Community Resources & Housing Development CORPORATION

November 12, 2015

"Your Path to Home Ownership"

Tim Cain
Town Planner/Code Administrator
POB 90
450 W. Main St.
Office: (970) 984-2311
Fax: (970) 984-2716

RE: Preliminary PUD Application for Lakota Ridge Senior Housing

Mr. Cain,

This letter is intended to address the requirement listed in *the Checklist for the PUD Preliminary Development Plan* for the "Names and addresses of all property owners, mineral owners and lienholders of the property involved."

Research was conducted however we were not able to identify the names and addresses of any other property owners, mineral owners and lienholders of this property. Attached please find a copy of all documents which were pulled to try and understand this information.

Please feel free to contact myself, Carly Johansson, CRHDC Director of Real Estate Development, at 720-542-6570 if you have any questions or concerns. We thank you and appreciate your time and efforts.

Sincerely,

Carly Johansson, Director of Real Estate Development, CRHDC

Reception#: 763775
02/26/2009 10:02:33 AM Jean Alberico
1 of 2 Rec Fee $11.00 Doc Fee 0.00 GARFIELD COUNTY CO

LAKOTA CANYON RANCH, PHASE 7
FINAL PLAT

EXCEPTIONS

1. Right of the proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted, as reserved in United States Patent recorded October 24, 1895 in Book 12 at Page 384 as Reception No. 18783.

2. Right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded October 24, 1895 in Book 12 at Page 384 as Reception No. 18783.

3. Easement and right of way for the Prendergrast Ditch by and rights-of-ways for ditch laterals as disclosed by Warranty Deed recorded January 29, 1915 in Book 93 at Page 559 as Reception No. 51104.

4. Easement and right of way for the Prendergrast Enlargement and Extension of the Spion-Kop Ditches as disclosed by Quit Claim Deed recorded May 27, 1926 in Book 133 at Page 473 as Reception No. 95133.

5. Right of Way Deed recorded March 22, 1934 in Book 174 at Page 555 as Reception No. 117059.

6. Any and all Placer and Lode Mining Claims, and any and all assignments of record, or otherwise, thereof, or interests therein.

7. Matters related to the mineral estate as disclosed by Deed recorded April 4, 1960 in Book 325 at Page 82 as Reception No. 208938, and any and all assignments of record, or otherwise, thereof, or interests therein.

8. Matters related to the mineral estate as disclosed by Warranty Deed recorded August 15, 1986 in Book 693 at Page 460 as Reception No. 373515, and any and all assignments of record, or otherwise, thereof, or interests therein.

9. Town of New Castle Resolution TC 99-7 recorded June 16, 1999 in Book 1135 at Page 481 as Reception No. 547370.

10. Town of New Castle Resolution No. TC 99-8 recorded June 16, 1999 in Book 1135 at Page 484 as Reception No. 547371.

11. Town of New Castle Ordinance No. 99-9 recorded June 16, 1999 in Book 1135 at Page 489 as Reception No. 547372.

12. Annexation and Development Agreement recorded June 16, 1999 in Book 1135 at Page 520 as Reception No. 547373; Amendment recorded May 2, 2005 in Book 1683 at Page 556 as Reception No. 673289.

13. Town of New Castle Ordinance No. 99-10 recorded June 16, 1999 in Book 1135 at Page 548 as

New Castle

Reception#: 763775
02/26/2009 10:02:33 AM Jean Alberico
2 of 2 Rec Fee $11.00 Doc Fee:0.00 GARFIELD COUNTY CO

Reception No. 547375.

14. Town of New Castle, Colorado Ordinance No. 2002-8 recorded July 1, 2002 in Book 1366 at Page 337 as Reception No. 606212.

15. Any adverse matters disclosed on the Plat of Eagles Ridge Ranch Subdivision Exclusion/Exemption plat recorded July 17, 2002 as Reception No. 607173.

16. Golf Course Easement Agreement recorded January 8, 2003 in Book 1425 at Page 178 as Reception No. 618293 and Addendum No. 1 recorded July 23, 2003 in Book 1496 at Page 344 as Reception No. 632372.

17. Town of New Castle, Colorado Ordinance No. 2002-17 recorded January 8, 2003 in Book 1424 at Page 933 as Reception No. 618282.

18. Town of New Castle, Colorado Ordinance No. 2002-18 recorded January 8, 2003 in Book 1424 at Page 970 as Reception No. 618284.

19. Water Storage Tank Agreement recorded January 8, 2003 in Book 1425 at Page 238 as Reception No. 618303.

20. Town of New Castle, Colorado Ordinance No. 2003-2 recorded July 18, 2003 in Book 1494 at Page 621 as Reception No. 632117.

21. Matters disclosed on the Amended and Restated Subdivision Exclusion / Exemption Map of Lakota Canyon Ranch (Formerly Eagles Ridge Ranch) recorded July 18 2003 as Reception No. 632118 and on the Second Amended and Restated Subdivision Exclusion / Exemption Map of Lakota Canyon Ranch recorded October 19, 2006 as Reception No. 709280; and the Final Plat of Lakota Canyon Ranch, Phase 7, recorded February 26, 2009 as Reception No. 763774

22. Bylaws of Lakota Canyon Ranch Master Association, Inc. recorded December 11, 2003 in Book 1545 at Page 939 as Reception No. 642713.

23. First Amended and Restated Master Declaration of Protective Covenants, Conditions and Restrictions for Lakota Canyon Ranch recorded October 19, 2004 in Book 1632 at Page 9 as Reception No. 661954; First Supplement to First Amended and Restated Master Declaration of Protective Covenants, Conditions and Restrictions for Lakota Canyon Ranch recorded December 23, 2004 in Book 1650 at Page 645 as Reception No. 665845; Second Supplement recorded August 10, 2005 in Book 1715 at Page 459 as Reception No. 679902; Amendment to the First and Second Supplements recorded February 8, 2006 in Book 1770 at Page 826 as Reception No. 691983.

SURVEYOR'S NOTES

1.) BASIS OF BEARINGS FOR THIS SURVEY IS A BEARING OF S 89°40'33" E BETWEEN THE CENTER 1/4 CORNER AND THE EAST 1/4 CORNER OF SECTION 32, BOTH OF WHICH ARE GARFIELD COUNTY SURVEYOR BRASS CAPS, TOWNSHIP 5 SOUTH, RANGE 90 WEST OF THE 6TH P.M.

2.) THE DATE OF SURVEY WAS MARCH 19, 2009.

3.) THIS SURVEY IS BASED ON THE FINAL PLAT LAKOTA CANYON RANCH, PHASE 7 RECORDED FEBRUARY 26, 2009 AS RECEPTION NO. 763774, DOCUMENTS OF RECORD AND MONUMENTS FOUND IN PLACE AS INDICATED HEREON.

4.) THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

5.) ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

Final Plat

LAKOTA CANYON RANCH, PHASE 7

A Resubdivision of Parcel D as Shown on the Second Amended and Restated Subdivision Exclusion/Exemption Map of Lakota Canyon Ranch, as Modified by the Subdivision Exemption Granted by Resolution PZ 2007-6 of the Town of New Castle

Vicinity Map
Scale: 1"= 2000'

TOWN COUNCIL CERTIFICATE

PLAT NOTES

CONSENT AND SUBORDINATION OF DEED OF TRUST BENEFICIARY

02.19.09

SURVEYOR'S NOTES

SURVEYOR'S CERTIFICATE

CERTIFICATE OF OWNERSHIP

TITLE INSURANCE COMPANY CERTIFICATE

CLERK AND RECORDER'S CERTIFICATE

763774

829300 12/31/2012 04:28:05 PM Page 1 of 6
Jean Alberico, Garfield County, Colorado
Rec Fee: $36.00 Doc Fee: $0.00 eRecorded

NO CONSIDERATION CONVEYANCE
RECORDING REQUESTED BY:
WHEN RECORDED RETURN TO:
David D. Smith
Garfield & Hecht, P.C.
420 Seventh Street, Suite 100
Glenwood Springs, CO 81601

Doc Fee $-0-

SPECIAL WARRANTY DEED

THIS DEED made this 28th day of December, 2012 by WARRIOR ACQUISITIONS, LLC ("Grantor") a California limited liability company, whose address is 15 Mason, Suite A, Irvine, California 92618 in favor of THE TOWN OF NEW CASTLE, COLORADO ("Grantee"), a Colorado home rule municipality, whose address is 450 W Main Street, P.O. Box 90, New Castle, Colorado 81647, in the County of Garfield and State of Colorado.

WITNESSETH, THAT, in furtherance of Grantor's obligations pursuant to the certain Agreement for the Gift of Real Property entered into by and between Grantor and Grantee, Grantor hereby gifts, grants, bargains and conveys, without consideration, unto Grantee all the real property together with improvements, if any, situate, lying and being in the County of Garfield, State of Colorado, legally described as follows (the "Property"):

LOT 2A, AMENDED FINAL PLAT, LOT 2, LAKOTA CANYON RANCH, PHASE 7, ACCORDING TO THE PLAT THEREOF RECORDED JULY 30, 2010 UNDER RECEPTION NO. 789213.

Also known as TBD Castle Valley Blvd.

TOGETHER WITH all and singular the appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit of the Grantee, and the Grantee's heirs and assigns, forever with all its appurtenances;

SUBJECT TO, the requirement that Grantee not sell or otherwise convey the property to a any other person or entity for a period of not less than four (4) years from the date hereof. Such requirement shall not otherwise operate to restrict the Grantee's use of the Property for the duration of the four (4) years.

Grantor WARRANTS AND DEFENDS THE TITLE to the Property to Grantee, Grantee's heirs and assigns, against all persons claiming to hold title by, through or under Grantor, subject to those matters of record affecting the property attached hereto as Exhibit "A" and the lien of general property taxes for the year 2012, payable in 2013.

829300 12/31/2012 04:28:05 PM Page 2 of 6
Jean Alberico, Garfield County, Colorado
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IN WITNESS WHEREOF, the Grantor has caused its Manager to execute this Special Warranty Deed on the date set forth above.

Warrior Acquisitions, LLC,
a California limited liability company

By: _____
Brendan Flaherty, Manager

STATE OF CALIFORNIA

COUNTY OF Orange ss.

On December 28, 2012 before me, Adam J. Swick Notary Public, personally appeared Brendan Flaherty, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____

ADAM J. SWICK
COMM. #1911805
NOTARY PUBLIC-CALIFORNIA
ORANGE COUNTY
My Comm. Expires November 2, 2014

My commission expires: November 2, 2014

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Jean Alberico, Garfield County, Colorado
Rec Fee: $36.00 Doc Fee: $0.00 eRecorded

EXHIBIT "A"
TITLE EXCEPTIONS

1. (a) UNPATENTED MINING CLAIMS; (b) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (c) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (a), (b), or (c) ARE SHOWN BY THE PUBLIC RECORDS.

2. RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED OCTOBER 24, 1895, IN BOOK 12 AT PAGE 384.

3. RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AS RESERVED IN UNITED STATES PATENT RECORDED OCTOBER 24, 1895, IN BOOK 12 AT PAGE 384.

4. TERMS, CONDITIONS AND PROVISIONS OF DEED RECORDED MAY 27, 1926 IN BOOK 133 AT PAGE 473 AND DEED RECORDED JANUARY 29, 1915 IN BOOK 93 AT PAGE 559.

5. RIGHT OF WAY GRANTED TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY RECORDED MARCH 22, 1934 IN BOOK 174 AT PAGE 555.

6. TERMS, CONDITIONS AND PROVISIONS OF DEED RECORDED APRIL 04, 1960 IN BOOK 325 AT PAGE 82.

7. TERMS, CONDITIONS AND PROVISIONS OF DEED RECORDED AUGUST 15, 1986 IN BOOK 693 AT PAGE 460.

8. TERMS, CONDITIONS AND PROVISIONS OF RESOLUTION NO. TC 99-7 RECORDED JUNE 16, 1999 IN BOOK 1135 AT PAGE 481.

9. TERMS, CONDITIONS AND PROVISIONS OF RESOLUTION NO. TC 99-8 RECORDED JUNE 16, 1999 IN BOOK 1135 AT PAGE 484.

10. TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE NO. 99-9 SERIES OF 1999 RECORDED JUNE 16, 1999 IN BOOK 1135 AT PAGE 489.

11. ANNEXATION AND DEVELOPMENT AGREEMENT AS DESCRIBED IN INSTRUMENT RECORDED JUNE 16, 1999 IN BOOK 1135 AT PAGE 520 AND AMENDMENT RECORDED MAY 2, 2005 IN BOOK 1683 AT PAGE 556.

12. TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE NO. 99-10 SERIES OF 1999 RECORDED JUNE 16, 1999 IN BOOK 1135 AT PAGE 558.

13. TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE 2002-8 RECORDED JULY 01, 2002 IN BOOK 1366 AT PAGE 337.

14. TERMS, CONDITIONS AND PROVISIONS OF RESTRICTIVE COVENANT AND RESERVATION OF EASEMENTS RECORDED JULY 01, 2002 IN BOOK 1366 AT PAGE 353.

15. TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE 2002-13 RECORDED JANUARY 08, 2003 IN BOOK 1424 AT PAGE 933.

16. EASEMENTS, RIGHTS OF WAY AND OTHER MATTERS AS SHOWN ON THE PLAT OF FAAS ANNEXATION RECORDED JUNE 16, 1999 UNDER RECEPTION NO. 547374.

17. EASEMENTS, RIGHTS OF WAY AND OTHER MATTERS AS SHOWN ON THE PLAT OF EAGLES RIDGE RANCH SUBDIVISION RECORDED JULY 17, 2002 UNDER RECEPTION NO. 607173 AND THE PLAT OF SUBJECT PROPERTY RECORDED JANUARY 8, 2003 UNDER RECEPTION NO. 618286 AND THE AMENDED PLAT RECORDED JULY 18, 2003 UNDER RECEPTION NO. 632116.

18. TERMS, CONDITIONS AND PROVISIONS OF EASEMENT AGREEMENT RECORDED JULY 30, 2002 IN BOOK 1373 AT PAGE 679.

19. TERMS, CONDITIONS AND PROVISIONS OF PURCHASE AND SALE AGREEMENT RECORDED AUGUST 13, 2002 IN BOOK 1377 AT PAGE 201.

20. TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE NO. 2002-18 RECORDED JANUARY 08, 2003 IN BOOK 1424 AT PAGE 970.

21. TERMS, CONDITIONS AND PROVISIONS OF WATER STORAGE TANK AGREEMENT RECORDED JANUARY 08, 2003 IN BOOK 1425 AT PAGE 238.

22. RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS, AS CONTAINED IN INSTRUMENT RECORDED JANUARY 08, 2003, IN BOOK 1425 AT PAGE 37 AND AS AMENDED IN INSTRUMENT RECORDED JULY 23, 2003, IN BOOK 1496 AT PAGE 337 AND AS AMENDED IN INSTRUMENT RECORDED JULY 23, 2003, IN BOOK 1496

AT PAGE 340, FIRST AMENDED AND RESTATED DECLARATION RECORDED OCTOBER 19, 2004 IN BOOK 1632 AT PAGE 9, DECLARATION RECORDED DECEMBER 23, 2004 IN BOOK 1650 AT PAGE 645 AND SECOND SUPPLEMENT TO THE FIRST AMENDMENT RECORDED AUGUST 10, 2005 IN BOOK 1715 AT PAGE 459 AND AMENDMENT TO THE FIRST AND SECOND SUPPLEMENTS RECORDED FEBRUARY 8, 2006 IN BOOK 1770 AT PAGE 826 AND THIRD SUPPLEMENT RECORDED OCTOBER 19, 2006 IN BOOK 1854 AT PAGE 684 AND AMENDMENT TO THE THIRD SUPPLEMENT RECORDED DECEMBER 28, 2007 UNDER RECEPTION NO. 740134 AND FORTH SUPPLEMENT RECORDED FEBRUARY 4, 2008 UNDER RECEPTION NO. 742261.

23. TERMS, CONDITIONS AND PROVISIONS OF GOLF COURSE EASEMENT AGREEMENT RECORDED JANUARY 08, 2003 IN BOOK 1425 AT PAGE 178 AND ADDENDUM RECORDED JULY 23, 2003 IN BOOK 1496 AT PAGE 344.

24. TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE NO. 2003-2 RECORDED JULY 18, 2003 IN BOOK 1494 AT PAGE 621.

25. TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE NO. 2003-3 RECORDED JULY 23, 2003 IN BOOK 1496 AT PAGE 290.

26. TERMS, CONDITIONS AND PROVISIONS OF BYLAWS RECORDED DECEMBER 11, 2003 IN BOOK 1545 AT PAGE 939.

27. TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE NO. 2004-8 RECORDED OCTOBER 19, 2004 IN BOOK 1632 AT PAGE 118.

28. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE RECORDED PLAT OF LAKOTA CANYON RANCH SUBDIVISION EXCLUSION/EXEMPTION RECORDED JULY 18, 2003 UNDER RECEPTION NO. 632118.

29. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE RECORDED PLAT OF LAKOTA CANYON RANCH RECORDED OCTOBER 19, 2004 UNDER RECEPTION NO. 661955 AND THE AMENDED PLAT RECORDED OCTOBER 19, 2006 UNDER RECEPTION NO. 709280.

30. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE RECORDED PLAT OF LAKOTA CANYON RANCH, PHASE 7 RECORDED FEBRUARY 26, 2009 UNDER RECEPTION NO. 763774.

31. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE RECORDED PLAT OF AMENDED FINAL PLAT LOT 2, LAKOTA CANYON RANCH, PHASE 7 RECORDED JULY 30, 2010 UNDER RECEPTION NO. 789215.

32. TERMS, CONDITIONS AND PROVISIONS OF NOTICE AND AFFIDAVIT OF DEFAULT RECORDED APRIL 07, 2011 AT RECEPTION NO. 801118 AND RE-RECORDED JULY 16, 2012 UNDER RECEPTION NO. 821453.

33. TERMS, CONDITIONS AND PROVISIONS OF ORDER FOR APPOINTMENT OF RECEIVER RECORDED APRIL 25, 2011 AT RECEPTION NO. 801749.

789213

Amended Final Plat

Lot 2
LAKOTA CANYON RANCH, PHASE 7

Town of New Castle, County of Garfield, State of Colorado

Vicinity Map
Scale: 1" = 2000'

TOWN ADMINISTRATOR CERTIFICATE

PLAT NOTES

CONSENT AND SUBORDINATION OR DEED OF TRUST BENEFICIARY

SURVEYOR'S NOTES

SURVEYOR'S CERTIFICATE

CERTIFICATE OF OWNERSHIP

TITLE INSURANCE COMPANY CERTIFICATE

CLERK AND RECORDER'S CERTIFICATE

BOOKCLIFF

AMENDED FINAL PLAT
LOT 2, LAKOTA CANYON RANCH, PHASE 7

LAKOTA CANYON RANCH DEVELOPMENT, LLC
99 CLUBHOUSE DRIVE
NEW CASTLE, CO 81647

PROJECT NO. 0509-01

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Jean Alberico, Garfield County, Colorado
Rec Fee: $26.00 Doc Fee: $1.75 eRecorded

DF # 1.75

ST 01330-27497

SPECIAL WARRANTY DEED

Warrior Acquisitions, LLC, a California limited liability company, whose address is 15 Mason, Irvine, California 92618, hereinafter referred to as "Grantor," acknowledge the receipt of good and valuable consideration, the adequacy and sufficiency of which is hereby acknowledged, from Ryan Rodney, whose address is 22 Tizman, Foothill Ranch, California 92610, hereinafter referred to as "Grantee," and hereby bargain, sell and convey to Grantee the following described real property and appurtenances situate in the County of Garfield, State of Colorado, to wit:

Lot 23, Lakota Canyon Ranch, Filing 6A, According to the Plat thereof recorded February 4, 2008 as Reception No. 742260,

commonly referred to as Deer Valley Drive, New Castle, Colorado.

Grantor WARRANTS THE TITLE to Grantee, Grantee's heirs and assigns, against all persons claiming to hold title by, through or under Grantor, except for reservations, restrictions, easements, rights-of-way of record and those exceptions more fully described as follows:

1. Right of the proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted, as reserved in United States Patent recorded as follows:

Recorded Book/page Reception No.
November 16, 1901 12/575 24506
February 13, 1902 12/586 25319

2. Right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded as follows:

Recorded Book/page Reception No.
November 16, 1901 12/575 24506
February 13, 1902 12/586 25319

3. Easement and right of way for the Coryell Joint Stock Irrigating Ditch and ditch laterals as disclosed by Deed recorded January 4, 1901 in Book 53 at Page 281 as Reception No. 23315.

4. Any and all Placer and Lode Mining Claims, and any and all assignments of record, or otherwise, thereof, or interests therein.

5. Matters related to the mineral estate as disclosed by Warranty Deed recorded August 15, 1986 in Book 693 at Page 460 as Reception No. 373515, and any and all assignments of record, or otherwise, thereof, or interests therein.

6. Town of New Castle Resolution TC 99-7 recorded June 16, 1999 in Book 1135 at Page 481 as Reception No. 547370.

7. Town of New Castle Resolution No. TC 99-8 recorded June 16, 1999 in Book 1135 at Page 484 as Reception No. 547371.

8. Town of New Castle Ordinance No. 99-9 recorded June 16, 1999 in Book 1135 at Page 489 as Reception No. 547372.

9. Annexation and Development Agreement recorded June 16, 1999 in Book 1135 at Page 520 as Reception No. 547373; Amendment recorded May 2, 2005 in Book 1683 at Page 556 as Reception No. 673289.

10. Any adverse matters disclosed on the Plat of Faas Annexation recorded June 16, 1999 as Reception No. 547374.

11. Town of New Castle Ordinance No. 99-10 recorded June 16, 1999 in Book 1135 at Page 548 as Reception No. 547375.

12. Town of New Castle, Colorado Ordinance No. 2002-8 recorded July 1, 2002 in Book 1366 at Page 337 as Reception No. 606212.

13. Restrictive Covenant and reservation of easements as disclosed by Special Warranty Deed recorded July 1, 2002 in Book 1366 at Page 353 as Reception No. 606214.

14. Any adverse matters disclosed on the Plat of Eagles Ridge Ranch Subdivision Exclusion/Exemption plat recorded July 17, 2002 as Reception No. 607173.

15. Town of New Castle, Colorado Ordinance No. 2002-17 recorded January 8, 2003 in Book 1424 at Page 933 as Reception No. 618282.

16. Town of New Castle, Colorado Ordinance No. 2002-18 recorded January 8, 2003 in Book 1424 at Page 970 as Reception No. 618284.

17. Town of New Castle, Colorado Ordinance No. 2002-19 recorded January 8, 2003 in Book 1425 at Page 1 as Reception No. 618285.

18. Golf Course Easement Agreement recorded January 8, 2003 in Book 1425 at Page 178 as Reception No. 618293 and Addendum No. 1 recorded July 23, 2003 in Book 1496 at Page 344 as Reception No. 632372.

19. Water Storage Tank Agreement recorded January 8, 2003 in Book 1425 at Page 238 as Reception No. 618303.

20. Any adverse matters disclosed on the Amended and Restated Subdivision Exclusion/Exemption Map of Lakota Canyon Ranch (Formerly Eagles Ridge Ranch) recorded July 18, 2003 as Reception No. 632118.

21. Matters disclosed in Special Warranty Deed recorded July 23, 2003 in Book 1496 at Page 350 as Reception No. 632375.

22. Town of New Castle, Colorado, Resolution No. TC 2003-2 recorded November 21, 2003 in Book 1540 at Page 882 as Reception No. 641443.

23. Bylaws of Lakota Canyon Ranch Master Association, Inc. recorded December 11, 2003 in Book 1545 at Page 939 as Reception No. 642713.

24. First Supplement to Subdivision Improvement Agreement for Lakota Canyon Ranch Filing No. 2 and to Conditional Use Agreement for Lakota Canyon Golf Club recorded October 19, 2004 in Book 1632 at Page 6 as Reception No. 661953.

25. First Amended and Restated Master Declaration of Protective Covenants, Conditions and Restrictions for Lakota Canyon Ranch recorded October 19, 2004 in Book 1632 at Page 9 as Reception No. 661954; First Supplement to First Amended and Restated Master Declaration of Protective Covenants, Conditions and Restrictions for Lakota Canyon Ranch recorded December 23, 2004 in Book 1650 at Page 645 as Reception No. 665845; Second Supplement recorded August 10, 2005 in Book 1715 at Page 459 as Reception No. 679902; Amendment to the First and Second Supplements recorded February 8, 2006 in Book 1770 at Page 826 as Reception No. 691983; Third Supplement recorded October 19, 2006 in book 1854 at Page 684 as Reception No. 709285; Fourth Supplement recorded February 4, 2008 as Reception No. 742261Matters disclosed on the Lot Line Adjustment Plat Parcel A1 of Amended and Restated Subdivision Exclusion/exemption Map of Lakota Canyon Ranch and Blocks B-1 and B-2 First Amended and Restated Subdivision Plat of Lakota Canyon Ranch Filing 1 recorded October 19, 2004 as Reception No. 661955.

26. Matters disclosed on the Second Amended and Restated Subdivision Exclusion/Exemption Map of Lakota Canyon Ranch (Formerly Eagles Ridge Ranch) recorded October 19, 2006 as Reception No. 709280.

27. Town of New Castle, Colorado, Ordinance No. 2007-16 recorded February 4, 2008 as Reception No. 742255.

28. Matters disclosed on the Final Plat of Lakota Canyon Ranch, Filing 6A recorded February 4, 2007 as Reception No. 742260.

29. Agreement recorded December 16, 2008 as Reception No. 760175.

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Jean Alberico, Garfield County, Colorado
Rec Fee: $25.00 Doc Fee: $1.75 eRecorded

SPECIAL WARRANTY DEED
Page 4

30. 2013 Amendment to Development Agreements for Lakota Canyon Ranch PUD recorded March 29, 2013 as Reception No. 833371.

and the lien of general property taxes for the year 2013, payable in 2014. Grantor further warrants to Grantee, Grantee's heirs and assigns, the quiet and peaceful possession of the real property.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its Member Manager on ~~August~~ October 4, 2013.

Warrior Acquisitions, LLC, a California limited liability company

By: _____
Brendan M. Flaherty,
Member Manager

ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF _____ ss.

On ~~August~~ October 4, 2013 before me, Adam J. Swick, Notary Public, personally appeared Brendan M. Flaherty, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____

ADAM J. SWICK
COMM. #1911805
NOTARY PUBLIC-CALIFORNIA
ORANGE COUNTY
My Comm. Expires November 2, 2014

My commission expires: 11-2-14