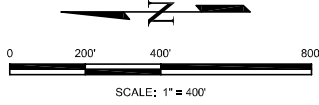


EXHIBIT B



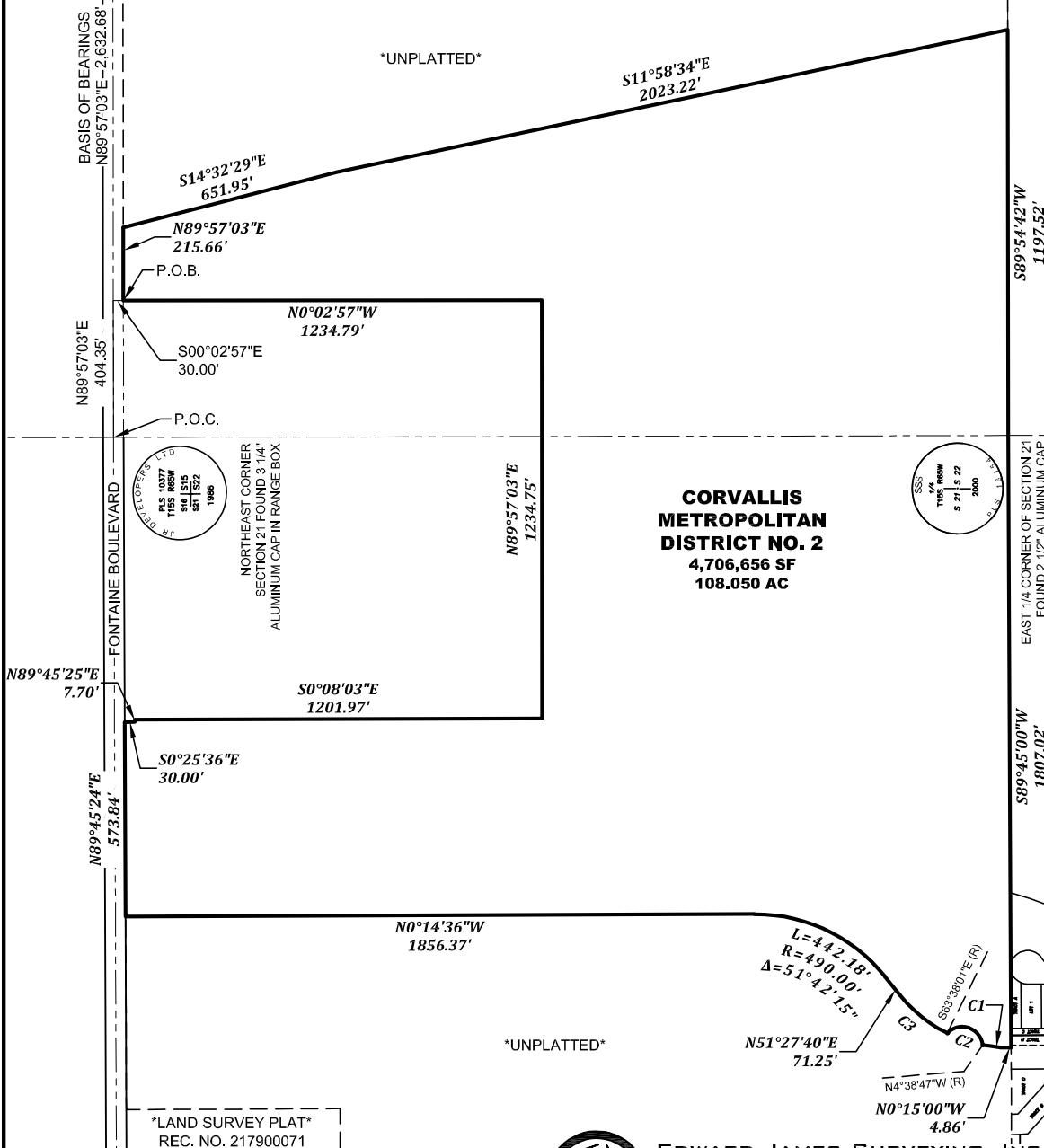
NORTH 1/4 CORNER
SECTION 22 FOUND 3 1/4"
ALUMINUM CAP IN RANGE BOX



LEGEND:

- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- (R) RADIAL BEARING
- * AREA NOT A PART OF THIS SURVEY

CURVE TABLE			
NO.	LENGTH	RADIUS	DELTA
C1	79.90'	410.00'	11°09'58"
C2	139.72'	60.00'	133°25'28"
C3	179.57'	410.00'	25°05'41"



LAND SURVEY PLAT
REC. NO. 217900071

THIS DRAWING DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE LEGAL DESCRIPTION.



EDWARD-JAMES SURVEYING, INC.
 926 Elkton Dr. 4732 Eagleridge Circle
 Colorado Springs, CO 80907 Pueblo, CO 81008
 (719) 576-1216 (719) 545-6240
 05-19-23 JOB NO. 2166-01
 CORVALLIS MD NO. 2 SHEET 3 OF 3



EXHIBIT "A"

LEGAL DESCRIPTION: CORVALLIS METROPOLITAN DISTRICT NO. 2

A TRACT OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 21 AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE LINE BETWEEN THE MONUMENTED NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MONUMENTED ON THE WESTERLY END BY 3-1/4" ALUMINUM CAP IN A RANGE BOX STAMPED "JR DEVELOPERS PLS 10377 S16 S15 S21 S22 T15S, R65W 1986," AND THE EASTERLY END BY A 3-1/4" ALUMINUM CAP IN A RANGE BOX STAMPED "S1/4 S15, N1/4 S22 T15S, R65W, 1986," BEING ASSUMED TO BEAR N89°57'03"E A DISTANCE OF 2,632.68 FEET.

COMMENCING AT THE NORTHWEST CORNER OF SECTION 22, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED BY A 3-1/4" ALUMINUM CAP IN A RANGE BOX STAMPED "JR DEVELOPERS PLS 10377 S16 S15 S21 S22 T15S, R65W 1986"; THENCE N89°57'03"E ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 404.35 FEET; THENCE S00°02'57"E A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF FONTAINE BOULEVARD, SAID POINT BEING THE POINT OF BEGINNING; THENCE N89°57'03"E ON SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 215.66 FEET; THENCE S14°32'29"E A DISTANCE OF 651.95 FEET; THENCE S11°58'34"E A DISTANCE OF 2,023.22 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 22; THENCE S89°54'42"W ON SAID SOUTH LINE A DISTANCE OF 1,197.52 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 21; THENCE S89°45'00"W ON THE SOUTH LINE OF NORTHEAST QUARTER A DISTANCE OF 1,807.02 FEET; THENCE N00°15'00"W A DISTANCE OF 4.86 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 11°09'58", A RADIUS OF 410.00 FEET, A DISTANCE OF 79.90 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N04°38'47"W, HAVING A DELTA OF 133°25'28", A RADIUS OF 60.00 FEET, A DISTANCE OF 139.72 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S63°38'01"E, HAVING A DELTA OF 25°05'41", A RADIUS OF 410.00 FEET, A DISTANCE OF 179.57 FEET TO A POINT OF TANGENT; THENCE N51°27'40"E A DISTANCE OF 71.25 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 51°42'15", A RADIUS OF 490.00 FEET, A DISTANCE OF 442.18 FEET TO A POINT OF TANGENT; THENCE N00°14'36"W A DISTANCE OF 1,856.37 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF FONTAINE BOULEVARD; THENCE N89°45'24"E ON SAID RIGHT-OF-WAY LINE A DISTANCE OF 573.84 FEET TO A POINT ON THE WESTERLY BOUNDARY OF THE PARCEL RECORDED UNDER BOOK 5876 AT PAGE 182 OF THE RECORDS OF EL PASO COUNTY, COLORADO, AND AS SHOWN ON THE ALTA/NSPS LAND TITLE SURVEY AS RECORDED UNDER RECEPTION NUMBER 219900206; THENCE ON THE BOUNDARY LINE OF SAID LAND SURVEY PLAT THE FOLLOWING FIVE (5) COURSES:

1. S00°25'36"E A DISTANCE OF 30.00 FEET;
2. N89°45'25"E A DISTANCE OF 7.70 FEET;
3. S00°08'03"E A DISTANCE OF 1,201.97 FEET;
4. N89°57'03"E A DISTANCE OF 1,234.75 FEET;
5. N00°02'57"W A DISTANCE OF 1,234.79 FEET TO THE POINT OF BEGINNING.



May 19, 2023
Job No. 2166-01
Page 2 of 3

CONTAINING A CALCULATED AREA OF 4,706,656 SQUARE FEET OR 108.050 ACRES,
MORE OR LESS.

LEGAL DESCRIPTION STATEMENT

I, JONATHAN W. TESSIN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE
STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION WAS
PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE,
INFORMATION, AND BELIEF IS CORRECT.



JONATHAN W. TESSIN, PROFESSIONAL LAND SURVEYOR
COLORADO PLS NO. 33196
FOR AND ON BEHALF OF EDWARD-JAMES SURVEYING, INC.