

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER SOUTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ONE-SIXTEENTH CORNER COMMON TO SAID SECTION 11 AND SECTION 12 OF SAID TOWNSHIP 8, SOUTH RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN WHENCE THE EAST ONE-QUARTER CORNER OF SAID SECTION 11 BEARS N 00° 54' 12" W FORMING THE BASIS OF BEARING USED IN THIS DESCRIPTION WITH ALL BEARINGS DESCRIBED HEREON RELATIVE THERETO; THENCE ALONG THE SOUTH LINE OF THE SAID NORTHEAST ONE-QUARTER SOUTHEAST ONE-QUARTER TO A REBAR WITH A 1.5 INCH YELLOW PLASTIC CAP (STAMPED – EPP & ASSOC. INC., PLS 14815) AT THE SOUTHWEST CORNER OF THE LAFARGE READY MIX FINAL PLAT (REC. NO. 2007096197), N 88° 22' 26" W, 844.77 FEET, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG THE SOUTH LINE OF THE SAID NORTHEAST ONE-QUARTER SOUTHEAST ONE-QUARTER TO A REBAR WITH A 1.5 INCH YELLOW PLASTIC CAP (STAMPED – PLS 37993) AT THE SOUTHEAST CORNER OF BOOK 831, PAGES 25 AND 26, N 88° 22' 26" W, 281.04 FEET; THENCE ALONG THE EASTERLY LINES AND NORTH LINE OF SAID BOOK 831, PAGES 25 AND 26 THE FOLLOWING FOUR (4) COURSES:

- 1) TO A 5/8 INCH REBAR, N 40° 51' 13" W, 79.24 FEET;
- 2) TO A REBAR WITH A 1.5 INCH ALUMINUM CAP (STAMPED – FRONTIER SUR., PLS 25953), N 20° 58' 56" W, 158.19 FEET;
- 3) TO A REBAR WITH A 1.5 INCH ALUMINUM CAP (STAMPED – FRONTIER SUR., PLS 25953), N 10° 41' 47" W, 129.42 FEET;
- 4) TO A REBAR WITH A 1.5 INCH YELLOW PLASTIC CAP (STAMPED – PLS 37993) ON THE WEST LINE OF THE SAID NORTHEAST ONE-QUARTER SOUTHEAST ONE-QUARTER, S 89° 40' 32" W, 16.10 FEET;

THENCE ALONG THE SAID WEST LINE TO A ½ INCH REBAR AT THE SOUTHWEST CORNER OF BOOK 112, PAGE 59, N 00° 19' 28" W, 33.03 FEET; THENCE ALONG THE BOUNDS OF SAID BOOK 112, PAGE 59 THE FOLLOWING THREE (3) COURSES:

- 1) TO A CONCRETE NAIL WITH A 2 INCH ALUMINUM WASHER (STAMPED – PLS 37993), N 89° 50' 29" E, 25.00 FEET;
- 2) TO A REBAR WITH A 1.5 INCH ALUMINUM CAP (STAMPED – 3D LS, PLS 27611), N 00° 15' 46" W, 25.00 FEET;
- 3) TO A REBAR WITH A 1.5 INCH YELLOW PLASTIC CAP (STAMPED – PLS 37993) ON THE WEST LINE OF THE SAID NORTHEAST ONE-QUARTER SOUTHEAST ONE-QUARTER, S 89° 50' 29" W, 25.00 FEET;

THENCE ALONG THE SAID WEST LINE TO A REBAR WITH A 1.5 INCH ALUMINUM CAP (STAMPED – 3D LS, PLS 27611) AT THE SOUTHWEST CORNER OF SELLERS CREEK SUBDIVISION FILING NO. 1 (REC. NO. 97274090), N 00° 19' 28" W, 496.52 FEET;

THENCE ALONG THE SOUTH LINE OF SAID SELLERS CREEK SUBDIVISION FILING NO. 1 TO A REBAR WITH A 1.5 INCH YELLOW PLASTIC CAP (STAMPED – PLS 37993) AT THE SOUTHEAST CORNER OF SAID SELLERS CREEK SUBDIVISION FILING NO.1, SAID SOUTHEAST CORNER BEING ON THE WEST LINE OF BOOK 1050, PAGE 150, N 84° 37' 13" E, 385.93 FEET;

THENCE ALONG THE WEST LINE OF SAID BOOK 1050, PAGE 150, S 34° 48' 17" E, 58.07 FEET;

THENCE ALONG THE SOUTH LINE OF SAID BOOK 1050, PAGE 150 TO THE WEST RIGHT-OF-WAY OF SOUTH GILBERT STREET AS DESCRIBED IN SAID BOOK 1050, PAGE 150, N 80° 42' 52" E, 53.21 FEET;

THENCE ALONG THE SAID WEST RIGHT-OF-WAY TO REBAR WITH A 1.5 INCH YELLOW PLASTIC CAP (STAMPED – EMK, PLS 12405) AT THE NORTHEAST CORNER OF SAID LAFARGE READY MIX FINAL PLAT, S 34° 48' 17" E, 385.82 FEET;

THENCE ALONG THE NORTH LINE OF SAID LAFARGE READY MIX FINAL PLAT TO A 5/8 INCH REBAR AT THE NORTHWEST CORNER OF SAID LAFARGE READY MIX FINAL PLAT, S 62° 04' 48" W, 425.20 FEET;

THENCE ALONG THE WEST LINE OF SAID LAFARGE READY MIX FINAL PLAT, S 17° 34' 43" E, 391.82 FEET TO THE POINT OF BEGINNING.

EXCLUDING

A PIECE OF LAND LYING IN A PARCEL OF LAND AS RECORDED UNDER RECEPTION NO. 2016055030 OF THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE, LYING IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 11, BEING MONUMENTED WITH A 3.25" ALUMINUM CAP STAMPED "PLS 22103" WHENCE THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 11, BEING MONUMENTED WITH A 3.25" ALUMINUM CAP STAMPED "PLS 14815 35.00' WITNESS CORNER" BEARS N°89 22' 26" W, A DISTANCE OF 1272.53 FEET; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11 N 89° 22' 26" W, A DISTANCE OF 1038.49 TO THE POINT OF **BEGINNING**;

THENCE CONTINUING ALONG SAID SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11 N 89° 22' 26" W, A DISTANCE OF 87.33 FEET TO THE SOUTHWEST CORNER OF SAID RECEPTION NO. 2016055030;

THENCE DEPARTING SAID SOUTH LINE AND ALONG THE WESTERLY LINE OF SAID RECEPTION NO. 2016055030 THE FOLLOWING FOUR (4) COURSES:

1) N 40° 51' 13" W, A DISTANCE OF 79.24 FEET; 2) N 20° 58' 56" W, A DISTANCE OF 158.19 FEET; 3) N 10° 41' 47" W, A DISTANCE OF 129.42 FEET; 4) S 89° 40' 32" W, A DISTANCE OF 16.10 FEET TO A POINT ON

THE WEST LINE OF THE SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, ALSO BEING A POINT ON THE WEST LINE OF SAID RECEPTION NO. 2016055030;

THENCE ALONG SAID WEST LINE OF THE SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, SAID WEST LINE ALSO BEING THE WEST LINE OF SAID RECEPTION NO. 2016055030, N 00° 20' 10" W, A DISTANCE OF 33.03 FEET TO A CORNER OF A PARCEL OF LAND RECORDED UNDER BOOK 112 AT PAGE 59 OF SAID CLERK'S OFFICE;

THENCE ALONG THE SOUTHERLY, EASTERLY AND NORTHERLY LINES OF SAID BOOK 112 AT PAGE 59, ALSO BEING THE COMMON LINES OF SAID RECEPTION NO. 2016055030 THE FOLLOWING THREE (3) COURSES:

1) N 89° 50' 29" E, A DISTANCE OF 24.98 FEET; 2) N 00° 15' 46" W, A DISTANCE OF 25.00 FEET; 3) S 89° 50' 29" W, A DISTANCE OF 25.00 FEET TO A POINT ON SAID WEST LINE OF THE SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, SAID WEST LINE ALSO BEING THE WEST LINE OF SAID RECEPTION NO. 2016055030;

THENCE ALONG SAID WEST LINES N 00° 19' 28" W, A DISTANCE OF 496.52 FEET TO THE NORTHWEST CORNER OF SAID RECEPTION NO. 2016055030;

THENCE ALONG THE NORTHERLY LINE OF SAID RECEPTION NO. 2016055030, N 84° 37' 13" E, A DISTANCE OF 12.84 FEET;

THENCE DEPARTING SAID NORTHERLY LINE, S 23° 10' 18" E, A DISTANCE OF 5.92 FEET; THENCE S 17° 59' 16" E, A DISTANCE OF 5.51 FEET; THENCE S 46° 33' 34" E, A DISTANCE OF 25.59 FEET; THENCE S 60° 05' 22" E, A DISTANCE OF 14.82 FEET; THENCE S 53° 39' 30" E, A DISTANCE OF 13.06 FEET; THENCE S 51° 30' 45" E, A DISTANCE OF 12.78 FEET;

THENCE S 00° 13' 57" E, A DISTANCE OF 32.45 FEET; THENCE S 02° 07' 31" E, A DISTANCE OF 24.53 FEET; THENCE S 04° 50' 17" W, A DISTANCE OF 12.37 FEET; THENCE S 03° 11' 44" W, A DISTANCE OF 18.61 FEET; THENCE S 05° 36' 18" E, A DISTANCE OF 23.15 FEET; THENCE S 05° 54' 12" E, A DISTANCE OF 8.61 FEET;

THENCE S 06° 46' 13" E, A DISTANCE OF 18.41 FEET; THENCE S 06° 42' 46" E, A DISTANCE OF 32.27 FEET; THENCE S 06° 26' 41" E, A DISTANCE OF 15.66 FEET; THENCE S 06° 48' 11" E, A DISTANCE OF 19.05 FEET; THENCE S 01° 08' 19" E, A DISTANCE OF 23.06 FEET; THENCE S 00° 00' 00" E, A DISTANCE OF 19.22 FEET;

THENCE S 00° 03' 02" W, A DISTANCE OF 17.68 FEET; THENCE S 00° 18' 30" W, A DISTANCE OF 31.74 FEET; THENCE S 00° 53' 57" W, A DISTANCE OF 27.03 FEET; THENCE S 01° 39' 21" E, A DISTANCE OF 23.54 FEET; THENCE S 04° 56' 23" E, A DISTANCE OF 33.94 FEET; THENCE S 01° 56' 33" E, A DISTANCE OF 33.05 FEET;

THENCE S 05° 59' 39" W, A DISTANCE OF 30.40 FEET; THENCE S 08° 22' 38" W, A DISTANCE OF 41.03 FEET; THENCE S 08° 06' 35" E, A DISTANCE OF 38.72 FEET; THENCE S 06° 39' 27" E, A DISTANCE OF 26.93

EXHIBIT 1

FEET; THENCE S 21° 46' 57" E, A DISTANCE OF 25.84 FEET; THENCE S 26° 21' 17" E, A DISTANCE OF 27.48 FEET;

THENCE S 28° 44' 43" E, A DISTANCE OF 25.55 FEET; THENCE S 30° 47' 42" E, A DISTANCE OF 29.77 FEET; THENCE S 29° 55' 22" E, A DISTANCE OF 41.42 FEET'; THENCE S 29° 23' 47" E, A DISTANCE OF 28.60 FEET; THENCE S 26° 49' 09" E, A DISTANCE OF 24.94 FEET; THENCE S 33° 09' 36" E, A DISTANCE OF 19.62 FEET;

THENCE S 30° 45' 31" E, A DISTANCE OF 31.36 FEET; THENCE S 35° 07' 41" E, A DISTANCE OF 18.86 FEET; THENCE S 33° 06' 15" E, A DISTANCE OF 21.63 FEET; THENCE S 14° 26' 40" W, A DISTANCE OF 14.50 FEET; THENCE S 33° 07' 34" E, A DISTANCE OF 24.06 FEET TO THE **POINT OF BEGINNING**.