

EXHIBIT "A"

LEGAL DESCRIPTION

THE COMBINED DESCRIPTION OF PARCELS A AND B

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO AND IS DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED IN A PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17; THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16; TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M., IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO; INCLUDING LOTS 1 THROUGH 10, BLOCK A, AN UN-NUMBERED 100 FOOT WIDE TRACT, LOTS 1 THROUGH 28, BLOCK B, A PORTION OF TRACT C AND BLOCK E OF THE REFILING PLAT OF THE FIRST ADDITION TO KNOB HILL AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED IN BOOK N AT PAGE 9 OF THE EL PASO COUNTY RECORDS; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 16;

THENCE NORTH 00°24'54" EAST ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16, A DISTANCE OF 60 FEET;

THENCE SOUTH 89°32'31" WEST A DISTANCE OF 174.55 FEET TO INTERSECT THE EASTERLY RIGHT-OF-WAY LINE OF UNION BOULEVARD EXTENDED SOUTHERLY;

THENCE NORTH 02°25'41" EAST ON SAID SOUTHERLY EXTENSION AND THE EASTERLY RIGHT-OF-WAY LINE OF UNION BOULEVARD, A DISTANCE OF 1,362.74 FEET TO THE SOUTHWEST CORNER OF LOT 1, MEMORIAL HOSPITAL PRINTERS PARKWAY SUBDIVISION, FILING NO. 4 AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED UNDER RECEPTION NO. 209712995 OF THE EL PASO COUNTY RECORDS;

THENCE CONTINUE NORTH 02°25'41" EAST ON SAID EASTERLY RIGHT-OF-WAY LINE OF UNION BOULEVARD AND THE WESTERLY LINE OF SAID LOT 1, MEMORIAL HOSPITAL PRINTERS PARKWAY FILING NO. 4, A DISTANCE OF 546.21 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THE PREVIOUS COURSE IS THE BASIS OF BEARINGS FOR THIS DESCRIPTION. THE DIRECTION IS BASED ON THE RECORDED PLAT OF MEMORIAL HOSPITAL PRINTERS PARKWAY FILING NO. 4 AND THE LINE IS MONUMENTED BY A PK NAIL AND WASHER "CCES PLS 30118" ON THE SOUTH AND A 5/8 DIAMETER REBAR AND 1-1/2" DIAMETER ALUMINUM CAP "CCES PLS 30118" ON THE NORTH.

THENCE SOUTH 87°46'27" EAST A DISTANCE OF 20.00 FEET TO THE APPARENT EASTERLY RIGHT-OF-WAY LINE OF UNION BOULEVARD AS PRODUCED SOUTHERLY FROM THE REFILING PLAT OF THE FIRST ADDITION TO KNOB HILL AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED IN PLAT BOOK N AT PAGE 9 OF SAID EL PASO COUNTY RECORDS AND THE **POINT OF BEGINNING** OF THE TRACT DESCRIBED HEREIN;

THENCE NORTH 02°25'41" EAST ON THE EASTERLY RIGHT-OF-WAY LINE OF UNION BOULEVARD A DISTANCE OF 832.93 FEET TO THE NORTHWEST CORNER OF BLOCK E OF SAID REFILING PLAT AND A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF 100' WIDE PIKES PEAK AVENUE;

THENCE SOUTH 87°34'10" EAST ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF PIKES PEAK AVENUE AND THE NORTH LINE OF SAID BLOCK E, BLOCK A, THE UN-NUMBERED 100 FOOT WIDE TRACT, BLOCK B AND BLOCK C OF SAID REFILEING PLAT A DISTANCE OF 1201.61 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE NORTHWESTERLY LINE OF LOT 2, MEMORIAL HOSPITAL PRINTERS PARKWAY SUBDIVISION, FILING NO. 2 AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED UNDER RECEPTION NO. 205027952 OF THE EL PASO COUNTY RECORDS;

THENCE SOUTH 01°02'53" WEST ON SAID NORTHERLY EXTENSION A DISTANCE OF 5.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 2;

THE FOLLOWING SIX (6) COURSES ARE ALONG THE WESTERLY BOUNDARY OF SAID LOT 32 AND LOT 1 OF MEMORIAL HOSPITAL PRINTERS PARKWAY FILING NO. 2;

- 1.) THENCE SOUTH 01°02'53" WEST A DISTANCE OF 284.26 FEET;
- 2.) THENCE SOUTHEASTERLY ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 370.00 FEET, A CENTRAL ANGLE OF 31°55'06", AN ARC DISTANCE OF 206.12 FEET; THE LONG CHORD OF WHICH BEARS SOUTH 47°59'34" EAST A DISTANCE OF 203.47 FEET;
- 3.) THENCE SOUTH 63°57'07" EAST A DISTANCE OF 127.14 FEET;
- 4.) THENCE SOUTH 26°02'53" WEST A DISTANCE OF 58.00 FEET;
- 5.) THENCE NORTH 88°19'45" WEST A DISTANCE OF 161.00 FEET;
- 6.) THENCE SOUTH 04°53'13" WEST A DISTANCE OF 321.63 FEET TO THE NORTHEASTERLY CORNER OF THE AFORESAID LOT 1, MEMORIAL HOSPITAL PRINTERS PARKWAY SUBDIVISION, FILING NO. 4;

THE FOLLOWING SEVEN (7) COURSES ARE ALONG THE NORTHERLY BOUNDARY OF SAID LOT 1 OF MEMORIAL HOSPITAL PRINTERS PARKWAY FILING NO. 4;

- 1.) THENCE SOUTH 56°32'14" WEST A DISTANCE OF 203.47 FEET;
- 2.) THENCE NORTH 86°29'30" WEST A DISTANCE OF 249.10 FEET;
- 3.) THENCE SOUTH 51°48'50" WEST A DISTANCE OF 118.50 FEET;
- 4.) THENCE NORTH 84°32'23" WEST A DISTANCE OF 90.33 FEET;
- 5.) THENCE NORTH 03°46'16" EAST A DISTANCE OF 196.77 FEET;
- 6.) THENCE NORTH 86°13'44" WEST A DISTANCE OF 228.36 FEET;
- 7.) THENCE NORTH 87°46'27" WEST A DISTANCE OF 466.13 FEET TO THE **POINT OF BEGINNING**,

CONTAINING AN AREA OF 26.209 ACRES, (1,141,666 SQUARE FEET), MORE OR LESS.