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## LEGAL DESCRIPTION:

A TRACT OF LAND BEING A PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 21, AND A PORTION OF SECTION 22, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTHERLY BOUNDARY LINE OF ACADEMY HIGH SCHOOL FILING NO. 5, AS RECORDED UNDER RECEPTION NO. 97110362, RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE EASTERLY END BY A NO. 5 REBAR AND 1-1/4" ALUMINUM SURVEYORS CAP STAMPED LS 38252 AND AT THE WESTERLY END BY 1 1/4" ALUMINUM SURVEYORS CAP STAMPED LS 31161, BEING ASSUMED TO BEAR N90°00'00"W, A DISTANCE OF 1218.56 FEET.

COMMENCING AT THE NORTHEASTERLY CORNER OF ACADEMY HIGH SCHOOL FILING NO. 5, AS RECORDED UNDER RECEPTION NO. 97110362, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING NORTHEASTERLY CORNER OF THUNDER MOUNTAIN AVENUE AS PLATTED IN SAID ACADEMY HIGH SCHOOL FILING NO. 5, BEING ALSO THE SOUTHEASTERLY CORNER THUNDER MOUNTAIN AVENUE AS PLATTED IN NORTH FORK AT BRIARGATE FILING NO. 2 RECORDED UNDER RECEPTION NO. 215713639;

THENCE N90°00'00"W, ON THE NORTHERLY RIGHT OF WAY LINE OF THUNDER MOUNTAIN AVENUE AS PLATTED IN SAID NORTH FORK AT BRIARGATE FILING NO. 1 AND THE SOUTHERLY RIGHT OF WAY LINE AS PLATTED IN SAID NORTH FORK AT BRIARGATE FILING NO. 2, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING;

THENCE N90°00'00"W, ON THE NORTHERLY BOUNDARY LINE OF SAID ACADEMY HIGH SCHOOL FILING NO. 5, A DISTANCE OF 1138.56 FEET TO THE NORTHEASTERLY CORNER OF A TRACT OF LAND AS DESCRIBED IN DEED RECORDED MAY 26, 2005 UNDER RECEPTION NO. 205076902,

THENCE N90°00'00"W ON THE NORTHERLY BOUNDARY LINE OF SAID TRACT OF LAND, A DISTANCE OF 355.51 FEET TO THE NORTHWESTERLY CORNER THEREOF;  
THENCE CONTINUING N90°00'00"W, A DISTANCE OF 746.40 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 40°35'32", A RADIUS OF 361.50 FEET AND A DISTANCE OF 256.11 FEET TO A POINT OF TANGENT;  
THENCE N49°24'28"W, A DISTANCE OF 116.70 FEET;  
THENCE S40°35'32"W, A DISTANCE OF 90.42 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF POWERS BOULEVARD;

THENCE ON SAID RIGHT-OF-WAY LINE, THE FOLLOWING SEVEN (7) COURSES:

1. N53°46'46"W, A DISTANCE OF 168.43 FEET;
2. N34°35'01"W, A DISTANCE OF 41.96 FEET;
3. N48°33'16"W, A DISTANCE OF 406.73 FEET;
4. N63°01'46"W, A DISTANCE OF 99.96 FEET;
5. N40°53'41"W, A DISTANCE OF 355.43 FEET;
6. S60°56'28"W, A DISTANCE OF 30.62 FEET; TO A POINT ON CURVE;
7. ON THE ARC OF A CURVE TO THE RIGHT, WHOSE CENTER BEARS N44°43'18"E, HAVING A DELTA OF 10°09'36", A RADIUS OF 9085.00 FEET, A DISTANCE OF 1611.00 FEET TO A POINT ON CURVE, SAID POINT BEING 16.00 FEET SOUTH OF THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEASTERLY QUARTER OF SECTION 22, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN;

THENCE N89°18'05"E ON A LINE 16.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEASTERLY QUARTER OF SECTION 22, A DISTANCE OF 337.06 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 21; THENCE S89°54'07"E, ON A LINE 16.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 323.65 FEET TO A POINT ON CURVE;  
THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S64°26'08"E, HAVING A DELTA OF 64°32'07", A RADIUS OF 50.00 FEET AND A DISTANCE OF 56.32 FEET TO A POINT OF TANGENT;  
THENCE S89°54'02"E, A DISTANCE OF 2694.37 FEET TO A POINT OF CURVE;  
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 00°02'28", A RADIUS OF 628.50 FEET AND A DISTANCE OF 0.45 FEET TO A POINT OF TANGENT;  
THENCE S89°51'49"E, A DISTANCE OF 515.41 FEET TO A POINT OF CURVE;  
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 64°10'53", A RADIUS OF 628.50 FEET AND A DISTANCE OF 704.03 FEET TO A POINT ON CURVE, SAID POINT BEING THE NORTHEASTERLY CORNER OF THUNDER MOUNTAIN AVENUE AS PLATTED IN SAID NORTH FORK AT BRIARGATE FILING NO. 2;

THENCE ON THE NORTHERLY AND WESTERLY RIGHT OF WAY LINE OF SAID THUNDER MOUNTAIN AVENUE THE FOLLOWING FIVE (5) COURSES:

1. S64°19'20"W, A DISTANCE OF 57.00 FEET TO A POINT ON CURVE
2. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S64°19'20"W, HAVING A DELTA OF 25°40'24", A RADIUS OF 571.50 FEET AND A DISTANCE OF 256.08 FEET TO A POINT OF TANGENT;
3. S00°00'16"E, A DISTANCE OF 957.84 FEET;
4. S01°36'28"W, A DISTANCE OF 408.57 FEET;
5. S00°00'00"E, A DISTANCE OF 57.00 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 168.007 ACRES