



## EXHIBIT A

A TRACT OF LAND BEING A PORTION OF SECTION 19, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M. IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTH LINE OF BLOCK 305, ADDITION NO. 2 TO THE TOWN OF COLORADO SPRINGS, AS SAID LINE IS MONUMENTED, WHICH IS ASSUMED TO BEAR N 89°48'55" E.)

BEGINNING AT THE NORTHEAST CORNER OF BLOCK 304 OF ADDITION NO. 2 TO THE TOWN OF COLORADO SPRINGS; THENCE N 89° 37' 52" E A DISTANCE OF 140.16 FEET TO THE NORTHWEST CORNER OF BLOCK 305 OF ADDITION NO. 2 TO THE TOWN OF COLORADO SPRINGS; THENCE N 89° 48' 55" E ALONG THE NORTH LINE OF SAID BLOCK 305 A DISTANCE OF 401.00 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 305; THENCE N 89° 43' 32" E 100.10 FEET TO THE NORTHWEST CORNER OF BLOCK 306 OF SAID ADDITION NO. 2; THENCE S 89° 43' 59" E ALONG THE NORTH LINE OF SAID BLOCK 306 AND THE EASTERLY EXTENSION THEREOF A DISTANCE OF 876.08 FEET; THENCE S 00° 00' 00" E 73.51 FEET THE NORTHWEST CORNER OF BLOCK 3, FORT WORTH ADDITION TO THE CITY OF COLORADO SPRINGS; THENCE S 06° 08' 28" E ALONG THE WESTERLY BOUNDARY OF SAID BLOCK 3, A DISTANCE OF 101.23 FEET; THENCE S 18°01'15" W ALONG SAID WESTERLY BOUNDARY 103.85 FEET; THENCE S 08° 05' 15" W ALONG SAID WESTERLY BOUNDARY 100.55 FEET; THENCE S 28° 01' 49" W ALONG SAID WESTERLY BOUNDARY 110.89 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 3; THENCE S 20° 08' 13" W 104.92 FEET TO THE NORTHWEST CORNER OF BLOCK 6 OF SAID FORT WORTH ADDITION TO THE CITY OF COLORADO SPRINGS; THENCE S 02°57' 10" W ALONG THE WESTERLY BOUNDARY OF BLOCK 6 A DISTANCE OF 100.00 FEET; THENCE S 01° 48' 25" W ALONG SAID WESTERLY BOUNDARY 100.01 FEET; THENCE S 03° 19'45" E ALONG SAID WESTERLY BOUNDARY 100.52 FEET; THENCE S 11° 38'52" E 103.14 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 6; THENCE N 87° 28' 40" W 74.42 FEET; THENCE S 00° 31' 41" W 152.70 FEET; THENCE S 88° 18' 08" W 66.80 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE A. T. & S. F. RAILROAD; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE AND ON A CURVE TO THE LEFT, HAVING A RADIUS OF 1382.39 FEET, A CENTRAL ANGLE OF 11° 54' 21", THE CHORD OF WHICH BEARS S 18° 16' 46" E 286.74 FEET AN ARC DISTANCE OF 287.25 FEET; THENCE N 65° 46' 03" E RADIALLY ALONG SAID RIGHT-OF-WAY LINE 50.00 FEET; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE AND ON A CURVE TO THE LEFT HAVING A RADIUS OF 1332.39 FEET, A CENTRAL ANGLE OF 19° 07' 25", THE CHORD OF WHICH BEARS S 33° 47' 39" E 442.65 FEET AN ARC DISTANCE OF 444.71 FEET; THENCE S 46° 38' 38" W RADIALLY A DISTANCE OF 100.00 FEET TO A POINT ON THE CENTERLINE OF THE ATCHISON TOPEKA & SANTA FE RAILWAY RIGHT-OF-WAY; THENCE S 06° 13' 26" E 349.96 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE SOUTHERN PACIFIC/DENVER & RIO GRANDE WESTERN RAILROAD MAINLINE, SAID NORTHERLY RIGHT-OF-WAY BEING 50.00 FEET NORTHERLY OF THE CENTERLINE OF THE NEW MAINLINE RAILROAD TRACK ALIGNMENT; THENCE N 59° 00' 48" W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 628.29 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE ON A CURVE TO THE LEFT HAVING A RADIUS OF 1544.95 FEET, A CENTRAL ANGLE OF 08° 54' 40", THE CHORD OF WHICH BEARS N 63° 28' 08" W 240.04 FEET AN ARC DISTANCE OF 240.28 FEET TO A POINT OF TANGENT; THENCE N 67° 55' 28" W ALONG SAID TANGENT AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 1016.93 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF NEVADA AVENUE; THENCE N 05° 39' 04" E ALONG SAID WESTERLY RIGHT-OF-WAY LINE 21.67 FEET; THENCE N 00° 44'56" W ALONG SAID WESTERLY RIGHT-OF-WAY LINE 59.00 FEET; THENCE N 05° 39' 04" E ALONG SAID RIGHT-OF-WAY LINE 115.19 FEET; THENCE N 05° 29' 04" E ALONG SAID WESTERLY RIGHT-OF-WAY LINE 135.21 FEET; THENCE N 08° 52' 26" E ALONG SAID WESTERLY RIGHT-OF-WAY LINE 100.55 FEET TO THE SOUTHEAST CORNER OF BLOCK 314 OF ADDITION NO. 2 TO THE TOWN OF COLORADO SPRINGS; THENCE N 02° 22'52" E ALONG THE EASTERLY LINE OF SAID BLOCK 314 A DISTANCE OF 400.25 FEET TO THE NORTHEASTERLY CORNER OF SAID BLOCK 314; THENCE N 02° 24' 42" E A DISTANCE OF 99.73 FEET TO THE SOUTHEAST CORNER OF BLOCK 304 OF ADDITION NO. 2 TO THE TOWN OF COLORADO SPRINGS; THENCE N 02° 22' 46" E ALONG THE EAST LINE OF SAID BLOCK 304 A DISTANCE OF 417.83 FEET TO THE POINT OF BEGINNING. CONTAINING 2,514,054 SQUARE FEET (57.71 ACRES).