

PE-2 LEGAL DESCRIPTION & EXHIBIT

PARCEL DESIGNATION	7413410037	DATE:	JANUARY 23, 2025
OWNER:	CSC3T LLC		

EXHIBIT A**LEGAL DESCRIPTION****PE-2**

A PARCEL LOCATED IN LOT 4, WAL-MART CENTER FILING NO 1, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 4, BEING MONUMENTED BY A NO.4 REBAR. THENCE, ALONG THE WEST LINE OF SAID LOT 4, S 13°22'35" W, A DISTANCE OF 125.71 FEET TO THE POINT OF BEGINNING, FROM WHENCE THE SOUTH 1/4 CORNER OF SECTION 13, T14S, R67W, BEARS S 10° 45' 55" W A DISTANCE OF 691.23 FEET;

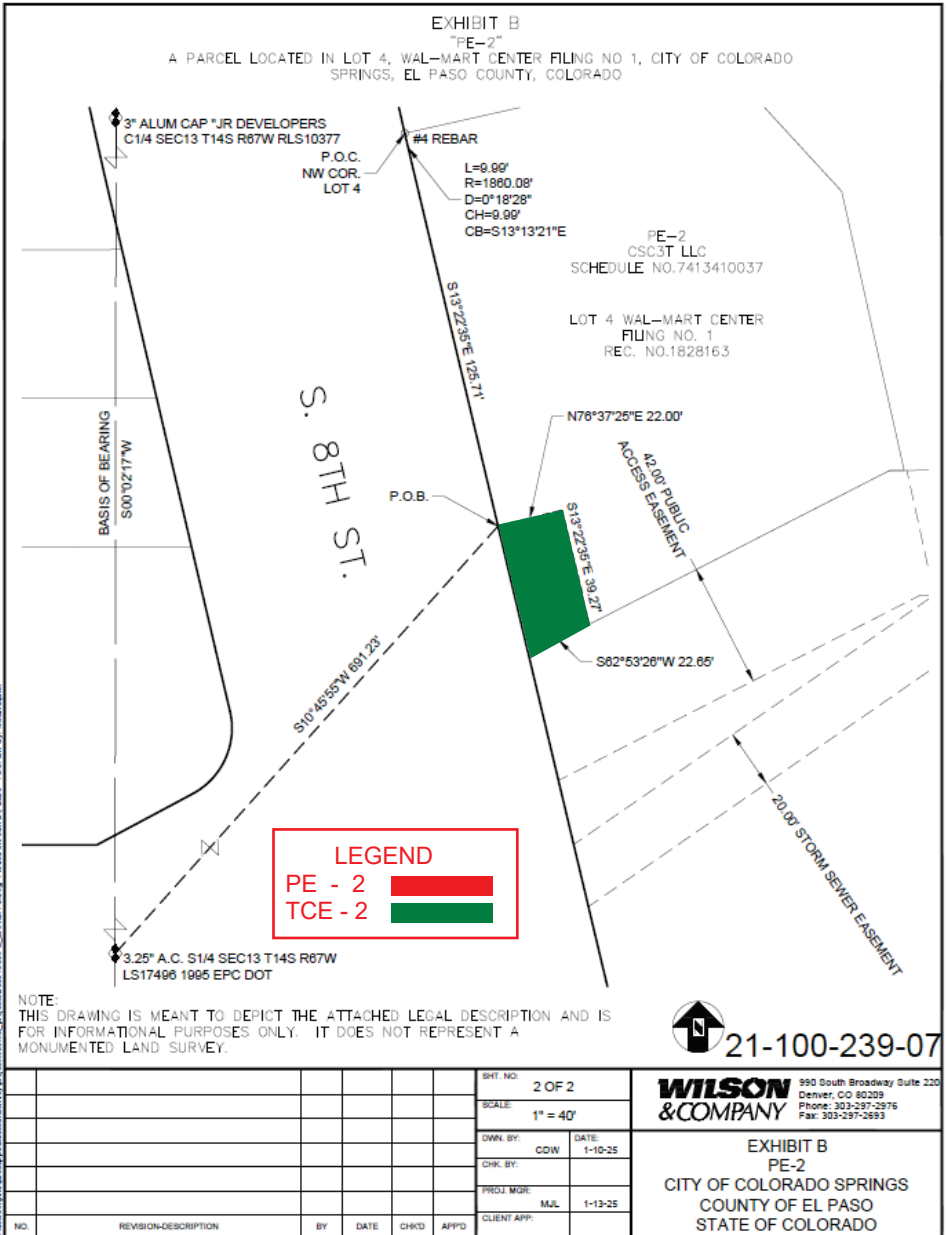
1. THENCE, N 76° 37' 25" E A DISTANCE OF 22.00 FEET;
2. THENCE, S 13° 22' 35" E A DISTANCE OF 39.27 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 4;
3. THENCE, ALONG SAID SOUTH LINE OF LOT 4, S 62° 53' 26" W A DISTANCE OF 22.65 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4;
4. THENCE, ALONG THE WEST LINE OF SAID LOT 4, N 13° 22' 35" W A DISTANCE OF 44.65 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 923 SQUARE FEET OR 0.021 ACRES, MORE OR LESS.

ACQUIRED FOR CONSTRUCTION AND MAINTENANCE PURPOSES.

BASIS OF BEARING: BEARINGS ARE BASED ON THE SOUTH CENTER LINE OF SECTION 13, TOWNSHIP 14 SOUTH, RANGE 67 WEST, 6TH PM. HAVING A COLORADO STATE PLANE CENTRAL ZONE GRID BEARING OF S 00° 02' 17" W. BEING MONUMENTED AT THE CENTER CORNER BY A 3" ALUMINUM CAP MARKED "RLS 10377" AND AT THE SOUTH QUARTER CORNER BY A 3.25" ALUMINUM CAP MARKED "LS 17496 1995 EPC DOT",

THIS DESCRIPTION WAS PREPARED BY
MICHAEL LINDQUIST, P.L.S. 38666
ON BEHALF OF WILSON & CO.
990 S. BROADWAY, STE. 220
DENVER, CO 80209
(303) 297-2976



PE-3 LEGAL DESCRIPTION & EXHIBIT

PARCEL DESIGNATION	7413410012	DATE:	JANUARY 23, 2025
OWNER:	SONIC RESTAURANTS INC		

EXHIBIT A

LEGAL DESCRIPTION

PE-3

A PARCEL LOCATED IN LOT 1, SONIC SUBDIVISION NO 1, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1, BEING MONUMENTED BY A N&W "WATTS PELS 9853". THENCE, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 158.47 FEET, ALONG THE ARC OF A CURVE TO THE LEFT THROUGH AN ANGLE OF 3° 52' 02", HAVING A RADIUS OF 2347.80 FEET, AND WHOSE CHORD BEARS N 11° 26' 34" W FOR A DISTANCE OF 158.44 FEET, THENCE, CONTINUING ALONG SAID WEST LINE, N 13° 22' 35" W A DISTANCE OF 21.28 FEET TO THE POINT OF BEGINNING, FROM WHENCE THE SOUTH 1/4 CORNER OF SECTION 13, T14S, R67W, BEARS S 17° 00' 00" W A DISTANCE OF 559.07 FEET;

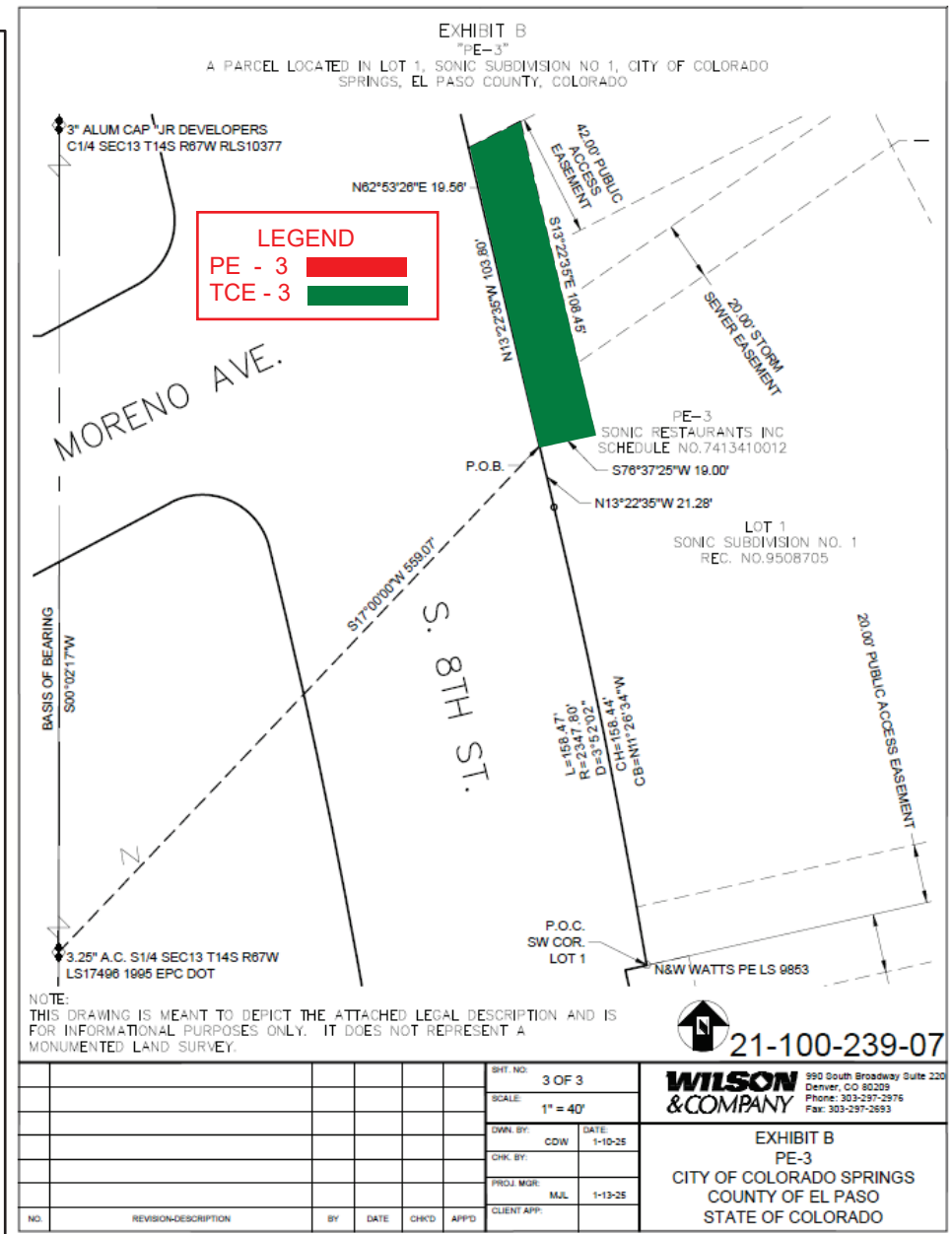
1. THENCE, CONTINUING ALONG SAID WEST LINE, N 13° 22' 35" W A DISTANCE OF 103.80 FEET;
2. THENCE, N 62° 53' 26" E A DISTANCE OF 19.56 FEET;
3. THENCE, S 13° 22' 35" E A DISTANCE OF 108.45 FEET;
4. THENCE, S 76° 37' 25" W A DISTANCE OF 19.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 2016 SQUARE FEET OR 0.046 ACRES, MORE OR LESS.

ACQUIRED FOR CONSTRUCTION AND MAINTENANCE PURPOSES.

BASIS OF BEARING: BEARINGS ARE BASED ON THE SOUTH CENTER LINE OF SECTION 13, TOWNSHIP 14 SOUTH, RANGE 67 WEST, 6TH PM. HAVING A COLORADO STATE PLANE CENTRAL ZONE GRID BEARING OF S 00° 02' 17" W. BEING MONUMENTED AT THE CENTER CORNER BY A 3" ALUMINUM CAP MARKED "RLS 10377" AND AT THE SOUTH QUARTER CORNER BY A 3.25" ALUMINUM CAP MARKED "LS 17496 1995 EPC DOT",

THIS DESCRIPTION WAS PREPARED BY:
MICHAEL LINDQUIST, P.L.S. 38666
ON BEHALF OF WILSON & CO.
990 S. BROADWAY, STE. 220
DENVER, CO 80209
(303) 297-2976



PE-4 LEGAL DESCRIPTION & EXHIBIT

PARCEL DESIGNATION 7424200008 DATE: JANUARY 23, 2025
OWNER: NORRIS PENROSE LEGACY FOUNDATION

EXHIBIT A

LEGAL DESCRIPTION

PE-4

A PARCEL LOCATED IN LOT J, OAKVIEW HEIGHTS, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1, BEING MONUMENTED BY A N&W "RAMPART LS 38560", FROM WHENCE THE SOUTH 1/4 CORNER OF SECTION 13, T14S, R67W, BEARS N 64° 03' 49" W A DISTANCE OF 150.50 FEET;

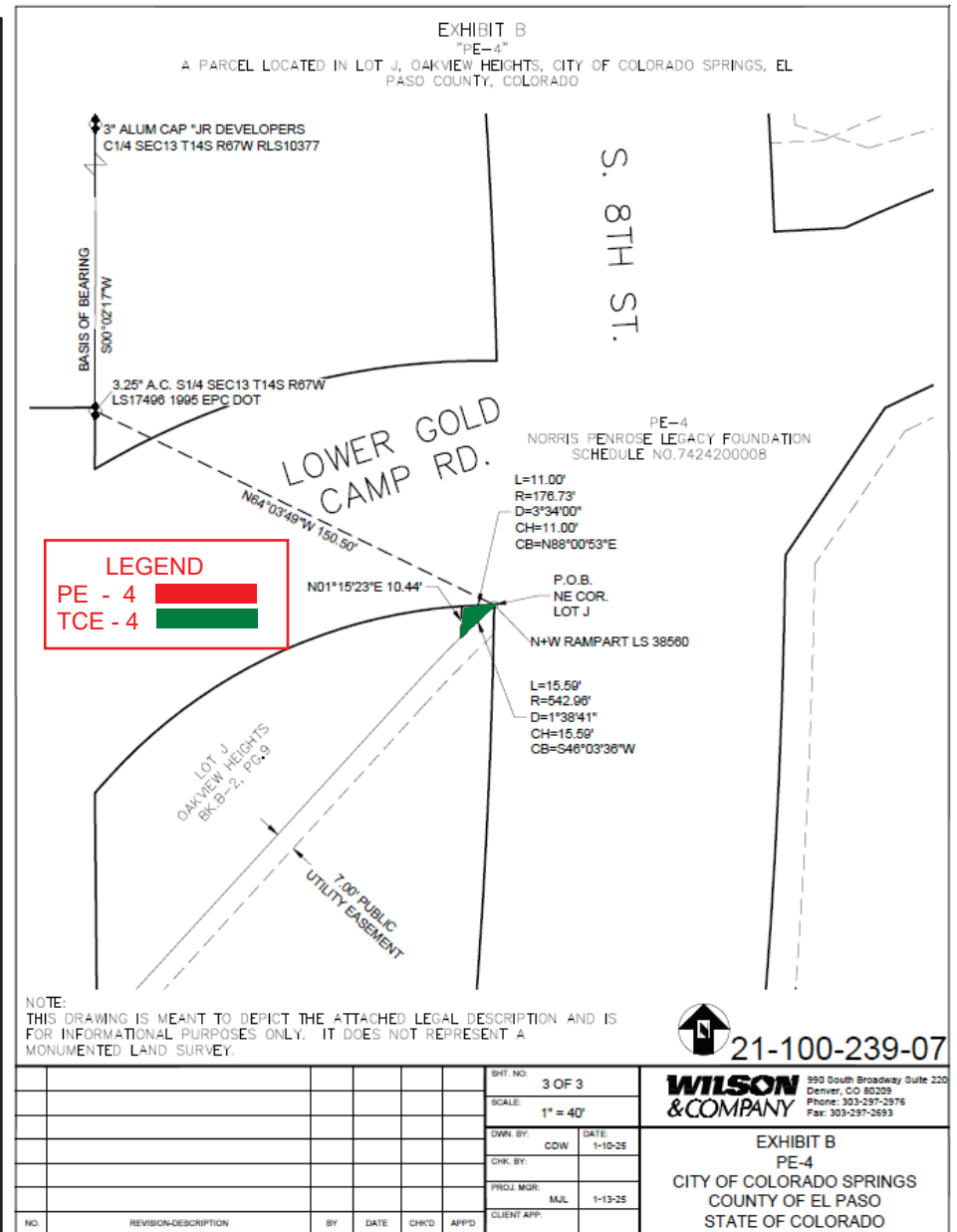
1. THENCE ALONG THE SOUTH LINE OF SAID LOT J A DISTANCE OF 15.59 FEET ALONG THE ARC OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 01° 38' 41", HAVING A RADIUS OF 542.96 FEET, AND WHOSE LONG CHORD BEARS S 46° 03' 36" W A DISTANCE OF 15.59 FEET;
2. THENCE, N 01° 15' 23" E A DISTANCE OF 10.44 FEET TO A POINT ON THE NORTH LINE OF SAID LOT J;
3. THENCE ALONG SAID NORTH LINE A DISTANCE OF 11.00 FEET ALONG THE ARC OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 03° 34' 00", HAVING A RADIUS OF 176.73 FEET, AND WHOSE LONG CHORD BEARS N 88° 00' 53" E A DISTANCE OF 11.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 57 SQUARE FEET OR 0.001 ACRES, MORE OR LESS.

ACQUIRED FOR CONSTRUCTION AND MAINTENANCE PURPOSES.

BASIS OF BEARING: BEARINGS ARE BASED ON THE SOUTH CENTER LINE OF SECTION 13, TOWNSHIP 14 SOUTH, RANGE 67 WEST, 6TH PM. HAVING A COLORADO STATE PLANE CENTRAL ZONE GRID BEARING OF S 00° 02' 17" W. BEING MONUMENTED AT THE CENTER CORNER BY A 3" ALUMINUM CAP MARKED "RLS 10377" AND AT THE SOUTH QUARTER CORNER BY A 3.25" ALUMINUM CAP MARKED "LS 17496 1995 EPC DOT",

THIS DESCRIPTION WAS PREPARED BY:
MICHAEL LINDQUIST, P.L.S. 38666
ON BEHALF OF WILSON & CO.
990 S. BROADWAY, STE. 220
DENVER, CO 80209
(303) 297-2976



PE-5 LEGAL DESCRIPTION & EXHIBIT

PARCEL DESIGNATION	7424111003	DATE:	JANUARY 23, 2025
OWNER:	KANGAROO COFFEE LLC		

EXHIBIT A

LEGAL DESCRIPTION

PE-5

A PARCEL LOCATED IN LOTS 1 & 2, BURGESS SUBDIVISION AMENDED, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1, BEING MONUMENTED BY A N&W "RAMPART LS 38560". THENCE, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 9.82 FEET, ALONG THE ARC OF A CURVE TO THE RIGHT, THROUGH AN ANGLE OF 0° 15' 00", HAVING A RADIUS OF 2252.00 FEET, AND WHOSE CHORD BEARS N 01° 03' 50" W FOR A DISTANCE OF 9.82 FEET TO THE POINT OF BEGINNING, FROM WHENCE THE SOUTH 1/4 CORNER OF SECTION 13, T14S, R67W, BEARS N 60° 45' 55" W A DISTANCE OF 154.89 FEET;


1. THENCE CONTINUING ALONG THE SAID EAST LINE A DISTANCE OF 11.43 FEET ALONG THE ARC OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 00° 17' 27", HAVING A RADIUS OF 2252.00 FEET, AND WHOSE LONG CHORD BEARS S 01° 20' 03" W A DISTANCE OF 11.43 FEET;
2. THENCE, N 88° 31' 14" W A DISTANCE OF 11.00 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF A 7.00-FOOT PUBLIC UTILITY EASEMENT;
3. THENCE ALONG SAID SOUTHEASTERLY LINE A DISTANCE OF 15.84 FEET ALONG THE ARC OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 01° 41' 38", HAVING A RADIUS OF 535.96 FEET, AND WHOSE LONG CHORD BEARS N 45° 18' 13" E A DISTANCE OF 15.84 FEET TO THE POINT OF BEGINNING.

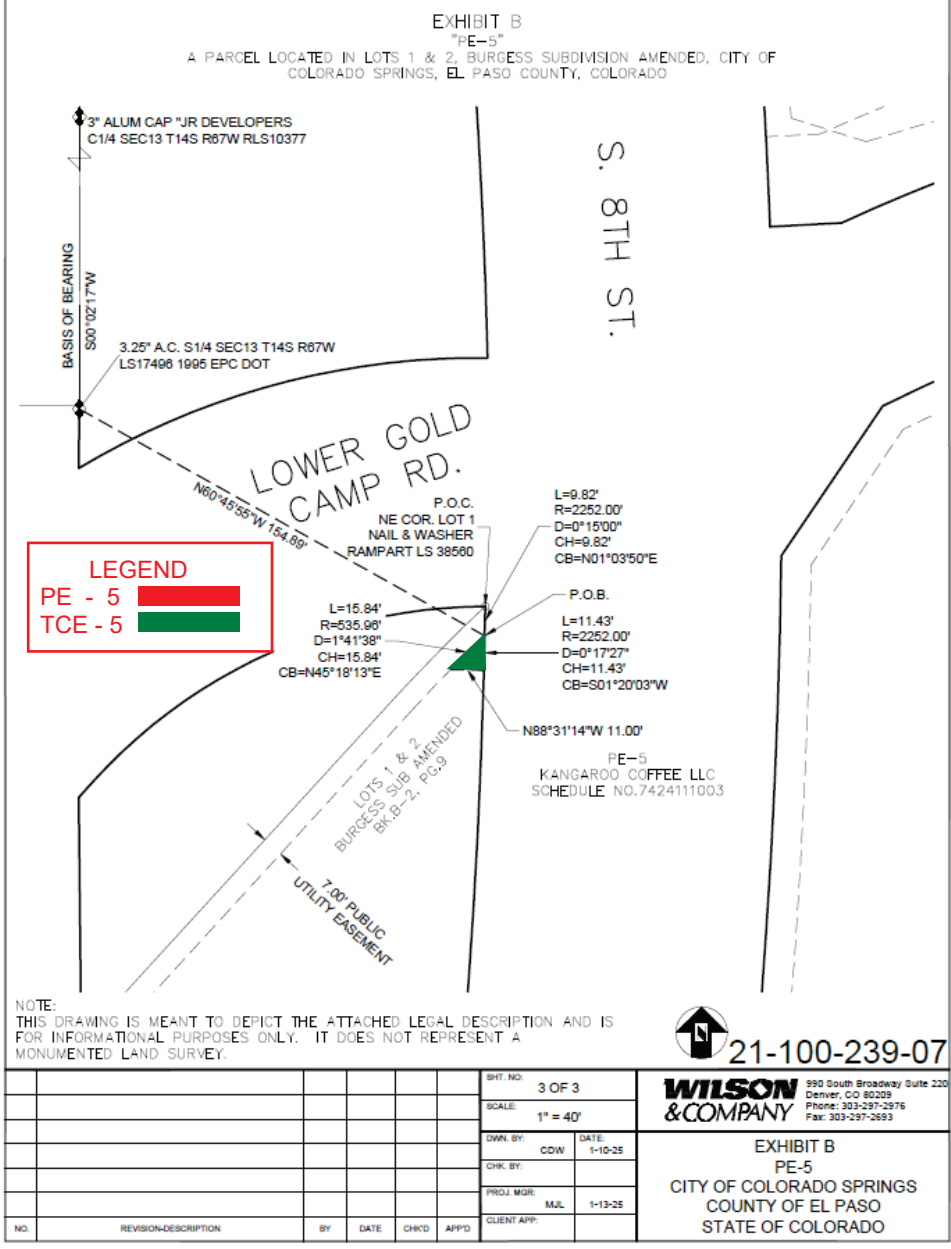
SAID PARCEL OF LAND CONTAINS 64 SQUARE FEET OR 0.001 ACRES, MORE OR LESS.

ACQUIRED FOR CONSTRUCTION AND MAINTENANCE PURPOSES.

BASIS OF BEARING: BEARINGS ARE BASED ON THE SOUTH CENTER LINE OF SECTION 13, TOWNSHIP 14 SOUTH, RANGE 67 WEST, 6TH PM. HAVING A COLORADO STATE PLANE CENTRAL ZONE GRID BEARING OF S 00° 02' 17" W. BEING MONUMENTED AT THE CENTER CORNER BY A 3" ALUMINUM CAP MARKED "RLS 10377" AND AT THE SOUTH QUARTER CORNER BY A 3.25" ALUMINUM CAP MARKED "LS 17496 1995 EPC DOT",

THIS DESCRIPTION WAS PREPARED BY:
MICHAEL LINDQUIST, P.L.S. 38666
ON BEHALF OF WILSON & CO.
990 S. BROADWAY, STE. 220
DENVER, CO 80209
(303) 297-2976





PE-6 LEGAL DESCRIPTION & EXHIBIT

PARCEL DESIGNATION	7413411009	DATE:	APRIL 3, 2025
OWNER:	BROOKVILLE PARTNERS LLC		

EXHIBIT A

LEGAL DESCRIPTION

PE-6

A PARCEL LOCATED IN LOT I, OAKVIEW HEIGHTS, PLAT BOOK B-2 AT PAGE 9, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ¼ CORNER OF SECTION 13, TOWNSHIP 14 SOUTH, RANGE 67 WEST, 6TH PM. THENCE, ALONG THE WEST LINE OF, SAID LOT I, S 00° 40' 12" W A DISTANCE OF 21.39 FEET TO THE SOUTHWEST CORNER OF SAID LOT I AND A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 256.73 FEET. THENCE, ALONG SAID CURVE A DISTANCE OF 135.46 FEET THROUGH AN ANGLE OF 30° 13' 51", WHOSE CHORD BEARS N 72° 30' 43" E A DISTANCE OF 133.89 FEET TO THE POINT OF BEGINNING;

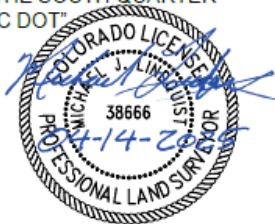
1. THENCE, N 01° 34' 24" W A DISTANCE OF 6.00 FEET;
2. THENCE, N 88° 37' 38" E A DISTANCE OF 9.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT I AND THE BEGINNING OF A NON-TANGENTIAL CURVE;
3. THENCE, A DISTANCE OF 5.99 FEET, ALONG SAID EAST LINE AND CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 00° 09' 11", HAVING A RADIUS OF 2242.00 FEET, AND WHOSE LONG CHORD BEARS S 01° 34' 21" E A DISTANCE OF 5.99 FEET TO THE SOUTHEAST CORNER OF SAID LOT I;
4. THENCE, ALONG THE SOUTH LINE OF SAID LOT I, S 89° 06' 34" W A DISTANCE OF 2.36 FEET TO THE BEGINNING OF A CURVE;
5. THENCE, CONTINUING ALONG SAID SOUTH LINE, ALONG SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 01° 28' 55", HAVING A RADIUS OF 256.73 FEET, AND WHOSE LONG CHORD BEARS S 88° 22' 06" W A DISTANCE OF 6.64 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 54 SQUARE FEET OR 0.001 ACRES, MORE OR LESS.

ACQUIRED FOR CONSTRUCTION AND MAINTENANCE PURPOSES.

BASIS OF BEARING: BEARINGS ARE BASED ON THE SOUTH CENTER LINE OF SECTION 13, TOWNSHIP 14 SOUTH, RANGE 67 WEST, 6TH PM. HAVING A COLORADO STATE PLANE CENTRAL ZONE GRID BEARING OF S 00° 02' 17" W. BEING MONUMENTED AT THE CENTER CORNER BY A 3" ALUMINUM CAP MARKED "RLS 10377" AND AT THE SOUTH QUARTER CORNER BY A 3.25" ALUMINUM CAP MARKED "LS 17496 1995 EPC DOT"

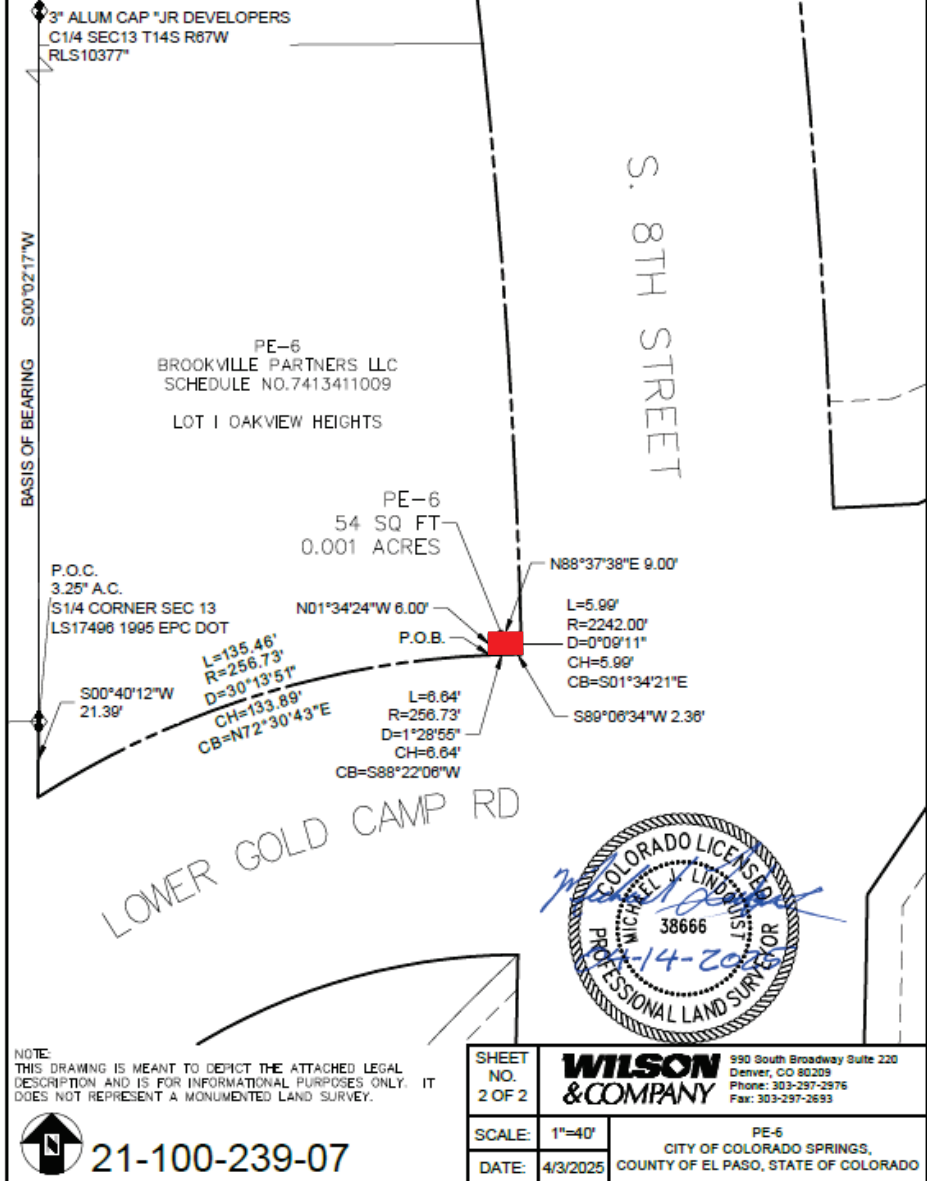
THIS DESCRIPTION WAS PREPARED BY:
MICHAEL LINDQUIST, P.L.S. 38666
ON BEHALF OF WILSON & CO.
990 S. BROADWAY, STE. 220
DENVER, CO 80209
(303) 297-2976



SHEET 1 of 2

EXHIBIT B

"PE-6"
A PARCEL LOCATED IN LOT I, OAKVIEW HEIGHTS, CITY OF COLORADO SPRINGS,
EL PASO COUNTY, COLORADO



TE-6 LEGAL DESCRIPTION & EXHIBIT

PARCEL DESIGNATION	7413411009	DATE:	NOVEMBER 07, 2024
OWNER:	BROOKVILLE PARTNERS LLC		

EXHIBIT A

LEGAL DESCRIPTION

TE-6

A PARCEL LOCATED IN LOT I, OAKVIEW HEIGHTS, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, IN SECTION 13, T14S, R67W, 6TH PM, BEING THE EAST 6 FEET OF SAID LOT I, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER CORNER OF SAID SECTION 13, BEING A 3" ALUMINUM CAP "RLS 10377", THENCE S 02°53'52" E A DISTANCE OF 2443.77 FEET THE NORTHEAST CORNER OF SAID LOT I AND THE **POINT OF BEGINNING**;

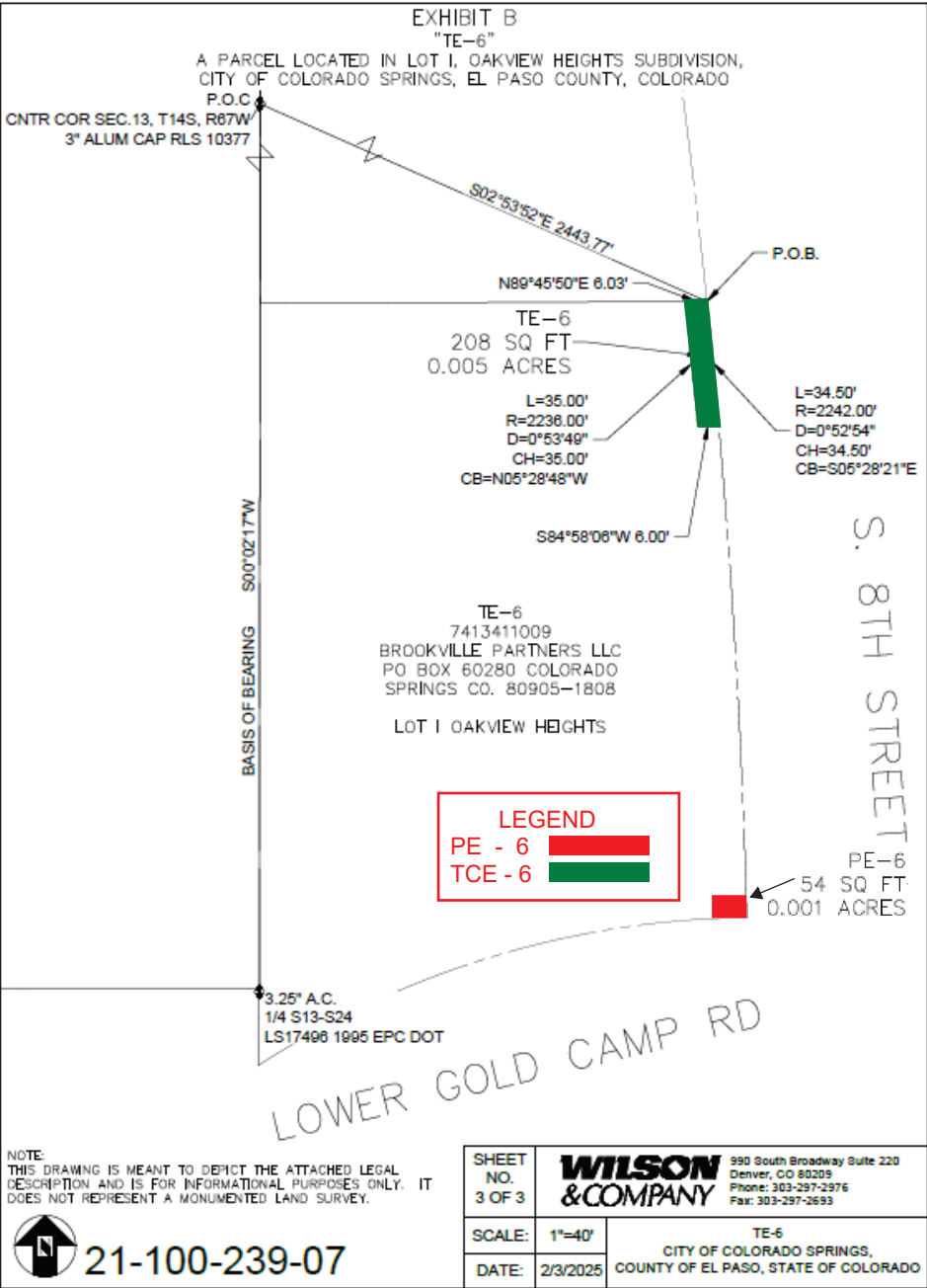
1. THENCE, ALONG THE EAST LINE OF SAID LOT I, 34.50 FEET ALONG A CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 00° 52' 54", HAVING A RADIUS OF 2242.00 FEET, AND WHOSE LONG CHORD BEARS S 05° 28' 21" E, A DISTANCE OF 34.50 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE;
2. THENCE, S 84° 58' 06" W, A DISTANCE OF 6.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE;
3. THENCE 35.00 FEET ALONG SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 00° 53' 49", HAVING A RADIUS OF 2236.00 FEET, AND WHOSE LONG CHORD BEARS N 05° 28' 48" W, A DISTANCE OF 35.00 FEET TO A POINT ON THE NORTH LINE OF LOT I;
4. THENCE, ALONG SAID NORTH LINE, N 89° 45' 50" E, A DISTANCE OF 6.03 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 208 SQUARE FEET OR 0.005 ACRES, MORE OR LESS.

ACQUIRED FOR TEMPORARY CONSTRUCTION PURPOSES.

BASIS OF BEARING: BEARINGS ARE BASED ON THE SOUTH CENTER LINE OF SECTION 13, TOWNSHIP 14 SOUTH, RANGE 67 WEST, 6TH PM. HAVING A COLORADO STATE PLANE CENTRAL ZONE GRID BEARING OF S 00° 02' 17" W. BEING MONUMENTED AT THE CENTER CORNER BY A 3" ALUMINUM CAP MARKED "RLS 10377" AND AT THE SOUTH QUARTER CORNER BY A 3.25" ALUMINUM CAP MARKED "LS 17496 1995 EPC DOT",

THIS DESCRIPTION WAS PREPARED BY:
MICHAEL LINDQUIST, P.L.S. 38666
ON BEHALF OF WILSON & CO.
990 S. BROADWAY, STE. 220
DENVER, CO 80209
(303) 297-2976



TE-13 LEGAL DESCRIPTION & EXHIBIT

PARCEL DESIGNATION	7413411008	DATE:	NOVEMBER 07, 2024
OWNER:	BROOKVILLE PARTNERS LLC		

EXHIBIT A

LEGAL DESCRIPTION

TE-13

A PARCEL LOCATED IN LOT 2, PRUETTS REPLAT, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, IN SECTION 13, T14S, R67W, 6TH PM, BEING THE EAST 6 FEET OF SAID LOT 2, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER CORNER OF SAID SECTION 13, BEING A 3" ALUMINUM CAP "RLS 10377", THENCE S 02°35'42" E A DISTANCE OF 2300.63 FEET THE NORTHEAST CORNER OF SAID LOT 2 AND THE **POINT OF BEGINNING**;

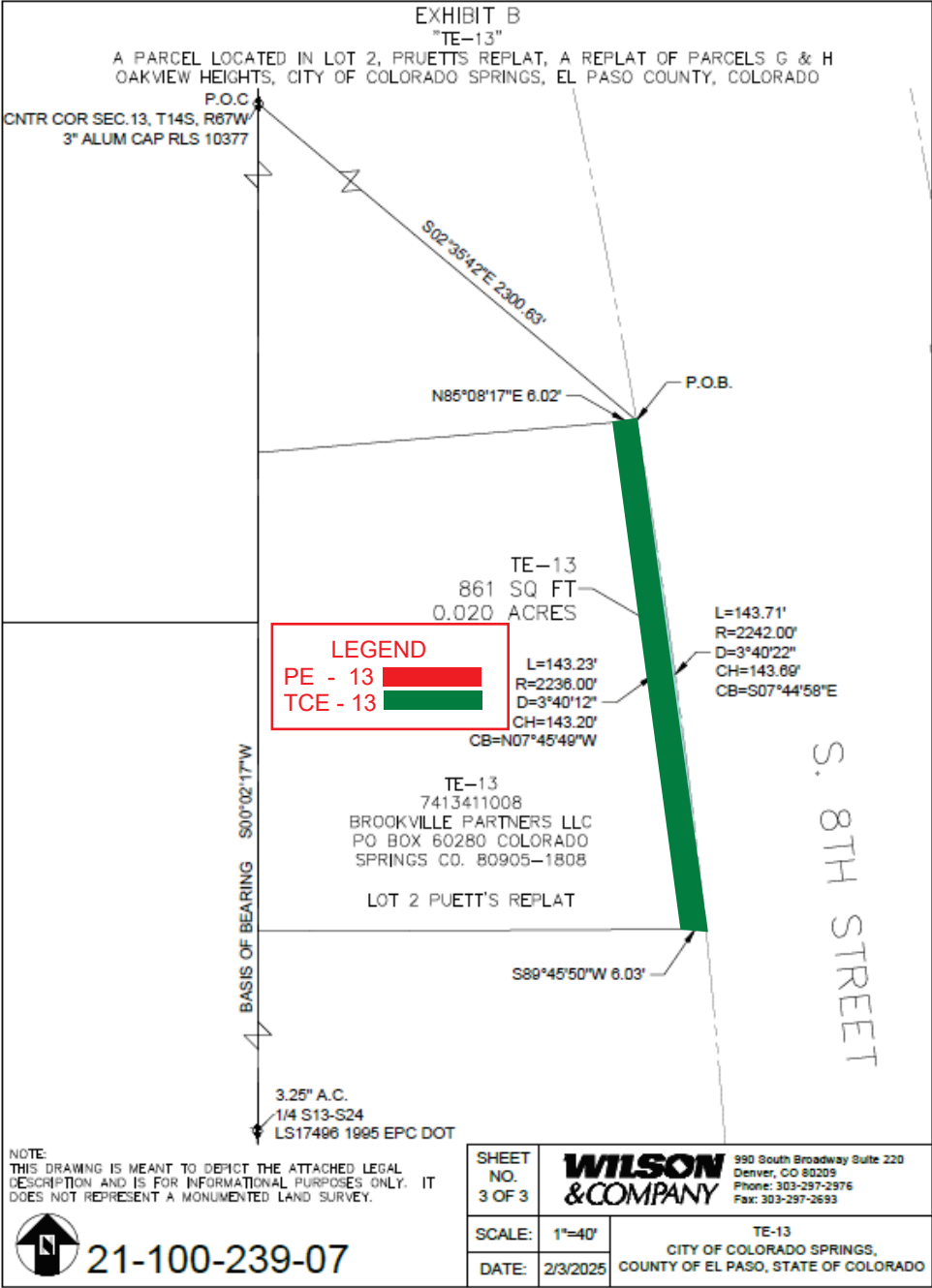
1. THENCE, ALONG THE EAST LINE OF LOT 2, 143.71 FEET ALONG A CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 03° 40' 22", HAVING A RADIUS OF 2242.00 FEET, AND WHOSE LONG CHORD BEARS S 07° 44' 58" E, A DISTANCE OF 143.69 FEET TO THE SOUTHEAST CORNER OF LOT 2;
2. THENCE, ALONG THE SOUTH LINE OF LOT 2, S 89° 45' 50" W, A DISTANCE OF 6.03 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE;
3. THENCE 143.23 FEET ALONG SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 03° 40' 12", HAVING A RADIUS OF 2236.00 FEET, AND WHOSE LONG CHORD BEARS N 07° 45' 49" W, A DISTANCE OF 143.20 FEET TO A POINT ON THE NORTH LINE OF LOT 2;
4. THENCE, ALONG SAID NORTH LINE, N 85° 08' 17" E, A DISTANCE OF 6.02 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 861 SQUARE FEET OR 0.020 ACRES, MORE OR LESS.

ACQUIRED FOR TEMPORARY CONSTRUCTION PURPOSES.

BASIS OF BEARING: BEARINGS ARE BASED ON THE SOUTH CENTER LINE OF SECTION 13, TOWNSHIP 14 SOUTH, RANGE 67 WEST, 6TH PM. HAVING A COLORADO STATE PLANE CENTRAL ZONE GRID BEARING OF S 00° 02' 17" W. BEING MONUMENTED AT THE CENTER CORNER BY A 3" ALUMINUM CAP MARKED "RLS 10377" AND AT THE SOUTH QUARTER CORNER BY A 3.25" ALUMINUM CAP MARKED "LS 17496 1995 EPC DOT",

THIS DESCRIPTION WAS PREPARED BY:
MICHAEL LINDQUIST, P.L.S. 38666
ON BEHALF OF WILSON & CO.
990 S. BROADWAY, STE. 220
DENVER, CO 80209
(303) 297-2976



TE-7 LEGAL DESCRIPTION

PARCEL DESIGNATION	7413313137	DATE:	NOVEMBER 07, 2024
OWNER:	8 TH STEET SHOPS LLC		

EXHIBIT A

LEGAL DESCRIPTION

TE-7

A PARCEL LOCATED IN LOTS 4 & 5, BLOCK 1, AND LOT 1, BLOCK 2 OF OAKVIEW SUBDIVISION, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, AND A VACATED PORTION OF COUNTY ROAD AND CIMARRON STREET, IN SECTION 13, T14S, R67W, 6TH PM, BEING THE EAST 10 FEET OF SAID LOTS IN COMBINATION WITH THE VACATED COUNTY ROAD CIMARRON STREET, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER CORNER OF SAID SECTION 13 BEING A 3" ALUMINUM CAP "RLS 10377", THENCE S 02°00'02" W A DISTANCE OF 1502.91 FEET TO A POINT ON THE WEST LINE OF S. 8TH STEET AND THE **POINT OF BEGINNING**;

1. THENCE, ALONG SAID WEST LINE, S 03° 23' 48" E, A DISTANCE OF 50.08 FEET;
2. THENCE, CONTINUING ALONG SAID WEST LINE, S 05° 20' 02" E, A DISTANCE OF 50.21 FEET;
3. THENCE, CONTINUING ALONG SAID WEST LINE, S 08° 44' 23" E, A DISTANCE OF 60.69 FEET;
4. THENCE, CONTINUING ALONG SAID WEST LINE, S 00° 16' 00" W, A DISTANCE OF 7.82 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,
5. THENCE, CONTINUING ALONG SAID WEST LINE, 42.64 FEET ALONG SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 01° 14' 47", HAVING A RADIUS OF 1960.08 FEET, AND WHOSE LONG CHORD BEARS S 08° 33' 20" E, A DISTANCE OF 42.64 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1;
6. THENCE, ALONG SAID SOUTH LINE, S 89° 52' 42" W, A DISTANCE OF 10.14 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,
7. THENCE 41.98 FEET ALONG SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 01° 13' 15", HAVING A RADIUS OF 1970.08 FEET, AND WHOSE LONG CHORD BEARS N 08° 30' 26" W, A DISTANCE OF 41.98 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE;
8. THENCE, N 00° 16' 00" E, A DISTANCE OF 7.75 FEET;
9. THENCE, N 08° 44' 23" W, A DISTANCE OF 60.19 FEET;
10. THENCE, N 05° 20' 02" W, A DISTANCE OF 50.67 FEET;
11. THENCE, N 03° 23' 48" W, A DISTANCE OF 50.47 FEET;
12. THENCE, N 00° 52' 45" W, A DISTANCE OF 0.35 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 4;

13. THENCE, ALONG SAID NORTH LINE, N 89° 52' 42" E, A DISTANCE OF 10.00 FEET TO A POINT ON THE WEST LINE OF S. 8TH STREET AND THE **POINT OF BEGINNING**.

SAID PARCEL OF LAND CONTAINS 2,115 SQUARE FEET OR 0.049 ACRES, MORE OR LESS.

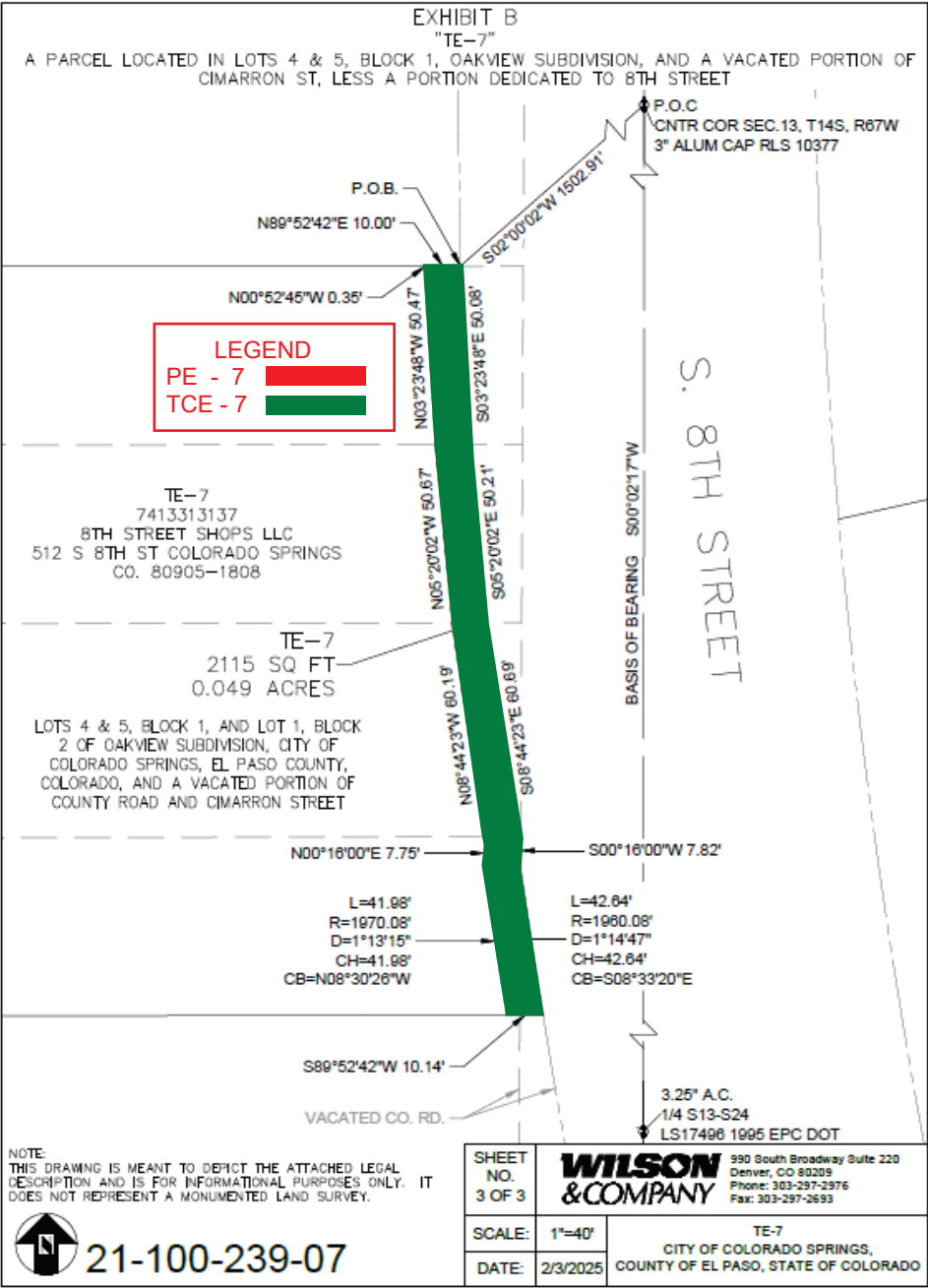
ACQUIRED FOR TEMPORARY CONSTRUCTION PURPOSES.

BASIS OF BEARING: BEARINGS ARE BASED ON THE SOUTH CENTER LINE OF SECTION 13, TOWNSHIP 14 SOUTH, RANGE 67 WEST, 6TH PM. HAVING A COLORADO STATE PLANE CENTRAL ZONE GRID BEARING OF S 00° 02' 17" W. BEING MONUMENTED AT THE CENTER CORNER BY A 3" ALUMINUM CAP MARKED "RLS 10377" AND AT THE SOUTH QUARTER CORNER BY A 3.25" ALUMINUM CAP MARKED "LS 17496 1995 EPC DOT",

THIS DESCRIPTION WAS PREPARED BY:
MICHAEL LINDQUIST, P.L.S. 38666
ON BEHALF OF WILSON & CO.
990 S. BROADWAY, STE. 220
DENVER, CO 80209
(303) 297-2976



TE-7 EXHIBIT



TE-8 LEGAL DESCRIPTION

PARCEL DESIGNATION	7413313078	DATE:	NOVEMBER 07, 2024
OWNER:	GLY LLC		

EXHIBIT A

LEGAL DESCRIPTION

TE-8

A PARCEL LOCATED IN LOT 1, PADGETT SUBDIVISION, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, IN SECTION 13, T14S, R67W, 6TH PM, BEING THE EAST 10 FEET OF SAID LOT 1, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER CORNER OF SAID SECTION 13, BEING A 3" ALUMINUM CAP "RLS 10377", THENCE S 00°58'50" W A DISTANCE OF 1712.20 FEET TO NORTHEAST CORNER OF SAID LOT 1 AND THE **POINT OF BEGINNING**;

1. THENCE, ALONG THE EAST LINE OF SAID LOT 1, 101.72 FEET ALONG A CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 02° 58' 25", HAVING A RADIUS OF 1960.08 FEET, AND WHOSE LONG CHORD BEARS S 10° 39' 03" E, A DISTANCE OF 101.71 FEET TO THE SOUTHEAST CORNER OF LOT 1;
2. THENCE S 89° 52' 42" W, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 10.22 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE;
3. THENCE, 101.71 FEET ALONG SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 02° 57' 28", HAVING A RADIUS OF 1970.08 FEET, AND WHOSE LONG CHORD BEARS N 10° 35' 48" W, A DISTANCE OF 101.69 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1;
4. THENCE N 89° 52' 42" E, ALONG SAID NORTH LINE, A DISTANCE OF 10.13 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL OF LAND CONTAINS 1,017 SQUARE FEET OR 0.023 ACRES, MORE OR LESS.

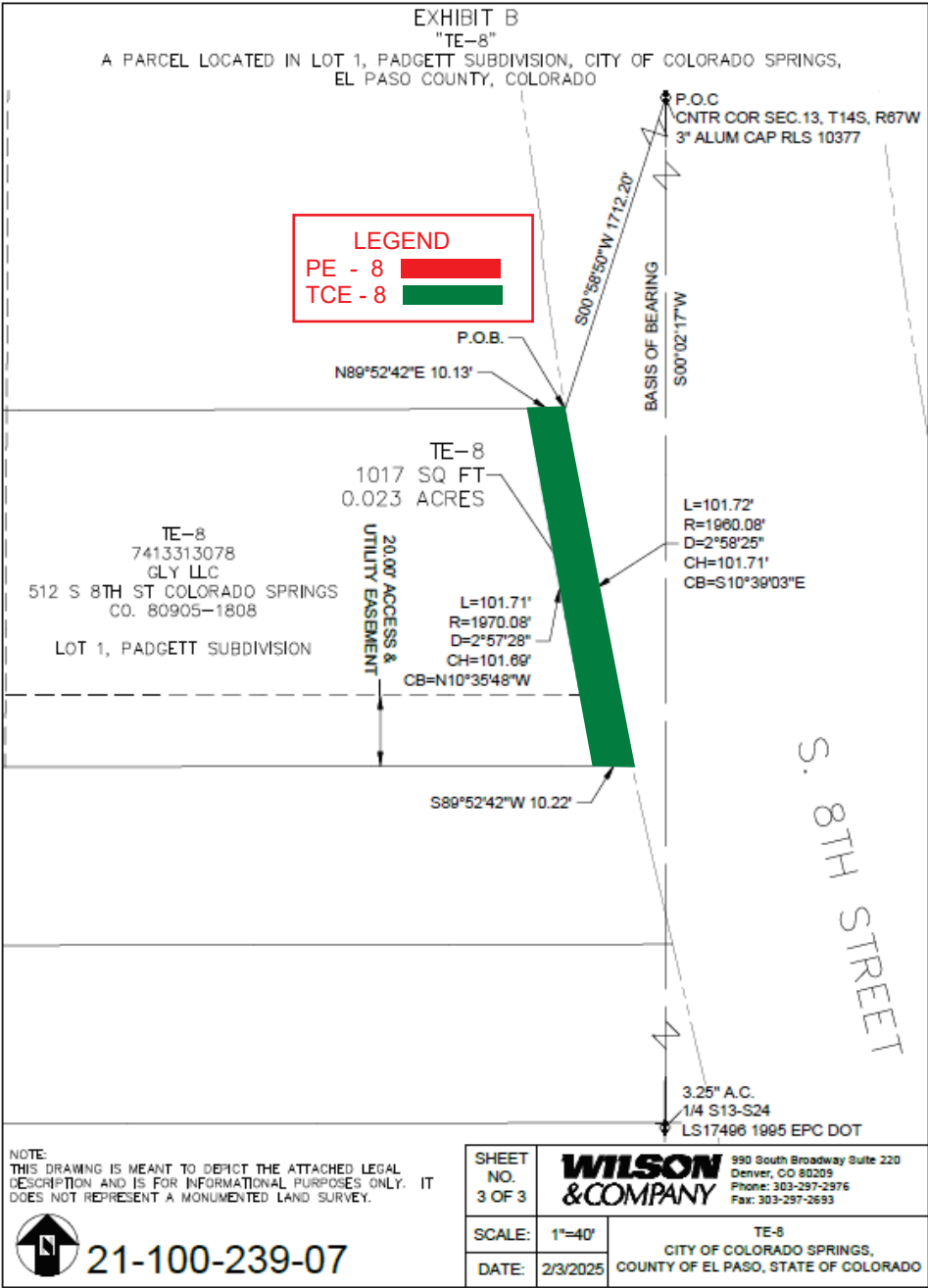
ACQUIRED FOR TEMPORARY CONSTRUCTION PURPOSES.

BASIS OF BEARING: BEARINGS ARE BASED ON THE SOUTH CENTER LINE OF SECTION 13, TOWNSHIP 14 SOUTH, RANGE 67 WEST, 6TH PM. HAVING A COLORADO STATE PLANE CENTRAL ZONE GRID BEARING OF S 00° 02' 17" W. BEING MONUMENTED AT THE CENTER CORNER BY A 3" ALUMINUM CAP MARKED "RLS 10377" AND AT THE SOUTH QUARTER CORNER BY A 3.25" ALUMINUM CAP MARKED "LS 17496 1995 EPC DOT",

THIS DESCRIPTION WAS PREPARED BY:
MICHAEL LINDQUIST, P.L.S. 38666
ON BEHALF OF WILSON & CO.
990 S. BROADWAY, STE. 220
DENVER, CO 80209
(303) 297-2976



TE-8 EXHIBIT



TE-9 LEGAL DESCRIPTION

PARCEL DESIGNATION	7413313017	DATE:	NOVEMBER 07, 2024
OWNER:	JBC PROPERTIES LLC		

EXHIBIT A

LEGAL DESCRIPTION

TE-9

A PARCEL LOCATED IN LOT 4, BLOCK 2, OAKVIEW SUBDIVISION, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, IN SECTION 13, T14S, R67W, 6TH PM, AND A VACATED PORTION OF COUNTY ROAD, BEING THE EAST 10 FEET OF SAID LOT IN COMBINATION WITH THE VACATED COUNTY ROAD, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER CORNER OF SAID SECTION 13, BEING A 3" ALUMINUM CAP "RLS 10377", THENCE S 00°19'57" W A DISTANCE OF 1811.94 FEET TO POINT ON THE WEST LINE OF 8TH STREET AND THE **POINT OF BEGINNING**;

1. THENCE, ALONG SAID WEST LINE, 35.78 FEET ALONG A CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 01° 02' 45", HAVING A RADIUS OF 1960.08 FEET, AND WHOSE LONG CHORD BEARS S 12° 39' 38" E A DISTANCE OF 35.78 FEET;
2. THENCE, CONTINUING ALONG SAID WEST LINE, S 13° 11' 00" E, A DISTANCE OF 15.47 FEET;
3. THENCE, S 89° 52' 42" W, A DISTANCE OF 10.27 FEET;
4. THENCE, N 13° 11' 00" W, A DISTANCE OF 13.15 FEET TO THE BEGINNING OF A CURVE;
5. THENCE 38.09 FEET ALONG SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 01° 06' 28", HAVING A RADIUS OF 1970.08 FEET, AND WHOSE LONG CHORD BEARS N 12° 37' 46" W, A DISTANCE OF 38.09 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE;
6. THENCE N 89° 52' 42" E, A DISTANCE OF 10.22 FEET TO THE POINT OF BEGINNING.

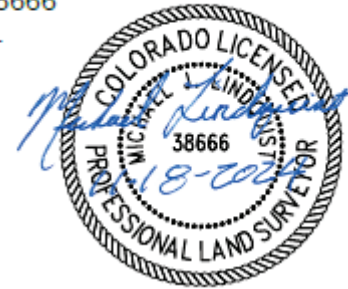
SAID PARCEL OF LAND CONTAINS 512 SQUARE FEET OR 0.012 ACRES, MORE OR LESS.

ACQUIRED FOR TEMPORARY CONSTRUCTION PURPOSES.

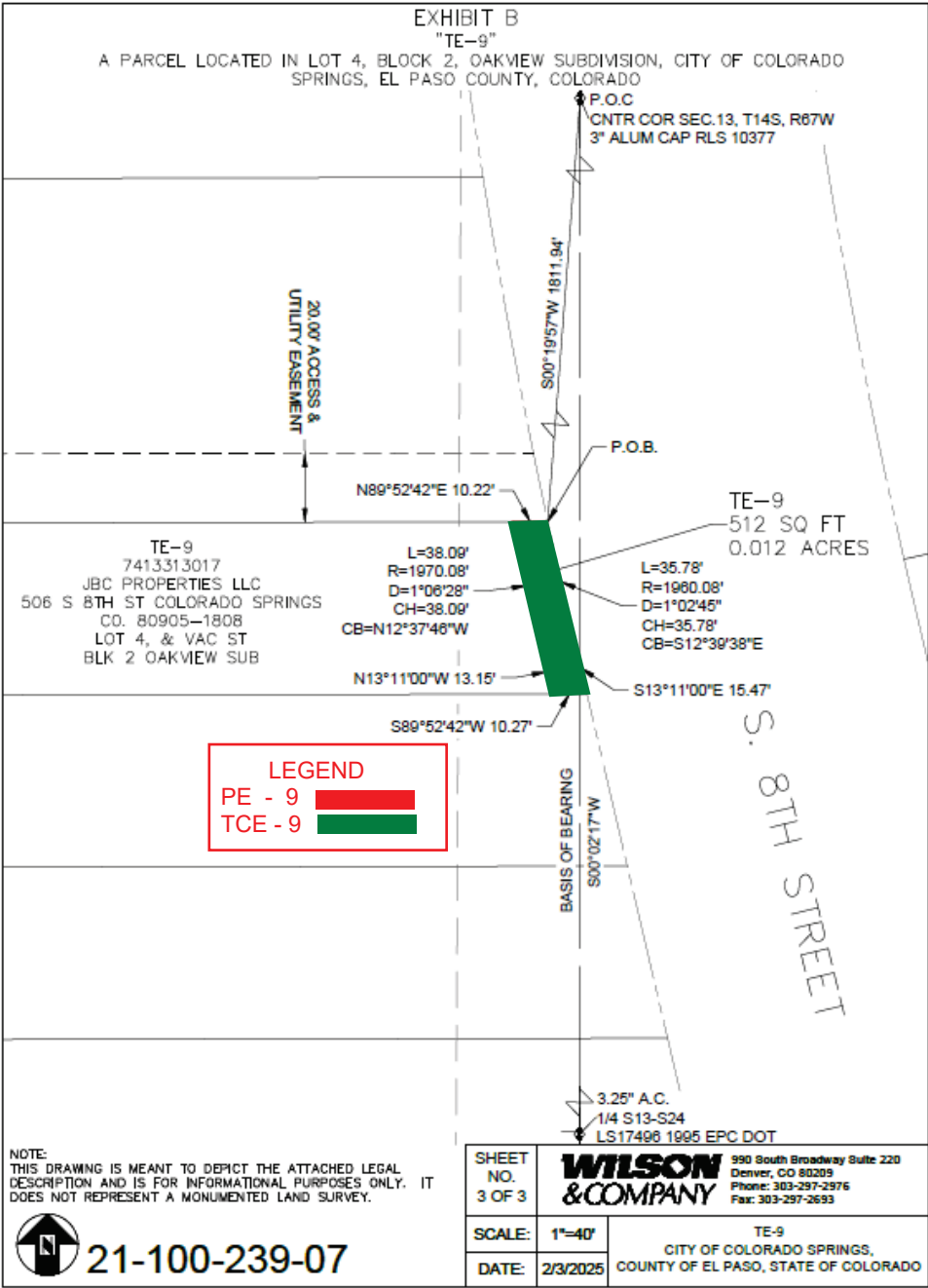
BASIS OF BEARING: BEARINGS ARE BASED ON THE SOUTH CENTER LINE OF SECTION 13, TOWNSHIP 14 SOUTH, RANGE 67 WEST, 6TH PM. HAVING A COLORADO STATE PLANE CENTRAL ZONE GRID BEARING OF S 00° 02' 17" W. BEING MONUMENTED AT THE CENTER CORNER BY A 3" ALUMINUM CAP MARKED "RLS 10377" AND AT THE SOUTH QUARTER CORNER BY A 3.25" ALUMINUM CAP MARKED "LS 17496 1995 EPC DOT",

THIS DESCRIPTION WAS PREPARED BY:

MICHAEL LINDQUIST, P.L.S. 38666
ON BEHALF OF WILSON & CO.
990 S. BROADWAY, STE. 220
DENVER, CO 80209
(303) 297-2976



TE-9 EXHIBIT



TE-10 LEGAL DESCRIPTION & EXHIBIT

PARCEL DESIGNATION | 7413313018

OWNER: | JBC PROPERTIES LLC

DATE: | NOVEMBER 07, 2024

EXHIBIT A

LEGAL DESCRIPTION

TE-10

A PARCEL LOCATED IN LOT 5, BLOCK 2, OAKVIEW SUBDIVISION, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, IN SECTION 13, T14S, R67W, 6TH PM, AND A VACATED PORTION OF COUNTY ROAD, BEING THE EAST 10 FEET OF SAID LOT IN COMBINATION WITH THE VACATED COUNTY ROAD, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER CORNER OF SAID SECTION 13, BEING A 3" ALUMINUM CAP "RLS 10377", THENCE S 00°01'42" E A DISTANCE OF 1861.88 FEET TO POINT ON THE WEST LINE OF 8TH STREET AND THE **POINT OF BEGINNING**;

1. THENCE, ALONG SAID WEST LINE, S 13° 06' 54" E, A DISTANCE OF 51.31 FEET;

2. THENCE, S 89° 52' 42" W, A DISTANCE OF 10.27 FEET;

3. THENCE, N 13° 11' 00" W, A DISTANCE OF 51.33 FEET;

4. THENCE N 89° 52' 42" E, A DISTANCE OF 10.33 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 515 SQUARE FEET OR 0.012 ACRES, MORE OR LESS.

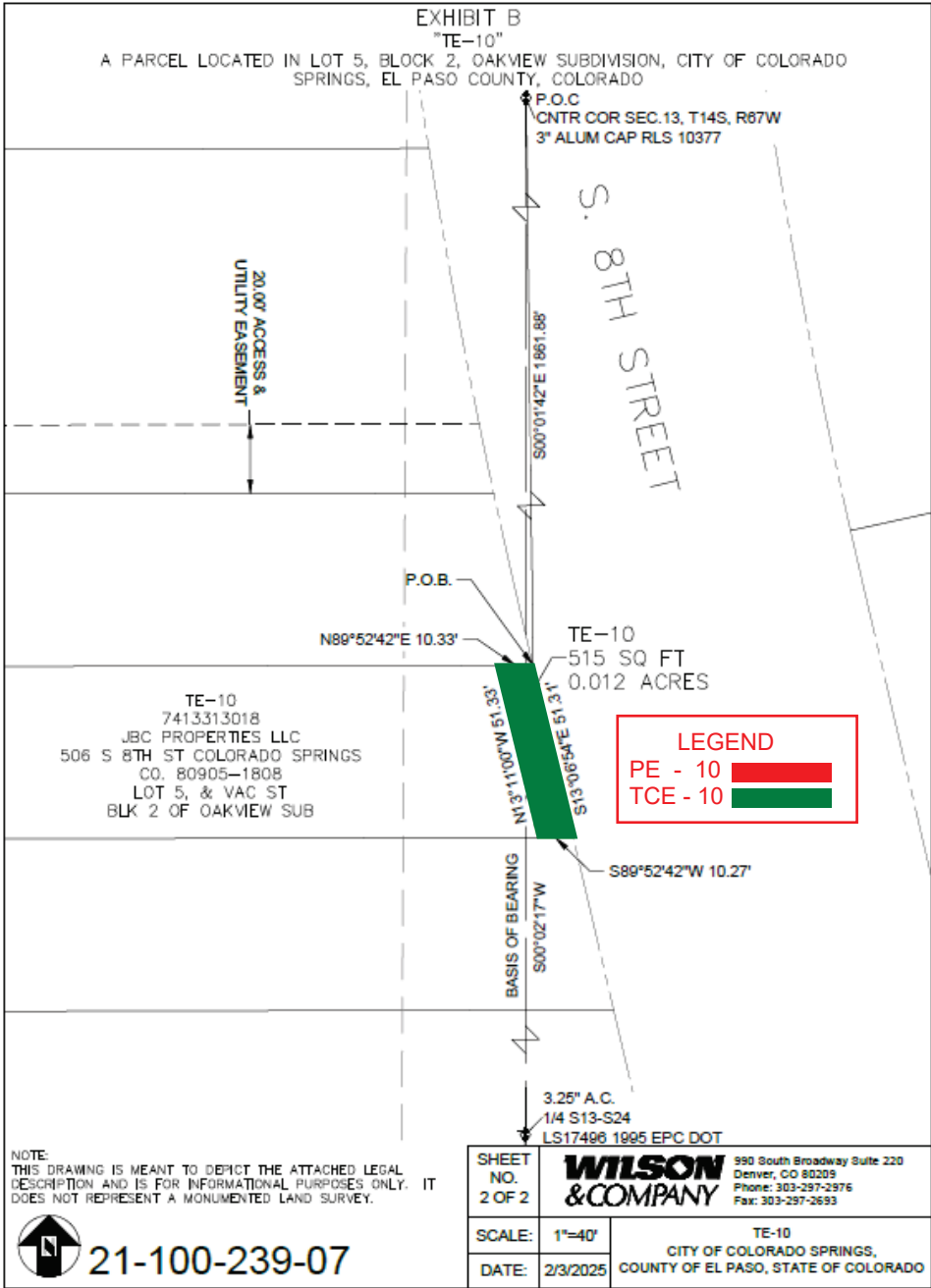
ACQUIRED FOR TEMPORARY CONSTRUCTION PURPOSES.

BASIS OF BEARING: BEARINGS ARE BASED ON THE SOUTH CENTER LINE OF SECTION 13, TOWNSHIP 14 SOUTH, RANGE 67 WEST, 6TH PM. HAVING A COLORADO STATE PLANE CENTRAL ZONE GRID BEARING OF S 00° 02' 17" W. BEING MONUMENTED AT THE CENTER CORNER BY A 3" ALUMINUM CAP MARKED "RLS 10377" AND AT THE SOUTH QUARTER CORNER BY A 3.25" ALUMINUM CAP MARKED "LS 17496 1995 EPC DOT",

THIS DESCRIPTION WAS PREPARED BY:
MICHAEL LINDQUIST, P.L.S. 38666
ON BEHALF OF WILSON & CO.
990 S. BROADWAY, STE. 220
DENVER, CO 80209
(303) 297-2976

COLORADO LICENSED
SURVEYOR
MICHAEL LINDQUIST
38666
11-8-2024
PROFESSIONAL LAND SURVEYOR

SHEET 1 of 2



TE-11 LEGAL DESCRIPTION & EXHIBIT

PARCEL DESIGNATION	7413313019	DATE:	NOVEMBER 07, 2024
OWNER:	AMAJKA LLC		

EXHIBIT A

LEGAL DESCRIPTION

TE-11

A PARCEL LOCATED IN LOT 6, BLOCK 2, OAKVIEW SUBDIVISION, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, IN SECTION 13, T14S, R67W, 6TH PM AND A VACATED PORTION OF COUNTY ROAD, BEING THE EAST 10 FEET OF SAID LOT IN COMBINATION WITH THE VACATED COUNTY ROAD, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER CORNER OF SAID SECTION 13 BEING A 3" ALUMINUM CAP "RLS 10377", THENCE S 00°22'35" E A DISTANCE OF 1911.90 FEET TO POINT ON THE WEST LINE OF 8TH STREET AND THE **POINT OF BEGINNING**;

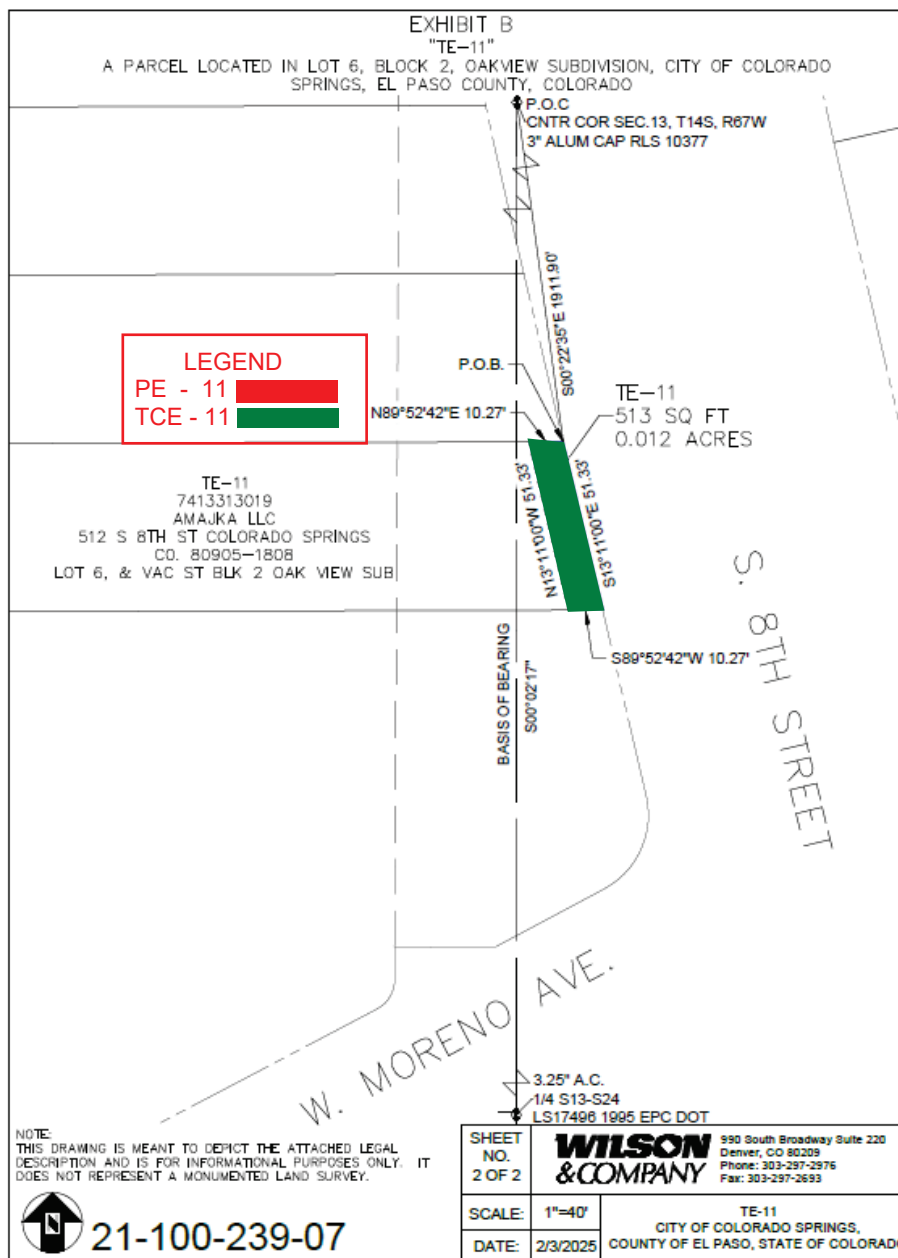
1. THENCE, ALONG SAID WEST LINE, S 13° 11' 00" E, A DISTANCE OF 51.33 FEET;
2. THENCE, S 89° 52' 42" W, A DISTANCE OF 10.27 FEET;
3. THENCE, N 13° 11' 00" W FOR A DISTANCE OF 51.33 FEET;
4. THENCE N 89° 52' 42" E, A DISTANCE OF 10.27 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 513 SQUARE FEET OR 0.012 ACRES, MORE OR LESS.

ACQUIRED FOR TEMPORARY CONSTRUCTION PURPOSES.

BASIS OF BEARING: BEARINGS ARE BASED ON THE SOUTH CENTER LINE OF SECTION 13, TOWNSHIP 14 SOUTH, RANGE 67 WEST, 6TH PM. HAVING A COLORADO STATE PLANE CENTRAL ZONE GRID BEARING OF S 00° 02' 17" W. BEING MONUMENTED AT THE CENTER CORNER BY A 3" ALUMINUM CAP MARKED "RLS 10377" AND AT THE SOUTH QUARTER CORNER BY A 3.25" ALUMINUM CAP MARKED "LS 17496 1995 EPC DOT",

THIS DESCRIPTION WAS PREPARED BY:
MICHAEL LINDQUIST, P.L.S. 38666
ON BEHALF OF WILSON & CO.
990 S. BROADWAY, STE. 220
DENVER, CO 80209
(303) 297-2976



TE-12 LEGAL DESCRIPTION

PARCEL DESIGNATION	7413411001	DATE:	NOVEMBER 07, 2024
OWNER:	604 8 TH ST LLC		

EXHIBIT A

LEGAL DESCRIPTION

TE-12

A PARCEL LOCATED IN LOT 1, PRUETTS REPLAT, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, IN SECTION 13, T14S, R67W, 6TH PM BEING, BEING THE EAST 6 FEET OF SAID LOT 1, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER CORNER OF SAID SECTION 13, BEING A 3" ALUMINUM CAP "RLS 10377", THENCE S 01°37'50" E A DISTANCE OF 2120.81 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1 AND THE **POINT OF BEGINNING**;

1. THENCE, ALONG SAID EAST LINE, 17.21 FEET ALONG A CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 42° 11' 30", HAVING A RADIUS OF 23.37 FEET, AND WHOSE LONG CHORD BEARS S 34° 58' 37" E, A DISTANCE OF 16.82 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE;
2. THENCE, CONTINUING ALONG SAID EAST LINE, 168.08 FEET ALONG SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 04° 17' 43", HAVING A RADIUS OF 2242.00 FEET, AND WHOSE LONG CHORD BEARS S 11° 44' 01" E, A DISTANCE OF 168.04 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1;
3. THENCE, ALONG THE SOUTH LINE OF LOT 1, S 85° 08' 17" W, A DISTANCE OF 6.02 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE;
4. THENCE 182.83 FEET ALONG SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 04° 41' 05", HAVING A RADIUS OF 2236.00 FEET, AND WHOSE LONG CHORD BEARS N 11° 56' 28" W, A DISTANCE OF 182.78 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 1,070 SQUARE FEET OR 0.025 ACRES, MORE OR LESS.

ACQUIRED FOR TEMPORARY CONSTRUCTION PURPOSES.

BASIS OF BEARING: BEARINGS ARE BASED ON THE SOUTH CENTER LINE OF SECTION 13, TOWNSHIP 14 SOUTH, RANGE 67 WEST, 6TH PM. HAVING A COLORADO STATE PLANE CENTRAL ZONE GRID BEARING OF S 00° 02' 17" W. BEING MONUMENTED AT THE CENTER CORNER BY A 3" ALUMINUM CAP MARKED "RLS 10377" AND AT THE SOUTH QUARTER CORNER BY A 3.25" ALUMINUM CAP MARKED "LS 17496 1995 EPC DOT",

THIS DESCRIPTION WAS PREPARED BY:
MICHAEL LINDQUIST, P.L.S. 38666
ON BEHALF OF WILSON & CO.
990 S. BROADWAY, STE. 220
DENVER, CO 80209
(303) 297-2976



TE-12 EXHIBIT

