

**BARGAIN AND SALE DEED**

**4 SITE INVESTMENTS, LLC**, a Colorado limited liability company (“Grantor”), for the consideration of TEN DOLLARS (\$10.00), in hand paid, hereby sells and conveys to **El Paso County**, (“Grantee”), in and to the following described real property in El Paso County, State of Colorado (“Property”):

SEE EXHIBIT A

**This conveyance specifically excludes any and all water rights related and/or appurtenant to the Property.**

Consideration is less than \$500.00 and no documentary fee is required pursuant to C.R.S. §39-13-102.

**IN WITNESS WHEREOF**, Grantor has caused this deed to be executed on the date set forth below.

**GRANTOR:**

**4 SITE INVESTMENTS, LLC**  
a Colorado limited liability company

By: \_\_\_\_\_  
Manager

STATE OF COLORADO    )  
  ) ss.  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2024, by \_\_\_\_\_, Manager of 4 Site Investments, LLC, a Colorado limited liability company.

Witness my hand and official seal.

\_\_\_\_\_  
Notary Public



EXHIBIT A

**LEGAL DESCRIPTION:**

A TRACT OF LAND BEING A PORTION OF THE NORTH HALF OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** THE EAST LINE OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE SOUTHEAST CORNER BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED ACCORDINGLY, PLS 30087, AND BEING MONUMENTED AT THE NORTHEAST CORNER BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED ACCORDINGLY, PLS 30087, BEING ASSUMED TO BEAR N00°52'26"W, A DISTANCE OF 5290.17 FEET.

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO; THENCE N00°52'26"W, ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 21, A DISTANCE OF 2,645.09 FEET TO THE NORTHEAST CORNER OF SOUTHEAST QUARTER OF SAID SECTION 21; THENCE N89°50'58"W, ON THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 21, A DISTANCE OF 2,498.55 FEET TO THE MOST EASTERLY POINT OF THE TRACT OF LAND AS DESCRIBED IN THE DEED RECORDED UNDER RECEPTION NUMBER 222040383 SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING N89°50'58"W, ON SAID NORTH LINE, A DISTANCE OF 406.81 FEET; THENCE N78°54'36"W A DISTANCE OF 28.98 FEET; THENCE S52°47'31"W A DISTANCE OF 9.06 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 21; THENCE N89°50'58"W ON SAID EAST LINE A DISTANCE OF 94.70 FEET; THENCE N31°01'13"W A DISTANCE OF 33.35 FEET; THENCE N78°54'36"W A DISTANCE OF 233.30 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 05°00'59", A RADIUS OF 184.00 FEET A DISTANCE OF 16.11 FEET TO A POINT OF TANGENT; THENCE N83°55'35"W A DISTANCE OF 166.20 FEET; THENCE S88°55'43"W A DISTANCE OF 104.57 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N65°30'30"W, HAVING A DELTA OF 04°16'21", A RADIUS OF 1,350.00 FEET A DISTANCE OF 100.67 FEET TO A POINT ON CURVE; THENCE N89°50'58"W A DISTANCE OF 22.84 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF EASTONVILLE ROAD; THENCE ON THE EASTERLY RIGHT-OF-WAY OF LINE OF EASTONVILLE ROAD THE FOLLOWING TWO (2) COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS N60°46'11"W, HAVING A DELTA OF 09°53'50", A RADIUS OF 1,330.00 FEET, A DISTANCE OF 229.74 FEET TO A POINT OF TANGENT;
2. N19°19'59"E, A DISTANCE OF 15.32 FEET TO THE NORTHWEST CORNER OF SAID TRACT OF LAND RECORDED UNDER RECEPTION NUMBER 222040383;

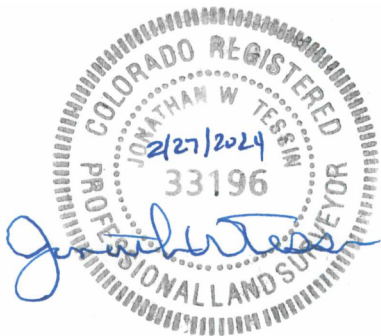
THENCE ON SAID ON THE NORTHERLY LINE OF SAID TRACT THE FOLLOWING TWO (2) COURSES:

1. S78°54'36"E, A DISTANCE OF 844.14 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 11°57'41", A RADIUS OF 1,050.00 FEET, A DISTANCE OF 219.21 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 98,351 SQUARE FEET OR 2.258 ACRES MORE OR LESS.

**LEGAL DESCRIPTION STATEMENT**

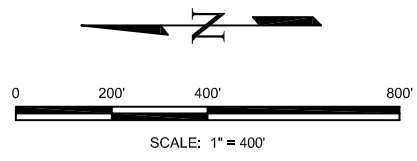
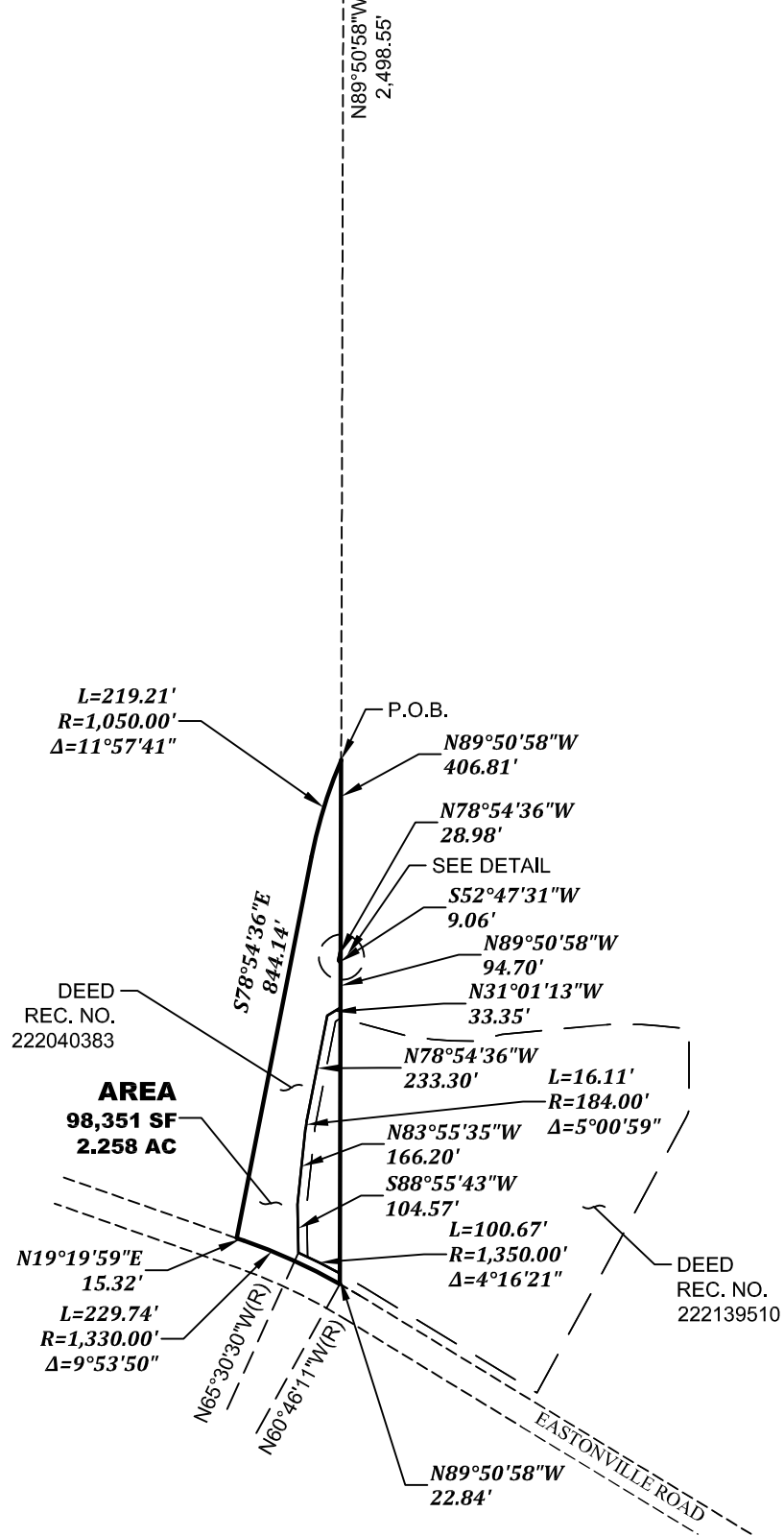
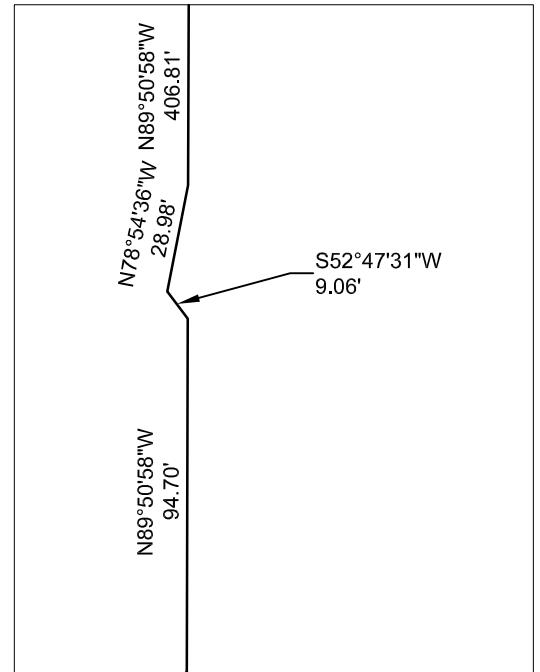
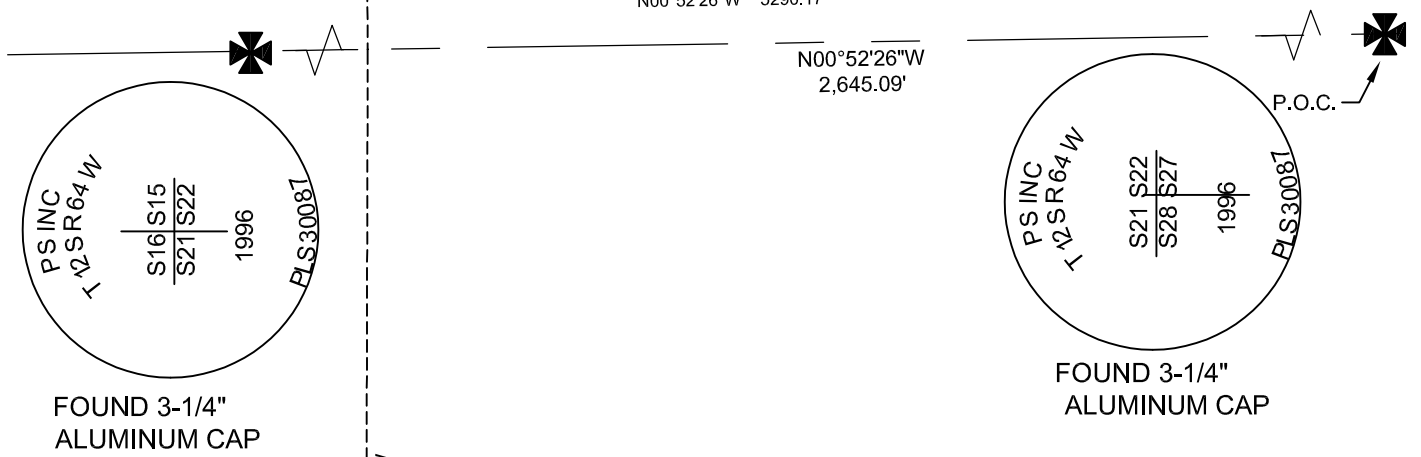
I, JONATHAN W. TESSIN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION, AND BELIEF IS CORRECT.



JONATHAN W. TESSIN, PROFESSIONAL LAND SURVEYOR  
COLORADO PLS NO. 33196  
FOR AND ON BEHALF OF EDWARD-JAMES SURVEYING, INC.

# EXHIBIT B

BASIS OF BEARINGS  
N00°52'26"W 5290.17



- LEGEND:**
- P.O.B POINT OF BEGINNING
  - P.O.C. POINT OF COMMENCING
  - (R) RADIAL BEARING

THIS DRAWING DOES NOT REPRESENT A  
MONUMENTED LAND SURVEY AND IS ONLY  
INTENDED TO DEPICT THE LEGAL DESCRIPTION.



**EDWARD-JAMES SURVEYING, INC.**  
 926 Elkton Dr. 4732 Eagleridge Circle  
 Colorado Springs, CO 80907 Pueblo, CO 81008  
 (719) 576-1216 (719) 545-6240  
 2/27/24 JOB NO. 1672-02  
 SHEET 2 OF 2