SUBDIVISION-MAJOR / FINAL

Application submittals must include all documents on this checklist as well as this page. Please use the reference guide (pg. 3) included in this packet for more information on each submittal item.

All applications shall be submitted electronically to epermitcenter@adcogov.org. If the submittal is too large to email as an attachment, the application may be sent as an unlocked OneDrive link. Alternatively, the application may be delivered on a flash drive to the One-Stop Customer Service Center. All documents should be combined in a single PDF. Once a complete application has been received, fees will be invoiced and payable online at https://permits.adcogov.org/CitizenAccess/.

1. Development Application Form (pg. 5)
2. Application Fees (pg. 2) Once accepted, fees will be paid.
3. Written Explanation of the Project
4. Site Plan Showing Proposed Development
5. Copy of Plat prepared by Registered Land Surveyor (pg. 7)
6. Subdivision Improvement Agreement (SIA) Separate word doc
7. School Impact Analysis (contact applicable District)
8. Fire Protection Report (required prior to Public Hearing)
9. Proof of Ownership
10. Proof of Water and Sewer Services
11. Proof of Utilities
12. Legal Description Separate word doc
13. Statement of Taxes Paid
14. Certificate of Notice to Mineral Estate Owners/and Lessees (pg. 12)
15. Certificate of Surface Development (pg. 13)
16. Subdivision Engineering Review application (separate application) continued on next page...
DEVELOPMENT APPLICATION FORM

Application Type:

- Conceptual Review
- Preliminary PUD
- Temporary Use
- Subdivision, Preliminary
- Final PUD
- Variance
- Subdivision, Final
- Rezone
- Conditional Use
- Plat Correction/Vacation
- Special Use
- Other: _______________________

PROJECT NAME: Elmwood North Filing No. 1

APPLICANT

Name(s): Delwest Development Corp/Derrell Schreiner
Phone #: 720-708-4065
Address: 155 S Madison St, Suite 326
City, State, Zip: Denver, CO 80209
2nd Phone #: 720-276-6096
Email: derrell@delwest.com

OWNER

Name(s): Joe DelZotto
Phone #: 720-708-4065
Address: 155 S Madison St., Suite 326
City, State, Zip: Denver, CO 80209
2nd Phone #: Email: jad@delwest.com

TECHNICAL REPRESENTATIVE (Consultant, Engineer, Surveyor, Architect, etc.)

Name: Jeff Anton
Phone #: 303-730-5977
Address: 3473 S. Broadway
City, State, Zip: Englewood, CO 80113
2nd Phone #: Email: janton@liveyourcore.com
DESCRIPTION OF SITE

Address: 7840 Pecos, 7996 Pecos and 8000 Pecos

City, State, Zip: Denver, CO 80221

Area (acres or square feet): 450,875 SF / 10.351 Ac

Tax Assessor Parcel Number: 7840 Pecos-017193310016; 7996 Pecos-0171933100009 and 8000 Pecos St-0171928400003

Existing Zoning: PUD

Existing Land Use: 7996 Pecos - Vacant PUD; 8000 Pecos - Vacant PUD; 7840 Pecos PUD

Proposed Land Use: Subdivision with 47 Townhomes

Have you attended a Conceptual Review? YES x NO

If Yes, please list PRE#: 201900091

I hereby certify that I am making this application as owner of the above described property or acting under the authority of the owner (attached authorization, if not owner). I am familiar with all pertinent requirements, procedures, and fees of the County. I understand that the Application Review Fee is non-refundable. All statements made on this form and additional application materials are true to the best of my knowledge and belief.

Name: [Signature]

Date: 9-13-22

Owner's Printed Name

Name: [Signature]

Owner's Signature
Narrative
Final Major Subdivision

Delwest Development Corporation is proposing to continue the plat process by expanding upon the preliminary major subdivision with this final major subdivision submittal. This property will include approximately 47 new townhomes on 3.3 Acres of additional land adjacent to the single-family homes we have built.

In order to plat the townhomes, a plat correction combined Lot 1-4:Block 1. From there the properties of 7996 and 8000 Pecos St. were combined with Lot 1: Block 4. This created the 3.3 Ac parcel necessary to plat the townhomes.

We at Delwest are excited to have the opportunity to enhance this neighborhood and bring market rate housing to the area. We look forward to working with the community and staff moving forward.

Sincerely,

Derrell Schreiner
Director of Construction & Development
SHERRELDWOOD VILLAGE
PLANNED UNIT DEVELOPMENT - FINAL DEVELOPMENT PLAN - AMENDMENT 1

PART OF THE NORTH EAST QUARTER SECTION 33 AND THE SOUTH EAST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO

LEGEND
- STREET LIGHT
- FIRE HYDRANT
- BOLLARD AND CHAIN SIGN
- 6' PRIVACY FENCE
- FENCE COLUMN
- NEIGHBORHOOD BOUNDARY
LEGAL DESCRIPTION AND DEDICATION STATEMENT

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSSIGNED WARRANT THEY ARE THE OWNERS OF PARCEL OF LAND BEING LOT 1, BLOCK 4, SHERRILWOOD VILLAGE FILING NO. 1, PLAT CORRECTION NO. 1, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 20210000874. TOGETHER WITH PARCEL OF LAND, AS DESCRIBED IN THAT WARRANTY DEED RECORDED AT RECEPTION NO. 2019000730. THIS DESCRIPTIVE PROPERTY IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONTAINING AN AREA OF 143,370 SQUARE FEET OR 3.291 ACRES, MORE OR LESS.

COUNTY OF ___________________

THENCE N 00°14'47" W, ALONG THE EAST LINE OF SAID PECOS STREET RIGHT-OF-WAY, AND ALONG A LINE BEING 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33. BEING MONUMENTED BY A REBAR WITH A 3-1/2 INCH DIAMETER ALUMINUM CAP, STAPPED "PLS 727", WITH ALL BEARINGS CONTAINED HERETO RELATIVE THEREBES.

THENCE ALONG THE EAST LINE OF SAID PARCEL DESCRIBED IN BOOK 2344 AT PAGE 179 AND SAID SHERRILWOOD VILLAGE FILING NO. 1, PLAT CORRECTION NO. 1, A DISTANCE OF 39.50 FEET TO THE EAST CORNER OF LOT 1, BLOCK 4, SAID SHERRILWOOD VILLAGE FILING PLAT NO. 1, PLAT CORRECTION NO. 1,

THENCE ALONG THE EAST, SOUTH AND WEST LINES OF SAID LOT 1, BLOCK 4, THE FOLLOWING ELEVEN (11) COURSES:

1. S 71°35'33" E, A DISTANCE OF 176.24 FEET.

2. S 71°35'33" E, ALONG THE EAST LINES OF SAID PARCEL DESCRIBED IN BOOK 2344 AT PAGE 179 AND SAID SHERRILWOOD VILLAGE FILING NO. 1, PLAT CORRECTION NO. 1, A DISTANCE OF 147.50 FEET TO THE EAST CORNER OF LOT 1, BLOCK 4, SAID SHERRILWOOD VILLAGE FILING PLAT NO. 1, PLAT CORRECTION NO. 1,

THENCE ALONG THE EAST, SOUTH AND WEST LINES OF SAID LOT 1, BLOCK 4, THE FOLLOWING ELEVEN (11) COURSES:

1. S 71°35'33" E, A DISTANCE OF 176.24 FEET.

2. S 71°35'33" E, ALONG THE EAST LINES OF SAID PARCEL DESCRIBED IN BOOK 2344 AT PAGE 179 AND SAID SHERRILWOOD VILLAGE FILING NO. 1, PLAT CORRECTION NO. 1, A DISTANCE OF 147.50 FEET TO THE EAST CORNER OF LOT 1, BLOCK 4, SAID SHERRILWOOD VILLAGE FILING PLAT NO. 1, PLAT CORRECTION NO. 1,
1. ACCORDING TO COLORADO LAW YOU MUST COMPLY WITH 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 THE CERTIFICATION SHOWN HEREIN.

2. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY CORE CONSULTANTS, INC. FOR RECORD DOCUMENTS AND DETERMINATION OF DOMINANTS EASEMENTS OF RECORD, RIGHTS-OF-WAY AND ENCUMBRANCES. CORE CONSULTANTS, INC. RELIED UPON TITLE COMMITTEE ORDER NO. 2N20170214, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, WITH EFFECTIVE DATE OF 09/22/2017 AT 12:01 PM.

3. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEPRES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCOMPLISH A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-5-068, C.R.S.

4. BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 48 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING ASSIGNED TO BEAR IN BY 3’63” E. FROM THE NORTHEAST QUARTER CORNER OF SAID SECTION 13. BEING MONUMENTED BY A REBAR WITH A 1-3/4” DIAMETER ALUMINUM CAP IN RANGE BOX, STAMPED “RL 23519”, TO THE NORTHEAST CORNER OF SAID SECTION 13, BEING MONUMENTED BY A REBAR WITH A 1-3/4” DIAMETER ALUMINUM CAP IN RANGE BOX, RL 7274, WITH WHITE BEARINGS CONTAINED HEREIN RELATIVE THERETO.

5. THE LEGAL UNIT USED IN THE PREPARATION OF THIS SURVEY IS THE U.S. SURVEY FOOT, PURSUANT TO C.R.S. 38-52-153(i)(b) METRIC CONVERSION IS ONE METER EQUALS 3.281 FEET.

6. DATE OF FIELD SURVEY: SEPTEMBER 7, 2022

7. THE GROSS LAND AREA OF THE SUBJECT PROPERTY IS 143,370 SQUARE FEET, OR 3.291 ACRES, MORE OR LESS.

8. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS,eways, AND FIRE LANES NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE SAME ARE HEREBY DESIGNATED AS PER LANES AND EMERGENCY AND SERVICE VEHICLE ROADS, AND SHALL BE POSTED "NO PARKING" FIRE LANE.

9. THE PROPERTY LIES WITHIN ZONE X, "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA MAP NO. 97214-0301/0352." BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED BY A REBAR WITH A 3-1/4” DIAMETER ALUMINUM CAP IN RANGE BOX, STAMPED “PLS 7274”, TO THE NORTHEAST CORNER OF SAID SECTION 33, BEING MONUMENTED BY A REBAR WITH A 3-1/4” DIAMETER ALUMINUM CAP IN RANGE BOX, RL 7274, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

10. REFER TO THE OPERATION AND MAINTENANCE MANUALS RECORDED APRIL 2, 2018 AT RECEPTION NO. 2018000026268 FOR ADDITIONAL DRAINAGE GUIDELINES.


12. THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS SHALL BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INFISTS, IMPERVIOUS SURFACE, INLET, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS, LOCATED ON THEIR LANDS UNLESS MODIFIED BY THE SUBDIVISION DEVELOPMENT AGREEMENT. SHOULD THE OWNER FAIL TO MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE SOLE PURPOSE OF MAINTENANCE.

13. STATEMENT RECEIVING ACCESS ACCESS RIGHTS ACROSS THE RIGHT-OF-WAY LINES OF MAJOR HIGHWAYS, PARKWAYS, STREETS OR OTHER HIGHWAY PUBLIC INFRASTRUCTURE PRIVATE ROADS, WAYS, AND FIRE LANES NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE SAME ARE HEREBY DESIGNATED AS PER LANES AND EMERGENCY AND SERVICE VEHICLE ROADS, AND SHALL BE POSTED "NO PARKING" FIRE LANE.

14. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEPRES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCOMPLISH A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-5-068, C.R.S.

15. THE PROPERTY LIES WITHIN ZONE X, "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA MAP NO. 97214-0301/0352." MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.

16. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEPRES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCOMPLISH A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-5-068, C.R.S.

17. THE PROPERTY LIES WITHIN ZONE X, "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA MAP NO. 97214-0301/0352."
May 27, 2021

Adams County Planning & Development Department  
4430 South Adams County Parkway  
Brighton, CO 80601-8216

To Whom It May Concern:

RE: Proposed Development at 8000 N. Pecos Street, Denver, CO 80221

Westminster Public Schools recently sold district property located at 8000 N. Pecos Street to DelWest Development Corporation in unincorporated Adams County. DelWest worked collaboratively with the District in the past when developing a previously sold property that directly adjoins the current property under consideration. The District welcomes infill development within its boundaries and, while the District takes no position on the specific plans, we believe that a community should include a wide choice of high-quality housing to meet the resident’s needs. DelWest continues to demonstrate a willingness to design developments in consultation with the community and has taken affordability into consideration with its planning. This remains important to the District.

In reviewing the current proposal for 47 townhomes on the site, we have determined that the impact of the proposed development on the District would be minimal. Currently, the District has the capacity to absorb students generated by this project within its existing schools. Using an average number of students generated by housing type, based on information provided by Unique Properties, the District has conservatively calculated the following student yield:

<table>
<thead>
<tr>
<th>Number of Bedrooms</th>
<th>Number of New Units of that Size</th>
<th>Average Number of School-Aged Residents Per Unit</th>
<th>New School-Aged Residents</th>
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</thead>
<tbody>
<tr>
<td>3</td>
<td>47</td>
<td>x 0.153</td>
<td>= 8 (low end estimate)</td>
</tr>
<tr>
<td>3</td>
<td>47</td>
<td>x 0.3</td>
<td>= 15 (high end estimate)</td>
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</tbody>
</table>

In considering the minimal impact to the District by new students who may reside in the development, the District believes it is important to focus on the quality of the development and the degree to which it will revitalize the community in the years ahead. The District believes development on the south end of the District will provide suitable living accommodations for the citizens of the community and, in general, will have an overall positive impact on the existing neighborhood.

Sincerely,

[Signature]
James Duffy, Ed.D.  
Chief Operating Officer  
Westminster Public Schools
May 13, 2020

Ms. Hale,

The addresses of 7840, 7996, and 8000 Pecos St Denver, CO 80221 are within the Adams County Fire Protection District's jurisdiction and will be covered by its services. We will need to complete a site development plan review to go along with this letter. The site development plan review needs to include a full set of civil plans and an auto turn exhibit. If you have any questions regarding this location, please call 303-539-6862 and we will be able to answer your questions.

Sincerely,

Chris Wilder
Fire Marshal
Adams County Fire Protection District
Order Number: RND70782714           Date: 08/02/2022
Property Address: ELMWOOD NORTH FILING NO. 1, DENVER, CO 80221

PLEASE CONTACT YOUR CLOSER OR CLOSER’S ASSISTANT FOR WIRE TRANSFER INSTRUCTIONS

For Closing Assistance
MARY CLARKE-GENTRY
5975 GREENWOOD PLAZA BLVD
GREENWOOD VILLAGE, CO 80111
(303) 850-4198 (Work)
mclarke@ltgc.com

For Title Assistance
TERRACINA DESIGN
Attention: MICHAEL WEIHER
10200 E GIRARD AVE #A314
DENVER, CO 80231
(303) 632-8867 (Work)
mweiher@terracinadesign.com

Seller/Owner
ELMWOOD NORTH, LLC, A COLORADO LIMITED LIABILITY COMPANY
155 S MADISON ST #326
DENVER, CO 80209
(720) 708-4065 (Work)
Delivered via: No Commitment Delivery

Surveyor
TERRACINA DESIGN
Attention: MICHAEL WEIHER
10200 E GIRARD AVE #A314
DENVER, CO 80231
(303) 632-8867 (Work)
mweiher@terracinadesign.com
Delivered via: Electronic Mail
Order Number: RND70782714
Date: 08/02/2022
Property Address: ELMWOOD NORTH FILING NO. 1, DENVER, CO 80221
Parties: A BUYER TO BE DETERMINED
ELMWOOD NORTH, LLC, A COLORADO LIMITED LIABILITY COMPANY AND DELWEST DEVELOPEMENT CORP., A COLORADO CORPORATION, AS THEIR INTERESTS MAY APPEAR

Visit Land Title's Website at www.ltgc.com for directions to any of our offices.

<table>
<thead>
<tr>
<th>Estimate of Title insurance Fees</th>
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<tbody>
<tr>
<td>&quot;TBD&quot; Commitment</td>
<td>$436.00</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$436.00</strong></td>
</tr>
</tbody>
</table>

If Land Title Guarantee Company will be closing this transaction, the fees listed above will be collected at closing.

Thank you for your order!

**Note:** The documents linked in this commitment should be reviewed carefully. These documents, such as covenants conditions and restrictions, may affect the title, ownership and use of the property. You may wish to engage legal assistance in order to fully understand and be aware of the implications of the effect of these documents on your property.

**Chain of Title Documents:**

Adams county recorded 06/10/2019 under reception no. 2019000044105
Adams county recorded 09/05/2019 under reception no. 2019000073502
Adams county recorded 09/10/2019 under reception no. 2019000075343
Adams county recorded 03/31/2020 under reception no. 2020000029031
Adams county recorded 05/13/2021 under reception no. 2021000058939
Adams county recorded 05/13/2021 under reception no. 2021000058940
Adams county recorded 05/13/2021 under reception no. 2021000058941
Adams county recorded 01/28/2022 under reception no. 202200008812

**Plat Map(s):**

Adams county recorded 06/07/2022 under reception no. 2022000050487 at book F36 page 133
Adams county recorded 04/15/2022 under reception no. 2022000033903 at book F36 page 90
Property Address:
ELMWOOD NORTH FILING NO. 1, DENVER, CO 80221

1. Effective Date:
07/27/2022 at 5:00 P.M.

2. Policy to be Issued and Proposed Insured:
"TBD" Commitment
$0.00
Proposed Insured:
A BUYER TO BE DETERMINED

3. The estate or interest in the land described or referred to in this Commitment and covered herein is:
A FEE SIMPLE

4. Title to the estate or interest covered herein is at the effective date hereof vested in:
ELMWOOD NORTH, LLC, A COLORADO LIMITED LIABILITY COMPANY AND DELWEST DEVELOPEMENT CORP., A COLORADO CORPORATION, AS THEIR INTERESTS MAY APPEAR

5. The Land referred to in this Commitment is described as follows:

***********************************************************************

NOTE: THE FOLLOWING LEGAL DESCRIPTION IS PRELIMINARY AND IS SUBJECT TO CHANGE UPON COMPLIANCE WITH THE REQUIREMENTS UNDER SCHEDULE B-1, HEREIN.
***********************************************************************

ELMWOOD NORTH FILING NO. 1 PLAT BOUNDARY

A PARCEL OF LAND BEING LOT 1, BLOCK 4, SHERRELWOOD VILLAGE FILING NO. 1 - PLAT CORRECTION NO. 1, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2022000050487, TOGETHER WITH THAT PARCEL OF LAND, AS DESCRIBED IN THAT WARRANTY DEED RECORDED AT RECEPTION NO. 2019000073502 AND THAT PARCEL OF LAND, AS DESCRIBED IN THAT WARRANTY DEED RECORDED AT RECEPTION NO. 2019000075343, ALL IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 28 AND THE NORTHEAST QUARTER OF SECTION 33, BOTH IN TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR N 89°30'30" E, FROM THE NORTH QUARTER CORNER OF SAID SECTION 33, BEING MONUMENTED BY A REBAR WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP, STAMPED "PLS 23519" TO THE NORTHEAST CORNER OF SAID SECTION 33, BEING MONUMENTED BY A REBAR WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP, STAMPED "PLS 7276", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 33, THENCE N 89°30'30" E, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 50.00 FEET TO A POINT ON THE EAST LINE OF THE PECOS STREET RIGHT-OF-WAY, AS DEDICATED BY THAT RESOLUTION RECORDED IN BOOK 3270 AT PAGE 279, SAID ADAMS COUNTY RECORDS AND THE
POINT OF BEGINNING;
THENCE N 00°14'47" W, ALONG THE EAST LINE OF SAID PECOS STREET RIGHT-OF-WAY, AND ALONG A LINE BEING 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 293.01 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL OF LAND DESCRIBED IN BOOK 3254 AT PAGE 139;
THENCE S 82°41'00" E, ALONG SAID NORTH LINE, A DISTANCE OF 8.12 FEET TO THE WEST CORNER OF PARCEL D, AS DESCRIBED IN THAT QUIT CLAIM DEED RECORDED IN BOOK 3251 AT PAGE 924;

THENCE ALONG THE SOUTH AND WEST LINES OF SAID PARCEL D, THE FOLLOWING TWO (2) COURSES:
1. S 76°46'56" E, A DISTANCE OF 178.56 FEET;
2. S 21°38'59" E, ALONG THE EAST LINES OF SAID PARCEL DESCRIBED IN BOOK 3254 AT PAGE 139 AND SAID SHERRELWOOD VILLAGE FILING NO. 1 - PLAT CORRECTION NO. 1, A DISTANCE OF 459.50 FEET TO THE EAST CORNER OF LOT 1, BLOCK 4, SAID SHERRELWOOD VILLAGE FILING NO. 1 - PLAT CORRECTION NO. 1;

THENCE ALONG THE EAST, SOUTH AND WEST LINES OF SAID LOT 1, BLOCK 4, THE FOLLOWING ELEVEN (11) COURSES:
1. S 12°19'21" W, A DISTANCE OF 57.53 FEET TO A POINT ON THE NORTH LINE OF WEST 79TH WAY RIGHT-OF-WAY, AS DEDICATED BY SHERRELWOOD VILLAGE PLAT, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2018000075940 AND A POINT OF NON-TANGENT CURVATURE;
2. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 09°04'20" AND AN ARC LENGTH OF 6.02 FEET, THE CHORD OF WHICH BEARS N 85°25'57" W, A DISTANCE OF 6.02 FEET;
3. N 89°58'07" W, A DISTANCE OF 204.00 FEET TO A POINT OF CURVATURE;
4. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 59.69 FEET;
5. N 00°01'53" E, A DISTANCE OF 11.47 FEET;
6. N 89°58'07" W, A DISTANCE OF 90.00 FEET TO A POINT ON THE EAST LINE OF THE PECOS STREET RIGHT-OF-WAY, AS DEDICATED BY SAID SHERRELWOOD VILLAGE PLAT;
7. N 00°01'53" E, ALONG SAID EAST LINE, A DISTANCE OF 30.01 FEET TO A POINT ON THE SOUTH LINE OF THAT PARCEL OF LAND DESCRIBED IN SAID RECEPTION NO. 2019000073502;
8. S 89°30'30" W, ALONG A LINE BEING PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 20.00 FEET TO A POINT BDING 30.00 FEET EAST OF THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33;
9. N 00°01'53" E, ALONG A LINE BEING 30.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 208.00 FEET TO A POINT BEING 20.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33;
10. N 89°30'30" E, ALONG A LINE BEING 20.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 20.00 FEET TO A POINT BEING 50.00 FEET EAST OF THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, ALSO BEING A POINT ON THE EAST LINE OF THE PECOS STREET RIGHT-OF-WAY, AS DEDICATED BY SAID SHERRELWOOD VILLAGE PLAT;
11. THENCE N 00°01'53" E, ALONG SAID EAST LINE AND ALONG A LINE BEING 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.
ALTA COMMITMENT
Old Republic National Title Insurance Company
Schedule A

Order Number: RND70782714

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All of the following Requirements must be met:

This proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

Pay the agreed amount for the estate or interest to be insured.

Pay the premiums, fees, and charges for the Policy to the Company.

Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

1. RELEASE OF DEED OF TRUST DATED DECEMBER 26, 2019 FROM DELWEST DEVELOPMENT CORP., A COLORADO CORPORATION TO THE PUBLIC TRUSTEE OF ADAMS COUNTY FOR THE USE OF MERCY LOAN FUND TO SECURE THE SUM OF $1,250,000.00 RECORDED DECEMBER 30, 2019, UNDER RECEPTION NO. 2019000114918.

2. PARTIAL RELEASE OF DEED OF TRUST DATED MARCH 27, 2020, FROM SHIRLEY DUNOMES TO THE PUBLIC TRUSTEE OF ADAMS COUNTY FOR THE USE OF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. UNITED WHOLESALE MORTGAGE TO SECURE THE SUM OF $459,900.00 RECORDED MARCH 31, 2020, UNDER RECEPTION NO. 2020000029032.

3. RELEASE OF DEED OF TRUST DATED MAY 10, 2021 FROM ELMWOOD NORTH, LLC, A COLORADO LIMITED LIABILITY COMPANY TO THE PUBLIC TRUSTEE OF ADAMS COUNTY FOR THE USE OF FIRST AMERICAN STATE BANK TO SECURE THE SUM OF $1,080,000.00 RECORDED MAY 13, 2021, UNDER RECEPTION NO. 2021000058942.

4. A FULL COPY OF THE FULLY EXECUTED OPERATING AGREEMENT AND ANY AND ALL AMENDMENTS THERETO FOR ELMWOOD NORTH, LLC, A COLORADO LIMITED LIABILITY COMPANY MUST BE FURNISHED TO LAND TITLE GUARANTEE COMPANY. SAID AGREEMENT MUST DISCLOSE WHO MAY CONVEY, ACQUIRE, ENCUMBER, LEASE OR OTHERWISE DEAL WITH INTERESTS IN REAL PROPERTY FOR SAID ENTITY.

NOTE: ADDITIONAL REQUIREMENTS MAY BE NECESSARY UPON REVIEW OF THIS DOCUMENTATION.

5. WRITTEN CONFIRMATION THAT THE INFORMATION CONTAINED IN STATEMENT OF AUTHORITY FOR ELMWOOD NORTH, LLC, A COLORADO LIMITED LIABILITY COMPANY RECORDED MAY 13, 2021 UNDER RECEPTION NO. 2021000058936 IS CURRENT.

NOTE: SAID INSTRUMENT DISCLOSES JOSEPH A DELZOTTO AS THE MANAGER AUTHORIZED TO EXECUTE INSTRUMENTS CONVEYING, ENCUMBERING OR OTHERWISE AFFECTING TITLE TO REAL PROPERTY ON BEHALF OF SAID ENTITY. IF THIS INFORMATION IS NOT ACCURATE, A CURRENT STATEMENT OF AUTHORITY MUST BE RECORDED.

6. RECORD DULY EXECUTED AND ACKNOWLEDGED Plat of ELMWOOD NORTH FILING NO. 1 AND ANY OTHER INSTRUMENT INCLUDING AMENDED COVENANTS, CONDITIONS AND RESTRICTIONS NECESSARY TO CREATE THE LEGAL DESCRIBED IN SCHEDULE A.

NOTE: A COPY OF SAID PLAT MUST BE SUBMITTED TO LAND TITLE GUARANTEE COMPANY PRIOR TO RECORDATION. UPON RECEIPT AND REVIEW FURTHER REQUIREMENTS AND/OR EXCEPTIONS MAY BE NECESSARY.
Order Number: RND70782714

All of the following Requirements must be met:

NOTE: ADDITIONAL REQUIREMENTS OR EXCEPTIONS MAY BE NECESSARY WHEN THE BUYERS NAMES ARE ADDED TO THIS COMMITMENT. COVERAGES AND/OR CHARGES REFLECTED HEREIN, IF ANY, ARE SUBJECT TO CHANGE UPON RECEIPT OF THE CONTRACT TO BUY AND SELL REAL ESTATE AND ANY AMENDMENTS THERETO.
This commitment does not republish any covenants, condition, restriction, or limitation contained in any document referred to in this commitment to the extent that the specific covenant, conditions, restriction, or limitation violates state or federal law based on race, color, religion, sex, sexual orientation, gender identity, handicap, familial status, or national origin.

1. Any facts, rights, interests, or claims thereof, not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.

2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.

3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.

4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.

6. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

7. (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.

8. EXISTING LEASES AND TENANCIES, IF ANY.

9. RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE SUBJECT PROPERTY LYING WITHIN THE RIGHT OF WAY OF PECOS STREET.

10. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EXCLUSIVE EASEMENT FOR PIPELINE RECORDED DECEMBER 29, 1986 UNDER RECEIPTION NO. B705776.

11. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS OF EASEMENT DESCRIBED WARRANTY DEED RECORDED APRIL 10, 1963 IN BOOK 1058 AT PAGE 371.

12. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS OF EASEMENTS DESCRIBED IN DEED RECORDED DECEMBER 29, 1986 IN BOOK 3251 AT PAGE 924.

13. TERMS, CONDITIONS AND PROVISIONS OF OPERATION AND MAINTENANCE MANUAL RECORDED APRIL 02, 2018 UNDER RECEIPTION NO. 20180000026268.

15. TERMS, CONDITIONS AND PROVISIONS OF RESOLUTION 20108-534 RECORDED AUGUST 16, 2018 UNDER RECEPTION NO. 201800006681.

16. TERMS, CONDITIONS AND PROVISIONS OF PERMANENT DRAINAGE EASEMENT RECORDED SEPTEMBER 06, 2018 UNDER RECEPTION NO. 2018000072630 AND RECORDED APRIL 9, 2019 UNDER RECEPTION NO. 2019000025839.

17. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF SHERRELWOOD VILLAGE RECORDED SEPTEMBER 18, 2018 UNDER RECEPTION NO. 2018000075940.

AFFIDAVIT OF PLAT CORRECTION RECORDED SEPTEMBER 4, 2019 UNDER RECEPTION NO. 2019000073330.

18. TERMS, CONDITIONS AND PROVISIONS OF SHERRELWOOD VILLAGE PLANNED UNIT DEVELOPMENT-FINAL DEVELOPMENT PLAN RECORDED SEPTEMBER 18, 2018 UNDER RECEPTION NO. 2018000075941.

19. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN CONSTRUCTION AND DRAINAGE EASEMENT AGREEMENT RECORDED AUGUST 07, 2019 UNDER RECEPTION NO. 2019000063643.

20. 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, AS CONTAINED IN INSTRUMENT RECORDED NOVEMBER 08, 2019, UNDER RECEPTION NO. 2019000096873 AND FIRST SUPPLEMENTAL DECLARATION RECORDED MARCH 23, 2020 UNDER RECEPTION NO. 2020000024705 AND LIMITED AMENDMENT TO DECLARATION RECORDED MAY 7, 2020 UNDER RECEPTION NO. 2020000041819 AND SUPPLEMENT AND CORRECTION DECLARATION RECORDED JULY 20, 2022 UNDER RECEPTION NO. 2022000062521.

21. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION APPROVING APPLICATION IN CASE #PRC2020-00010; SHERRELWOOD VILLAGE PUD AMENDMENT RECORDED MARCH 11, 2021 UNDER RECEPTION NO. 2021000029929.

22. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF SHERRELWOOD VILLAGE FILING NO. 1 - PLAT CORRECTION NO. 1 RECORDED APRIL 15, 2022 UNDER RECEPTION NO. 2022000033903 AND RECORDED JUNE 7, 2022 UNDER RECEPTION NO. 2022000050487.

23. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF ELMWOOD NORTH FILING NO. 1 RECORDED _____ UNDER RECEPTION NO. _____.
Note: Pursuant to CRS 10-11-122, notice is hereby given that:

(A) The Subject real property may be located in a special taxing district.

(B) A certificate of taxes due listing each taxing jurisdiction will be obtained from the county treasurer of the county in which the real property is located or that county treasurer's authorized agent unless the proposed insured provides written instructions to the contrary. (for an Owner's Policy of Title Insurance pertaining to a sale of residential real property).

(C) The information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder, or the County Assessor.

Note: Effective September 1, 1997, CRS 30-10-406 requires that all documents received for recording or filing in the clerk and recorder's office shall contain a top margin of at least one inch and a left, right and bottom margin of at least one half of an inch. The clerk and recorder may refuse to record or file any document that does not conform, except that, the requirement for the top margin shall not apply to documents using forms on which space is provided for recording or filing information at the top margin of the document.

Note: Colorado Division of Insurance Regulations 8-1-2 requires that "Every title entity shall be responsible for all matters which appear of record prior to the time of recording whenever the title entity conducts the closing and is responsible for recording or filing of legal documents resulting from the transaction which was closed". Provided that Land Title Guarantee Company conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception number 5 will not appear on the Owner's Title Policy and the Lenders Policy when issued.

Note: Affirmative mechanic's lien protection for the Owner may be available (typically by deletion of Exception no. 4 of Schedule B, Section 2 of the Commitment from the Owner's Policy to be issued) upon compliance with the following conditions:

(A) The land described in Schedule A of this commitment must be a single family residence which includes a condominium or townhouse unit.

(B) No labor or materials have been furnished by mechanics or material-men for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.

(C) The Company must receive an appropriate affidavit indemnifying the Company against un-filed mechanic's and material-men's liens.

(D) The Company must receive payment of the appropriate premium.

(E) If there has been construction, improvements or major repairs undertaken on the property to be purchased within six months prior to the Date of Commitment, the requirements to obtain coverage for unrecorded liens will include: disclosure of certain construction information; financial information as to the seller, the builder and or the contractor; payment of the appropriate premium fully executed Indemnity Agreements satisfactory to the company, and, any additional requirements as may be necessary after an examination of the aforesaid information by the Company.

No coverage will be given under any circumstances for labor or material for which the insured has contracted for or agreed to pay.
Note: Pursuant to CRS 10-11-123, notice is hereby given:

This notice applies to owner's policy commitments disclosing that a mineral estate has been severed from the surface estate, in Schedule B-2.

(A) That there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate and that there is substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and

(B) That such mineral estate may include the right to enter and use the property without the surface owner's permission.

Note: Pursuant to CRS 10-1-128(6)(a), It is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance, and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado Division of Insurance within the Department of Regulatory Agencies.

Note: Pursuant to Colorado Division of Insurance Regulations 8-1-3, notice is hereby given of the availability of a closing protection letter for the lender, purchaser, lessee or seller in connection with this transaction.

Note: Pursuant to CRS 10-1-11(4)(a)(1), Colorado notaries may remotely notarize real estate deeds and other documents using real-time audio-video communication technology. You may choose not to use remote notarization for any document.
JOINT NOTICE OF PRIVACY POLICY OF
LAND TITLE GUARANTEE COMPANY,
LAND TITLE GUARANTEE COMPANY OF SUMMIT COUNTY
LAND TITLE INSURANCE CORPORATION AND
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

This Statement is provided to you as a customer of Land Title Guarantee Company as agent for Land Title Insurance Corporation and Old Republic National Title Insurance Company.

We want you to know that we recognize and respect your privacy expectations and the requirements of federal and state privacy laws. Information security is one of our highest priorities. We recognize that maintaining your trust and confidence is the bedrock of our business. We maintain and regularly review internal and external safeguards against unauthorized access to your non-public personal information (“Personal Information”).

In the course of our business, we may collect Personal Information about you from:

- applications or other forms we receive from you, including communications sent through TMX, our web-based transaction management system;
- your transactions with, or from the services being performed by us, our affiliates, or others;
- a consumer reporting agency, if such information is provided to us in connection with your transaction;

and

- The public records maintained by governmental entities that we obtain either directly from those entities, or from our affiliates and non-affiliates.

Our policies regarding the protection of the confidentiality and security of your Personal Information are as follows:

- We restrict access to all Personal Information about you to those employees who need to know that information in order to provide products and services to you.
- We may share your Personal Information with affiliated contractors or service providers who provide services in the course of our business, but only to the extent necessary for these providers to perform their services and to provide these services to you as may be required by your transaction.
- We maintain physical, electronic and procedural safeguards that comply with federal standards to protect your Personal Information from unauthorized access or intrusion.
- Employees who violate our strict policies and procedures regarding privacy are subject to disciplinary action.
- We regularly assess security standards and procedures to protect against unauthorized access to Personal Information.

WE DO NOT DISCLOSE ANY PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT STATED ABOVE OR PERMITTED BY LAW.

Consistent with applicable privacy laws, there are some situations in which Personal Information may be disclosed. We may disclose your Personal Information when you direct or give us permission; when we are required by law to do so, for example, if we are served a subpoena; or when we suspect fraudulent or criminal activities. We also may disclose your Personal Information when otherwise permitted by applicable privacy laws such as, for example, when disclosure is needed to enforce our rights arising out of any agreement, transaction or relationship with you.

Our policy regarding dispute resolution is as follows: Any controversy or claim arising out of or relating to our privacy policy, or the breach thereof, shall be settled by arbitration in accordance with the rules of the American Arbitration Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.
Commitment For Title Insurance
Issued by Old Republic National Title Insurance Company

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRANEOUS CONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY’S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company, a Minnesota corporation (the “Company”), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured. If all of the Schedule B, Part I—Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company’s liability and obligation end.

COMMITMENT CONDITIONS

1. DEFINITIONS

(a) “Knowledge” or “Known”: Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
(b) “Land”: The land described in Schedule A and affixed improvements that by law constitute real property. The term “Land” does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
(c) “Mortgage”: A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
(d) “Policy”: Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
(e) “Proposed Insured”: Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
(f) “Proposed Policy Amount”: Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
(g) “Public Records”: Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
(h) “Title”: The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, Commitment terminates and the Company’s liability and obligation end.

3. The Company’s liability and obligation is limited by and this Commitment is not valid without:

(a) the Notice;
(b) the Commitment to Issue Policy;
(c) the Commitment Conditions;
(d) Schedule A;
(e) Schedule B, Part I—Requirements; and
(f) Schedule B, Part II—Exceptions; and
(g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY’S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

(a) The Company’s liability under Commitment Condition 4 is limited to the Proposed Insured’s actual expense incurred in the interval between the Company’s delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured’s good faith reliance to:
   i. comply with the Schedule B, Part I—Requirements;
   ii. eliminate, with the Company’s written consent, any Schedule B, Part II—Exceptions; or
   iii. acquire the Title or create the Mortgage covered by this Commitment.
(b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
(c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Company included the added matter when the Commitment was first delivered to the Proposed Insured.
(d) The Company’s liability shall not exceed the lesser of the Proposed Insured’s actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
(e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company. (f)

In any event, the Company's liability is limited by the terms and provisions of the Policy. (g)

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT
   (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
   (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
   (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
   (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
   (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
   (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is $2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at http://www.alta.org/arbitration.

IN WITNESS WHEREOF, Land Title Insurance Corporation has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A to be valid when countersigned by a validating officer or other authorized signatory.

Issued by:
Land Title Guarantee Company
3033 East First Avenue Suite 600
Denver, Colorado 80206
303-321-1880
Craig B. Rants, Senior Vice President

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111

By C. Monroe
President

Attest Daniel Wold
Secretary

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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May 17, 2021

Rose Gallucci
Delwest Development Corp.
155 S. Madison St. Ste. 326
Denver, CO 80209

RE: City Water and Wastewater Service for 8000 N Pecos St and 7996 Pecos St

Dear Ms. Galucci,

This letter is to confirm that currently there is adequate capacity in the City of Thornton (City) water and wastewater systems to serve the above-identified property subject to the limitations stated below. However, please be aware that the City does not guarantee capacity of proposed developments indefinitely or capacity for future developments. System capacity must be verified at the time of development.

The extension of City water and wastewater mains and service connections necessary to serve this property shall be installed at the expense of the property owner/developer. The design and installation of all water and wastewater improvements shall conform to all ordinances and regulations, codes and specifications in effect at the time of development. Also, the property owner shall comply with all the requirements of any utility extension agreements or other agreements that may affect this property. This property will need to comply with the most current ordinances applicable to water and sewer rates and charges.

System capacity is based on a use consistent with development plans and can be affected by drought, emergency or lack of available water resources. The City has the authority to and may suspend the issuance of new water taps and connections to the City water mains for an indefinite period of time for these reasons, and/or take other emergency measures that may affect the availability of water service.

This letter is valid for a period of one (1) year from the date of this letter.

Please contact me at 720-977-6600 or Emily.Hunt@ThorntonCO.gov if you have any questions.

Sincerely,

Emily Hunt
Deputy Infrastructure Director – Water

EH/

cc: Cassie Free, Development Engineering Manager
    Todd Rullo, Deputy Infrastructure Director – Operations
WILL SERVE LETTER

October 1, 2020

Derrell Schreiner
Delwest Development Corp
155 S. Monroe St Suite 326
Denver CO 80209.

Re: Sherrelwood Village

Dear Derrell,

This letter is to confirm that Xcel Energy is your utility provider for natural gas and electrical service. In accordance with our tariffs, on file with and approved by the Colorado Public Utilities Commission, gas and electric facilities can be made available to serve the project at Sherrelwood Village.

Your utility service(s) will be provided after the following steps are completed:

- **Application submitted to Public Service’s “Builders Call Line (BCL)”** – once your application is accepted you will be assigned a design department representative who will be your primary point of contact
- **Utility design is completed** – you must provide your design representative with the site plan, the one line diagrams, and panel schedules for electric and gas loads if applicable
- **All documents provided by design representative are signed and returned**
- **Payment is received**
- **Required easements are granted** - you must sign and return applicable easement documents to your Right-of-Way agent
- **Site is ready for utility construction**

A scheduled in-service date will be provided once these requirements have been met.

It is important to keep in mind that the terms and conditions of utility service, per our tariffs, require that you provide adequate space and an easement on your property for all gas and electric facilities required to serve your project, including but not limited to gas and electrical lines and meters, transformers, and pedestals. General guidelines for these requirements can be found at Site Requirements, https://www.xcelenergy.com/staticfiles/xe-responsive/Admin/Managed Documents & PDFs/Xcel-Energy-Standard-For-Electric-Installation-and-Use.pdf Easement requirements can be found at Utility Design and Layout.

Xcel Energy looks forward to working with you on your project and if I can be of further assistance, please contact me at the phone number or email listed below.

Sincerely,

Patrick Quinn
Xcel Energy Designer

Mailing address: Public Service Company of Colorado
5460 W 60th Ave
Arvada, CO 80003
September 29, 2020

Delwest Development Corporation  
C/O Derrell Schreiner  
155 S Madison St Suite 326  
Denver CO 80209

RE: Elmwood North  
7996 N Pecos St., 8000 N Pecos St  
Denver, CO 80221

Dear Derrell Schreiner:

Please accept this letter as confirmation of Comcast Cable Corporation ability to provide cable service to the captioned location. The project consists of 50 townhomes. The provision of service is contingent upon successful negotiations of an agreement between the developer and Comcast Cable Corporation.

If you have any questions at all, please contact Brian Jones at (303) 603-5661, or me with the information below.

Sincerely,

Sean Hofer  
Xfinity Communities  
303-603-2019  
Sean_hofer@cable.comcast.com

This letter is not intended to give rise to binding obligations for either party. Any contractual relationship between the parties will be the result of formal negotiations and will only become effective upon execution of the contract by representatives of the parties authorized to enter into such agreements. During any negotiations, each party will bear its own costs and will not be responsible for any costs or expenses of the other party, unless separately agreed to in writing.
RE: 7996 N. Pecos St and 8000 N. Pecos St. in Unincorporated Adams County, State of Colorado.

Recently you approached CenturyLink about providing a “Will Serve” letter to serve 7996 N. Pecos St and 8000 N. Pecos St. in Unincorporated Adams County, State of Colorado. CenturyLink appreciates the opportunity to provide Delwest Development Corp. with its future communication needs.

In response to the request for a commitment to serve, CenturyLink will work with Delwest Development Corp. on determining what the needs will be. Upon such determination, CenturyLink will undertake an analysis of the construction required and the cost to complete that construction. It is only at that point and given the prevailing Tariffs that CenturyLink will make a determination on whether it can or cannot provide service.

As you may or may not know, many of the telecommunications services provided by CenturyLink are regulated and the services you request will be provided for under the tariffs on file with the Colorado Public Utilities Commission.

If there are any further questions, or if I can be of any help, please do not hesitate to call me on 720-578-3560.

Regards,

Robert Davis
Sr. Local Network Engineer
5325 Zuni Street, Room 728
Denver, CO 80221
720-548-3560
Robert.Davis@CenturyLink.com
**Statement Of Taxes Due**

Account Number: R0198066  
Parcel: 0171933124039  
Assessed To: ELMWOOD NORTH LLC  
8000 PECOS ST  
DENVER, CO 80221-3979

<table>
<thead>
<tr>
<th>Legal Description</th>
<th>Situs Address</th>
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<tbody>
<tr>
<td>SHERRELWOOD VILLAGE BLK 1 LOT 4</td>
<td>1485 W 79TH WAY</td>
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</tbody>
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<th>Interest</th>
<th>Fees</th>
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<td>2021</td>
<td>$3,432.64</td>
<td>$0.00</td>
<td>$0.00</td>
<td>($3,432.64)</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

Total Tax Charge: $0.00

Grand Total Due as of 09/13/2022: $0.00

Tax Billed at 2021 Rates for Tax Area 490 - 490

<table>
<thead>
<tr>
<th>Authority</th>
<th>Mill Levy</th>
<th>Amount</th>
<th>Values</th>
<th>Actual</th>
<th>Assessed</th>
</tr>
</thead>
<tbody>
<tr>
<td>RANGEVIEW LIBRARY DISTRICT</td>
<td>3.6890000</td>
<td>$106.98</td>
<td>VACANT</td>
<td>$100,000</td>
<td>$29,000</td>
</tr>
<tr>
<td>ADAMS COUNTY FIRE PROTECTIO</td>
<td>16.6860000</td>
<td>$483.39</td>
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</tr>
<tr>
<td>GENERAL</td>
<td>22.9450000</td>
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</tr>
<tr>
<td>HYLAND HILLS PARK &amp; RECREAT</td>
<td>5.1230000</td>
<td>$148.57</td>
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<td></td>
</tr>
<tr>
<td>RETIREMENT</td>
<td>0.3140000</td>
<td>$9.11</td>
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<tr>
<td>ROAD/BRIDGE</td>
<td>1.3000000</td>
<td>$37.70</td>
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<td></td>
<td></td>
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<tr>
<td>DEVELOPMENTALLY DISABLED</td>
<td>0.2570000</td>
<td>$7.45</td>
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<tr>
<td>SD 50 BOND (Westminster)</td>
<td>9.0800000</td>
<td>$263.32</td>
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<tr>
<td>SD 50 GENERAL (Westminster)</td>
<td>55.7200000</td>
<td>$1,615.88</td>
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<td></td>
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<tr>
<td>URBAN DRAINAGE SOUTH PLATTE</td>
<td>0.1000000</td>
<td>$2.90</td>
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<td>URBAN DRAINAGE &amp; FLOOD CONT</td>
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<td>$26.10</td>
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<td>SOCIAL SERVICES</td>
<td>2.2530000</td>
<td>$65.34</td>
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<td></td>
</tr>
<tr>
<td><strong>Taxes Billed 2021</strong></td>
<td>118.3670000</td>
<td>$3,432.64</td>
<td></td>
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</tr>
</tbody>
</table>

Tax amounts are subject to change due to endorsement, advertising, or fees. Please call the office to confirm amount due after August 1st.

All Tax Lien Redemption payments must be made with cash or cashier's check.

Adams County Treasurer & Public Trustee  
4430 S Adams County Parkway, Suite W1000  
Brighton, CO 80601  
720-523-6160
Statement Of Taxes Due

Account Number R0198065
Parcel 0171933124038
Assessed To
ELMWOOD NORTH LLC
8000 PECOS ST
DENVER, CO 80221-3979

Legal Description
SHERRELWOOD VILLAGE BLK 1 LOT 3
Situs Address
1493 W 79TH WAY

<table>
<thead>
<tr>
<th>Year</th>
<th>Tax</th>
<th>Interest</th>
<th>Fees</th>
<th>Payments</th>
<th>Balance</th>
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<tbody>
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<td>2021</td>
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<td>$0.00</td>
<td>($3,432.64)</td>
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Total Tax Charge
$0.00

Grand Total Due as of 09/13/2022
$0.00

Tax Billed at 2021 Rates for Tax Area 490 - 490

<table>
<thead>
<tr>
<th>Authority</th>
<th>Mill Levy</th>
<th>Amount</th>
<th>Values</th>
<th>Actual</th>
<th>Assessed</th>
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<tbody>
<tr>
<td>RANGEVIEW LIBRARY DISTRICT</td>
<td>3.6890000</td>
<td>$106.98</td>
<td>VACANT</td>
<td>$100,00</td>
<td>$29,000</td>
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<tr>
<td>ADAMS COUNTY FIRE PROTECTIO</td>
<td>16.6860000</td>
<td>$483.89</td>
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<tr>
<td>GENERAL</td>
<td>22.9450000</td>
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<tr>
<td>HYLAND HILLS PARK &amp; RECREAT</td>
<td>5.1230000</td>
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<tr>
<td>RETIREMENT</td>
<td>0.3140000</td>
<td>$9.11</td>
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<tr>
<td>ROAD/BRIDGE</td>
<td>1.3000000</td>
<td>$37.70</td>
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<tr>
<td>DEVELOPMENTALLY DISABLED</td>
<td>0.2570000</td>
<td>$7.45</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SD 50 BOND (Westminster)</td>
<td>9.0800000</td>
<td>$263.32</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SD 50 GENERAL (Westminster)</td>
<td>55.7200000</td>
<td>$1,615.88</td>
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<td></td>
</tr>
<tr>
<td>URBAN DRAINAGE SOUTH PLATTE</td>
<td>0.1000000</td>
<td>$2.90</td>
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<tr>
<td>URBAN DRAINAGE &amp; FLOOD CONT</td>
<td>0.9000000</td>
<td>$26.10</td>
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<tr>
<td>SOCIAL SERVICES</td>
<td>2.2530000</td>
<td>$65.34</td>
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</tr>
<tr>
<td>Taxes Billed 2021</td>
<td>118.3670000</td>
<td>$3,432.64</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Tax amounts are subject to change due to endorsement, advertising, or fees.
Please call the office to confirm amount due after August 1st.

All Tax Lien Redemption payments must be made with cash or cashier’s check.

Adams County Treasurer & Public Trustee
4430 S Adams County Parkway, Suite W1000
Brighton, CO 80601
720-523-6160
Statement Of Taxes Due

Account Number R0198064
Parcel 0171933124037
Assessed To
ELMWOOD NORTH LLC
8000 PECOS ST
DENVER, CO 80221-3979

Legal Description
SHERRELWOOD VILLAGE BLK 1 LOT 2

Situs Address
1501 W 79TH WAY

<table>
<thead>
<tr>
<th>Year</th>
<th>Tax</th>
<th>Interest</th>
<th>Fees</th>
<th>Payments</th>
<th>Balance</th>
</tr>
</thead>
<tbody>
<tr>
<td>2021</td>
<td>$3,432.64</td>
<td>$0.00</td>
<td>$0.00</td>
<td>($3,432.64)</td>
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<tr>
<td>Total Tax Charge</td>
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<td></td>
<td>$0.00</td>
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Grand Total Due as of 09/13/2022 $0.00

Tax Billed at 2021 Rates for Tax Area 490 - 490

<table>
<thead>
<tr>
<th>Authority</th>
<th>Mill Levy</th>
<th>Amount</th>
<th>Values</th>
<th>Actual</th>
<th>Assessed</th>
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</thead>
<tbody>
<tr>
<td>RANGEVIEW LIBRARY DISTRICT</td>
<td>3.6890000</td>
<td>$106.98</td>
<td>VACANT</td>
<td>$100,000</td>
<td>$29,000</td>
</tr>
<tr>
<td>ADAMS COUNTY FIRE PROTECTIO</td>
<td>16.6860000</td>
<td>$483.89</td>
<td>RESIDENTIAL</td>
<td></td>
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</tr>
<tr>
<td>GENERAL</td>
<td>22.9450000</td>
<td>$665.40</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>HYLAND HILLS PARK &amp; RECREAT</td>
<td>5.1230000</td>
<td>$148.57</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>RETIREMENT</td>
<td>0.3140000</td>
<td>$9.11</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>ROAD/BRIDGE</td>
<td>1.3000000</td>
<td>$37.70</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>DEVELOPMENTALLY DISABLED</td>
<td>0.2570000</td>
<td>$7.45</td>
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<td></td>
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<tr>
<td>SD 50 BOND (Westminster)</td>
<td>9.0800000</td>
<td>$263.32</td>
<td></td>
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<td></td>
</tr>
<tr>
<td>SD 50 GENERAL (Westminster)</td>
<td>55.7200000</td>
<td>$1,615.88</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>URBAN DRAINAGE SOUTH PLATTE</td>
<td>0.1000000</td>
<td>$2.90</td>
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</tr>
<tr>
<td>URBAN DRAINAGE &amp; FLOOD CONT</td>
<td>0.9000000</td>
<td>$26.10</td>
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<tr>
<td>SOCIAL SERVICES</td>
<td>2.2530000</td>
<td>$65.34</td>
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<td></td>
</tr>
<tr>
<td>Taxes Billed 2021</td>
<td>118.3670000</td>
<td>$3,432.64</td>
<td></td>
<td></td>
<td></td>
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</tbody>
</table>

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Please call the office to confirm amount due after August 1st.

All Tax Lien Redemption payments must be made with cash or cashier’s check.

Adams County Treasurer & Public Trustee
4430 S Adams County Parkway, Suite W1000
Brighton, CO 80601
720-523-6160
**Statement Of Taxes Due**

Account Number R0198063
Assessed To
ELMWOOD NORTH LLC
8000 PECOS ST
DENVER, CO 80221-3979

<table>
<thead>
<tr>
<th>Legal Description</th>
<th>Situs Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>SHERRELWOOD VILLAGE BLK 1 LOT 1</td>
<td>1517 W 79TH WAY</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Year</th>
<th>Tax</th>
<th>Interest</th>
<th>Fees</th>
<th>Payments</th>
<th>Balance</th>
</tr>
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<tr>
<td>2021</td>
<td>$3,432.64</td>
<td>$0.00</td>
<td>$0.00</td>
<td>($3,432.64)</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

**Grand Total Due as of 09/13/2022** $0.00

Tax Billed at 2021 Rates for Tax Area 490 - 490

<table>
<thead>
<tr>
<th>Authority</th>
<th>Mill Levy</th>
<th>Amount</th>
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<th>Assessed</th>
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<tbody>
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<td>3.6890000</td>
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<td>VACANT</td>
<td>$100,000</td>
<td>$29,000</td>
</tr>
<tr>
<td>ADAMS COUNTY FIRE PROTECTIO</td>
<td>16.6860000</td>
<td>$483.89</td>
<td>RESIDENTIAL</td>
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</tr>
<tr>
<td>GENERAL</td>
<td>22.9450000</td>
<td>$665.40</td>
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</tr>
<tr>
<td>HYLAND HILLS PARK &amp; RECREAT</td>
<td>5.1230000</td>
<td>$148.57</td>
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</tr>
<tr>
<td>RETIREMENT</td>
<td>0.3140000</td>
<td>$9.11</td>
<td></td>
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<td></td>
</tr>
<tr>
<td>ROAD/BRIDGE</td>
<td>1.3000000</td>
<td>$37.70</td>
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<tr>
<td>DEVELOPMENTALLY DISABLED</td>
<td>0.2570000</td>
<td>$7.45</td>
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<td></td>
</tr>
<tr>
<td>SD 50 BOND (Westminster)</td>
<td>9.0800000</td>
<td>$263.32</td>
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<td></td>
</tr>
<tr>
<td>SD 50 GENERAL (Westminster)</td>
<td>55.7200000</td>
<td>$1,615.88</td>
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<tr>
<td>URBAN DRAINAGE SOUTH PLATTE</td>
<td>0.1000000</td>
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<tr>
<td>URBAN DRAINAGE &amp; FLOOD CONT</td>
<td>0.9000000</td>
<td>$26.10</td>
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<td></td>
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<tr>
<td>SOCIAL SERVICES</td>
<td>2.2530000</td>
<td>$65.34</td>
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<td></td>
</tr>
<tr>
<td>Taxes Billed 2021</td>
<td>118.3670000</td>
<td>$3,432.64</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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All Tax Lien Redemption payments must be made with cash or cashier’s check.

Adams County Treasurer & Public Trustee
4430 S Adams County Parkway, Suite W1000
Brighton, CO 80601
720-523-6160
Account Number R0067193
Assessed To DELWEST DEVELOPMENT CORP
                   155 S MADISON ST STE 326
                   DENVER, CO 80209-3069

Legal Description
SECT TWN XNG 33-2-68 DESC BEG AT A PT ON E LN N PECOS ST 20 FT S OF N LN SEC 33 TH S ALG E LN PECOS ST 208 FT TH E 208 FT TH N AT R/A 208 FT M/L TO A PT 20 FT S OF N LN SD SEC TH W 208 FT M/L TO POB 1A

Situs Address
7996 PECOS ST

Year  Tax  Interest  Fees  Payments  Balance
---  ----  -------  ----  -------  -----  
2021  $11,962.16  $0.00  $0.00  ($11,962.16)  $0.00

Total Tax Charge  $0.00

Grand Total Due as of 09/13/2022  $0.00

Tax amounts are subject to change due to endorsement, advertising, or fees.
Please call the office to confirm amount due after August 1st.

All Tax Lien Redemption payments must be made with cash or cashier’s check.

Adams County Treasurer & Public Trustee
4430 S Adams County Parkway, Suite W1000
Brighton, CO 80601
720-523-6160
## Statement Of Taxes Due

**Account Number:** R0060226  
**Assessed To:** DELWEST DEVELOPMENT CORP  
**Parcel:** 0171928400003  
**Address:** 155 S MADISON ST STE 326 DENVER, CO 80209-3069

**Legal Description:**  
SECT, TWN, RNG 33.2-68 DESC: BEG AT THE N4 COR OF SEC 33 TH N 89D 55M 33S E A DIST OF 30 FT TO A PT SD PT BEING 8000 PECOS ST  
THE POI TH THE FG LINES AND DIST N 00D 00M 00S E 295/42 FT S 82D 26M 14S E 20/18 FT S 82D 26M 14S E 8/04 FT S 76D 32M 09S E 178D 58 FT S 21D 24M 11S E 268/24 FT S 89D 55M 33S W 299/53 FT... Additional Legal on File

**Situs Address:**  
8000 PECOS ST

### Year  | Tax | Interest | Fees | Payments | Balance
---|---|---|---|---|---
2021 | $13,730.58 | $0.00 | $0.00 | ($13,730.58) | $0.00

**Total Tax Charge:** $0.00

**Grand Total Due as of 09/13/2022:** $0.00

Tax Billed at 2021 Rates for Tax Area 490 - 490

<table>
<thead>
<tr>
<th>Authority</th>
<th>Mill Levy</th>
<th>Amount</th>
<th>Values</th>
<th>Actual</th>
<th>Assessed</th>
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<tbody>
<tr>
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<tr>
<td>SOCIAL SERVICES</td>
<td>2.2530000</td>
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</tbody>
</table>

**Taxes Billed 2021:** $118,367000 | $13,730.58

Tax amounts are subject to change due to endorsement, advertising, or fees.  
Please call the office to confirm amount due after August 1st.

All Tax Lien Redemption payments must be made with cash or cashier’s check.

Adams County Treasurer & Public Trustee  
4430 S Adams County Parkway, Suite W1000  
Brighton, CO 80601  
720-523-6160
CERTIFICATION OF NOTICE TO MINERAL ESTATE OWNERS

I/We, Delwest Development Corp.
(the "Applicant") by signing below, hereby declare and certify as follows:

With respect to the property located at:
Physical Address: 7996 Pecos St. Denver, CO 80221
Legal Description: SECT, TWN, RNG:33-2-68 DESC: BEG AT A PT ON E LN N PECOS ST 20 FT S OF N LN SEC.33 TH S ALG E LN PECOS ST 208 FT. THE 208 FT. THN AT R/A 208 FT. M/L TO A PT 20 FT S OF N LN SD SEC.33 TH W 208 FT. M/L TO POB
Parcel #(s): 01719331000009

(PLEASE CHECK ONE):

____ On the ______ day of ________________, 20___, which is not less than thirty days before the initial public hearing, notice of application for surface development was provided to mineral estate owners pursuant to section 24-65.5-103 of the Colorado Revised Statutes;

X I/We have searched the records of the Adams County Tax Assessor and the Adams County Clerk and Recorder for the above identified parcel and have found that no mineral estate owner is identified therein.

Date: 6/1/2021
Applicant: Delwest Development Corp.
By: [Signature]
Print Name: Craig Fitchett
Address: 155 S. Madison St. Suite 326
Denver, CO 80209

STATE OF COLORADO )
COUNTY OF ADAMS )

Subscribed and sworn to before me this ______ day of June, 2021, by
Delwest Development Corp

Witness my hand and official seal.

My Commission expires: 10/8/2024
Notary Public

After Recording Return To: Name and Address of Person Preparing Legal Description:

A recorded copy of this Certification shall be submitted to the Adams County Community and Economic Development Department with all applicable land use applications.
APPLICANT'S CERTIFICATION CONCERNING QUALIFYING SURFACE DEVELOPMENT, PURSUANT TO C.R.S. §24-65.5-103.3 (1)(b)

I/We, Delwest Development Corp., (the “Applicant”) by signing below, hereby declare and certify as follows:

Concerning the property located at:
Physical Address: 7996 Pecos St. Denver, CO 80221
Legal Description: SECT. TWN. RNG. 33-2-68 DESC: BEG AT A PT ON E LN N PECOS ST 20 FT S OF N LN SEC 33 T H S ALG E LN PECOS ST 208 FT TH E 208 FT T H N AT R A 208 FT M/L TO A PT 20 FT S OF N LN SD SEC TH W 208 FT M/L TO POB 1A
Parcel # (s): __0171933100009

With respect to qualifying surface developments, that (PLEASE CHECK ONE):

X No mineral estate owner has entered an appearance or filed an objection to the proposed application for development within thirty days after the initial public hearing on the application; or

The Applicant and any mineral estate owners who have filed an objection to the proposed application for development or have otherwise filed an entry of appearance in the initial public hearing regarding such application no later than thirty days following the initial public hearing on the application have executed a surface use agreement related to the property included in the application for development, the provisions of which have been incorporated into the application for development or are evidenced by a memorandum or otherwise recorded in the records of the clerk and recorder of the county in which the property is located so as to provide notice to transferees of the Applicant, who shall be bound by such surface use agreements; or

The application for development provides:
(i) Access to mineral operations, surface facilities, flowlines, and pipelines in support of such operations existing when the final public hearing on the application for development is held by means of public roads sufficient to withstand trucks and drilling equipment or thirty-foot-wide access easements;
(ii) An oil and gas operations area and existing well site locations in accordance with section 24-65.5-103.5 of the Colorado Revised Statutes; and
(iii) That the deposit for incremental drilling costs described in section 24-65.5-103.7 of the Colorado Revised Statutes has been made.

Date: 6/1/2021

Applicant: Delwest Development Corp

By:

Print Name: Craig Fitchett
Address: 155 S Madison St, Suite 326
Denver, CO 80209

After Recording Return To:
STATE OF COLORADO  )
   )
COUNTY OF ADAMS  )

Subscribed and sworn to before me this 1st day of June, 2021, by

Delwest Development Corp.

Witness my hand and official seal.

My Commission expires: 10/8/2024  Notary Public

Name and Address of Person Preparing Legal Description:

A recorded copy of this Certification shall be submitted to the Adams County Community and Economic Development Department within thirty days after the initial public hearing on all applicable land use applications.
CERTIFICATION OF NOTICE TO MINERAL ESTATE OWNERS

I/We, Delwest Development Corp. (the “Applicant”) by signing below, hereby declare and certify as follows:

With respect to the property located at:
Physical Address: 8000 Pecos St. Denver, CO 80221
Legal Description: SUB: PRL MACK MANOR SEVENTH FILING BLK: 37 DESC: N 24 FT OF LOT 21 ALL LOTS 22 THRU 24

Parcel #(s):
0171928400003

(Please check one):

[ ] On the ______ day of ________________, 20__, which is not less than thirty days before the initial public hearing, notice of application for surface development was provided to mineral estate owners pursuant to section 24-65.5-103 of the Colorado Revised Statutes;

[ ] I/We have searched the records of the Adams County Tax Assessor and the Adams County Clerk and Recorder for the above identified parcel and have found that no mineral estate owner is identified therein.

Date: 6/1/2021

Applicant: Delwest Development Corp.

By: [Signature]

Print Name: Craig Fitzpatrick

Address: 155 S. Madison St. Suite 326

Denver, CO 80209

STATE OF COLORADO )

COUNTY OF ADAMS )

Subscribed and sworn to before me this 6th day of June, 2021, by

[Signature]

Witness my hand and official seal.

My Commission expires: 10/8/2024

Notary Public

A recorded copy of this Certification shall be submitted to the Adams County Community and Economic Development Department with all applicable land use applications.
APPLICANT'S CERTIFICATION CONCERNING QUALIFYING SURFACE DEVELOPMENT,
PURSUANT TO C.R.S. §24-65.5-103.3 (1)(b)

I/We, ____________________________, (the “Applicant”) by signing below, hereby declare and certify as follows:

Concerning the property located at:
Physical Address: 8000 Pecos St. Denver, CO 80221
Legal Description: SUB: PERLMACK MANOR SEVENTH FILING BLK: 37 DESC: N 24 FT OF LOT 21 ALL LOTS 25 THRU 24
Parcel #(s): 0171928400003

With respect to qualifying surface developments, that (PLEASE CHECK ONE):

x No mineral estate owner has entered an appearance or filed an objection to the proposed application for development within thirty days after the initial public hearing on the application; or

____ The Applicant and any mineral estate owners who have filed an objection to the proposed application for development or have otherwise filed an entry of appearance in the initial public hearing regarding such application no later than thirty days following the initial public hearing on the application have executed a surface use agreement related to the property included in the application for development, the provisions of which have been incorporated into the application for development or are evidenced by a memorandum or otherwise recorded in the records of the clerk and recorder of the county in which the property is located so as to provide notice to transferees of the Applicant, who shall be bound by such surface use agreements; or

The application for development provides:
(i) Access to mineral operations, surface facilities, flowlines, and pipelines in support of such operations existing when the final public hearing on the application for development is held by means of public roads sufficient to withstand trucks and drilling equipment or thirty-foot-wide access easements;
(ii) An oil and gas operations area and existing well site locations in accordance with section 24-65.5-103.5 of the Colorado Revised Statutes; and
(iii) That the deposit for incremental drilling costs described in section 24-65.5-103.7 of the Colorado Revised Statutes has been made.

Date: 6/1/2021

Applicant: Delwest Development Corp

By: Craig Fitchett

Print Name: Craig Fitchett

Address: 155 S Madison St, Suite 326
Denver, CO 80209

After Recording Return To:
STATE OF COLORADO

COUNTY OF ADAMS

Subscribed and sworn to before me this 1st day of June, 2021, by

[Signature]

Delwest Development Corp

Witness my hand and official seal.

My Commission expires: 10/5/2024

[Signature]

Notary Public

A recorded copy of this Certification shall be submitted to the Adams County Community and Economic Development Department within thirty days after the initial public hearing on all applicable land use applications.
APPLICANT'S CERTIFICATION CONCERNING QUALIFYING SURFACE DEVELOPMENT,
PURSUANT TO C.R.S. §24-65.5-103.3 (1)(b)

I/We, ____________________________, (the “Applicant”) by signing below, hereby declare and certify as follows:

Concerning the property located at:
Physical Address: 8000 Pecos St. Denver, CO 80209
Legal Description: SUB: PERL MACK MANOR SEVENTH FILING BLK37 DESC: N 24 FT OF LOT 21 ALL LOTS 22 THRU
Parcel #(#s): 01719284060003

With respect to qualifying surface developments, that (PLEASE CHECK ONE):

X No mineral estate owner has entered an appearance or filed an objection to the proposed application for development within thirty days after the initial public hearing on the application; or

The Applicant and any mineral estate owners who have filed an objection to the proposed application for development or have otherwise filed an entry of appearance in the initial public hearing regarding such application no later than thirty days following the initial public hearing on the application have executed a surface use agreement related to the property included in the application for development, the provisions of which have been incorporated into the application for development or are evidenced by a memorandum or otherwise recorded in the records of the clerk and recorder of the county in which the property is located so as to provide notice to transferees of the Applicant, who shall be bound by such surface use agreements; or

The application for development provides:
(i) Access to mineral operations, surface facilities, flowlines, and pipelines in support of such operations existing when the final public hearing on the application for development is held by means of public roads sufficient to withstand trucks and drilling equipment or thirty-foot-wide access easements;
(ii) An oil and gas operations area and existing well site locations in accordance with section 24-65.5-103.5 of the Colorado Revised Statutes; and
(iii) That the deposit for incremental drilling costs described in section 24-65.5-103.7 of the Colorado Revised Statutes has been made.

Date: 12/23/19

Applicant: ________________________________

By: _______________________________________

Print Name: ________________________________

Address: 155 S Madison St. Suite 326

Denver, CO 80209

Delwest Development Corp

After Recording Return To:

Craig Pitchett

Rev 10-2019
STATE OF COLORADO  
COUNTY OF ADAMS  

Subscribed and sworn to before me this _____ day of ________________, 20__, by ___________________________.

Witness my hand and official seal.

My Commission expires: 7-14-23 [Signature]  
Notary Public

[Stamp: DEBRA L FARNEY  
NOTARY PUBLIC  
STATE OF COLORADO  
Notary ID 19954007439  
My Commission Expires 07/14/2023]

Name and Address of Person Preparing Legal Description:

A recorded copy of this Certification shall be submitted to the Adams County Community and Economic Development Department within thirty days after the initial public hearing on all applicable land use applications.