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EXHIBIT B

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SEPTEMBER 4, 2025

DBC Project: 20837-02

LEGAL DESCRIPTION-PARCEL 4A

A TRACT OF LAND LOCATED IN THE EAST 1/2 OF SECTION 33, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, SAID TRACT BEING A PORTION OF THAT PARCEL OF LAND AS DESCRIBED AT RECEPTION NO. 223044007 OF THE RECORDS OF EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH EAST CORNER OF SAID SECTION 33, FROM WHENCE THE SOUTH LINE OF THE SW 1/4 OF SECTION 34, T14S, R65W, BEARS N89°17'47"E, 2630.26 FEET, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; SAID SOUTH LINE BEING MONUMENTED AT THE EAST TERMINUS BY A FOUND 3.25" ALUMINUM CAP IN A RANGE BOX, THE CAP STAMPED "1992 T14S R65W 1/4 S34 S3 LS 13830", AND MONUMENTED AT THE WEST TERMINUS BY A SET #6 REBAR WITH A 3.25" ALUMINUM CAP IN A RANGE BOX, THE CAP STAMPED "DREXEL, BARRELL & C.O. T14S R65W S33 S34 S4 S3 T15S 2025 PLS 29413"; THENCE ALONG THE SOUTH LINE OF SAID SECTION 33, S89°24'34"W, 1383.25 FEET; THENCE N00°14'13"W, 30.00 FEET TO THE **"POINT OF BEGINNING"**, SAID POINT OF BEGINNING BEING ON THE NORTH LINE OF THAT PUBLIC HIGHWAY AS DESCRIBED IN ROAD BOOK A, PAGE 78;

THENCE ALONG SAID NORTH LINE, S89°24'34"W, 1245.00 FEET TO THE NORTH/SOUTH CENTERLINE OF SECTION 33; THENCE ALONG SAID NORTH/SOUTH CENTERLINE, N00°14'13"W, 1928.07 FEET;

THENCE S89°57'58"E, 1244.99 FEET; THENCE S00°14'13"E, 1914.51 FEET TO THE "POINT OF BEGINNING".

THE ABOVE-DESCRIBED TRACT CONTAINS 54.912 ACRES OR 2,391,961 SQUARE FEET, MORE OR LESS.

THE ABOVE LEGAL DESCRIPTION WAS PREPARED BY:

JOHN C. DAY PLS 29413
FOR AND ON BEHALF OF
DREXEL, BARRELL & CO.
101 SAHWATCH STREET, SUITE 100
COLORADO SPRINGS, COLORADO 80903
719-260-0887



Legend

SET #5 REBAR WITH 1 1/2" ALUMINUM
CAP STAMPED D.B. & CO. PLS 29413
UNLESS NOTED OTHERWISE

ALIQUOT SECTION CORNER AS INDICATED

SECTION LINE

RIGHT OF WAY CENTERLINE

PARCEL 4A BOUNDARY

RIGHT OF WAY LINE

PARCEL LINES

EASEMENT LINES

SHEET 2 OF 2

PARCEL 4A

NOTE: THIS MAP IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT. THE PURPOSE OF THIS MAP IS TO DEPICT THE ATTACHED LEGAL DESCRIPTION.



SCALE: 1"=500'

PREPARED BY:



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Revisions-Date	Date 9/05/25	Drawn By SRC	Job No. 20837-02
	Scale 1" = 500'	Checked By JCD	Drawing No. P-4A EXHBIT