

September 14, 2015

LEGAL DESCRIPTION

A parcel of land located within the tracts of land described in the deeds recorded in the office of the El Paso County Clerk and Recorder in Book 5691 at Page 739, Book 6720 at Page 1097 and Book 5769 at Page 1464, El Paso County, Colorado, with all of the bearings contained herein based upon a bearing of S89°55'22"W, as measured between a 1 1/2 inch aluminum washer, PLS 31548, found in place, and a #4 rebar and 1" plastic cap, LS 4842, found in place, marking the south line of said tract of land recorded in Book 5769 at Page 1464, being more particularly described as follows:

Beginning at the northeast corner of said Tract of land recorded in Book 5691 at Page 739, being marked on the ground by a #5 rebar and 1 1/4 inch plastic cap, PLS 31548, found in place; thence along the east line of said tracts of land recorded in Book 5691 at Page 739 and Book 6720 at Page 1097, S00°43'43"E, a distance of 373.72 feet, to the southeast corner of said tract of land recorded in Book 5691 at Page 739, being marked on the ground by a #5 rebar and 1" plastic cap, PLS 31548, found in place; thence along the east line of said tract of land recorded in Book 5769 at Page 1464, S00°43'42"E, a distance of 40.20 feet; thence leaving said east line, along the easterly top of bank of Shooks Run, the following four (4) courses:

- 1) S25°42'37"W, a distance of 47.57 feet,
- 2) S57°21'34"W, a distance of 34.73 feet,
- 3) S17°27'38"W, a distance of 167.78 feet,
- 4) S41°50'01"W, a distance of 61.91 feet,

to the south line of said tract of land recorded in Book 5769 at Page 1464; thence along said south line, S89°55'22"W, a distance of 104.35 feet; thence leaving said south line, along the westerly top of bank of Shooks Run, the following nine (9) courses:

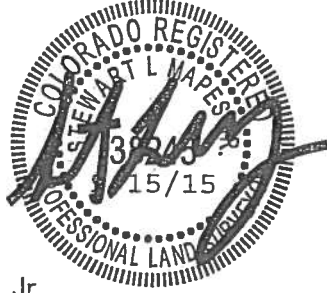
- 1) N38°37'53"E, a distance of 51.29 feet,
- 2) N51°36'47"E, a distance of 46.42 feet,
- 3) N28°38'47"E, a distance of 26.52 feet,
- 4) N17°12'48"W, a distance of 33.69 feet,
- 5) N14°07'14"E, a distance of 88.16 feet,
- 6) N35°55'50"E, a distance of 172.17 feet,
- 7) N22°50'55"E, a distance of 72.60 feet,
- 8) N04°47'06"E, a distance of 44.52 feet,
- 9) N00°30'07"W, a distance of 219.79 feet,

EXHIBIT B 1 of 2

OK
PSJ

to a point on the north line of said tract of land recorded in Book 5691 at Page 739, and a point on the southerly right-of-way line of E. Pikes Peak Ave.; thence along said north line, 17.00 feet along a non-tangent curve to the left, having a radius of 1350.00 feet, a delta of 0°43'17", and a chord of 17.00 feet that bears N84°56'13"E, to the Point of Beginning.

Said parcel contains 41,037 sq.ft. or 0.942 acres, more or less.



Stewart L. Mapes, Jr.
Colorado Professional Land Surveyor No. 38245
For and on behalf of Clark Land Surveying, Inc.

EXHIBIT B 2 of 2