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EXHIBIT A

LEGAL DESCRIPTION

A tract of land located in a portion of the South Half of Section 8, Township 12 South, Range 64 West of the 6th Principal Meridian, El Paso County, Colorado, more particularly described as follows:

[Basis of Bearings: The Southwesterly line of Lots 4, 5 and 6 in A REPLAT OF LOTS 42 THROUGH 48 INCLUSIVE, IN LATIGO COUNTRY ESTATES FILING NO. II, as recorded in Plat Book G-3 at Page 1 of the records of El Paso County, Colorado, which is assumed to bear N 21°08'47" W from an angle point on the West side of said Lot 6 (#5 rebar, no cap), to the Westerly Northwest corner of said Lot 4 (#5 rebar, no cap)]

Commencing at the Southeast corner of Lot 60 of the TRAILS FILING NO. 1, as recorded in Plat Book Y-3 at Page 13 of the records of said EL Paso County; thence North 89°30'00" West distance of 158.00 feet; thence South 00°30'00" West a distance of 60.00 feet to a point on the Southerly right-of-way line of Halleluiah Trail as shown on the plat of said THE TRAILS FILING NO. 1, said point being a point of curve to the left on the boundary of the parcel of land described at Reception No. 200053646 of the records of said El Paso County; thence along said right-of-way line, along the Northerly boundary line of said parcel of land, along the arc of said curve to the left, with a radius of 744.00 feet, a delta angle of 18°00'27", an arc length of 233.83 feet, whose long chord bears South 81°29'47" West a distance of 232.87 feet to the Northwest corner of said Parcel described at Reception No. 200053646, the TRUE POINT OF BEGINNING of this description;

- (1) thence South 00°30'00" West along the Westerly boundary line of said parcel of land described at Reception No. 200053646, a distance of 1053.20 feet;
- (2) thence North 43°46'36" West a distance of 270.07 feet;
- (3) thence North 00°30'00" East a distance of 581.53 feet;
- (4) thence North 43°46'36" West a distance of 144.47 feet, to a point on the Southerly right-of-way line of said Halleluiah Trail, said point being on a non-tangent curve to the right;
- (5) thence along said right-of-way line, along the arc of said non-tangent curve to the right, with a radius of 744.00 feet, a delta angle of 26°16'09", an arc length of 341.11 feet, whose long chord bears North 59°21'29" East a distance of 338.13 feet to the Point of Beginning.

EXHIBIT B

THE EXCEPTIONS

1. Taxes and Assessments for the year 2001, a lien not yet due or payable.
2. Any tax, assessment, fee, charge, or increase in mill levy, resulting from the inclusion of the subject property in the Falcon Fire Protection District as disclosed by Order and Decree Creating District recorded December 2, 1980 in Book 3380 at Page 670 and corrected Order and Decree recorded February 17, 1981 in Book 3404 at Page 587 and by Notice of Organization recorded December 2, 1980 in Book 3380 at Page 675 and corrected Notice recorded February 17, 1981 in Book 3404 at Page 582, and by Order of Inclusion for additional property recorded April 6, 1983 in Book 3700 at Page 951.
3. Any tax, assessment, fee, charge or increase in mill levy, resulting from the inclusion of the subject property in the Upper Black Squirrel Creek Ground Water Management District, as disclosed by Final Order and Decree recorded December 11, 1979 in Book 3260 at Page 701.
4. An undivided one-half interest in all oil, gas or other mineral rights, reserved by Rosalie H. Scott and J. Francis Scott in the Deed to Hugh L. Bennett and Josie Bennett, recorded in Book 1432 at Page 385, and any and all subsequent assignments or conveyances thereof, or interests therein, including, without limitation, those Deeds recorded September 4, 1992 in Book 6036 at Page 621 and recorded August 12, 1996 at Reception No. 96102002.
5. An easement and right of way 20 feet wide, conveyed to the Mountain View Electric Association, Incorporated, a Colorado Corporation, by instrument recorded February 6, 1969 in Book 2276 at Page 75. The exact course of said easement is not set forth therein.
6. An easement and right of way 10 feet wide along the Southerly line of (former) Latigo Blvd. in the Southwest Quarter of Section 8, conveyed to the Mountain View Electric Association, Incorporated, a Colorado Corporation, by instrument recorded November 3, 1976 in Book 2871 at Page 737.
7. An easement and right of way 10 feet wide, conveyed to the Mountain View Electric Association, Incorporated, a Colorado Corporation, by instrument recorded December 27, 1976 in Book 2884 at Page 213. The exact course of said easement is not set forth therein.
8. An easement and right of way 10 feet wide along the Southerly line of former Latigo Blvd. in the SW 1/4 of Section 8, to construct, operate, maintain, and remove such communications and other facilities as the Grantee may require, conveyed to The Mountain States Telephone and Telegraph Company by instrument recorded February 24, 1977 in Book 2898 at Page 889.

9. The lawful consequences of Resolution No. 85-86, Land Use-52 of the Board of County Commissioners of El Paso County recorded April 3, 1985 in Book 3991 at Page 32 designating the property therein described to be an A-2 (Agricultural) Zone District.
10. The lawful consequences of Resolution No. 85-87, Land Use-53, of the Board of County Commissioners of El Paso County recorded April 3, 1985 in Book 3991 at Page 35 designating the property therein described to be an A-2 (Agricultural) Zone District.
11. The lawful consequences of Resolution No. 85-88, Land Use-54, of the Board of County Commissioners of El Paso County recorded April 3, 1985 in Book 3991 at Page 38 allowing for a riding academy and commercial stable within the property therein described.
12. The lawful consequences of Resolution No. 85-89, Land Use-55 of the Board of County Commissioners of El Paso County recorded April 3, 1985 in Book 3991 at Page 41 designating the property therein described to be a PBC (Planned Business Center) Zone District.
13. An easement and right of way 20 feet wide, conveyed to the Mountain View Electric Association, Incorporated, a Colorado Corporation, by instrument recorded November 22, 1985 in Book 5092 at Page 512.
14. An easement and right of way 20 feet wide, conveyed to the Mountain View Electric Association, Incorporated, a Colorado Corporation, by instrument recorded December 16, 1987 in Book 5455 at Page 1012.
15. The lawful consequences of Resolution No. 87-226, Land Use-85 of the Board of County Commissioners of El Paso County recorded in Book 5470 at Page 627 designating the property therein described to be a PBC (Planned Business Center) Zone District.
16. The lawful consequences of Resolution No. 87-227, Land Use-86 of the Board of County Commissioners of El Paso County recorded in Book 5470 at Page 632 allowing for outdoor recreation facilities on the property therein described.
17. An easement and right of way 20 feet wide, conveyed to the Mountain View Electric Association, Incorporated, a Colorado Corporation, by instrument recorded July 1, 1988 in Book 5526 at Page 516. The exact course of said easement is not set forth therein.
18. Any right, title, or interest in minerals, claimed or asserted by Mary Ruth Adams, a/k/a M. R. Alexander, a/k/a Ruth Alexander, a/k/a Mary Ruth Alexander, a/k/a M. Ruth Alexander, a/k/a Ruth Adams, a/k/a Ruth A. Adams, and The Trustee of the Mary Ruth Adams Trust dated December 20, 1993, as disclosed by Notices and Affidavits recorded December 3, 1990 in Book 5799 at Page 1257; recorded February 5, 1991 in Book 5810 at Page 1209; recorded January 21, 1993 in Book 6110 at Page 566; recorded September 24, 1993 in Book 6267 at Page 744; recorded September 28, 1993 in Book 6269 at Page 1094, and by Quitclaim Deeds recorded June 23, 1995 in Book 6671 at Pages 147, 150, and 154.

19. Terms, conditions, and provisions of stipulated Agreement between The Trails, Ltd., the Upper Black Squirrel Creek Management District, Paint Brush Hills Metropolitan District and Colorado Ground Water Commission dated May 15, 1989 and recorded August 25, 1992 in Book 6029 at Page 1278.
20. Terms, conditions, and provisions of Amended Stipulation and Agreement pertaining to water rights between The Trails, Ltd., a Colorado Limited Partnership, the Upper Black Squirrel Creek Management District, Paint Brush Hills Metropolitan District and the Colorado Ground Water Commission dated May 2, 1995, and recorded May 16, 1995 in Book 6649 at Page 42.
21. The lawful consequences of the possible inclusion of the properties within the El Paso County Water Authority as a result of that Contract recorded July 2, 1997 at Reception No. 97075620, which was executed by, among others, the Paint Brush Hills Metropolitan District.
22. Terms, conditions, and provisions of Second Amended Stipulation and Agreement for Modified Replacement Plan, pertaining to water rights, among The Trails, Ltd., a Colorado Limited Partnership, the Upper Black Squirrel Creek Management District, Paint Brush Hills Metropolitan District and the Colorado Ground Water Commission, dated as of February 1996, a copy of which was recorded November 29, 2000 at Reception No. 200143585. Said instrument purports to supersede those prior Agreements dated in May of 1989, and April of 1995, referenced above.
23. Notices of Landowner's Consent to the withdrawal of non tributary ground water from the subject property by RMBG, LLC #1, given by RMBG, LLC #2 for the following aquifers, recorded January 4, 2001: (affects Parcel B)
 - (a) Arapahoe Aquifer recorded at Reception No. 201001690.
 - (b) Denver Aquifer recorded at Reception No. 201001693.
 - (c) Dawson Aquifer recorded at Reception No. 201001694.
24. Notices of Landowner's Consent to the withdrawal of non tributary ground water from the subject property by RMBG, LLC #1, given by RMBG, LLC #3 for the following aquifers, recorded January 4, 2001: (affects Parcel A)
 - (a) Arapahoe Aquifer recorded at Reception No. 201001691.
 - (b) Denver Aquifer recorded at Reception No. 201001692.
 - (c) Dawson Aquifer recorded at Reception No. 201001695.
25. The lawful consequences of Resolution No. 01-16 of the Board of County Commissioners of El Paso County recorded March 21, 2001 at Reception No. 201034003, approving the Amended Sketch Plan of The Trails Subdivision. Said Resolution contains additional Conditions pertaining to said approval. (affects Parcels A and B)

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26. An easement and right of way 20 feet wide, conveyed to the Mountain View Electric Association, Incorporated, a Colorado Corporation, by instrument recorded May 8, 2001 at Reception No. 201060136. The exact course of said easement is not set forth therein.
27. An easement and right of way 10 feet wide, conveyed to the Mountain View Electric Association, Incorporated, a Colorado Corporation, by instrument recorded September 25, 2001 at Reception No. 201139055. Although the exact course of said easement is not set forth therein, the instrument provides for easements along the Halleluiah Trail and Latigo Blvd. rights of way. (affects Parcel B)
28. An easement and right of way 10 feet wide, conveyed to the Mountain View Electric Association, Incorporated, a Colorado Corporation, by instrument recorded September 25, 2001 at Reception No. 201139056. Although the exact course of said easement is not set forth therein, the instrument provides for easements along the Halleluiah Trail right of way. (affects Parcel A)