



Date: 10 July 2024

Property Address: 0006 Calhan HWY, Calhan, CO 80808

Parcel Number: 1300000712

Size of Property: 158.45 acres

Legal Description: TR OF LAND IN SEC 7-13-61 DESC AS FOLS: COM AT THE NW COR OF SD SEC 7, TH S00-20-53W ALG SD W LN 2595.17 FT TO THE POB, TH CONT S00-20-53W ALG SD W LN 31.24 FT TO THE W4 COR OF SD SEC 7, TH S00-21-04W ALG THE W LN OF THE S2 OF SD SEC 7 1265.22 FT, TH N89-37-28E 5128.39 FT TO THE E LN OF SEC 7, TH N00-58-54E ALG THE E LN OF SEC 7 1293.32 FT, TH S89-39-45W 5142.58 FT TO THE POB, AKA PARCEL 7, LSP #221900136

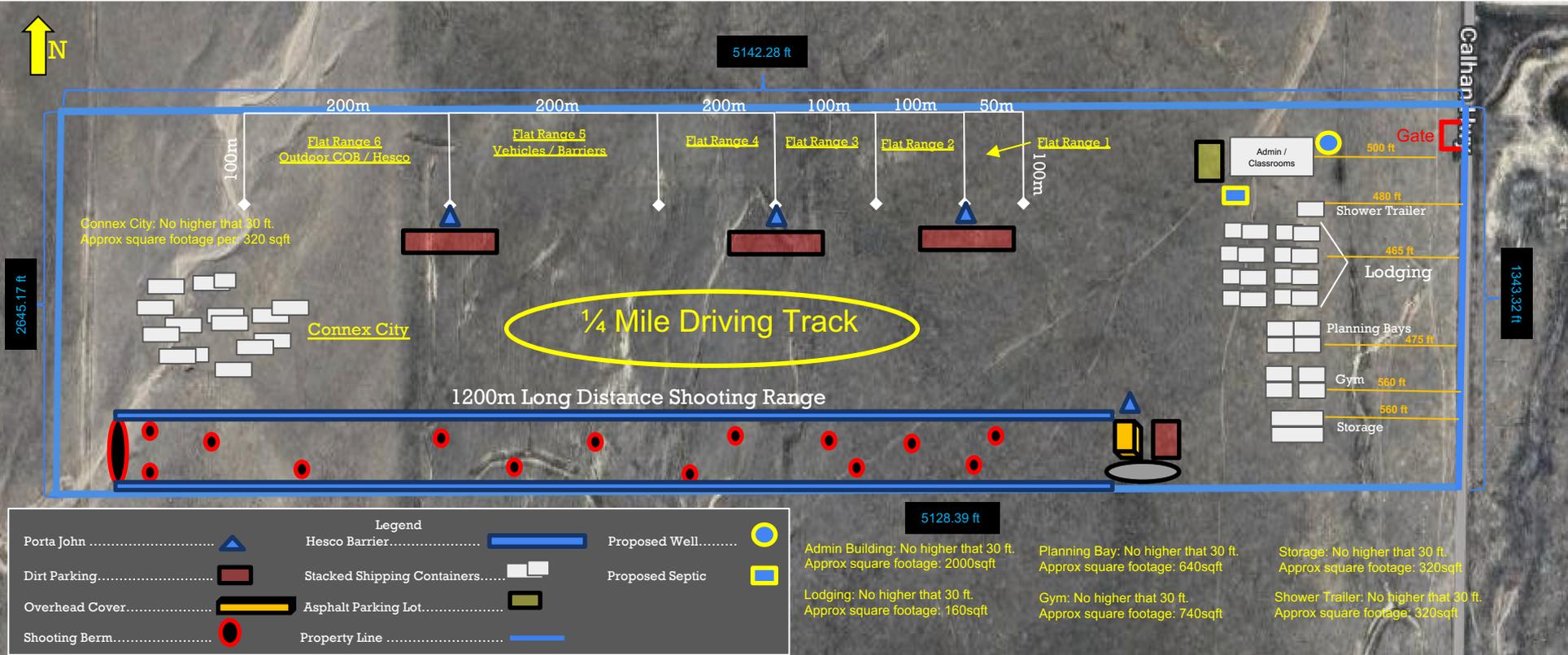
A TRACT OF PROPERTY LOCATED IN SECTION 7, TOWNSHIP 13 SOUTH, RANGE 61 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 7, AND CONSIDERING THE WEST LINE OF THE SOUTH HALF OF SAID SECTION 7 TO BEAR S00°21'04"W, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;
THENCE S00°21'04"W, ALONG SAID WEST LINE OF THE SOUTH HALF OF SAID SECTION 7, A DISTANCE OF 1265.22 FEET TO THE POINT OF BEGINNING; THENCE S00°21'04"W, ALONG THE WEST LINE OF THE SOUTH HALF OF SAID SECTION 7, A DISTANCE OF 48.04 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTH HALF OF SAID SECTION 7; THENCE N89°39'26"E, ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SAID SECTION 7, A DISTANCE OF 5127.79 FEET TO THE NORTHEAST CORNER OF THE SOUTH HALF OF THE SOUTH HALF OF SAID SECTION 7; THENCE N00°58'54"E, ALONG THE EAST LINE OF THE SOUTH HALF OF SAID SECTION 7, A DISTANCE OF 50.98 FEET; THENCE S89°37'28"W, A DISTANCE OF 5128.39 FEET TO THE POINT OF BEGINNING

Property Tax Schedule Number: 1300000712

Current Zoning of Property: A-35

I68 Training Facility



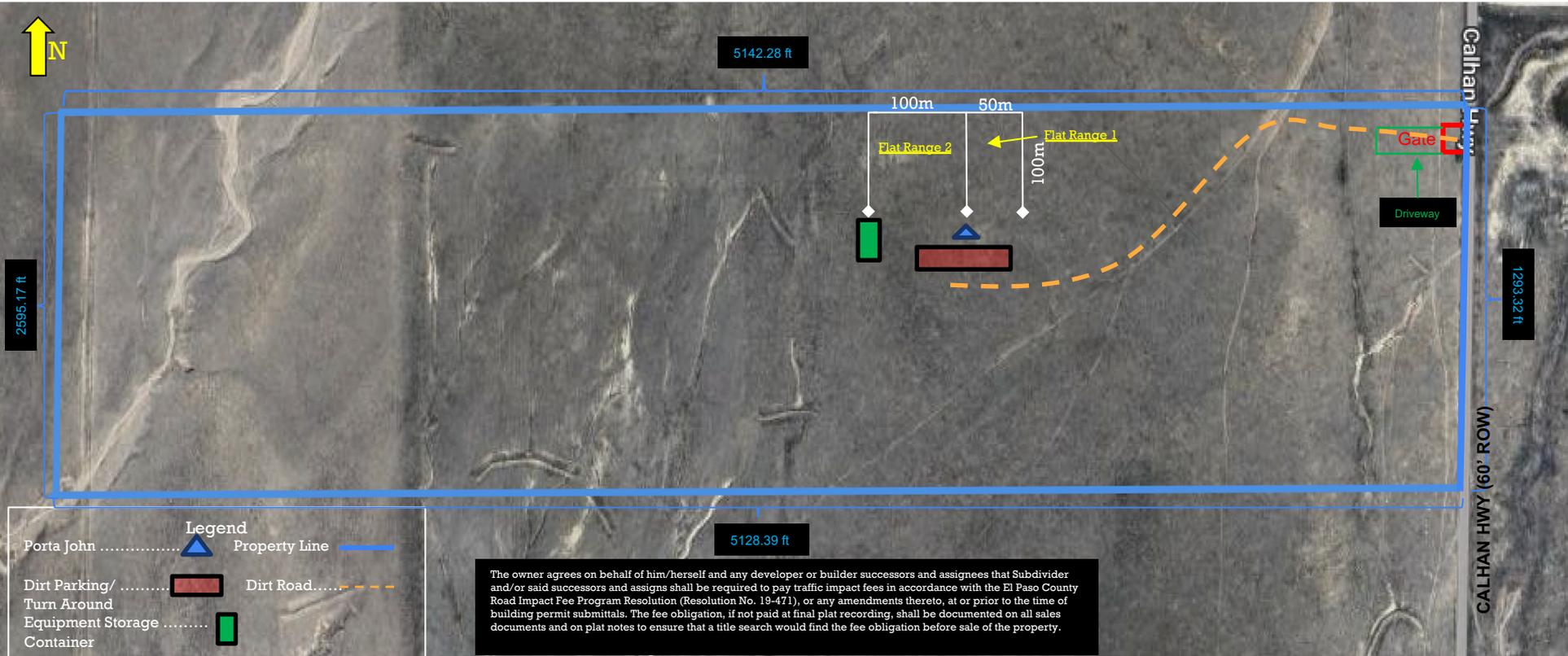
Legend

Porta John		Hesco Barrier.....		Proposed Well.....	
Dirt Parking.....		Stacked Shipping Containers.....		Proposed Septic	
Overhead Cover.....		Asphalt Parking Lot.....			
Shooting Berm.....		Property Line			

Admin Building: No higher than 30 ft. Approx square footage: 2000sqft	Planning Bay: No higher than 30 ft. Approx square footage: 640sqft	Storage: No higher than 30 ft. Approx square footage: 320sqft
Lodging: No higher than 30 ft. Approx square footage: 160sqft	Gym: No higher than 30 ft. Approx square footage: 740sqft	Shower Trailer: No higher than 30 ft. Approx square footage: 320sqft

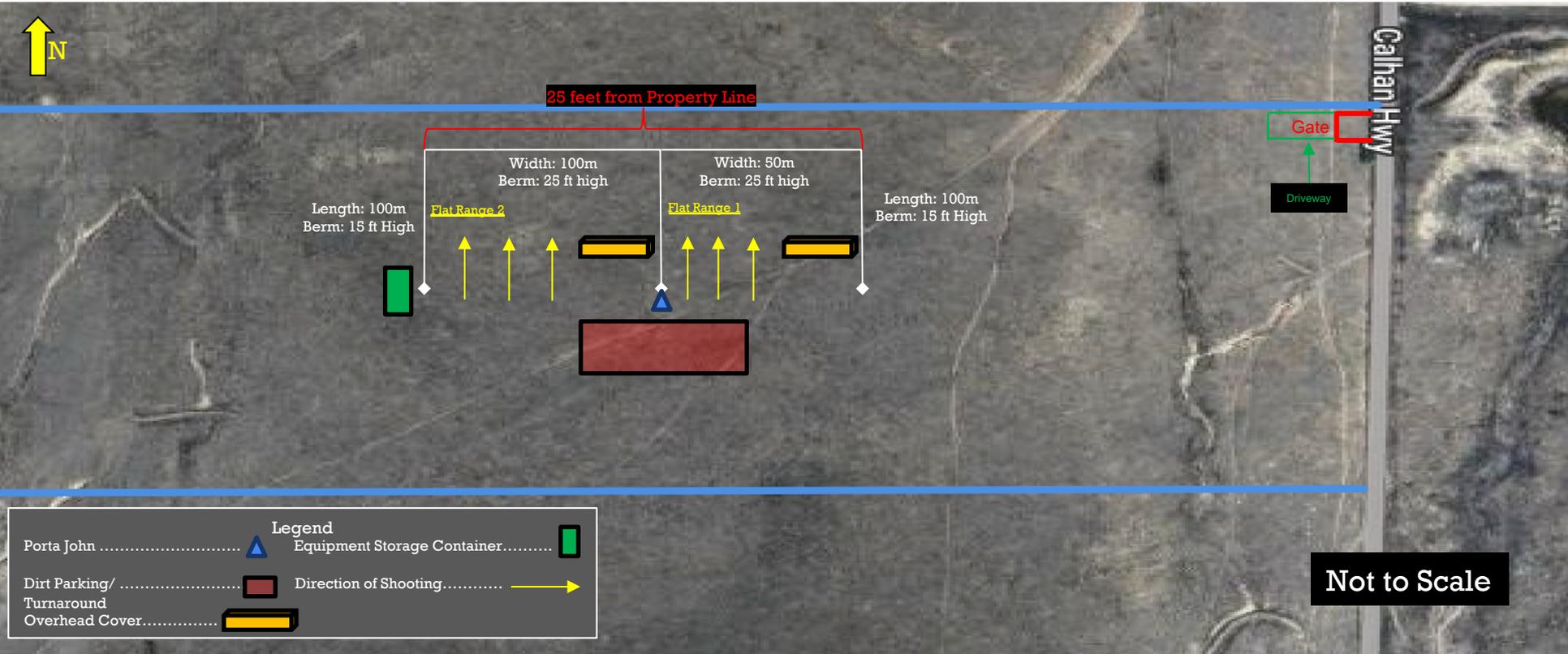


I68 Training Facility, Phase 1 Macro View





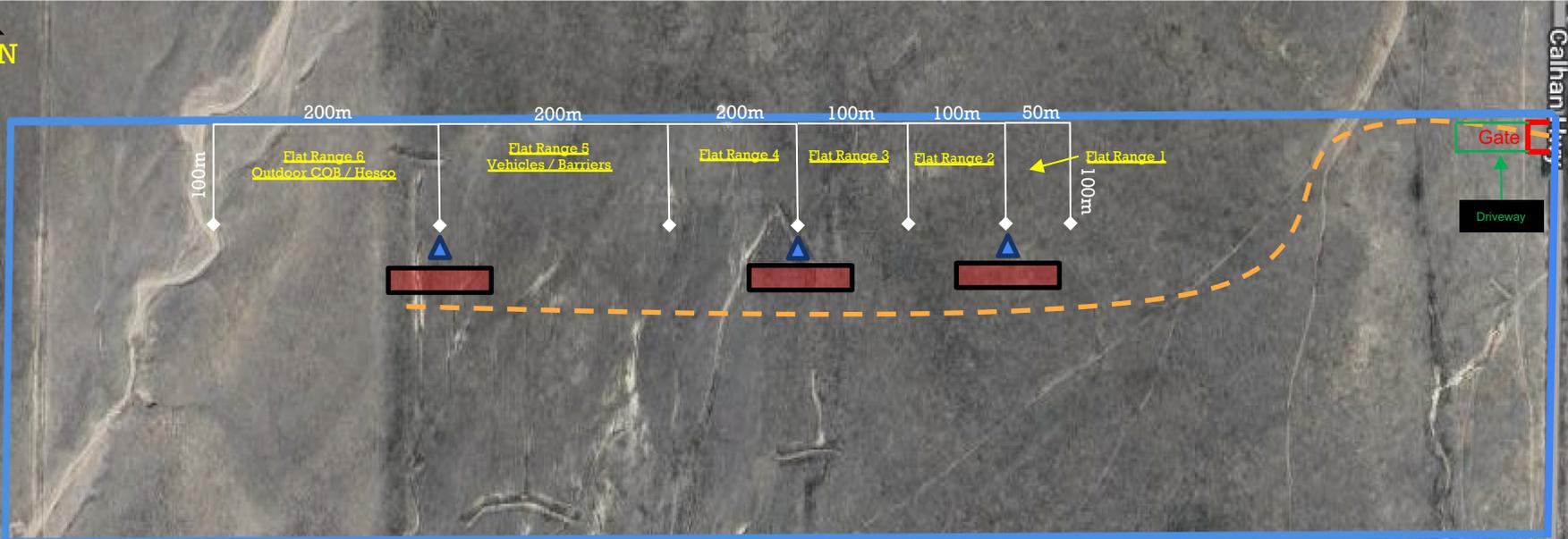
I68 Training Facility, Phase 1 Micro View



Not to Scale



I68 Training Facility, Phase 2 Macro View



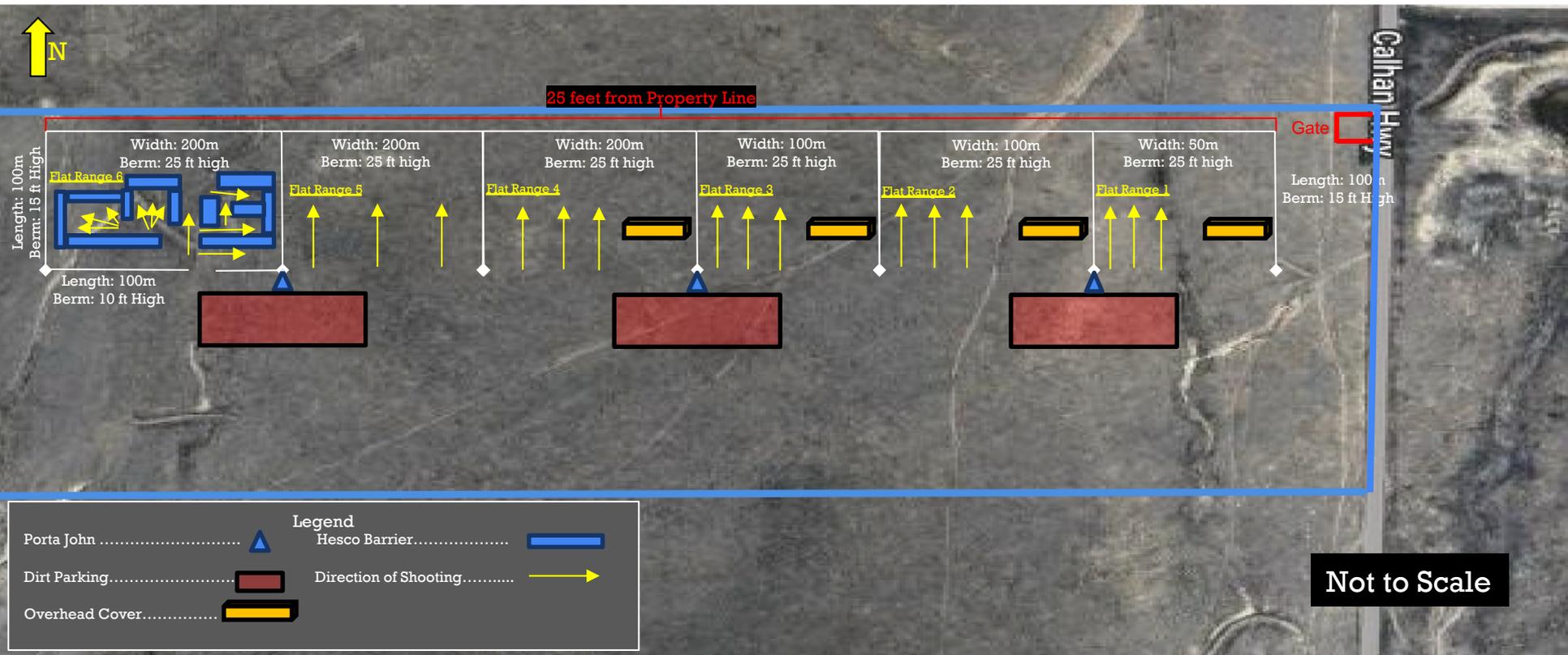
Legend

- Porta John  Dirt Road - - - -
- Dirt Parking/ Turn Around 



I68 Training Facility, Phase 2

Micro View

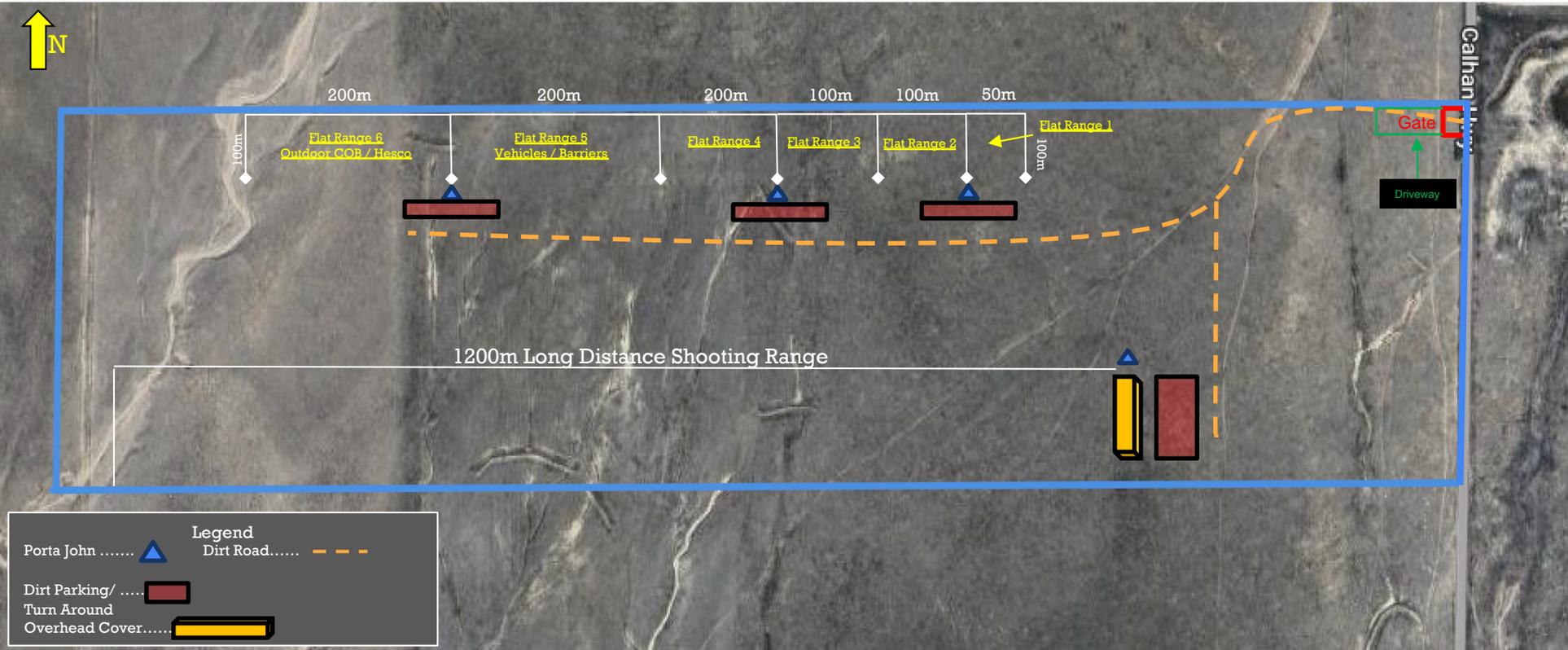


Legend

- Porta John ▲
- Dirt Parking ■
- Overhead Cover ▭
- Hesco Barrier ▭
- Direction of Shooting →



I68 Training Facility, Phase 3 Macro View





I68 Training Facility, Phase 3

Micro View: Long Distance Shooting Range



Berm
Length: 100 m
Height: 25 ft high

1200m Long Distance Shooting Range

Gate

10 foot noise berm
with landscaping

40 feet from Property Line

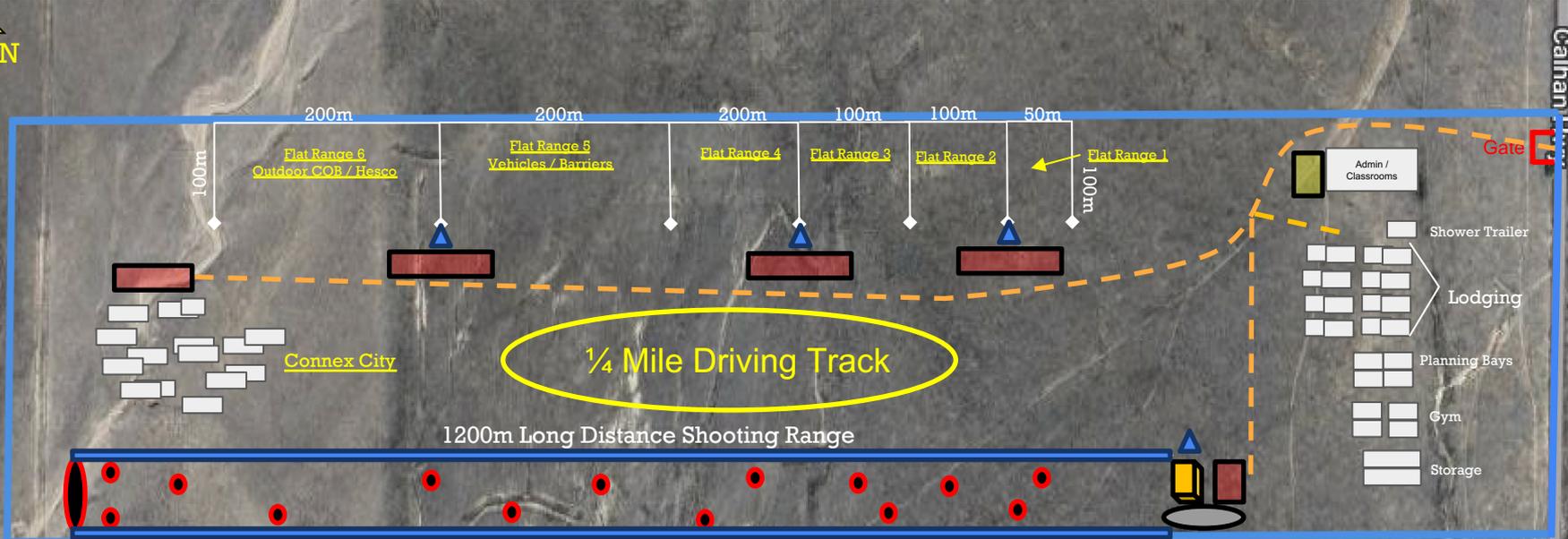
Legend	
Porta John	Hesco Barrier.....
Dirt Parking.....	Direction of Shooting.....
Overhead Cover.....	
Shooting Berm.....	

Shooting Berms will be 10 feet high & shooting angle will be shooting downward

Not to Scale



I68 Training Facility, Phase 4 Macro View



Legend

Porta John		Hesco Barrier.....	
Dirt Parking/ Turn Around		Stacked Shipping Containers.....	
Overhead Cover.....		Asphalt Parking Lot.....	
Shooting Berm.....			