

**LEGAL DESCRIPTION
CORDERA COMMERCIAL NORTH EXHIBIT "A"**

A PARCEL OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 27 AND THE SOUTHEAST ONE-QUARTER OF SECTION 22, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO; MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER OF SECTION 27; MONUMENTED ON THE EAST END BY A FOUND ILLEGIBLE 3-1/4" ALUMINUM CAP IN RANGE BOX AND ON THE WEST END BY A FOUND 3-1/4" ALUMINUM CAP STAMPED "COLORADO DEPT OF TRANSPORTATION PLS NO. 25381" AND IS ASSUMED TO BEAR SOUTH 89°45'46" WEST 2623.10 FEET;

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 27; THENCE SOUTH 89°45'46" WEST, ALONG THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER OF SECTION 27, A DISTANCE OF 498.93 FEET TO A POINT ON THE WEST LINE OF THAT CERTAIN UTILITY EASEMENT RECORDED ON DECEMBER 02, 2014 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER UNDER RECEPTION NUMBER 214110671 AND THE **POINT OF BEGINNING**; SAID POINT ALSO BEING THE BEGINNING OF A CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT BEARS SOUTH 41°17'54" WEST, A RADIAL DISTANCE OF 717.50 FEET;

THENCE ALONG SAID WEST LINE THE FOLLOWING 9 COURSES:

1. THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°17'42", AN ARC DISTANCE OF 53.79 FEET TO A 80.00 FOOT RADIUS COMPOUND CURVE;
2. THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 96°38'30", AN ARC DISTANCE OF 134.94 FEET TO A 990.50 FOOT RADIUS COMPOUND CURVE;
3. THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°12'39", AN ARC DISTANCE OF 20.93 FEET TO A 1,028.50 FOOT RADIUS REVERSE CURVE;
4. THENCE SOUTHWESTERLY ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 02°01'32", AN ARC DISTANCE OF 36.36 FEET;
5. THENCE SOUTH 38°18'04" EAST, A DISTANCE OF 5.49 FEET;
6. THENCE SOUTH 51°41'56" WEST, A DISTANCE OF 10.00 FEET;
7. THENCE SOUTH 38°18'04" EAST, A DISTANCE OF 30.00 FEET;
8. THENCE NORTH 51°41'56" EAST, A DISTANCE OF 10.00 FEET;
9. THENCE SOUTH 38°18'04" EAST, A DISTANCE OF 21.51 FEET TO A 971.50 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 38°35'46" EAST;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°57'59", AN ARC DISTANCE OF 50.30 FEET;

THENCE SOUTH 48°26'16" WEST, A DISTANCE OF 645.89 FEET TO A POINT ON THE EAST LINE OF THE PRESENT POWERS BOULEVARD RIGHT-OF-WAY;

THENCE ALONG SAID EAST LINE THE FOLLOWING 8 COURSES:

1. THENCE NORTH 41°33'18" WEST, A DISTANCE OF 341.38 FEET;
2. THENCE NORTH 37°36'14" WEST, A DISTANCE OF 191.19 FEET;
3. THENCE NORTH 30°56'33" WEST, A DISTANCE OF 285.42 FEET;
4. THENCE NORTH 31°13'43" WEST, A DISTANCE OF 93.31 FEET;
5. THENCE NORTH 39°08'58" WEST, A DISTANCE OF 90.65 FEET;
6. THENCE NORTH 45°22'22" WEST, A DISTANCE OF 190.17 FEET;
7. THENCE NORTH 47°58'16" WEST, A DISTANCE OF 169.24 FEET;
8. THENCE NORTH 05°07'00" WEST, A DISTANCE OF 65.61 FEET TO A POINT ON THE SOUTH LINE OF THE PRESENT OLD RANCH ROAD RIGHT-OF-WAY;

THENCE ALONG SAID SOUTH LINE THE FOLLOWING 4 COURSES:

1. THENCE NORTH 75°10'57" EAST, A DISTANCE OF 139.04 FEET;
2. THENCE SOUTH 82°18'44" EAST, A DISTANCE OF 318.77 FEET;
3. THENCE SOUTH 67°46'15" EAST, A DISTANCE OF 35.59 FEET;
4. THENCE NORTH 21°47'11" EAST, A DISTANCE OF 23.40 FEET TO A POINT ON THE SOUTH LINE OF ACADEMY HIGH SCHOOL FILING NO. 5 PLAT RECORDED ON SEPTEMBER 19, 1997 IN SAID RECORDS UNDER RECEPTION NUMBER 97110362 AND A 625.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 25°25'20" WEST;

THENCE ALONG SAID SOUTH LINE THE FOLLOWING 6 COURSES:

1. THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°25'05", AN ARC DISTANCE OF 15.47 FEET;
2. THENCE SOUTH 63°09'34" EAST, A DISTANCE OF 156.89 FEET;
3. THENCE NORTH 26°50'26" EAST, A DISTANCE OF 20.50 FEET;
4. THENCE SOUTH 65°20'36" EAST, A DISTANCE OF 380.47 FEET;
5. THENCE SOUTH 63°09'34" EAST, A DISTANCE OF 281.29 FEET TO A 1,039.61 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 26°50'28" EAST;
6. THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°41'42", AN ARC DISTANCE OF 48.90 FEET TO A POINT ON THE PREVIOUSLY MENTIONED WEST LINE OF SAID UTILITY EASEMENT RECORDED UNDER RECEPTION NUMBER 214110671 AND A 717.50 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 34°28'10" WEST;

THENCE SOUTHEASTERLY ALONG SAID CURVE AND SAID WEST LINE, THROUGH A CENTRAL ANGLE OF 06°49'43", AN ARC DISTANCE OF 85.51 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 783,933 SQUARE FEET OR (17.99662 ACRES), MORE OR LESS.