

## EXHIBIT B - LEGAL DESCRIPTION

THE PARCEL OF LAND DESCRIBED IN THE QUITCLAIM DEED, RECORDED AT RECEPTION NO. 2008079259, SAID PARCEL BEING LOCATED IN SECTION 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 25 PER THE ALTA/ACSM LAND TITLE SURVEY, DEPOSITED IN THE COUNTY SURVEYOR'S LAND SURVEY PLAT/RIGHT-OF-WAY SURVEYS AT LSP 3569 WITH THE SOUTH QUARTER CORNER OF SAID SECTION 25, MONUMENTED BY A 3-1/4 INCH ALUMINUM CAP STAMPED PLS 6935 FROM WHENCE THE SOUTHEAST CORNER OF SAID SECTION 25, MONUMENTED WITH A 2-1/2 INCH ALUMINUM CAP STAMPED PLS 23515 IS ASSUMED TO BEAR SOUTH 89°37'46" EAST A DISTANCE OF 2612.86 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

**COMMENCING** AT THE SOUTH QUARTER CORNER OF SAID SECTION 25:

THENCE NORTH 71°33'07" EAST A DISTANCE OF 686.89 FEET TO THE NORTHERLY RIGHT-OF-WAY OF FOUNDERS PARKWAY, RECORDED AT RECEPTION NO. 8603133, THE SOUTHEAST CORNER OF METZLER RANCH FILING NO. 6, RECORDED AT RECEPTION NO. 2001056044, THE EAST LINE OF METZLER RANCH ANNEXATION, RECORDED AT RECEPTION NO. 343755 AND THE **POINT OF BEGINNING**;

THENCE ON THE EAST LINE OF SAID METZLER RANCH FILING NO. 6 THE FOLLOWING THREE (3) COURSES:

1. NORTH 06°15'48" EAST A DISTANCE OF 748.62 FEET;
2. NORTH 08°45'48" EAST A DISTANCE OF 720.00 FEET;
3. NORTH 29°14'12" WEST A DISTANCE OF 1150.00 FEET TO THE NORTHERLY LINE OF SAID METZLER RANCH FILING NO. 6;

THENCE NORTH 89°36'34" WEST ON THE NORTHERLY LINE OF SAID METZLER RANCH FILING NO. 6 A DISTANCE OF 26.47 FEET TO THE EASTERLY LINE OF THE TRACTS OF LAND DESCRIBED IN DEED RECORDED AT RECEPTION NO. 2007028679 AND SHOWN ON THE LAND SURVEY PLAT DEPOSITED AT SURVEY NO. 3715 IN THE COUNTY SURVEYOR'S LAND SURVEY PLAT/RIGHT-OF-WAY SURVEYS;

THENCE ON THE EAST LINE OF SAID SURVEY NO. 3715 THE FOLLOWING TWO (2) COURSES:

1. NORTH 24°02'27" WEST A DISTANCE OF 547.52 FEET;
2. NORTH 32°48'26" WEST A DISTANCE OF 472.20 FEET MORE OR LESS TO THE SOUTHERLY RIGHT-OF-WAY OF CROWFOOT VALLEY ROAD;

THENCE NORTH 24°23'14" EAST ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CROWFOOT VALLEY ROAD A DISTANCE OF 59.07 FEET TO THE WEST LINE OF CANYONS SOUTH FILING NO. 1A, RECORDED AT RECEPTION NO. 2008047805, THE WESTERLY LINE OF THE PARCEL DESCRIBED IN QUITCLAIM DEED, RECORDED AT RECEPTION NO. 2011082277 AND THE WESTERLY LINE OF THE ALTA/ACSM LAND TITLE SURVEY, DEPOSITED IN THE COUNTY SURVEYOR'S LAND SURVEY PLAT/RIGHT-OF-WAY SURVEYS AT LSP 3569;

THENCE ALONG SAID WESTERLY LINE THE FOLLOWING FOUR (4) COURSES:

1. SOUTH 32°05'40" EAST A DISTANCE OF 560.34 FEET;

2. SOUTH 24°10'42" EAST A DISTANCE OF 757.47 FEET;
3. SOUTH 32°10'12" EAST A DISTANCE OF 949.84 FEET;
4. SOUTH 11°53'16" WEST A DISTANCE OF 138.76 FEET TO THE NORTHERLY LINE OF CANYONS SOUTH ANNEXATION, RECORDED AT RECEPTION NO. 2023029144;

THENCE CONTINUING SOUTH 11°53'16" WEST ON THE WEST LINE OF SAID CANYONS SOUTH ANNEXATION A DISTANCE OF 499.36 FEET TO THE NORTH CORNER OF THE PARCEL DESCRIBED AT RECEPTION NO. 2006097242;

THENCE ON THE WEST LINE OF SAID PARCEL RECORDED AT RECEPTION NO. 2006097242 THE FOLLOWING THREE (3) COURSES:

1. CONTINUING SOUTH 11°53'16" WEST A DISTANCE OF 115.49 FEET;
2. SOUTH 05°35'33" WEST A DISTANCE OF 424.46 FEET;
3. SOUTH 11°41'01" EAST A DISTANCE OF 373.43 FEET TO A POINT OF CURVATURE ON THE NORTH RIGHT-OF-WAY LINE OF FOUNDERS PARKWAY;

THENCE ON THE NORTH RIGHT-OF-WAY LINE OF SAID FOUNDERS PARKWAY ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 165.32 FEET, SAID CURVE HAVING A RADIUS OF 895.00 FEET, A DELTA OF 10°35'01" AND BEING SUBTENDED BY A CHORD BEARING NORTH 58°56'20" WEST A DISTANCE OF 165.09 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS A CALCULATED AREA OF 163,672 SQUARE FEET OR 3.76 ACRES MORE OR LESS.

### **SURVEYOR'S STATEMENT**

I, AARON ALVIN DEMO, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY STATE THAT THIS LEGAL DESCRIPTION WAS PREPARED UNDER MY PERSONAL SUPERVISION AND CHECKING, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF, AND IN MY PROFESSIONAL OPINION, AND THAT IT IS NOT A MONUMENTED LAND SURVEY.

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AARON ALVIN DEMO, PROFESSIONAL LAND SURVEYOR  
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FOR AND ON BEHALF OF BASELINE ENGINEERING CORP.

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