EXHIBIT A

A portion of Tract A, Falcon Meadows at Bent Grass Filing No. 1, as recorded under Reception No. 221714886, records of El Paso County, State of Colorado, being more particularly described as follows:

BASIS OF BEARINGS: Bearings are based upon the East line of Lot 18, said Falcon Meadows at Bent Grass Filing No. 1, monumented at both ends with a #5 rebar and orange plastic cap stamped "PLS 38141", and is assumed to bear S 00°29'48" E, a distance of 94.00 feet.

COMMENCING at the Northeast corner of said Lot 18;
thence S 89°30'12" W along the North line of said Lot 18, a distance of 3.52 feet to the POINT OF BEGINNING;
thence S 74°46'06" W along the South line of said Tract A, a distance of 10.07 feet;
thence N 04°10'28" W, a distance of 2.57 feet to the North line of said Tract A;
thence N 89°30'12" E along the North line of said Tract A, a distance of 9.91 feet to the POINT OF BEGINNING.

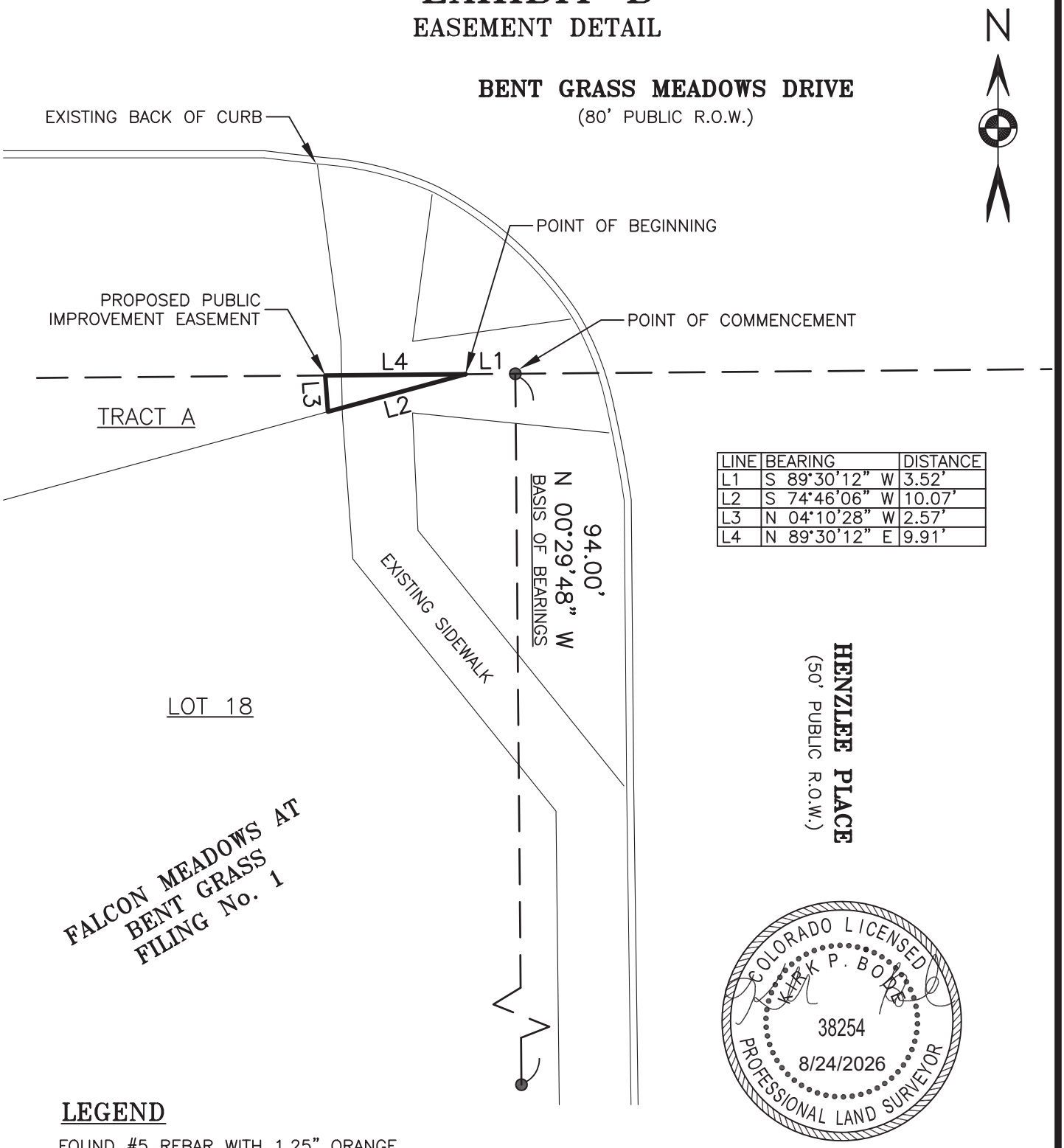
Containing a calculated area of 13 square feet (0.0002 acres) of land, more or less.



Kirk P. Bode
Colorado Professional Land Surveyor No. 38254
For and on behalf of Barron Land, LLC

BARRON LAND
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EXHIBIT B
EASEMENT DETAIL



LINE	BEARING	DISTANCE
L1	S 89°30'12" W	3.52'
L2	S 74°46'06" W	10.07'
L3	N 04°10'28" W	2.57'
L4	N 89°30'12" E	9.91'

COLORADO LICENSED
KIRK P. BORN
38254
8/24/2026
PROFESSIONAL LAND SURVEYOR

LEGEND

● FOUND #5 REBAR WITH 1.25" ORANGE PLASTIC CAP "38141", UNLESS NOTED

1" = 10'

10 0 10 20

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DATE: 08/24/2026 REV. DATE:

PROJECT No.: 19-125 SHEET 2 OF 2