

**EXHIBIT A  
LAND DESCRIPTION**

A PARCEL OF LAND BEING A PORTION OF THAT TRACT OF LAND, DESIGNATED PARCEL 1, DESCRIBED AT RECEPTION NO. 221125290 AND A PORTION OF THAT TRACT OF LAND, DESIGNATED PARCEL 2, DESCRIBED AT RECEPTION NO. 221125289, SITUATED IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M., IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, WITH BEARINGS REFERENCED TO A PORTION OF THE WEST LINE OF THAT PARCEL OF LAND DESCRIBED AT RECEPTION NO. 216093088, BEING MONUMENTED AT BOTH ENDS BY A 2" ALUMINUM CAP STAMPED "38053", AND IS ASSUMED TO BEAR NORTH 00°29'55" WEST, A DISTANCE OF 806.51 FEET, FURTHER DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHWEST CORNER OF SAID PARCEL DESCRIBED AT RECEPTION NO. 216093088;

THENCE SOUTH 89°39'07" WEST, ALONG THE NORTH LINE OF THAT TRACT OF LAND DESCRIBED AT RECEPTION NO. 216093093 A DISTANCE OF 233.32 FEET;

THENCE NORTH 50°12'03" WEST, ALONG THE SOUTHWEST LINE OF SAID PARCEL 1 A DISTANCE OF 77.54 FEET TO THE EAST CORNER OF SAID PARCEL 2;

THENCE SOUTH 89°41'17" WEST, ALONG THE SOUTH LINE OF SAID PARCEL 2 BEING THE NORTH RIGHT-OF-WAY LINE OF SPACE VILLAGE AVENUE A DISTANCE OF 68.59 FEET;

THENCE NORTH 00°15'10" WEST, A DISTANCE OF 236.21 FEET;

THENCE NORTH 00°31'49" WEST, A DISTANCE OF 598.48 FEET TO THE SOUTH LINE OF THAT PARCEL DESCRIBED IN BOOK 6620, PAGE 203, BEING THE SOUTH RIGHT-OF-WAY LINE OF HIGHWAY 94;

THENCE ALONG SAID SOUTH LINE THE FOLLOWING TWO (2) COURSES:

1. SOUTH 76°45'11" EAST, A DISTANCE OF 30.71 FEET;
2. SOUTH 86°42'29" EAST, A DISTANCE OF 281.31 FEET TO THE NORTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED AT RECEPTION NO. 216093088;

THENCE ALONG THE WEST LINE OF SAID PARCEL, BEING THE WEST RIGHT-OF-WAY LINE OF MARKSHEFEL ROAD, THE FOLLOWING TWO (2) COURSES:

1. SOUTH 43°35'45" EAST, A DISTANCE OF 72.95 FEET;
2. SOUTH 00°29'55" EAST, A DISTANCE OF 806.51 FEET TO THE **POINT OF BEGINNING**.

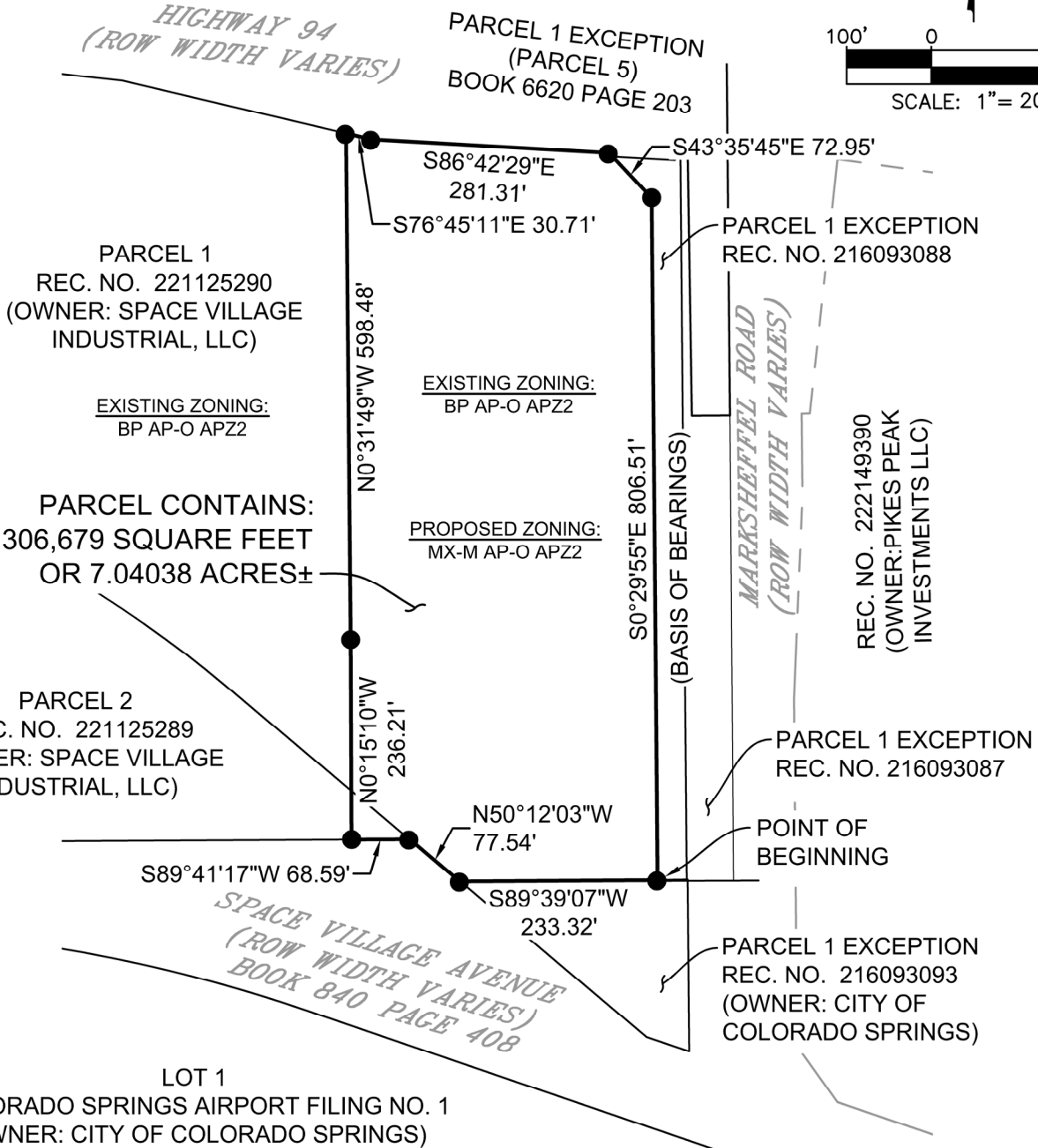
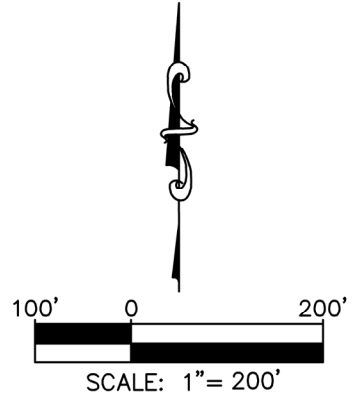
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THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 306,679 SQUARE FEET OR (7.04038 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.



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SE 1/4 SEC 8  
T 14S R 65W



CITY FILE NO.: ZONE-24-0002

PREPARED BY:



CHECKED BY: JRB

SCALE: 1" = 200'

DATE: MARCH 21, 2024

EXHIBIT B

LAND DESCRIPTION

SHEET: 3 OF 3