

**EXHIBIT A
SHEET 1 OF 2**

Legal Description – Dream Centers of Colorado

Lot 1, I.O.O.F. Subdivision Filing No. 1 and that portion of the Northwest Quarter of the Northwest Quarter of Section 21, Township 14 South, Range 66 West of the 6th P.M., City of Colorado Springs, El Paso County, Colorado all described as follows:

Basis of bearings is the east line of South Union Boulevard, monumented at each end with 1 1/4" blue plastic cap marked "CSAM, LLC PLS 38291". Said line bears North 0 degrees 00 minutes 00 seconds West, 530.84 feet.

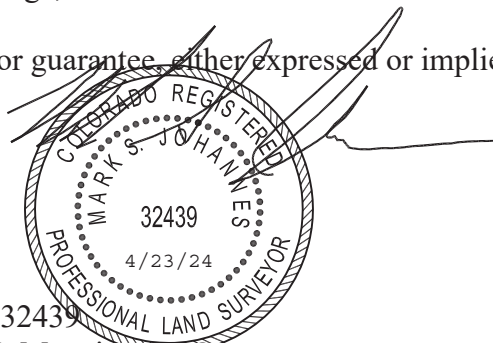
Beginning at the southwest corner of said Lot 1;

- 1) thence along the west line of said Lot 1 and its northerly prolongation (said line also being the east right-of-way line of South Union Boulevard) North 0 degrees 00 minutes 00 seconds West 530.84 feet to the south right-of-way line of Airport Road;
- 2) thence along said right-of-way line North 88 degrees 54 minutes 42 seconds East 608.09 feet to the northwest corner of Towers Plaza Filing No. 1;
- 3) thence along the west line of said Towers Plaza South 0 degrees 45 minutes 47 seconds East 135.00 feet (Plat=133.91) to the southwest corner thereof, said point being on the north line of the parcel described in Book 2147 at Page 432;
- 4) thence along said north line South 89 degrees 06 minutes 00 seconds West 284.81 feet to the northwest corner of said parcel;
- 5) thence along the west line of said parcel South 0 degrees 00 minutes 00 seconds East 380.00 feet to the southwest corner of said parcel on the north right-of-way line of Eastlake Boulevard;
- 6) thence along said right-of-way line, along a non-tangential curve concave to the north, said curve having a central angle of 22 degrees 32 minutes 34 seconds, a radius of 299.97 feet, for an arc length of 118.02 feet, (the center of said curve bears North 22 degrees 32 minutes 34 seconds West);
- 7) thence continuing along said north line North 90 degrees 00 minutes 00 seconds West 210.00 feet to the point of beginning.

Containing a calculated area of 210,858 square feet (4.8406 acres), more or less.

This legal description and exhibit was prepared by me or under my direct supervision and checking and is true and correct to the best of my knowledge, information and belief.

The above statement is neither a warranty or guarantee, either expressed or implied.



Mark S. Johannes, PLS, CFedS
Colorado Professional Land Surveyor No. 32439
For and on behalf of Compass Surveying & Mapping, LLC

ZONE 24-0003

EXHIBIT B

T&E CLARKSON LLC
ZONING: R-5 HR

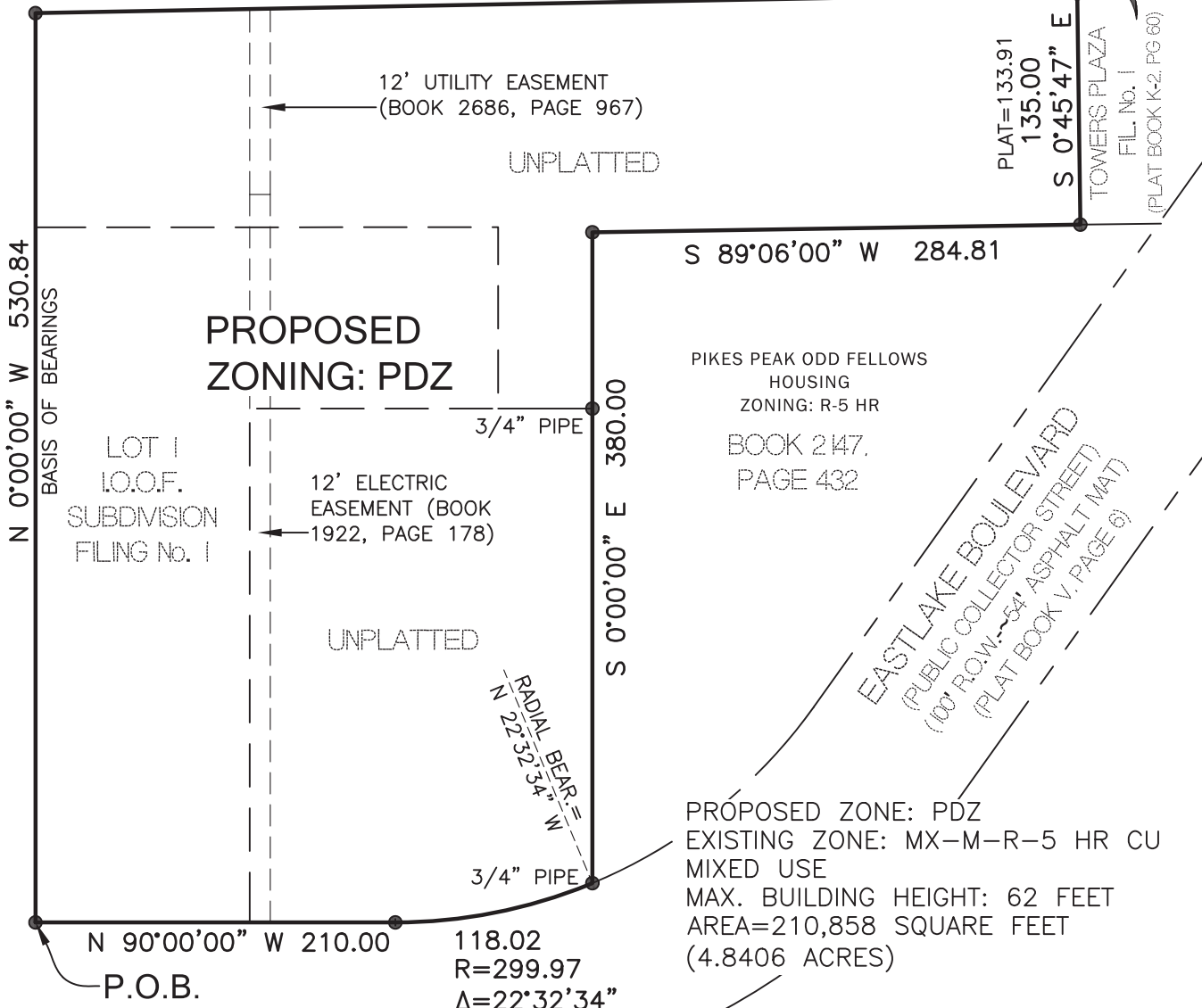
EL PASO COUNTY FACILITIES CORP
ZONING: BP/CR CU

- FOUND 1 1/4" BLUE PLASTIC CAP MARKED WITH PLS No. 38291, UNLESS OTHERWISE NOTED

AIRPORT ROAD
(100' R.O.W. ~ 62' ASPHALT MAT)
(PUBLIC COLLECTOR STREET)
N 88°54'42" E 608.09

PIKES PEAK ODD FELLOWS HOUSING INC.
ZONING: MX-M

CITY OF COLORADO SPRINGS
MEMORIAL PARK & PROSPECT LAKE
ZONING: PK
SOUTH UNION BOULEVARD
(100' R.O.W. ~ 56' ASPHALT MAT)
(PUBLIC PRINCIPAL ARTERIAL)
(PLAT BOOK V, PAGE 6)

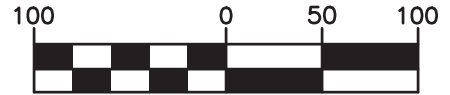


HANNAHEL MARK J.
ZONING: R-1 6

HYSON CORY
LYNN HYSON
DONNA MICHELLE

LEON FRANCISCO
LEON MARIA S
ZONING: R-1 6

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

PROPOSED ZONE: PDZ
EXISTING ZONE: MX-M-R-5 HR CU
MIXED USE
MAX. BUILDING HEIGHT: 62 FEET
AREA=210,858 SQUARE FEET
(4.8406 ACRES)

CITY FILE No: ZONE-24-0003

COMPASS SURVEYING & MAPPING, LLC
3253 WEST CAREFREE CIRCLE
COLORADO SPRINGS, CO 80917
719-354-4120
WWW.CSAMLLC.COM

PROJECT No. 22024
DATE: APRIL 23, 2024
DRAWN BY: MSJ
CHECKED BY: MSJ
SHEET: 2 OF 2