

LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN; TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 22, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 22 BEARS NORTH 89°29'16" WEST, A DISTANCE OF 2,637.67 FEET, WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE NORTH 89°29'16" WEST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 375.10 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 21°22'37" WEST, A DISTANCE OF 658.12 FEET;

THENCE NORTH 89°29'16" WEST, A DISTANCE OF 806.36 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF INTERSTATE 25 FRONTAGE ROAD AS DESCRIBED IN THE DOCUMENT RECORDED IN BOOK 160 AT PAGE 111 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE NORTH 15°15'41" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY AND THE EASTERLY RIGHT-OF-WAY OF SAID FRONTAGE ROAD AS DESCRIBED IN THE DOCUMENT RECORDED IN BOOK 160 AT PAGE 48 IN SAID RECORDS, A DISTANCE OF 635.91 FEET TO A POINT ON SAID NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 22;

THENCE SOUTH 89°29'16" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 878.87 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 11.896 ACRES, (518,174 SQUARE FEET), MORE OR LESS.