

# Exhibit A

## LEGAL DESCRIPTION:

### A PORTION OF THE RIGHT OF WAY OF 100 FOOT WIDE FIRST STREET

#### ADJACENT to LOT 1, BLOCK 23, "BROADMOOR"

THAT PORTION OF THE RIGHT OF WAY OF 100 FOOT WIDE FIRST STREET ADJACENT TO THE WESTERLY BOUNDARY OF LOT 1, BLOCK 23, "BROADMOOR" AS RECORDED IN PLAT BOOK B AT PAGE 13 OF THE RECORDS OF THE EL PASO COUNTY, COLORADO, CLERK AND RECORDER AND LOCATED IN THE NW 1/4 OF SECTION 36, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6th P.M., IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, SAID PORTION OF FIRST STREET BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 23; THENCE S 14° 49' 21" E ALONG THE WESTERLY BOUNDARY OF SAID LOT 1 (AN ASSUMED BEARING TO WHICH ALL OTHERS HEREIN ARE RELATIVE), A DISTANCE OF 222.94 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE S 67° 50' 54" W ALONG THE WESTERLY PROLONGATION OF THE SOUTHERLY BOUNDARY OF SAID LOT 1, A DISTANCE OF 20.16 FEET TO A POINT ON A LINE THAT IS 20.0 FEET WESTERLY OF AND PARALLEL WITH THE WESTERLY BOUNDARY OF SAID LOT 1; THENCE N 14° 49' 21" W AND PARALLEL WITH SAID WESTERLY BOUNDARY OF LOT 1, A DISTANCE OF 214.11 FEET TO A POINT ON THE WESTERLY PROLONGATION OF THE NORTHERLY BOUNDARY OF SAID LOT 1; THENCE EASTERLY ALONG SAID PROLONGATION AND ALONG THE ARC OF A 120.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 11° 00' 32" (THE LONG CHORD OF WHICH BEARS N 45° 29' 30" E, A LONG CHORD DISTANCE OF 23.02 FEET), AN ARC LENGTH OF 23.06 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 0.10 ACRES, MORE OR LESS.

#### PREPARED BY:

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