

EXHIBIT A

PARCEL DESCRIPTION

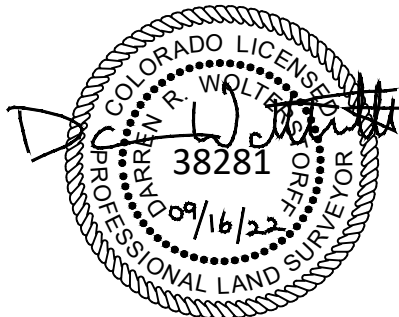
A PARCEL OF LAND BEING A PORTION OF THE PROPERTY DESCRIBED IN WARRANTY DEED RECORDED AT RECEPTION NUMBER 99183838 OF THE EL PASO COUNTY RECORDS, LYING WITHIN THE NORTH HALF OF SECTION 18, TOWNSHIP 16 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF FOUNTAIN, COUNTY OF EL PASO, STATE OF COLORADO, 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 N 47°43'08" E, A DISTANCE OF 64.03 FEET TO THE **POINT OF BEGINNING**;
THENCE N 72°48'28" E, A DISTANCE OF 337.60 FEET;
THENCE S 44°42'43" E, A DISTANCE OF 180.70 FEET;
THENCE S 08°45'42" E, A DISTANCE OF 59.14 FEET;
THENCE S 71°54'18" E, A DISTANCE OF 101.46 FEET;
THENCE N 44°30'46" E, A DISTANCE OF 104.73 FEET;
THENCE N 06°36'03" W, A DISTANCE OF 190.91 FEET;
THENCE N 06°58'59" E, A DISTANCE OF 70.39 FEET;
THENCE S 84°05'49" E, A DISTANCE OF 56.88 FEET;
THENCE S 36°27'16" E, A DISTANCE OF 213.70 FEET;
THENCE N 72°00'32" E, A DISTANCE OF 70.37 FEET;
THENCE N 00°16'06" E, A DISTANCE OF 133.33 FEET;
THENCE N 64°07'46" E, A DISTANCE OF 101.81 FEET;
THENCE S 66°46'40" E, A DISTANCE OF 53.40 FEET;
THENCE S 25°48'49" E, A DISTANCE OF 194.97 FEET;
THENCE S 18°41'08" W, A DISTANCE OF 114.53 FEET;
THENCE S 03°08'39" W, A DISTANCE OF 84.28 FEET;
THENCE S 47°49'42" E, A DISTANCE OF 165.90 FEET;
THENCE S 68°09'28" W, A DISTANCE OF 991.29 FEET;
THENCE BEING 60.00 FEET EASTERLY OF AND PARALLEL WITH SAID WESTERLY LINE, N 21°50'32" W, A DISTANCE OF 680.92 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.

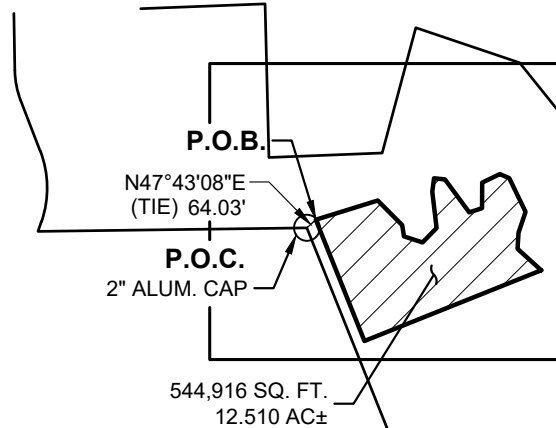
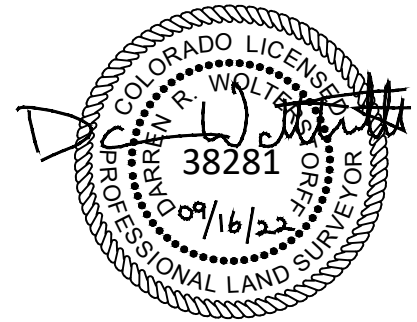


DARREN R. WOLTERSTORFF, PLS 38281
FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC.

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

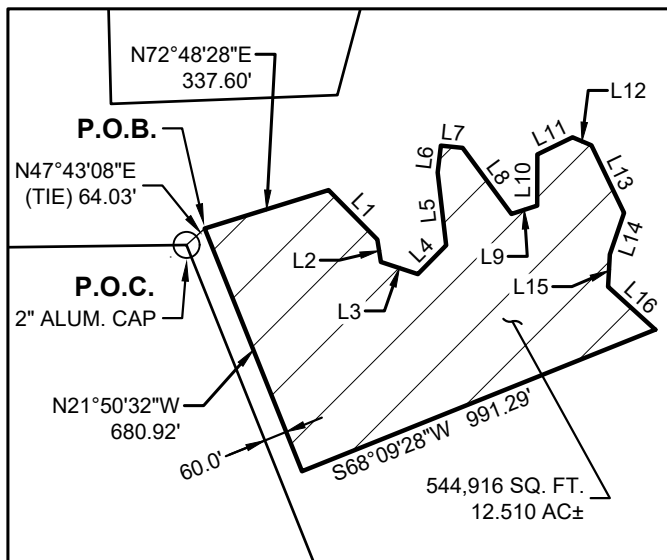
CHARTER OAK
RANCH RD.



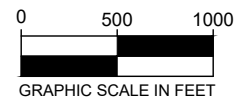
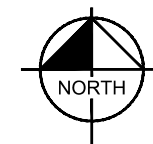
SEE DETAIL "A"
THIS SHEET

REC. NO. 99183838

1-251 HWY 87



DETAIL "A"
1"=500'



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

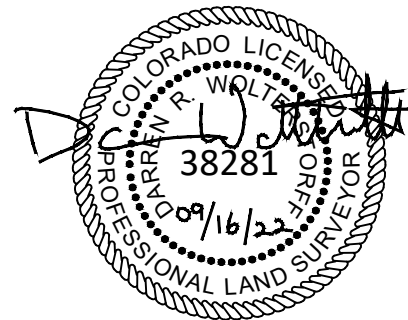
4582 SOUTH ULSTER ST., # 1500
DENVER, COLORADO 80237

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 1000'	CAD	DRW	9/16/2022	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	S44°42'43"E	180.70'
L2	S08°45'42"E	59.14'
L3	S71°54'18"E	101.46'
L4	N44°30'46"E	104.73'
L5	N06°36'03"W	190.91'
L6	N06°58'59"E	70.39'
L7	S84°05'49"E	56.88'
L8	S36°27'16"E	213.70'
L9	N72°00'32"E	70.37'
L10	N00°16'06"E	133.33'
L11	N64°07'46"E	101.81'
L12	S66°46'40"E	53.40'
L13	S25°48'49"E	194.97'
L14	S18°41'08"W	114.53'
L15	S03°08'39"W	84.28'
L16	S47°49'42"E	165.90'



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.

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