

Legal Description:

That portion of the North Half of the Southeast Quarter (N1/2 SE1/4) of Section 27, Township 2 North, Range 7 East of the Black Hills Meridian, Rapid City, Pennington County, South Dakota, said 5.20 acres of land being more particularly described by metes and bounds as follows: Commencing, for location purposes only, at an iron rod with cap marked "L.S. 4224" found marking the intersection of the North right-of-way line of South Plaza Drive, a 66 foot wide dedicated public street, with the East right-of-way line of Fountain Plaza Drive, a 66 foot wide dedicated public street; Thence, Northerly, following said East right-of-way line of Fountain Plaza Drive in a curve to the left for which the center of curvature bears North 89° 55' 39" West, a distance of 612.05 feet, with a central angle of 12° 32' 15", and an arc distance of 133.93 feet to an iron rod with cap marked "L.S. 4224" found marking a point of tangency; Thence, North 12° 27' 53" West, continuing along said East right-of-way line of Fountain Plaza Drive, a distance of 328.81 feet to an iron rod with cap marked "L.S. 1771" found for corner; Thence, Northerly, continuing along said East right-of-way line of Fountain Plaza Drive in a curve to the right, non-tangent to the previous course, for which the center of curvature bears North 77° 33' 55" East, a distance of 539.46 feet, with a central angle of 11° 58' 13", and an arc distance of 112.70 feet to a 5/8-inch iron rod found marking a point of tangency; Thence, North 00° 27' 52" West, continuing along said East right-of-way line of Fountain Plaza Drive, a distance of 88.52 feet to the POINT OF BEGINNING of the herein described tract; Thence, North 00° 27' 52" West, continuing along said East right-of-way line of Fountain Plaza Drive, a distance of 175.00 feet to an iron rod with cap marked "L.S. 4725" found marking the Southwest corner of Tract P of Fountain Springs Business Park, as shown on plat filed in Plat Book 34, Page 70, in the office of the Pennington County Register of Deeds; Thence, North 89° 32' 00" East, following the Southern boundary of said Tract P, a distance of 216.99 feet to a 5/8-inch iron rod found for corner; Thence, North 48° 43' 47" East, continuing along said Southern boundary of Tract P, a distance of 190.18 feet to a Southeast corner of said Tract P and Southwest corner of Tract S of Fountain Springs Business Park, as shown on plat filed as Document No. A201319428 in the office of the Pennington County Register of Deeds; Thence, South 52° 44' 56" East, following the Southern boundary of said Tract S, a distance of 138.98 feet to an iron rod with cap marked "L.S. 4224" found marking the Southeast corner of said Tract S and West corner of Tract R of Fountain Springs Business Park, as shown on plat filed as Document No. A201312634 in the office of the Pennington County Register of Deeds; Thence, South 60° 47' 32" East, following the Southwestern boundary of said Tract R, a distance of 254.87 feet to an iron rod with cap marked "L.S. 4224" found for corner; Thence, North 41° 14' 10" East, following the Southeastern boundary of said Tract R, a distance of 100.10 feet to a point for corner at the intersection of two tangent lines defining the center of a 50-foot wide major drainage easement as shown on plat filed in Plat Book 16, Page 79, in the office of the Pennington County Register of Deeds, from which a 5/8-inch iron rod found marking the East corner of said Tract R bears North 41° 14' 10" East, a distance of 499.71 feet; Thence, South 17° 19' 43" East, following a tangent line defining the center of said 50-foot wide major drainage easement, a distance of 175.00 feet to a point for corner; Thence, South 42° 35' 30" West, following a tangent line defining the center of said 50-foot wide major drainage easement, a distance of 263.79 feet to a point for corner from which an iron rod with cap marked "L.S. 9218" found marking the intersection of two

tangent lines defining the center of said 50-foot wide major drainage easement bears South 42° 35' 30" West, a distance of 75.24 feet; Thence, North 73° 03' 30" West, a distance of 659.82 feet to the Point Of Beginning