

EXHIBIT A

LEGAL DESCRIPTION:

LOT 1 OF COLORADO CENTRE FOREIGN TRADE ZONE AND BUSINESS PARK FILING NO.1, RECORDED OCTOBER 7 1986, RECEPTION 1463836, RECORDS OF EL PASO COUNTY, COLORADO; AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 65 WEST, 6TH P.M., CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

BASIS OF BEARINGS: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983 (2011). THE BEARING OF THE LINE BETWEEN THE NORTH QUARTER CORNER OF SAID SECTION 4 MONUMENTED BY 2 1/2 INCH ALUMINUM CAP - ILLEGIBLE MARKINGS- 0.3' UNDER ASPHALT AND NORTHEAST CORNER OF SAID SECTION 4, MONUMENTED BY 3 1/4 INCH ALUMINUM CAP - ILLEGIBLE MARKINGS - 0.5' UNDER ASPHALT IS NORTH 89°24'39" EAST 2,628.19 FEET (GROUND DISTANCE).

COMMENCING AT SAID NORTH QUARTER CORNER;

THENCE SOUTH 0°13'33" EAST, A DISTANCE OF 30.00 FEET COINCIDENT WITH THE NORTH-SOUTH CENTERLINE OF SAID SECTION 4, TO THE EXISTING SOUTHERLY RIGHT-OF-WAY OF DRENNAN ROAD, ALSO BEING THE POINT OF BEGINNING;

THENCE EASTERLY ON SAID SOUTHERLY RIGHT OF WAY OF DRENNAN ROAD, THE FOLLOWING (3) COURSES:

1. NORTH 89°24'44" EAST, A DISTANCE OF 1,314.70 FEET;
2. SOUTH 0°17'13" EAST, A DISTANCE OF 9.99 FEET;
3. NORTH 89°24'38" EAST, A DISTANCE OF 1,114.88 FEET TO THE WESTERLY RIGHT OF WAY LINE OF FOREIGN TRADE ZONE BOULEVARD (80 FEET WIDE);

THENCE SOUTHERLY COINCIDENT WITH SAID WESTERLY LINE THE FOLLOWING (3) THREE COURSES:

1. SOUTH 0°28'58" EAST, A DISTANCE OF 2,225.02 FEET;
2. ON A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 45°00'01", A RADIUS OF 890.00 FEET AND A CHORD WHICH BEARS SOUTH 22°00'58" WEST;
3. SOUTH 44°31'18" WEST, A DISTANCE OF 762.52 FEET;

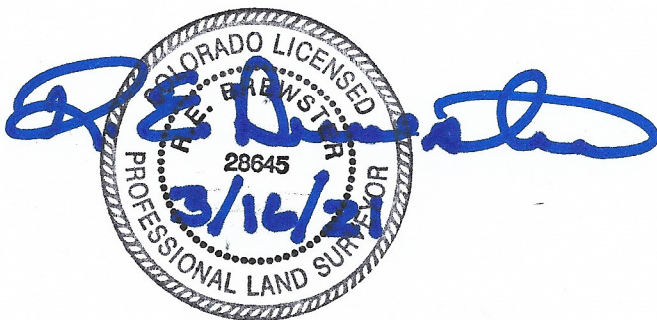
THENCE DEPARTING FROM SAID WESTERLY LINE, NORTH 45°29'06" WEST, A DISTANCE OF 1,090.18 FEET TO THE SOUTH LINE OF THE NE1/4 OF SAID SECTION 4;

THENCE COINCIDENT WITH SAID SOUTH LINE, SOUTH 89°31'06" WEST, A DISTANCE OF 870.53 FEET TO THE NORTH-SOUTH CENTERLINE OF SAID SECTION 4;

THENCE NORTH 0°13'33" WEST, A DISTANCE OF 2,628.16 FEET, COINCIDENT WITH SAID NORTH-SOUTH CENTERLINE, TO THE POINT OF BEGINNING, AND CONTAINING A CALCULATED AREA OF 6,971,758 SQUARE FEET OR 160.050 ACRES OF LAND MORE OR LESS

LEGAL DESCRIPTION STATEMENT:

I, RICHARD E. BREWSTER, A 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.



RICHARD E. BREWSTER, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 28645
FOR AND ON BEHALF OF COLORADO SPRINGS UTILITIES