

**PETITION FOR ANNEXATION**  
**[ SPRINGS AT WATERVIEW NORTH ]**

To the City Council of the City of Colorado Springs

We, the undersigned, constituting and comprising the owners of 100% of the area (territory) (excluding public streets and alleys) described in Exhibit A attached hereto and made a part of the Petition (the "Described Area"), do hereby petition that the Described Area be annexed to and become part of the City of Colorado Springs and do represent and state:

1. It is desirable and necessary that the Described Area be annexed to the City of Colorado Springs.
2. The requirements of Sections 31-12-104 and 31-12-105, C.R.S. 1973, as amended, exist or have been met as these sections apply to the annexation of the Described Area.
3. That the annexation of the Described Area complies with Section 30 of Article II of the Colorado Constitution.
4. That the undersigned request that the City of Colorado Springs approve the annexation of the Described Area.
5. That the legal description of the land owned by each Petitioner hereto is attached to and made part of this Petition.

**The Petitioner(s) hereto understand and are cognizant of the fact that the City of Colorado Springs ("City") is not legally required to annex the Described Area, and that if the City does annex the Described Area, the annexation shall be upon the conditions and agreement of the Petitioner(s) as set forth in the Annexation Agreement.**

**NOW, THEREFORE, in consideration of the forgoing statement, and in further consideration of the benefits which will accrue to the Petitioner(s) and the obligations resulting to the City if the Described Area is annexed to the City, the Petitioner(s) agree and covenant that if the Described Area is annexed to the City, the Petitioner(s) will comply with all applicable provisions of the Code of the City of Colorado Springs 2001, as amended, and all applicable ordinances, resolutions, and regulations of the City now existing or as hereinafter amended.**

**The covenants and agreements herein above set forth shall run with the land owned by each Petitioner hereto which is subject to this annexation and shall extend to and be binding upon the heirs, assigns, legal representatives and successors to each Petitioner. Each Petitioner expressly accepts the aforesaid covenants and agreements by proceeding with the Petition for Annexation to the City.**

[ CPR ENTITLEMENTS LLC. ]

Paul A. Koscielski [Manager]  
Name (Print)

  
Signature

1/17/22  
Date

31 N Tejon St #500, Colorado Springs, CO 80903  
Mailing Address

Legal Description: See Exhibit [ Exhibit B, C, & D ]

**AFFIDAVIT**

STATE OF COLORADO )

) ss.

COUNTY OF EL PASO )

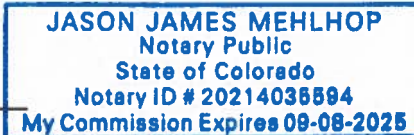
The foregoing instrument was executed before me this 17<sup>th</sup> day of JANUARY, 2022, by PA KOSCIELSKI

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Witness my hand and official seal.

My Commission expires: 9/8/25

  
Notary Public



The notarization signatures above serve as the Affidavit of Circulator acknowledging that each signature herein is the signature of the person it purports to be (C.R.S. 31-12-107(1)(cc)(IX))

[ PHI REAL ESTATE SERVICES, LLC ]

Nick L. Pannunzio [Agent/Owner]  
Name (Print)

*Nick Pannunzio*  
Signature

1/18/22  
Date

200 W. City Center Dr, Ste 200, PUEBLO, CO, 81003, US  
Mailing Address

Legal Description: See Exhibit [ Exhibit E ]

**AFFIDAVIT**

STATE OF COLORADO )

) ss.

COUNTY OF EL PASO )

The foregoing instrument was executed before me this 18<sup>th</sup> day of January,  
20 22, by Nick Pannunzio

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Witness my hand and official seal.

My Commission expires: 11/25/25


*Andrea R Divebiss*  
Notary Public

ANDREA R DIVEBISS  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20094038549  
MY COMMISSION EXPIRES NOVEMBER 25, 2025

The notarization signatures above serve as the Affidavit of Circulator acknowledging that each signature herein is the signature of the person it purports to be (C.R.S. 31-12-107(1)(cc)(IX))

[ SCHULZ PARTNERSHIP, LLLP ]

DOUGLAS JEROME SCHULZ [Manager]  
Name (Print)

  
Signature

01-21-2022  
Date

301 Snowcrest Road, Westcliffe, CO 81252, United States  
Mailing Address

Legal Description: See Exhibit [ Exhibit F ] Shultz Partnership, LLLP

**AFFIDAVIT**

STATE OF COLORADO )

) ss.

COUNTY OF EL PASO )

The foregoing instrument was executed before me this 21<sup>st</sup> day of January,  
2022, by Douglas Jerome Schulz, as general  
partner of Schulz Partnership, LLLP.

Witness my hand and official seal.

My Commission expires: 03-22-2025

  
Notary Public



The notarization signatures above serve as the Affidavit of Circulator acknowledging that each signature herein is the signature of the person it purports to be (C.R.S. 31-12-107(1)(cc)(IX))

[ VETERANS VILLA OPERATING, LLC ]

Kim Kuhle [Manager]  
Name (Print)

Kim J. Kuhle  
Signature

18 Jan 2022  
Date

17332 EDNA STREET, OMAHA, Nebraska, 68136  
Mailing Address

Legal Description: See Exhibit [ Exhibit G ]

**AFFIDAVIT**

Nebraska  
STATE OF ~~COLORADO~~

) ss.

COUNTY OF ~~EL PASO~~ )

The foregoing instrument was executed before me this 18<sup>th</sup> day of January,  
2022, by Kim J. Kuhle

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\_\_\_\_\_  
\_\_\_\_\_

Witness my hand and official seal.

My Commission expires: 9-29-2024

Penny L. Bartholomew  
Notary Public

The notarization signatures above serve as the Affidavit of Circulator acknowledging that each signature herein is the signature of the person it purports to be (C.R.S. 31-12-107(1)(cc)(IX))

[ WVN 96, LLC ]

Raymond O'Sullivan [Manager]  
Name (Print)

*Raymond O'Sullivan*  
Signature

6-8-2022  
Date

17 S Wahsatch, Colorado Springs, CO 80903  
Mailing Address

Legal Description: See Exhibit [ Exhibit F ] WVN 96, LLC

**AFFIDAVIT**

STATE OF COLORADO )

) ss.

COUNTY OF EL PASO )

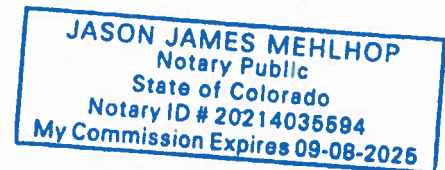
The foregoing instrument was executed before me this 8<sup>th</sup> day of JUNE,  
2022, by RAYMOND O'SULLIVAN

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Witness my hand and official seal.

My Commission expires: 9/8/25

*JM*  
Notary Public



The notarization signatures above serve as the Affidavit of Circulator acknowledging that each signature herein is the signature of the person it purports to be (C.R.S. 31-12-107(1)(cc)(IX))

## Exhibit A

## LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN A PORTION OF SECTION 8 AND SECTION 9, BOTH IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 9, POINT BEING ON THE WESTERLY LINE OF COLORADO CENTRE FOREIGN TRADE ZONE AND BUSINESS PARK FILING NO.1 SUBDIVISION RECORDED IN PLAT BOOK B-4, PAGE 47, ALSO POINT BEING THE SOUTHEAST CORNER OF LOT 7, COLORADO SPRINGS AIRPORT FILING NO.1D SUBDIVISION RECORDED AT RECEPTION NO. 219714312, BOTH OF THE RECORDS OF EL PASO COUNTY;

THENCE  $S00^{\circ}19'32''E$  ON THE NORTH/SOUTH 1/4 LINE AND SAID WESTERLY LINE OF SAID COLORADO CENTRE FOREIGN TRADE ZONE AND BUSINESS PARK FILING NO.1, A DISTANCE OF 1,614.21 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY;

THE FOLLOWING (6) SIX COURSES ARE ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD;

- 1) THENCE  $S89^{\circ}30'27''W$  A DISTANCE OF 3.67 FEET;
- 2) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,759.79 FEET, A DELTA ANGLE OF  $15^{\circ}09'41''$ , AN ARC LENGTH OF 730.29 FEET, WHOSE LONG CHORD BEARS  $S81^{\circ}55'37''W$  A DISTANCE OF 728.16 FEET;
- 3) THENCE  $S74^{\circ}20'46''W$  A DISTANCE OF 952.02 FEET;
- 4) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,969.79 FEET, A DELTA ANGLE OF  $12^{\circ}59'05''$ , AN ARC LENGTH OF 673.03 FEET, WHOSE LONG CHORD BEARS  $S80^{\circ}50'19''W$  A DISTANCE OF 671.59 FEET;
- 5) THENCE  $S87^{\circ}19'50''W$  A DISTANCE OF 53.06 FEET;
- 6) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 150.00FEET, A DELTA ANGLE OF  $87^{\circ}48'56''$ , AN ARC LENGTH OF 229.90 FEET, WHOSE LONG CHORD BEARS  $S43^{\circ}25'20''W$  A DISTANCE OF 208.05 FEET;

THENCE  $S89^{\circ}30'50''W$  A DISTANCE OF 210.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF POWERS BOULEVARD (SH 21) AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY;

THE FOLLOWING (2) TWO COURSES ARE ON SAID WESTERLY RIGHT-OF-WAY LINE OF POWERS BOULEVARD (SH21);

- 1) THENCE  $N00^{\circ}29'10''W$  A DISTANCE OF 138.49 FEET;

- 2) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,895.00 FEET, A DELTA ANGLE OF  $89^{\circ}41'41''$ , AN ARC LENGTH OF 2,966.56 FEET, WHOSE LONG CHORD BEARS  $N45^{\circ}20'01''W$  A DISTANCE OF 2,672.79 FEET;

THENCE  $N00^{\circ}10'51''W$  A DISTANCE OF 210.02 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 8, POINT ALSO BEING ON THE SOUTHERLY LINE OF SAID LOT 7, COLORADO SPRINGS AIRPORT FILING NO.1D;

THE FOLLOWING (2) TWO COURSES ARE ON THE SOUTHERLY LINE OF SAID LOT 7, COLORADO SPRINGS AIRPORT FILING NO.1D;

- 1) THENCE  $N89^{\circ}34'04''E$  ON SAID NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 8, A DISTANCE OF 1,967.80 FEET TO THE NORTHWEST CORNER OF SAID SECTION 9;
- 2) THENCE  $S89^{\circ}51'23E$  ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 9, A DISTANCE OF 2,636.19 FEET TO THE POINT OF BEGINNING.

THE ABOVE TRACT OF LAND CONTAINS 6,308,390 SQUARE FEET OR 144.821 ACRES, MORE OR LESS.



Exhibit B

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN A PORTION OF SECTION 8 AND SECTION 9, BOTH IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 9;

THENCE S89°51'23"E ON THE NORTH LINE OF THE NW 1/4 OF SAID SECTION 9, A DISTANCE OF 669.38 FEET;

THENCE DEPARTING THE NORTH LINE OF THE NW 1/4 OF SAID SECTION 9 S00°00'00"E A DISTANCE OF 1121.77 FEET TO A NON-TANGENT POINT OF CURVE TO THE RIGHT;

THENCE ON SAID CURVE, HAVING A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 72.13 FEET, A DELTA ANGLE OF 13°46'32", WHOSE LONG CHORD BEARS S26°15'01"W A DISTANCE OF 71.95 FEET;

THENCE S89°53'38"W A DISTANCE OF 710.50 FEET TO A NON-TANGENT POINT OF CURVE, SAID POINT BEING ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF POWESRS BOULEVARD DESCRIBED IN BOOK 5307 AT PAGE 1472 (NOW HIGHWAY 21);

THENCE ON SAID CURVE, HAVING A RADIUS OF 2105.00 FEET, AN ARC LENGTH OF 2349.30 FEET, A DELTA ANGLE OF 63°56'43", WHOSE LONG CHORD BEARS N58°12'28"W A DISTANCE OF 2229.26 FEET TO THE NORTH LINE OF THE NE 1/4 OF SAID SECTION 8;

THENCE N89°34'04"E ON SAID NORTH LINE, A DISTANCE OF 1967.80 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 1,524,782 SQUARE FEET OR 35.00 ACRES MORE OR LESS

## Exhibit C

### LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN A PORTION OF SECTION 9, IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 9;

THENCE S00° 19'32"E ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 9, A DISTANCE OF 1404.24 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY;

THE FOLLOWING THREE (3) COURSES ARE ON SAID RIGHT-OF-WAY LINE:

1) THENCE S89°30'29"W A DISTANCE OF 4.29 FEET TO A POINT OF CURVE TO THE LEFT;

2) THENCE ON SAID CURVE, HAVING A RADIUS OF 2969.79 FEET, AN ARC LENGTH OF 785.85 FEET, A DELTA ANGLE OF 15°09'41", WHOSE LONG CHORD BEARS S81°55'38"W A DISTANCE OF 783.56 FEET;

3) THENCE S74°20'48"W A DISTANCE OF 71.53 FEET;

THENCE DEPARTING SAID RIGHT-OF-WAY N00°00'00"E A DISTANCE OF 601.46 FEET;

THENCE N90°00'00"W A DISTANCE OF 320.79 FEET;

THENCE N00°00'00"E A DISTANCE OF 935.04 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 9;

THENCE S89°51'23"E ALONG SAID NORTH LINE, A DISTANCE OF 1161.78 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 1,524,621 SQUARE FEET OR 35.0 ACRES MORE OR LESS

Exhibit D

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN A PORTION OF SECTION 8 AND SECTION 9, BOTH IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 9;

THENCE S00°19'32"E ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 9, A DISTANCE OF 1404.24 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY;

THE FOLLOWING SEVEN (7) COURSES ARE ON SAID RIGHT-OF-WAY LINE AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF ~~POWERS~~ POWERS BOULEVARD DESCRIBED IN SAID BOOK 5307 AT PAGE 1472 (NOW HIGHWAY 21): \*POWERS

- 1) THENCE S89°30'29"W A DISTANCE OF 4.29 FEET TO A POINT OF CURVE TO THE LEFT;
- 2) THENCE ON SAID CURVE, HAVING A RADIUS OF 2969.79 FEET, AN ARC LENGTH OF 785.85 FEET, A DELTA ANGLE OF 15°09'41", WHOSE LONG CHORD BEARS S81°55'38"W A DISTANCE OF 783.56 FEET;
- 3) THENCE S74°20'48"W A DISTANCE OF 952.02 FEET TO A POINT OF CURVE TO THE RIGHT;
- 4) THENCE ON SAID CURVE, HAVING A RADIUS OF 2759.79 FEET, AN ARC LENGTH OF 625.43 FEET, A DELTA ANGLE OF 12°59'05", WHOSE LONG CHORD BEARS S80°50'19"W A DISTANCE OF 624.10 FEET;
- 5) THENCE S87°19'53"W A DISTANCE OF 64.33 FEET TO A POINT OF CURVE TO THE RIGHT;
- 6) THENCE ON SAID CURVE, HAVING A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 216.56 FEET, A DELTA ANGLE OF 82°43'14", WHOSE LONG CHORD BEARS N 51°18'28" W A DISTANCE OF 198.24 FEET TO A POINT OF REVERSE CURVE TO THE LEFT;
- 7) THENCE ON SAID CURVE, HAVING A RADIUS OF 2105.00 FEET; AN ARC LENGTH OF 598.39 FEET, A DELTA ANGLE OF 16°17'15", WHOSE LONG CHORD BEARS N18°05'29"W A DISTANCE OF 596.37 FEET;

THENCE N89°53'38"E ON A DISTANCE OF 710.50 FEET TO A NON-TANGENT POINT OF CURVE TO THE LEFT;

THENCE ON SAID CURVE, HAVING A RADIUS OF 300.00 FEET; AN ARC LENGTH OF 72.13 FEET, A DELTA ANGLE OF 13°46'32", WHOSE LONG CHORD BEARS N26°15'01"E A DISTANCE OF 71.95 FEET;

THENCE N00°00'00"E ON A DISTANCE OF 1121.77 FEET TO A POINT ON THE NORTH LINE OF THE NW ¼ OF SAID SECTION 9;

THENCE S89°51'23"E ON SAID NORTH LINE A DISTANCE OF 1966.81 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 3,551,190 SQUARE FEET OR 81.5 ACRES MORE OR LESS.

## Exhibit E

## LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN A PORTION OF SECTION 9, BOTH IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 9;

THENCE S89°51'23"E ON THE NORTH LINE OF THE NW ¼ OF SAID SECTION 9, A DISTANCE OF 1474.41 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUEING S89°51'23"E A DISTANCE OF 152.03 FEET;

THENCE S00°00'00"E, DEPARTING SAID NORTH LINE, A DISTANCE OF 904.66 FEET;

THENCE N90°00'00"E A DISTANCE OF 690.00 FEET;

THENCE S00°00'00"E A DISTANCE OF 55.00 FEET TO A POINT OF NON-TANGENT CURVE TO THE RIGHT;

THENCE ON SAID CURVE, HAVING A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 58.99 FEET, A DELTA ANGLE OF 11°15'55", WHOSE LONG CHORD BEARS S05°37'58"W A DISTANCE OF 58.89 FEET;

THENCE N90°00'00"E A DISTANCE OF 241.30 FEET;

THENCE N00°19'32"W A DISTANCE OF 1015.98 FEET RETURNING TO A POINT ON SAID NORTH LINE;

THENCE S89°51'23"E ON SAID NORTH LINE, A DISTANCE OF 90.00 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 9;

THENCE S00°19'32"E ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 9, A DISTANCE OF 1404.24 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY;

THE FOLLOWING THREE (3) COURSES ARE ON SAID RIGHT-OF-WAY LINE:

- 1) THENCE S89°30'29"W A DISTANCE OF 4.29 FEET TO A POINT OF CURVE TO THE LEFT;
- 2) THENCE ON SAID CURVE, HAVING A RADIUS OF 2969.79 FEET, AN ARC LENGTH OF 785.85 FEET, A DELTA ANGLE OF 15°09'41", WHOSE LONG CHORD BEARS S81°55'38"W A DISTANCE OF 783.56 FEET;
- 3) THENCE S74°20'48"W A DISTANCE OF 71.53 FEET;

THENCE N00°00'00"E, DEPARTING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 601.46 FEET;

THENCE N90°00'00"W A DISTANCE OF 320.79 FEET;

THENCE N00°00'00"E A DISTANCE OF 935.04 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 664478 SQUARE FEET OR 15.254 ACRES MORE OR LESS

## Exhibit F Shultz Partnership, LLLP

### LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN A PORTION OF SECTION 9, IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF SAID SECTION 9;  
THENCE S81°51'23"E ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 669.38 FEET;  
THENCE S00°00'00"E DEPARTING SAID NORTH LINE, A DISTANCE OF 932.06 FEET TO THE POINT OF BEGINNING;  
THENCE N00°00'00"E A DISTANCE OF 1622.06 FEET;  
THENCE S00°00'00"E A DISTANCE OF 30.00 FEET TO A POINT OF CURVE TO THE RIGHT;  
THENCE ON SAID CURVE, HAVING A RADIUS OF 275.00 FEET, AN ARC LENGTH OF 86.95 FEET, A DELTA ANGLE OF 18°07'00", WHOSE LONG CHORD BEARS S09°03'30"W A DISTANCE OF 86.59 FEET TO A POINT OF REVERSE CURVE;  
THENCE ON SAID CURVE, HAVING A RADIUS OF 325.00 FEET, AN ARC LENGTH OF 140.89 FEET, A DELTA ANGLE OF 24°50'16", WHOSE LONG CHORD BEARS S05°41'52"W A DISTANCE OF 139.79 FEET;  
THENCE S06°43'16"E A DISTANCE OF 247.56 FEET TO A POINT OF NON-TANGENT CURVE TO THE LEFT, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD AS RECORDED JANUARY 26, 1987 IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY;  
THE FOLLOWING TWO (2) COURSES ARE ON SAID RIGHT-OF-WAY LINE:  
1. THENCE ON SAID CURVE, HAVING A RADIUS OF 2969.79 FEET, AN ARC LENGTH OF 437.89 FEET, A DELTA ANGLE OF 08°26'54", WHOSE LONG CHORD BEARS S78°34'14"W A DISTANCE OF 437.50 FEET;  
2. THENCE S74°20'48"W A DISTANCE OF 824.67 FEET;  
THENCE N15°39'12"W DEPARTING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 200.00 FEET TO A POINT OF CURVE TO THE LEFT;  
THENCE ON SAID CURVE, HAVING A RADIUS OF 630.50 FEET, AN ARC LENGTH OF 23.74 FEET, A DELTA ANGLE OF 02°09'25", WHOSE LONG CHORD BEARS N16°43'55"W A DISTANCE OF 23.74 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT;  
THENCE ON SAID CURVE, HAVING A RADIUS OF 422.48 FEET, AN ARC LENGTH OF 97.37 FEET, A DELTA ANGLE OF 13°12'19", WHOSE LONG CHORD BEARS N24°24'47"W A DISTANCE OF 97.16 FEET;  
THENCE N31°00'56"E A DISTANCE OF 47.52 FEET TO A POINT OF CURVE TO THE LEFT;  
THENCE ON SAID CURVE, HAVING A RADIUS OF 625.00 FEET, AN ARC LENGTH OF 363.03 FEET, A DELTA ANGLE OF 33°16'48", WHOSE LONG CHORD BEARS N47°39'20"W A DISTANCE OF 357.95 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT;  
THENCE ON SAID CURVE, HAVING A RADIUS OF 545.00 FEET, AN ARC LENGTH OF 11.85 FEET, A DELTA ANGLE OF 01°14'44", WHOSE LONG CHORD BEARS N63°40'22"W A DISTANCE OF 11.85 FEET;  
THENCE N00°00'00"E A DISTANCE OF 218.80 FEET TO THE POINT OF BEGINNING.

## Exhibit G

A TRACT OF LAND LOCATED IN A PORTION OF SECTION 9, IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF SAID SECTION 9;

THENCE S 81°51'23" E ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 669.38 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING S 81°51'23"E A DISTANCE OF 497.06 FEET;

THENCE S 00°00'00" E DEPARTING SAID NORTH LINE, A DISTANCE OF 905.81 FEET;

THENCE N 90°00'00" W A DISTANCE OF 524.50 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE ON SAID CURVE, HAVING A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 175.69 FEET, A DELTA ANGLE OF 33°33'18", WHOSE LONG CHORD BEARS S 73°13'21"W, A DISTANCE OF 173.19 FEET;

THENCE S 56°26'42" W, A DISTANCE OF 56.70 FEET TO A POINT OF NON TANGENT CURVE TO THE RIGHT;

THENCE ON SAID CURVE, HAVING A RADIUS OF 585.00 FEET, AN ARC LENGTH OF 342.60 FEET, A DELTA ANGLE OF 33°33'18", WHOSE LONG CHORD BEARS N 16°46'39" W A DISTANCE OF 337.73 FEET;

THENCE N 00°00'00"E A DISTANCE OF 347.57 FEET; THENCE N 90°00'00"E A DISTANCE OF 338.00 FEET;

THENCE N 00°00'00"E A DISTANCE OF 317.47 FEET TO THE POINT OF BEGINNING.

Exhibit F, WVN 96, LLC

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN A PORTION OF SECTION 9, BOTH IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 9;

THENCE S89°51'23"E ON THE NORTH LINE OF THE NW ¼ OF SAID SECTION 9, A DISTANCE OF 1166.44 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUEING S89°51'23"E A DISTANCE OF 460.00 FEET;

THENCE S00°00'00"E, DEPARTING SAID NORTH LINE, A DISTANCE OF 904.66 FEET;

THENCE N90°00'00"W A DISTANCE OF 460.00 FEET;

THENCE N00°00'00"E A DISTANCE OF 905.81 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 416,410 SQUARE FEET OR 9.559 ACRES MORE OR LESS