

EXHIBIT "A"

BURLINGTON NORTHERN AND SANTA FE RAILROAD

PARCEL NUMBER: 1

DATE: June 22, 2022

DESCRIPTION

A tract or parcel of land, containing 521,072 sq. ft. (11.962 acres), more or less, in east half of Section 30 and the northeast quarter of Section 31, Township 13 South, Range 66 West, of the 6th Principal Meridian, in El Paso County, Colorado, said tract or parcel being more particularly described as follows:

Commencing at a point on the east right-of-way line of the BNSF railroad and the west line of a parcel of land with El Paso County assessor schedule number 6331104025 (Book 3949 Page 1246), from whence the northeast sixteenth corner of Section 31 (a found inch aluminum cap, approximately 6 inches below the asphalt) bears N. 75°13' 39" E. at a distance of 1591.10 feet, said point also being the TRUE POINT OF BEGINNING;

1. Thence S. 88°14'02" W., a distance of 72.50 feet to the west right-of-way line of the BNSF railroad and the north point of the U-Haul Subdivision Filing No. 2 (Reception No. 627786), assessor schedule number 6331105011 (Book 5661 Page 611);
2. Thence N. 01°45'58" W. along the west right-of-way line of the BNSF railroad also being the east right-of-way line of Nevada Avenue, a distance of 4,432.50 feet;
3. Thence continuing along said right-of-way lines, on the arc of a curve to the right, a radius of 5,733.18 feet, a central angle of 09°28'16", a distance of 947.70 feet, (a chord bearing N. 02°58'10" E., a distance of 946.62 feet) to the south property line of assessor schedule number 6330100120 (Reception No. 220139231);
4. Thence S. 82°17'42" E. along said property line, a distance of 100.00 feet to the east right-of-way line of the BNSF railroad and the west property line of assessor schedule number 6330100077 (Reception No. 220150970);
5. Thence along said right-of-way line, on the arc of a curve to the left, a radius of 5,633.18 feet, a central angle of 09°28'16", a distance of 931.17 feet, (a chord bearing S. 02°58'10" W., a distance of 930.11 feet). This curve also adjoins the west property lines of assessor schedule number 6330100077 (Reception No. 220150970), assessor schedule number 6330115010 (Reception No. 219027023) (Lot 1, High Country Sales Subdivision, Reception No. 931386) and assessor schedule number 6330115009 (Reception No. 207151085) (Lot 1, M & R Subdivision, Reception No. 348031);

6. Thence S. 01°45'58" E. along said east right-of-way line and the west lines of the following adjoining properties; City right of way for Mt View lane and the Templeton Gap floodway, assessor schedule number 6330403005 (Reception No. 219012580), assessor schedule number 6330403003 (Reception No. 205013104), City right of way for Craigmore Road, assessor schedule number 6330402003 (Reception No. 209104027), City right of way for Winters Drive, the west right-of-way line of Roberts Road, City right of way for Nichols Boulevard, assessor schedule number 6331104001 (Reception No. 840108), and a portion of assessor schedule number 6331104025 (Book 3949 Page 1246), a distance of 3,846.42 feet to an angle point;

7. Thence S. 88°14'02" W. along said right-of-way line and west property line of said assessor schedule number 6331104025 (Book 3949 Page 1246), a distance of 27.50 feet to an angle point;

8. Thence S. 01°45'58" E. continuing along said property lines, a distance of 586.08 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described parcel contains 521,072 sq. ft. (11.962 acres), more or less.

Basis of Bearings: All bearings are based on a line between the northeast corner of Section 31 (a found 3 inch aluminum cap set in a monument box) and the northeast sixteenth corner of Section 31 (a 3 inch aluminum cap found 6 inches below the asphalt), which bears S. 00°25'09" W., at a distance of 1320.78 feet.

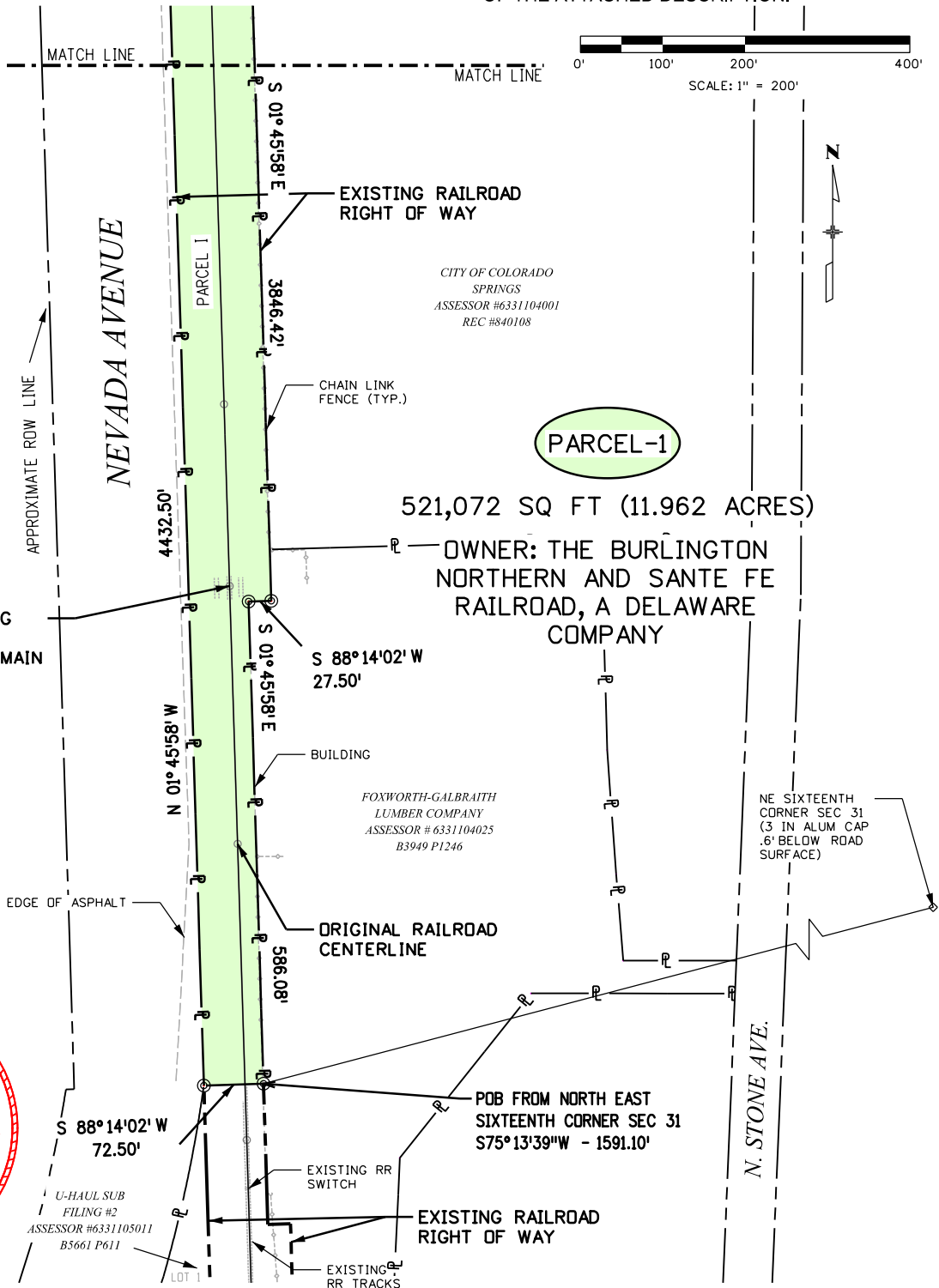
For and on Behalf of
The City of Colorado Springs
Lorelei A. Ward, PLS 34982
Farnsworth Group Inc.
5775 Mark Dabling Blvd. - Suite 190
Colorado Springs, CO 80919



LEGEND: POB POINT OF BEGINNING
 ◎ CHANGE IN COURSE ONLY

NOTE: THIS IS NOT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO BE A GRAPHIC DEPICTION OF THE ATTACHED DESCRIPTION.

NE QUARTER SECTION 31
 T-13-S R-66-W
 6TH PM



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30 SOUTH NEVADA
 COLORADO SPRINGS, CD 80903
 (719)385-5918



5775 MARK DABLING BLVD - STE 190
 COLORADO SPRINGS, CD 80919
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BNSF RAILROAD PARCEL TO BE ACQUIRED
 EXHIBIT "B"

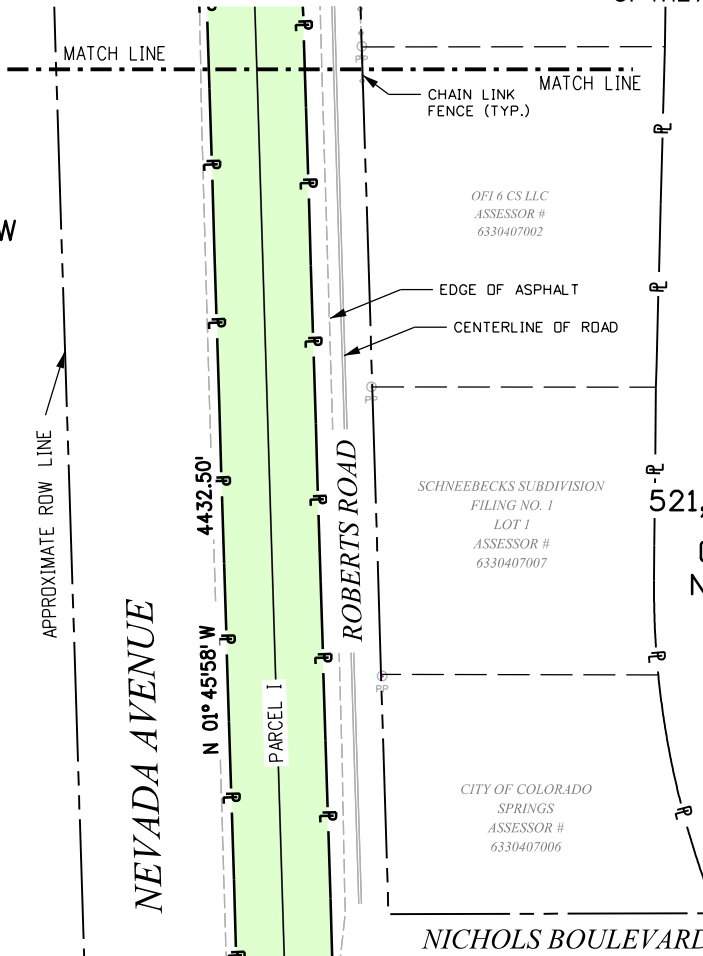
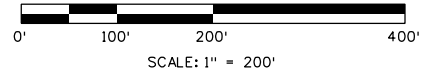
THE BURLINGTON NORTHERN AND
 SANTA FE RAILROAD,
 A DELAWARE CORPORATION

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Date:	06/22/2022
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LEGEND: POB
 ◎ POINT OF BEGINNING
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SE QUARTER
 SECTION 30
 T-13-S R-66-W
 6TH PM



PARCEL-1

521,072 SQ FT (11.962 ACRES)

OWNER: THE BURLINGTON
 NORTHERN AND SANTE FE
 RAILROAD, A DELAWARE
 COMPANY

NICHOLS BOULEVARD

APPROXIMATE SECTION LINE

STA 2444+96
 MP 666+42
 AT SEC LINE

NE QUARTER
 SECTION 31
 T-13-S R-66-W
 6TH PM

EXISTING RAILROAD
 RIGHT OF WAY



N. STONE AVE.



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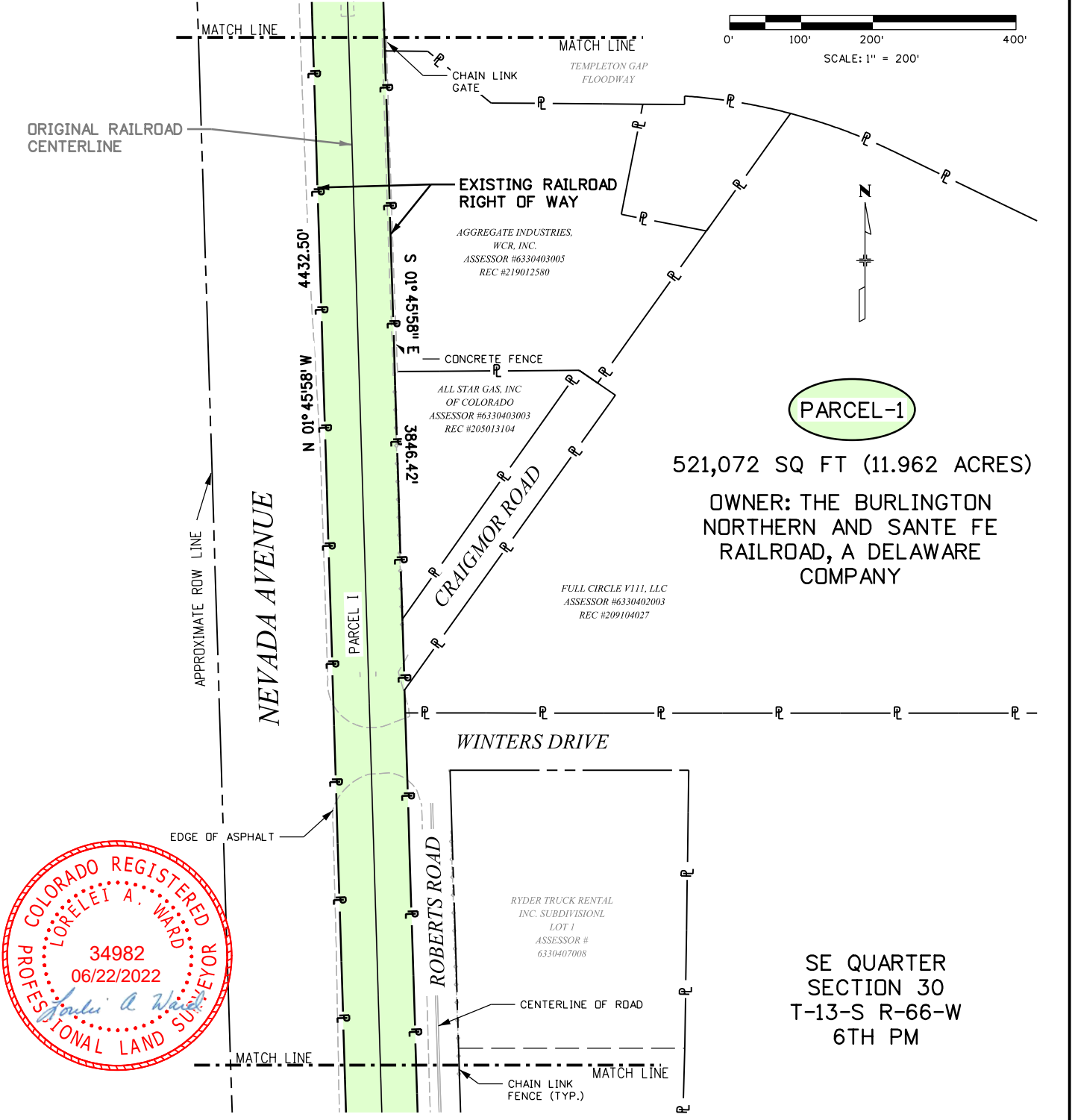
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521,072 SQ FT (11.962 ACRES)
 OWNER: THE BURLINGTON
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SE QUARTER
 SECTION 30
 T-13-S R-66-W
 6TH PM



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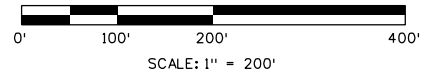
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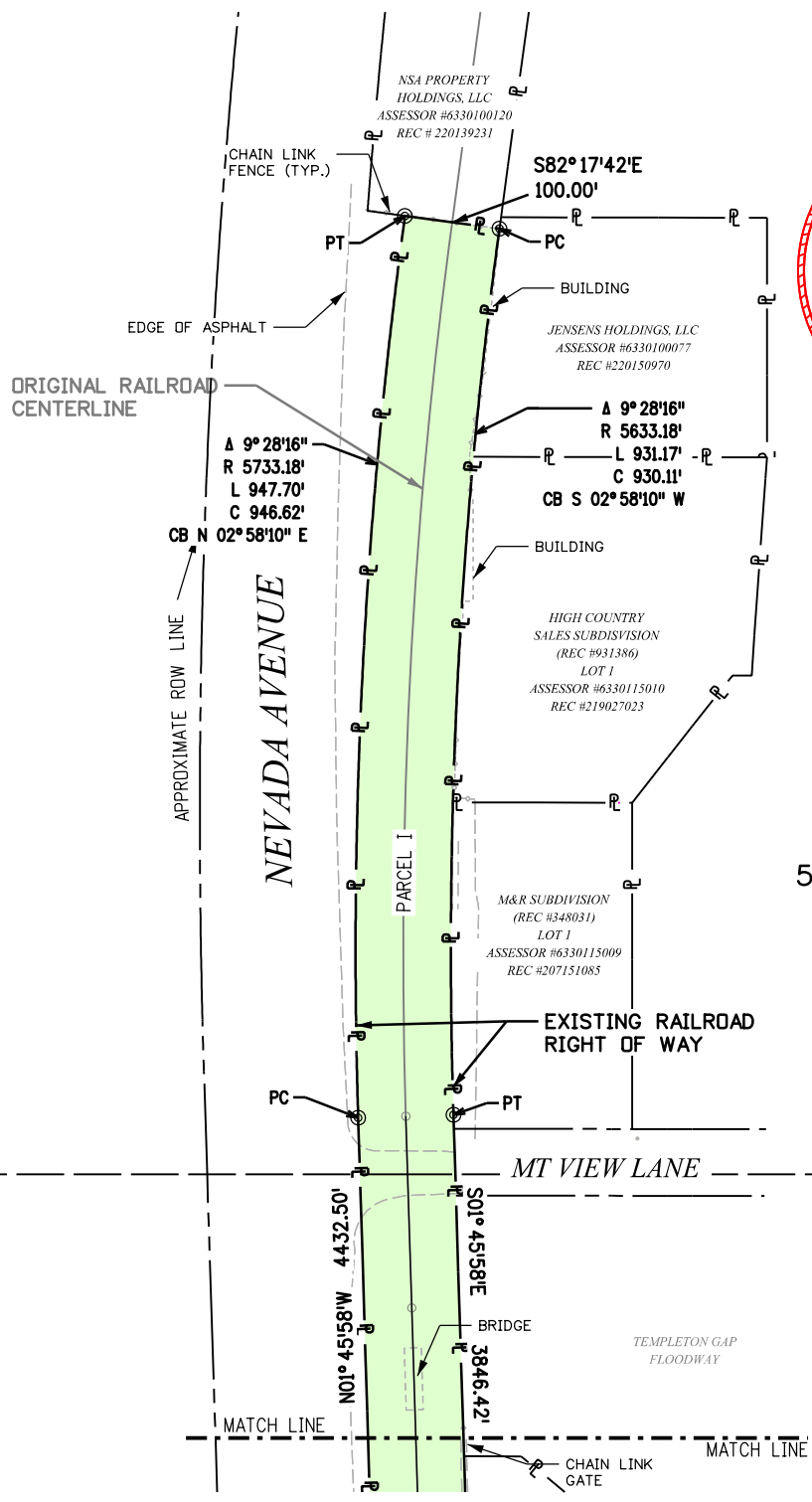
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