

EXHIBIT A—Legal Description:

THAT PORTION OF BLOCK 164, COLORADO CITY AND OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER SECTION 11, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE 6TH P.M. MORE PARTICULARLY DESCRIBED AS FOLLOWS;

(BEARING REFERRED TO HEREIN ARE BASED ON THE NORTH LINE OF WEST COLORADO AVENUE AS BEARING N 52°23'04" W)

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, SAID BLOCK 164 BEING ALSO A POINT ON THE EAST LINE OF S 21ST STREET, THENCE S 52°23'04" E, A DISTANCE OF 360.00 FEET TO A POINT ON THE EAST LINE OF SAID BLOCK 164;

1. THENCE S 37°36'56" W, A DISTANCE OF 18.00 FEET ALONG THE EAST LINE OF SAID BLOCK 164;
2. THENCE N 52°23'04" W, A DISTANCE OF 210.00 FEET TO A POINT ON THE EAST LINE OF LOT 28, SAID BLOCK 164;
3. THENCE N 37°36'56" E, A DISTANCE OF 2.00 FEET ALONG THE EAST LINE OF SAID LOT 28 TO THE NORTHEAST CORNER THEREOF;
4. THENCE N 52°23'04" W, A DISTANCE OF 150.00 FEET TO A POINT ON THE EAST LINE OF S 21ST STREET;
5. THENCE N 37°36'56" E, A DISTANCE OF 16.00 FEET ALONG THE EAST LINE OF SAID S 21ST STREET TO THE POINT OF BEGINNING;

Containing a calculated area of 0.142 acres (6,180 SF) more or less, and retaining the utility easement reserved on the northerly 16' of the above land description as requested by Colorado Springs Utilities as shown on Exhibit B. The public utility easement is subject to those terms and conditions as specified in the instrument recorded at Reception Number 212112548 of the records of El Paso County, Colorado, except Dual Easements as defined by City Code section 7.7.607.