

# EXHIBIT A

PLATTE AVE.

NORTHWEST ONE QUARTER,  
SEC. 13, T 14 S, R 66 W

KARR ROAD

CASE SUB.  
PLAT BK J-3 PG 46

CLOUD SUB. FILING NO.1  
PLAT BK E-5 PG 20

RECEPTION NO. 219032360

KARR ROAD-CSFM PROPERTY  
0.592 ACRES

1.276 ACRES  
CITY EXCHANGE PROPERTY  
1.070 ACRES

4.749 ACRES

CLOUD EXCHANGE PROPERTY  
TOTAL 5.515 ACRES

0.766 ACRES

WOOTEN RD.

# EXHIBIT B

A parcel of land located in northwest one-quarter of SECTION 13, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE SIXTH P.M., El Paso County, Colorado, a portion of a right of way 60.00 feet in width centered on the north/south center line of said northwest one-quarter as recorded at Book 1682 at Page 598, and Book 1682 at Page 599 and Reception no. 220092936 all of the records of the Clerk and Recorder of El Paso County, Colorado, more particularly described as follows;

COMMENCING at the southeast corner of the west one half of the northwest one-quarter of said SECTION 13 and the center line of said 60.00 foot right of way centered on the north/south center line ;

thence N00°36'06"E a distance of 1708.66 feet more or less to the southwest corner of the CASE SUBDIVISION as recorded at Plat Book J-3 at Page 46 of the records of the Clerk and Recorder of El Paso County, Colorado, and the POINT OF BEGINNING;

thence N86°40'51"W and coincident with the south line extended westerly of said CASE SUBDIVISION a distance of 30.06 feet to a point on the north/south center line of said right of way; thence S00°24'45"E and coincident with said center line a distance of 286.94 feet more or less to a point of intersection on the northwest line of a tract as recorded at reception no. 219032360 of the records of the Clerk and Recorder of El Paso County, Colorado;

thence S44°04'30"W and coincident with said northwest line of said tract as recorded at reception no. 219032360 a distance of 42.81 feet to a point on the west line of said right of way; thence N00°24'45"W and coincident with the west line of said right of way a distance of 1094.44 feet more or less to a point on the south line of Platte Ave.;

thence S86°40'51"E and coincident with the said south line of Platte Ave. a distance of 60.13 feet to the northwest corner of said CASE SUBDIVISION;

thence S00°24'45"E and coincident with the east boundary line of said right of way and the west boundary line of said CASE SUBDIVISION a distance of 775.00 feet to the southwest corner of said CASE SUBDIVISION and the POINT OF BEGINNING.


Said portion containing an area of 55,594 Square feet or 1.276 Acres more or less.

The bearings contained in this description are based on the south line of the southeast one quarter of the northwest one quarter of SECTION 13, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE SIXTH P.M. as both ends of said line are monumented with a 3.25" aluminum cap PLS number 19625 and assumed to bear S86°48'49"E.

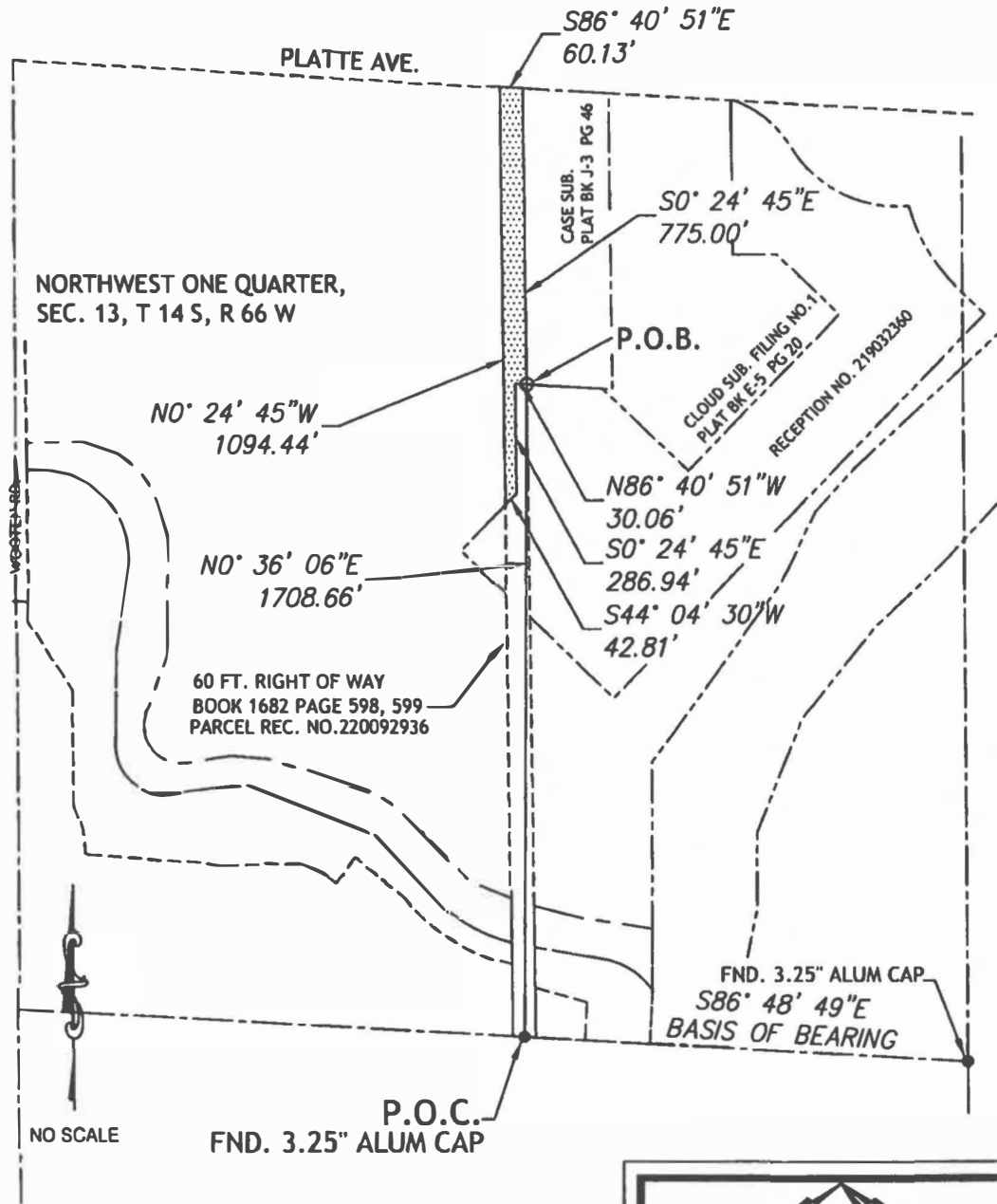
This legal description was prepared for and on behalf of The City of Colorado Springs by Robert A. Pisciotta, Jr., Colorado P.L.S. 38224  
30 S. Nevada Ave., Suite 402  
Colorado Springs, CO.  
719-385-5545



THIS DOCUMENT IS INCOMPLETE WITHOUT PAGE 2

 COLORADO SPRINGS OLYMPIA CIVITAS	
<b>Right of Way 1</b> Northwest 1/4 of Section 13, Township 14 South, Range 66 West of the 6th P.M.	
Drawn By: R. Kotwica	Date: 04/17/2023
Job Number: 2020022	PAGE 1 OF 2

# EXHIBIT C



This map does not represent a monumented survey and is only intended to illustrate the attached parcel description.

THIS DOCUMENT IS INCOMPLETE WITHOUT PAGE 1



Right of Way 1  
Northwest 1/4 of Section 13,  
Township 14 South, Range 66  
West of the 6th P.M.

Drawn By: R. Kotwica Date: 04/17/2023  
Job Number: 2020022 PAGE 2 OF 2

# EXHIBIT D

A parcel of land located in northwest one-quarter of SECTION 13, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE SIXTH P.M., El Paso County, Colorado, a portion of a right of way 60.00 feet in width centered on the north/south center line of said northwest one-quarter as recorded at Book 1682 at Page 598, and Book 1682 at Page 599 and Reception no. 220092936 all of the records of the Clerk and Recorder of El Paso County, Colorado, more particularly described as follows; COMMENCING at the southeast corner of the west one half of the northwest one-quarter of said SECTION 13 and the center line of said 60.00 foot right of way centered on the north/south center line ;

thence N05°08'37"W a distance of 363.68 feet to a point on the west boundary line of said right of way and the POINT OF BEGINNING; thence N00°24'45"W and coincident with said west right of way boundary line a distance of 796.29 feet more or less to a point on the southwest line of a tract as recorded at reception no. 21903236 Of the records of the Clerk and Recorder of El Paso County, Colorado,;

thence S45°46'10"E and coincident with said southwest line of tract as recorded at reception no. 21903236 a distance of 84.33 feet to a point on the east boundary line of said right of way;

thence S00°24'45"E and coincident with the east boundary line of said right of way a distance of 757.25 feet more or less to a point;

thence N71°47'11"W a distance of 63.32 feet to the POINT OF BEGINNING.


Said portion containing an area of 46,605 Square feet or 1.070 Acres more or less.

The bearings contained in this description are based on the south line of the southeast one quarter of the northwest one quarter of SECTION 13, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE SIXTH P.M. as both ends of said line are monumented with a 3.25" aluminum cap PLS number 19625 and assumed to bear S86°48'49"E.

This legal description was prepared for and on behalf of The City of Colorado Springs by  
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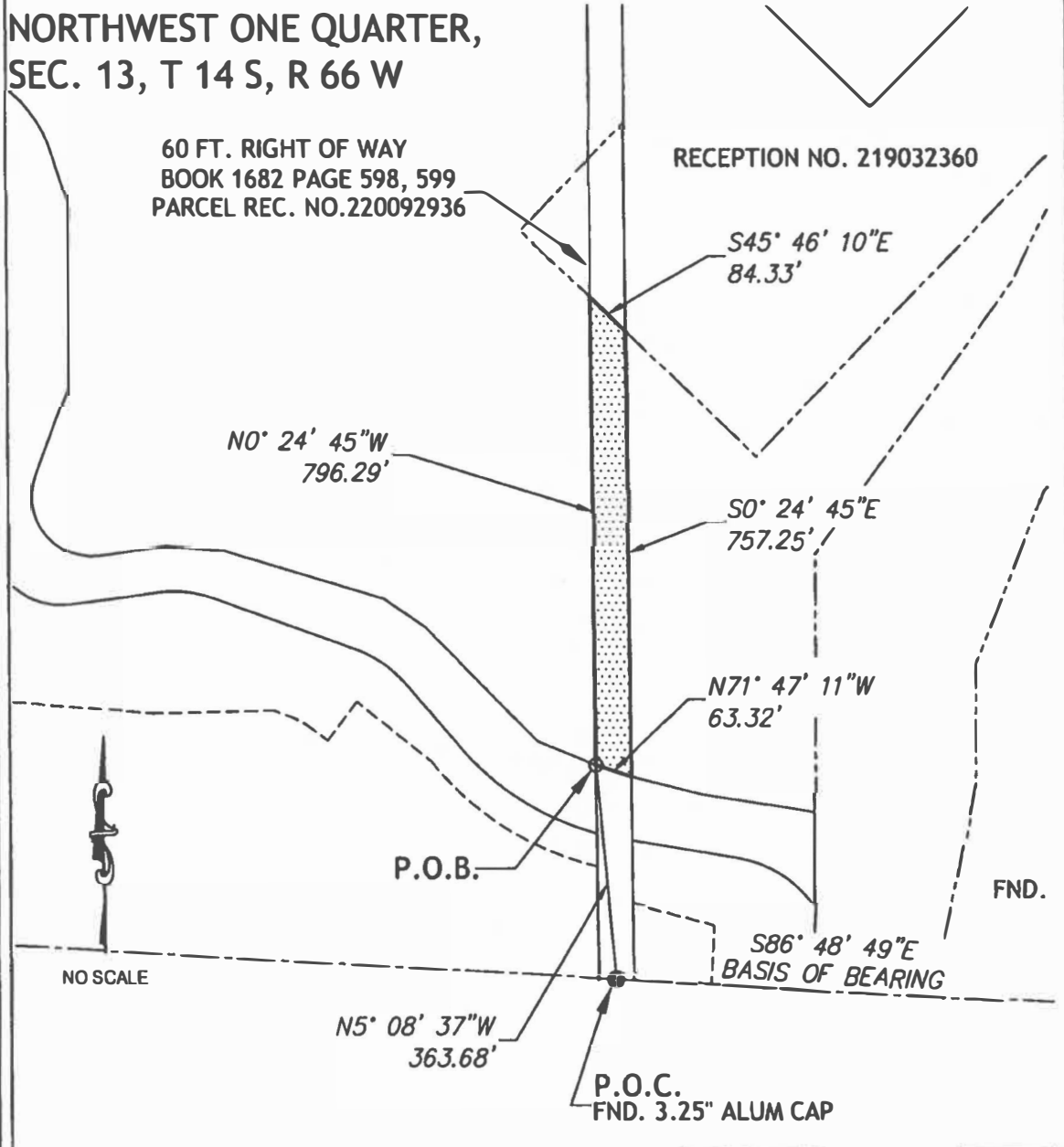
 COLORADO SPRINGS OLYMPIC CITY SEAL	
<b>Right of Way 3</b> Northwest 1/4 of Section 13, Township 14 South, Range 66 West of the 6th P.M.	
Drawn By: R. Kotwica	Date: 04/17/2023
Job Number: 2020022	PAGE 1 OF 2

# EXHIBIT E

NORTHWEST ONE QUARTER,  
SEC. 13, T 14 S, R 66 W

60 FT. RIGHT OF WAY  
BOOK 1682 PAGE 598, 599  
PARCEL REC. NO. 220092936

RECEPTION NO. 219032360



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THIS DOCUMENT IS INCOMPLETE WITHOUT PAGE 1



### Right of Way 3

Northwest 1/4 of Section 13,  
Township 14 South, Range 66  
West of the 6th P.M.

Drawn By: R. Kotwica	Date: 04/17/2023
Job Number: 2020022	PAGE 2 OF 2

# EXHIBIT F

A parcel of land located in northwest one-quarter of SECTION 13, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE SIXTH P.M., El Paso County, Colorado, a portion of a right of way 60.00 feet in width centered on the north/south center line of said northwest one-quarter as recorded at Book 1682 at Page 598, and Book 1682 at Page 599 and Reception no. 220092936 all of the records of the Clerk and Recorder of El Paso County, Colorado, more particularly described as follows; COMMENCING at the southeast corner of the west one half of the northwest one-quarter of said SECTION 13 and the center line of said 60.00 foot right of way centered on the north/south center line ;

thence N01°53'43"W a distance of 1159.12 feet more or less to the intersection of the west boundary line of said right of way and the southwest line of a tract as recorded at Reception no. 219032360 of the records of the Clerk and Recorder of El Paso County, Colorado, and the POINT OF BEGINNING; thence N00°24'45"W and coincident with said west right of way boundary line a distance of 234.15 feet more or less to the intersection point on the northwest line of said tract as recorded at reception no. 219032360;

thence N44°04'30"E and coincident with said northwest line of said tract as recorded at reception no. 219032360 a distance of 42.81 feet to a point on the north/south center line of said right of way;

thence N00°24'45"W and coincident with the center line of said right of way a distance of 286.94 feet more or less to a point of intersection of the south line extended westerly of CASE SUBDIVISION as recorded at Plat Book J-3 at Page 46 of the records of the Clerk and Recorder of El Paso County, Colorado;

thence S86°40'51"E and coincident with said extended south line of CASE SUBDIVISION a distance of 30.06 feet to the southwest corner of said CASE SUBDIVISION and the east line of said right of way;

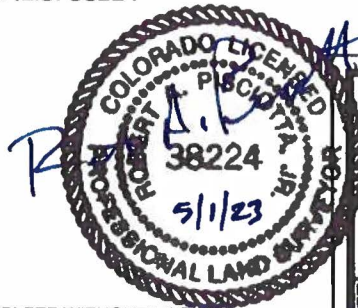
thence S00°24'45"E and coincident with the east boundary line of said right of way a distance of 254.45 feet more or less to a point of intersection with the southwest boundary line of said tract as recorded at Reception no. 219032360;

thence N45°46'10"W a distance of 84.33 feet to the POINT OF BEGINNING.

Said portion containing an area of 25,779 Square feet or 0.592 Acres more or less .

The bearings contained in this description are based on the south line of the southeast one quarter of the northwest one quarter of SECTION 13, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE SIXTH P.M. as both ends of said line are monumented with a 3.25" aluminum cap PLS number 19625 and assumed to bear S86°48'49"E.

This legal description was prepared for and on behalf of The City of Colorado Springs by  
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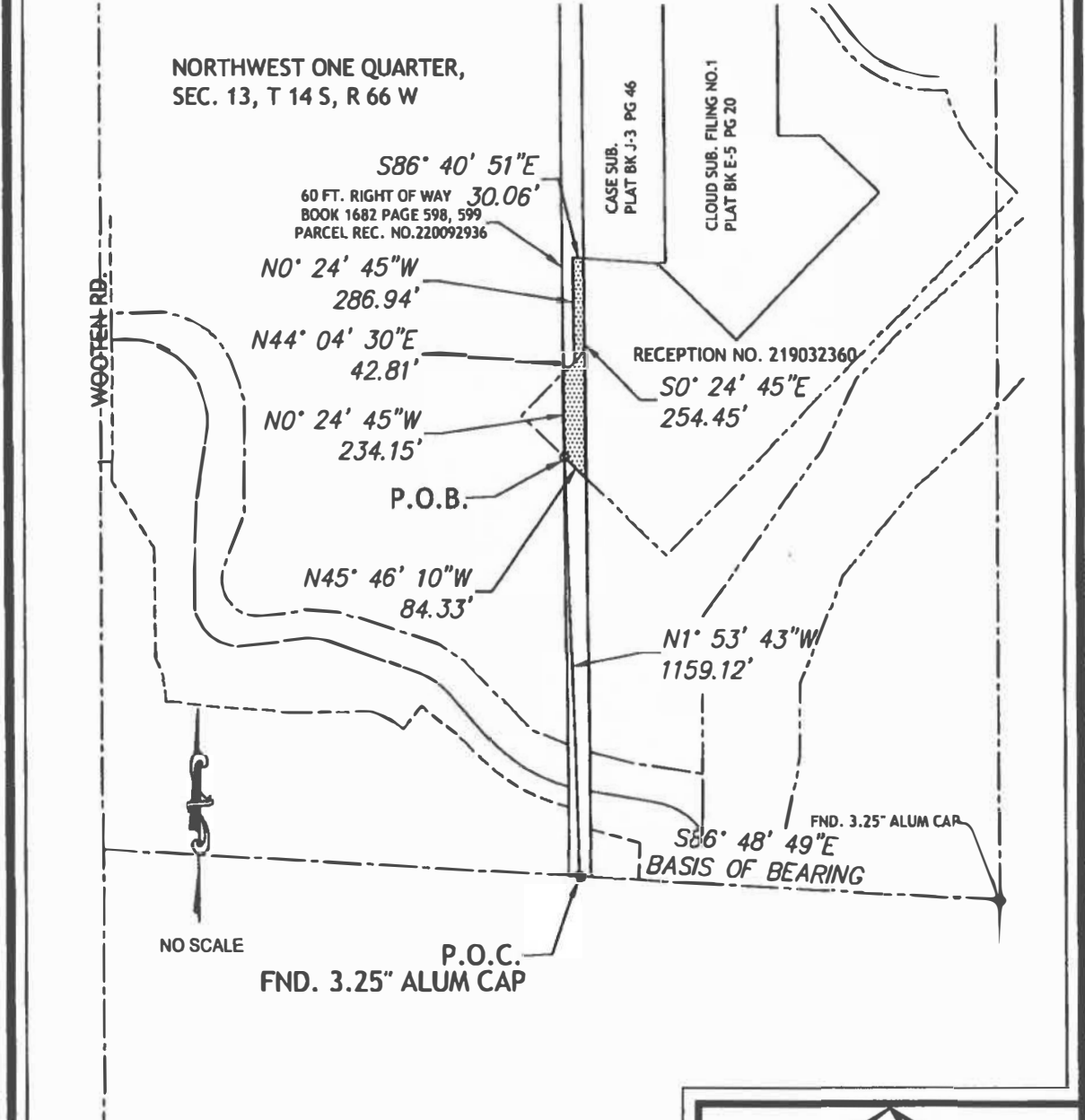
Right of Way 2  
Northwest 1/4 of Section 13,  
Township 14 South, Range 66  
West of the 6th P.M.

Drawn By: R. Kotwica Date: 05/01/2023

Job Number: 2020022 PAGE 1 OF 2

THIS DOCUMENT IS INCOMPLETE WITHOUT PAGE 2

# EXHIBIT G




NO SCALE

P.O.C.  
FND. 3.25" ALUM CAP

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THIS DOCUMENT IS INCOMPLETE WITHOUT PAGE 1

	
<b>Right of Way 2</b> Northwest 1/4 of Section 13, Township 14 South, Range 66 West of the 6th P.M.	
Drawn By: <b>R. Kotwica</b>	Date: <b>05/01/2023</b>
Job Number: <b>2020022</b>	PAGE 2 OF 2

# EXHIBIT H

A parcel of land located in northwest one-quarter of SECTION 13, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE SIXTH P.M., El Paso County, Colorado, more particularly described as follows;

Commencing at the southeast corner of the west one half of the northwest one-quarter of said SECTION 13; thence N07°21'24"W a distance of 248.23 feet to the northeast corner of a City owned parcel as recorded at reception number 220121744 in the records of El Paso County, Colorado and the point of BEGINNING; the following eleven (11) courses are coincident with the northerly boundary of said City owned parcel;

thence (C1) along the arc of a tangent curve to the right, said curve having a central angle of 34°18'49", a radius of 450.00 feet and an arc length of 269.50 feet;

thence (L1) N40°49'11"W a distance of 152.49 feet;

thence (C2) along the arc of a tangent curve to the left, said curve having a central angle of 29°15'04", a radius of 200.00 feet and an arc length of 102.11 feet;

thence (L2) N70°04'15"E a distance of 255.33 feet;

thence (C3) along the arc of a tangent curve to the left, said curve having a central angle of 27°40'43", a radius of 200.00 feet and an arc length of 96.62 feet;

thence (L3) S82°15'02"W a distance of 150.31 feet;

thence (C4) along the arc of a tangent curve to the right, said curve having a central angle of 98°41'45", a radius of 125.00 feet and an arc length of 215.32 feet;

thence (L4) N00°56'38"E a distance of 250.40 feet;

thence (L5) N08°38'52"E a distance of 216.79 feet;

thence (C5) along the arc of a tangent curve to the left, said curve having a central angle of 99°57'09", a radius of 225.00 feet and an arc length of 392.51 feet;

thence (L6) S88°41'36"W a distance of 32.91 feet to the east right of way line of Wooten Rd. as described in TOWNE EAST CENTRE FILING NO.1 in Plat Book W-3 Page 73 in the records of El Paso County, Colorado.;

thence (L7) N00°24'28"W and coincident with said east line a distance of 73.88 feet;

thence (L8) N90°00'00"E a distance of 124.11 feet;

thence (C6) along the arc of a tangent curve to the right, said curve having a central angle of 72°04'40", a radius of 225.00 feet and an arc length of 283.05 feet;

thence (L9) S17°55'20"E a distance of 93.74 feet;

thence (L10) S00°34'21"W a distance of 311.42 feet;

thence (L11) S20°38'03"W a distance of 160.53 feet;

thence (C7) along the arc of a tangent curve to the left, said curve having a central angle of 117°40'22", a radius of 100.00 feet and an arc length of 205.38 feet;

thence (L12) S82°04'51"E a distance of 112.85 feet;

thence (L13) S85°37'46"E a distance of 102.83 feet;

thence (L14) S73°03'55"E a distance of 281.72 feet;

thence (L15) S55°14'49"E a distance of 85.30 feet;

thence (L16) S44°22'09"E a distance of 271.00 feet;

thence (L17) S67°34'50"E a distance of 106.78 feet to a point on the west line of a parcel as recorded at reception number 220092936 in the records of El Paso County, Colorado;

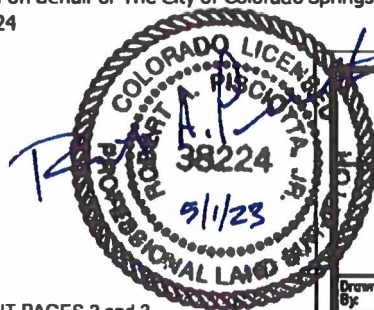
thence (L18) S00°24'35"E and coincident with the west line of said parcel a distance of 116.03 feet to the POINT OF BEGINNING.

Said portion containing a protracted area of 206,887 Square feet or 4.749 acres.

The bearings contained in this description are based on the south line of the southeast one quarter of the northwest one quarter of SECTION 13, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE SIXTH P.M. as both ends of said line are monumented with a 3.25" aluminum cap PLS number 19625 and assumed to bear S86°48'49"E.

This legal description was prepared for and on behalf of The City of Colorado Springs by Robert A. Pisciotta, Jr., Colorado P.L.S. 38224

30 S. Nevada Ave., Suite 402  
Colorado Springs, CO.  
719-385-5545



Parcel 1  
Northwest 1/4 of Section 13,  
Township 14 South, Range 66  
West of the 6th P.M.

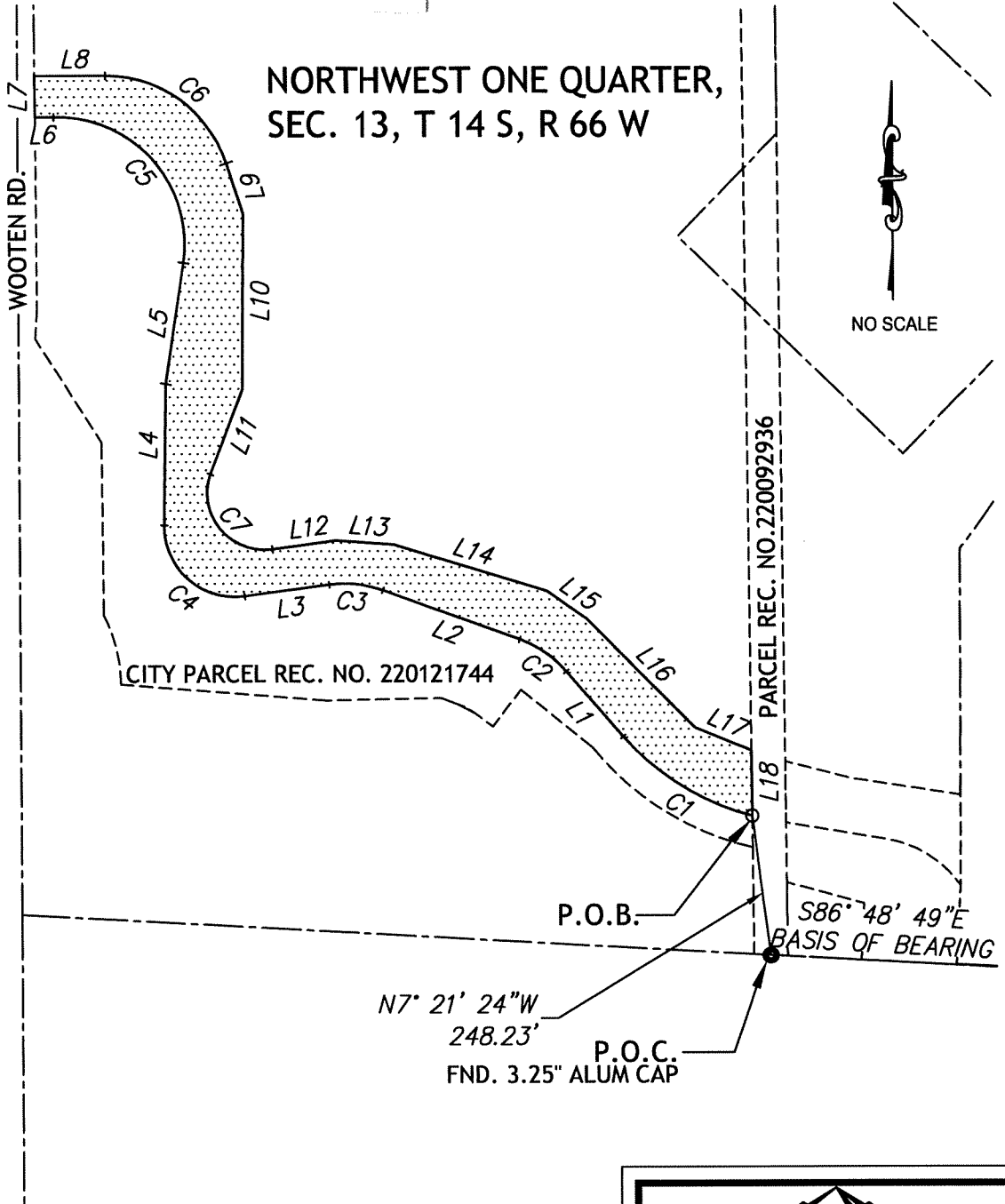
Drawn By: R. Kotwica Date: 04/12/2023  
Job Number: 2020022 PAGE 1 OF 3

THIS DOCUMENT IS INCOMPLETE WITHOUT PAGES 2 and 3



# EXHIBIT I PAGE 1 OF 2

NORTHWEST ONE QUARTER,  
SEC. 13, T 14 S, R 66 W



This map does not represent a monumented survey and is only intended to illustrate the attached parcel description.

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Parcel 1  
Northwest 1/4 of Section 13,  
Township 14 South, Range 66  
West of the 6th P.M.

Drawn By: R. Kotwica	Date: 04/12/2023
Job Number: 2020022	PAGE 2 OF 3

# EXHIBIT I PAGE 2 OF 2

CURVE TABLE

CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	34° 18' 49"	450.00'	N57° 58' 35"W	265.49'	269.50'
C2	29° 15' 04"	200.00'	N55° 26' 43"W	101.00'	102.11'
C3	27° 40' 43"	200.00'	N83° 54' 37"W	95.68'	96.62'
C4	98° 41' 45"	125.00'	N48° 24' 10"W	189.67'	215.32'
C5	99° 57' 09"	225.00'	N41° 19' 46"W	344.60'	392.51'
C6	72° 04' 40"	225.00'	S53° 57' 40"E	264.75'	283.05'
C7	117° 40' 22"	100.00'	S39° 04' 58"E	171.14'	205.38'

LINE TABLE

Line #	Bearing	Length
L1	N40° 49' 11"W	152.49'
L2	N70° 04' 15"W	255.33'
L3	S82° 15' 02"W	150.31'
L4	N0° 56' 38"E	250.40'
L5	N8° 38' 52"E	216.79'
L6	S88° 41' 36"W	32.91'
L7	N0° 24' 28"W	73.88'
L8	N90° 00' 00"E	124.11'
L9	S17° 55' 20"E	93.74'
L10	S0° 34' 21"W	311.42'
L11	S20° 38' 03"W	160.53'
L12	N82° 04' 51"E	112.85'
L13	S85° 37' 46"E	102.83'
L14	S73° 03' 55"E	281.72'
L15	S55° 14' 49"E	85.30'
L16	S44° 22' 09"E	271.00'
L17	S67° 34' 50"E	106.78'
L18	S0° 24' 35"E	116.03'

THIS DOCUMENT IS INCOMPLETE WITHOUT PAGES 1 and 2



Parcel 1  
Northwest 1/4 of Section 13,  
Township 14 South, Range 66  
West of the 6th P.M.

Drawn By: R. Kotwica Date: 04/12/2023

Job Number: 2020022 PAGE 3 OF 3

# EXHIBIT J

A parcel of land located in northwest one-quarter of SECTION 13, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE SIXTH P.M., El Paso County, Colorado, more particularly described as follows;


Commencing at the southeast corner of the west one half of the northwest one-quarter of said SECTION 13; thence N06°53'45"E a distance of 235.82 feet to a northwest corner of a City owned parcel as recorded at reception number 220121744 and a point on the east line of a parcel recorded at reception no.220092936 all in the records of El Paso County, Colorado and the point of BEGINNING;  
thence (L19) N00°24'51"W and coincident with the east line of said parcel at reception no. 220092936 a distance of 108.32 feet;  
thence (L20) S75°36'08"E a distance of 121.50 feet;  
thence (L21) N81°15'43"E a distance of 193.75 feet to a point on the west line of a City parcel as recorded at reception number 217147729 in the records of El Paso County, Colorado;  
thence (L22) S00°15'55"W and coincident with the west line of said parcel at reception no. 217147729 a distance of 159.95 feet to the northeast corner of said City parcel at reception no. 220121744;  
the following 3 courses are coincident with the northerly line of said City parcel at reception no. 220121744;  
thence (L23) N38°06'04"W a distance of 9.67 feet;  
thence (C8) along the arc of a tangent curve to the left, said curve having a central angle of 42°21'03", a radius of 200.00 feet and an arc length of 147.83 feet;  
thence (L24) N80°27'12"W a distance of 179.98 feet to the POINT OF BEGINNING.  
Said portion containing a protracted area of 33,361 Square feet or 0.766 acres.

The bearings contained in this description are based on the south line of the southeast one quarter of the northwest one quarter of SECTION 13, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE SIXTH P.M. as both ends of said line are monumented with a 3.25" aluminum cap PLS number 19625 and assumed to bear S86°48'49"E.

This legal description was prepared for and on behalf of The City of Colorado Springs by  
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 COLORADO SPRINGS OLYMPIC CITY/USA	
Parcel 2 Northwest 1/4 of Section 13, Township 14 South, Range 66 West of the 6th P.M.	
Drawn By: R. Kotwica	Date: 03/24/2020
Job Number: 2020022	PAGE 1 OF 2

# EXHIBIT K

CURVE TABLE

CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
CB	42° 21' 03"	200.00'	N59° 16' 38"W	144.49'	147.83'

LINE TABLE

Line #	Bearing	Length
L19	N0° 24' 51"W	108.32'
L20	S75° 36' 08"E	121.50'
L21	S81° 15' 43"E	193.75'
L22	S0° 15' 55"W	159.95'
L23	N38° 06' 04"W	9.67'
L24	N80° 27' 12"W	179.98'

NORTHWEST ONE QUARTER,  
SEC. 13, T 14 S, R 66 W

60 FT. RIGHT OF WAY  
BOOK 1682 PAGE 598, 599  
PARCEL REC. NO.220092936

CITY PARCEL REC.  
NO. 217147729

CITY PARCEL REC.  
NO. 220121744



NO SCALE

P.O.B.

N6° 53' 45"E  
235.82'

P.O.C.  
FND. 3.25" ALUM CAP

S86° 48' 49"E  
BASIS OF BEARING

This map does not represent a monumented survey and is only intended to illustrate the attached parcel description.

THIS DOCUMENT IS INCOMPLETE WITHOUT PAGE 1



Parcel 2  
Northwest 1/4 of Section 13,  
Township 14 South, Range 66  
West of the 6th P.M.

Drawn By: R. Kotwica Date: 03/24/2020  
Job Number: 2020022 PAGE 2 OF 2