

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A tract or parcel of land being all of the property conveyed in Reception Number 222062806, recorded in the office of the clerk and recorder in the County of El Paso, State of Colorado, said tract or parcel of land being more particularly described as follows:

The easterly 1 foot of Lot 18 and Lots 19, 20, 21 and all of Lot 22, except the east 24 feet as measured along the northerly line, all in Block 1 in East Manitou, County of El Paso, State of Colorado.

The above description contains all of the land conveyed by deed recorded May 04, 2022 at Reception Number 222062806 of the records in the Clerk and Recorder's office in El Paso County, Colorado. The above described tract or parcel of land contains 15,274 square feet (0.351 acres), as per El Paso County Assessor records.

Prepared for and on behalf of Farnsworth Group, Inc.  
Lorelei A. Ward, PLS #34982  
Farnsworth Group, Inc.  
5775 Mark Dabling Blvd. Suite 190  
Colorado Springs, Co 80919

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A tract or parcel of land being all of the property recorded in the Office of the El Paso County Clerk and Recorder at Reception Number 222062806, situated in the South half of Section 3, Township 14 South, Range 67 West, of the 6<sup>th</sup> Principle Meridian, State of Colorado, said tract or parcel of land being more particularly described as follows:

COMMENCING at the south quarter corner of said Section 3, thence N56°13'44"W, 1418.16 feet to a point on the east Right of Way line of Ridge Road, said point also being the north corner of said property and the TRUE POINT OF BEGINNING;

1. Thence S70°22'46"E, 664.50 feet to the northeast corner of said property;
2. Thence S12°56'52"W, 50.34 feet to a corner of said property;
3. Thence S70°22'46"E, 132.06 feet to the east corner of said property;
4. Thence N78°05'40"W, 131.19 feet to a corner of said property;
5. Thence S12°56'52"W, 50.94 feet to a point on the north Right-of-Way line of the U.S. HIGHWAY 24 said point also being the south corner of said property;
6. Thence along said Right-of-Way line the following two (2) courses:
  - a. Thence N77°35'28"W, 50.00 feet to a corner of said property;
  - b. Thence N66°47'10"W, 630.00 feet to the point of intersection of said north Right of Way line of the U.S. HIGHWAY 24 and said east Right-of-Way line of Ridge Road;
7. Thence N19°38'42"E along said east Right of Way line, 85.00 feet to the POINT OF BEGINNING.

The above described tract or parcel of land contains 72,221 square feet (1.658 acres), more or less.

Basis of Bearings: Bearings are based on the East Quarter line of Section 3, Township 11 South, Range 67 West. said line is monumented at the Northeast corner of said Section 3 with a 3" aluminum cap stamped "PLS 17496" and the east quarter corner of said Section 3 with a found 2" aluminum cap stamped "PLS 10945", said line bears S0°05'45"E.

The above descriptions contains all of the land conveyed by deed recorded May 04, 2022 at Reception Number 222062806 of the records in the Clerk and Recorder's office in El Paso County, Colorado.

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