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TRACT B, AS PLATTED IN PAINT BRUSH HILLS FILING NO. 13A, AS RECORDED UNDER RECEPTION NO. 213713413 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AND THAT TRACT OF LAND DESCRIBED IN THE WARRANTY DEED, AS RECORDED IN BOOK 2732 AT PAGE 860 OF SAID COUNTY RECORDS, EXCEPT THAT PORTION THEREOF CONVEYED TO EL PASO COUNTY, COLORADO BY QUIT-CLAIM DEED RECORDED UNDER RECEPTION NO. 202022197 AND CORRECTION DEED AS RECORDED UNDER RECEPTION NO. 203160367 OF SAID COUNTY RECORDS LOCATED IN A PORTION OF THE WEST HALF (W1/2) OF SECTION 25, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: A LINE BETWEEN THE NORTHWEST CORNER OF TRACT B, AS PLATTED IN PAINT BRUSH HILLS FILING NO. 13A, AS RECORDED UNDER RECEPTION NO. 213713413 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AND THE POINT OF CURVE ON THE EASTERLY RIGHT-OF-WAY LINE OF TOWNER AVENUE, SAID LINE BEARS N00°28'20"W, A DISTANCE OF 835.87 FEET, SAID LINE BEING MONUMENTED AT THE NORTHERLY END WITH AN 1-1/2" ALUMINIUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" AND AT THE SOUTHERLY END WITH AN 1-1/2" ALUMINIUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118".

BEGINNING AT THE NORTHWESTERLY CORNER TRACT B, AS PLATTED IN PAINT BRUSH HILLS FILING NO. 13A, AS RECORDED UNDER RECEPTION NO. 213713413 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER;

THENCE ALONG THE NORTHERLY AND EASTERLY LINES OF SAID TRACT B THE FOLLOWING THREE (3) COURSES:

1. N89°29'44"E, A DISTANCE OF 321.82 FEET;
2. N00°31'29"W, A DISTANCE OF 243.33 FEET;
3. S89°35'30"E, A DISTANCE OF 300.27 FEET TO THE NORTHWESTERLY CORNER OF LOT 1, AS PLATTED IN SAID PAINT BRUSH HILLS FILING NO. 13A;

THENCE ALONG THE EASTERLY LINES OF SAID TRACT B SAID LINES ALSO BEING THE WESTERLY LINES OF LOTS 1 THROUGH 8 OF SAID PAINT BRUSH HILLS FILING NO. 13A THE FOLLOWING THREE (3) COURSES:

1. S00°23'54"W, A DISTANCE OF 523.07 FEET;
2. S10°40'19"W, A DISTANCE OF 225.46 FEET;
3. S18°42'18"E, A DISTANCE OF 224.83 FEET TO A POINT ON THE NORTHERLY LINE OF THAT TRACT OF LAND DESCRIBED IN THE WARRANTY DEED, AS RECORDED IN BOOK 2732 AT PAGE 860 OF SAID COUNTY RECORDS;

THENCE ALONG THE NORTHERLY, EASTERLY AND SOUTHERLY LINES OF SAID WARRANTY DEED THE FOLLOWING THREE (3) COURSES:

1. S89°59'38"E SAID LINE ALSO BEING THE SOUTHERLY LINE OF SAID PAINT BRUSH HILLS FILING NO. 13A, A DISTANCE OF 603.72 FEET TO A POINT ON THE WESTERLY LINE OF PAINT BRUSH HILLS FILING NO. 4, AS RECORDED IN PLAT BOOK C-4 AT PAGE 172 OF SAID COUNTY RECORDS;
2. S00°00'19"W SAID LINE ALSO BEING THE WESTERLY LINE OF SAID PAINT BRUSH HILLS FILING NO. 4, A DISTANCE OF 1,314.46 FEET TO THE NORTHEASTERLY CORNER OF SCENIC VIEW AT PAINT BRUSH HILLS, AS RECORDED UNDER RECEPTION NO. 215713660 OF SAID COUNTY RECORDS;
3. S89°59'54"W SAID LINE ALSO BEING THE NORTHERLY LINE OF SAID SCENIC VIEW AT PAINT BRUSH HILLS, A DISTANCE OF 942.68 FEET TO A POINT OF CURVE SAID POINT ALSO BEING THE MOST EASTERLY CORNER OF THE EXCEPTION CONVEYED TO EL PASO COUNTY, COLORADO BY QUIT-CLAIM DEED RECORDED UNDER RECEPTION NO. 202022197 AND CORRECTION DEED AS RECORDED UNDER RECEPTION NO. 203160367 OF SAID COUNTY RECORDS;

THENCE ALONG THE NORTHERLY AND EASTERLY LINES OF SAID QUIT-CLAIM DEEDS THE FOLLOWING FOUR (4) COURSES:

1. ALONG THE ARC OF A 300.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 25°50'32", AN ARC LENGTH OF 135.31 FEET, (THE LONG CHORD OF WHICH BEARS N77°06'06"W, A LONG CHORD DISTANCE OF 134.64 FEET);
2. S89°58'38"W, A DISTANCE OF 381.52 FEET TO A POINT OF CURVE;
3. ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 88°29'36", AN ARC LENGTH OF 30.89 FEET, (THE LONG CHORD OF WHICH BEARS N45°46'31"W, A LONG CHORD DISTANCE OF 27.91 FEET) TO A POINT OF COMPOUND CURVE;
4. ALONG THE ARC OF A 960.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 21°26'49", AN ARC LENGTH OF 359.35 FEET, (THE LONG CHORD OF WHICH BEARS N09°11'41"E, A LONG CHORD DISTANCE OF 357.25 FEET) TO A POINT ON THE WESTERLY LINE OF SAID WARRANTY DEED;

THENCE N19°56'44"E ALONG THE WESTERLY OF SAID WARRANTY DEED, A DISTANCE OF 346.16 FEET TO THE MOST SOUTHERLY CORNER OF SAID TRACT B;

THENCE ALONG THE SOUTHERLY AND WESTERLY LINES OF SAID TRACT B THE FOLLOWING FOUR (4) COURSES:

1. N75°17'54"W, A DISTANCE OF 9.27 FEET;
2. N14°26'18"E, A DISTANCE OF 67.02 FEET TO A POINT OF CURVE;
3. ALONG THE ARC OF A 1540.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 14°56'57", AN ARC LENGTH OF 401.81 FEET, (THE LONG CHORD OF WHICH BEARS N06°59'52"E, A LONG CHORD DISTANCE OF 400.67 FEET);
4. N00°28'20"W, A DISTANCE OF 835.87 FEET TO THE POINT OF BEGINNING;

SAID TRACT OF LAND CONTAINS 51.8835 ACRES OF LAND, MORE OR LESS.