIBIT A