

EXHIBIT A
(The Property)

Tract A, MAYBERRY, COLORADO SPRINGS FILING NO. 3, a subdivision of land in the North Half of Section 14, Township 14 South, Range 63 West of the 6th Principal Meridian, El Paso County, Colorado, the plat of said subdivision recorded November 15, 2023 as Reception Number 223715221 in the Office of the Clerk and Recorder of El Paso County, Colorado, said Tract containing 426,071 square feet or 9.781 acres.

LESS

District No. 8 Initial Boundaries, A TRACT OF LAND LYING OVER AND ACROSS A PORTION OF THAT TRACT OF LAND AS DESCRIBED UNDER RECEPTION NO. 218019677 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, LOCATED IN THE EAST ONE-HALF OF THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER (E1/2 W1/2 NE1/4) OF SECTION 14, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SAID SECTION 14, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE NORTHEAST ONEQUARTER (NE1/4) OF SAID SECTION 14, AS MONUMENTED BY A REBAR AND 2" ALUMINUM CAP IN A RANGE BOX STAMPED "U.P.&E. PLS 11624 1999", FROM WHICH THE NORTHWEST CORNER OF SAID NW1/4, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE NORTHEAST ONEQUARTER (NE1/4) OF SECTION 15 OF SAID TOWNSHIP 14 SOUTH, RANGE 63 WEST, AS MONUMENTED BY A REBAR AND 3-1/2" ALUMINUM CAP STAMPED "U.P.&E. PLS 116 4 1999" BEARS N89°44'49"W, A DISTANCE OF 2606.55 FEET AND IS THE BASIS OF BEARINGS USED HEREIN;

THENCE S65°43'10"E, A DISTANCE OF 830.76 FEET TO THE POINT OF BEGINNING OF THE TRACT

HEREIN DESCRIBED;

THENCE S89°28'59"E, A DISTANCE OF 88.11 FEET;

THENCE S44°44'30"E, A DISTANCE OF 28.41 FEET;

THENCE S00°00'00"E, A DISTANCE OF 143.01 FEET;

THENCE N89°28'59"W, A DISTANCE OF 108.11 FEET;

THENCE N00°00'00"E, A DISTANCE OF 163.01 FEET TO THE POINT OF BEGINNING.

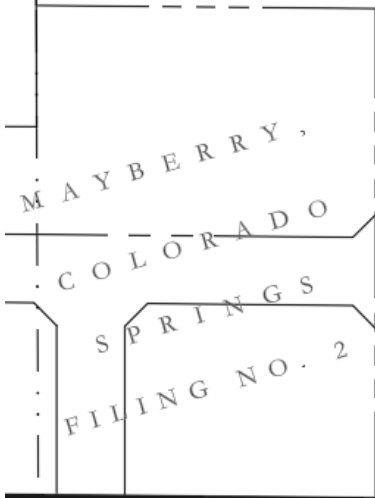
SAID TRACT CONTAINS 17,422 SQUARE FEET (0.40 ACRES) OF LAND, MORE OR LESS.

(Note: The original District 8 boundary is that of the Excepted portion above, originally established by Reception Number 220139219, which now lies within Tract A, MAYBERRY, COLORADO SPRINGS FILING NO. 3. The intent of this petition and description is to include all of said Tract A within said District 8, and the above described Exception is here excepted only because it is already part of said District 8.)

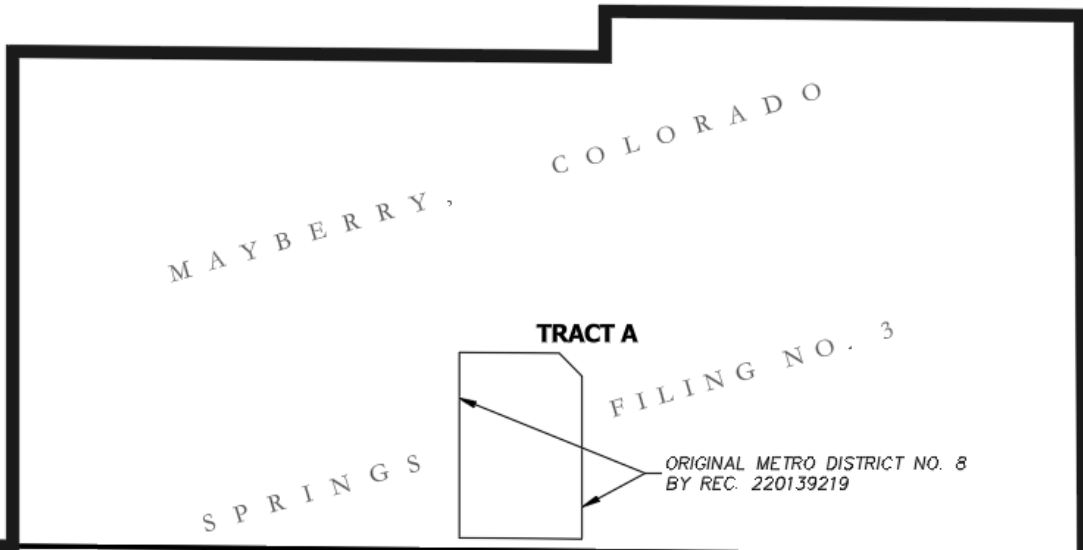
NORTH 1/4 CORNER, SEC. 14-T14S-R63W
FOUND REBAR w/ 2" ALUMINUM CAP
(U.P.&E. PLS 11624 1999) IN MONUMENT BOX

N. LINE, NE 1/4, SEC. 14-T14S-R63W

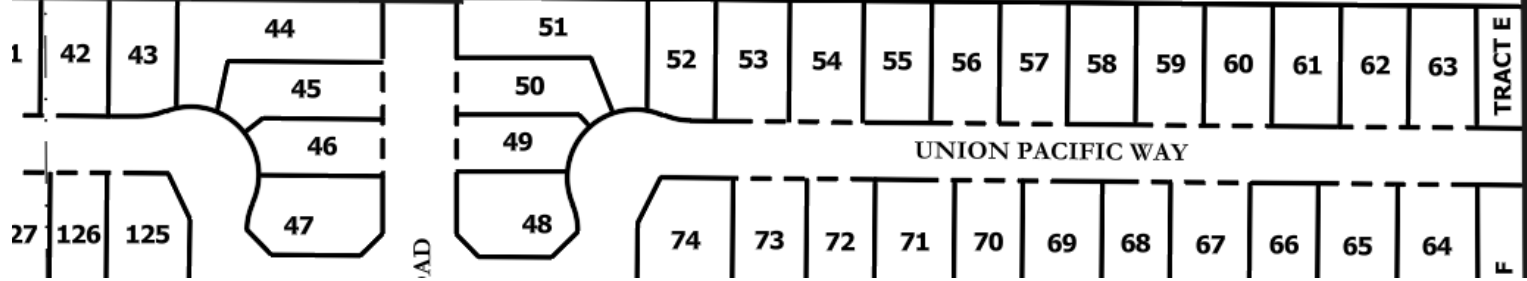
EXISTING STATE HIGHWAY 94



EXISTING SPRINGS ROAD



UNPLATTED



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