

EXHIBIT "A"**LEGAL DESCRIPTION:**

A tract of land being a portion of Lot 1, Springs Ranch Golf Club in the City of Colorado Springs as recorded at Reception No. 97031873 of the records of El Paso County, Colorado and a portion of the tract of land described at Reception No. 98010369 of the records of said El Paso County and located in the Northwest quarter (NW1/4) of Section 31, Township 13 South, Range 65 West of the 6th P.M., El Paso County, Colorado being more particularly described as follows:

BEGINNING at the intersection of the common line between said Lot 1 and Tract A of said Springs Ranch Golf Club and the Southerly line of the thirty (30.00) foot sanitary sewer easement as shown on said Springs Ranch Golf Club, recorded at Reception No. 96148129 of the records of said El Paso County; thence $S73^{\circ}42'33''E$ on said Southerly line, a distance of 300.94 feet; thence $S30^{\circ}13'10''W$ a distance of 172.44 feet; thence $S09^{\circ}01'43''E$ a distance of 255.84 feet; thence $S04^{\circ}24'57''E$ a distance of 264.72 feet; thence $S13^{\circ}39'02''E$ a distance of 234.64 feet; thence $S25^{\circ}33'52''E$ a distance of 204.51 feet; thence $S42^{\circ}11'45''E$ a distance of 231.78 feet; thence $S28^{\circ}13'01''E$ a distance of 297.00 feet; thence $S38^{\circ}13'47''E$ a distance of 139.11 feet; thence $S12^{\circ}43'29''W$ a distance of 323.84 feet; thence $S41^{\circ}56'54''W$ a distance of 227.63 feet to the East line of Lot 1, Tutt Sport Complex as recorded at Reception No. 205058864 of the records of said El Paso County, the following two (2) courses are on the East and Northeasterly line of said Lot 1; thence: 1) $N00^{\circ}04'11''W$ a distance of 472.52 feet; 2) $N48^{\circ}00'39''W$ a distance of 808.30 feet to an angle point in said Lot 1; thence $N00^{\circ}50'17''E$ parallel with and forty (40.00) feet Easterly of Tutt Boulevard as dedicated to the public in Tutt Boulevard Subdivision Filing No. 2 as recorded at Reception No. 200122761 of the records of said El Paso County as measured perpendicular thereto, also being the East boundary line of the tract of land recorded at Reception No. 97129652 of the records of said El Paso County, a distance of 1010.00 feet to a point of curve; thence continuing parallel with and forty Easterly as measured perpendicular thereto and said East boundary line, on a curve to the right having a central angle of $13^{\circ}05'14''$, a radius of 740.00 feet for an arc distance of 169.03 feet, whose chord bears $N07^{\circ}22'54''E$ to the POINT OF BEGINNING and containing 13.843 acres 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 19, 2015

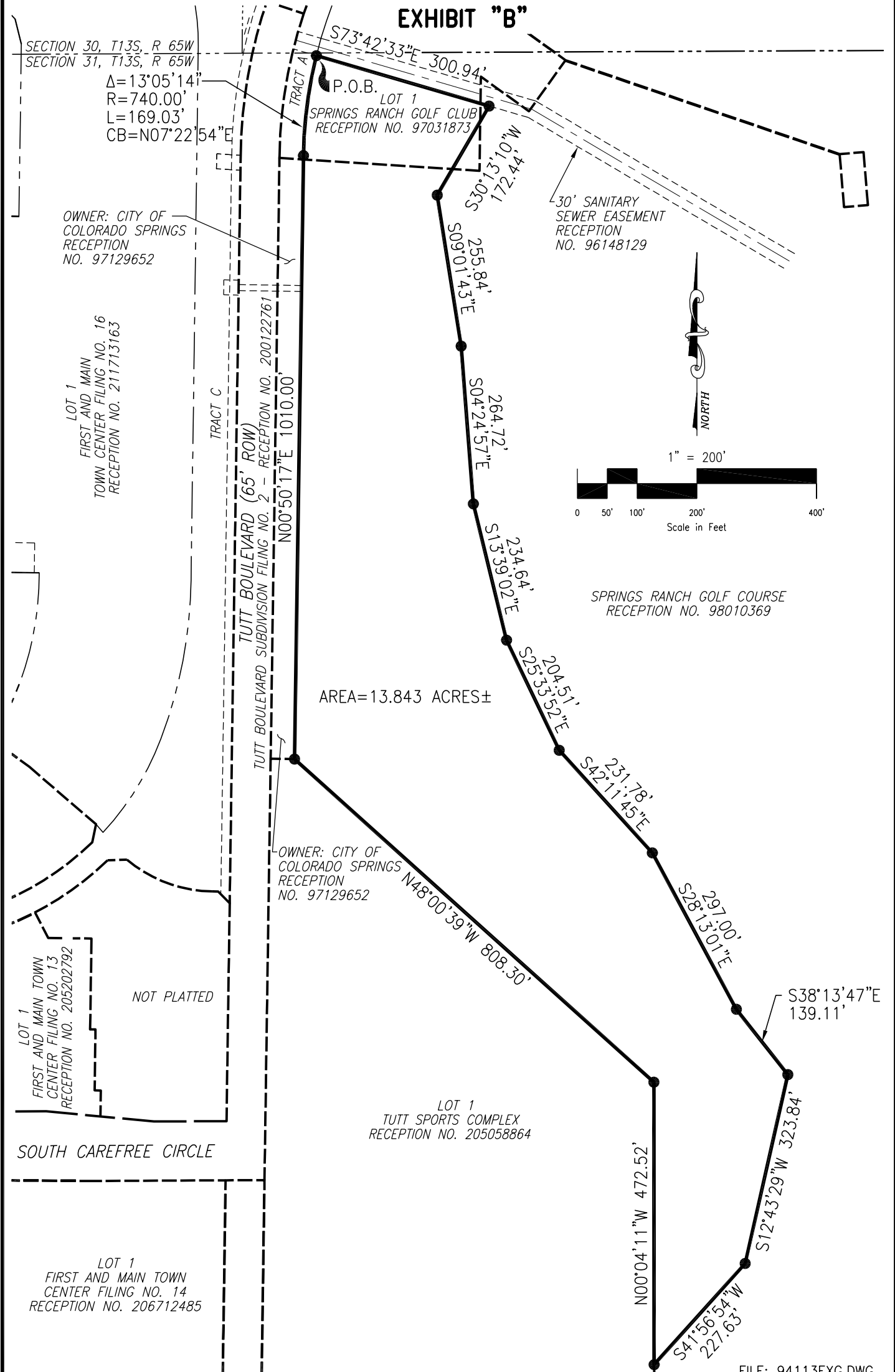
JOB NO. 94-113

FILE: 94113EXG.DWG
DATE: 01/19/15



EXHIBIT A - "Conveyed Property"

EXHIBIT "B"



JOB NO. 94-113

FILE: 94113EXG.DWG
DATE: 01/19/15

LOCATED IN A PORTION OF
THE NORTHWEST QUARTER
OF SECTION 31
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 "A"**LEGAL DESCRIPTION:**

A tract of land being a portion of the tract of land described at Reception No. 98010369 of the records of El Paso County, Colorado located in the East half of the Southwest quarter (E1/2SW1/4) of Section 30, Township 13 South, Range 65 West of the 6th P.M., El Paso County, Colorado being more particularly described as follows:

BEGINNING at the Southeast corner of the North Carefree Circle right of way as dedicated to the public in The Colorado Springs Ranch Filing No. 3 as recorded in Plat Book A-4 at Page 60, at Reception No. 1376922 of the records of said El Paso County; thence on the Southerly right-of-way line of North Carefree Circle as dedicated to the public in The Colorado Springs Ranch Filing No. 2 as recorded in Plat Book Z-3 at Page 137, at Reception No. 1341344 of the records of said El Paso County, on a curve to the right having a central angle of $01^{\circ}12'06''$, a radius of 3740.00 feet for an arc distance of 78.43 feet, whose chord bears $N78^{\circ}31'43''E$; thence $S10^{\circ}43'26''E$ a distance of 73.08 feet; thence $S75^{\circ}34'20''W$ a distance of 16.24 feet; thence $S84^{\circ}58'06''W$ a distance of 245.01 feet; thence $N12^{\circ}59'46''W$ a distance of 20.01 feet to the Southerly line of the tract of land described in Description No. 3 of Reception No. 97129652 of the records of said El Paso County, the following three (3) courses are on the Southerly and Easterly line of said tract of land; thence: 1) on said Southerly line, on a curve to the right having a central angle of $02^{\circ}21'48''$, a radius of 3720.00 feet for an arc distance of 153.44 feet, whose chord bears $N76^{\circ}17'22''E$; 2) $S55^{\circ}32'26''E$ on said Southerly line, a distance of 41.15 feet to the Southeast corner of said tract of land; 3) $N10^{\circ}32'24''W$ a distance of 50.00 feet to the POINT OF BEGINNING and containing 0.261 acre of land, more or less.

See Exhibit "B" attached.

Prepared by:
John L. Bailey PLS #19586
for and on behalf of
Rockwell Consulting, Inc.
February 05, 2015



JOB NO. 94-113

FILE: 94113EXI.DWG
DATE: 02/05/15



EXHIBIT "B"

SPRINGS RANCH GOLF COURSE
RECEPTION NO. 98010369

TRACT OF LAND OF DESCRIPTION #4
RECEPTION NO. 97129652

NORTH CAREFREE CIRCLE
(ROW VARIES)

THE COLORADO SPRINGS
RANCH FILING NO. 2
PLAT BOOK Z-3, PAGE 137
RECEPTION NO. 1341344

NORTH CAREFREE CIRCLE (ROW VARIES)
THE COLORADO SPRINGS RANCH FILING NO. 3
PLAT BOOK A-4, PAGE 60
RECEPTION NO. 1376922

$\Delta=01^{\circ}12'06''$
 $R=3740.00'$
 $L=78.43'$
 $CB=N78^{\circ}31'43''E$

P.O.B.

TRACT OF LAND OF DESCRIPTION #3
RECEPTION NO. 97129652

$N10^{\circ}32'24''W$
50.00'

$S55^{\circ}32'26''E$
41.15'

$L=153.44'$ $CB=N76^{\circ}17'22''E$ $R=3720.00'$
 $\Delta=02^{\circ}21'48''$

AREA = 0.261 ACRE ±

$S10^{\circ}43'26''E$
73.08'

TRACT A

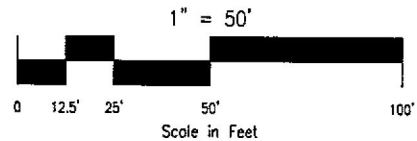
FIRST AND MAIN TOWN NO. 213713292
LOT 1
CENTER FILING NO. 19

$N12^{\circ}59'46''W$
20.01'

$S84^{\circ}58'06''W$ 245.01'

$S75^{\circ}34'20''W$
16.24'

SPRINGS RANCH GOLF COURSE
RECEPTION NO. 98010369



JOB NO. 94-113

FILE: 94113EX1.DWG
DATE: 02/05/15

LOCATED IN A PORTION OF
THE E1/2 SW1/4 OF SECTION 30
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 "A"

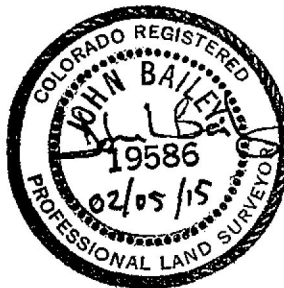
LEGAL DESCRIPTION:

A tract of land being a portion of the tract of land described at Reception No. 98010369 of the records of El Paso County, Colorado located in the Northeast quarter of the Southwest quarter (NE1/4SW1/4) of Section 30, Township 13 South, Range 65 West of the 6th P.M., El Paso County, Colorado being more particularly described as follows:

BEGINNING at the Northwest corner of the tract of land described in Description No. 4 of Reception No. 97129652 of the records of said El Paso County, also being a point on the Easterly line of the Lot 1, Bochnak Family Entertainment Center Subdivision as recorded at Reception No. 205005854 of the records of said El Paso County, the following two (2) courses are on said Easterly line; thence: 1) $N10^{\circ}32'24''W$ a distance of 59.90 feet; 2) $N23^{\circ}02'07''E$ a distance of 524.26 feet to an angle point in said Easterly line; thence $S10^{\circ}32'24''E$ a distance of 63.41 feet; thence $S22^{\circ}56'30''W$ a distance of 167.49 feet; thence $S12^{\circ}11'29''W$ a distance of 167.14 feet; thence $S07^{\circ}23'38''E$ a distance of 50.00 feet; thence $S48^{\circ}15'01''E$ a distance of 30.00 feet; thence $N86^{\circ}29'08''E$ a distance of 30.00 feet; thence $N56^{\circ}09'25''E$ a distance of 150.00 feet; thence $S56^{\circ}21'03''E$ a distance of 75.00 feet; thence $S10^{\circ}32'27''E$ a distance of 69.57 feet to the Northerly right-of-way line of North Carefree Circle as dedicated to the public in The Colorado Springs Ranch Filing No. 2 as recorded in Plat Book Z-3 at Page 137, at Reception No. 1341344 of the records of said El Paso County; thence on said Northerly right-of-way line, on a curve to the left having a central angle of $01^{\circ}11'12''$, a radius of 3860.00 feet for an arc distance of 79.95 feet, whose chord bears $S78^{\circ}34'08''W$ to the Southeast corner of said tract of land described in said Description No. 4, also being the Northeast corner of North Carefree Circle right of way as dedicated to the public in The Colorado Springs Ranch Filing No. 3 as recorded in Plat Book A-4 at Page 60, at Reception No. 1376922 of the records of said El Paso County, the following three (3) courses are on the Easterly and Northerly line of the tract of land described in said Description No. 4; thence: 1) $N10^{\circ}32'24''W$ on said Easterly line, a distance of 70.00 feet to the Northeast corner of said Description No. 4; 2) $S34^{\circ}27'38''W$ on said Northerly line, a distance of 73.07 feet; 3) on said Northerly line, on a curve to the left having a central angle of $03^{\circ}31'39''$, a radius of 3880.00 feet for an arc distance of 238.88 feet, whose chord bears $S75^{\circ}27'21''W$ to the POINT OF BEGINNING and containing 1.136 acres of land, more or less.

See Exhibit "B" attached.

Prepared by:
John L. Bailey PLS #19586
for and on behalf of
Rockwell Consulting, Inc.
February 05, 2015



JOB NO. 94-113

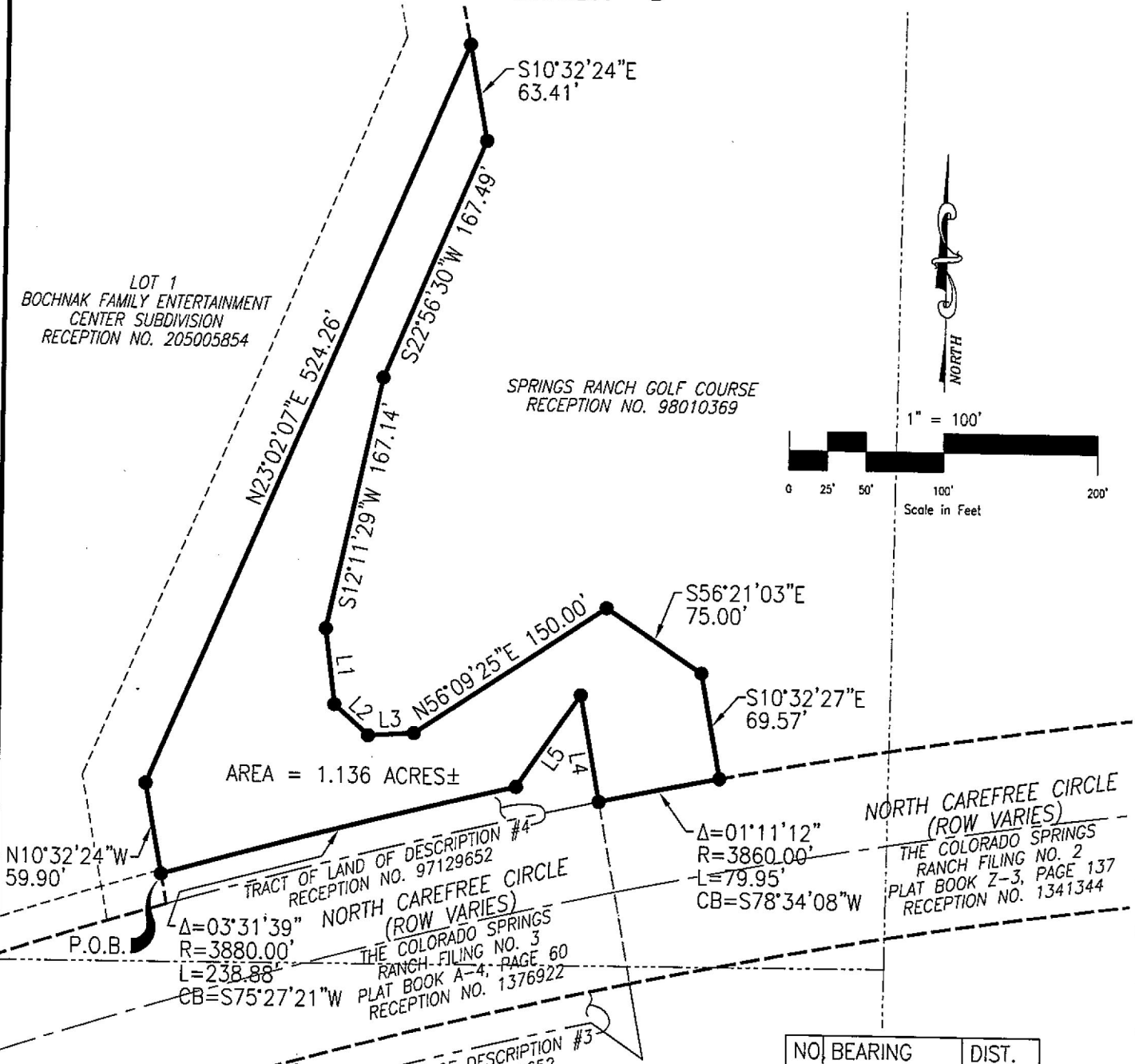
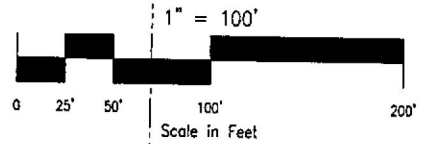
FILE: 94113EXJ.DWG
DATE: 02/05/15



EXHIBIT "B"

LOT 1
BOCHNAK FAMILY ENTERTAINMENT
CENTER SUBDIVISION
RECEPTION NO. 205005854

SPRINGS RANCH GOLF COURSE
RECEPTION NO. 98010369



AREA = 1.136 ACRES±

N10°32'24"W
59.90'

P.O.B.

TRACT OF LAND OF DESCRIPTION #4
RECEPTION NO. 97129652
NORTH CAREFREE CIRCLE
(ROW VARIES)
THE COLORADO SPRINGS
RANCH FILING NO. 3
PLAT BOOK A-4, PAGE 60
RECEPTION NO. 1376922

$\Delta=03^{\circ}31'39''$
R=3880.00'
L=238.88'
CB=S75°27'21"W

$\Delta=01^{\circ}11'12''$
R=3860.00'
L=79.95'
CB=S78°34'08"W

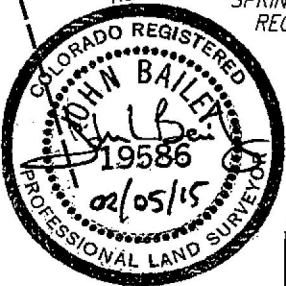
NORTH CAREFREE CIRCLE
(ROW VARIES)
THE COLORADO SPRINGS
RANCH FILING NO. 2
PLAT BOOK Z-3, PAGE 137
RECEPTION NO. 1341344

TRACT A

TRACT OF LAND OF DESCRIPTION #3
RECEPTION NO. 97129652

SPRINGS RANCH GOLF COURSE
RECEPTION NO. 98010369

LOT 1
FIRST AND MAIN TOWN
CENTER FILING NO. 19
RECEPTION NO. 213713292



NO	BEARING	DIST.
L1	S07°23'38"E	50.00'
L2	S48°15'01"E	30.00'
L3	N86°29'08"E	30.00'
L4	N10°32'24"W	70.00'
L5	S34°27'38"W	73.07'

JOB NO. 94-113

FILE: 94113EXJ.DWG
DATE: 02/05/15

LOCATED IN A PORTION OF
THE NE1/4 SW1/4 OF SECTION 30
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 "A"

LEGAL DESCRIPTION:

A tract of land being a portion of the tract of land described at Reception No. 99195169 of the records of El Paso County, Colorado located in the West half (W1/2) of Section 31, Township 13 South, Range 65 West of the 6th P.M., El Paso County, Colorado being more particularly described as follows:

BEGINNING at the Southwest corner of tract of land described on Sheet 2 of 2 of Exhibit "A" of Special Warranty Deed recorded at Reception No. 98010369 of the records of said El Paso County; thence S89°58'34"E on the common line of said tracts of land, a distance of 340.83 feet; thence S33°17'33"W a distance of 12.15 feet; thence S20°26'11"E a distance of 35.79 feet; thence S56°42'27"E a distance of 84.77 feet; thence N87°01'17"E a distance of 35.79 feet to the common line of said tract of land described at Reception No. 99195169 and the tract of land described at Reception No. 203030048 of the records of said El Paso County; thence S33°17'33"W on said common line, a distance of 411.82 feet to a common corner of said tracts of land, the following two (2) courses are on the common line of said tract of land described at Reception No. 99195169 and the tract of land described at Reception No. 99109025 of the records of said El Paso County; thence: 1) N56°42'27"W a distance of 93.72 feet; 2) S66°49'50"W a distance of 161.12 feet to the Southwest corner of said tract of land described at Reception No. 99195169; thence N00°05'47"W on the Westerly line of said tract of land, a distance of 444.69 feet to the POINT OF BEGINNING and containing 3.303 acres of land, more or less.

See Exhibit "B" attached.

Prepared by:
John L. Bailey PLS #19586
for and on behalf of
Rockwell Consulting, Inc.
February 07, 2015



JOB NO. 94-113

FILE: 94113EXK.DWG
DATE: 02/07/15



EXHIBIT "B"

SPRINGS RANCH GOLF COURSE
RECEPTION NO. 98010369

S89°58'34"E 340.83'

S33°17'33"W
12.15'
S20°26'11"E
35.79'

S56°42'27"E
84.77'

N87°01'17"E
35.79'

AREA = 3.303 ACRES±

UNPLATTED
OWNER: DEVELOPMENT MANAGEMENT INC.
c/o NORWOOD DEVELOPMENT

N00°05'47"W 444.69'

S66°49'50"W
161.12'

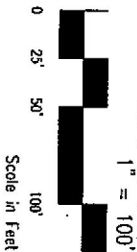
N56°42'27"W
93.72'

S33°17'33"W 411.82'
TRACT OF LAND
RECEPTION NO. 203030048

PUBLIC UTILITY AND
PUBLIC DRAINAGE EASEMENT
PER VACATION PLAT RECORDED
IN PLAT BOOK G-5, PAGE 187
RECEPTION NO. 95042873

LOT 1
TUTT SPORTS COMPLEX
RECEPTION NO. 205058864

P.O.B.



TRACT OF LAND
RECEPTION NO. 99109025

LOCATED IN A PORTION OF
THE WEST HALF (W1/2) OF SECTION 31
T-13-S, R-65-W OF THE 6th P.M.,
EL PASO COUNTY, COLORADO

JOB NO. 94-113

FILE: 94113EXK.DWG
DATE: 02/07/15



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

EXHIBIT C - Special Warranty Deed

After recording return to:

Special Warranty Deed

THIS INDENTURE, made as of the _____ day of _____, 2015, by and between **TOM TAUCHE, INC.**, a Colorado corporation (referred to herein as “**Grantor**”), having an address of *****; and **CITY OF COLORADO SPRINGS**, a home rule city and a Colorado municipal corporation (“**Grantee**”), having an address of *****;

WITNESSETH:

THAT GRANTOR, for and in consideration of the sum of ten dollars (\$10) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has sold and conveyed, and by these presents does sell and convey to Grantee, and its successors and assigns forever, all that certain land, situate, lying and being in El Paso County, Colorado, more particularly described as follows the “Property”).

See Exhibit A ttached hereto and incorporated herein by this reference,

TOGETHER WITH all tenements, hereditaments and appurtenances thereto, belonging or in anywise appertaining.

AND SUBJECT TO those matters set forth in **Exhibit B** attached hereto and made a part hereof.

TO HAVE AND TO HOLD the Property, with the appurtenances, in fee simple, unto Grantee, its successors and assigns, to its own proper use and benefit forever.

TO HAVE AND TO HOLD the Property above bargained and described, with the appurtenances unto Grantee, and Grantee's successors and assigns, forever. Grantor, for Grantor, and for Grantor's heirs, personal representatives, successors, and assigns, covenants and agrees that Grantor shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of Grantee, and Grantee's successors and assigns, against all and every person or persons claiming the whole or any part of the property, by, through, or under Grantor, subject, however, to those matters set forth in **Exhibit B** attached hereto and made a part hereof.

IN WITNESS WHEREOF, Grantor has executed this instrument as of the day and year first above written.

GRANTOR:

TOM TAUCHE, INC.
a Colorado corporation

By: _____
Name: Tom Tauche
Its: President

STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

Acknowledged before me this ____day of _____, 2015, by Tom Tauche, as President of Tom Tauche, Inc., a Colorado corporation.

WITNESS my hand and official seal.

My commission expires: _____

Notary Public

[SEAL]

Exhibit A
To Special Warranty Deed

Legal Description of Property

Parcel 1:

A tract of land being a portion of the tract of land described at Reception No. 98010369 of the records of El Paso County, Colorado located in the East half of the Southwest quarter (E1/2SW1/4) of Section 30, Township 13 South, Range 65 West of the 6th P.M., El Paso County, Colorado being more particularly described as follows:

BEGINNING at the Southeast corner of the North Carefree Circle right of way as dedicated to the public in The Colorado Springs Ranch Filing No. 3 as recorded in Plat Book A-4 at Page 60, at Reception No. 1376922 of the records of said El Paso County; thence on the Southerly right-of-way line of North Carefree Circle as dedicated to the public in The Colorado Springs Ranch Filing No. 2 as recorded in Plat Book Z-3 at Page 137, at Reception No. 1341344 of the records of said El Paso County, on a curve to the right having a central angle of $01^{\circ}12'06''$, a radius of 3740.00 feet for an arc distance of 78.43 feet, whose chord bears $N78^{\circ}31'43''E$; thence $S10^{\circ}43'26''E$ a distance of 73.08 feet; thence $S75^{\circ}34'20''W$ a distance of 16.24 feet; thence $S84^{\circ}58'06''W$ a distance of 245.01 feet; thence $N12^{\circ}59'46''W$ a distance of 20.01 feet to the Southerly line of the tract of land described in Description No. 3 of Reception No. 97129652 of the records of said El Paso County, the following three (3) courses are on the Southerly and Easterly line of said tract of land; thence: 1) on said Southerly line, on a curve to the right having a central angle of $02^{\circ}21'48''$, a radius of 3720.00 feet for an arc distance of 153.44 feet, whose chord bears $N76^{\circ}17'22''E$; 2) $S55^{\circ}32'26''E$ on said Southerly line, a distance of 41.15 feet to the Southeast corner of said tract of land; 3) $N10^{\circ}32'24''W$ a distance of 50.00 feet to the POINT OF BEGINNING and containing 0.261 acre of land, more or less.

Parcel 2:

A tract of land being a portion of the tract of land described at Reception No. 98010369 of the records of El Paso County, Colorado located in the Northeast quarter of the Southwest quarter (NE1/4SW1/4) of Section 30, Township 13 South, Range 65 West of the 6th P.M., El Paso County, Colorado being more particularly described as follows:

BEGINNING at the Northwest corner of the tract of land described in Description No. 4 of Reception No. 97129652 of the records of said El Paso County, also being a point on the Easterly line of the Lot 1, Bochnak Family Entertainment Center Subdivision as recorded at Reception No. 205005854 of the records of said El Paso County, the following two (2) courses are on said Easterly line; thence: 1) N10°32'24"W a distance of 59.90 feet; 2) N23°02'07"E a distance of 524.26 feet to an angle point in said Easterly line; thence S10°32'24"E a distance of 63.41 feet; thence S22°56'30"W a distance of 167.49 feet; thence S12°11'29"W a distance of 167.14 feet; thence S07°23'38"E a distance of 50.00 feet; thence S48°15'01"E a distance of 30.00 feet; thence N86°29'08"E a distance of 30.00 feet; thence N56°09'25"E a distance of 150.00 feet; thence S56°21'03"E a distance of 75.00 feet; thence S10°32'27"E a distance of 69.57 feet to the Northerly right-of-way line of North Carefree Circle as dedicated to the public in The Colorado Springs Ranch Filing No. 2 as recorded in Plat Book Z-3 at Page 137, at Reception No. 1341344 of the records of said El Paso County; thence on said Northerly right-of-way line, on a curve to the left having a central angle of 01°11'12", a radius of 3860.00 feet for an arc distance of 79.95 feet, whose chord bears S78°34'08"W to the Southeast corner of said tract of land described in said Description No. 4, also being the Northeast corner of North Carefree Circle right of way as dedicated to the public in The Colorado Springs Ranch Filing No. 3 as recorded in Plat Book A-4 at Page 60, at Reception No. 1376922 of the records of said El Paso County, the following three (3) courses are on the Easterly and Northerly line of the tract of land described in said Description No. 4; thence: 1) N10°32'24"W on said Easterly line, a distance of 70.00 feet to the Northeast corner of said Description No. 4; 2) S34°27'38"W on said Northerly line, a distance of 73.07 feet; 3) on said Northerly line, on a curve to the left having a central angle of 03°31'39", a radius of 3880.00 feet for an arc distance of 238.88 feet, whose chord bears S75°27'21"W to the POINT OF BEGINNING and containing 1.136 acres of land, more or less.

Parcel 3:

A tract of land being a portion of the tract of land described at Reception No. 99195169 of the records of El Paso County, Colorado located in the West half (W1/2) of Section 31, Township 13 South, Range 65 West of the 6th P.M., El Paso County, Colorado being more particularly described as follows:

BEGINNING at the Southwest corner of tract of land described on Sheet 2 of 2 of Exhibit "A" of Special Warranty Deed recorded at Reception No. 98010369 of the records of said El Paso County; thence S89°58'34"E on the common line of said tracts of land, a distance of 340.83 feet; thence S33°17'33"W a distance of 12.15 feet; thence S20°26'11"E a distance of 35.79 feet; thence S56°42'27"E a distance of 84.77 feet; thence N87°01'17"E a distance of 35.79 feet to the common line of said tract of land described at Reception No. 99195169 and the tract of land described at Reception No. 203030048 of the records of said El Paso County; thence S33°17'33"W on said common line, a distance of 411.82 feet to a common corner of said tracts of land, the following two (2) courses are on the common line of said tract of land described at Reception No. 99195169 and the tract of land described at Reception No. 99109025 of the records of said El Paso County; thence: 1) N56°42'27"W a distance of 93.72 feet; 2) S66°49'50"W a distance of 161.12 feet to the Southwest corner of said tract of land described at Reception No. 99195169; thence N00°05'47"W on the Westerly line of said tract of land, a distance of 444.69 feet to the POINT OF BEGINNING and containing 3.303 acres of land, more or less.

Exhibit B
To Special Warranty Deed

Exceptions