

EXHIBIT "A"

LEGAL DESCRIPTION FOR
PARCEL NO. 73113-00-008

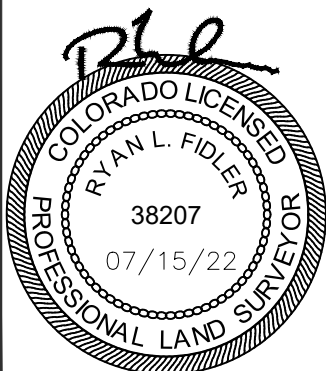
THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 13 SOUTH, RANGE 67 WEST, OF THE 6TH PRIME MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SOUTHFACE SUBDIVISION, FILING NO. 8, BEING AN ALUMINUM CAP MARKING THE SOUTHWEST CORNER OF SAID SUBDIVISION, FROM WHICH THE NORTHWEST CORNER OF SAID SUBDIVISION BEARS NORTH 00°12'37" WEST (**BASIS OF BEARING**), A DISTANCE OF 738.12 FEET, SAID POINT OF COMMENCEMENT ALSO BEING THE **POINT OF BEGINNING**;

THENCE NORTH 00°12'37" WEST, ALONG THE WEST LINE OF SAID SOUTHFACE SUBDIVISION, A DISTANCE OF 738.12 FEET TO THE NORTHWEST CORNER OF SAID SOUTHFACE SUBDIVISION, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ALLEGHENY DRIVE AS SHOWN IN PTARMIGAN VALLEY TOWNHOMES AT ROCKRIMMON FILING NO.1;

THENCE SOUTH 76°44'40" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 401.77 FEET, TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 375.90 FEET;

THENCE WESTERLY, ALONG SAID CURVE, CONCAVE TO THE SOUTHWEST, THROUGH A CENTRAL ANGLE OF 15°26'00", AN ARC LENGTH OF 101.25 FEET TO A POINT AT THE SOUTHEAST CORNER OF THE INTERSECTION OF ALLEGHENY DRIVE AND CENTENNIAL BOULEVARD;



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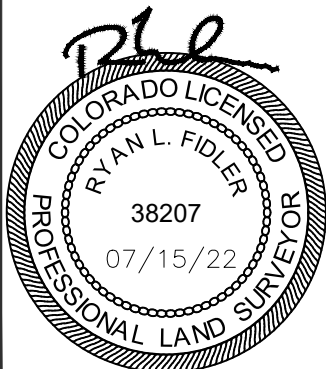
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THENCE SOUTH 28°40'30" EAST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF CENTENNIAL BOULEVARD, AS SHOWN ON THE FINAL PLAT, THE SHOPPES AT MOUNTAIN SHADOWS, PLAT NO. 10993, A DISTANCE OF 692.78 FEET TO THE NORTHWEST CORNER OF VINDICATOR PROFESSIONAL CENTER, PLAT NO. 8919;

THENCE SOUTH 89°14'51" EAST, DEPARTING SAID RIGHT-OF-WAY LINE, ALONG THE NORTH LINE OF SAID VINDICATOR PROFESSIONAL CENTER, A DISTANCE OF 155.62 FEET, TO THE POINT OF BEGINNING.

CONTAINING 229,190 SQUARE FEET OR 5.261 ACRES, MORE OR LESS.

SUBJECT TO EXISTING RIGHTS-OF-WAY AND EASEMENTS.



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