COLORADO SPRINGS
OLYMPIC CITY USA

GENERAL APPLICATION FORM

Edited 9/25/18

Project Name: Greenways at Sand Creek | Existing Zone: A/PK | Acreage: 194.13ac

Site Address: N/A | Direction from Nearest Street Intersection: East of Tutt Blvd North of Constitution to Barnes

Tax Schedule Number(s): SEE ATTACHED

TYPE OF PLAN(S) - *Check all that apply. Note: MJ=Major Amendment; MN=Minor Amendment; MM=Minor Modification*

- [ ] 2020 Land Use Map Amendment
- [ ] Administrative Relief
- [ ] Amendment to Plat Restriction
- [ ] Annexation
- [ ] Building Permit to Unplatted Land
- [ ] Building Permit Prior to Platting
- [ ] CMRS No. ○ 1 ○ 2 ○ 3
- [ ] Concept Plan ○ New ○ MJ ○ MN ○ MM
- [ ] Conditional Use ○ New ○ MJ ○ MN ○ MM
- [ ] Coordinated Sign Plan (CSP)
- [ ] Development Agreement
- [ ] Development Plan ○ New ○ MJ ○ MN ○ MM
- [ ] Historic Preservation ○ Re-roof ○ Hearing Request
- [ ] Landscape Plan ○ Preliminary ○ Final ○ Irrigation
- [ ] Master Plan ○ New ○ MJ ○ MN ○ MM
- [ ] Nonuse Variance
- [ ] Preservation Easement Adjustment
- [ ] Property Boundary Adjustment
- [x] PUD Concept Plan ● New ○ MJ ○ MN ○ MM
- [ ] PUD Development Plan ○ New ○ MJ ○ MN ○ MM
- [x] PUD Zone Change
- [ ] Street Name Change
- [ ] Subdivision Plat ○ Prelim ○ Prelim & Final ○ Final
- [ ] Subdivision Waiver ○ Design ○ Process
- [ ] Use Variance ○ New ○ MJ ○ MN ○ MM
- [ ] Vacation of Plat
- [ ] Waiver of Replat
- [x] Zone Change; Proposed Zone: PK
- [ ] FBZ Development Plan ○ New ○ MJ ○ MN ○ MM
- [ ] FBZ Conditional Use ○ New ○ MJ ○ MN ○ MM
- [ ] FBZ Interim Use Plan
- [ ] FBZ Minor Improvement Plan
- [ ] FBZ Warrant

PROPERTY OWNER AND/OR APPLICANT/CONSULTANT ACKNOWLEDGEMENT OF RESPONSIBILITIES:

The signature(s) hereby certify that the statements made by myself and constituting part of this application are true and correct. I am fully aware that any misrepresentation of any information on this application may be grounds for denial of this application. I agree that if this request is approved, it is issued on the representations made in this submittal, and any approval or subsequently issued building permit(s) or other type of permit(s) may be revoked without notice if there is a breach of representations or conditions of approval. The applicant/owner by his or her signature understands and agrees that he or she is responsible for the completion of all on-site and off-site improvements as shown and approved on the final plan (including landscaping, paving, lighting, etc.) prior to receiving a Certificate of Occupancy.

SEE ATTACHED LETTERS — Signature of Property Owner — Date

Signature of Consultant — Date: 9/10/19

Signature of Developer — Date: 9-10-19

APPLICANT CONTACT INFORMATION (please print or type)

Property Owner: Tom Tauche Inc | Contact Name: Tom Tauche

E-Mail: tct2610@gmail.com | Phone:

Developer: Elite Properties of America, Inc | Contact Name: Doug Stimple

E-Mail: DouglasS@classichomes.com | Phone: 719-592-9333

Consultant/Main Contact name: Classic Consulting Engineers & Surveyors Kyle R. Campbell, P.E. | Phone: (719) 785-0790

Address: 619 N. Cascade Avenue, Suite 200 | City: Colorado Springs

State: CO | Zip Code: 80903 | E-Mail: kcampbell@classicconsulting.net

PLANNER AUTHORIZATION: (CITY USE ONLY)

[X] Checklists [X] Distribution Form [X] Project Blurb [X] E-mail to Admin. Initial Review Level: [ ] AR [X] CPC [ ] DRB [ ] HP

Payment $ 23,236.00 Assigned to: Daniel Sexton Date: 9/10/2019

Receipt No.: 34827 City File No: CPC PUP 19-00120

COLORADO SPRINGS
OLYMPIC CITY USA

Concept Plan
Application Requirements

REVIEW CRITERIA: A concept plan shall be reviewed using the criteria listed below. No concept plan shall be approved unless the plan complies with all the requirements of the zone district in which it is located, is consistent with the intent and purpose of this Zoning Code and is compatible with the existing and proposed land uses surrounding the site.

1. Will the proposed development have a detrimental effect upon the general health, welfare and safety or convenience of persons residing or working in the neighborhood of the proposed development?
2. Will the proposed density, types of land uses and range of square footages permit adequate light and air both on and off site?
3. Are the permitted uses, bulk requirements and required landscaping appropriate to the type of development, the neighborhood and the community?
4. Are the proposed ingress/egress points, traffic circulation, parking areas, loading and service areas and pedestrian areas designed to promote safety, convenience and ease of traffic flow and pedestrian movement both on and off the site?
5. Will the proposed development overburden the capacities of existing streets, utilities, parks, schools and other public facilities?
6. Does the proposed development promote the stabilization and preservation of the existing properties in adjacent areas and surrounding residential neighborhoods?
7. Does the concept plan show how any potentially detrimental use to use relationships (e.g. commercial use adjacent to single-family homes) will be mitigated? Does the development provide a gradual transition between uses of differing intensities?
8. Is the proposed concept plan in conformance with all requirements of this Zoning Code, the Subdivision Code and with all applicable elements of the Comprehensive Plan?

PLAN SUBMITTAL CHECKLIST: The following items will need to be included in any Concept Plan review submittal.

Applicant		Planner
☒	**General Development Application Form**	☐
☒	1 copy of a **Project Statement** identifying the following: 1. A clear description of the proposed development. If this is an amendment, describe the changes proposed from the currently approved plan; 2. A Justification based on the review criteria addressing why the proposed project should be approved; and 3. An Issue List stating how each of the pre-application issues, as communicated to the applicant/owner by the reviewing planner, has been addressed in the approved development plan.	☐
☒	1 copy of a **Concept Plan** showing all "Plan Content Requirements" below	☐
☒	**Mineral Estate Owner Notification Certification Affidavit**	☐
☒	A **legal description** of the proposed project	☐
☒	A copy of the **Pre-Application Meeting Summary** from the assigned City Planner	☐
☒	All plans, documents, and reports uploaded to **Dropbox folder** (Planner to send folder invite link through email)	☐

REPORTS & STUDIES: (to be determined at the pre-application or LDTC meetings) *The reports and/or studies must be prepared by the appropriate qualified professional.*

☒	2 copies of a **Geologic Hazard Study** (EDRD & LUR)	☐
☒	2 copies of a **Drainage Study** (WRE)	☐
☒	2 copies of a **Traffic Impact Analysis** (EDRD)	☐
☐	Submittal of the **Hydraulic Grade Line (HGL) Request Form** to Colorado Springs Utilities (CSU) Email completed form and map to waterplanning@csu.org or fax to 719-668-5651prior to application submittal.	☐
☐	Submittal of the **Wastewater Facilities Master Report** to Colorado Springs Utilities (CSU) Email completed form and map to wwmasterplansubmit@csu.org prior to application submittal.	☐

PLAN CONTENT REQUIREMENTS: The content of the concept plan must include the following information.

General Information

☒	Provide an area for the Land Use Review file number in the lower right-hand corner of all sheets	☐
☒	Note the sheet number in the lower right-hand corner (i.e. 1 of 10, 2 of 10, etc.)	☐

PLAN CONTENT REQUIREMENTS: *Continued from previous page.*

Applicant		Planner
☒	Indication of standardized scale, both fractional and bar (i.e. 1" = 20')	☐
☒	North arrow	☐
☒	Vicinity Map (does not have to be to scale). The map should show the proposed site outlined with the existing adjacent streets within the neighborhood.	☐
☐	Any Conditions of Record established at the time of zoning.	☐
☐	Notes describing any covenants/easements permitting the use of the land by adjacent property owners.	☐
☐	Notes which describe any approved variances which apply to the property. Include the City File Number and date of approval.	☐
☒	Zoning and land uses on adjacent properties	☐
☒	Significant natural features, such as vegetation, rock outcroppings, streams, etc.	☐
☒	Location, size and use restrictions for all "Preservation" or "No Build" areas.	☐
	Site Development Information	
☐	Location, dimensions, and size of proposed lot(s)	☐
☒	Existing and proposed topography at two foot (2') contour intervals	☐
☒	Location of all floodplain boundaries	☐
☒	Location and dimensions of required building and landscaping setbacks	☐
☐	The following information on all existing and proposed buildings:	☐
☐	Location and specific distance from property lines	☐
☐	Dimensions and square footage	☐
☐	Building height	☐
☐	Proposed Use	☐
☒	The following information regarding existing and proposed streets adjacent to the development site:	☐
☒	Rights-of-way and pavement widths	☐
☒	Existing, proposed and anticipated street names and classifications. Designate a private street by including "private" immediately following the street name.	☐
☒	Existing and/or proposed access points	☐
☒	Acceleration and deceleration lanes	☐
☒	Traffic islands and other traffic control devices	☐
☐	Sight Distance Triangle as calculated from the Public Works Design Manual (No fence, walls, buildings, pillars, landscaping, signs, or any other obstruction to vision between the heights of 3 ft. and 10 ft. above street level shall be permitted in this triangle).	☐
☐	General location and size of all parking areas and driving and maneuvering lanes	☐
☒	If within an airport overlay, the following note must be added: "The avigation easement dedicated herein for public avigation purposes, shall be considered a public easement subject to those terms and conditions as specified on the instrument recorded at reception no. 217069667 of the Records of El Paso County, Colorado. All other easements or interests of record affecting any of the platted property depicted hereon shall not be affected and shall remain in full force and effect."	☐

GREENWAYS AT SAND CREEK

PROJECT STATEMENT

September 3, 2019

REQUEST:

Classic Consulting Engineers and Surveyors Inc. (CCES) on behalf of Elite Properties of America, Inc. (Classic Homes) requests approval of a Conceptual Planned Unit Development (PUD) for a project to be known as Greenways at Sand Creek (Project or Property), changing the zoning of the Property from Agricultural "A" and "PK" to "PUD" and "PK", as further described in the accompanying Zoning Application, with Development Standards, also provided with this Application.

LOCATION:

The Property contains approximately 194 acres and is located in the City of Colorado Springs. The Property has 2 distinct sections contained within it, with those sections generally located both north (Northern Property) and south (Southern Property) of North Carefree Circle.

The Northern Property generally is located to the east of the City owned Sand Creek Pond 2 and other associated City owned property slated for development into the proposed Coleman Community Park. The western boundary of the Northern Property also lies adjacent to Sand Creek. A portion of the eastern boundary abuts Peterson Road, with the majority of the eastern boundary lying adjacent to existing development of single-family homes, condominiums and townhomes. Additionally, the development known as the Island at Springs Ranch is surrounded by the Property. Please see the attached map of the Northern Property.

SEE EXHIBIT "A"

The Southern Property generally is located east of Tutt Boulevard, south of North Carefree Circle and north of Sand Creek Pond No. 1. Sand Creek bifurcates this Southern Property, with approximately 20.7 acres lying east of Sand Creek and west of Pony Tracks Drive and approximately 92.8 acres lying west of Sand Creek and east of Tutt Boulevard (excluding the proposed 16.5-acre Sand Creek Tract Dedication to the City of Colorado Springs). The PUD zoning application also incorporates approximately 22 acres of currently City owned property along Tutt Boulevard that was originally envisioned as the Tutt Sports Complex. Classic Homes proposes trading this City owned property along Tutt Boulevard in exchange for a slightly larger amount of acreage located within the Northern Property and adjacent to the proposed Coleman Community Park. Please see the attached map of the Southern Property.

SEE EXHIBIT "B"

PROJECT DESCRIPTION

Greenways at Sand Creek proposes a mix of land uses and densities within the PUD area, consisting of (a) traditional and higher density single-family residential dwelling units, townhomes and apartments at proposed densities averaging over 8 dwelling units per net acre, (b) significant trails, open space corridors and active and passive parks totaling in excess of 12 acres and (c) an approximately 1.5 acre commercial

parcel. The primary access for the Northern Property will be off a new proposed RI/RO intersection at North Carefree Circle and the primary accesses for the Southern Property will be off of an extension of South Carefree Circle and a new collector roadway as depicted on the PUD map.

The residential areas are divided into five zoning categories: Residential Medium, Residential Medium with streamside overlay, Residential High, Residential High with streamside overlay, and Residential Very High. It is anticipated that the overall density shall be approximately 850-1000 units, containing approximately 330 apartment units.

One commercial area of approximately 1.5 acres is proposed at the NE corner of the intersection of Tutt Boulevard and the existing access to the golf course clubhouse.

A separate document setting out the specific zoning and development standards for the various zoning categories is included as part of the PUD zoning submittal.

BACKGROUND:

Property Background: The Property was originally developed as a public golf course in 1999 as part of the overall master planning process of Springs Ranch. The original golf course was approximately 210 acres in size and per a resolution dated October 12, 1999 the original developer of Springs Ranch (BRE/Springs Ranch, LLC) was granted park dedication credits at the rate of .314 multiplied by the 210 acres for a total of 66.5 acres of credit, as the City recognized that the public golf course satisfied the requirements and purposes of the City's ordinances concerning park dedications by providing open spaces and recreational opportunities for the residents of the City.

The City, BRE/Springs Ranch, LLC (BRE) and the owner of the golf course, Tom Tauche, Inc. (Tauche), entered into An Agreement Concerning Park Credits For Springs Ranch Golf Course dated October 12, 1999 (Agreement). The Agreement was recorded on October 29, 1999 at Reception No. 099167517 in the records of el Paso County, CO.

The Agreement provides, among other things, that Tauche reserved the right to limit public access to the golf course by converting it to a private club or to otherwise restrict the right of residents to use the golf course. The Agreement further provides that should such an eventuality occur, the City may revoke all park dedication credits arising from the Agreement and the then current owner of the golf course shall become obligated to reimburse the City for all park dedication credits granted pursuant to the Agreement. The then current owner of the golf course may reimburse the City based upon the school-park fee then in effect (but in no event less than the fee in place in 1999) by any combination of cash or dedication of other park land acceptable to the City in the appropriate amount within the Springs Ranch Master Plan. It is important to note that the Agreement contemplated a potential dedication of land elsewhere within the entirety of the Springs Ranch Master Plan; it was not specific to the area encompassing the golf course. This language contradicts certain of the neighbors' assumptions that if the golf course had not been developed that a significant amount of the golf course would have been preserved as park or open space. The Agreement further recognized that between (i) the grant of park dedication credits for the golf course (in an amount not to exceed 66.5 acres), (ii) the proposed approximately 28 acre park along Tutt Boulevard, (iii) the proposed acreage of other parks to be dedicated within the Springs Ranch Master Plan and (iv) the proposed neighborhood park located in the NE sector of the Springs Ranch Master Plan, these

dedications served to fully and completely satisfy all of BRE's requirements for park dedications or fees within the Springs Ranch Master Plan. A full copy of the Agreement is attached hereto as **Exhibit "E"**.

The Agreement was amended on November 30, 2011 and again on March 15, 2015. The First Amendment excluded certain portions of the Property originally subject to the Agreement and added certain property owned by Tauche not originally subject to the Agreement to the burdens of the Agreement. The Second Amendment allowed Tauche to sell approximately 13.8 acres originally subject to the Agreement to a developer, in exchange for payment of a sum of cash and a dedication of additional land owned by Tauche becoming subject to the Agreement.

The Agreement was further modified by and between the City and Tauche on November 28, 2018 (BRE being no longer in existence and not a necessary party to the Amendment) in a document entitled Third Amendment to Agreement Concerning Park Credits For Springs Ranch Golf Course (Third Amendment). The Third Amendment expressly acknowledges that the Agreement permits the termination of the use of the Property as a public golf course if the City is reimbursed for the park credits previously obtained in accordance with the terms and conditions of the Agreement. The Third Amendment clarifies that the Property currently subject to the Agreement totals approximately 171 acres. The Third Amendment acknowledges that the Property may be released by either (1) dedicating land for parks which are acceptable to the City in the amount of 53.7 acres (.314 multiplied by the 171 remaining acres), or (2) by paying the equivalent cash in lieu of land dedication on the 53.7 acres of park dedication based upon the per acre park fee then in effect at the time of the release (currently $76,602 per acre) which would result in an approximately $4.1MM payment to the City or (3) by any combination of the above. The Third Amendment in its entirety is set forth in **Exhibit "F"**.

Tauche no longer desires to operate the Property as a golf course, as further articulated in this Project Statement. Tauche has entered into a contract to sell the Property to Classic Homes and Classic Homes is the developer applicant for this PUD request.

Park for Land Trade Background: This AC PUD application covers the entirety of the 194 acres of the Tauche Property, as well as approximately 22 acres of City owned property known commonly as the Tutt Sports Complex (City Property), and an approximately 1.5 acre parcel bisecting the City Property that is owned by Development Management Inc. (DMI). The City Property is located immediately east of Tutt Boulevard, across the street from the YMCA and surrounded by apartments to the northeast and southeast. The eastern edge of the City Property shares a common boundary with the southwest portion of the Property.

SEE EXHIBIT "C"

The City Property is ill suited for development as a sports complex. It is not well configured for such a use, is surrounded by a major arterial and significant multi-family development and has a significant drainage corridor bisecting the City Property, which is actually owned by DMI. In discussions with City Parks staff during initial investigation of this PUD application the City acknowledged these deficiencies and further indicated that the next highest priority Community Park slated for development is Coleman Sports Park adjacent to the north and west of the Northern Property and adjacent to the City owned Vibes Baseball Park and adjacent City owned ground.

Parks Staff indicated they would entertain a proposed trade of 22.039 acres of City Property for 23.531 acres of ground located adjacent to the proposed Coleman Sports Park on the northern and northwesterly portions of the Property. The map below highlights the proposed trade. The proposed trade is being evaluated by Parks Staff currently and an appraisal of the respective involved parcels is being obtained to inform further negotiations between the City and Classic Homes. It is anticipated that these details will be resolved prior to this zoning application coming forward to City Council for hearing.

SEE EXHIBIT "D"

The trade has substantial benefits to the City, including (1) providing needed additional acreage to the proposed Coleman Sports Complex for programming, (2) providing an additional and easterly access road off Peterson Road into the proposed Coleman Sports Complex that will be a direct access from the east that will not require everyone using the Complex to enter via Tutt Boulevard, (3) providing direct access from the east into the proposed Complex without routing traffic through established neighborhoods and (4) solving an intervening land ownership problem on the City Property. The vast majority of residents commenting during the public process for this application found the proposed trade a significant public benefit.

The PUD application anticipates zoning of the City Property south of the drainage channel to Residential Very High (18-25 DUA) and the area north of the drainage channel to Residential High (6-10 DUA). These proposed zones and uses are compatible with the existing development surrounding the City Property.

State of the Golf Course Industry Background: Golf is declining in popularity and participation and has been for the past decade or more. Since 2006 over 1,854 golf courses have closed nationwide. This trend is recognized by golf course owners, operators and club manufacturers and has been well documented nationally. Golf courses all around the country have been closing and slated for redevelopment. While not often welcomed by surrounding residents, a well-done redevelopment is certainly better for a community than a failed golf course which begets significant community problems – from noxious weeds, to illegal dumping to creating an attractive nuisance.

Springs Ranch Golf Course has been affected by these trends. It is in need of significant capital infusion to retain it as a viable golf course, everything from new irrigation systems, new wells, new pumps, new golf carts, etc. The clubhouse has significant deferred maintenance as well. The reality is that the Club does not operate at a profit to justify the capital requirements. Colorado Springs is a difficult place within which to operate a privately owned public golf course given the significant (and inexpensive and often subsidized) alternatives that exist; with two golf courses operated by USAFA, a golf course operated by Fort Carson, a golf course operated by Peterson AF Base, and with the two golf courses operated by the City as an enterprise in Valley Hi and Patty Jewett. Our community has a history of troubled or closed public golf courses due, in part, to this stiff competition. Appletree Golf Course has been shuttered and is now an unauthorized dump with significant vandalism and trespassing problems. Gleneagle Golf Course has been closed and partially redeveloped and a number of other public courses have been temporarily closed or changed hands.

Given these realities, there is no long-term viable future for Springs Ranch as a golf course. This proposal ensures that the City will actually receive the required payment of approximately $4.1MM discussed above, master plans the Property comprehensively and thoughtfully, ensures public access and inter-

connectedness that does not legally exist today, provides public trail systems, parks and open space that benefit both the future homeowners as well as the existing neighborhoods and surrounding community.

ROBUST PUBLIC PROCESS:

Voluntary Town Hall Meetings: Classic Homes mailed letters to approximately 3200 surrounding neighbors and informed them of its desire to acquire and redevelop the Property. Classic then held four voluntary town hall meetings, with the first two being held on May 8, 2019 and May 10, 2019 and the second two being held on June 12, 2019 and June 17, 2019. At the initial meetings Classic informed interested residents of its proposed plans and encouraged feedback and comments, as well as engaged in significant Q&A sessions. Comment forms were provided and many residents took the opportunity to weigh in and provide input. To further obtain community input, Classic set up a project webpage on its website detailing the location and time of its meetings, as well as posting public meeting videos and updates to the page following the meetings. Classic sent meeting notifications to CONO which distributed information to its approximately 1200 resident database. Classic encouraged interested stakeholders to sign up through the Classic project webpage so they would receive information and continual updates as the Property plans evolved and changed. To date, over 3220 people have visited the project webpage and over 278 people have signed up to receive future updates.

Significant Plan Changes Based on Community Feedback: Classic, along with Bachman pr, received and processed in excess of 91 comments and requests. The subsequent two town hall meetings in June were held to acknowledge and discuss the input received and to review plan modifications made in response to the community input. While this is a request for PUD zoning, Classic provided significantly more detail at these neighborhood meetings than is required or normative. Classic has gone so far as to share conceptual proposed lot layouts and product types within the various zoning parcels. Providing this level of detail and transparency to the residents engendered significant comments and feedback and resulted in a multitude of changes to the proposed plan. Highlights of some of these changes include:

- Agreeing to ranch restrict all homes north of North Carefree Circle (Greenway North) and limit them to 25' in height, as calculated under City Code;
- Providing a minimum 55' buffer along the southern edge of proposed lots on the Northern Property , providing for a transitional buffer for the existing neighbors to the south;
- Agreeing to work with the Island residents to discuss and implement reasonable traffic calming measures on Showhorse Court and Golf Club Drive to discourage cut through traffic through their neighborhood;
- Proposing a pocket park along the western side of Sand Creek where the existing regional Sand Creek trail corridor connects to the proposed trail system;
- Reducing the total number of proposed residences within Greenway East that access off Pony Tracks Drive from approximately 60 to 42 and agreeing to ranch restrict all these homes and limit them to 25' in height, as calculated under City Code;
- Adjusting the layout of the easterly lots in Greenway East to eliminate front yards of proposed residences facing into existing backyards of current residents;
- Creation of a larger neighborhood park that abuts Sand Creek and creates an interconnected park and trail system.
- Removal of proposed residences on the easterly edge of the neighborhood park creating a view corridor and opening up the uses of that area;

- Reducing our proposed townhome area to reduce the amount of 2 story homes facing into neighbors to the east.
- Providing public trail connection corridors from the East of the Property through the site and to First and Main Town Center.
- Adding incremental on-street and off-street bike trails and corridors.

All of these agreed upon design element changes are reflected on the proposed PUD Concept Plan.

Additionally, Classic has had ongoing discussions with various community members, including Lou Morales the representative of eight or nine of the surrounding HOAs, to apprise him of plan changes, entitlement submittals and generally obtain feedback on the proposed submittal.

All of the foregoing is above and beyond the public process that will be required by the City in conjunction with the application. Please see attached report from Bachman pr for more details concerning the public engagement process associated with this application. **(Exhibit "G")**

PROJECT JUSTIFICATION

Conformance with PlanCOS: PlanCOS articulates a number of "Big Ideas" that this PUD Concept Plan fully meets and supports, including,

1. **Embrace creative infill, adaptation and land use change (PlanCOS Chapter 3, P.56, Goal UP-2 & Policy UP-2.A)**. Greenways at Sand Creek is one of the largest undeveloped infill areas existing in our City. PlanCOS recognizes that as our City matures, a decline of any neighborhoods will not serve us well. Neighborhood disinvestment affects our entire City. The Plan further indicates that we need areas to infill and adapt in response to a myriad of trends including demographics, technology and the market. As a community PlanCOS encourages us to embrace the prospect of managed, thoughtful and forward-thinking changes in land use by reinvesting in key areas.

   Greenways at Sand Creek proposes to take a significantly underperforming privately owned golf course and before its inevitable failure to repurpose it to a higher and better and much needed use. This plan has a mix of housing types, thoughtfully incorporates trails and open space into the Project and the surrounding neighborhoods, connects the existing and proposed communities with a Neighborhood Park and surrounding restaurants and shopping at the adjacent First and Main Town Center and is the thoughtful plan PlanCOS encourages.

2. **Focus on Urbanizing Corridors and Centers (Chapter 3, P. 57, Goal UP-4 & Policy UP-4.A).** PlanCOS acknowledges that for Colorado Springs to continue to flourish and grow, we need additional places to function as centers for community life. Density, land use diversity and public spaces need to be key components of these areas if they are to be sustainable, walkable and active. Greenways at Sand Creek accomplishes each of these objectives under its PUD Plan, in that it has diversity of product, active and passive public spaces that interconnect throughout the Project and to the community at large.

3. **Provide Parks for the People and Complete our Creeks (Chapter 7, P. 147, Goal ML-1 & Policy ML-1.C, and Goal ML-3 & Policies ML-3A&B).** PlanCOS recognizes that we need to ensure access to a variety of parks, opens spaces, trails and outdoor venues. It further

acknowledges that our creeks and stream corridors should be the lifeblood and arteries of our green infrastructure. Historically we have turned our backs to our creeks and stream corridors and PlanCOS indicates that these areas should be considered as spaces for recreation, wildlife, transportation and utilities, as well as conveying our stormwater.

Greenways at Sand Creek checks all of the above boxes. It thoughtfully incorporates parks, open spaces and public trails with proposed outdoor venues and opens them up to existing as well as future residents. The trail system along Sand Creek is one of the primary trail corridors in our City and this PUD publically activates the existing private trail corridor and creates an integrated inter-connected system of usage and development. Of primary importance, this Project provides public open space, parks, streamside corridors and significant community amenities to both its residents and surrounding property owners and the community at large. Currently, no legal public access exists to connect this major trail corridor and no legal right of access exists for people other than golfers. This Project alleviates these issues and significantly improves the existing conditions, from both a land form and access standpoint.

4. **Established Suburban Neighborhood (Chapter 5, P. 90, Typology 2):** PlanCOS categorizes Springs Ranch as an "Established Suburban Neighborhood". In such areas new development should focus on safe connections into and within these neighborhoods and connect to off-street trail connections. Where possible, it should integrate diversity of housing types, provide parks and gathering places and connect to trails and open spaces.

   Greenways at Sand Creek accomplishes all the objectives of development proposed in an Established Suburban Neighborhood. It has very few transportation corridors that impact existing neighborhoods, it provides diversity of housing types and publicly connects the community to quality green space and gathering areas and trails and open spaces.

Zone Change Criteria (Section 7.5.603.B)

1. **The action will not be detrimental to the public interest, health, safety, convenience or general welfare.**

   The proposed PUD zoning consisting of commercial, residential, park and open space uses is consistent with existing development patterns in this part of the City. Residential is the primary use and compatible with the surrounding residential areas. This PUD Plan benefits the public interest, safety and convenience by providing park land needed by the City for the proposed Coleman Community Park, generating significant monies to the Parks Department for park projects and by opening up connectedness to trails and stream corridors currently in private hands.

   As a part of this application, a Geological Hazards Study was conducted for the area north of North Carefree Circle. A very small portion of the westerly fringe of the Northern Property is shown to require this limited Geologic Hazard Review.

2. **The proposal is consistent with the goals and policies of PLANCOS.** See discussion above regarding compliance with PlanCOS.

PUD Concept Plan Review Criteria (Section 7.3.605)

A. **Is the proposed development pattern consistent with the Comprehensive Plan, the 2020 Land Use map, and all applicable elements of the Comprehensive Plan (including the Intermodal Transportation Plan and the Park, Recreation and Trails Master Plan)?**

Policy VN-2.A of PlanCOS promotes neighborhoods that incorporate common desired neighborhood elements. This PUD plan, as further outlined above, incorporates many such desired elements including diversity of housing types, active and passive parks, trails, open spaces and public gathering spots. It provides a variety of residential densities in order to further the PlanCOS goals of housing for all "and "everyone in a neighborhood".

B. **Are the Proposed Uses Consistent with PlanCOS?**

The uses are consistent with PlanCOS. Please see answers incorporated throughout the PlanCOS Conformance section and below.

C. Not applicable

D. **Is the Proposed Development Consistent with the Intent and Purposes of this Zoning Code?** The proposed development is consistent with the intent and purpose of the code as it will improve housing standards and provide needed parks, utility corridors and other public infrastructure and facilities.

E. **Does the Development Pattern proposed within the PUD Concept Plan Promote the Stabilization and Preservation of the Existing or Planned Land Uses in Adjacent Areas and Surrounding Residential Neighborhoods?**

The area to the east of the Project is primarily residential. This PUD Plan proposes residential development adjacent to such neighborhoods that are consistent and compatible with the existing neighborhoods. Care and concern to surrounding residential neighborhoods is reflected in the proposed zoning standards by limiting height of structures where appropriate to adjacent housing units. Higher density residential is proposed within the central area and western edge of the Project. The western edge of the Project abuts Tutt Boulevard and immediately adjacent uses include multi family, a YMCA and the First and Main Town Center. The northern and southern edges of the Project are adjacent to City owned land that is currently utilized for 2 large detention ponds along Sand Creek and the proposed Coleman Community Park. There are no use to use relationships that are problematic under this proposal.

F. Does the Development Pattern Proposed within the PUD Concept Plan Provide an Appropriate Transition or Buffering between Uses of Differing Intensities Both On Site and Off Site?

The PUD Concept Plan does provide appropriate transitioning and buffering between existing and proposed development. This transitioning and buffering is accomplished in a number of ways such as proposed reduced height in the Zone Standards, use of open space buffering, and Park buffering. There are no inappropriate transitions provided internally within the Project.

G. Does the Nonresidential Development Pattern Proposed within the PUD Concept Plan Promote Integrated Activity Centers and Avoid Linear Configurations along Roadways?

The only commercial node within this proposed PUD is provided at the NE corner of the major intersection of Tutt Boulevard with the existing access into the golf course. This area is appropriate for commercial use and provides no integration problems with surrounding properties. The only other significant nonresidential use are related to proposed Park improvements which are anticipated to contain activities associated with an existing lake on the Project that is proposed to be retained and certain to be determined facilities to be completed within the Park, such as an outdoor amphitheater.

H. Are the Permitted Uses, Bulk Requirements and Required Landscaping Appropriate to and Compatible with the Type of Development, the Surrounding Neighborhood or Area and The Community?

A range of residential densities is provided to allow a variety of housing products and types. The Project anticipates medium density single family, alley loaded medium density homes, townhomes and apartments. Bulk requirements, height limitations, and density ranges ensure the development provides internal transitions and is compatible with the surrounding residential uses. Open space, trails and parks are provided, however, landscaping requirments will be assessed with future development plans.

I. Does the PUD Concept Plan provide Adequate Mitigation for any Potentially Detrimental Use to Use Relationships (e.g. Commercial Use Adjacent to Single Family Homes)?

No such detrimental use to use relationships exist or are proposed with this PUD Plan.

J. Does the PUD Concept Plan accommodate Automobile, Pedestrian, Bicycle and Transit Modes of Transportation as Appropriate, Taking into Consideration the Development's Primary Function, Scale, Size and Location?

As discussed in detail within this Project Statement, interconnected roadways, green trail corridors, and connections to multi-use tails provide access for automobile, pedestrians and bicycles. There is minimal roadway connections into the existing neighborhoods, however,

this PUD Plan proposes integrating trail and open space into existing neighborhoods and opening them for public use where none existed previously.

K. Does the PUD Concept Plan include a Logical Hierarchy of Perimeter and Internal Arterial, Collector and Local Streets that will Disperse Development Generated Vehicular Traffic to a Variety of Access Points and Ways, Reduce Thorough Traffic in Adjacent Residential Neighborhoods and Improve Resident Access to Jobs, Transit, Shopping and Recreation?

There is only one proposed development node in this PUD Plan which purports to have its primary access via an existing residential collector; that is the area off of Pony Tracks and this area is limited to 42 units. The rest of the Project is served by extensions of existing roads, i.e. South Carefree Circle and the current entrance across from First and Main into the current golf clubhouse location, or by a proposed new connection, i.e. the proposed RI/RO off of North Carefree Circle to serve the Northern Property. The PUD Zoning Standards and Plan propose a hierarchy of road standards to appropriately serve this Project and these road standards are depicted on the PUD Plan.

Proposed public street sections have been provided on the PUD Plan further detailing the anticipated public street amenities, including travel lanes, bike lanes, sidewalks and parking areas.

L. Will Streets and Drives within the Project Area be Connected to Streets Outside the Project Area in a Way that Minimizes Significant Through Traffic Impacts on Adjacent Residential Neighborhoods, but still Improves Connectivity, Mobility Choices and Access to Jobs, Shopping and Recreation?

Yes, see above answer to K. Additionally, connectivity and mobility choices are significantly improved for the existing neighborhoods and residents by opening up alternative access across the Project via sidewalks and bike lanes to First and Main and the YMCA where no legal public access exists today.

M. Does the PUD Concept Plan Provide Safe and Convenient Vehicle and Pedestrian Connections between Uses Located within the Zone District and To Uses Located Adjacent to the Zone District or Development?

Yes, see previous responses.

N. Will Adequately Sized Parking Areas be Located to Provide Safe and Convenient Access, To Avoid Excessive Parking Ratios and Avoid Excessive Expanses of Pavement?

This item will be addressed with future development plans but there are no excessive expanses of parking or pavement planned for this Project.

EXHIBIT A: NORTH AREA

Greenways
at Sand Creek

North of N. Carefree Circle

CLASSIC HOMES

August 2019
Conceptual Lot Layout*
& Product Key

*Preliminary layout for conceptual purposes only as of August 2019.

EXHIBIT B: SOUTH AREA

Greenways
at Sand Creek

South of N. Carefree Circle

CLASSIC HOMES

August 2019
Conceptual Lot Layout*
& Product Key

B Renaissance Collection
RM

C Midtown Collection
RM

D Townhome Collection
RH

E New Product in Development

*Preliminary layout for conceptual purposes only as of August 2019.

EXHIBIT C:

LOT 1 ENCHANTED SPRINGS RECEPTION NO. 217714002 ZONE: R5 AO EXISTING APARTMENTS
N
SCALE: 1" = 200'
S. CAREFREE CIRCLE (PUBLIC R.O.W. VARIES)
TUTT DMI REC. NO. 099195168
LOT 1 FIRST AND MAIN TOWN CENTER FILING NO. 14 RECEPTION NO. 215139978 ZONE: PBC AO EXISTING COMMERCIAL
PROPOSED GREENWAYS SOUTH
TUTT BOULEVARD (PUBLIC 65' R.O.W.)
TUTT SPORTS COMPLEX RECEPTION NO. 205058864 ZONE: PK AO UNDEVELOPED
TOTAL CITY OWNED PROPERTY: 22.039 AC.
LOT 1 FIRST AND MAIN SENIOR LIVING FILING NO. 1 RECEPTION NO. 215713709 ZONE: PBC CU AO
TUTT DMI REC. NO. 099195168
CITY OF COLORADO SPRINGS RECEPTION NO. 218079638 ZONE: A SS AO UNDEVELOPED
GREENWAYS AT SAND CREEK
TUTT SPORTS COMPLEX EXHIBIT
JOB NO. 1195.00
SEPTEMBER 9, 2019
SHEET 1 OF 1
CLASSIC CONSULTING ENGINEERS & SURVEYORS
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790
(719)785-0799 (Fax)

EXHIBIT D:

Greenways
at Sand Creek

CLASSIC HOMES

August 2019
Conceptual Lot Layout*

1 S. Carefree & Tutt Blvd.

2 Tutt Blvd. / Sand Creek Pond #1

*Preliminary layout for conceptual purposes only as of August 2019.

EXHIBIT E: 1999 PARKS CREDIT AGREEMENT

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AGREEMENT CONCERNING PARK CREDITS FOR SPRINGS RANCH GOLF COURSE

THIS AGREEMENT, dated October 12, 1999, is between the CITY OF COLORADO SPRINGS, a home rule city and a Colorado municipal corporation (the "City"), and BRE/Springs Ranch L.L.C., a Delaware limited liability company ("BRE/Springs Ranch") and Tom Tauche, Inc., a Colorado corporation ("Tauche"). BRE/Springs Ranch was the prior owner of certain property now developed as an 18-hole golf course known as the Springs Ranch Golf Course (the "Golf Course"), which is legally described on the attached Exhibit A. BRE/Springs Ranch conveyed the Golf Course to Tauche in return for Tauche's promise and covenant, among other matters, to construct and operate thereon an 18-hole golf course, club house and other facilities which shall remain open to the general public and available for play to all residents of the City and other interested golfers. Tauche has and hereby does assign to BRE/Springs Ranch all park fee credits for the Golf Course granted herein below.

The Golf Course is part of a major development within the City commonly known as Springs Ranch. As the developer of Springs Ranch, BRE/Springs Ranch is required by City ordinances and subdivision regulations to dedicate land for parks to the City or to pay park fees to the City in lieu of dedication of land. City ordinances also provide for the granting of credits for privately held land in certain instances. The parties wish to provide for park dedication credits to be awarded to BRE/Springs Ranch in consideration of the Golf Course being open to the residents of the City.

Therefore, in consideration of the mutual covenants contained herein, the City and Springs Ranch agree:

1. Park Dedication Credits. Because the Golf Course is open to the public,[1] the City recognizes that it satisfies the requirements and purposes of the City's ordinances concerning park dedications by providing open space and recreational opportunities for the residents of the City. The City has the power and authority to award credit for private open space pursuant to Section 15-3-

[1] Notwithstanding statements contained herein regarding access by the public to the Golf Course, nothing herein shall be construed to limit the ability of Tauche and all successive owners of the Golf Course to charge fees and to establish rules of conduct, access and play upon the Golf Course.

SKLD, Inc. CB SKL13315 EL 167517-1999.001

1207A.2 of the Code of the City of Colorado Springs, 1980, as amended. Therefore, the City grants to BRE/Springs Ranch park dedication credits in lieu of actual dedication to the public of land or payment of park fees. The amount of such dedication credit is set forth in greater detail below. These park dedication credits may be used by BRE/Springs Ranch in connection with development of land within the approved Springs Ranch Master Plan in the same manner as any other park dedication credits allowed by the City, in accordance with City procedures.

2. Reimbursement of Park Dedication Credits. Tauche, for itself and all future owners of the Golf Course, reserves the right to limit public access to the Golf Course by converting it to a private club available for play only by members or otherwise restrict the right of all residents of Colorado Springs to use the Golf Course. However, if Tauche or any future owner of the Golf Course, at any time after the date of this Agreement, changes the nature or rules of the Golf Course so that it is no longer available to all residents of the City as a public golf course, then the City may revoke all park dedication credits arising from this Agreement. In addition, the then-current owner of the Golf Course shall become obligated to reimburse the City for all park dedication credits granted pursuant to this Agreement. The then-current owner of the Golf Course may reimburse the City based upon the school-park fee then in effect by any combination of cash or dedication of other park land acceptable to the City in the appropriate amount within the Springs Ranch Master Plan. In no event shall any reimbursement be less than the 1999 value of the park credits granted or issued by this Agreement. The then-current owner of the Golf Course shall reimburse the City within 30 days after receiving notice from the City of the amount to be reimbursed.

3. Amount of Credit Granted Hereunder. The City and BRE/Springs Ranch acknowledge and agree that (i) the grant of park dedication credits for the Golf Course, (in an amount not to exceed 66.5 acres which corresponds to 31.4% of the acres comprising the Golf Course), (ii) together with all parks dedicated to date to the City within the Springs Ranch Master Plan, (iii) together with the proposed 28 acre Regional Park located along Tutt Boulevard which BRE/Springs Ranch shall dedicate to the City, (iv) together with a neighborhood park located in the northeast sector within the Springs Ranch Master Plan which

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BRE/Springs Ranch shall dedicate to the City (collectively the "Parks"), all combine to fully and completely satisfy all of BRE/Springs Ranch and Tauche's requirements for park dedications or fees within the Springs Ranch Master Plan. In consideration of the City's agreement to grant park dedication credits with respect to the Golf Course, BRE/Springs Ranch agrees that it shall dedicate to the City all of the Parks without requiring payment for the land, even if the land dedicated for the Parks is in excess of the land dedication requirements of BRE/Springs Ranch under City ordinances in effect from time to time. The City shall never be obligated to buy or otherwise pay for any of the land for the Park dedications, nor shall it be obligated to reimburse BRE/Springs Ranch in cash for any excess park credits accumulated with the City in connection with Springs Ranch. Correspondingly, once all of the Parks identified above have been transferred and dedicated to the City, BRE/Springs Ranch, Tauche and their respective successors shall not be required to dedicate land to the City or pay any park fees in connection with property within the Springs Ranch Master Plan. Nothing in this Agreement shall prevent BRE/Springs Ranch from seeking approval of amendments to the Springs Ranch Master Plan that change, reduce or eliminate park sites in Springs Ranch in accordance with City ordinances, policies and procedures relating to the amendment of master plans.

4. Agreement to Run with Land. This Agreement shall be recorded in the real property records of El Paso County, Colorado. It shall run with the land comprising the Golf Course as described on Exhibit A and shall be binding upon and inure to the benefit of the City, BRE/Springs Ranch, Tauche and all future owners of the Golf Course.

5. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

6. Effect of Agreement. All negotiations relative to the matters contemplated by this Agreement are merged herein and there are no other understandings or agreements relating to the matters and things herein set forth other than those incorporated in this Agreement. No provision of this Agreement shall be altered, amended, revoked or waived except by an instrument in writing signed by the party to be charged with such amendment, revocation or waiver.

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7. Severability. If any clause or provision of this Agreement is illegal, invalid or unenforceable under applicable present or future laws, then it is the intention of the parties that the remainder of the Agreement shall not be affected and that in lieu of any such clause or provision there be added as a part hereof a substitute clause or provision as similar in terms and effect to such illegal, invalid or unenforceable clause or provision as may be possible.

CITY OF COLORADO SPRINGS
a home rule city and Colorado municipal corporation

ATTEST:

By: _____ By: _____
City Clerk

APPROVED AS TO FORM:

_____
Wynetta Massey,
Senior Corporate Attorney

BRE/SPRINGS RANCH, L.L.C.,
a Delaware limited liability company

By: _____ Vice President

TOM TAUCHE, INC.A Colorado corporation

By: _____ President
Tom Tauche, President

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SKLD, Inc. CB SKL13315 EL 167517-1999.004

STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

The foregoing instrument was acknowledged to before me this 25th day of October, 1999, by James H. Mullen as City Manager and by Cindy Conway as City Clerk of the City of Colorado Springs, a home rule city and Colorado municipal corporation.

WITNESS my hand and official seal.

Frances C. H. Herman
Notary Public

My Commission Expires: 9/23/2002

STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

The foregoing instrument was acknowledged to before me this 14 day of October, 1999, by Tom Tauche as President of Tom Tauche, Inc. a Colorado corporation.

WITNESS my hand and official seal.

Notary Public

My Commission Expires: 4/17/03

STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

The foregoing instrument was acknowledged to before me this 29 day of September, 1999, by Donald S. Magill as Vice President of BRE/Springs Ranch L.L.C., a Delaware limited liability company.

WITNESS my hand and official seal.

Notary Public

My Commission Expires: 6/17/2001

KAREN M. BIGGS NOTARY PUBLIC STATE OF COLORADO

SKLD, Inc. CB SKL13315 El 167517-1999.005

Exhibit "A"
(Sheet 1 of 2)

Description

A portion of the Southeast 1/4, the East 1/2 of the Southwest 1/4, and the South 1/2 of the northeast 1/4 all in Section 30, Township 13 South, Range 65 West of the 6th P.M., El Paso County, Colorado more particularly described as follows:

All bearings in this description are relative to the Annexation Plat of The Colorado Springs Ranch Addition.

Beginning at the southwest corner of the northeast 1/4 of the northeast 1/4 of said Section 30; thence N00°23'54"E on the west line of said northeast 1/4 of the northeast 1/4, a distance of 135.00 feet; thence N88°37'56"E a distance of 85.00 feet; thence N57°10'14"E a distance of 320.00 feet; thence N65°06'25"E a distance of 380.00 feet; thence S62°30'13"E a distance of 390.00 feet to the west Right-of-Way line of Peterson Road as shown on the plat of The Colorado Springs Ranch Filing No. 2; thence south on said west Right-of-Way along a curve to the left having a central angle of 02°26'39", a radius of 1055.00 feet for a distance of 45.00 feet, the chord of said curve bears S01°49'56"W; thence S00°36'37"W on said west Right-of-Way a distance of 210.00 feet; thence S68°36'30"W a distance of 310.00 feet; thence S53°47'00"W a distance of 405.00 feet; thence S21°13'45"W a distance of 30.00 feet; thence N82°11'09"W a distance of 190.17 feet; thence N54°10'54"W a distance of 126.42 feet; thence S77°05'29"W a distance of 500.00 feet; thence S52°56'59"W a distance of 415.00 feet; thence S10°27'00"W a distance of 455.00 feet; thence S31°28'26"E a distance of 295.00 feet; thence S43°51'52"E a distance of 450.00 feet; thence N89°56'12"E a distance of 90.00 feet; thence S00°03'48"E a distance of 42.35 feet to a point of curve; thence on said curve to the right having a central angle of 29°38'58", a radius of 480.00 feet for a distance of 248.39 feet, whose chord bears S14°45'41"W; thence N79°15'30"W a distance of 576.78 feet; thence S17°32'00"W a distance of 178.04 feet; thence S26°22'00"W a distance of 427.37 feet; thence S05°29'33"E a distance of 120.03 feet to the north Right-of-Way line of North Carefree Circle; thence westerly on said north line along a curve to the left having a central angle of 10°50'47", a radius of 3860.00 feet for a distance of 730.71 feet, the chord of said curve bears S79°05'09"W; thence N10°32'24"W a distance of 80.00 feet; thence N23°02'27"E a distance of 524.31 feet to the west line of the Sand Creek Drainage Tract; thence N10°32'24"W on said west line a distance of 315.00 feet to a point of curve; thence on west line along a curve to the right having a central angle of 45°41'56", a radius of 1600.00 feet for a distance of 1276.16 feet; thence N35°09'32"E on the west line of said Drainage Tract, a distance of 638.31 feet to the north line of the south 1/2 of the northeast 1/4 of said Section 30; thence N89°39'32"E on said north line a distance of 1032.84 feet to the Point of Beginning containing 67.39 acres of land more or less.

Together with a portion of the east 1/2 of Section 30, Township 13 South, Range 65 West of the 6th P.M., El Paso County, Colorado, more particularly described as follows:

Commencing at the end of course number 18 in the tract of land described above, thence N89°56'12"E on the easterly extension of said course number 17, a distance of 60.00 feet to the Point of Beginning, thence continuing N89°56'12"E a distance of 105.00 feet; thence N23°08'09"E a distance of 500.00 feet; thence N08°31'50"E a distance of 795.07 feet; thence S82°11'09"E a distance of 148.92 feet; thence S12°35'03"E a distance of 957.60 feet; thence S36°15'04"W a distance of 740.56 feet; thence S76°42'47"W a distance of 200.68 feet; thence N84°32'29"W a distance of

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Exhibit "A"
(Sheet 2 of 2)

226.25 feet to a point of curve; thence of said curve to the left having a central angle of 32°14'08", a radius of 540.00 feet for a distance of 303.81 feet whose chord bears N16°03'16"E; thence N00°03'48"W a distance of 42.35 feet to the Point of Beginning containing 14.03 acres of land more or less.

Together with the following tract located in the south 1/2 of the south 1/2 of Section 30 and the north 1/2 of Section 31, Township 13 South, Range 65 West of the 6th P.M., El Paso County, Colorado more particularly described as follows:

Beginning at a point on the south line of the northeast 1/4 of Section 31 being on the west line of Lot 32, Block 1, The Colorado Springs Ranch Filing No. 1, thence N24°00'00"W, on said west line a distance of 72.29 feet to the northwest corner of Lot 33, said Block 1; thence N63°00'25"E a distance of 102.62 feet; thence northerly along a curve to the right having a central angle of 170°37'02", a radius of 50.00 feet for a distance of 148.89 feet, the chord of said curve bears N13°54'55"E; thence N09°13'26"E a distance of 35.00 feet; thence N48°08'25"E a distance of 111.18 feet to the southwest corner of Lot 35, Block 7, said Filing No. 1, thence N10°04'38"W on the west line of said Lot 35 a distance of 10.01 feet; thence N00°00'00"E on said west line and its northerly extension a distance of 369.62 feet to the southwest corner of Lot 29, said Block 7; thence N12°14'45"E on said west line a distance of 113.19 feet to the southeast corner of Lot 21, said Block 7; thence N31°39'58"E on the east line of said Lot 21, a distance of 102.14 feet to the southwest corner of Lot 26, said Block 7; thence N37°58'48"E on the west line of said Lot 26 a distance of 28.55 feet; thence N43°45'00"W a distance of 274.56 feet; thence N46°15'00"E a distance of 134.19 feet to the west Right-of-Way line of Pony Tracks Drive; thence northerly on said west line along a curve to the right having a central angle of 58°05'23", a radius of 270.00 feet for a distance of 273.74 feet, the chord of said curve bears N03°57'19"E; thence N33°00'00"E on said west line a distance of 168.61 feet; thence N57°00'00"W a distance of 120.00 feet; thence N32°36'22"E a distance of 60.08 feet; thence N17°22'04"E a distance of 55.43 feet; thence N14°40'00"E a distance of 325.00 feet; thence N04°20'14"W a distance of 56.05 feet; thence N20°30'00"W a distance of 780.00 feet; thence N01°18'05"E a distance of 53.85 feet to the southwest corner of Lot 1, Block 13, said Filing No. 1; thence N20°30'00"W on the west line of said Block 13 a distance of 174.00 feet; thence N00°00'00"E on said west line a distance of 42.26 feet to the northwest corner of Lot 3, said Block 13; thence S88°27'30"W on the south line of Lot 55, Springs Ranch Subdivision Filing No. 7, a distance of 19.70 feet to the southwest corner thereof; thence N04°49'29"W on the west line of said Filing No. 7 a distance of 180.61 feet; thence N11°09'57"E on said west line a distance of 145.00 feet; thence N39°23'47"W on said west line a distance of 445.00 feet; thence N10°32'24"W on said west line a distance of 190.00 feet to the northwest corner of Lot 43, said Filing No. 7, said point is on the south Right-of-Way line of North Carefree Circle; thence westerly on said south line along a curve to the left having a central angle of 10°04'44", a radius of 3740.00 feet for a distance of 657.90 feet, the chord of said curve bears S75°43'22"W; thence S19°19'00"E a distance of 17.15 feet to a point of curve; thence on a curve to the right having a central angle of 61°40'07", a radius of 506.71 feet for a distance of 545.38 feet; thence S42°21'07"W a distance of 466.06 feet to a point of curve; thence on a curve to the left having a central angle of 41°30'50", a radius of 740.00 feet for a distance of 536.17 feet; thence S00°50'17"W a distance of 1010.00 feet; thence S48°00'00"E a distance of 808.37 feet; thence S00°05'47"E a distance of 922.40 feet to the south line of the northeast 1/4 of said Section 31; thence S89°58'34"E on said south line a distance of 1000.00 feet to the Point of Beginning containing 124.49 acres of land more or less.

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SKLD, Inc. CB SKL13315 EL 167517-1999.007

EXHIBIT F: 2018 PARKS CREDIT AGREEMENT AMENDMENT

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PGS 27 $143.00 DF $0.00
Electronically Recorded Official Records El Paso County CO
Chuck Broerman, Clerk and Recorder
TD1000 N

THIRD AMENDMENT TO AGREEMENT CONCERNING PARK CREDITS FOR SPRINGS RANCH GOLF COURSE

This is a Third Amendment (the "Third Amendment") to that certain Agreement Concerning Park Credits for Springs Ranch Golf Course dated October 12, 1999, and recorded in the real property records for El Paso County, Colorado, on October 29, 1999, at Reception No. 099167517 (the "Park Credit Agreement"), by and among the **CITY OF COLORADO SPRINGS**, a home rule city and a Colorado municipal corporation (the "City"), and **TOM TAUCHE, INC.**, a Colorado corporation ("Tauche"). The Park Credit Agreement is modified by that certain Amendment to Agreement Concerning Park Credits for Spring Ranch Golf Course recorded on December 2, 2011, at Reception No. 211119344 (the "First Amendment"), and by that certain Second Amendment to Agreement Concerning Park Credits for Spring Ranch Golf Course recorded in the real property records of El Paso County, Colorado, on June 30, 2016, at Reception No. 216072327 (the "Second Amendment"), and by that certain Affidavit Re: Scrivener's Error Pursuant to C.R.S. § 38-35-109(5) recorded in the real property records of El Paso County, Colorado on March 6, 2018, at Reception No. 218026095 (the "Scrivener's Correction"). The Park Credit Agreement, the First Amendment, the Second Amendment and the Scrivener's Correction are collectively referred to herein as the "Park Credit Agreement."

Recitals

A. When the Springs Ranch property in Colorado Springs was being developed, the developer for that property obtained park credits from the City by committing to use as a golf course open to the general public the property described on **Exhibit A** attached hereto and incorporated herein by this reference (the "Property"). The Property is subject to and encumbered by the Park Credit Agreement.

B. To further document the commitment to use the Property as a public golf course in exchange for receiving park credits, a Declaration of Restrictions for The Golf Course At Springs Ranch (the "Initial Declaration") was recorded in the public records of the Clerk and Recorder of El Paso County, Colorado, on October 29, 1999, at Reception No. 099167516.

C. The Initial Declaration, as amended by that certain Amendment To Declaration Of Restrictions For The Golf Course At Springs Ranch (the "First Declaration Amendment"), recorded in the public records of the Clerk and Recorder of El Paso County, Colorado, on December 02, 2011, at Reception No. 211119345, and by that certain Second Amendment To Declaration of Restrictions for the Golf Course at Springs Ranch (the "Second Declaration Amendment") recorded in the public records of the Clerk and Recorder of El Paso County, Colorado on June 30, 2016, at Reception No. 216072328, burdens the Property. The Initial Declaration together with the First Declaration Amendment and the Second Declaration Amendment are collectively referred to as the Declaration.

D. The Park Credit Agreement permits the termination of the use of the Property as a public golf course in the future if the City is reimbursed for the park credits previously obtained in accordance with the terms and conditions of the Park Credit Agreement.

E. Tauche intends to close the golf course and terminate the use of the Property as a golf course open to the public and to make the Property available for development, and agrees to reimburse the City for the park credits previously obtained in accordance with the terms and conditions of the Park Credit Agreement when the golf course is closed to the general public.

F. Tauche and the City are executing this Third Amendment to document the parties' agreement as to the terms of that reimbursement and as to the termination of the Dedication and future termination of the Park Credit Agreement once the full reimbursement has been made.

G. The Property is a part of the Springs Ranch development, which was developed by BRE/SPRINGS RANCH, L.L.C. Development of Springs Ranch has previously been completed; BRE/SPRINGS RANCH, L.L.C., is no longer in existence and is not a necessary party to this Release.

Agreement

1. The parties stipulate and agree that the Property which is subject to the Park Credit Agreement constitutes approximately 171 acres. The parties further agree that the Property can be released from the Declaration by either (1) dedicating land for parks (or making improvements to parks if provided for by the ordinances of the City then in effect) which are acceptable to the City at the rate of .314 times the number of acres of the Property being released, which would be a total of 53.7 acres of park dedication to fully satisfy the obligation to release the entire Property in accordance with the Park Credit Agreement, or (2) by paying the equivalent cash in lieu of land dedication on the 53.7 acres of park dedication based on the per-acre park fee then in effect at the time of the release, or (3) by any combination of (1) and (2) above. The City agrees that once repayment has been made in accordance with this provision that the Property (or the portion thereof for which reimbursement has been made) shall no longer be subject to the terms and conditions of the Park Credit Agreement, and that the City will execute a Termination and Release of the Park Credit Agreement in the form attached hereto as **Exhibit B**. Because the Park Credit Agreement, as amended by this Third Amendment, provides the commitment from Tauche to repay the park credits upon the closure of the golf course to the general public, the Declaration is not needed and the parties are, contemporaneously with the execution of this Third Amendment, executing and will record the Termination and Release of the Declaration in the form of **Exhibit C** attached hereto, following which the Declaration will no longer encumber the Property.

2. Pursuant to the Second Amendment, Tauche previously conveyed three parcels to the City which are defined in the Second Amendment as the Released Property, but Tauche retained an easement across the Released Property for utilities and access, as set forth in the Special Warranty Deed dated May 16, 2016 and recorded July 11, 2018 at Reception No. 218079638 in the records of El Paso County, Colorado. In addition to that Released Property, Tauche previously removed an approximately 15.924 acre parcel which was used for Pond No. 2

and was conveyed to the City as part of Pond No. 2 (the "Pond No. 2 Parcel"). Upon the termination and release of the Park Credit Agreement, Tauche shall release any reserved easements in the Released Property and the Pond No. 2 Parcel and agrees to execute upon request a quit claim deed in favor of the City in the form set attached hereto as **Exhibit D**, provided, however, that Tauche may reserve a portion of any existing utility easements as reasonably agreed to by the City in conjunction with the future development of the Property.

3. Each party hereto shall execute and cause to be delivered to each other party hereto such instruments and other documents, and shall take such other actions, as such other party may reasonably request in order to consummation of the transaction contemplated hereby.

4. All other terms and conditions of the Agreement shall remain in effect until terminated in accordance with this Third Amendment. The terms of this Third Amendment shall control in the event of a conflict between the terms of this Third Amendment and the Park Credit Agreement.

[Signature Page Follows]

Dated this 28th day of November, 2018.

IN WITNESS WHEREOF, the parties have signed this Third Amendment as of the date indicated above.

TOM TAUCHE, INC.
a Colorado corporation

By: _____
Tom Tauche
Its: President

CITY OF COLORADO SPRINGS
a home rule city and Colorado municipal corporation

By: _____

ATTEST:

By: _____
City Clerk

APPROVED AS TO FORM:

_____
Office of the City Attorney

[Notary Blocks on Following Page]

#N3BEBX6G0D3P8Lv3

STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

The foregoing instrument was acknowledged to before me this 28th day of November, 2018, by John Suthers as Mayor of the City of Colorado Springs and by Sarah Johnson as [Deputy] City Clerk of the City of Colorado Springs, a home rule city and Colorado municipal corporation.

Witness my hand and official seal.

WENDILYN M. GUIDOTTI
Notary Public
State of Colorado
Notary ID # 20074045664
My Commission Expires 12-13-2019

Wendilyn M. Guidotti
Notary Public

My Commission Expires: 12-13-2019.

(SEAL)

STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

The foregoing instrument was acknowledged to before me this 19th day of November, 2018, by Tom Tauche as President of Tom Tauche, Inc., a Colorado corporation.

Witness my hand and official seal.

ALICIA FINN
NOTARY PUBLIC - STATE OF COLORADO
Notary ID #20184010153
My Commission Expires 3/5/2022

Alicia Finn
Notary Public

My Commission Expires: 3/5/2022.

(SEAL)

#N3BEBX6G0D3P8Lv3

EXHIBIT A

TO THIRD AMENDMENT TO
AGREEMENT CONCERNING PARK CREDITS

Legal Description of the Property

PARCEL A:

A PORTION OF THE SOUTHEAST 1/4, THE EAST 1/2 OF THE SOUTHWEST 1/4, AND THE SOUTH 1/2 OF THE NORTHEAST 1/4, ALL IN SECTION 30, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL BEARINGS IN THIS DESCRIPTION ARE RELATIVE TO THE ANNEXATION PLAT OF THE COLORADO SPRINGS RANCH ADDITION.

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE N00°23'54"E ON THE WEST LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 135.00 FEET; THENCE N88°37'56"E A DISTANCE OF 85.00 FEET; THENCE N57°10'14" A DISTANCE OF 320.00 FEET; THENCE N65°06'25"E A DISTANCE OF 380.00 FEET; THENCE S62°30'13"E A DISTANCE OF 390.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF PETERSON ROAD AS SHOWN ON THE PLAT OF THE COLORADO SPRINGS RANCH FILING NO. 2; THENCE SOUTH ON SAID WEST RIGHT-OF-WAY ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 02°26'39", A RADIUS OF 1055.00 FEET FOR A DISTANCE OF 45.00 FEET, THE CHORD OF SAID CURVE BEARS S01 °49'56"W; THENCE S00°36'37"W ON SAID WEST RIGHT-OF-WAY A DISTANCE OF 210.00 FEET; THENCE S68°36'30"W A DISTANCE OF 310.00 FEET; THENCE S53°47'00"W A DISTANCE OF 405.00 FEET; THENCE 221°13'45"W A DISTANCE OF 30.00 FEET; THENCE N82°11'09"W A DISTANCE OF 190.17 FEET; THENCE N54°10'54"W A DISTANCE OF 126.42 FEET; THENCE S77°05'29"W A DISTANCE OF 500.00 FEET; THENCE S52° 56'59"W A DISTANCE OF 415.00 FEET; THENCE S10°27'00"W A DISTANCE OF 455.00 FEET; THENCE S31°28'26"E A DISTANCE OF 295.00 FEET; THENCE S43°51'52"E A DISTANCE OF 450.00 FEET; THENCE N89°56'12"E A DISTANCE OF 90.00 FEET; THENCE S00°03'48"E A DISTANCE OF 42.35 FEET TO A POINT OF CURVE; THENCE ON SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 29°38'58", A RADIUS OF 480.00 FEET FOR A DISTANCE OF 243.39 FEET, WHORE CHORD BEARS S14°45'41"W; THENCE N79°15'30"W A DISTANCE OF 576.78 FEET; THENCE S17°32'00"W A DISTANCE OF 175.04 FEET; THENCE S26°22'00"W A DISTANCE OF 427.37 FEET; THENCE S03° 29'33"E A DISTANCE OF 128.03 FEET TO THE NORTH RIGHT-OF-WAY LINE OF NORTH CAREFREE CIRCLE; THENCE WESTERLY ON SAID NORTH LINE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 10° 50'47", A RADIUS OF 3860.00 FEET FOR A DISTANCE OF 730.71 FEET, THE CHORD OF SAID CURVE BEARS S79° 05'09"W; THENCE N10°32'24"W A DISTANCE OF 80.00 FEET; THENCE N23°02'27"E A DISTANCE OF 524.31 FEET TO THE WEST LINE OF THE SAND CREEK DRAINAGE TRACT; THENCE N10°32'24"W ON SAID WEST LINE A DISTANCE OF 315.00 FEET TO A POINT OF CURVE; THENCE ON WEST LINE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 45°41'56", A RADIUS OF 1600.00 FEET FOR A DISTANCE OF 1276.16 FEET; THENCE N35°09'32"E ON THE WEST LINE OF SAID DRAINAGE TRACT, A DISTANCE OF 638.31 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE 89°39'32"E ON SAID NORTH LINE A DISTANCE OF 1032.84 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A PORTION OF THE EAST 1/2 OF SECTION 30, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE END OF COURSE NUMBER 18 IN THE TRACT OF LAND DESCRIBED ABOVE, THENCE N89°56'12"E ON THE EASTERLY EXTENSION OF SAID COURSE NUMBER 17, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N89°56'12"E A DISTANCE OF 105.00 FEET; THENCE N23°08'09"E A DISTANCE OF 500.00 FEET; THENCE N08°31'50"E A DISTANCE OF 795.07 FEET; THENCE S82°11'09"E A DISTANCE OF 148.92; THENCE S12°35'03"E A DISTANCE OF 957.60 FEET; THENCE S36°15'04"W A DISTANCE OF 740.56 FEET; THENCE S76°42'47"W A DISTANCE OF 200.68 FEET; THENCE N84°32'29"W A DISTANCE OF 226.25 FEET TO A POINT OF CURVE, THENCE OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 32°14'08", A RADIUS OF 540.00 FEET FOR A DISTANCE OF 303.81 FEET WHOSE CHORD BEARS N16°03'16"E; THENCE N00°03'48"W A DISTANCE OF 42.35 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING TRACT LOCATED IN THE SOUTH 1/2 OF THE SOUTH 1/2 OF SECTION 30 AND THE NORTH 1/2 OF SECTION 31, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 31, BEING ON THE WEST LINE OF LOT 32, BLOCK 1, THE COLORADO SPRINGS RANCH FILING NO. 1, THENCE N24°00'00"W, ON SAID WEST LINE A DISTANCE OF 72.29 FEET TO THE NORTHWEST CORNER OF LOT 33, SAID BLOCK 1; THENCE N63° 00'25"E A DISTANCE OF 102.62 FEET; THENCE NORTHERLY ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 170°37'02", A RADIUS OF 50.00 FEET FOR A DISTANCE OF 148.89 FEET; THE CHORD OF SAID CURVE BEARS N13°54'55"E; THENCE N09°13'26"E A DISTANCE OF 35.00 FEET; THENCE N48°08'25"E A DISTANCE OF 111.18 FEET TO THE SOUTHWEST CORNER OF LOT 35, BLOCK 7, SAID FILING NO. 1, THENCE N10°04'38"W ON THE WEST LINE OF SAID LOT 35 A DISTANCE OF 10.01 FEET; THENCE N00°00'00"E ON SAID WEST LINE AND ITS NORTHERLY EXTENSION A DISTANCE OF 369.62 FEET TO THE SOUTHWEST CORNER OF LOT 29, SAID BLOCK 7; THENCE N12°14'45"E ON SAID WEST LINE A DISTANCE OF 113.19 FEET TO THE SOUTHEAST CORNER OF LOT 21, SAID BLOCK 7; THENCE N31°39'58"E ON THE EAST LINE OF SAID LOT 21, A DISTANCE OF 102.14 FEET TO THE SOUTHWEST CORNER OF LOT 26, SAID BLOCK 7; THENCE N37°58'48"E ON THE WEST LINE OF SAID LOT 26, A DISTANCE OF 28.55 FEET; THENCE N43°45'00"W A DISTANCE OF 274.56 FEET; THENCE N46°15'00" E A DISTANCE OF 134.19 FEET TO THE WEST RIGHT-OF-WAY LINE OF PONY TRACKS DRIVE; THENCE NORTHERLY ON SAID WEST LINE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 58°05'23", A RADIUS OF 270.00 FEET FOR A DISTANCE OF 273.74 FEET, THE CHORD OF SAID CURVE BEARS N03°57'19"E; THENCE N33° 00'00"E ON SAID WEST LINE A DISTANCE OF 168.61 FEET; THENCE N57°00'00"W A DISTANCE OF 120.00 FEET; THENCE N32°36'22"E A DISTANCE OF 60.08 FEET; THENCE N17°22'04"E A DISTANCE OF 325.00 FEET; THENCE N04°20'14"W A DISTANCE OF 56.05 FEET; THENCE N20°30'00"W A DISTANCE OF 780.03 FEET; THENCE N01° 18'05"E A DISTANCE OF 53.85 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 13, SAID FILING NO.1 ,THENCE N20°30'00"W ON THE WEST LINE OF SAID BLOCK 13 A DISTANCE OF 174.00 FEET; THENCE N00° 00'00"E ON SAID WEST LINE A DISTANCE OF 42.26 FEET TO THE NORTHWEST CORNER OF LOT 3, SAID BLOCK 13; THENCE S88°27'30W ON THE SOUTH LINE OF LOT 55, SPRINGS RANCH SUBDIVISION FILING NO. 7, A DISTANCE OF 19.70 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE N04°49'29"W ON THE WEST LINE OF SAID FILING NO. 7 A DISTANCE OF 180.61 FEET; THENCE N11°09'57"E ON SAID WEST LINE A DISTANCE OF 145.00 FEET; THENCE N39°23'47"W ON SAID WEST LINE A DISTANCE OF 445.00 FEET; THENCE N10°32'24"W ON SAID WEST LINE A DISTANCE OF 190.00 FEET TO THE NORTHWEST CORNER OF LOT 43, SAID FILING NO. 7, SAID POINT IS ON THE SOUTH RIGHT-OF-WAY LINE OF NORTH CAREFREE CIRCLE; THENCE WESTERLY ON SAID SOUTH LINE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 10°04'44", A RADIUS OF 3740.00 FEET FOR A DISTANCE OF 657.90 FEET, THE CHORD OF SAID CURVE BEARS S75°43'22"W; THENCE S19°19'00"E A DISTANCE OF 17.15 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 61°40'07", A RADIUS OF 506.71 FEET FOR A DISTANCE OF 545.38 FEET; THENCE

S42°21'07"W A DISTANCE OF 466.05 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 41°30'50", A RADIUS OF 740.00 FEET FOR A DISTANCE OF 536.17 FEET; THENCE S00°50'17"W A DISTANCE OF 1010.00 FEET; THENCE S48°00'00"E A DISTANCE OF 808.37 FEET; THENCE S00°05'47"E A DISTANCE OF 922.40 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 31; THENCE S89°58'34"E ON SAID SOUTH LINE A DISTANCE OF 1000.00 FEET TO THE POINT OF BEGINNING.

AND FURTHER EXCEPTING THEREFROM THAT PROPERTY CONVEYED BY GRANTOR TO THE CITY OF COLORADO SPRINGS IN SPECIAL WARRANTY DEED DATED OCTOBER 28, 1997 AND RECORDED NOVEMBER 4, 1997 AT RECEPTION NO. 097129652; THAT PORTION DESCRIBED IN QUITCLAIM DEED RECORDED FEBRUARY 10, 2003 AT RECEPTION NO. 203030048; THAT PORTION DESCRIBED IN DEED RECORDED JULY 21, 2005 AT RECEPTION NO. 205110196 AND THAT PORTION CONVEYED TO THE CITY OF COLORADO SPRINGS BY SPECIAL WARRANTY DEED RECORDED JULY 11, 2018 AT RECEPTION NO. 218079638, OF THE EL PASO COUNTY REAL PROPERTY RECORDS. ALSO EXCEPTING ANY PORTION THEREOF CONTAINED WITHIN THE PLATTED SUBDIVISIONS OF ENCHANTED SPRINGS AND SENIORS AT SPRINGS RANCH.

PARCEL B:

A TRACT OF LAND LOCATED IN A PORTION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE TRACT OF LAND DESCRIBED IN BOOK 3959 AT PAGE 908 OF RECORDS OF SAID COUNTY AND THE NORTHEAST CORNER OF NORTH CAREFREE CIRCLE AS DESCRIBED ON THE SUBDIVISION PLAT OF THE COLORADO SPRINGS RANCH FILING NO. 3, RECORDED IN PLAT BOOK A-4 AT PAGE 60 OF SAID RECORDS; THENCE ON THE SOUTHERLY LINE OF SAID TRACT OF LAND, AND THE NORTHERLY RIGHT-OF-WAY LINE OF SAID NORTH CAREFREE CIRCLE ON THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 03°26'59", A RADIUS OF 3860.00 FEET FOR AN ARC DISTANCE OF 232.40 FEET, WHOSE CHORD BEARS S76°15'02"W TO THE SOUTHWEST CORNER OF SAID TRACT OF LAND; THENCE N10° 32'24"W ON THE WESTERLY LINE OF SAID TRACT OF LAND, A DISTANCE OF 161.84 FEET TO THE WESTERLY LINE OF THE TRACT OF LAND DESCRIBED AT RECEPTION NO. 98010369 OF SAID RECORDS; THENCE N23° 02'07"E ON THE WESTERLY LINE OF SAID TRACT OF LAND DESCRIBED AT RECEPTION NO. 98010369, A DISTANCE OF 419.50 FEET TO THE EASTERLY LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 3959 AT PAGE 908, AND THE WESTERLY RIGHT-OF-WAY LINE OF SAND CREEK DRAINAGE CHANNEL AS DESCRIBED ON THE SUBDIVISION PLAT OF THE COLORADO SPRINGS RANCH FILING NO. 2, RECORDED IN PLAT BOOK Z-3 AT PAGE 137 OF SAID RECORDS, THENCE S10°32'24"E ON THE EASTERLY LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 3959 AT PAGE 908, AND SAID WESTERLY RIGHT-OF-WAY LINE (THE BASIS OF BEARINGS USED HEREIN), A DISTANCE OF 498.34 FEET TO THE POINT OF BEGINNING.

PARCEL C:

LOTS 1 AND 2, SENIORS AT SPRINGS RANCH, COUNTY OF EL PASO, STATE OF COLORADO.

EXHIBIT B

TO THIRD AMENDMENT TO
AGREEMENT CONCERNING PARK CREDITS

TERMINATION AND RELEASE OF
AGREEMENT CONCERNING PARK CREDITS
FOR SPRINGS RANCH GOLF COURSE

This is a Termination and Release (the "Release") of that certain Agreement Concerning Park Credits for Springs Ranch Golf Course dated October 12, 1999, and recorded in the real property records for El Paso County, Colorado, on October 29, 1999, at Reception No. 099167517 (the "Park Credit Agreement"), by and among the **CITY OF COLORADO SPRINGS**, a home rule city and a Colorado municipal corporation (the "City"), and **TOM TAUCHE, INC.**, a Colorado corporation ("Tauche"). The Park Credit Agreement is modified by that certain Amendment to Agreement Concerning Park Credits for Spring Ranch Golf Course recorded on December 2, 2011, at Reception No. 211119344 (the "First Amendment"), by that certain Second Amendment to Agreement Concerning Park Credits for Spring Ranch Golf Course recorded in the real property records of El Paso County, Colorado, on June 30, 2016, at Reception No. 216072327 (the "Second Amendment"), by that certain Affidavit Re: Scrivener's Error Pursuant to C.R.S. § 38-35-109(5) recorded in the real property records of El Paso County, Colorado on March 6, 2018, at Reception No. 218026095 (the "Scrivener's Correction"), and by that certain Third Amendment to Agreement Concerning Park Credits for Spring Ranch Golf Course recorded in the real property records of El Paso County, Colorado, on _____, 2018, at Reception No. _____ (the "Third Amendment"). The Park Credit Agreement, the First Amendment, the Second Amendment, the Scrivener's Correction and the Third Amendment are collectively referred to herein as the "Park Credit Agreement."

Recitals

H. When the Springs Ranch property in Colorado Springs was being developed, the developer for that property obtained park credits from the City by committing to use as a golf course open to the general public the property described on **Exhibit A** attached hereto and incorporated herein by this reference (the "Property"). The Property is subject to and encumbered by the Park Credit Agreement.

I. To further document the commitment to use the Property as a public golf course in exchange for receiving park credits, a Declaration of Restrictions for The Golf Course At Springs Ranch (the "Initial Declaration") was recorded in the public records of the Clerk and Recorder of El Paso County, Colorado, on October 29, 1999, at Reception No. 099167516.

J. The Initial Declaration, as amended by that certain Amendment To Declaration Of Restrictions For The Golf Course At Springs Ranch (the "First Declaration Amendment"), recorded in the public records of the Clerk and Recorder of El Paso County, Colorado, on

December 02, 2011, at Reception No. 211119345, and by that certain Second Amendment To Declaration of Restrictions for the Golf Course at Springs Ranch (the "Second Declaration Amendment") recorded in the public records of the Clerk and Recorder of El Paso County, Colorado on June 30, 2016, at Reception No. 216072328, burdens the Property. The Initial Declaration together with the First Declaration Amendment and the Second Declaration Amendment are collectively referred to as the Declaration.

K. The Park Credit Agreement permits the termination of the use of the Property as a public golf course in the future if the City is reimbursed for the park credits previously obtained in accordance with the terms and conditions of the Park Credit Agreement.

L. Tauche intends to close the golf course and terminate the use of the Property as a golf course open to the public and to make the Property available for development. To do so, Tauche is reimbursing the City for the park credits which were previously granted pursuant to the terms of the Park Credit Agreement, as amended. The parties hereto desire to terminate the Park Credit Agreement (and the Declaration) and remove and release the Property from the Park Credit Agreement (and the Declaration). In exchange for the City's consent to the removal and release of the Property from the Park Credit Agreement (and the Declaration), Tauche has fully reimbursed the City for the Park Credits previously obtained in accordance with the terms of the Park Credit Agreement.

M. The Property is a part of the Springs Ranch development, which was developed by BRE/SPRINGS RANCH, L.L.C. Development of Springs Ranch has previously been completed.

Agreement

In consideration of the foregoing Recitals, which are incorporated herein by this reference, the mutual covenants of the parties contained herein, and other good and valuable consideration, the adequacy of which is acknowledged, the undersigned parties agree as follows:

1. All capitalized terms used in this Release that are not defined in this Release have the meanings given to them in the Park Credit Agreement.

2. The obligations of Tauche under the Park Credit Agreement to repay all park credits previously received are deemed fully satisfied.

3. The Property is hereby released from and shall no longer be subject to the Park Credit Agreement.

4. The Park Credit Agreement is hereby terminated and deemed of no further force or effect and is deemed removed from the public records.

5. The parties have each independently researched the status of BRE/SPRINGS RANCH, L.L.C., and mutually agree, without warranty, that BRE/SPRINGS RANCH, L.L.C. is no longer in existence and is not a necessary party to this Release.

6. Each party hereto shall execute and cause to be delivered to each other party hereto such instruments and other documents as such other party may reasonably request in order to accomplish the purposes of this Release.

Dated this _____ day of _____, 2018.

IN WITNESS WHEREOF, the parties have signed this Release as of the date indicated above.

TOM TAUCHE, INC.
a Colorado corporation

By: _____
Tom Tauche
Its: President

CITY OF COLORADO SPRINGS
a home rule city and Colorado municipal corporation

By: _____

ATTEST:

By: _____
City Clerk

APPROVED AS TO FORM:

_____

Office of the City Attorney

[Notary Blocks on Following Page]

STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

The foregoing instrument was acknowledged to before me this ____ day of _____, 2018, by _____ as_____ and by _____ as [Deputy] City Clerk of the City of Colorado Springs, a home rule city and Colorado municipal corporation.

Witness my hand and official seal.

_____
Notary Public

My Commission Expires:_____.

(SEAL)

STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

The foregoing instrument was acknowledged to before me this ____ day of _____, 2018, by Tom Tauche as President of Tom Tauche, Inc., a Colorado corporation.

Witness my hand and official seal.

_____
Notary Public

My Commission Expires:_____.

(SEAL)

#N3BEBX6G0D3P8Lv3

EXHIBIT A
TO
TERMINATION AND RELEASE OF AGREEMENT CONCERNING PARK CREDITS FOR SPRINGS RANCH GOLF COURSE

Legal Description of the Property

PARCEL A:

A PORTION OF THE SOUTHEAST 1/4, THE EAST 1/2 OF THE SOUTHWEST 1/4, AND THE SOUTH 1/2 OF THE NORTHEAST 1/4, ALL IN SECTION 30, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL BEARINGS IN THIS DESCRIPTION ARE RELATIVE TO THE ANNEXATION PLAT OF THE COLORADO SPRINGS RANCH ADDITION.

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE N00°23'54"E ON THE WEST LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 135.00 FEET; THENCE N88°37'56"E A DISTANCE OF 85.00 FEET; THENCE N57°10'14" A DISTANCE OF 320.00 FEET; THENCE N65°06'25"E A DISTANCE OF 380.00 FEET; THENCE S62°30'13"E A DISTANCE OF 390.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF PETERSON ROAD AS SHOWN ON THE PLAT OF THE COLORADO SPRINGS RANCH FILING NO. 2; THENCE SOUTH ON SAID WEST RIGHT-OF-WAY ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 02°26'39", A RADIUS OF 1055.00 FEET FOR A DISTANCE OF 45.00 FEET, THE CHORD OF SAID CURVE BEARS S01 °49'56"W; THENCE S00°36'37"W ON SAID WEST RIGHT-OF-WAY A DISTANCE OF 210.00 FEET; THENCE S68°36'30"W A DISTANCE OF 310.00 FEET; THENCE S53°47'00"W A DISTANCE OF 405.00 FEET; THENCE 221°13'45"W A DISTANCE OF 30.00 FEET; THENCE N82°11'09"W A DISTANCE OF 190.17 FEET; THENCE N54°10'54"W A DISTANCE OF 126.42 FEET; THENCE S77°05'29"W A DISTANCE OF 500.00 FEET; THENCE S52° 56'59"W A DISTANCE OF 415.00 FEET; THENCE S10°27'00"W A DISTANCE OF 455.00 FEET; THENCE S31°28'26"E A DISTANCE OF 295.00 FEET; THENCE S43°51'52"E A DISTANCE OF 450.00 FEET; THENCE N89°56'12"E A DISTANCE OF 90.00 FEET; THENCE S00°03'48"E A DISTANCE OF 42.35 FEET TO A POINT OF CURVE; THENCE ON SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 29°38'58", A RADIUS OF 480.00 FEET FOR A DISTANCE OF 243.39 FEET, WHORE CHORD BEARS S14°45'41"W; THENCE N79°15'30"W A DISTANCE OF 576.78 FEET; THENCE S17°32'00"W A DISTANCE OF 175.04 FEET; THENCE S26°22'00"W A DISTANCE OF 427.37 FEET; THENCE S03° 29'33"E A DISTANCE OF 128.03 FEET TO THE NORTH RIGHT-OF-WAY LINE OF NORTH CAREFREE CIRCLE; THENCE WESTERLY ON SAID NORTH LINE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 10° 50'47", A RADIUS OF 3860.00 FEET FOR A DISTANCE OF 730.71 FEET, THE CHORD OF SAID CURVE BEARS S79° 05'09"W; THENCE N10°32'24"W A DISTANCE OF 80.00 FEET; THENCE N23°02'27"E A DISTANCE OF 524.31 FEET TO THE WEST LINE OF THE SAND CREEK DRAINAGE TRACT; THENCE N10°32'24"W ON SAID WEST LINE A DISTANCE OF 315.00 FEET TO A POINT OF CURVE; THENCE ON WEST LINE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 45°41'56", A RADIUS OF 1600.00 FEET FOR A DISTANCE OF 1276.16 FEET; THENCE N35°09'32"E ON THE WEST LINE OF SAID DRAINAGE TRACT, A DISTANCE OF 638.31 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE 89°39'32"E ON SAID NORTH LINE A DISTANCE OF 1032.84 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A PORTION OF THE EAST 1/2 OF SECTION 30, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE END OF COURSE NUMBER 18 IN THE TRACT OF LAND DESCRIBED ABOVE, THENCE N89°56'12"E ON THE EASTERLY EXTENSION OF SAID COURSE NUMBER 17, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N89°56'12"E A DISTANCE OF 105.00 FEET; THENCE N23°08'09"E A DISTANCE OF 500.00 FEET; THENCE N08°31'50"E A DISTANCE OF 795.07 FEET; THENCE S82°11'09"E A DISTANCE OF 148.92; THENCE S12°35'03"E A DISTANCE OF 957.60 FEET; THENCE S36°15'04"W A DISTANCE OF 740.56 FEET; THENCE S76°42'47"W A DISTANCE OF 200.68 FEET; THENCE N84°32'29"W A DISTANCE OF 226.25 FEET TO A POINT OF CURVE, THENCE OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 32°14'08", A RADIUS OF 540.00 FEET FOR A DISTANCE OF 303.81 FEET WHOSE CHORD BEARS N16°03'16"E; THENCE N00°03'48"W A DISTANCE OF 42.35 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING TRACT LOCATED IN THE SOUTH 1/2 OF THE SOUTH 1/2 OF SECTION 30 AND THE NORTH 1/2 OF SECTION 31, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 31, BEING ON THE WEST LINE OF LOT 32, BLOCK 1, THE COLORADO SPRINGS RANCH FILING NO. 1, THENCE N24°00'00"W, ON SAID WEST LINE A DISTANCE OF 72.29 FEET TO THE NORTHWEST CORNER OF LOT 33, SAID BLOCK 1; THENCE N63° 00'25"E A DISTANCE OF 102.62 FEET; THENCE NORTHERLY ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 170°37'02", A RADIUS OF 50.00 FEET FOR A DISTANCE OF 148.89 FEET; THE CHORD OF SAID CURVE BEARS N13°54'55"E; THENCE N09°13'26"E A DISTANCE OF 35.00 FEET; THENCE N48°08'25"E A DISTANCE OF 111.18 FEET TO THE SOUTHWEST CORNER OF LOT 35, BLOCK 7, SAID FILING NO. 1, THENCE N10°04'38"W ON THE WEST LINE OF SAID LOT 35 A DISTANCE OF 10.01 FEET; THENCE N00°00'00"E ON SAID WEST LINE AND ITS NORTHERLY EXTENSION A DISTANCE OF 369.62 FEET TO THE SOUTHWEST CORNER OF LOT 29, SAID BLOCK 7; THENCE N12°14'45"E ON SAID WEST LINE A DISTANCE OF 113.19 FEET TO THE SOUTHEAST CORNER OF LOT 21, SAID BLOCK 7; THENCE N31°39'58"E ON THE EAST LINE OF SAID LOT 21, A DISTANCE OF 102.14 FEET TO THE SOUTHWEST CORNER OF LOT 26, SAID BLOCK 7; THENCE N37°58'48"E ON THE WEST LINE OF SAID LOT 26, A DISTANCE OF 28.55 FEET; THENCE N43°45'00"W A DISTANCE OF 274.56 FEET; THENCE N46°15'00" E A DISTANCE OF 134.19 FEET TO THE WEST RIGHT-OF-WAY LINE OF PONY TRACKS DRIVE; THENCE NORTHERLY ON SAID WEST LINE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 58°05'23", A RADIUS OF 270.00 FEET FOR A DISTANCE OF 273.74 FEET, THE CHORD OF SAID CURVE BEARS N03°57'19"E; THENCE N33° 00'00"E ON SAID WEST LINE A DISTANCE OF 168.61 FEET; THENCE N57°00'00"W A DISTANCE OF 120.00 FEET; THENCE N32°36'22"E A DISTANCE OF 60.08 FEET; THENCE N17°22'04"E A DISTANCE OF 325.00 FEET; THENCE N04°20'14"W A DISTANCE OF 56.05 FEET; THENCE N20°30'00"W A DISTANCE OF 780.03 FEET; THENCE N01° 18'05"E A DISTANCE OF 53.85 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 13, SAID FILING NO.1 ,THENCE N20°30'00"W ON THE WEST LINE OF SAID BLOCK 13 A DISTANCE OF 174.00 FEET; THENCE N00° 00'00"E ON SAID WEST LINE A DISTANCE OF 42.26 FEET TO THE NORTHWEST CORNER OF LOT 3, SAID BLOCK 13; THENCE S88°27'30W ON THE SOUTH LINE OF LOT 55, SPRINGS RANCH SUBDIVISION FILING NO. 7, A DISTANCE OF 19.70 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE N04°49'29"W ON THE WEST LINE OF SAID FILING NO. 7 A DISTANCE OF 180.61 FEET; THENCE N11°09'57"E ON SAID WEST LINE A DISTANCE OF 145.00 FEET; THENCE N39°23'47"W ON SAID WEST LINE A DISTANCE OF 445.00 FEET; THENCE N10°32'24"W ON SAID WEST LINE A DISTANCE OF 190.00 FEET TO THE NORTHWEST CORNER OF LOT 43, SAID FILING NO. 7, SAID POINT IS ON THE SOUTH RIGHT-OF-WAY LINE OF NORTH CAREFREE CIRCLE; THENCE WESTERLY ON SAID SOUTH LINE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 10°04'44", A RADIUS OF 3740.00 FEET FOR A DISTANCE OF 657.90 FEET, THE CHORD OF SAID CURVE BEARS S75°43'22"W; THENCE S19°19'00"E A DISTANCE OF 17.15 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 61°40'07", A RADIUS OF 506.71 FEET FOR A DISTANCE OF 545.38 FEET; THENCE

S42°21'07"W A DISTANCE OF 466.05 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 41°30'50", A RADIUS OF 740.00 FEET FOR A DISTANCE OF 536.17 FEET; THENCE S00°50'17"W A DISTANCE OF 1010.00 FEET; THENCE S48°00'00"E A DISTANCE OF 808.37 FEET; THENCE S00°05'47"E A DISTANCE OF 922.40 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 31; THENCE S89°58'34"E ON SAID SOUTH LINE A DISTANCE OF 1000.00 FEET TO THE POINT OF BEGINNING.

AND FURTHER EXCEPTING THEREFROM THAT PROPERTY CONVEYED BY GRANTOR TO THE CITY OF COLORADO SPRINGS IN SPECIAL WARRANTY DEED DATED OCTOBER 28, 1997 AND RECORDED NOVEMBER 4, 1997 AT RECEPTION NO. 097129652; THAT PORTION DESCRIBED IN QUITCLAIM DEED RECORDED FEBRUARY 10, 2003 AT RECEPTION NO. 203030048; THAT PORTION DESCRIBED IN DEED RECORDED JULY 21, 2005 AT RECEPTION NO. 205110196 AND THAT PORTION CONVEYED TO THE CITY OF COLORADO SPRINGS BY SPECIAL WARRANTY DEED RECORDED JULY 11, 2018 AT RECEPTION NO. 218079638, OF THE EL PASO COUNTY REAL PROPERTY RECORDS. ALSO EXCEPTING ANY PORTION THEREOF CONTAINED WITHIN THE PLATTED SUBDIVISIONS OF ENCHANTED SPRINGS AND SENIORS AT SPRINGS RANCH.

PARCEL B:

A TRACT OF LAND LOCATED IN A PORTION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE TRACT OF LAND DESCRIBED IN BOOK 3959 AT PAGE 908 OF RECORDS OF SAID COUNTY AND THE NORTHEAST CORNER OF NORTH CAREFREE CIRCLE AS DESCRIBED ON THE SUBDIVISION PLAT OF THE COLORADO SPRINGS RANCH FILING NO. 3, RECORDED IN PLAT BOOK A-4 AT PAGE 60 OF SAID RECORDS; THENCE ON THE SOUTHERLY LINE OF SAID TRACT OF LAND, AND THE NORTHERLY RIGHT-OF-WAY LINE OF SAID NORTH CAREFREE CIRCLE ON THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 03°26'59", A RADIUS OF 3860.00 FEET FOR AN ARC DISTANCE OF 232.40 FEET, WHOSE CHORD BEARS S76°15'02"W TO THE SOUTHWEST CORNER OF SAID TRACT OF LAND; THENCE N10° 32'24"W ON THE WESTERLY LINE OF SAID TRACT OF LAND, A DISTANCE OF 161.84 FEET TO THE WESTERLY LINE OF THE TRACT OF LAND DESCRIBED AT RECEPTION NO. 98010369 OF SAID RECORDS; THENCE N23° 02'07"E ON THE WESTERLY LINE OF SAID TRACT OF LAND DESCRIBED AT RECEPTION NO. 98010369, A DISTANCE OF 419.50 FEET TO THE EASTERLY LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 3959 AT PAGE 908, AND THE WESTERLY RIGHT-OF-WAY LINE OF SAND CREEK DRAINAGE CHANNEL AS DESCRIBED ON THE SUBDIVISION PLAT OF THE COLORADO SPRINGS RANCH FILING NO. 2, RECORDED IN PLAT BOOK Z-3 AT PAGE 137 OF SAID RECORDS, THENCE S10°32'24"E ON THE EASTERLY LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 3959 AT PAGE 908, AND SAID WESTERLY RIGHT-OF-WAY LINE (THE BASIS OF BEARINGS USED HEREIN), A DISTANCE OF 498.34 FEET TO THE POINT OF BEGINNING.

PARCEL C:

LOTS 1 AND 2, SENIORS AT SPRINGS RANCH, COUNTY OF EL PASO, STATE OF COLORADO.

#N3BEBX6G0D3P8Lv3

EXHIBIT C

TO THIRD AMENDMENT TO
AGREEMENT CONCERNING PARK CREDITS

TERMINATION AND RELEASE
OF
DECLARATION OF RESTRICTIONS
FOR THE GOLF COURSE AT SPRINGS RANCH

This Termination And Release Of Declaration Of Restrictions For The Golf Course At Springs Ranch (this "Release") is made this ____day of _____, 2018, by **TOM TAUCHE, INC.**, a Colorado corporation ("Declarant"), and the **CITY OF COLORADO SPRINGS**, a home rule city and a Colorado municipal corporation (the "City").

RECITALS

N. The Property described on **Exhibit A** attached hereto and incorporated herein by reference (the "Property") is the subject of an Agreement Concerning Park Credits for Springs Ranch Golf Course dated October 12, 1999 (the "Park Credit Agreement"), by which the Springs Ranch development obtained park credits from the City by committing to use the Property as a golf course open to the general public. The Park Credit Agreement provides for a termination of the public golf course if the City is reimbursed for those park credits previously obtained in accordance with the terms and conditions of the Park Credit Agreement.

O. The Declaration Of Restrictions For The Golf Course At Springs Ranch (the "Declaration") to which this Release applies, was recorded in the public records of the Clerk and Recorder of El Paso County, Colorado, on October 29, 1999, at Reception No. 99167516, to further document the commitment to the use of the Property as a public golf course in furtherance of the allocation of park dedication credits by the City in connection with the Springs Ranch development project.

P. The Declaration is amended by that certain Amendment to Declaration Of Restrictions For The Golf Course At Springs Ranch (the "First Amendment"), recorded in the public records of the Clerk and Recorder of El Paso County, Colorado, on December 02, 2011, at Reception No. 211119345, and by that certain Second Amendment to Declaration of Restrictions for the Golf Course at Springs Ranch (the "Second Amendment") recorded in the public records of the Clerk and Recorder of El Paso County, Colorado on June 30, 2016 at Reception No. 216072328. The Declaration, as modified by the First Amendment and the Second Amendment, is hereinafter referred to as the "Declaration."

Q. Declarant intends to close the Golf Course and terminate the use of the Property as a golf course open to the public and make the Property available for development. To do so, Declarant is reimbursing the City for the park credits which were previously granted pursuant to the terms of the Park Credit Agreement, as amended. The parties hereto desire to terminate the Declaration and remove and release the Property from the Declaration. In exchange for the

City's consent to the removal and release of the Property from the Declaration, Declarant has fully reimbursed the City for the Park Credits previously obtained in accordance with the terms of the Park Credit Agreement.

R. The Golf Course is a part of the Springs Ranch development, which was developed by BRE/SPRINGS RANCH L.L.C. Development of Springs Ranch has previously been completed; BRE/SPRINGS RANCH L.L.C is no longer in existence and is not a necessary party to this Release.

S. The City has joined in execution of this Release to acknowledge that the Park Credits have been fully reimbursed by Declarant and that the Declaration is hereby deemed terminated and released.

AMENDMENT

In consideration of the foregoing Recitals, which are incorporated herein by this reference, the mutual covenants of the parties contained herein, and other good and valuable consideration, the adequacy of which is acknowledged, the undersigned parties agree as follows:

7. All capitalized terms used in this Release that are not defined in this Release have the meanings given to them in the Declaration.

8. The obligations of Declarant under the Park Credit Agreement to repay all park credits previously received are deemed fully satisfied.

9. The Property is hereby released from and shall no longer be subject to the Declaration.

10. The Declaration is hereby terminated and deemed of no further force or effect and is deemed removed from the public records.

11. Each party hereto shall execute and cause to be delivered to each other party hereto such instruments and other documents, and shall take such other actions, as such other party may reasonably request in order to carry out the intent and accomplish the purposes of this Release.

IN WITNESS WHEREOF, the Declarant and the City have executed this Release as of the date indicated above.

TOM TAUCHE, INC.
a Colorado corporation

By: _____
Tom Tauche
Its: President

CITY OF COLORADO SPRINGS
a home rule city and Colorado municipal corporation

By: _____

ATTEST:

By: _____
City Clerk

APPROVED AS TO FORM:

_____
Municipal Attorney
Office of the City Attorney

[Notary Blocks on Following Page]

STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

The foregoing instrument was acknowledged to before me this ____ day of _____, 2018, by _____ as_____ and by _____ as [Deputy] City Clerk of the City of Colorado Springs, a home rule city and Colorado municipal corporation.

Witness my hand and official seal.

_____
Notary Public

My Commission Expires:_____.

(SEAL)

STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

The foregoing instrument was acknowledged to before me this ____ day of _____, 2018, by Tom Tauche as President of Tom Tauche, Inc., a Colorado corporation.

Witness my hand and official seal.

_____
Notary Public

My Commission Expires:_____.

(SEAL)

EXHIBIT A
TO
TERMINATION AND RELEASE OF DECLARATION
FOR THE GOLF COURSE AT SPRINGS RANCH

Legal Description of the Property

PARCEL A:

A PORTION OF THE SOUTHEAST 1/4, THE EAST 1/2 OF THE SOUTHWEST 1/4, AND THE SOUTH 1/2 OF THE NORTHEAST 1/4, ALL IN SECTION 30, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL BEARINGS IN THIS DESCRIPTION ARE RELATIVE TO THE ANNEXATION PLAT OF THE COLORADO SPRINGS RANCH ADDITION.

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE N00°23'54"E ON THE WEST LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 135.00 FEET; THENCE N88°37'56"E A DISTANCE OF 85.00 FEET; THENCE N57°10'14" A DISTANCE OF 320.00 FEET; THENCE N65°06'25"E A DISTANCE OF 380.00 FEET; THENCE S62°30'13"E A DISTANCE OF 390.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF PETERSON ROAD AS SHOWN ON THE PLAT OF THE COLORADO SPRINGS RANCH FILING NO. 2; THENCE SOUTH ON SAID WEST RIGHT-OF-WAY ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 02°26'39", A RADIUS OF 1055.00 FEET FOR A DISTANCE OF 45.00 FEET, THE CHORD OF SAID CURVE BEARS S01 °49'56"W; THENCE S00°36'37"W ON SAID WEST RIGHT-OF-WAY A DISTANCE OF 210.00 FEET; THENCE S68°36'30"W A DISTANCE OF 310.00 FEET; THENCE S53°47'00"W A DISTANCE OF 405.00 FEET; THENCE 221°13'45"W A DISTANCE OF 30.00 FEET; THENCE N82°11'09"W A DISTANCE OF 190.17 FEET; THENCE N54°10'54"W A DISTANCE OF 126.42 FEET; THENCE S77°05'29"W A DISTANCE OF 500.00 FEET; THENCE S52° 56'59"W A DISTANCE OF 415.00 FEET; THENCE S10°27'00"W A DISTANCE OF 455.00 FEET; THENCE S31°28'26"E A DISTANCE OF 295.00 FEET; THENCE S43°51'52"E A DISTANCE OF 450.00 FEET; THENCE N89°56'12"E A DISTANCE OF 90.00 FEET; THENCE S00°03'48"E A DISTANCE OF 42.35 FEET TO A POINT OF CURVE; THENCE ON SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 29°38'58", A RADIUS OF 480.00 FEET FOR A DISTANCE OF 243.39 FEET, WHORE CHORD BEARS S14°45'41"W; THENCE N79°15'30"W A DISTANCE OF 576.78 FEET; THENCE S17°32'00"W A DISTANCE OF 175.04 FEET; THENCE S26°22'00"W A DISTANCE OF 427.37 FEET; THENCE S03° 29'33"E A DISTANCE OF 128.03 FEET TO THE NORTH RIGHT-OF-WAY LINE OF NORTH CAREFREE CIRCLE; THENCE WESTERLY ON SAID NORTH LINE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 10° 50'47", A RADIUS OF 3860.00 FEET FOR A DISTANCE OF 730.71 FEET, THE CHORD OF SAID CURVE BEARS S79° 05'09"W; THENCE N10°32'24"W A DISTANCE OF 80.00 FEET; THENCE N23°02'27"E A DISTANCE OF 524.31 FEET TO THE WEST LINE OF THE SAND CREEK DRAINAGE TRACT; THENCE N10°32'24"W ON SAID WEST LINE A DISTANCE OF 315.00 FEET TO A POINT OF CURVE; THENCE ON WEST LINE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 45°41'56", A RADIUS OF 1600.00 FEET FOR A DISTANCE OF 1276.16 FEET; THENCE N35°09'32"E ON THE WEST LINE OF SAID DRAINAGE TRACT, A DISTANCE OF 638.31 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE 89°39'32"E ON SAID NORTH LINE A DISTANCE OF 1032.84 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A PORTION OF THE EAST 1/2 OF SECTION 30, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE END OF COURSE NUMBER 18 IN THE TRACT OF LAND DESCRIBED ABOVE, THENCE N89°56'12"E ON THE EASTERLY EXTENSION OF SAID COURSE NUMBER 17, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N89°56'12"E A DISTANCE OF 105.00 FEET; THENCE N23°08'09"E A DISTANCE OF 500.00 FEET; THENCE N08°31'50"E A DISTANCE OF 795.07 FEET; THENCE S82°11'09"E A DISTANCE OF 148.92; THENCE S12°35'03"E A DISTANCE OF 957.60 FEET; THENCE S36°15'04"W A DISTANCE OF 740.56 FEET; THENCE S76°42'47"W A DISTANCE OF 200.68 FEET; THENCE N84°32'29"W A DISTANCE OF 226.25 FEET TO A POINT OF CURVE, THENCE OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 32°14'08", A RADIUS OF 540.00 FEET FOR A DISTANCE OF 303.81 FEET WHOSE CHORD BEARS N16°03'16"E; THENCE N00°03'48"W A DISTANCE OF 42.35 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING TRACT LOCATED IN THE SOUTH 1/2 OF THE SOUTH 1/2 OF SECTION 30 AND THE NORTH 1/2 OF SECTION 31, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 31, BEING ON THE WEST LINE OF LOT 32, BLOCK 1, THE COLORADO SPRINGS RANCH FILING NO. 1, THENCE N24°00'00"W, ON SAID WEST LINE A DISTANCE OF 72.29 FEET TO THE NORTHWEST CORNER OF LOT 33, SAID BLOCK 1; THENCE N63° 00'25"E A DISTANCE OF 102.62 FEET; THENCE NORTHERLY ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 170°37'02", A RADIUS OF 50.00 FEET FOR A DISTANCE OF 148.89 FEET; THE CHORD OF SAID CURVE BEARS N13°54'55"E; THENCE N09°13'26"E A DISTANCE OF 35.00 FEET; THENCE N48°08'25"E A DISTANCE OF 111.18 FEET TO THE SOUTHWEST CORNER OF LOT 35, BLOCK 7, SAID FILING NO. 1, THENCE N10°04'38"W ON THE WEST LINE OF SAID LOT 35 A DISTANCE OF 10.01 FEET; THENCE N00°00'00"E ON SAID WEST LINE AND ITS NORTHERLY EXTENSION A DISTANCE OF 369.62 FEET TO THE SOUTHWEST CORNER OF LOT 29, SAID BLOCK 7; THENCE N12°14'45"E ON SAID WEST LINE A DISTANCE OF 113.19 FEET TO THE SOUTHEAST CORNER OF LOT 21, SAID BLOCK 7; THENCE N31°39'58"E ON THE EAST LINE OF SAID LOT 21, A DISTANCE OF 102.14 FEET TO THE SOUTHWEST CORNER OF LOT 26, SAID BLOCK 7; THENCE N37°58'48"E ON THE WEST LINE OF SAID LOT 26, A DISTANCE OF 28.55 FEET; THENCE N43°45'00"W A DISTANCE OF 274.56 FEET; THENCE N46°15'00" E A DISTANCE OF 134.19 FEET TO THE WEST RIGHT-OF-WAY LINE OF PONY TRACKS DRIVE; THENCE NORTHERLY ON SAID WEST LINE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 58°05'23", A RADIUS OF 270.00 FEET FOR A DISTANCE OF 273.74 FEET, THE CHORD OF SAID CURVE BEARS N03°57'19"E; THENCE N33° 00'00"E ON SAID WEST LINE A DISTANCE OF 168.61 FEET; THENCE N57°00'00"W A DISTANCE OF 120.00 FEET; THENCE N32°36'22"E A DISTANCE OF 60.08 FEET; THENCE N17°22'04"E A DISTANCE OF 325.00 FEET; THENCE N04°20'14"W A DISTANCE OF 56.05 FEET; THENCE N20°30'00"W A DISTANCE OF 780.03 FEET; THENCE N01° 18'05"E A DISTANCE OF 53.85 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 13, SAID FILING NO.1 ,THENCE N20°30'00"W ON THE WEST LINE OF SAID BLOCK 13 A DISTANCE OF 174.00 FEET; THENCE N00° 00'00"E ON SAID WEST LINE A DISTANCE OF 42.26 FEET TO THE NORTHWEST CORNER OF LOT 3, SAID BLOCK 13; THENCE S88°27'30W ON THE SOUTH LINE OF LOT 55, SPRINGS RANCH SUBDIVISION FILING NO. 7, A DISTANCE OF 19.70 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE N04°49'29"W ON THE WEST LINE OF SAID FILING NO. 7 A DISTANCE OF 180.61 FEET; THENCE N11°09'57"E ON SAID WEST LINE A DISTANCE OF 145.00 FEET; THENCE N39°23'47"W ON SAID WEST LINE A DISTANCE OF 445.00 FEET; THENCE N10°32'24"W ON SAID WEST LINE A DISTANCE OF 190.00 FEET TO THE NORTHWEST CORNER OF LOT 43, SAID FILING NO. 7, SAID POINT IS ON THE SOUTH RIGHT-OF-WAY LINE OF NORTH CAREFREE CIRCLE; THENCE WESTERLY ON SAID SOUTH LINE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 10°04'44", A RADIUS OF 3740.00 FEET FOR A DISTANCE OF 657.90 FEET, THE CHORD OF SAID CURVE BEARS S75°43'22"W; THENCE S19°19'00"E A DISTANCE OF 17.15 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 61°40'07", A RADIUS OF 506.71 FEET FOR A DISTANCE OF 545.38 FEET; THENCE

S42°21'07"W A DISTANCE OF 466.05 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 41°30'50", A RADIUS OF 740.00 FEET FOR A DISTANCE OF 536.17 FEET; THENCE S00°50'17"W A DISTANCE OF 1010.00 FEET; THENCE S48°00'00"E A DISTANCE OF 808.37 FEET; THENCE S00°05'47"E A DISTANCE OF 922.40 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 31; THENCE S89°58'34"E ON SAID SOUTH LINE A DISTANCE OF 1000.00 FEET TO THE POINT OF BEGINNING.

AND FURTHER EXCEPTING THEREFROM THAT PROPERTY CONVEYED BY GRANTOR TO THE CITY OF COLORADO SPRINGS IN SPECIAL WARRANTY DEED DATED OCTOBER 28, 1997 AND RECORDED NOVEMBER 4, 1997 AT RECEPTION NO. 097129652; THAT PORTION DESCRIBED IN QUITCLAIM DEED RECORDED FEBRUARY 10, 2003 AT RECEPTION NO. 203030048; THAT PORTION DESCRIBED IN DEED RECORDED JULY 21, 2005 AT RECEPTION NO. 205110196 AND THAT PORTION CONVEYED TO THE CITY OF COLORADO SPRINGS BY SPECIAL WARRANTY DEED RECORDED JULY 11, 2018 AT RECEPTION NO. 218079638, OF THE EL PASO COUNTY REAL PROPERTY RECORDS. ALSO EXCEPTING ANY PORTION THEREOF CONTAINED WITHIN THE PLATTED SUBDIVISIONS OF ENCHANTED SPRINGS AND SENIORS AT SPRINGS RANCH.

PARCEL B:

A TRACT OF LAND LOCATED IN A PORTION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE TRACT OF LAND DESCRIBED IN BOOK 3959 AT PAGE 908 OF RECORDS OF SAID COUNTY AND THE NORTHEAST CORNER OF NORTH CAREFREE CIRCLE AS DESCRIBED ON THE SUBDIVISION PLAT OF THE COLORADO SPRINGS RANCH FILING NO. 3, RECORDED IN PLAT BOOK A-4 AT PAGE 60 OF SAID RECORDS; THENCE ON THE SOUTHERLY LINE OF SAID TRACT OF LAND, AND THE NORTHERLY RIGHT-OF-WAY LINE OF SAID NORTH CAREFREE CIRCLE ON THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 03°26'59", A RADIUS OF 3860.00 FEET FOR AN ARC DISTANCE OF 232.40 FEET, WHOSE CHORD BEARS S76°15'02"W TO THE SOUTHWEST CORNER OF SAID TRACT OF LAND; THENCE N10° 32'24"W ON THE WESTERLY LINE OF SAID TRACT OF LAND, A DISTANCE OF 161.84 FEET TO THE WESTERLY LINE OF THE TRACT OF LAND DESCRIBED AT RECEPTION NO. 98010369 OF SAID RECORDS; THENCE N23° 02'07"E ON THE WESTERLY LINE OF SAID TRACT OF LAND DESCRIBED AT RECEPTION NO. 98010369, A DISTANCE OF 419.50 FEET TO THE EASTERLY LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 3959 AT PAGE 908, AND THE WESTERLY RIGHT-OF-WAY LINE OF SAND CREEK DRAINAGE CHANNEL AS DESCRIBED ON THE SUBDIVISION PLAT OF THE COLORADO SPRINGS RANCH FILING NO. 2, RECORDED IN PLAT BOOK Z-3 AT PAGE 137 OF SAID RECORDS, THENCE S10°32'24"E ON THE EASTERLY LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 3959 AT PAGE 908, AND SAID WESTERLY RIGHT-OF-WAY LINE (THE BASIS OF BEARINGS USED HEREIN), A DISTANCE OF 498.34 FEET TO THE POINT OF BEGINNING.

PARCEL C:

LOTS 1 AND 2, SENIORS AT SPRINGS RANCH, COUNTY OF EL PASO, STATE OF COLORADO.

EXHIBIT D

TO THIRD AMENDMENT TO
AGREEMENT CONCERNING PARK CREDITS

QUITCLAIM DEED

THIS QUITCLAIM DEED, made this ___ day of _____, 2018, between **TOM TAUCHE, INC.**, a Colorado corporation, whose address is c/o Tom Tauche, Springs Ranch Golf Club, 3525 Tutt Boulevard, Colorado Springs, CO 80922, referred to herein as the Grantor, and **CITY OF COLORADO SPRINGS**, a home rule city and a Colorado municipal corporation, whose address is 30 South Nevada Avenue, Colorado Springs, CO 80903, referred to herein as the Grantee:

WITNESS, that the Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), the receipt and sufficiency of which is hereby acknowledged, has remised, released, sold and QUITCLAIMED, and by these presents does remise, release, sell and QUITCLAIM unto the Grantee, is successors and assigns forever, all the right, title, interest, claim and demand which the Grantor has in and to the following interest in real property:

All that interest of the Grantor in those perpetual, non-exclusive easements over, through, and across the Property, for the purposes of installing, maintaining, repairing or replacing gas, electric, phone and cable lines, pipes and services, including irrigation lines, and for installing, maintaining, repairing or replacing the golf cart path, all as currently existing upon the Property, as reserved in Special Warranty Deed recorded July 11, 2018 under reception no. 218079638; and

All that interest of the Grantor in those easements and rights of way as are necessary in connection with the operation of Grantor's Springs Ranch Golf Course, including currently existing cart paths, bridges, underground water lines and related improvements and facilities, as well as the right of access to service and maintain the same, as reserved in Deed recorded July 21, 2005 under reception no. 205110196.

RESERVING UNTO THE GRANTOR such now existing utility lines and infrastructure as may be reasonably necessary in conjunction with the future development of the property described on **Exhibit A** attached hereto and incorporated herein. Notwithstanding the foregoing, Grantee shall have the right to relocate, at Grantee's sole expense, any now existing utility lines and infrastructure as reserved by the GRANTOR.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the Grantor, either in law or equity, to the only proper use and benefit of the Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the Grantor has executed this QUITCLAIM DEED on the date set forth above.

TOM TAUCHE, INC.,
a Colorado corporation

_____
By: Tom Tauche, President

STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me this ___ day of _____, 2018, by Tom Tauche as President of Tom Tauche, Inc., a Colorado corporation.

Witness my hand and official seal.

My Commission Expires:_____.

(SEAL)

_____
Notary Public

The property conveyed by this Quitclaim Deed is hereby accepted by the City of Colorado Springs on this ___ day of _____, 2018.

_____
Name:
Title:

EXHIBIT A

TO QUIT CLAIM DEED

Legal Description of the Property

PARCEL A:

A PORTION OF THE SOUTHEAST 1/4, THE EAST 1/2 OF THE SOUTHWEST 1/4, AND THE SOUTH 1/2 OF THE NORTHEAST 1/4, ALL IN SECTION 30, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL BEARINGS IN THIS DESCRIPTION ARE RELATIVE TO THE ANNEXATION PLAT OF THE COLORADO SPRINGS RANCH ADDITION.

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE N00°23'54"E ON THE WEST LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 135.00 FEET; THENCE N88°37'56"E A DISTANCE OF 85.00 FEET; THENCE N57°10'14" A DISTANCE OF 320.00 FEET; THENCE N65°06'25"E A DISTANCE OF 380.00 FEET; THENCE S62°30'13"E A DISTANCE OF 390.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF PETERSON ROAD AS SHOWN ON THE PLAT OF THE COLORADO SPRINGS RANCH FILING NO. 2; THENCE SOUTH ON SAID WEST RIGHT-OF-WAY ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 02°26'39", A RADIUS OF 1055.00 FEET FOR A DISTANCE OF 45.00 FEET, THE CHORD OF SAID CURVE BEARS S01 °49'56"W; THENCE S00°36'37"W ON SAID WEST RIGHT-OF-WAY A DISTANCE OF 210.00 FEET; THENCE S68°36'30"W A DISTANCE OF 310.00 FEET; THENCE S53°47'00"W A DISTANCE OF 405.00 FEET; THENCE 221°13'45"W A DISTANCE OF 30.00 FEET; THENCE N82°11'09"W A DISTANCE OF 190.17 FEET; THENCE N54°10'54"W A DISTANCE OF 126.42 FEET; THENCE S77°05'29"W A DISTANCE OF 500.00 FEET; THENCE S52° 56'59"W A DISTANCE OF 415.00 FEET; THENCE S10°27'00"W A DISTANCE OF 455.00 FEET; THENCE S31°28'26"E A DISTANCE OF 295.00 FEET; THENCE S43°51'52"E A DISTANCE OF 450.00 FEET; THENCE N89°56'12"E A DISTANCE OF 90.00 FEET; THENCE S00°03'48"E A DISTANCE OF 42.35 FEET TO A POINT OF CURVE; THENCE ON SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 29°38'58", A RADIUS OF 480.00 FEET FOR A DISTANCE OF 243.39 FEET, WHORE CHORD BEARS S14°45'41"W; THENCE N79°15'30"W A DISTANCE OF 576.78 FEET; THENCE S17°32'00"W A DISTANCE OF 175.04 FEET; THENCE S26°22'00"W A DISTANCE OF 427.37 FEET; THENCE S03° 29'33"E A DISTANCE OF 128.03 FEET TO THE NORTH RIGHT-OF-WAY LINE OF NORTH CAREFREE CIRCLE; THENCE WESTERLY ON SAID NORTH LINE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 10° 50'47", A RADIUS OF 3860.00 FEET FOR A DISTANCE OF 730.71 FEET, THE CHORD OF SAID CURVE BEARS S79° 05'09"W; THENCE N10°32'24"W A DISTANCE OF 80.00 FEET; THENCE N23°02'27"E A DISTANCE OF 524.31 FEET TO THE WEST LINE OF THE SAND CREEK DRAINAGE TRACT; THENCE N10°32'24"W ON SAID WEST LINE A DISTANCE OF 315.00 FEET TO A POINT OF CURVE; THENCE ON WEST LINE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 45°41'56", A RADIUS OF 1600.00 FEET FOR A DISTANCE OF 1276.16 FEET; THENCE N35°09'32"E ON THE WEST LINE OF SAID DRAINAGE TRACT, A DISTANCE OF 638.31 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE 89°39'32"E ON SAID NORTH LINE A DISTANCE OF 1032.84 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A PORTION OF THE EAST 1/2 OF SECTION 30, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE END OF COURSE NUMBER 18 IN THE TRACT OF LAND DESCRIBED ABOVE, THENCE N89°56'12"E ON THE EASTERLY EXTENSION OF SAID COURSE NUMBER 17, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N89°56'12"E A DISTANCE OF 105.00 FEET; THENCE N23°08'09"E A DISTANCE OF 500.00 FEET; THENCE N08°31'50"E A DISTANCE OF 795.07 FEET; THENCE S82°11'09"E A DISTANCE OF 148.92; THENCE S12°35'03"E A DISTANCE OF 957.60 FEET; THENCE S36°15'04"W A DISTANCE OF 740.56 FEET; THENCE S76°42'47"W A DISTANCE OF 200.68 FEET; THENCE N84°32'29"W A DISTANCE OF 226.25 FEET TO A POINT OF CURVE, THENCE OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 32°14'08", A RADIUS OF 540.00 FEET FOR A DISTANCE OF 303.81 FEET WHOSE CHORD BEARS N16°03'16"E; THENCE N00°03'48"W A DISTANCE OF 42.35 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING TRACT LOCATED IN THE SOUTH 1/2 OF THE SOUTH 1/2 OF SECTION 30 AND THE NORTH 1/2 OF SECTION 31, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 31, BEING ON THE WEST LINE OF LOT 32, BLOCK 1, THE COLORADO SPRINGS RANCH FILING NO. 1, THENCE N24°00'00"W, ON SAID WEST LINE A DISTANCE OF 72.29 FEET TO THE NORTHWEST CORNER OF LOT 33, SAID BLOCK 1; THENCE N63° 00'25"E A DISTANCE OF 102.62 FEET; THENCE NORTHERLY ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 170°37'02", A RADIUS OF 50.00 FEET FOR A DISTANCE OF 148.89 FEET; THE CHORD OF SAID CURVE BEARS N13°54'55"E; THENCE N09°13'26"E A DISTANCE OF 35.00 FEET; THENCE N48°08'25"E A DISTANCE OF 111.18 FEET TO THE SOUTHWEST CORNER OF LOT 35, BLOCK 7, SAID FILING NO. 1, THENCE N10°04'38"W ON THE WEST LINE OF SAID LOT 35 A DISTANCE OF 10.01 FEET; THENCE N00°00'00"E ON SAID WEST LINE AND ITS NORTHERLY EXTENSION A DISTANCE OF 369.62 FEET TO THE SOUTHWEST CORNER OF LOT 29, SAID BLOCK 7; THENCE N12°14'45"E ON SAID WEST LINE A DISTANCE OF 113.19 FEET TO THE SOUTHEAST CORNER OF LOT 21, SAID BLOCK 7; THENCE N31°39'58"E ON THE EAST LINE OF SAID LOT 21, A DISTANCE OF 102.14 FEET TO THE SOUTHWEST CORNER OF LOT 26, SAID BLOCK 7; THENCE N37°58'48"E ON THE WEST LINE OF SAID LOT 26, A DISTANCE OF 28.55 FEET; THENCE N43°45'00"W A DISTANCE OF 274.56 FEET; THENCE N46°15'00" E A DISTANCE OF 134.19 FEET TO THE WEST RIGHT-OF-WAY LINE OF PONY TRACKS DRIVE; THENCE NORTHERLY ON SAID WEST LINE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 58°05'23", A RADIUS OF 270.00 FEET FOR A DISTANCE OF 273.74 FEET, THE CHORD OF SAID CURVE BEARS N03°57'19"E; THENCE N33° 00'00"E ON SAID WEST LINE A DISTANCE OF 168.61 FEET; THENCE N57°00'00"W A DISTANCE OF 120.00 FEET; THENCE N32°36'22"E A DISTANCE OF 60.08 FEET; THENCE N17°22'04"E A DISTANCE OF 325.00 FEET; THENCE N04°20'14"W A DISTANCE OF 56.05 FEET; THENCE N20°30'00"W A DISTANCE OF 780.03 FEET; THENCE N01° 18'05"E A DISTANCE OF 53.85 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 13, SAID FILING NO.1 ,THENCE N20°30'00"W ON THE WEST LINE OF SAID BLOCK 13 A DISTANCE OF 174.00 FEET; THENCE N00° 00'00"E ON SAID WEST LINE A DISTANCE OF 42.26 FEET TO THE NORTHWEST CORNER OF LOT 3, SAID BLOCK 13; THENCE S88°27'30W ON THE SOUTH LINE OF LOT 55, SPRINGS RANCH SUBDIVISION FILING NO. 7, A DISTANCE OF 19.70 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE N04°49'29"W ON THE WEST LINE OF SAID FILING NO. 7 A DISTANCE OF 180.61 FEET; THENCE N11°09'57"E ON SAID WEST LINE A DISTANCE OF 145.00 FEET; THENCE N39°23'47"W ON SAID WEST LINE A DISTANCE OF 445.00 FEET; THENCE N10°32'24"W ON SAID WEST LINE A DISTANCE OF 190.00 FEET TO THE NORTHWEST CORNER OF LOT 43, SAID FILING NO. 7, SAID POINT IS ON THE SOUTH RIGHT-OF-WAY LINE OF NORTH CAREFREE CIRCLE; THENCE WESTERLY ON SAID SOUTH LINE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 10°04'44", A RADIUS OF 3740.00 FEET FOR A DISTANCE OF 657.90 FEET, THE CHORD OF SAID CURVE BEARS S75°43'22"W; THENCE S19°19'00"E A DISTANCE OF 17.15 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 61°40'07", A RADIUS OF 506.71 FEET FOR A DISTANCE OF 545.38 FEET; THENCE

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S42°21'07"W A DISTANCE OF 466.05 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 41°30'50", A RADIUS OF 740.00 FEET FOR A DISTANCE OF 536.17 FEET; THENCE S00°50'17"W A DISTANCE OF 1010.00 FEET; THENCE S48°00'00"E A DISTANCE OF 808.37 FEET; THENCE S00°05'47"E A DISTANCE OF 922.40 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 31; THENCE S89°58'34"E ON SAID SOUTH LINE A DISTANCE OF 1000.00 FEET TO THE POINT OF BEGINNING.

AND FURTHER EXCEPTING THEREFROM THAT PROPERTY CONVEYED BY GRANTOR TO THE CITY OF COLORADO SPRINGS IN SPECIAL WARRANTY DEED DATED OCTOBER 28, 1997 AND RECORDED NOVEMBER 4, 1997 AT RECEPTION NO. 097129652; THAT PORTION DESCRIBED IN QUITCLAIM DEED RECORDED FEBRUARY 10, 2003 AT RECEPTION NO. 203030048; THAT PORTION DESCRIBED IN DEED RECORDED JULY 21, 2005 AT RECEPTION NO. 205110196 AND THAT PORTION CONVEYED TO THE CITY OF COLORADO SPRINGS BY SPECIAL WARRANTY DEED RECORDED JULY 11, 2018 AT RECEPTION NO. 218079638, OF THE EL PASO COUNTY REAL PROPERTY RECORDS. ALSO EXCEPTING ANY PORTION THEREOF CONTAINED WITHIN THE PLATTED SUBDIVISIONS OF ENCHANTED SPRINGS AND SENIORS AT SPRINGS RANCH.

PARCEL B:

A TRACT OF LAND LOCATED IN A PORTION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE TRACT OF LAND DESCRIBED IN BOOK 3959 AT PAGE 908 OF RECORDS OF SAID COUNTY AND THE NORTHEAST CORNER OF NORTH CAREFREE CIRCLE AS DESCRIBED ON THE SUBDIVISION PLAT OF THE COLORADO SPRINGS RANCH FILING NO. 3, RECORDED IN PLAT BOOK A-4 AT PAGE 60 OF SAID RECORDS; THENCE ON THE SOUTHERLY LINE OF SAID TRACT OF LAND, AND THE NORTHERLY RIGHT-OF-WAY LINE OF SAID NORTH CAREFREE CIRCLE ON THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 03°26'59", A RADIUS OF 3860.00 FEET FOR AN ARC DISTANCE OF 232.40 FEET, WHOSE CHORD BEARS S76°15'02"W TO THE SOUTHWEST CORNER OF SAID TRACT OF LAND; THENCE N10° 32'24"W ON THE WESTERLY LINE OF SAID TRACT OF LAND, A DISTANCE OF 161.84 FEET TO THE WESTERLY LINE OF THE TRACT OF LAND DESCRIBED AT RECEPTION NO. 98010369 OF SAID RECORDS; THENCE N23° 02'07"E ON THE WESTERLY LINE OF SAID TRACT OF LAND DESCRIBED AT RECEPTION NO. 98010369, A DISTANCE OF 419.50 FEET TO THE EASTERLY LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 3959 AT PAGE 908, AND THE WESTERLY RIGHT-OF-WAY LINE OF SAND CREEK DRAINAGE CHANNEL AS DESCRIBED ON THE SUBDIVISION PLAT OF THE COLORADO SPRINGS RANCH FILING NO. 2, RECORDED IN PLAT BOOK Z-3 AT PAGE 137 OF SAID RECORDS, THENCE S10°32'24"E ON THE EASTERLY LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 3959 AT PAGE 908, AND SAID WESTERLY RIGHT-OF-WAY LINE (THE BASIS OF BEARINGS USED HEREIN), A DISTANCE OF 498.34 FEET TO THE POINT OF BEGINNING.

PARCEL C:

LOTS 1 AND 2, SENIORS AT SPRINGS RANCH, COUNTY OF EL PASO, STATE OF COLORADO.

219002607 1/9/2019 1:22 PM
PGS 7 $43.00 DF $0.00
Electronically Recorded Official Records El Paso County CO
Chuck Broerman, Clerk and Recorder
TD1000 N

TERMINATION AND RELEASE OF DECLARATION OF RESTRICTIONS FOR THE GOLF COURSE AT SPRINGS RANCH

This Termination And Release Of Declaration Of Restrictions For The Golf Course At Springs Ranch (this "Release") is made this 7th day of December, 2018, by **TOM TAUCHE, INC.**, a Colorado corporation ("Declarant"), and the **CITY OF COLORADO SPRINGS**, a home rule city and a Colorado municipal corporation (the "City").

RECITALS

A. The Property described on **Exhibit A** attached hereto and incorporated herein by reference (the "Property") is the subject of an Agreement Concerning Park Credits for Springs Ranch Golf Course dated October 12, 1999 (the "Park Credit Agreement"), by which the Springs Ranch development obtained park credits from the City by committing to use the Property as a golf course open to the general public. The Park Credit Agreement provides for a termination of the public golf course if the City is reimbursed for those park credits previously obtained in accordance with the terms and conditions of the Park Credit Agreement.

B. The Declaration Of Restrictions For The Golf Course At Springs Ranch (the "Declaration") to which this Release applies, was recorded in the public records of the Clerk and Recorder of El Paso County, Colorado, on October 29, 1999, at Reception No. 99167516, to further document the commitment to the use of the Property as a public golf course in furtherance of the allocation of park dedication credits by the City in connection with the Springs Ranch development project.

C. The Declaration is amended by that certain Amendment to Declaration Of Restrictions For The Golf Course At Springs Ranch (the "First Amendment"), recorded in the public records of the Clerk and Recorder of El Paso County, Colorado, on December 02, 2011, at Reception No. 211119345, and by that certain Second Amendment to Declaration of Restrictions for the Golf Course at Springs Ranch (the "Second Amendment") recorded in the public records of the Clerk and Recorder of El Paso County, Colorado on June 30, 2016 at Reception No. 216072328. The Declaration, as modified by the First Amendment and the Second Amendment, is hereinafter referred to as the "Declaration."

D. Declarant intends to close the Golf Course and terminate the use of the Property as a golf course open to the public and make the Property available for development. To do so, Declarant is reimbursing the City for the park credits which were previously granted pursuant to the terms of a Third Amendment to the Park Credit Agreement which the parties have executed. The parties hereto desire to terminate the Declaration and remove and release the Property from the Declaration. In exchange for the City's consent to the removal and release of the Property from the Declaration, Declarant has agreed to fully reimburse the City for the Park Credits previously obtained in accordance with the terms of the Third Amendment to Park Credit Agreement.

E. The Golf Course is a part of the Springs Ranch development, which was developed by BRE/SPRINGS RANCH L.L.C. Development of Springs Ranch has previously been completed; BRE/SPRINGS RANCH L.L.C is no longer in existence and is not a necessary party to this Release.

F. The City has joined in execution of this Release to acknowledge that the Park Credits have been fully reimbursed by Declarant and that the Declaration is hereby deemed terminated and released.

AMENDMENT

In consideration of the foregoing Recitals, which are incorporated herein by this reference, the mutual covenants of the parties contained herein, and other good and valuable consideration, the adequacy of which is acknowledged, the undersigned parties agree as follows:

1. All capitalized terms used in this Release that are not defined in this Release have the meanings given to them in the Declaration.

2. The obligations of Declarant under the Park Credit Agreement to repay all park credits previously received will be fully satisfied in accordance with the terms of the Third Amendment to the Park Credit Agreement.

3. The Property is hereby released from and shall no longer be subject to the Declaration.

4. The Declaration is hereby terminated and deemed of no further force or effect and is deemed removed from the public records.

5. Each party hereto shall execute and cause to be delivered to each other party hereto such instruments and other documents, and shall take such other actions, as such other party may reasonably request in order to carry out the intent and accomplish the purposes of this Release.

IN WITNESS WHEREOF, the Declarant and the City have executed this Release as of the date indicated above.

TOM TAUCHE, INC.
a Colorado corporation

By: _____
Tom Tauche
Its: President

CITY OF COLORADO SPRINGS
a home rule city and Colorado municipal corporation

By: _____
Mayor

ATTEST:

By: _____
City Clerk

APPROVED AS TO FORM:

_____
Senior Attorney
Office of the City Attorney

[Notary Blocks on Following Page]

STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

The foregoing instrument was acknowledged to before me this 7th day of December, 2018, by John Suthers as Mayor of the City of Colorado Springs and by Sarah Johnson as [Deputy] City Clerk of the City of Colorado Springs, a home rule city and Colorado municipal corporation.

Witness my hand and official seal.

WENDILYN M. GUIDOTTI
Notary Public
State of Colorado
Notary ID # 20074045664
My Commission Expires 12-13-2019

Wendilyn M. Guidotti
Notary Public

My Commission Expires: 12-13 2019.

(SEAL)

STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

The foregoing instrument was acknowledged to before me this 9th day of December, 2018, by Tom Tauche as President of Tom Tauche, Inc., a Colorado corporation.

Witness my hand and official seal.

Notary Public

My Commission Expires: 10/22/21.

(SEAL)

ADRIAN J. McCARTHY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134066295
MY COMMISSION EXPIRES OCTOBER 22, 2021

#N4H4BTJU0D4N0Rv1

EXHIBIT A
TO
TERMINATION AND RELEASE OF DECLARATION
FOR THE GOLF COURSE AT SPRINGS RANCH

Legal Description of the Property

PARCEL A:

A PORTION OF THE SOUTHEAST 1/4, THE EAST 1/2 OF THE SOUTHWEST 1/4, AND THE SOUTH 1/2 OF THE NORTHEAST 1/4, ALL IN SECTION 30, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL BEARINGS IN THIS DESCRIPTION ARE RELATIVE TO THE ANNEXATION PLAT OF THE COLORADO SPRINGS RANCH ADDITION.

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE N00°23'54"E ON THE WEST LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 135.00 FEET; THENCE N88°37'56"E A DISTANCE OF 85.00 FEET; THENCE N57°10'14" A DISTANCE OF 320.00 FEET; THENCE N65°06'25"E A DISTANCE OF 380.00 FEET; THENCE S62°30'13"E A DISTANCE OF 390.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF PETERSON ROAD AS SHOWN ON THE PLAT OF THE COLORADO SPRINGS RANCH FILING NO. 2; THENCE SOUTH ON SAID WEST RIGHT-OF-WAY ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 02°26'39", A RADIUS OF 1055.00 FEET FOR A DISTANCE OF 45.00 FEET, THE CHORD OF SAID CURVE BEARS S01 °49'56"W; THENCE S00°36'37"W ON SAID WEST RIGHT-OF-WAY A DISTANCE OF 210.00 FEET; THENCE S68°36'30"W A DISTANCE OF 310.00 FEET; THENCE S53°47'00"W A DISTANCE OF 405.00 FEET; THENCE 221°13'45"W A DISTANCE OF 30.00 FEET; THENCE N82°11'09"W A DISTANCE OF 190.17 FEET; THENCE N54°10'54"W A DISTANCE OF 126.42 FEET; THENCE S77°05'29"W A DISTANCE OF 500.00 FEET; THENCE S52° 56'59"W A DISTANCE OF 415.00 FEET; THENCE S10°27'00"W A DISTANCE OF 455.00 FEET; THENCE S31°28'26"E A DISTANCE OF 295.00 FEET; THENCE S43°51'52"E A DISTANCE OF 450.00 FEET; THENCE N89°56'12"E A DISTANCE OF 90.00 FEET; THENCE S00°03'48"E A DISTANCE OF 42.35 FEET TO A POINT OF CURVE; THENCE ON SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 29°38'58", A RADIUS OF 480.00 FEET FOR A DISTANCE OF 243.39 FEET, WHORE CHORD BEARS S14°45'41"W; THENCE N79°15'30"W A DISTANCE OF 576.78 FEET; THENCE S17°32'00"W A DISTANCE OF 175.04 FEET; THENCE S26°22'00"W A DISTANCE OF 427.37 FEET; THENCE S03° 29'33"E A DISTANCE OF 128.03 FEET TO THE NORTH RIGHT-OF-WAY LINE OF NORTH CAREFREE CIRCLE; THENCE WESTERLY ON SAID NORTH LINE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 10° 50'47", A RADIUS OF 3860.00 FEET FOR A DISTANCE OF 730.71 FEET, THE CHORD OF SAID CURVE BEARS S79° 05'09"W; THENCE N10°32'24"W A DISTANCE OF 80.00 FEET; THENCE N23°02'27"E A DISTANCE OF 524.31 FEET TO THE WEST LINE OF THE SAND CREEK DRAINAGE TRACT; THENCE N10°32'24"W ON SAID WEST LINE A DISTANCE OF 315.00 FEET TO A POINT OF CURVE; THENCE ON WEST LINE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 45°41'56", A RADIUS OF 1600.00 FEET FOR A DISTANCE OF 1276.16 FEET; THENCE N35°09'32"E ON THE WEST LINE OF SAID DRAINAGE TRACT, A DISTANCE OF 638.31 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE 89°39'32"E ON SAID NORTH LINE A DISTANCE OF 1032.84 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A PORTION OF THE EAST 1/2 OF SECTION 30, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE END OF COURSE NUMBER 18 IN THE TRACT OF LAND DESCRIBED ABOVE, THENCE N89°56'12"E ON THE EASTERLY EXTENSION OF SAID COURSE NUMBER 17, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N89°56'12"E A DISTANCE OF 105.00 FEET; THENCE N23°08'09"E A DISTANCE OF 500.00 FEET; THENCE N08°31'50"E A DISTANCE OF 795.07 FEET; THENCE S82°11'09"E A DISTANCE OF 148.92; THENCE S12°35'03"E A DISTANCE OF 957.60 FEET; THENCE S36°15'04"W A DISTANCE OF 740.56 FEET; THENCE S76°42'47"W A DISTANCE OF 200.68 FEET; THENCE N84°32'29"W A DISTANCE OF 226.25 FEET TO A POINT OF CURVE, THENCE OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 32°14'08", A RADIUS OF 540.00 FEET FOR A DISTANCE OF 303.81 FEET WHOSE CHORD BEARS N16°03'16"E; THENCE N00°03'48"W A DISTANCE OF 42.35 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING TRACT LOCATED IN THE SOUTH 1/2 OF THE SOUTH 1/2 OF SECTION 30 AND THE NORTH 1/2 OF SECTION 31, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 31, BEING ON THE WEST LINE OF LOT 32, BLOCK 1, THE COLORADO SPRINGS RANCH FILING NO. 1, THENCE N24°00'00"W, ON SAID WEST LINE A DISTANCE OF 72.29 FEET TO THE NORTHWEST CORNER OF LOT 33, SAID BLOCK 1; THENCE N63° 00'25"E A DISTANCE OF 102.62 FEET; THENCE NORTHERLY ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 170°37'02", A RADIUS OF 50.00 FEET FOR A DISTANCE OF 148.89 FEET; THE CHORD OF SAID CURVE BEARS N13°54'55"E; THENCE N09°13'26"E A DISTANCE OF 35.00 FEET; THENCE N48°08'25"E A DISTANCE OF 111.18 FEET TO THE SOUTHWEST CORNER OF LOT 35, BLOCK 7, SAID FILING NO. 1, THENCE N10°04'38"W ON THE WEST LINE OF SAID LOT 35 A DISTANCE OF 10.01 FEET; THENCE N00°00'00"E ON SAID WEST LINE AND ITS NORTHERLY EXTENSION A DISTANCE OF 369.62 FEET TO THE SOUTHWEST CORNER OF LOT 29, SAID BLOCK 7; THENCE N12°14'45"E ON SAID WEST LINE A DISTANCE OF 113.19 FEET TO THE SOUTHEAST CORNER OF LOT 21, SAID BLOCK 7; THENCE N31°39'58"E ON THE EAST LINE OF SAID LOT 21, A DISTANCE OF 102.14 FEET TO THE SOUTHWEST CORNER OF LOT 26, SAID BLOCK 7; THENCE N37°58'48"E ON THE WEST LINE OF SAID LOT 26, A DISTANCE OF 28.55 FEET; THENCE N43°45'00"W A DISTANCE OF 274.56 FEET; THENCE N46°15'00" E A DISTANCE OF 134.19 FEET TO THE WEST RIGHT-OF-WAY LINE OF PONY TRACKS DRIVE; THENCE NORTHERLY ON SAID WEST LINE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 58°05'23", A RADIUS OF 270.00 FEET FOR A DISTANCE OF 273.74 FEET, THE CHORD OF SAID CURVE BEARS N03°57'19"E; THENCE N33° 00'00"E ON SAID WEST LINE A DISTANCE OF 168.61 FEET; THENCE N57°00'00"W A DISTANCE OF 120.00 FEET; THENCE N32°36'22"E A DISTANCE OF 60.08 FEET; THENCE N17°22'04"E A DISTANCE OF 325.00 FEET; THENCE N04°20'14"W A DISTANCE OF 56.05 FEET; THENCE N20°30'00"W A DISTANCE OF 780.03 FEET; THENCE N01° 18'05"E A DISTANCE OF 53.85 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 13, SAID FILING NO.1 ,THENCE N20°30'00"W ON THE WEST LINE OF SAID BLOCK 13 A DISTANCE OF 174.00 FEET; THENCE N00° 00'00"E ON SAID WEST LINE A DISTANCE OF 42.26 FEET TO THE NORTHWEST CORNER OF LOT 3, SAID BLOCK 13; THENCE S88°27'30W ON THE SOUTH LINE OF LOT 55, SPRINGS RANCH SUBDIVISION FILING NO. 7, A DISTANCE OF 19.70 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE N04°49'29"W ON THE WEST LINE OF SAID FILING NO. 7 A DISTANCE OF 180.61 FEET; THENCE N11°09'57"E ON SAID WEST LINE A DISTANCE OF 145.00 FEET; THENCE N39°23'47"W ON SAID WEST LINE A DISTANCE OF 445.00 FEET; THENCE N10°32'24"W ON SAID WEST LINE A DISTANCE OF 190.00 FEET TO THE NORTHWEST CORNER OF LOT 43, SAID FILING NO. 7, SAID POINT IS ON THE SOUTH RIGHT-OF-WAY LINE OF NORTH CAREFREE CIRCLE; THENCE WESTERLY ON SAID SOUTH LINE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 10°04'44", A RADIUS OF 3740.00 FEET FOR A DISTANCE OF 657.90 FEET, THE CHORD OF SAID CURVE BEARS S75°43'22"W; THENCE S19°19'00"E A DISTANCE OF 17.15 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 61°40'07", A RADIUS OF 506.71 FEET FOR A DISTANCE OF 545.38 FEET; THENCE

S42°21'07"W A DISTANCE OF 466.05 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 41°30'50", A RADIUS OF 740.00 FEET FOR A DISTANCE OF 536.17 FEET; THENCE S00°50'17"W A DISTANCE OF 1010.00 FEET; THENCE S48°00'00"E A DISTANCE OF 808.37 FEET; THENCE S00°05'47"E A DISTANCE OF 922.40 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 31; THENCE S89°58'34"E ON SAID SOUTH LINE A DISTANCE OF 1000.00 FEET TO THE POINT OF BEGINNING.

AND FURTHER EXCEPTING THEREFROM THAT PROPERTY CONVEYED BY GRANTOR TO THE CITY OF COLORADO SPRINGS IN SPECIAL WARRANTY DEED DATED OCTOBER 28, 1997 AND RECORDED NOVEMBER 4, 1997 AT RECEPTION NO. 097129652; THAT PORTION DESCRIBED IN QUITCLAIM DEED RECORDED FEBRUARY 10, 2003 AT RECEPTION NO. 203030048; THAT PORTION DESCRIBED IN DEED RECORDED JULY 21, 2005 AT RECEPTION NO. 205110196 AND THAT PORTION CONVEYED TO THE CITY OF COLORADO SPRINGS BY SPECIAL WARRANTY DEED RECORDED JULY 11, 2018 AT RECEPTION NO. 218079638, OF THE EL PASO COUNTY REAL PROPERTY RECORDS. ALSO EXCEPTING ANY PORTION THEREOF CONTAINED WITHIN THE PLATTED SUBDIVISIONS OF ENCHANTED SPRINGS AND SENIORS AT SPRINGS RANCH.

PARCEL B:

A TRACT OF LAND LOCATED IN A PORTION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE TRACT OF LAND DESCRIBED IN BOOK 3959 AT PAGE 908 OF RECORDS OF SAID COUNTY AND THE NORTHEAST CORNER OF NORTH CAREFREE CIRCLE AS DESCRIBED ON THE SUBDIVISION PLAT OF THE COLORADO SPRINGS RANCH FILING NO. 3, RECORDED IN PLAT BOOK A-4 AT PAGE 60 OF SAID RECORDS; THENCE ON THE SOUTHERLY LINE OF SAID TRACT OF LAND, AND THE NORTHERLY RIGHT-OF-WAY LINE OF SAID NORTH CAREFREE CIRCLE ON THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 03°26'59", A RADIUS OF 3860.00 FEET FOR AN ARC DISTANCE OF 232.40 FEET, WHOSE CHORD BEARS S76°15'02"W TO THE SOUTHWEST CORNER OF SAID TRACT OF LAND; THENCE N10° 32'24"W ON THE WESTERLY LINE OF SAID TRACT OF LAND, A DISTANCE OF 161.84 FEET TO THE WESTERLY LINE OF THE TRACT OF LAND DESCRIBED AT RECEPTION NO. 98010369 OF SAID RECORDS; THENCE N23° 02'07"E ON THE WESTERLY LINE OF SAID TRACT OF LAND DESCRIBED AT RECEPTION NO. 98010369, A DISTANCE OF 419.50 FEET TO THE EASTERLY LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 3959 AT PAGE 908, AND THE WESTERLY RIGHT-OF-WAY LINE OF SAND CREEK DRAINAGE CHANNEL AS DESCRIBED ON THE SUBDIVISION PLAT OF THE COLORADO SPRINGS RANCH FILING NO. 2, RECORDED IN PLAT BOOK Z-3 AT PAGE 137 OF SAID RECORDS, THENCE S10°32'24"E ON THE EASTERLY LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 3959 AT PAGE 908, AND SAID WESTERLY RIGHT-OF-WAY LINE (THE BASIS OF BEARINGS USED HEREIN), A DISTANCE OF 498.34 FEET TO THE POINT OF BEGINNING.

PARCEL C:

LOTS 1 AND 2, SENIORS AT SPRINGS RANCH, COUNTY OF EL PASO, STATE OF COLORADO.

EXHIBIT G: BACHMAN pr SUMMARY/OPPOSITION PETITIONS

bachman pr

Springs Ranch/Sand Creek Golf Course
Summary -- Voluntary Public Engagement Process

September 4, 2019

I. Project Overview

Classic Homes is seeking to purchase the approximately 171-acre Springs Ranch Golf Course property located east of Tutt Boulevard for redevelopment. Classic's land development, engineering and consulting teams conducted due diligence to thoroughly evaluate the condition of the site. In connection with the potential redevelopment of this property, Classic's focus is to materially align plans for Springs Ranch consistent with the goals and policies set forth in the City of Colorado Springs' Comprehensive Plan (PlanCOS) as it relates to infill and redevelopment framework and to create a quality community. In an effort to be proactive and transparent with the community, Classic Homes initiated a voluntary public process ahead of the standard development process to inform adjacent neighborhoods of its plans to purchase the property and to develop the site should Classic Homes receive approval from the City of Colorado Springs.

II. Public Engagement Process

In fulfilling the City Planning Land Entitlement Application process for the Springs Ranch project, Classic Homes is required to solicit public input from surrounding potentially impacted property owners and businesses. However, Classic Homes has chosen to voluntarily engage the surrounding neighborhoods prior to the required public process to ensure a higher level of public input into the development plans. The public engagement process solicits community (neighborhood and business) input to better understand the concerns and desires of all audiences who would potentially be impacted by the project and to incorporate the feedback into the plan.

The public engagement process is also an opportunity to address some of the operational aspects of the project such as construction impacts, access to amenities on the property, public access park areas, additional traffic in the area, impacts of the project on view sheds, among others; and to inform the community and audiences of the benefits and opportunities the project could bring to the adjacent neighborhoods.

The Public Engagement Process Goals were to:

- Define details and plans for the project through community input and in the process, to communicate those details as well as the benefits of the project to each of the audiences
- Foster community understanding about and build support for the project
- Demonstrate where/how community input was included in the development plan

III. Bachman pr Scope of Services

Bachman pr, a local public engagement firm, was contracted by Classic Homes to design and implement a voluntary public outreach and engagement process as part of its proposal to purchase and redevelop the

Springs Ranch Golf Course property. Services provided by Bachman pr involved contacting adjacent neighbors, businesses and the public for the purpose of informing them of the potential sale of the golf course property for redevelopment, to address questions and concerns, and to obtain public input into Classic Homes development plans prior to its submittal to the City.

Lisa Bachman facilitated each of the public meetings, including question and answer sessions. Each meeting included Classic Homes CEO, Doug Stimple, giving a PowerPoint presentation / project overview and addressing all questions asked by the public. He explained the history of the property, the current status, and Classic Homes proposal to purchase and develop the property. He also explained the process Classic Homes will go through to submit an application to the City for rezoning and development, the City's review process and an overall development timeline.

IV. Public Outreach / Engagement Initiatives

In an effort to be forthcoming and transparent with the community about Classic Homes interest and intentions for redeveloping the Springs Ranch Golf Course, several voluntary public meetings were scheduled inviting neighborhood residents, businesses and the public to learn about the project, ask questions, and provide input. Although the community concept plans were in the very early stages of design, the purpose of these meetings was to proactively discuss the project, timeline for improvements, answer questions, and ask for community input.

a. Meeting Dates/Times/Location and Attendance

The following Town Hall-style Neighborhood Meetings took place from 5:30 – 7 p.m. at the Creekside Service Center, 3850 Pony Tracks Drive:

- Meeting #1: May 8 – approximately 240 citizens attended
  - Focused primarily on the area of the development located north of N. Carefree Circle
- Meeting #2: May 10 – approximately 80 citizens attended
  - Focused primarily on the area of the development located south of N. of Carefree Circle
- Meeting #3: June 12 – approximately 100 citizens attended
  - Focused on how Classic Homes concept plans for the development were revised based on public feedback and input received during meetings #1 and #2
- Meeting #4: June 17 – approximately 50 citizens attended
  - Also focused on how Classic Homes concept plans for the development were revised based on public feedback and input received during meetings #1 and #2

Anyone requiring auxiliary aid or ADA service to participate in the meetings were asked to call the project team no later than 48 hours prior to the meeting to request services (no calls were received requesting special ADA services for any of the four Neighborhood Meetings).

b. Public Outreach and Meeting Notifications

i. Letter of Intent

To inform the adjacent neighborhoods of its intent to purchase the Springs Ranch Golf Course for development, Classic Homes mailed a Letter of Intent in March 2019 to approximately 3,200 surrounding property owners. The letter described the property as it exists currently, the potential sale of the property and closure of Springs Ranch Golf Course, Classic Homes' plans for development and how citizens could sign up through the Classic Homes website to receive notifications of upcoming Neighborhood/Public Input Meetings.

ii. Postcards

Postcards promoting four Neighborhood Meetings were mailed to approximately 3,200 property owners within the Springs Ranch neighborhood.

iii. Website

A project webpage was set up on the Classic Homes website for keeping the community and public informed about the project as it develops and listing times/dates/locations of each of the Neighborhood/Public Meetings. Video recordings of each of the meetings were posted to the webpage following each meeting.
Webpage URL: https://classichomes.com/project/springsranch/

iv. Email Meeting Notifications and Subscription Service

Neighborhood/Public Meeting attendees were informed that to receive email notices of future meetings and project updates they could sign up through the Classic Homes project webpage. Meeting notices were distributed to all citizens who signed up either through the project webpage and who signed in at each of the Neighborhood/Public Meetings. Each email received through the webpage was responded to with the following message:

> *Your registration to receive more information about potential redevelopment plans related to the Springs Ranch Golf Course has been received. You will be notified about neighborhood meetings, development plans, and relevant updates as information becomes available.*
> *Thank you for visiting our website and for your continued interest in this project.*

v. News/Social Media

Neighborhood/Public Meeting notices were posted on the social media platform, NextDoor.com. Local news media reported on the development plans and promoted the meetings, including:

- The Gazette newspaper
- KOAA-TV
- KRDO-TV

vi. HOA Notifications

Meeting notifications were distributed through homeowner associations of neighborhoods surrounding the golf course property. The project team provided Neighborhood/Public Meeting notices and project related information on an ongoing

basis to the Multi-HOA Team representing eight homeowner associations/neighborhoods:

- Springs Ranch Community Association
- Hillsboro Condominium Owners
- Golf Course North
- The Heights at Springs Ranch
- Fairways at Springs Ranch
- High Meadows at Springs Ranch
- Island at Springs Ranch
- The Range at Springs Ranch

vii. Council of Neighbors and Organizations

Representatives of the Council of Neighbors and Associations (CONO) were invited to and participated in the Neighborhood/Public Meetings. Meeting notifications were sent to CONO which distributed information to its approximately 1,200 resident database which include the following:

- Springs Ranch Community Association
- Fairways at Springs Ranch TOA
- Golf Course North at Springs Ranch HOA
- Golf Course Heights at Springs Ranch HOA
- Heights at Springs Ranch HOA
- Falcon Ridge at Springs HOA
- High Meadows at Springs Ranch HOA
- Knolls at Springs Ranch HOA
- Stonesthrow at Springs Ranch HOA
- Falcon Terrace at Springs Ranch HOA
- The Highlands at Springs Ranch HOA
- The Cascades at Springs Ranch HOA
- Cascades at Springs Ranch II HOA
- East Ranch Townhome Association
- Pronghorn Meadows HOA
- Stetson Hills Neighborhood Association
- The Island at Springs Ranch HOA
- Range at Springs Ranch HOA
- Hannah Ridge HOA

c. Public Meeting Materials

- Comment Forms: Meeting attendees were encouraged to fill out and leave their completed comment forms at the sign-in table following each Neighborhood/Public Meeting or return them by mail or email. A total of 91 completed comment forms were turned in by the public over the four meetings. Comment form questions included:
    - What I like most about the project is:
    - What I like least about the project is:
    - My additional comments about the project are:

- Agenda Handouts: An agenda handout for each meeting included the project webpage URL and the project email address for the public to submit questions electronically.

- Information Displays: Large informational boards were displayed around the room at each meeting showing maps of the proposed project and pictures of Classic Homes products planned for each section of the development.

- PowerPoint Presentation: A PowerPoint presentation was given at each meeting in which Doug Stimple described all aspects of Classic Homes plans for the property, products and amenities planned for each section of the development, and corresponding site maps.

- Preliminary Concept Maps (Meetings #1 and #2): Smaller versions of the project preliminary concept site maps from the PowerPoint presentation were distributed during the meetings for reference and as a take-away.

- Revised Concept Maps (Meetings #3 and #4): Revised concept site maps were distributed showing how Classic Homes revised the development site plan based on public input provided during meetings #1 and #2.

- Video Recordings: Each of the Neighborhood/Public meetings were videotaped for project team reference and to inform those unable to attend the meetings.

- Petitions: Classic Homes informed attendees at each of the four public meetings that it had prepared a petition for those who may want to oppose redevelopment of the golf course. The petition was available at the sign-in table for anyone wanting to sign it. Classic Homes CEO, Doug Stimple, committed to including the petition and all signatures as part of the application to the City.

d. Public Meeting Format/Agenda

As the facilitator for each of the public meetings, Lisa Bachman/Bachman pr started by reviewing the meeting purpose, agenda and format.

For each of the meetings, Doug Stimple, CEO of Classic Homes presented and discussed:

- background information about the property and the project
- what is happening with golf courses nationally, why this golf course is being sold, and impacts to the surrounding property values if a course isn't maintained
- Classic's conceptual plans/ideas for the property and potential timeline
- the City application process, where Classic is in the process, and schedule for public input (both the Classic Homes voluntary process and the City formal process)

Lisa Bachman also facilitated a question and answer session for each of the four Neighborhood/Public Meetings. Doug Stimple responded to and addressed every question asked by the attendees. She ended each meeting by reviewing the next steps in the process, schedule for future public meetings, and reminding attendees to visit the project webpage for meeting summaries/videos and ongoing project updates.

The first two Neighborhood Meetings were designed for Classic Homes to present its proposal and concept for the site development, listen to citizen feedback and answer

questions about its plans. The second two Neighborhood Meetings were designed to present to the changes Classic Homes made to its concept plans based on feedback received from the public during the first two meetings. A revised concept plan was handed out during the second two meetings and Classic Homes explained the changes it made based on public desires for the development.

V. Citizen Comments and Concerns

a. Meeting Dates:

Meeting Dates:	Completed Comment Forms:	Petition Sigs Collected:
Meeting #1: May 8	40 completed comment forms	11 signatures
Meeting #2: May 10	22 completed comment forms	9 signatures
Meeting #3: June 12	18 completed comment forms	6 signatures
Meeting #4: June 17	11 completed comment forms	1 signature

b. Public Comments / Question Topics

All questions and concerns expressed by the public were responded to and addressed by Doug Stimple either during the four Neighborhood Meetings or by email. This potential redevelopment project represents a change for the existing homeowners who have been situated along a golf course with open

views. While the public understood the situation of how an unmaintained golf course would negatively impact property values, concerns were expressed, although they were by and large similar to other development projects at this early stage of the process. Concerns expressed focused on the following topics:

- Loss of the open space and viewshed
- Increase in traffic congestion and safety impacts
- Premiums initially paid by purchasers for properties on the golf course
- Impact of the development on property values of existing homes
- Impact of the development on local schools
- Drainage at properties within "the Island" area / flood plain
- Impact on fire and police emergency services
- Density: units planned to be built on the property for each area of the development
- Types and price ranges of home product for each area of the development
- Desire for a buffer around properties
- Construction impacts; noise, and air pollution; Sand Creek impacts

VI. Conclusion/Results

Classic Homes has provided extensive opportunity for the public to be informed about the potential Springs Ranch Golf Course redevelopment project, to have opportunities to ask questions and to provide input, especially as a voluntary effort implemented at the very early stage of the development process. The public engagement process was open and transparent starting with Classic Homes mailing a letter of intent to purchase the property for potential redevelopment to adjacent property owners very early in the initial planning phase and followed up by four open Town Hall-style Neighborhood Meetings. An extensive effort using a variety of communication tools was implemented to inform the public of the proposed redevelopment project and of the Neighborhood Meeting schedule.

Overall assessment of the public's input: As part of its voluntary public input process, Classic Homes engaged with more than 400 citizens and property owners from the neighborhood's surrounding Springs Ranch Golf Course through its four public meetings. Classic also responded to those who submitted comments and asked questions by email. All questions during the meetings and those submitted by email were responded to by Classic Homes.

Many of the property owners along the golf course did not welcome the proposal of the golf course being redeveloped for fear of losing their viewshed and open space and over concerns of increased traffic in the area. However, most also understood the negative impact to their property values of an unmaintained golf course. There was also generally an appreciation for how new, quality homes constructed in their neighborhood, a new planned community, connectivity to trails and parks, and neighborhood amenities can increase their property values. Concerns expressed were similar to other new development projects, largely focused on increased traffic congestion, loss of views, concerns about drainage, density, and impacts to emergency services.

During the Neighborhood Meetings, the Classic Homes project team was respectful in listening to attendees and in answering all questions asked by the public. The public was also largely respectful of Classic Homes stating they appreciated the meetings and information. Many residents indicated that while they don't like the area changing from a golf course, they understand the reason and they appreciate Classic Homes' willingness to meet with its neighbors to answer questions and openly communicate its plan should it be approved by the City. Many citizens also indicated that if the golf course site does proceed for development they are glad it will be done so by Classic Homes v. an unknown, lesser quality developer/builder.

Classic Homes demonstrated its willingness to listen to the concerns and requests expressed by residents in the neighborhoods surrounding the development site by making changes to its concept plans following the first two of

the four Neighborhood Meetings. While some meeting attendees indicated they don't want the golf course redeveloped at all and so would not be satisfied with any changes to the concept plans, many others voiced their appreciation that Classic Homes listened to their concerns and made several changes.

While it's understandable that some citizens would have concerns about changes in their neighborhood (as noted above), especially given that some of the homes are currently situated along a golf course for which some paid a premium, numerous positive comments were also expressed regarding what the public likes/appreciates about the project and about Classic Homes:

- Classic does a good job in building a new community; commitment/promise of quality homes and different products for all age groups, affordable, a reputable and respected builder/developer.
- Appreciate that Classic Homes is purchasing the site instead of another builder/developer.
- Well thought out plan, appreciate the transparency and the community dialogue; appreciate that Classic Homes is having these meetings to allow our input.
- Thank you for changing two areas of the development to restrict homes there to ranch-style heights.
- Like the trails/parks and access to the creek aspect of the development plans and the park proposal.
- Like that Classic is taking care of Sand Creek and making trails, etc. for the community. It will increase the value of all present homes. Like that Classic is developing a trail system with a large public park that will be beneficial to the citizens of the east side of Colorado Springs.

- Like the access off Peterson Rd. and bike/ped access to First & Main Town Center.
- Appreciate Classic's willingness to share information of its proposal early on.
- Appreciate the development is retaining and adding green open space along Pony Tracks and adding buffers for the neighborhoods.
- Appreciate the opportunity to express our opinions and feelings (even if it doesn't change anything!); Appreciate Classic Homes' willingness to listen to the public and their intent to be honest/clear about the planned development; Appreciate the thought & care that has gone into the project; This is good for neighborhood and community; Appreciate you had open meetings that you didn't need to; Appreciate the honest, transparent answers to questions; Appreciate being given a preview of the process to move toward Classic's plan to develop.
- Like the opportunity to build a new home in my current location.
- Like turning of Springs Ranch golf clubhouse into a community center, brew pub or just something cool for all residents.
- Like that a traffic study/report will be conducted.
- I started out against this but after Wednesday's meeting I am more positive about it. I still would love the whole property to become one large park with a Library branch in the old clubhouse. But I can see the benefits especially with trails.
- I am hoping the area of Springs Ranch becomes a much desired neighborhood and increases home values.

VII. Topics of Community Questions and Input

- **Increase in traffic / safety impact**
  Classic has engaged a traffic study for the project. Both Classic and the City traffic department are reviewing the study to determine if changes need to be made. Classic will do what is required based on the traffic study results.

- **Loss of views / buffer**
  Views are not protected by the law so there is no compensation for loss of view. The owner of the golf course property has the right to build what meets City requirements and codes. Classic puts in all its contracts that it can't
  guarantee existing views will be there forever. Public feedback has indicated a desire for a buffer around the area referred to as "the island." Classic is planning for that but doesn't know at this time exactly what it will be.

- **Property Values**
  There are never any guarantees that when buyers purchase a property that there will be no changes to the surrounding area. The inability of the private golf course property owner to maintain the course means that somebody is going to redevelop it. An unmaintained, or poorly maintained golf course traditionally has negative impacts on surrounding property values.
  Classic Homes has the experience, track record and reputation to develop the property in a pleasing and quality way that will benefit surrounding homeowners with new amenities that increase property values. There is nowhere Classic Homes has built in which property values have decreased.

- **Impact on public safety**
  Developing infill areas actually decreases crime and response times. If you build outward, it often increases response times. When you develop, then infill, response times do not change. Local police and fire departments will have a chance to respond to the Classic proposal.

- **Impact on local schools**
  The City Fire Department, Police Department, Colorado Department of Transportation (Powers Blvd. is a state highway), and School District 49 will have a chance to review the application. The school district will tell Classic, as the developer, if they prefer acreage for a new school or prefer Classic pay fees instead.

- **Drainage / Flood Plain**
  A drainage plan that will not cause property owners problems is part of the requirements. A stormwater quality program will benefit not only the golf course redevelopment project but also give the City a head start to provide stormwater quality for existing flows that have none at this time. The development will be 100% compliant and no portion of the development will be within the flood plain established by the Federal Emergency Management Agency (FEMA). Additionally, the streamside overaly zone applies to a portion of this property. Within the streamside overlay portion, virtually nothing can be constructed within 40 feet of the creek. Within the next 40 feet, a deminimis amount of impervious surface (i.e. a back patio) can be built per the regulations. In addition, the City of Colorado Springs is under legal action by the Environmental Protection Agency resulting in the City now having one of the most aggressive review processes along the front range, with development plans having to be reviewed by federal, state and local governments.

- **Parks**
  A City formula determines how much acreage in parks needs to be included in new developments; 5-7.5 acres of park land per 1000 residents. While there are no specific plans yet, the project proposes approximately 600 housing units, an additional 330 apartments, and several active & passive park areas, consisting of approximately 12.5 acres of park, including an approximately 7.5 acre active park as a focal point of the development . The City Parks Department currently doesn't have the resources to build all the parks on its list of numerous other neighborhood park locations. Classic is proposing to build the parks and greenway areas as part of the new development early on so that the neighborhood doesn't have to wait for the City to build them.

  The land owned by the City identified for a park in this area has bad drainage and is too narrow without as much ground for what the City needs to construct a proper park there. Classic has proposed to exchange the land with a much better section of land on the north side of the golf course. The access would be off of Peterson Road v. through the neighborhood. On the master plan of all of Springs Ranch, the property owner received approximately 60 acres of park land credit for putting in the golf course. If the golf course had not been built, the owner would likely have had to pay the fees on the balance and the neighborhood would likely have only received 10 acres of parks. An agreement stipulates that if and when the golf club should be taken private or it closes, the owner would owe the City a significant amount of money, approximately $4MM. The current owner of the golf course property is not in a position to pay that to the City. With the sale of the property, the new owner will take on the liability and responsibility for making the payment to the City.

- **Trails and the Creek**
  Classic has not laid out all the trails within the development yet but intends to make it a very bicycle/walkable-friendly area. The fronts of the houses will face the creek for "eyes on the creek," a recognized approach for reducing homeless populations and crime.

- **Home types / Classic Homes product**
  The number of homes planned for the property is not definitive, but Classic is proposing 550-625 single-family dwelling units and 330 apartment units. After receiving public feedback, Classic will

restrict the type of homes built north of N. Carefree to ranch style single story homes, some of which will have walkout basement conditions. The proposed new homes in the area south of N. Carefree will match, or closely complement, surrounding existing density. Additionally, Classic proposes a "no-build" zone as a buffer for existing homes surrounding the area referred to as the "island." Street-side homes will be multi-use accessible and will connect to multi-mobile corridors. A front door to front door green belt and pocket parks are proposed. Classic will clean up Sand Creek and make it both more accessible and more attractive. Trails and improved pedestrian/bicycle bridges will enable residents to connect to First & Main Town Center.

- **Construction**
  Timing of build-out for the development largely depends on the economy. From the time dirt is turned to complete build-out, depending on condition of the market, is optimistically 6 years overall. If the housing market stays strong, Classic expects to sell approximately 100 units per year for a 5- to 6-year project.

PETITION

I oppose any and all Springs Ranch Golf Course redevelopment plans.

First & Last Name	Address	Signature	Date
Marlys Moore	3863 Riviera drv. #103	Marlys Moore	5-08-19
NANCY MACHETTA	3848 RIVIERA GROVE #102	Nancy Machetta	5/08/19
BARBARA KNOX	4095 Golf Club Drive	B. Knox	5/8/19
CARL Rosko	6534 Annanhill Pl	Carl Rosko	5/12/19
JOCELYN ROSKO	6534 ANNANHILL PL	Jocelyn Rosko	5/12/19
Linda Osborn	6688 Showhorse Ct	Linda Osb	5.12-19
Stephen Osborn	6698 Showhorse ct	[illegible]	5/12/19
Homi waldorf	6528 Range overlook HTS	[illegible]	6/12/19
Jennifer Rutschow	6464 Range Overlook	[illegible]	6/12/19
JOHN HARRISON	3015 MULESHOE DRIVE	John W Harrison	6/17/19

PETITION

I oppose any and all Springs Ranch Golf Course redevelopment plans.

First & Last Name	Address	Signature	Date
Robert Helm	6750 Annanhill Pl		5.8.19
PATRICIA Whitman	4159 Eminence Dr. C/S, CO 80922		5/8/19
RICHARD NAUGHTON	4040 GOLF CLUB DR COS CO 80922	Richard Naughton	5/9/19
Carol Lavoie	6835 Sunstream Grove Colo Spgs CO 80922		5/8/19
Ed Wall	4235 Greens Dr	Ed Wall	5/8/19
Thomas Blomquist	4090 Golf Club Dr		5/8/19
ROBERT GAON	4115 GOLF CLUB DR		5/8/19
Barby Nemechek	3380 Pony Tracks Dr		5/8

PETITION

I oppose any and all Springs Ranch Golf Course redevelopment plans.

First & Last Name	Address	Signature	Date
YANCEY DAY	3975 Riviera Grv.	Yancey E Day	5/10/2019
DANA DAY	3975 RIVIERA GRV.	Dana Day	5/10/2019
John Mackaman	3360 Bareback Dr	John Mackaman	5/10/2019
Joyce Stratford	765 Piros Dr	[illegible]	5/10/2019
Larry Nemechek	3380 Pony Tracks Dr	[illegible]	5/10

PETITION

I oppose any and all Springs Ranch Golf Course redevelopment plans.

First & Last Name	Address	Signature	Date
Tiffani Vogel	3345 Pony Tracks Dr		5/10/19
Sean Vogel	3345 Pony Tracks Dr		5/10/19
Tammy Cluver	3335 Pony Tracks Dr		5/10/19
Jeffrey Cluver	3335 Pony Tracks Dr		5/10/19

GREENWAYS AT SAND CREEK

PUD ZONING AND DEVELOPMENT STANDARDS

INTRODUCTION

Classic Homes has submitted to the City of Colorado Springs an application to change the zoning of the Property from Parks "PK" and Agricultural "A" to "PUD" (Planned Unit Development) with Development Standards. The zone change request is not accompanied by an application for a Master Plan, as the original Master Plan for Springs Ranch has been implemented. The Zone boundaries and accompanying legal descriptions are attached as **Exhibit "A"**. A concurrent rezoning of Existing "A" to "PK" is also being processed. These Development Standards do not affect the proposed PK area.

LOCATION

The Property contains approximately 194 acres and is located in the City of Colorado Springs. The property has 2 distinct sections contained within it, with those sections generally located both north (Northern Property) and south (Southern Property) of North Carefree Circle.

The Northern Property generally is located to the east of the City Owned Sand Creek Pond 2 and other associated City owned property slated for development into the proposed Coleman Community Park. The western boundary of the Northern Property also lies adjacent to Sand Creek. The furthest eastern boundary abuts Peterson Road, with the majority of the eastern boundary lying adjacent to existing development of single-family homes, condominiums and townhomes. Additionally, the development known as the Island at Springs Ranch is surrounded by the Property. Please see the attached map of the Northern Property. **(Exhibit "B")**

The Southern Property generally is located east of Tutt Boulevard, south of North Carefree Circle and north of Sand Creek Pond No. 1. Sand Creek bifurcates this Southern Property, with approximately 20.7 acres lying east of Sand Creek and west of Pony Tracks Drive and approximately 92.8 acres lying west of Sand Creek and east of Tutt Boulevard. The PUD zoning application also incorporates approximately 22 acres of currently City owned property along Tutt Boulevard that was originally envisioned as the Tutt Sports Complex. For reasons further enumerated in the Project Statement, Classic Homes proposes trading this City owned property along Tutt Boulevard in exchange for a larger amount of acreage located within the Northern Property and adjacent to the proposed Coleman Community Park. Please see the attached map of the Southern Property. **(Exhibit "C")**

ZONING CONTEXT

The site is entirely surrounded by City zone districts with a mix of residential, commercial and associated uses and zones. The easterly edge is predominately residential zone districts, the northern and southern portions of the Property border City owned land and the westerly portion of the Property generally abuts

high density residential, senior housing and commercial zone districts associated with the First and Main commercial development.

ADJACENT ZONING	ZONE DISTRICT
Northwestern Portion of Northern Property	PK SS AO CR, R1-6; City owned Sand Creek Pond 2 and proposed Coleman Community Park
Northeastern Portion of Northern Property	R1-6 DF AO; consisting of single family residential of approximately 3.4-4.2 DUA
Island at Springs Ranch	R1-6 AO DF; consisting of single family residential of approximately 3.9-4.2 DUA
Eastern Portions of Northern Property	PUD AO and R1-6 AO DF; consisting of single family residential of approximately 4.1 DUA, and Townhome/Condos of approximately 8.7-16.1 DUA
Northern Portion of Southern Property	PUD AO; consisting of a neighborhood convenience store
Northwest Portion of Southern Property	PUD AO consisting of an apartment complex of approximately 22 DUA
Western Portions of Southern Property	PBC AO, R5 AO; consisting of First and Main commercial development, senior housing of approximately 19 DUA, apartments of approximately 21 DUA and the southern portions of First and Main commercial development
Southern Portions of Southern Property	A SS AO R1-6; City owned ground containing Sand Creek Pond 1
Eastern Portions of Southern Property	R1-6 DF AO; consisting of single family residential of approximately 4.1-5.4 DUA.

SEE EXHIBIT "D"

PROJECT DESCRIPTION

Greenways at Sand Creek proposes a mix of residential uses within the overall PUD and incorporates such uses within the community and connects them via public roadways, bike lanes, trails, open spaces and parks. It also has a 1.5 acre proposed commercial zone district. The proposed PUD is attached as **Exhibit "B"**. The PUD plan anticipates approximately 170-180 lots located within the zone designation of RM, approximately 25-30 single family alley loaded homes located within the zone designation of RH, approximately 275-300 single family homes located within the zone designation of RH, approximately 140 townhomes within the zone designation of RH and approximately 330 apartments. Additionally, the PUD plan anticipates approximately 7.7 acres of formal parks, 4.5 acres of natural parks, 20-24 acres of open space and 1.5 miles of trails and walking paths, exclusive of sidewalks associated with streets. The density proposed by the PUD Plan is as follows: Greenways North: 3.6 DUA; Greenways East: 4.1 DUA; and Greenways South: 10.2 DUA, exclusive of the tract incorporating Sand Creek and proposed to be deeded to the City, as well as other proposed public park areas and the Commercial Use, for a gross density of 9-

10 DUA. For any portions of the zone districts that fall within the requirements of the City's Streamside Overlay Zone District, these areas have been designated on the attached PUD Plan with an SS designation.

With respect to the Northern Property, the primary east/west access is provided via North Carefree Circle, which will connect to a new proposed right-in right-out intersection at the southeastern edge of the Northern Property. Additional connections are provided into the Northern Property via Showhorse Court and Peterson Road, all as further depicted on the PUD plan. Internal access is proposed with the Northern Property from new internal streets which will be constructed to the proposed development areas. The PUD plan proposes to "ranch restrict" all homes constructed within the Northern Property, which means that the homes will be single story construction limited to **25** feet in height, as calculated under the City Code. It is anticipated that most, if not all, of the homes will have a basement foundation and some of these basements may be "walk outs" depending upon the final grading of the affected areas. The residential zone area for the Northern Property is depicted on the PUD Plan as Residential Medium (RM), with the typical lot anticipated to consist of a 50-foot lot frontage, with a lot depth of 100-120 feet. The developable portion of the Northern Property is anticipated to encompass approximately 35 acres, with approximately 130-134 single family homes, for an overall density of 3.6 DUA. The RM zone designation allows 3-5.5 DUA.

With respect to the Southern Property, the proposed development east of Sand Creek will be accessed via Pony Tracks Drive, an existing residential collector already in existence. The PUD plan proposes to construct approximately 42 residential houses within the 10 acres of developable ground. The PUD plan further proposes to "ranch restrict" all homes constructed within the proposed development east of Sand Creek and to front homes to Sand Creek as preferred under the City's Streamside Overlay zone designation. This area shall be designated RMSS and will allow 3-5.5 DUA.

With respect to the balance of the Southern Property (the proposed development west of Sand Creek) these areas will be accessed via an (1) an improved residential road at the current entrance into the Springs Ranch Clubhouse, which will be extended into the site from the eastern contiguous portion of the First and Main Town Center commercial development and (2) an extension of a residential road from South Carefree Circle into the Southern Property. These access roads will be connected via internal public residential streets. Making such connectivity ensures that the residents of the Southern Property will have direct access to Powers Boulevard from the site via South Carefree Circle.

Within this western portion of the Southern Property, there are approximately 35 acres of proposed RH and RHSS zoning designations, allowing density of single-family homes with 6-12 DUA. These areas will have a mix of single-family products containing 6-12 DUA. Additionally, this western portion of the Southern Property is anticipated to have approximately 2 areas of RH and RHSS zoning designation, each containing approximately 70 townhome or other high-density units, with density in the 6-12 DUA ranges. The southwestern most edge of the Southern Property, consisting of approximately 13 acres fronting on Tutt Boulevard and adjacent to the commercial development of First and Main Town Center, has a proposed zoning designation of RVH and is anticipated to be developed with apartments in the 18-25 DUA range. Finally, this Southern Property will have a formalized neighborhood park and community amenities located on approximately 7.7 acres, along with open space, on-street and off-street bike lanes and trails and associated tracts.

Please refer to the Project Statement document for a further and more detailed project description.

The Zoning and Development Standards for the different land use categories are set out in **Exhibit "F"** and the permitted uses within these use areas are provided in **Exhibit "G"**.

COMPREHENSIVE PLAN COMPLIANCE

Plan COS contains a number of "Big Ideas" that are aspirational for development within Colorado Springs. Greenways at Sand Creek achieves many of these ideals. Plan COS indicates that our City should embrace creative infill, adaptation and land use changes **(PlanCOS Chapter 3, P. 56, Goal UP-2 & Policy UP-2.A)**. Greenways at Sand Creek is one of the larger infill projects that exists within Colorado Springs and this PUD will create a diverse, interesting, publicly connected neighborhood that will significantly benefit residents of Colorado Springs while replacing an underutilized, poorly performing public golf course. Other relevant "Big Ideas" include focusing on corridors and centers we need to allow community life to thrive, and suggests achieving this through density, land use diversity and public spaces **(PlanCOS Chapter 3, P. 57, Goal UP-4 & Policy UP-4.A)**. Plan COS further promotes providing parks for the people and completing our creeks to make our creeks as multipurpose and accessible corridors **(PlanCOS Chapter 7, P. 147, Goal ML-1 & Policy ML-1.C and Goal ML-3 & Policies ML-3A&B)**. Greenways at Sand Creek achieves all of these goals: it contains diverse and interesting housing stock that will be accessible to a variety of household income levels; it has significant public spaces that were previously only accessible to those who paid a green fee; it has proposed community amenities planned to be associated with the park; it contains formal and informal parks that are accessible to all; it celebrates and honors the Sand Creek trail connections, making them accessible and improved for a variety of activities along one of our City's most important creek corridors.

Plan COS specifically classifies the typology of Springs Ranch as an Established Suburban Neighborhood **(PlanCOS Chapter 5, P. 90, Typology 2)**. Plan COS states that new development in such typology should focus on safe connections into and within these neighborhoods and connect to off-street trail connections. This PUD application achieves such goals, as it creates 3 new connections from established street systems into this proposed development and has virtually no impact on neighborhood street systems. Additionally, this PUD application creates trail, open space and bike connections into the existing neighborhoods where none existed before and creates a walkable, bikeable corridor into the restaurants, shopping and entertainment available at First and Main Town Center. It provides for parks to serve not just this proposed development, but surrounding neighborhoods as well. The Sand Creek trail corridor is an important link to the goal of "Completing our Creeks" and this PUD application provides for uninterrupted, public access for multipurpose usage.

Plan COS acknowledges that not all projects fit into one "typology" and certainly Greenways at Sand Creek could be classified additionally as a "Changing Neighborhood" given the proposed change in use of this Property. Plan COS further classifies this type of proposal as a redevelopment or an infill project. For such types of projects, Plan COS suggests that goals of any such proposed development should include redeveloping drainages, increase connectivity between commercial areas and existing and proposed neighborhoods, develop off street trail system and create community centers **(PlanCOS Chapter 5, Typology 3)**. Greenways at Sand Creek achieves each and every one of those stated goals.

Please refer to the Project Statement of Greenways at Sand Creek for a more thorough discussion of the many significant ways in which Greenways at Sand Creek meets the Plan COS comprehensive planning criteria.

SUMMARY

This PUD zoning request with Development Standards are in conformance with the City Comprehensive Plan. This Planned Unit Development will create a diverse, interesting, connected neighborhood that will significantly benefit residents of Colorado Springs while replacing an underutilized, poorly performing public golf course. It fully complies with all aspects of the Streamside Zoning Overlay, has incorporated numerous comments from surrounding neighbors and neighborhood associations to provide connectivity, transitions and access throughout the planning area. The land use categories are appropriate and the zone change will enhance the community and will not cause any detriment to the health, safety and welfare of the surrounding area.

EXHIBIT A: ZONING EXHIBIT AND LEGAL DESCRIPTION

CLASSIC CONSULTING

619 N. Cascade Avenue, Suite 200 (719) 785-0790
Colorado Springs, Colorado 80903 (719) 785-0799 (Fax)

LEGAL DESCRIPTION: PUD REZONE

(6) SIX PARCELS OF LAND BEING A PORTION SECTION 30 AND SECTION 31, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1

A PARCEL OF LAND BEING A PORTION OF SECTION 30, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTHERLY BOUNDARY OF THE FAIRWAYS AT SPRINGS RANCH FILING NO. 2 RECORDED UNDER RECEPTION NO. 200084159, RECORDS OF EL PASO COUNTY, COLORADO, AND THE NORTHERLY BOUNDARY OF THE FAIRWAYS AT SPRINGS RANCH FILING NO. 3 RECORDED UNDER RECEPTION NO. 201041586 BEING MONUMENTED AT THE WESTERLY END BY A 1-1/2 INCH ALUMINUM SURVEYORS CAP STAMPED "JR ENG LTD RLS 32820" AND AT THE EASTERLY END BY A ONE INCH RED PLASTIC CAP STAMPED "LS 1593" IS ASSUMED TO BEAR N80°11'59"W, A DISTANCE OF 576.78 FEET.

COMMENCING AT THE NORTHEASTERLY CORNER OF THE FAIRWAYS AT SPRINGS RANCH FILING NO. 3 RECORDED UNDER RECEPTION NO. 201041586, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF SHOWHORSE COURT AS PLATTED IN THE ISLAND AT SPRINGS RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 098162058, SAID POINT BEING THE POINT OF BEGINNING;

THENCE N80°11'59"W, ON THE NORTHERLY BOUNDARY OF SAID THE FAIRWAYS AT SPRINGS RANCH FILING NO. 3, AND THE NORTHERLY BOUNDARY THE FAIRWAYS AT SPRINGS RANCH FILING NO. 2 RECORDED UNDER RECEPTION NO. 200084159, RECORDS OF EL PASO COUNTY, COLORADO, A DISTANCE OF 576.78 FEET;

THENCE ON THE WESTERLY BOUNDARY OF SAID THE FAIRWAYS AT SPRINGS RANCH FILING NO. 2 AND THE FAIRWAYS AT SPRINGS RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 099142816 THE FOLLOWING (3) THREE COURSES:

1. S16°35'31"W, A DISTANCE OF 178.04 FEET;
2. S25°25'31"W, A DISTANCE OF 427.37 FEET;
3. S06°26'02"E, A DISTANCE OF 100.03 FEET TO A POINT ON CURVE, SAID POINT BEING THE NORTHEASTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 097129652;

THENCE ON THE NORTHERLY AND WESTERLY BOUNDARY OF SAID PARCEL OF LAND THE FOLLOWING (2) COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S06°25'56"E, HAVING A DELTA OF 03°34'13", A RADIUS OF 3880.00 FEET AND A DISTANCE OF 241.78 FEET TO A POINT ON CURVE;
2. S11°23'41"E, A DISTANCE OF 20.01 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF NORTH CAREFREE CIRCLE AS PLATTED IN THE COLORADO SPRINGS RANCH FILING NO. 3, RECORDED IN PLAT BOOK A-4 AT PAGE 60;

THENCE ON SAID NORTHERLY RIGHT OF WAY LINE OF NORTH CAREFREE CIRCLE, ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS S09°59'43"E, HAVING A DELTA OF 01°46'56", A RADIUS OF 3860.00 FEET AND A DISTANCE OF 120.07 FEET TO A POINT ON CURVE, SAID POINT BEING THE SOUTHEASTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 218079638;

THENCE ON THE EASTERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 218079638, THE FOLLOWING (8) EIGHT COURSES;

1. N11°28'56"W, A DISTANCE OF 69.58 FEET;
2. N57°17'32"W, A DISTANCE OF 75.00 FEET;
3. S55°12'56"W, A DISTANCE OF 150.00 FEET;
4. S85°32'39"W, A DISTANCE OF 30.00 FEET;
5. N49°11'30"W, A DISTANCE OF 30.00 FEET;
6. N08°20'07"W, A DISTANCE OF 50.00 FEET;
7. N11°15'00"E, A DISTANCE OF 167.14 FEET;
8. N22°00'01"E, A DISTANCE OF 167.49 FEET TO A POINT ON THE WESTERLY BOUNDARY OF THE DRAINAGE TRACT VACATED BY VACATION PLAT OF A PORTION OF THE COLORADO SPRINGS RANCH FILING NO. 1, THE COLORADO SPRINGS RANCH FILING NO. 2, AND THE COLORADO SPRINGS RANCH FILING NO. 3 RECORDED UNDER RECEPTION NO. 095042873;

THENCE N11°28'53"W, ON SAID EASTERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 218079638, BOCHNAK FAMILY ENTERTAINMENT CENTER SUBDIVISION RECORDED UNDER RECEPTION NO. 205005854, A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 206187078, THE EASTERLY BOUNDARY OF TUTT OFFICE PARK FILING NO. 3, RECORDED UNDER RECEPTION NO. 210713050 AND SAID WESTERLY BOUNDARY OF THE DRAINAGE TRACT VACATED BY VACATION PLAT OF A PORTION OF THE COLORADO SPRINGS RANCH FILING NO. 1, THE COLORADO SPRINGS RANCH FILING NO. 2, AND THE COLORADO SPRINGS RANCH FILING NO. 3, A DISTANCE OF 378.41 FEET TO A POINT OF CURVE;

THENCE CONTINUING ON SAID EASTERLY BOUNDARY OF TUTT OFFICE PARK FILING NO. 3, AND SAID WESTERLY BOUNDARY OF THE DRAINAGE TRACT VACATED BY VACATION PLAT OF A PORTION OF THE COLORADO SPRINGS RANCH FILING NO. 1, THE COLORADO SPRINGS RANCH FILING NO. 2, AND THE COLORADO SPRINGS RANCH FILING NO. 3, ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 06°14'53", A RADIUS OF 1600.00 FEET AND A DISTANCE OF 174.48 FEET TO A POINT ON CURVE, SAID POINT BEING THE SOUTHWESTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 205110196;

THENCE ON THE SOUTHERLY AND EASTERLY BOUNDARY OF SAID PARCEL OF LAND THE FOLLOWING (6) SIX COURSES:

1. S80°19'22"E, A DISTANCE OF 353.44 FEET;
2. N20°50'52"E, A DISTANCE OF 104.17 FEET;
3. N57°25'59"E, A DISTANCE OF 144.10 FEET;
4. N18°27'26"E, A DISTANCE OF 261.08 FEET;
5. N26°19'43"W, A DISTANCE OF 233.70 FEET;
6. N24°52'20"E, A DISTANCE OF 175.41 FEET;

THENCE S79°22'47"E, A DISTANCE OF 371.72 FEET TO A POINT ON THE WESTERLY BOUNDARY OF THE ISLAND AT SPRINGS RANCH FILING NO. 2 RECORDED UNDER RECEPTION NO. 099152700;

THENCE ON SAID WESTERLY BOUNDARY OF THE ISLAND AT SPRINGS RANCH FILING NO. 2 THE FOLLOWING (2) TWO COURSES:

1. S09°30'31"W, A DISTANCE OF 135.34 FEET;
2. S32°24'55"E, A DISTANCE OF 278.35 TO THE NORTHWESTERLY CORNER OF THE ISLAND AT SPRINGS RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 098162058;

THENCE ON THE WESTERLY BOUNDARY OF SAID THE ISLAND AT SPRINGS RANCH FILING NO. 1 THE FOLLOWING (3) THREE COURSES:

1. S32°24'55"E, A DISTANCE OF 16.65 FEET;
2. S44°48'21"E, A DISTANCE OF 450.00 FEET;
3. N88°59'43"E, A DISTANCE OF 90.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SHOWHORSE DRIVE AS PLATTED IN SAID THE ISLAND AT SPRINGS RANCH FILING NO. 1;

THENCE ON SAID WESTERLY RIGHT OF WAY LINE AS PLATTED IN SAID THE ISLAND AT SPRINGS RANCH FILING NO. 1 THE FOLLOWING (2) COURSES:

1. S01°00'17"E, A DISTANCE OF 42.35 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 29°38'58", A RADIUS OF 480.00 FEET AND A DISTANCE OF 248.39 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 26.540 ACRES (1,156,091 SQUARE FEET).

PARCEL 2

A PARCEL OF LAND BEING A PORTION OF SECTION 30, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTHERLY BOUNDARY OF THE FAIRWAYS AT SPRINGS RANCH FILING NO. 2 RECORDED UNDER RECEPTION NO. 200084159, RECORDS OF EL PASO COUNTY, COLORADO, AND THE NORTHERLY BOUNDARY OF THE FAIRWAYS AT SPRINGS RANCH FILING NO. 3 RECORDED UNDER RECEPTION NO. 201041586 BEING MONUMENTED AT THE WESTERLY END BY A 1-1/2 INCH ALUMINUM SURVEYORS CAP STAMPED "JR ENG LTD RLS 32820" AND AT THE EASTERLY END BY A ONE INCH RED PLASTIC CAP STAMPED "LS 1593" IS ASSUMED TO BEAR N80°11'59"W, A DISTANCE OF 576.78 FEET.

COMMENCING AT THE NORTHEASTERLY CORNER OF THE FAIRWAYS AT SPRINGS RANCH FILING NO. 3 RECORDED UNDER RECEPTION NO. 201041586, RECORDS OF EL PASO COUNTY, COLORADO;

THENCE S39°03'54"E, A DISTANCE OF 64.24 FEET TO THE SOUTHEASTERLY CORNER OF THE ISLAND AT SPRINGS RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 098162058, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE EASTERLY RIGHT OF WAY LINE OF SHOWHORSE COURT AS PLATTED IN SAID THE ISLAND AT SPRINGS RANCH FILING NO. 1, THE FOLLOWING (2) TWO COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N58°46'09"W, HAVING A DELTA OF 32°14'08", A RADIUS OF 540.00 FEET AND A DISTANCE OF 303.81 FEET TO A POINT OF TANGENT;
2. N01°00'17"W, A DISTANCE OF 42.35 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID THE ISLAND AT SPRINGS RANCH FILING NO. 1;

THENCE ON THE SOUTHERLY AND EASTERLY BOUNDARY OF SAID THE ISLAND AT SPRINGS RANCH FILING NO. 1 THE FOLLOWING (3) THREE COURSES:

1. N88°59'43"E, A DISTANCE OF 105.00 FEET;
2. N22°11'40"E, A DISTANCE OF 500.00 FEET;
3. N07°35'21"E, A DISTANCE OF 74.63 FEET TO THE SOUTHEASTERLY CORNER OF THE ISLAND AT SPRINGS RANCH FILING NO. 2 RECORDED UNDER RECEPTION NO. 099152700;

THENCE CONTINUING N07°35'21"E, ON THE EASTERLY BOUNDARY OF SAID THE ISLAND AT SPRINGS RANCH FILING NO. 2, A DISTANCE OF 325.16 FEET TO THE SOUTHEASTERLY CORNER OF THE ISLAND AT SPRINGS RANCH FILING NO. 3 RECORDED UNDER RECEPTION NO. 201031943;

THENCE N07°35'21"E, ON THE EASTERLY BOUNDARY OF SAID THE ISLAND AT SPRINGS RANCH FILING NO. 3, A DISTANCE OF 395.28 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF GOLF CLUB DRIVE AS PLATTED IN SAID THE ISLAND AT SPRINGS RANCH FILING NO. 3;

THENCE S83°07'38"E, ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID GOLF CLUB DRIVE, A DISTANCE OF 148.92 FEET TO A POINT ON THE WESTERLY BOUNDARY OF GOLF COURSE NORTH FILING NO. 2 RECORDED UNDER RECEPTION NO. 099129507;

THENCE S13°31'32"E, ON THE WESTERLY BOUNDARY OF SAID GOLF COURSE NORTH FILING NO. 2, A DISTANCE OF 340.94 FEET TO THE NORTHWESTERLY CORNER OF GOLF COURSE NORTH FILING NO. 1 RECORDED UNDER RECEPTION NO. 099129506;

THENCE CONTINUING S13°31'32"E, ON THE WESTERLY BOUNDARY OF SAID GOLF COURSE NORTH FILING NO. 1, A DISTANCE OF 616.66 FEET TO THE MOST NORTHERLY CORNER OF HILLSBORO AT SPRINGS RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 098193067;

THENCE ON THE NORTHWESTERLY BOUNDARY OF SAID HILLSBORO AT SPRINGS RANCH FILING NO. 1 THE FOLLOWING (3) THREE COURSES:

1. S35°18'35"W, A DISTANCE OF 740.56 FEET;
2. S75°46'18"W, A DISTANCE OF 200.68 FEET;
3. N85°28'58"W, A DISTANCE OF 226.25 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 14.027 ACRES (611,009 SQUARE FEET).

PARCEL 3

A PARCEL OF LAND BEING ALL OF LOTS 1 AND 2 OF SENIORS AT SPRINGS RANCH RECORDED UNDER RECEPTION NO. 216713795 RECORDS OF EL PASO COUNTY, COLORADO AND A PORTION OF SECTION 30 AND SECTION 31, ALL IN TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTHEASTERLY BOUNDARY OF TUTT SPORTS COMPLEX RECORDED UNDER RECEPTION NO. 205058864, RECORDS OF EL PASO COUNTY, COLORADO, AND THE SOUTHWESTERLY BOUNDARY OF ENCHANTED SPRINGS RECORDED UNDER RECEPTION NO. 217714002 BEING MONUMENTED AT THE NORTHWESTERLY END BY A ONE INCH YELLOW PLASTIC SURVEYORS CAP STAMPED "22577" AND AT THE SOUTHEASTERLY END BY A ONE INCH YELLOW PLASTIC SURVEYORS CAP STAMPED "22577", IS ASSUMED TO BEAR S48°56'29"E, A DISTANCE OF 808.37 FEET.

COMMENCING AT THE NORTHEASTERLY CORNER OF TUTT SPORTS COMPLEX RECORDED UNDER RECEPTION NO. 205058864, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE SOUTHWESTERLY BOUNDARY OF ENCHANTED SPRINGS RECORDED UNDER RECEPTION NO. 217714002;

THENCE S01°02'16"E, ON THE EASTERLY BOUNDARY OF SAID TUTT SPORTS COMPLEX AND THE WESTERLY BOUNDARY OF SAID ENCHANTED SPRINGS, A DISTANCE OF 472.52 FEET TO THE MOST SOUTHERLY CORNER OF SAID ENCHANTED SPRINGS, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE EASTERLY BOUNDARY OF SAID ENCHANTED SPRINGS, THE FOLLOWING (7) SEVEN COURSES:

1. N40°56'54"E, A DISTANCE OF 227.63 FEET;
2. N11°47'00"E, A DISTANCE OF 323.84 FEET;
3. N39°10'16"W, A DISTANCE OF 139.11 FEET;
4. N29°09'30"W, A DISTANCE OF 297.00 FEET;
5. N43°08'14"W, A DISTANCE OF 231.78 FEET;
6. N26°30'21"W, A DISTANCE OF 204.51 FEET;
7. N14°35'31"W, A DISTANCE OF 220.46 FEET TO THE NORTHEASTERLY CORNER OF SAID ENCHANTED SPRINGS, SAID POINT BEING THE SOUTHEASTERLY CORNER OF LOT 3 AS PLATTED IN SENIORS AT SPRINGS RANCH RECORDED UNDER RECEPTION NO. 216713795;

THENCE ON THE EASTERLY BOUNDARY OF SAID LOT 3, THE FOLLOWING (4) FOUR COURSES:

1. CONTINUING N14°35'31"W, A DISTANCE OF 14.19 FEET;
2. N05°21'26"W, A DISTANCE OF 264.72 FEET;
3. N09°58'12"W, A DISTANCE OF 255.84 FEET;
4. N29°16'41"E, A DISTANCE OF 172.44 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 3;

THENCE N74°39'02"W, ON THE NORTHERLY BOUNDARY OF SAID LOT 3 AND THE SOUTHERLY BOUNDARY OF LOT 2 AS PLATTED IN SAID SENIORS AT SPRINGS RANCH, A DISTANCE OF 300.95 FEET TO A POINT ON CURVE, SAID POINT BEING THE NORTHWESTERLY CORNER OF SAID LOT 3, THE SOUTHWESTERLY CORNER OF SAID LOT 2, THE NORTHEASTERLY CORNER OF TRACT B AS PLATTED IN SAID SENIORS AT SPRINGS RANCH AND THE SOUTHEASTERLY CORNER OF TRACT A AS PLATTED IN SAID SENIORS AT SPRINGS RANCH;

THENCE ON THE EASTERLY BOUNDARY OF SAID TRACT A AND THE WESTERLY BOUNDARY OF SAID LOT 2 AND THE NORTHWESTERLY BOUNDARY OF LOT 1 AS PLATTED IN SAID SENIORS AT SPRINGS RANCH THE FOLLOWING (2) TWO COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S77°00'59"E HAVING A DELTA OF 28°25'37", A RADIUS OF 740.00 FEET AND A DISTANCE OF 367.15 FEET TO A POINT OF TANGENT;
2. N41°24'37"E, A DISTANCE OF 229.99 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 1, THE NORTHEASTERLY CORNER OF SAID TRACT A AS PLATTED IN SENIORS AT SPRINGS RANCH, THE MOST SOUTHERLY CORNER OF TRACT A AS PLATTED IN FIRST AND MAIN TOWN CENTER FILING NO. 18 RECORDED UNDER RECEPTION NO. 212713189 AND THE MOST WESTERLY CORNER OF LOT 1 AS PLATTED IN SAID FIRST AND MAIN TOWN CENTER FILING NO. 18;

THENCE S48°35'22"E, ON THE NORTHEASTERLY BOUNDARY OF SAID LOT 1 AS PLATTED IN SENIORS AT SPRINGS RANCH AND THE SOUTHWESTERLY BOUNDARY OF LOT 1 AS PLATTED IN FIRST AND MAIN TOWN CENTER FILING NO. 18, A DISTANCE OF 260.00 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 1 AS PLATTED IN SENIORS AT SPRINGS RANCH, SAID POINT BEING THE MOST SOUTHERLY CORNER OF SAID LOT 1 AS PLATTED IN FIRST AND MAIN TOWN CENTER FILING NO. 18;

THENCE ON THE EASTERLY BOUNDARY OF SAID LOT 1 AS PLATTED IN FIRST AND MAIN TOWN CENTER FILING NO. 18, THE FOLLOWING (2) TWO COURSES:

1. N24°16'29"E, A DISTANCE OF 445.55 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 24°31'56", A RADIUS OF 672.45 FEET AND A DISTANCE OF 287.92 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 1 AS PLATTED IN FIRST AND MAIN TOWN CENTER FILING NO. 18, SAID POINT ALSO BEING ON THE SOUTHERLY BOUNDARY OF LOT 1 AS PLATTED IN FIRST AND MAIN TOWN CENTER FILING NO. 19 RECORDED UNDER RECEPTION NO. 213713292;

THENCE ON THE BOUNDARY OF SAID LOT 1 AS PLATTED IN FIRST AND MAIN TOWN CENTER FILING NO. 19, THE FOLLOWING (3) THREE COURSES:

1. N71°19'13"E, A DISTANCE OF 45.27 FEET;
2. N26°20'02"E, A DISTANCE OF 86.49 FEET;
3. N18°40'00"W, A DISTANCE OF 159.68 FEET TO A POINT ON CURVE, SAID POINT BEING THE NORTHEASTERLY CORNER OF SAID LOT 1 AS PLATTED IN FIRST AND MAIN TOWN CENTER FILING NO. 19, SAID POINT ALSO BEING ON THE SOUTHERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 097129652;

THENCE ON SAID SOUTHERLY BOUNDARY, ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S16°45'33"E, HAVING A DELTA OF 00°55'28", A RADIUS OF 3720.00 FEET AND A DISTANCE OF 60.03 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE WESTERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 218079638;

THENCE ON THE BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER 218079638, THE FOLLOWING (4) FOUR COURSES:

1. S13°56'15"E, A DISTANCE OF 20.01 FEET;
2. N84°01'37"E, A DISTANCE OF 245.01 FEET;
3. N74°37'51"E, A DISTANCE OF 16.24 FEET;
4. N11°39'55"W, A DISTANCE OF 73.08 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF NORTH CAREFREE CIRCLE AS PLATTED IN THE COLORADO SPRINGS RANCH FILING NO. 2 AS RECORDED IN PLAT BOOK Z-3 AT PAGE 137;

THENCE ON SAID SOUTHERLY RIGHT OF WAY LINE, ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S11°48'29"E, HAVING A DELTA OF 01°38'23", A RADIUS OF 3740.00 FEET AND A DISTANCE OF 107.03 FEET TO A POINT ON CURVE, SAID POINT BEING THE NORTHWESTERLY CORNER OF SPRINGS RANCH SUBDIVISION FILING NO. 7 RECORDED IN PLAT BOOK G-5 AT PAGE 87;

THENCE ON THE WESTERLY BOUNDARY OF SAID SPRINGS RANCH FILING NO. 7, THE FOLLOWING (4) FOUR COURSES:

1. S11°28'47"E, A DISTANCE OF 189.74 FEET;
2. S40°20'16"E, A DISTANCE OF 445.00 FEET;
3. S10°13'28"W, A DISTANCE OF 145.00 FEET;
4. S05°45'58"E, A DISTANCE OF 180.61 FEET TO THE NORTHWESTERLY CORNER OF SPRINGS RANCH SUBDIVISION FILING NO. 12 RECORDED UNDER RECEPTION NO. 098097095;

THENCE S19°18'10"E, ON THE WESTERLY BOUNDARY OF SAID SPRINGS RANCH SUBDIVISION FILING NO. 12, A DISTANCE OF 220.14 FEET TO THE SOUTHWESTERLY CORNER OF SAID SPRINGS RANCH SUBDIVISION FILING NO. 12, SAID POINT BEING ON THE NORTHERLY LINE OF A 50 FOOT DRAINAGE AND UTILITY EASEMENT AS RECORDED IN THE SPRINGS RANCH FILING NO. 1 RECORDED IN PLAT BOOK Z-3 AT PAGE 136;
THENCE S68°33'31"W, ON SAID NORTHERLY LINE, A DISTANCE OF 7.95 FEET TO THE NORTHEASTERLY CORNER OF THE 50 FOOT DRAINAGE AND UTILITY EASEMENT VACATED BY VACATION PLAT OF A PORTION OF THE COLORADO SPRINGS RANCH FILING NO. 1, THE COLORADO SPRINGS RANCH FILING NO. 2, AND THE COLORADO SPRINGS RANCH FILING NO. 3 RECORDED UNDER RECEPTION NO. 095042873;

THENCE ON THE EASTERLY BOUNDARY OF SAID 50 FOOT DRAINAGE AND UTILITY EASEMENT VACATED BY VACATION PLAT OF A PORTION OF THE COLORADO SPRINGS RANCH FILING NO. 1, THE COLORADO SPRINGS RANCH FILING NO. 2, AND THE COLORADO SPRINGS RANCH FILING NO. 3, AND THE WESTERLY BOUNDARY OF SPRINGS RANCH SUBDIVISION FILING NO. 9 RECORDED UNDER RECEPTION NO. 096096832, THE FOLLOWING (6) SIX COURSES:

1. S21°26'28"E, A DISTANCE OF 830.00 FEET;
2. S05°16'43"E, A DISTANCE OF 56.05 FEET;
3. S13°43'31"W, A DISTANCE OF 325.00 FEET;
4. S16°25'35"W, A DISTANCE OF 55.43 FEET;
5. S31°39'53"W, A DISTANCE OF 60.08 FEET;
6. S57°56'29"E, A DISTANCE OF 120.00 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID THE COLORADO SPRINGS RANCH FILING NO. 1;

THENCE ON SAID WESTERLY BOUNDARY AND THE EASTERLY BOUNDARY OF A 60 FOOT DRAINAGE AND UTILITY EASEMENT VACATED BY SAID VACATION PLAT OF A PORTION OF THE COLORADO SPRINGS RANCH FILING NO. 1, THE COLORADO SPRINGS RANCH FILING NO. 2, AND THE COLORADO SPRINGS RANCH FILING NO. 3, THE FOLLOWING (2) TWO COURSES:

1. S32°03'32"W, A DISTANCE OF 168.60 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 58°05'34", A RADIUS OF 270.00 FEET AND A DISTANCE OF 273.76 FEET TO A POINT ON CURVE, SAID POINT BEING THE MOST NORTHERLY CORNER OF SPRINGS RANCH SUBDIVISION FILING NO. 10 RECORDED UNDER RECEPTION NO. 096096833;

THENCE ON THE NORTHWESTERLY AND SOUTHWESTERLY BOUNDARY OF SAID SPRINGS RANCH SUBDIVISION FILING NO. 10, THE FOLLOWING (2) TWO COURSES:

1. S45°18'31"W, A DISTANCE OF 134.18 FEET;
2. S44°41'29"E, A DISTANCE OF 274.56 FEET TO A POINT ON SAID EASTERLY BOUNDARY OF SAID VACATION PLAT OF A PORTION OF THE COLORADO SPRINGS RANCH FILING NO. 1, THE COLORADO SPRINGS RANCH FILING NO. 2, AND THE COLORADO SPRINGS RANCH FILING NO. 3;

THENCE ON SAID EASTERLY BOUNDARY, THE FOLLOWING (5) FIVE COURSES:

1. S37°02'03"W, A DISTANCE OF 28.52 FEET;
2. S30°43'23"W, A DISTANCE OF 102.17 FEET;
3. S11°18"10"W, A DISTANCE OF 113.19 FEET;

4. S00°56'35"E, A DISTANCE OF 369.62 FEET
5. S10°54'03"E, A DISTANCE OF 10.01 FEET TO A POINT ON THE NORTHWESTERLY BOUNDARY OF SPRINGS RANCH SUBDIVISION FILING NO. 8 RECORDED UNDER RECEPTION NO. 096081826;

THENCE ON THE NORTHWESTERLY BOUNDARY OF SAID SPRINGS RANCH SUBDIVISION FILING NO. 8, THE FOLLOWING (5) FIVE COURSES:

1. S47°11'56"W, A DISTANCE OF 111.18 FEET
2. S08°16'57"W, A DISTANCE OF 35.00 FEET TO A POINT ON CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S08°18'41"W, HAVING A DELTA OF 170°41'03", A RADIUS OF 50.00 FEET AND A DISTANCE OF 148.95 FEET TO A POINT ON CURVE;
4. S62°03'56"W, A DISTANCE OF 102.62 FEET;
5. S24°56'29"E, A DISTANCE OF 72.31 FEET;

THENCE S89°04'57"W, A DISTANCE OF 434.93 FEET TO A POINT ON THE EASTERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 203030048;

THENCE ON THE BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 203030048, THE FOLLOWING (5) FIVE COURSES:

1. N32°21'04"E, A DISTANCE OF 48.10 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 32°27'16", A RADIUS OF 900.00 FEET AND A DISTANCE OF 509.79 FEET TO A POINT OF TANGENT;
3. N00°06'12"W, A DISTANCE OF 89.14 FEET;
4. S19°03'31"W, A DISTANCE OF 623.70 FEET;
5. S32°26'08"W, A DISTANCE OF 134.58 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 218079638;

THENCE ON SAID NORTHERLY BOUNDARY, THE FOLLOWING (5) FIVE COURSES:

1. S86°04'48"W, A DISTANCE OF 35.79 FEET;
2. N57°38'56"W, A DISTANCE OF 84.77 FEET;
3. N21°22'40"W, A DISTANCE OF 35.79 FEET;
4. N32°21'04"E, A DISTANCE OF 12.15 FEET;
5. S89°04'57"W, A DISTANCE OF 340.83 FEET TO A POINT ON THE EASTERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 099195168;

THENCE N01°02'16"W, ON SAID EASTERLY BOUNDARY AND SAID EASTERLY BOUNDARY OF TUTT SPORTS COMPLEX, A DISTANCE OF 449.75 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 105.643 ACRES (4,601,822 SQUARE FEET).

PARCEL 4

LOT 1 AS PLATTED IN TUTT SPORTS COMPLEX RECORDED UNDER RECEPTION NO. 205058864 RECORDS OF EL PASO COUNTY, COLORADO, **EXCEPTING** ANY PORTION LYING WITHIN THE PARCEL OF LAND DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. 099195168 RECORDS OF EL PASO COUNTY, COLORADO.

CONTAINING A CALCULATED ARE OF 22.039 ACRES (960,019 SQUARE FEET).

PARCEL 5

A PARCEL OF LAND BEING A PORTION OF SECTION 31, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING ALL THAT PORTION OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 099195168, RECORDS OF EL PASO COUNTY, COLORADO, LYING WITHIN LOT 1 AS PLATTED IN TUTT SPORTS COMPLEX RECORDED UNDER RECEPTION NO. 205058864, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTHEASTERLY BOUNDARY OF TUTT SPORTS COMPLEX RECORDED UNDER RECEPTION NO. 205058864, RECORDS OF EL PASO COUNTY, COLORADO, AND THE SOUTHWESTERLY BOUNDARY OF ENCHANTED SPRINGS RECORDED UNDER RECEPTION NO. 217714002 BEING MONUMENTED AT THE NORTHWESTERLY END BY A ONE INCH YELLOW PLASTIC SURVEYORS CAP STAMPED "22577" AND AT THE SOUTHEASTERLY END BY A ONE INCH YELLOW PLASTIC SURVEYORS CAP STAMPED "22577", IS ASSUMED TO BEAR S48°56'29"E, A DISTANCE OF 808.37 FEET.

COMMENCING AT THE NORTHEASTERLY CORNER OF TUTT SPORTS COMPLEX RECORDED UNDER RECEPTION NO. 205058864, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE SOUTHWESTERLY BOUNDARY OF ENCHANTED SPRINGS RECORDED UNDER RECEPTION NO. 217714002;

THENCE S01°02'16"E, ON THE EASTERLY BOUNDARY OF SAID TUTT SPORTS COMPLEX AND THE WESTERLY BOUNDARY OF SAID ENCHANTED SPRINGS, A DISTANCE OF 508.99 FEET TO THE POINT OF BEGINNING;

THENCE S59°03'18"W, ON THE EASTERLY BOUNDARY OF SAID TUTT SPORTS COMPLEX, A DISTANCE OF 111.53 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S89°03'31"W, HAVING A DELTA OF 36°11'57", A RADIUS OF 160.00 FEET AND A DISTANCE OF 101.09 FEET TO A POINT OF TANGENT;
THENCE N37°08'26"W, A DISTANCE OF 303.78 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 43°51'24", A RADIUS OF 60.00 FEET AND A DISTANCE OF 45.93 FEET TO A POINT OF TANGENT;
THENCE N80°59'50"W, A DISTANCE OF 311.40 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID TUTT SPORTS COMPLEX;
THENCE N00°06'12"W, ON SAID WESTERLY BOUNDARY OF TUTT SPORTS COMPLEX, A DISTANCE OF 81.02 FEET;
THENCE S80°59'50"E, A DISTANCE OF 324.23 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 43°51'24", A RADIUS OF 140.00 FEET AND A DISTANCE OF 107.16 FEET TO A POINT OF TANGENT;
THENCE S37°08'26"E, A DISTANCE OF 410.32 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1.492 ACRES (65,008 SQUARE FEET).

PARCEL 6

A PARCEL OF LAND BEING A PORTION OF SECTION 31, ALL IN TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING A PORTION OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 099195168 RECORDS OF EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTHEASTERLY BOUNDARY OF TUTT SPORTS COMPLEX RECORDED UNDER RECEPTION NO. 205058864, RECORDS OF EL PASO COUNTY, COLORADO, AND THE SOUTHWESTERLY BOUNDARY OF ENCHANTED SPRINGS RECORDED UNDER RECEPTION NO. 217714002 BEING MONUMENTED AT THE NORTHWESTERLY END BY A ONE INCH YELLOW PLASTIC SURVEYORS CAP STAMPED "22577" AND AT THE SOUTHEASTERLY END BY A ONE INCH YELLOW PLASTIC SURVEYORS CAP STAMPED "22577", IS ASSUMED TO BEAR S48°56'29"E, A DISTANCE OF 808.37 FEET.

COMMENCING AT THE NORTHEASTERLY CORNER OF TUTT SPORTS COMPLEX RECORDED UNDER RECEPTION NO. 205058864, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE SOUTHWESTERLY BOUNDARY OF ENCHANTED SPRINGS RECORDED UNDER RECEPTION NO. 217714002;

THENCE S01°02'16"E, ON THE EASTERLY BOUNDARY OF SAID TUTT SPORTS COMPLEX AND THE WESTERLY BOUNDARY OF SAID ENCHANTED SPRINGS, A DISTANCE OF 508.99 FEET TO THE POINT OF BEGINNING;

THENCE S01°02'16"E, A DISTANCE OF 413.28 FEET;

THENCE S89°04'57"W, A DISTANCE OF 97.28 FEET A POINT ON THE EASTERLY BOUNDARY OF SAID TUTT SPORTS COMPLEX;

THENCE ON THE EASTERLY BOUNDARY OF SAID TUTT SPORTS COMPLEX THE FOLLOWING (2) TWO COURSES;

1. N00°56'29"W, A DISTANCE OF 357.47 FEET;
2. N59°03'18"E, A DISTANCE OF 111.53 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 0.858 ACRES, (37,365 SQUARE FEET).

CONTAINING A TOTAL CALCULATED AREA OF 170.599 ACRES (7,431,314 SQUARE FEET).

LEGAL DESCRIPTION STATEMENT:

I, DOUGLAS P. REINELT, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF. IS CORRECT.

COLORADO LICENSED
DOUGLAS P. REINELT
8-20-19
30118
PROFESSIONAL LAND SURVEYOR

DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 30118
FOR AND ON BEHALF OF CLASSIC CONSULTING
ENGINEERS AND SURVEYORS

AUGUST 20, 2019
DATE

CLASSIC CONSULTING
619 N. Cascade Avenue, Suite 200 (719)785-0790
Colorado Springs, Colorado 80903 (719)785-0799 (Fax)

PUD REZONE
JOB NO. 1195.00-11.1
AUGUST 19, 2019
SHEET 1 OF 2

350 175 0 350 700

SCALE: 1" = 350'
U.S. SURVEY FEET

CCES, LLC DOES NOT EXPRESS NOR IMPLY ANY WARRANTY WITH THE ABOVE WRITTEN LEGAL DESCRIPTION AND EXHIBIT. THE LEGAL DESCRIPTION WAS WRITTEN FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT DEPICT A MONUMENTED LAND SURVEY.

CLASSIC CONSULTING

619 N. Cascade Avenue, Suite 200 (719)785-0790
Colorado Springs, Colorado 80903 (719)785-0799 (Fax)

PUD REZONE
JOB NO. 1195.00-11.2
AUGUST 19, 2019
SHEET 2 OF 2

CCES, LLC DOES NOT EXPRESS NOR IMPLY ANY WARRANTY WITH THE ABOVE WRITTEN LEGAL DESCRIPTION AND EXHIBIT. THE LEGAL DESCRIPTION WAS WRITTEN FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT DEPICT A MONUMENTED LAND SURVEY.

SCALE: 1" = 350'
U.S. SURVEY FEET

CLASSIC CONSULTING
619 N. Cascade Avenue, Suite 200 (719)785-0790
Colorado Springs, Colorado 80903 (719)785-0799(Fax)

LEGAL DESCRIPTION: REZONE

A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTHERLY BOUNDARY OF THE FAIRWAYS AT SPRINGS RANCH FILING NO. 2 RECORDED UNDER RECEPTION NO. 200084159, RECORDS OF EL PASO COUNTY, COLORADO, AND THE NORTHERLY BOUNDARY OF THE FAIRWAYS AT SPRINGS RANCH FILING NO. 3 RECORDED UNDER RECEPTION NO. 201041586 BEING MONUMENTED AT THE WESTERLY END BY A 1-1/2 INCH ALUMINUM SURVEYORS CAP STAMPED "JR ENG LTD RLS 32820" AND AT THE EASTERLY END BY A ONE INCH RED PLASTIC CAP STAMPED "LS 1593" IS ASSUMED TO BEAR N80°11'59"W, A DISTANCE OF 576.78 FEET.

COMMENCING AT THE NORTHEASTERLY CORNER OF THE FAIRWAYS AT SPRINGS RANCH FILING NO. 3 RECORDED UNDER RECEPTION NO. 201041586, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF SHOWHORSE COURT AS PLATTED IN THE ISLAND AT SPRINGS RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 098162058;

THENCE N26°18'14"W, A DISTANCE OF 1094.39 TO THE NORTHWESTERLY CORNER OF LOT 4 AS PLATTED IN THE ISLAND AT SPRINGS RANCH FILING NO. 2 RECORDED UNDER RECEPTION NO. 099152700, SAID POINT BEING THE SOUTHWESTERLY CORNER OF LOT 3 AS PLATTED IN SAID THE ISLAND AT SPRINGS RANCH FILING NO. 2, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE N79°22'47"W, A DISTANCE OF 371.72 FEET TO A POINT ON THE EASTERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 205110196;

THENCE ON SAID EASTERLY BOUNDARY THE FOLLOWING (5) FIVE COURSES:

1. N24°52'20"E, A DISTANCE OF 300.74 FEET;
2. N17°39'06"W, A DISTANCE OF 104.28 FEET;
3. N26°04'04"E, A DISTANCE OF 263.61 FEET;
4. N40°55'40"E, A DISTANCE OF 132.67 FEET;
5. N50°13'36"E, A DISTANCE OF 221.04 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN;

THENCE N88°43'03"E, ON SAID NORTH LINE, A DISTANCE OF 634.73 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30;

THENCE N00°32'35"W, ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 135.01 FEET TO THE SOUTHWESTERLY CORNER OF GOLF CLUB HEIGHTS AT SPRINGS RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 201085369;

THENCE ON THE SOUTHERLY BOUNDARY OF SAID GOLF CLUB HEIGHTS AT SPRINGS RANCH FILING NO. 1, THE FOLLOWING (4) FOUR COURSES:

1. N87°41'27"E, A DISTANCE OF 85.00 FEET;
2. N56°13'45"E, A DISTANCE OF 320.00 FEET;
3. N64°09'56"E, A DISTANCE OF 380.00 FEET;
4. S63°26'42"E, A DISTANCE OF 390.00 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF PETERSON ROAD AS PLATTED IN THE COLORADO SPRINGS RANCH FILING NO. 2 RECORDED IN PLAT BOOK Z-3 AT PAGE 137;

THENCE, ON SAID WESTERLY RIGHT OF WAY LINE, ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S87°53'14"E, HAVING A DELTA OF 02°26'38", A RADIUS OF 1055.00 FEET AND A DISTANCE OF 45.00 FEET TO A POINT ON CURVE, SAID POINT BEING THE NORTHWESTERLY CORNER OF PETERSON ROAD AS PLATTED IN PETERSON ROAD FILING NO. 1 RECORDED UNDER RECEPTION NO. 099187722;

THENCE ON THE WESTERLY RIGHT OF WAY LINE OF SAID PETERSON ROAD AS PLATTED IN PETERSON ROAD FILING NO. 1, THE FOLLOWING (2) TWO COURSES:

1. CONTINUING ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N89°40'08"E, HAVING A DELTA OF 02°38'42", A RADIUS OF 1055.00 FEET AND A DISTANCE OF 48.70 FEET TO A POINT OF TANGENT;
2. S02°58'34"E, A DISTANCE OF 158.08 FEET TO THE NORTHEASTERLY CORNER OF GOLF COURSE NORTH FILING NO. 2 RECORDED UNDER RECEPTION NO. 099129507;

THENCE ON THE NORTHERLY BOUNDARY OF SAID GOLF COURSE NORTH FILING NO. 2, THE FOLLOWING (3) THREE COURSES:

1. S67°40'01"W, A DISTANCE OF 319.08 FEET;
2. S52°50'31"W, A DISTANCE OF 405.00 FEET;
3. S20°17'16"W, A DISTANCE OF 30.00 FEET TO THE NORTHEASTERLY CORNER OF THE ISLAND AT SPRINGS RANCH FILING NO. 3, RECORDED UNDER RECEPTION NO. 201031943 SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF GOLF CLUB DRIVE;

THENCE ON THE NORTHERLY BOUNDARY OF SAID THE ISLAND AT SPRINGS RANCH FILING NO. 3, THE FOLLOWING (5) FIVE COURSES:

1. N83°07'38"W, A DISTANCE OF 190.17 FEET;
2. N55°07'23"W, A DISTANCE OF 126.42 FEET;
3. S76°09'00"W, A DISTANCE OF 500.00 FEET;
4. S52°00'30"W, A DISTANCE OF 415.00 FEET;
5. S09°30'31"W, A DISTANCE OF 23.91 FEET TO THE NORTHWESTERLY CORNER OF SAID THE ISLAND AT SPRINGS RANCH FILING NO. 2;

THENCE S09°30'31"W, ON THE WESTERLY BOUNDARY OF SAID THE ISLAND AT SPRINGS RANCH FILING NO. 2, A DISTANCE OF 295.75 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 23.531 ACRES, 1,025,010 SQUARE FEET.

LEGAL DESCRIPTION STATEMENT:

I, DOUGLAS P. REINELT, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF IS CORRECT.

8-20-19

DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 30118
FOR AND ON BEHALF OF CLASSIC CONSULTING
ENGINEERS AND SURVEYORS

AUGUST 20, 2019
DATE

REZONE EXHIBIT
JOB NO. 1195.00-01Z
AUGUST 19, 2019
SHEET 1 OF 1

CCES, LLC DOES NOT EXPRESS NOR IMPLY ANY WARRANTY WITH THE ABOVE WRITTEN LEGAL DESCRIPTION AND EXHIBIT. THE LEGAL DESCRIPTION WAS WRITTEN FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT DEPICT A MONUMENTED LAND SURVEY.

CLASSIC CONSULTING
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0799
(719)785-0799 (Fax)

EXHIBIT B: NORTH AREA

Greenways
at Sand Creek

North of N. Carefree Circle

CLASSIC HOMES

August 2019
Conceptual Lot Layout*
& Product Key

*Preliminary layout for conceptual purposes only as of August 2019

EXHIBIT C: SOUTH AREA

Greenways
at Sand Creek

South of N. Carefree Circle

CLASSIC HOMES

August 2019
Conceptual Lot Layout*
& Product Key

B Renaissance Collection (RM)

C Midtown Collection (RM)

D Townhome Collection (RH)

E New Product in Development

*Preliminary layout for conceptual purposes only as of August 2019

EXHIBIT D: ADJACENT AREA ZONING

Greenways at Sand Creek

August 2019
Conceptual Lot Layout* & Product Key *with Surrounding Zone Districts*

CLASSIC HOMES

A — Classic Collection — RM

B — Renaissance Collection — RM

C — Midtown Collection — RM

D — Townhome Collection — RH

E — New Product in Development

*Preliminary layout for conceptual purposes only as of August 2019.

EXHIBIT E: PUD CONCEPT PLAN

GREENWAYS AT SAND CREEK

CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

PUD CONCEPT PLAN

30' ROW PUBLIC RESIDENTIAL (ACCESS LANE)
TYPICAL SECTION
SCALE: 1" = 10'
NO PARKING ALLOWED

50' ROW PUBLIC RESIDENTIAL (LOCAL)
TYPICAL SECTION
SCALE: 1" = 10'
PARKING ALLOWED

55' ROW PUBLIC MODIFIED COLLECTOR - W/PARKING
TYPICAL SECTION
SCALE: 1" = 10'
W/PARKING ALLOWED

70' ROW PUBLIC COLLECTOR -
ENTRY ROADS/NO PARKING
TYPICAL SECTION
SCALE: 1" = 10'
NO PARKING ALLOWED
MAIN ENTRY ROADS DWTO TUTT BLVD
(NORTH & SOUTH)

KEY MAP
SCALE: 1" = 500'

SITE DATA:

APPLICANT	CLASSIC CONSULTING ENGINEERS & SURVEYORS 619 N. CASCADE AVE., SUITE 200 COLORADO SPRINGS, COLORADO 80903 MR. KYLE CAMPBELL, P.E. (719) 785-0790
OWNERS	CITY OF COLORADO SPRINGS 30 S. NEVADA AVENUE, SUITE 502 COLORADO SPRINGS, COLORADO 80903 (719) 385-2496 DEVELOPMENT MANAGEMENT INC. 111 S. TEJON STREET, SUITE 222 COLORADO SPRINGS, COLORADO 80903 (719) 443-2600 TOM TAUCH INC. 3525 TUTT BOULEVARD COLORADO SPRINGS, COLORADO 80922 MR. TOM TAUCH (719) 573-4663
DEVELOPER	ELK PROPERTIES OF AMERICA, INC. 6385 CORPORATE DRIVE, SUITE 200 COLORADO SPRINGS, COLORADO 80919 MR. DOUG STIMPLY (719) 567-9333
TAX SCHEDULE NO	53301-00-004, 53301-00-020, 53303-03-007 53301-03-008, 53312-00-042, 53312-00-050 53312-03-001, 53313-00-000
ADDRESS	TBD
AREA	194.13 AC.
EXISTING ZONING	A/PK
PROPOSED ZONING	PUD/PK
EXISTING LAND USE	UNDEVELOPED-EXISTING GOLF COURSE AND CLUBHOUSE
PROPOSED LAND USE	PER NOTE 5 BELOW
MAXIMUM BUILDING HEIGHT ALLOWED	SEE NOTE 4 BELOW
DRAINAGE BASIN	SAND CREEK DRAINAGE BASIN
LEGAL DESCRIPTION	SEE SHEET 2 OF 6

LANDSCAPE BUFFERS AND SETBACKS

ALL LANDSCAPE BUFFERS AND SETBACKS PER CITY CODE SECTION 320

PARKING REQUIREMENTS

THE PARKING FOR THE USES ON THE SITE SHALL ADHERE TO CITY CODE 7.4.203

PROJECT NOTES:

1. FLOODPLAIN STATEMENT: PORTIONS OF THE PROPOSED SITE ARE WITHIN A 100 YEAR FLOODPLAIN AS DETERMINED BY THE FEDERAL INSURANCE RATE MAP (FIRM) MAP NUMBER 08041C0533G EFFECTIVE DATE: DECEMBER 7, 2018
2. STORM WATER QUALITY AND DETENTION WILL BE PROVIDED FOR THIS SITE WITHIN FACILITIES TO BE DETERMINED AS DEVELOPMENT TAKES PLACE
3. ALL STREETS ARE TO BE CONSTRUCTED IN CONFORMANCE WITH THE MUTCD GUIDELINES
4. MAXIMUM BASE BUILDING HEIGHT: 45' - EXCEPT FOR BUILDING HEIGHT EXCEPTIONS DESCRIBED BELOW:
   A. GREENWAY NORTH: 25' (RANCH RESTRICTED)
   B. GREENWAY EAST: 25' (RANCH RESTRICTED)
   C. AS NOTED IN DEVELOPMENT STANDARDS
   ALL MAXIMUM BUILDING HEIGHTS TO BE CALCULATED PER CITY CODE
5. PERMITTED LAND USES: ALL PERMITTED AND CONDITIONAL RESIDENTIAL AND NONRESIDENTIAL LAND USES IN THE PUD AND PUC ZONE DISTRICT, PUBLIC PARK, RESTAURANT, AND GOLF ARE PERMITTED LAND USES WITH A MAXIMUM GROSS RESIDENTIAL DENSITY OF 25 DU/AC AND MAXIMUM BUILDING HEIGHTS PER NOTE 4 ABOVE. MAXIMUM SQUARE FOOTAGE FOR NONRESIDENTIAL LAND USES TO NOT BE LIMITED
6. AN AVIGATION EASEMENT WILL BE GRANTED ON THIS PROPERTY WITH EACH FINAL PLAT
7. ALL PARCELS WITHIN THIS DEVELOPMENT WILL BE SUBJECT TO THE RULES, RESTRICTIONS AND COVENANTS OF THE GREENWAYS AT SAND CREEK HOMEOWNERS ASSOCIATION UPON ITS CREATION
8. SIGNAGE IS NOT APPROVED WITH THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT DEVELOPMENT REVIEW ENTERPRISE AT 2880 INTERNATIONAL CIRCLE FOR SIGN PLAN APPLICATIONS
9. ALL LIGHTING FIXTURES SHALL HAVE FULL CUT-OFF SHIELDING OR FIXTURES TO REDUCE OFF-SITE LIGHTING IMPACTS.
10. CITY OF COLORADO SPRINGS SMALL LOT PUD GUIDELINES TO BE UTILIZED IN AREAS SOUTH OF NORTH CAREFREE. PUD CONCEPT PLAN APPROVAL ACKNOWLEDGES UTILIZATION OF THE GUIDELINES AND THE PROPOSED PUBLIC STREET SECTIONS PROVIDED WITHIN THIS PLAN

CPC-PUD-19-000XX

CLASSIC CONSULTING	GREENWAYS AT SAND CREEK PUD CONCEPT PLAN				CLASSIC CONSULTING
619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903 (719)785-0790 (719)785-0799 (Fax)	DESIGNED BY KRC	SCALE	DATE 07/18/19		
	DRAWN BY MLS	(H) 1"=VARIES	SHEET 1 OF 6		
	CHECKED BY	(V) 1"= N/A	JOB NO 1140.00		

LEGAL DESCRIPTION GREENWAYS AT SAND CREEK:

(7) SEVEN PARCELS OF LAND BEING A PORTION OF THE NORTHEAST QUARTER, THE SOUTHEAST QUARTER AND THE EAST HALF OF THE SOUTHWEST QUARTER, ALL IN SECTION 30, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

NORTH GOLF COURSE PARCEL A AND B WITHOUT PETERSON ROAD VACATION

(2) TWO PARCELS OF LAND BEING A PORTION OF THE NORTHEAST QUARTER, THE SOUTHEAST QUARTER AND THE EAST HALF OF THE SOUTHWEST QUARTER, ALL IN SECTION 30, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTHERLY BOUNDARY OF THE FAIRWAYS AT SPRINGS RANCH FILING NO 2 RECORDED UNDER RECEPTION NO 200084196, RECORDS OF EL PASO COUNTY, COLORADO, AND THE NORTHERLY BOUNDARY OF THE FAIRWAYS AT SPRINGS RANCH FILING NO 3 RECORDED UNDER RECEPTION NO 203147581 (BEING MONUMENTED AT THE WESTERLY END BY A 1 1/2 INCH ALUMINUM SURVEYORS CAP STAMPED "LS 11293" AND AT THE EASTERLY END BY A ONE INCH RED PLASTIC CAP STAMPED "LS 10613" IS ASSUMED TO BEAR WEST(S)"W, A DISTANCE OF 5279.00 FEET

PARCEL A NORTH

COMMENCING AT THE NORTHEASTERLY CORNER OF THE FAIRWAYS AT SPRINGS RANCH FILING NO 3 RECORDED UNDER RECEPTION NO 203147581, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING;

THENCE N00°11'50"W, ON THE NORTHERLY BOUNDARY OF SAID THE FAIRWAYS AT SPRINGS RANCH FILING NO 3 AND THE NORTHERLY BOUNDARY ON THE FAIRWAYS AT SPRINGS RANCH FILING NO 2 RECORDED UNDER RECEPTION NO 200084196, A DISTANCE OF 570.78 FEET TO THE NORTHWESTERLY CORNER OF SAID THE FAIRWAYS AT SPRINGS RANCH FILING NO 2;

THENCE ON THE WESTERLY BOUNDARY OF SAID THE FAIRWAYS AT SPRINGS RANCH FILING NO 2 AND THE WESTERLY BOUNDARY OF THE FAIRWAYS AT SPRINGS RANCH FILING NO 1, RECORDED UNDER RECEPTION NO 099142916 THE FOLLOWING (3) THREE COURSES:

1. S46°31'31"W, A DISTANCE OF 1,784.94 FEET;
2. S45°23'31"W, A DISTANCE OF 427.37 FEET;
3. S28°06'03", A DISTANCE OF 100.03 FEET TO A POINT ON CURVE, SAID POINT BEING THE NORTHEASTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO 217129532;

THENCE ON THE NORTHERLY AND WESTERLY BOUNDARY THE SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO 217129532, THE FOLLOWING (2) TWO COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S20°25'56"E, HAVING A DELTA OF 13°14'11", A RADIUS OF 3800.00 FEET AND A DISTANCE OF 241.76 FEET TO A POINT OF CURVE;
2. S12°23'41", A DISTANCE OF 40.81 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF NORTH CAREFREE CIRCLE AS PLATTED IN THE COLORADO SPRINGS RANCH FILING NO 2, RECORDED IN PLAT BOOK A-4 AT PAGE 80;

THENCE ON SAID NORTHERLY RIGHT OF WAY LINE OF NORTH CAREFREE CIRCLE, ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N20°26'41", HAVING A DELTA OF 01°46'36", A RADIUS OF 3860.00 FEET AND A DISTANCE OF 120.07 FEET TO A POINT ON CURVE, SAID POINT BEING THE SOUTHEASTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO 218076838;

THENCE ON THE EASTERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO 218076838, THE FOLLOWING (5) FIVE COURSES:

1. N01°28'56"W, A DISTANCE OF 60.56 FEET;
2. N07°17'33"W, A DISTANCE OF 73.00 FEET;
3. S55°17'56"W, A DISTANCE OF 130.00 FEET;
4. S80°30'29"W, A DISTANCE OF 300.00 FEET;
5. N66°11'30"W, A DISTANCE OF 30.00 FEET;
6. N00°20'31"W, A DISTANCE OF 500.00 FEET;
7. N17°55'00", A DISTANCE OF 107.34 FEET;
8. N22°00'01", A DISTANCE OF 187.44 FEET TO A POINT ON THE WESTERLY BOUNDARY OF THE DRAINAGE TRACT VACATED BY VACATION PLAT OF A PORTION OF THE COLORADO SPRINGS RANCH FILING NO 1, THE COLORADO SPRINGS RANCH FILING NO 2, AND THE COLORADO SPRINGS RANCH FILING NO 3 RECORDED UNDER RECEPTION NO 099142971;

THENCE N17°28'53"W, ON SAID EASTERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO 218076838, HOLBROOK FARM ENTERTAINMENT FARM SUBDIVISION RECORDED UNDER RECEPTION NO 205600864, A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO 208167078, THE EASTERLY BOUNDARY OF FUTT OFFICE PARK FILING NO 1 RECORDED UNDER RECEPTION NO 212113050 AND SAID WESTERLY BOUNDARY OF THE DRAINAGE TRACT VACATED BY VACATION PLAT OF A PORTION OF THE COLORADO SPRINGS RANCH FILING NO 1, THE COLORADO SPRINGS RANCH FILING NO 2, AND THE COLORADO SPRINGS RANCH FILING NO 3, A DISTANCE OF 378.41 FEET TO A POINT OF CURVE;

THENCE CONTINUING ON SAID EASTERLY BOUNDARY OF FUTT OFFICE PARK FILING NO 1, AND SAID WESTERLY BOUNDARY OF THE DRAINAGE TRACT VACATED BY VACATION PLAT OF A PORTION OF THE COLORADO SPRINGS RANCH FILING NO 1, THE COLORADO SPRINGS RANCH FILING NO 2, AND THE COLORADO SPRINGS RANCH FILING NO 3, ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 00°14'53", A RADIUS OF 1860.00 FEET AND A DISTANCE OF 7.94 FEET TO A POINT ON CURVE, SAID POINT BEING THE SOUTHWESTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO 212113056;

THENCE ON THE SOUTHERLY AND EASTERLY BOUNDARY OF SAID PARCEL OF LAND THE FOLLOWING (10) TEN COURSES:

1. S80°16'22"E, A DISTANCE OF 353.44 FEET;
2. N02°50'51", A DISTANCE OF 104.17 FEET;
3. N07°23'34", A DISTANCE OF 144.10 FEET;
4. N18°27'53", A DISTANCE OF 281.06 FEET;
5. N08°19'43", A DISTANCE OF 233.70 FEET;
6. N24°52'05", A DISTANCE OF 478.10 FEET;
7. N17°30'06", A DISTANCE OF 106.29 FEET;
8. N08°04'04", A DISTANCE OF 283.61 FEET;
9. N40°14'49", A DISTANCE OF 132.87 FEET;
10. N00°13'06", A DISTANCE OF 227.04 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN;

THENCE N88°45'33"E, ON SAID NORTH LINE, A DISTANCE OF 1,324.23 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30;

THENCE N00°32'35"W, ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 1,315.01 FEET TO THE SOUTHWESTERLY CORNER OF GOLF CLUB HEIGHTS AT SPRINGS RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO 206065890;

THENCE ON THE SOUTHERLY BOUNDARY OF SAID GOLF CLUB HEIGHTS AT SPRINGS RANCH FILING NO. 1, THE FOLLOWING (4) FOUR COURSES:

1. N89°41'27", A DISTANCE OF 85.00 FEET;
2. N00°13'45", A DISTANCE OF 120.00 FEET;
3. N89°13'36", A DISTANCE OF 360.00 FEET;
4. S42°23'43", A DISTANCE OF 260.00 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF PETERSON ROAD AS PLATTED IN THE COLORADO SPRINGS RANCH FILING NO 2 RECORDED IN PLAT BOOK C-3 AT PAGE 133;

THENCE ON SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING (2) TWO COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N73°53'41", HAVING A DELTA OF 02°26'39", A RADIUS OF 1050.00 FEET AND A DISTANCE OF 40.00 FEET TO A POINT OF TANGENT;
2. N17°19'52", A DISTANCE OF 250.00 FEET TO A POINT ON THE NORTHEASTERLY BOUNDARY OF SAID COURSE NORTH FILING NO 2 RECORDED UNDER RECEPTION NO 099142972;

THENCE ON THE NORTHERLY BOUNDARY OF SAID GOLF COURSE NORTH FILING NO 2, THE FOLLOWING (3) THREE COURSES:

1. N47°40'01"W, A DISTANCE OF 312.00 FEET;
2. N57°06'31"W, A DISTANCE OF 405.00 FEET;
3. S20°17'18"W, A DISTANCE OF 360.00 FEET TO THE NORTHEASTERLY CORNER OF THE ISLAND AT SPRINGS RANCH FILING NO 3 RECORDED UNDER RECEPTION NO 203147581 SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF GOLF CLUB DRIVE AS PLATTED IN SAID THE ISLAND AT SPRINGS RANCH FILING NO 3;

THENCE ON THE NORTHERLY BOUNDARY OF SAID THE ISLAND AT SPRINGS RANCH FILING NO 3, THE FOLLOWING (5) FIVE COURSES:

1. N89°07'38"W, A DISTANCE OF 180.17 FEET;
2. N00°12'39"W, A DISTANCE OF 120.42 FEET;
3. S78°00'09"W, A DISTANCE OF 500.00 FEET;
4. S50°00'35"W, A DISTANCE OF 237.11 FEET;
5. S86°30'31"W, A DISTANCE OF 237.11 FEET TO THE NORTHWESTERLY CORNER OF THE ISLAND AT SPRINGS RANCH FILING NO 2 RECORDED UNDER RECEPTION NO 099132700

THENCE ON THE WESTERLY BOUNDARY OF SAID THE ISLAND AT SPRINGS RANCH FILING NO 2, THE FOLLOWING (2) COURSES:

1. CONTINUING N00°32'16"W, A DISTANCE OF 439.04 FEET;
2. S30°24'55", A DISTANCE OF 278.35 TO THE NORTHWESTERLY CORNER OF THE ISLAND AT SPRINGS RANCH FILING NO 1 RECORDED UNDER RECEPTION NO 099132706;

THENCE ON THE WESTERLY BOUNDARY OF SAID THE ISLAND AT SPRINGS RANCH FILING NO 1, THE FOLLOWING (3) THREE COURSES:

1. CONTINUING S30°24'55", A DISTANCE OF 19.95 FEET;
2. S44°49'01", A DISTANCE OF 450.00 FEET;
3. N89°30'43", A DISTANCE OF 30.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SHOWHORSE DRIVE AS PLATTED IN SAID THE ISLAND AT SPRINGS RANCH FILING NO 1;

THENCE ON SAID WESTERLY RIGHT OF WAY LINE AS PLATTED IN SAID THE ISLAND AT SPRINGS RANCH FILING NO 1 THE FOLLOWING (2) COURSES:

1. N01°19'17", A DISTANCE OF 42.35 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 20°38'06", A RADIUS OF 480.00 FEET AND A DISTANCE OF 249.36 FEET TO THE POINT OF BEGINNING

CONTAINING A CALCULATED AREA OF 30.0353 ACRES, 2,196,315 SQUARE FEET

PARCEL B NORTH

COMMENCING AT THE NORTHEASTERLY CORNER OF THE FAIRWAYS AT SPRINGS RANCH FILING NO 3 RECORDED UNDER RECEPTION NO 203147581, RECORDS OF EL PASO COUNTY, COLORADO;

THENCE S38°03'54"E, A DISTANCE OF 84.24 FEET TO THE SOUTHEASTERLY CORNER OF THE ISLAND AT SPRINGS RANCH FILING NO 1 RECORDED UNDER RECEPTION NO 099142906, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE EASTERLY RIGHT OF WAY LINE OF SHOWHORSE DRIVE AS PLATTED IN SAID THE ISLAND AT SPRINGS RANCH FILING NO 1, THE FOLLOWING (2) TWO COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N38°40'06"W, HAVING A DELTA OF 30°14'08", A RADIUS OF 540.00 FEET AND A DISTANCE OF 303.81 FEET TO A POINT OF TANGENT;
2. N01°55'17"W, A DISTANCE OF 42.35 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID THE ISLAND AT SPRINGS RANCH FILING NO 1;

THENCE ON THE EASTERLY BOUNDARY OF SAID THE ISLAND AT SPRINGS RANCH FILING NO 1, THE FOLLOWING (3) THREE COURSES:

1. N88°06'43", A DISTANCE OF 105.00 FEET;
2. N42°17'40", A DISTANCE OF 500.00 FEET;
3. N07°38'21", A DISTANCE OF 74.93 FEET TO THE SOUTHEASTERLY CORNER OF THE ISLAND AT SPRINGS RANCH FILING NO 2 RECORDED UNDER RECEPTION NO 099132700;

THENCE CONTINUING N07°35'21"W, ON THE EASTERLY BOUNDARY OF SAID THE ISLAND AT SPRINGS RANCH FILING NO 2, A DISTANCE OF 325.16 FEET TO THE SOUTHEASTERLY CORNER OF THE ISLAND AT SPRINGS RANCH FILING NO 3 RECORDED UNDER RECEPTION NO 203147581;

THENCE N07°35'21"W, ON THE EASTERLY BOUNDARY OF SAID THE ISLAND AT SPRINGS RANCH FILING NO 3, A DISTANCE OF 365.26 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF GOLF CLUB DRIVE AS PLATTED IN SAID THE ISLAND AT SPRINGS RANCH FILING NO 3;

THENCE S83°37'06", ON THE SOUTHERLY RIGHT OF WAY LINE, ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S14°40'49", HAVING A DELTA OF 01°30'23", A RADIUS OF 3450.00 FEET AND A DISTANCE OF 107.01 FEET TO A POINT ON CURVE, SAID POINT BEING THE NORTHEASTERLY CORNER OF SPRINGS RANCH SUBDIVISION FILING NO. 7 RECORDED IN PLAT BOOK C-5 AT PAGE 87;

THENCE ON THE WESTERLY BOUNDARY OF SAID SPRINGS RANCH FILING NO 7 THE FOLLOWING (4) FOUR COURSES:

1. S13°28'44", A DISTANCE OF 186.74 FEET;
2. S42°20'18", A DISTANCE OF 445.00 FEET;
3. S10°15'28"W, A DISTANCE OF 145.00 FEET;
4. S88°43'55", A DISTANCE OF 180.81 FEET TO THE NORTHWESTERLY CORNER OF SPRINGS RANCH SUBDIVISION FILING NO 13 RECORDED UNDER RECEPTION NO 218077066;

THENCE S19°18'10", ON THE WESTERLY BOUNDARY OF SAID SPRINGS RANCH SUBDIVISION FILING NO. 13, A DISTANCE OF 320.14 FEET TO THE SOUTHWESTERLY CORNER OF SAID SPRINGS RANCH SUBDIVISION FILING NO 13, SAID POINT BEING ON THE NORTHERLY BOUNDARY OF A 60 FOOT DRAINAGE AND UTILITY EASEMENT AS RECORDED IN THE SPRINGS RANCH FILING NO 1 RECORDED IN PLAT BOOK C-3 AT PAGE 135;

THENCE S66°33'31"W, ON SAID NORTHERLY LINE, A DISTANCE OF 7.95 FEET TO THE NORTHEASTERLY CORNER OF THE 30 FOOT DRAINAGE AND UTILITY EASEMENT VACATED BY VACATION PLAT OF A PORTION OF THE COLORADO SPRINGS RANCH FILING NO. 1, THE COLORADO SPRINGS RANCH FILING NO 2, AND THE COLORADO SPRINGS RANCH FILING NO 3 RECORDED UNDER RECEPTION NO 099142971;

THENCE ON THE EASTERLY BOUNDARY OF SAID 30 FOOT DRAINAGE AND UTILITY EASEMENT VACATED BY VACATION PLAT OF A PORTION OF THE COLORADO SPRINGS RANCH FILING NO. 1, THE COLORADO SPRINGS RANCH FILING NO 2, AND THE COLORADO SPRINGS RANCH FILING NO 3, AND THE WESTERLY BOUNDARY OF SPRINGS RANCH SUBDIVISION FILING NO. 8 RECORDED UNDER RECEPTION NO 206084861, THE FOLLOWING (8) SIX COURSES:

1. S47°27'26", A DISTANCE OF 130.00 FEET;
2. N83°14'33", A DISTANCE OF 59.00 FEET;
3. S03°43'39", A DISTANCE OF 129.00 FEET;
4. S45°25'39", A DISTANCE OF 90.43 FEET;
5. S28°16'39", A DISTANCE OF 90.43 FEET;
6. S03°56'28", A DISTANCE OF 120.00 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID THE COLORADO SPRINGS RANCH FILING NO 1;

THENCE ON SAID WESTERLY BOUNDARY AND THE EASTERLY BOUNDARY OF A 60 FOOT DRAINAGE AND UTILITY EASEMENT VACATED BY SAID VACATION PLAT OF A PORTION OF THE COLORADO SPRINGS RANCH FILING NO 1, THE COLORADO SPRINGS RANCH FILING NO 2, AND THE COLORADO SPRINGS RANCH FILING NO 3, THE FOLLOWING (2) TWO COURSES:

1. S32°01'41", A DISTANCE OF 109.60 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 38°05'34", A RADIUS OF 270.00 FEET AND A DISTANCE OF 179.45 FEET TO A POINT ON CURVE, SAID POINT BEING THE MOST NORTHERLY CORNER OF SPRINGS RANCH SUBDIVISION FILING NO 10 RECORDED UNDER RECEPTION NO 206084863;

THENCE ON THE NORTHWESTERLY AND SOUTHWESTERLY BOUNDARY OF SAID SPRINGS RANCH SUBDIVISION FILING NO 10, THE FOLLOWING (7) TWO COURSES:

1. S45°18'39"W, A DISTANCE OF 139.16 FEET;
2. S44°17'21", A DISTANCE OF 214.56 FEET TO A POINT ON SAID EASTERLY BOUNDARY OF SAID VACATION PLAT OF A PORTION OF THE COLORADO SPRINGS RANCH FILING NO 1, THE COLORADO SPRINGS RANCH FILING NO 2 AND THE COLORADO SPRINGS RANCH FILING NO 3;

THENCE ON SAID EASTERLY BOUNDARY THE FOLLOWING (5) FIVE COURSES:

1. S32°02'03"W, A DISTANCE OF 28.52 FEET;
2. S30°42'23"W, A DISTANCE OF 102.17 FEET;
3. S11°16'39"W, A DISTANCE OF 153.19 FEET;
4. S00°36'35", A DISTANCE OF 389.82 FEET;
5. S03°56'28", A DISTANCE OF 1028.98 FEET TO A POINT ON THE NORTHWESTERLY BOUNDARY OF SPRINGS RANCH SUBDIVISION FILING NO 8 RECORDED UNDER RECEPTION NO 206084863;

THENCE ON THE NORTHWESTERLY BOUNDARY OF SAID SPRINGS RANCH SUBDIVISION FILING NO 8, THE FOLLOWING (5) FIVE COURSES:

1. S47°13'36"W, A DISTANCE OF 111.18 FEET;
2. S08°13'31"W, A DISTANCE OF 29.00 FEET TO A POINT ON CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S08°19'41"W HAVING A DELTA OF 13°47'53", A RADIUS OF 50.00 FEET AND A DISTANCE OF 14.66 FEET TO A POINT ON CURVE;
4. S84°03'06"W, A DISTANCE OF 102.67 FEET;
5. S44°56'28", A DISTANCE OF 72.31 FEET;

THENCE S00°03'31"E, A DISTANCE OF 434.63 FEET TO A POINT ON THE EASTERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO 203630048;

THENCE ON THE BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO 203630048, THE FOLLOWING (5) FIVE COURSES:

1. N42°27'41", A DISTANCE OF 49.10 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 37°17'15", A RADIUS OF 500.00 FEET AND A DISTANCE OF 325.37 FEET TO A POINT OF TANGENT;
3. N00°56'12", A DISTANCE OF 86.84 FEET;
4. N70°33'36", A DISTANCE OF 825.70 FEET;
5. S32°29'08"W, A DISTANCE OF 134.58 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 218076838;

THENCE ON SAID NORTHERLY BOUNDARY, THE FOLLOWING (5) FIVE COURSES:

1. S88°04'49", A DISTANCE OF 35.79 FEET;
2. N57°18'59", A DISTANCE OF 84.77 FEET;
3. N01°32'40", A DISTANCE OF 35.34 FEET;
4. N32°21'41", A DISTANCE OF 42.15 FEET;
5. S89°04'31"W, A DISTANCE OF 340.93 FEET TO A POINT ON THE EASTERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO 218076838;

THENCE N00°56'36", ON SAID EASTERLY BOUNDARY AND SAID EASTERLY BOUNDARY OF FUTT SPORTS COMPLEX, A DISTANCE OF 1,142.73 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 1,442 ACRES, 62,8000 SQUARE FEET

FUTT SPORTS COMPLEX WITHOUT DEVELOPMENT MANAGEMENT INC. PORTION

LOT 1 AS PLATTED IN FUTT SPORTS COMPLEX RECORDED UNDER RECEPTION NO. 206084868, OF EL PASO COUNTY, COLORADO, EXCEPTING ANY PORTION LYING WITHIN THE PARCEL OF LAND DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO 206084868 RECORDS OF EL PASO COUNTY COLORADO

CONTAINING A CALCULATED AREA OF 12.4230 ACRES

FUTT SPORTS COMPLEX DEVELOPMENT MANAGEMENT INC. PORTION

A PARCEL OF LAND BEING A PORTION OF SECTION 31, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING ALL THAT PORTION OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 206084868, RECORDS OF EL PASO COUNTY, COLORADO, LYING WITHIN LOT 1 AS PLATTED IN FUTT SPORTS COMPLEX RECORDED UNDER RECEPTION NO 206084868, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTHEASTERLY BOUNDARY OF FUTT SPORTS COMPLEX RECORDED UNDER RECEPTION NO. 206084868, RECORDS OF EL PASO COUNTY, COLORADO, AND THE SOUTHEASTERLY BOUNDARY OF ENCHANTED SPRINGS RECORDED UNDER RECEPTION NO 217714002 BEING MONUMENTED AT THE NORTHWESTERLY END BY A ONE INCH YELLOW PLASTIC SURVEYORS CAP STAMPED "22577" AND AT THE SOUTHEASTERLY END BY A ONE INCH YELLOW PLASTIC SURVEYORS CAP STAMPED "22577" IS ASSUMED TO BEAR S44°58'29"E, A DISTANCE OF 8081.37 FEET

COMMENCING AT THE NORTHEASTERLY CORNER OF FUTT SPORTS COMPLEX RECORDED UNDER RECEPTION NO 206084868, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE SOUTHWESTERLY BOUNDARY OF ENCHANTED SPRINGS RECORDED UNDER RECEPTION NO 217714002;

THENCE S00°03'31"E, ON THE EASTERLY BOUNDARY OF SAID FUTT SPORTS COMPLEX AND THE WESTERLY BOUNDARY OF SAID ENCHANTED SPRINGS, A DISTANCE OF 1,142.73 FEET TO THE POINT OF BEGINNING;

THENCE S00°03'31"E, A DISTANCE OF 1,142.73 FEET;
THENCE S89°04'31"W, A DISTANCE OF 1,311.93 FEET TO THE POINT OF BEGINNING

CONTAINING A CALCULATED AREA OF 0.8008 ACRES, 37,385 SQUARE FEET

FUTT SPORTS COMPLEX ADJACENT DEVELOPMENT MANAGEMENT INC. PORTION

A PARCEL OF LAND BEING A PORTION OF SECTION 31, ALL IN TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING A PORTION OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 206083868 RECORDS OF EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTHEASTERLY BOUNDARY OF FUTT SPORTS COMPLEX RECORDED UNDER RECEPTION NO. 206084868, RECORDS OF EL PASO COUNTY, COLORADO, AND THE SOUTHEASTERLY BOUNDARY OF ENCHANTED SPRINGS RECORDED UNDER RECEPTION NO 217714002 BEING MONUMENTED AT THE NORTHWESTERLY END BY A ONE INCH YELLOW PLASTIC SURVEYORS CAP STAMPED "22577" AND AT THE SOUTHEASTERLY END BY A ONE INCH YELLOW PLASTIC SURVEYORS CAP STAMPED "22577" IS ASSUMED TO BEAR S44°58'29"E, A DISTANCE OF 8081.37 FEET.

COMMENCING AT THE NORTHEASTERLY CORNER OF FUTT SPORTS COMPLEX RECORDED UNDER RECEPTION NO 206084868, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE SOUTHWESTERLY BOUNDARY OF ENCHANTED SPRINGS RECORDED UNDER RECEPTION NO 217714002;

THENCE S00°03'31"E, ON THE EASTERLY BOUNDARY OF SAID FUTT SPORTS COMPLEX AND THE WESTERLY BOUNDARY OF SAID ENCHANTED SPRINGS, A DISTANCE OF 308.99 FEET TO THE POINT OF BEGINNING;

THENCE S00°03'31"E, A DISTANCE OF 833.38 FEET;
THENCE S89°04'31"W, A DISTANCE OF 87.28 FEET ON THE EASTERLY BOUNDARY OF SAID FUTT SPORTS COMPLEX;

THENCE ON THE EASTERLY BOUNDARY OF SAID FUTT SPORTS COMPLEX THE FOLLOWING (2) TWO COURSES:

1. N00°56'36"W, A DISTANCE OF 357.47 FEET;
2. N89°03'31"E, A DISTANCE OF 111.53 FEET TO THE POINT OF BEGINNING

CONTAINING A CALCULATED AREA OF 0.8008 ACRES, 37,385 SQUARE FEET

CPC-PUD-19-000XX

CLASSIC CONSULTING

GREENWAYS AT SAND CREEK

LEGAL DESCRIPTION

DESIGNED BY		SCALE	DATE 07/18/19
DRAWN BY	MFS	(H) 1" = N/A	SHEET 2 OF n
CHECKED BY		(V) 1" = N/A	JOB NO 1180.00

619 N Cascade Avenue, Suite 200 (719)785-0790
Colorado Springs, Colorado 80903 (719)785-0799 (fax)

GOLF COURSE HEIGHTS AT SPRINGS RANCH FILING NO. 1
RECEPTION NO. 201085369
ZONE: R1-6 DF AO
EXISTING SINGLE FAMILY RESIDENTIAL
PETERSON ROAD
THE COLORADO SPRINGS RANCH FILING NO. 2
PLAT BOOK K-3, PAGE
SKY BOX STADIUM
FILING NO. 1 AT
STETSON HILLS
ZONE: PK SS AO
CITY OF COLORADO SPRINGS
RECEPTION NO. 95038246
ZONE: H1-6/ CS PK AO SS
UNPLATTED/UNDEVELOPED
SAND CREEK
PROPOSED PARK
1,024,993 SF
23.531 ACRES
GOLF COURSE NORTH
AT SPRINGS RANCH
FILING NO. 2
RECEPTION NO.
098129807
ZONE: H1-6 DF AO
EXISTING SINGLE
FAMILY RESIDENTIAL
PETERSON ROAD
RECEPTION NO. 098187723
THE ISLAND AT SPRINGS RANCH FILING NO. 3
RECEPTION NO. 201031463
ZONE: R1-6 DF AO
EXISTING SINGLE FAMILY RESIDENTIAL
CITY OF COLORADO SPRINGS
RECEPTION NO. 219065364
ZONE: R SS AO
UNPLATTED/UNDEVELOPED
GOLF COURSE NORTH
AT SPRINGS RANCH
FILING NO. 1
RECEPTION NO.
098126806
ZONE: H1-6 DF AO
EXISTING SINGLE
FAMILY RESIDENTIAL
THE ISLAND AT SPRINGS RANCH FILING NO. 2
RECEPTION NO. 092152700
ZONE: R1-6 DF AO
EXISTING SINGLE FAMILY RESIDENTIAL
WEST LINE SUBDIVISION
TRACT VACATION PLAT
RECEPTION NO.
098042872
GREENWAYS NORTH
RANCH RESTRICTED
COMMUNITY
(25' MAX. HEIGHT)
1,155,297 SF
26.522 ACRES
GREENWAYS NORTH
RANCH RESTRICTED
COMMUNITY
(25' MAX. HEIGHT)
611,009 SF
14.027 ACRES
THE ISLAND AT SPRINGS RANCH FILING NO. 1
RECEPTION NO. 098152068
ZONE: R1-6 DF AO
EXISTING SINGLE FAMILY RESIDENTIAL
MATCHLINE (SEE SHEET 4)
SCALE: 1" = 100'
CPC-PUD-19-000XX
CLASSIC CONSULTING
GREENWAYS AT SAND CREEK
PUD CONCEPT PLAN

CLASSIC CONSULTING

618 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 630-0790
(719) 635-0799 (Fax)

GREENWAYS AT SAND CREEK

PUD CONCEPT PLAN

DESIGNED BY	SCALE	DATE	07/18/19
DRAWN BY MKS	(H) 1" = 100'	SHEET 4 OF 6	
CHECKED BY	(V) 1" = N/A	JOB NO.	1350.00

CPC-PUD-19-000XX

MATCHLINE (SEE SHEET 4)
LOT 1 FIRST AND MAIN TOWN CENTER FILING NO. 18 RECEPTION NO. 218713189 ZONE: PUD AO EXISTING APARTMENTS
LOT 1 FIRST AND MAIN TOWN CENTER FILING NO. 17 RECEPTION NO. 216102433 ZONE: MSC CU AO EXISTING APARTMENTS
CITY OF COLORADO SPRINGS
SENIORS AT SPRINGS RANCH RECEPTION NO. 218713186 ZONE: A AO
PROPOSED COMMERCIAL SITE (1.5 AC.)
PROPOSED NEIGHBORHOOD PUBLIC PARK (7 AC±)
PROPOSED PUBLIC PARK/ OPEN SPACE (3.5 AC±)
SPRINGS RANCH SUBDIVISION FILING NO. 12 RECEPTION NO. 098097086 ZONE: R1-6 DF AO EXISTING SINGLE FAMILY RESIDENTIAL
50' PUBLIC UTILITY EASEMENT THE COLORADO SPRINGS RANCH FILING NO. 1 BOOK X-3, PAGE 196
GREENWAYS SOUTH 4,601,822 SF 105.643 ACRES
GREENWAYS EAST RANCH RESTRICTED COMMUNITY (25' MAX. HEIGHT)
SAND CREEK CHANNEL
LOT 1 FIRST AND MAIN TOWN CENTER FILING NO. 15 RECEPTION NO. 218713183 ZONE: MSC AO EXISTING MOVIE THEATER
SENIORS AT SPRINGS RANCH RECEPTION NO. 218713186 ZONE: R5 AO
LOT 1 ENCANTITO SPRINGS RECEPTION NO. 217714002 ZONE: R5 AO EXISTING APARTMENTS
MATCHLINE (SEE SHEET 6)
SCALE: 1" = 100'
CLASSIC CONSULTING
GREENWAYS AT SAND CREEK
PUD CONCEPT PLAN
CPC-PUD-19-000XX

MATCHLINE (SEE SHEET 5)
LOT 1 FIRST AND MAIN TOWN CENTER FILING NO. 2C RECEPTION NO. 218774278 ZONE: PDC AO EXISTING TOWN/PUB
LOT 1 FIRST AND MAIN TOWN CENTER FILING NO. 1A RECEPTION NO. 218739278 ZONE: PDC AO EXISTING COMMERCIAL
LOT 1 FIRST AND MAIN SENIOR LIVING FILING NO. 1 RECEPTION NO. 218778708 ZONE: PDC CU AO
S. CARPENTER CIRCLE (PUBLIC R.O.W. VARIES)
TUTT BLVD RECEPTION NO. 08018658
NO VEHICULAR ACCESS TO TUTT BLVD. FROM THIS SITE
LOT 1 ENCOURAGED SPRINGS RECEPTION NO. 217116002 ZONE: RS AO EXISTING APARTMENTS
TUTT SPORTS COMPLEX RECEPTION NO. 206058634 ZONE: PC AO UNDEVELOPED
GREENWAYS SOUTH 4,601,822 SF 105.643 ACRES
SAND CREEK
CITY OF COLORADO SPRINGS RECEPTION NO. 206070048
CITY OF COLORADO SPRINGS RECEPTION NO. 206076538 ZONE: R SS AO UNDEVELOPED
CITY OF COLORADO SPRINGS RECEPTION NO. 99108026 ZONE: R1-6 A AO SS UNPLATTED/ UNDEVELOPED
EXISTING CITY OF COLORADO SPRINGS SAND CREEK POND #5
GREENWAYS EAST RANCH RESTRICTED COMMUNITY (25' MAX. HEIGHT)
THE COLORADO SPRINGS RANCH FILING NO. 1 PLAT BOOK X-3, PAGE 136 ZONE: R1-6 DF AO EXISTING SINGLE FAMILY RESIDENTIAL
SPRINGS RANCH SUBDIVISION FILING NO. 10 RECEPTION NO. 065066833 ZONE: R1-6 DF AO EXISTING SINGLE FAMILY RESIDENTIAL
THE COLORADO SPRINGS RANCH FILING NO. 1 PLAT BOOK X-3, PAGE 136 ZONE: R1-6 DF AO EXISTING SINGLE FAMILY RESIDENTIAL
SPRINGS RANCH SUBDIVISION FILING NO. 8 RECEPTION NO. 065061826 ZONE: R1-6 DF AO EXISTING SINGLE FAMILY RESIDENTIAL
FORT TRACES DR.
HATTRICK DR.
SCALE: 1" = 100'
CPC-PUD-19-000XX
CLASSIC CONSULTING
GREENWAYS AT SAND CREEK
PUD CONCEPT PLAN
DESIGNED BY
DRAWN BY MLS
CHECKED BY
SCALE (H) 1" = 100 (V) 1" = N/A
DATE 07/18/19
SHEET 6 OF 8
JOB NO. 1115.00

EXHIBIT F: ZONING AND DEVELOPMENT STANDARDS

DENSITY AND HEIGHT:

Land Use Type	Density Range	Max Height
RM (Residential Medium)	3-5.5 DUA	25' *
RMSS (Residential Medium with Streamside Overlay)	3-5.5 DUA	25' *
RH (Residential High)	6-12 DUA	35'
RHSS (Residential High with Streamside Overlay)	6-12 DUA	35'
RVH (Residential Very High)	18-25 DUA	50'
Community Commercial	No minimum	45'

* All height calculated per City Code and "ranch restricted" as described in the Development Standards

SETBACKS AND LOT COVERAGE

Land Use Type	Min Lot Size	Min Setbacks			Max Lot
		Front	Rear	Side	Coverage
RM and RMSS	3,000 SF	10'(4)	10' (4)	5'	50%
RH and RHSS	2000 SF	5' (1)	5' (2)	1'/5'	None
RVH	None	5' (3)	5' (3)	5' (3)	None
Community Commercial	None	20' (3)	20' (3)	5' (3)	None

(1) A minimum distance of 20' is required to front loaded garages, measured from back of sidewalk to front of garage.
(2) Driveways for rear loaded garages must be less than 8' or greater than 18' if access is to a private alley or 20' if access is to a public alley/street.
(3) Applies to perimeter of overall property.
(4) 5' minimum setback to unenclosed porch.

EXHIBIT G: PERMITTED LAND USES

Permitted Use Types	RM	RMSS	RH	RHSS	RVH	CC	PK
Residential Use Types:							
Single-Family Detached Dwelling on an Individual Lot	X	X	X	X	X	X	
Two-Family Dwelling on an Individual Lot			X	X	X	X	
Multiple Detached Single Family Dwellings on an Individual Lot			X	X	X	X	
Multiple Two-Family Dwellings on an Individual Lot			X	X	X	X	
Accessory Dwelling Unit	X	X	X	X		X	
Manufactured Home			X	X	X	X	
Multi-Family Dwelling			X	X	X	X	
Studio or efficiency			X	X	X	X	
Commercial Use Types:							
Automotive services, rentals, wash, and/or repair						X	
Bar					X	X	
Bed and Breakfast Inn						X	
Business Park					X	X	
Commercial Center						X	
Communication Services					X	X	
Community Gardens			X	X	X	X	X
Consumer Convenience Services					X	X	
Consumer Repair Services					X	X	
Food Sales					X	X	X
Hotel/Motel					X	X	
Light Industrial						X	
Liquor Sale					X	X	
Miniwarehouses						X	
Mixed Commercial-Residential					X	X	
Mixed Office-Residential Use					X	X	
Outdoor Entertainment						X	X

		RM	RMSS	RH	RHSS	RVH	CC	PK
	Outdoor Sports and Recreation						X	X
	Personal Consumer Services					X	X	
	Personal Improvement Services					X	X	
	Pet Services					X	X	
	Pharmacy					X	X	
	Residential Childcare Facility			X	X	X	X	
	Restaurant: Drive-in or Fast Food, Quick Serve, and/or Sit Down					X	X	
	Retail General, Neighborhood, and/or Large Retail Establishment					X	X	
	Retirement Home			X	X	X	X	
	Veterinary Service					X	X	
Office Use Types:								
	Dental Office					X	X	
	Financial Services						X	
	General offices					X	X	
	Medical Offices, Labs, and/or Clinics					X	X	
	Mixed Office/Residential Use					X	X	
Parking Use Types:								
	Parking Lot/Surface Parking:							
	Private					X	X	
	Public							X
	Parking Structure							
	Private					X	X	
	Public							X
Civic Use Types:								
	Cultural Services						X	X
	Daycare Services: home, large, or Center						X	X
	Membership club (social and recreational)						X	X

		RM	RMSS	RH	RHSS	RVH	CC	PK
	Public Parks and Recreation Services			X	X	X	X	X
	Public, Nonpublic, or Charter School:							X
	Religious Institutions						X	X
	Semipublic Community Recreational Facility (i.e., private parks, pools, etc.)			X	X		X	X

INNOVATIVE DESIGN. **CLASSIC RESULTS.**

LAND SUITABILITY ANALYSIS
FOR
GREENWAYS AT SAND CREEK

Prepared for:
Elite Properties of America, Inc.
6385 Corporate Dr., Suite 200
Colorado Springs, CO 80919

Job No. 1195.00

CLASSIC CONSULTING

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LAND SUITABILITY ANALYSIS FOR GREENWAYS AT SAND CREEK

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LAND SUITABILITY ANALYSIS FOR GREENWAYS AT SAND CREEK

SITE DESCRIPTION

Greenways at Sand Creek is a 194-acre parcel located within a portion of Section 30, Township 13 South, Range 65 West of the Sixth Principal Meridian in the County of El Paso, City of Colorado Springs, State of Colorado. The overall parcel is generally bound by Barnes Road to the north, Tutt Boulevard to the west, City of Colorado Springs Sand Creek Pond #1 to the south, and existing developed Springs Ranch residential development to the east. Sand Creek runs along the central north-south core of the site. The project site is shown on the vicinity map in the appendix of this report.

The existing site is generally 100% vegetated, consisting mainly of native grasses, irrigated golf course, and with riparian vegetation within the southern portion of the Sand Creek Channel. This channel contains a FEMA designated 100-year floodplain, as reflected within the enclosed maps.

PROPOSED DEVLOPMENT

The proposed development of the site will consist of a mix of primarily residential neighborhoods with a small commercial use as allowed in the proposed PUD zone districts, public roadway's servicing the site, and open space and drainage tracts. Phasing of the proposed construction will be determined by market conditions. Portions of development will sit inside the Type 3 Streamside Outer Stream Bank Buffer, but will be limited to no more than 25% of the total Outer Buffer Area, per page 29 of the Streamside Design Guidelines (2009).

Stormwater quality and detention will be provided on-site to limit stormwater discharge from impervious areas to historic rates per the Drainage Memo by CCES, and use of Sand Creek Pond No. 1 for detention and storm quality is not anticipated. Channel improvements to Sand Creek will not be necessary, as they have been previously installed.

FLOODPLAIN STATEMENT

Portions of the proposed Greenways at Sand Creek is located within a floodplain as determined by the Flood Insurance Rate Maps (F.I.R.M.) Map Number 08041C 0763G effective date, December 7, 2018 (See Appendix).

SOIL ANALYSIS

The average soil condition of the entire site reflects Hydrologic Group "A" (Truckton sandy loam and Ellicott loamy coarse sand) and Hydrologic Group "B" (Blendon sandy loam), as determined by the "Soil Survey of El Paso County Area," prepared by the National Cooperative Soil Survey (see map in Appendix).

WETLANDS DELINEATION

A Wetlands Delineation Report was conducted by Core Consultants and the findings of the report are reflected on the Composite Maps within this analysis.

PREPARED BY:

Classic Consulting Engineers & Surveyors, LLC

Kyle R. Campbell, P.E.
Engineer / Director

N:\119500\REPORTS\Land Suitability Analysis\

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VICINITY MAP

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VICINITY MAP
NTS

SOILS MAP (WEB SOIL SURVEY)

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Soil Map—El Paso County Area, Colorado
(Greenways North)

Map Scale: 1:6,530 if printed on A portrait (8.5" x 11") sheet.

Meters: 0 50 100 200 300

Feet: 0 300 600 1200 1800

N

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: El Paso County Area, Colorado
Survey Area Data: Version 16, Sep 10, 2018

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 3, 2014—Jun 17, 2014

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
28	Ellicott loamy coarse sand, 0 to 5 percent slopes	10.1	11.8%
97	Truckton sandy loam, 3 to 9 percent slopes	75.8	88.2%
Totals for Area of Interest		**86.0**	**100.0%**

Soil Map—El Paso County Area, Colorado
(Greenways South)

Map Scale: 1:8,080 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 100 200 400 600

Feet: 0 350 700 1400 2100

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
10	Blendon sandy loam, 0 to 3 percent slopes	99.9	77.4%
28	Ellicott loamy coarse sand, 0 to 5 percent slopes	28.2	21.9%
97	Truckton sandy loam, 3 to 9 percent slopes	1.0	0.7%
Totals for Area of Interest		**129.0**	**100.0%**

El Paso County Area, Colorado

97—Truckton sandy loam, 3 to 9 percent slopes

Map Unit Setting

National map unit symbol: 2x0j2
Elevation: 5,300 to 6,850 feet
Mean annual precipitation: 14 to 19 inches
Mean annual air temperature: 48 to 52 degrees F
Frost-free period: 85 to 155 days
Farmland classification: Not prime farmland

Map Unit Composition

Truckton and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Truckton

Setting

Landform: Interfluves, hillslopes
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Re-worked alluvium derived from arkose

Typical profile

A - 0 to 4 inches: sandy loam
Bt1 - 4 to 12 inches: sandy loam
Bt2 - 12 to 19 inches: sandy loam
C - 19 to 80 inches: sandy loam

Properties and qualities

Slope: 3 to 9 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): High (2.00 to 6.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 1 percent
Salinity, maximum in profile: Nonsaline (0.1 to 1.9 mmhos/cm)
Available water storage in profile: Moderate (about 6.6 inches)

Interpretive groups

Land capability classification (irrigated): 6e
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: A

Ecological site: Sandy Foothill (R049BY210CO)
Hydric soil rating: No

Minor Components

Blakeland

Percent of map unit: 8 percent
Landform: Interfluves, hillslopes
Landform position (two-dimensional): Shoulder, backslope, summit
Landform position (three-dimensional): Side slope, crest
Down-slope shape: Linear, convex
Across-slope shape: Linear, convex
Ecological site: Sandy Foothill (R049BY210CO)
Hydric soil rating: No

Bresser

Percent of map unit: 7 percent
Landform: Interfluves, low hills
Landform position (two-dimensional): Footslope, toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Linear, concave
Across-slope shape: Linear, concave
Ecological site: Sandy Foothill (R049BY210CO)
Hydric soil rating: No

Data Source Information

Soil Survey Area: El Paso County Area, Colorado
Survey Area Data: Version 16, Sep 10, 2018

El Paso County Area, Colorado

28—Ellicott loamy coarse sand, 0 to 5 percent slopes

Map Unit Setting

National map unit symbol: 3680
Elevation: 5,500 to 6,500 feet
Mean annual precipitation: 13 to 15 inches
Mean annual air temperature: 47 to 50 degrees F
Frost-free period: 125 to 145 days
Farmland classification: Not prime farmland

Map Unit Composition

Ellicott and similar soils: 85 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Ellicott

Setting

Landform: Flood plains, stream terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy alluvium

Typical profile

A - 0 to 4 inches: loamy coarse sand
C - 4 to 60 inches: stratified coarse sand to sandy loam

Properties and qualities

Slope: 0 to 5 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Somewhat excessively drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): High to very high (5.95 to 19.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: Frequent
Frequency of ponding: None
Available water storage in profile: Low (about 4.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7w
Hydrologic Soil Group: A
Ecological site: Sandy Bottomland LRU's A & B (R069XY031CO)
Other vegetative classification: SANDY BOTTOMLAND (069AY031CO)
Hydric soil rating: No

Minor Components

Fluvaquentic haplaquoll
Percent of map unit:
Landform: Swales
Hydric soil rating: Yes

Other soils
Percent of map unit:
Hydric soil rating: No

Pleasant
Percent of map unit:
Landform: Depressions
Hydric soil rating: Yes

Data Source Information

Soil Survey Area: El Paso County Area, Colorado
Survey Area Data: Version 16, Sep 10, 2018

El Paso County Area, Colorado

10—Blendon sandy loam, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: 3671
Elevation: 6,000 to 6,800 feet
Mean annual precipitation: 14 to 16 inches
Mean annual air temperature: 46 to 48 degrees F
Frost-free period: 125 to 145 days
Farmland classification: Not prime farmland

Map Unit Composition

Blendon and similar soils: 85 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Blendon

Setting

Landform: Terraces, alluvial fans
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy alluvium derived from arkose

Typical profile

A - 0 to 10 inches: sandy loam
Bw - 10 to 36 inches: sandy loam
C - 36 to 60 inches: gravelly sandy loam

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 2 percent
Available water storage in profile: Moderate (about 6.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: B
Ecological site: Sandy Foothill (R049BY210CO)
Hydric soil rating: No

Minor Components

Other soils

Percent of map unit:
Hydric soil rating: No

Pleasant

Percent of map unit:
Landform: Depressions
Hydric soil rating: Yes

Data Source Information

Soil Survey Area: El Paso County Area, Colorado
Survey Area Data: Version 16, Sep 10, 2018

FEMA MAP

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NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 13. The **horizontal datum** was NAD83, GRS80 spheroid. Differences in datum, spheroid, projection or UTM zones zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the **North American Vertical Datum of 1988 (NAVD88)**. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov/ or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, MD 20910-3282

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242 or visit its website at http://www.ngs.noaa.gov/.

Base Map information shown on this FIRM was provided in digital format by El Paso County, Colorado Springs Utilities, and Anderson Consulting Engineers, Inc. These data are current as of 2008.

This map reflects more detailed and up-to-date **stream channel configurations and floodplain delineations** than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map. The profile baselines depicted on this map represent the hydraulic modeling baselines that match the flood profiles and Floodway Data Tables if applicable in the FIS report. As a result, the profile baselines may deviate significantly from the new base map channel representation and may appear outside of the floodplain.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

Contact **FEMA Map Service Center** (MSC) via the FEMA Map Information eXchange (FMIX) 1-877-336-2627 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. The MSC may also be reached by Fax at 1-800-358-9620 and its website at http://www.msc.fema.gov/.

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call **1-877-FEMA MAP** (1-877-336-2627) or visit the FEMA website at http://www.fema.gov/business/nfip.

El Paso County Vertical Datum Offset Table

Flooding Source	Vertical Datum Offset (ft)
REFER TO SECTION 3.3 OF THE EL PASO COUNTY FLOOD INSURANCE STUDY FOR STREAM BY STREAM VERTICAL DATUM CONVERSION INFORMATION	

Panel Location Map

This Digital Flood Insurance Rate Map (DFIRM) was produced through a Cooperating Technical Partner (CTP) agreement between the State of Colorado Water Conservation Board (CWCB) and the Federal Emergency Management Agency (FEMA).

Additional Flood Hazard information and resources are available from local communities and the Colorado Water Conservation Board.

NOTE: MAP AREA SHOWN ON THIS PANEL IS LOCATED WITHIN TOWNSHIP 13 SOUTH, RANGE 65 WEST.

LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A	No Base Flood Elevations determined.
ZONE AE	Base Flood Elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR	Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99	Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V	Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X	Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X	Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D	Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

	Floodplain boundary
	Floodway boundary
	Zone D boundary
	CBRS and OPA boundary
	Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
~~ 513 ~~	Base Flood Elevation line and value; elevation in feet*
(EL 987)	Base Flood Elevation value where uniform within zone; elevation in feet*

* References to the North American Vertical Datum of 1988 (NAVD 88)

A — A	Cross section line
23 - - - - 23	Transect line
97° 07' 30.00" 32° 22' 30.00"	Geographic coordinates referenced to the North American Datum of 1983 (NAD 83)
4000000 FT	1000-meter Universal Transverse Mercator grid ticks, zone 13
6000000 FT	5000-foot grid ticks: Colorado State Plane coordinate system, central zone (FIPSZONE 0502), Lambert Conformal Conic Projection
DX5510	Bench mark (see explanation in Notes to Users section of this FIRM panel)
• M1.5	River Mile

MAP REPOSITORIES
Refer to Map Repositories list on Map Index

EFFECTIVE DATE OF COUNTYWIDE
FLOOD INSURANCE RATE MAP
MARCH 17, 1997

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL
DECEMBER 7, 2018 - to update corporate limits, to change Base Flood Elevations and Special Flood Hazard Areas, to update map format, to add roads and road names, and to incorporate previously issued Letters of Map Revision.

For community map revision history prior to countywide mapping, refer to the Community Map History Table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'

250 0 500 1000 FEET

150 0 150 300 METERS

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0539G

FIRM
FLOOD INSURANCE RATE MAP
EL PASO COUNTY, COLORADO
AND INCORPORATED AREAS

PANEL 539 OF 1300

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
COLORADO SPRINGS, CITY OF	080060	0539	G
EL PASO COUNTY	080059	0539	G

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
08041C0539G

MAP REVISED
DECEMBER 7, 2018

Federal Emergency Management Agency

LAND SUITABILITY ANALYSIS

COMPOSITE PLANS

150 75 0 150 300

SCALE: 1" = 150'

LEGEND:

DESCRIPTION	SYMBOL
EXISTING GROUND CONTOUR	(6600)
BOUNDARY LINE	
ADJACENT BOUNDARY LINE	
100-YR FLOODPLAIN	
SLOPE: 0% – 8%	
SLOPE: 8% – 12%	
SLOPE: 12% – 15%	
SLOPE: 15% – 25%	
SLOPE: 25% AND GREATER	

GENERAL NOTES:

1. A) SOIL TYPE FOR THE ENTIRE SITE IS ELLICOT LOAMY COURSE SAND.
   B) TRUCKTON SANDY LOAM.
   C) BLENDON SANDY LOAM.
2. THE EXISTING STREAM IS TYPE 3 STREAMSIDE CORRIDOR
3. PROPOSED DEVELOPMENT IS PRIMARILY RESIDENTIAL WITH SMALL COMMERCIAL AREA.
4. RIPARIAN VEGETATION EXISTS WITHIN THE BOTTOM OF SAND CREEK, AND AS NOTED ON THE PLAN.

REVIEW CRITERIA ANALYSIS:

1. GRADING AND LANDFORM
   THE NATURAL LANDFORM AND VEGETATION WITHIN THE 100-YEAR FLOODPLAIN AND THE INNER STREAM BUFFER ZONE WILL BE PROTECTED FROM GRADING OPERATIONS AND DISTURBANCE. ANY DISTURBANCE WITHIN THE OUTER BUFFER ZONE WILL BE PROTECTED WITH CITY STANDARD BMPS AND REPLANTED TO MATCH NATURAL VEGETATION. ANY PERMANENT DISTURBANCE WILL BE LIMITED TO LESS THAN 25% OF THE TOTAL OUTER BUFFER ZONE AREA. ALL SLOPES WILL BE GRADED 3:1 MAX.
2. SITE DESIGN
   THIS RESIDENTIAL NEIGHBORHOOD WILL BE SERVED BY A PUBLIC STREET NETWORK. A PUBLIC TRAIL SYSTEM IS PROPOSED ON BOTH SIDES OF SAND CREEK WITH MULTIPLE CONNECTION POINTS INTO EXISTING AND PROPOSED NEIGHBORHOODS. THREE EXISTING GOLF CART BRIDGES WILL BE CONVERTED TO PEDESTRIAN BRIDGES.
3. WILDLIFE HABITAT PRESERVATION
   THE MAJORITY OF THE EXISTING RIPARIAN VEGETATION WILL BE PROTECTED FROM THE PROPOSED DEVELOPMENT. WHILE A PORTION OF THIS WILL BE AFFECTED BY PROPOSED DEVELOPMENT, A TOTAL OF 20.67 ACRES WILL BE SET ASIDE FOR SAND CREEK. ANY STORM WATER DISCHARGES INTO THE FLOODPLAIN CORRIDOR WILL BE DONE AS CLOSE TO PERPENDICULAR AS SITE CONSTRAINTS ALLOW.
4. TRAILS AND RECREATION
   PUBLIC TRAIL ARE PROPOSED ON BOTH SIDES OF SAND CREEK ALONG WITH AN ADJACENT 7+ PUBLIC PARK.
5. FLOODPLAIN
   ALL PROPOSED DEVELOPMENT AND GRADING WILL BE KEPT OUT OF THE FEMA DESIGNATED FLOODPLAIN, PER FIRM MAP NO. 08041C0763G EFFECTIVE DATE DECEMBER 7, 2018.
6. SIGNIFICANT NATURAL FEATURES
   THE SIGNIFICANT NATURAL FEATURES OF THE SITE ARE LIMITED TO THE RIPARIAN VEGETATION IN THE STREAM CORRIDOR. THE MAJORITY OF THIS VEGETATION WILL BE LEFT UNDISTURBED.
7. COMPLEMENTARY PLANS
   THE PROPOSED AREA IS WITHIN THE "SAND CREEK DRAINAGE BASIN PLANNING STUDY". THE PROPOSED DEVELOPMENT IMPLEMENTS THE RECOMMENDATIONS OF THE STUDY, AND ALL CREEK IMPROVEMENTS ARE CURRENTLY IN PLACE.
8. RIPARIAN BUFFERS AND IMPERVIOUS SURFACES
   A 40' INNER BUFFER ZONE AND A 80' OUTER BUFFER ZONE (TOTAL 120' BUFFER) HAVE BEEN ESTABLISHED FOR THE PROPOSED SITE. ALL CONSTRUCTION ACTIVITY WILL TAKE PLACE OUTSIDE OF THE INNER BUFFER ZONE. CONSTRUCTION ACTIVITY IN THE OUTER BUFFER ZONE HAS BEEN MINIMIZED AND PERMANENT DISTURBANCE IS LIMITED TO LESS THAN 25% OF THE OUTER BUFFER ZONE AREA. BMPS WILL BE IMPLEMENTED WITH CONSTRUCTION TO ENSURE PROPER EROSION CONTROL.
9. LANDSCAPE
   NO DISTURBANCE WILL TAKE PLACE INSIDE THE INTERNAL BUFFER ZONE. DISTURBANCE WITHIN THE OUTER BUFFER ZONE WILL BE REVEGETATED WITH NATIVE VEGETATION. ALL VEGETATION WILL MEET THE PLANT SPECIFICATIONS OF THE LANDSCAPE POLICY MANUAL.
10. STREAM BANK STABILIZATION
    ALL STREAMBANKS WILL REMAIN UNDISTURBED, EXCEPT FOR STORM OUTLET CONNECTIONS. ALL SLOPES ADJACENT TO THE STREAM BANK WILL BE STABILIZED WITH APPROPRIATE BMPS UNTIL FULLY REVEGETATED.
11. STREAM RECLAMATION
    THE STREAM WILL REMAIN IN ITS EXISTING CONDITION.

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Colorado Springs, Colorado 80903 (719)785-0799(Fax)

GREENWAYS AT SAND CREEK

LAND SUITABILITY ANALYSIS

COMPOSITE MAP – SLOPE ANALYSIS/FLOODPLAIN

DESIGNED BY	KRC	SCALE		DATE	09/04/19
DRAWN BY	BB	(H) 1"= 150'		SHEET 1	OF 4
CHECKED BY		(V) 1"= N/A		JOB NO.	1195.00

N:\1195\00\DRAWINGS\EXHIBITS\LAND SUITABILITY-09-04-19\SLOPE ANALYSIS-09-04-19.dwg, 9/5/2019 9:17:52 AM, 1:1

LEGEND:

DESCRIPTION	SYMBOL
EXISTING GROUND CONTOUR	(6600)
BOUNDARY LINE	
ADJACENT BOUNDARY LINE	
100-YR FLOODPLAIN	
SLOPE: 0% – 8%	
SLOPE: 8% – 12%	
SLOPE: 12% – 15%	
SLOPE: 15% – 25%	
SLOPE: 25% AND GREATER	

CLASSIC CONSULTING ENGINEERS & SURVEYORS

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790
(719)785-0799(Fax)

GREENWAYS AT SAND CREEK

LAND SUITABILITY ANALYSIS
COMPOSITE MAP – SLOPE ANALYSIS/FLOODPLAIN

DESIGNED BY	KRC	SCALE	DATE	09/04/19
DRAWN BY	BB	(H) 1"= 150'	SHEET 2	OF 4
CHECKED BY		(V) 1"= N/A	JOB NO.	1195.00

N:\119500\DRAWINGS\EXHIBITS\LAND SUITABILITY-09-04-19\SLOPE ANALYSIS-09-04-19.dwg, 9/5/2019 9:13:18 AM, 1:1

LEGEND:

DESCRIPTION	SYMBOL
EXISTING GROUND CONTOUR	(6600)
BOUNDARY LINE	
ADJACENT BOUNDARY LINE	
STREAM BUFFER – INNER (40')	
STREAM BUFFER – OUTER (80')	
TOE OF CHANNEL BANK	
IDENTIFIED WETLANDS	
CREEK BOTTOM WETLANDS	

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GREENWAYS AT SAND CREEK

LAND SUITABILITY ANALYSIS
COMPOSITE MAP – STREAMSIDE/WETLANDS

DESIGNED BY	KRC	SCALE	DATE	09/04/19
DRAWN BY	BB	(H) 1"= 150'	SHEET 3 OF 4	
CHECKED BY		(V) 1"= N/A	JOB NO.	1195.00

N:\1195.00 DRAWINGS\EXHIBITS\LAND SUITABILITY-09-04-19\STREAMSIDE-WETLANDS-09-04-19.dwg, 9/5/2019 10:22:52 AM, 1:1

150 75 0 150 300

SCALE: 1" = 150'

LEGEND:

DESCRIPTION	SYMBOL
EXISTING GROUND CONTOUR	(6600)
BOUNDARY LINE	
ADJACENT BOUNDARY LINE	
STREAM BUFFER – INNER (40')	
STREAM BUFFER – OUTER (80')	
TOE OF CHANNEL BANK	
IDENTIFIED WETLANDS	
CREEK BOTTOM WETLANDS	

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GREENWAYS AT SAND CREEK

LAND SUITABILITY ANALYSIS
COMPOSITE MAP – STREAMSIDE/WETLANDS

DESIGNED BY	KRC	SCALE		DATE	09/04/19
DRAWN BY	BB	(H) 1"= 150'		SHEET 4	OF 4
CHECKED BY		(V) 1"= N/A		JOB NO.	1195.00

N:\1195.00\DRAWINGS\EXHIBITS\LAND SUITABILITY - 09-04-19\STREAMSIDE-WETLANDS-09-04-19.dwg, 9/5/2019 10:22:09 AM, 1:1

CLASSIC CONSULTING

619 N. Cascade Avenue, Suite 200 (719) 785-0790
Colorado Springs, Colorado 80903 (719) 785-0799 (Fax)

LEGAL DESCRIPTION: GREENWAYS AT SAND CREEK

(6) SIX PARCELS OF LAND BEING A PORTION OF THE NORTHEAST QUARTER, THE SOUTHEAST QUARTER AND THE EAST HALF OF THE SOUTHWEST QUARTER, ALL IN SECTION 30, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

NORTH GOLF COURSE PARCELS A AND B

(2) TWO PARCELS OF LAND BEING A PORTION OF THE NORTHEAST QUARTER, THE SOUTHEAST QUARTER AND THE EAST HALF OF THE SOUTHWEST QUARTER, ALL IN SECTION 30, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTHERLY BOUNDARY OF THE FAIRWAYS AT SPRINGS RANCH FILING NO. 2 RECORDED UNDER RECEPTION NO. 200084159, RECORDS OF EL PASO COUNTY, COLORADO, AND THE NORTHERLY BOUNDARY OF THE FAIRWAYS AT SPRINGS RANCH FILING NO. 3 RECORDED UNDER RECEPTION NO. 201041586 BEING MONUMENTED AT THE WESTERLY END BY A 1-1/2 INCH ALUMINUM SURVEYORS CAP STAMPED "JR ENG LTD RLS 32820" AND AT THE EASTERLY END BY A ONE INCH RED PLASTIC CAP STAMPED "LS 1593" IS ASSUMED TO BEAR N80°11'59"W, A DISTANCE OF 576.78 FEET.

PARCEL A NORTH

COMMENCING AT THE NORTHEASTERLY CORNER OF THE FAIRWAYS AT SPRINGS RANCH FILING NO. 3 RECORDED UNDER RECEPTION NO. 201041586, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING;

THENCE N80°11'59"W, ON THE NORTHERLY BOUNDARY OF SAID THE FAIRWAYS AT SPRINGS RANCH FILING NO. 3 AND THE NORTHERLY BOUNDARY OF THE FAIRWAYS AT SPRINGS RANCH FILING NO. 2 RECORDED UNDER RECEPTION NO. 200084159, A DISTANCE OF 576.78 FEET TO THE NORTHWESTERLY CORNER OF SAID THE FAIRWAYS AT SPRINGS RANCH FILING NO. 2;

THENCE ON THE WESTERLY BOUNDARY OF SAID THE FAIRWAYS AT SPRINGS RANCH FILING NO. 2 AND THE WESTERLY BOUNDARY OF THE FAIRWAYS AT SPRINGS RANCH FILING NO. 1, RECORDED UNDER RECEPTION NO. 099142816 THE FOLLOWING (3) THREE COURSES:

1. S16°35'31"W, A DISTANCE OF 178.04 FEET;
2. S25°25'31"W, A DISTANCE OF 427.37 FEET;
3. S06°26'02"E, A DISTANCE OF 100.03 FEET TO A POINT ON CURVE SAID POINT BEING THE NORTHEASTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 097129652;

THENCE ON THE NORTHERLY AND WESTERLY BOUNDARY THE SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 097129652, THE FOLLOWING (2) TWO COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S06°25'56"E, HAVING A DELTA OF 03°34'13", A RADIUS OF 3880.00 FEET AND A DISTANCE OF 241.78 FEET TO A POINT ON CURVE;
2. S11°23'41"E, A DISTANCE OF 20.01 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF NORTH CAREFREE CIRCLE AS PLATTED IN THE COLORADO SPRINGS RANCH FILING NO. 3, RECORDED IN PLAT BOOK A-4 AT PAGE 60;

THENCE ON SAID NORTHERLY RIGHT OF WAY LINE OF NORTH CAREFREE CIRCLE, ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS S09°59'43"E, HAVING A DELTA OF 01°46'56", A RADIUS OF 3860.00 FEET AND A DISTANCE OF 120.07 FEET TO A POINT ON CURVE, SAID POINT BEING THE SOUTHEASTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 218079638;

THENCE ON THE EASTERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 218079638, THE FOLLOWING (8) EIGHT COURSES;

1. N11°28'56"W, A DISTANCE OF 69.58 FEET;
2. N57°17'32"W, A DISTANCE OF 75.00 FEET;
3. S55°12'56"W, A DISTANCE OF 150.00 FEET;
4. S85°32'39"W, A DISTANCE OF 30.00 FEET;
5. N49°11'30"W, A DISTANCE OF 30.00 FEET;
6. N08°20'07"W, A DISTANCE OF 50.00 FEET;
7. N11°15'00"E, A DISTANCE OF 167.14 FEET;
8. N22°00'01"E, A DISTANCE OF 167.49 FEET TO A POINT ON THE WESTERLY BOUNDARY OF THE DRAINAGE TRACT VACATED BY VACATION PLAT OF A PORTION OF THE COLORADO SPRINGS RANCH FILING NO. 1, THE COLORADO SPRINGS RANCH FILING NO. 2, AND THE COLORADO SPRINGS RANCH FILING NO. 3 RECORDED UNDER RECEPTION NO. 095042873;

THENCE N11°28'53"W, ON SAID EASTERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 218079638, BOCHNAK FAMILY ENTERTAINMENT CENTER SUBDIVISION RECORDED UNDER RECEPTION NO. 205005854, A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 206187078, THE EASTERLY BOUNDARY OF TUTT OFFICE PARK FILING NO. 3, RECORDED UNDER RECEPTION NO. 210713050 AND SAID WESTERLY BOUNDARY OF THE DRAINAGE TRACT VACATED BY VACATION PLAT OF A PORTION OF THE COLORADO SPRINGS RANCH FILING NO. 1, THE COLORADO SPRINGS RANCH FILING NO. 2, AND THE COLORADO SPRINGS RANCH FILING NO. 3, A DISTANCE OF 378.41 FEET TO A POINT OF CURVE;

THENCE CONTINUING ON SAID EASTERLY BOUNDARY OF TUTT OFFICE PARK FILING NO. 3, AND SAID WESTERLY BOUNDARY OF THE DRAINAGE TRACT VACATED BY VACATION PLAT OF A PORTION OF THE COLORADO SPRINGS RANCH FILING NO. 1, THE COLORADO SPRINGS RANCH FILING NO. 2, AND THE COLORADO SPRINGS RANCH FILING NO. 3, ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 06°14'53", A RADIUS OF 1600.00 FEET AND A DISTANCE OF 174.48 FEET TO A POINT ON CURVE, SAID POINT BEING THE SOUTHWESTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 205110196;

THENCE ON THE SOUTHERLY AND EASTERLY BOUNDARY OF SAID PARCEL OF LAND THE FOLLOWING (10) TEN COURSES:

1. S80°19'22"E, A DISTANCE OF 353.44 FEET;
2. N20°50'52"E, A DISTANCE OF 104.17 FEET;
3. N57°25'59"E, A DISTANCE OF 144.10 FEET;
4. N18°27'26"E, A DISTANCE OF 261.08 FEET;
5. N26°19'43"W, A DISTANCE OF 233.70 FEET;
6. N24°52'20"E, A DISTANCE OF 476.15 FEET;
7. N17°39'06"W, A DISTANCE OF 104.28 FEET;
8. N26°04'04"E, A DISTANCE OF 263.61 FEET;
9. N40°55'40"E, A DISTANCE OF 132.67 FEET;
10. N50°13'36"E, A DISTANCE OF 221.04 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN;

THENCE N88°43'03"E, ON SAID NORTH LINE, A DISTANCE OF 634.73 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30;

THENCE N00°32'35"W, ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 135.01 FEET TO THE

SOUTHWESTERLY CORNER OF GOLF CLUB HEIGHTS AT SPRINGS RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 201085369;

THENCE ON THE SOUTHERLY BOUNDARY OF SAID GOLF CLUB HEIGHTS AT SPRINGS RANCH FILING NO. 1, THE FOLLOWING (4) FOUR COURSES:

1. N87°41'27"E, A DISTANCE OF 85.00 FEET;
2. N56°13'45"E, A DISTANCE OF 320.00 FEET;
3. N64°09'56"E, A DISTANCE OF 380.00 FEET;
4. S63°26'42"E, A DISTANCE OF 390.00 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF PETERSON ROAD AS PLATTED IN THE COLORADO SPRINGS RANCH FILING NO. 2 RECORDED IN PLAT BOOK Z-3 AT PAGE 137;

THENCE, ON SAID WESTERLY RIGHT OF WAY LINE, ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S87°53'14"E, HAVING A DELTA OF 02°26'38", A RADIUS OF 1055.00 FEET AND A DISTANCE OF 45.00 FEET TO A POINT ON CURVE, SAID POINT BEING THE NORTHWESTERLY CORNER OF PETERSON ROAD, AS PLATTED IN PETERSON ROAD FILING NO. 1 RECORDED UNDER RECEPTION NO. 098187722;

THENCE ON THE WESTERLY RIGHT OF WAY LINE OF SAID PETERSON ROAD AS PLATTED IN PETERSON ROAD FILING NO. 1, THE FOLLOWING (2) TWO COURSES:

1. CONTINUING ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N89°40'08"E, HAVING A DELTA OF 02°38'42", A RADIUS OF 1055.00 FEET AND A DISTANCE OF 48.70 FEET TO A POINT OF TANGENT;
2. S02°58'34"E, A DISTANCE OF 158.08 FEET TO THE NORTHEASTERLY CORNER OF GOLF COURSE NORTH FILING NO. 2 RECORDED UNDER RECEPTION NO. 099129507;

THENCE ON THE NORTHERLY BOUNDARY OF SAID GOLF COURSE NORTH FILING NO. 2, THE FOLLOWING (3) THREE COURSES:

1. S67°40'01"W, A DISTANCE OF 319.08 FEET;
2. S52°50'31"W, A DISTANCE OF 405.00 FEET;
3. S20°17'16"W, A DISTANCE OF 30.00 FEET TO THE NORTHEASTERLY CORNER OF THE ISLAND AT SPRINGS RANCH FILING NO. 3 RECORDED UNDER RECEPTION NO. 201031943, SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF GOLF CLUB DRIVE AS PLATTED IN SAID THE ISLAND AT SPRINGS RANCH FILING NO. 3;

THENCE ON THE NORTHERLY BOUNDARY OF SAID THE ISLAND AT SPRINGS RANCH FILING NO. 3, THE FOLLOWING (5) FIVE COURSES:

1. N83°07'38"W, A DISTANCE OF 190.17 FEET;
2. N55°07'23"W, A DISTANCE OF 126.42 FEET;
3. S76°09'00"W, A DISTANCE OF 500.00 FEET;
4. S52°00'30"W, A DISTANCE OF 415.00 FEET;
5. S09°30'31"W, A DISTANCE OF 23.91 FEET TO THE NORTHWESTERLY CORNER OF THE ISLAND AT SPRINGS RANCH FILING NO. 2 RECORDED UNDER RECEPTION NO. 099152700;

THENCE ON THE WESTERLY BOUNDARY OF SAID THE ISLAND AT SPRINGS RANCH FILING NO. 2, THE FOLLOWING (2) COURSES:

1. CONTINUING S09°30'31"W, A DISTANCE OF 431.09 FEET;
2. S32°24'55"E, A DISTANCE OF 278.35 TO THE NORTHWESTERLY CORNER OF THE ISLAND AT SPRINGS RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 098162058;

THENCE ON THE WESTERLY BOUNDARY OF SAID THE ISLAND AT SPRINGS RANCH FILING NO. 1 THE FOLLOWING (3) THREE COURSES:

1. CONTINUING S32°24'55"E, A DISTANCE OF 16.65 FEET;
2. S44°48'21"E, A DISTANCE OF 450.00 FEET;

3. N88°59'43"E, A DISTANCE OF 90.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SHOWHORSE DRIVE AS PLATTED IN SAID THE ISLAND AT SPRINGS RANCH FILING NO. 1;

THENCE ON SAID WESTERLY RIGHT OF WAY LINE AS PLATTED IN SAID THE ISLAND AT SPRINGS RANCH FILING NO. 1THE FOLLOWING (2) COURSES:

1. S01°00'17"E, A DISTANCE OF 42.35 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 29°38'58", A RADIUS OF 480.00 FEET AND A DISTANCE OF 248.39 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 50.071 ACRES, 2,181,101 SQUARE FEET.

PARCEL B NORTH

COMMENCING AT THE NORTHEASTERLY CORNER OF THE FAIRWAYS AT SPRINGS RANCH FILING NO. 3 RECORDED UNDER RECEPTION NO. 201041586, RECORDS OF EL PASO COUNTY, COLORADO;

THENCE S39°03'54"E, A DISTANCE OF 64.24 FEET TO THE SOUTHEASTERLY CORNER OF THE ISLAND AT SPRINGS RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 098162058, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE EASTERLY RIGHT OF WAY LINE OF SHOWHORSE COURT AS PLATTED IN SAID THE ISLAND AT SPRINGS RANCH FILING NO. 1, THE FOLLOWING (2) TWO COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N58°46'09"W, HAVING A DELTA OF 32°14'08", A RADIUS OF 540.00 FEET AND A DISTANCE OF 303.81 FEET TO A POINT OF TANGENT;
2. N01°00'17"W, A DISTANCE OF 42.35 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID THE ISLAND AT SPRINGS RANCH FILING NO. 1;

THENCE ON THE SOUTHERLY AND EASTERLY BOUNDARY OF SAID THE ISLAND AT SPRINGS RANCH FILING NO. 1 THE FOLLOWING (3) THREE COURSES:

1. N88°59'43"E, A DISTANCE OF 105.00 FEET;
2. N22°11'40"E, A DISTANCE OF 500.00 FEET;
3. N07°35'21"E, A DISTANCE OF 74.63 FEET TO THE SOUTHEASTERLY CORNER OF THE ISLAND AT SPRINGS RANCH FILING NO. 2 RECORDED UNDER RECEPTION NO. 099152700;

THENCE CONTINUING N07°35'21"E, ON THE EASTERLY BOUNDARY OF SAID THE ISLAND AT SPRINGS RANCH FILING NO. 2, A DISTANCE OF 325.16 FEET TO THE SOUTHEASTERLY CORNER OF THE ISLAND AT SPRINGS RANCH FILING NO. 3 RECORDED UNDER RECEPTION NO. 201031943;

THENCE N07°35'21"E, ON THE EASTERLY BOUNDARY OF SAID THE ISLAND AT SPRINGS RANCH FILING NO. 3, A DISTANCE OF 395.28 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF GOLF CLUB DRIVE AS PLATTED IN SAID THE ISLAND AT SPRINGS RANCH FILING NO. 3;

THENCE S83°07'38"E, ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID GOLF CLUB DRIVE, A DISTANCE OF 148.92 FEET TO A POINT ON THE WESTERLY BOUNDARY OF GOLF COURSE NORTH FILING NO. 2 RECORDED UNDER RECEPTION NO. 099129507;

THENCE S13°31'32"E, ON THE WESTERLY BOUNDARY OF SAID GOLF COURSE NORTH FILING NO. 2, A DISTANCE OF 340.94 FEET TO THE NORTHWESTERLY CORNER OF GOLF COURSE NORTH FILING NO. 1 RECORDED UNDER RECEPTION NO. 099129506;

THENCE CONTINUING S13°31'32"E, ON THE WESTERLY BOUNDARY OF SAID GOLF COURSE NORTH FILING NO. 1, A DISTANCE OF 616.66 FEET TO THE MOST NORTHERLY CORNER OF HILLSBORO AT SPRINGS RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 098193067;

THENCE ON THE NORTHWESTERLY BOUNDARY OF SAID HILLSBORO AT SPRINGS RANCH FILING NO. 1 THE FOLLOWING (3) THREE COURSES:

1. S35°18'35"W, A DISTANCE OF 740.56 FEET;
2. S75°46'18"W, A DISTANCE OF 200.68 FEET;
3. N85°28'58"W, A DISTANCE OF 226.25 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 14.027 ACRES, 611,009 SQUARE FEET.

SOUTH GOLF COURSE PARCEL

A PARCEL OF LAND BEING ALL OF LOTS 1 AND 2 AS PLATTED IN SENIORS AT SPRINGS RANCH RECORDED UNDER RECEPTION NO. 216713795 RECORDS OF EL PASO COUNTY, COLORADO AND A PORTION OF SECTION 30 AND SECTION 31, ALL IN TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTHEASTERLY BOUNDARY OF TUTT SPORTS COMPLEX RECORDED UNDER RECEPTION NO. 205058864, RECORDS OF EL PASO COUNTY, COLORADO, AND THE SOUTHWESTERLY BOUNDARY OF ENCHANTED SPRINGS RECORDED UNDER RECEPTION NO. 217714002 BEING MONUMENTED AT THE NORTHWESTERLY END BY A ONE INCH YELLOW PLASTIC SURVEYORS CAP STAMPED "22577" AND AT THE SOUTHEASTERLY END BY A ONE INCH YELLOW PLASTIC SURVEYORS CAP STAMPED "22577", IS ASSUMED TO BEAR S48°56'29"E, A DISTANCE OF 808.37 FEET.

COMMENCING AT THE NORTHEASTERLY CORNER OF TUTT SPORTS COMPLEX RECORDED UNDER RECEPTION NO. 205058864, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE SOUTHWESTERLY BOUNDARY OF ENCHANTED SPRINGS RECORDED UNDER RECEPTION NO. 217714002;

THENCE S01°02'16"E, ON THE EASTERLY BOUNDARY OF SAID TUTT SPORTS COMPLEX AND THE WESTERLY BOUNDARY OF SAID ENCHANTED SPRINGS, A DISTANCE OF 472.52 FEET TO THE MOST SOUTHERLY CORNER OF SAID ENCHANTED SPRINGS, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE EASTERLY BOUNDARY OF SAID ENCHANTED SPRINGS, THE FOLLOWING (7) SEVEN COURSES:

1. N40°56'54"E, A DISTANCE OF 227.63 FEET;
2. N11°47'00"E, A DISTANCE OF 323.84 FEET;
3. N39°10'16"W, A DISTANCE OF 139.11 FEET;
4. N29°09'30"W, A DISTANCE OF 297.00 FEET;
5. N43°08'14"W, A DISTANCE OF 231.78 FEET;6.
6. N26°30'21"W, A DISTANCE OF 204.51 FEET;
7. N14°35'31"W, A DISTANCE OF 220.45 FEET TO THE NORTHEASTERLY CORNER OF SAID ENCHANTED SPRINGS, SAID POINT BEING THE SOUTHEASTERLY CORNER OF LOT 3 AS PLATTED IN SENIORS AT SPRINGS RANCH RECORDED UNDER RECEPTION NO. 216713795;

THENCE ON THE EASTERLY BOUNDARY OF SAID LOT 3, THE FOLLOWING (4) FOUR COURSES:

1. CONTINUING N14°35'31"W, A DISTANCE OF 14.19 FEET;
2. N05°21'26"W, A DISTANCE OF 264.72 FEET;
3. N09°58'12"W, A DISTANCE OF 255.84 FEET;
4. N29°16'41"E, A DISTANCE OF 172.44 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 3;

THENCE N74°39'02"W, ON THE NORTHERLY BOUNDARY OF SAID LOT 3 AND THE SOUTHERLY BOUNDARY OF LOT 2 AS PLATTED IN SAID SENIORS AT SPRINGS RANCH, A DISTANCE OF 300.95 FEET TO A POINT ON CURVE, SAID POINT BEING THE NORTHWESTERLY CORNER OF SAID LOT 3, THE SOUTHWESTERLY CORNER OF SAID LOT 2, THE NORTHEASTERLY CORNER OF TRACT B AS PLATTED IN SAID SENIORS AT SPRINGS RANCH AND THE SOUTHEASTERLY CORNER OF TRACT A AS PLATTED IN SAID SENIORS AT SPRINGS RANCH;

THENCE ON THE EASTERLY BOUNDARY OF SAID TRACT A AND THE WESTERLY BOUNDARY OF SAID LOT 2 AND THE NORTHWESTERLY BOUNDARY OF LOT 1 AS PLATTED IN SAID SENIORS AT SPRINGS RANCH THE FOLLOWING (2) TWO COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S77°00'59"E HAVING A DELTA OF 28°25'37", A RADIUS OF 740.00 FEET AND A DISTANCE OF 367.15 FEET TO A POINT OF TANGENT;
2. N41°24'37"E, A DISTANCE OF 229.99 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 1, THE NORTHEASTERLY CORNER OF SAID TRACT A AS PLATTED IN SENIORS AT SPRINGS RANCH, THE MOST SOUTHERLY CORNER OF TRACT A AS PLATTED IN FIRST AND MAIN TOWN CENTER FILING NO. 18 RECORDED UNDER RECEPTION NO. 212713189 AND THE MOST WESTERLY CORNER OF LOT 1 AS PLATTED IN SAID FIRST AND MAIN TOWN CENTER FILING NO. 18;

THENCE S48°35'22"E, ON THE NORTHEASTERLY BOUNDARY OF SAID LOT 1 AS PLATTED IN SENIORS AT SPRINGS RANCH AND THE SOUTHWESTERLY BOUNDARY OF LOT 1 AS PLATTED IN FIRST AND MAIN TOWN CENTER FILING NO. 18, A DISTANCE OF 260.00 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 1 AS PLATTED IN SENIORS AT SPRINGS RANCH, SAID POINT BEING THE MOST SOUTHERLY CORNER OF SAID LOT 1 AS PLATTED IN FIRST AND MAIN TOWN CENTER FILING NO. 18;

THENCE ON THE EASTERLY BOUNDARY OF SAID LOT 1 AS PLATTED IN FIRST AND MAIN TOWN CENTER FILING NO. 18, THE FOLLOWING (2) TWO COURSES:

1. N24°16'29"E, A DISTANCE OF 445.55 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 24°31'56", A RADIUS OF 672.45 FEET AND A DISTANCE OF 287.92 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 1 AS PLATTED IN FIRST AND MAIN TOWN CENTER FILING NO. 18, SAID POINT ALSO BEING ON THE SOUTHERLY BOUNDARY OF LOT 1 AS PLATTED IN FIRST AND MAIN TOWN CENTER FILING NO. 19 RECORDED UNDER RECEPTION NO. 213713292;

THENCE ON THE BOUNDARY OF SAID LOT 1 AS PLATTED IN FIRST AND MAIN TOWN CENTER FILING NO. 19, THE FOLLOWING (3) THREE COURSES:

1. N71°19'13"E, A DISTANCE OF 45.27 FEET;
2. N26°20'02"E, A DISTANCE OF 86.49 FEET;
3. N18°40'00"W, A DISTANCE OF 159.68 FEET TO A POINT ON CURVE, SAID POINT BEING THE NORTHEASTERLY CORNER OF SAID LOT 1 AS PLATTED IN FIRST AND MAIN TOWN CENTER FILING NO. 19, SAID POINT ALSO BEING ON THE SOUTHERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 097129652;

THENCE ON SAID SOUTHERLY BOUNDARY, ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S16°45'33"E, HAVING A DELTA OF 00°55'28", A RADIUS OF 3720.00 FEET AND A DISTANCE OF 60.03 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE WESTERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 218079638;

THENCE ON THE BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER 218079638, THE FOLLOWING (4) FOUR COURSES:

1. S13°56'15"E, A DISTANCE OF 20.01 FEET;
2. N84°01'37"E, A DISTANCE OF 245.01 FEET;
3. N74°37'51"E, A DISTANCE OF 16.24 FEET;
4. N11°39'55"W, A DISTANCE OF 73.08 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF NORTH CAREFREE CIRCLE AS PLATTED IN THE COLORADO SPRINGS RANCH FILING NO. 2 AS RECORDED IN PLAT BOOK Z-3 AT PAGE 137;

THENCE ON SAID SOUTHERLY RIGHT OF WAY LINE, ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S11°48'29"E, HAVING A DELTA OF 01°38'23", A RADIUS OF 3740.00 FEET AND A DISTANCE OF 107.03 FEET TO A POINT ON CURVE, SAID POINT BEING THE NORTHWESTERLY CORNER OF SPRINGS RANCH SUBDIVISION FILING NO. 7 RECORDED IN PLAT BOOK G-5 AT PAGE 87;

THENCE ON THE WESTERLY BOUNDARY OF SAID SPRINGS RANCH FILING NO. 7, THE FOLLOWING (4) FOUR COURSES:

1. S11°28'47"E, A DISTANCE OF 189.74 FEET;
2. S40°20'16"E, A DISTANCE OF 445.00 FEET;
3. S10°13'28"W, A DISTANCE OF 145.00 FEET;
4. S05°45'58"E, A DISTANCE OF 180.61 FEET TO THE NORTHWESTERLY CORNER OF SPRINGS RANCH SUBDIVISION FILING NO. 12 RECORDED UNDER RECEPTION NO. 098097095;

THENCE S19°18'10"E, ON THE WESTERLY BOUNDARY OF SAID SPRINGS RANCH SUBDIVISION FILING NO. 12, A DISTANCE OF 220.14 FEET TO THE SOUTHWESTERLY CORNER OF SAID SPRINGS RANCH SUBDIVISION FILING NO. 12, SAID POINT BEING ON THE NORTHERLY LINE OF A 50 FOOT DRAINAGE AND UTILITY EASEMENT AS RECORDED IN THE SPRINGS RANCH FILING NO. 1 RECORDED IN PLAT BOOK Z-3 AT PAGE 136;

THENCE S68°33'31"W, ON SAID NORTHERLY LINE, A DISTANCE OF 7.95 FEET TO THE NORTHEASTERLY CORNER OF THE 50 FOOT DRAINAGE AND UTILITY EASEMENT VACATED BY VACATION PLAT OF A PORTION OF THE COLORADO SPRINGS RANCH FILING NO. 1, THE COLORADO SPRINGS RANCH FILING NO. 2, AND THE COLORADO SPRINGS RANCH FILING NO. 3 RECORDED UNDER RECEPTION NO. 095042873;

THENCE ON THE EASTERLY BOUNDARY OF SAID 50 FOOT DRAINAGE AND UTILITY EASEMENT VACATED BY VACATION PLAT OF A PORTION OF THE COLORADO SPRINGS RANCH FILING NO. 1, THE COLORADO SPRINGS RANCH FILING NO. 2, AND THE COLORADO SPRINGS RANCH FILING NO. 3, AND THE WESTERLY BOUNDARY OF SPRINGS RANCH SUBDIVISION FILING NO. 9 RECORDED UNDER RECEPTION NO. 096096832, THE FOLLOWING (6) SIX COURSES:

1. S21°26'28"E, A DISTANCE OF 830.00 FEET;
2. S05°16'43"E, A DISTANCE OF 56.05 FEET;
3. S13°43'31"W, A DISTANCE OF 325.00 FEET;
4. S16°25'35"W, A DISTANCE OF 55.43 FEET;
5. S31°39'53"W, A DISTANCE OF 60.08 FEET;
6. S57°56'29"E, A DISTANCE OF 120.00 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID THE COLORADO SPRINGS RANCH FILING NO. 1;

THENCE ON SAID WESTERLY BOUNDARY AND THE EASTERLY BOUNDARY OF A 60 FOOT DRAINAGE AND UTILITY EASEMENT VACATED BY SAID VACATION PLAT OF A PORTION OF THE COLORADO SPRINGS RANCH FILING NO. 1, THE COLORADO SPRINGS RANCH FILING NO. 2, AND THE COLORADO SPRINGS RANCH FILING NO. 3, THE FOLLOWING (2) TWO COURSES:

1. S32°03'32"W, A DISTANCE OF 168.60 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 58°05'34", A RADIUS OF 270.00 FEET AND A DISTANCE OF 273.76 FEET TO A POINT ON CURVE, SAID POINT BEING THE MOST NORTHERLY CORNER OF SPRINGS RANCH SUBDIVISION FILING NO. 10 RECORDED UNDER RECEPTION NO. 096096833;

THENCE ON THE NORTHWESTERLY AND SOUTHWESTERLY BOUNDARY OF SAID SPRINGS RANCH SUBDIVISION FILING NO. 10, THE FOLLOWING (2) TWO COURSES:

1. S45°18'31"W, A DISTANCE OF 134.18 FEET;
2. S44°41'29"E, A DISTANCE OF 274.56 FEET TO A POINT ON SAID EASTERLY BOUNDARY OF SAID VACATION PLAT OF A PORTION OF THE COLORADO SPRINGS RANCH FILING NO. 1, THE COLORADO SPRINGS RANCH FILING NO. 2, AND THE COLORADO SPRINGS RANCH FILING NO. 3;

THENCE ON SAID EASTERLY BOUNDARY, THE FOLLOWING (5) FIVE COURSES:

1. S37°02'03"W, A DISTANCE OF 28.52 FEET;
2. S30°43'23"W, A DISTANCE OF 102.17 FEET;
3. S11°18"10"W, A DISTANCE OF 113.19 FEET;
4. S00°56'35"E, A DISTANCE OF 369.62 FEET

5. S10°54'03"E, A DISTANCE OF 10.01 FEET TO A POINT ON THE NORTHWESTERLY BOUNDARY OF SPRINGS RANCH SUBDIVISION FILING NO. 8 RECORDED UNDER RECEPTION NO. 096081826;

THENCE ON THE NORTHWESTERLY BOUNDARY OF SAID SPRINGS RANCH SUBDIVISION FILING NO. 8, THE FOLLOWING (5) FIVE COURSES:

1. S47°11'56"W, A DISTANCE OF 111.18 FEET
2. S08°16'57"W, A DISTANCE OF 35.00 FEET TO A POINT ON CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S08°18'41"W, HAVING A DELTA OF 170°41'03", A RADIUS OF 50.00 FEET AND A DISTANCE OF 148.95 FEET TO A POINT ON CURVE;
4. S62°03'56"W, A DISTANCE OF 102.62 FEET;
5. S24°56'29"E, A DISTANCE OF 72.31 FEET;

THENCE S89°04'57"W, A DISTANCE OF 434.93 FEET TO A POINT ON THE EASTERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 203030048;

THENCE ON THE BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 203030048, THE FOLLOWING (5) FIVE COURSES:

1. N32°21'04"E, A DISTANCE OF 48.10 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 32°27'16", A RADIUS OF 900.00 FEET AND A DISTANCE OF 509.79 FEET TO A POINT OF TANGENT;
3. N00°06'12"W, A DISTANCE OF 89.14 FEET;
4. S19°03'31"W, A DISTANCE OF 623.70 FEET;
5. S32°26'08"W, A DISTANCE OF 134.58 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 218079638;

THENCE ON SAID NORTHERLY BOUNDARY, THE FOLLOWING (5) FIVE COURSES:

1. S86°04'48"W, A DISTANCE OF 35.79 FEET;
2. N57°38'56"W, A DISTANCE OF 84.77 FEET;
3. N21°22'40"W, A DISTANCE OF 35.79 FEET;
4. N32°21'04"E, A DISTANCE OF 12.15 FEET;
5. S89°04'57"W, A DISTANCE OF 340.83 FEET TO A POINT ON THE EASTERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 099195168;

THENCE N01°02'16"W, ON SAID EASTERLY BOUNDARY AND SAID EASTERLY BOUNDARY OF TUTT SPORTS COMPLEX, A DISTANCE OF 449.75 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 105.643 ACRES, 4,601,822 SQUARE FEET.

TUTT SPORTS COMPLEX WITHOUT DEVELOPMENT MANAGEMENT INC. PORTION

LOT 1 AS PLATTED IN TUTT SPORTS COMPLEX RECORDED UNDER RECEPTION NO. 205058864 RECORDS OF EL PASO COUNTY, COLORADO, **EXCEPTING** ANY PORTION LYING WITHIN THE PARCEL OF LAND DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. 099195168 RECORDS OF EL PASO COUNTY, COLORADO.

CONTAINING A CALCULATED ARE OF 22.039 ACRES

TUTT SPORTS COMPLEX DEVELOPMENT MANAGEMENT INC. PORTION

A PARCEL OF LAND BEING A PORTION OF SECTION 31, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING ALL THAT PORTION OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 099195168, RECORDS OF EL PASO COUNTY, COLORADO, LYING WITHIN LOT 1 AS PLATTED IN TUTT SPORTS COMPLEX RECORDED UNDER RECEPTION NO. 205058864, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTHEASTERLY BOUNDARY OF TUTT SPORTS COMPLEX RECORDED UNDER RECEPTION NO. 205058864, RECORDS OF EL PASO COUNTY, COLORADO, AND THE SOUTHWESTERLY BOUNDARY OF ENCHANTED SPRINGS RECORDED UNDER RECEPTION NO. 217714002 BEING MONUMENTED AT THE NORTHWESTERLY END BY A ONE INCH YELLOW PLASTIC SURVEYORS CAP STAMPED "22577" AND AT THE SOUTHEASTERLY END BY A ONE INCH YELLOW PLASTIC SURVEYORS CAP STAMPED "22577", IS ASSUMED TO BEAR S48°56'29"E, A DISTANCE OF 808.37 FEET.

COMMENCING AT THE NORTHEASTERLY CORNER OF TUTT SPORTS COMPLEX RECORDED UNDER RECEPTION NO. 205058864, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE SOUTHWESTERLY BOUNDARY OF ENCHANTED SPRINGS RECORDED UNDER RECEPTION NO. 217714002;

THENCE S01°02'16"E, ON THE EASTERLY BOUNDARY OF SAID TUTT SPORTS COMPLEX AND THE WESTERLY BOUNDARY OF SAID ENCHANTED SPRINGS, A DISTANCE OF 508.99 FEET TO THE POINT OF BEGINNING;

THENCE S59°03'18"W, ON THE EASTERLY BOUNDARY OF SAID TUTT SPORTS COMPLEX, A DISTANCE OF 111.53 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S89°03'31"W, HAVING A DELTA OF 36°11'57", A RADIUS OF 160.00 FEET AND A DISTANCE OF 101.09 FEET TO A POINT OF TANGENT;
THENCE N37°08'26"W, A DISTANCE OF 303.78 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 43°51'24", A RADIUS OF 60.00 FEET AND A DISTANCE OF 45.93 FEET TO A POINT OF TANGENT;
THENCE N80°59'50"W, A DISTANCE OF 311.41 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID TUTT SPORTS COMPLEX;
THENCE N00°06'12"W, ON SAID WESTERLY BOUNDARY OF TUTT SPORTS COMPLEX, A DISTANCE OF 81.02 FEET;
THENCE S80°59'50"E, A DISTANCE OF 324.23 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 43°51'24", A RADIUS OF 140.00 FEET AND A DISTANCE OF 107.16 FEET TO A POINT OF TANGENT;
THENCE S37°08'26"E, A DISTANCE OF 410.32 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1.492 ACRES, 65,0008 SQUARE FEET.

TUTT SPORTS COMPLEX ADJACENT DEVELOPMENT MANAGEMENT INC. PORTION

A PARCEL OF LAND BEING A PORTION OF SECTION 31, ALL IN TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING A PORTION OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 099195168 RECORDS OF EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BASIS OF BEARINGS: THE NORTHEASTERLY BOUNDARY OF TUTT SPORTS COMPLEX RECORDED UNDER RECEPTION NO. 205058864, RECORDS OF EL PASO COUNTY, COLORADO, AND THE SOUTHWESTERLY BOUNDARY OF ENCHANTED SPRINGS RECORDED UNDER RECEPTION NO. 217714002 BEING MONUMENTED AT THE NORTHWESTERLY END BY A ONE INCH YELLOW PLASTIC SURVEYORS CAP STAMPED "22577" AND AT THE SOUTHEASTERLY END BY A ONE INCH YELLOW PLASTIC SURVEYORS CAP STAMPED "22577", IS ASSUMED TO BEAR S48°56'29"E, A DISTANCE OF 808.37 FEET.

COMMENCING AT THE NORTHEASTERLY CORNER OF TUTT SPORTS COMPLEX RECORDED UNDER RECEPTION NO. 205058864, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE SOUTHWESTERLY BOUNDARY OF ENCHANTED SPRINGS RECORDED UNDER RECEPTION NO. 217714002;

THENCE S01°02'16"E, ON THE EASTERLY BOUNDARY OF SAID TUTT SPORTS COMPLEX AND THE WESTERLY BOUNDARY OF SAID ENCHANTED SPRINGS, A DISTANCE OF 508.99 FEET TO THE POINT OF BEGINNING;

THENCE S01°02'16"E, A DISTANCE OF 413.28 FEET;
THENCE S89°04'57"W, A DISTANCE OF 97.28 FEET A POINT ON THE EASTERLY BOUNDARY OF SAID TUTT SPORTS COMPLEX;

THENCE ON THE EASTERLY BOUNDARY OF SAID TUTT SPORTS COMPLEX THE FOLLOWING (2) TWO COURSES;

1. N00°56'29"W, A DISTANCE OF 357.47 FEET;
2. N59°03'18"E, A DISTANCE OF 111.53 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 0.858 ACRES, 37,365 SQUARE FEET.

CONTAINING A TOTAL CALCULATED AREA OF 194.130 ACRES (8,456324 SQUARE FEET)

LEGAL DESCRIPTION STATEMENT:

I, DOUGLAS P. REINELT, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, IS CORRECT.

COLORADO LICENSED
DOUGLAS P. REINELT
9-10-19
30118
PROFESSIONAL LAND SURVEYOR

DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 30118
FOR AND ON BEHALF OF CLASSIC CONSULTING
ENGINEERS AND SURVEYORS

SEPT 10, 2019
DATE

PRE-APPLICATION MEETING SUMMARY

COLORADO SPRINGS
OLYMPIC CITY USA

Area: Central Date: 7/3/2019

Pre-Application No.: DJS 19-17

Applicant(s) Present: Doug Stimple and Kyle Campbell

Lot Size: TBD

Site Location: Springs Ranch Golf Course

TSN: Multiple Parcels

Project Description: New SF detached residential development

Zone: A/SS/AO

APPLICATION(S) REQUIRED: ☐ No application to the Planning Department required

- ☐ 2020 Land Use Map Amendment
- ☐ Administrative Relief
- ☐ Amendment to Plat Restriction
- ☐ Annexation
- ☐ Building Permit to Unplatted Land
- ☐ CMRS No.
- ☒ Concept Plan ◯MJ ◯MN ◯MM
- ☐ Conditional Use ◯MJ ◯MN ◯MM
- ☐ Development Agreement (PUD Zone)
- ☐ Development Plan ◯MJ ◯MN ◯MM
- ☐ Historic Preservation Board
- ☐ Master Plan ◯MJ ◯MN ◯MM
- ☐ Minor Improvement Plan
- ☐ Nonuse Variance / Warrant
- ☐ Preservation Easement Adjustment
- ☐ Property Boundary Adjustment
- ☐ Street Name Change
- ☐ Subdivision Plat ◯PP ◯FP ◯PFP
- ☐ Subdivision Waiver ◯Design ◯Process
- ☐ Use Variance ◯MJ ◯MN ◯MM
- ☐ Vacation of Plat
- ☐ Vacation of Public Right-of-Way
- ☐ Waiver of Replat
- ☒ Zone Change

This project will also include a land swap.

*Visit the Land Use Review Division website at **www.coloradosprings.gov/planninginfo** for application forms and checklists*

MJ = Major Amendment, MN = Minor Amendment, and MM = Minor Modification

NEIGHBORHOOD ORGANIZATION:

Neighborhood Association/Contact: ☒ Neighborhood Meeting

PUBLIC NOTIFICATION REQUIREMENTS:

Note: Applicant will be required to pay for postage at time of poster pick-up.

☐ Pre-Application Stage ☒ Internal Review Stage ☒ Public Hearing Stage

☒ Postcard ☒ Poster ☐ No Public Notice Required

Buffer Distance: ☐ 150 ft. ☐ 500 ft. ☒ 1,000 ft. ☐ Custom distance:

ADDITIONAL STUDIES/MATERIALS TO BE SUBMITTED WITH APPLICATION:

- ☒ Geo-Hazard Report — Contact:
- ☒ Traffic Impact Analysis — Contact: Zaker Alazzeh, 719-385-5468
- ☒ Drainage Report — Contact: TJ Gajda
- ☒ Hydraulic Grade Line
- ☒ Wastewater Master Facility Report
- ☒ Land Suitability Analysis
- ☐ Elevation Drawings
- ☒ Mineral Estate Owner Notification
- ☐ Other:

LDTC MEETING: ☒ Yes ☐ No **Date:** August 7, 2019 **Time:** 8:30a.m.

COMMENTS: *(This is a preliminary listing of issues and attention items; additional issues will likely surface as the application proceeds through the review process):*

- The proposed residential development will require the review and approval of a PUD zone change and concept plan. Both applications will be determined by City Council. Should the land swap be considered part of the project's developed area, the swap will need to occur prior to the submission of the entitlement applications. If not approved by time of submittal, the City will need to sign the application.
- The entitlements will need to be accompanied by a traffic study, preliminary drainage report, geological hazard report (small northern parcel), and also discuss channel improvements and streamside requirements.
- All applicable City standard notes and notices must be applied to the concept plan.
- A minimum of 2 neighborhood meetings will need to occur. These meetings can occur prior to or during the project's review.
- As the development is expected to be phased to accommodate the development of different residential products, phasing lines should be provided on the plan with anticipated construction windows.
- It is unclear at this time whether an FIA will be required, as a MP amendment is not required per City Code. City staff will clarify this item at a later date.

NOTE: The above information is intended to assist in the preparation of an application. This sheet is not a complete list of submittal requirements. Refer to the Zoning and Subdivision Ordinances and the appropriate application checklists for further information and details.

This form and the information contained herein is valid for 6 months.

Fee Estimate: TBD (project acreage needed to determine fees)

Number of Plans: 1 digital and 1 hard copy of plans (2 copies of reports)

Daniel Sexton, AICP
Senior Planner
Land Use Review
Planning & Community Development

30 S. Nevada Avenue, Suite 105
P.O. Box 1575, MC 155
Colorado Springs, CO 80901-1575

Phone: (719) 385-5366
Fax: (719) 385-5167
dsexton@springsgov.com

City of Colorado Springs
Planning Department
Fee Receipt

Return to Fee Calculator

Application	Department	Amount	Applicant	AnnexDisc
Concept Plan for PUD Zone - CSUtilities	CSUtilities	$479.00		
Concept Plan for PUD Zone - EDR	Engineering Development Review	$3,880.00		
Concept Plan for PUD Zone - EDR	Engineering Development Review	$1,622.00		
Concept Plan for PUD Zone - Fire	CSFire	$248.00		
LUR - Concept Plan (New or Major Amendment)	Land Use Review	$1,520.00		
LUR - Concept Plan (New or Major Amendment)	Land Use Review	$5,820.00		
LUR - Zone Change with Concept Plan	Land Use Review	$5,820.00		
LUR - Zone Change with Concept Plan	Land Use Review	$2,140.00		
PUD Zone Change - EDR	Engineering Development Review	$712.00		
PUD Zone Change - EDR	Engineering Development Review	$970.00		
Tech Fee	IT-GIS	$25.00		
Total Fees		$23,236.00		

Intake Staff:	
Date:	9/10/2019
Planner:	Daniel Sexton
Receipt Number:	34827
Check Number:	10746
Amount:	$23,236.00
Received From:	Elite Properties of America (Greenways at Sand Creek)

Date: September 10, 2019
Planner: Daniel Sexton
Planner email: daniel.sexton@coloradosprings.gov
Planner phone number: (719) 385-5366
Applicant Email: kcampbell@classicconsulting.net
Applicant Name: Kyle Campbell
TSN: 5330100009, 5330100020, 5330303007, 5330303008, 5331200042, 55331200050, 5331203001, and 5331300050

PROJECT: Greenways at Sand Creek

☐	Pre-application Notice	☐	Standard Notification
☐	Pre-application Neighborhood Meeting Notice	☒	Standard with Neighborhood Meeting Notice
☐	No notice	☐	Poster only

PUBLIC NOTICE: Poster and Postcard
☐ 150 feet ☐ 500 feet ☒ 1,000 feet
☐ Modified (attach modified buffer) ☐ No public notice

PROJECT BLURB(S)

Provide a project blurb for each application type, adjust language as needed. Note code sections where applicable for variances.

PUD Zone Change
Request by Tom Tauche, Inc., Development Management, Inc. c/o Norwood Development, and City of Colorado Springs, with representation by Classic Consulting Engineers & Surveyors, for approval of a PUD zone change for the Greenways at Sand Creek project. If approved, the proposed zone change would rezone 170.6 acres of land from A/PK/AO/SS (Agricultural and Public Parks with an Airport and Streamside Overlays) to PUD/AO/SS (Planned Unit Development: Single-Family Detached Residential, Multi-Family Residential, and Commercial, maximum building height ranges of 25-50 feet, and density range from 3-25; with Airport and Streamside Overlays). The site is zoned A/PK/AO/SS (Agricultural and Public Parks with an Airport and Streamside Overlays), located east of Tutt Boulevard along a segment of Sand Creek extending to the north and south of North Carefree Circle, and consists of 170.6 acres.

PK Zone Change
Request by Tom Tauche, Inc., Development Management, Inc. c/o Norwood Development, and City of Colorado Springs, with representation by Classic Consulting Engineers & Surveyors, for approval of a zone change for the park site portion of the Greenways at Sand Creek project. If approved, the proposed zone change would rezone 23.5 acres of land from A/PK/AO/SS (Agricultural and Public Parks with an Airport and Streamside Overlays) to PK/AO/SS (Public Parks with Airport and Streamside Overlays). The site is zoned A/PK/AO/SS (Agricultural and Public Parks with an Airport and Streamside Overlays), located east of Tutt Boulevard along a segment of Sand Creek extending to the north and south of North Carefree Circle, and consists of 23.5 acres.

PUD Concept Plan
Request by Tom Tauche, Inc., Development Management, Inc. c/o Norwood Development, and City of Colorado Springs, with representation by Classic Consulting Engineers & Surveyors, for approval of a

[Type text]

PUD concept plan for the Greenways at Sand Creek project. If approved, the proposed plan would establish the development parameters for a residential and commercial development with ancillary public and private site improvements. The site is zoned A/PK/AO/SS (Agricultural and Public Parks with an Airport and Streamside Overlays), located east of Tutt Boulevard along a segment of Sand Creek extending to the north and south of North Carefree Circle, and consists of 194.13 acres.

POSTCARD

Include 3-5 highlighted points to best describe the project.

- This project proposes a development consisting of residential, commercial and park uses, and ancillary public and private site improvements
- Rezone a 23.5-acre parcel for a future park site
- Rezone 170.6 acres to a Planned Unit Development

Neighborhood Meeting Information: Yes
Date: Friday, September 27, 2019
Time: 5:30 p.m.
Location: 3850 Pony Tracks Drive

POSTER

Fill out applicable information below:

What type of project is proposed? (large bold letters on poster, approx. 35 characters):

New residential, commercial and park development with site improvements

Subtext (below bold letters, file number or additional information approx. 55 characters):

This is the file number area.

Planning and Development Distribution Form

PUD Concept Plan - PUP

Directions: Planners select *at least one* check box under each section to determine the application distribution.

Planner Intake Date: Daniel Sexton, 9/10/2019 **Admin Receive Date:** 9/10/19

Project Name: Greenways at Sand Creek

1. PUBLIC NOTICE: (see Project Blurb to establish noticing parameters)

2. Date buckslip comments are due (21 calendar days after submittal): Tuesday, October 1, 2019

3. HOA: Springs Ranch (92)

4. STANDARD DISTRIBUTION:

☒ Include all standard distribution recipients *(either check here or individually check boxes below)*

ID#	Division Name	Email/Distribution Notes
	☐ None	
85	☐ Utilities Development Services	Buckslips@csu.org
9	☐ Fire Prevention	Steven.Smith@coloradosprings.gov
24	☐ DR&S	SAPPLEGATE@coloradosprings.gov
21	☐ Karla Conner, CSPD (MC 1565)	CONNERKA@coloradosprings.gov
17	☐ Cory Sharp, Land Surveyor (MC 155)	Cory.Sharp@coloradosprings.gov
19	☐ Century Link	Patti.Moore@CenturyLink.com Bea.Romero@centurylink.com
77	☐ CSU Customer Contract Administration	Buckslips@csu.org
11	☐ CSPD	bjones2@springsgov.com
13	☐ Parks & Recreation	bihaley@springsgov.com Constance.Perry@coloradosprings.gov
23	☐ Enumerations	addressing@pprbd.org
29	☐ Flood Plain	Keith@pprbd.org
98	☐ USPS	Elaine.f.kelly@usps.gov
45	☐ Zaker Alazzeh, Traffic – School Safety	SAPPLEGATE@coloradosprings.gov
65	☐ Zaker Alazzeh, Traffic Eng (MC 460)	SAPPLEGATE@coloradosprings.gov
48	☐ Street Division	Terry.Huggins@coloradosprings.gov Cole.Platt@coloradosprings.gov Michael.Hensley@coloradosprings.gov
60	☐ Transit	Roger.Austin@coloradosprings.gov
25	☐ County Health Department	aarondoussett@elpasoco.com
88	☐ Parking Enterprise	Scott.Lee@coloraodosprings.gov
3	☐ CONO	rdavis@cscono.org mcupp@cscono.org

92	☐ Forestry	jcooper@coloradosprings.gov
30	☐ Comcast	dale_stewart@cable.comcast.com Jason_Jacobsen@comcast.com DENNIS_LONGWELL@comcast.com WSTMWR_MDSubmissions@comcast.com
56	☐ PlanCOS	PlanCOS@coloradosprings.gov

5. LANDSCAPE PLAN:

ID#	Division Name	Email/Distribution Notes
	☒ None	
35	☐ Preliminary LS	Daniel.Gould@coloradosprings.gov Checklist, professional qualifications, alternative compliance request
82	☐ Final LS	Daniel.Gould@coloradosprings.gov Checklist, professional qualifications, alternative compliance request

6. SCHOOL DISTRICT:

ID#	Division Name	Email/Distribution Notes
	☐ None	
36	☐ School District # 2	mwilsey@hsd2.org
68	☐ School District # 3	neald@wsd3.k12.co.us
37	☐ School District # 11	johnstp@d11.org
38	☐ School District # 12	cooper@cmsd12.org
39	☐ School District # 20	tom.gregory@asd20.org
69	☐ School District # 22	terryebert@ellicottschools.org
41	☒ School District # 49	mandrews@d49.org

7. MILITARY INSTALLATION (if within a 2 mile buffer):

ID#	Division Name	Email/Distribution Notes
	☒ None	
84	☐ Fort Carson	john.j.sanders71.civ@mail.mil
46	☐ NORAD	dino.bonaldo@cheyennemountain.af.mil dino.bonaldo@us.af.mil dino.bonaldo@afspc.af.mil Michael.kozak.2@us.af.mil kim.van_treadway@us.af.mil
26	☐ USAFA	corine.weiss@us.af.mil craig.johnson.35.ctr@us.af.mil steven.westbay.ctr@us.af.mil elizabeth.dukes.3.ctr@us.af.mil

75	☐ Peterson	glenn.messke@us.af.mil 21CES.CENB.BaseDevelopment@us.af.mil

8. OPTIONAL DISTRIBUTION (Depending on Location of Site):

ID#	Division Name	Email/Distribution Notes
	☐ None	
59	☐ StratusIQ – AKA Falcon Broadband	dbryan@stratusiq.com mcline@stratusiq.com bkley@stratusiq.com **BLR & Flying Horse (ONLY)**
54	☐ Budget/Finance – Fiscal Impact Analysis	budget@coloradosprings.gov **For Major MP Amendments**
27	☐ CDOT (adjacent to CDOT ROW)	Valerie.sword@state.co.us
34	☐ Colorado Geological Survey	cgs_lur@mines.edu
33	☐ SECWCD, Garrett Markus	garrett@secwcd.com
18	☒ Streamside Area Overlay	Tasha.Brackin@coloradosprings.gov
15	☐ Hillside Overlay	Kerri.Schott@coloradosprings.gov
42	☐ Historic Preservation Area Overlay	Chris.Staley@coloradosprings.gov
44	☐ Development Review Enterprise	Kurt.Schmitt@coloradosprings.gov Coordinated Sign Plans to Kurt if Submitted
20	☒ Airport	kandrews@springsgov.com
63	☒ El Paso County Dev. Services Division	MikeHrebenar@elpasoco.com Review of Plans within ½ mile of a County/City Border
43	☐ Wescott Fire District (adjacent only)	admin@wescottfire.org
70	☐ Woodmen Road Metro District	Kalilah.A@wsdistricts.co Lori.v@wsdistricts.co
71	☐ Falcon Fire Protection District	tharwig@falconfirepd.org
72	☐ Black Forest Fire Protection District	chief@bffire.org
81	☐ Broadmoor Fire Protection District	chief@broadmoorfire.com noalsperran@gmail.com
80	☐ CSURA – Urban Renewal	Jwalker@springsgov.com; Kayla.Battles@coloradosprings.gov
70	☐ Woodmen Heights Metro District	Kalilah.A@wsdistricts.co Lori.v@wsdistricts.co
65	☐ Kate Brady, Bike Planning, Traffic	Kate.Brady@coloradosprings.gov
9	☐ Fire Prevention, Jessica Mitchell	Jessica.Mitchell@coloradosprings.gov If DP, CP is accompanying an Annexation
31	☐ Housing and Community Development, Steve Posey	Steve.Posey@coloradosprings.gov Review of plans for all affordable housing proposals AND new proposals that would displace existing low income residents.
53	☐ UCCS Review – North Nevada Overlay zone	mwood@uccs.edu
49	☐ Chelsea Gaylord, Economic Development	Chelsea.Gaylord@coloradosprings.gov **QOZ**

9. LAND USE REVIEW:

Hard Copy Full sized plans

	☒ Planner	Traffic Report, Drainage Report, Geo-Hazard Report

Special notes or instructions: