

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

A PARCEL OF LAND BEING A PORTION OF SECTION 33, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST-WEST CENTERLINE OF SECTION 33, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AT THE EAST END BY A 3-1/2" ALUMINUM SURVEYORS CAP (PLS 30118) WITH APPROPRIATE MARKINGS AND AT THE WEST END BY A 3-1/2" ALUMINUM SURVEYORS CAP (LS 22573) WITH APPROPRIATE MARKINGS, IS ASSUMED TO BEAR S89°12'26"W, A DISTANCE OF 5247.11 FEET

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 33, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO; THENCE S89°12'26"W, ON THE EAST-WEST CENTERLINE OF SAID SECTION 33, A DISTANCE OF 2279.88 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF LOT 1 AS PLATTED IN HASSLER & BATES SUBDIVISION NO. 3 AS RECORDED IN PLAT BOOK D-3 AT PAGE 26, SAID POINT ALSO BEING ON THE SOUTHERLY BOUNDARY OF COLORADO SPRINGS YOUTH SPORTS COMPLEX AS RECORDED UNDER RECEPTION NO. 99050902, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE S11°59'09"W, A DISTANCE OF 522.12 FEET;
THENCE S00°47'59"E, A DISTANCE OF 1182.62 FEET;
THENCE S41°38'10"W, A DISTANCE OF 321.35 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED IN BOOK 6881 AT PAGE 895:

THENCE ON THE NORTHERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED IN BOOK 6881 AT PAGE 895, THE FOLLOWING (4) FOUR COURSES:

1. N48°21'25"W, A DISTANCE OF 49.42 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 42°46'41", A RADIUS OF 300.00 FEET AND A DISTANCE OF 223.99 FEET TO A POINT OF TANGENT;
3. S88°51'54"W, A DISTANCE OF 175.71 FEET;
4. S81°31'17"W, A DISTANCE OF 50.82 FEET TO THE SOUTHEASTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN DOCUMENT RECORDED IN BOOK 6881 AT PAGE 900;

THENCE ON THE BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED IN BOOK 6881 AT PAGE 900, THE FOLLOWING (5) FIVE COURSES:

1. N08°29'00"W, A DISTANCE OF 90.98 FEET;
2. N45°03'22"W, A DISTANCE OF 77.07 FEET;
3. S44°56'38"W, A DISTANCE OF 107.37 FEET;
4. S45°03'22"E, A DISTANCE OF 36.85 FEET;
5. S49°46'33"W, A DISTANCE OF 162.91 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED IN BOOK 6881 AT PAGE 895;

THENCE ON THE BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED IN BOOK 6881 AT PAGE 895, THE FOLLOWING (3) THREE COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N09°58'00"E, HAVING A DELTA OF 46°10'47", A RADIUS OF 70.00 FEET AND A DISTANCE OF 56.42 FEET TO A POINT OF TANGENT, SAID POINT BEING ON A LINE 50.00 FEET EAST OF AND PARALLEL TO THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 25;
2. N33°51'13"W, ON SAID PARALLEL LINE, A DISTANCE OF 843.04 FEET;
3. S56°08'47"W, A DISTANCE OF 50.00 FEET TO A POINT ON SAID EASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 25;

THENCE N33°51'13"W, ON SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 185.05 FEET TO THE MOST SOUTHERLY CORNER OF PARCEL A AS DESCRIBED IN A DOCUMENT RECORDED IN BOOK 5653 AT PAGE 480;

THENCE N33°51'13"W, ON THE BOUNDARY OF SAID PARCEL A AS DESCRIBED IN A DOCUMENT RECORDED IN BOOK 5653 AT PAGE 480 AND SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 189.24 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF SIPILOVIC SUBDIVISION, RECORDED UNDER RECEPTION NO. 98098685;

THENCE ON THE BOUNDARY OF SAID SILIPOVIC SUBDIVISION, THE FOLLOWING (2) TWO COURSES:

1. N56°08'47"E, A DISTANCE OF 125.64 FEET;
2. N00°16'22"W, A DISTANCE OF 407.30 FEET FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED AS THE "GRAVEL PIT TRACT" AS RECORDED UNDER RECEPTION ON. 97120624;

THENCE S48°54'33"E, ON SAID SOUTHERLY BOUNDARY, A DISTANCE OF 53.30 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID LOT 1, HASSLER & BATES SUBDIVISION NO. 3;

THENCE N00°16'22"W, ON SAID WESTERLY BOUNDARY AND THE EASTERLY BOUNDARY OF SAID "GRAVEL PIT TRACT", A DISTANCE OF 420.59 FEET TO A POINT ON SAID EAST-WEST CENTERLINE OF SECTION 33, SAID POINT ALSO BEING ON THE SOUTHERLY BOUNDARY OF TRANEX SUBDIVISION FILING NO. 1 AS RECORDED UNDER RECEPTION NO. 202094392;

THENCE N89°12'26"E, ON SAID EAST-WEST CENTERLINE, AND SAID SOUTHERLY BOUNDARY OF TRANEX SUBDIVISION FILING NO. 1 AND THE SOUTHERLY BOUNDARY OF HARRISON PARK FILING NO. 11, AS RECORDED IN PLAT BOOK W-3 AT PAGE 128, A

DISTANCE OF 939.50 FEET TO THE SOUTHEASTERLY CORNER OF SAID HARRISON PARK FILING NO. 11.

THENCE N16°52'09"W, ON THE EASTERLY BOUNDARY OF SAID HARRISON PARK FILING NO. 11, A DISTANCE OF 364.57 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF EXECUTIVE CIRCLE AS PLATTED IN HARRISON PARK FILING NO. 8, RECORDED IN PLAT BOOK M-3 AT PAGE 100;

THENCE N73°07'51"E, ON SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 60.00 FEET TO A POINT ON THE WESTERLY BOUNDARY OF COLORADO SPRINGS YOUTH SPORTS COMPLEX, RECORDED UNDER RECEPTION NO. 99050902;

THENCE ON THE BOUNDARY OF SAID COLORADO SPRINGS YOUTH SPORTS COMPLEX, THE FOLLOWING (2) TWO COURSES:

1. S16°52'09"E, A DISTANCE OF 381.86 FEET TO A POINT ON SAID EAST-WEST CENTERLINE OF SECTION 33;
2. N89°12'26"E, ON SAID EAST-WEST CENTERLINE OF SECTION 33, A DISTANCE OF 639.04 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 61.012 ACRES.