

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

TRACT I, FLYING HORSE NO. 6/32, RECORDED AT RECEPTION NO. 207712536 OF THE EL PASO COUNTY CLERK AND RECORDER OFFICE, SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, BEING ADDITIONALLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:**

ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. BEARING IS BASED ON THE NORTH LINE OF SAID TRACT I AND IS CONSIDERED TO BEAR S80°27'41"E, MONUMENTED ON THE WEST END OF THE LINE BY A FOUND NO. 5 REBAR WITH A 1.25" ORANGE PLASTIC CAP STAMPED, "PLS 38069" AND ON THE EAST END OF THE LINE BY A NAIL AND 1.5" ALUMINUM DISC STAMPED "RAMPART PLS 38560".

**BEGINNING** AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF NORTH GATE BOULEVARD AND THE WEST RIGHT OF WAY LINE OF ROLLER COASTER ROAD;

THENCE WITH SAID WEST RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES:

1. S09°32'19"W, A DISTANCE OF 170.13 FEET TO A POINT OF CURVATURE TO THE LEFT;
2. THENCE WITH SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 40°02'19", A RADIUS OF 483.00 FEET, A DISTANCE OF 337.52 FEET, WITH A CHORD BEARING OF S10°28'50"E AND A CHORD DISTANCE OF 330.70 FEET;
3. S30°30'00"E, A DISTANCE OF 65.24 FEET TO THE INTERSECTION OF SAID WEST RIGHT OF WAY LINE AND THE NORTH RIGHT OF WAY LINE OF SILVERTON ROAD;

THENCE WITH SAID NORTH RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES:

1. S59°30'00"W, A DISTANCE OF 122.12 FEET TO A POINT CURVATURE TO THE RIGHT;
2. THENCE WITH SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 10°45'32", A RADIUS OF 570.00 FEET, A DISTANCE OF 107.03 FEET, WITH A CHORD BEARING OF S64°52'54"W AND A CHORD DISTANCE OF 106.88 FEET;

THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, N23°02'00"W, A DISTANCE OF 308.47 FEET;

THENCE N12°10'00"W, A DISTANCE OF 109.00 FEET;

THENCE N00°00'00"E, A DISTANCE OF 103.89 FEET;

THENCE N09°30'00"E, A DISTANCE OF 206.45 FEET TO A POINT ON SAID SOUTH RIGHT OF WAY LINE;

THENCE WITH SAID SOUTH RIGHT OF WAY LINE, S80°27'41"E, A DISTANCE OF 249.97 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION CONTAINS 153,814 SQUARE FEET OR 3.53 ACRES, MORE OR LESS.

BRIAN J. DENNIS, PLS 38069  
PROJECT NO. BCG000001.10  
PREPARED FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC.  
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