

EXHIBIT "A"

LEGAL DESCRIPTION:

That tract of land located in a South half of Section 35, Township 13 South, Range 67 West of the 6th P.M., City of Colorado Springs, El Paso County, Colorado, being more particularly described as follows:

COMMENCING at the intersection of the Northeasterly right-of-way line of Mesa Road and the Southeasterly right-of-way line of Fillmore Street, the following two (2) courses are on the Southeasterly right-of-way line of Fillmore Street; thence: 1) on a curve to the right having a central angle of 15°24'40", a radius of 905.37 feet for an arc distance of 243.52 feet, whose chord bears N31°38'25"E; 2) N39°20'45"E a distance of 298.87 feet to the POINT OF BEGINNING; thence N39°20'45"E on the Southeasterly right-of-way line of Fillmore Street, a distance of 382.64 feet; thence S03°05'21"E a distance of 206.54 feet; thence S50°40'10"E a distance of 272.25 feet; thence N39°19'50"E a distance of 481.88 feet to a point of curve; thence on a curve to the left having a central angle of 18°42'45", a radius of 165.00 feet for an arc distance of 53.89 feet, whose chord bears N29°58'27"E to a point of reverse curve; thence on a curve to the right having a central angle of 18°42'45", a radius of 214.50 feet for an arc distance of 70.05 feet, whose chord bears N29°58'27"E; thence N39°19'50"E a distance of 117.15 feet to a point of curve; thence on a curve to the left having a central angle of 19°44'44", a radius of 190.50 feet for an arc distance of 65.65 feet, whose chord bears N29°27'28"E; thence N19°35'06"E a distance of 39.98 feet to a point of curve; thence on a curve to the right having a central angle of 21°23'06", a radius of 100.00 feet for an arc distance of 37.32 feet, whose chord bears N30°16'39"E; thence N40°58'12"E a distance of 40.01 feet to a point on a curve on the Southwesterly right-of-way line of Grand Vista Circle as dedicated in Grand Vista Filing No. 1 recorded in Plat Book H-6 at Page 42 of the records of said El Paso County, the following three (3) courses are on the Southwesterly right-of-way line of said Grand Vista Circle; thence: 1) on a curve to the right having a central angle of 08°29'44", a radius of 270.00 feet for an arc distance of 40.03 feet, whose chord bears S51°37'11"E; 2) S47°22'19"E a distance of 73.03 feet; 3) on a curve to the left having a central angle of 25°59'47", a radius of 305.00 feet for an arc distance of 138.39 feet, whose chord bears S60°22'13"E; thence S19°26'23"W a distance of 135.43 feet; thence S48°32'38"E a distance of 484.71 feet to the Northerly most corner of the tract of land described in Book 6496 at Page 989 of the records of said El Paso County; thence S25°20'47"W on the Northwesterly boundary line of said tract of land, a distance of 583.59 feet to the Northwest corner of the tract of land described in said Book 6659 at Page 1165 of the records of said El Paso County; thence S30°32'17"W on the Northwesterly boundary line of said tract of land, a distance of 66.34 feet to the Northerly boundary line of the tract of land described in Book 2071 at Page 04 of the records of said El Paso County; thence S81°03'17"W on said Northerly boundary line, a distance of 571.38 feet; thence N08°56'43"W a distance of 83.33 feet; thence N73°30'36"W a distance of 277.49 feet; thence N16°11'06"W a distance of 188.52 feet; thence N50°40'10"W a distance of 438.37 feet to the POINT OF BEGINNING and containing 21.807 acres of land, more or less.

See Exhibit "B" attached.

Prepared by:
John L. Bailey PLS #1986
for and on behalf of
Rockwell Consulting, Inc.
May 27, 2014



JOB NO. 07-018

FILE: 07018EXH.DWG
DATE: 05/27/14

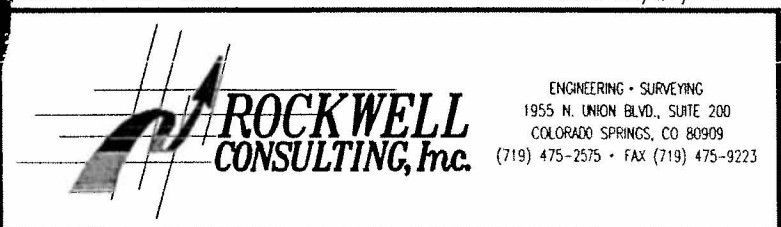
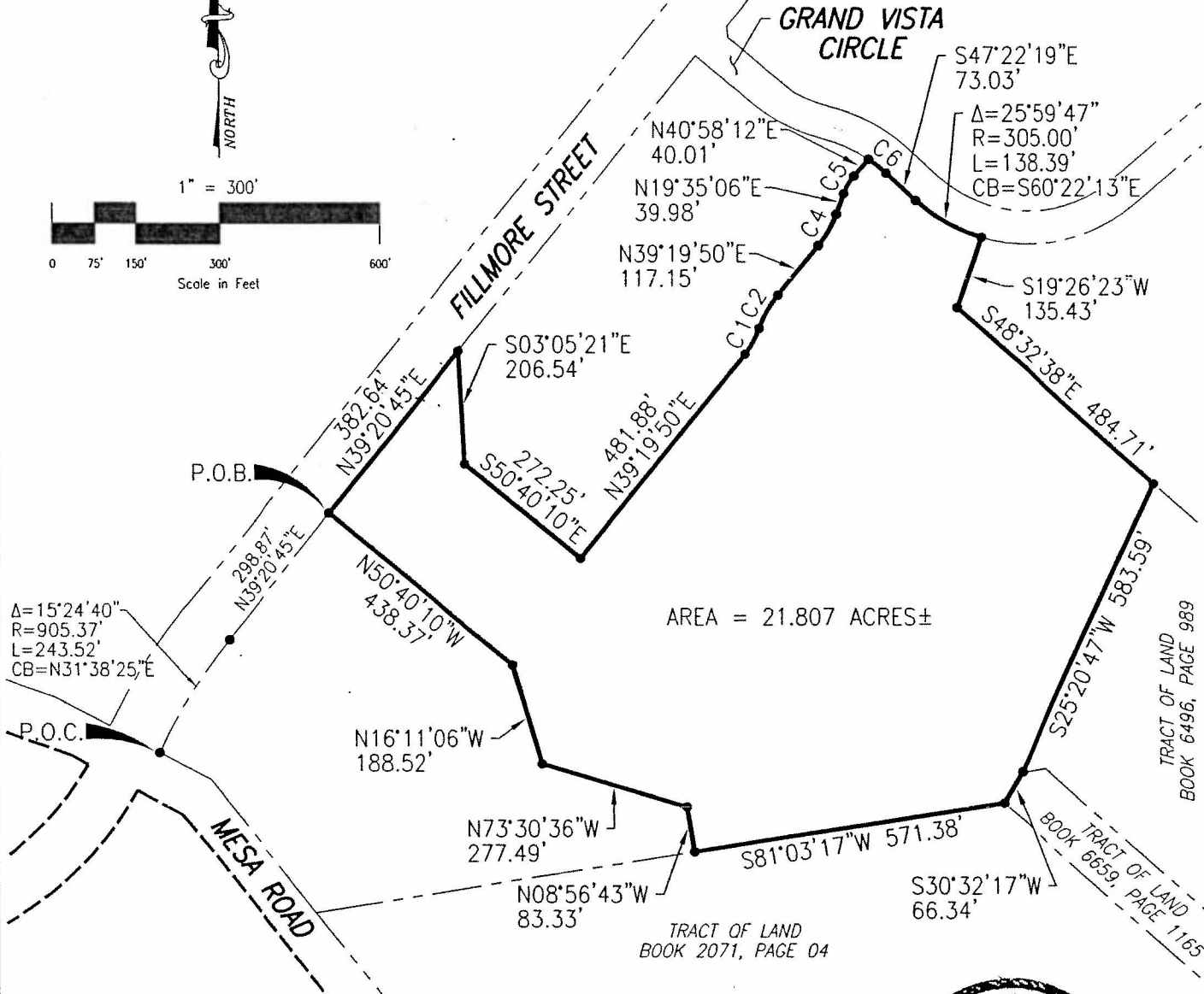
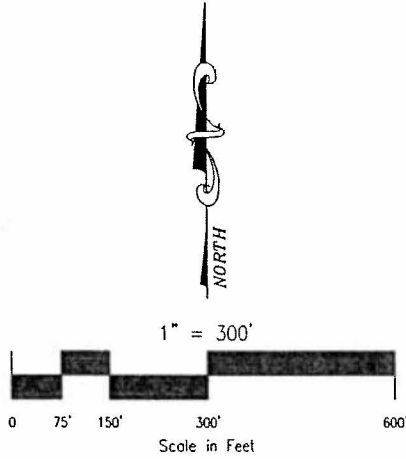


EXHIBIT "B"

LOT 1
GRAND VISTA FILING NO. 1
PLAT BOOK H-6, PAGE 42

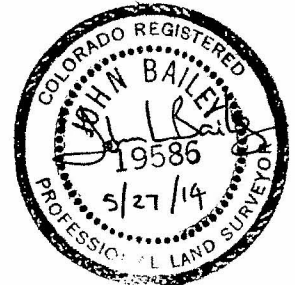


$\Delta=15^{\circ}24'40''$
 $R=905.37'$
 $L=243.52'$
 $CB=N31^{\circ}38'25''E$

AREA = 21.807 ACRES ±

TABLE OF CURVES

NO.	DELTA	RADIUS	ARC LEN.	CHORD BRG.
C1	18°42'45"	165.00'	53.89'	N29°58'27"E
C2	18°42'45"	214.50'	70.05'	N29°58'27"E
C4	19°44'44"	190.50'	65.65'	N29°27'28"E
C5	21°23'06"	100.00'	37.32'	N30°16'39"E
C6	08°29'44"	270.00'	40.03'	S51°37'11"E



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LOCATED IN A PORTION OF
THE SOUTH HALF (S1/2)
OF SECTION 35
T-13-S, R-67-W OF THE 6th P.M.,
EL PASO COUNTY, COLORADO

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