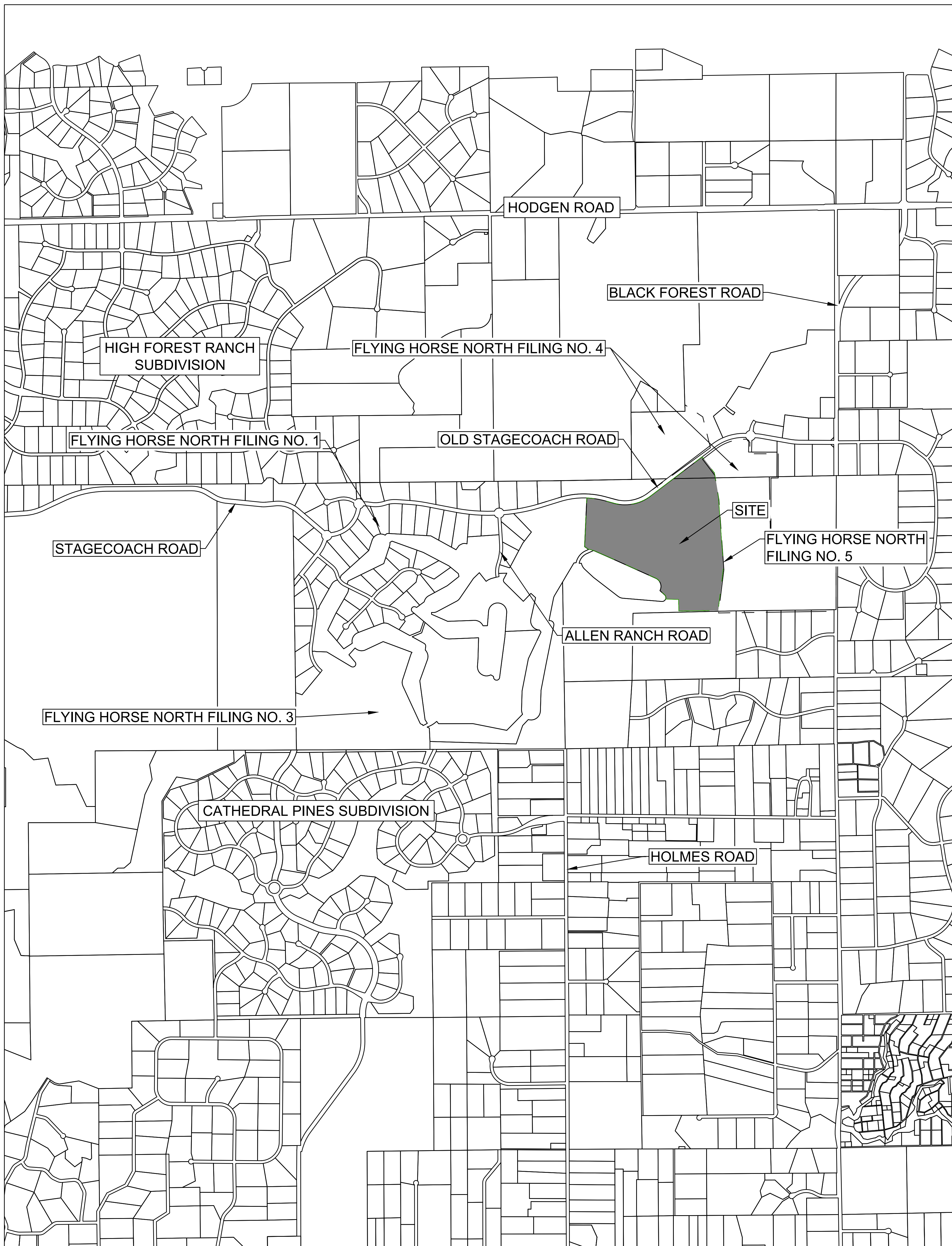


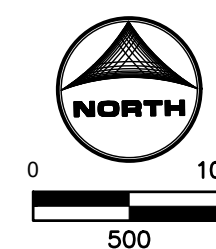
EXHIBIT A ILLUSTRATION

SHEET 1 OF 4



VICINITY MAP

SCALE: 1" = 1000'



LEGAL DESCRIPTION: FLYING HORSE NORTH FILING NO. 5

A TRACT OF LAND BEING A PORTION OF SOUTH HALF OF SECTION 30, AND A PORTION OF NORTH HALF OF SECTION 31, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END BY A 1" YELLOW PLASTIC CAP STAMPED "18235" AND THE EAST END BY A 2" ALUMINUM CAP STAMPED "32439" WITH APPROPRIATE MARKINGS, IS ASSUMED TO BEAR N89°03'58"E A DISTANCE OF 1,332.09 FEET. COMMENCING AT THE NORTHEAST CORNER OF TRACT F, FLYING HORSE FILING NO. 3 AS RECORDED UNDER RECEPTION NUMBER 224715365, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF OLD STAGECOACH ROAD AS PLATTED IN FLYING HORSE NORTH FILING NO. 1, AS RECORDED UNDER RECEPTION NUMBER 219744236, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING, THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S01°51'31"W, HAVING A DELTA OF 13°40'23", A RADIUS OF 1,560.00 FEET A DISTANCE OF 372.28 FEET TO A POINT OF TANGENT;
2. S74°28'06"E A DISTANCE OF 169.05 FEET TO A POINT OF CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 52°50'29", A RADIUS OF 840.00 FEET A DISTANCE OF 774.70 FEET TO A POINT OF TANGENT;
4. N52°41'25"E A DISTANCE OF 1,290.10 FEET;

THENCE S37°18'35"E A DISTANCE OF 402.75 FEET; THENCE S09°22'22"E A DISTANCE OF 488.58 FEET; THENCE S04°05'31"E A DISTANCE OF 1,388.17 FEET; THENCE S07°08'46"W A DISTANCE OF 860.74 FEET TO A POINT ON THE SOUTHERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 31; THENCE S89°11'15"W ON SAID SOUTHERLY LINE A DISTANCE OF 280.88 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 31; THENCE S89°11'00"W ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 31 A DISTANCE OF 447.29 FEET; THENCE N01°31'19"E A DISTANCE OF 225.22 FEET; THENCE N88°25'47"W A DISTANCE OF 316.03 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE BOUNDARY LINE OF TRACT M, AS PLATTED IN SAID FLYING HORSE FILING NO. 1; THENCE ON THE BOUNDARY LINE OF SAID TRACT M, THE FOLLOWING FIVE (5) COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N66°58'15"W, HAVING A DELTA OF 70°52'24", A RADIUS OF 74.72 FEET A DISTANCE OF 92.42 FEET TO A POINT OF TANGENT;
2. N47°50'38"W A DISTANCE OF 125.93 FEET TO A POINT ON CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N62°07'29"W, HAVING A DELTA OF 93°42'48", A RADIUS OF 178.44 FEET A DISTANCE OF 291.86 FEET TO A POINT OF TANGENT;
4. N65°50'18"W A DISTANCE OF 926.31 FEET;
5. N66°22'10"W A DISTANCE OF 418.60 FEET;

THENCE N77°19'50"W A DISTANCE OF 99.91 FEET TO A POINT ON THE BOUNDARY OF TRACT F, FLYING HORSE FILING NO. 3, AS RECORDED UNDER RECEPTION NUMBER 224715365; THENCE ON SAID BOUNDARY THE FOLLOWING TWO (2) COURSES:

1. N66°12'59"W A DISTANCE OF 96.82 FEET;
2. N02°34'45"E A DISTANCE OF 964.84 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 5,015,016 SQUARE FEET OR 115. 129 ACRES, MORE OR LESS.

NOTES:

- LICENSE AGREEMENT FOR THE FAUX GATES, STATUES, AND LANDSCAPING ITEMS LOCATED ON A TRACT OF LAND BEING A PORTION OF SECTION 31 TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.
- THIS DRAWING DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

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| APPROVED: RDL | JOB NUMBER: 231030.150 | IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY. |
| CAD DATE: 09-24-2024 | | |
| CAD FILE: J:\2023\11\030\CAD\DWG\CS\FILING_NO_5\LICENSE AGREEMENT | | |

| NO. | DATE | BY | REVISION DESCRIPTION |
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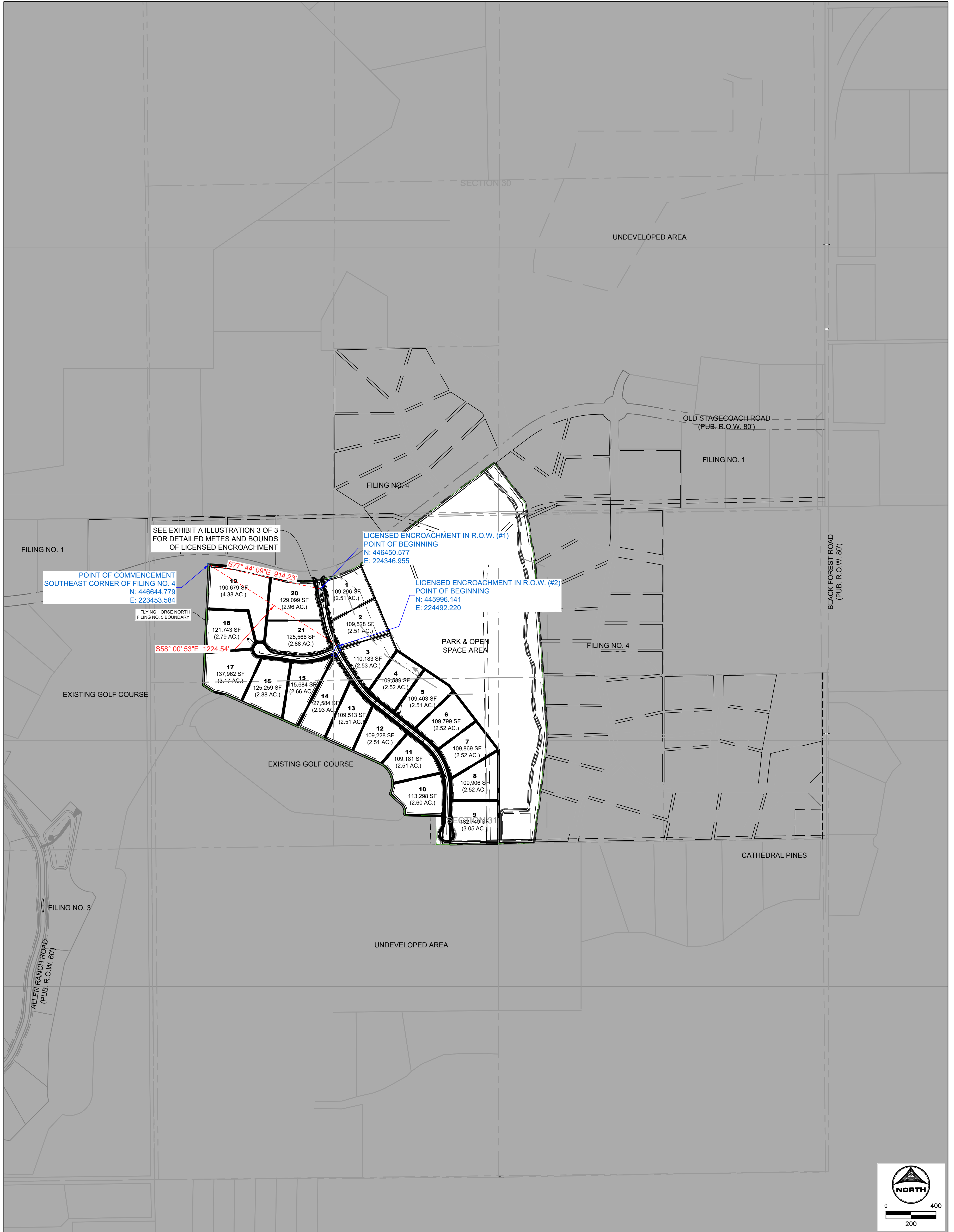
FLYING HORSE NORTH FILING NO. 5
PRI #2, LLC
EL PASO COUNTY, CO

EXHIBIT A ILLUSTRATION

SHEET
1

EXHIBIT B ILLUSTRATION

SHEET 2 OF 4



SITE MAP

SCALE: 1" = 250'

LEGAL DESCRIPTION: LICENSED ENCROACHMENT #1
 A TRACT OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 11 SOUTH, RANGE 65 WEST THE SIXTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END BY A 1" YELLOW PLASTIC CAP STAMPED "18235" AND THE EAST END BY A 2" ALUMINUM CAP STAMPED "32439" WITH APPROPRIATE MARKINGS, IS ASSUMED TO BEAR N89°03'58"E A DISTANCE OF 1,332.09 FEET.

COMMENCING AT THE NORTHEAST CORNER OF TRACT F, FLYING HORSE FILING NO. 3 AS RECORDED UNDER RECEPTION NUMBER 224715365, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF OLD STAGECOACH ROAD AS PLATTED IN FLYING HORSE NORTH FILING NO. 1, AS RECORDED UNDER RECEPTION NUMBER 218714238, RECORDS OF EL PASO COUNTY, COLORADO, THENCE S77°44'09"E A DISTANCE OF 914.23 FEET TO THE POINT OF BEGINNING; THENCE ON THE ARC OF A CURVE TO THE RIGHT, WHOSE CENTER BEARS S10°22'43"E, HAVING A DELTA OF 76°59'50", A RADIUS OF 4.50 FEET A DISTANCE OF 6.05 FEET TO A POINT OF COMPOUND CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 13°00'10", A RADIUS OF 199.50 FEET A DISTANCE OF 45.27 FEET TO A POINT OF TANGENT; THENCE S10°22'43"E A DISTANCE OF 10.00 FEET TO A POINT OF TANGENT; THENCE N10°22'43"W A DISTANCE OF 10.00 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 13°00'10", A RADIUS OF 199.50 FEET A DISTANCE OF 45.27 FEET TO A POINT OF COMPOUND CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 153°59'40", A RADIUS OF 4.50 FEET A DISTANCE OF 12.09 FEET TO A POINT OF COMPOUND CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 13°00'10", A RADIUS OF 199.50 FEET A DISTANCE OF 45.27 FEET TO A POINT OF TANGENT; THENCE N10°22'43"W A DISTANCE OF 10.00 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 13°00'10", A RADIUS OF 199.50 FEET A DISTANCE OF 45.27 FEET TO A POINT OF COMPOUND CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 76°59'50", A RADIUS OF 4.50 FEET A DISTANCE OF 6.05 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,637 SQUARE FEET OR 0.038 ACRES, MORE OR LESS.

LEGAL DESCRIPTION: LICENSED ENCROACHMENT #2

A TRACT OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 11 SOUTH, RANGE 65 WEST THE SIXTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END BY A 1" YELLOW PLASTIC CAP STAMPED "18235" AND THE EAST END BY A 2" ALUMINUM CAP STAMPED "32439" WITH APPROPRIATE MARKINGS, IS ASSUMED TO BEAR N89°03'58"E A DISTANCE OF 1,332.09 FEET.

COMMENCING AT THE NORTHEAST CORNER OF TRACT F, FLYING HORSE FILING NO. 3 AS RECORDED UNDER RECEPTION NUMBER 224715365, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF OLD STAGECOACH ROAD AS PLATTED IN FLYING HORSE NORTH FILING NO. 1, AS RECORDED UNDER RECEPTION NUMBER 218714238, RECORDS OF EL PASO COUNTY, COLORADO, THENCE S58°00'53"E A DISTANCE OF 1,224.54 FEET TO A POINT ON THE PROPOSED EASTERLY RIGHT-OF-WAY LINE OF SANDBAGGER DRIVE, FLYING HORSE NORTH FILING NO. 5, SAID POINT BEING THE POINT OF BEGINNING; THENCE ON THE ARC OF A CURVE TO THE LEFT, ON SAID PROPOSED RIGHT-OF-WAY, WHOSE CENTER BEARS N65°04'42"E, HAVING A DELTA OF 02°23'49", A RADIUS OF 970.00 FEET, A DISTANCE OF 40.58 FEET TO A POINT ON CURVE; THENCE S73°32'21"W A DISTANCE OF 12.86 FEET; THENCE S27°20'19"W A DISTANCE OF 57.51 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE PROPOSED WESTERLY RIGHT-OF-WAY LINE OF SAID SANDBAGGER DRIVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT BEING ON SAID WESTERLY RIGHT-OF-WAY, WHOSE CENTER BEARS N60°57'56"E, HAVING A DELTA OF 01°20'49", A RADIUS OF 1,030.00 FEET A DISTANCE OF 24.21 FEET TO A POINT ON THE PROPOSED SOUTHERLY RIGHT-OF-WAY OF ROUGH TRAIL IN SAID PROPOSED FLYING HORSE NORTH FILING NO. 5, THENCE S67°58'41"W ON SAID PROPOSED SOUTHERLY RIGHT-OF-WAY A DISTANCE OF 30.71 FEET; THENCE N27°20'19"E A DISTANCE OF 84.23 FEET; THENCE N73°32'21"E A DISTANCE OF 23.11 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 3,180 SQUARE FEET OR 0.073 ACRES, MORE OR LESS.

NOTES:

- LICENSE AGREEMENT #1 IS FOR A FAUX GATE OR STATUE STRUCTURE AND LANDSCAPING ITEMS LOCATED ON A TRACT OF LAND BEING A PORTION OF SECTION 31 TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.
- LICENSE AGREEMENT #2 IS FOR A PROPOSED FUTURE FORCE MAIN TO BE OWNED AND MAINTAINED BY THE FLYING HORSE NORTH HOMEOWNER'S ASSOCIATION, FLYING HORSE HOSPITALITY NORTH, LLC, FOR THE PURPOSE OF FUTURE DEVELOPMENT REQUIRING SANITARY SEWER CONVEYANCE AND TREATMENT. THE PROPOSED PRIVATE UTILITY EASEMENT CROSSES THE PUBLIC RIGHT-OF-WAY OF SANDBAGGER DRIVE WITHIN FILING NO. 5. THIS AGREEMENT DOES NOT SUPERSEDE OTHER UTILITIES' ABILITIES TO USE THE UNDERLYING PUBLIC UTILITY EASEMENTS AND RIGHT-OF-WAY.
- THIS DRAWING DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

DRAWN BY: RDL JOB DATE: RDL
 APPROVED: RDL JOB NUMBER: 211030.150
 CAD DATE: 08-24-2024
 CAD FILE: J:\2022\11\03\CADD\DWGS\C\FILING_NO_5\LICENSE AGREEMENT

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BAR IS ONE INCH ON OFFICIAL DRAWINGS.
 IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

FLYING HORSE NORTH FILING NO. 5
 PRI #2, LLC
 EL PASO COUNTY, CO

EXHIBIT A ILLUSTRATION

SHEET
 2

EXHIBIT B

SHEET 3 OF 4

LICENSED ENCROACHMENT
POINT OF BEGINNING /TERMINUS
N: 446450.577
E: 224346.955

BEARING/DISTANCE FROM
POINT OF COMMENCEMENT
S77° 44' 09"E 914.23'

R=199.50'
L=45.27'
Δ=13°00'10"

R=4.50'
L=12.09'
Δ=153°59'40"

EDGE OF GRAVEL SHOULDER
EDGE OF PAVEMENT

10.00' ELEC. ESMT.

5.00' P.I.E.

PROPOSED R.O.W.
(WIDTH VARIES
AROUND MEDIAN)

PUB. 60' R.O.W.
HOLMES ROAD
RURAL LOCAL

R=199.50'
L=45.27'
Δ=13°00'10"

S10° 22' 43"E
10.00'

N10° 22' 43"W
10.00'

APPROX. CENTER OF MEDIAN W/
FAUX GATE STRUCTURE OR STATUE
N: 446398.079
E: 224356.590

LANDSCAPED
LICENSED
ENCROACHMENT
AREA

LOT 1

R=199.50'
L=45.27'
Δ=13°00'10"

R=199.50'
L=45.27'
Δ=13°00'10"

EDGE OF GUTTER

FLOWLINE

TOP-BACK OF CURB

ROADWAY
CENTERLINE

R=4.50'
L=12.09'
Δ=153°59'40"

5' DIRT WALK
PATH

LOT 20

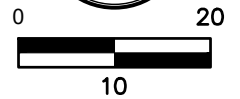
DRAINAGE SWALE

LICENSED ENCROACHMENT #1

SCALE: 1" = 20'

NOTES:

- LICENSE AGREEMENT FOR THE FAUX GATE OR STATUE, AND LANDSCAPING ITEMS LOCATED ON A TRACT OF LAND BEING A PORTION OF SECTION 31 TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.
- THIS DRAWING DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED LEGAL DESCRIPTION.



DRAWN BY: RDL

JOB DATE:

FLYING HORSE NORTH FILING NO. 5

SHEET

APPROVED BY: RDL

01-25-2025

PRI #2, LLC

3

PROJECT #: 211030.150

EL PASO COUNTY, COLORADO

OF 4

SCALE: 1" = 20'

DATE: 01-25-2025

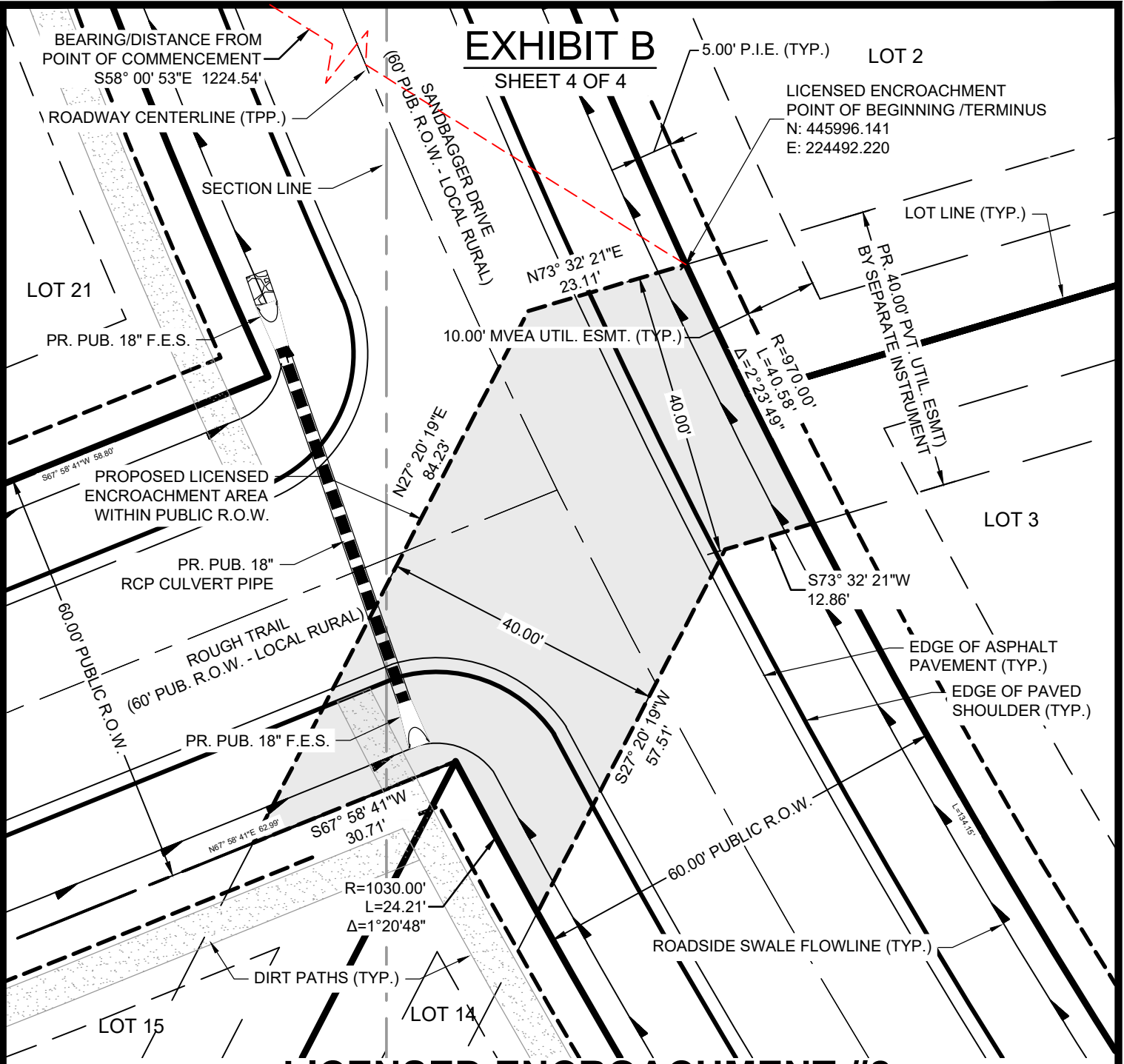
Xrefs: xv-row-1030; xc-row-030.240; xc-dsgn-250; xc-row-030.250

EXHIBIT B

SHEET 4 OF 4

LOT 2

LICENSED ENCROACHMENT
POINT OF BEGINNING / TERMINUS
N: 445996.141
E: 224492.220

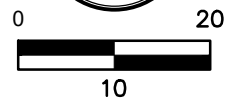


LICENSED ENCROACHMENT #2

SCALE: 1" = 20'

NOTES:

- LICENSE AGREEMENT #2 IS FOR A PROPOSED FUTURE FORCE MAIN TO BE OWNED AND MAINTAINED BY THE FLYING HORSE NORTH HOMEOWNER'S ASSOCIATION, THE FLYING HORSE NORTH METROPOLITAN DISTRICT, AND FLYING HORSE HOSPITALITY NORTH, LLC. FOR THE PURPOSE OF FUTURE DEVELOPMENT REQUIRING SANITARY SEWER CONVEYANCE AND TREATMENT. THE PROPOSED PRIVATE UTILITY EASEMENT CROSSES THE PUBLIC RIGHT-OF-WAY OF SANDBAGGER DRIVE WITHIN FILING NO. 5. LOCATED WITHIN THE RIGHT-OF-WAY WITHIN A PORTION OF SECTION 31 TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO. THIS AGREEMENT DOES NOT SUPERSEDE OTHER UTILITIES' ABILITIES TO USE THE UNDERLYING PUBLIC UTILITY EASEMENTS AND RIGHT-OF-WAY.
- THIS DRAWING DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED LEGAL DESCRIPTION.



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| DRAWN BY: RDL | JOB DATE: |
| APPROVED BY: RDL | 01-25-2025 |
| PROJECT #: 211030.150 | |

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| FLYING HORSE NORTH FILING NO. 5 |
| PRI #2, LLC |
| EL PASO COUNTY, COLORADO |

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|------------------|
| SHEET |
| 4 |
| OF 4 |
| SCALE: 1" = 20' |
| DATE: 01-25-2025 |

Xrefs: xv-row-1030; xc-row-030.240; xc-dsgn-250; xc-row-030.250