

After Recording, Please Return to:

CSMS Management, LLC

327 FM 2004

Lake Jackson, Texas 77566

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed"), is made this 2nd day of April, 2026, by and between **Monument Ridge West, LLC**, a Colorado limited liability company, whose address is 6275 Lake Shore Court, Colorado Springs, CO 80915 ("Grantor"), and **CSMS MANAGEMENT, LLC**, a Delaware limited liability company, whose address is 327 FM 2004, Lake Jackson, Texas 77566 ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of TEN AND 00/100THS DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, and convey, unto Grantee, and its successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of El Paso, State of Colorado, as more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Land");

TOGETHER with all and singular all buildings, improvements, structures and fixtures, billboards; all of Grantor's right, title and interest in and to any and all strips or gores of land adjoining or abutting the Land, land lying in the bed of any street, road, avenue or alley in front of or adjoining the Land; all rights (including without limitation use rights, air rights, mineral rights and oil and gas rights of all and every kind), rights-of-way, tenements, hereditaments, easements, appendages, entitlements, permits, approvals, ways, privileges, licenses, and appurtenances, if any, thereto belonging, or in any wise appertaining or useful in connection with, and the reversion and reversions, remainder and remainders, rents, issues and profits of, the Land; and all the estate, right, title, interest, claim and demand whatsoever of Grantor, either in law or in equity, of, in and to the Land (collectively, the "Property"). Grantor expressly excepts from this conveyance and reserves unto itself any and all appurtenant or underlying water, water rights, or rights to extract and use groundwater, including but not limited to water and water rights in the Denver Basin formations, including the Dawson, Denver, Arapahoe and Laramie-Fox Hills aquifers, and further expressly including within such reservation any portion of said water and water rights appropriated by or available to those well permits issued by the Colorado Division of Water Resources under Well Permit Nos. 90715-F and 90716-F.

THIS Deed is executed by Grantor and accepted by Grantee subject only to the easements, encumbrances and other matters described on the attached Exhibit B (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD said Property above described with the appurtenances, unto the Grantee and its successors and assigns forever. Grantor, for itself, its successors and assigns, does covenant and agree that it shall and will WARRANT and FOREVER DEFEND the

EXHIBIT A**Legal Description**

A portion of the Northwest one-quarter of the Northwest one-quarter of Section 2 in Township 11 South, Range 67 West of

the 6th, P.M., El Paso County, Colorado that is more particularly described as follows:

Beginning at a point on the line that is parallel to and 30 feet South of the North line of said Section 2, said point being

394.96 feet East from the West line of said Section 2;

Thence continue on said parallel line N 89°12' E a distance of 189.44 feet;

Thence S 84°20' E along the right of way of Interstate Highway #25 a distance of 132.10 feet; Thence continue on said right of way line S 44°27'30" E a distance of 76.8 feet;

Thence continue on said right of way line S 40°36' E a distance of 500.00 feet; Thence leaving said right of way line S 89°12' W a distance of 406.85 feet; Thence N 0°48' W a distance of 569.34 feet to the Point of Beginning.

In El Paso County, Colorado.

(For Informational Purposes Only TAX I.D. No.: 7102200014)

The above legal surveyed as:

A PARCEL OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED IN SPECIAL

WARRANTY DEED RECORDED AT RECEPTION NO. 222106819, IN THE EL PASO COUNTY OFFICE OF THE CLERK AND RECORDER, SITUATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2, BEARING NORTH 00°29'49" WEST, A DISTANCE OF 2767.08 FEET, AS MONUMENTED AT THE WEST QUARTER CORNER BY A RECOVERED NO. 6 REBAR WITH 2.5" ALUMINUM CAP, STAMPED "PLS 10945", 0.4' ABOVE GRADE, AND AT THE NORTHWEST CORNER BY A RECOVERED NO. 6 REBAR WITH 3.25" ALUMINUM CAP STAMPED, "LS 17496", IN MONUMENT BOX.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 2;

THENCE SOUTH 83°40'06" EAST, A DISTANCE OF 397.66 FEET TO THE SOUTHWEST CORNER OF THE PARCEL DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 222082953 IN SAID RECORDS AND THE POINT OF BEGINNING;

THENCE COINCIDENT WITH THE SOUTH AND EAST LINES OF LAST SAID SPECIAL WARRANTY DEED THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 88°38'48" EAST, A DISTANCE OF 109.40 FEET;
- 2) NORTH 00°07'32" EAST, A DISTANCE OF 21.93 FEET TO THE NORTH LINE OF SAID SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 222106819 IN SAID RECORDS; THENCE COINCIDENT WITH THE NORTH AND EAST LINES OF LAST SAID SPECIAL WARRANTY DEED THE FOLLOWING FOUR (4) COURSES:

- 1) NORTH 89°22'36" EAST, A DISTANCE OF 111.41 FEET;
 - 2) SOUTH 83°59'37" EAST, A DISTANCE OF 96.54 FEET;
 - 3) SOUTH 44°10'02" EAST, A DISTANCE OF 76.80 FEET;
 - 4) SOUTH 04°18'32" EAST, A DISTANCE OF 500.13 FEET ALSO BEING COINCIDENT WITH THE WESTERLY RIGHT-OF-WAY OF INTERSTATE-25;
- THENCE SOUTH 89°38'22" WEST, A DISTANCE OF 405.07 FEET;

THENCE NORTH 00°18'01" WEST, A DISTANCE OF 545.91 FEET TO THE POINT OF BEGINNING.

EXHIBIT B**(Permitted Exceptions)**

1. Reservations contained in the Patent:

From: The United States of America To: John D. Nees

Recording Date: March 1, 1883

Recording No.: COCOA No. 071617, BLM Records

Which among other things recites as follows:

A right of way thereon for ditches or reservoirs constructed by the authority of the United States of America.

The right of the proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises hereby granted as provided by law.

2. Any interest which may have been acquired by the public in and to the 30 feet of subject property adjacent to section lines by reason of a Resolution of Board of County Commissioners dated and recorded June 20, 1917, in Book 571 at Page 55 which Provided for public roads 60 feet in width being 30 feet on either side of section lines on the public domain
3. Terms, conditions, provisions, agreements, reservations and obligations contained in the Deed as set forth below:
Recording Date: September 7, 1948
Recording No.: Book 1185 Page 446
4. Terms, conditions, provisions, agreements and obligations contained in the Notice as set forth below: Recording Date: December 10, 1954
Recording No.: Book 1469 Page 102
5. Terms, conditions, provisions, agreements and obligations contained in the Notice as set forth below: Recording Date: December 22, 1960
Recording No.: Book 1837 Page 219
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: Mountain View Electric Association, Inc.
Purpose: Electric Transmission and Distribution Lines
Recording Date: May 27, 1963
Recording No.: Book 1959 Page 92
7. Terms, conditions, provisions, agreements and obligations contained in the Notice as set forth below: Recording Date: August 9, 1965

Recording No.: Book 2087 Page 257

8. Terms, conditions, provisions, agreements and obligations contained in the District Court Rule and Order as set forth below:
Recording Date: April 24, 1967
Recording No.: Book 2177 Page 289
9. Terms, conditions, provisions, agreements and obligations contained in the Notice as set forth below: Recording Date: December 5, 1969
Recording No.: Book 2321 Page 881
10. Any taxes or assessments by reason of the inclusion of the Land in the Tri-Lakes Fire Protection District: Recording Date: July 18, 1977
Recording No.: Book 2941 Page 577 Notice of Organization:
Recording Date: July 18, 1977
Recording No.: Reception No. 341358
11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Mountain View Electric Association, Inc.
Purpose: Electric Transmission and Distribution Lines Recording Date: June 19, 1978
Recording No.: Book 3050 Page 975

Memorandum recorded October 30, 2025 in Reception No. 225094516

12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Mountain View Electric Association, Inc.
Purpose: Electric Transmission and Distribution Lines
Recording Date: December 21, 1981
Recording No.: Book 3514 Page 411

Memorandum recorded October 30, 2025 in Reception No. 225094516

13. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Mountain View Electric Association, Inc.
Purpose: Electric Transmission and Distribution Lines
Recording Date: February 13, 1989
Recording No.: Book 5604 Page 362

Memorandum recorded October 30, 2025 in Reception No. 225094516

14. Terms, conditions, provisions, agreements and obligations contained in the Resolution No. 94-347, Land Use -147 as set forth below:
Recording Date: February 14, 1995
Recording No.: Book 6603 Page 1131
15. Terms, conditions, provisions, agreements and obligations contained in the Resolution No. 99-399 as set forth below:
Recording Date: October 20, 1999
Recording No.: Reception No. 99163142
16. Terms, conditions, provisions, agreements and obligations contained in the Resolution No. 00-72 as set forth below:
Recording Date: March 20, 2000
Recording No.: Reception No. 200028818
17. Any taxes or assessments by reason of the inclusion of the Land in the Tri-Lakes park and Recreation District:
Recording Date: March 23, 2001
Recording No.: Reception No. 201034896
18. Terms, conditions, provisions, agreements and obligations contained in the Resolution No. 01-267 (Amended) as set forth below:
Recording Date: July 31, 2001
Recording No.: Reception No. 201108508 and re-recorded September 4, 2001 at
Reception No. 201128884
19. Terms, conditions, provisions, agreements and obligations contained in the Resolution No. 01-321 as set forth below:
Recording Date: September 21, 2001
Recording No.: Reception No. 201138044
20. Terms, conditions, provisions, agreements and obligations contained in the Resolution No. 02-394 as set forth below:
Recording Date: November 7, 2002
Recording No.: Reception No. 202195447 and re-recorded January 23, 2003 at
Reception No. 203015803
21. Terms, conditions, provisions, agreements and obligations contained in the Resolution No. 02-334 as set forth below:
Recording Date: February 19, 2003
Recording No.: Reception No. 203036123
22. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document:

Entitled: Memorandum of Site Agreement

Lessor: Tower Asset Sub, Inc., a Delaware corporation

Lessee: AT&T Wireless PCS, LLC, a Delaware limited liability company

Recording Date: October 29, 2003

Recording No.: Reception No. 203254810

23. Terms, conditions, provisions, agreements and obligations contained in the Resolution No. 03-264 as set forth below:

Recording Date: December 16, 2003

Recording No.: Reception No. 203288087

24. Terms, conditions, provisions, agreements and obligations contained in the Resolution No. 06-287 as set forth below:

Recording Date: August 11, 2006

Recording No.: Reception No. 206118779

25. Terms, conditions, provisions, agreements and obligations contained in the Resolution No. 07-312 (Amended) as set forth below:

Recording Date: July 31, 2007

Recording No.: Reception No. 207101123 and re-recorded August 29, 2007 at

Reception No. 207113049

26. Terms, conditions, provisions, agreements and obligations contained in the Resolution 07-318 (Amended) as set forth below:

Recording Date: August 6, 2007

Recording No.: Reception No. 207103126 and re-recorded August 29, 2007 at

Reception No. 207113050

27. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document:

Entitled: Memorandum of Lease

Lessor: Interstate 25 Properties, Ltd., a Colorado limited partnership

Lessee: SpectraSite Communications, LLC, a Delaware limited liability company

Recording Date: December 17, 2013

Recording No.: Reception No. 213148243

Resolution and Consent Affidavit:

Recording Date: December 17, 2013

Recording No.: Reception No. 213148244

28. Terms, conditions, provisions, burdens and obligations as set forth in Memorandum And Agreement:

Recording Date: March 29, 2022

Recording No.: Reception No. 222044118

29. Terms, conditions, provisions, burdens and obligations as set forth in Resolution No. 22-109:
Recording Date: March 29, 2022
Recording No.: Reception No. 222044119
30. Terms, conditions, provisions, burdens and obligations as set forth in Memorandum and Agreement: Recording Date: March 29, 2022
Recording No.: Reception No. 222044120
31. Terms, conditions, provisions, burdens and obligations as set forth in special Warranty Deed:
Recording Date: June 16, 2022
Recording No.: Reception No. 222083003
32. Terms, conditions, provisions, agreements and obligations contained in the Order of Inclusion as set forth below:
Recording Date: January 3, 2023
Recording No.: Reception No. 223000104
33. Terms, conditions, provisions, agreements and obligations contained in the Resolution No. 23-379 as set forth below:
Recording Date: November 8, 2023
Recording No.: Reception No. 223093087
34. Terms, conditions, provisions, agreements and obligations contained in the Memorandum of Agreement as set forth below:
Recording Date: November 8, 2023
Recording No.: Reception No. 2230093088
35. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: County of El Paso
Purpose: Temporary Construction Easement
Recording Date: November 20, 2024
Recording No.: Reception No. 224092707
36. Terms, conditions, provisions, agreements and obligations contained in the Private Detention Basin/Stormwater Quality Best Management Practice Maintenance Agreement and Easement recorded on March 18, 2026, at Reception No. 226024560.