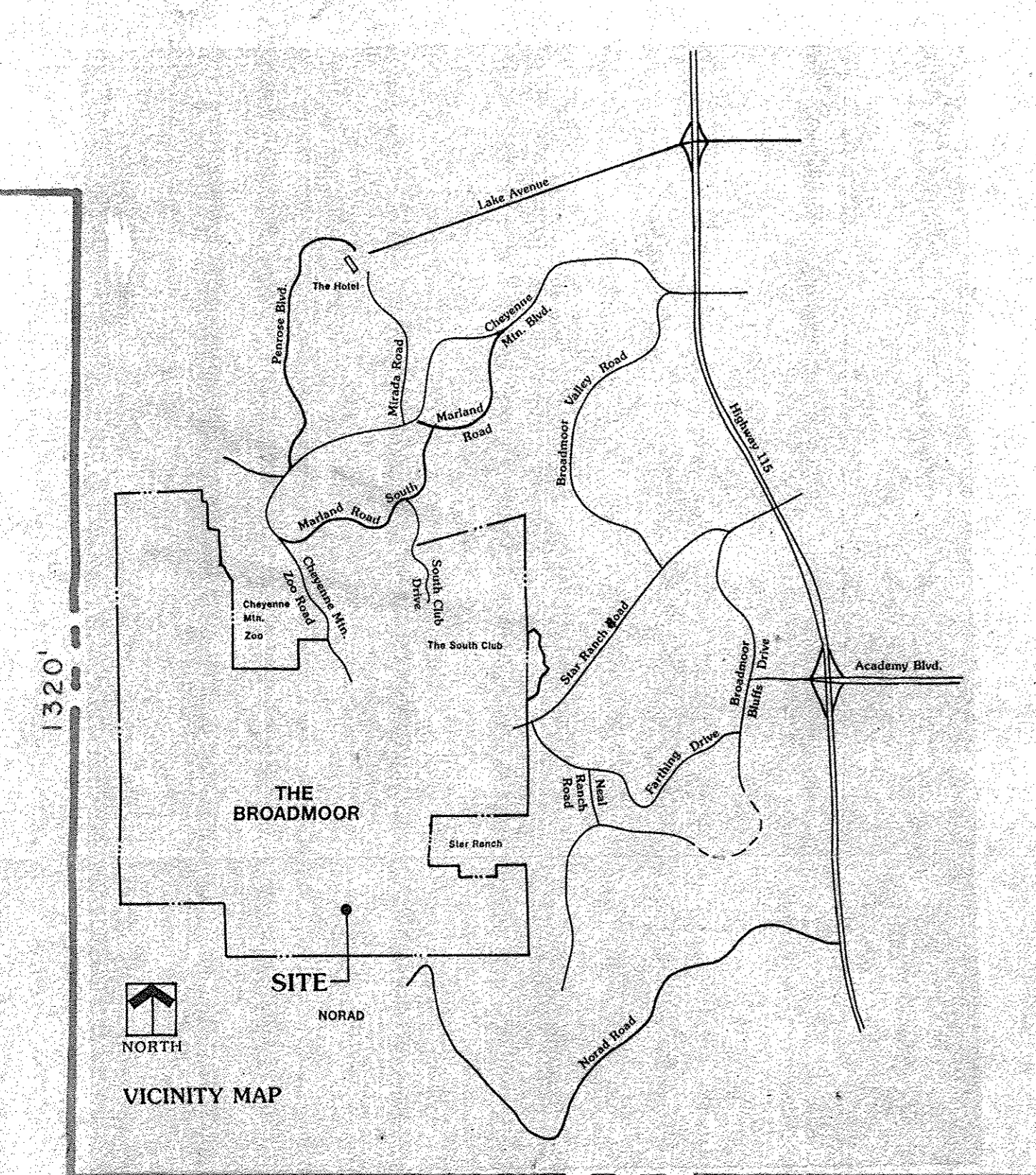


- GENERAL NOTES**
1. Owners: Broadmoor Hotel
10 Lake Circle
Colorado Springs, CO 80906
 2. The area in the Broadmoor Master Plan is zoned PUD Hillside unless noted otherwise.
 3. All densities shown are a maximum. Minimum densities shall range 2 du/ac less than the maximum.
 4. Development above the 5510' U.S.G.S. elevation will require construction of additional water facilities. These facilities will provide water service to the 6900' U.S.G.S. elevation.
 5. The requirement for parks and schools is payment of fees in lieu of land dedication.

Existing Areas	Land Use	Acres	Dwelling Units	Maximum Density DU/AC
Broadmoor No. 1	sfd	14.90	14	0.9
Broadmoor No. 2	sfd	19.75	17	0.9
Pine Terrace	sfa	16.07	25	2.4
Marland Courts No. 1&2	sfa	5.24	9	1.8
Marland Courts No. 3	sfd	2.49	5	2.0
Marland Courts No. 4	sfd	1.81	11	2.0
Penhurst Park Estates	sfd	3.50	5	1.5
Planned Areas				
South Club Courts	sfd	2.14	8	3.74
Villas at the Broadmoor	sfa	14.87	24	3.6
Broadmoor Clusters	sfd	5.66	12	2.1
Broadmoor Phase One	sfd	22.89	9	0.4
Broadmoor Phase Two	sfd	44.51	47	1.22
A	sfd	207.59	70	0.34
B	sfd	26.00	26	1.0
C	sfd	13.25	20	1.5
D-1	sfd	9.54	19	2.0
D-2	sfd	65.81	132	2.0
E	sfd	18.00	60	2.2
F	sfa	9.00	20	2.2
G	sfd	1.27	3	2.4
H	sfd	4.00	10	2.5
I	sfd	4.90	13	2.7
J	sfa	16.50	50	3.0
K	sfa	5.23	31	6.0
L	sfa	33.00	33	1.0
Broadmoor Village	sfa	75.00	195	
TOTAL	sfa	145.90	424	
TOTAL	sfd	395.22	172	
TOTAL		641.12	596	

- NOTE**
1. sfd - residential, single family detached.
 2. sfa - residential, single family attached.
 3. Acreage and density includes all 75 acres of the Broadmoor Village.
 4. Total acreage in table does not include Golf Course or Hotel Complex.

- LEGEND**
- Geologic hazards area due to steep slopes, debris flows, rock fall and/or flooding. (Preliminary subsol and Engineering Geology investigation - The Broadmoor, Chen & Associates, December, 1980). Development limited to street crossings only.
 - Property Line
 - Area Boundary
 - Collector Streets
 - Residential Streets
 - Area Designation
 - Phase Boundary
 - Phase Sequence
 - Water Tank and Pump Site



LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN SECTIONS 28 AND 30, TOWNSHIP 14 SOUTH, RANGE 67 WEST, AND SECTION 18, T. 14 N., R. 67 W., 10TH PRINCIPAL MERIDIAN, SOUTHWESTLY OF CHEYENNE MOUNTAIN BLVD AND MARLAND ROAD, SOUTHWESTLY OF THE RIGHT OF WAY OF MARLAND AVENUE AND SOUTHWESTLY OF THE BROADMOOR HOTEL, COUNTY OF COLORADO.

THE EAST ONE-HALF (1/2) OF SAID SECTION 28 LYING EASTERLY OF THE CHEYENNE MOUNTAIN CO. RAILROAD RIGHT OF WAY AND SOUTHWESTLY OF THE BROADMOOR HOTEL, COUNTY OF COLORADO.

THE WEST ONE-HALF (1/2) OF SAID SECTION 28 LYING WESTERLY OF THE RIGHT OF WAY OF MARLAND ROAD AND ITS SOUTHWESTLY PROLONGATION, SOUTHWESTLY OF CHEYENNE MOUNTAIN BLVD AND MARLAND ROAD, SOUTHWESTLY OF THE RIGHT OF WAY OF MARLAND AVENUE AND SOUTHWESTLY OF THE BROADMOOR HOTEL, COUNTY OF COLORADO.

THE NORTH ONE-HALF (1/2) OF SAID SECTION 30 LYING NORTHEASTLY OF MARLAND AVENUE, WESTERLY OF THE RIGHT OF WAY OF SOUTH CLUB DRIVE AND WESTERLY OF THAT PORTION OF MARLAND AVENUE AND MARLAND ROAD, SOUTHWESTLY OF CHEYENNE MOUNTAIN BLVD AND MARLAND ROAD FROM ITS INTERSECTION WITH CHEYENNE MOUNTAIN BLVD, SOUTHWESTLY OF THE EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER (1/4) OF SAID SECTION 30.

THE SOUTHWEST ONE-QUARTER (1/4) OF SAID SECTION 30.

THE WEST ONE-HALF (1/2) OF SAID SECTION 30.

THE NORTHWEST ONE-QUARTER (1/4) OF SAID SECTION 30 LYING SOUTHWESTLY OF THE RIGHT OF WAY OF OLD STAGE ROAD AND EASTERLY OF THAT PORTION OF CHEYENNE MOUNTAIN BLVD WHICH IS NORTHERLY OF SAID OLD STAGE ROAD.

THE SOUTHWEST ONE-QUARTER (1/4) OF SAID SECTION 30.

THE EAST ONE-HALF (1/2) OF SAID SECTION 30.

ALL OF SAID SECTION 30 EXCEPTING THEREFROM THE FOLLOWING THREE TRACTS: EXCEPT (1) THE EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER (1/4) OF SAID SECTION 30; EXCEPT (2) THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER (1/4) OF SAID SECTION 30; AND EXCEPT (3) THAT 48 ACRES TRACT IN THE SOUTH ONE-HALF OF SAID SECTION 30 DESIGNATED THEREFROM THE EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER (1/4) OF SAID SECTION 30.

THE NORTH ONE-HALF (1/2) OF SAID SECTION 30 LYING WESTERLY OF MARLAND AVENUE AND SOUTHWESTLY OF CHEYENNE MOUNTAIN BLVD AND MARLAND ROAD, SOUTHWESTLY OF THE RIGHT OF WAY OF MARLAND AVENUE AND SOUTHWESTLY OF THE BROADMOOR HOTEL, COUNTY OF COLORADO.

AND THE NORTH ONE-HALF (1/2) OF SAID SECTION 30.

PUBLIC TRAIL CORRIDOR
A public trail will be provided within this corridor as such time as public access at each end is established.

EXHIBIT A
MAY 1996 MINOR AMENDMENT
BROADMOOR MASTER PLAN

