



**NEW HORIZION REAL ESTATE DEVELOPMENT 6 LLP
PARCEL A**

A parcel of land lying in the Southeast Quarter of Section 29, Township 6 South, Range 66 West, of the 6th Principal Meridian, County of Douglas, State of Colorado, said parcel also being a part of Lot 11A as shown on Douglas 234 Filing No. 6, Amendment 1 as described under Reception Number 2022004920, Douglas County Records, said parcel being more particularly described as follows:

Commencing at the southeast corner of said Lot 11;
Thence N76°07'53"W, 51.74 feet to a point on the west line of a 25-foot drainage easement as shown on Douglas 234 Filing No. 6 as described under Reception Number 2021049799, Douglas County Records, said point also being the Point of Beginning;

Thence S76°07'17"W, 179.23 feet;
Thence S76°01'04"W, 62.61 feet;
Thence N54°24'28"W, 52.30 feet;
Thence N09°05'10"W, 196.48 feet to a point on the north line of said Lot 11;
Thence along said north line through the arc of a curve to the right having a central angle of 01°29'37", a radius of 972.50 feet, an arc length of 25.35 feet and a chord bearing N71°20'25"E, 25.35 feet;

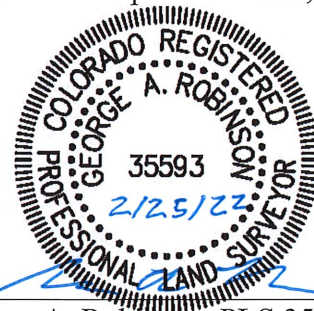
Thence S09°05'10"E, 190.26 feet;
Thence S54°24'28"E, 30.32 feet;
Thence N76°01'04"E, 51.09 feet;
Thence N76°07'17"E, 172.87 feet;
Thence N88°57'06"E, 11.77 feet to a point on the said west line of a 25-foot drainage easement;

Thence S01°02'54"E, along said west line, 22.96 feet to the Point of Beginning.

Containing 11,828 square feet (0.272 acres), more or less.

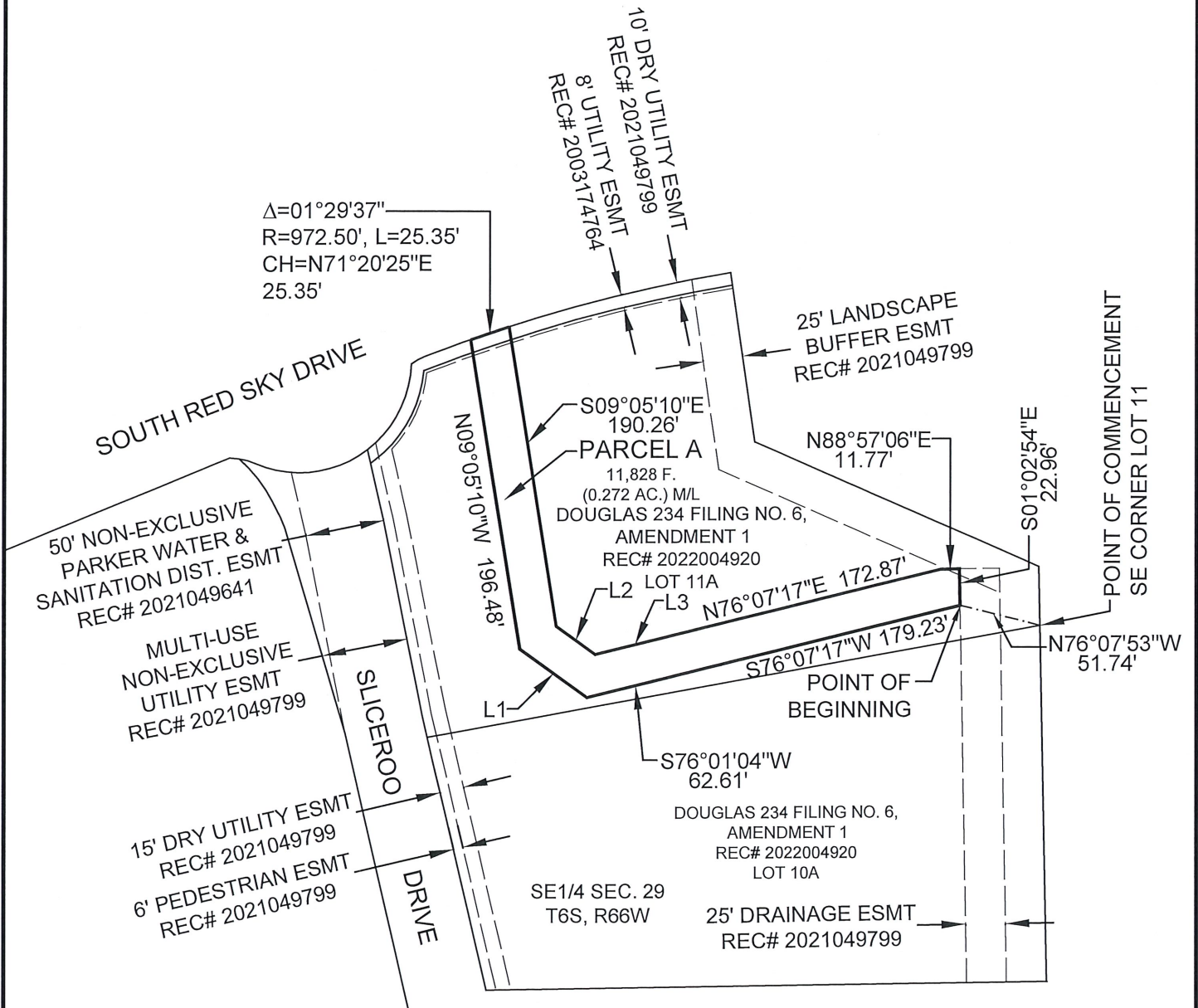
For the purpose of this description, bearings are based on said Douglas 234 Filing No. 6, Amendment No. 1.

The author of this description is George A. Robinson, PLS 35593, prepared on behalf of SEH Inc., 2000 South Colorado Boulevard, Suite 6000, Denver, CO 80222, on February 25, 2022 under Job No. NHOAC 156217-1.0, for New Horizon Real Estate Development 6 LLP, and is not to be construed as representing a monumented land survey.

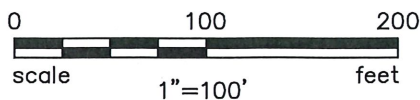


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 PARCEL A



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LINE TABLE		
LINE	BEARING	DISTANCE
L1	N54°24'28"W	52.30'
L2	S54°24'28"E	30.32'
L3	N76°01'04"E	51.09'