

EXHIBIT 'A'

PARCEL LEGAL DESCRIPTION

A PARCEL OF LAND, BEING A PORTION OF THE EAST HALF OF SECTION 35 AND THE WEST HALF OF SECTION 36, T.13S., R.67W. AND A PORTION OF SECTION 1, T.14S., R.67W, OF THE 6TH P.M., COLORADO SPRINGS, EL PASO COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING:

BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MONUMENTED AT EACH END BY A 3-1/4" ALUMINUM CAP SET IN CONCRETE AND STAMPED "AG HILL - 1949"; BEARING S00°20'23"W, 2612.70 FEET.:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 35;

THENCE S00°20'23"W ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35, A DISTANCE OF 979.65 FEET;

THENCE N89°16'21"E, A DISTANCE OF 1137.96 FEET;

THENCE S00°01'51"W, A DISTANCE OF 659.83 FEET;

THENCE N89°17'56"E, A DISTANCE OF 368.14 FEET;

THENCE S00°01'24"W, A DISTANCE OF 978.33 FEET;

THENCE S89°28'52"W, A DISTANCE OF 840.03 FEET;

THENCE S51°31'25"E, A DISTANCE OF 84.92 FEET;

THENCE S09°24'13"E, A DISTANCE OF 152.00 FEET;

THENCE S41°48'14"E, A DISTANCE OF 51.02 FEET;

THENCE S02°23'52"E, A DISTANCE OF 79.99 FEET;

THENCE S45°37'01"E, A DISTANCE OF 179.99 FEET;

THENCE N70°52'39"E, A DISTANCE OF 98.02 FEET;

THENCE S21°06'48"E, A DISTANCE OF 345.02 FEET;

THENCE S66°36'39"E, A DISTANCE OF 106.06 FEET;

THENCE S54°23'40"E, A DISTANCE OF 436.95 FEET;

THENCE S14°19'26"E, A DISTANCE OF 73.18 FEET;

THENCE S23°40'43"W, A DISTANCE OF 73.50 FEET;

THENCE S68°46'31"W, A DISTANCE OF 70.59 FEET;

THENCE N23°40'43"E, A DISTANCE OF 106.11 FEET;

THENCE N14°19'26"W, A DISTANCE OF 37.73 FEET;

THENCE N54°23'40"W, A DISTANCE OF 413.37 FEET;

THENCE N66°36'39"W, A DISTANCE OF 121.68 FEET;

THENCE N21°06'48"W, A DISTANCE OF 143.60 FEET;

THENCE N45°37'01"W, A DISTANCE OF 451.44 FEET;

THENCE N09°24'13"W, A DISTANCE OF 200.00 FEET;

THENCE N89°01'15"W, A DISTANCE OF 455.05 FEET TO A POINT ON THE EAST LINE OF SENTINEL RIDGE SUBDIVISION AS RECORDED AT RECEPTION NUMBER 216713861 OF THE EL PASO COUNTY CLERK AND RECORDERS OFFICE;

THENCE ALONG SAID EAST, THE FOLLOWING SEVENTEEN (17) COURSES;

1. THENCE N04°04'56"E, A DISTANCE OF 57.94 FEET;
2. THENCE N11°46'18"E, A DISTANCE OF 56.61 FEET;
3. THENCE N01°41'22"W, A DISTANCE OF 300.75 FEET;
4. THENCE N02°06'59"E, A DISTANCE OF 132.02 FEET;
5. THENCE N07°57'44"W, A DISTANCE OF 91.04 FEET;
6. THENCE N22°31'05"W, A DISTANCE OF 68.02 FEET;
7. THENCE S67°02'50"W, A DISTANCE OF 136.50 FEET;
8. THENCE S88°04'31"W, A DISTANCE OF 50.00 FEET;
9. THENCE N01°55'29"W, A DISTANCE OF 49.92 FEET TO A POINT OF CURVATURE;
10. THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 27°01'24", A DISTANCE OF 117.91, A CHORD BEARING OF N15°26'11"W WITH A CHORD DISTANCE OF 116.82 FEET;
11. THENCE N28°56'53"W, A DISTANCE OF 130.48 FEET;
12. THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 49°03'08", A DISTANCE OF 235.43, A CHORD BEARING OF N04°25'19"W WITH A CHORD DISTANCE OF 228.31 FEET TO A POINT OF REVERSE CURVATURE;
13. THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 65°42'50", A DISTANCE OF 200.71, A CHORD BEARING OF N12°45'10"W WITH A CHORD DISTANCE OF 189.89 FEET;
14. THENCE N45°36'36"W, A DISTANCE OF 126.00 FEET;
15. THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 525.00 FEET, A CENTRAL ANGLE OF 25°50'31", A DISTANCE OF 236.79, A CHORD BEARING OF

N32°41'20"W WITH A CHORD DISTANCE OF 234.79 FEET TO A POINT OF REVERSE CURVATURE;

16. THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 30°46'55", A DISTANCE OF 120.88, A CHORD BEARING OF N35°09'32"W WITH A CHORD DISTANCE OF 119.43 FEET;

17. THENCE N55°37'38"W, A DISTANCE OF 250.10 FEET TO A POINT ON THE EAST LINE OF GRAND VISTA FILING NUMBER 1 AS RECORDED AT RECEPTION NUMBER 96054433 OF THE EL PASO COUNTY CLERK AND RECORDERS OFFICE AND A NON-TANGENT POINT OF CURVATURE;

THENCE ALONG SAID EAST LINE AND CURVE TO THE LEFT, HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 46°10'30", A DISTANCE OF 265.95, A CHORD BEARING OF N11°19'32"E WITH A CHORD DISTANCE OF 258.81 FEET;

THENCE CONTINUING ALONG SAID EAST LINE N11°46'22"W, A DISTANCE OF 117.56 FEET TO A POINT ON THE SOUTHERLY LINE OF FILLMORE APARTMENTS SUBDIVISION AS RECORDED AT RECEPTION NUMBER 218714177 OF THE EL PASO COUNTY CLERK AND RECORDERS OFFICE;

THENCE ALONG SAID SOUTHERLY LINE N56°50'52"E, A DISTANCE OF 342.06 FEET;

THENCE N00°58'34"E ALONG THE EASTERLY LINE OF SAID FILLMORE APARTMENTS SUBDIVISION, A DISTANCE OF 580.31 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF FILMORE STREET AND A NON-TANGENT POINT OF CURVATURE;

THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 993.29 FEET, A CENTRAL ANGLE OF 16°49'42", A DISTANCE OF 291.74, A CHORD BEARING OF N77°51'54"E WITH A CHORD DISTANCE OF 290.69 FEET;

THENCE CONTINUING ALONG SAID SOUTHERLY LINE N86°16'45"E, A DISTANCE OF 12.37 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35;

THENCE ALONG SAID EAST LINE S00°20'54"W, A DISTANCE OF 330.41 FEET; TO THE POINT OF BEGINNING.

PARCEL CONTAINS 2,918,083 SQUARE FEET OR 66.990 ACRES, MORE OR LESS.

THIS DOCUMENT WAS COMPILED BY THE USE OF EXISTING RECORD DOCUMENTS AND IS NOT A FULLY SURVEYED DESCRIPTION.