

**Legal Description
Penrose St. Francis Hospital**

LEGAL DESCRIPTION - PARCEL A

That tract of land described in Book 3481 at Page 415 of the records of El Paso County, Colorado located in the Northwest quarter (NW1/4) of Section 36, Township 13 South, Range 67 West of the 6th P.M., El Paso County, Colorado being more particularly described as follows:

BEGINNING at the Northeast corner of Centennial Boulevard as described in Book 5373 at Page 77 of the records of said El Paso County; thence N89°10'20"E on the North line of the Northwest quarter of the Northwest quarter (NW1/4NW1/4) of said Section 36, a distance of 711.68 feet to the Northeast corner of said NW1/4NW1/4; thence N89°11'02"E on the North line of the Northeast quarter of the Northwest quarter (NE1/4NW1/4) of said Section 36, a distance of 892.77 feet to the Northeast corner of said tract of land described in Book 3481 at Page 415; thence S00°18'45"W on the East line of said tract of land, distance of 1167.33 feet; thence S89°11'03"W on the South line of said tract of land, a distance of 1023.64 feet; thence S00°18'45"W on the East line of said tract of land, a distance of 928.77 feet to the North right-of-way line of Fillmore Street, the following two (2) courses are on said Northerly right-of-way line; thence: 1) S87°50'07"W a distance of 4.80 feet; 2) S84°20'01"W a distance of 304.17 feet to the intersection with the East right-of-way line of Centennial Boulevard as described in Book 5373, at Page 77 of the records of said El Paso County, the following twenty-two (22) courses are on said East right-of-way line; thence: 1) N50°10'20"W (N50°10'22"W of record) a distance of 30.82 feet; 2) N05°10'22"W a distance of 443.80 feet; 3) N03°15'35"W a distance of 79.87 feet to a point on a non-tangent curve; 4) on a curve to the left having a central angle of 08°12'56" (08°12'57" of record), a radius of 763.67 feet for an arc distance of 109.50 feet, whose chord bears N08°44'51"W to a point on a non-tangent curve; 5) on a curve to the left having a central angle of 11°29'32" (11°29'31" of record), a radius of 762.59 feet for an arc distance of 152.96 feet, whose chord bears N20°19'13"W; 6) N15°28'26" E a distance of 31.86 feet; 7) N24°52'40"W a distance of 75.00 feet; 8) S85°07'20"W a distance of 12.00 feet; 9) N64°48'00"W a distance of 22.58 feet to a point on a curve; 10) on a curve to the right having a central angle of 15°04'37", a radius of 645.00 feet for an arc distance of 189.73 feet, whose chord bears N17°08'35"W to a point on a curve; 11) on a curve to the right having a central angle of 08°47'51", a radius of 643.21 feet for an arc distance of 98.78 feet, whose chord bears N03°08'07"W; 12) N01°05'59"E (N01°05'48"E of record) a distance of 72.82 feet (72.63 feet of record); 13) N00°48'48"W a distance of 140.00 feet; 14) N39°08'33"E a distance of 31.94 feet; 15) N00°48'48"W a distance of 75.00 feet; 16) S89°11'14"W a distance of 12.00 feet; 17) N40°27'17"W a distance of 22.73 feet; 18) N00°48'48"W a distance of 138.00 feet; 19) N01°46'03"W a distance of 180.03 feet; 20) N00°48'48"W a distance of 66.00 feet; 21) N01°05'47"E a distance of 180.10 feet; 22) N00°48'48"W a distance of 68.54 feet to the POINT OF BEGINNING and containing 51.05 acres of land, more or less.

LEGAL DESCRIPTION - PARCEL B

A tract of land located in the Northwest quarter (NW1/4) of Section 36, Township 13 South, Range 67 West of the 6th P.M., El Paso County, Colorado being more particularly described as follows:

COMMENCING at a 4"x9" red stone with a scribed "X" at the North quarter corner of said Section 36 from which a 3" aluminum cap by PE-LS 9853 at the Northwest corner of the Northeast quarter of the Northwest quarter (NE1/4NW1/4) of said Section 36 bears S89°09'47"W a distance of 1293.03 feet, and is the basis of bearings used herein; thence S89°09'47"W on the North line of said NE1/4NW1/4, a distance of 399.55 feet (400 feet of record) to the Northeast corner of the tract of land described in Book 3481 at Page 415 of the records of said El Paso County, also being the Northwest corner of Lot 10, Fillmore Heights Subdivision Filing No. 2 as recorded at Reception No. 98138750 of the records of said El Paso County; thence S00°19'45"W (S00°01'48"W of record) on the common line between said tract of land and said Fillmore Heights Subdivision Filing No. 2 and the West line of Fillmore Heights Subdivision Filing No. 4 as recorded at Reception No. 202171261 of the records of said El Paso County, a distance of 1167.56 feet (1167.33 feet of record); thence continuing S00°19'45"W on the West line of said Fillmore Heights Subdivision Filing No. 4, a distance of 252.36 feet to the Southwest corner of Lot 1 of said Fillmore Heights Subdivision Filing No. 4; thence N79°53'13"E on the Southerly line of said Lot 1, a distance of 407.01 feet to the East line of said NW1/4; thence S00°17'43"W on said East line, a distance of 708.51 feet to the Northerly right-of-way line of Fillmore Street; thence N89°42'00"W on said Northerly right-of-way line, a distance of 3.25 feet to the most Easterly corner of Fillmore right of way as described in Book 2377 at Page 987 of the records of said El Paso County; thence S87°49'04"W on the Northerly right-of-way line of said Fillmore Street, a distance of 1421.94 feet; thence N00°18'54"E (N00°01'48"E of record) on the Easterly line of said tract of land described in Book 3481 at Page 415, a distance of 928.87 feet (928.77 feet of record); thence N89°10'46"E (N88°53'40"E of record) on a Southerly line of said tract of land, a distance of 1023.56 feet (1023.64 feet of record) to the POINT OF BEGINNING and containing 27.788 acres of land, more or less.

Total Area = 78.838 acres