

LEGAL DESCRIPTIONS:

BRISTOW HOUSE PARCEL: TO BE PLATTED AS LOT 1 AND TRACTS A&B, BRISTOW HOUSE

PARCEL C:

A PARCEL OF LAND SITUATED IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, LYING IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 19, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEING A PART OF THE PARCELS OF LAND ACQUIRED BY THE DENVER AND SANTA FE RAILWAY COMPANY (PREDECESSOR IN INTEREST TO THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY) BY THE FOLLOWING DEEDS FILED FOR RECORD IN SAID EL PASO COUNTY; THIS DESCRIPTION BEING BASED ON THE WESTERLY LINE OF ROYER STREET EXTENDED, A 100-FOOT RIGHT OF WAY AS SHOWN ON AN EXISTING PLAT OF SUBDIVISION ENTITLED "WASHINGTON HEIGHTS ADDITION", RECORDED AMONG SAID LAND RECORDS, ASSUMED TO BE NORTH 00 DEGREES 07 MINUTES 54 SECONDS EAST, 1) THAT CERTAIN 6.1 ACRE PARCEL OF LAND AS DESCRIBED IN DEED DATED JULY 14, 1887 FROM JOHN A. HINEBAUGH AND EDWIN J. EATES, RECORDED AUGUST 6, 1887 IN BOOK 82 AT PAGE 183; 2) THAT CERTAIN 10.25 ACRE PARCEL OF LAND AS DESCRIBED IN DEED DATED OCTOBER 7, 1887 FROM THE COLORADO SPRINGS COMPANY, RECORDED OCTOBER 26, 1887 IN BOOK 84 AT PAGE 11; DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE CENTERLINE OF SAID ROYER STREET, SAID POINT BEING NORTH 75 DEGREES 42 MINUTES 21 SECONDS WEST, A DISTANCE OF 679.27 FEET FROM THE EAST ONE-QUARTER CORNER OF SAID SECTION 19, POINT ALSO BEING THE INTERSECTION OF THE CENTERLINE OF ROYER STREET, WITH THE SOUTHERLY BOUNDARY OF SAID 6.1 ACRE PARCEL; THENCE ALONG SAID SOUTHERLY BOUNDARY THE FOLLOWING FOUR (4) COURSES: 1) NORTH 57 DEGREES 30 MINUTES 44 SECONDS WEST, 150.39 FEET; 2) THENCE SOUTH 32 DEGREES 29 MINUTES 16 SECONDS WEST, 50 FEET; 3) THENCE NORTH 57 DEGREES 30 MINUTES 44 SECONDS WEST, 120.11 FEET; 4) THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1532.69 FEET, A CENTRAL ANGLE OF 07 DEGREES 23 MINUTES 46 SECONDS, A CHORD BEARING OF NORTH 53 DEGREES 48 MINUTES 50 SECONDS WEST, 197.72 FEET, AN ARC DISTANCE OF 197.81 FEET, POINT BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 8 DEGREES 17 MINUTES 41 SECONDS WEST, 157.16 FEET; THENCE NORTH 44 DEGREES 34 MINUTES 23 SECONDS EAST, 100.0 FEET TO THE NORTHERLY BOUNDARY OF SAID 6.1 ACRE PARCEL; THENCE NORTHWESTERLY ALONG SAID NORTHERLY BOUNDARY, A CURVE TO THE RIGHT, HAVING A RADIUS OF 1332.69 FEET, A CENTRAL ANGLE OF 19 DEGREES 06 MINUTES 48 SECONDS, A CHORD BEARING OF NORTH 35 DEGREES 51 MINUTES 52 SECONDS WEST, 442.52 FEET, AN ARC DISTANCE OF 444.57 FEET TO THE NORTHEASTERLY CORNER OF SAID 6.1 ACRE PARCEL; THENCE SOUTH 63 DEGREES 41 MINUTES 32 SECONDS WEST, 50 FEET TO THE NORTHERLY BOUNDARY OF SAID 10.25 ACRE PARCEL; THENCE NORTHWESTERLY ALONG LAST SAID NORTHERLY BOUNDARY, A CURVE TO THE RIGHT, HAVING A RADIUS OF 1382.69 FEET, A CENTRAL ANGLE OF 16 DEGREES 25 MINUTES 22 SECONDS, A CHORD BEARING OF NORTH 18 DEGREES 05 MINUTES 47 SECONDS WEST, 394.97 FEET, AN ARC DISTANCE OF 396.32 FEET TO CENTERLINE OF FOUNTAIN STREET (100 FEET WIDE) AS SHOWN ON SAID SUBDIVISION PLAT; THENCE NORTH 89 DEGREES 29 MINUTES 47 SECONDS WEST ALONG SAID CENTERLINE 38.97 FEET TO A POINT ON A LINE PARALLEL AND/OR CONCENTRIC WITH

AND DISTANT 25 FEET EASTERLY FROM THE CENTERLINE OF THAT CERTAIN RAILROAD AS DESIGNATED IN THE RECORDS OF SAID RAILWAY COMPANY AS COLORADO SPRINGS STATION TRACK NUMBER 28; THENCE SOUTH 2 DEGREES 07 MINUTES 10 SECONDS EAST ALONG SAID PARALLEL AND/OR CONCENTRIC LINE 85.55 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG SAID PARALLEL AND/OR CONCENTRIC LINE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 510.05 FEET, A CENTRAL ANGLE OF 15 DEGREES 08 MINUTES 25 SECONDS, A CHORD BEARING OF SOUTH 5 DEGREES 27 MINUTES 03 SECONDS WEST, 134.39 FEET, AN ARC DISTANCE OF

134.78 FEET TO THE SOUTHERLY BOUNDARY OF SAID 10.25 ACRE PARCEL; THENCE SOUTHEASTERLY ALONG LAST SAID SOUTHERLY BOUNDARY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1482.69 FEET, A CENTRAL ANGLE OF 8 DEGREES 23 MINUTES 03 SECONDS, A CHORD BEARING OF SOUTH 22 DEGREES 06 MINUTES 56 SECONDS EAST, 216.77 FEET, AN ARC DISTANCE OF 216.97 FEET; THENCE SOUTH 63 DEGREES 41 MINUTES 32 SECONDS WEST, 50 FEET TO THE SOUTHERLY BOUNDARY OF SAID 6.1 ACRE PARCEL; THENCE SOUTHEASTERLY ALONG LAST SAID SOUTHERLY BOUNDARY, A CURVE TO THE LEFT, HAVING A RADIUS OF 1532.69 FEET, A CENTRAL ANGLE OF 23 DEGREES 48 MINUTES 11 SECONDS, A CHORD BEARING OF SOUTH 38 DEGREES 12 MINUTES 31 SECONDS EAST, 632.18 FEET, AN ARC DISTANCE OF 636.75 FEET, TO THE PLACE OF BEGINNING.

PARCEL D:

THAT PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M., IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EASTERLY LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 19 A DISTANCE OF 715.98 FEET FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 19, SAID POINT BEING ON THE NORTHERLY LINE OF THE ORIGINAL LOCATION OF THE DENVER & RIO GRANDE WESTERN RAILWAY; THENCE NORTH 70 DEGREES 04 MINUTES 00 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE 144.00 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE AND ON A CURVE TO THE LEFT, HAVING A RADIUS OF 909.95 FEET AND A CENTRAL ANGLE OF 14 DEGREES 31 MINUTES 57 SECONDS, AN ARC DISTANCE OF 230.80 FEET TO A POINT OF TANGENT; THENCE NORTH 84 DEGREES 35 MINUTES 57 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE AND ALONG SAID TANGENT 195.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF A SPUR TRACK CONNECTING THE DENVER & RIO GRANDE WESTERN RAILWAY WITH THE ATCHISON TOPEKA & SANTA FE RAILROAD; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND ON A CURVE TO THE LEFT, HAVING A RADIUS OF 535.05 FEET AND A CENTRAL ANGLE OF 62 DEGREES 15 MINUTES 12 SECONDS, AN ARC DISTANCE OF 581.35 FEET, (THE CHORD OF WHICH CURVE BEARS NORTH 48 DEGREES 16 MINUTES 54 SECONDS EAST 553.17 FEET) TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE ATCHISON TOPEKA & SANTA FE RAILROAD; THENCE SOUTHEASTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE AND ON A CURVE TO THE LEFT, HAVING A RADIUS OF 1482.39 FEET AND A CENTRAL ANGLE OF 8 DEGREES 22 MINUTES 46 SECONDS, AN ARC DISTANCE OF 216.80 FEET, (THE CHORD OF WHICH CURVE BEARS SOUTH 20 DEGREES 33 MINUTES 56 SECONDS EAST 216.60 FEET) TO STATION 2212 OF SAID RAILROAD; THENCE SOUTH 65 DEGREES 14 MINUTES 41 SECONDS WEST RADIALLY ALONG SAID WESTERLY RIGHT OF WAY LINE 50.00 FEET; THENCE SOUTHEASTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE AND ON A CURVE TO THE LEFT, HAVING A RADIUS OF 1532.39 FEET AND A CENTRAL ANGLE OF 8 DEGREES 31 MINUTES 31 SECONDS, AN ARC DISTANCE OF 288.02 FEET, (THE CHORD OF WHICH CURVE BEARS SOUTH 29 DEGREES 01 MINUTES 04 SECONDS EAST 227.80 FEET) TO A POINT ON THE EASTERLY LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF AFORESAID SECTION 19; THENCE CONTINUE SOUTHEASTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE AND ALONG SAID CURVE HAVING A RADIUS OF 1532.39 FEET AND A CENTRAL ANGLE OF 3 DEGREES 53 MINUTES 25 SECONDS, AN ARC DISTANCE OF 104.04 FEET (THE CHORD OF WHICH CURVE BEARS SOUTH 35 DEGREES 13

MINUTES 32 SECONDS EAST 104.02 FEET) TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THE AFORESAID ORIGINAL LOCATION OF THE DENVER & RIO GRANDE WESTERN RAILWAY; THENCE NORTHWESTERLY, ALONG SAID NORTHERLY RIGHT OF WAY LINE AND ON A CURVE TO THE LEFT; HAVING A RADIUS OF 931.95 FEET AND A CENTRAL ANGLE OF 1 DEGREE 15 MINUTES 07 SECONDS, AN ARC DISTANCE OF 20.36 FEET (THE CHORD OF WHICH CURVE BEARS NORTH 69 DEGREES 32 MINUTES 26 SECONDS WEST, 20.36 FEET) TO A POINT OF TANGENT; THENCE NORTH 70 DEGREES 10 MINUTES 00

SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY AND ALONG SAID TANGENT 43.50 FEET TO THE POINT OF BEGINNING.
SAID TRACTS CONTAIN 5.15 ACRES, MORE OR LESS.

The exterior perimeter being more particularly described as follows:

A TRACT OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 19, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6th P.M., IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE MOST SOUTHEASTERLY CORNER OF THAT TRACT OF LAND AS DESCRIBED AS PARCEL A IN DEED FROM THE URBAN RENEWAL AUTHORITY TO LOWELL PARTNERS LLC AS RECORDED UNDER RECEPTION NUMBER 200054949 OF THE RECORDS OF THE EL PASO COUNTY, COLORADO CLERK AND RECORDER; THENCE ALONG SAID BOUNDARY, THE FOLLOWING TWO COURSES:

(1) THENCE N 09° 21' 09" W, A DISTANCE OF 157.17 FEET;
(2) THENCE N 43° 19' 40" E, A DISTANCE OF 101.05 FEET TO A POINT ON THE RIGHT OF WAY OF THE ATCHISON, TOPEKA AND SANTA FE RAILWAY;

THENCE ALONG SAID RIGHT OF WAY, THE FOLLOWING THREE COURSES:

(1) THENCE NORTHWESTERLY ALONG THE ARC OF A 1332.69 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 19° 05' 45" (THE LONG CHORD OF WHICH BEARS N 37° 02' 52" W, A LONG CHORD DISTANCE OF 442.11 FEET), AN ARC LENGTH OF 444.17 FEET;

(2) THENCE S 62° 36' 21" W, A DISTANCE OF 49.96 FEET;

(3) THENCE NORTHWESTERLY ALONG THE ARC OF A 1382.69 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 16° 25' 22" (THE LONG CHORD OF WHICH BEARS N 19° 10' 58" W, A LONG CHORD DISTANCE OF 394.96 FEET), AN ARC LENGTH OF 396.32 FEET TO THE CENTERLINE OF FOUNTAIN BOULEVARD;

THENCE S 89° 25' 02" W ALONG SAID CENTERLINE, A DISTANCE OF 38.97 FEET TO A POINT ON A LINE PARALLEL AND/OR CONCENTRIC WITH AND DISTANT 25 FEET EASTERLY FROM THE CENTERLINE OF THAT CERTAIN RAILROAD AS DESIGNATED IN THE RECORDS OF SAID RAILWAY COMPANY AS COLORADO SPRINGS STATION TRACK NUMBER 28;

THENCE S 03° 16' 02" E ALONG SAID PARALLEL LINE, A DISTANCE OF 84.85 FEET;

THENCE CONTINUING ALONG SAID PARALLEL LINE AND ALONG THE ARC OF A 510.05 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 15° 08' 25" (THE LONG CHORD OF WHICH BEARS S 04° 23' 29" W, A LONG CHORD DISTANCE OF 134.39 FEET), AN ARC LENGTH OF 134.78 FEET TO THE SOUTHERLY BOUNDARY OF SAID 10.25 ACRE PARCEL;

THENCE SOUTHWESTERLY ALONG SAID LINE AND ALONG THE ARC OF A 535.05 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 62° 20' 35" (THE LONG CHORD OF WHICH BEARS S 45° 29' 33" W, A LONG CHORD DISTANCE OF 553.88 FEET), AN ARC LENGTH OF 582.18 FEET TO A POINT ON THE NORTHERLY BOUNDARY / RIGHT OF WAY OF THE DENVER AND RIO GRANDE WESTERN RAILWAY;

THENCE ALONG SAID LINE, THE FOLLOWING FOUR COURSES:

(1) THENCE S 87° 18' 18" E, A DISTANCE OF 195.28 FEET;

(2) THENCE EASTERLY ALONG THE ARC OF A 909.95 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 14° 30' 55" (THE LONG CHORD OF WHICH BEARS S 80° 04' 14" E, A LONG CHORD DISTANCE OF 229.91 FEET), AN ARC LENGTH OF 230.53 FEET;

(3) THENCE S 72° 45' 24" E, A DISTANCE OF 187.50 FEET;

(4) THENCE SOUTHEASTERLY ALONG THE ARC OF A 931.95 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 01° 14' 54" (THE LONG CHORD OF WHICH BEARS S 70° 38' 49" E, A LONG CHORD DISTANCE OF 20.31 FEET), AN ARC LENGTH OF

20.31 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY OF SAID ATCHISON, TOPEKA AND SANTA FE RAILWAY;
THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY AND ALONG THE ARC OF A 1532.39 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 11° 22' 14", (THE LONG CHORD OF WHICH BEARS S 45° 27' 19" E, A LONG CHORD DISTANCE OF 303.61 FEET), AN ARC LENGTH OF 304.11 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 5.15 ACRES, MORE OR LESS.

SUMNER HOUSE PROPERTY:

LOTS 3 AND LOT 4, "THE LOWELL SUBDIVISION FILING NO. 3" AS RECORDED UNDER RECEPTION NUMBER 208712831 OF THE RECORDS OF THE EL PASO COUNTY, COLORADO CLERK AND RECORDER, IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

SAID TRACTS CONTAIN 1.55 ACRES, MORE OR LESS

PUBLIC PARK AT THE SOUTHEAST CORNER OF EAST FOUNTAIN BOULEVARD

AND SOUTH WEBER STREET

TRACT C, "THE LOWELL SUBDIVISION FILING NO. 3" AS RECORDED UNDER RECEPTION NUMBER 208712831 OF THE RECORDS OF THE EL PASO COUNTY, COLORADO CLERK AND RECORDER, IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO..

SAID TRACTS CONTAIN 0.46 ACRES, MORE OR LESS

THE SOUTH HALF OF EAST FOUNTAIN BOULEVARD FROM THE EASTERLY RIGHT OF WAY OF SOUTH WEBER STREET TO THE EASTERLY BOUNDARY OF BRISTOW HOUSE:

THE SOUTHERLY PORTION OF THE RIGHT OF WAY OF EAST FOUNTAIN BOULEVARD LYING BETWEEN THE EASTERLY RIGHT OF WAY OF WEBER STREET AND THE EASTERLY BOUNDARY OF "BRISTOW HOUSE" AS RECORDED UNDER RECEPTION NUMBER _____ OF THE RECORDS OF THE EL PASO COUNTY, COLORADO CLERK AND RECORDER, AND LOCATED IN THE CITY OF COLORADO SPRINGS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF TRACT C, "THE LOWELL SUBDIVISION FILING NO. 3" AS RECORDED UNDER RECEPTION NUMBER 208712831 OF THE RECORDS OF THE EL PASO COUNTY, COLORADO CLERK AND RECORDER;

THENCE N 89° 07' 25" E ALONG THE SOUTHERLY RIGHT OF WAY LINE OF EAST FOUNTAIN BOULEVARD AS DEPICTED ON SAID PLAT OF "THE LOWELL SUBDIVISION FILING NO. 3", A DISTANCE OF 400.91 FEET TO A POINT OF CURVATURE IN THE BOUNDARY OF LOT 3 IN SAID SUBDIVISION;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID SUBDIVISION, THE FOLLOWING THREE COURSES:

(1) THENCE SOUTHEASTERLY ALONG THE ARC OF A 9.50 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 35° 57' 02" (THE LONG CHORD OF WHICH BEARS S 72° 54' 04" E, A LONG CHORD DISTANCE OF 5.86 FEET), AN ARC LENGTH OF 5.96 FEET;

(2) THENCE S 50° 15' 49" E, A DISTANCE OF 8.44 FEET;

(3) THENCE N 89° 06' 56" E ALONG SAID NORTHERLY BOUNDARY AND ITS EASTERLY PROLONGATION, A DISTANCE OF 237.05 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID "BRISTOW HOUSE";

THENCE NORTHERLY ALONG THE EASTERLY BOUNDARY OF SAID BRISTOW HOUSE TRACT AND ALONG THE ARC OF A 1382.69 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 02° 07' 29" (THE LONG CHORD OF WHICH BEARS N 12° 13' 56" W, A LONG CHORD DISTANCE OF 51.27 FEET), AN ARC LENGTH OF 51.27 FEET TO A POINT ON SAID CENTERLINE OF FOUNTAIN BOULEVARD;

THENCE S 89° 07' 25" W ALONG SAID CENTERLINE, A DISTANCE OF 654.85 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF SOUTH WEBER STREET;

THENCE S 00° 52' 35" E ALONG SAID EASTERLY RIGHT OF WAY, A DISTANCE OF 43.00 FEET TO A POINT ON THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF TRACT C IN SAID THE LOWELL SUBDIVISION FILING NO. 3;

THENCE N 89° 07' 25" E ALONG SAID PROLONGATION, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 0.69 ACRES, MORE OR LESS.

WRITER'S WAY RIGHT OF WAY

ALL THAT PORTION OF WRITERS WAY LYING BETWEEN LOTS 3 AND LOT 4, "THE LOWELL SUBDIVISION FILING NO. 3" AS RECORDED UNDER RECEPTION NUMBER 208712831 OF THE RECORDS OF THE EL PASO COUNTY, COLORADO CLERK AND RECORDER, IN THE CITY OF COLORADO SPRINGS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 4 IN SAID SUBDIVISION; THENCE SOUTHWESTERLY ALONG THE BOUNDARY OF SAID LOT 4, THE FOLLOWING THREE COURSES:

(1) THENCE SOUTHWESTERLY ALONG THE ARC OF A 842.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 08° 51' 47" (THE LONG CHORD OF WHICH BEARS S 13° 03' 53" W, A LONG CHORD DISTANCE OF 130.12 FEET), AN ARC LENGTH OF 130.25 FEET;

(2) THENCE S 17° 29' 47" W, A DISTANCE OF 22.36 FEET;

(3) THENCE SOUTHWESTERLY ALONG THE ARC OF A 393.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 16° 44' 10" (THE LONG CHORD OF WHICH BEARS S 25° 51' 52" W, A LONG CHORD DISTANCE OF 114.39 FEET), AN ARC LENGTH OF 114.80 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 4;

THENCE N 47° 23' 58" W, A DISTANCE OF 54.68 FEET TO THE MOST SOUTHEASTERLY CORNER OF LOT 3 IN SAID "THE LOWELL SUBDIVISION FILING NO. 3; THENCE NORTHEASTERLY ALONG THE EASTERLY BOUNDARY OF SAID LOT 3, THE FOLLOWING THREE COURSES:

(1) THENCE NORTHEASTERLY ALONG THE ARC OF A 339.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 15° 23' 32" (THE LONG CHORD OF WHICH BEARS N 25° 11' 30" E, A LONG CHORD DISTANCE OF 90.80 FEET), AN ARC LENGTH OF 91.07 FEET;

(2) THENCE N 17° 29' 47" E, A DISTANCE OF 22.36 FEET;

(3) THENCE NORTHEASTERLY ALONG THE ARC OF A 788.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 08° 12' 17" (THE LONG CHORD OF WHICH BEARS N 13° 23' 39" W, A LONG CHORD DISTANCE OF 112.74 FEET), AN ARC LENGTH OF 112.84 FEET TO THE NORTHEAST CORNER OF SAID LOT 3 AND ALSO BEING A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF EAST FOUNTAIN BOULEVARD;

THENCE N 89° 06' 56" E ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 54.81 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 0.31 ACRES, MORE OR LESS.

VICTORIA STREET RIGHT OF WAY

ALL THAT PORTION OF VICTORIA STREET ADJACENT TO LOT 3, "THE LOWELL SUBDIVISION FILING NO. 3" AS RECORDED UNDER RECEPTION NUMBER 208712831 OF THE RECORDS OF THE EL PASO COUNTY, COLORADO CLERK AND RECORDER, IN THE CITY OF COLORADO SPRINGS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 3 IN SAID SUBDIVISION; THENCE SOUTHWESTERLY ALONG THE BOUNDARY OF SAID LOT 3, THE FOLLOWING THREE COURSES:

- (1) THENCE S 00° 52' 35" E, A DISTANCE OF 5.64 FEET;
 - (2) THENCE SOUTHWESTERLY ALONG THE ARC OF A 171.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 45° 00' 00" (THE LONG CHORD OF WHICH BEARS S 21° 37' 25" W, A LONG CHORD DISTANCE OF 130.88 FEET), AN ARC LENGTH OF 134.30 FEET;
 - (3) THENCE S 44° 07' 25" W, A DISTANCE OF 25.66 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 3;
- THENCE N 45° 52' 35" W, A DISTANCE OF 54.00 FEET TO A POINT ON THE EASTERLY BOUNDARY OF TRACT C (PUBLIC PARK); THENCE ALONG THE EASTERLY BOUNDARY OF SAID TRACT C, THE FOLLOWING THREE COURSES:
- (1) THENCE N 44° 07' 25" E, A DISTANCE OF 25.66 FEET;
 - (2) THENCE NORTHEASTERLY ALONG THE ARC OF A 117.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 45° 00' 00" (THE LONG CHORD OF WHICH BEARS N 21° 37' 25" E, A LONG CHORD DISTANCE OF 89.55 FEET), AN ARC LENGTH OF 91.89 FEET
 - (3) THENCE N 00° 52' 35" W, A DISTANCE OF 5.64 FEET TO THE NORTHEASTERLY CORNER OF SAID TRACT C AND ALSO BEING A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF EAST FOUNTAIN BOULEVARD;
- THENCE N 89° 07' 25" E ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 54.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 0.18 ACRES, MORE OR LESS.

THE POETS LOFT SUBDIVISION TRACTS

LOT 2, 3 AND 4 "THE POETS LOFT SUBDIVISION" AS RECORDED UNDER RECEPTION NUMBER 201098615 OF THE RECORDS OF THE EL PASO COUNTY, COLORADO CLERK AND RECORDER.
SAD LOTS CONTAIN 1.20 ACRES, MORE OR LESS.

RIGHT OF WAY OF LAS ANIMAS STREET:

ALL THAT PORTION OF THE LAS ANIMAS STREET PUBLIC RIGHT OF WAY AS DEPICTED ON THE RECORDED PLAT OF "THE POETS LOFT SUBDIVISION" AS RECORDED UNDER RECEPTION NUMBER 201098615 OF THE RECORDS OF THE EL PASO COUNTY, COLORADO CLERK AND RECORDER, SAID RIGHT OF WAY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 4 IN SAID SUBDIVISION; THENCE ALONG THE NORTHERLY AND WESTERLY BOUNDARY OF SAID LOT 4, THE FOLLOWING SIX COURSES:

- (1) THENCE S 89° 07' 25" W, A DISTANCE OF 82.22 FEET;
- (2) THENCE N 45° 52' 35" W, A DISTANCE OF 47.33 FEET;
- (3) THENCE N 18° 13' 53" W, A DISTANCE OF 27.46 FEET;
- (4) THENCE N 58° 55' 48" W, A DISTANCE OF 6.28 FEET;
- (5) THENCE S 89° 07' 25" W, A DISTANCE OF 61.59 FEET;
- (6) THENCE S 00° 52' 35" E, A DISTANCE OF 25.00 FEET TO THE NORTHEAST CORNER OF LOT 1 IN SAID SUBDIVISION;

THENCE S 89° 07' 25" W ALONG THE NORTHERLY BOUNDARY OF SAID LOT 1, A DISTANCE OF 215.20 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF NEVADA AVENUE;

THENCE N 00° 51' 56" W ALONG SAID RIGHT OF WAY, A DISTANCE OF 38.04 FEET;

THENCE CONTINUING N 00° 51' 35" W ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 41.96 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF LOT 2 IN SAID THE POETS LOFT SUBDIVISION;

THENCE N 89° 07' 25" E ALONG SAID SOUTHERLY BOUNDARY, A DISTANCE OF 217.68 FEET TO A POINT ON THE BOUNDARY OF LOT 3 IN "THE POET LOFTS SUBDIVISION";

THENCE ALONG SAID BOUNDARY OF LOT 3, THE FOLLOWING SIX COURSES:

- (1) THENCE S 00° 52' 35" E, A DISTANCE OF 25.00 FEET;
- (2) THENCE N 89° 07' 25" E, A DISTANCE OF 62.57 FEET;
- (3) THENCE N 57° 09' 42" E, A DISTANCE OF 6.21 FEET;
- (4) THENCE N 17° 03' 03" E, A DISTANCE OF 27.04 FEET;
- (5) THENCE N 44° 49' 15" E, A DISTANCE OF 48.67 FEET;
- (6) THENCE N 89° 07' 25" E, A DISTANCE OF 80.84 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF WEBER STREET;

THENCE S 00° 52' 00" E ALONG SAID RIGHT OF WAY, A DISTANCE OF 28.00 FEET TO A POINT ON THE BOUNDARY OF TRACT A IN SAID THE POET LOFTS SUBDIVISION;

THENCE ALONG THE BOUNDARY OF SAID TRACT A, THE FOLLOWING SEVEN COURSES:

- (1) THENCE S 89° 07' 25" W, A DISTANCE OF 51.25 FEET;
- (2) THENCE SOUTHWESTERLY ALONG THE ARC OF A 47.81 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 42° 52' 12" (THE LONG CHORD OF WHICH BEARS S 67° 41' 19" W, A LONG CHORD DISTANCE OF 34.95 FEET), AN ARC LENGTH OF 35.77 FEET;
- (3) THENCE SOUTHWESTERLY ALONG THE ARC OF A 18.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 47° 07' 13" (THE LONG CHORD OF WHICH BEARS S 22° 41' 36" W, A LONG CHORD DISTANCE OF 14.39 FEET), AN ARC LENGTH OF 14.80 FEET;
- (4) THENCE S 00° 52' 00" E, A DISTANCE OF 45.66 FEET;
- (5) THENCE SOUTHEASTERLY ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 54° 19' 24" (THE LONG CHORD OF WHICH BEARS S 28° 01' 42" E, A LONG CHORD DISTANCE OF 22.83 FEET), AN ARC LENGTH OF 23.70 FEET;

(6) THENCE SOUTHEASTERLY ALONG THE ARC OF A 42.98 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 35° 41' 11" (THE LONG CHORD OF WHICH BEARS S 73° 02' 00" E, A LONG CHORD DISTANCE OF 26.34 FEET), AN ARC LENGTH OF 26.77 FEET;
(7) THENCE N 89° 07' 25" E, A DISTANCE OF 54.04 FEET TO THE SOUTHEAST CORNER OF SAID TRACT A AND ALSO BEING A POINT ON THE WESTERLY RIGHT OF WAY LINE OF WEBER STREET;

THENCE S 00° 52' 00" E ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 28.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 0.65 ACRES, MORE OR LESS.

RIGHT OF WAY OF SOUTH WEBER STREET:

A PORTION OF THE PUBLIC RIGHT OF WEBER STREET ADJACENT TO THE POETS LOFT SUBDIVISION AS RECORDED UNDER RECEPTION NUMBER 201098615 OF THE RECORDS OF THE EL PASO COUNTY, COLORADO CLERK AND RECORDER AND ADJACENT TO "THE LOWELL SUBDIVISION FILING NO. 4 AS RECORDED UNDER RECEPTION NUMBER 208712765 OF SAID COUNTY RECORDS AND ADJACENT TO THE SOUTH 1/2 OF LOT 10 AND LOT 9, BLOCK 315 IN THE "MAP OF ADDITION NO. 2 TO THE TOWN OF COLORADO SPRINGS AS RECORDED IN PLAT BOOK A AT PAGE 25 AND FINALLY, ADJACENT TO THE RIGHT OF WAY OF FOUNTAIN BOULEVARD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 3 IN SAID "THE POET LOFTS SUBDIVISION"; THENCE S 00° 52' 00" E ALONG THE EASTERLY BOUNDARY OF SAID SUBDIVISION, A DISTANCE OF 270.03 FEET TO A POINT ON THE BOUNDARY OF SAID "THE LOWELL SUBDIVISION FILING NO. 4";

THENCE ALONG THE BOUNDARIES OF SAID SUBDIVISION, THE FOLLOWING THREE COURSES:

(1) THENCE N 89° 06' 12" E, A DISTANCE OF 6.01 FEET TO THE NORTHEAST CORNER THEREOF;

(2) THENCE S 00° 52' 35" E, A DISTANCE OF 239.61 FEET;

(3) THENCE S 89° 09' 15" W, A DISTANCE OF 11.49 FEET TO THE NORTHEAST CORNER OF THE SOUTH ONE/HALF OF LOT 10, BLOCK 315 IN SAID "MAP OF ADDITION NO. 2 TO THE TOWN OF COLORADO SPRINGS";

THENCE S 00° 45' 04" E ALONG SAID EASTERLY LINE AND ALONG THE EASTERLY LINE OF LOT 9 IN SAID BLOCK 315 AND ITS SOUTHERLY PROLONGATION, A DISTANCE OF 157.77 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF THE PRESTWICK TOWNHOMES FILING NO. 1 AS RECORDED UNDER RECEPTION NUMBER 2030226701 OF SAID COUNTY RECORDS;

THENCE N 89° 07' 25" E ALONG SAID NORTHERLY LINE AND ITS EASTERLY PROLONGATION, A DISTANCE OF 97.84 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF SOUTH WEBER STREET;

THENCE N 00° 52' 35" W ALONG THE EASTERLY LINE OF SAID WEBER STREET, A DISTANCE OF 667.41 FEET;

THENCE S 89° 07' 25" W, A DISTANCE OF 91.96 FEET TO THE POINT OF BEGINNING.

SAID RIGHT OF WAY CONTAINS 1.40 ACRES, MORE OR LESS.

**EASTERLY HALF OF NEVADA AVENUE ADJACENT TO LAS ANIMAS STREET
AND LOT 2, "THE POET LOFTS SUBDIVISION"**

A PORTION OF THE PUBLIC RIGHT OF NEVADA AVENUE ADJACENT TO LOT 2 AND THE PUBLIC RIGHT OF WAY OF LAS ANIMAS STREET AS DEPICTED ON "THE POETS LOFT SUBDIVISION" AS RECORDED UNDER RECEPTION NUMBER 201098615 OF THE RECORDS OF THE EL PASO COUNTY, COLORADO CLERK AND RECORDER AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 2 IN SAID SUBDIVISION; THENCE ALONG THE BOUNDARY OF SAID LOT, THE FOLLOWING FOUR COURSES:

- (1) THENCE S 00° 51' 35" E , A DISTANCE OF 4.48 FEET;
- (2) THENCE S 89° 13' 34" W, A DISTANCE OF 3.50 FEET;
- (3) THENCE S 00° 51' 35" E, A DISTANCE OF 87.31 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2;

(4) THENCE N 89° 07' 25" E, A DISTANCE OF 3.50 FEET TO A POINT ON THE WESTERLY LINE OF LAS ANIMAS STREET PUBLIC RIGHT OF WAY; THENCE ALONG SAID LINE, THE FOLLOWING TWO COURSES:

- (1) THENCE S 00° 51' 35" E, A DISTANCE OF 41.96 FEET;
- (2) THENCE S 00° 51' 56" E, A DISTANCE OF 38.04 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF LOT 1 IN SAID SUBDIVISION;

THENCE S 89° 07' 25" W ALONG SAID LINE AND ITS WESTERLY PROLONGATION, A DISTANCE OF 70.00 FEET TO A POINT ON THE CENTERLINE OF 140.0 FOOT WIDE NEVADA AVENUE; THENCE N 00° 51' 46" W ALONG SAID CENTERLINE, A DISTANCE OF 171.86 FEET; THENCE N 89° 10' 39" E, A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 0.27 ACRES, MORE OR LESS.