

EXHIBIT A

PARCEL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE PROPERTY DESCRIBED IN WARRANTY DEED RECORDED AT RECEPTION NUMBER 99183838 OF THE EL PASO COUNTY RECORDS, LYING WITHIN THE NORTH HALF OF SECTION 18, TOWNSHIP 16 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF FOUNTAIN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERLY CORNER OF THE 4,433.00 FOOT LONG WESTERLY LINE OF SAID PROPERTY, AS MONUMENTED BY A 2" ALUMINUM CAP, WHENCE THE SOUTHERLY CORNER OF SAID 4,433.00 FOOT LONG WESTERLY LINE, AS MONUMENTED BY A 1/2" CAP, STAMPED "LS 2692", BEARS S 21°50'32" E, A DISTANCE OF 4433.00 FEET, FORMING THE BASIS OF BEARINGS USED IN THIS DESCRIPTION;

THENCE ALONG SAID WESTERLY LINE, S21°50'32"E, A DISTANCE OF 658.56 FEET;

THENCE DEPARTING SAID WESTERLY LINE, N68°09'28"E, A DISTANCE OF 60.00 FEET;

THENCE N21°50'32"W, A DISTANCE OF 686.36 FEET;

THENCE ALONG A TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 35°21'17", A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 15.43 FEET, AND A CHORD BEARING AND DISTANCE OF N39°31'11"W, 15.18 FEET;

THENCE ALONG A COMPOUND CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 23°30'46", A RADIUS OF 486.59 FEET, AN ARC LENGTH OF 199.68 FEET, AND A CHORD BEARING AND DISTANCE OF N68°57'12"W, 198.29 FEET;

THENCE ALONG A NON-TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 03°58'30", A RADIUS OF 1,904.81 FEET, AN ARC LENGTH OF 132.15 FEET, AND A CHORD BEARING AND DISTANCE OF N78°52'36"W, 132.12 FEET;

THENCE ALONG A NON-TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 09°47'52", A RADIUS OF 1,101.27 FEET, AN ARC LENGTH OF 188.32 FEET, AND A CHORD BEARING AND DISTANCE OF N86°27'29"W, 188.09 FEET;

THENCE ALONG A NON-TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 01°38'16", A RADIUS OF 3,010.39 FEET, AN ARC LENGTH OF 86.05 FEET, AND A CHORD BEARING AND DISTANCE OF S85°53'34"W, 86.04 FEET;

THENCE S83°29'19"W, A DISTANCE OF 409.48 FEET;

THENCE ALONG A TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 76°57'21", A RADIUS OF 225.00 FEET, AN ARC LENGTH OF 302.20 FEET, AND A CHORD BEARING AND DISTANCE OF N58°02'00"W, 280.00 FEET;

THENCE N19°33'20"W, A DISTANCE OF 226.04 FEET;

THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 04°00'23", A RADIUS OF 5,143.86 FEET, AN ARC LENGTH OF 359.69 FEET, AND A CHORD BEARING AND DISTANCE OF N14°55'51"W, 359.62 FEET;

THENCE ALONG A COMPOUND CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 65°12'08", A RADIUS OF 250.00 FEET, AN ARC LENGTH OF 284.50 FEET, AND A CHORD BEARING AND DISTANCE OF N19°40'25"E, 269.39 FEET;

THENCE N52°16'29"E, A DISTANCE OF 235.47 FEET;

THENCE ALONG A TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 49°37'15", A RADIUS OF 525.00 FEET, AN ARC LENGTH OF 454.67 FEET, AND A CHORD BEARING AND DISTANCE OF N27°27'52"E, 440.60 FEET;

THENCE N02°39'14"E, A DISTANCE OF 82.84 FEET TO A POINT ON THE NORTH LINE OF SAID PROPERTY;

THENCE ALONG SAID NORTH LINE, S85°52'42"W, A DISTANCE OF 50.35 FEET;

THENCE DEPARTING SAID NORTH LINES 02°39'14"W, A DISTANCE OF 76.90 FEET;

THENCE ALONG A TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 49°37'15", A RADIUS OF 475.00 FEET, AN ARC LENGTH OF 411.37 FEET, AND A CHORD BEARING AND DISTANCE OF S27°27'52"W, 398.64 FEET;

THENCE S52°16'29"W, A DISTANCE OF 235.47 FEET;

THENCE ALONG A TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 65°12'08", A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 341.40 FEET, AND A CHORD BEARING AND DISTANCE OF S19°40'25"W, 323.27 FEET;

THENCE ALONG A COMPOUND CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 04°01'09", A RADIUS OF 5,193.86 FEET, AN ARC LENGTH OF 364.34 FEET, AND A CHORD BEARING AND DISTANCE OF S14°56'14"E, 364.26 FEET;

THENCE S19°33'20"E, A DISTANCE OF 227.18 FEET;

THENCE ALONG A TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 76°57'21", A RADIUS OF 275.00 FEET, AN ARC LENGTH OF 369.36 FEET, AND A CHORD BEARING AND DISTANCE OF S58°02'00"E, 342.22 FEET;

THENCE N83°29'19"E, A DISTANCE OF 408.79 FEET;

THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 01°36'28", A RADIUS OF 2,960.39 FEET, AN ARC LENGTH OF 83.08 FEET, AND A CHORD BEARING AND DISTANCE OF N85°53'28"E, 83.08 FEET;

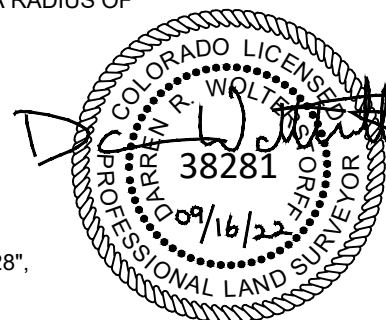


EXHIBIT A

PARCEL DESCRIPTION CONT.

THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 09°44'09", A RADIUS OF 1,051.27 FEET, AN ARC LENGTH OF 178.63 FEET, AND A CHORD BEARING AND DISTANCE OF S86°26'37"E, 178.42 FEET;

THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 04°01'05", A RADIUS OF 1,854.81 FEET, AN ARC LENGTH OF 130.08 FEET, AND A CHORD BEARING AND DISTANCE OF S78°50'44"E, 130.05 FEET;

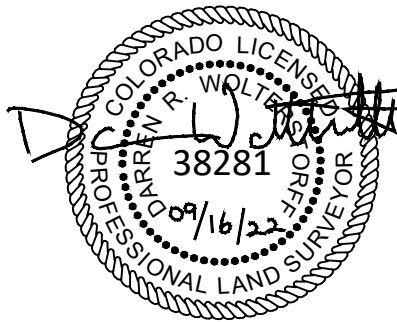
THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 18°00'53", A RADIUS OF 436.59 FEET, AN ARC LENGTH OF 137.27 FEET, AND A CHORD BEARING AND DISTANCE OF S71°55'00"E, 136.71 FEET;

THENCE ALONG A COMPOUND CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 41°04'01", A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 35.84 FEET, AND A CHORD BEARING AND DISTANCE OF S42°22'33"E, 35.08 FEET;

THENCE S21°50'32"E, A DISTANCE OF 14.67 FEET TO THE **POINT OF BEGINNING**;

CONTAINING AN AREA OF 544,916 SQ. FT. OR 12.510 ACRES, MORE OR LESS.

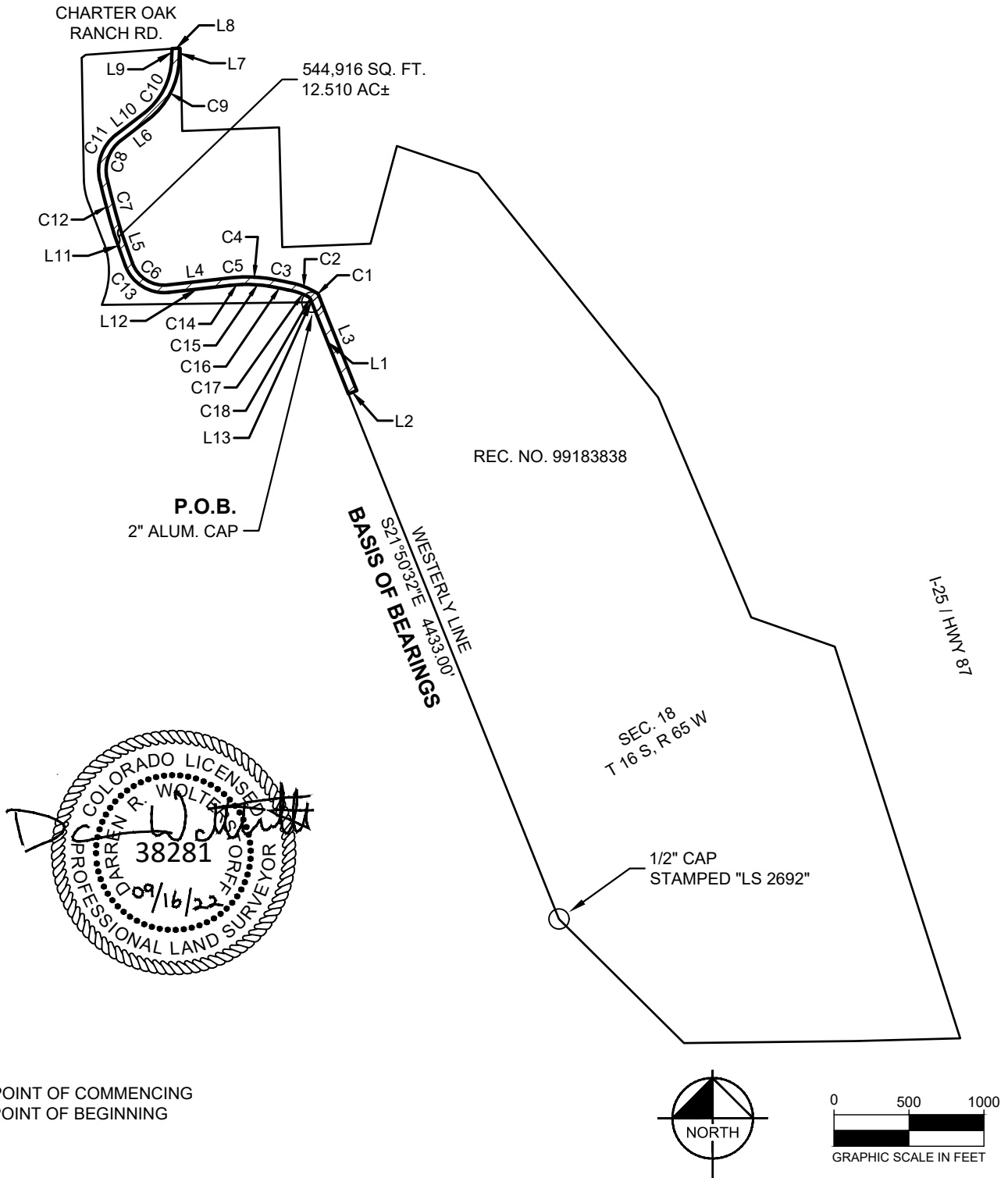
I, DARREN R. WOLTERSTORFF, BEING A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. THIS CERTIFICATION IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.



DARREN R. WOLTERSTORFF, PLS 38281

FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC.

EXHIBIT B
 LOCATED IN THE NORTH HALF OF SECTION 18,
 TOWNSHIP 16 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
 CITY OF FOUNTAIN, COUNTY OF EL PASO, STATE OF COLORADO



Kimley»Horn

4582 SOUTH ULSTER ST., # 1500
 DENVER, COLORADO 80237

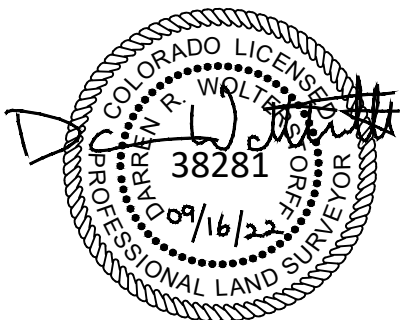
Tel. No. (303) 228-2300
 www.kimley-horn.com

| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
|------------|----------|------------|-----------|-------------|-----------|
| 1" = 1000' | CAD | DRW | 9/16/2022 | 196581000 | 3 OF 4 |

EXHIBIT B
 LOCATED IN THE NORTH HALF OF SECTION 18,
 TOWNSHIP 16 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
 CITY OF FOUNTAIN, COUNTY OF EL PASO, STATE OF COLORADO

| LINE TABLE | | |
|------------|-------------|---------|
| NO. | BEARING | LENGTH |
| L1 | S21°50'32"E | 658.56' |
| L2 | N68°09'28"E | 60.00' |
| L3 | N21°50'32"W | 686.36' |
| L4 | S83°29'19"W | 409.48' |
| L5 | N19°33'20"W | 226.04' |
| L6 | N52°16'29"E | 235.47' |
| L7 | N02°39'14"E | 82.84' |
| L8 | S85°52'42"W | 50.35' |
| L9 | S02°39'14"W | 76.90' |
| L10 | S52°16'29"W | 235.47' |
| L11 | S19°33'20"E | 227.18' |
| L12 | N83°29'19"E | 408.79' |
| L13 | S21°50'32"E | 14.67' |

| CURVE TABLE | | | | | |
|-------------|-----------|----------|---------|---------------|---------|
| NO. | DELTA | RADIUS | LENGTH | CHORD BEARING | CHORD |
| C1 | 35°21'17" | 25.00' | 15.43' | N39°31'11"W | 15.18' |
| C2 | 23°30'46" | 486.59' | 199.68' | N68°57'12"W | 198.29' |
| C3 | 3°58'30" | 1904.81' | 132.15' | N78°52'36"W | 132.12' |
| C4 | 9°47'52" | 1101.27' | 188.32' | N86°27'29"W | 188.09' |
| C5 | 1°38'16" | 3010.39' | 86.05' | S85°53'34"W | 86.04' |
| C6 | 76°57'21" | 225.00' | 302.20' | N58°02'00"W | 280.00' |
| C7 | 4°00'23" | 5143.86' | 359.69' | N14°55'51"W | 359.62' |
| C8 | 65°12'08" | 250.00' | 284.50' | N19°40'25"E | 269.39' |
| C9 | 49°37'15" | 525.00' | 454.67' | N27°27'52"E | 440.60' |
| C10 | 49°37'15" | 475.00' | 411.37' | S27°27'52"W | 398.64' |
| C11 | 65°12'08" | 300.00' | 341.40' | S19°40'25"W | 323.27' |
| C12 | 4°01'09" | 5193.86' | 364.34' | S14°56'14"E | 364.26' |
| C13 | 76°57'21" | 275.00' | 369.36' | S58°02'00"E | 342.22' |
| C14 | 1°36'28" | 2960.39' | 83.08' | N85°53'28"E | 83.08' |
| C15 | 9°44'09" | 1051.27' | 178.63' | S86°26'37"E | 178.42' |
| C16 | 4°01'05" | 1854.81' | 130.08' | S78°50'44"E | 130.05' |
| C17 | 18°00'53" | 436.59' | 137.27' | S71°55'00"E | 136.71' |
| C18 | 41°04'01" | 50.00' | 35.84' | S42°22'33"E | 35.08' |



NOTES:

1. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

2. THIS DOCUMENT IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS INTENDED TO DEPICT THE ATTACHED PARCEL DESCRIPTION ONLY.

Kimley»Horn

4582 SOUTH ULSTER ST., # 1500
 DENVER, COLORADO 80237

Tel. No. (303) 228-2300
 www.kimley-horn.com

| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
|-------|----------|------------|-----------|-------------|-----------|
| N/A | CAD | DRW | 9/16/2022 | 196581000 | 4 OF 4 |