

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 9 AND THE NW 1/4, NE 1/4 OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE SE 1/4 OF SAID SECTION 9, SAID SOUTH LINE BEARS N89°25'00"E AND FORMS THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

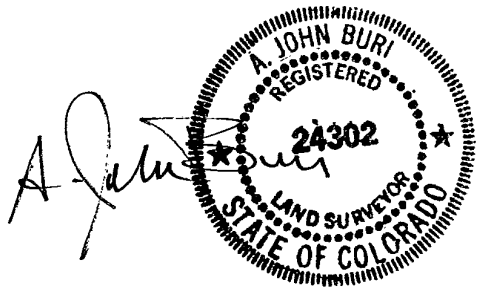
THENCE S53°57'21"W, A DISTANCE OF 439.99 FEET;
THENCE S20°10'00"W, A DISTANCE OF 530.00 FEET;
THENCE S00°01'52"E, A DISTANCE OF 577.97 FEET TO THE SOUTH LINE OF SAID NW 1/4, NE 1/4 OF SECTION 16; THENCE ALONG SAID SOUTH LINE S89°55'51"W, A DISTANCE OF 752.64 FEET TO THE SOUTHWEST CORNER OF SAID NW 1/4, NE 1/4; THENCE ALONG THE WEST LINE OF SAID NW 1/4, NE 1/4, N00°01'52"W, A DISTANCE OF 1322.13 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 9; THENCE ALONG THE SOUTH LINE OF THE E 1/2, SW 1/4 OF SECTION 9, N89°36'36"W, A DISTANCE OF 1340.57 FEET TO THE SOUTHWEST CORNER OF SAID E 1/2, SW 1/4; THENCE ALONG THE WEST LINE OF SAID E 1/2, SW 1/4, N00°05'17"E, A DISTANCE OF 2631.36 FEET TO THE NW CORNER OF SAID E 1/2, SW 1/4; THENCE ALONG THE NORTH LINE OF SAID E 1/2, SW 1/4, N89°46'26"E, A DISTANCE OF 213.64 FEET;

THENCE N00°16'56"E, A DISTANCE OF 1489.55 FEET; THENCE N89°36'37"E, A DISTANCE OF 0.48 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 48°09'54", AND A RADIUS OF 402.73 FEET (CHORD WHICH BEARS N65°31'42"E, 328.67 FEET) AN ARC DISTANCE OF 338.55 FEET; THENCE N41°26'43"E, A DISTANCE OF 79.42 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 30°57'14", A RADIUS OF 1152.56 FEET (CHORD BEARS N33°04'38"W, 615.12 FEET) AN ARC DISTANCE OF 622.66 FEET; THENCE N17°36'22"W, A DISTANCE OF 42.98 FEET; THENCE CONTINUING N17°36'22"W, A DISTANCE OF 321.87 FEET; THENCE N89°36'30"E, A DISTANCE OF 98.72 FEET; THENCE N00°15'30"E, A DISTANCE OF 41.00 FEET; THENCE N89°36'30"E, A DISTANCE OF 476.96 FEET; THENCE S80°40'06"E, A DISTANCE OF 118.04 FEET; THENCE S58°57'21"E, A DISTANCE OF 265.94 FEET; THENCE S02°34'39"W, A DISTANCE OF 153.50 FEET; THENCE S21°21'36"E, A DISTANCE OF 169.90 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 51°59'44", AND A RADIUS OF 673.00 FEET (CHORD BEARS S46°41'21"E, 590.00 FEET) AND ARC DISTANCE OF 610.74 FEET; THENCE N88°40'54"E, A DISTANCE OF 324.50 FEET; THENCE S87°41'21"E, A DISTANCE OF 81.60 FEET; THENCE S84°49'06"E, A DISTANCE OF 164.21 FEET;

THENCE S00°45'27"E, A DISTANCE OF 329.40 FEET; THENCE S00°21'10"E, A DISTANCE OF 59.98 FEET; THENCE S00°06'17"E, A DISTANCE OF 1110.00 FEET; THENCE S33°06'00"E, A DISTANCE OF 180.00 FEET; THENCE S69°12'08"E, A DISTANCE OF 143.79 FEET; THENCE N89°44'39"E, A DISTANCE OF 728.83 FEET; THENCE S43°34'47"E, A DISTANCE OF 340.44 FEET; THENCE S10°34'47"E, A DISTANCE OF 400.00 FEET; THENCE S12°15'08"W, A DISTANCE OF 1349.94 FEET; THENCE S24°55'00"W, A DISTANCE OF 500.00 FEET; THENCE S47°55'00"W, A DISTANCE OF 340.00 FEET TO THE POINT OF BEGINNING.

THE LEGAL DESCRIPTION DESCRIBED ABOVE IS PER THE MEASURED COURSES, AND DISTANCES AS MEASURED BY SCOTT, COX AND ASSOCIATES, INC., LS-97-0048.

SAID PARCEL CONTAINS 308.15 ACRES MORE OR LESS.



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