



EXHIBIT A
LEGAL DESCRIPTION:

CPC PUZ 19-00126

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 89, DUBLIN NORTH KWAN PARCEL FILING NO. 8 AS RECORDED AT RECEPTION NO. 216713766 OF THE RECORDS OF EL PASO COUNTY, COLORADO, THENCE N 87°35'45" E, 551.42 FEET ALONG THE WESTERLY LINE OF SAID DUBLIN NORTH KWAN PARCEL FILING NO. 8;

THENCE S 00°07'16" E, 702.17 FEET ALONG THE WESTERLY LINE OF SAID DUBLIN NORTH KWAN PARCEL FILING NO. 8;

THENCE S 87°35'45" W, 969.50 FEET ALONG THE WESTERLY LINE OF SAID DUBLIN NORTH KWAN PARCEL FILING NO. 8 TO A POINT ON THE EAST RIGHT OF WAY LINE OF TEMPLETON GAP / TUTT BOULEVARD;

THENCE N30°02'32"E, 48.04 FEET ALONG THE EAST RIGHT OF WAY LINE OF TEMPLETON GAP / TUTT BOULEVARD TO A POINT OF NON-TANGENT CURVE TO THE LEFT AND THE SOUTHERN MOST POINT OF TEMPLETON GAP AT TUSCANY PLAZA VACATION PLAT NO. 1 AS RECORDED AT RECEPTION NO. 216713756 OF SAID EL PASO COUNTY RECORDS;

THENCE 139.66 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 754.00 FEET, A CENTRAL ANGLE OF 10°36'47" WHOSE CHORD BEARS N 13°22'30" E, 139.46 FEET;

THENCE N 30°02'32" E, 624.33 FEET;

THENCE S 87°35'45" E, 47.40 FEET TO THE **POINT OF BEGINNING:**

SAID TRACT CONTAINS 561,402 SF. (12.888 ACRES) MORE OR LESS.

Prepared By:
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Date April 10, 2020

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