

EXHIBIT A

April 24, 2020

DBC Project: 21369-00

COTTAGES AT WOODMEN HEIGHTS

LEGAL DESCRIPTION: ZONING PUD/AO/SS-PARCEL A

A PARCEL OF LAND INCLUDING THAT TRACT OF LAND AS DESCRIBED UNDER RECEPTION No. 210117435 AND THAT TRACT OF LAND DESCRIBED AS "PROJECT PARCEL 307" UNDER RECEPTION NO. 216023369 AND FURTHER DESCRIBED UNDER RECEPTION NO. 207123363, ALL DOCUMENTS RECORDED IN THE RECORDS OF EL PASO COUNTY, COLORADO AND BEING LOCATED IN THE NORTHEAST 1/4 OF SECTION 8, T13S, R65W OF THE 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NE 1/4 OF SAID SECTION 8 AND CONSIDERING THE EAST LINE OF SAID NE 1/4 IS ASSUMED TO BEAR S00°17'38"E, SAID LINE IS MONUMENTED AT THE NORTH END BY A NUMBER 6 STEEL REBAR WITH A 3.25" ALUMINUM CAP STAMPED "AZTEC CONSULTANTS INC T13S R65W S5 S4 S8 S9 2015 PLS 38256" AND MONUMENTED AT THE SOUTH END BY A NUMBER 6 STEEL REBAR WITH A 3.25" ALUMINUM CAP STAMPED "AZTEC CONSULTANTS INC T13S R65W 1/4 S8 S9 2015 PLS 38256" WITH ALL BEARINGS CONTAINED HEREIN RELATIVE TO SAID LINE;

THENCE S00°17'38"E, 30.00 FEET ALONG SAID EAST LINE OF THE NE 1/4 TO THE POINT OF BEGINNING, BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WOODMEN ROAD, AS SHOWN ON THE RIGHT-OF-WAY PLANS THEREOF RECORDED UNDER RECEPTION NO. 205900244 OF THE RECORDS OF EL PASO COUNTY, COLORADO, SAID RIGHT-OF-WAY LINE BEING 30.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NE1/4 OF SECTION 8;

THENCE S00°17'38"E, 1297.38 FEET, CONTINUING ALONG THE EAST LINE OF THE NE 1/4 OF SECTION 8, TO THE SOUTHEAST CORNER OF THE NE 1/4 OF THE NE/14 OF SECTION 8; THENCE S89°15'54"W, 1310.10 FEET ALONG THE SOUTH LINE OF SAID NE 1/4 OF THE NE 1/4 TO THE SOUTHWEST CORNER OF THE NE 1/4 OF THE NE 1/4; THENCE N00°04'28"W, 1300.16 FEET ALONG THE WEST LINE OF THE NE1/4 OF THE NE 1/4 TO THE SOUTHERLY RIGHT-OF-WAY LINE OF WOODMEN ROAD AS DESCRIBED ABOVE; THENCE N89°23'05"E, 1305.10 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 38.985 ACRES OR 1,698,200 SQUARE FEET, MORE OR LESS.

JOHN C. DAY PLS 29413
FOR AND ON BEHALF OF
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CPC PUZ 20-00053