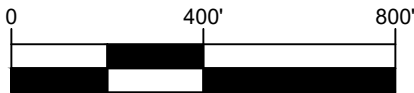
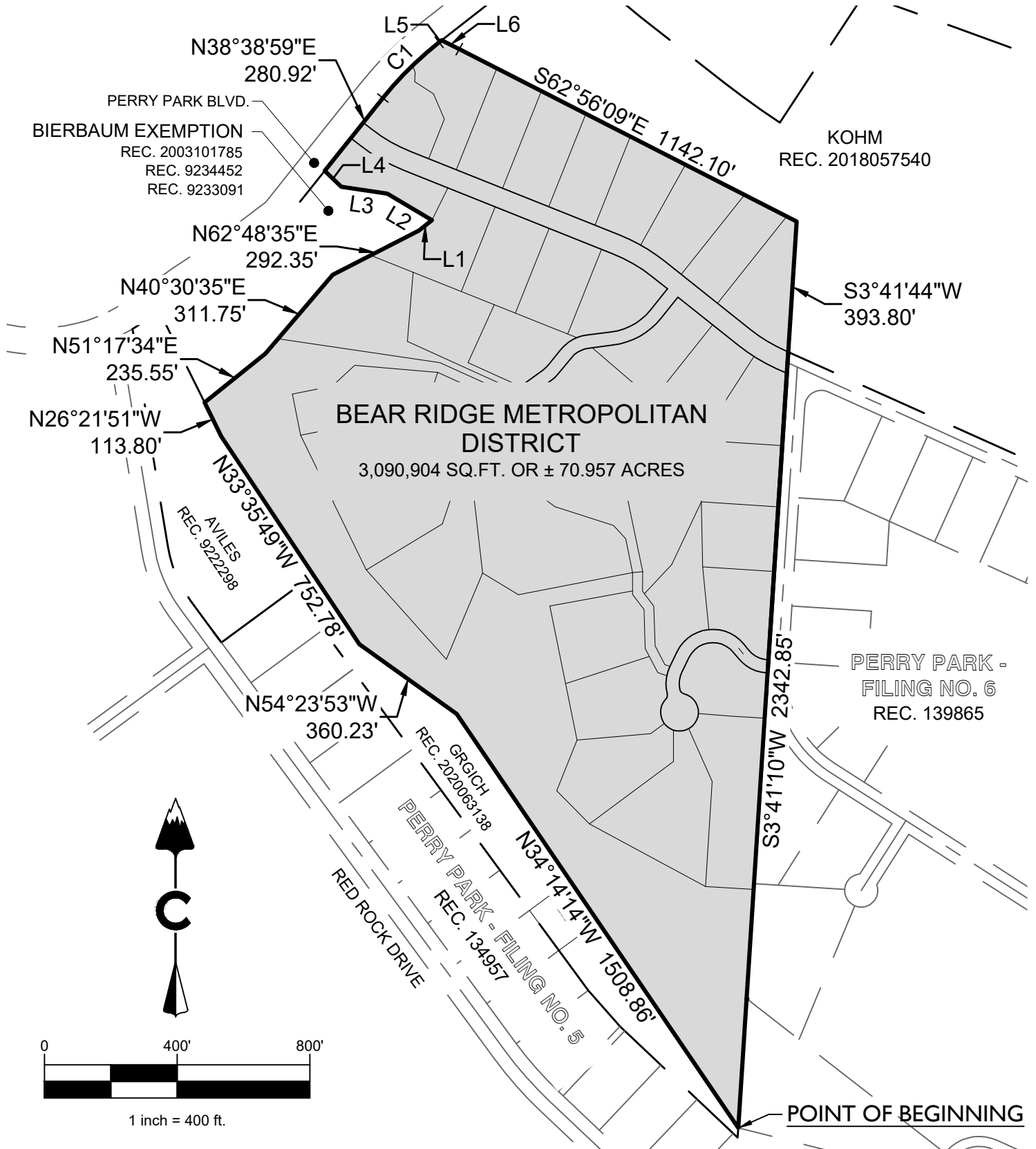


ILLUSTRATION TO EXHIBIT



1 inch = 400 ft.

NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION

PROJECT: 21-089
 DATE: 11/29/2022
 DR: JCA
 QA: JCA
 SHEET 3 OF 4



CORE CONSULTANTS, INC.
 3473 SOUTH BROADWAY
 ENGLEWOOD, CO 80113
 303.703.4444
 LIVEYOURCORE.COM

BEAR RIDGE
 METROPOLITAN DISTRICT MAP
 DOUGLAS COUNTY, COLORADO

LEGAL DESCRIPTION

BEAR RIDGE METROPOLITAN DISTRICT

A PARCEL OF LAND, AS DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2022023821, IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, SITUATED IN THE EAST HALF OF SECTION 22, TOWNSHIP 9 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH CORNER OF PARCEL A OF SAID DEED RECORDED AT RECEPTION NO. 2022023821, ALSO BEING THE SOUTHWEST CORNER OF LOT 18, BLOCK 4, PERRY PARK FILING NO. 6, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 139865, SAID DOUGLAS COUNTY RECORDS, THENCE ALONG THE TOP OF A RIDGE THE FOLLOWING THREE (3) COURSES:

1. N 34°14'14" W, A DISTANCE OF 1508.86 FEET;
2. N 54°23'53" W, A DISTANCE OF 360.23 FEET;
3. N 33°35'49" W, A DISTANCE OF 752.78 FEET TO THE NORTHWESTERLY END OF SAID RIDGE;

THENCE N 26°21'51" W, A DISTANCE OF 113.80 FEET TO THE SOUTHWEST CORNER OF THE BIERBAUM EXEMPTION, RECORDED AT RECEPTION NO. 2003101785, SAID DOUGLAS COUNTY RECORDS; THENCE ALONG THE EAST AND NORTHEAST LINES OF SAID BIERBAUM EXEMPTION, THE FOLLOWING SEVEN (7) COURSES:

1. N 51°17'34" E, A DISTANCE OF 235.55 FEET;
2. N 40°30'35" E, A DISTANCE OF 311.75 FEET;
3. N 62°48'35" E, A DISTANCE OF 292.35 FEET;
4. N 51°15'29" E, A DISTANCE OF 49.82 FEET;
5. N 59°14'04" W, A DISTANCE OF 156.21 FEET;
6. N 81°32'33" W, A DISTANCE OF 140.46 FEET;
7. N 46°03'48" W, A DISTANCE OF 69.30 FEET TO A POINT ON THE EAST LINE OF THE PERRY PARK BOULEVARD RIGHT-OF-WAY;

THENCE N 38°38'59" E, ALONG THE EAST LINE OF SAID PERRY PARK BOULEVARD RIGHT-OF-WAY, A DISTANCE OF 280.92 FEET TO THE SOUTHWEST CORNER OF PARCEL C, DEED RECORDED AT SAID RECEPTION NO. 2022023821 AND A POINT OF CURVATURE;

THENCE ALONG THE WEST AND NORTH LINES OF SAID PARCEL C, THE FOLLOWING THREE (3) COURSES:

1. CONTINUING ALONG THE EAST LINE OF SAID PERRY PARK BOULEVARD RIGHT-OF-WAY AND ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1037.72 FEET, A CENTRAL ANGLE OF 13°11'55" AND AN ARC LENGTH OF 239.05 FEET, THE CHORD OF WHICH BEARS N 45°14'57" E, A DISTANCE OF 238.52 FEET;
2. N 52°00'26" E, CONTINUING ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 9.86 FEET TO THE NORTHWEST CORNER OF SAID DEED;
3. S 63°23'44" E, A DISTANCE OF 59.37 FEET TO A SOUTH CORNER OF THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2018057540 SAID DOUGLAS COUNTY

RECORDS AND THE NORTHWEST CORNER OF PARCEL A, SAID DEED RECORDED AT RECEPTION NO. 2022023821;

THENCE ALONG THE NORTH AND EAST LINES OF SAID PARCEL A, THE FOLLOWING THREE (3) COURSES:

1. S 62°56'09" E, A DISTANCE OF 1142.10 FEET;
2. S 03°41'44" W, A DISTANCE OF 393.80 FEET TO THE NORTHWEST CORNER OF SAID PERRY PARK FILING NO. 6;
3. S 03°41'10" W, ALONG THE WEST LINE OF SAID PERRY PARK FILING NO. 6, A DISTANCE OF 2342.85 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 3,090,904 SQUARE FEET OR 70.957 ACRES, MORE OR LESS

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE EAST LINE OF THE DEED RECORDED AT RECEPTION NO. 2022023821, COINCIDENT WITH THE WEST LINE OF PERRY PARK FILING NO. 6, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 139865, IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, BEING ASSUMED TO BEAR S 03°41'10" W FROM THE NORTHWEST CORNER OF SAID PERRY PARK FILING NO. 6 BEING MONUMENTED BY A #5 REBAR WITH NO CAP, TO THE SOUTH CORNER OF SAID DEED RECORDED AT RECEPTION NO. 2022023821, BEING MONUMENTED BY A #5 REBAR WITH A 1.25 INCH DIAMETER YELLOW PLASTIC CAP STAMPED "PLS 38534", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

JEFFREY C. ANTON
COLORADO PLS 38818
FOR AND ON BEHALF OF
CORE CONSULTANTS INC.



ILLUSTRATION TO EXHIBIT

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	49.82'	N 51°15'29" E
L2	156.21'	N 59°14'04" W
L3	140.46'	N 81°32'33" W
L4	69.30'	N 46°03'48" W
L5	9.86'	N 52°00'26" E
L6	59.37'	S 63°23'44" E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	239.05'	1037.72'	13°11'55"	N45°14'57"E	238.52'

NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION

PROJECT: 21-089
 DATE: 11/29/2022
 DR: JCA
 QA: JCA
 SHEET 4 OF 4



CORE CONSULTANTS, INC.
 3473 SOUTH BROADWAY
 ENGLEWOOD, CO 80113
 303.703.4444
 LIVEYOURCORE.COM

BEAR RIDGE
 METROPOLITAN DISTRICT MAP
 DOUGLAS COUNTY, COLORADO