

**NOTICE REGARDING
AGREEMENTS FOR SALE AND PURCHASE OF REAL ESTATE**

NOTICE IS HEREBY GIVEN THAT:


- 1. CND-Cloverleaf, LLC, a Colorado limited liability company (the “CND-Cloverleaf”), is the owner of certain real property situated in the County of El Paso, State of Colorado, as more particularly described in Exhibit A attached hereto and incorporated herein by this reference (the “Property”); and
- 2. CND-Cloverleaf has been assigned all right, title and interest in one or more certain Agreements for Sale and Purchase of Real Estate (the “Agreements”) to sell said Property to one or more purchasers; and
- 3. As of the date of the recording of this Notice, closing has not occurred on the Property and said Agreements remain in full force and effect.

Any questions concerning the status of the above referenced Agreements may be directed to the law firm of Icenogle Seaver Pogue, P.C.:

Icenogle Seaver Pogue, P.C.
 Attn: Jennifer L. Ivey
 4725 S. Monaco St., Suite 360
 Denver, Colorado 80237
 (303) 292-9100

EXECUTED THIS 10th DAY OF December 2021.

ICENOGL SEAVR POGUE, P.C.

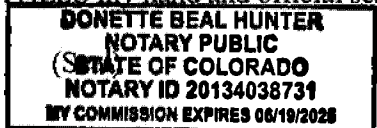
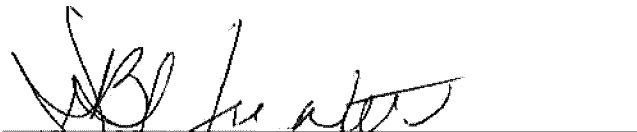


 Jennifer L. Ivey, #37851

STATE OF COLORADO)
) ss.
 COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this 10th day of December 2021 by Jennifer L. Ivey of Icenogle Seaver Pogue, P.C.

WITNESS my hand and official seal.

 Notary Public

My commission expires: 06/19/2025

EXHIBIT A

Legal Description of the Property



DIRECTOR'S PARCEL

PROPERTY DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THAT PROPERTY RECORDED UNDER RECEPTION NO. 220071778 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, LOCATED IN THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE LINE BETWEEN THE 30.00' WITNESS CORNER TO THE CENTER QUARTER CORNER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 10377 1997 30.00 WC" AND THE 30.0' REFERENCE MONUMENT TO THE EAST QUARTER CORNER OF SAID SECTION 23, MONUMENTED BY A 1-1/2" ALUMINUM CAP STAMPED "LS 2692", SAID LINE BEARING S89°54'49"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.

COMMENCING AT THE 30.0' REFERENCE MONUMENT TO THE EAST 1/4 CORNER OF SAID SECTION 23;

THENCE N66°10'37"E A DISTANCE OF 960.18 FEET, TO A POINT NON-TANGENT CURVE ON THE NORTHERLY LINE OF WALTERS COMMONS FILING NO. 1 RECORDED UNDER RECEPTION NO. 205086620 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING;

THENCE DEPARTING SAID NORTHERLY LINE, ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S79°41'13"W, HAVING A RADIUS OF 390.00 FEET, A CENTRAL ANGLE OF 08°52'54" AND AN ARC LENGTH OF 60.45 FEET, TO A POINT OF TANGENT ON THE SOUTHERLY LINE OF THAT ACCESS EASEMENT RECORDED UNDER RECEPTION NO. 204059086;

THENCE ON SAID SOUTHERLY EASEMENT LINE, THE FOLLOWING FOUR (4) COURSES:

1. N19°11'41"W A DISTANCE OF 17.85 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 7.00 FEET, A CENTRAL ANGLE OF 96°51'27" AND AN ARC LENGTH OF 11.83 FEET, TO A POINT OF COMPOUND CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 14°15'12" AND AN ARC LENGTH OF 68.41 TO A POINT OF TANGENT;
4. S88°05'01"E A DISTANCE OF 44.12 FEET;

THENCE DEPARTING SAID SOUTHERLY EASEMENT LINE, THE FOLLOWING TWO (2) COURSES:

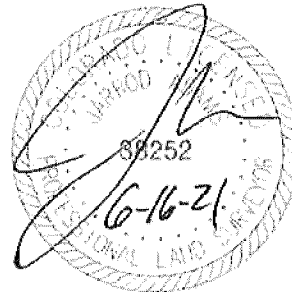
1. S01°54'59"W A DISTANCE OF 106.01 FEET;
2. N79°40'23"W A DISTANCE OF 93.89 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 10,190 SQUARE FEET OR 0.2339 ACRES.

PROPERTY DESCRIPTION STATEMENT

I, JARROD ADAMS, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

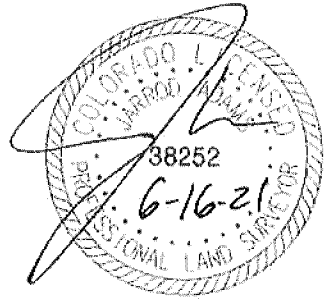
JARROD ADAMS, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38252
FOR AND ON BEHALF OF JR ENGINEERING, LLC



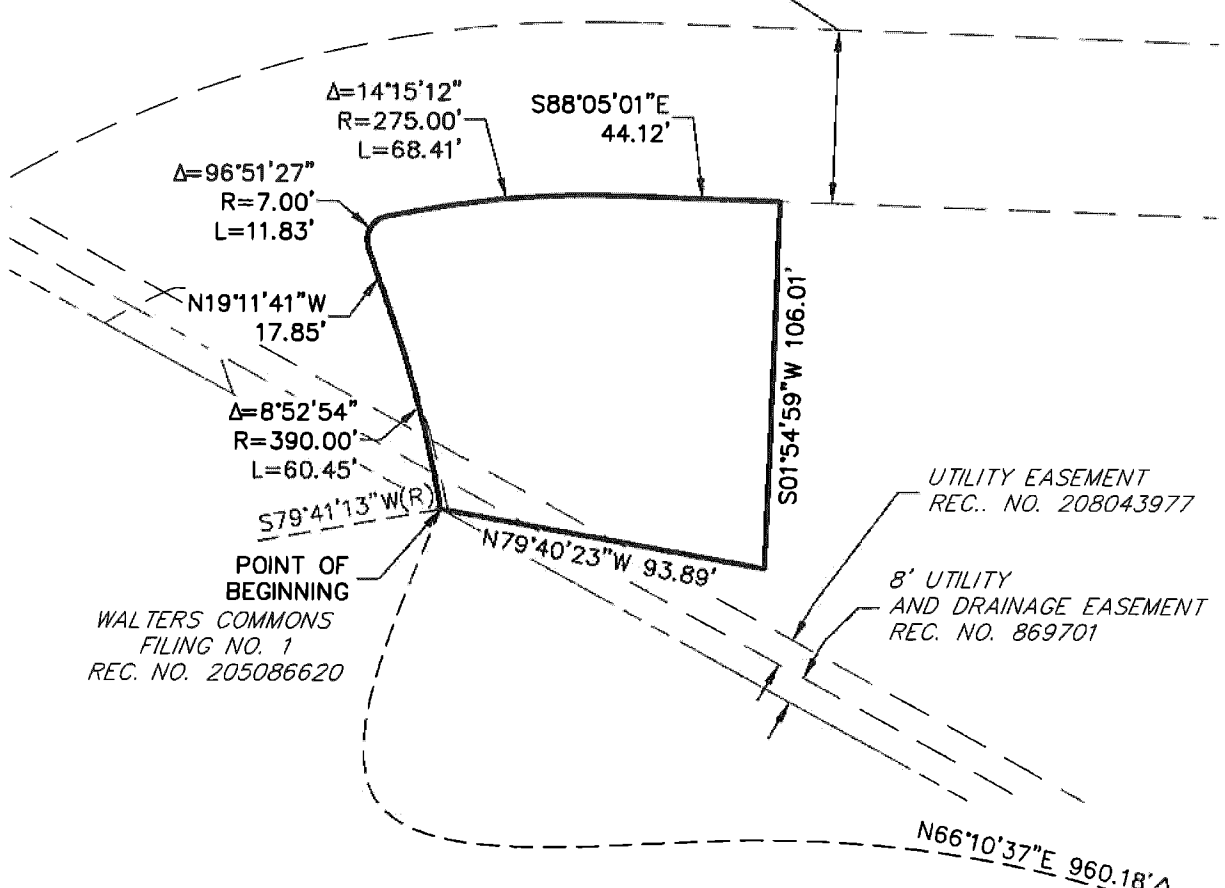
EXHIBIT

NW 1/4 SEC. 24
T11S, R67W, 6TH PM

WARRANTY DEED
REC. NO. 220071778



ACCESS EASEMENT
REC. NO. 204059086



UTILITY EASEMENT
REC. NO. 208043977

8' UTILITY
AND DRAINAGE EASEMENT
REC. NO. 869701

POINT OF BEGINNING
WALTERS COMMONS
FILING NO. 1
REC. NO. 205086620

BASIS OF BEARINGS
S89°54'49\"/>E 2658.92'

30.00' WITNESS CORNER
C1/4 CORNER SEC. 23
T.11S, R.67W, 6TH P.M.
RECOVERED 3-1/4\"/> ALUMINUM CAP
STAMPED \"RLS 10377 1997 30.00 WC\"

POINT OF COMMENCEMENT
30.0' REFERENCE MONUMENT
E1/4 CORNER SEC. 23
T.11S, R.67W, 6TH P.M.
RECOVERED 1-1/2\"/> ALUMINUM CAP
STAMPED \"LS 2692\"



ORIGINAL SCALE: 1\"/> = 50'

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

DIRECTORS PARCEL
CLOVERLEAF
PROJECT NO.: 25158.00
DATE: 06/16/2021

SHEET: 3 OF 3



Centennial 303-740-9393 • Colorado Springs 719-589-2593
Fort Collins 970-491-9888 • www.jrengineering.com