

UPON RECORDING RETURN TO:  
NADG Ken-Caryl Ranch 2 LP  
2851 John Street, Suite One  
Markham, Ontario L3R 5R7, Canada

Doc Fee #257.50

### SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed"), dated NOVEMBER 30, 2020, between Denver Residential, Inc., a Delaware corporation ("Grantor"), whose address is 32158 Camino Capistrano, Suite A, PMB 421, San Juan Capistrano, California 92675, Attn: Margaret Cogdell; and NADG Ken-Caryl Ranch 2 LP, a Delaware limited partnership ("Grantee"), whose address is 2851 John Street, Suite One, Markham, Ontario L3R 5R7, Canada.

WITNESS, that Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby GRANT, SELL and CONVEY unto Grantee all of the real property described on Exhibit A, attached to and incorporated in this Deed by this reference, located in the County of Jefferson, State of Colorado, together with any improvements thereon and all appurtenances, belonging or in any way 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 the Grantor, either in law or equity, of, in, and to the above real property (the "Property").

Grantor covenants and agrees that it shall WARRANT AND FOREVER DEFEND the title to the Property for the benefit of Grantee against all persons claiming by, through or under Grantor, subject to those matters of title set forth on Exhibit B attached hereto and incorporated herein by reference, but only to the extent the same, in fact, do exist and are applicable to the Property.

*[Remainder of Page Intentionally Blank; Signature Page Follows]*

70643995



IN WITNESS WHEREOF, Grantor has executed this Deed to be effective on the date set forth above.

DENVER RESIDENTIAL, INC., a Delaware corporation

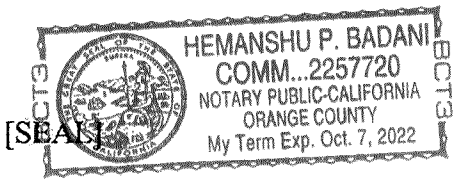
By: Margaret Cogdell  
Name: MARGARET COGDELL  
Title: PRESIDENT

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF ORANGE )

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of November, 2020, by MARGARET COGDELL as President of Denver Residential, Inc., a Delaware corporation.

WITNESS my hand and official seal.

My commission expires: 10/07/2022



[Signature]  
Notary Public

Exhibit A

Legal Description of Property

PARCEL C:

A TRACT OF LAND BEING A PORTION OF SECTION 29 AND 32, TOWNSHIP 5 SOUTH, TOWNSHIP 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 29;  
THENCE SOUTH 89 DEGREES 30 MINUTES 00 SECONDS WEST AND ALONG THE CENTERLINE OF KEN-CARYL AVENUE AS RECORDED UNDER RECEPTION NO. 78115559 A DISTANCE OF 1480.91 FEET;

THENCE NORTH 00 DEGREES 30 MINUTES 00 SECONDS WEST A DISTANCE OF 50.00 FEET, TO A POINT OF NON-TANGENT CURVE ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID KEN-CARYL AVENUE;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF KEN-CARYL AVENUE ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINTS BEARS SOUTH 00 DEGREES 30 MINUTES 00 SECONDS EAST, HAVING A RADIUS OF 2048.43 FEET, A CENTRAL ANGLE OF 24 DEGREES 27 MINUTES 38 SECONDS AND AN ARC LENGTH OF 874.51 FEET TO THE EASTERLY LINE OF STARR CENTRE AS RECORDED UNDER RECEPTION NO. F0165000;

THENCE ALONG SAID EASTERLY LINE OF STARR CENTRE, NORTH 32 DEGREES 30 MINUTES 00 SECONDS WEST A DISTANCE OF 378.24 FEET, TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EASTERLY LINE OF STARR CENTRE, NORTH 32 DEGREES 30 MINUTES 00 SECONDS WEST A DISTANCE OF 334.03 FEET;

THENCE NORTH 11 DEGREES 54 MINUTES 25 SECONDS EAST A DISTANCE OF 1018.48 FEET, TO A POINT OF NON-TANGENT CURVE ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF ALKIRE STREET;

THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF ALKIRE STREET THE FOLLOWING TWO (2) COURSES:

1. ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINTS BEARS NORTH 60 DEGREES 17 MINUTES 00 SECONDS EAST, HAVING A RADIUS OF 1030.00 FEET, A CENTRAL ANGLE OF 26 DEGREES 53 MINUTES 51 SECONDS AND AN ARC LENGTH OF 483.53 FEET, TO A POINT OF TANGENCY SAID POINT BEING THE SOUTHWESTERLY MOST CORNER OF KEN-CARYL RANCH NORTH PLAINS PHASE I EXEMPTION SURVEY AS RECORDED UNDER RECEPTION NO. 79107172;

2. ALONG THE SOUTHWESTERLY LINE OF SAID KEN-CARYL RANCH NORTH PLAINS PHASE I EXEMPTION SURVEY, SOUTH 56 DEGREES 36 MINUTES 50 SECONDS EAST A DISTANCE OF 344.77 FEET; TO THE NORTHERLY MOST CORNER OF KEN-CARYL RANCH, FOX RUN AS RECORDED IN BOOK 85 AT PAGE 57 UNDER RECEPTION NO. 85083328;

THENCE ALONG THE NORTHWESTERLY LINE OF SAID KEN-CARYL RANCH, FOX RUN, SOUTH 33 DEGREES 23 MINUTES 09 SECONDS WEST A DISTANCE OF 423.67 FEET;

THENCE NORTH 56 DEGREES 34 MINUTES 17 SECONDS WEST A DISTANCE OF 50.01 FEET;

THENCE SOUTH 33 DEGREES 25 MINUTES 43 SECONDS WEST A DISTANCE OF 279.27 FEET, TO A POINT OF CURVE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINTS BEARS NORTH 56 DEGREES 34 MINUTES 17 SECONDS WEST, HAVING A RADIUS OF 250.00 FEET, A

CENTRAL ANGLE OF 20 DEGREES 04 MINUTES 55 SECONDS AND AN ARC LENGTH OF 87.62 FEET, TO A POINT OF TANGENCY;  
THENCE SOUTH 53 DEGREES 30 MINUTES 38 SECONDS WEST A DISTANCE OF 196.03 FEET, TO THE POINT OF BEGINNING.

## Exhibit B

### Exception Matters

1. Any facts, rights, interests, or claims thereof, not shown by the Public Records but that could be ascertained by a survey of the Land.
2. The lien of taxes and assessments not yet due and payable.
3. Applicable zoning and building ordinances and land use regulations.
4. RESERVATION OF AN UNDIVIDED 1/2 OF GRANTOR'S RIGHT, TITLE AND INTEREST IN AND TO ALL OIL, GAS AND OTHER SIMILAR AND DISSIMILAR MINERALS (BUT SAND, GRAVEL, BUILDING STONE, CLAY AND RELATED MATERIALS SHALL NOT BE DEEMED TO BE MINERALS AND SHALL NOT BE INCLUDED IN SAID RESERVATION), UPON CONDITIONS, TERMS AND PROVISIONS THEREOF, AS CONTAINED IN DEED FROM LOUISE S. WILLIAMS ET AL TO THOMAS A. WATERS, RECORDED JULY 20, 1971 IN BOOK 2280 AT PAGE 203. SAID DEED RECITES IN PART "IT IS EXPRESSLY AGREED THAT GRANTEE SHALL HAVE THE EXCLUSIVE RIGHT TO EXPLORE FOR, MINE AND DEVELOP ALL MINERALS, INCLUDING THOSE EXCEPTED AND RESERVED, IN AND UNDER THE LANDS DESCRIBED IN EXHIBIT "A", TOGETHER WITH THE EXCLUSIVE RIGHT TO ENTER INTO OIL, GAS AND OTHER MINERAL LEASES OR AGREEMENTS OF ANY KIND AFFECTING SUCH MINERALS".
5. MATTERS SET FORTH ON OFFICIAL DEVELOPMENT PLAN FOR THE KEN-CARYL RANCH RECORDED SEPTEMBER 12, 1977 AS RECEPTION NO. 916578 AND AUGUST 29, 1978 AS RECEPTION NO. 78079545, AS AMENDED BY OFFICIAL DEVELOPMENT PLAN FOR KEN-CARYL RANCH NORTH "PLAINS" SEGMENT AMENDED, RECORDED OCTOBER 11, 1978 UNDER RECEPTION NO. 78093741 AND RECORDED JULY 12, 1979 UNDER RECEPTION NO. 79062009.
6. ANY TAX OR ASSESSMENT BY REASON OF THE INCLUSION OF SUBJECT PROPERTY WITHIN THE PLAINS METROPOLITAN DISTRICT AS EVIDENCED BY DECREE RECORDED JANUARY 3, 1986 AS RECEPTION NO. 86001048. NONE DUE AND PAYABLE.
7. TERMS, CONDITIONS AND PROVISIONS OF OPTION AGREEMENT BY AND BETWEEN KEN-CARYL RANCH CORPORATION, A DELAWARE CORPORATION AS OWNER, AND BROCHET, INC., A NETHERLAND ANTILLES CORPORATION AS OPTIONEE, AS SET FORTH IN SUBSTITUTE MEMORANDUM FORM OF OPTION AGREEMENT IN CONNECTION WITH SAID AGREEMENT RECORDED APRIL 3, 1987 UNDER RECEPTION NO. 87043078.
8. RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, EASEMENTS AND ASSESSMENTS AS SET FORTH IN AMENDED AND RESTATED MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF KEN-

CARYL RANCH RECORDED JUNE 30, 1978 UNDER RECEPTION NO. 78059201. NOTICES OF ADDITION OF LAND RECORDED MARCH 27, 1987 UNDER RECEPTION NO. 87039818 AND MARCH 27, 1987 UNDER RECEPTION NO. 87039819. ASSIGNMENT OF GRANTOR'S RIGHTS RECORDED MARCH 1, 1993 UNDER RECEPTION NO. 93026060.

9. RESERVATION OF ALL RIGHT, TITLE AND INTEREST IN AND TO ALL COAL, OIL, GAS OR OTHER MINERALS AND MINERAL RIGHTS, WHETHER SIMILAR OR DISSIMILAR, AND ALL GEOTHERMAL RESOURCES, IN, ON, OR UNDER THE LANDS HEREBY CONVEYED; PROVIDED, HOWEVER, THAT NEITHER SAID KEN-CARYL RANCH CORPORATION, NOR ITS SUCCESSORS OR ASSIGN SHALL HAVE ANY RIGHT TO ENTER UPON THE SURFACE OF SAID LANDS OR INTO ANY PART OF SAID LANDS WITHIN 500 FEET BELOW THE SURFACE THEREOF TO EXPLORE FOR, MINE, EXTRACT OR DEVELOP ANY OF SAID COAL, OIL, GAS OR OTHER MINERALS OR GEOTHERMAL RESOURCES, AS RESERVED IN DEED FROM KEN-CARYL RANCH CORPORATION TO BROCHET, INC., A DELAWARE CORPORATION APRIL 3, 1987 UNDER RECEPTION NO. 87043077.
10. ANY OR ALL WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT OF RECORD.
11. ANY TAX OR ASSESSMENT BY REASON OF THE INCLUSION OF SUBJECT PROPERTY WITHIN THE KEN-CARYL RANCH WATER AND SANITATION DISTRICT AS EVIDENCED BY ORDER RECORDED JANUARY 19, 1973 IN BOOK 2466 AT PAGE 602. NONE DUE AND PAYABLE.