

LEGAL DESCRIPTION [RAY CHARLES RETAIL SITE]

A TRACT OF LAND LOCATED IN A PORTION OF SECTIONS 8 AND 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 9; THENCE S00°17'38"E ALONG THE WEST LINE OF SAID SECTION 9, A DISTANCE OF 752.56 FEET TO THE POINT OF BEGINNING:

THENCE N89°59'31"E, DEPARTING SAID WEST LINE, A DISTANCE OF 298.48 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 620.00 FEET, A DELTA ANGLE OF 56°20'33", AN ARC LENGTH OF 609.68' FEET, WHOSE LONG CHORD BEARS S36°07'28"E A DISTANCE OF 585.41 FEET TO A POINT OF REVERSE CURVE;

THENCE ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 480.30 FEET, A DELTA ANGLE OF 16°52'18", AN ARC LENGTH OF 141.43' FEET, WHOSE LONG CHORD BEARS S55°51'35"E A DISTANCE OF 140.92 FEET;

THENCE S47°25'27"E A DISTANCE OF 20.23 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 547.00 FEET, A DELTA ANGLE OF 21°19'53", AN ARC LENGTH OF 203.65' FEET, WHOSE LONG CHORD BEARS S36°45'30"E A DISTANCE OF 202.48 FEET TO A POINT OF COMPOUND CURVE;

THENCE ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 253.12 FEET, A DELTA ANGLE OF 17°33'31", AN ARC LENGTH OF 77.57' FEET, WHOSE LONG CHORD BEARS S17°18'48"E A DISTANCE OF 77.27 FEET;

THENCE S08°32'02"E A DISTANCE OF 35.97 FEET;

THENCE S81°34'22"W A DISTANCE OF 187.97 FEET;

THENCE S55°32'50"W A DISTANCE OF 456.06 FEET TO A POINT OF CURVE TO THE RIGHT, SAID POINT BEING ON THE NORTHERLY R.O.W LINE OF BRADLEY ROAD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY;

THE FOLLOWING FOUR (4) COURSES ARE ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD AND THE EASTERLY RIGHT-OF-WAY LINE OF POWERS BOULEVARD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY.

1. THENCE ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 2759.79 FEET, A DELTA ANGLE OF 00°43'59", AN ARC LENGTH OF 35.31' FEET, WHOSE LONG CHORD BEARS S86°57'52"W A DISTANCE OF 35.31 FEET;
2. THENCE S87°19'50"W A DISTANCE OF 64.33 FEET TO A POINT OF CURVE TO THE RIGHT;
3. THENCE ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 150.00 FEET, A DELTA ANGLE OF 82°43'18", AN ARC LENGTH OF 216.56' FEET, WHOSE LONG CHORD BEARS N51°18'21"W A DISTANCE OF 198.24 FEET TO A POINT OF REVERSE CURVE;

4. THENCE ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 2105.00 FEET, A DELTA ANGLE OF $30^{\circ}33'26''$, AN ARC LENGTH OF 1122.65' FEET, WHOSE LONG CHORD BEARS $N25^{\circ}13'35''W$ A DISTANCE OF 1109.39 FEET;

THENCE $N89^{\circ}59'31''E$, DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 364.44 FEET TO THE POINT OF BEGINNING.

THE ABOVE TRACT OF LAND CONTAINS 718,836 SQUARE FEET OR 16.50 ACRES, MORE OR LESS.