Chapel Heights Metropolitan District

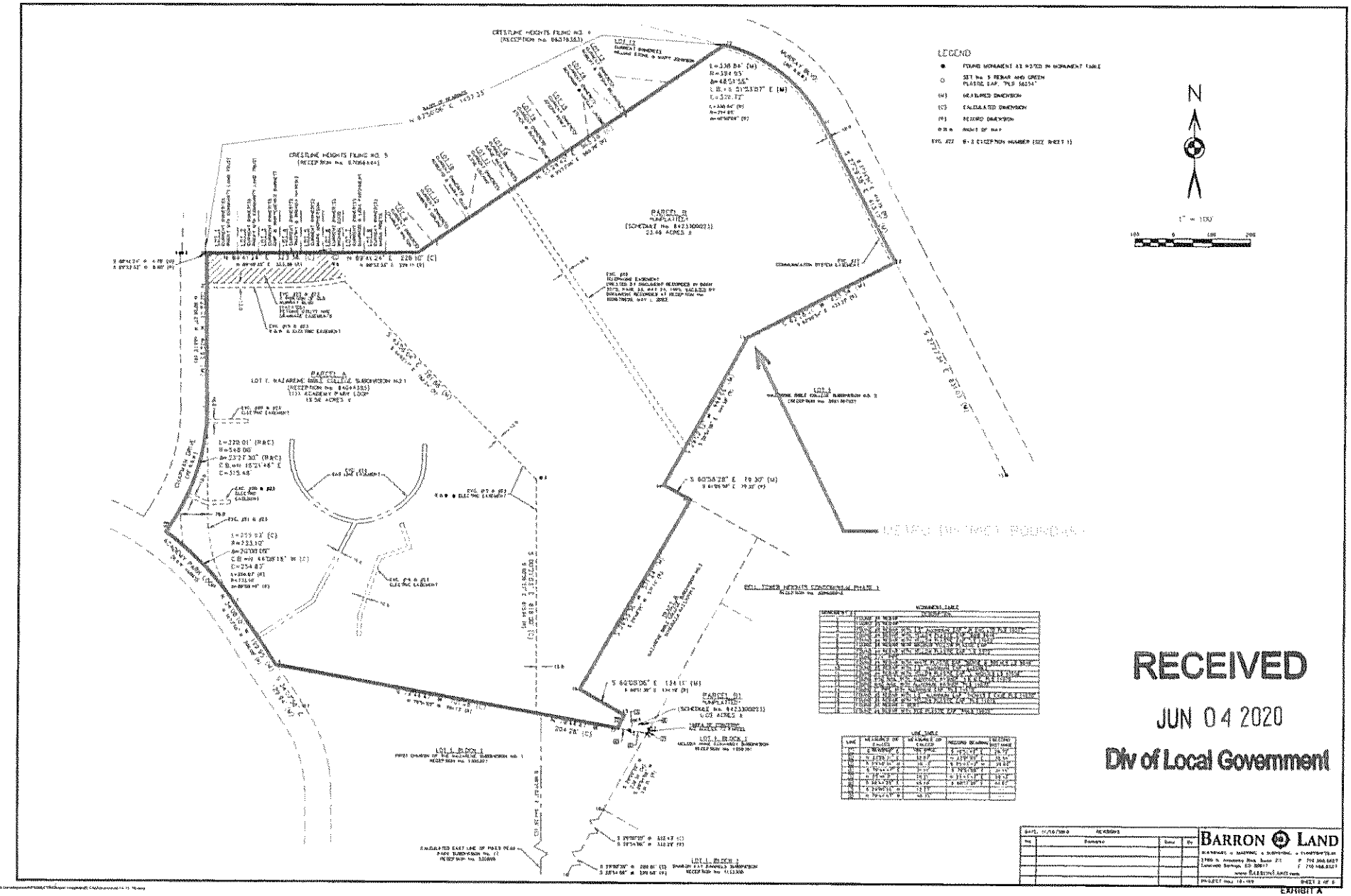
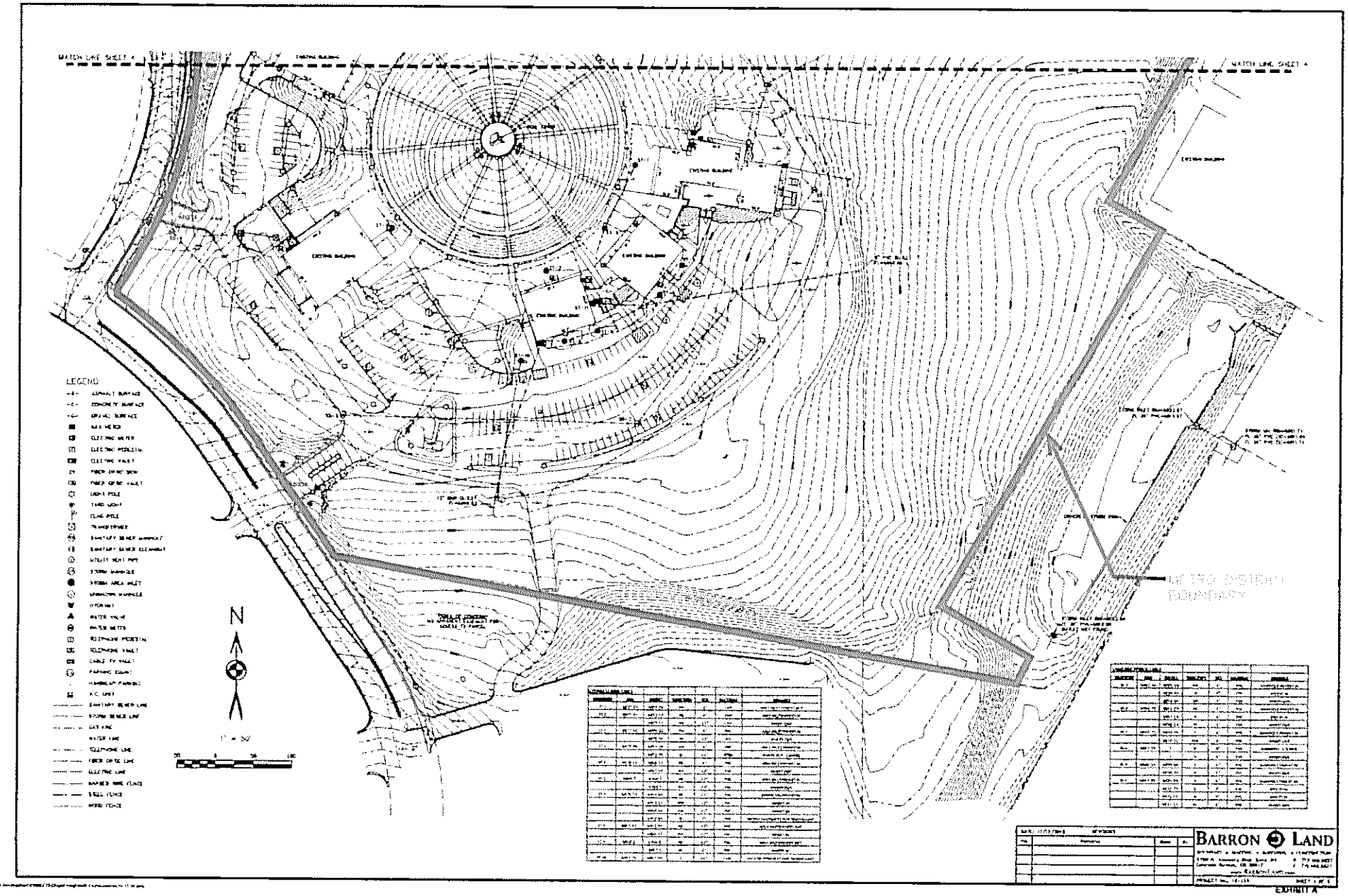
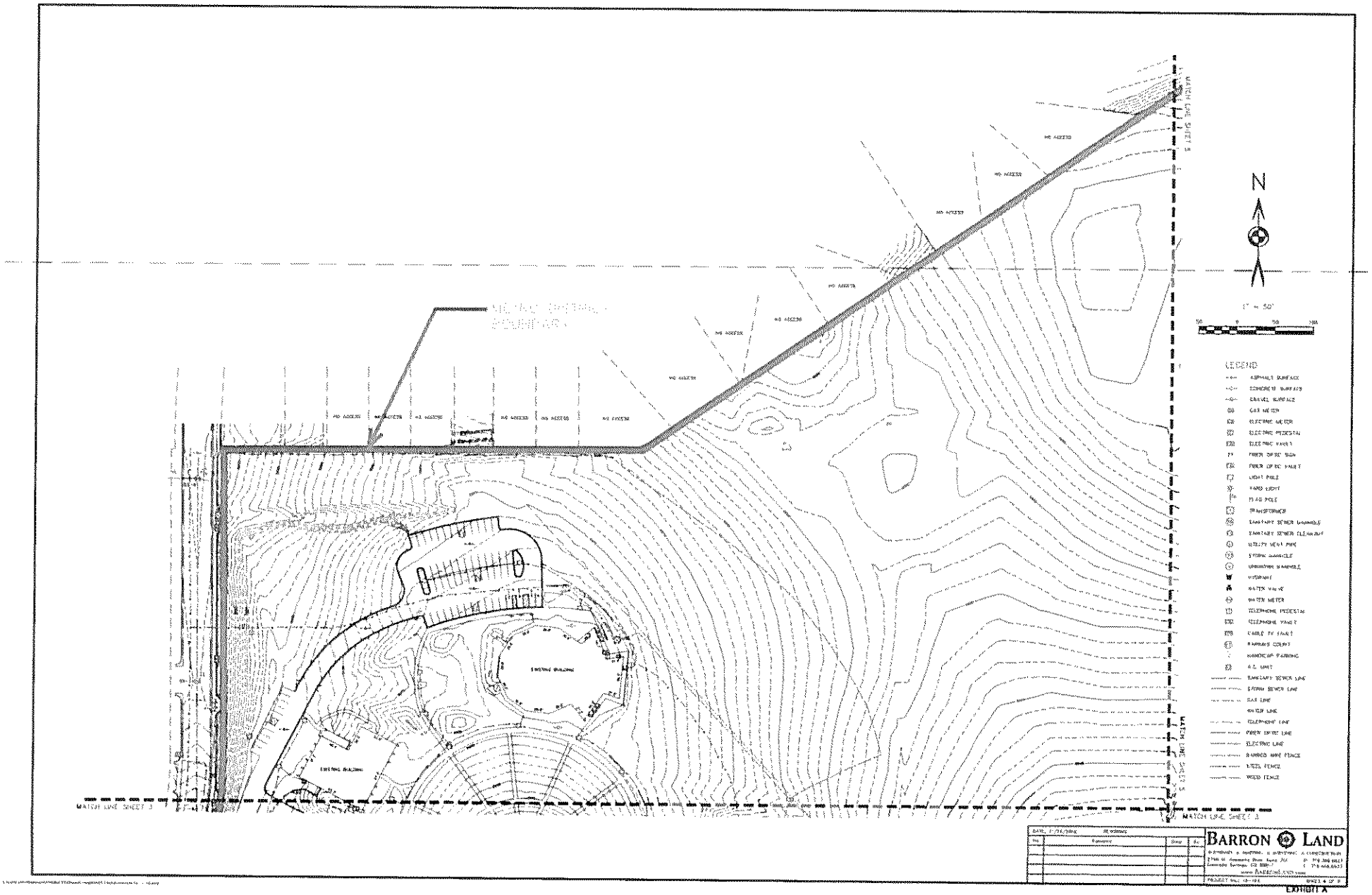


EXHIBIT A


MATCH LINE SHEET A
MATCH LINE SHEET A
EXISTING BUILDING
EXISTING BUILDING
EXISTING BUILDING
EXISTING BUILDING
EXISTING BUILDING
LEGEND
ASPHALT SURFACE
CONCRETE SURFACE
GRAVEL SURFACE
MAILBOX
ELECTRIC METER
ELECTRIC PEDESTAL
ELECTRIC VAULT
FIBER OPTIC BOX
FIBER OPTIC VAULT
LIGHT POLE
YARD LIGHT
FLAG POLE
TRANSFORMER
SANITARY SEWER MANHOLE
SANITARY SEWER CLEANOUT
UTILITY VENT PIPE
STORM MANHOLE
STORM AREA INLET
IRRIGATION MANHOLE
HYDRANT
WATER VALVE
WATER METER
TELEPHONE PEDESTAL
TELEPHONE VAULT
CABLE TV VAULT
PARKING COUNT
HANDICAP PARKING
A.C. UNIT
SANITARY SEWER LINE
STORM SEWER LINE
GAS LINE
WATER LINE
TELEPHONE LINE
FIBER OPTIC LINE
ELECTRIC LINE
BARBED WIRE FENCE
STEEL FENCE
WOOD FENCE
N
1" = 30'
30 0 30 60
METRO INSTITUTE
COMPANY
BARRON LAND
EXHIBIT A


MATCH LINE SHEET 3
MATCH LINE SHEET 3
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EXISTING BUILDING
EXISTING BUILDING
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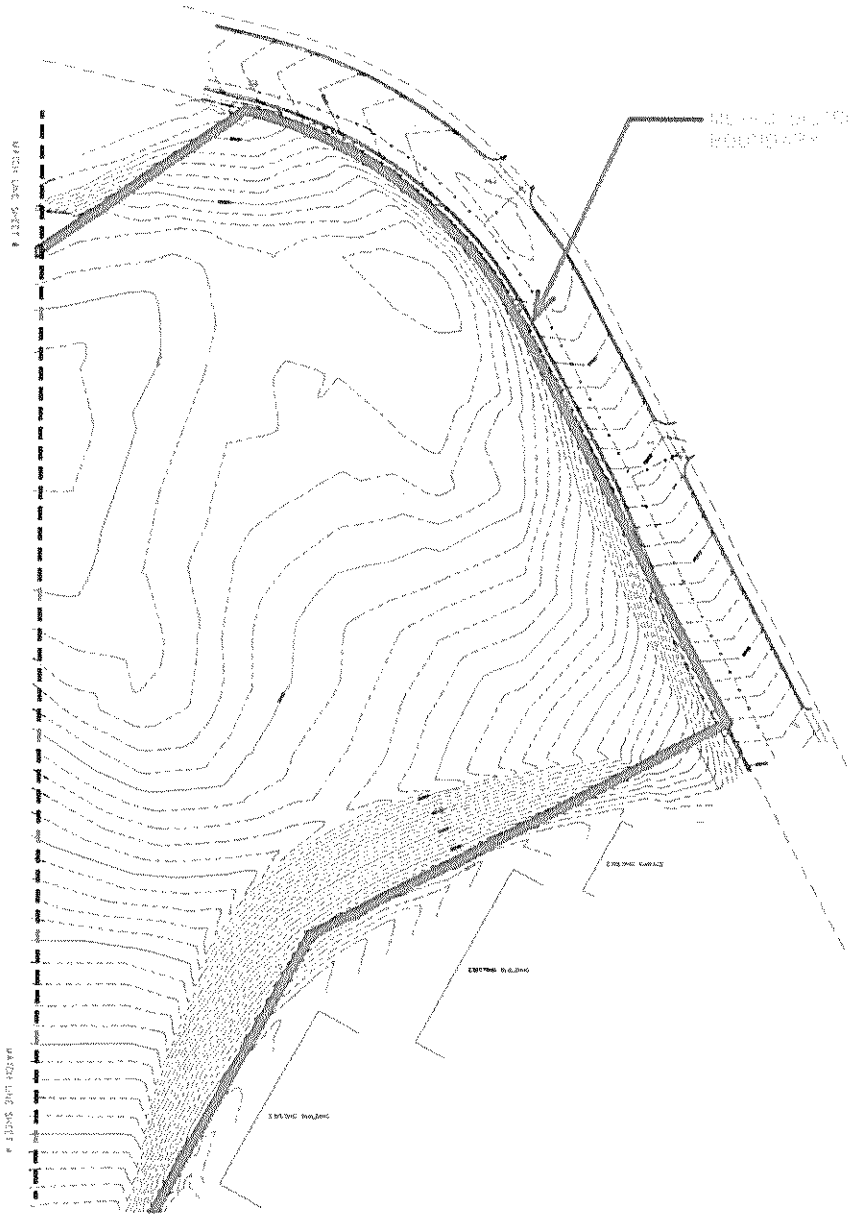
1" = 50'
LEGEND
ASPHALT SURFACE
CONCRETE SURFACE
GRAVEL SURFACE
GAS METER
ELECTRIC METER
ELECTRIC PEDESTAL
ELECTRIC VAULT
FIBER OPTIC SIGN
FIBER OPTIC VAULT
LIGHT POLE
YARD LIGHT
FLAG POLE
TRANSFORMER
SANITARY SEWER MANHOLE
SANITARY SEWER CLEANOUT
UTILITY VENT PIPE
STORM MANHOLE
UNKNOWN MANHOLE
HYDRANT
WATER VALVE
WATER METER
TELEPHONE PEDESTAL
TELEPHONE VAULT
CABLE TV VAULT
BARRICADE COURT
HANDICAP PARKING
A.C. UNIT
SANITARY SEWER LINE
STORM SEWER LINE
GAS LINE
WATER LINE
TELEPHONE LINE
FIBER OPTIC LINE
ELECTRIC LINE
BARBED WIRE FENCE
METAL FENCE
WOOD FENCE
BARRON LAND

EXHIBIT A



N

1" = 50'

50 0 50 100

LEGEND

- ASPHALT SURFACE
- CONCRETE SURFACE
- GRAVEL SURFACE
- GAS METER
- ELECTRIC METER
- ELECTRIC PEDESTAL
- ELECTRIC VAULT
- FIBER OPTIC BOX
- FIBER OPTIC VAULT
- LIGHT POLE
- YARD LIGHT
- FLAG POLE
- TRANSFORMER
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- UTILITY VENT PIPE
- STORM MANHOLE
- UNKNOWN MANHOLE
- HYDRANT
- WATER VALVE
- WATER METER
- TELEPHONE PEDESTAL
- TELEPHONE VAULT
- CABLE TV VAULT
- PARKING COUNT
- HANDICAP PARKING
- A.C. UNIT
- SANITARY SEWER LINE
- STORM SEWER LINE
- GAS LINE
- WATER LINE
- TELEPHONE LINE
- FIBER OPTIC LINE
- ELECTRIC LINE
- BARBED WIRE FENCE
- STEEL FENCE
- WOOD FENCE

DATE	REVISIONS		
No.	Description	Date	By

BARRON LAND

SURVEYORS & MAPPERS, & SURVEYORS

2700 N. Amherst Ave. Suite 201
Concord Springs, FL 32653

P 719 264 6621
F 719 264 6622

www.BarronLand.com

PROJECT No. 18-169

SHEET 8 OF 8

EXHIBIT A

ALTA/NSPS LAND TITLE SURVEY

A PORTION OF THE SOUTHWEST QUARTER OF
SECTION 23, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

LEGAL DESCRIPTION (AS PROVIDED)

PARCEL A:
LOT 1, NAZARENE BIBLE COLLEGE SUBDIVISION NO. 1, IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

PARCEL B:
A PORTION OF LAND LOCATED IN SECTION 23, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M., IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 23 BEARS S 60°37'07" W, A DISTANCE OF 4,319.34 FEET (ALL BEARINGS USED IN THIS DESCRIPTION ARE PROJECTED TO THE WEST LINE OF SAID SECTION 23, WHICH WAS ASSUMED TO BEAR N 00°23'28" W); SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF MONTEBELLO BOULEVARD AS RECORDED IN NAZARENE SUBDIVISION FILING NO. 1 AS RECORDED IN PLAT BOOK X-3 AT PAGE 305 OF THE RECORDS OF EL PASO COUNTY, COLORADO; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF A CURVE TO THE LEFT, HAVING CURVE HAS A CENTRAL ANGLE OF 46°50'08", A RADIUS OF 334.35 FEET, AND AN ARC LENGTH OF 108.64 FEET, (CHORD OF SAID CURVE BEARS N 30°38'30" W); THENCE N 53°33'08" W 213.61 FEET; THENCE S 80°18'45" E, 447.06 FEET TO THE POINT OF BEGINNING, COUNTY OF EL PASO, STATE OF COLORADO AND THAT PORTION OF SECTION 23 IN TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M., IN EL PASO COUNTY, COLORADO

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 23; THENCE NORTH 00°00'00" ON THE WEST LINE OF SAID SECTION 23, 1,996.74 FEET; THENCE ANGLE RIGHT 90°00'00" EASTERLY, 1086.90 FEET; THENCE ON THE ARC OF A CURVE TO THE RIGHT WHICH CURVE HAS A CENTRAL ANGLE OF 34°32'20", A RADIUS OF 1,000.00 FEET AN ARC DISTANCE OF 603.03 FEET; THENCE ANGLE LEFT 90°00'00" NORTHERLY, FROM THE EASTERLY EXTENSION OF THE FORWARD TANGENT OF THE LAST MENTIONED CURVE, 50.00 FEET TO A POINT ON THE NORTHERLY LINE OF FOUNTAIN BOULEVARD; THAT BE ANGLE NORTHEASTERLY ON THE WEST LINE OF SAID SECTION 23, 1,996.74 FEET; THENCE ANGLE RIGHT 90°00'00" EASTERLY, 1086.90 FEET; THENCE ON THE ARC OF A CURVE TO THE RIGHT WHICH CURVE HAS A CENTRAL ANGLE OF 34°32'20", A RADIUS OF 1,000.00 FEET, AN ARC DISTANCE OF 603.03 FEET; THENCE ANGLE LEFT 90°00'00" NORTHERLY FROM THE EASTERLY EXTENSION OF THE FORWARD TANGENT OF THE LAST MENTIONED CURVE, 50.00 FEET TO A POINT ON THE NORTHERLY LINE OF FOUNTAIN BOULEVARD; THAT BEARINGS NORTHEAST ON WEST ARE RELATIVE; THENCE ANGLE RIGHT 90°00'00" (SOUTH 00°00'00" EAST) 314.84 FEET; THENCE NORTH 89°00'00" EAST 213.66 FEET; THENCE NORTH 00°00'00" EAST 1,108.32 FEET; TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREIN; THENCE NORTH 89°17'00" EAST, 1047.50 FEET; THENCE NORTH 22°00'00" WEST, 616.62 FEET; THENCE NORTH 76°50'13" WEST, 828.66 FEET TO INTERSECT A CURVE TO THE RIGHT; THENCE SOUTH 18°00'47" WEST TO THE FORWARD TANGENT OF A CURVE ON THE RIGHT; THENCE ON THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°18'31", A RADIUS OF 560.00 FEET, AN ARC DISTANCE OF 206.33 FEET; THENCE SOUTH 10°01'07" EAST, 400.00 FEET; THENCE SOUTH 47°33'30" EAST, 783.24 FEET, MORE OR LESS TO THE POINT OF BEGINNING, EXCEPT FOR THAT CONVEYED BY DEED RECORDED APRIL 02, 1962 IN BOOK 3345 AT PAGE 296 AND MORE BEING A PORTION OF CONTINUE HEIGHTS FILING NO. 4 RECORDED JUNE 18, 1986 UNDER RECEPTION NO. 086078183 AND A PORTION OF CONTINUE HEIGHTS FILING NO. 5 RECORDED JUNE 11, 1987 UNDER RECEPTION NO. 087068446, COUNTY OF EL PASO, STATE OF COLORADO

SURVEYOR'S NOTES

1. NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

2. Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a class 2 misdemeanor pursuant to the Colorado Revised Statute 18-4-508.

3. The linear units used in this drawing are U.S. Survey Feet.

4. This survey was performed in the field on October 19, 2018

5. The overall subject parcels contain a calculated area of 1,836,448 square feet (42.04 acres) of land, more or less.
Parcel A: 808,348.8 Sq. Ft. (18.56 Acres ±)
Parcel B: 1,027,857.8 Sq. Ft. (23.48 Acres ±)
Parcel B1: 969,1 Sq. Ft. (0.02 Acres ±)

6. This survey does not constitute a title search by Barron Land, LLC to determine ownership or encumbrances of record. For information regarding easements, rights-of-way and title of record, Barron Land, LLC relied upon Title Commitment 3180-F1TB, with an effective date of November 3, 2018 as provided by Empire Title of Colo., LLC.

7. Bearings are based on a line between the Southwest corner of Crestline Heights Filing No. 5, monumented with a #5 rebar and aluminum cap, stamped "30 CMS T.B. PLS 16137" and the naval Security center of Corporate Heights Filing No. 3, monumented with a #5 rebar and aluminum cap, dingles, and is assumed to bear N 87°00'00" E a distance of 1,653.15 feet.

8. Any underground or above ground utilities shown hereon have been located from field survey information. Barron Land, LLC does not guarantee that underground utilities to be shown in their exact location and that non-underground utilities are shown in their entirety. Barron Land, LLC did not physically locate any improvements or attempt to verify field line measurements. Where additional or more detailed information is required, the client is advised that excavations may be necessary.

9. The Federal Emergency Management Agency Flood Insurance Rate Map No. 08041C0753G, and No. 08041C0755G with effective dates of March 17, 1997, indicates areas partially or wholly in an inundation or Zone X (areas determined outside the 500-year floodplain.)

10. There were 228 regular parking spaces and 17 designed parking spaces visible at the time of survey.

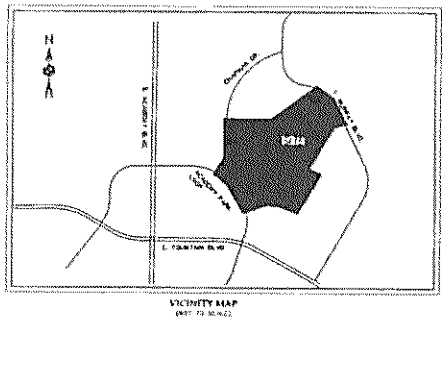
11. Elevations are based on CDOT FMS Benchmark "HP37" (Elevation=6,845.87 NAVD88)

12. There was no evidence of any recent earthwork or building construction on site at the time of survey

DEPOSITING CERTIFICATION

Deposited this _____ day of _____ A.D. 20__, at _____ P.M. Book ____ at Page _____ of Land Survey Plats, at Page(s) _____ Surveyor Name or _____ at the request of the Clerk and Recorder's Office of El Paso County, Colorado.

_____ By Deputy



VICINITY MAP
(NOT TO SCALE)

SURVEYOR'S CERTIFICATION

To:
1) Inspiro Title Group, LLC
2) Christopher Emerson, LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 8, 11a, 13, and 16 from Table A thereof.

The undersigned further certifies that the plat was surveyed and drawn in the normal standard of practice of surveyors in the State of Colorado under my direct responsibility and supervision and accurately shows the described tract of land thereon and that the requirements of Title 38 of the Colorado Revised Statutes, 1973, as amended, have been met to the best of my professional knowledge, belief and opinion.

Date of Plat or Map: October 19, 2018
Date of Plat or Map: December 31, 2018

Kyle P. Burks
State of Colorado Professional Land Surveyor No. 38154
For and on behalf of Barron Land, LLC

FOR REVIEW PURPOSES ONLY

SCHEDULE B-2 EXCEPTIONS

Schedule B-2 exceptions items 1, 2, 3, 4, 5, 6, 7, 8 and 9 affect the subject parcel but are not survey related matters and therefore deemed to be omitted herein.

10. Reservations as contained in patents of the United States recorded April 16, 1877 in Book 20 at Page 477 and September 9, 1881 in Book 73 on Page 438, and November 8, 1893 in Book 34 at Page 121, in Book 54 at Page 122 and in Book 54 at Page 123.
-NOT A SURVEY RELATED MATTER, THEREFORE, WAS NOT ADDRESSED AS PART OF THIS SURVEY

11. The effect of easement of addition in the Fountain Valley Soil Conservation District, recorded April 7, 1947 in Book 937 at Page 362
-NOT A SURVEY RELATED MATTER, THEREFORE, WAS NOT ADDRESSED AS PART OF THIS SURVEY

12. Any interest of Ray L. Prang, trustee under that certain Security Agreement dated September 8, 1970, in the parts or Parcels A and B that are in the South half of Section 23, Township 14 South, Range 66 West as a result of instruments recorded September 1, 1959 in Book 1321 at Page 914 and September 15, 1970 in Book 2384 at Page 252
-NOT A SURVEY RELATED MATTER, THEREFORE, WAS NOT ADDRESSED AS PART OF THIS SURVEY

13. Terms, conditions, provisions, burdens and obligations as set forth in Annexation Agreement recorded December 16, 1970 in Book 2383 at Page 62
-NOT A SURVEY RELATED MATTER, THEREFORE, WAS NOT ADDRESSED AS PART OF THIS SURVEY

14. Easements, conditions, covenants, restrictions, reservations and notes on the plat of Pine Park Plat Subdivision No. 17 recorded April 28, 1967 under Reception No. 519908 in Book 7
-AFFECTS SUBJECT PARCEL, HOWEVER, NO EASEMENTS WERE CREATED ON SAID PLAT

15. Terms, conditions, provisions, burdens, obligations and agreements as set forth and granted in Grant of Right of Way recorded January 31, 1968 in Book 2215 at Page 863
-AFFECTS SUBJECT PARCEL AND IS SHOWN HEREON

16. Easements shown on map for Nazarene Bible College recorded February 2, 1982 in Book 3216 at Page 863
-AFFECTS SUBJECT PARCEL, HOWEVER, LAND SHOWN ON SAID MAP DID NOT CREATE EASEMENTS AND ONLY DEPICT PROPOSED UTILITY SERVICE LINES

17. Terms, conditions, provisions, burdens and obligations as set forth in letter form Resolution Bible College to City of Colorado Springs Planning Commission recorded August 9, 1971 in Book 2437 at Page 867
-NOT A SURVEY RELATED MATTER, THEREFORE, WAS NOT ADDRESSED AS PART OF THIS SURVEY

18. Terms, conditions, provisions, burdens, obligations as set forth in agreement recorded August 9, 1971 in Book 2437 at Page 866
-NOT A SURVEY RELATED MATTER, THEREFORE, WAS NOT ADDRESSED AS PART OF THIS SURVEY

19. Terms, conditions, provisions, burdens, obligations and agreements as set forth and granted in agreement and amendment recorded July 22, 1971 in Book 2409 at Page 182
-AFFECTS SUBJECT PARCEL AND IS SHOWN HEREON

20. Terms, conditions, provisions, burdens, obligations and agreements as set forth and granted in agreement and amendment recorded July 22, 1971 in Book 2443 at Page 327
-AFFECTS SUBJECT PARCEL AND IS SHOWN HEREON

21. Reservation of existing utilities and drainage easements as set forth in ordinance 83-128, an ordinance vacating a portion of Chapman Drive recorded July 11, 1983 in Book 3753 on Page 63
-AFFECTS SUBJECT PARCEL AND IS SHOWN HEREON

22. Reservation of existing utilities and drainage easements as set forth in ordinance 83-84, an ordinance vacating a portion of Murray Boulevard recorded September 16, 1983 in Book 4281 at Page 1421
-AFFECTS SUBJECT PARCEL AND IS SHOWN HEREON

23. Easements, conditions, agreements, restrictions, covenantings and notes on the plat of Nazarene Bible College No. 1 recorded March 20, 1986 under Reception No. 086043863
-AFFECTS SUBJECT PARCEL AND IS SHOWN HEREON

24. Terms, conditions, provisions, burdens, obligations and agreements as set forth and granted in Permanent Easement Agreement recorded December 8, 2003 under Reception No. 203298137
-AFFECTS SUBJECT PARCEL AND IS SHOWN HEREON

25. Terms, conditions, provisions, burdens and obligations contained in easement recorded May 24, 1983 in Book 3875 at Page 33 and assigned by instrument recorded May 1, 2002 at Reception No. 202098078
-AFFECTS SUBJECT PARCEL AND IS SHOWN HEREON

26. Terms, conditions, provisions, burdens and obligations contained in Annexation Agreement recorded September 18, 1970 in Book 2382 at Page 261
-NOT A SURVEY RELATED MATTER, THEREFORE, WAS NOT ADDRESSED AS PART OF THIS SURVEY.

27. Terms, conditions, provisions, burdens, obligations and agreements as set forth and granted in Terms of Implementation Statutory Right of Way and Easement recorded May 2, 2002 under Reception No. 202098079
-AFFECTS SUBJECT PARCEL AND IS SHOWN HEREON

28. Terms, conditions, provisions, burdens, obligations and agreements as set forth and granted in Deed of Access Easement recorded May 7, 2002 under Reception No. 202098080
-DOES NOT AFFECT SUBJECT PARCEL AND IS NOT SHOWN HEREON

29. Deed of Trust from Nazarene Bible College, a Colorado nonprofit corporation to the Public Trustee of El Paso County, Colorado for the use of Wheldon Investment Foundation, Inc., an Indiana nonprofit corporation to secure $150,000.00, dated September 21, 2007 and recorded September 25, 2007 at Reception No. 217119979
-NOT A SURVEY RELATED MATTER, THEREFORE, WAS NOT ADDRESSED AS PART OF THIS SURVEY

DATE: 11/16/2018	REVISIONS		
No.	Remarks	Date	By

BARRON LAND
PLANNING & SURVEYING, A CORPORATION
2790 N. Academy Blvd. Suite 311 P 719.388.0677
Colorado Springs, CO 80917 F 719.444.0677
www.BarronLand.com
PROJECT No. 18-148 SHEET 1 OF 3

EXHIBIT A

Chapel Heights Metropolitan District

RECEIVED
JUN 04 2020
Div of Local Government

PARCEL A:

LOT 1, NAZARENE BIBLE COLLEGE SUBDIVISION NO. 1, IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

PARCEL B:

A TRACT OF LAND LOCATED IN SECTION 23, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M., IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 23 BEARS S40° 27'01" W, A DISTANCE OF 4,219.34 FEET (ALL BEARINGS USED IN THIS DESCRIPTION ARE RELATIVE TO THE WEST LINE OF SAID SECTION 23, WHICH WAS ASSUMED TO BE N 0° 25'09" W); SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF MURRAY BOULEVARD AS RECORDED IN SANDPIPER SUBDIVISION FILING NO. 1 AS RECORDED IN PLAT BOOK M-3 AT PAGE 85 OF THE RECORDS OF EL PASO COUNTY, COLORADO; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF A CURVE TO THE LEFT, WHICH CURVE HAS A CENTRAL ANGLE OF 48° 50'09", A RADIUS OF 394.95 FEET, AND AN ARC LENGTH OF 336.64 FEET, (CHORD OF SAID CURVE BEARS N 51° 59'20" W); THENCE S 55° 23'06" W, 223.03 FEET; THENCE S 80° 25'40" E, 447.08 FEET TO THE POINT OF BEGINNING, COUNTY OF EL PASO, STATE OF COLORADO

AND

THAT PORTION OF SECTION 23 IN TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M., IN EL PASO COUNTY, COLORADO.
COMMENCING AT THE SOUTHWEST CORNER OF SECTION 23; THENCE NORTHERLY ON THE WEST LINE OF SAID SECTION 23, 1,069.74 FEET; THENCE ANGLE RIGHT 90° 26'50" EASTERLY, 1092.56 FEET; THENCE ON THE ARC OF A CURVE TO THE RIGHT, WHICH CURVE HAS A CENTRAL ANGLE OF 28°

52'25", A RADIUS OF 1,000.00 FEET, AN ARC DISTANCE OF 503.93 FEET; THENCE ANGLE LEFT 90° 00'00" NORTHERLY FROM THE EASTERLY EXTENSION OF THE FORWARD TANGENT OF THE LAST MENTIONED CURVE, 50.00 FEET TO A POINT ON THE NORTHERLY LINE OF FOUNTAIN BOULEVARD; (ALL BEARINGS HEREINAFTER USED ARE RELATIVE); THENCE ANGLE RIGHT 90° 00'00" (SOUTH 60° 39'27" EAST) 313.83 FEET; THENCE NORTH 29° 20'33" EAST, 313.68 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREIN; THENCE NORTH 00° 00'00" EAST, 1,159.22 FEET; THENCE NORTH 59° 13'03" EAST, 752.58 FEET, THENCE SOUTH 12° 28'18" WEST, 294.82 FEET; THENCE SOUTH 29'33" WEST, 1,305.93 FEET TO THE POINT OF BEGINNING, EXCEPT A PORTION CONVEYED IN SAID DEED RECORDED AUGUST 28, 1986 UNDER RECEPTION NO. 1445110 AND NOW PLATTED AS FIRST CHURCH OF THE NAZARENE SUBDIVISION NO. 1, RECORDED SEPTEMBER 30, 1985 UNDER RECEPTION NO. 1305207, AND EXCEPT THAT PORTION OF SUBJECT PROPERTY NOW PLATTED AS NAZARENE BIBLE COLLEGE SUBDIVISION FILING NO. 2, RECORDED AUGUST 08, 2002 UNDER RECEPTION NO. 202130722, COUNTY OF EL PASO, STATE OF COLORADO

EXHIBIT A

AND

THAT PORTION OF SECTION 23 IN TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M., IN EL PASO COUNTY, COLORADO:
COMMENCING AT THE SOUTHWEST CORNER OF SECTION 23; THENCE NORTHERLY ON THE WEST LINE OF SAID SECTION 23, 1069.74 FEET; THENCE ANGLE RIGHT 90° 26' 50" EASTERLY, 1092.56 FEET; THENCE ON THE ARC OF A CURVE TO THE RIGHT, WHICH CURVE HAS A CENTRAL ANGLE OF 28° 52' 25", A RADIUS OF 1000.00 FEET, AN ARC DISTANCE OF 503.93 FEET; THENCE ANGLE LEFT 90° 00' 00" NORTHERLY FROM THE EASTERLY EXTENSION OF THE FORWARD TANGENT OF THE LAST MENTIONED CURVE, 50.00 FEET TO A POINT ON THE NORTHERLY LINE OF FOUNTAIN BOULEVARD; (ALL BEARINGS HEREINAFTER USED ARE RELATIVE); THENCE ANGLE RIGHT 90° 00' 00" (SOUTH 60° 39' 27" EAST) 313.83 FEET; THENCE NORTH 29° 20' 33" EAST, 313.68 FEET; THENCE NORTH 00° 00'00" EAST, 1,159.22 FEET; TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREIN; THENCE NORTH 69° 13' 03" EAST, 1087.58 FEET; THENCE NORTH 27° 08' 24" WEST, 616.62 FEET; THENCE NORTH 79° 59' 13" WEST, 828.66 FEET TO INTERSECT A CURVE TO THE RIGHT; THENCE SOUTH 10° 00' 47" WEST TO THE FORWARD TANGENT OF A CURVE TO THE RIGHT; THENCE ON THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 69° 10' 53", A RADIUS OF 585.00 FEE, AN ARC DISTANCE OF 706.35 FEET; THENCE SOUTH 10° 8' 20" EAST, 40.00 FEET; THENCE SOUTH 43° 35' 50" EAST, 782.24 FEET, MORE OR LESS TO THE POINT OF BEGINNING, EXCEPT PORTION CONVEYED BY DEED RECORDED APRIL 02, 1982 IN BOOK 3549 AT PAGE 298 AND NOW BEING A PORTION OF CRESTLINE HEIGHTS FILING NO 4, RECORDED JUNE 19, 1996 UNDER RECEPTION NO. 96076353 AND A PORTION OF CRESTLINE HEIGHTS FILING NO. 5, RECORDED JUNE 11, 1997 UNDER RECEPTION NO. 97066444, COUNTY OF EL PASO, STATE OF COLORADO

EXHIBIT A