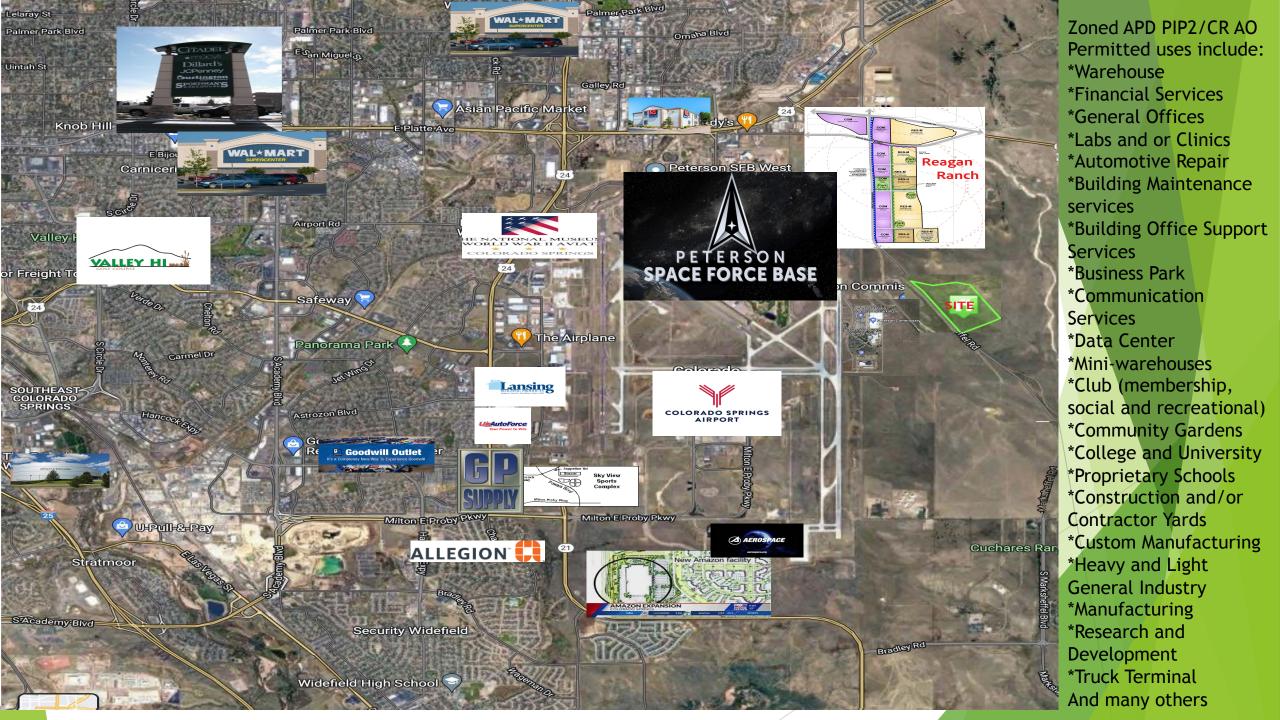
For Sale \$6,221,000.00 (\$3.95 PSF)

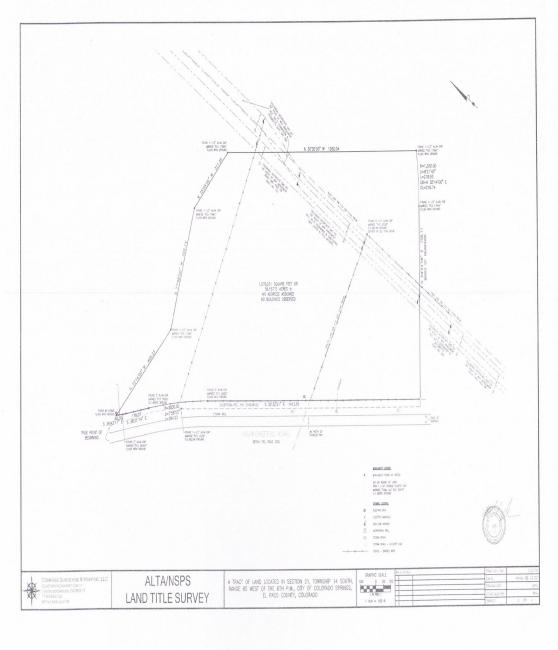
36 Acres Commercial zoning S Marksheffel Rd

Colorado Springs, CO 80916

Located in Commercial Aeronautical Zone Boarders massive Banning Lewis Ranch project near the East Gate of Peterson Air Force Base Just West of the Reagan Ranch commercial/residential development project. Nearby noteworthy operations include the Colorado Springs Airport, new Amazon facilities, And Peterson Space Force Base

RE/MAX Commercial John Schinkel 719 499-0460 Schinkel@frii.com





LEGAL DESCRIPTION:

A trace of land located in Section 21, Township 14 South, Plange 65 West of the 6th P.M., County of \S D Pasa, State of Colondon, described as follows:

Commercing at the perheest conter of Section 14, Tawnship 14 Soute, Ronge 65 West of the 6th P.W., from which the southeast conner of soid Section 14, boars South 00'98'38' West (Bosta of Bearing true meristor), a distance of 5,280.16 (set).

Therce North 45'96'41" West, a distance of 14,533.41 (set to the northwest corner of said Section

hence South 3454'59' Esst, a distance of 1,334'31 feet clong the southwattenty line of that 6000 last year of lead as described in sald Euler 755 of Pige 455's to the poortwester's line of 1000 file clark or lates conveyed so IP pisa County is created in misturement recent of Collaboration 1302 file clark conveyed so IP pisa County is created in misturement recent of Collaboration 1302 in Book 750 of Proje MS of the records of El Pisa County, Chiomato;

Rence southearterly, a district of 286.44 feet doing the southwesterly life of local 199,000 foot stips of lock as described in sick Black TSQ of the Squit SQ and doing the size of a curse concess for southeasts to so part tragent and the Are Feet of Exprings Journ beneal a resident of 13343 Black, a central origin of 17100°C and benig subtantied by a street Architecture SQ and 13340 Feet (as a central origin of 17100°C and benig subtantied by a street Architecture SQ and 13340 Feet (as a central origin of 17100°C and benig subtantied by a street Architecture SQ and 13340 Feet (as a central origin of 17300°C and benig subtantied by a street Architecture SQ and 13340 Feet (as a central origin of 17340 Feet (as a central origin o

Thence South 4/35/5" East, a distance of 200.00 feet along the southwesterly line of that 100.00 fact strip of land as described in soid Book 152 or Page 3/5 to a point of curve to the right:

Remit austractively, a distance of 265.47 feet doing the studievalety line of test 190.00 feet strip of land as destrated in sold Block 750 of Tags 955 and doing the oric of and come to a panel, taggerst, and are sharing a refail to 1,3256 feet, o centre doing feet 100000° and being solderede by a stress feet feet.

Thence South 303315 Ecet. a distance of 78117 that disrip the smultivesterly line of that 100,00 feet after of that as described in and Shak 702 of Page 305 to the wast-west central of soul Section 315.

Theoric South \$555'89' East, or distinct of 116.15 feet dring the extra-east centerfine of sold Section 21 feet in contraptiety time of that 100,000 feet time of lead conveyable to El Prass County as described in Cean recorded January 8, 1330 in Bonk EJ4 nt Page 422 of the records of EL Prass County, Chanado

Therce North 5924'38" East, a distance of 796.17 feet to a point curve to the left. These northestery, a deterce of 218.93 feet carry the art of soid carry, and art having a radius of 1591.93 feet, a central sorple of 821.63 and being will leaded by a chard from these starts 551.4765. East, a destance of 218.74 feet.

Therce North 3735'00" West, a distance of 1,342 fix feet;

Therce Norte 7505'00" West, a distance of 311 26 feet,

Thence South 7756'00' West, a distance of 502 14 feet.

Thence North 1314'00' West, a distance of 555.51 feet to the nurth-cately line of that 100.00 feet ye've of lend as pearshed in and Book 752 at Page 305;

Theree South 48'24'45" West, a distance of 100,00 feet to the Time Print of Beginning

TITLE EXCEPTIONS:

tems 1-8 are stanford exceptions.

- either side of section lines on the public domain.
 AFFECTS THE SLEEKYED PROPERTY AND IS BLANKET IN NATURE, IT IS NOT SHOWN HEREON.
- Right of the proprietor of a self- or lode to entruct and remove his one standards, smooth the same be found to provide for interests the premise heating posted, no reserved in blade Sinder polents recorded foll-wester 23, 1852 of 80H 50 F 1951 870 and 270, recorded June 13, 1855 of 80H 72, Pops 115, and seconded September 17, 1850 of 80H 72, Pops 100 115 115 or 100 115

Back 35, Page 287 MCC NOT SETUD TO RESERVE PROPERTY.

Box 35, Page 287 METCES DAIL PROFINE (E 10 SCANTEL PROPERTY WITHIN THE SME
1/4 OF SETUD TO 100 S TO IL SANCE SECTE MATTER IT IS 1911 SCHAM MASSIM.

Bow 71, Page 114 COCCANAN IS LEICENT.

Bow 71, Page 114 COCCANAN IS LEICENT.

Pearwisons of underlies interests of oil and/or gos literain contained in directs recorded however 21, 1917 in Book SSI of Page 73 and in Blok 907 of Page 505 and in Blok 915 of Page 492.

Soos (54), Page 74: <u>COLMANN IS BLESSES</u>.

Soos 905, Page 505 & Bode 915, Page 402, <u>STECUS INFERENCE OF THE SAMPLES</u>

<u>PROFESSY SHIP IS SAM IS SAME AS SECOND AS BRIT IS NOT A SAMPLE</u>

<u>RELETE WHITE</u>, IL IS NOT SAMPLE HEROES

- Tennes, conditions, provisions, burdens and obligations as set faith in pipeline right of way and/or essements, given to Fant, Bacon & Davis, Inc recorded Ontober 15, 1127 in Back 158. # Page 153 and 154. (COUNTRY INDEPENDENT: MAY AFFECT THAT PARTICLE OF THE SUPPLIED PROPERTY WITHIN THE DW 1/4 OF SECTION 21. ILL IS NOT SHOWN HOREON.
- Right of way and/or incurrent, glass to Coloreds Telephole Gas Company, for positive purposes, as described in instrument recorded and 14, 1931 in Book 852 of Prop. 211. (CALLYN INCURRENT). May ATTEND THAT ENGINEER OF the SUPPLIED PROPERTY WHITE INC. THE 1/4 OF SECTION 21. IN IS WELL SHOWN HEECH.
- 14. The recención al one-fourth at oil cool, oil, gos, in form of Scrim Y. Hohn as reserved in

deed recorded July 07, 1936 at Block 915, Page 492, and recorded July 19, 1927 in Book 929 Page 555. AFFECTS THAT PORTION OF THE SUPPLYED PROPERTY WHICH THE SW 1/4 OF SECTION 21 BUT IS NOT A SUREY PELIFED NATION. IT IS NOT SHOWN VERTOX.

Terms, conditions, pro-fisions, burdens and abligations as set froth in eccentent and right of way recorded Cotater 16, 1965 in Book 1991 at Page 69, as americal by instrument recorded binary 24, 1996 in Book 2115 at Page 142 and 144 and recorded June 20, 1556 in Book 2135 at Page 674.

- Liquer restrictions of record, which contain o forfailure or rewarder classes, which provide that influxicating liquors shall rever be manufactured, sold, or althorwise disposed of as a beverage in any place of poble report in our your like premises or any port thereof, as contract in lateral reversal control December 23.1 177 in Book 2003 of Port May MS. #ERIOTS, BHILL (POTIV). OF the SUPPLIED PROPERTY WITHIN THE SM 1/4 OF SECTION 21 BUT IS NOT A SUPPLY FELTED MATTER IT IS NOT SHOWN HERE(M
- Right of way essements as granted to Nountain View Electric Association Inc. In Instruments seconded December 94, 1938, in Book 1714 of Pages 339 and 541, November 35, 1978 in Book 3114 of Pages 310 and 311 and North 7, 1983 in Book 3684 of Page 508.

Busk 1714, Pegs 539 and Book 3114, Page 310 & 3114 BETCES THE SURFACE PROPERTY BOD 5 SANCE OF MANUEL OF MANUEL OF MANUEL OF THE MANUEL OF MANUEL O

 Amenables of outget properly into the City of Colorado Springs on evidenced by archinocon recorded September 17, 1983 in Book 3353 of Fage 204, Amenation plot of Municipal Arport Addition So. 10 in correction thereelin, recorded September 17, 1980, under Parception III. AFFECTS THAT ROPTION OF THE SUPPLYED PROPERTY WITHIN THE SM 1/4 OF SECTION 21 BUT IS NOT A SURREY RELATED MATTER IT IS NOT SHOWN REPEAT.

 Notice of underground utilities by the EI Poso County Telephone Company recorded Jonaphy 1922 in Book 3027 at Pose 176 and by Nountain Yee Sperick Association recorded stey 9, 1983 in Book 3584, Pose 593. Book 3517, Page 176 and Book 3884, Page 508, DOES NOT AFFECT THE SUPERTO PROPERTY Book 3718, Page 812, AFFECTS, THE SUPERTY PROPERTY AND IS BLANKET IN INVIDENCE IN NOT SHOWN HEFECUS.

Right of way ont/or essentent, given to Mauntain States Telephone and Telephone Company for utility proposes, as secondard in instrument recorded May 31, 1985 in Bons STHE or Fay 84, DOSS MIT AFFECT DES SUPPLYED PROPERTY.

A DESCRIPTION PROPERTY AND ADMINISTRATION OF THE PROPERTY AND ADMINISTRATION PROPERTY ADMINISTRATION PROPE

First, American recorded April 6, 1987 of Basic 5344, Page 743 and First De-crossoften recorded July 14, 1988 at Basic 5331, Page 953.

BOO NOT FOR THE STEEL DIE SPIEDE PRITTED BY COMMAN DE ADDRESS EINE IL SE DE MONE EIN ERWEITE HERCE Y SELDEN IS EIN EN HEILE. HERCE YN PROPERTY HERCE Y SELDEN IS EIN EN HEILE. HERCE YN PROPERTY HERCE HERCE HERCE HERCE PRITTED HER HERCE YN PROPERTY HERCE HERCE HERCE HERCE HERCE HERCE HERCE HERCE FOR A SHARE HERCE HERCE HERCE HERCE HERCE HERCE HERCE HERCE HERCE FOR ALL A SHARE HERCE HERCH HERCE H

Rosk 5344, Page 743: 00ES 507 AFFET THE SURVEYED PROFESSY, Book 5531, Page 953:

OR 2011, Page 9537

Purol A. DEE NOT MFECT THE SURVEYED PROPERTY
Page 8 MFECTS A FROMDO OF THE SURVEYED PROPERTY WITHIN THE SA 1/4 DE
SECTION 21. THIS IS NOT A SURVEY ROLATIO MATTER AND IS NOT SHOWN REPERV.

SIGNO 1. 16th Self 4. 1466 f. 1466 f.

 The Effect of Notice concerning underground facilities of Mountain View Electric Association, Inc., recorded May 09, 1983 in Block 3118 of Page 812. Book 3718, Page 812: EFECTS THE SUBSECTO PROPERTY AND IS BLACKET AS NATURE, IT IS NOT SHOWN REPECTED. 24 Restrictions and reservations as contained in deets recorded Options 8, 1985 in Brack SCIT2 of Pepe 143 and Coultier 11, 1985 in Brack SCIT2 or Pepe 173 and September 18, 1986 in Brack SCIT2 of Pepe 173 and September 18, 1986 in Brack SCIT2 of Pepe 173 and September 18, 1986 in Brack SCIT2 of Pepe 1931 of Pepe 173, 1976 and Pepe 173, 1976 and Pepe 173, 1976 and Pepe 173, 1977 and Pepe 173, 1976 and Pepe 173, 1977 and 1977 a

THE STATE AND ADDRESS AND ADDR

5. Inclusion of the subject properly within the Bonning Lewis Rooch Flood Control Conservativy Digital as endersed by document recorded November 7, 1988, in Book 5374 at Page 537 AFECTS THE SURVINED PROPERTY AND IS BLAKET IN NATURE. IT IS ADD SHEAR MERICAL

Inclusion of the subject juverily while the Electal therapolities Desirct as endersed by Order and District meeting derict mounted Servicy 11, 1997 or Receptor No. 5707-5527. MECS, 1st, Services PROPERTY RG IS NOT A. SPORT MAINTO MATTER, P. S. NOT, PORMITTINGS.

27. Appendix et to City of Coption from 15 miles of the coption of the season seed of the coption of the cop

RESIDENT NO. MODITION AFFELTS ALL OF THE SPORTED PROPERTY EXCEPT THAT PORTION AS THE SM 1/4 OF SECTION 21. THIS IS NOT A SURREY PELATED MATTER AND IS NOT SHOWN Terms, conditions, provisions, burdens and ebligations as set forth in rights of way and/or exements given to Colorado Interests (on Company, seconded May 21, 1002 under Reception No. 1001/47514 DOSS NOT AFFECT THE SUBJECTS PROPERTY.

erms, conditions and provisions of amenation agreement recorded September 23, 1988 in talk 5553 at Page 455. Amenation ordinance recorded September 23, 1988 in Book 5557 at gs 562. Amenated by Code: and Judgment recorded Murch 16, 2055 under Recording No. INSULTABLE. BOOK SSOT, Page 405: AFFECTS HIL OF THE SUPVENITE PROPERTY EXCEPT THAT PORTION WITH HE SW 1/4 OF SCHOOL 21 BOT IS NOT A SUPPLY RELATED WATER, IT IS NOT SHOWN

PROMOTOR NO 2000/1981 MFELTS ALL OF THE SUBSECTO PROFERE EXCEPT THAT POFTER I THE DB 1/4 OF EXCEPT 21. THIS IS NOT A SUBSECT PELFER MATTER AND IS NOT SHOWN SECTION.

Terms countiere, provinces burdens and collegions on set first in elegented and systematic recorded Described 12, 2003 under Recorden 100, 1983011.

**SHORT NOT 31 ADMANDS \$10,0000-0000 SHORTEN 100,000 SHORTEN \$1,000 SHORTEN \$1,000

Terre, conditions, provisions, burders and obligations as sel forts in Outplain Gees of Roter Rights recorded June 15, 2005 under Reception No. 296/386724. <u>DGS NOT AFFOR THE SURFACE PROPERTY.</u>

Terres, conditions, provisions, burders and chilegibons as set forth in deed recorded October 11, 2005 under Reception No. 204153801. <u>REFECTS INC. SUPLICED PROPERTY BUT CONTAINS</u> NO. PLUTINEE IDEM.

 Tenna, conditions, previsions, burders and obligations as set forth in ensement and right way agreement recorded December 27, 1006 under Recorden No. 186204. <u>AFFECTS INFO SARSHITO PROFESTS AND IS SHOWN INFECTOR.</u> Terms, conditions, provisors, burders and obligations as set forth in essented and right of way recorded February 10, 2016 under Reception No. 2161-1252. <u>RFECTS THE SURFICES</u> PROPERTY 400-IS SHOWN HEREON.

Terms, continos, provisors, burdens and coloptions of light of way as deliced and described in Mansolly Deat recorded May 5, 2016 under Reception No. 216048163. <u>MEEOSS 186</u> SURVEYSO PROPERTY AND IS SYSTEM HERDIX.

- This survey does not cantible a title search by Compans Surveying & Mapping, LLC to determine execution or estimates all mone for all information regarding executions, rights of any and LHE of secure, Company Swinging & Mapping, LLC relief sizes or excentioned for life inscurator prepared by Land Till Resident Company, Caster Ro. (25351/635), with an effective code of March 18, 2022 of 500 p.m.
- 2. As to Table Alliem No. 2. The surjeved property does not have an assigned address
- As to Toble A Izem No. 3. Exters Emerging Monogenetif Agency, fixed insurance State Map, May Number (68)(CIDTMS, Hellivin data December 7, 2018, "Winter Datan 1992(68), infectors that the proposal of large as located in Zone 11 (areas optermined to be outside the 0.2% chance consult Googles).
- As to Toole A Item lin. 5: All substantial features observed owing the course of performing the field such are shown bettern.



- The Basis of Becrings is the southeasterly line of the surveyed property manuferhed as shown and occurred to bear North 59 degrees 24 minutes 56 seconds East.
- . The field work was completed on April 12, 2022.
- Ecseneris and other public documents stream or noted on this survey were examined as a location and purpose and were not economic as to restrictions, evidualizes, conditions, obligations, terms, or as to the right to grant the same.
- 10. This ATA/ASPS Land Title Survey was prepared for the exclusive use of persons/parties liste in confliction. Said statement lose, not relead to any uniconed person/parties without an express statement by the surveyor naming soid person/parties.
- Helice. According to Colonado low you must commence any legal action based upon any oddect on this survey within three years other you first obscore such defect to no exent any action be commenced more than her years from the Jafe of the certification shown

SURVEYOR'S CERTIFICATION:

4. As to Table 4 them tim, 4: This properly contains a calculate cross of 1,533,75% aspart feet. I chass: W, in Strok of Lord Sovey Peths, or (1,54,45%) cross), less the 0,000 Seff or 4 My per Resolution No. 150,004551, continuing.

ACC 25 cours Feed, 100,000 per to select of 1,550,550 pages and 1,514,510 contain.

I should sometime of the secretary contains a contained on the contained of the secretary contained on the contain of the Clark and Recorder's Office of El Prish County, Colorado

ALTA/NSPS LAND TITLE SURVEY

A TRACT OF LAND LOCATED IN SECTION 21, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

	REVISIONS	PROJECT NO	2207
		DATE	APRIL 18 2020
		Deaves By	587
		CHECKED BY.	3/5
		SHEET.	1 OF 2