

EXHIBIT B
LEGAL DESCRIPTION

November 10, 2020

A portion of the parcel being described in that Special Warranty Deed, recorded March 23, 2018 in Reception No. 218032766, the parcel being described in that Personal Representative's Deed, recorded September 7, 2018 in Reception No. 218105041, the parcel being described in that Special Warranty Deed, recorded March 23, 2018 in Reception No. 218032815, and the parcel described in Book 5562, Page 362, recorded October 5, 1988, in the Official Public Records of El Paso County, Colorado, located in the West 1/2 of Section 16, Township 14 South, Range 65 West, and Southwest 1/4 of Section 9, Township 14 South, Range 65 West, of the 6th P.M., El Paso County, Colorado, being more particularly described as follows:

PARCEL A

BEGINNING at a point on the southwest corner of that parcel described in Reception No. 218032815, also being a point on the east right-of-way line of Marksheffel Road; thence along said east right-of-way line, along the arc of a non-tangent curve to the right, whose center bears N67°53'32"E, (Basis of bearings is the south line of Parcel C as described in that Warranty Deed recorded March 23, 2018 under Reception No. 218032815 in the records of the El Paso County Clerk and Recorder, monumented on the east by #5 rebar with an aluminum cap, illegible, flush with grade and on the west by #5 rebar with a green plastic cap, stamped "PLS 38245", flush with grade and measured to bear S89°28'30"W, a distance of 1933.22 feet.), having a radius of 1,940.00 feet, a central angle of 02°05'19", a distance of 70.72 feet; thence continuing along said east line along the following seven (7) courses:

1. along the arc of a non-tangent compound curve to the right, whose center bears N76°34'34"E, having a radius of 1,565.61 feet, a central angle of 12°34'18", a distance of 343.52 feet;
2. N00°29'23"W, a distance of 2,249.72 feet;
3. along the arc of a non-tangent curve to the left, whose center bears S89°26'06"W, having a radius of 11,096.50 feet, a central angle of 02°22'50", a distance of 461.03 feet;
4. N02°58'46"W, a distance of 806.40 feet;
5. along the arc of a non-tangent curve to the right, whose center bears N87°00'11"E having a radius of 1,600.00 feet, a central angle of 02°29'01", a distance of 69.35 feet;
6. N00°29'24"W, a distance of 882.74 feet, to a point herein referred to as "Point A";
7. N44°26'37"E, a distance of 52.42 feet, to a point on the south right-of-way line of Space Village Avenue;

thence S71°12'30"E, along said south right-of-way line, a distance of 179.07 feet; thence along said south right-of-way line, along the arc of a non-tangent curve to the left, whose center bears N18°48'44"E, having a radius of 2,915.97 feet, a central angle of 07°35'02", a distance of 385.97 feet, to a point on the Airport Overlay Zone line;

thence leaving said south right-of-way line, S01°00'21"E, along said Airport Overlay Zone line, a distance of 4,749.78 feet, to a point on the south line of that parcel described in said Special Warranty Deed, recorded in Reception No. 218032815; thence along said south line, S89°28'30"W, a distance of 509.19 feet, to the **POINT OF BEGINNING**.

Containing 2,723,260 Sq. Ft. or 62.517 acres, more or less.

TOGETHER WITH

CPC ZC 20-00135

PARCEL B

COMMENCING at aforementioned "Point A"; thence N04°27'02"W, a distance of 211.80 feet, to a point on the south line of that parcel being described in Book 5562, Page 362, also being a point on the north right-of-way line of Space Village Avenue, also being the **POINT OF BEGINNING**; thence along the west line of said parcel, also being the east right-of-way line of Marksheffel Road, the following five (5) courses;

1. N00°30'20"W, a distance of 410.06 feet;
2. N02°22'05"E, a distance of 240.28 feet;
3. N00°31'32"W, a distance of 97.57 feet;
4. N89°02'42"E, a distance of 9.66 feet;
5. N06°13'39"E, a distance of 301.91 feet, to a point on the north line of the parcel described in Book 5562, Page 362, also being the south right-of-way line of Highway 94;

thence along the south right-of-way line of Highway 94, S82°07'39"E, a distance of 529.69 feet, to a point on said Airport Overlay Zoning line; thence along said Airport Overlay Zoning line, S01°00'21"E, a distance of 1,204.63 feet, to a point on the north right-of-way line of Space Village Avenue; thence continuing along said north right-of-way line the following three (3) courses;

1. along the arc of a non-tangent curve to the right, whose center bears N11°40'58"E, having a radius of 2,815.00 feet, a central angle of 07°08'45", a distance of 351.08 feet;
2. N71°12'13"W, a distance of 218.95 feet;
3. N35°54'36"W, a distance of 81.68 feet;

Containing 665,038 Sq. Ft. or 15.267 acres, more or less.

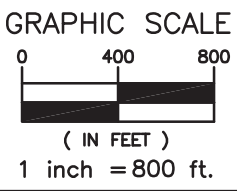
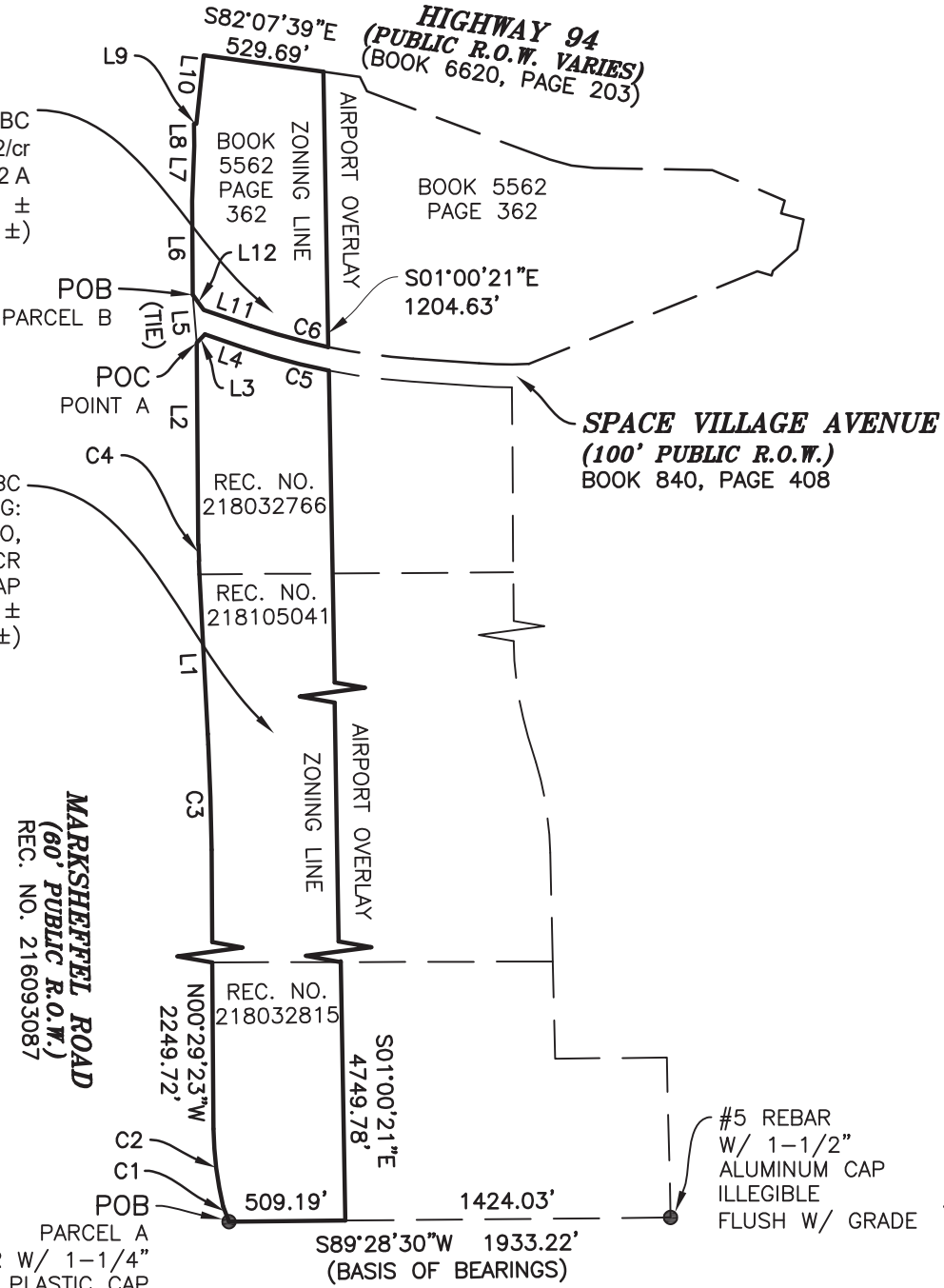


Stewart L. Mapes, Jr.
Colorado Professional Land Surveyor No. 38245
For and on behalf of Clark Land Surveying, Inc.

EXHIBIT B DEPICTION OF LEGAL DESCRIPTION

PROPOSED ZONING: PBC
EXISTING ZONING: PIP2/cr
APZ1 AO, PIP2/cr APZ2 A
664,860 SQ. FT. ±
(15.263 ACRES ±)

PROPOSED ZONING: PBC
EXISTING ZONING:
PIP2/CR APZ1 AO,
AND PIP2/CR PBC/CR
AO AP
2,723,260 SQ. FT. ±
(62.517 ACRES ±)



NOTE:
This EXHIBIT does not represent a monumented land survey, and is only intended to depict the attached LEGAL DESCRIPTION.

Clark
Land Surveying, Inc.

177 S. Tiffany Dr., Unit 1 • Pueblo West, CO 81007 • 719.582.1270
www.clarkls.com

Project No: 190980	Drawn: CJW	Date: 11/10/2020
	Check: SLM	Sheet 3 of 4

EXHIBIT B

DEPICTION OF LEGAL DESCRIPTION

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	RADIAL BEARING
C1	1940.00'	70.72'	2°05'19"	N67°53'32"E
C2	1565.61'	343.52'	12°34'18"	N76°34'34"E
C3	11096.50'	461.03'	2°22'50"	S89°26'06"W
C4	1600.00'	69.35'	2°29'01"	N87°00'11"E
C5	2915.97'	385.97'	7°35'02"	N18°48'44"E
C6	2815.00'	351.08'	7°08'45"	N11°40'58"E

LINE	BEARING	DISTANCE
L1	N02°58'46"W	806.40'
L2	N00°29'24"W	882.74'
L3	N44°26'37"E	52.42'
L4	S71°12'30"E	179.07'
L5	N04°27'02"W	211.80'
L6	N00°30'20"W	410.06'
L7	N02°22'05"E	240.28'
L8	N00°31'32"W	97.57'
L9	N89°02'42"E	9.66'
L10	N06°13'39"E	301.91'
L11	N71°12'13"W	218.95'
L12	N35°54'36"W	81.68'

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