

Ordinance No. 88-134

AN ORDINANCE ESTABLISHING R-5 (MULTI-FAMILY RESIDENTIAL) USE ZONES AND AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO PARCELS 18, 21, 39, 45, 47, 55, 61, 67, 96, 100, 105, 109, 113, 117, 121 CONSISTING OF 1669.896 ACRES, MORE OR LESS, WITHIN THE BANNING LEWIS RANCH ANNEXATION

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:

Section 1. There is hereby established and created the R-5 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 18 attached hereto, marked Exhibit A and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 16 of this ordinance.

Section 2. There is hereby established and created the R-5 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 21 attached hereto, marked Exhibit B and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 16 of this ordinance.

Section 3. There is hereby established and created the R-5 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 39 attached hereto, marked Exhibit C and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 16 of this ordinance.

CPC P 87-399	CPC P 87-426	CPC P 87-442	CPC P 87-481	CPC P 87-494
CPC P 87-402	CPC P 87-428	CPC P 87-448	CPC P 87-486	CPC P 87-498
CPC P 87-420	CPC P 87-436	CPC P 87-477	CPC P 87-490	CPC P 87-502

Section 4. There is hereby established and created the R-5 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 45 attached hereto, marked Exhibit D and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 16 of this ordinance.

Section 5. There is hereby established and created the R-5 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 47 attached hereto, marked Exhibit E and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 16 of this ordinance.

Section 6. There is hereby established and created the R-5 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 55 attached hereto, marked Exhibit F and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 16 of this ordinance.

Section 7. There is hereby established and created the R-5 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 61 attached hereto, marked Exhibit G and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 16 of this ordinance.

Section 8. There is hereby established and created the R-5 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 67 attached hereto,

marked Exhibit H and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 16 of this ordinance.

Section 9. There is hereby established and created the R-5 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 96 attached hereto, marked Exhibit I and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 16 of this ordinance.

Section 10. There is hereby established and created the R-5 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 100 attached hereto, marked Exhibit J and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 16 of this ordinance.

Section 11. There is hereby established and created the R-5 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 105 attached hereto, marked Exhibit K and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 16 of this ordinance.

Section 12. There is hereby established and created the R-5 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 109 attached hereto, marked Exhibit L and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 16 of this ordinance.

Section 13. There is hereby established and created the R-5 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 113 attached hereto, marked Exhibit M and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 16 of this ordinance.

Section 14. There is hereby established and created the R-5 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 117 attached hereto, marked Exhibit N and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 16 of this ordinance.

Section 15. There is hereby established and created the R-5 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 121 attached hereto, marked Exhibit O and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 16 of this ordinance.

Section 16. The following conditions of record apply to Parcels 18, 21, 39, 45, 47, 55, 61, 67, 96, 100, 105, 109, 113, 117, 121:

1. Single-family detached dwellings may be permitted as a conditional use. Minimum lot size for this use shall be 4,000 square feet. Duplex dwellings may be permitted as a conditional use. Minimum lot size for this use shall be 3,111 square feet per unit.
2. Minimum requirements:
 - A. 3,111 square feet of lot area per dwelling unit
 - B. Building setbacks
 - (1) 25 feet from a local street
 - (2) 35 feet from a collector street

- (3) 50 feet from an arterial street or street of higher classification
- (4) 35 feet from land zoned for commercial uses
- (5) 30 feet from land zoned for office uses
- (6) 40 feet from land zoned for single-family residential uses

3. Maximum building height shall be 40 feet.
4. Open space requirements:
 - A. A minimum of 25% of gross site area in each Development Plan submittal, in accordance with #5 below, shall be utilized as common open space and developed for either active or passive recreational use. Common open space shall be easily accessible to all residents of the development.
 - B. A minimum of 150 square feet per dwelling unit shall be developed as private open space in the form of decks, patios, porches, or other similar features.
5. A Development plan for each land use parcel in conformance with Article 5 of the Colorado Springs Zoning Ordinance, including a Traffic Study as specified by the City Traffic Engineer and a Preliminary Drainage Report as specified in the City of Colorado Springs Drainage Criteria Manual, shall be submitted and approved by the City Planning Commission prior to subdivision and the issuance of any building permits.
6. A noise impact statement following 1983 HUD noise impact assessment guidelines shall be required for Parcels 21, 39, 47, 55, 61, 67, 96 and 117 with the Development Plan submittal.
7. The Applicant acknowledges that the City may revise the Planned Unit Development (PUD) zone or adopt a Planned Residential Development (PRD) zone. The intent of the revised/proposed zone(s) will be to address design and site planning issues for the uses and densities identified in the Banning-Lewis Ranch Master Plan and the zoning herein established for this parcel. The Applicant agrees upon establishment of a PRD zone or revision of the PUD zone, to rezone each land use parcel within this zoning parcel to PRD or PUD and to comply with all submittal requirements. No development plan for all or any part of a land use parcel within this zoning parcel shall be accepted by the City for review unless accompanied by a rezoning application for the land use parcel to be developed. If the City does not revise the PUD zone or establish a PRD zone, development may occur in accordance with the zoning herein established for this parcel.

Section 17. This ordinance shall be in full force and effect from and after its passage and publication as provided by the Charter.

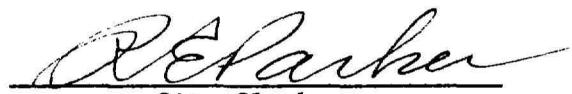
Section 18. Council deems it appropriate that this ordinance be published by title and summary prepared by the City Clerk and that this ordinance shall be available for inspection and acquisition in the Office of the City Clerk.

Introduced, read, passed on first reading and ordered published this 26th day of July, 1988.



Mayor

ATTEST:



City Clerk

Finally passed, adopted and approved this 9th day of August, 1988.



Mayor

ATTEST:



DE Parker
City Clerk

I HEREBY CERTIFY, that the foregoing ordinance entitled "AN ORDINANCE ESTABLISHING R-5 (MULTI-FAMILY RESIDENTIAL) USE ZONES AND AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO PARCELS 18, 21, 39, 45, 47, 55, 61, 67, 96, 100, 105, 109, 113, 117, & 121 CONSISTING OF 1669.896 ACRES, MORE OR LESS, WITHIN THE BANNING LEWIS RANCH ANNEXATION"

was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on July 26, 1988; that said ordinance was passed at a regular meeting of the City Council of said City, held on the 9th day of August, 1988, and that the same was published by summary, in accordance with Section 14 of Article III of the City Charter, in the Colorado Springs Gazette Telegraph, a newspaper published and in general circulation in said City, at least ten days before its passage.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City, this 9th day of August, 1988.



DE Parker
City Clerk

EXHIBIT A

PARCEL 18

A tract of land located in the NW1/4 of Section 14, T13S, R65W of the 6th P.M., County of El Paso, State of Colorado, described as follows:

Commencing at the Southeast Corner of Section 34, T13S, R65W of the 6th P.M., from which the Northeast Corner of said Section 34 bears N01°14'52"E (basis of bearing - true meridian), 5298.00 feet, thence N00°09'55"E, 21196.80 feet to the Northwest Corner of said Section 14; thence N89°50'14"E, 322.62 feet along the North line of said Section 14 to the TRUE POINT OF BEGINNING;

Thence continuing N89°50'14"E, 1225.80 feet along the North line of said Section 14;

Thence S00°21'00"W, 403.69 feet to a point of curve to the right;

Thence Southwesterly, 1499.59 feet along the arc of said curve to a point tangent, said arc having a radius of 3200.00 feet, a central angle of 26°51'00" and being subtended by a chord that bears S13°46'30"W, 1485.90 feet;

Thence S27°12'00"W, 76.04 feet;

Thence N64°32'00"W, 663.60 feet to a point of curve to the left;

Thence Northwesterly, 313.69 feet along the arc of said curve, said arc having a radius of 1000.00 feet, a central angle of 17°58'23" and being subtended by a chord that bears N73°31'12"W, 312.41 feet;

Thence N07°38'00"E, 361.84 feet to a point of curve to the left;

Thence Northerly, 270.53 feet along the arc of said curve to a point tangent, said arc having a radius of 2000.00 feet, a central angle of 7°45'00" and being subtended by a chord that bears N03°45'30"E, 270.32 feet;

Thence N00°07'00"W, 908.66 feet to the TRUE POINT OF BEGINNING.

Area = 45.879 acres, more or less.

EXHIBIT B

PARCEL 21

A tract of land located in Section 15 and in the N1/2 of Section 22, all in T13S, R65W of the 6th P.M., County of El Paso, State of Colorado, described as follows:

Commencing at the Southeast Corner of Section 34, T13S, R65W of the 6th P.M., from which the Northeast Corner of said Section 34 bears N01°14'52"E (basis of bearing - true meridian), 5298.00 feet, thence N13°58'06"W, 21871.63 feet to the Northwest Corner of said Section 15; thence S89°41'52"E, 3495.88 feet along the North line of said Section 15 to the TRUE POINT OF BEGINNING;

Thence continuing S89°41'52"E, 1106.40 feet along the North line of said Section 15;

Thence S09°16'00"E, 179.22 feet;

Thence S04°25'00"E, 207.23 feet;

Thence S12°34'00"W, 258.71 feet;

Thence S16°34'00"W, 302.01 feet;

Thence S01°39'00"W, 344.93 feet;

Thence S03°31'00"E, 214.72 feet;

Thence S00°16'00"W, 96.42 feet;

Thence S86°58'00"W, 207.02 feet to a point of curve to the left;

Thence Southerly, 1393.21 feet along the arc of said curve to a point tangent, said arc having a radius of 750.00 feet, a central angle of 106°26'00" and being subtended by a chord that bears S33°45'00"W, 1201.36 feet;

Thence S19°28'00"E, 239.57 feet to a point of curve to the right;

Thence Southerly, 812.45 feet along the arc of said curve to a point tangent, said arc having a radius of 750.00 feet, a central angle of 62°04'00" and being subtended by a chord that bears S11°34'00"W, 773.31 feet;

Thence S42°16'53"W, 494.53 feet to a point of curve to the left;

Thence Southerly, 1061.82 feet along the arc of said curve to a point tangent, said arc having a radius of 750.00 feet, a central angle of 81°07'00" and being subtended by a chord that bears S01°52'30"W, 975.33 feet;

Thence S38°41'00"E, 258.18 feet;

Thence S52°47'00"W, 623.42 feet to a point of curve to the right;

Thence Westerly, 848.21 feet along the arc of said curve to a point tangent, said arc having a radius of 1000.00 feet, a central angle of 48°35'57" and being subtended by a chord that bears S77°04'58"W, 823.02 feet;

Thence N78°55'40"W, 700.85 feet;

Thence Northeasterly, 1741.79 feet along the arc of a curve concave to the Southeast to a point tangent, said arc having a radius of 6000.00 feet, a central angle of 16°37'58" and being subtended by a chord that bears N19°23'20"E, 1735.68 feet;

Thence N27°42'19"E, 1916.39 feet to a point of curve to the left;

Thence Northeasterly, 2325.79 feet along the arc of said curve to the TRUE POINT OF BEGINNING, said arc having a radius of 6000.00 feet, a central angle of 22°12'35" and being subtended by a chord that bears N16°36'01"E, 2311.26 feet.

Area = 163.051 acres, more or less.

EXHIBIT C

PARCEL 39

A tract of land located in Section 23, T13S, R65W of the 6th P.M., County of El Paso, State of Colorado, described as follows:

Commencing at the Southeast Corner of Section 34, T13S, R65W of the 6th P.M., from which the Northeast Corner of said Section 34 bears N01°14'52"E (basis of bearing - true meridian), 5298.00 feet, thence N08°52'23"E, 12799.19 feet to the TRUE POINT OF BEGINNING;

Thence N28°29'00"E, 472.35 feet to a point of curve to the right;

Thence Northeasterly, 546.72 feet along the arc of said curve to a point tangent, said arc having a radius of 1500.00 feet, a central angle of 20°53'00" and being subtended by a chord that bears N38°55'30"E, 543.70 feet;

Thence N49°22'00"E, 768.32 feet to a point of curve to the left;

Thence Northeasterly, 348.40 feet along the arc of said curve to a point tangent, said arc having a radius of 700.00 feet, a central angle of 28°31'00" and being subtended by a chord that bears N35°06'30"E, 344.81 feet;

Thence N20°51'00"E, 289.27 feet;

Thence S61°31'00"E, 738.24 feet to the Centerline of U.S. Highway No. 24;

Thence S28°29'00"W, 2354.12 feet along the Centerline of said U.S. Highway No. 24;

Thence N61°31'00"W, 1112.02 feet to the TRUE POINT OF BEGINNING.

Area = 50.033 acres, more or less.

EXHIBIT D

PARCEL 45

A tract of land located in Section 26, T13S, R65W of the 6th P.M., County of El Paso, State of Colorado, described as follows:

Commencing at the Southeast Corner of Section 34, T13S, R65W of the 6th P.M., from which the Northeast Corner of said Section 34 bears N01°14'52"E (basis of bearing - true meridian), 5298.00 feet, thence N02°34'00"E, 7284.20 feet to the Centerline of U.S. Highway No. 24 and the TRUE POINT OF BEGINNING;

Thence N28°29'00"E, 2736.73 feet along the Centerline of said U.S. Highway No. 24;

Thence S61°31'00"E, 2475.65 feet;

Thence S30°18'10"W, 323.12 feet;

Thence Southwesterly, 631.77 feet along the arc of a curve concave to the Southeast, said arc having a radius of 2000.00 feet, a central angle of 18°05'56" and being subtended by a chord that bears S19°27'24"W, 629.15 feet;

Thence S10°24'04"W, 258.75 feet;

Thence N79°36'58"W, 96.29 feet;

Thence Westerly, 1170.73 feet along the arc of a curve concave to the South, said arc having a radius of 1500.00 feet, a central angle of 44°43'07" and being subtended by a chord that bears S78°02'32"W, 1141.24 feet;

Thence S55°40'37"W, 964.26 feet;

Thence Southwesterly, 132.21 feet along the arc of a curve concave to the Southeast, said arc having a radius of 2000.00 feet, a central angle of 3°47'15" and being subtended by a chord that bears S53°48'22"W, 132.19 feet;

Thence N38°05'40"W, 322.83 feet;

Thence Northwesterly, 408.87 feet along the arc of a curve concave to the Southwest, said arc having a radius of 1000.00 feet, a central angle of 23°25'35" and being subtended by a chord that bears N49°47'42"W, 406.03 feet;

Thence N62°39'59"W, 493.43 feet to the TRUE POINT OF BEGINNING.

Area = 132.169 acres, more or less.

EXHIBIT E

PARCEL 47 (REVISED)

A tract of land located in the SW1/4 of Section 26 and in the E1/2 of Section 27, all in T13S, R65W of the 6th P.M., County of El Paso, State of Colorado, described as follows:

Commencing at the Southeast Corner of Section 34, T13S, R65W of the 6th P.M., from which the Northeast Corner of said Section 34 bears N01°14'52"E (basis of bearing - true meridian), 5298.00 feet, thence N02°34'00"E, 7284.20 feet to the Centerline of U.S Highway No. 24 and the TRUE POINT OF BEGINNING;

Thence S28°29'00"W, 536.13 feet along the Centerline of said U.S. Highway No. 24 to a point of curve to the right;

Thence Southwesterly, 178.37 feet along the Centerline of said U.S. Highway No. 24 and along the arc of said curve to a point tangent, said arc having a radius of 5730.00 feet, a central angle of 1°47'00" and being subtended by a chord that bears S29°22'30"W, 178.36 feet;

Thence S30°16'00"W, 701.39 feet along the Centerline of said U.S. Highway No. 24;

Thence N59°44'00"W, 1751.89 feet;

Thence N34°11'07"E, 355.62 feet;

Thence N50°54'30"E, 261.04 feet;

Thence N14°23'11"W, 400.87 feet;

Thence N30°44'10"E, 215.82 feet;

Thence S60°47'27"E, 226.85 feet;

Thence N46°17'23"E, 272.31 feet;

Thence S61°31'00"E, 1594.88 feet to the TRUE POINT OF BEGINNING.

Area = 55.608 acres, more or less.



LEGAL DESCRIPTION FORM

GRAPHICS DEPT. USE ONLY	
DATE REC'D	8-88
FILE NO.	P87-436
CHECKED (FOR LOC. & CONFIG.) 10/23/88	
STAFF mmnm	

August 26, 1988

PARCEL 55 (REVISED)

A tract of land located in the S1/2 of Section 21, in the NW1/4 of Section 27 and in Section 28, all in T13S, R65W of the 6th P.M., County of El Paso, State of Colorado, described as follows:

Commencing at the Southeast Corner of Section 34, T13S, R65W of the 6th P.M., from which the Northeast Corner of said Section 34 bears N01°14'52"E (basis of bearing - true meridian), 5298.00 feet, thence N45°18'46"W, 9133.67 feet to the TRUE POINT OF BEGINNING;

Thence Northwesterly, 148.25 feet along the arc of a curve concave to the Northeast, said arc having a radius of 2000.00 feet, a central angle of 4°14'49" and being subtended by a chord that bears N66°03'03"W, 148.22 feet;

Thence N63°55'38"W, 959.07 feet;

Thence Northwesterly, 379.37 feet along the arc of a curve concave to the Southwest, said arc having a radius of 1000.00 feet, a central angle of 21°44'11" and being subtended by a chord that bears N74°47'44"W, 377.10 feet;

Thence N85°40'18"W, 139.30 feet to the North-South Centerline of said Section 28;

Thence S00°00'08"E, 88.60 feet along the North-South Centerline of said Section 28;

Thence N85°40'18"W, 567.88 feet;

Thence N22°11'33"E, 610.66 feet;

Thence N10°34'39"E, 434.18 feet;

Thence N44°16'55"E, 383.71 feet;

Thence N14°44'13"E, 134.84 feet;

Thence N39°44'15"E, 787.93 feet;

Thence N02°05'56"E, 210.24 feet;

Thence N05°15'10"W, 346.25 feet;

August 26, 1988

Page 2

Thence N17°15'54"E, 868.95 feet;

Thence N22°48'23"W, 928.49 feet;

Thence N06°15'03"W, 286.35 feet;

Thence S64°35'00"E, 1663.32 feet to a point of curve to the left;

Thence Southeasterly, 638.41 feet along the arc of said curve to a point tangent, said arc having a radius of 1500.00 feet, a central angle of 24°23'07" and being subtended by a chord that bears S76°46'34"E, 633.60 feet;

Thence S88°58'07"E, 1442.47 feet;

Thence S00°14'25"W, 2209.47 feet;

Thence N88°49'01"W, 1588.26 feet;

Thence Westerly, 345.29 feet along the arc of a curve concave to the South, said arc having a radius of 800.00 feet, a central angle of 24°43'46" and being subtended by a chord that bears S78°48'29"W, 342.62 feet;

Thence S66°27'54"W, 326.57 feet;

Thence S23°33'35"E, 93.80 feet;

Thence Southerly, 1297.62 feet along the arc of a curve concave to the West, said arc having a radius of 1500.00 feet, a central angle of 49°33'56" and being subtended by a chord that bears S01°17'04"W, 1257.54 feet;

Thence S26°04'14"W, 525.78 feet to the TRUE POINT OF BEGINNING.

Gross Area = 268.209 acres, more or less.

EXCEPT all those portions of the Chicago, Rock Island and Pacific Railway right-of-way located in the NW1/4 of Section 27 and in the SE1/4 of Section 28, all in T13S, R65W of the 6th P.M., County of El Paso, State of Colorado, described as follows:

Commencing at the Southeast Corner of Section 34, T13S, R65W of the 6th P.M., from which the Northeast Corner of said Section 34 bears N01°14'52"E (basis of bearing - true meridian), 5298.00 feet, thence N25°29'06"W, 9408.10 feet to a point of intersection, of the East line of the above described PARCEL 55 (REVISED) and the Northwesterly right-of-way line of said Chicago, Rock Island and Pacific Railway, and to the TRUE POINT OF BEGINNING;

Thence S61°11'44"W, 179.94 feet along the Northwesterly right-of-way line of said Chicago, Rock Island and Pacific Railway;

Thence S88°49'01"E, 157.33 feet;

Thence N00°14'25"E, 89.95 feet to the TRUE POINT OF BEGINNING.

Area = 0.162 acres, more or less.

ALSO,

BEGINNING at a point of intersection of an Easterly line of the above described PARCEL 55 (REVISED) and the Northwesterly right-of-way line of said Chicago, Rock Island and Pacific Railway, from which the Southeast Corner of Section 34, T13S, R65W of the 6th P.M. bears S39°47'42"E, 9567.81 feet, thence S61°11'44"W, 212.24 feet along the Northwesterly right-of-way line of said Chicago, Rock Island and Pacific Railway to a point of curve to the right;

Thence Westerly, 1250.28 feet along the Northwesterly right-of-way line of said Chicago, Rock Island and Pacific Railway and along the arc of said curve, said arc having a radius of 2764.93 feet, a central angle of 25°54'31" and being subtended by a chord that bears S74°08'59"W, 1239.65 feet;

Thence Southeasterly, 13.04 feet along the arc of a curve concave to the Southwest to a point tangent, said arc having a radius of 1000.00 feet, a central angle of 00°44'49" and being subtended by a chord that bears S64°18'03"E, 13.04 feet;

Thence S63°55'38"E, 362.38 feet to the Southeasterly right-of-way line of said Chicago, Rock Island and Pacific Railway;

Thence Northeasterly, 1011.56 feet along the Southeasterly right-of-way line of said Chicago, Rock Island and Pacific Railway and along the arc of a curve concave to the Northwest to a point tangent, said arc having a radius of 2964.93 feet, a central angle of 19°32'52" and being subtended by a chord that bears N70°58'10"E, 1006.66 feet;

Thence N61°11'44"E, 33.94 feet along the Southeasterly right-of-way line of said Chicago, Rock Island and Pacific Railway;

Thence Northerly, 268.29 feet along the arc of a curve concave to the West to the TRUE POINT OF BEGINNING, said arc having a radius of 1500.00 feet, a central angle of 10°14'53" and being subtended by a chord that bears N12°54'42"E, 267.93 feet.

Area = 5.760 acres, more or less.

Net Area = 262.287 acres, more or less.

EXHIBIT G

PARCEL 61

A tract of land located in the SE1/4 of Section 33 and in Section 34, all in T13S, R65W of the 6th P.M., County of El Paso, State of Colorado, described as follows:

Commencing at the Southeast Corner of Section 34, T13S, R65W of the 6th P.M., from which the Northeast Corner of said Section 34 bears N01°14'52"E (basis of bearing - true meridian), 5298.00 feet, thence N39°20'35"W, 3591.59 feet to the TRUE POINT OF BEGINNING;

Thence N59°17'16"W, 384.27 feet;

Thence Northwesterly, 1044.26 feet along the arc of a curve concave to the Southwest, said arc having a radius of 2600.00 feet, a central angle of 23°00'44" and being subtended by a chord that bears N70°47'38"W, 1037.25 feet;

Thence S82°18'00"E, 43.69 feet;

Thence S07°42'00"W, 479.26 feet;

Thence Southwesterly, 425.77 feet along the arc of a curve concave to the Northwest, said arc having a radius of 850.00 feet, a central angle of 28°42'00" and being subtended by a chord that bears S22°03'00"W, 421.34 feet;

Thence S36°24'00"W, 775.77 feet;

Thence Southeasterly, 1342.27 feet along the arc of a curve concave to the Northeast, said arc having a radius of 800.00 feet, a central angle of 96°08'00" and being subtended by a chord that bears S11°40'00"E, 1190.27 feet;

Thence S59°46'31"E, 405.23 feet to the Centerline of U.S. Highway No. 24;

Thence S30°16'00"W, 543.83 feet along the Centerline of said U.S. Highway No. 24 to the South line of the SW1/4 of said Section 34;

Thence S89°42'24"W, 1330.23 feet along the South line of the SW1/4 of said Section 34;

Thence Northerly, 2645.34 feet along the arc of a curve concave to the East to a point tangent, said arc having a radius of 5800.00 feet, a central angle of $26^{\circ}07'56''$ and being subtended by a chord that bears $N02^{\circ}49'04''E$, 2622.47 feet;

Thence $N15^{\circ}53'03''E$, 1696.13 feet;

Thence $S74^{\circ}06'57''E$, 1261.43 feet;

Thence Northeasterly, 446.92 feet along the arc of a curve concave to the Southeast, said arc having a radius of 850.00 feet, a central angle of $30^{\circ}07'32''$ and being subtended by a chord that bears $N38^{\circ}45'21''E$, 441.79 feet;

Thence $S59^{\circ}44'00''E$, 1488.50 feet to the Centerline of said U.S. Highway No. 24;

Thence $S30^{\circ}16'00''W$, 805.00 feet along the Centerline of said U.S. Highway No. 24 to the TRUE POINT OF BEGINNING.

Area = 148.455 acres, more or less.

EXHIBIT H

PARCEL 67

A tract of land located in Section 34, T13S, R65W of the 6th P.M., County of El Paso, State of Colorado, described as follows:

Commencing at the Southeast Corner of Section 34, T13S, R65W of the 6th P.M., from which the Northeast Corner of said Section 34 bears N01°14'52"E (basis of bearing - true meridian), 5298.00 feet, thence N39°20'35"W, 3591.59 feet to the Centerline of U.S. Highway No. 24 and the TRUE POINT OF BEGINNING;

Thence S59°17'16"E, 1812.48 feet;

Thence S33°02'44"W, 1255.26 feet;

Thence Southwesterly, 727.01 feet along the arc of a curve concave to the Northwest, said arc having a radius of 1500.00 feet, a central angle of 27°46'11" and being subtended by a chord that bears S46°55'52"W, 719.92 feet;

Thence N29°11'03"W, 748.23 feet;

Thence N59°44'00"W, 900.75 feet to the Centerline of said U.S. Highway No. 24;

Thence N30°16'00'E, 1577.24 feet along the Centerline of said U.S. Highway No. 24 to the TRUE POINT OF BEGINNING.

Area = 67.489 acres, more or less.

EXHIBIT I

PARCEL 96

A tract of land located in the SW1/4 of Section 15 and in the NW1/4 of Section 22, all in T14S, R65W of the 6th P.M., County of El Paso, State of Colorado, described as follows:

Commencing at the Northeast Corner of Section 34, T14S, R65W of the 6th P.M., from which the Southeast Corner of said Section 34 bears S00°36'38"W, (basis of bearing - true meridian), 5280.16 feet, thence N19°28'06"W, 12013.76 feet to the TRUE POINT OF BEGINNING;

Thence S53°12'47"E, 1730.00 feet;

Thence S36°55'07"W, 2037.32 feet;

Thence N56°59'56"W, 157.62 feet;

Thence N16°16'54"W, 1063.20 feet;

Thence N08°41'10"E, 1472.18 feet;

Thence N24°08'24"E, 112.99 feet to the TRUE POINT OF BEGINNING.

Area = 53.327 acres, more or less.

EXHIBIT J

PARCEL 100

A tract of land located in the SW1/4 of Section 14 and in the SE1/4 of Section 15, all in T14S, R65W of the 6th P.M., County of El Paso, State of Colorado, described as follows:

Commencing at the Northeast Corner of Section 34, T14S, R65W of the 6th P.M., from which the Southeast Corner of said Section 34 bears S00°36'38"W (basis of bearing - true meridian), 5280.16 feet, thence N00°26'30"W, 12125.11 feet to a point hereinafter referred to as Point "A" and the TRUE POINT OF BEGINNING;

Thence Northeasterly, 423.76 feet along the arc of a curve concave to the Northwest, said arc having a radius of 1500.00 feet, a central angle of 16°11'11" and being subtended by a chord that bears N78°24'12"E, 422.35 feet;

Thence N70°18'29"E, 1167.14 feet;

Thence S00°00'00"W, 794.55 feet;

Thence S90°00'00"W, 265.00 feet;

Thence N00°22'24"W, 105.75 feet;

Thence N89°53'23"W, 1650.02 feet;

Thence N00°22'24"W, 237.67, feet;

Thence Easterly, 407.02 feet along the arc of a curve concave to the North to the TRUE POINT OF BEGINNING, said arc having a radius of 1500.00 feet, a central angle of 15°32'49" and being subtended by a chord that bears S85°43'48"E, 405.77 feet.

Gross Area = 17.314 acres, more or less.

EXCEPT a tract of land located in the SW1/4 of said Section 14 and in the SE1/4 of said Section 15, described as follows:

BEGINNING at said Point "A", thence Easterly, 107.77 feet along the arc of a curve concave to the North, said arc having a radius of 1500.00 feet, a central angle of $4^{\circ}06'59''$ and being subtended by a chord that bears $N84^{\circ}26'18''E$, 107.74 feet;

Thence $S35^{\circ}09'00''E$, 268.05 feet;

Thence $N89^{\circ}53'23''W$, 114.75 feet;

Thence $N35^{\circ}09'00''W$, 255.01 feet to the POINT OF BEGINNING.

Area of Exception = 0.561 acres, more or less.

Net Area = 16.753 acres, more or less.

EXHIBIT K

PARCEL 105

A tract of land located in the NE1/4 of Section 23, T14S, R65W of the 6th P.M., County of El Paso, State of Colorado, described as follows:

Commencing at the Northeast Corner of Section 34, T14S, R65W of the 6th P.M., from which the Southeast Corner of said Section 34 bears S00°36'38"W (basis of bearing- true meridian), 5280.16 feet, thence N23°27'19"E, 9878.76 feet to the TRUE POINT OF BEGINNING;

Thence N05°36'00"E, 411.44 feet;

Thence Northerly, 432.40 feet along the arc of a curve concave to the West, said arc having a radius of 1000.00 feet, a central angle of 24°46'28" and being subtended by a chord that bears N06°47'14"W, 429.04 feet;

Thence N73°40'27"E, 420.37 feet;

Thence S89°51'07"E, 430.00 feet;

Thence S00°08'53"W, 974.06 feet;

Thence Westerly, 511.61 feet along the arc of a curve concave to the North, said arc having a radius of 5000.00 feet, a central angle of 5°51'45" and being subtended by a chord that bears N89°36'15"W, 511.39 feet;

Thence N86°40'22"W, 309.49 feet to the TRUE POINT OF BEGINNING.

Area = 17.324 acres, more or less.

EXHIBIT L

PARCEL 109

A tract of land located in the NE1/4 of Section 22 and in the NW1/4 of Section 23, all in T14S, R65W of the 6th P.M., County of El Paso, State of Colorado, described as follows:

Commencing at the Northeast Corner of Section 34, T14S, R65W of the 6th P.M., from which the Southeast Corner of said Section 34 bears S00°36'38"W (basis of bearing - true meridian), 5280.16 feet, thence N08°06'10"W, 8616.90 feet to the TRUE POINT OF BEGINNING;

Thence Easterly, 2018.08 feet along the arc of a curve concave to the North, said arc having a radius of 1500.00 feet, a central angle of 77°05'06" and being subtended by a chord that bears S83°36'12"E, 1869.29 feet;

Thence N57°51'14"E, 892.68 feet;

Thence N32°08'46"W, 492.09 feet;

Thence N89°53'23"W, 1658.75 feet;

Thence S45°15'48"W, 975.44 feet to the TRUE POINT OF BEGINNING.

Area = 47.906 acres, more or less.

EXHIBIT M

PARCEL 113

A tract of land located in the E1/2 of Section 21, in the W1/2 of Section 22 and in the NE1/4 of Section 28, all in T14S, R65W of the 6th P.M., County of El Paso, State of Colorado, described as follows:

Commencing at the Northeast Corner of Section 34, T14S, R65W of the 6th P.M., from which the Southeast Corner of said Section 34 bears S00°36'38"W (basis of bearing - true meridian), 5280.16 feet, thence N28°25'35"W, 9085.66 feet to the TRUE POINT OF BEGINNING;

Thence N87°59'25"W, 1326.04 feet;

Thence N71°54'35"W, 1400.00 feet;

Thence Southwesterly, 1081.91 feet along the arc of a curve concave to the Northwest, said arc having a radius of 1500.00 feet, a central angle of 41°19'34" and being subtended by a chord that bears S38°45'11"W, 1058.61 feet;

Thence S59°24'58"W, 311.17 feet to the North-South Centerline of said Section 21;

Thence S00°05'27"E, 1033.19 feet along the North-South Centerline of said Section 21;

Thence S30°34'03"E, 2292.82 feet;

Thence N59°25'57"E, 134.35 feet;

Thence Easterly, 738.36 feet along the arc of a curve concave to the South, said arc having a radius of 1400.00 feet, a central angle of 30°13'04" and being subtended by a chord that bears N74°32'29"E, 729.83 feet;

Thence N89°39'01"E, 658.77 feet;

Thence Northerly, 3423.17 feet along the arc of a curve to the East to the TRUE POINT OF BEGINNING, said arc having a radius of 6000.00 feet, a central angle of 32°41'20" and being subtended by a chord that bears N16°10'50"E, 3376.93 feet;

Area = 207.425 acres, more or less.

EXHIBIT N

PARCEL 117

A tract of land located in the SE1/4 of the SE1/4 of Section 21, in the W1/2 of Section 22, in Section 27 and in the NE1/4 of the NE1/4 of Section 28, all in T14S, R65W of the 6th P.M., County of El Paso, State of Colorado, described as follows:

Commencing at the Northeast Corner of Section 34, T14S, R65W of the 6th P.M., from which the Southeast Corner of said Section 34 bears S00°36'38"W, (basis of bearing - true meridian), 5280.16 feet, thence N76°00'41"W, 1852.89 feet to the TRUE POINT OF BEGINNING;

Thence N10°56'03"E, 573.16 feet;

Thence N02°58'06"E, 461.52 feet;

Thence N09°04'14"W, 1007.30 feet;

Thence N16°05'47"W, 818.38 feet;

Thence N40°25'47"W, 344.32 feet;

Thence N74°01'26"W, 975.16 feet;

Thence N45°19'36"W, 521.00 feet;

Thence N02°58'52"W, 1555.61 feet;

Thence N07°23'43"W, 599.79 feet;

Thence N05°31'01"W, 567.93 feet;

Thence N14°28'25"E, 893.04 feet;

Thence N09°08'59"W, 551.52 feet;

Thence N25°06'53"W, 430.63 feet;

Thence S36°55'07"W, 367.48 feet to a point of curve to the left;

Thence Southerly, 6861.21 feet along the arc of said curve to a point tangent, said arc having a radius of 6000.00 feet, a central angle of 65°31'11" and being subtended by a chord that bears S04°09'32"W, 6493.44 feet;

Thence S28°36'04"E, 1832.17 feet;

Thence N61°23'56"E, 724.01 feet to a point of curve to the right;

Thence Easterly, 1124.07 feet along the arc of said curve to a point tangent, said arc having a radius of 1000.00 feet, a central angle of 64°24'16" and being subtended by a chord that bears S86°23'56"E, 1065.82 feet;

Thence S54°11'48"E, 196.73 feet to the TRUE POINT OF BEGINNING.

Area = 339.004 acres, more or less.

EXHIBIT O

PARCEL 121

A tract of land located in the W1/2 of Section 25 and in the E1/2 of Section 26, all in T14S, R65W of the 6th P.M., County of El Paso, State of Colorado, described as follows:

Commencing at the Northeast Corner of Section 34, T14S, R65W of the 6th P.M., from which the Southeast Corner of said Section 34 bears S00°36'38"W (basis of bearing - true meridian), 5280.16 feet, thence N59°05'17"E, 7861.43 feet to the TRUE POINT OF BEGINNING;

Thence S30°45'44"E, 1583.01 feet;

Thence S64°48'14"W, 628.92 feet;

Thence S81°39'52"W, 816.73 feet;

Thence N71°31'22"W, 730.77 feet;

Thence N43°41'08"W, 487.04 feet;

Thence N30°45'44"W, 182.20 feet;

Thence N59°14'16"E, 1966.96 feet to the TRUE POINT OF BEGINNING.

Area = 57.264 acres, more or less.