



**EXHIBIT A  
PARCEL DESCRIPTION**

A PARCEL OF LAND LYING WITHIN THE NORTHEAST ONE-QUARTER OF SECTION 15, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE NORTH-SOUTH CENTERLINE OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, BEING MONUMENTED AT EACH END WITH A 3-1/4 INCH ALUMINUM CAP STAMPED "RLS 10377" RECOVERED 0.1' BELOW THE SURFACE, HAVING AN ASSUMED BEARING OF SOUTH 00° 19' 23" EAST A DISTANCE OF 5252.20 FEET;

**COMMENCING** AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 9;

THENCE NORTH 88°57'55" EAST, ON THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 9, A DISTANCE OF 2,642.71 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 9;

THENCE SOUTH 83°46'17" EAST A DISTANCE OF 3,118.79 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF MARKSHEFFEL BOULEVARD, AS DESCRIBED IN THAT QUITCLAIM DEED RECORDED OCTOBER 18, 2022 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER UNDER RECEPTION NUMBER 222132266, SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE SOUTH 42°37'37" EAST, ON SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 624.62 FEET;

THENCE SOUTH 47°22'08" WEST A DISTANCE OF 344.94 FEET TO A POINT ON THE EXTERIOR OF A PARCEL OF LAND AS DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED MAY 31, 2022 IN SAID RECORDS UNDER RECEPTION NUMBER 222074546;

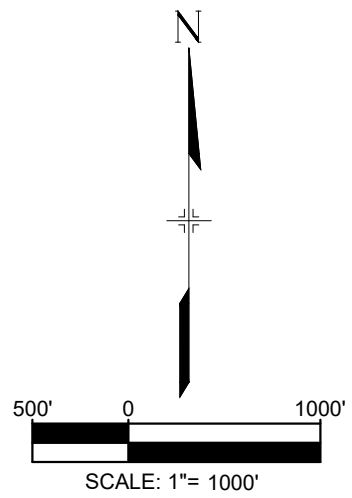
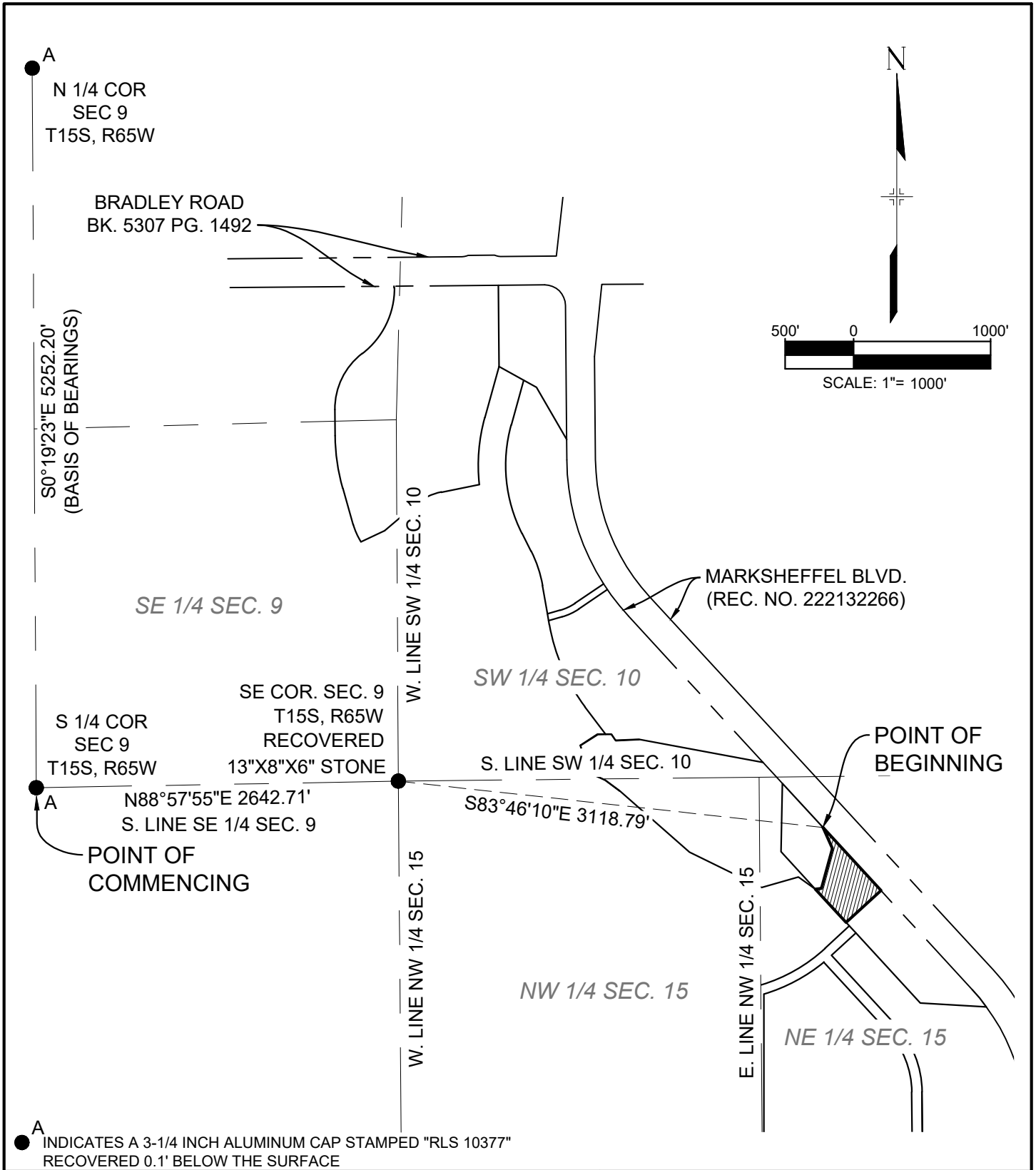
THENCE NORTH 42°37'48" WEST, ON SAID EXTERIOR, A DISTANCE OF 332.64 FEET TO THE EXTERIOR OF PARCEL OF LAND AS DESCRIBED IN THAT DEED RECORDED AUGUST 25, 1989 IN SAID RECORDS IN BOOK 5661 AT PAGE 1398;

THENCE ON SAID EXTERIOR THE FOLLOWING THREE (3) COURSES:

1. NORTH 85°30'01" EAST A DISTANCE OF 44.54 FEET;
2. NORTH 15°19'53" EAST A DISTANCE OF 303.67 FEET;
3. NORTH 24°17'08" WEST A DISTANCE OF 166.88 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE PARCEL DESCRIPTION CONTAINS A CALCULATED AREA OF 139,089 SQUARE FEET OR (3.19305 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

PATRICK S. JERNIGAN, PLS 38977  
PREPARED FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.  
2435 RESEARCH PKWY, SUITE 300  
COLORADO SPRINGS, CO 80920  
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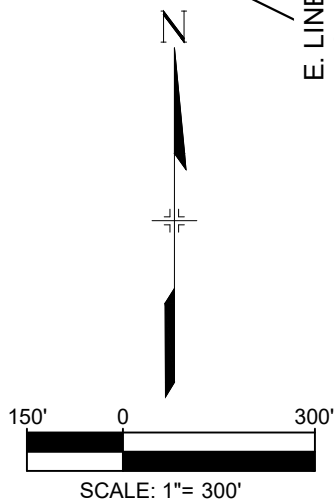
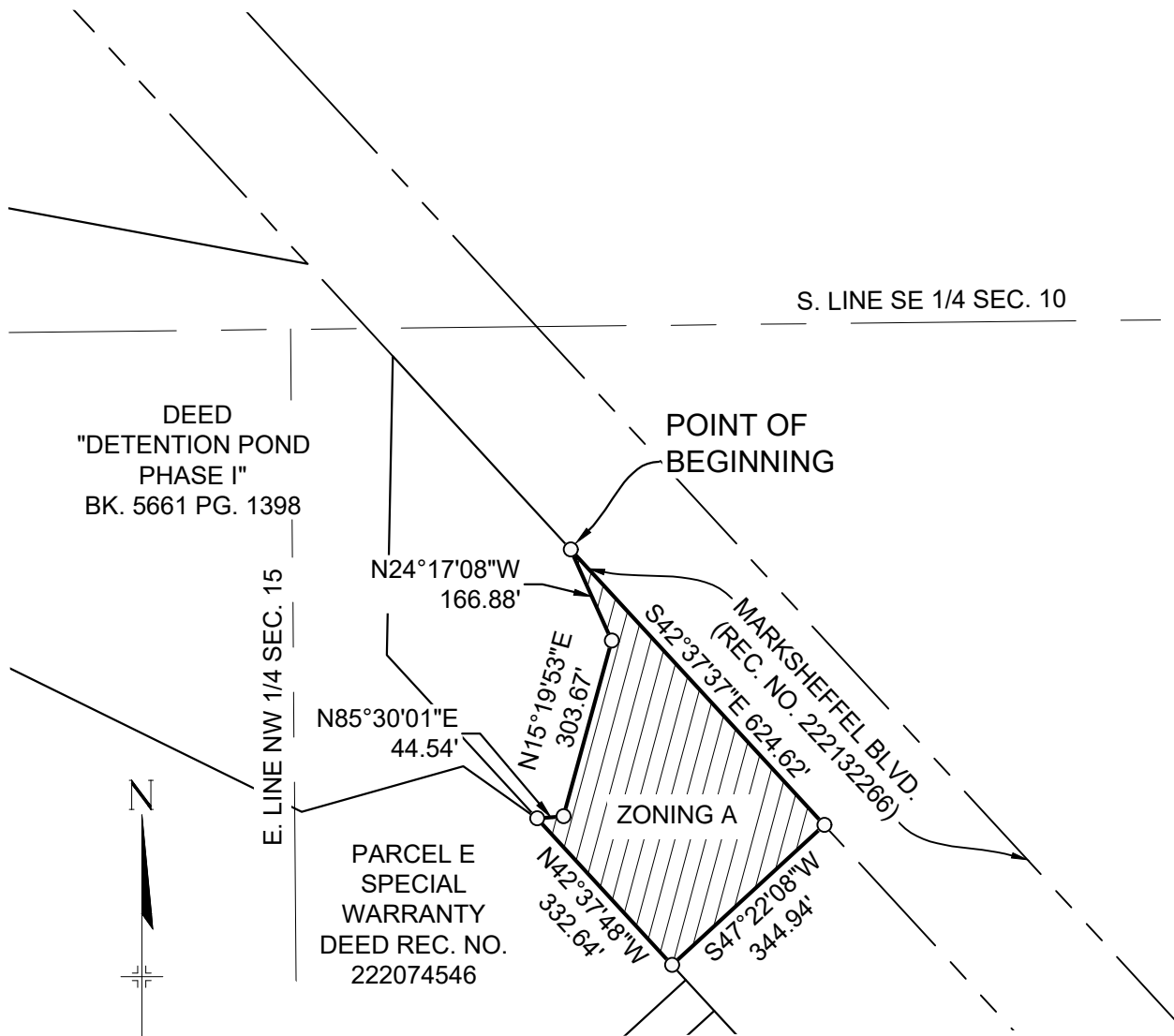
**Matrix**

2435 Research Parkway, Suite 300  
 Colorado Springs, CO 80920  
 Phone 719-575-0100  
 Fax 719-575-0208

EXHIBIT "B"

OVERALL

CHECKED BY: PSJ	DATE: MAR. 7, 2023 JN: 22.1213.006	SHEET 1 of 2
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TOTAL AREA = 139,089 SQUARE FEET (3.19305 ACRES)



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EXHIBIT "B"

SUBJECT PROPERTY

CHECKED BY: PSJ

DATE: MAR. 07, 2023  
 JN: 22.1213.006

SHEET  
 2 of 2