

**Exhibit A**  
**Legal Description**

A portion of Lots 1 and 2, Block One, 34<sup>th</sup> Street Subdivision, filed for record on December 29, 1970 and duly recorded in Plat Book P-2 at Page 14 under reception number 773041, El Paso County Clerk and Recorder records, Colorado Springs, Colorado, more particularly described as follows:

Commencing at the Northeast Corner of said Lot 2, Block One, 34<sup>th</sup> Street Subdivision. Thence, along the North line of said Lot 2, N. 80 degrees 07 minutes 00 seconds W., to the Northwest corner of said Lot 2, also being the Northeast corner of said Lot 1, Block One, 34<sup>th</sup> Street Subdivision, 92.70 feet distance. Thence, along the West line of said Lot 2, also being the East line of said Lot 1, S. 9 degrees 53 minutes 00 seconds W., 250.00 feet distance, to the Point of Beginning;

Thence, departing said West line of said Lot 2, also being the said East line of said Lot 1, N. 80 degrees 07 minutes 00 seconds W., to a point on the West line of said Lot 1, 100.00 feet distance;

Thence, along said West line of said Lot 1, S. 9 degrees 53 minutes 00 seconds W., to the Southwest corner of said Lot 1, 35.00 feet distance;

Thence, along the South line of said Lot 1, S. 71 degrees 08 minutes 56 seconds E., to the Southeast corner of said Lot 1, also being the Southwest corner of said Lot 2, 101.24 feet distance;

Thence along the South line of said Lot 2, S. 71 degrees 08 minutes 56 seconds E., to an angle point on said South line of said Lot 2, 75.95 feet distance;

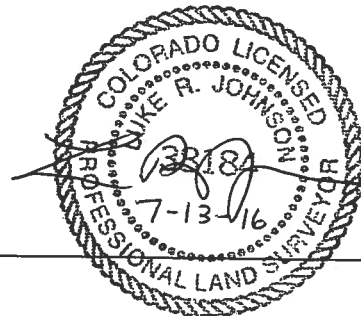
Thence, continuing along said South line of said Lot 2, N. 34 degrees 45 minutes 05 seconds E., to the Southeast corner of said Lot 2, 124.64 feet distance;

Thence, S. 78 degrees 16 minutes 51 seconds W., 137.07 feet distance, to the Point of Beginning, and containing 12,077 Square Feet of Land, more or less.

The bearings as stated hereon are based upon the consideration that the East line of Said Lot 2, Block One, 34<sup>th</sup> Street Subdivision, bears North (assumed), as depicted on said 34<sup>th</sup> Street Subdivision plat.

Legal description statement:

I, Luke R. Johnson, a Licensed Professional Land Surveyor in the State of Colorado, do hereby state that the above legal description and attached exhibit were prepared under my responsible charge and on the basis of my knowledge, information and belief are correct.

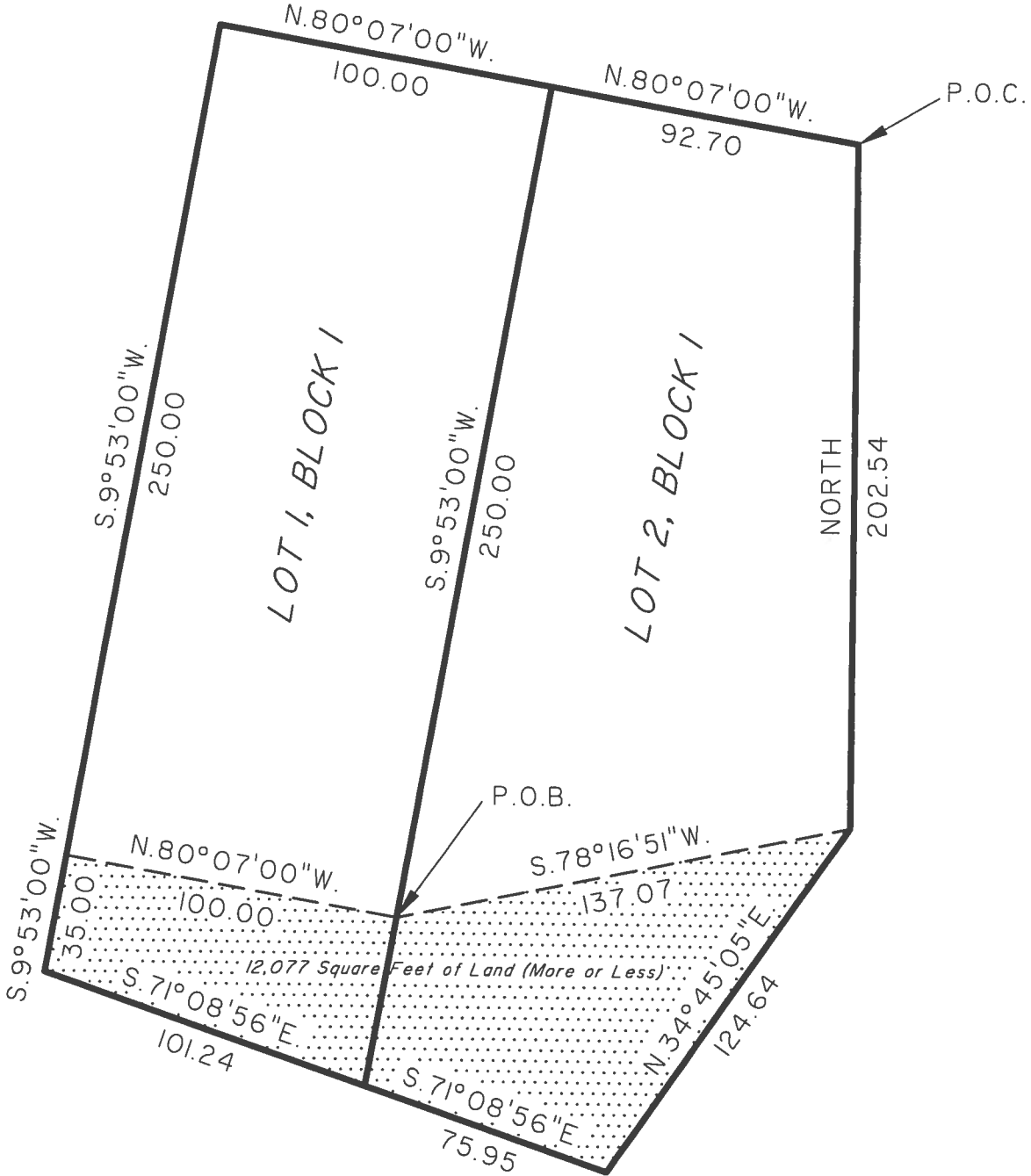


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Luke R. Johnson, Colorado PLS 38184  
For and on behalf of Colorado Springs Utilities

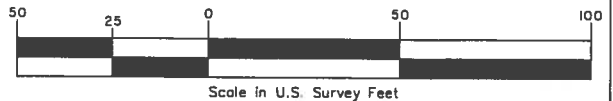
# EXHIBIT B

A PORTION OF LOTS 1 AND 2, BLOCK 1, 34TH STREET SUBDIVISION, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO



NOTES:  
 Exhibit A - Legal Description

The bearings as stated herein are based upon the consideration that the East line of Lot 2, Block One, 34th Street Subdivision, bears North (assumed), as depicted on said 34th Street Subdivision plat.



NOTE: THESE EXHIBITS DO NOT REPRESENT A MONUMENTED LAND SURVEY. EXHIBIT B IS INTENDED TO PROVIDE A GRAPHICAL REPRESENTATION OF THE WRITTEN DESCRIPTION IN EXHIBIT A.

## LEGAL DESCRIPTION DEPICTION

Colorado Springs Utilities  
 It's how we're all connected  
 LAND BASE SERVICES  
 1521 HANCOCK EXPRESSWAY  
 P.O. BOX 805, MAIL CODE 1802  
 COLORADO SPRINGS, CO 80947-1802  
 719-448-4800