

## EXHIBIT A

### **Additional Terms and Conditions to Unimproved Property Contract Dated July 29, 2016 by and between High Meadows Land & Cattle LLC (Seller) and Calirose P. Serrano (Buyer)**

Notwithstanding anything to the contrary in the above referenced Unimproved Property Contract, Seller and Buyer agree that the following terms and conditions shall be in addition to the terms and conditions contained in said Unimproved Property Contract. In the event of a conflict between the terms and conditions of the Unimproved Property Contract and this Exhibit A, the terms and conditions in this Exhibit A shall control:

#### Use Restrictions

In order to preserve the value, quality and enjoyment of use of the Property and of Indian Trail Subdivision, Section One, buyer agrees to the following use restrictions for the Property:

The Property is restricted to agricultural and residential use only. All other uses are prohibited.

Agricultural use shall be limited to raising of animals and educational and recreational purposes.

Residential use is limited to not more than four (4) single family dwellings. Prefabricated structures, trailers homes or mobile homes are prohibited. Only permanent residential and other structures may be constructed.

In respect to agricultural, residential and all incidental activities on the Property, no offensive activity may be conducted which creates an unreasonable visual, noise or odorous annoyance or nuisance to surrounding property owners.

A building line shall be established and shown on the Property survey which shall be a 100-foot offset from the north boundary of the Property were contiguous with Indian Trail Subdivision, Section One, Lots 4 and 5 and the eastern portion of Lot 6. No structures, permanent or temporary may be constructed or placed between this building line and the north boundary of the Property.

#### Subdivision of Property

The Property may be subdivided only in accordance with the Washington County Subdivision Rules in force the time of subdivision. The Property may not be subdivided into more than four (4) single family lots. The deed restrictions for the subdivided lots

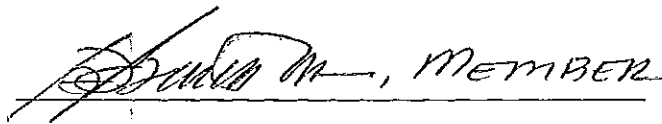
shall contain at least the use and other restrictions on the Property set forth in this Exhibit A.

Non-Exclusive Easement

As a condition of sale of the Property and concurrent with closing on the Property, Buyer agrees to execute by separate, recordable instrument a perpetual easement in favor of High Meadows Land & Cattle LLC and its successors and/or assigns granting non-exclusive, unrestricted use over and across that 60-foot wide by approx. 736 feet long portion of the Property connecting Indian Paintbrush Road to the approx. 13.46-acre portion of the Property.

Agreed to and accepted,

Seller: High Meadows Land & Cattle LLC

A handwritten signature in black ink, appearing to read "Diana M.", is written over a horizontal line. To the right of the signature, the word "MEMBER" is written in all caps.

Buyer: Calirose P. Serrano

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