

EXHIBIT A

A PARCEL OF LAND BEING A PORTION OF THE ATCHISON TOPEKA AND SANTA FE RAILWAY COMPANY'S PROPERTY SITUATED IN THE EAST ONE-HALF OF SECTION 19 AND THE SOUTH ONE-HALF OF SECTION 20, TOWNSHIP 14 SOUTH, RANGE 60 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEARINGS FOR THIS DESCRIPTION BEING BASED ON THE WESTERLY LINE OF ROYER STREET EXTENDED, BEING A 100 FEET 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°07'54" EAST, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR THE SAID PARCEL OF LAND AT A POINT BEING ON THE CENTERLINE OF SAID ROYER STREET, SAID POINT ALSO BEING N 75°42'21" W A DISTANCE OF 679.27 FEET FROM THE EAST ONE-QUARTER CORNER OF SAID SECTION 19;

THENCE N 00°07'54" E A DISTANCE OF 118.38 FEET, ALONG SAID CENTERLINE;

THENCE LEAVING SAID CENTERLINE S 57°30'44" E A DISTANCE OF 312.88 FEET TO A POINT OF CURVATURE;

THENCE 491.27 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 2814.79 FEET, AND A CENTRAL ANGLE OF 10°00'00" TO A POINT;

THENCE S 67°30'44" E, A DISTANCE OF 1208.85 FEET TO A POINT OF CURVATURE;

THENCE 457.85 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 2914.79 FEET, AND A CENTRAL ANGLE OF 09°00'00" TO A POINT;

THENCE S 58°30'44" E A DISTANCE OF 867.20 FEET TO A POINT;

THENCE S 00°45'32" E A DISTANCE OF 118.24 FEET TO A POINT;

THENCE N 58°30'44" W A DISTANCE OF 930.28 FEET TO A POINT OF CURVATURE;

THENCE 442.15 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 2814.79 FEET AND A CENTRAL ANGLE OF 09°00'00" TO A POINT;

THENCE N 67°30'44" W, A DISTANCE OF 1208.85 FEET TO A POINT OF CURVATURE;

THENCE 508.73 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 2914.79 FEET AND A CENTRAL ANGLE OF 10°00'00" TO A POINT;

THENCE N 57°30'44" W A DISTANCE OF 249.50 FEET TO THE POINT OF BEGINNING.

EXHIBIT A-1

[LEGAL DESCRIPTION PER EL PASO COUNTY TAX ASSESSOR]

TRACT IN SOUTHWEST 1/4 OF SECTION 20-14-66 AS FOLLOWS, BEGINNING AT A POINT 203 FEET SOUTHERLY FROM THE WEST QUARTER CORNER, SAID POINT BEING THE INTERSECTION OF WEST LINE OF SECTION 20 AND THE SOUTHERLY LINE OF ATCHISON, TOPEKA, & SANTA FE RAILROAD RIGHT-OF-WAY, THENCE S 65°17' E 973.3 FEET ALONG SAID RIGHT-OF-WAY, ANGLED RIGHT 92°30' SOUTHWESTERLY 113.45 FT, ANGLE RIGHT ALONG NORTHERLY LINE OF D + R G R/W TO POINT OF INTERSECTION WITH WEST LINE OF SAID SECTION, THENCE N 00°28' WEST ALONG SAID WEST LINE 112.65 FT TO THE POINT OF BEGINNING.

SURVEYED BY:
BLEW & ASSOCIATES P.A.
3825 N SHILOH DRIVE
FAYETTEVILLE, AR, 72703
PHONE #479-443-4506
SURVEY@BLEWINC.COM



EXHIBIT B

PARCELS OF LAND LYING WITHIN SECTIONS 19 & 20, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, AS RECORDED IN THE REAL PROPERTY RECORDS OF EL PASO COUNTY, COLORADO AT BOOK 6089, PAGE 722, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF LANDS DESCRIBED IN DEED BOOK 6089, PAGE 722 AT A POINT ON THE CENTERLINE OF SOUTH ROYER STREET;

THENCE NORTH 01 DEGREES 46 MINUTES 24 SECONDS EAST, A DISTANCE OF 100.81 FEET ALONG THE CENTERLINE OF SOUTH ROYER STREET;

THENCE SOUTH 47 DEGREES 48 MINUTES 29 SECONDS EAST, A DISTANCE OF 92.38 FEET;

THENCE SOUTH 59 DEGREES 30 MINUTES 32 SECONDS EAST, A DISTANCE OF 326.09 FEET;

THENCE SOUTH 60 DEGREES 27 MINUTES 03 SECONDS EAST, A DISTANCE OF 314.68 FEET;

THENCE SOUTH 59 DEGREES 55 MINUTES 14 SECONDS EAST, A DISTANCE OF 386.28 FEET;

THENCE SOUTH 74 DEGREES 34 MINUTES 32 SECONDS EAST, A DISTANCE OF 339.36 FEET;

THENCE SOUTH 65 DEGREES 14 MINUTES 50 SECONDS EAST, A DISTANCE OF 391.34 FEET;

THENCE SOUTH 64 DEGREES 41 MINUTES 24 SECONDS EAST, A DISTANCE OF 393.43 FEET;

THENCE SOUTH 58 DEGREES 00 MINUTES 53 SECONDS EAST, A DISTANCE OF 365.01 FEET TO A POINT ON THE SOUTHERLY LINE OF LOTS 30, 31 MOUNT WASHINGTON SUBDIVISION;

THENCE SOUTH 56 DEGREES 37 MINUTES 40 SECONDS EAST, A DISTANCE OF 726.78 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 1 BLOCK 1 METRO SUBDIVISION;

THENCE SOUTH 00 DEGREES 16 MINUTES 44 SECONDS WEST, A DISTANCE OF 116.77 FEET ALONG THE NORTHWESTERLY LINE OF THE LOT 1, LEON YOUNG SERVICE CENTER SOUTH, FILING NO. 1 TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF E LAS VEGAS STREET;

THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF THE PROPERTY DESCRIBED IN EXHIBIT A REFERENCED ABOVE NORTH 56 DEGREES 45 MINUTES 42 SECONDS WEST, A DISTANCE OF 929.19 FEET;

THENCE CONTINUING ALONG SAID LINE FOLLOWING A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 442.12', HAVING A RADIUS OF 2814.67', WITH A CHORD BEARING OF NORTH 61 DEGREES 08 MINUTES 18 SECONDS WEST, WITH A CHORD LENGTH OF 441.67';

THENCE NORTH 66 DEGREES 53 MINUTES 22 SECONDS WEST, A DISTANCE OF 563.81 FEET;

THENCE NORTH 62 DEGREES 14 MINUTES 00 SECONDS WEST, A DISTANCE OF 391.00 FEET;

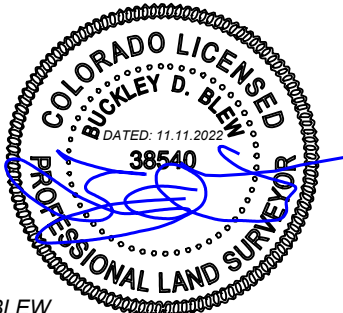
THENCE NORTH 61 DEGREES 21 MINUTES 50 SECONDS WEST, A DISTANCE OF 314.99 FEET;

THENCE NORTH 58 DEGREES 12 MINUTES 03 SECONDS WEST, A DISTANCE OF 312.15 FEET;

THENCE NORTH 56 DEGREES 22 MINUTES 39 SECONDS WEST, A DISTANCE OF 58.70 FEET TO THE POINT OF BEGINNING BEING ON THE CENTERLINE OF SOUTH ROYER STREET.

CONTAINING 294,856 SQ. FEET, OR 6.769 ACRES, OF LAND MORE OR LESS.

SURVEYOR'S CERTIFICATE



BUCKLEY D. BLEW
LICENSED PROFESSIONAL LAND SURVEYOR NO. 38540
STATE OF COLORADO

BASIS OF BEARING

ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83. THE BEARING OF THE LINE BETWEEN NGS PID JK0841 (A STAINLESS STEEL ROD IN MONUMENT CASE STAMPED "Y 395 1983") AND NGS PID JK0839 (A STAINLESS STEEL ROD IN MONUMENT CASE STAMPED "S 393 1983") IS S 44°54'47" E. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES. COMBINED PROJECT SCALE FACTOR (GRID TO GROUND) IS 1.00018917943.

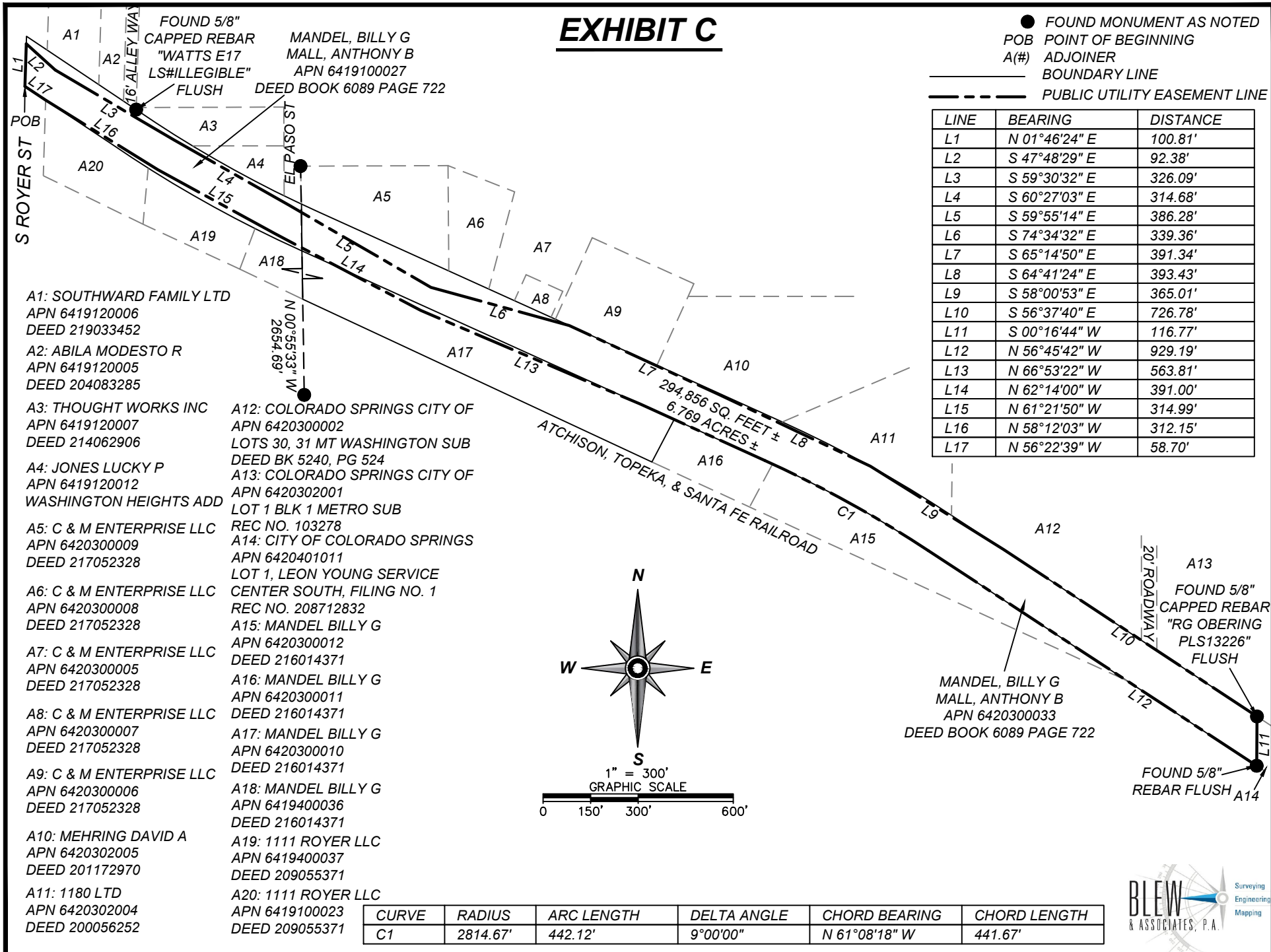
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EXHIBIT C

- FOUND MONUMENT AS NOTED
- POB POINT OF BEGINNING
- A(#) ADJOINER
- BOUNDARY LINE
- - - PUBLIC UTILITY EASEMENT LINE

LINE	BEARING	DISTANCE
L1	N 01°46'24" E	100.81'
L2	S 47°48'29" E	92.38'
L3	S 59°30'32" E	326.09'
L4	S 60°27'03" E	314.68'
L5	S 59°55'14" E	386.28'
L6	S 74°34'32" E	339.36'
L7	S 65°14'50" E	391.34'
L8	S 64°41'24" E	393.43'
L9	S 58°00'53" E	365.01'
L10	S 56°37'40" E	726.78'
L11	S 00°16'44" W	116.77'
L12	N 56°45'42" W	929.19'
L13	N 66°53'22" W	563.81'
L14	N 62°14'00" W	391.00'
L15	N 61°21'50" W	314.99'
L16	N 58°12'03" W	312.15'
L17	N 56°22'39" W	58.70'

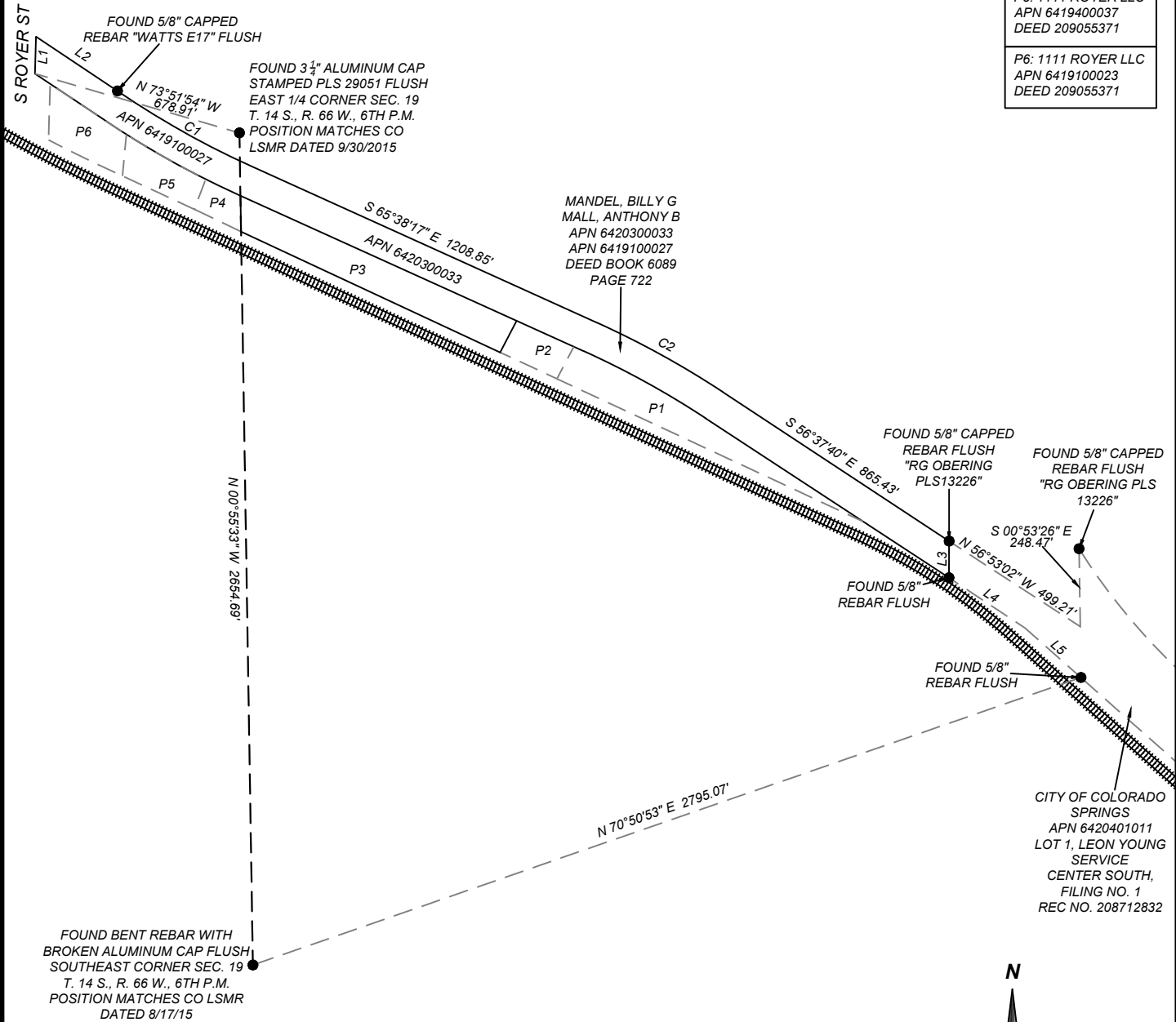


CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	2814.67'	442.12'	9°00'00"	N 61°08'18" W	441.67'



MONUMENTATION DETAIL

P1: MANDEL BILLY G APN 6420300012 DEED 216014371
P2: MANDEL BILLY G APN 6420300011 DEED 216014371
P3: MANDEL BILLY G APN 6420300010 DEED 216014371
P4: MANDEL BILLY G APN 6419400036 DEED 216014371
P5: 1111 ROYER LLC APN 6419400037 DEED 209055371
P6: 1111 ROYER LLC APN 6419100023 DEED 209055371



FOUND BENT REBAR WITH
BROKEN ALUMINUM CAP FLUSH
SOUTHEAST CORNER SEC. 19
T. 14 S., R. 66 W., 6TH P.M.
POSITION MATCHES CO LSMR
DATED 8/17/15

CITY OF COLORADO
SPRINGS
APN 6420401011
LOT 1, LEON YOUNG
SERVICE
CENTER SOUTH,
FILING NO. 1
REC NO. 208712832

LINE	BEARING	DISTANCE
L1	N 01°46'24" E	118.57'
L2	S 56°14'41" E	312.12'
L3	S 00°16'44" W	116.77'
L4	S 56°32'23" E	290.67'
L5	S 48°26'16" E	238.17'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	2814.62'	491.27'	10°00'02"	S 60°38'17" E	490.65'
C2	2914.79'	457.85'	9°00'00"	S 61°08'17" E	457.38'

