

LEGAL DESCRIPTION:

GRANDVIEW RESERVE FILING NO. 1

A TRACT OF LAND BEING A PORTION OF SOUTHWEST QUARTER SECTION 21, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 28; TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF SAID SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO BEING MONUMENTED AT EACH END BY A 3-1/4" ALUMINUM SURVEYOR'S CAP STAMPED "PSINC LS 30087" AND ASSUMED TO BEAR S89°47'04"E, A DISTANCE OF 5,285.07 FEET.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 28; THENCE S29°17'12"E, A DISTANCE OF 1,315.11 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF EXISTING EASTONVILLE ROAD (60.00 FOOT WIDE), SAID POINT BEING THE POINT OF BEGINNING; THENCE ON SAID EASTERLY RIGHT-OF-WAY AS DEFINED BY CERTIFIED BOUNDARY SURVEY, AS RECORDED UNDER DEPOSIT NO. 201900096 THE FOLLOWING TWO (2) COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N79°27'48"W, HAVING A DELTA OF 18°12'30", A RADIUS OF 1630.00 FEET, A DISTANCE OF 518.00 FEET TO A POINT OF TANGENT;
2. N07°40'18"W, A DISTANCE OF 624.33 FEET;

THENCE N80°44'04"E, A DISTANCE OF 210.81 FEET; THENCE N17°20'54"E, A DISTANCE OF 128.74 FEET; THENCE S87°36'39"E, A DISTANCE OF 61.10 FEET; THENCE S53°42'43"E, A DISTANCE OF 67.68 FEET; THENCE S62°28'48"E, A DISTANCE OF 213.83 FEET; THENCE S48°35'24"E, A DISTANCE OF 311.17 FEET; THENCE S65°28'30"E, A DISTANCE OF 197.24 FEET; THENCE S18°20'22"E, A DISTANCE OF 115.90 FEET; THENCE S62°51'20"E, A DISTANCE OF 125.07 FEET; THENCE S57°00'05"E, A DISTANCE OF 371.65 FEET; THENCE S25°18'42"E, A DISTANCE OF 322.01 FEET; THENCE S41°08'15"E, A DISTANCE OF 224.40 FEET; THENCE S70°55'24"E, A DISTANCE OF 288.94 FEET; THENCE S00°12'52"W, A DISTANCE OF 119.95 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF SAID SECTION 28, THENCE N89°47'08"W, ON SAID SOUTH LINE, A DISTANCE OF 1,019.14 FEET; THENCE N00°12'52"E; A DISTANCE OF 25.00 FEET; THENCE N89°47'08"W, A DISTANCE OF 679.35 FEET; THENCE N44°47'01"W, A DISTANCE OF 42.37 FEET; THENCE N41°52'38"E, A DISTANCE OF 21.11 FEET; THENCE N41°03'22"E, A DISTANCE OF 139.03 FEET; THENCE S89°58'12"W, A DISTANCE OF 288.62 FEET TO A POINT ON THE

EASTERLY RIGHT-OF-WAY LINE OF SAID EASTONVILLE ROAD, SAID POINT BEING THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,636,306 SQUARE FEET OR 37.564 ACRES, MORE OR LESS.