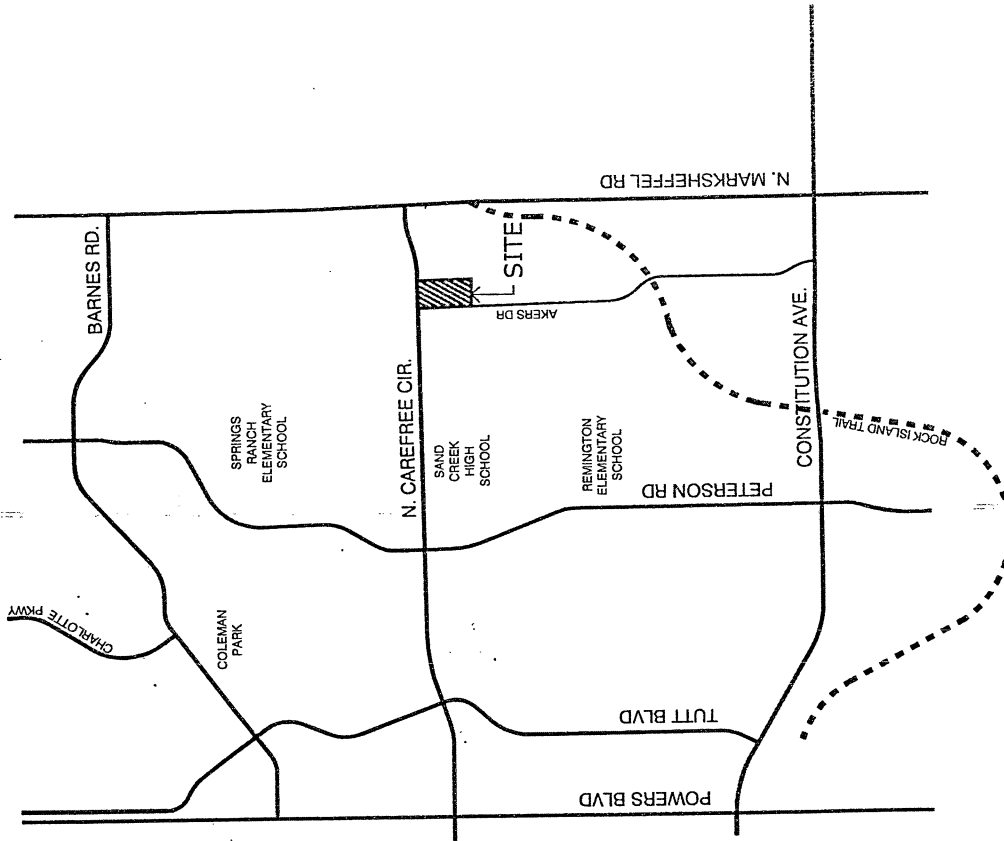


EXHIBIT A
MAPS AND LEGAL DESCRIPTION



GARDENS_AT_NORTH_CAREFREE

DATE: 5/7/2018

N.E.S. Inc.
619 N. Cascade Ave.
Suite 200
Colorado Springs, CO 80903
Tel: 719.471.0273
Fax: 719.471.0287
www.ancscolorado.com



CITY OF COLORADO SPRINGS
RR-5
VACANT

15' LANDSCAPE BUFFER

TRACT A 19.84 AC.

POT6
3,000 TO 6,000

END CONCRETE PANEL FENCE BEGIN CHAIN LINK W/ BARBED WIRE FENCE

15' LANDSCAPE BUFFER

YELLOW JACKET, LLC
OS
BUSINESS PARK
CHARTER SCHOOL

CONCRETE PANEL FENCE

NORTHEAST CORNER
NORTH AVENUE EXTENSION

PARCEL BOUNDARY

LAKEVIEW DRIVE
LAWSON COLLECTION 40 PWD

15' LANDSCAPE SETBACK

MOVEMENT INTERSECTION

FULL MOVEMENT INTERSECTION

MULE DEER CROSSING PUD SINGLE FAMILY RESIDENTIAL

TRACT C 4.12 AC. 84.56 AC.

WEEKS DRIVE
BROWN COLLECTION 40 PWD

TRACT D 1.12 AC. 1.12 AC.

TRACT E 1.12 AC. 1.12 AC.

TRACT F 1.12 AC. 1.12 AC.

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TRACT DP 1.12 AC. 1.12 AC.

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TRACT FL 1.12 AC. 1.12 AC.

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TRACT FO 1.12 AC. 1.12 AC.

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TRACT FQ 1.12 AC. 1.12 AC.

TRACT FR 1.12 AC. 1.12 AC.

TRACT FS 1.12 AC. 1.12 AC.

TRACT FT 1.12 AC. 1.12 AC.

TRACT FU 1.12 AC. 1.12 AC.

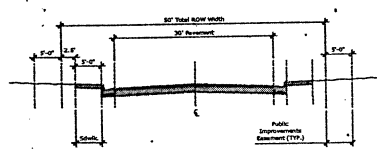
TRACT FV 1.12 AC. 1.12 AC.

TRACT FW 1.12 AC. 1.12 AC.

TRACT FX 1.12 AC. 1.12 AC.

TRACT FY 1.12 AC. 1.12 AC.

TRACT FZ 1.12



45'X70' TYP. = 45
50X90' TYP. = 25
TOTAL LOTS: 70
LINEAR FEET ROAD: 2,193'

OPEN SPACE PROVIDED = (10% OF 503,553 SF = 50,355 SF)
OPEN SPACE REQUIRED = 66,215 SF

DETENTION POND AREA: 14,171 SF / 0.32AC

25% MIN. USABLE OPEN SPACE REQUIRED = 12,588 SF
USABLE OPEN SPACE PROVIDED = 11,807 SF (23.45%)



CONCEPTUAL
LAYOUT 'E'
LOT FIT ANALYSIS

El Paso County Parcel Information

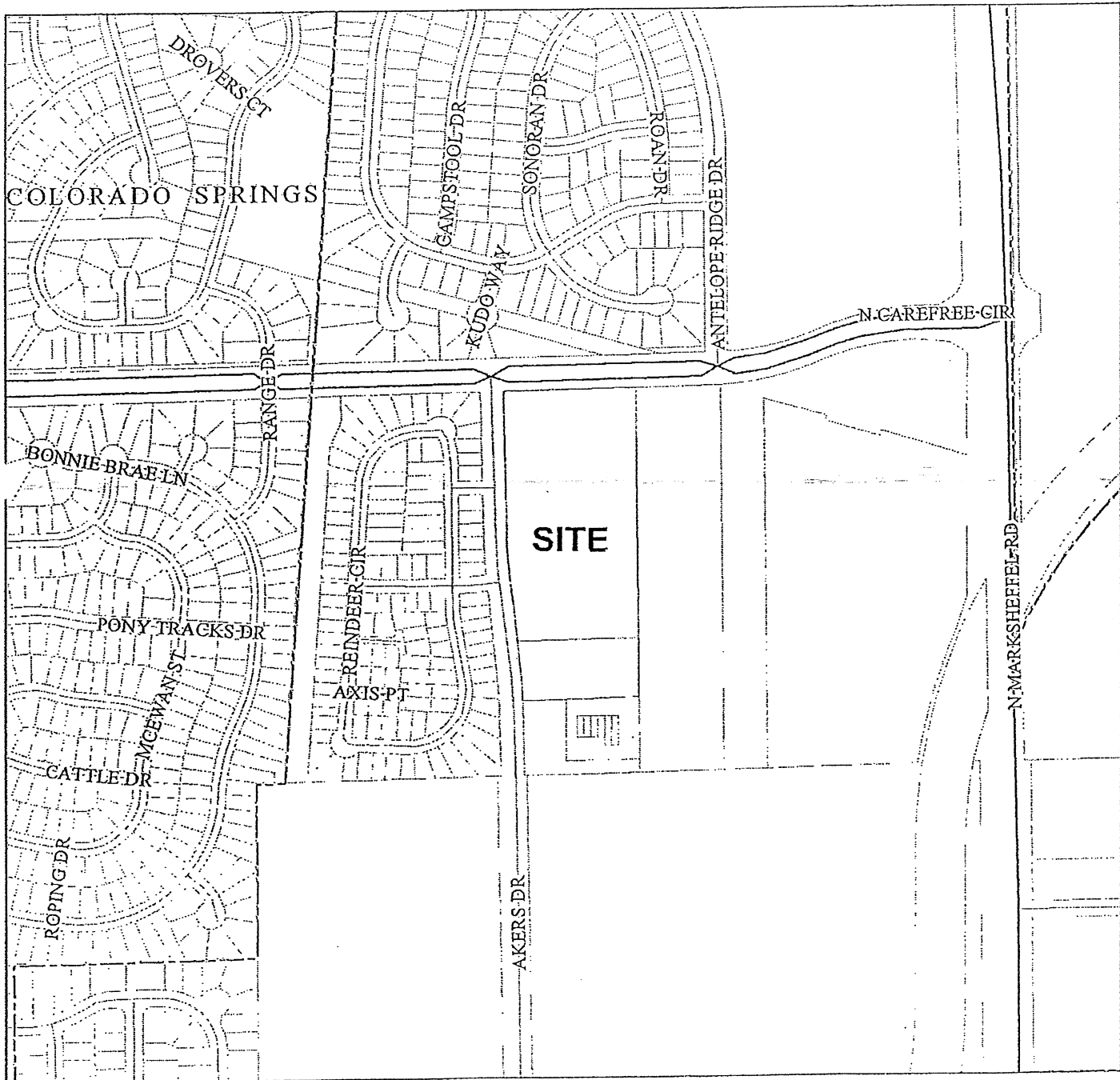
File Name: PUDSP-18-004

Zone Map No. --

Date: December 20, 2018

PARCEL	NAME
5329400012	MULE DEER INVESTMENTS LLC
5329411002	MULE DEER INVESTMENTS LLC

ADDRESS	CITY	STATE	ZIP	ZIP+4
2727 GLEN ARBOR DR	COLORADO SPRINGS	CO	80920	1466
2727 GLEN ARBOR DR	COLORADO SPRINGS	CO	80920	1466



Please report any parcel discrepancies to:
El Paso County Assessor
1675 W. Garden of the Gods Rd.
Colorado Springs, CO 80907
(719) 520-6600



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BEING LOT 2, MULE DEER BUSINESS PARK FILING NO.1 AND A TRACT OF LAND LOCATED IN THE EAST 1/2 OF SECTION 29, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF AKERS DRIVE (80 FEET WIDE) AS PLATTED IN MULE DEER BUSINESS PARK FILING NO.1, RECORDED WITH RECEPTION NO. 206712353 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY OF NORTH CAREFREE CIRCLE (120 FEET WIDE) AS PLATTED IN PRONGHORN MEADOWS FILING NO.1, RECORDED WITH RECEPTION NO. 202165571 OF SAID RECORDS;

THE FOLLOWING FIVE (5) COURSES ARE ON THE EASTERLY RIGHT-OF-WAY OF SAID AKERS DRIVE;

1) THENCE $S00^{\circ}41'40''E$ A DISTANCE OF 552.98 FEET TO A POINT OF CURVE TO THE LEFT;

2) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 960.00 FEET, A DELTA ANGLE OF $04^{\circ}35'19''$, AN ARC LENGTH OF 76.88 FEET, WHOSE LONG CHORD BEARS $S02^{\circ}59'19''E$ A DISTANCE OF 76.86 FEET;

3) THENCE $S05^{\circ}16'59''E$ A DISTANCE OF 277.56 FEET TO THE NORTHWEST CORNER OF LOT 2, OF SAID MULE DEER BUSINESS PARK FILING NO.1;

4) THENCE $S05^{\circ}16'59''E$ ON THE WESTERLY LINE OF SAID LOT 2, A DISTANCE OF 142.31 FEET TO A POINT OF CURVE TO THE RIGHT;

5) THENCE ON THE ARC OF SAID CURVE AND SAID WESTERLY LINE OF LOT 2, HAVING A RADIUS OF 1040.00 FEET, A DELTA ANGLE OF $03^{\circ}59'26''$, AN ARC LENGTH OF 72.43 FEET, WHOSE LONG CHORD BEARS $S03^{\circ}17'16''E$ A DISTANCE OF 72.42 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2;

THENCE $N88^{\circ}42'27''E$ ON THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 413.10 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2;

THENCE $N00^{\circ}02'55''E$ ON THE EAST LINE OF SAID LOT 2, A DISTANCE OF 209.74 FEET TO THE NORTHEAST CORNER OF SAID LOT 2;

THENCE $N00^{\circ}02'55''E$ A DISTANCE OF 906.69 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF SAID NORTH CAREFREE CIRCLE;

THENCE $S89^{\circ}18'20''W$ ON SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 467.50 FEET TO THE POINT OF BEGINNING.