


EXHIBIT B
Legal Description

A parcel of land described as Lot C, Avon Center at Beaver Creek, Benchmark at Beaver Creek, Amendment No. 4, Town of Avon, Eagle County, Colorado, being more particularly described as follows:

Beginning at the easternmost corner of Lot C, also being the northernmost corner of Lot B; thence along the line common to Lots B and C, S52°41' 01"W, 397.57 feet; thence departing said common lot line, N65° 58' 08"W, 22.72 feet; thence N02° 30' 12"W, 576.33 feet to a point on the southerly right-of-way of Benchmark Road; thence along said right-of-way N59° 20' 02"E, 160.00 feet to a point on the westerly right-of-way of Beaver Creek Boulevard thence along said right-of-way S27° 05' 23"E, 400.62 feet; thence continuing along said right-of-way along the arc of a tangent curve to the left, 80.83 feet, having a radius of 540.00 feet, a central angle of 08° 34' 36" and a chord which bears S31° 22' 41"E, 80.76 feet to the Point of Beginning.

Parcel contains 3.24 acres.


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BENCHMARK ROAD

N59°20'02"E
160.00'

S27°05'23"E
100.62'

BEAVER CREEK BOULEVARD

SCALE 1" = 100'

TRACT C
BLOCK 2
BENCHMARK AT BEAVER CREEK
AMENDMENT NO. 4
BOOK 274, PAGE 701

LOT C
3.24 AC.
0160 BEAVER CREEK BLVD.

DELTA = 08°34'36"
L = 80.83'
R = 540.00'
T = 40.49'
CHD = S31°22'41"E 80.75'

N02°30'12"W
576.33'

P.O.B.

S52°41'01"W
397.57'

LOT B

22.72'
N65°58'08"W

LOT A
AVON CENTER AT BEAVER CREEK
BOOK 309, PAGE 500
AND BOOK 333, PAGE 255



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