

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: *[Handwritten Signature]*

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

The foregoing instrument was acknowledged before me this 26th day of October, 20 22, by Loren Moreland.

Witness my hand and official seal.

Christine L. Wise
Notary Public

My Commission Expires: 12.02.2025



EXHIBIT A

LEGAL DESCRIPTION: FOURSQUARE AT STERLING RANCH EAST FILING NO. 1

A PARCEL OF LAND BEING A PORTION OF SECTION 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 S50°26'12"E, A DISTANCE OF 587.17 FEET TO A POINT OF CURVE;
THENCE ON A CURVE TO THE LEFT, HAVING A DELTA OF 26°05'19", A RADIUS OF 175.00 FEET, AND A DISTANCE OF 79.68 FEET TO A POINT OF TANGENT;
THENCE S76°31'31"E, A DISTANCE OF 326.08 FEET;
THENCE S13°28'29"W, A DISTANCE OF 316.54 FEET;
THENCE S76°31'31"E, A DISTANCE OF 864.70 FEET;
THENCE S13°28'29"W, A DISTANCE OF 564.46 FEET;
THENCE N76°31'31"W, A DISTANCE OF 829.70 FEET;
THENCE N31°31'31"W, A DISTANCE OF 49.50 FEET;
THENCE N13°28'29"E, A DISTANCE OF 10.00 FEET;
THENCE N76°31'31"W, A DISTANCE OF 80.00 FEET;
THENCE S13°28'29"W, A DISTANCE OF 10.00 FEET;
THENCE S58°28'13"W, A DISTANCE OF 49.50 FEET;
THENCE N76°31'31"W, A DISTANCE OF 232.56 FEET TO A POINT OF CURVE;
THENCE ON A CURVE TO THE RIGHT, HAVING A DELTA OF 26°05'19", A RADIUS OF 1,935.00 FEET, AND A DISTANCE OF 881.07 FEET TO A POINT OF TANGENT;
THENCE N50°26'12"W, A DISTANCE OF 161.33 FEET;
THENCE N05°26'12"W, A DISTANCE OF 28.28 FEET;
THENCE N39°33'48"E, A DISTANCE OF 960.00 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 36.647 ACRES (1,596,330 SF).