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Exhibit A
WELLSPRING COMMUNITY

LEGAL DESCRIPTION: (FROM TITLE COMMITMENT)

PARCEL A:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO; THENCE N60°50'W, 976 FEET TO THE POINT OF BEGINNING;

THENCE N36°50'W, 220.00 FEET; THENCE N53°10'E 90.0 FEET; THENCE S36°50'E 340.00; THENCE S53°10'W 90.00; *THENCE N36°50'W* 120.00 FEET TO THE POINT OF BEGINNING.

(PARCEL A LEGAL DESCRIPTION FROM THE TITLE COMMITMENT IS INCOMPLETE, MISSING INFORMATION ADDED IN ITALICS FONT AND UNDERLINED)

PARCEL B:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO; THENCE N60°50'W, A DISTANCE OF 976 FEET TO THE POINT OF BEGINNING; THENCE S53°10'W, A DISTANCE OF 396 FEET; THENCE N36°50'W A DISTANCE OF 220 FEET; (THIS POINT BEING 24 FEET EAST OF THE 1/16TH LINE); THENCE N53°10'E, A DISTANCE OF 396 FEET; THENCE S36°50'E, A DISTANCE OF 220 FEET TO THE POINT OF BEGINNING.

PARCEL C: (OMITTED, ALREADY ANNEXED)

LEGAL DESCRIPTION AS SURVEYED

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4, SW 1/4) SECTION 3, T3S, R67W OF THE 6th P.M., DOUGLAS COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF TRACT B "CASTLE HIGHLANDS FILING NO. 2" AS RECORDED UNDER RECEPTION NO. 2001019899 IN THE DOUGLAS COUNTY RECORDS.

THENCE N36°52'08"W ALONG THE EASTERLY LINE THEREOF 220.00 FEET TO THE
SOUTHEASTERLY RIGHT-OF-WAY LINE OF WOLFENSBERGER ROAD AS ANNEXED UNDER
RECEPTION NO. 199619458;

THENCE N53°09'00"E ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE 486.00 FEET TO THE
MOST WESTERLY CORNER OF TRACT G "CASTLE HIGHLANDS FILING NO. 2";

THENCE S36°51'48"E ALONG THE SOUTHWESTERLY LINE THEREOF 340.00 FEET TO THE
NORTHWESTERLY LINE OF TRACT F, "CASTLE HIGHLANDS FILING NO. 2";

THENCE S53°10'46"W ALONG SAID NORTHWESTERLY LINE 90.00 FEET;

THENCE N36°51'12"W ALONG SAID NORTHWESTERLY LINE 120.00 FEET;

THENCE S53°08'36"W ALONG THE NORTHWESTERLY LINES OF TRACT F AND TRACT D
"CASTLE HIGHLANDS FILING NO. 2" A DISTANCE OF 396.00 FEET TO THE POINT OF
BEGINNING.

SAID PARCEL CONTAINS 118,514 S.F. (2.721 ACRES MORE OR LESS)

BASIS OF BEARING:

BEARINGS ARE BASED ON COLORADO STATE PLANE COORDINATES, GPS SURVEY ON APRIL
06, 2022. A LINE BETWEEN THE MOST SOUTHERLY CORNER OF PARCEL B, MONUMENTED
WITH A REBAR AND ILLEGIBLE CAP AND THE MOST SOUTHERLY CORNER OF PARCEL C
MONUMENTED WITH A REBAR AND ORANGE PLASTIC CAP LS 25933 BEARS N71°11'14"E A
DISTANCE OF 416.47 FEET. THE UNITS OF MEASUREMENT IS THE US SURVEY FOOT. BEARINGS
AS SURVEYED ARE ROTATED APPROXIMATELY 0°01' CLOCKWISE FROM THE RECORD
BEARINGS.


Vernon P. Taylor, COLORADO PLS NO. 25966

FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

