**LEGAL DESCRIPTION-PARCELS A & B**

**PARCEL A-Proposed Lot 2, Falcon Marketplace**

A PARCEL OF LAND LOCATED IN THE SE1/4 OF THE SE1/4 OF SECTION 1, T1S, R65W OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SE1/4 OF THE SE1/4 OF SECTION 1 AND CONSIDERING THE NORTH LINE OF SAID SE1/4 OF THE SE1/4 TO BEAR N89°44’22”E, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO, THENCE S58°03'43"E, 441.14 FEET TO THE POINT OF BEGINNING;

THENCE N89°57'46"E, 593.94 FEET;

THENCE N65°54'56"E, 21.89 FEET;

THENCE S00°00'00"E, 597.35 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE SOUTHWESTERLY 102.10 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 65.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND BEING SUBTENDED BY A CHORD THAT BEARS S45°00'00"W, 91.92 FEET;

THENCE S08°38'52"W, 216.79 FEET;

THENCE N00°00'00"W, 653.47 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE SOUTHWESTERLY 15.85 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 110.00 FEET, A CENTRAL ANGLE OF 8°15'26" AND BEING SUBTENDED BY A CHORD THAT BEARS S85°52'17"W, 15.84 FEET;

THENCE N00°00'00"E, 286.96 FEET;

THENCE N90°00'00"E, 120.34 FEET;

THENCE N00°00'00"E, 367.21 FEET TO THE POINT OF BEGINNING;

CONTAINING 434,617 SQUARE FEET (9.977 ACRES), MORE OR LESS.

**PARCEL B-Proposed Lot 3 Falcon Marketplace**

A PARCEL OF LAND LOCATED IN THE SE1/4 OF THE SE1/4 OF SECTION 1, T1S, R65W OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SE1/4 OF THE SE1/4 OF SECTION 1 AND CONSIDERING THE NORTH LINE OF SAID SE1/4 OF THE SE1/4 TO BEAR N89°44’22”E, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO, THENCE S84°18'42"E, 1130.90 FEET TO THE POINT OF BEGINNING;

THENCE N00°00'00"E, 114.83 FEET,

THENCE S47°12'19"E, 49.83 FEET;

THENCE S00°29'49"E, 215.48 FEET;

THENCE N90°00'00"W, 239.55 FEET;

THENCE N00°00'00"E, 153.98 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE NORTHEASTERLY 68.58 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 99.00 FEET, A CENTRAL ANGLE OF 39°41'32" AND BEING SUBTENDED BY A CHORD THAT BEARS N19°50'46"E, 67.22 FEET;

THENCE N39°41'32"E, 4.17 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE NORTHEASTERLY 70.24 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 80.00 FEET, A CENTRAL ANGLE OF 50°18'28" AND BEING SUBTENDED BY A CHORD THAT BEARS N64°50'46"E, 68.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 57,020 SQUARE FEET (1.309 ACRES), MORE OR LESS.