

BARGAIN AND SALE DEED

JMJK HOLDINGS, LLC, a Colorado limited liability company ("Grantor"), for the consideration of TEN DOLLARS (\$10.00), in hand paid, hereby sells and conveys to **4 SITE INVESTMENTS, LLC**, a Colorado limited liability company ("Grantee"), whose address is 1271 Kelly Johnson Blvd Ste 100, Colorado Springs, CO 80920, in and to the following described real property in El Paso County, State of Colorado ("Property"):

SEE EXHIBIT A

This conveyance specifically excludes any and all water rights related and/or appurtenant to the Property.

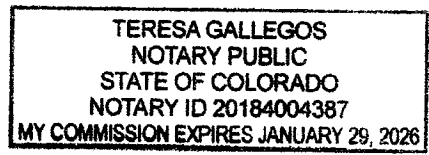
Consideration is less than \$500.00 and no documentary fee is required pursuant to C.R.S. §39-13-102.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed on the date set forth below.

GRANTOR:

JMJK HOLDINGS, LLC
a Colorado limited liability company

By: 
Manager



STATE OF COLORADO)
) ss.
COUNTY OF Douglas)

The foregoing instrument was acknowledged before me this 21 day of March, 2022, by Michael Slattery, Manager of JMJK Holdings, LLC, a Colorado limited liability company.

Witness my hand and official seal.


Notary Public



EXHIBIT A

LEGAL DESCRIPTION:

A TRACT OF LAND BEING A PORTION OF THE NORTH HALF OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS:

THE EAST LINE OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE SOUTHEAST CORNER BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED ACCORDINGLY, PLS 30087, AND BEING MONUMENTED AT THE NORTHEAST CORNER BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED ACCORDINGLY, PLS 30087, BEING ASSUMED TO BEAR N00°52'26"W, A DISTANCE OF 5290.17 FEET.

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO; THENCE N00°52'26"W, ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 21, A DISTANCE OF 2,845.09 FEET TO THE NORTHEAST CORNER OF SOUTHEAST QUARTER OF SAID SECTION 21; THENCE N89°50'58"W, ON THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 21, A DISTANCE OF 2,498.65 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N89°50'58"W, ON SAID NORTH LINE, A DISTANCE OF 1,138.98 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF EASTONVILLE ROAD; THENCE ON THE EASTERLY RIGHT-OF-WAY OF LINE OF EASTONVILLE ROAD THE FOLLOWING TWO (2) COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS N60°48'11"W, HAVING A DELTA OF 09°53'50", A RADIUS OF 1,330.00 FEET, A DISTANCE OF 229.74 FEET TO A POINT OF TANGENT;
2. N19°19'59"E, A DISTANCE OF 15.32 FEET;

THENCE S78°54'38"E, A DISTANCE OF 844.14 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 11°57'41", A RADIUS OF 1,050.00 FEET, A DISTANCE OF 219.21 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 138,818 SQ. FEET OR 3.141 ACRES MORE OR LESS

LEGAL DESCRIPTION STATEMENT

I, JONATHAN W. TESSIN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION, AND BELIEF IS CORRECT.



JONATHAN W. TESSIN, PROFESSIONAL LAND SURVEYOR
COLORADO PLS NO. 33196
FOR AND ON BEHALF OF EDWARD-JAMES SURVEYING, INC.