

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN PORTIONS OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE 1/4 NE 1/4) AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE 1/4 SE 1/4) SECTION 35, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE 6TH P.M., IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT INTERSECTION OF THE NORTHWESTERLY EXTENSION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF GRAND VISTA CIRCLE, DEDICATED TO THE PUBLIC IN GRAND VISTA FILING NO. 1 AS RECORDED IN PLAT BOOK H-6 AT PAGE 42 OF THE RECORDS OF SAID EL PASO COUNTY AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF FILLMORE STREET AS DESCRIBED IN BOOK 1902 AT PAGE 114 OF THE RECORDS OF SAID EL PASO COUNTY, THE FOLLOWING TWO (2) COURSES ARE ON SAID SOUTHEASTERLY RIGHT-OF-WAY LINE; THENCE 1) N56°50'45"E A DISTANCE OF 346.12 FEET TO A POINT OF CURVE; 2) ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 12°36'16", A RADIUS OF 993.29 FEET FOR AN ARC DISTANCE OF 218.52 FEET, WHOSE CHORD BEARS N63°08'53"E; THENCE S00°58'27"W, A DISTANCE OF 580.31 FEET; THENCE S56°50'45"W A DISTANCE OF 342.06 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID GRAND VISTA CIRCLE, THE FOLLOWING (3) COURSES ARE ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE AND THE NORTHWESTERLY EXTENSION THEREOF; THENCE 1) N11°45'44"W A DISTANCE OF 210.61 FEET TO A POINT OF CURVE; 2) ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 21°22'40", A RADIUS OF 405.00 FEET FOR AN ARC DISTANCE OF 151.11 FEET, WHOSE CHORD BEARS N22°27'04"W; 3) N33°08'24"W A DISTANCE OF 160.59 FEET TO THE POINT OF BEGINNING.

CONTAINING: 218,320.72 S.F. / . 5.012 +/- ACRES, MORE OR LESS