

# EXHIBIT A

## PARCEL DESCRIPTION

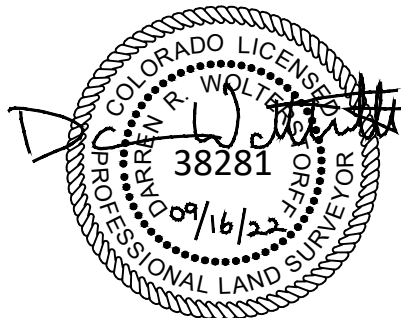
A PARCEL OF LAND BEING A PORTION OF THE PROPERTY DESCRIBED IN WARRANTY DEED RECORDED AT RECEPTION NUMBER 99183838 OF THE EL PASO COUNTY RECORDS, LYING WITHIN THE NORTH HALF OF SECTION 18, TOWNSHIP 16 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF FOUNTAIN, COUNTY OF EL PASO, STATE OF COLORADO,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

**COMMENCING** 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 THE WESTERLY LINE, S 21°50'32" E, A DISTANCE OF 658.56 FEET TO THE **POINT OF BEGINNING**;  
THENCE DEPARTING SAID WESTERLY LINE, N 68°09'28" E, A DISTANCE OF 1,051.29 FEET;  
THENCE S 29°13'33" E, A DISTANCE OF 309.36 FEET;  
THENCE S 42°46'09" E, A DISTANCE OF 193.16 FEET;  
THENCE S 86°31'17" E, A DISTANCE OF 251.08 FEET;  
THENCE S 34°14'19" E, A DISTANCE OF 164.43 FEET;  
THENCE S 17°04'03" W, A DISTANCE OF 170.94 FEET;  
THENCE S 16°24'41" E, A DISTANCE OF 671.50 FEET;  
THENCE S 61°36'55" E, A DISTANCE OF 313.44 FEET;  
THENCE S 01°22'46" W, A DISTANCE OF 123.31 FEET;  
THENCE S 48°27'22" W, A DISTANCE OF 310.81 FEET;  
THENCE S 24°46'22" W, A DISTANCE OF 79.90 FEET;  
THENCE S 12°37'02" E, A DISTANCE OF 628.94 FEET;  
THENCE S 81°41'18" E, A DISTANCE OF 141.00 FEET;  
THENCE N 76°42'09" E, A DISTANCE OF 214.53 FEET;  
THENCE S 35°52'29" E, A DISTANCE OF 93.76 FEET;  
THENCE S 08°39'39" W, A DISTANCE OF 299.27 FEET;  
THENCE S 86°14'19" W, A DISTANCE OF 215.35 FEET;  
THENCE S 59°41'06" W, A DISTANCE OF 107.72 FEET;  
THENCE S 42°12'48" W, A DISTANCE OF 285.05 FEET;  
THENCE N 89°45'50" W, A DISTANCE OF 78.86 FEET;  
THENCE S 70°07'37" W, A DISTANCE OF 77.17 FEET;  
THENCE S 54°22'59" W, A DISTANCE OF 451.87 FEET TO A POINT ON SAID WESTERLY LINE;  
THENCE ALONG SAID WESTERLY LINE, N 21°50'32" W, A DISTANCE OF 3,291.96 FEET TO THE **POINT OF BEGINNING**;

CONTAINING AN AREA OF 3,818,833 SQ. FT. OR 87.668 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.

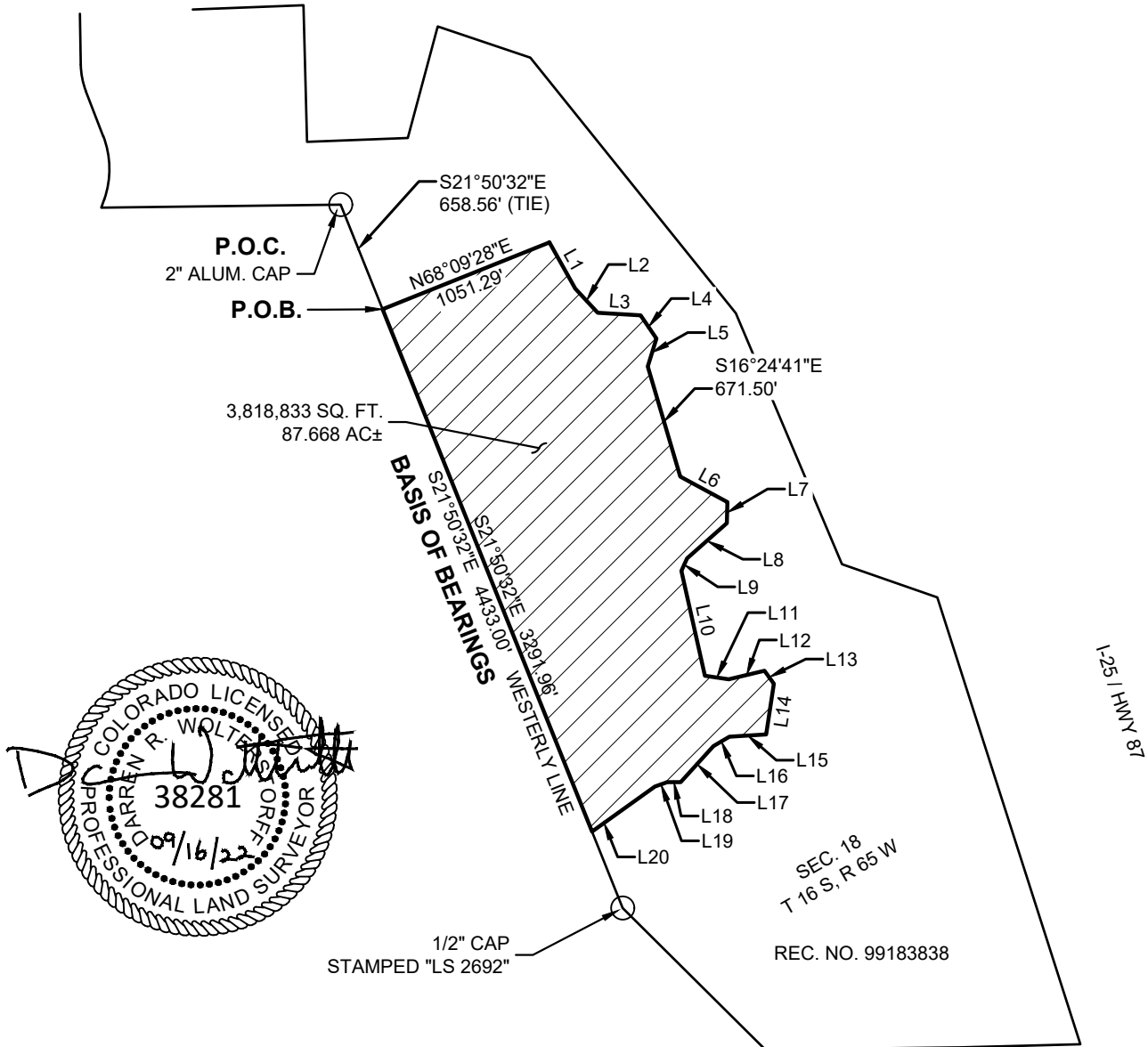


DARREN R. WOLTERSTORFF, PLS 38281

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

CHARTER OAK  
RANCH RD.



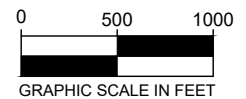
LEGEND

P.O.C. = POINT OF COMMENCING  
P.O.B. = POINT OF BEGINNING

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**

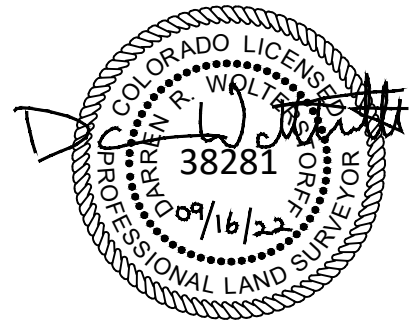
4582 SOUTH ULSTER ST., # 1500  
DENVER, COLORADO 80237

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 1000'	CAD	DRW	9/9/2022	196581000	2 OF 3

**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	S29°13'33"E	309.36'
L2	S42°46'09"E	193.16'
L3	S86°31'17"E	251.08'
L4	S34°14'19"E	164.43'
L5	S17°04'03"W	170.94'
L6	S61°36'55"E	313.44'
L7	S01°22'46"W	123.31'
L8	S48°27'22"W	310.81'
L9	S24°46'22"W	79.90'
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L13	S35°52'29"E	93.76'
L14	S08°39'39"W	299.27'
L15	S86°14'19"W	215.35'
L16	S59°41'06"W	107.72'
L17	S42°12'48"W	285.05'
L18	S89°45'50"E	78.86'
L19	S70°07'37"W	77.17'
L20	S54°22'59"W	451.87'



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