

**EXHIBIT A
PROPERTY DESCRIPTION**

Tract A, Hillside/Arbors Plat, Douglas County, Colorado

Unofficial Copy

**EXHIBIT B
PERMITTED EXCEPTIONS**

Any existing leases or tenancies.

Any boundary discrepancy due to the location of fence lines and the effect of any right, title or interest that may be claimed due to any said discrepancy.

All stone, rock and quarries now found or opened or which may hereafter be found or opened with full liberty of ingress, egress and regress for the purposes of opening up, developing and working quarries and getting out and carrying out and carrying away said stone and rock and will full authority to open up, develop and work quarries and to erect, construct, use, change and remove buildings, machinery, railways, tram ways, wagon roads and other such improvements and apparatus and appliances, as may be necessary or desirable, as reserved in deed recorded March 24, 1911 in Book 39 at Page 424 of the Douglas County records.

The right of proprietor of a vein or lode to extract or remove his ore should the same be found to penetrate or intersect the premises thereby granted as reserved in United States patent recorded September 19, 1886 in Book 12 at Page 286 and any and all assignments thereof or interest therein.

An undivided 7.5% interest of minerals as set forth in deed recorded March 30, 1964 in Book 111 at Page 162.

Reservations of all oil, gas and other minerals as reserved in deed recorded April 25, 1955 in Book 113 at Page 315.

Restrictions on use of water as reserved in deed recorded April 25, 1955 in Book 113 at Page 315.

Right of way easement as granted to the Intermountain Rural Electric Association in instrument recorded February 6, 1986 in 787.

All oil, gas and minerals conveyed in Special Warranty Deed recorded June 9, 2004 at Reception No. 2004059820.

The following items disclosed on Preliminary PD Site Plan by David E. Archer and Associates, Inc., Job Number 94-946 dated October 7, 1996:

- a. underground power.
- b. gas meter.
- c. cable.
- d. overhead power line.
- e. fence lines.

The effect of Ordinance No. 97-04 annexing the Town of Castle Rock, Colorado, (Rice Annexation), recorded September 16, 2002 at Reception No. 2002094306.

The effect of Ordinance No. 2002-24 amending the Town's Zone District Map by approving The Arbors Preliminary P.D. Site Plan, PD Zoning Regulations and The Arbors Annexation and Development Agreement; and vesting a Site Specific Development Plan recorded September 16, 2002 at Reception No. 2002094308.

The effect of The Arbors Annexation and Development Agreement recorded on September 16, 2002 at Reception No. 2002094310.

The effect of The Arbors Preliminary PD Site Plan recorded September 16, 2002 at Reception No. 2002094309.

The effect of Bart Rice Annexation Map recorded September 16, 2002 at Reception No. 2002094307.

Assignment of Development Rights recorded July 21, 2004 at Reception No. 2004076015.

The following items disclosed on Land Survey Plat by Foresight West Surveying Inc., dated December 2007 on the subject property:

1. A barbed wire fence encroaching onto the subject property.
2. Buried Comcast cable line, lying outside any known easement.

Terms, conditions, provisions, agreements and obligations contained in the Water and Mineral Quitclaim , Deed recorded December 19, 2007 at Reception No. 2007097648.

Terms, conditions, provisions, agreements and obligations contained in Ordinance No. 2009-30. Annexing to the Town of Castle Rock (The Hillside at Castle Rock) as shown in instrument recorded June 4, 2015 at Reception No. 2015036722 and Annexation Plat recorded June 4, 2015 at Reception No. 2015036723.

Terms, conditions, provisions, agreements and obligations contained in the Ordinance No. 2009-31 Approving the Hillside at Castle Rock Preliminary Planned Development Site Plan and Planned Development Zoning Regulations recorded June 4, 2015 at Reception No. 2015036724 and Preliminary PD Site Plan recorded June 4, 2015 at Reception No. 2015036725.

Terms, conditions, provisions, agreements and obligations contained in the Hillside at Castle Rock Annexation and Development Agreement recorded June 4, 2015 at Reception No. 2015036726.

Terms, conditions, provisions, agreements, notes and obligations contained in the Hillside/Arbors Site Development Plan recorded November 10, 2016 at Reception No. 2016081565.

Any tax, lien fee or assessment created by Order and Decree Organizing District Hillside at Castle Rock Metro District recorded December 19, 2016 at Reception No. 2016093452, Public Disclosure Document recorded December 19, 2016 at Reception No. 2016093469.

Terms, conditions, provisions, agreements, notes and obligations contained in the Encroachment Agreement recorded October 2, 2017 at Reception No. 2017066468.

Terms, conditions, provisions, agreements, notes and obligations contained in the Intermountain Rural Electric Association General Right-Of-Way Easement recorded October 2, 2017 at Reception No. 2017066467.

Terms, conditions, provisions, agreements, notes and obligations contained in the Intermountain Rural Electric Association General Right-Of-Way Easement recorded January 9, 2019 at Reception No. 2019001160.

Terms, conditions, provisions, agreements, notes and obligations contained in the Municipal Waterline and Pedestrian Trail Easement Agreement recorded January 15, 2019 at Reception No. 2019002305.