

October 2, 2015

EXHIBIT A

South Nevada Avenue/Tejon Street Urban Renewal Area Description

A tract of land located in the North 1/2 of Section 30 and the South 1/2 of Section 19, Township 14 South, Range 66 West of the 6th P.M., in the City of Colorado Springs, El Paso County, Colorado, being more particularly described as follows:

BEGINNING at the southeast corner of Tract 2, Stiner Subdivision (Reception No. 807834), said point also being located on the north right of way of E. St. Elmo Avenue and the west right of way of S. Wasatch Avenue;

thence N89°56'47"W along the north right of way of E. St. Elmo Avenue a distance of 273.17 feet;

thence S00°39'30"W a distance of 60.00 feet to the northeast corner of Southern Cross Subdivision (Reception No. 1532854);

thence the following four courses along the easterly boundary of said Southern Cross Subdivision:

1. S00°39'30"W a distance of 274.88 feet;
2. N89°59'45"E a distance of 15.00 feet;
3. S00°39'30"W a distance of 323.51 feet;
4. S02°40'19"E a distance of 30.66 feet to the northeast corner of Walgreens at Southern Cross, Filing No. 1 (Reception No. 206712231);

thence the following two courses along the easterly boundary of said Walgreens at Southern Cross, Filing No. 1:

1. S02°40'24"E a distance of 40.06 feet;
2. S00°22'36"W a distance of 20.80 feet to the northwesterly right of way of E. Cheyenne Road;

thence S36°11'11"W along said northwesterly right of way a distance of 276.44 feet to the northeasterly right of way of Southgate Road;

thence the following 4 courses along said northeasterly right of way:

1. along the arc of a non-tangent curve to the left, a distance 23.32 feet, having a radius of 993.24 feet, a central angle of 01°20'43", and a chord bearing N52°22'10"W, a chord distance of 23.32 feet;
2. N53°02'31"W a distance of 292.89 feet;
3. N53°02'25"W a distance of 106.49 feet;
4. along the arc of a curve to the right, a distance 60.01 feet, having a radius of 256.48 feet, a central angle of 13°24'19", and a chord bearing N46°20'16"W, a chord distance of 59.87 feet;

thence N90°00'00"W a distance of 159.71 feet more or less to a point on the north right of way of E. Cheyenne Road, said point also being located on the south line of Starsmore Subdivision (Reception No. 1806383);

thence the following 3 courses along said north right of way

1. N90°00'00"W along the south line of said Starsmore Subdivision a distance of 259.00 feet;

2. S00°00'00"W a distance of 10.00 feet to the southeast corner of Block 4, Ivywild (Plat No. 184);

3. N90°00'00"W along the south line of said Block 4, Ivywild, continuing along the south line of Block 9, Addition No. 1 to Ivywild (Plat No. 156) a distance of 864.04 feet;

thence along the arc of a non-tangent curve to the right, a distance 65.56 feet, having a radius of 35.00 feet, a central angle of 107°19'43", and a chord bearing N36°30'00"W, a chord distance of 56.39 feet to the easterly right of way of S. Cascade Avenue;

thence N17°00'00"E along said easterly right of way, also being the westerly line of said Block 9, Addition No. 1 to Ivywild, a distance of 496.11 feet to the south right of way of W. St. Elmo Avenue;

thence N90°00'00"W along said south right of way, also being the north line of Block 8, said Addition No. 1 to Ivywild, a distance of 707.50 feet;

thence N26°57'00"W a distance of 116.68 feet to the northerly right of way of Cheyenne Boulevard said point also being the southwest corner of Lot 2, Block 4 of said Addition No. 1 to Ivywild;

thence N00°00'00"W along the west line of said Lot 2 a distance of 100 feet;

thence N63°03'00"E a distance of 112.18 feet to the west line of Lot 4, Block 4 of said Addition No. 1 to Ivywild;

thence N00°00'00"W along the west line of said Lot 4 and Lot 3, Block 4 of said Addition No. 1 to Ivywild, a distance of 164.46 feet to a point on the south line of Lot 2, Ivywild Heights (Reception No. 202161778);

thence N90°00'00"W along the south line of said Lot 2 a distance of 25.57 feet to the southwest corner of said Lot 2;

thence N00°00'00"W along the west line of said Lot 2 a distance of 120.40 feet to the northwest corner of said Lot 2, also being a point on the south right of way of W. Ramona Avenue;

thence N90°00'00"E along said south right of way a distance of 265.57 feet to a point 40 feet east of the northwest corner of Lot 6, Block 4 of said Addition No. 1 to Ivywild;

thence S00°00'00"E parallel with and 40 feet east of the west line of said Lot 6, a distance of 262.83 feet to the northerly right of way of Cheyenne Boulevard;

thence N63°03'00"E along said northerly right of way a distance of 305.29 feet to the southeast corner of Block 4, said Addition No. 1 to Ivywild ;

thence S26°57'00"E a distance of 80.00 feet to the southerly right of way of Cheyenne Boulevard, said point also being on the westerly right of way of S. Cascade Avenue;

thence S63°03'00"W along said southerly right of way a distance of 648.54 feet to the north right of way of W. St. Elmo Avenue;

thence N90°00'00"E along said north right of way a distance of 690.09 feet to the east right of way of S. Cascade Avenue;

thence the following two courses along said east right of way:

1. N00°00'00"W a distance of 200.00 feet;

2. N25°50'13"W a distance of 137.92 feet to the southerly right of way of Cheyenne Boulevard, said point also being the northwest corner of Block 7, said Addition No. 1 to Ivywild;

thence N64°09'47"E along said southerly right of way a distance of 350.20 feet to the a point on the south right of way of E. Ramona Avenue;

thence N90°00'00"E along said south right of way a distance of 36.02 feet;

thence N01°16'00"E a distance of 50.00 feet to the north right of way of E. Ramona Street, said point also being the southwest corner of the parcel described in Reception No. 2378686;

thence N01°16'00"E a distance of 185.29 feet along the west line of said parcel to the northwest corner of said parcel;

thence N88°23'00"E along the north line of said parcel a distance of 82.47 feet to the southeast corner of Lot 11, Block 2, Maddocks Addition to Ivywild (Plat No. 660);
 thence N02°00'00"E along the east line of said Lot 11 and Lot 10, Block 2 of said Maddocks Addition to Ivywild, a distance of 78.93 feet to the northeast corner of a parcel described in Reception No. 208136816;
 thence S86°33'46"W along the northerly line of said parcel a distance of 207.75 feet to the easterly right of way of S. Tejon Street;
 thence N23°18'00"E along said easterly right of way a distance of 218.41 feet to the projected north right of way of E. Navajo Street;
 thence N88°02'00"W along said projected north right of way and the north right of way of E. Navajo Street a distance of 191.19 feet to the southwest corner of Block 1 of said Maddocks Addition to Ivywild, said point also being on the easterly line of a 16 foot alley;
 thence N13°31'45"E along the easterly line of said alley, a distance of 501.75 feet to the south right of way of Brookside Street;
 thence N85°38'00"E along said south right of way a distance of 84.77 feet more or less;
 thence N02°03'55"E a distance of 70.44 feet to the southwest corner of Block 7, Town of Dorchester, (Plat No. 580) said point also being on the north right of way of Brookside Street and the east line of a 16 foot alley;
 thence N02°03'55"E along the east line of said alley a distance of 446.38 feet to the northwest corner of said Block 7, Town of Dorchester, said point also being on the south right of way of Motor Way;
 thence N02°29'18"E a distance of 50.15 feet to the southwest corner of the parcel described in Reception No. 200068788, said point also being on the north right of way of Motor Way;
 thence N02°04'00"E along the westerly line of said parcel a distance of 60.00 feet to the northwest corner of said parcel, also being the southwest corner of the parcel described in Reception No. 201006211;
 thence N02°04'00"E along the west line of said parcel a distance of 150.00 feet to the northwest corner of said parcel;
 thence N02°04'00"E a distance of 521.92 feet more or less, to the approximate centerline of Fountain Creek;
 thence the following 5 approximate courses along said centerline:
 1. N78°36'01"E a distance of 281.86 feet;
 2. S89°18'02"E a distance of 538.51 feet;
 3. S70°48'38"E a distance of 524.92 feet;
 4. S86°54'54"E a distance of 548.17 feet;
 5. S71°23'14"E a distance of 254.01 feet to a point on the easterly line the parcel described as Parcel No. 21 in Book 1502, Page 576;

thence the following 3 courses along said easterly line of Parcel No. 21:
 1. S01°33'00"E a distance of 61.86 feet, more or less;
 2. S88°16'00"W a distance of 159.00 feet;
 3. S01°33'00"E a distance of 322.80 feet to the northeast corner of Lot 2, C-J-M Subdivision Filing No. 1, (Reception No. 414561);

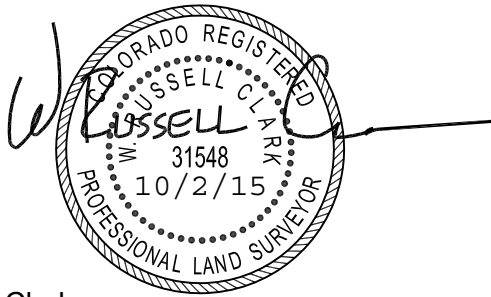
thence S01°21'57"E along the east line of said Lot 2 a distance of 90.23 feet to the southeast corner of said Lot 2, said point also being on the north right of way of Arvada Street;
 thence S88°24'00"W along said north right of way a distance of 287.95 feet;
 thence S00°00'00"W a distance of 50.00 feet to the northeast corner of Lihue (Plat No. 178), said point also being on the west right of way of S. Wahsatch Avenue;

thence the following 4 courses along the west right of way of S. Wahsatch Avenue:

1. S00°00'00"W also being along the east line of said Lihue, 624.50 feet to the southeast corner of said Lihue;
2. N90°00'00"W a distance of 5.00 feet;
3. S00°00'00"E a distance of 10.00 feet to the northeast corner of Long's Terrace (Reception No. 810128);
4. S00°00'00"E also being along the east line of said Long's Terrace and along the east line of said Stiner Subdivision a distance of 1257.00 feet to the POINT OF BEGINNING.

Said parcel contains 6,292,568 square feet or 144.457 acres, more or less.

This description was prepared using platted information only, without the benefit of a field survey. Bearings and distances are approximate and the calls to lots, blocks and rights of way shall govern. All Reception Numbers, Plat Numbers and Book and Pages cited hereon refer to documents recorded or deposited at the El Paso County Clerk and Records Office.



W. Russel Clark
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For and on behalf of Clark Land Surveying, Inc.