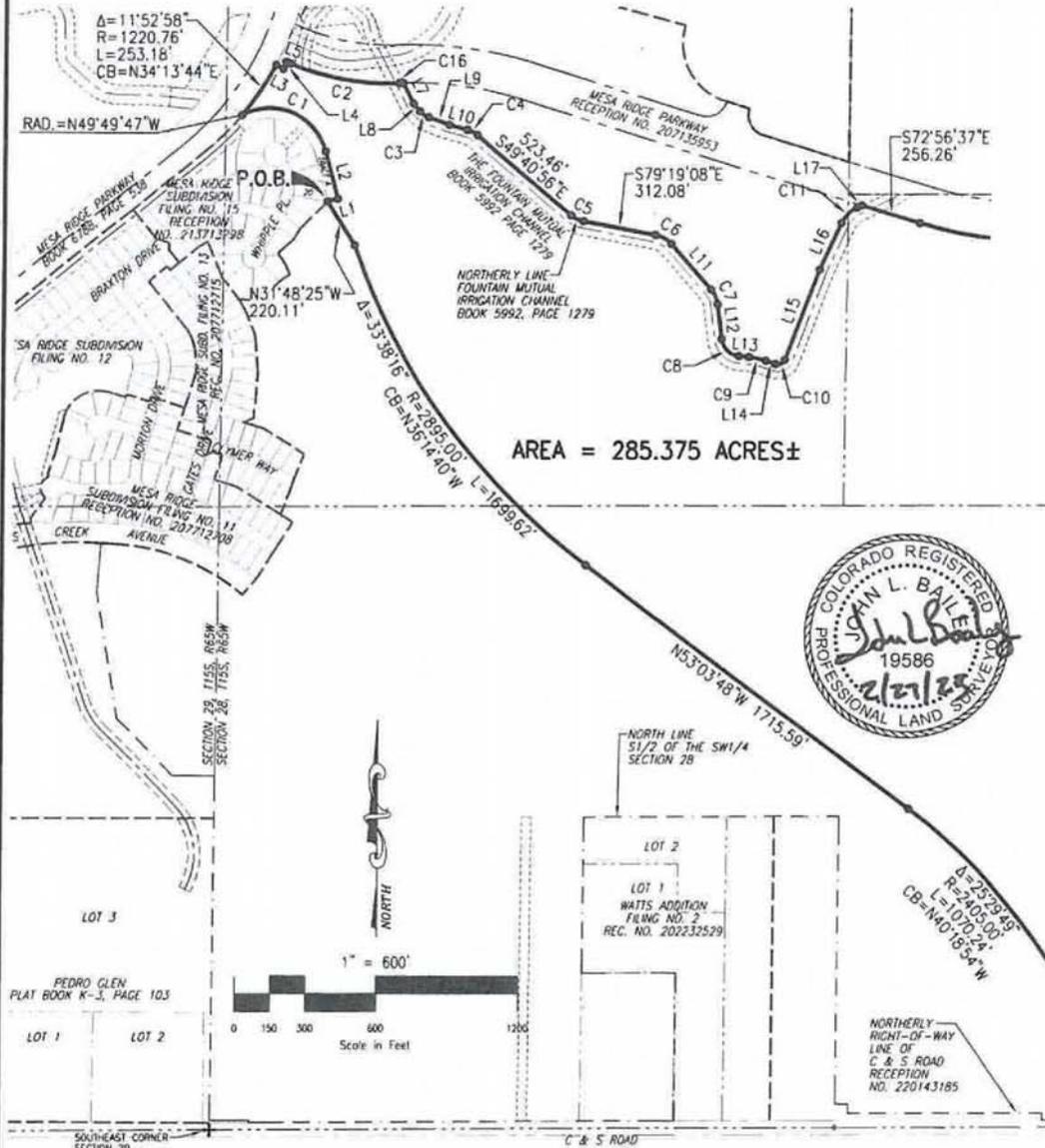


EXHIBIT "B-1"



AREA = 285.375 ACRES ±



TABLE OF CURVES

NO.	DELTA	RADIUS	ARC	CHORD	BRG.
C1	103°41'44"	245.00'	443.41'	N66°47'43"W	
C2	25°00'51"	1080.00'	471.51'	S80°07'54"E	
C3	28°52'45"	93.00'	46.88'	S55°36'15"E	
C4	25°13'15"	111.00'	48.86'	S62°17'34"E	
C5	29°38'12"	115.00'	59.48'	S64°30'02"E	
C6	37°39'42"	118.00'	77.56'	S60°29'17"E	
C7	34°30'25"	115.00'	69.26'	S24°24'13"E	
C8	77°34'32"	82.00'	111.02'	S45°56'17"E	
C9	14°06'03"	293.00'	72.11'	S77°40'31"E	
C10	89°02'05"	31.00'	48.17'	N64°51'27"E	
C11	40°00'00"	135.00'	94.25'	N44°23'23"E	
C12	08°52'58"	1920.00'	297.66'	S85°48'52"E	
C13	11°04'14"	1318.74'	254.80'	S30°36'05"W	
C14	15°26'49"	1000.00'	269.60'	S32°47'22"W	
C15	03°24'38"	946.38'	56.33'	S38°48'28"W	
C16	00°39'42"	1520.00'	17.56'	N87°41'32"E	

TABLE OF LINES

NO.	BEARING	DIST.
L1	N75°03'09"E	45.00'
L2	N14°56'51"W	207.40'
L3	S61°42'45"E	34.78'
L4	N22°22'32"E	31.80'
L5	S67°37'28"E	18.97'
L7	S27°47'09"E	95.95'
L8	S41°09'52"E	41.90'
L9	S70°02'37"E	91.82'
L10	S74°54'11"E	77.52'

TABLE OF LINES

NO.	BEARING	DIST.
L11	S41°39'26"E	256.99'
L12	S07°09'01"E	147.36'
L13	S84°43'33"E	42.45'
L14	S70°37'30"E	42.79'
L15	N20°20'25"E	406.74'
L16	N24°23'23"E	216.89'
L17	N64°23'23"E	22.82'
L18	S25°03'58"W	202.50'
L19	S40°30'47"W	68.25'

JOB NO. 05-068

FILE: 0506BEX-POWER-NE.DWG
02/27/23

LOCATED IN PORTIONS OF THE
W1/2 OF SECTION 27,
AND SECTION 28,
T-15-S, R-65-W OF THE 6th P.M.,
EL PASO COUNTY, COLORADO

ROCKWELL CONSULTING, Inc.
ENGINEERING - SURVEYING
3710 SINTON ROAD, SUITE 120
COLORADO SPRINGS, CO 80907
(719) 475-2575 • FAX (719) 475-9223

EXHIBIT "B-2"

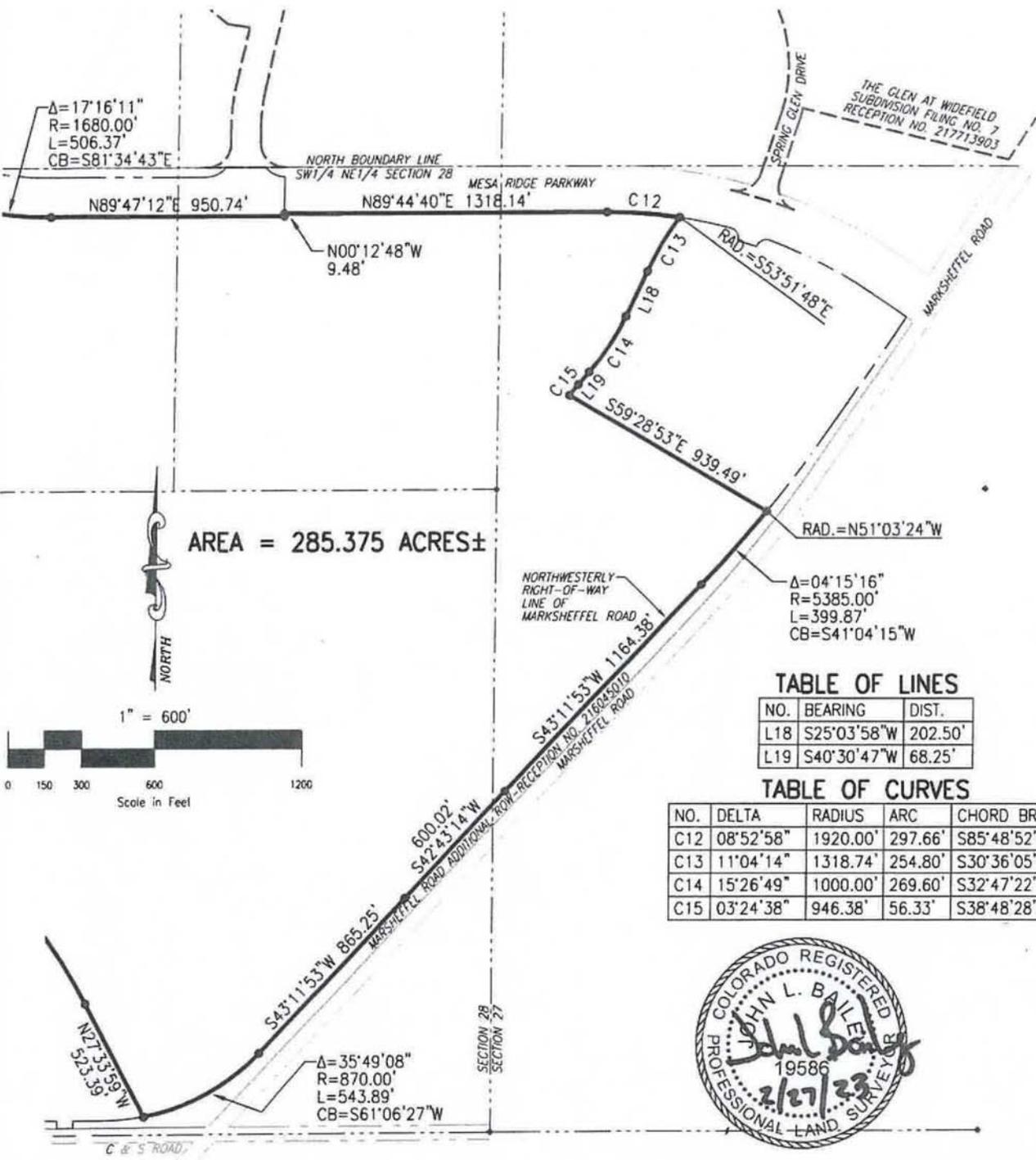


TABLE OF LINES

NO.	BEARING	DIST.
L18	S25'03'58"W	202.50'
L19	S40'30'47"W	68.25'

TABLE OF CURVES

NO.	DELTA	RADIUS	ARC	CHORD BRG.
C12	08'52'58"	1920.00'	297.66'	S85'48'52"E
C13	11'04'14"	1318.74'	254.80'	S30'36'05"W
C14	15'26'49"	1000.00'	269.60'	S32'47'22"W
C15	03'24'38"	946.38'	56.33'	S38'48'28"W



JOB NO. 05-068

FILE: 05068EX-POWER-NE.DWG
02/27/23

LOCATED IN PORTIONS OF THE
 W1/2 OF SECTION 27,
 AND SECTION 28,
 T-15-S, R-65-W OF THE 6th P.M.,
 EL PASO COUNTY, COLORADO

ROCKWELL CONSULTING, Inc.
 ENGINEERING • SURVEYING
 3710 SINTON ROAD, SUITE 120
 COLORADO SPRINGS, CO 80907
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EXHIBIT "A-1"

LEGAL DESCRIPTION:

A tract of land located in portions of the West half (W1/2) of Section 27 and Section 28, Township 15 South, Range 65 West of the 6th P.M., El Paso County, Colorado and being more particularly described as follows:

BEGINNING at the Southwest corner of Tract A, Mesa Ridge Subdivision Filing No. 15 as recorded at Reception No. 213713298 of the records of said El Paso County, being a common corner with Lot 20 of said Mesa Ridge Subdivision Filing No. 15, the following three courses are on the Southerly, Easterly and Northerly lines of said Tract A; thence: 1) N75°03'09"E a distance of 45.00 feet; 2) N14°56'51"W a distance of 207.40 feet to a point of curve; 3) on a curve to the left having a central angle of 103°41'44", a radius of 245.00 feet for an arc distance of 443.41 feet, whose chord bears N66°47'43"W to a point on the Southeasterly right-of-way line of Mesa Ridge Parkway as described in Book 6788 at Page 538 of the records of said El Paso County, being a point on a curve, from which a radial line bears N49°49'47"W; thence on said Southeasterly right-of-way line, on a curve to the left having a central angle of 11°52'58", a radius of 1220.76 feet for an arc distance of 253.18 feet, whose chord bears N34°13'44"E; thence S61°42'45"E a distance of 34.78 feet; thence N22°22'32"E a distance of 31.80 feet to the Southerly right-of-way line of Mesa Ridge Parkway as recorded at Reception No. 207135953 of the records of said El Paso County, the following three (3) courses are on said Southerly right-of-way line; thence: 1) S67°37'28"E a distance of 18.97 feet to a point of curve; 2) on a curve to the left having a central angle of 25°00'51", a radius of 1080.00 feet for an arc distance of 471.51 feet, whose chord bears S80°07'54"E to a point of reverse curve; 3) on a curve to the right having a central angle of 00°39'42", a radius of 1520.00 feet for an arc distance of 17.56 feet, whose chord bears N87°41'32"E to a point on the Northerly line of The Fountain Mutual Irrigation Channel as recorded in Book 5992 at Page 1279 of the records of said El Paso County, the following twenty-two (22) courses are on said Northerly line; thence: 1) S27°47'09"E a distance of 95.95 feet; 2) S41°09'52"E a distance of 41.90 feet to a point of curve; 3) on a curve to the left having a central angle of 28°52'45", a radius of 93.00 feet for an arc distance of 46.88 feet, whose chord bears S55°36'15"E; 4) thence S70°02'37"E a distance of 91.82 feet; 5) S74°54'11"E a distance of 77.52 feet to a point of curve; 6) on a curve to the right having a central angle of 25°13'15", a radius of 111.00 feet for an arc distance of 48.86 feet, whose chord bears S62°17'34"E; 7) S49°40'56"E a distance of 523.46 feet to a point of curve; 8) on a curve to the left having a central angle of 29°38'12", a radius of 115.00 feet for an arc distance of 59.48 feet, whose chord bears S64°30'02"E; 9) S79°19'08"E a distance of 312.08 feet to a point of curve; 10) on a curve to the right having a central angle of 37°39'42", a radius of 118.00 feet for an arc distance of 77.56 feet, whose chord bears S60°29'17"E; 11) S41°39'26"E a distance of 256.99 feet to a point of curve; 12) on a curve to the right having a central angle of 34°30'25", a radius of 115.00 feet for an arc distance of 69.26 feet, whose chord bears S24°24'13"E; 13) S07°09'01"E a distance of 147.36 feet to a point of curve; 14) on a curve to the left having a central angle of 77°34'32", a radius of 82.00 feet for an arc distance of 111.02 feet, whose chord bears S45°56'17"E; 15) S84°43'33"E a distance of 42.45 feet to a point of curve; 16) on a curve to the right having a central angle of 14°06'03", a radius of 293.00 feet for an arc distance of 72.11 feet, whose chord bears S77°40'31"E; 17) S70°37'30"E a distance of 42.79 feet to a point of curve; 18) on a curve to the left having a central angle of 89°02'05", a radius of 31.00 feet for an arc distance of 48.17 feet, whose chord bears N64°51'27"E; 19) N20°20'25"E a distance of 406.74 feet; 20) N24°23'23"E a distance of 216.89 feet

Prepared by:
John L. Bailey PLS #19586
for and on behalf of
Rockwell Consulting, Inc.
February 27, 2023



JOB NO. 05-068

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EXHIBIT "A-2"

LEGAL DESCRIPTION (CONTINUED):

to a point of curve; 21) on a curve to the right having a central angle of 40°00'00", a radius of 135.00 feet for an arc distance of 94.25 feet, whose chord bears N44°23'23"E; 22) N64°23'23"E a distance of 22.82 feet to said Southerly right-of-way line of Mesa Ridge Parkway as recorded at Reception No. 207135953, the following three (3) courses are on said Southerly right-of-way line; thence: 1) S72°56'37"E a distance of 256.26 feet to a point of curve; 2) on a curve to the left having a central angle of 17°16'11", a radius of 1680.00 feet for an arc distance of 506.37 feet, whose chord bears S81°34'43"E; 3) N89°47'12"E on said Southerly right-of-way line a distance of 950.74 feet to the Southeast corner of said Mesa Ridge Parkway; thence N00°12'48"W on the East line of said Mesa Ridge Parkway, a distance of 9.48 feet to the Northerly line of the first tract of land described, and recorded at Reception No. 207088696 of the records of said El Paso County, the following two (2) courses are on said Northerly line; thence: 1) N89°44'40"E a distance of 1318.14 feet to a point of curve; 2) on a curve to the right having a central angle of 08°52'58", a radius of 1920.00 feet for an arc distance of 297.66 feet, whose chord bears S85°48'52"E to a point on a curve from which a radial line bears S53°51'48"E; thence on a curve to the left having a central angle of 11°04'14", a radius of 1318.74 feet for an arc distance of 254.80 feet, whose chord bears S30°36'05"W; thence S25°03'58"W a distance of 202.50 feet to a point of curve; thence on a curve to the right having a central angle of 15°26'49", a radius of 1000.00 feet for an arc distance of 269.60 feet, whose chord bears S32°47'22"W; thence S40°30'47"W a distance of 68.25 feet to a point of curve; thence on a curve to the left having a central angle of 03°24'38", a radius of 946.38 feet for an arc distance of 56.33 feet, whose chord bears S38°48'28"W; thence S59°28'53"E a distance of 939.49 feet to a point on a curve, on the Northwesterly right-of-way line of Marksheffel Road as recorded at Reception No. 216045010 of the records of said El Paso County, from which a radial line bears N51°03'24"W, the following five (5) courses are on said Northwesterly right-of-way line; thence: 1) on a curve to the right having a central angle of 04°15'16", a radius of 5385.00 feet for an arc distance of 399.87 feet, whose chord bears S41°04'15"W; 2) S43°11'53"W a distance of 1164.38 feet; 3) S42°43'14"W a distance of 600.02 feet; 4) S43°11'53"W a distance of 865.25 feet to a point of curve; 5) on a curve to the right having a central angle of 35°49'08", a radius of 870.00 feet for an arc distance of 543.89 feet, whose chord bears S61°06'27"W; thence N27°33'59"W a distance of 523.39 feet to a point of curve; thence on a curve to the left having a central angle of 25°29'49", a radius of 2405.00 feet for an arc distance of 1070.24 feet whose chord bears N40°18'54"W; thence N53°03'48"W a distance of 1715.59 feet to a point of curve; thence on a curve to the right having a central angle of 33°38'16", a radius of 2895.00 feet for an arc distance of 1699.62 feet whose chord bears N36°14'40"W; thence N31°48'25"W a distance of 220.11 feet to the POINT OF BEGINNING and containing 285.375 acres of land, more or less.

See Exhibits "B-1 & B-2" attached.

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