

# EXHIBIT

## SOUTHEAST QUARTER, SECTION 6, SOUTHWEST QUARTER, SECTION 5 TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO

### LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE VALLEY VIEW DRIVE AND HIGH POINT ROAD RIGHTS-OF-WAY, CASTLE OAKS, A SUBDIVISION RECORDED AT RECEPTION NO. 150556 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 6 AND THE SOUTHWEST QUARTER OF SECTION 5, BOTH IN TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING ASSUMED TO BEAR S 88°50'09" W, FROM THE SOUTHEAST CORNER OF SECTION 6, BEING A 3-1/4" ALUMINUM CAP STAMPED "PLS 12405" TO THE SOUTH QUARTER CORNER OF SECTION 6, BEING A 3-1/4" ALUMINUM CAP STAMPED "PLS 22100", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 6, THENCE N 05°10'58" W, A DISTANCE OF 1863.67 FEET TO A POINT ON THE SOUTH LINE OF SAID VALLEY VIEW DRIVE RIGHT-OF-WAY, BEING A POINT OF NON-TANGENT CURVATURE AND THE POINT OF BEGINNING;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 864.00 FEET, A CENTRAL ANGLE OF 03°45'43" AND AN ARC LENGTH OF 56.73 FEET, THE CHORD OF WHICH BEARS N 79°33'47" E, A DISTANCE OF 56.72 FEET;

THENCE S 52°04'16" E, A DISTANCE OF 20.85 FEET;

THENCE N 83°55'54" E, A DISTANCE OF 33.87 FEET TO A POINT ON THE NORTH LINE OF SAID VALLEY VIEW DRIVE RIGHT-OF-WAY ALSO BEING A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE NORTH LINE OF SAID VALLEY VIEW DRIVE RIGHT-OF-WAY, RECEPTION NO. 150556, THE FOLLOWING FIVE (5) COURSES:

1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 02°51'29" AND AN ARC LENGTH OF 13.47 FEET, THE CHORD OF WHICH BEARS S 44°43'49" E, A DISTANCE OF 13.47 FEET TO A POINT OF TANGENCY;
2. S 43°18'07" E, A DISTANCE OF 444.86 FEET TO A POINT OF CURVATURE;
3. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 210.00 FEET, A CENTRAL ANGLE OF 92°30'00" AND AN ARC LENGTH OF 339.03 FEET TO A POINT OF TANGENCY;
4. N 44°11'55" E, A DISTANCE OF 97.89 FEET TO A POINT OF CURVATURE;
5. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 370.00 FEET, A CENTRAL ANGLE OF 15°56'57" AND AN ARC LENGTH OF 102.99 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1009.00 FEET, A CENTRAL ANGLE OF 01°04'01" AND AN ARC LENGTH OF 18.79 FEET, THE CHORD OF WHICH BEARS S 53°40'53" E, A DISTANCE OF 18.79 FEET TO A POINT OF TANGENCY;

THENCE S 53°08'53" E, A DISTANCE OF 147.43 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID HIGH POINT ROAD RIGHT-OF-WAY, RECEPTION NO. 150556 AND A POINT OF NON-TANGENT CURVATURE;

NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY.  
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION.  
PROJECT: 14-001  
DATE: 07/19/16  
SHEET 1 OF 4

DR: J. ANTON  
DS: T. GIRARD  
P.M. B. CALVERT



**CORE**  
CONSULTANTS

CIVIL ENGINEERING  
DEVELOPMENT CONSULTING  
NATURAL RESOURCES  
LAND SURVEYING  
303.703.4444  
1950 W. Littleton Blvd., Ste. 109  
Littleton, CO 80120

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### LEGAL DESCRIPTION CONTINUED

THENCE ALONG THE SOUTHERLY LINE OF SAID HIGH POINT ROAD RIGHT-OF-WAY, RECEPTION NO. 150556, THE FOLLOWING TWO (2) COURSES:

1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 960.00 FEET, A CENTRAL ANGLE OF  $02^{\circ}28'34''$  AND AN ARC LENGTH OF 41.49 FEET, THE CHORD OF WHICH BEARS N  $62^{\circ}15'06''$  W, A DISTANCE OF 41.48 FEET TO A POINT OF TANGENCY;
2. N  $63^{\circ}29'23''$  W, A DISTANCE OF 63.76 FEET TO A POINT ON THE SOUTH LINE OF SAID VALLEY VIEW DRIVE RIGHT-OF-WAY, RECEPTION NO. 150556, ALSO BEING A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE SOUTH LINE OF SAID VALLEY VIEW DRIVE RIGHT-OF-WAY, THE FOLLOWING FIVE (5) COURSES:

1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 430.00 FEET, A CENTRAL ANGLE OF  $12^{\circ}21'03''$  AND AN ARC LENGTH OF 92.69 FEET, THE CHORD OF WHICH BEARS S  $38^{\circ}01'24''$  W, A DISTANCE OF 92.51 FEET TO A POINT OF TANGENCY;
2. S  $44^{\circ}11'55''$  W, A DISTANCE OF 97.89 FEET TO A POINT OF CURVATURE;
3. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF  $92^{\circ}30'00''$  AND AN ARC LENGTH OF 435.90 FEET TO A POINT OF TANGENCY;
4. N  $43^{\circ}18'07''$  W, A DISTANCE OF 444.86 FEET TO A POINT OF CURVATURE;
5. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 210.00 FEET, A CENTRAL ANGLE OF  $23^{\circ}58'42''$  AND AN ARC LENGTH OF 87.89 FEET TO THE POINT OF BEGINNING;

CONTAINING 66,246 SQUARE FEET OR 1.521 ACRES, MORE OR LESS.

THOMAS M. GIRARD  
COLORADO PLS 38151  
FOR AND ON BEHALF OF  
CORE CONSULTANTS, INC.



NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY.  
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DATE: 07/19/16  
SHEET 2 OF 4

DR: J. ANTON  
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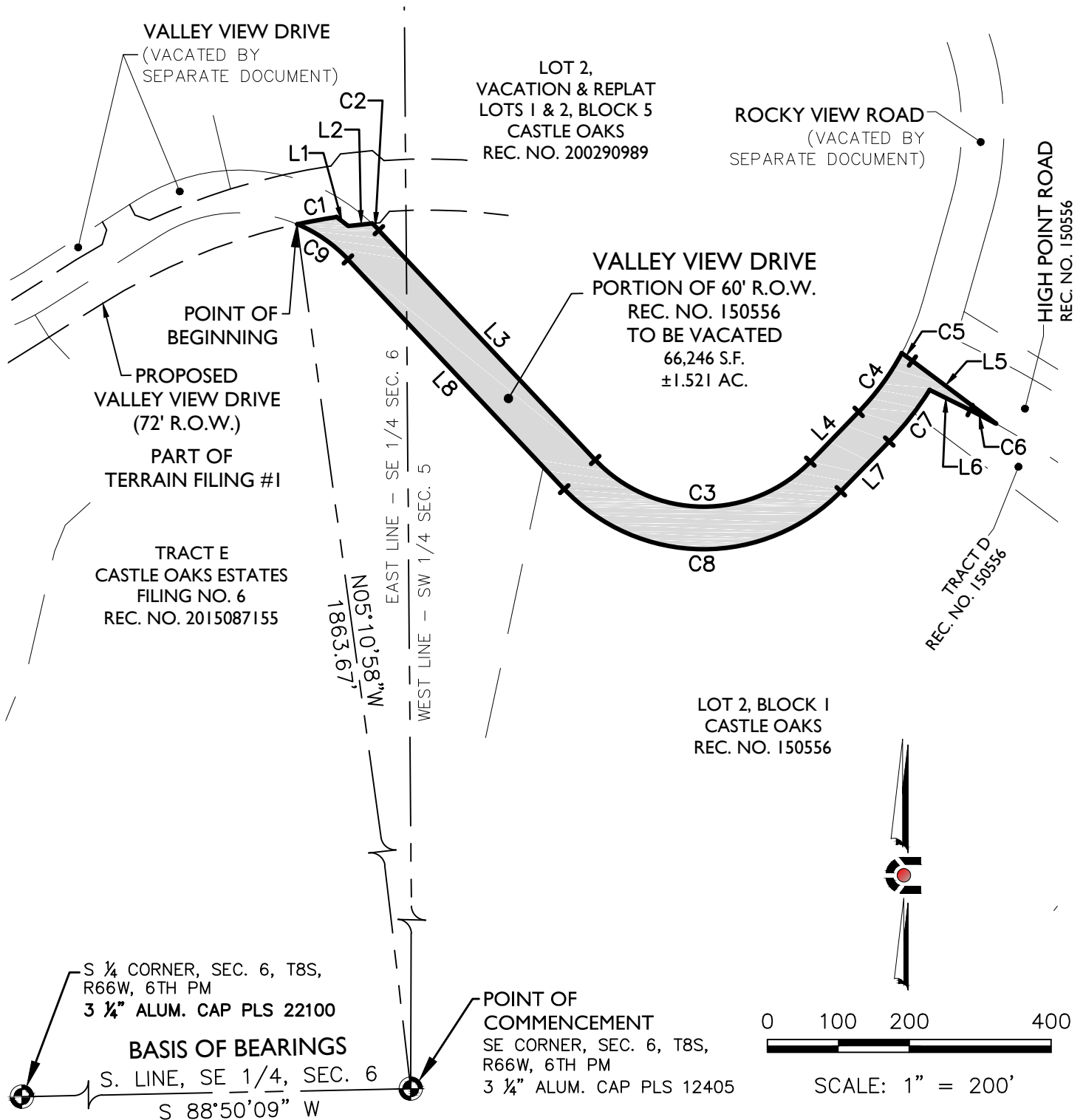


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PARCEL CONTAINS 66,246 S.F. OR 1.521 Ac, MORE OR LESS.

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SHEET 3 OF 4

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LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	20.85	S52° 04' 16"E
L2	33.87	N83° 55' 54"E
L3	444.86	S43° 18' 07"E
L4	97.89	N44° 11' 55"E
L5	147.43	S53° 08' 53"E
L6	63.76	N63° 29' 23"W
L7	97.89	S44° 11' 55"W
L8	444.86	N43° 18' 07"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	56.73	864.00	3°45'43"	56.72	N79°33'47"E
C2	13.47	270.00	2°51'29"	13.47	S44°43'49"E
C3	339.03	210.00	92°30'00"	303.39	S89°33'05"E
C4	102.99	370.00	15°56'57"	102.66	N36°13'27"E
C5	18.79	1009.00	1°04'01"	18.79	S53°40'53"E
C6	41.49	960.00	2°28'34"	41.48	N62°15'06"W
C7	92.69	430.00	12°21'03"	92.51	S38°01'24"W
C8	435.90	270.00	92°30'00"	390.08	N89°33'05"W
C9	87.89	210.00	23°58'42"	87.25	N55°17'26"W

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