

Exhibit A

Legal description: A portion of Lot 1 of Austin Bluffs Office Park, recorded October 29, 1979 at Reception No. 612250, Book K-3 Page 15, El Paso County, Colorado; and Lot 1 of Austin Bluffs Office Park Filing No. 2, recorded August 15, 2006 at Reception No. 206712394, El Paso County, Colorado; and Lots 2 & 3, Block 15 of Garden Ranch Subdivision Meadowland Addition No. 1 Filing #2, recorded December 7, 1961 at Reception No. 214813, Book C-2 Page 72, El Paso County, Colorado.

Basis of bearings: All bearings are grid bearings of the Colorado state plane coordinate system, Central zone, North American Datum 1983 (2011). The bearing of the southeasterly line of Austin Bluffs Office Park, monumented at the western end by a no. 4 rebar with white plastic cap stamped "FOURSQUARE LS5497", 0.5 ft below grade, and at the eastern end by a 1 in. iron pipe, 0.1 ft below grade, with an assumed bearing of N77°01'00"E, a distance of 502.87 feet.

Beginning at the western end of said line which is also the northerly right of way line of Austin Bluffs Parkway; thence S89°21'13"W along said right of way, a distance of 91.48 feet; Thence N15°50'18"W, a distance of 432.56 feet to the southwest property corner of Lot 18, Block 2, Garden Ranch Subdivision, Ridgecrest Addition No. 2 as recorded at Book K-2 Page 18, El Paso County, Colorado;

Thence easterly along the southern boundary of said plat the following 3 courses:

1. Thence S72°24'40"E, a distance of 178.18 feet;

2. Thence $N64^{\circ}55'04''E$, a distance of 102.03 feet;

3. Thence $S64^{\circ}02'36''E$, a distance of 99.21 feet;

Thence $N25^{\circ}41'54''E$, a distance of 287.09 feet;

Thence $N37^{\circ}50'28''E$, a distance of 369.04 feet;

Thence $N56^{\circ}17'00''E$, a distance of 148.88 feet;

Thence $S33^{\circ}38'41''E$, a distance of 150.21 feet to the north property corner of Lot 11, Block 15 of said Garden Ranch plat;

Thence along the westerly boundary of said plat $S34^{\circ}01'21''W$, a distance of 492.71 feet;

Thence on a curve to the left with a length of 83.03 feet, a radius of 315.00 feet, and a central angle of $15^{\circ}06'06''$ to the western corner of Lot 4 Block 15 of said plat;

Thence along the southern property line of said lot $S70^{\circ}57'07''E$, a distance of 109.32 feet to the western right of way line of Goldenrod Drive;

Thence along said right of way on a non-tangent curve to the left having a central angle of $31^{\circ}52'13''$, a radius of 205.00 feet, a length of 114.03 feet, whose chord bears $S02^{\circ}28'35''W$;

Thence continuing along said right of way $S13^{\circ}27'32''E$, a distance of 97.74 feet;

Thence on a non-tangent curve to the left having a central angle of $90^{\circ}06'18''$, a radius of 25.00 feet, a length of 39.32 feet, whose chord bears $S31^{\circ}30'38''W$ to the northern right of way of Austin Bluffs Parkway;

Thence along said right of way $S77^{\circ}01'00''W$, a distance of 502.87 feet to the **Point of Beginning**.

Containing a calculated area of 352,397 square feet or 8.09 acres of land, more or less.

Date: March 11, 2024 - 5:37pm / User: Mitchell.Hess
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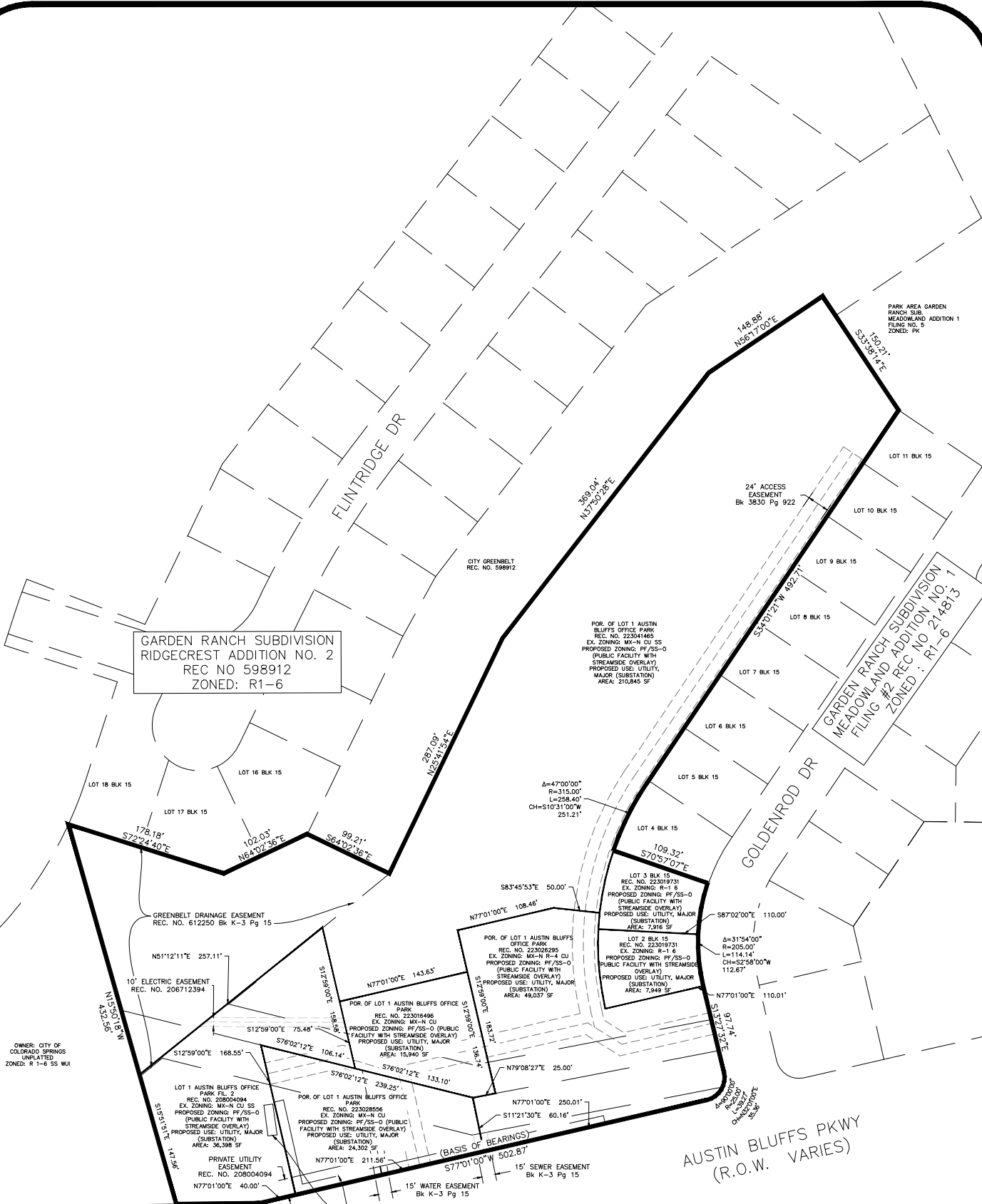
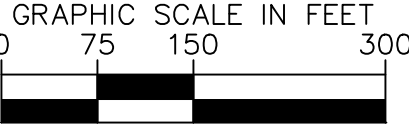
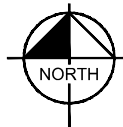


EXHIBIT B ZONE CHANGE MAP



SHEET 3 OF 3
CITY FILE NO. ZONE-23-0028

