

Recording requested by
and when recorded please return to:

Town of Castle Rock
100 N. Wilcox St.
Castle Rock, CO 80104
Attn: Jennifer King

Special Warranty Deed

(Promenade Castle Rock – ROW Parcels)

**[CONVENIENCE DEED – NO DOCUMENTARY FEE REQUIRED PURSUANT
TO C.R.S SECTION 39-13-104(1)(a)]**

This SPECIAL WARRANTY DEED, is made this 20 day of October, 2015, by and between **PROMENADE CASTLE ROCK, LLC**, a Delaware limited liability company and **TOWN OF CASTLE ROCK**, a Colorado municipal corporation ("**Grantee**").

WITNESSETH, that the Grantor, for and in consideration of Ten dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto Grantee, all the real property, together with all improvements, if any, situate, lying and being in the County of Douglas, State of Colorado, described as follows:

See Exhibit A Attached Hereto and Incorporated By Reference

TOGETHER WITH all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of Grantor, either in law or in equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto Grantee, and Grantee's heirs, successors and assigns forever. Grantor for itself and Grantor's heirs, successors and assigns, does covenant and agree that Grantor shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of Grantee, and Grantee's heirs, successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under Grantor but not otherwise, subject to all standby fees, taxes and assessments by any taxing authority for the current and all subsequent years not yet due and payable as of the date hereof, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and



liabilities as may appear of record, all zoning ordinances and regulations and any other laws, ordinances or governmental regulations restricting or regulating the use, occupancy or enjoyment of the property.

[Signature page follows]


Unofficial Copy

IN WITNESS WHEREOF, Grantor has executed this deed on the date set forth above.

GRANTOR:

PROMENADE CASTLE ROCK, LLC,
a Delaware limited liability company

By: Alberta Castle Rock Management, LLC,
a Colorado limited liability company,
its Manager

By: 
Name: Donald G. Probst
Title: Manager

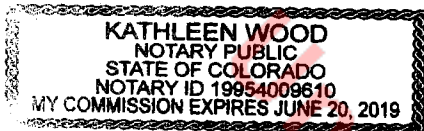
Unofficial Copy

STATE OF COLORADO)
) ss.
COUNTY OF ARAPAHOE)

The foregoing instrument was acknowledged before me this 19th day of October, 2015, by Donald G. Provost, as Manager of Alberta Castle Rock Management, LLC, a Colorado limited liability company, as Manager of Promenade Castle Rock, LLC, a Delaware limited liability company.

Witness my hand and official seal.

My commission expires: 4/20/2019



Kathleen Wood
Notary

Official Copy

EXHIBIT A

RIGHT OF WAY PARCELS – BLOCK 1

A CERTAIN PORTION OF LOT 1, BLOCK 1, AS SHOWN ON THE PLAT OF PROMENADE AT CASTLE ROCK FILING NO. 1, AS RECORDED UNDER RECEPTION NO. 2015057859 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, SITUATED IN THE SOUTH HALF OF SECTION 22, TOWNSHIP 7 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:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 22, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 22 BEARS NORTH 89°10'24" WEST, A DISTANCE OF 2668.84 FEET WITH ALL BEARINGS HEREIN BEING REFERENCED TO THIS LINE;

THENCE NORTH 36°48'51" EAST, A DISTANCE OF 786.31 FEET TO THE EASTERLY BOUNDARY OF SAID LOT 1 AND THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID EASTERLY BOUNDARY, NORTH 31°14'56" WEST, A DISTANCE OF 25.73 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 4,219.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 58°55'33" EAST;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°23'35", AN ARC LENGTH OF 249.84 FEET;

THENCE NON-TANGENT TO SAID CURVE, NORTH 27°45'21" WEST, A DISTANCE OF 160.25 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 359.02 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 61°16'01" WEST;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°08'44", AN ARC LENGTH OF 132.50 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 374.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 35°52'38" WEST;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44°06'44", AN ARC LENGTH OF 288.33 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 81°45'54" WEST, A DISTANCE OF 50.28 FEET;

THENCE SOUTH $76^{\circ}42'11''$ WEST, A DISTANCE OF 20.02 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 130.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $52^{\circ}58'09''$, AN ARC LENGTH OF 120.18 FEET TO THE WESTERLY BOUNDARY OF SAID LOT 1;

THENCE ALONG SAID WESTERLY BOUNDARY AND THE NORTHERLY AND EASTERLY BOUNDARY OF SAID LOT 1 THE FOLLOWING NINE (9) COURSES:

1. NON-TANGENT TO SAID CURVE, NORTH $23^{\circ}44'02''$ EAST, A DISTANCE OF 44.47 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 100.00 FEET;
2. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $52^{\circ}58'10''$, AN ARC LENGTH OF 92.45 FEET;
3. TANGENT TO SAID CURVE, NORTH $76^{\circ}42'11''$ EAST, A DISTANCE OF 87.82 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 248.50 FEET;
4. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $25^{\circ}35'08''$, AN ARC LENGTH OF 110.97 FEET;
5. NON-TANGENT TO SAID CURVE, SOUTH $63^{\circ}07'40''$ EAST, A DISTANCE OF 19.80 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 379.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH $15^{\circ}13'12''$ WEST;
6. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $46^{\circ}06'02''$, AN ARC LENGTH OF 304.95 FEET;
7. NON-TANGENT TO SAID CURVE, SOUTH $27^{\circ}45'21''$ EAST, A DISTANCE OF 160.26 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 4,199.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH $62^{\circ}19'08''$ EAST;
8. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $03^{\circ}45'36''$, AN ARC LENGTH OF 275.56 FEET;
9. NON-TANGENT TO SAID CURVE, THENCE SOUTH $62^{\circ}14'42''$ WEST, A DISTANCE OF 20.04 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 0.540 ACRES, (23,526 SQUARE FEET), MORE OR LESS.

RIGHT OF WAY PARCELS – BLOCK 2

A CERTAIN PORTION OF LOT 1, BLOCK 2, AS SHOWN ON THE PLAT OF PROMENADE AT CASTLE ROCK FILING NO. 1, AS RECORDED UNDER RECEPTION NO. 2015057859 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, AND SITUATED IN THE SOUTH HALF OF SECTION 22, TOWNSHIP 7 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:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 22, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 22 BEARS NORTH 89°10'24" WEST, A DISTANCE OF 2668.84 FEET WITH ALL BEARINGS HEREIN BEING REFERENCED TO THIS LINE;

THENCE NORTH 24°24'39" WEST, A DISTANCE OF 1028.87 FEET TO THE EASTERLY BOUNDARY OF SAID LOT 1 AND THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID EASTERLY BOUNDARY, NORTH 12°49'15" EAST, A DISTANCE OF 88.22 FEET;

THENCE NORTH 12°49'15" EAST, A DISTANCE OF 76.41 FEET;

THENCE NORTH 23°36'45" EAST, A DISTANCE OF 14.44 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 120.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 98°17'48", AN ARC LENGTH OF 205.87 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 279.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 09°03'47" WEST;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°33'55", AN ARC LENGTH OF 66.17 FEET;

THENCE NON-TANGENT TO SAID CURVE, SOUTH 85°29'58" WEST, A DISTANCE OF 36.25 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 540.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°08'24", AN ARC LENGTH OF 20.17 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 83°21'34" WEST, A DISTANCE OF 93.21 FEET TO THE NORTHERLY BOUNDARY OF SAID LOT 1 AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 548.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 16°26'12" EAST;

THENCE ALONG SAID NORTHERLY AND EASTERLY BOUNDARY OF LOT 1 THE FOLLOWING SEVEN (7) COURSES:

1. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $11^{\circ}55'58''$, AN ARC LENGTH OF 114.13 FEET;
2. NON-TANGENT TO SAID CURVE, NORTH $85^{\circ}57'55''$ EAST, A DISTANCE OF 134.12 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 107.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH $02^{\circ}03'28''$ EAST;
3. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $44^{\circ}34'38''$, AN ARC LENGTH OF 83.64 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE WESTERLY HAVING A RADIUS OF 73.00 FEET;
4. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $71^{\circ}05'34''$, AN ARC LENGTH OF 90.58 FEET;
5. TANGENT TO SAID CURVE, SOUTH $23^{\circ}36'45''$ WEST, A DISTANCE OF 98.53 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 561.50 FEET;
6. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $07^{\circ}13'24''$, AN ARC LENGTH OF 70.79 FEET;
7. TANGENT TO SAID CURVE, SOUTH $16^{\circ}23'21''$ WEST, A DISTANCE OF 90.42 FEET TO THE **POINT OF BEGINNING.**

CONTAINING AN AREA OF 0.268 ACRES, (11,656 SQUARE FEET), MORE OR LESS.