

EXHIBIT A-1

LEGAL DESCRIPTION:

A portion of the tract of land described in the Warranty Deed recorded at Reception No. 217058373 of the records of El Paso County, Colorado and located in a portion of the North 472 feet of the Southwest quarter of the Northwest quarter (SW1/4NW1/4) of Section 6, Township 13 South, Range 65 West of the 6th P.M., El Paso County, Colorado being more particularly described as follows:

COMMENCING at a No. 6 rebar with 3-1/4" aluminum cap stamped by PLS No. 19586 at the Northeast corner of Government Lot 4, being the Northwest quarter of the Northwest quarter (NW1/4NW1/4) of Section 6, Township 13 South, Range 65 West of the 6th P.M., from which a No. 6 rebar with 3-1/4" aluminum cap stamped by RLS No 10377 bears N00°28'36"W a distance of 1320.85 feet at the Northeast corner of the Southwest quarter of the Southwest quarter (SW1/4SW1/4) of Section 31, Township 12 South, Range 65 West of the 6th P.M., and is the basis of bearings used herein; thence S00°19'26"W on the East line of said Government Lot 4, a distance of 1303.18 feet to a 5/8" inside diameter iron pipe, at the Northeast corner of said SW1/4NW1/4; thence S00°19'26"W on the East line of said SW1/4NW1/4, a distance of 472.19 feet to the Southeast corner of said tract of land; thence S88°42'56"W on the South line of said tract of land, a distance of 50.02 feet to the POINT OF BEGINNING at a point fifty (50.00) feet West of said East line, as measured perpendicular thereto; thence continuing S88°42'56"W on said South line, a distance of 240.27 feet; thence N00°46'13"W a distance of 175.60 feet; thence N64°33'08"E a distance of 270.42 feet to a point fifty (50.00) feet West of said East line, as measured perpendicular thereto; thence S00°19'26"W parallel with said East line, a distance of 286.40 feet to the POINT OF BEGINNING and containing 1.285 acres or 55,968 square feet of land, more or less.

See Exhibit "B" attached.

Prepared by:
John L. Bailey PLS #19586
for and on behalf of
Rockwell Consulting, Inc.
January 25, 2018

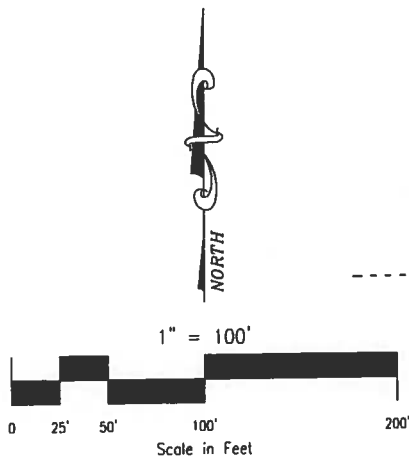


JOB NO. 17-023

FILE: 17023EXD.DWG
DATE: 01/25/18



EXHIBIT A-2



NORTHEAST CORNER SW1/4 SW1/4 SECTION 31, T12S, R65W
NO. 6 REBAR & 3-1/4" ALUMINUM CAP
STAMPED AS SHOWN

BASIS OF BEARINGS
N00°28'36"W 1320.85'
S00°19'26"W 1303.18'

P.O.C.
NORTHEAST CORNER NW1/4 NW1/4 SECTION 6, T13S, R65W
NO. 6 REBAR & 3-1/4" ALUMINUM CAP
STAMPED AS SHOWN



NOT PLATTED
RECEPTION NO. 202137367

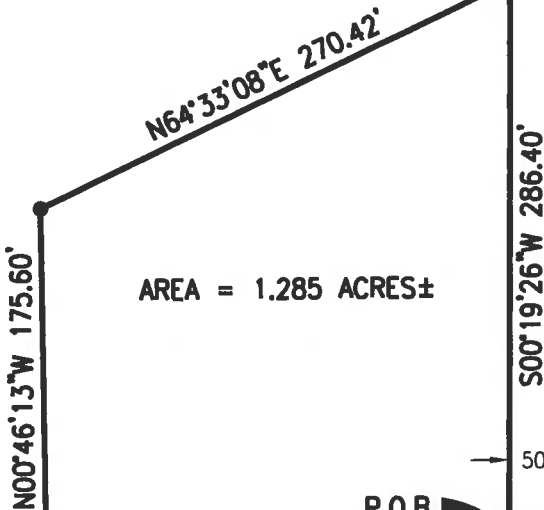
OWNER: JOAN B. GALLEGOS
RECEPTION NO. 215030145

COWPOKE ROAD
RECEPTION NO. 214045953

30'x50' NON-EXCLUSIVE
R.O.W. FOR INGRESS, EGRESS
& RELATED PURPOSES
RECEPTION NO. 217058373

NORTHEAST CORNER SW1/4 NW1/4 SECTION 6, T13S, R65W
FOUND 5/8" INSIDE DIAMETER IRON PIPE

TRACT OF LAND
RECEPTION NO. 217058373



AREA = 1.285 ACRES±

TRACT E
CUMBRE VISTA SUBDIVISION NO. 1
RECEPTION NO. 206712271
OWNER: CITY OF COLORADO SPRINGS



OWNER: RMG-RS HOLDINGS, LLC
RECEPTION NO. 213072502

S88°42'56"W 50.02'

COWPOKE ROAD

TUTT
BOULEVARD

CUMBRE VISTA SUBDIVISION NO. 1
RECEPTION NO. 206712271

FILE: 17023EXD.DWG
DATE: 01/25/18

JOB NO. 17-023

LOCATED IN A PORTION OF
THE NORTH 472' OF
THE SW 1/4 OF THE NW 1/4
OF SECTION 6
T-13-S, R-65-W OF THE 6th P.M.,
EL PASO COUNTY, COLORADO

ROCKWELL CONSULTING, Inc.
ENGINEERING • SURVEYING
1955 N. UNION BLVD., SUITE 200
COLORADO SPRINGS, CO 80909
(719) 475-2575 • FAX (719) 475-9223

EXHIBIT B-1

LEGAL DESCRIPTION:

A portion of the tract of land described in the Warranty Deed recorded at Reception No. 217058373 of the records of El Paso County, Colorado and located in a portion of the North 472 feet of the Southwest quarter of the Northwest quarter (SW1/4NW1/4) of Section 6, Township 13 South, Range 65 West of the 6th P.M., El Paso County, Colorado being more particularly described as follows:

BEGINNING at the Northeast corner of said SW1/4NW1/4; thence S00°19'26"W on the East line of said SW1/4NW1/4, a distance of 472.19 feet to the Southeast corner of said tract of land; thence S88°42'56"W on the South line of said tract of land, a distance of 50.02 feet, to a point fifty (50.00) feet West of said East line, as measured perpendicular thereto; thence N00°19'26"E parallel with said East line, a distance of 286.40 feet; thence S89°40'34"E a distance of 19.50 feet to a point thirty and one-half (30.50) feet West of said East line, as measured perpendicular thereto; thence N00°19'26"E parallel with said East line, a distance of 186.33 feet to the North line of said SW1/4NW1/4; thence N88°42'56"E on said North line, a distance of 30.51 feet to the POINT OF BEGINNING and containing 0.459 acre or 19,981 square feet of land, more or less.

See Exhibit "B" attached.

Prepared by:

John L. Bailey PLS #19586
for and on behalf of
Rockwell Consulting, Inc.
December 04, 2017



JOB NO. 17-023

FILE: 17023EXB.DWG
DATE: 12/04/17



EXHIBIT B-2

NOT PLATTED
RECEPTION NO. 202137367

OWNER: JOAN B. GALLEGOS
RECEPTION NO. 215030145

COWPOKE ROAD
RECEPTION NO. 214045953

N88°42'56"E, 30.51'

P.O.B.

30'x50' NON-EXCLUSIVE
R.O.W. FOR INGRESS, EGRESS
& RELATED PURPOSES
RECEPTION NO. 217058373

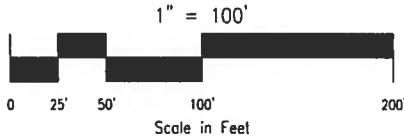
N00°19'26"E 186.33'

30.50'

S00°19'26"W 472.19'
OWNER: CITY OF COLORADO SPRINGS - RECEPTION NO. 210052480

**S89°40'34"E
19.50'**

TRACT OF LAND
RECEPTION NO. 217058373



N00°19'26"E 286.40'

AREA = 0.459 ACRE ±
472'

TRACT E
CUMBRE VISTA SUBDIVISION NO. 1
RECEPTION NO. 206712271
OWNER: CITY OF COLORADO SPRINGS

S00°19'26"W 472.19'
OWNER: CITY OF COLORADO SPRINGS - RECEPTION NO. 210052480

**S88°42'56"W
50.02'**

COWPOKE ROAD

OWNER: RMG-RS HOLDINGS, LLC
RECEPTION NO. 213072502



TUITT BOULEVARD

CUMBRE VISTA SUBDIVISION NO. 1
RECEPTION NO. 206712271

JOB NO. 17-023

FILE: 17023EXB.DWG
DATE: 12/04/17

LOCATED IN A PORTION OF
THE NORTH 472' OF
THE SW 1/4 OF THE NW 1/4
OF SECTION 6
T-13-S, R-65-W OF THE 6th P.M.,
EL PASO COUNTY, COLORADO

ROCKWELL CONSULTING, Inc.
ENGINEERING • SURVEYING
1955 N. UNION BLVD., SUITE 200
COLORADO SPRINGS, CO 80909
(719) 475-2575 • FAX (719) 475-9223

EXHIBIT C-1

LEGAL DESCRIPTION:

A portion of the tract of land described in the Warranty Deed recorded at Reception No. 217058373 of the records of El Paso County, Colorado and located in a portion of the North 472 feet of the Southwest quarter of the Northwest quarter (SW1/4NW1/4) of Section 6, Township 13 South, Range 65 West of the 6th P.M., El Paso County, Colorado being more particularly described as follows:

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See Exhibit "B" attached.

Prepared by:
John L. Bailey PLS #19586
for and on behalf of
Rockwell Consulting, Inc.
February 07, 2018

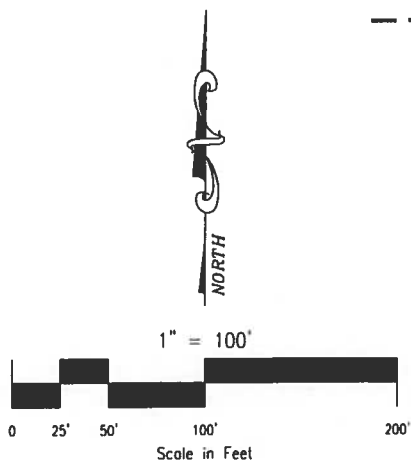


JOB NO. 17-023

FILE: 17023EXE.DWG
DATE: 02/07/18



EXHIBIT C-2



NORTHEAST CORNER SW1/4 SW1/4
SECTION 31, T12S, R65W
NO. 6 REBAR & 3-1/4" ALUMINUM CAP
STAMPED AS SHOWN



BASIS OF BEARINGS
N00°28'36"W 1320.85'
S00°19'26"W 1303.18'

P.O.C.
NORTHEAST CORNER NW1/4 NW1/4
SECTION 6, T13S, R65W
NO. 6 REBAR & 3-1/4" ALUMINUM CAP
STAMPED AS SHOWN



30'x50' NON-EXCLUSIVE
R.O.W. FOR INGRESS, EGRESS
& RELATED PURPOSES
RECEPTION NO. 217058373

OWNER: JOAN B. GALLEGOS
RECEPTION NO. 215030145

NOT PLATTED
RECEPTION NO. 202137367

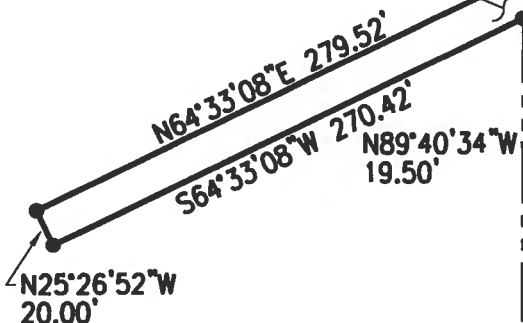
COWPOKE ROAD
RECEPTION NO. 214045953

S88°42'56"W
30.51'

NORTHEAST CORNER SW1/4 NW1/4
SECTION 6, T13S, R65W
FOUND 5/8" INSIDE DIAMETER IRON PIPE

TRACT OF LAND
RECEPTION NO. 217058373

AREA = 0.212 ACRE ±



OWNER: CITY OF COLORADO SPRINGS - RECEPTION NO. 210052480

TRACT E
CUMBRE VISTA SUBDIVISION NO. 1
RECEPTION NO. 206712271
OWNER: CITY OF COLORADO SPRINGS



OWNER: RMG-RS HOLDINGS, LLC
RECEPTION NO. 213072502

COWPOKE ROAD

TUTT
BOULEVARD

CUMBRE VISTA SUBDIVISION NO. 1
RECEPTION NO. 206712271

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