

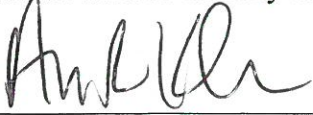
Certification of Notice Pursuant to C.R.S. § 24-65.5-103 and Castle Rock Municipal Code §17.04.080

The undersigned applicant ("Applicant") does hereby certify that an examination of the records in the office of the Douglas County, Colorado Clerk and Recorder (the "Clerk's Office") was made in accordance with C.R.S. §24-65.5-103 et seq. and Castle Rock Municipal Code §17.04.080 with respect to the Property (as hereinafter defined) and that such records identified the parties listed on **Exhibit A** attached hereto (the "Mineral Owners") as the owner of mineral rights other than the Applicant. With respect to the foregoing:

1. In connection with the development by Applicant of the real property described on **Exhibit B** attached hereto (the "Property"), to comply with C.R.S. §24-65.5-103 and Castle Rock Municipal Code §17.04.080 (collectively, the "Codes") with respect to identification of mineral estate owners entitled to notification of surface development of the Property under the Codes, Applicant has reviewed that certain Title Commitment Number NCS-1192397-CO issued by First American Title Insurance Company with a Commitment Date of September 18, 2023 with respect to the Property (the "Title Commitment"), together with the documents listed as exceptions from coverage on the Title Commitment, to identify any mineral interest severances or conveyances and recorded Requests for Notification of mineral estate owners with respect to the Property. Applicant has also received information from the Douglas County, Colorado Assessor's Office (the "Assessor's Office") regarding the existence of taxable severed mineral interests with respect to the Property.
2. Other than with respect to the Mineral Owners and reservations thereof by Applicant, the Title Commitment does not reflect any prior severances (by reservation or conveyance) of mineral interests with respect to the Property.
3. The Title Commitment reflects that there are no Requests for Notification recorded in the Clerk's Office with respect to the Property.
4. Other than with respect to the Mineral Owners and Applicant, the Assessor's Office has no records of taxable severed mineral interests with respect to the Property.
5. Although not required, Applicant reviewed the online database of the Colorado Oil and Gas Conservation Commission, which indicated no existing oil or gas wells or facilities, approved or pending permits or oil or gas activity on the Property.

Applicant:

ACM Dawson Trails VIII JV LLC,
a Delaware limited liability company



Authorized Signatory

Date: 10/18/23

STATE OF COLORADO

)

) ss:

COUNTY OF

Adams

)

The foregoing instrument was acknowledged before me this 18 day of October, 2023, by Andrew R. Klein as the Authorized Signatory of ACM Dawson Trails VIII JV LLC, a Delaware limited liability company.

Witness my hand and official seal.

My commission expires

8/17/24

BLAKE AMEN Notary Public State of Colorado Notary ID # 20204027915 My Commission Expires 08-12-2024



Notary Public

EXHIBIT A

Mineral Owners

1. Westchase Properties, L.L.C., a Colorado limited liability company, 720 S. Colorado Blvd., Suite 940-North, Denver, CO 80246.

EXHIBIT B

Property Legal Description

TWO (2) PARCELS OF LAND PORTIONS OF SECTIONS 15, 21, 22, 27, 28, 29, 32, 33 & 34, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR S89°55'56"E, FROM THE SOUTH 1/16TH CORNER OF SAID SECTIONS 21 & 22, BEING MONUMENTED BY A 1" DIAMETER PIPE WITH A 2" DIAMETER ALUMINUM CAP STAMPED "LS 6935" TO THE SOUTH 1/16TH CORNER OF SAID SECTIONS 20 & 21, BEING MONUMENTED BY A 1" DIAMETER PIPE WITH A 2" DIAMETER ALUMINUM CAP, STAMPED "LS 6935", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

PARCEL 1:

BEGINNING AT THE SOUTH 1/16TH CORNER OF SAID SECTIONS 21 & 22, ALSO BEING A POINT ON THE SOUTH LINE OF TWIN OAKS, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 161972, IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE;

THENCE S 89°28'35" E, ALONG THE SOUTH LINE OF SAID TWIN OAKS SUBDIVISION AND ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SAID SECTION 22, A DISTANCE OF 404.37 FEET TO A POINT ON THE WEST LINE OF THE TWIN OAKS ROAD RIGHT-OF-WAY, AS DEDICATED BY SAID TWIN OAKS SUBDIVISION;

THENCE ALONG THE WEST LINE OF SAID TWIN OAKS DRIVE RIGHT-OF-WAY AND ALONG THE SOUTH LINE OF THE TERRITORIAL ROAD RIGHT-OF-WAY, AS DEDICATED BY SAID TWIN OAKS SUBDIVISION, THE FOLLOWING FOUR (4) COURSES:

1. S 02°01'48" E, A DISTANCE OF 52.10 FEET TO THE SOUTH LINE OF SAID TERRITORIAL ROAD RIGHT-OF-WAY;

2. N 87°58'41" E, A DISTANCE OF 109.24 FEET TO A POINT OF CURVATURE;

3. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 245.68 FEET, A CENTRAL ANGLE OF 28°36'44" AND AN ARC LENGTH OF 122.69 FEET;

4. N 59°21'57" E, A DISTANCE OF 23.19 FEET TO A POINT ON THE SOUTH LINE OF SAID TWIN OAKS SUBDIVISION;

THENCE S 89°28'35" E, ALONG SAID SOUTH LINE, A DISTANCE OF 174.31 FEET TO THE SOUTHEAST CORNER OF SAID TWIN OAKS SUBDIVISION;

THENCE N 17°17'13" E, ALONG THE EAST LINE OF SAID TWIN OAKS SUBDIVISION, A DISTANCE OF 139.27 FEET TO A POINT ON THE EAST LINE OF SAID TERRITORIAL ROAD RIGHT-OF-WAY AND A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE EAST LINE OF SAID TERRITORIAL ROAD RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 198.98 FEET, A CENTRAL ANGLE OF 31°52'19" AND AN ARC LENGTH OF 110.69 FEET, SUBTENDED BY A CHORD OF WHICH BEARS N 33°13'23" E, A DISTANCE OF 109.26 FEET;

2. N 17°17'13" E, A DISTANCE OF 534.55 FEET TO A POINT ON THE SOUTH LINE OF THE TERRITORIAL ROAD RIGHT-OF-WAY AS DEDICATED BY THAT DEED RECORDED AT RECEPTION NO. 8816440, SAID DOUGLAS COUNTY RECORDS;

THENCE N 89°40'41" E, ALONG SAID SOUTH LINE, A DISTANCE OF 1599.61 FEET TO A POINT ON THE WEST LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT-OF-WAY;

THENCE S 15°17'57" W, ALONG SAID WEST LINE, A DISTANCE OF 8675.32 FEET TO THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO.

2004131453, SAID DOUGLAS COUNTY RECORDS;

THENCE ALONG THE NORTH, WEST AND SOUTH LINES OF SAID PARCEL, THE FOLLOWING THREE (3) COURSES:

1. S 89°46'16" W, A DISTANCE OF 678.73 FEET;
2. S 00°19'26" W, A DISTANCE OF 600.54 FEET;
3. S 89°29'06" E, A DISTANCE OF 515.85 FEET TO A POINT ON THE WEST LINE OF SAID BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT OF WAY;

THENCE S 15°17'57" W, ALONG SAID WEST LINE, A DISTANCE OF 547.53 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33; THENCE N 00°02'14" W, ALONG SAID EAST LINE, A DISTANCE OF 226.55 FEET TO A POINT ON THE WEST LINE OF SAID BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT-OF-WAY;

THENCE S 15°19'54" W, ALONG SAID WEST LINE, A DISTANCE OF 789.53 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 33;

THENCE N 89°35'18" W, ALONG SAID SOUTH LINE, A DISTANCE OF 5123.28 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 32, ALSO BEING THE NORTHEAST CORNER OF KEENE RANCH FILING NO. 1, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 9523375, SAID DOUGLAS COUNTY RECORDS;

THENCE S 89°21'58" W, ALONG THE NORTH LINE OF SAID KEENE RANCH FILING NO. 1 AND ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32, A DISTANCE OF 2414.66 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2004051359, SAID DOUGLAS COUNTY RECORDS; THENCE ALONG THE EAST AND NORTH LINES OF SAID PARCEL OF LAND, THE FOLLOWING TWO (2) COURSES:

1. N 00°23'12" W, A DISTANCE OF 208.86 FEET TO THE NORTHEAST CORNER OF SAID DEED;
2. S 89°18'57" W, A DISTANCE OF 208.54 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32, ALSO BEING A POINT ON THE EAST LINE OF SAID KEENE RANCH FILING NO. 1;

THENCE N 00°19'46" W, ALONG THE EAST LINE OF SAID KEENE RANCH FILING NO. 1, ALONG THE EAST LINE OF KEENE RANCH FILING NO. 2, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 9639479, SAID DOUGLAS COUNTY RECORDS, AND ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32, A DISTANCE OF 2505.77 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 32;

THENCE N 00°39'34" W, ALONG THE EAST LINE OF SAID KEENE RANCH FILING NO. 2 AND ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION 29, A DISTANCE OF 5308.62 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 29, BEING THE NORTHEAST CORNER OF SAID KEENE RANCH FILING NO. 2 PLAT, AND THE SOUTHWEST CORNER OF CASTLE MESA SOUTH, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 145078, SAID DOUGLAS COUNTY RECORDS; THENCE S 89°02'42" E, ALONG THE NORTH LINE OF THE EAST HALF OF SAID SECTION 29 AND ALONG THE SOUTH LINE OF SAID CASTLE MESA SOUTH SUBDIVISION, A DISTANCE OF 2661.01 FEET TO THE SOUTHEAST CORNER OF SAID CASTLE MESA SOUTH SUBDIVISION, BEING THE SOUTHWEST CORNER OF SAID SECTION 21;

THENCE N 00°02'04" W, ALONG THE EAST LINE OF SAID CASTLE MESA SOUTH SUBDIVISION AND ALONG THE WEST LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SAID SECTION 21, A DISTANCE OF 1322.70 FEET TO THE SOUTH 1/16TH CORNER OF SAID SECTIONS 20 & 21, BEING THE SOUTHWEST CORNER OF SAID TWIN OAKS SUBDIVISION;

THENCE S 89°55'56" E, ALONG THE SOUTH LINE OF SAID TWIN OAKS SUBDIVISION AND ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SAID SECTION 21, A DISTANCE OF 5286.17 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING THREE (3) PARCELS OF LAND;

TWO (2) PARCELS OF LAND, AS DESCRIBED IN SAID DEED RECORDED AT RECEPTION NO.

2004051359, SAID DOUGLAS COUNTY RECORDS, BEING A PORTION OF THE SOUTH HALF OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BEARINGS FOR THESE EXCEPTION PARCELS ARE BASED ON THE SOUTH LINE OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR S89°47'47"E, FROM THE SOUTHWEST CORNER OF SAID SECTION 28, BEING MONUMENTED BY A 1" PIPE WITH A 2-1/2" ALUMINUM CAP STAMPED "LS 6935" TO THE SOUTHEAST CORNER OF SAID SECTIONS 28, BEING MONUMENTED BY #6 REBAR WITH A 2-1/2" ALUMINUM CAP, STAMPED "LS 6935", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 28, THENCE N 65°29'53" E, A DISTANCE OF 1262.04 FEET TO THE POINT OF BEGINNING;

THENCE N 00°37'44" W, A DISTANCE OF 208.93 FEET;

THENCE S 89°47'24" E, A DISTANCE OF 208.72 FEET;

THENCE S 00°40'40" E, A DISTANCE OF 208.93 FEET;

THENCE N 89°47'27" W, A DISTANCE OF 208.90 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPTING THE FOLLOWING PARCEL COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 28, THENCE N 40°06'19" E, A DISTANCE OF 1765.57 FEET TO THE POINT OF BEGINNING;

THENCE N 89°46'42" W, A DISTANCE OF 208.73 FEET;

THENCE N 00°45'11" W, A DISTANCE OF 208.19 FEET;

THENCE S 89°55'33" E, A DISTANCE OF 208.72 FEET;

THENCE S 00°45'12" E, A DISTANCE OF 208.73 FEET TO THE POINT OF BEGINNING;

LESS AND EXCEPT THE FOLLOWING PARCEL OF LAND:

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING A PORTION OF TRACT A, DAWSON RIDGE FILING NO. A, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 8707610, IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/16TH CORNER OF SAID SECTIONS 21 & 22, THENCE N 65°28'13" E, A DISTANCE OF 1758.58 FEET TO THE NORTHWEST CORNER OF SAID TRACT A, ALSO BEING A POINT ON THE WEST LINE OF THE DAWSON RIDGE BOULEVARD RIGHT-OF-WAY, AS DEDICATED BY SAID DAWSON RIDGE FILING NO. A, A POINT OF NON-TANGENT CURVATURE AND THE POINT OF BEGINNING;

THENCE ALONG THE WEST LINE OF SAID DAWSON RIDGE BOULEVARD AND ALONG THE NORTH LINE OF THE GAMBEL RIDGE DRIVE NORTH RIGHT-OF-WAY, AS DEDICATED BY SAID DAWSON RIDGE FILING NO. A, THE FOLLOWING EIGHT (8) COURSES:

1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND AN ARC LENGTH OF 62.83 FEET, THE CHORD OF WHICH BEARS S45°19'19"E, A DISTANCE OF 56.57 FEET;

2. S 00° 19' 19" E, A DISTANCE OF 114.43 FEET TO A POINT OF CURVATURE;

3. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1740.00 FEET, A CENTRAL ANGLE OF 28° 56' 28", AND AN ARC LENGTH OF 878.90 FEET TO A POINT OF COMPOUND CURVATURE;

4. ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 279.00 FEET, A CENTRAL ANGLE OF 13° 02' 30", AND AN ARC LENGTH OF 63.51 FEET TO A POINT OF REVERSE CURVATURE;

5. ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 321.00 FEET, A CENTRAL ANGLE OF 09° 15' 17", AND AN ARC LENGTH OF 51.85 FEET;

6. S 32° 24' 22" W, A DISTANCE OF 692.40 FEET TO A POINT OF CURVATURE;

7. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND AN ARC LENGTH OF 62.83 FEET;

8. N 57° 35' 38" W, A DISTANCE OF 613.24 FEET;

THENCE N 33° 24' 14" E, A DISTANCE OF 10.00 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT A;

THENCE ALONG THE NORTH AND WEST LINES OF SAID TRACT A, THE FOLLOWING EIGHT (8) COURSES:

1. S 57° 35' 38" E, A DISTANCE OF 613.07 FEET TO A POINT OF CURVATURE;

2. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF

90° 00' 00", AND AN ARC LENGTH OF 47.12 FEET;
3. N 32° 24' 22" E, A DISTANCE OF 692.40 FEET TO A POINT OF CURVATURE;
4. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 331.00 FEET, A CENTRAL ANGLE OF 09° 15' 16", AND AN ARC LENGTH OF 53.46 FEET TO A POINT OF REVERSE CURVATURE;
5. ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 269.00 FEET, A CENTRAL ANGLE OF 13° 02' 28", AND AN ARC LENGTH OF 61.23 FEET TO A POINT OF COMPOUND CURVATURE;
6. THENCE ALONG THE ARC OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 1730.00 FEET, A CENTRAL ANGLE OF 28° 56' 28", AND AN ARC LENGTH OF 873.85 FEET;
7. N 00° 19' 19" W, A DISTANCE OF 114.43 FEET TO A POINT OF CURVATURE;
8. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90° 00' 00" AND AN ARC LENGTH OF 47.12 FEET;
THENCE N 00° 19' 19" W, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING;
AND LESS AND EXCEPTING THAT PORTION CONVEYED TO THE TOWN OF CASTLE ROCK BY SPECIAL WARRANTY DEED RECORDED MAY 3, 2021 AT RECEPTION NO. 2021056802, IN THE RECORDS OF THE CLERK AND RECORDER OF THE COUNTY OF DOUGLAS, STATE OF COLORADO,
AND FURTHER LESS AND EXCEPTING THAT PORTION CONVEYED TO THE TOWN OF CASTLE ROCK BY SPECIAL WARRANTY DEED RECORDED MARCH 21, 2022 AT RECEPTION NO. 2022020177, IN THE RECORDS OF THE CLERK AND RECORDER OF THE COUNTY OF DOUGLAS, STATE OF COLORADO,
AND FURTHER LESS AND EXCEPTING THAT PORTION CONVEYED TO THE TOWN OF CASTLE ROCK BY SPECIAL WARRANTY DEED RECORDED MARCH 21, 2022 AT RECEPTION NO. 2022020178, IN THE RECORDS OF THE CLERK AND RECORDER OF THE COUNTY OF DOUGLAS, STATE OF COLORADO.
ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE TOWN OF CASTLE ROCK BY SPECIAL WARRANTY DEED RECORDED FEBRUARY 8, 2023 AT RECEPTION NO. 2023005663, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL 2:

COMMENCING AT THE SOUTH 1/16TH CORNER OF SAID SECTIONS 21 & 22, ALSO BEING A POINT ON THE SOUTH LINE OF TWIN OAKS, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 161972, IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE;

THENCE N 53°44'53" E, A DISTANCE OF 1331.13 FEET TO A POINT ON THE EAST LINE OF SAID TWIN OAKS PLAT AND A POINT ON THE NORTH LINE OF THE TERRITORIAL ROAD RIGHT-OF-WAY, AS DEDICATED BY THAT DEED RECORDED AT RECEPTION NO. 8816440, SAID DOUGLAS COUNTY RECORDS AND THE POINT OF BEGINNING;

THENCE ALONG THE EAST LINE OF SAID TWIN OAKS PLAT, THE FOLLOWING THREE (3) COURSES:

1. N 17°17'13" E, A DISTANCE OF 557.93 FEET;

2. S 89°27'27" E, A DISTANCE OF 65.00 FEET;

3. N 00°22'15" W, A DISTANCE OF 1329.37 FEET TO THE SOUTHWEST CORNER OF LOT 3, SAID TWIN OAKS PLAT;

THENCE N 03°03'12" W, ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 567.45 FEET TO THE NORTHWEST CORNER OF SAID LOT 3, BEING A POINT OF CURVATURE ON THE SOUTH LINE OF THE BRISCOE LANE RIGHT-OF-WAY, AS DEDICATED BY SAID TWIN OAKS PLAT;

THENCE ALONG THE PORTIONS OF BRISCOE LANE VACATED BY ORDINANCE NO. 86-24, RECORDED IN BOOK 680 AT PAGE 920, SAID DOUGLAS COUNTY RECORDS THE FOLLOWING TWO (2) COURSES:

1. N 39°55'38" W, A DISTANCE OF 30.00 FEET TO A POINT OF NON-TANGENT CURVATURE;

2. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 329.30 FEET, A CENTRAL ANGLE OF 27°16'16" AND AN ARC LENGTH OF 156.74 FEET, SUBTENDED BY A CHORD OF WHICH BEARS N 63°42'30" E, A DISTANCE OF 155.26 FEET;

THENCE N 12°39'22" W, ALONG THE WEST LINE OF LOT 4, SAID TWIN OAKS PLAT, A DISTANCE OF 687.67 FEET TO THE NORTHWEST CORNER OF SAID LOT 4 ALSO BEING THE WEST 1/16TH CORNER OF SAID SECTIONS 15 & 22;

THENCE S 89°31'22" E, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15,

A DISTANCE OF 890.07 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED AS PARCEL E IN THAT DEED RECORDED AT RECEPTION NO. 2019088324, SAID DOUGLAS COUNTY RECORDS;

THENCE ALONG THE WEST AND NORTH LINES OF PARCELS E, F & G THE FOLLOWING FOUR (4) COURSES:

1. N 00°11'34" E, A DISTANCE OF 900.14 FEET;
 2. S 89°48'26" E, ALONG THE NORTH LINES OF PARCELS E AND F, A DISTANCE OF 1014.77 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED AS PARCEL G;
 3. N 00°11'34" E, A DISTANCE OF 842.72 FEET;
 4. S 89°48'26" E, A DISTANCE OF 928.55 FEET TO A POINT ON THE WEST LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT OF WAY AND A POINT OF NON-TANGENT CURVATURE;
- THENCE ALONG THE WEST LINE OF SAID BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 5779.58 FEET, A CENTRAL ANGLE OF 05°35'04" AND AN ARC LENGTH OF 563.33 FEET, SUBTENDED BY A CHORD OF WHICH BEARS S 18°04'54" W, A DISTANCE OF 563.11 FEET;

2. S 15°17'57" W, A DISTANCE OF 4536.04 FEET TO A POINT ON THE NORTH LINE OF SAID TERRITORIAL ROAD RIGHT-OF-WAY;

THENCE S 89°40'41" W, ALONG SAID NORTH LINE, A DISTANCE OF 1628.83 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE TOWN OF CASTLE ROCK IN SPECIAL WARRANTY DEED RECORDED FEBRUARY 8, 2023 AT RECEPTION NO. 2023005662.

COUNTY OF DOUGLAS,
STATE OF COLORADO.