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METES AND BOUNDS DESCRIPTION

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**FINAL PLANNED DEVELOPMENT**

**PHASE 1**

A portion of the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ , and  
a portion of Lot E of the S  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of Section 28,  
T2N, R8E, BHM,  
Rapid City, Pennington County, South Dakota

More fully described as follows:

Commencing at the southeasterly corner of Lot 3 of Forefather Flats Subdivision, common to the southwesterly corner of Lot E of the S  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of Section 28, T2N, R8E, BHM., common to a point on the northerly edge of Interstate 90 right-of-way, thence S89°50'05"E, along the southerly boundary of said Lot E, common to the northerly edge of said Interstate 90 right-of-way, a distance of 221.40 feet, to the point of beginning;

Thence, first course: N00°01'21"E, a distance of 307.43 feet;

Thence, second course: S89°58'58"E, a distance of 265.41 feet;

Thence, third course: N01°28'29"E, a distance of 148.76 feet;

Thence, fourth course: N89°46'03"E, a distance of 18.49 feet;

Thence, fifth course: southeasterly, curving to the left, on a curve with a radius of 160.00 feet, a delta angle of 28°33'42", a length of 79.76 feet, a chord bearing of S48°13'22"E, and chord distance of 78.94 feet;

Thence, sixth course: S60°32'23"W, a distance of 23.69 feet;

Thence, seventh course: S00°00'00"E, a distance of 389.63 feet, to a point on the southerly boundary of said Lot E, common to a point on the northerly edge of said Interstate 90 right-of-way;

Thence, eighth course: S79°07'35"W, along the southerly boundary of said Lot E, common the northerly edge of said Interstate 90 right-of-way, a distance of 16.69 feet;

Thence, ninth course: N89°50'05"W, along the southerly boundary of said Lot E, common to the northerly edge of said Interstate 90 right-of-way, a distance of 309.70 feet to the point of beginning.

Said Parcel contains 108,457 square feet or 2.490 acres more or less.

December 21, 2010  
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