

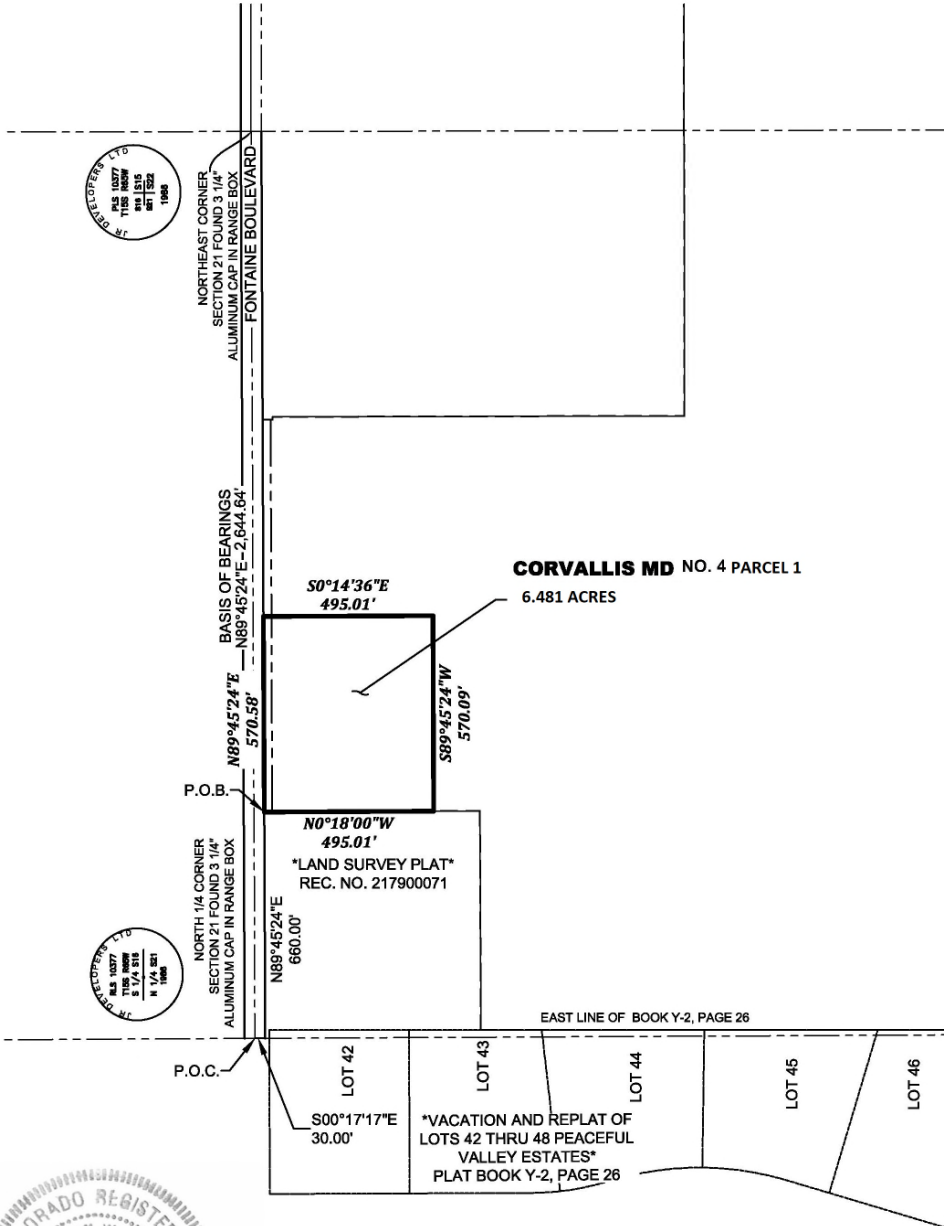
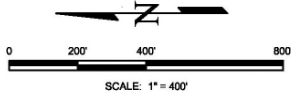
EXHIBIT B

LEGEND:

P.O.B. POINT OF BEGINNING

P.O.C. POINT OF COMMENCING

* AREA NOT A PART OF THIS SURVEY



IN DEVELOPER LTD
P.S. 10377
1158 R00F
R 1/4, S21
R 1/4, S21
1988

IN DEVELOPER LTD
P.S. 10377
1158 R00F
R 1/4, S21
R 1/4, S21
1988

PROFESSIONAL LAND SURVEYOR
JONATHAN W. TESSIN
05/24/2023
33196

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.
Colorado Springs, CO 80907
(719) 576-1216

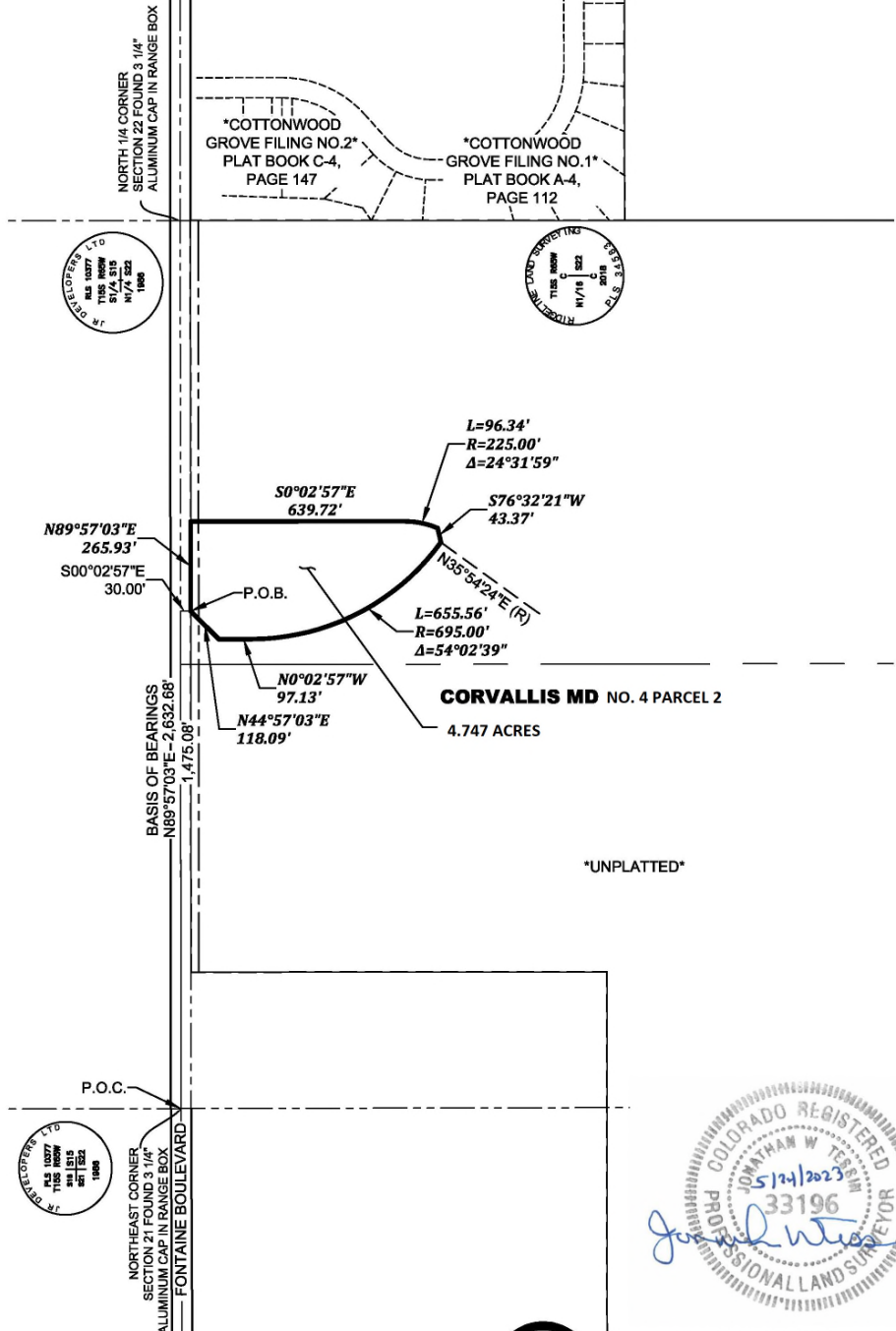
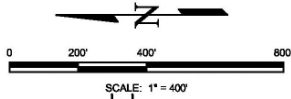
4732 Eagleridge Circle
Pueblo, CO 81008
(719) 545-6240

05-23-23 JOB NO. 2166-01
CORALLIS MD COMMERCIAL NO.1 SHEET 4 OF 6

EXHIBIT B

LEGEND:

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



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
 05-23-23 JOB NO. 2166-01
 CORALLIS MD COMMERCIAL NO. 2 SHEET 5 OF 6

EXHIBIT B



LEGEND:

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

COTTONWOOD GROVE FILING NO.2
PLAT BOOK C-4,
PAGE 147

COTTONWOOD GROVE FILING NO.1
PLAT BOOK A-4,
PAGE 112

NORTH 1/4 CORNER
SECTION 22 FOUND 3 1/2"
ALUMINUM CAP IN RANGE BOX

PROFESSIONAL LAND SURVEYOR
JAMES W. TERRY
NO. 10377
PLS 10377
11/18 2018
N/A 1/4 SEC
1988

NOTE
THIS RANG
C1/4 - SEC
1988

CENTER OF SECTION 21
FOUND 2 1/2" ALUMINUM CAP

BASIS OF BEARINGS
N89°57'03"E - 2,632.68'

FONTAINE BOULEVARD

NORTHEAST CORNER
SECTION 21 FOUND 3 1/4"
ALUMINUM CAP IN RANGE BOX

UNPLATTED

EAST 1/4 CORNER OF SECTION 21
FOUND 2 1/2" ALUMINUM CAP

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
05-23-23 JOB NO. 2166-01
CORALLIS MD COMMERCIAL NO. 3 SHEET 6 OF 6

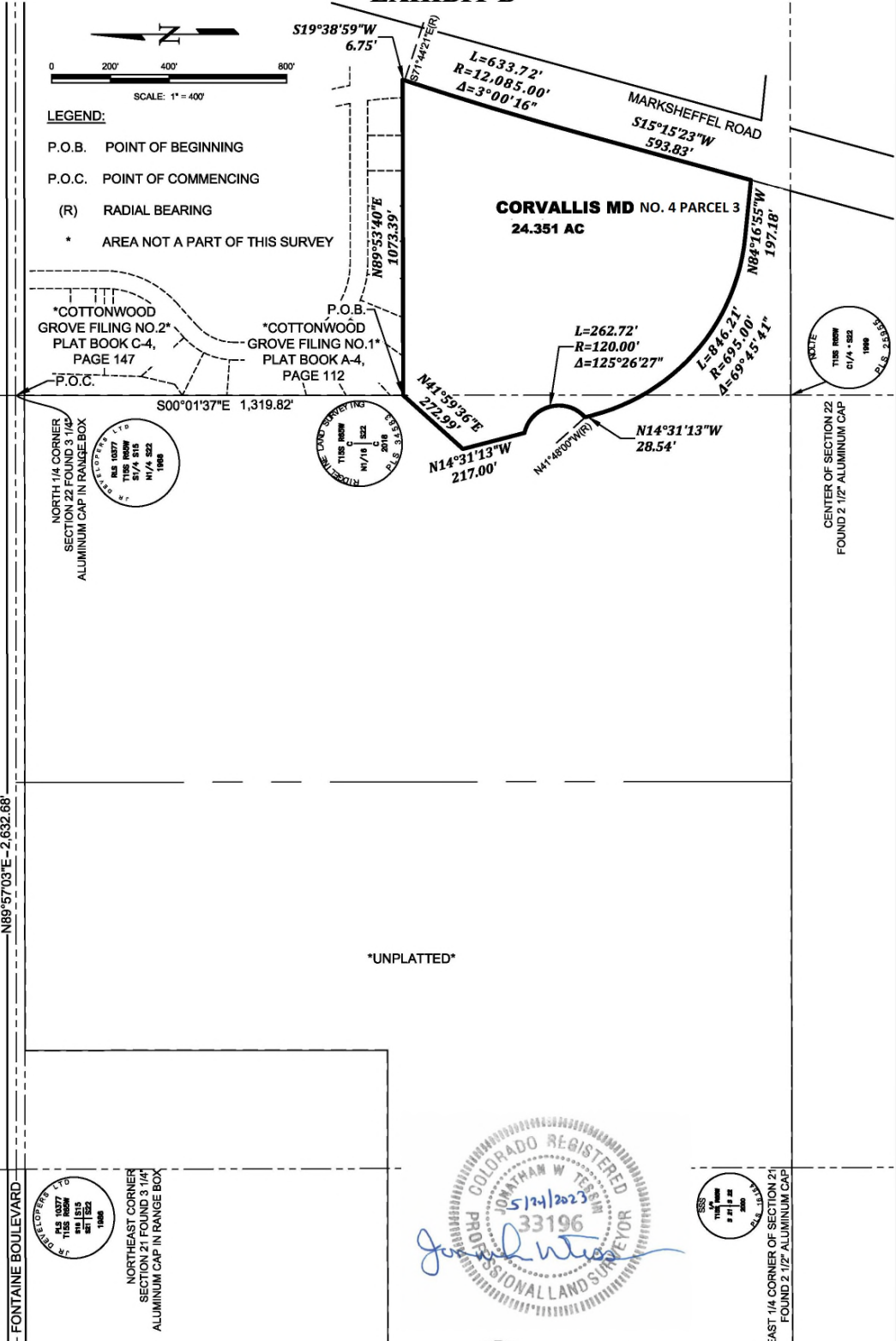




EXHIBIT "A"

LEGAL DESCRIPTION: CORVALLIS METROPOLITAN DISTRICT NO. 4

THREE (3) TRACTS OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 21 AND A PORTION OF THE NORTH HALF 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:

PARCEL 1

A TRACT OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 21, 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 NORTHEAST QUARTER OF SECTION 21, 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 A 3-1/4" ALUMINUM CAP IN A RANGE BOX STAMPED "JR DEVELOPERS RLS 10377 S1/4 S16 N1/4 S21 T15S, R65W 1986," AND THE EASTERLY END BY A 3-1/4" ALUMINUM CAP IN A RANGE BOX STAMPED "JR DEVELOPERS PLS 10377 S16 S15 S21 S22 T15S, R65W 1986," BEING ASSUMED TO BEAR N89°45'24"E, A DISTANCE OF 2,644.64 FEET.

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 21, 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 RLS 10377 S1/4 S16 N1/4 S21 T15S, R65W 1986"; THENCE S00°17'17"E A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF FONTAINE BOULEVARD; THENCE N89°45'24"E ON A LINE 30.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21, ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF FONTAINE BOULEVARD, A DISTANCE OF 660.00 FEET TO THE NORTHEAST CORNER OF THE PARCEL DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 217900071, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING N89°45'24"E ON SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 570.58 FEET; THENCE S00°14'36"E A DISTANCE OF 495.01 FEET; THENCE S89°45'24"W A DISTANCE OF 570.09 FEET TO A POINT ON THE EASTERLY LINE OF SAID PARCEL OF LAND; THENCE N00°18'00"W ON SAID EASTERLY LINE A DISTANCE OF 495.01 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 282,320 SQUARE FEET, OR 6.481 ACRES, MORE OR LESS.



PARCEL 2

A TRACT OF LAND BEING 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 1,475.08 FEET; THENCE S00°02'57"E A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE N89°57'03"E A DISTANCE OF 265.93 FEET; THENCE S00°02'57"E A DISTANCE OF 639.72 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 24°31'59", A RADIUS OF 225.00 FEET, A DISTANCE OF 63.34 FEET TO A POINT ON CURVE; THENCE S76°32'21"W A DISTANCE OF 43.37 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N35°54'24"E, HAVING A DELTA OF 54°02'39", A RADIUS OF 695.00 FEET, A DISTANCE OF 665.56 FEET TO A POINT OF TANGENT; THENCE N00°02'57"W A DISTANCE OF 97.13 FEET; THENCE N44°57'03"E A DISTANCE OF 118.09 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 206,773 SQUARE FEET, OR 4.747 ACRES, MORE OR LESS.

PARCEL 3

A TRACT OF LAND BEING A PORTION OF THE NORTH HALF 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 NORTH QUARTER 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 RLS 10377 S1/4 S15, N1/4 S22 T15S, R65W 1986"; THENCE S00°01'37"E ON THE EAST LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 22 A DISTANCE OF 1,319.82 FEET TO THE NORTH SIXTEENTH CORNER OF SAID SECTION 22, AS SHOWN ON THE SURVEY RECORDED UNDER RECEPTION NUMBER 219900206, SAID POINT BEING THE SOUTHWEST CORNER OF COTTONWOOD GROVE FILING NO. 1, AS RECORDED UNDER AT PLAT BOOK A-4 PAGE 112, SAID POINT BEING THE POINT OF BEGINNING;



THENCE N89°53'40"E, ON THE SOUTHERLY LINE OF SAID COTTONWOOD GROVE FILING NO. 1, A DISTANCE OF 1,073.39 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD; THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

1. S19°38'59"W A DISTANCE OF 6.75 FEET TO POINT ON CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S71°44'21"E, HAVING A DELTA OF 03°00'16", A RADIUS OF 12,085.00 FEET, A DISTANCE OF 633.72 FEET TO A POINT OF TANGENT;
3. S15°15'23"W A DISTANCE OF 593.83 FEET;

THENCE N84°16'55"W A DISTANCE OF 197.18 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 69°45'41", A RADIUS OF 695.00 FEET, A DISTANCE OF 846.21 FEET TO A POINT OF TANGENT; THENCE N14°31'13"W A DISTANCE OF 28.54 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N41°48'00"W, HAVING A DELTA OF 125°26'27", A RADIUS OF 120.00 FEET, A DISTANCE OF 262.72 FEET TO A POINT ON CURVE; THENCE N14°31'13"W A DISTANCE OF 217.00 FEET; THENCE N41°59'36"E A DISTANCE OF 272.99 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,060,742 SQUARE FEET, OR 24.351 ACRES, MORE OR LESS.

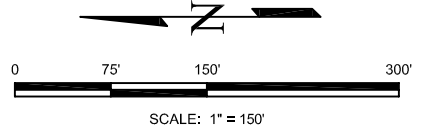
LEGAL DESCRIPTION STATEMENT

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.



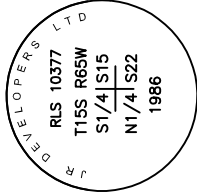
JONATHAN W. TESSIN, PROFESSIONAL LAND SURVEYOR
COLORADO PLS NO. 33196
FOR AND ON BEHALF OF EDWARD-JAMES SURVEYING, INC

EXHIBIT B



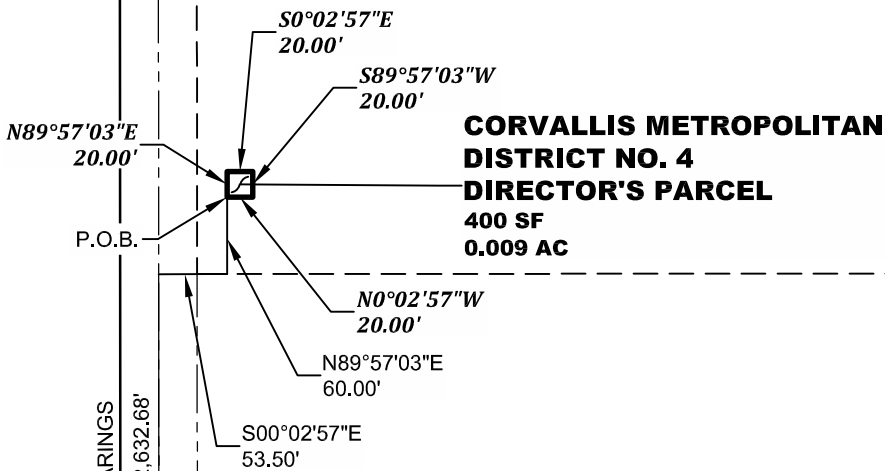
LEGEND:

- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- * AREA NOT A PART OF THIS SURVEY



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

UNPLATTED



**CORVALLIS METROPOLITAN
DISTRICT NO. 4
DIRECTOR'S PARCEL
400 SF
0.009 AC**



BASIS OF BEARINGS

N89°57'03"E 2,632.68'

404.35'

P.O.C.



NORTHEAST CORNER
SECTION 21 FOUND 3 1/4"
ALUMINUM CAP IN RANGE BOX

FONTAINE BOULEVARD

**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.
Colorado Springs, CO 80907
(719) 576-1216

4732 Eagleridge Circle
Pueblo, CO 81008
(719) 545-6240

05-24-23
DIRECTOR'S PARCEL 4

JOB NO. 2166-01
SHEET 2 OF 2



EXHIBIT "A"

LEGAL DESCRIPTION: CORVALLIS METROPOLITAN DISTRICT NO. 4 DIRECTOR'S PARCEL

A TRACT OF LAND BEING 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 53.50 FEET; THENCE N89°57'03"E ON A LINE 53.50 FEET SOUTH OF AND PARALLEL TO SAID NORTH LINE A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE N89°57'03"E A DISTANCE OF 20.00 FEET; THENCE S00°02'57"E A DISTANCE OF 20.00 FEET; THENCE S89°57'03"W A DISTANCE OF 20.00 FEET; THENCE N00°02'57"W A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 400 SQUARE FEET, OR 0.009 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.