

EXHIBIT B SHEET 1 OF 2

LEGAL DESCRIPTION:

A portion of the southwest quarter of Section 10, Township 11 South, Range 67 West of the 6TH P.M., County of El Paso, State of Colorado, being more particularly described as follows:

Beginning at a point on the southwesterly Right-of-Way line of State Highway 105 being monumented by a 3 1/2" aluminum cap marked CDOT, PLS 14166, thence South 56 degrees 11 minutes 05 seconds East along the southwesterly Right-of-Way line of said State Highway 105 (the bearings for this legal description are based upon a portion of the southwesterly Right-of-Way line of State Highway 105 being monumented at the a northerly point by a found 3 1/2" aluminum cap marked "CDOT PLS 14166" and at the southerly point by a found 3 1/2" aluminum cap marked "CDOT PLS 14166" and assumed to bear South 56 degrees 06 minutes 11 seconds East) 20.30 feet to the northwest corner of a tract of land described in Warranty Deed filed for record June 12, 2025 under Reception No. 223049351 monumented by a No. 5 rebar;

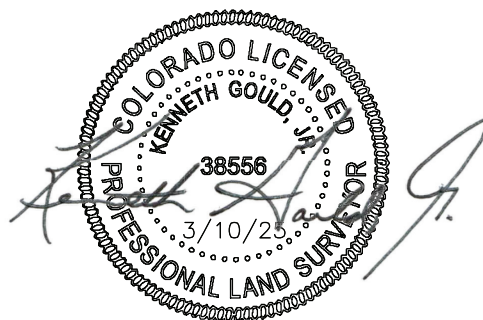
thence South 33 degrees 44 minutes 30 seconds West along the northwesterly line of said tract of land, 175.77 feet to the southwesterly corner of said tract of land and a point on the easterly line of a tract of land described in Warranty Deed filed for record August 10, 2023 under Reception No. 223068063 monumented by a found 1/2" iron pipe 0.4 feet below grade;

thence North 56 degrees 07 minutes 54 seconds West along the easterly line of said tract of land, 80.00 feet to the southeast corner of a tract of land described in Warranty Deed file for record June 12, 2023 under Reception No. 223049353;

thence North 33 degrees 44 minutes 30 seconds East along the southeasterly line of said tract of land, 175.81 feet to the northeasterly corner of said tract of land and a point on the southerly Right-of-Way line of State Highway 105;

thence South 56 degrees 11 minutes 05 seconds East along the southerly Right-of-Way line of State Highway 105, 59.70 feet to the Point of Beginning.

This property contains a calculated area of 14,062 square feet (0.3228 acres), more or less. Area shown hereon was not measured but instead is a result of a computer software calculation and is not warrantied or guaranteed.

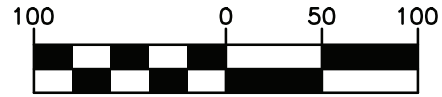


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Project No.: 25015
March 10, 2025

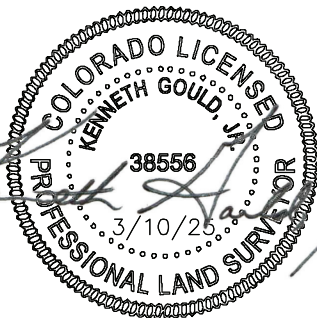
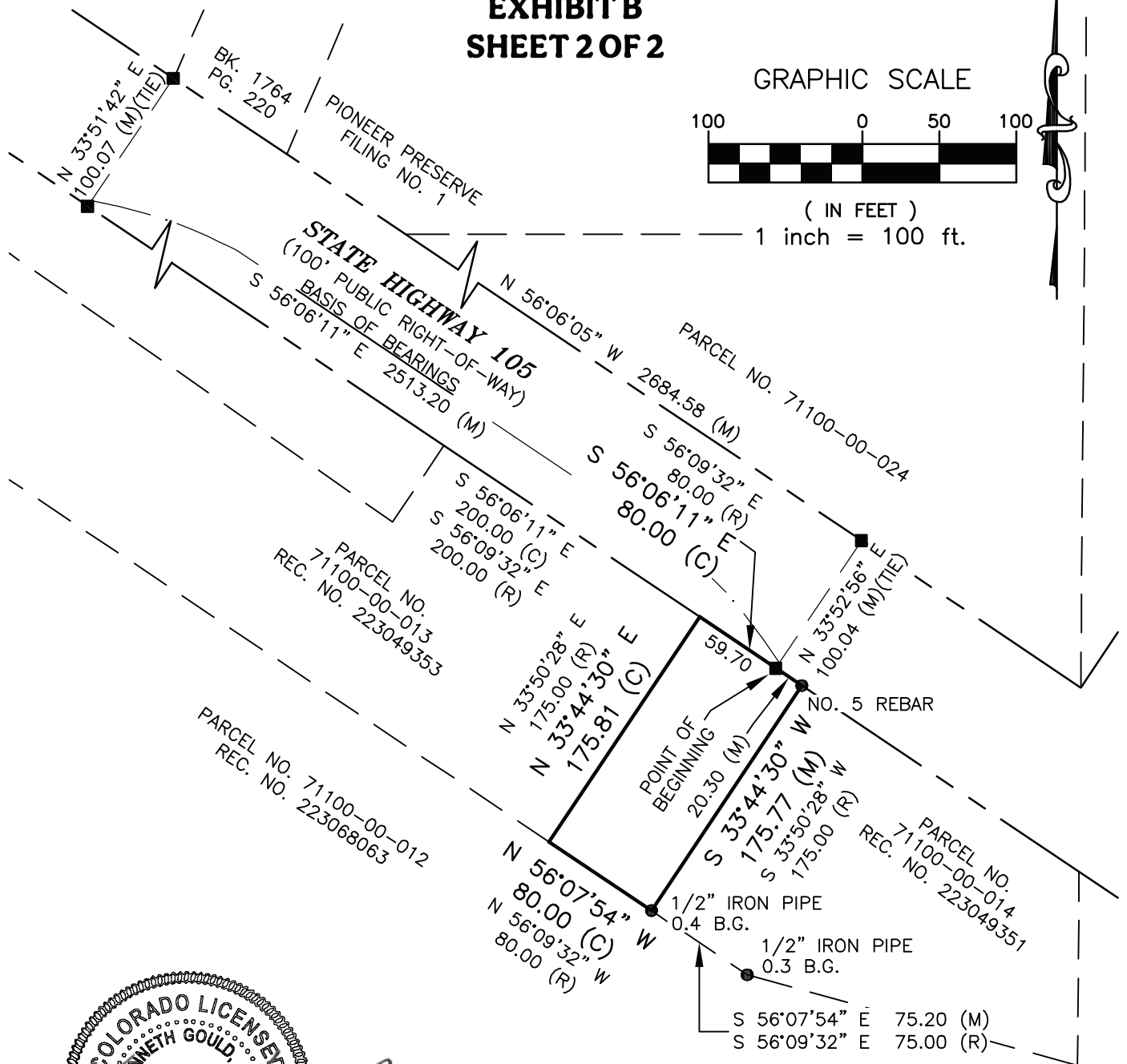
EXHIBIT B SHEET 2 OF 2

GRAPHIC SCALE



(IN FEET)

1 inch = 100 ft.



LEGEND:

- Recovered monument, marked as noted.
- Recovered 3 1/2" Alum. CDOT monument
PLS 14166



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