

Exhibit A
Legal Description
Sheet 1 of 2

Austin Bluffs Pump Station & Tank Site

LEGAL DESCRIPTION

A PARCEL OF LAND BEING THOSE PARCELS OF LAND DESCRIBED IN THOSE STATUTORY WARRANTY DEED RECORDED AT BOOK 1640, AT PAGE 615 AND BOOK 1847, AT PAGE 72, LESS THAT PORTION DESCRIBED IN THAT WARRANTY DEED RECORDED AT RECEPTION NUMBER 200130845 IN THE EL PASO COUNTY CLERK AND RECORDER'S OFFICE, BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 20, WHENCE THE SOUTH LINE OF SAID SECTION 20 BEARS S89°43'34"W, 2672.76 FEET;

THENCE S89°43'34"W ALONG SAID SOUTH LINE, 527.10 FEET TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 112, UNIVERSITY BLUFFS FILING NO. 4 AS DEPICTED ON THAT SUBDIVISION PLAT RECORDED AT RECEPTION NUMBER 200153586 IN SAID OFFICE, AND TO THE POINT OF BEGINNING;

THENCE CONTINUE S89°43'34"W ALONG SAID SOUTH LINE, 380.00 FEET TO THE EAST BOUNDARY LINE OF UNIVERSITY HEIGHTS FILING NO. 3 AS DEPICTED ON THAT SUBDIVISION PLAT RECORDED AT RECEPTION NUMBER 203256015 IN SAID OFFICE;

THENCE ALONG SAID BOUNDARY LINE AND ITS EASTERLY EXTENSION THE FOLLOWING FOUR COURSES:

- 1) N00°00'34"E, 199.72 FEET;
- 2) N89°42'34"E, 50.00 FEET;
- 3) N00°00'34"E, 461.37 FEET;
- 4) N89°42'34"E, 330.00 FEET TO SAID WEST LINE OF LOT 112;

THENCE S00°00'34"W ALONG SAID WEST LINE AND ITS SOUTHERLY EXTENSION, 661.20 FEET TO THE POINT OF BEGINNING;

CONTAINING 5.2379 ACRES OR 228,165 SQUARE FEET, MORE OR LESS.

Current: R-E PF / HS-O and PF PDZ / HS-O

Proposed: PF / HS-O

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