

EXHIBIT 1
ROW DESCRIPTION

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EXHIBIT 1

RIGHT-OF-WAY DEDICATION
TOWN OF CASTLE ROCK, COLORADO

LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATED IN LOT 1A, CITADEL STATION FILING NO. 1, FIRST AMENDMENT, BEING A PART OF THE SE1/4 OF SECTION 3, T.8S., R.67W., OF THE 6TH P.M., TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF LOT 1A, CITADEL STATION FILING NO. 1, FIRST AMENDMENT, AS RECORDED IN DOUGLAS COUNTY, COLORADO, SAID POINT BEING THE SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 2337 AT PAGE 716, DOUGLAS COUNTY COLORADO; THENCE N60°00'00"E ALONG THE WESTERLY LINE OF SAID LOT 1A AND THE SOUTHEASTERLY LINE OF SAID PARCEL A DISTANCE OF 13.82 FEET; THENCE S00°14'48"E A DISTANCE OF 81.11 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE LEFT WHOSE CHORD BEARS S18°19'02"E A DISTANCE OF 308.95 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 36°08'28", A RADIUS OF 498.00 FEET, AN ARC LENGTH OF 314.13 FEET TO A POINT OF TANGENT; THENCE S36°23'16"E ALONG SAID TANGENT A DISTANCE OF 196.49 FEET; THENCE S53°36'44"W A DISTANCE OF 12.00 FEET TO A POINT LYING ON SAID WESTERLY LINE AND SAID EASTERLY R.O.W. LINE; THENCE N36°23'16"W ALONG SAID WESTERLY LINE AND SAID EASTERLY R.O.W. LINE A DISTANCE OF 196.49 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT WHOSE CHORD BEARS N18°19'02"W A DISTANCE OF 316.39 FEET AND CONTINUING ALONG SAID WESTERLY LINE AND SAID EASTERLY R.O.W. LINE, SAID CURVE HAVING A CENTRAL ANGLE OF 36°08'28", A RADIUS OF 510.00 FEET, AN ARC LENGTH OF 321.70 FEET TO A POINT OF TANGENT; THENCE N00°14'48"W ALONG SAID TANGENT AND CONTINUING ALONG SAID WESTERLY LINE AND SAID EASTERLY R.O.W. LINE A DISTANCE OF 74.25 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS (7,105 SQUARE FEET) 0.1631 ACRES.

DATE PREPARED: AUGUST 5, 2008
DATE OF REVISION: SEPTEMBER 19, 2008
PREPARED BY: CHARLES N. BECKSTROM,
PROFESSIONAL L.S. NO. 33202
FOR, AND ON BEHALF OF
ENGINEERING SERVICE COMPANY
1300 SOUTH POTOMAC STREET, SUITE 126
AURORA, COLORADO 80012
PHONE: 303.337.1393



EXHIBIT

TOWN OF CASTLE ROCK (BK.2337~PG.716) **WOLFENSBERGER ROAD**

POINT OF BEGINNING
SOUTHWEST CORNER OF
PARCEL RECORDED
IN BOOK 2337 AT PAGE 718

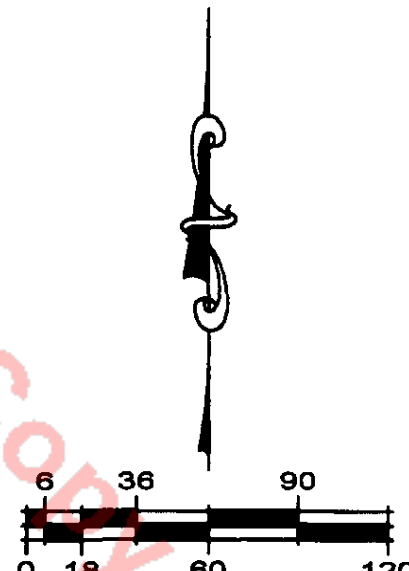
PARCEL CONTAINS
7,105 SQUARE FEET
0.1631 ACRES

COURSE	BEARING	LENGTH
L1	N80°00'00"E	13.82'
L2	S00°14'48"E	81.11'
L3	S38°23'18"E	198.49'
L4	S53°36'44"W	12.00'
L5	N38°23'18"W	198.49'
L6	N00°14'48"W	74.25'

COURSE	DELTA	RADIUS	LENGTH	Chd BEARING	Chd LENGTH
C1	36°08'28"	498.00'	314.13'	S18°19'02"E	308.95'
C2	36°08'28"	510.00'	321.70'	N18°18'02"W	316.39'

LOT 1A, CITADEL STATION
FILING NO. 1, FIRST AMENDMENT

PRAIRIE HAWK DRIVE



Scale: 1" = 60'

PREPARED FOR:

PERCEPTION DESIGN GROUP
3595 SOUTH TELLER STREET, SUITE 406
LAKEWOOD, COLORADO 80235

PREPARED BY:

ENGINEERING SERVICE COMPANY
1300 SOUTH POTOMAC STREET, SUITE 126
AURORA, COLORADO 80012

TOWN OF CASTLE ROCK

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION.

DRAWN BY: RWK	SCALE: 1"=60'	R.O.W. FILE#
CHECKED BY: CNB	DATE: 08-04-2008	

12' R.O.W. DEDICATION

A PART OF LOT 1A, CITADEL STATION FILING NO. 1,
FIRST AMENDMENT
PART OF THE SE 1/4 OF SECTION 3
T.8S., R.67W., OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS
STATE OF COLORADO

EXHIBIT 2
PERMITTED EXCEPTIONS

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SCHEDULE B - SECTION 2 EXCEPTIONS

The Policy or Policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:

1. Rights or claims of parties in possession not shown by the public records.
2. Easements, or claims of easements, not shown by the public records.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments and any facts which a correct survey and inspection of the premises would disclose and which are not shown by the public records.
4. Any lien or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.

NOTE: The above exception will not appear on policies where closing and settlement has been performed by the Company.

6. Taxes for the year 2008, and subsequent years only, not yet due and payable.
7. An undivided 1/2 interest in and to all oil, gas and minerals of every nature and kind whatsoever, as reserved in Warranty Deed from Viola F. Lambert formerly Viola F. Johnson to Thomas C. Johnson recorded August 12, 1955 in Book 112 at Page 241.
8. Any and all minerals and mineral substances as reserved by Citadel Station Associates, a Colorado Limited Partnership in the Deed to Fisher-Fulenwider Partnership recorded September 28, 1983 in Book 492 at Page 167 and re-recorded October 5, 1983 in Book 493 at Page 165, provided, however, that Grantor does not reserve and shall have no right of entry to or upon the surface of said lands for purposes of prospecting, mining, drilling or extracting any of said reserved minerals or mineral substances; nor shall Grantor have or reserve the right in any manner whatsoever to disturb the surface of said lands or to mine underneath said lands so as to cause or create the possibility of subsidence of the surface thereof.
9. Reservation as contained in Deed recorded August 3, 1982 in Book 447 at Page 1136.
10. Covenants, conditions and restrictions, which do not contain a forfeiture or reverter clause, but omitting restrictions, if any, based on race, color, religion, or national origin as contained in instrument recorded September 28, 1983 in Book 492 at Page 155, and any and all amendments and supplements thereto.
11. Utility easement granted to The Mountain States Telephone and Telegraph Company in instrument recorded June 8, 1984 in Book 524 at Page 392.
12. Notes, easements, and any other matters as shown or set forth on the plat of Citadel Station Filing No. 1, First Amendment, recorded November 10, 1998 at Reception No. 9889756.

NOTE: Pursuant to C.R.S. 10-11-122 notice is hereby given that:

- (A) The subject property may be located in a special taxing district;
- (B) A Certificate of Taxes Due listing each taxing jurisdiction may be obtained from the County Treasurer or the County Treasurer's authorized agent;
- (C) INFORMATION regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder, or the County Assessor.

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