

SPECIAL WARRANTY DEED

THIS DEED, made this 21 day of MARCH, 2024, between 4 Site Investments LLC a Colorado limited liability company, whose mailing address is 1271 Kelly Johnson Blvd Suite 100, Colorado Springs, Colorado 80920 ("Grantor"), and EL PASO COUNTY BY AND THROUGH THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO, whose street address is 200 S. Cascade Avenue, Colorado Springs, CO 80903 ("Grantee" or "County").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars and No Cents (\$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, convey and confirm, unto Grantee, and Grantee's heirs, successors and assigns forever, all the real property, together with all 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 incorporated herein by reference**

TOGETHER WITH all and singular the hereditaments and appurtenances thereto 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 Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

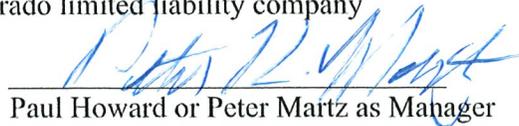
TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto Grantee, and Grantee's heirs, successors and assigns forever. Grantor, for Grantor and Grantor's heirs, successors and assigns, does covenant and agree that Grantor shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of Grantee, and Grantee's heirs, successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under Grantor and hereby warrants that the Property is free and clear of any lien or encumbrances, of whatever kind or nature soever, including taxes for 2023 and 2024 tax proration, except any easements, rights-of-way, and restrictions of record and taxes for subsequent years.

IN WITNESS WHEREOF, Grantor has executed this deed on the date set forth above.

GRANTOR:

4 Site Investments LLC  
a Colorado limited liability company

By:

  
Paul Howard or Peter Martz as Manager

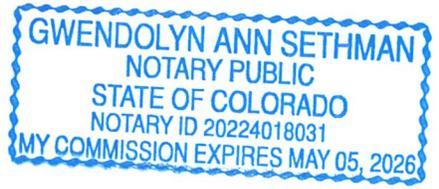
STATE OF Colorado )  
 )  
COUNTY OF El Paso ) SS.

The foregoing instrument was acknowledged before me this 21 day of March, 2024, by Peter Martz, as *Manager of 4 Site Investments LLC, a Colorado limited liability company.*

Witness my hand and official seal.

Gwendolyn Sethman  
Notary Public

My Commission expires: May 5, 2026.



## 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 N85°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.