

## EXHIBIT A

That portion of the West Half of Section 28, Township 13 South, Range 66 West of the 6th P.M., City of Colorado Springs, El Paso County Colorado described as follows:

Commencing at the southwest corner of Lot 1, Patterson Subdivision as recorded at Reception Number 200041741; thence South 71 degrees 31 minutes 52 seconds East along the southerly line of said Lot 1 a distance of 33.75 feet to the point of beginning;

- 1) thence South 71 Degrees 31 Minutes 52 Seconds East, continuing along said southerly line and along the southerly line of a parcel described at Reception No. 211108467 a distance of 144.09 feet;
- 2) thence South 64 Degrees 35 Minutes 52 Seconds East, continuing along said southerly line of Reception No. 211108467 a distance of 155.19 feet to the west line of Lot 19 as platted in University Summit as recorded at Reception No. 203085272;
- 3) thence South 0 Degrees 00 Minutes 55 Seconds East, along said west line, 2.30 feet;
- 4) thence South 25 Degrees 05 Minutes 29 Seconds West, along said west line 10.39 feet to the northerly line of Cragmor Village Road as platted in said University Summit (the following 12 courses are along said Cragmor Village Road as platted;
- 5) thence along a non-tangential curve along a tangential curve concave to the southwest, said curve having a central angle of 04 Degrees 55 Minutes 41 Seconds, a radius of 325.00 feet, with an arc length of 27.95 feet, (the center of said curve bears South 35 Degrees 26 Minutes 26 Seconds West);
- 6) thence along a reverse curve concave to the northeast, said curve having a central angle of 12 Degrees 22 Minutes 07 Seconds, a radius of 275.00 feet, with an arc length of 59.37 feet;
- 7) thence South 62 Degrees 00 Minutes 00 Seconds East, 264.57 feet;
- 8) thence along a tangential curve concave to the north, said curve having a central angle of 15 Degrees 00 Minutes 42 Seconds, a radius of 275.00 feet, with an arc length of 72.05 feet;
- 9) thence along a compound curve concave to the north, said curve having a central angle of 79 Degrees 24 Minutes 24 Seconds, a radius of 25.00 feet, with an arc length of 34.65 feet;
- 10) thence along a reverse curve concave to the west, said curve having a central angle of 258 Degrees 26 Minutes 06 Seconds, a radius of 50.00 feet, with an arc length of 225.53 feet;
- 11) thence North 77 Degrees 59 Minutes 00 Seconds West, 69.24 feet;
- 12) thence along a tangential curve concave to the north, said curve having a central angle of 15 Degrees 59 Minutes 00 Seconds, a radius of 315.00 feet, with an arc length of 87.87 feet;
- 13) thence North 62 Degrees 00 Minutes 00 Seconds West, 264.57 feet;
- 14) thence along a tangential curve concave to the northeast, said curve having a central angle of 12 Degrees 22 Minutes 06 Seconds, a radius of 315.00 feet, with an arc length of 68.00 feet;
- 15) thence along a reverse curve concave to the southwest, said curve having a central angle of 15 Degrees 16 Minutes 39 Seconds, a radius of 285.00 feet, with an arc length of 75.99 feet,
- 16) thence North 64 Degrees 54 Minutes 31 Seconds West, 150.65 feet to the northwest corner of Lot 1 in said University Summit;
- 17) thence South 23 Degrees 49 Minutes 38 Seconds West, along the westerly line of said Lot 1 a distance of 135.74 feet;
- 18) thence North 66 Degrees 10 Minutes 22 Seconds West, 60.28 feet to the northeast corner of a parcel recorded at Reception Number 207062887;
- 19) thence North 24 Degrees 20 Minutes 08 Seconds East, along the easterly line of a parcel recorded at Reception Number 208081371 a distance of 135.09 feet to the northeast corner thereof;
- 20) thence North 65 Degrees 39 Minutes 52 Seconds West, along the northerly line of said parcel 32.36 feet;
- 21) thence North 27 Degrees 03 Minutes 18 Seconds East, 33.82 feet to the point of beginning.

Containing a calculated area of 48,054 square feet (1.103 acres), more or less.