

# EXHIBIT A

A portion of land lying within the Northeast Quarter of the Northeast Quarter of Section 24, Township 11 South, Range 64 West of the 6th P.M., County of El Paso, State of Colorado, described as follows:

BASIS OF BEARINGS: Bearings are based upon, and is assumed to bear N 89°13'49" W, a distance of 2580.12 feet for the North line of the Northeast 1/4 of Section 24, Township 11 South, Range 64 West per Peyton Pines Filing No. 3, Book J-3 Page 67, El Paso County Records, monumented by a 3.25" aluminum cap stamped "PLS 13830" at the east end (Northeast corner Section 24) and a 1.5" aluminum cap stamped "JR DEV PLS 10377" at the west end (North 1/4 Corner Section 24).

Commencing at the Northeast corner of said Section 24;  
thence N 89°13'49" W along said North line, a distance of 639.43 feet;  
thence S 00°03'47" W, a distance of 45.00 feet to the POINT OF BEGINNING;  
thence S 00°03'47" W, a distance of 30.00 feet;  
thence N 89°13'49" W, a distance of 331.63 feet;  
thence S 00°03'47" W, a distance of 535.36 feet;  
thence S 44°31'03" E, a distance of 147.94 feet;  
thence S 00°26'56" W, a distance of 534.93 feet;  
thence N 89°12'33" W, a distance of 30.00 feet;  
thence N 00°26'56" E, a distance of 522.33 feet;  
thence N 44°31'03" W, a distance of 147.82 feet;  
thence N 00°03'47" E, a distance of 578.03 feet;  
thence S 89°13'49" E, a distance of 361.63 feet to the Point of Beginning.

Containing a calculated area of 47,396 square feet (1.09 acres) of land, more or less.



Spencer J. Barron  
State of Colorado Professional Land Surveyor No. 38141  
For and on behalf of Barron Land, LLC

**BARRON**  **LAND**

BOUNDARY Δ MAPPING Δ SURVEYING Δ CONSTRUCTION

2790 N. Academy Blvd. Suite 311 P: 719.360.6827  
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DATE: 09/12/2023

REV. DATE:

PROJECT No.: 20-010

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# EXHIBIT B

N 1/4 CORNER  
SEC. 24, T11S-R64W  
#5 REBAR w/ 1.5" ALUMINUM CAP  
STAMPED "JR DEV PLS 10377"

**POINT OF COMMENCEMENT**

NE CORNER  
SEC. 24, T11S-R64W  
3.25" ALUMINUM CAP  
STAMPED "PLS 13830"

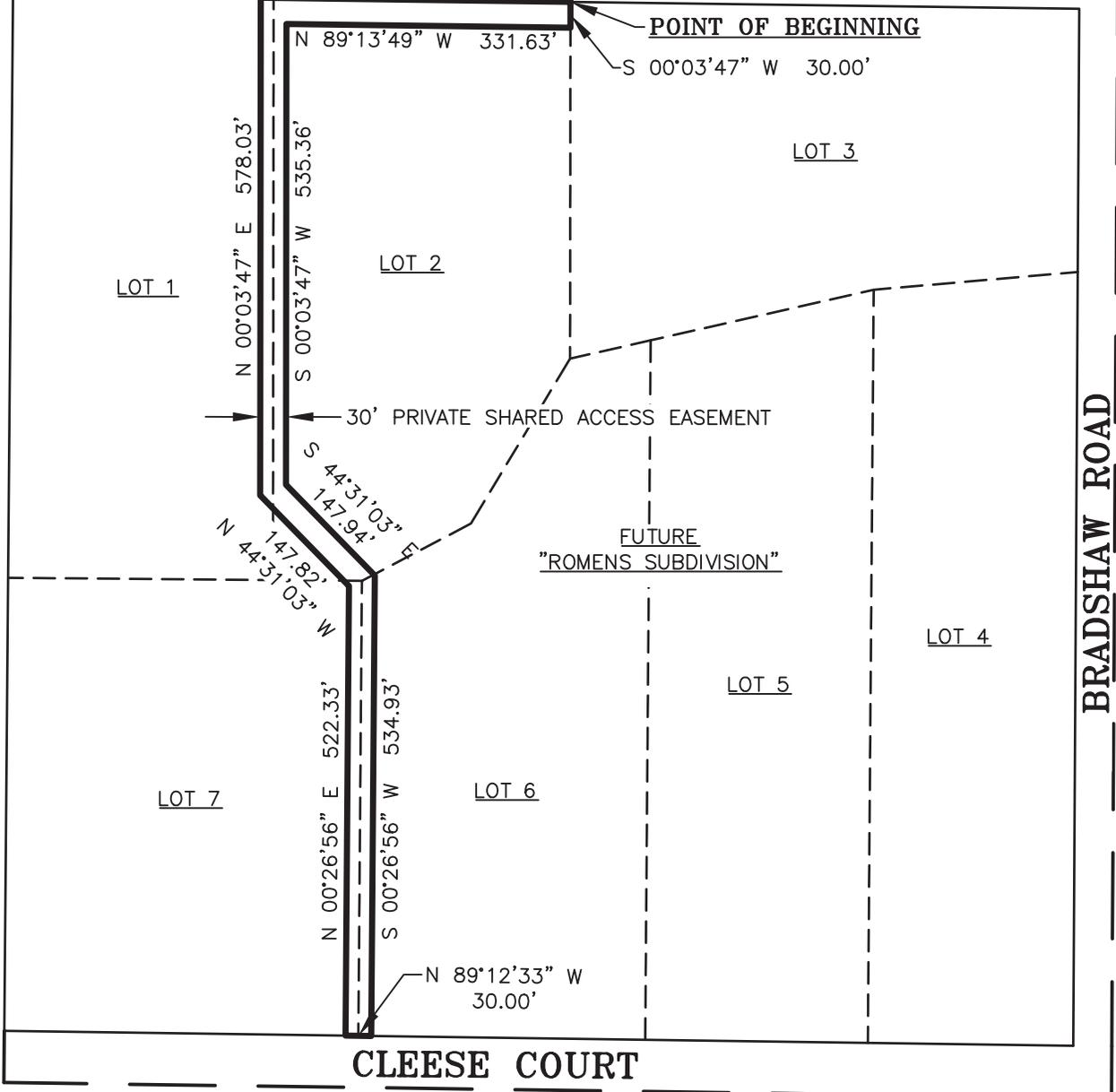
BASIS OF BEARINGS  
N 89°13'49" W 2580.12'

## HOPPER ROAD

S 89°13'49" E 361.63'      S 00°03'47" W 45.00'      639.43'

**POINT OF BEGINNING**

S 00°03'47" W 30.00'



1" = 200'



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