

(Legal Description of Northgate Residential Properties)

FIVE (5) PARCELS OF LAND HEREIN REFERRED TO AS PARCELS 1 THROUGH 5, BEING A PORTION OF THE NORTH HALF OF SECTION 17, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END BY A RECOVERED NO. 6 REBAR WITH 2-1/2" ALUMINUM SURVEYORS CAP STAMPED "D.B. & CO. PLS 22573" AND AT THE EAST END BY A RECOVERED 9" X 9" X 14" SANDSTONE WITH NAIL AND DISK ON TOP IS ASSUMED TO BEAR S89°50'42"E, A DISTANCE OF 2632.93 FEET.

PARCEL 1

COMMENCING AT THE MOST NORTH WESTERLY CORNER OF LIBERTY HEIGHTS FILING NO. 1, AS RECORDED IN PLAT BOOK E-4 AT PAGE 99 OF THE RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ON THE NORTHERLY RIGHT-OF-WAY OF VOYAGER PARKWAY, AS SHOWN ON NORTHGATE FILING NO. 5, AS RECORDED IN PLAT BOOK E-4 AT PAGE 92 OF THE RECORDS OF EL PASO COUNTY, COLORADO; THENCE ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS S50°20'46"W, HAVING A DELTA OF 25°47'05", A RADIUS OF 1301.61 FEET, A DISTANCE OF 585.76 TO A POINT ON CURVE; THENCE N00°12'11"E, A DISTANCE OF 804.13 FEET; THENCE N51°16'40"W, A DISTANCE OF 287.84 FEET; THENCE N70°15'39"W, A DISTANCE OF 115.17 FEET; THENCE N87°09'10"W, A DISTANCE OF 199.50 FEET TO POINT "A"; THENCE N00°02'10"E, A DISTANCE OF 136.98 FEET; THENCE S89°49'59"E, A DISTANCE OF 45.64 FEET; THENCE N00°10'01"E, A DISTANCE OF 135.00 FEET TO A POINT ON THE NORTHERLY LINE OF PARCEL NO. 9, AS RECORDED IN BOOK 5635 AT PAGE 815 OF THE RECORDS OF EL PASO COUNTY, COLORADO; THENCE S89°49'59"E ON THE NORTHERLY LINE OF SAID PARCEL NO. 9, A DISTANCE OF 768.63 FEET TO POINT "B"; THENCE S15°40'01"E, A DISTANCE OF 120.81 FEET; THENCE S33°07'02"W, A DISTANCE OF 227.78 FEET; THENCE S66°22'17"E, A DISTANCE OF 146.55 FEET; THENCE S65°42'54"E, A DISTANCE OF 50.00 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS S65°42'54"E, HAVING A DELTA OF 03°47'06", A RADIUS OF 974.99 FEET, A DISTANCE OF 64.41 FEET TO A POINT OF TANGENT; THENCE S20°30'00"W, A DISTANCE OF 132.20 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT, WHOSE CENTER BEARS S19°30'29"W, HAVING A DELTA OF 19°21'40", A RADIUS OF 480.00 FEET, A DISTANCE OF 162.20 FEET TO A POINT ON CURVE, SAID POINT BEING POINT "C"; THENCE CONTINUING ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 24°07'52", A RADIUS OF 480.00 FEET, A DISTANCE OF 202.16 FEET TO A POINT OF TANGENT; THENCE S27°00'00"E, A DISTANCE 458.50 FEET; THENCE S35°37'51"E, A DISTANCE OF 50.26 FEET; THENCE S35°58'03"E, A DISTANCE OF 128.10 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE NORTHERLY LINE OF LIBERTY HEIGHTS FILING NO. 1, AS RECORDED IN PLAT BOOK E-4 AT PAGE 99 OF THE RECORDS OF EL PASO COUNTY, COLORADO; THENCE SOUTHERLY ON THE NORTHERLY LINE OF SAID LIBERTY HEIGHTS FILING NO. 1, THE FOLLOWING TWO (2) COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS S31°05'25"E, HAVING A DELTA OF 4°32'42", A RADIUS OF 965.26 FEET, A DISTANCE OF 76.57 FEET TO A POINT OF TANGENT;
2. THENCE S54°21'53"W, A DISTANCE OF 439.99 FEET TO THE POINT OF BEGINNING,

CONTAINING A CALCULATED AREA OF 21.825 ACRES.

PARCEL 2

COMMENCING AT POINT "A" OF PARCEL 1, AS DESCRIBED HEREIN, FROM WHENCE THE MOST NORTHWESTERLY CORNER OF LIBERTY HEIGHTS FILING NO. 1, AS RECORDED IN PLAT BOOK E-4 AT PAGE 99 OF THE RECORDS OF EL PASO COUNTY, COLORADO, BEARS S35°32'47"E, A DISTANCE OF 1703.69 FEET, SAID POINT ALSO

BEING THE POINT OF BEGINNING; THENCE EASTERLY AND SOUTHERLY ON THE WESTERLY LINE OF SAID PARCEL 1, THE FOLLOWING FOUR (4) COURSES:

1. S87°09'10"E, A DISTANCE OF 199.50 FEET;
2. S70°15'39"E, A DISTANCE OF 115.17 FEET;
3. S51°16'40"E, A DISTANCE OF 287.84 FEET;
4. S00°12'11"W, A DISTANCE OF 804.13 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY OF VOYAGER PARKWAY, AS SHOWN ON NORTHGATE FILING NO. 5, AS RECORDED IN PLAT BOOK E-4 AT PAGE 92 OF THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID VOYAGER PARKWAY, AS SHOWN ON NORTHGATE FILING NO. 5, THE FOLLOWING THREE (3) COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS S24°33'41"W, HAVING A DELTA OF 11°37'24", A RADIUS OF 1301.61 FEET, A DISTANCE OF 264.05 FEET TO A POINT OF TANGENT;
2. N77°03'43"W, A DISTANCE OF 713.30 FEET;
3. N75°09'14"W, A DISTANCE OF 310.06 FEET TO POINT "D";

THENCE N29°17'54"E, A DISTANCE OF 209.31 FEET; THENCE S60°42'06"E, A DISTANCE OF 21.80 FEET; THENCE N29°17'54"E, A DISTANCE OF 567.73 FEET; THENCE N29°17'54"E, A DISTANCE OF 50.00 FEET; THENCE S60°42'06"E, A DISTANCE OF 175.00 FEET; THENCE N29°17'54"E, A DISTANCE OF 90.41 FEET; THENCE S74°48'25"E, A DISTANCE OF 32.29 FEET; THENCE S87°09'10"E, A DISTANCE OF 63.46 FEET TO POINT "A", SAID POINT BEING THE POINT OF BEGINNING,

CONTAINING A CALCULATED AREA OF 20.158 ACRES.

PARCEL 3

COMMENCING AT POINT "D" OF PARCEL 2, AS DESCRIBED HEREIN, FROM WHENCE THE MOST NORTHWESTERLY CORNER OF LIBERTY HEIGHTS FILING NO. 1, AS RECORDED IN PLAT BOOK E-4 AT PAGE 99 OF THE RECORDS OF EL PASO COUNTY, COLORADO, BEARS S68°20'52"E, A DISTANCE OF 1835.08 FEET, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE NORTHWESTERLY ON THE NORTHERLY RIGHT-OF-WAY OF VOYAGER PARKWAY, AS SHOWN ON NORTHGATE FILING NO. 5, AS RECORDED IN PLAT BOOK E-4 AT PAGE 92 OF THE RECORDS OF EL PASO COUNTY, COLORADO, THE FOLLOWING TWO (2) COURSES:

1. N75°09'14"W, A DISTANCE OF 50.14 FEET;
2. N77°03'43"W, A DISTANCE OF 276.99 FEET;

THENCE N25°22'39"E, A DISTANCE OF 158.01 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT, WHOSE CENTER BEARS N50°38'02"E, HAVING A DELTA OF 56°58'17", A RADIUS OF 50.00 FEET, A DISTANCE OF 49.72 FEET TO A POINT ON CURVE; THENCE N13°37'39"W, A DISTANCE OF 14.70 FEET; THENCE N01°02'19"E, A DISTANCE OF 122.08 FEET; THENCE N20°58'30"E, A DISTANCE OF 78.47 FEET; THENCE N43°57'13"E, A DISTANCE OF 147.82 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT, WHOSE CENTER BEARS S78°36'26"E, HAVING A DELTA OF 83°47'45", A RADIUS OF 50.00 FEET, A DISTANCE OF 73.13 FEET TO A POINT ON CURVE; THENCE N07°39'15"E, A DISTANCE OF 137.25 FEET; THENCE S89°57'50"E, A DISTANCE OF 173.33 FEET; THENCE N00°02'10"E, A DISTANCE OF 192.75 FEET; THENCE N56°15'28"E, A DISTANCE OF 60.53 FEET TO THE MOST NORTHWESTERLY CORNER OF PARCEL NO. 9, AS RECORDED IN BOOK 5635 AT PAGE 815 OF THE RECORDS OF EL PASO COUNTY COLORADO; THENCE S89°49'59"E ON THE NORTHERLY LINE OF SAID PARCEL NO. 9, A DISTANCE OF 595.92 FEET TO THE MOST NORTHWESTERLY CORNER OF PARCEL 1, AS DESCRIBED HEREIN; THENCE SOUTHERLY AND WESTERLY ON THE WESTERLY LINE OF SAID PARCEL 1, THE FOLLOWING THREE (3) COURSES:

1. S00°10'01"W, A DISTANCE OF 135.00 FEET;
2. N89°49'59"W, A DISTANCE OF 45.64 FEET;
3. S00°02'10"W, A DISTANCE OF 136.98 FEET TO POINT "A" OF PARCEL 1, AS DESCRIBED HEREIN;

THENCE WESTERLY AND SOUTHERLY ON THE WESTERLY LINE OF PARCEL 2, AS DESCRIBED HEREIN, THE FOLLOWING EIGHT (8) COURSES:

1. N87°09'10"W, A DISTANCE OF 63.46 FEET;
2. S74°48'25"W, A DISTANCE OF 32.29 FEET;
3. S29°17'54"W, A DISTANCE OF 90.41 FEET;
4. N60°42'06"W, A DISTANCE OF 175.00 FEET;
5. S29°17'54"W, A DISTANCE OF 50.00 FEET;
6. S29°17'54"W, A DISTANCE OF 567.73 FEET;
7. N60°42'06"W, A DISTANCE OF 21.80 FEET;
8. S29°17'54"W, A DISTANCE OF 209.31 FEET TO POINT "D", SAID POINT BEING THE POINT BEGINNING,

CONTAINING A CALCULATED AREA OF 11.218 ACRES.

PARCEL 4

COMMENCING AT POINT "C" OF PARCEL 1, AS DESCRIBED HEREIN, FROM WHENCE THE MOST NORTHWESTERLY CORNER OF LIBERTY HEIGHTS FILING NO. 1, AS RECORDED IN PLAT BOOK E-4 AT PAGE 99 OF THE RECORDS OF EL PASO COUNTY, COLORADO, BEARS S01°00'03"E, A DISTANCE OF 1007.45 FEET, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE N70°19'24"E, A DISTANCE OF 336.93 FEET; THENCE N78°18'01"E, A DISTANCE OF 50.00 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS N78°18'01"E, HAVING A DELTA OF 04°16'53", A RADIUS OF 775.00 FEET, A DISTANCE OF 57.91 FEET; THENCE N74°01'08"E, A DISTANCE OF 190.82 FEET TO A POINT ON THE EASTERLY LINE OF PARCEL NO. 9, AS RECORDED IN BOOK 5635 AT PAGE 815 OF THE RECORDS OF EL PASO COUNTY, COLORADO; THENCE S29°15'38"E ON THE EASTERLY LINE OF SAID PARCEL NO. 9, A DISTANCE OF 420.33 FEET TO A POINT OF CURVE, SAID POINT ALSO BEING A POINT ON THE NORTHERLY LINE OF LIBERTY HEIGHTS FILING NO. 1, AS RECORDED IN PLAT BOOK E-4 AT PAGE 99 OF THE RECORDS OF EL PASO COUNTY, COLORADO; THENCE SOUTHERLY AND WESTERLY ON THE NORTHERLY LINE OF SAID LIBERTY HEIGHTS FILING NO. 1, ALSO BEING THE EASTERLY LINE OF SAID PARCEL NO. 9, THE FOLLOWING THREE (3) COURSES

1. ON THE ARC OF A CURVE TO LEFT, WHOSE CENTER BEARS S10°55'49"W, HAVING A DELTA OF 107°31'35", A RADIUS OF 103.03 FEET, A DISTANCE OF 193.36 FEET TO A POINT OF TANGENT;
2. S06°35'46"E, A DISTANCE OF 248.28 FEET TO A POINT ON CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS S15°44'53"E, HAVING A DELTA OF 15°20'32", A RADIUS OF 965.26 FEET, A DISTANCE OF 258.47 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE EASTERLY LINE OF PARCEL 1, AS DESCRIBED HEREIN;

THENCE NORTHERLY ON THE EASTERLY LINE OF SAID PARCEL 1, AS DESCRIBED HEREIN, THE FOLLOWING FOUR (4) COURSES:

1. N35°58'03"W, A DISTANCE OF 128.10 FEET;
2. N35°37'51"W, A DISTANCE OF 50.26 FEET;
3. N27°00'00"W, A DISTANCE OF 458.50 FEET TO A POINT OF CURVE;
4. ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS S63°00'01"W, HAVING A DELTA OF 24°07'52", A RADIUS OF 480.00 FEET, A DISTANCE OF 202.16 FEET TO A POINT ON CURVE, SAID POINT BEING THE POINT OF BEGINNING,

CONTAINING A CALCULATED AREA OF 8.069 ACRES.

PARCEL 5

COMMENCING AT POINT "B" OF PARCEL 1, AS DESCRIBED HEREIN, FROM WHENCE THE MOST NORTHWESTERLY CORNER OF LIBERTY HEIGHTS FILING NO. 1, AS RECORDED IN PLAT BOOK E-4 AT PAGE 99 OF THE RECORDS OF EL PASO COUNTY, COLORADO, BEARS S06°03'27"E, A DISTANCE OF 1665.10 FEET, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE EASTERLY AND SOUTHERLY ON THE NORTHERLY AND EASTERLY LINE OF PARCEL NO. 9, AS RECORDED IN BOOK 5635 AT PAGE 815 OF THE RECORDS OF EL PASO COUNTY, COLORADO, THE FOLLOWING FIVE (5) COURSES:

1. S89°49'59"E, A DISTANCE OF 650.86 FEET TO THE NORTHWESTERLY CORNER OF LOT 1, BLOCK 1, NORTHGATE FILING NO. 2, AS RECORDED IN PLAT BOOK D-4 AT PAGE 15 OF THE RECORDS OF EL PASO COUNTY, COLORADO;
2. S00°10'01"W ON THE WESTERLY LINE OF SAID LOT 1, BLOCK 1, NORTHGATE FILING NO. 2, A DISTANCE OF 163.00 FEET;
3. S19°10'11"E ON THE WESTERLY LINE OF SAID LOT 1, BLOCK 1, NORTHGATE FILING NO. 2, A DISTANCE OF 331.01 FEET;
4. N90°00'00"W, A DISTANCE OF 66.05 FEET;
5. S29°15'38"E, A DISTANCE OF 58.52 FEET TO A POINT ON THE NORTHERLY LINE OF PARCEL 4, AS HEREIN DESCRIBED;

THENCE WESTERLY AND NORTHERLY ON THE NORTHERLY LINE OF PARCEL 4, AS DESCRIBED HEREIN, THE FOLLOWING FOUR (4) COURSES:

1. S74°01'08"W, A DISTANCE OF 190.82 FEET TO A POINT ON CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT, WHOSE CENTER BEARS N74°01'08"E, HAVING A DELTA OF 04°16'53", A RADIUS OF 775.00 FEET, A DISTANCE OF 57.91 FEET TO A POINT ON CURVE;
3. S78°18'01"W, A DISTANCE OF 50.00 FEET;
4. S70°19'24"W, A DISTANCE OF 336.93 FEET TO A POINT OF CURVE, SAID POINT ALSO BEING POINT "C" OF PARCEL 4, AS DESCRIBED HEREIN;

THENCE NORTHERLY AND WESTERLY ON THE EASTERLY LINE OF PARCEL 1, AS DESCRIBED HEREIN, THE FOLLOWING SEVEN (7) COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS S38°52'09"W, HAVING A DELTA OF 19°21'40", A RADIUS OF 480.00 FEET, A DISTANCE OF 162.20 FEET TO A POINT ON CURVE;
2. N20°30'00"E, A DISTANCE OF 132.20 FEET TO A POINT OF CURVE;
3. ON THE ARC OF A CURVE TO THE RIGHT, WHOSE CENTER BEARS S69°30'00"E, HAVING A DELTA OF 03°47'06", A RADIUS OF 974.99 FEET, A DISTANCE OF 64.41 FEET TO A POINT ON CURVE;
3. N65°42'54"W, A DISTANCE OF 50.00 FEET;
4. N66°22'17"W, A DISTANCE OF 146.55 FEET;
5. N33°07'02"E, A DISTANCE OF 227.78 FEET;
6. N15°40'01"W, A DISTANCE OF 120.81 FEET TO THE POINT OF BEGINNING,

CONTAINING A CALCULATED AREA OF 9.047 ACRES.

LEGAL DESCRIPTION STATEMENT:

I, JAMES R. FRAKER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.



 JAMES R. FRAKER, REGISTERED PROFESSIONAL LAND SURVEYOR

 COLORADO, L.S. NO. 10376

 FOR AND ON BEHALF OF J.R. ENGINEERING, LTD.



 DATE