

**EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. 3**

**PETITION FOR INCLUSION OF PROPERTY**

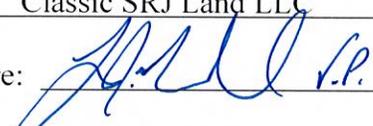
The undersigned property owner(s) hereby petition(s) the Board of Directors of El Paso County Public Improvement District No. 3 for inclusion of the property described in Exhibit A, attached hereto and incorporated herein by reference, within the District.

By submitting this petition, I/we hereby acknowledge and consent to the following:

1. All property included within the District shall be subject to all of the obligations of the District, both existing and future, from and after the date of approval of such inclusion by the Board of Directors.
2. Public Improvements authorized to be provided by the District shall be as defined in the 2030 MTCP or a Future MTCP, or those constituting Advisory Board Approved Improvements, and no further consent of the taxpaying electors of the District or election to approve such list as it may exist from time to time, shall be required under Section 30-20-512(1)(f), C.R.S.
3. All property included within the District shall be subject to all of the provisions of the Resolution Declaring Organization of El Paso County Public Improvement District No. 2, El Paso County, Colorado, and Ordering Election on November 1, 2011, approved by the El Paso County Board of County Commissioners on October 27, 2011, and any amendments to such Organizing Resolution as may be made from time to time.

**PETITIONER:**

Name: Classic SRJ Land LLC

Signature: 

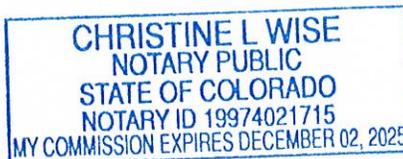
STATE OF COLORADO    )  
  )    S.S.  
COUNTY OF EL PASO    )

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of October, 2022, by Loren Moreland.

Witness my hand and official seal.

Christine R. Wise  
Notary Public

My Commission Expires: 12-02-2025



Company Name: Classic SRJ LLC

Name: Douglas Stimple

Title: CEO of Manager

Signature: 

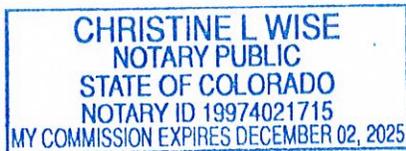
STATE OF COLORADO    )  
  )    S.S.  
COUNTY OF EL PASO    )

The foregoing instrument was acknowledged before me this 26<sup>th</sup> October day of, 20 22,  
by Douglas Stimple as CEO of Manager of Classic SRJ, LLC...

Witness my hand and official seal.

Christine A. Wise  
Notary Public

My Commission Expires: 12-02-2025



## EXHIBIT A

### LEGAL DESCRIPTION: STERLING RANCH EAST FILING NO. 2

A PARCEL OF LAND BEING A PORTION OF SECTIONS 28 AND 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END WHICH IS THE CENTER-EAST ONE-SIXTEENTH CORNER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI PLS 10376, 2006" AND AT THE EAST END, WHICH IS A 30' WITNESS CORNER TO THE EAST OF THE EAST QUARTER CORNER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI 10376, 2006", IS ASSUMED TO BEAR N89°08'28"E, A DISTANCE OF 1356.68 FEET.

COMMENCING AT THE CENTER-EAST ONE-SIXTEENTH CORNER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN EL PASO COUNTY, COLORADO, SAID POINT BEING THE SOUTHWESTERLY CORNER OF RETREAT AT TIMBERRIDGE FILING NO. 1 RECORDED UNDER RECEPTION NO. 220714653 RECORDS OF EL PASO COUNTY, COLORADO;

THENCE S19°38'14"E, A DISTANCE OF 3075.46 FEET TO THE POINT OF BEGINNING;

THENCE S39°33'48"W, A DISTANCE OF 960.00 FEET;  
THENCE S05°26'12"E, A DISTANCE OF 28.28 FEET;  
THENCE N50°26'12"W, A DISTANCE OF 521.53 FEET;  
THENCE N39°33'48"E, A DISTANCE OF 138.78 FEET;  
THENCE N35°23'49"W, A DISTANCE OF 25.33 FEET;  
THENCE N78°59'19"W, A DISTANCE OF 116.25 FEET;  
THENCE N03°04'57"W, A DISTANCE OF 108.17 FEET;  
THENCE N14°57'52"E, A DISTANCE OF 155.34 FEET;  
THENCE N41°47'19"E, A DISTANCE OF 88.37 FEET;  
THENCE N32°15'45"E, A DISTANCE OF 71.66 FEET;  
THENCE N19°42'21"E, A DISTANCE OF 185.56 FEET;  
THENCE N12°38'34"E, A DISTANCE OF 55.41 FEET;  
THENCE N27°12'58"E, A DISTANCE OF 75.48 FEET;  
THENCE N01°04'54"E, A DISTANCE OF 49.42 FEET;  
THENCE N87°04'53"E, A DISTANCE OF 91.55 FEET;  
THENCE S73°13'29"E, A DISTANCE OF 288.74 FEET;  
THENCE S50°26'12"E, A DISTANCE OF 249.85 FEET TO A POINT ON CURVE;  
THENCE ON A CURVE TO THE RIGHT WHOSE CENTER BEARS S06°00'22"W, HAVING A DELTA OF 57°06'50", A RADIUS OF 60.00 FEET, AND A DISTANCE OF 59.81 FEET TO A POINT OF REVERSE CURVE;  
THENCE ON A CURVE TO THE LEFT, HAVING A DELTA OF 23°33'23", A RADIUS OF 60.00 FEET, AND A DISTANCE OF 24.67 FEET TO A POINT OF TANGENT;

THENCE S50°26'12"E, A DISTANCE OF 242.04 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 16.841 ACRES (733,599 SF).