

BE IT KNOWN BY THESE PRESENTS

THAT MORLEY-BENTLEY INVESTMENTS, LLC A COLORADO LIMITED LIABILITY COMPANY AND TRADER VIC'S INVESTMENTS AN OKLAHOMA LIMITED PARTNERSHIP BEING THE OWNERS OF THAT TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED UNDER RECEPTION NO. 217051682 IN THE EL PASO CLERK AND RECORDERS OFFICE HAS CAUSED THIS SUBDIVISION EXEMPTION SURVEY OF THE FOLLOWING DESCRIBED PROPERTY;

LEGAL DESCRIPTION:

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE QUARTER CORNER COMMON TO SECTION 34 T12S AND SECTION 3 T13S, R65W OF THE SIXTH P.M., EL PASO COUNTY, COLORADO; THENCE N80°45'26"E A DISTANCE OF 677.82 FEET TO THE POINT OF BEGINNING OF THIS LEGAL DESCRIPTION.

THENCE N00°13'01"W, A DISTANCE OF 545.00 FEET; THENCE N89°14'26"E, A DISTANCE OF 400.00 FEET; THENCE S00°13'01"E, A DISTANCE OF 545.00 FEET; THENCE S89°14'26"W, A DISTANCE OF 400.00 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS A CALCULATED AREA OF 5.00 ACRES MORE OR LESS.

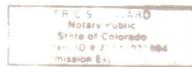
EXECUTED BY: MORLEY-BENTLEY INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY

JAMES F. MORLEY, MANAGER

STATE OF COLORADO ) SS COUNTY OF EL PASO )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGE BEFORE ME ON THIS 10th DAY OF December, 2020 BY JAMES F. MORLEY, MANAGER, MORLEY-BENTLEY INVESTMENTS LLC A COLORADO LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES: MAY 22 2022 NOTARY PUBLIC



EXECUTED BY: TRADER VIC'S INVESTMENTS LP AN OKLAHOMA LIMITED LIABILITY COMPANY BY: RDL INVESTMENTS, L.L.C., AN OKLAHOMA LIMITED LIABILITY COMPANY ITS: GENERAL PARTNER

STEPHEN R. BUFORD, MANAGER

NOTARY:

STATE OF OKLAHOMA ) SS COUNTY OF TULSA )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGE BEFORE ME ON THIS 1st DAY OF January, 2020 BY STEPHEN R. BUFORD, MANAGER OF RDL INVESTMENTS, L.L.C. AN OKLAHOMA LIMITED LIABILITY COMPANY, GENERAL PARTNER OF TRADER VIC'S INVESTMENTS, LP.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 3-23-23 NOTARY PUBLIC



MVEA SUBSTATION AT STERLING RANCH EXEMPTION SURVEY PLAT

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW 1/4, SE 1/4) OF SECTION 34, T12S, R65W, OF THE 6TH P.M., EL PASO COUNTY, COLORADO

14681

PURPOSE:

THE PURPOSE OF THIS SUBDIVISION EXEMPTION PLAT IS TO PROVIDE A 5.00 ACRE SITE FOR AN ELECTRIC SUBSTATION.

SURVEY NOTES:

1. BASIS OF BEARINGS: A LINE BETWEEN THE SECTION CORNER COMMON TO SECTIONS 3 AND 4, T13S AND SECTIONS 33 AND 34 T12S, R65W BEING MONUMENTED WITH A 2.5" ALUMINUM CAP PLS NO. 11624 AND THE QUARTER CORNER COMMON TO SECTION 3 T13S AND SECTION 34 T12S, R65W BEING MONUMENTED WITH A 2.5" ALUMINUM CAP PLS NO. 11624 BEARS N89°14'14"E A DISTANCE OF 2722.56 FEET. ALL BEARINGS SHOWN HEREON ARE RELATIVE TO SAID LINE. ALL DISTANCES SHOWN HEREON ARE US SURVEY FOOT, AS MEASURED.

2. THE CURRENT FLOOD INSURANCE RATE MAP ISSUED BY FEMA HAS BEEN REVIEWED AS IT RELATES TO THIS SURVEY. THE PROPERTY DOES NOT LIE WITHIN A FEMA DESIGNATED FLOODPLAIN.

3. THIS SURVEY WAS CONDUCTED WITHOUT BENEFIT OF A TITLE COMMITMENT. REFERENCE WAS MADE TO DOCUMENTS OF RECORD IN THE EL PASO COUNTY CLERK AND RECORDERS OFFICE:

- WARRANTY DEED RECEPTION NO. 217051682 (PARENT PARCEL)
ALTA/VCSM LAND TITLE SURVEY RECEPTION NO(S) 206900036, 206900068, 206900155 AND 206900235
GAS EASEMENT RECEPTION NO. 201034022
LICENSE AGREEMENT RECEPTION NO. 219100985

OWNERSHIP, THE PARENT PARCEL IS VESTED IN: MORLEY BENTLEY INVESTMENTS, LLC A COLORADO LIMITED LIABILITY COMPANY AND TRADER VIC'S INVESTMENTS, LP AN OKLAHOMA LIMITED PARTNERSHIP (AS TO AN UNDIVIDED 1/5 INTEREST IN THE LAND)

4. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.

5. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES.

6. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.

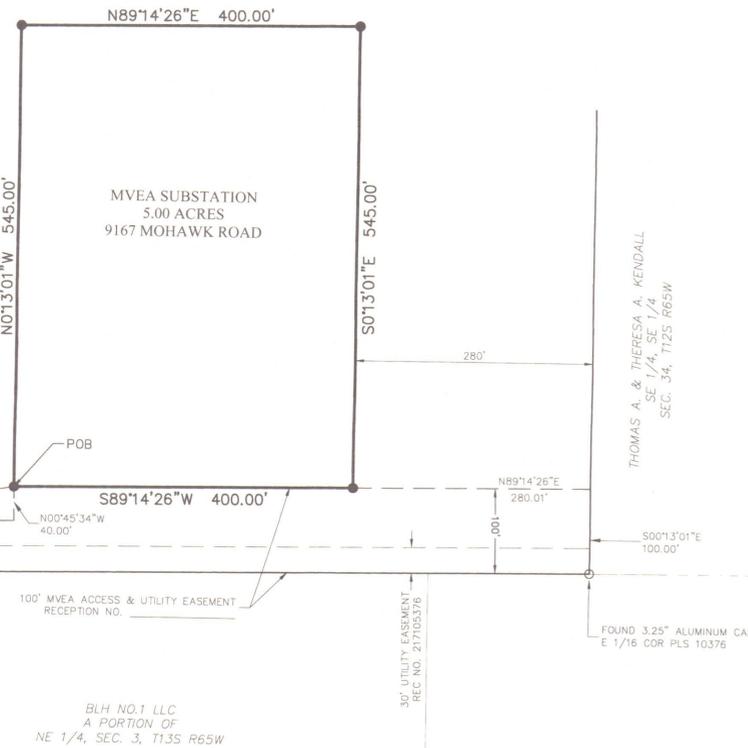
7. NOTICE: THIS PROPERTY MAY BE ADVERSELY IMPACTED BY NOISE, DUST, FUMES, AND LIGHT POLLUTION CAUSED BY ADJACENT INDUSTRIAL PROPERTIES AND ACTIVITIES. THE BUYER SHOULD RESEARCH AND BE AWARE OF THIS POTENTIALITY AND THE RAMIFICATIONS THEREOF.



LEGEND

- POB POINT OF BEGINNING
POC POINT OF COMMENCING
O FOUND PROPERTY CORNER AS NOTED FLUSH W/GRADE U.N.O.
● SET #5 REBAR CAP PLS 25966 FLUSH W/GRADE U.N.O.

MORLEY BENTLEY INVESTMENTS LLC & TRADER VIC'S INVESTMENTS LP SW 1/4, SE 1/4 SEC. 34, T12S R65W



- 8. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO CRS 18-4-508.
9. ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN STERLING RANCH METROPOLITAN DISTRICT NO. 2.
10. THIS PROPERTY IS SUBJECT TO AN AVIGATION EASEMENT FOR THE COLORADO SPRINGS MUNICIPAL AIRPORT, RECORDED UNDER RECEPTION NO. 217069667 OF THE RECORDS OF EL PASO COUNTY, COLORADO.
A. NO ELECTROMAGNETIC, LIGHT, ANY PHYSICAL EMISSIONS WHICH MAY INTERFERE WITH AIRCRAFT, AVIATION, COMMUNICATIONS OR NAVIGATIONAL AIDS ARE ALLOWED.
B. NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE CAUSED BY AIRCRAFT OPERATING INTO AND OUT OF THE COLORADO SPRINGS MUNICIPAL AIRPORT. THE BUYER SHOULD FAMILIARIZE HIMSELF/HERSELF WITH THE POTENTIALITY AND THE RAMIFICATIONS THEREOF.
C. NO MAN-MADE OR NON-MAN MADE OBSTRUCTIONS ARE ALLOWED TO PENETRATE THE 40:1 APPROACH SURFACE.
D. IF USE OF TEMPORARY CONSTRUCTION EQUIPMENT WILL EXCEED 200 FEET ABOVE GROUND LEVEL IN HEIGHT AT THIS SITE, THE APPLICANT MUST FILE FEDERAL AVIATION ADMINISTRATION (FAA) FORM 7460-1 "NOTICE OF PROPOSED CONSTRUCTION OR ALTERATION" FOR THE EQUIPMENT AND PROVIDE FAA DOCUMENTATION TO THE AIRPORT BEFORE THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

SURVEYORS CERTIFICATE

I VERNON P. TAYLOR, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE DATE OF SURVEY SHOWN HEREON, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

VERNON P. TAYLOR, COLORADO PLS NO. 25966, FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC 102 E PIKE PEAK AVE, SUITE 500 COLORADO SPRINGS, COLORADO 80903



NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR CERTIFICATE:

THIS EXEMPTION PLAT FOR "MVEA SUBSTATION AT STERLING RANCH" WAS APPROVED FOR FILING BY THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THIS 9th DAY OF FEBRUARY, 2021 SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

Director, Planning and Community Development Department

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS EXEMPTION PLAT FOR "MVEA SUBSTATION AT STERLING RANCH" WAS APPROVED FOR FILING BY THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS ON THIS 10th DAY OF FEBRUARY, 2021, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THERE ARE NO DEDICATIONS OF LAND TO THE PUBLIC (STREETS AND EASEMENTS).

Chairman, Board of County Commissioners

CLERK AND RECORDER:

STATE OF COLORADO ) SS COUNTY OF EL PASO )

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 10:33 O'CLOCK A.M. THIS 24th DAY OF February, 2020, A.D., AND DULY RECORDED UNDER RECEPTION NO. 221714681 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, EL PASO COUNTY CLERK AND RECORDER

MVEA SUBDIVISION EXEMPTION SECTION 34, T12S, R65W JOB NO. 09-021 DATE PREPARED: FEBRUARY 07, 2020 DATE REVISED: MAY 14, 2020 PCD FILE NO. EX-20-001



102 E. PIKE PEAK AVE. SUITE 500 COLORADO SPRINGS, CO 80903 PHONE: 719.955.5485

Doc Fee: \$5.00

### SPECIAL WARRANTY DEED

This Deed, made January 29, 2021

Between **Morley-Bentley Investments, LLC**, a Colorado limited liability company and **Trader Vic's Investments, LP.**, an Oklahoma limited partnership, of the County El Paso, State of Colorado, grantor(s) and **Mountain View Electric Association, Inc.**, a Colorado corporation, whose legal address is P.O. Box 1600, Limon, CO 80828-1600 County of El Paso, and State of Colorado, grantee(s)

**WITNESSETH**, That the grantor(s), for and in the consideration of the sum of Fifty Thousand and no/100 (\$50,000.00) the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee(s), his heirs 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 described as follows:

See Exhibit A attached hereto and made a part hereof.

also known by street and number as **Vacant land, Colorado Springs, CO**

**TOGETHER** with all and singular hereditaments and appurtenances, thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances **except for taxes for the current year, a lien but not yet due and payable, subject to statutory exceptions as defined in CRS 38-30-113, revised..**

**TO HAVE AND TO HOLD** said premises above bargained and described, with the appurtenances, unto the grantee, their heirs and assigns forever. The grantor(s), for themselves, their heirs and personal representatives or successors, does covenant and agree that they shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the grantee(s), their heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor(s).

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, the grantor has executed this on the date set forth above.

**SELLERS:**

**Morley-Bentley Investments, LLC**, a Colorado limited liability company

**Trader Vic's Investments, LP.**, an Oklahoma limited partnership

*[Signature]*  
By: **James F. Morley, Manager**

By: **RDL Investments, LLC, General Partner**

Countersigned \_\_\_\_\_  
By: **Stephen A. Buford as Manager**

STATE OF Colorado  
COUNTY OF EL PASO

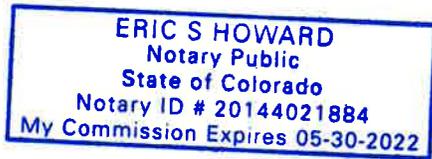
}ss:

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2021 by **James F. Morley, Manager of Morley-Bentley Investments LLC**, a Colorado limited liability company

Witness my hand and official seal.

*[Signature]*  
Notary Public

My Commission expires: MAY 30, 2022



Chuck Broerman  
02/24/2021 10:33:48 AM  
Doc \$0.00 3  
Rec \$23.00 Pages

El Paso County, CO  
  
221035966

Exhibit A

A parcel of land in the Southwest Quarter of the Southeast Quarter of Section 34, Township 12 South, Range 65 West, of the Sixth Principal Meridian, El Paso County, Colorado, more particularly described as follows:

Commencing at the Quarter Corner common to Section 34 T12S and Section T13S, R65W of the Sixth P.M., El Paso County, Colorado;

thence N80°45'26" E, a distance of 677.82 feet to the Point of Beginning of this legal description:

thence N00°13'01" W, a distance of 545.00 feet;

thence N89°14'26" E, a distance of 400.00 feet;

thence S00°13'01" E, a distance of 545.00 feet;

thence S89°14'26" W, a distance of 400.00 feet to the Point of Beginning.

County of El Paso, State of Colorado.

As shown on the MVEA Substation at Sterling Ranch Exemption Survey Plat recorded \_\_\_\_\_, 2020 at Reception No. \_\_\_\_\_.

Countersigned Signature Page  
For Special Warranty Deed

Trader Vic's Investments, LP., an Oklahoma limited partnership

By: RDL Investments, LLC, General Partner

  
By: Stephen R. Buford as Manager

STATE OF Oklahoma

} ss:

COUNTY OF Tulsa

The foregoing instrument was acknowledged before me this 28th day of January, 2021, by Stephen R. Buford as Manager of RDL Investments LLC, General partner of Trader Vic's Investments LP, an Oklahoma limited partnership

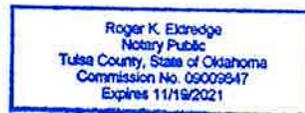
Witness my hand and official Seal.

My Commission Expires:

  
Notary Public

(Seal)

my commission expires:



Notary

Escrow No. 459-H0626493-043-DF2