



LAND DESCRIPTION: (PARCEL A)

A PORTION OF THE SOUTH HALF OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(BEARINGS REFERRED TO HEREIN ARE BASED ON THE NORTH LINE OF THE SOUTH HALF OF SECTION 8, MONUMENTED ON THE WEST END BY A 3 1/4" BRASS BLM MONUMENT AND ON THE EAST END BY A 3 1/4" ALUMINUM MONUMENT IN A RANGE BOX SET BY PLS 17496, ASSUMED HEREIN TO BEAR N89°43'13"E.)

BEGINNING AT THE NORTHEAST CORNER OF CIMARRON SOUTHEAST FILING NO. 1 AS RECORDED IN PLAT BOOK Y-2, PAGE 53 (MONUMENTED BY A 1/2" REBAR WITH A SURVEYOR'S CAP STAMPED LS 5838), SAID POINT ALSO BEING ON THE SOUTHERLY LINE OF SAID CIMARRON HILLS FILING NO. 4 AS RECORDED IN PLAT BOOK M-2, PAGE 59; THENCE S89°53'51"E, COINCIDENT WITH SAID SOUTHERLY LINE OF CIMARRON HILLS FILING NO. 4, 1055.99 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE N44°24'06"E, COINCIDENT WITH THE EASTERLY LINE OF SAID CIMARRON HILLS FILING NO. 4, 21.62 FEET TO THE NORTH LINE OF SAID SOUTH HALF OF SECTION 8; THENCE N89°43'13"E, COINCIDENT WITH SAID NORTH LINE, 891.01 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF MEADOWBROOK PARKWAY AS SHOWN ON THE PLAT OF CLAREMONT BUSINESS PARK FILING NO. 2 AS RECORDED UNDER RECEPTION NO. 207712506; THENCE COINCIDENT WITH SAID RIGHT-OF-WAY FOR THE FOLLOWING THREE COURSES; 1) THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF S33°19'31"W, 324.24 FEET, A CENTRAL ANGLE OF 35°58'26", A RADIUS OF 525.00 FEET FOR AN ARC DISTANCE OF 329.63 FEET; 2) THENCE S51°18'44"W, 695.63 FEET; 3) THENCE S41°15'02"E, 80.08 FEET; THENCE S51°18'44"W, 198.83 FEET; THENCE S89°43'13"W, 1195.12 FEET TO THE EASTERLY LINE OF SAID CIMARRON SOUTHEAST FILING NO. 1 AS EXTENDED SOUTHERLY; THENCE N03°40'53"E, COINCIDENT WITH SAID EASTERLY LINE OF SAID CIMARRON SOUTHEAST FILING NO. 1 AND SAID SOUTHERLY EXTENSION THEREOF TO THE POINT OF BEGINNING, CONTAINING 32.23 ACRES OF LAND, MORE OR LESS.

Parcel A as designated on ALTA/ACSM Land Title Survey of a Portion of South Half of Section 8, Township 14 South, Ranch 65 West of the 6th P.M., El Paso County, Colorado prepared by M.V.E., Inc. and dated March 6, 2009 under M.V.E. Project Number 60940.

Prepared By:
M.V.E., Inc.
1903 Lelaray Street, Suite 200
Colorado Springs, CO 80909
March 6, 2009

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LAND DESCRIPTION: (PARCEL B)

A PORTION OF THE SOUTH HALF OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(BEARINGS REFERRED TO HEREIN ARE BASED ON THE NORTH LINE OF THE SOUTH HALF OF SECTION 8, MONUMENTED ON THE WEST END BY A 3 1/4" BRASS BLM MONUMENT AND ON THE EAST END BY A 3 1/4" ALUMINUM MONUMENT IN A RANGE BOX SET BY PLS 17496, ASSUMED HEREIN TO BEAR N89°43'13"E.)

COMMENCING AT THE SOUTHWEST CORNER OF LOT 46, CLAREMONT BUSINESS PARK FILING NO. 2 AS RECORDED UNDER RECEPTION NO. 207712506, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF MEADOWBROOK PARKWAY AS SHOWN THEREON; THENCE COINCIDENT WITH SAID EASTERLY RIGHT-OF-WAY ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF S23°11'55"W, 208.76 FEET, A CENTRAL ANGLE OF 19°52'13", A RADIUS OF 605.00 FEET FOR AN ARC DISTANCE OF 209.81 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE ON THE ARC OF A CURVE TO THE LEFT, CONCAVE TO THE EAST, SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF S02°18'58"W, 248.03 FEET, A CENTRAL ANGLE OF 11°54'12", A RADIUS OF 1196.00 FEET FOR AND ARC DISTANCE OF 248.47 FEET; THENCE S89°43'13"W, 252.68 FEET TO THE EASTERLY LINE OF SAID RIGHT-OF-WAY OF MEADOWBROOK PARKWAY; THENCE N51°18'44"E, COINCIDENT WITH SAID EASTERLY RIGHT-OF-WAY LINE, 171.99 FEET; THENCE ALONG THE ARC OR A CURVE TO THE LEFT, COINCIDENT WITH SAID EASTERLY RIGHT-OF-WAY LINE, SAID CURVE HAVING A CENTRAL ANGLE OF 18°10'42", A RADIUS OF 605.00 FEET FOR AND ARC DISTANCE OF 191.95 FEET TO THE POINT OF BEGINNING, CONTAINING 0.61 ACRES OF LAND, MORE OR LESS.

Parcel B as designated on ALTA/ACSM Land Title Survey of a Portion of South Half of Section 8, Township 14 South, Ranch 65 West of the 6th P.M., El Paso County, Colorado prepared by M.V.E., Inc. and dated March 6, 2009 under M.V.E. Project Number 60940.

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Page 1 of 1

Engineers • Surveyors

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