

AFFIDAVIT

STATE OF COLORADO)

) ss.

COUNTY OF EL PASO)

Gayle Sturdivant, the affiant, first being duly sworn, deposes and says as follows:

1. She is the Deputy Public Works Director/City Engineer for the City of Colorado Springs (the "Owner"), which is the owner of property legally described as: (see attached legal description) (the "Property").

2. The Owner acquired the property on May 29, 2025, from SSS Education Corp, a Colorado Non-Profit Corporation, (the "Grantor"). The deed conveying the property from Grantor to Owner is found at Rec. No. 225045130 in the records of the El Paso County, Colorado, Clerk and Recorder.

3. The Grantor filed an annexation petition for the property with the City of Colorado Springs on February 13, 2024. The annexation petition was pending at the time the Owner acquired title to the Property.

4. By execution of this Affidavit, the Owner hereby ratifies and agrees to be bound by Grantor's annexation petition.

5. By execution of this Affidavit, the Owner hereby affirms its consent to the annexation of the Property into the City of Colorado Springs in accord with C.R.S. §31-12-101 et seq., the Municipal Annexation Act of 1965, and to take all steps necessary to finalize annexation, including the ratification of the annexation plat.

FURTHER AFFIANT SAYETH NOT.

Gayle Sturdivant
Gayle Sturdivant
Deputy Public Works Director/City Engineer
City of Colorado Springs

SUBSCRIBED AND SWORN TO before me this 21 day of April, 2026, by Gayle Sturdivant.

Witness my hand and official seal.

Jaron Klassen
NOTARY PUBLIC

My commission expires: 1/08/2029

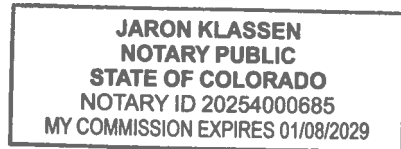


EXHIBIT A

LEGAL DESCRIPTION

RIGHT OF WAY – RW-16

A portion of that parcel of land as described in Reception Number 223088006 of the records of El Paso County, said parcel is located in Lot 1 of the Cauty Subdivision No. 2, in the West Half of Section 21, Township 13 South, Range 65 West of the Sixth Principal Meridian, El Paso County, Colorado, more particularly described as follows:

Commencing at the Northwest Corner of said Section 21 (being a 3 ¼" Aluminum cap LS 17946), thence S. 7°52'39" E., a distance of 664.99 feet, to a point being on the northerly property line of said property described by Reception Number 223088006, said point also being the **POINT OF BEGINNING**;

1. Thence S. 2°18'09" E., a distance of 37.75 feet;
2. Thence S. 0°35'18" E., to the southerly property line of said property described by Reception Number 223088006, a distance of 439.95 feet;
3. Thence along said southerly property line, S. 89°09'00" W., to the east right of way line of Marksheffel Road, a distance of 25.85 feet;
4. Thence along said east right of way line, N. 0°32'48" W., to said northerly property line, a distance of 477.69 feet;
5. Thence along said northerly property line, N. 89°09'00" E., a distance of 24.37 feet, more or less, to the **POINT OF BEGINNING**.

Said parcel of land contains 12,243 square feet or 0.281 acres, more or less.

EXHIBIT B SKETCH is attached hereto and thereby incorporated as a part of the preceding legal description,

Bearings are based on a GPS Static Survey performed July 20, 2006, by CH2M Hill Inc. The west line of the Northwest Quarter of Section 21 from the said West Quarter Corner (a 2-1/4" aluminum cap, PLS 17664) to the Northwest Corner of said Section 21 (a 3-1/4" aluminum cap, PLS 17946) bears N 0°35'18" W., a distance of 2,642.67 feet.