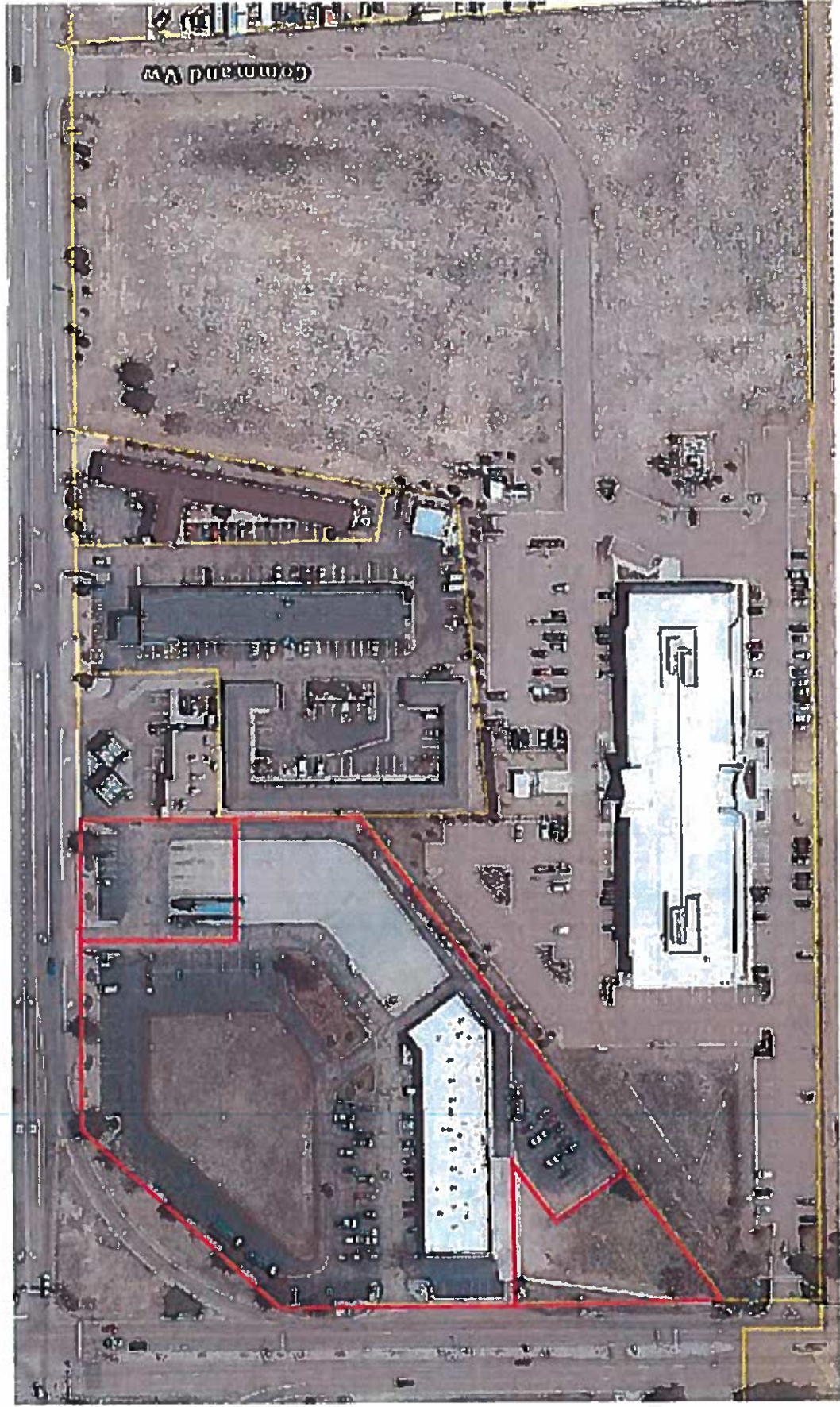


Peterson Gateway Metropolitan District  
District Boundry Map  
Drawn: June 22, 2017

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Div of Local Government



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Div of Local Government

PETERSON GATEWAY METROPOLITAN DISTRICT

Property Address: 6809-6829 Space Village Avenue  
 Tax Schedule No. 5417000022  
 Ownership: Space Village Retail LLC

## Legal Description:

**PARCEL A:**

THAT PORTION OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID NORTHWEST 1/4 THAT IS 491.2 FEET SOUTH ON SAID WEST LINE FROM THE NORTHWEST CORNER OF SAID NORTHWEST 1/4; THENCE NORTH 491.2 FEET ON SAID WEST LINE TO THE NORTHWEST CORNER OF SAID NORTHWEST 1/4; THENCE EAST ON THE NORTH LINE OF SAID NORTHWEST 1/4 244 FEET; THENCE SOUTHERLY PARALLEL WITH THE WEST LINE OF SAID NORTHWEST 1/4 TO A POINT ON THE SOUTHEASTERLY LINE OF THE FORMER RIGHT OF WAY OF THE COLORADO AND SOUTHERN RAILWAY COMPANY (FORMERLY THE RIGHT OF WAY OF THE DENVER AND NEW ORLEANS RAILROAD COMPANY); THENCE SOUTHWESTERLY ON THE SOUTHEASTERLY LINE OF SAID FORMER RIGHT OF WAY TO A POINT 200 FEET NORTHEASTERLY THEREON FROM ITS INTERSECTION WITH THE WEST LINE OF SAID NORTHWEST 1/4; THENCE ANGLE RIGHT 90 DEGREES NORTHEASTERLY 100 FEET TO THE NORTHWESTERLY LINE OF SAID FORMER RIGHT OF WAY; THENCE NORTHEASTERLY ON SAID NORTHWESTERLY LINE TO ITS INTERSECTION WITH A LINE DRAWN EASTERLY FROM THE POINT OF BEGINNING AND AT RIGHT ANGLES TO THE WEST LINE OF SAID NORTHWEST 1/4; THENCE WEST ON SAID LINE 177.8 FEET TO THE POINT OF BEGINNING, EXCEPT THOSE PORTIONS DESCRIBED IN DEEDS RECORDED IN BOOK 1805 AT PAGE 240 AND IN BOOK 1005 AT PAGE 262 AND EXCEPT ANY PORTION THEREOF CONTAINED WITHIN THE PUBLIC HIGHWAY.

**PARCEL B:**

A TRACT OF LAND IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M., SITUATED IN EL PASO COUNTY, COLORADO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 17, THENCE NORTH 89 DEGREES 59 MINUTES 43 SECONDS EAST ON THE NORTH LINE OF SAID SECTION 17, 244.00 FEET; THENCE SOUTH 0 DEGREES 09 MINUTES 00 SECONDS EAST AND PARALLEL TO THE WEST LINE OF SAID SECTION 17, 50.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY 94 AND THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREIN; THENCE CONTINUE ON LAST MENTIONED COURSE, 502.15 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE COLORADO AND SOUTHERN RAILWAY; THENCE NORTH 53 DEGREES 51 MINUTES 00 SECONDS EAST ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE OF THE COLORADO AND SOUTHERN RAILWAY, 357.00 FEET; THENCE NORTH 0 DEGREES 09 MINUTES 00 SECONDS WEST, 291.10 FEET TO A POINT ON SAID SOUTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY 94; THENCE SOUTH 89 DEGREES 59 MINUTES 43 SECONDS WEST ON SAID SOUTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY 94, 289.50 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PORTION PLATTED AS SPACE VILLAGE FILING NO. 2 RECORDED APRIL 17, 1967 IN PLAT BOOK B4 AT PAGE 177.

**PARCEL C:**

A PERPETUAL, NON-EXCLUSIVE AND IRREVOCABLE EASEMENT AND RIGHT OF WAY FOR ACCESS AND UTILITIES PURPOSES AS CREATED BY EASEMENT AND MAINTENANCE AGREEMENT RECORDED APRIL 21, 1988 IN BOOK 5498 AT PAGE 589.

Property Address: Space Village Avenue  
 Tax Schedule No. 5417001001  
 Ownership: Peterson Group LLC

Legal Description: LOT 1 SPACE VILLAGE FILING NO. 2

Property Address: 297 Peterson Road  
Tax Schedule No. 5417001002  
Ownership: Colorado Springs Equities LLC

Legal Description: LOT 1 PETERSON OFFICE PROJECT

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