

Ordinance No. 88-131

AN ORDINANCE ESTABLISHING PBC-2 (PLANNED BUSINESS CENTER) USE ZONES AND AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO PARCELS 7, 10, 11, 42, 57, 59, 65, 75, 86, 88, 90, 103, 107, 114, 119, 122, 138, & 141 CONSISTING OF 456.507 ACRES, MORE OR LESS, WITHIN THE BANNING LEWIS RANCH ANNEXATION

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:

Section 1. There is hereby established and created the PBC-2 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 7 attached hereto, marked Exhibit A and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 19 of this ordinance.

Section 2. There is hereby established and created the PBC-2 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 10 attached hereto, marked Exhibit B and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 19 of this ordinance.

Section 3. There is hereby established and created the PBC-2 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 11 attached hereto, marked Exhibit C and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 19 of this ordinance.

CPC P 87-388	CPC P 87-438	CPC P 87-467	CPC P 87-488	CPC P 87-519
CPC P 87-391	CPC P 87-440	CPC P 87-469	CPC P 87-495	CPC P 87-522
CPC P 87-392	CPC P 87-446	CPC P 87-471	CPC P 87-500	
CPC P 87-423	CPC P 87-456	CPC P 87-484	CPC P 87-503	

Section 4. There is hereby established and created the PBC-2 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 42 attached hereto, marked Exhibit D and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 19 of this ordinance.

Section 5. There is hereby established and created the PBC-2 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 57 attached hereto, marked Exhibit E and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 19 of this ordinance.

Section 6. There is hereby established and created the PBC-2 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 59 attached hereto, marked Exhibit F and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 19 of this ordinance.

Section 7. There is hereby established and created the PBC-2 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 65 attached hereto, marked Exhibit G and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 19 of this ordinance.

Section 8. There is hereby established and created the PBC-2 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 75 attached hereto,

marked Exhibit H and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 19 of this ordinance.

Section 9. There is hereby established and created the PBC-2 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 86 attached hereto, marked Exhibit I and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 19 of this ordinance.

Section 10. There is hereby established and created the PBC-2 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 88 attached hereto, marked Exhibit J and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 19 of this ordinance.

Section 11. There is hereby established and created the PBC-2 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 90 attached hereto, marked Exhibit K and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 19 of this ordinance.

Section 12. There is hereby established and created the PBC-2 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 103 attached hereto, marked Exhibit L and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 19 of this ordinance.

Section 13. There is hereby established and created the PBC-2 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 107 attached hereto, marked Exhibit M and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 19 of this ordinance.

Section 14. There is hereby established and created the PBC-2 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 114 attached hereto, marked Exhibit N and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 19 of this ordinance.

Section 15. There is hereby established and created the PBC-2 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 119 attached hereto, marked Exhibit O and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 19 of this ordinance.

Section 16. There is hereby established and created the PBC-2 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 122 attached hereto, marked Exhibit P and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 19 of this ordinance.

Section 17. There is hereby established and created the PBC-2 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 138 attached hereto,

marked Exhibit Q and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 19 of this ordinance.

Section 18. There is hereby established and created the PBC-2 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 141 attached hereto, marked Exhibit R and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 19 of this ordinance.

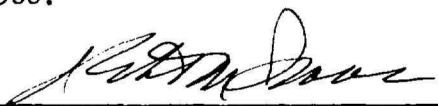
Section 19. The following conditions of record apply to Parcels 7, 10, 11, 42, 57, 59, 65, 75, 86, 88, 90, 103, 107, 114, 119, 122, 138 & 141:

1. A Concept Plan in conformance with Article 5 of the Zoning Ordinance, including a Traffic Study as specified by the City Traffic Engineer and a Preliminary Drainage Report as specified in the City of Colorado Springs Drainage Criteria Manual, shall be submitted and approved by the City for each land use parcel prior to subdivision.
2. The maximum permitted FAR in this PBC-2 District shall be .20:1 for each land use parcel.

Section 20. This ordinance shall be in full force and effect from and after its passage and publication as provided by the Charter.

Section 21. Council deems it appropriate that this ordinance be published by title and summary prepared by the City Clerk and that this ordinance shall be available for inspection and acquisition in the Office of the City Clerk.

Introduced, read, passed on first reading and ordered published this 26th day of July, 1988.



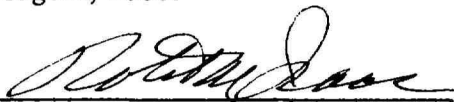
Mayor

ATTEST:



City Clerk

Finally passed, adopted and approved this 9th day of August, 1988.


Mayor

ATTEST:


City Clerk

I HEREBY CERTIFY, that the foregoing ordinance entitled "AN ORDINANCE ESTABLISHING PBC-2 (PLANNED BUSINESS CENTER) USE ZONES AND AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO PARCELS 7, 10, 11, 42, 57, 59, 65, 75, 86, 88, 90, 103, 107, 114, 119, 122, 138 & 141 CONSISTING OF 456.507 ACRES, MORE OR LESS, WITHIN THE BANNING LEWIS RANCH ANNEXATION" was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on July 26, 1988; that said ordinance was passed at a regular meeting of the City Council of said City, held on the 9th day of August, 1988, and that the same was published by summary, in accordance with Section 14 of Article III of the City Charter, in the Colorado Springs Gazette Telegraph, a newspaper published and in general circulation in said City, at least ten days before its passage.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City, this 9th day of August, 1988.


City Clerk

EXHIBIT A

PARCEL 7

A tract of land located in the SW1/4 of Section 10, T13S, R65W of the 6th P.M., County of El Paso, State of Colorado, described as follows:

Commencing at the Southeast Corner of Section 34, T13S, R65W of the 6th P.M., from which the Northeast Corner of said Section 34 bears N01°14'52"E (basis of bearing - true meridian), 5298.00 feet, thence N13°58'06"W, 21871.63 feet to the Southwest Corner of said Section 10 and the TRUE POINT OF BEGINNING;

Thence N00°28'40"W, 707.65 feet along the West line of the SW1/4 of said Section 10;

Thence N89°47'04"E, 1438.37 feet;

Thence S00°12'56"E, 720.62 feet to the South line of the SW1/4 of said Section 10;

Thence N89°41'52"W, 1435.18 feet along the South line of the SW1/4 of said Section 10 to the TRUE POINT OF BEGINNING.

Area = 23.554 acres, more or less.

EXHIBIT B

PARCEL 10

A tract of land located in the SE1/4 of Section 10 and in the SW1/4 of Section 11, all in T13S, R65W of the 6th P.M., County of El Paso, State of Colorado, described as follows:

Commencing at the Southeast Corner of Section 34, T13S, R65W of the 6th P.M., from which the Northeast Corner of said Section 34 bears N01°14'52"E (basis of bearing - true meridian), 5298.00 feet, thence N13°58'06"W, 21871.63 feet to the Southwest Corner of said Section 10; thence S89°41'52"E, 4602.28 feet along the South line of said Section 10 to the TRUE POINT OF BEGINNING;

Thence N09°16'00"W, 128.38 feet;

Thence N08°15'00"W, 228.59 feet;

Thence N12°13'00"E, 196.47 feet;

Thence N19°05'00"E, 148.79 feet;

Thence N12°02'00"E, 124.14 feet;

Thence N21°25'00"E, 208.22 feet;

Thence N23°00'00"E, 143.96 feet;

Thence N07°36'00"E, 108.79 feet;

Thence S56°09'00"E, 624.88 feet to a point of curve to the right;

Thence Southeasterly, 733.48 feet along the arc of said curve to a point tangent, said arc having a radius of 750.00 feet, a central angle of 56°02'00" and being subtended by a chord that bears S28°08'00"E, 704.59 feet;

Thence S00°07'00"E, 274.72 feet to the South line of the SW1/4 of said Section 11;

Thence S89°50'14"W, 322.62 feet along the South line of the SW1/4 of said Section 11 to the Southeast Corner of said Section 10;

Thence N89°41'52"W, 738.44 feet along the South line of said Section 10 to the TRUE POINT OF BEGINNING.

Area = 22.871 acres, more or less.

EXHIBIT C

PARCEL 11

A tract of land located in the W1/2 of Section 11, T13S, R65W of the 6th P.M., County of El Paso, State of Colorado, described as follows:

Commencing at the Southeast Corner of Section 34, T13S, R65W of the 6th P.M., from which the Northeast Corner of said Section 34 bears N01°14'52"E (basis of bearing - true meridian), 5298.00 feet, thence N00°13'26"E, 24823.39 feet to a point of intersection of the West line of the NW1/4 of said Section 11 and a North line of Parcel No. 7 conveyed to Frank A. Aries as described in Deed recorded in Book 5074 at Page 71 of the records of El Paso County, Colorado; thence S89°07'50"E, 1567.78 feet along a North line of Parcel No. 7 as described in said Book 5074 at Page 71 to the TRUE POINT OF BEGINNING;

Thence S00°52'10"W, 824.54 feet;

Thence Southeasterly, 15.16 feet along the arc of a curve concave to the Southwest to a point tangent, said arc having a radius of 800.00 feet, a central angle of 1°05'08" and being subtended by a chord that bears S70°16'34"E, 15.16 feet;

Thence S69°44'00"E, 333.94 feet;

Thence N20°16'00"E, 470.00 feet to a point of curve to the left;

Thence Northerly, 512.72 feet along the arc of said curve to a North line of Parcel No. 7 as described in said Book 5074 at Page 71, said arc having a radius of 2650.00 feet, a central angle of 11°05'08" and being subtended by a chord that bears N14°43'26"E, 511.92 feet;

Thence N89°07'50"W, 608.00 feet along a North line of Parcel No. 7 as described in said Book 5074 at Page 71 to the TRUE POINT OF BEGINNING.

Area = 10.043 acres, more or less.

EXHIBIT D

PARCEL 42

A tract of land located in the N1/2 of Section 26, T13S, R65W of the 6th P.M., County of El Paso, State of Colorado, described as follows:

Commencing at the Southeast Corner of Section 34, T13S, R65W of the 6th P.M., from which the Northeast Corner of said Section 34 bears N01°14'52"E (basis of bearing - true meridian), 5298.00 feet, thence N18°23'47"E, 9434.18 feet to the TRUE POINT OF BEGINNING;

Thence S61°31'00"E, 944.29 feet;

Thence N28°25'00"E, 249.31 feet to a point of curve to the left;

Thence Northeasterly, 773.76 feet along the arc of said curve to a point tangent, said arc having a radius of 2000.00 feet, a central angle of 22°10'00" and being subtended by a chord that bears N17°20'00"E, 768.95 feet;

Thence N06°15'00"E, 23.15 feet to a point of curve to the left;

Thence N83°45'00"W, 849.72 feet;

Thence S28°29'00"W, 703.65 feet to the TRUE POINT OF BEGINNING.

Area = 18.392 acres, more or less.

EXHIBIT E

PARCEL 57

A tract of land located in the W1/2 of Section 28, T13S, R65W of the 6th P.M., County of El Paso, State of Colorado, described as follows:

Commencing at the Southeast Corner of Section 34, T13S, R65W of the 6th P.M., from which the Northeast Corner of said Section 34 bears N01°14'52"E (basis of bearing - true meridian), 5298.00 feet, thence N53°52'42"W, 11734.51 feet to the TRUE POINT OF BEGINNING;

Thence Southwesterly, 1362.93 feet along the arc of a curve concave to the Southeast to the East line of the West 60.00 feet of said Section 28, said arc having a radius of 2010.08 feet, a central angle of 38°50'57" and being subtended by a chord that bears S54°59'17"W, 1336.97 feet;

Thence N00°14'59"W, 2150.86 feet along the East line of the West 60.00 feet of said Section 28;

Thence N89°45'01"E, 849.05 feet;

Thence Southerly, 111.85 feet along the arc of a curve concave to the East, said arc having a radius of 1000.00 feet, a central angle of 6°24'30" and being subtended by a chord that bears S07°28'33"E, 111.79 feet;

Thence S10°40'57"E, 1299.13 feet to the TRUE POINT OF BEGINNING.

Gross Area = 38.198 acres, more or less.

EXCEPT that tract of land conveyed to Colorado Interstate Gas Company as described in Deed recorded in Book 2115 at Page 137 of the records of El Paso County, Colorado, located in the SW1/4 of Section 28, T13S, R65W of the 6th P.M., more particularly described as follows:

Commencing at the Southwest Corner of said Section 28, thence N00°14'59"W, 2017.40 feet along the West line of the SW1/4 of said Section 28; thence due East 644.20 feet to the Southwest Corner of that tract of land as described in said Book 2115 at Page 137 and the TRUE POINT OF BEGINNING;

Thence S90°00'00"E, 150.00 feet along the South line of that tract of land as described in said Book 2115 at Page 137 to the Southeast Corner thereof;

Thence N00°00'00"E, 100.00 feet along the East line of that tract of land as described in said Book 2115 at Page 137 to the Northeast Corner thereof;

Thence N90°00'00"W, 150.00 feet along the North line of that tract of land as described in said Book 2115 at Page 137 to the Northwest Corner thereof;

Thence S00°00'00"W, 100.00 feet along the West line of that tract of land as described in said Book 2115 at Page 137 to the TRUE POINT OF BEGINNING.

Area = 0.344 acres, more or less.

EXCEPT a tract of land located in Section 28, T13S, R65W of the 6th P.M., described as follows:

Commencing at the Southwest Corner of said Section 28, thence N00°14'59"W, 2417.20 feet along the West line of the SW1/4 of said Section 28; thence N89°35'53"E, 654.64 feet to the TRUE POINT OF BEGINNING;

Thence continuing N89°35'53"E, 149.72 feet;

Thence N00°01'35"W, 99.45 feet;

Thence S89°46'41"W, 149.95 feet;

Thence S00°09'40"E, 99.92 feet to the TRUE POINT OF BEGINNING.

Area = 0.343 acres, more or less.

EXCEPT that tract of land conveyed to Colorado Interstate Gas Company as described in Deed recorded in Book 1981 at Page 16 of the records of El Paso County, Colorado, located in the W1/2 of Section 28, T13S, R65W of the 6th P.M., more particularly described as follows:

Commencing at the Southwest Corner of said Section 28, thence N00°14'59"W, 2643.80 feet along the West line of the SW1/4 of said Section 28; thence due East 654.70 feet to the Southwest Corner of that tract of land as described in said Book 1981 at Page 16 and the TRUE POINT OF BEGINNING;

Thence S90°00'00"E, 150.00 feet along the South line of that tract of land as described in said Book 1981 at Page 16 to the Southeast Corner thereof;

Thence N00°00'00"E, 100.00 feet along the East line of that tract of land as described in said Book 1981 at Page 16 to the Northeast Corner thereof;

Thence N90°00'00"W, 150.00 feet along the North line of that tract of land as described in said Book 1981 at Page 16 to the Northwest Corner thereof;

Thence S00°00'00"W, 100.00 feet along the West line of that tract of land as described in said Book 1981 at Page 16 to the TRUE POINT OF BEGINNING.

Area = 0.344 acres, more or less.

Net Area = 37.167 acres, more or less.

EXHIBIT F

PARCEL 59

A tract of land located in the E1/2 of Section 33, T13S, R65W of the 6th P.M., County of El Paso, State of Colorado, described as follows:

Commencing at the Southeast Corner of Section 34, T13S, R65W of the 6th P.M., from which the Northeast Corner of said Section 34 bears N01°14'52"E (basis of bearing - true meridian), 5298.00 feet, thence N64°14'01"W, 6665.14 feet to the TRUE POINT OF BEGINNING;

Thence N38°02'57"E, 750.70 feet;

Thence N08°05'06"E, 273.98 feet;

Thence N73°27'39"W, 331.84 feet;

Thence Westerly, 560.59 feet along the arc of a curve concave to the South, said arc having a radius of 800.00 feet, a central angle of 40°08'57" and being subtended by a chord that bears S86°27'52"W, 549.19 feet;

Thence S66°23'24"W, 35.20 feet;

Thence S23°36'36"E, 991.95 feet to the TRUE POINT OF BEGINNING.

Area = 11.633 acres, more or less.

EXHIBIT G

PARCEL 65

A tract of land located in the S1/2 of Section 34, T13S, R65W of the 6th P.M., County of El Paso, State of Colorado, described as follows:

Commencing at the Southeast Corner of Section 34, T13S, R65W of the 6th P.M., from which the Northeast Corner of said Section 34 bears N01°14'52"E (basis of bearing - true meridian), 5298.00 feet, thence N82°56'55"W, 3663.15 feet to the Centerline of U.S. Highway No. 24 and the TRUE POINT OF BEGINNING;

Thence N30°16'00"E, 1118.08 feet along the Centerline of said U.S. Highway No. 24;

Thence S59°44'00"E, 900.75 feet;

Thence S29°11'03"E, 748.23 feet;

Thence Westerly, 1554.73 feet along the arc of a curve concave to the North, said arc having a radius of 1500.00 feet, a central angle of 59°23'11" and being subtended by a chord that bears N89°29'27"W, 1486.07 feet;

Thence N59°46'31"W, 255.02 feet to the TRUE POINT OF BEGINNING.

Area = 30.460 acres, more or less.

EXHIBIT H

PARCEL 75

A tract of land located in the W1/2 of Section 12, T14S, R65W of the 6th P.M., County of El Paso, State of Colorado, described as follows:

Commencing at the Southeast Corner of Section 34, T13S, R65W of the 6th P.M., from which the Northeast Corner of said Section 34 bears N01°14'52"E (basis of bearing - true meridian), 5298.00 feet, thence S34°49'27"E, 9451.96 feet to the TRUE POINT OF BEGINNING;

Thence Northeasterly, 652.46 feet along the arc of a curve concave to the Northwest, said arc having a radius of 3000.00 feet, a central angle of 12°27'40" and being subtended by a chord that bears N54°12'33"E, 651.17 feet;

Thence N47°58'42"E, 30.00 feet;

Thence S42°01'18"E, 1500.00 feet;

Thence S18°07'14"W, 157.56 feet;

Thence S88°36'20"W, 320.50 feet;

Thence S49°05'08"W, 442.64 feet;

Thence S56°55'29"W, 729.74 feet;

Thence N03°07'38"W, 931.90 feet;

Thence Northerly, 662.40 feet along the arc of a curve concave to the West to the TRUE POINT OF BEGINNING, said arc having a radius of 1400.00 feet, a central angle of 27°06'32" and being subtended by a chord that bears N16°40'54"W, 656.23 feet;

Area = 35.131 acres, more or less.

EXHIBIT I

PARCEL 86

A tract of land located in the SW1/4 of Section 9, T14S, R65W of the 6th P.M., County of El Paso, State of Colorado, described as follows:

Commencing at the Southeast Corner of Section 34, T13S, R65W of the 6th P.M., from which the Northeast Corner of said Section 34 bears N01°14'52"E (basis of bearing - true meridian), 5298.00 feet, thence S46°33'54"W, 12672.75 feet to the TRUE POINT OF BEGINNING;

Thence N00°25'15"E, 197.30 feet;

Thence Northerly, 414.66 feet along the arc of a curve concave to the East, said arc having a radius of 6000.00 feet, a central angle of 3°57'35" and being subtended by a chord that bears N02°29'03"E, 414.57 feet;

Thence N89°57'04"W, 733.90 feet;

Thence S00°02'56"W, 611.49 feet;

Thence S89°57'04"E, 715.00 feet to the TRUE POINT OF BEGINNING.

Area = 10.113 acres, more or less.

EXHIBIT J

PARCEL 88

A tract of land located in the SW1/4 of Section 16, T14S, R65W of the 6th P.M., County of El Paso, State of Colorado, described as follows:

Commencing at the Northeast Corner of Section 34, T14S, R65W of the 6th P.M., from which the Southeast Corner of said Section 34 bears S00°36'38"W (basis of bearing - true meridian), 5280.16 feet, thence N40°24'04"W, 13835.80 feet to a point on the South line of the SW1/4 of said Section 16 and the TRUE POINT OF BEGINNING;

Thence N00°48'55"W, 700.00 feet;

Thence S89°58'53"E, 489.00 feet;

Thence S00°48'55"E, 700.00 feet to the South line of the SW1/4 of said Section 16;

Thence N89°58'53"W, 489.00 feet along the South line of the SW1/4 of said Section 16 to the TRUE POINT OF BEGINNING.

Area = 7.857 acres, more or less.

EXHIBIT K

PARCEL 90

A tract of land located in the NE1/4 of Section 21, T14S, R65W of the 6th P.M., County of El Paso, State of Colorado, described as follows:

Commencing at the Northeast Corner of Section 34, T14S, R65W of the 6th P.M., from which the Southeast Corner of said Section 34 bears S00°36'38"W. (basis of bearing - true meridian), 5280.16 feet, thence N37°51'01"W, 11254.60 feet to the TRUE POINT OF BEGINNING;

Thence N83°52'14"W, 507.00 feet;

Thence N06°07'46"E, 694.14 feet;

Thence S76°04'55"E, 582.54 feet;

Thence S13°54'59"W, 415.26 feet;

Thence Southerly, 204.40 feet along the arc of a curve concave to the East to the TRUE POINT OF BEGINNING, said arc having a radius of 1500.00 feet, a central angle of 7°48'27" and being subtended by a chord that bears S10°02'00"W, 204.24 feet;

Area = 8.102 acres, more or less.

EXHIBIT L

PARCEL 103

A tract of land located in the NW1/4 of Section 24, T14S, R65W of the 6th P.M., County of El Paso, State of Colorado, described as follows:

Commencing at the Northeast Corner of Section 34, T14S, R65W of the 6th P.M., from which the Southeast Corner of said Section 34 bears S00°36'38"W (basis of bearing - true meridian), 5280.16 feet, thence N35°59'12"E, 11339.79 feet to the TRUE POINT OF BEGINNING;

Thence S00°43'48"W, 536.64 feet;

Thence N89°16'12"W, 784.46 feet;

Thence N06°15'59"W, 462.04 feet;

Thence N82°05'06"E, 286.26 feet;

Thence Easterly, 430.02 feet along the arc of a curve concave to the South, said arc having a radius of 3000.00 feet, a central angle of 8°12'46" and being subtended by a chord that bears N86°12'08"E, 429.65 feet;

Thence S89°45'06"E, 129.43 feet to the TRUE POINT OF BEGINNING.

Area = 9.566 acres, more or less.

EXHIBIT M

PARCEL 107

A tract of land located in the N1/2 of Section 23, T14S, R65W of the 6th P.M., County of El Paso, State of Colorado, described as follows:

Commencing at the Northeast Corner of Section 34, T14S, R65W of the 6th P.M., from which the Southeast Corner of said Section 34 bears S00°36'38"W (basis of bearing - true meridian), 5280.16 feet, thence N23°27'19"E, 9878.76 feet to the TRUE POINT OF BEGINNING;

Thence S05°36'00"W, 855.47 feet;

Thence N84°24'00"W, 1266.11 feet;

Thence Northerly, 668.36 feet along the arc of a curve concave to the West to a point tangent, said arc having a radius of 4000.00 feet, a central angle of 9°34'25" and being subtended by a chord that bears N04°18'34"E, 667.58 feet;

Thence N00°28'39"W, 91.50 feet;

Thence N89°48'00"E, 651.91 feet to a point of curve to the right;

Thence Easterly, 502.71 feet along the arc of said curve to a point tangent, said arc having a radius of 5000.00 feet, a central angle of 5°45'38" and being subtended by a chord that bears S87°19'23"E, 502.50 feet;

Thence S86°40'22"E, 140.52 feet to the TRUE POINT OF BEGINNING.

Area = 23.807 acres, more or less.

EXHIBIT N

PARCEL 114

A tract of land located in the SE1/4 of Section 21 and in the N1/2 of Section 28, all in T14S, R65W of the 6th P.M., County of El Paso, State of Colorado, described as follows:

Commencing at the Northeast Corner of Section 34, T14S, R65W of the 6th P.M., from which the Southeast Corner of said Section 34 bears S00°36'38"W (basis of bearing - true meridian), 5280.16 feet, thence N55°51'43"W, 8257.86 feet to the TRUE POINT OF BEGINNING;

Thence N89°52'00"W, 1737.81 feet to the West line of the E1/2 of the E1/2 of the NW1/4 of said Section 28;

Thence N00°08'00"E, 600.00 feet along the West line of the E1/2 of the E1/2 of the NW1/4 of said Section 28 to the Northwest Corner thereof;

Thence S89°50'39"E, 663.31 feet along the North line of the NW1/4 of said Section 28 to the S1/4 Corner of said Section 21;

Thence N00°05'27"W, 1217.89 feet along the North-South Centerline of said Section 21;

Thence S30°34'03"E, 2113.89 feet to the TRUE POINT OF BEGINNING.

Area = 31.519 acres, more or less.

EXHIBIT O

PARCEL 119

A tract of land located in the NW1/4 of Section 26, T14S, R65W of the 6th P.M., County of El Paso, State of Colorado, described as follows:

Commencing at the Northeast Corner of Section 34, T14S, R65W of the 6th P.M., from which the Southeast Corner of said Section 34 bears S00°36'38"W (basis of bearing - true meridian), 5280.16 feet, thence N13°37'07"E, 3573.04 feet to the TRUE POINT OF BEGINNING;

Thence S88°39'04"E, 638.85 feet;

Thence Southeasterly, 1065.15 feet along the arc of a curve concave to the Southwest, said arc having a radius of 3000.00 feet, a central angle of 20°20'34" and being subtended by a chord that bears S78°28'43"E, 1059.57 feet;

Thence S21°41'30"W, 550.09 feet;

Thence N87°37'44"W, 1506.19 feet;

Thence Northerly, 30.00 feet along the arc of a curve concave to the East, said arc having a radius of 2000.00 feet, a central angle of 0°51'34" and being subtended by a chord that bears N03°03'53"E, 30.00 feet;

Thence N02°38'11"E, 646.22 feet to the TRUE POINT OF BEGINNING.

Area = 24.195 acres, more or less.

EXHIBIT P

PARCEL 122

A tract of land located in the N1/2 of Section 25, T14S, R65W of the 6th P.M., County of El Paso, State of Colorado, described as follows:

Commencing at the Northeast Corner of Section 34, T14S, R65W of the 6th P.M., from which the Southeast Corner of said Section 34 bears S00°36'38"W (basis of bearing - true meridian), 5280.16 feet, thence N59°05'17"E, 7861.43 feet to the TRUE POINT OF BEGINNING;

Thence S30°45'44"E, 1583.01 feet;

Thence N64°48'14"E, 162.92 feet;

Thence N30°27'44"E, 290.50 feet;

Thence N83°07'24"E, 558.77 feet;

Thence Northwesterly, 113.44 feet along the arc of a curve concave to the Southwest to a point tangent, said arc having a radius of 1000.00 feet, a central angle of 6°30'00" and being subtended by a chord that bears N35°25'24"W, 113.39 feet;

Thence N38°40'24"W, 1587.32 feet;

Thence S59°14'16"W, 700.00 feet to the TRUE POINT OF BEGINNING.

Area = 29.014 acres, more or less.

EXHIBIT Q

LEGAL DESCRIPTION - ZONING PARCEL NO. 138

A TRACT OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING CONSIDERED N89°53'06"E

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 3; THENCE N89°53'06"E AND ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3, ALSO BEING THE CENTERLINE OF DRENNAN ROAD, A DISTANCE OF 1329.47 FEET TO THE EXTENDED CENTERLINE OF MARKSHEFFEL BOULEVARD AS DESCRIBED IN BOOK 5120 AT PAGE 92 OF THE EL PASO COUNTY RECORDS, SAID POINT BEING THE POINT OF BEGINNING;

THENCE CONTINUING N89°53'06"E AND ALONG THE CENTERLINE OF SAID DRENNAN ROAD A DISTANCE OF 622.16 FEET TO THE EASTERLY BOUNDARY LINE OF PARCEL "D" AS RECORDED IN BOOK 5250 AT PAGE 819 OF THE EL PASO COUNTY RECORDS EXTENDED NORTHERLY TO INTERSECT SAID CENTERLINE OF DRENNAN ROAD; THENCE S00°05'44"W AND ALONG SAID EASTERLY BOUNDARY LINE A DISTANCE OF 2143.97 FEET; THENCE S89°24'57"W A DISTANCE OF 622.20 FEET TO A POINT ON THE CENTERLINE OF SAID MARKSHEFFEL BOULEVARD; THENCE N00°05'44"E AND ALONG SAID CENTERLINE A DISTANCE OF 2149.06 FEET TO THE POINT OF BEGINNING, CONTAINING 30.658 ACRES.

EXHIBIT R

LEGAL DESCRIPTION - ZONING PARCEL NO. 141

A TRACT OF LAND BEING A PORTION OF THE EAST HALF OF SECTION 9 AND THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE EAST HALF OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING CONSIDERED N00°15'30"E

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 9; THENCE N55°31'03"W A DISTANCE OF 396.80 FEET TO THE POINT OF BEGINNING;

THENCE N72°00'00"W A DISTANCE OF 406.54 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A DELTA 52°39'10", A RADIUS OF 1000.00 FEET, A DISTANCE OF 918.96 FEET AS MEASURED ALONG THE ARC TO A POINT OF TANGENT; THENCE N19°20'50"W A DISTANCE OF 1516.14 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 07°42'21", A RADIUS OF 2000.00 FEET, A DISTANCE OF 268.98 FEET AS MEASURED ALONG THE ARC TO A POINT OF TANGENT; THENCE N11°38'29"W A DISTANCE OF 349.38 FEET; THENCE S89°54'16"E A DISTANCE OF 1400.00 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 71°00'00", A RADIUS OF 500.00 FEET, A DISTANCE OF 619.59 FEET AS MEASURED ALONG THE ARC TO A POINT OF TANGENT; THENCE S18°54'16"E A DISTANCE OF 593.35 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 36°54'16", A RADIUS OF 1000.00 FEET, A DISTANCE OF 644.10 FEET AS MEASURED ALONG THE ARC TO A POINT OF TANGENT; THENCE S18°00'00"W A DISTANCE OF 1306.37 FEET TO THE POINT OF BEGINNING, CONTAINING 92.425 ACRES.