

## EXHIBIT A

### WEST COLORADO AVENUE ADDITION NO. 3 DESCRIPTION

THAT PORTION OF WEST COLORADO AVENUE LOCATED IN THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT A NORTHEASTERLY CORNER OF LOT 1, GARTH'S SUBDIVISION FILING NO. 1, AS RECORDED AT RECEPTION NO. 205185891 IN THE EL PASO COUNTY CLERK AND RECORDERS OFFICE, ALSO BEING A NORTHEASTERLY CORNER OF WESTER ADDITION ANNEXATION PLAT AS RECORDED IN PLAT BOOK J2, PAGE 61 IN SAID OFFICE;

1. THENCE SOUTH 57°56'50" EAST, A DISTANCE OF 113.70 FEET ALONG A SOUTHERLY RIGHT-OF-WAY LINE OF WEST COLORADO AVENUE TO AN ANGLE POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE;
2. THENCE SOUTH 42°33'24" EAST, A DISTANCE OF 365.72 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT ON AN EASTERLY RIGHT-OF-WAY LINE OF GOLDEN LANE ROAD, ALSO BEING A POINT ON A WESTERLY LINE OF COLORADO CITY AND VICINITY #21 ANNEXATION;
3. THENCE NORTH 38°39'02" EAST, A DISTANCE OF 83.11 FEET ALONG SAID WESTERLY LINE OF SAID ANNEXATION TO THE SOUTHWESTERLY CORNER OF LOT 35, BLOCK 154, GRAND VIEW AND LOVE AND QUINBY'S ADDITION TO COLORADO CITY AS RECORDED IN PLAT BOOK A, PAGE 182 IN SAID OFFICE;
4. THENCE NORTH 42°33'24" WEST, A DISTANCE OF 374.76 FEET ALONG THE SOUTHERLY LINES OF LOTS 35 THROUGH 37 OF SAID BLOCK 154 OF SAID PLAT, THE SOUTHERLY LINE OF WENDY'S SUBDIVISION FILING NO. 2 AS RECORDED IN PLAT BOOK I-3, PAGE 13 IN SAID OFFICE, AND THE SOUTHERLY LINES OF LOTS 42 THROUGH 44 OF SAID BLOCK 154 OF SAID PLAT, ACROSS A PORTION OF SOUTH 31ST STREET TO AN ANGLE POINT;
5. THENCE NORTH 54°09'47" WEST, A DISTANCE OF 108.66 FEET ACROSS A PORTION OF SOUTH 31ST STREET TO A POINT ON THE SOUTHERLY LINE OF LOT 11, BLOCK 2 OF SAID GRAND VIEW AND LOVE AND QUINBY'S ADDITION TO COLORADO CITY, SAID POINT ALSO BEING AN ANGLE POINT IN SAID WESTER ADDITION ANNEXATION PLAT;
6. THENCE SOUTH 35°50'46" WEST, A DISTANCE OF 92.33 FEET ALONG AN EASTERLY LINE OF SAID WESTER ADDITION ANNEXATION PLAT TO A NORTHEASTERLY CORNER OF SAID LOT 1 OF SAID GARTH'S SUBDIVISION FILING NO. 1 AND THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PROPERTY YIELDS A CALCULATED AREA OF 40,254 SQ. FT. OR 0.92 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE EAST QUARTER LINE OF SECTION 3, TOWNSHIP 11 SOUTH, RANGE 67 WEST. SAID LINE IS MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 3 WITH A 3" ALUMINUM CAP STAMPED "PLS 17496" AND THE EAST QUARTER CORNER OF SAID SECTION 3 WITH A FOUND 2" ALUMINUM CAP STAMPED "PLS 10945", SAID LINE BEARS S0°05'45"E.

SURVEYOR'S STATEMENT: I, LORELEI A. WARD, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ATTACHED LEGAL DESCRIPTION WAS PREPARED UNDER MY DIRECT RESPONSIBILITY, SUPERVISION, AND CHECKING, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, IS CORRECT.

PREPARED FOR AND ON BEHALF OF FARNSWORTH GROUP, INC  
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