PLAT CORRECTION, REPLAT OF LOT, EASEMENT, OR BUILDING ENVELOPE VACATION OF RECORDED PLAT, RIGHT-OF-WAY, OR EASEMENT

Application submittals must include all documents on this checklist as well as this page. Please use the reference guide (pg. 2) 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. 4)
- [✓] 2. Application Fees (see table)
- [✓] 3. Written Explanation of the Project
- [✓] 4. Copy of Plat Prepared by Registered Licensed Land Surveyor (see guidelines pg. 3)
- [✓] 5. Proof of Ownership
- [✓] 6. Proof of Water and Sewer Services
- [✓] 7. Legal Description (see written explanation exhibit A)
- [✓] 8. Certificate of Taxes Paid
- [N/A] 9. Certificate of Notice to Mineral Estate Owners/and Lessees (pg. 8)
- [N/A] 10. Certificate of Surface Development (pg. 9)

<table>
<thead>
<tr>
<th>Applications Fees</th>
<th>Amount</th>
<th>Due</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plat Correction, etc.</td>
<td>$500 (residential); $50 per add. lot</td>
<td>After complete application received</td>
</tr>
<tr>
<td></td>
<td>$750 (non-residential); $100 per add. lot</td>
<td></td>
</tr>
<tr>
<td>Tri-County Health</td>
<td>$150 (public utilities-TCHD Level 1)</td>
<td>After complete application received</td>
</tr>
<tr>
<td></td>
<td>$210 (individual septic-TCHD Level 2)</td>
<td></td>
</tr>
<tr>
<td>Copying</td>
<td>$5 per page</td>
<td>Prior to Final Public Hearing</td>
</tr>
<tr>
<td>Recording</td>
<td>$13 (first page); $10 (ea. additional)</td>
<td>Prior to Final Public Hearing</td>
</tr>
</tbody>
</table>
Plat Correction Guide to Development Application Submittal

All development application submittals shall comprise of one (1) electronic copy (emailed or delivered on a USB). Application submittals that do not conform to these guidelines shall not be accepted.

3. Written Explanation of the Project:
   • A clear and concise, yet thorough, description of the proposal. Please include, if applicable, timeframe, purpose of project, and improvements that will be made to the site

4. Copy of Plat Prepared by Registered Licensed Land Surveyor
   • A map, drawn to scale, showing the divisions of a piece of land. See guidelines for plat on page 3.

5. Proof of Ownership:
   • A deed may be found in the Office of the Clerk and Recorder
   • A title commitment is prepared by a professional title company

6. Proof of Water:
   • Public utilities-A written statement from the appropriate water district indicating that they will provide service to the property OR a copy of a current bill from the service provider
   • Private utilities- Well permit(s) information can be obtained from the Colorado State Division of Water Resources at (303) 866-3587

7. Legal Description:
   • Geographical description used to locate and identify a property
   • Visit http://gisapp.adcogov.org/quicksearch/ to find the legal description for your property

8. Certificate of Taxes Paid:
   • All taxes on the subject property must be paid in full. Please contact the Adams County Treasurer’s Office
   • Or http://adcogov.org/index.aspx?NID=812

9. and 10. Certificate of Notice to Mineral Estate Owners/ Certificate of Surface Development:
   • The State of Colorado requires notification to mineral rights owners of applications for surface development (i.e. zoning, plats, etc.)
   • Mineral or Surface right owners may be found in the title commitment for the subject property
   • You may also search the Office of the Clerk and Recorder for any recorded deeds, easements, or other documents.
Plat Correction, Replat and Vacation of Recorded Plat or Easement-Plat Document Requirements

1. **Subdivision Name, Subtitle:** Name of subdivision at the top of the sheet, followed by a subtitle identifying the section, township and range information along with County and State.

2. **Property Description:** An accurate and clear property (legal) description of the overall boundary of the subdivision with the acreage of the subdivision. All courses in the property (legal) description shall be shown and labeled on the plat drawing, with all bearings having the same direction as called out in the legal description. The only exception being where more than one description is required, going a different direction over the same course. The direction shall then hold for the description having more weight (i.e., the overall boundary) for purposes of the plat. If both record and "as-measured" dimensions are being used, show both and clearly label on the plat drawing. Point of commencement and/or point of beginning shall be clearly labeled on the plat drawing.

3. **Ownership Certificate:**
   
   a. Know all men by these presents that (owner name(s)), being the sole owner of the following described tract of land:
   
   b. Legal Description
   
   c. Have (Has) by these presents laid out, platted and subdivided the same into lots as shown on this plat under the name and style of (subdivision name).

4. **Surveyor's Statement:** Statement by a registered land surveyor, professionally licensed by the State of Colorado, to the effect that the layout represents a survey made by him and that the monuments thereon actually exist as located and that all dimensional and other details are correct.

5. **Access Provisions:**
   
   a. Statement Restricting Access: A statement restricting access rights across the right-of-way lines of major highways, parkways, streets or freeways, where required as a provision of approval.

6. **Storm Drainage Facilities Statement:**
   
   a. 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 inlets, pipes, culverts, channels, ditches, hydraulic structures, and detention basins located on their land 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 operations and maintenance. All such maintenance cost will be assessed to the property owners.

7. **Layout:** The exact layout including:
   
   a. **Boundary Lines:** The subdivision boundary will be clearly distinguishable from other map lines by use of a distinct line type and/or thickness. All lines will be labeled with a complete bearing and distance, and all curves will be labeled with a central angle (delta), radius and arc length. Radial bearings and/or chord bearings will be provided for all nontangent curves. All dimensions to be determined by accurate field survey which must balance and close within limit of one in
five thousand (5,000). Show adjacent and/or intersecting plat/deed lines and label appropriately to include recording information (book and page and/or reception number).

b. Streets: All street rights of way defined by the plat will be clearly distinguishable from other map lines by use of a distinct line type and/or thickness. All lines will be labeled with a complete bearing and distance, and all curves will be labeled with a central angle (delta), radius and arc length. Radial bearings and/or chord bearings will be provided for all nontangent curves. Widths shall be labeled from each right-of-way line normal to the corresponding street center line. All street center lines defined by the plat will be clearly distinguishable from other map lines by use of distinct line type and/or thickness. All lines will be labeled with a complete bearing and distance and all curves will be labeled with a central angle (delta), radius and arc length. Radial bearings and/or chord bearings will be provided for all nontangent curves. The plat shall show the right-of-way lines, widths, locations and street names of all existing and proposed public or private streets:

i. Within the proposed subdivision, and

ii. Immediately abutting the proposed subdivision, and

iii. Any private street shall include the designation "(Private)" immediately following street name; any other private right of way that is not named shall include the designation "(Private)" in a manner that clearly conveys such a status.

c. Easements: All easements as required by Adams County and other public and quasi-public agencies. Said easements shall be clearly labeled to include width, use and identification as public or private, if necessary. Tie to property lines and annotate with bearings and distances as necessary. Clearly show and label all existing easements, to include width and recording information, that cross, abut or are located within the subdivision boundary.

d. Lots And Blocks: All lines of lots, blocks and other parcels of land defined by the plat will be clearly distinguishable from other map lines by use of a distinct line type and/or thickness. All lines will be labeled with a complete bearing and distance and all curves will be labeled with a radius and arc length. Lots must close to one in five thousand (5,000).

e. Readability: All line annotation and all other text will be easily and clearly readable. No text shall overwrite other text or be overwritten by map lines.

f. Leader Lines: Use leader lines whenever a dimension is not clearly and unmistakably associated with a given line, line segment or arc.

g. Multiple Sheets: Whenever a plat drawing spans multiple sheets, clear and well labeled match lines and a key map shall be included on each sheet. Labels will be of the nature "See Sheet of ". Duplicate street names, widths, lot numbers, tract names, easement labeling or any such labeling when any feature is shown on multiple sheets.

h. Identification System: All lots and blocks in the subdivision shall be numbered, beginning with the numeral "1" and continuing consecutively throughout the tract, with no omissions or duplications. All tracts shall be likewise labeled beginning with the letter "A". Lots and tracts shall be labeled with the area of the lot or tract.

i. Legend: Provide a legend which designates all lines and symbols except where called out on plat drawing.
j. **Inundation Mark:** The plat shall clearly show the 100-year floodplain line. Reference the appropriate FEMA panel by which the location of this line has been determined.

8. **Easements:** Book and page and/or reception number for all existing easements.

9. **Adjacent Subdivision:** Names of adjacent platted areas along with the reception and/or plat book and page number shall be shown. If unplatted, so indicate. Existing street rights of way that intersect the subdivision boundary or are adjacent to said boundary lines shall be clearly labeled with the street name, right of way width and appropriate deed or plat recording information wherein the right of way is defined. Show and label all existing lots and blocks that are immediately adjacent to the subdivision boundary.

10. **Basis Of Bearing:** A clearly defined basis of bearings shall be provided, both verbally and graphically. All monumentation defining said line shall be shown and labeled on the plat drawing. When said line is not common with the subdivision boundary, it shall be accurately tied to the boundary with bearings and distances.

11. **Monuments:** All monuments used to determine and/or describe a boundary (including basis of bearings, point of beginning and point of commencement) shall be shown and clearly labeled on the plat drawing. Monuments for corners defined by the plat, or otherwise found to be missing in the field, shall be placed and set in accord with the requirements of the State of Colorado.

12. **Not A Part Of Subdivision:** All areas enclosed within the subdivision boundary which do not constitute a part of the subdivision shall be labeled "Not a part of this subdivision". All lines pertaining to such areas shall be dashed.

13. **Square Footage:** The area in square feet of all lot and tracts sought to be platted.

14. **Operation and Maintenance Manual reference:**

   REFER TO THE OPERATION AND MAINTENANCE MANUAL RECORDED AT RECEPTION NO. FOR ADDITIONAL DRAINAGE GUIDELINES.

15. **Other Information:** All other information required by State law.
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: Lipan/Pecos - Lot Line Vacation and Lot Line Adjustment

APPLICANT

Name(s): Diana Jenkins / Brian Connolly
Phone #: 303.575.7519 / 303.575.7589
Address: 950 17th St., Suite 1600
City, State, Zip: Denver, CO 80202
2nd Phone #: Email: djenkins@ottenjohnson.com

OWNER

Name(s): 1G Logistics - Lipan, LLC
Phone #: 617.888.0695
Address: 261 5th Ave., Suite 1561
City, State, Zip: New York, NY 10010
2nd Phone #: Email: phoney@grayfieldeast.com

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

Name: ___________________________ Phone #: ___________________________
Address: ___________________________ Phone #: ___________________________
City, State, Zip: ___________________________ Email: ___________________________
2nd Phone #: ___________________________ Email: ___________________________
**DESCRIPTION OF SITE**

<table>
<thead>
<tr>
<th>Address:</th>
<th>6045 Lipan St., 6105 Lipan St., 6135 Lipan St., 6090 Pecos St., 6100 Pecos St.</th>
</tr>
</thead>
<tbody>
<tr>
<td>City, State, Zip:</td>
<td>Denver, CO 80221</td>
</tr>
<tr>
<td>Area (acres or square feet):</td>
<td>14.581</td>
</tr>
<tr>
<td>Tax Assessor Parcel Number:</td>
<td>0182509104009, 0182509104008, 0182509104033, 0182509404003, 0182509104032 (in order as addresses listed above)</td>
</tr>
<tr>
<td>Existing Zoning:</td>
<td>6135 Lipan, 6105 Lipan : 1-2 Zone  6090 Pecos, 6100 Pecos, 6045 Lipan : 1-3 Zone</td>
</tr>
<tr>
<td>Existing Land Use:</td>
<td>Outdoor Storage, Office, Fuel Station</td>
</tr>
<tr>
<td>Proposed Land Use:</td>
<td>Outdoor Storage, Office, Fuel Station</td>
</tr>
</tbody>
</table>

**Have you attended a Conceptual Review?**  
**YES**  
**NO**  

**If Yes, please list PRE#:**  

---

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:**  
Daniel Glaser

**Date:**  
11/4/2022

Owner's Printed Name

**Name:**  

Owner's Signature
CERTIFICATION OF NOTICE TO MINERAL ESTATE OWNERS

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

With respect to the property located at:

Physical Address: ____________________________

Legal Description: ____________________________

Parcel #(s): ____________________________

(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: ____________ Applicant: ____________________________________________________________

By: ______________________________

Print Name: ______________________________

Address: ______________________________

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: ______________________ 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: ___________________________________________

Legal Description: __________________________________________

Parcel # (s): __________________________________________

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

______ 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: ____________________________ Applicant: ____________________________

After Recording Return To: By: ____________________________
Print Name: ____________________________
Address: ____________________________
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: ____________________ 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.
APPLICANT'S CERTIFICATION CONCERNING QUALIFYING SURFACE DEVELOPMENT, PURSUANT TO C.R.S. §24-65.5-103.3 (1)(b)

I, _______________________________ (the "Applicant") by signing below, hereby declare and certify as follows concerning the property located at:

Physical Address:

Legal Description: ________________________________

Parcel # (s): ________________________________

With respect to qualifying surface developments:

Access to existing and proposed mineral operations, surface facilities, flowlines, and pipelines in support of such existing and proposed operations for oil and gas exploration and production, including provisions for public roads sufficient to withstand trucks and drilling equipment or thirty-foot-wide access easements, were provided for in a "__________" area as recorded in Reception # ________________________________ on ________________________________.

Date: ____________________ Applicant: __________________________

By: ____________________________

Address: ____________________________

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: ____________________________

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.
November 3, 2022

VIA: ELECTRONIC SUBMISSION

Adams County Community & Economic Development
Attn: Jenni Hall
4430 S. Adams County Pkwy.
1st Floor, Suite W2000
Brighton, CO  80601

Re: 6045 Lipan St.; 6105 Lipan St.; 6135 Lipan St.; 6090 Pecos St.; 6100 Pecos St. – Lot Line Vacation and Lot Line Adjustment Narrative

Dear Jenni:

This firm represents IG Logistics - Lipan, LLC (the “Applicant”) in connection with its application for a lot line vacation and lot line adjustment for certain real property it owns located at 6045 Lipan Street; 6105 Lipan Street; 6135 Lipan Street; 6090 Pecos Street; 6100 Pecos Street (the “Application”), in the County of Adams (the “County”) and more particularly described on Exhibit A attached hereto (the “Property”). As required by § 2-02-18-03-04 of the Adams County Development Standards & Regulations (the “County Code”), we are providing this Written Narrative on behalf of the Applicant requesting that the County approve the Application to vacate lot lines within the Property, merging four lots into two, and shifting one interior lot line of a newly merged lot.

The Property and Existing Zoning

The Property consists of approximately 14.581 acres, located south of I-76 and west of North Pecos Street, and is presently comprised of five lots, as reflected on the ALTA/NSPS Land Title Survey for part of Pecos – I-76 Industrial Parking Filing No. 3, Replat No. 1, and part of Pecos – I-76 Industrial Park Filing No. 6, dated December 23, 2020 (the “Survey”), a copy of which is submitted with this Application.1

Lot 1, Block 2, Parcel C (“6135 Lipan”) and Lot 2, Block 2, Parcel C (“6105 Lipan”) are zoned within the Industrial-2 zone district (“I-2 Zone”). Lot 3, Block 2, Parcel C (“6045 Lipan”), Lot 1, Block 1, Parcel B (“6090 Pecos”), and Lot 4, Block 1, Parcel B (“6100 Pecos”) are zoned within the Industrial-3 zone district.

---

1 Please note that the County’s Advanced Web Map reflects lot acreage inconsistent with the Survey. This Application includes measurements based upon those reflected in the Survey.
(“I-3 Zone”). The area surrounding the Property is industrial with a mix of I-2 and I-3 zone districts. To the west, the Property is abutted by the Pecos Junction Station of the Regional Transportation District.

The Request

I. Lot Line Vacation. This Application requests that (i) 6135 Lipan and 6105 Lipan be combined to create the new “Lot 1” and (ii) 6090 Pecos and 6100 Pecos be combined to create the new “Lot 3.”

II. Lot Line Adjustment. This Application requests that the lot line shared by Lot 1 and 6045 Lipan be shifted east, decreasing the size of 6045 Lipan and creating the new “Lot 2.”

The lots resulting from approval of this Application are detailed on the proposed Pecos I-76 Industrial Park Filing No. 8 (the “Proposed Plat”), submitted with this Application. This Application is being submitted simultaneously with a Change in Use application for this Property, which also affects the adjacent property comprised of 6140 Lipan Street and 6050 Lipan Street (the “Change in Use Application”). If approved, this Application and the Change in Use Application will properly reflect the use of the Property, while simplifying the lot configuration.

Criteria for Lot Line Vacation and Lot Line Adjustment

Pursuant to the County Code, the Director must find that this Application meets the criteria set forth in § 2-02-18-03-05 for a Lot Line Vacation and § 2-02-18-04-05 for a Lot Line Adjustment. Each request requires conformance with the same criteria, as detailed below.

I. The vacation/lot line adjustment complies with these standards and regulations and the original conditions of approval. County Code §§ 2-02-18-03-05-1; 2-02-18-04-05-1.

We are not aware of any original conditions of approval, based on our review of the Pecos - I-76 Industrial Park Filing No. 6 recorded July 31, 2002 under Reception No. C1004385, the Pecos - I-76 Industrial Park Filing No. 3, Replat No. 1 Recorded April 28, 2003 under Reception No. C1133856, and the Pecos - I-76 Industrial Park Plat Correction Recorded December 26, 2012 under Reception No. 2012000097781 (collectively, the “Operative Plats”).

As for compliance with the County Code, this Application will not result in changes to uses on the Property (County Code §§ 3-26-02; 3-27-02), structures on the Property (County Code §§ 3-26-07; 3-27-07), relevant performance standards (County Code § 4-11), available parking and circulation on the Property (County Code § 4-15), operational standards (County Code § 4-16), signage (County Code § 4-17), nor landscaping (County Code § 4-19).

Site design considerations, per County Code § 4-23, are met as follows:

A. Lot Dimensions.

As described below, lot dimensions will continue to meet the requirements of the applicable zone district. Additionally, neither Lot 1, Lot 2, nor Lot 3 will have an average depth greater than three times the average width. County Code § 4-23-01-01.

B. Lot Configuration.

Lot 1, Lot 2, and Lot 3 do not fall within any of the described non-conforming lot configurations set forth in County Code § 4-23-01-01.
C. **Access.**

Currently, the five lots that make up the Property are each accessed via Lipan Street. This access point will continue to serve Lot 1, Lot 2, and Lot 3, as illustrated by the 75’ common access easement illustrated on the Proposed Plat. County Code § 4-23-02.

D. **Drainage, Utilities, Site Grading.**

This Application does not contemplate any change to the Property in a manner which would affect the drainage, utilities, or site grading. Additionally, no modifications to existing structures nor new structures are contemplated by this Application. County Code §§ 4-23-03; 4-23-04; 4-23-05.

We would be happy to analyze any additional site design considerations at your request.

II. **Nonconforming lots are not created, and in the case of nonconforming lots, the nonconformity is not increased.** County Code §§ 2-02-18-03-05-2; 2-02-18-04-05-2.

A. **New Lot 1 Conformity.**

§ 3-26-07 – *Area standards.*

1. **Minimum lot size requirements**

The minimum lot size requirement in the I-2 Zone is two (2) acres. Lot 1 will consist of approximately 5.666 acres, per the Proposed Plat. Therefore, this requirement is met.

2. **Minimum lot width requirements**

The minimum lot width required in an I-2 Zone is 125 feet. Lot 1 will be no shorter than 540 feet in width. Therefore, this requirement is met.

B. **Lot 2 Conformity.**

§ 3-27-07 – *Area standards.*

1. **Minimum lot size requirements**

The minimum lot size requirement in the I-3 Zone is two (2) acres. Lot 2 will consist of approximately 4.113 acres, per the Proposed Plat. Therefore, this requirement is met.

2. **Minimum lot width requirements**

The minimum lot width required in the I-3 Zone is 125 feet. Lot 2 will be no shorter than 399 feet in width. Therefore, this requirement is met.

C. **Lot 3 Conformity.**

§ 3-27-07 – *Area standards.*
1. **Minimum lot size requirements**

   The minimum lot size requirement in the I-3 Zone is two (2) acres. Lot 3 will consist of approximately 4.802 acres, per the Proposed Plat. Therefore, this requirement is met.

2. **Minimum lot width requirements**

   The minimum lot width required in the I-3 Zone is 125 feet. New Lot 2 will be no shorter than 330 feet in width. Therefore, this requirement is met.

III. **The vacation/lot line adjustment is in keeping with the purpose and intent of the subdivision regulations.** County Code §§ 2-02-18-03-05-3; 2-02-18-04-05-3.

   The lot line vacation and lot line adjustment keeps with the purpose and intent of the subdivision regulations, as no additional lots are created nor exterior boundaries, access points, nor public improvements affected by the approval of this Application. This Application only requests the removal of internal lot lines and a minor shift in an existing lot line, in an effort to combine lots with consistent uses and reflect the operative division of the lots.

IV. **The approval will not adversely affect the public health, safety, and welfare.** County Code §§ 2-02-18-03-05-4; 2-02-18-04-05-4.

   The Application provides for a minor adjustment to the existing lots by combining four lots into two lots and shifting one lot line to align with an existing fence. It does not create any uses or traffic that would impact the health, safety, and welfare of the surrounding community.

**Conclusion**

We appreciate your consideration of this Application, and respectfully request your approval of the same. We look forward to working with you to successfully complete this process.

Sincerely,

[Signature]

Brian J. Connolly
For the Firm

BJC/dcj
EXHIBIT A

LEGAL DESCRIPTION

PARCEL A:

LOT 2,
PECOS - I-76 INDUSTRIAL PARK PLAT CORRECTION, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL B:

LOTS 1, 2, 3 AND 4, BLOCK 1,
PECOS - I-76 INDUSTRIAL PARK FILING NO. 3, REPLAT NO. 1, COUNTY OF ADAMS, STATE OF COLORADO,

EXCEPTING THEREFROM, ANY PORTION CONVEYED TO THE COUNTY OF ADAMS IN DEEDS RECORDED JUNE 23, 2009 UNDER RECEPTION NO. 2009000045220, AND OCTOBER 14, 2009 UNDER RECEPTION NOS. 2009000076304 AND 2009000076305,

AND ALSO EXCEPTING THEREFROM, ANY PORTION ACQUIRED BY REGIONAL TRANSPORTATION DISTRICT IN RULE AND ORDER RECORDED JULY 20, 2012 UNDER RECEPTION NO. 2012000052516,

AND FURTHER EXCEPTING, THAT PORTION IN DEED RECORDED MAY 15, 2020 UNDER RECEPTION NO. 2020000044622.

PARCEL C:

LOTS 1, 2 AND 3, BLOCK 2,
PECOS - I-76 INDUSTRIAL PARK FILING NO. 6, COUNTY OF ADAMS, STATE OF COLORADO,

EXCEPTING THEREFROM ANY PORTION CONVEYED TO THE COUNTY OF ADAMS IN DEED RECORDED OCTOBER 14, 2009 UNDER RECEPTION NO. 2009000076305 AND SEPTEMBER 10, 2012, UNDER RECEPTION NO. 2012000066907.

PARCEL D:

LOT 1,
PECOS - I-76 INDUSTRIAL PARK PLAT CORRECTION, COUNTY OF ADAMS, STATE OF COLORADO.
PARCEL E:

NON-EXCLUSIVE EASEMENTS FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF DRAINAGE FACILITIES, AND FOR THE FLOW OF STORMWATER, AS SET FORTH AND GRANTED IN DRAINAGE EASEMENT AGREEMENT RECORDED _August 3rd_, 2021 UNDER RECEPTION NO. 202100091259

PARCEL F:

PECOS I-76 INDUSTRIAL PARK FILE NO. 8
A RESUBDIVISION OF PART OF LOTS 1-4, BLOCK 1, PECOS - I-76 INDUSTRIAL PARK FILE NO. 3, REPLAT NO. 1 AND LOTS 1-3, BLOCK 2, PECOS - I-76 INDUSTRIAL PARK FILE NO. 6, BEING A PART OF THE NORTHEAST ONE-QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

SHOE 1 OF 2

VICINITY MAP

PLAT NOTES:

IT IS THE INTENT OF THIS PLAT TO COMBINE SEVERAL EXISTING LOTS AND PORTIONS OF LOTS INTO THREE LOTS AND PROVIDE Aアクセス EASEMENT BETWEEN THEM.

THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS 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 INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY SUBDIVISION DEVELOPMENT AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE SOLE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER.

TEN FOOT (10') WIDE UTILITY EASEMENTS ARE HEREBY GRANTED TO ADAMS COUNTY ON PRIVATE PROPERTY ADJACENT TO ALL PUBLIC STREETS, AND AS SHOWN ON THIS PLAT. THESE EASEMENTS ARE GRANTED FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION CABLE, AND TELECOMMUNICATIONS FACILITIES. UTILITIES SHALL ALSO BE PERMITTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES AND WATER METERS SHALL NOT BE PERMITTED WITHIN SAID EASEMENTS.


PROSPECTIVE BUILDERS OR OWNERS ARE ADVISED RESOLUTIONS IMPOSED BY THE COLORADO DEPARTMENT OF HEALTH PERTAINING TO CLOSURE AND POST CLOSURE OF THIS FORMER LANDFILL MAY AFFECT THE SITE. (Pursuant to BC resolutions from PRJ2001-0014 approved on June 18, 2001)

SURVEYOR’S CERTIFICATE:

I, RAYMOND V. BAYER, A REGISTERED LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THERE ARE NO ROADS, PLUMBING, IRREGULAR DITCHES OR OTHER EASEMENTS IN EVIDENCE OR KNOWN BY ME TO EXIST ON OR ACROSS THE HEREIN BEFORE DESCRIBED PREMISES EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT THIS SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING, AND THAT IT IS ACCURATELY REPRESENTS THE SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREVER.

RAYMOND V. BAYER, RED P.L.S. NO. 8873

APPROVAL:

PLANNING COMMISSION APPROVAL:

APPROVED BY THE ADAMS COUNTY PLANNING COMMISSION THIS

OE OF DAY

20

DEPARTMENT OF HEALTH PERTAINING TO CLOSURE AND POST CLOSURE OF THIS FORMER LANDFILL MAY AFFECT THE SITE. (Pursuant to BC resolutions from PRJ2001-0014 approved on June 18, 2001)

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RAYMOND V. BAYER, RED P.L.S. NO. 8873

APPROVAL:

PLANNING COMMISSION APPROVAL:

APPROVED BY THE ADAMS COUNTY PLANNING COMMISSION THIS

OE OF DAY

20
SPECIAL WARRANTY DEED

THIS DEED (this “Deed”), made as of the 30th day of July, 2021, by EP Investments LLC, a Colorado Limited Liability Company (“Grantor”) to IG Logistics – Lipan, LLC, a Delaware Limited Liability Company (“Grantee”), whose address is c/o Imperium Capital LLC, 261 Fifth Avenue, Suite 1501, New York, NY 10016.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, and conveyed, and by these presents does hereby grant, bargain, sell, convey and confirm, unto the Grantee, and its successors and assigns forever, the real property, together with all improvements thereon owned by Grantor, if any, situate, lying and being in the County of Adams, State of Colorado described as follows:

PARCEL A:

Lot 2, Pecos – I-76 Industrial Park Plat Correction, County of Adams, State of Colorado

PARCEL B:

Lots 1, 2, 3 and 4, Block 1, Pecos – I-76 Industrial Park Filing No. 3, Replat No. 1, County of Adams, State of Colorado,

EXCEPTING THEREFROM, any portion conveyed to the County of Adams in Deeds recorded June 23, 2009 under Reception No. 2009000045220, and October 14, 2009 under Reception Nos. 2009000076304 and 2009000076305,

and also EXCEPTING THEREFROM, any portion acquired by Regional Transportation District in Rule and Order recorded July 20, 2012 under Reception No. 2012000052516,

and further EXCEPTING, that portion in Deed recorded May 15, 2020 under Reception No. 2020000044622.

PARCEL C:

Lots 1, 2 and 3, Block 2, Pecos – I-76 Industrial Park Filing No. 6, County of Adams, State of Colorado,
EXCEPTING THERFROM any portion conveyed to the County of Adams in Deed Recorded October 14, 2009 under Reception No. 2009000076305 and September 10, 2012, under Reception No. 2012000066907.

PARCEL D:
Lot 1, Pecos – I-76 Industrial Park Plat Correction, County of Adams, State of Colorado.

PARCEL E:
Non-Exclusive Easements for the maintenance, repair and replacement of drainage facilities, and for the flow of stormwater, as set forth and granted in Drainage Easement Agreement recorded ____, 2021 under Reception No. Recorded Simultaneously herewith.

PARCEL F:
A non-exclusive Easement for the flow of surface water, as set forth and granted in Declaration of Drainage Covenants, Conditions and Restrictions recorded December 6, 2012 under Reception No. 2012000092332, and Amendment thereto recorded____, 2021 under Reception No. 202100091031.

Also known by street and number as 6045, 6050, 6105, 6135 & 6140 Lipan St., and 6090, 6096 & 6100 Pecos St., Denver, CO 80221 (the “Property”).

TOGETHER WITH all and singular the hereditaments and appurtenances thereunto belonging, or in anywise 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 Grantor, either in law or equity, of, in and to the Property.

TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto the Grantee, and its successors and assigns forever. The Grantor, for itself and its successors and assigns does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the Grantee, and its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the Grantor and not otherwise, except those matters set forth on EXHIBIT A attached hereto and made a part hereof (the “Permitted Exceptions”).

The Property was once a landfill. As a result, it may be underlain by refuse and an explosive hazard may exist. It is therefore subject to certain regulatory requirements imposed by the Colorado Department of Public Health and Environment (“CDPHE”) and Adams County. Development of this parcel must conform with these regulations, including the regulations of 6 CCR § 1007-2.3.6.1 (A)(7).

[Signature page follows]
IN WITNESS WHEREOF, the Grantor has executed this Deed on the date set forth above.

GRANTOR:

EP INVESTMENTS LLC, a Colorado limited liability company

By: TRANS-WEST, INC., a Colorado corporation
Its: Member-Manager

By:__________________________
George Eidsness
Its: President

STATE OF [Colorado] )
COUNTY OF [Adams] ) ss.

The foregoing instrument was acknowledged before me this 21st day of July, 2021, by George Eidsness as President of Trans-West, Inc., a Colorado corporation as the Member-Manager of EP Investments LLC, a Colorado limited liability company.

WITNESS my hand and official seal.

My commission expires: 6/17/2025

Catherine P. Arellano
Notary Public
EXHIBIT A

Permitted Exceptions

1. Taxes for the year 2021, and subsequent years, a lien not yet due or payable.

2. Rights of tenants in possession, as tenants only, under unrecorded leases only, with no options to purchase or rights of first refusal. Note: Rent Roll attached as Land Title Guarantee Company ESI 39733743.
   (Affects all parcels)

   (Affects all parcels)

4. Easements, Conditions, Covenants, Restrictions, Reservations and Notes on the following Plats:
   Utility Easement as granted on the Plat of Griswold Subdivision recorded May 3, 1966 under Reception No. 785296 (Affects Parcel E);
   Pecos – I-76 Industrial Park Filing No. 6 recorded July 31, 2002 under Reception No. C1004385 (Affects Parcels C and D);
   Pecos – I-76 Industrial Park Filing No. 3, Replat No. 1 recorded April 28, 2003 under Reception No. C1133856 (Affects Parcel B); and
   Pecos – I-76 Industrial Park Plat Correction recorded December 26, 2012 under Reception No. 2012000097781 (Affects Parcel D).

5. Easement granted to Public Service Company of Colorado, for utility lines, and incidental purposes, by instrument recorded April 27, 2001, under Reception No. C0792392.
   (Affects all parcels)

   (Affects all parcels)

   (Affects all parcels)

Exhibit A-1
(Affects all parcels)

(Affects all parcels)

(Affects Parcels A, B and C)

(Affects Parcels A and D)

(Affects Parcels A and D)

13. Easement granted to Public Service Company of Colorado, for utility lines, and incidental purposes, by instrument recorded April 9, 2003, under Reception No. C1123247.
(Affects Parcels A, C and D)

14. Terms, Conditions, Provisions, Burdens and Obligations as set forth in Declaration of Drainage Covenants, Conditions and Restrictions recorded December 6, 2012 under Reception No. 2012000092332 and Amendment thereto recorded July 30, 2021 under Reception No. 2021000910255.
(Affects all parcels)

15. Easement granted to Public Service Company of Colorado, for utilities, and incidental purposes, by instrument recorded June 27, 1951, in Book 423 at Page 178.
(Affects Parcel D)

17. Terms, Conditions, Provisions, Burdens and Obligations as set forth in Zoning Hearing Decision – Case #223-96-Z-P recorded February 20, 1997 in Book 4942 at Page 619. (Affects all parcels)


20. Easement granted to Public Service Company of Colorado, for utilities, and incidental purposes, by instrument recorded April 9, 2003, under Reception No. C1123249. (Affects Parcel D)


22. Terms, Conditions, Provisions, Burdens, Obligations and Easements as set forth and granted in Easement Agreement recorded October 14, 2009 under Reception No. 2009000076303. (Affects Parcels B and C)

23. Terms, Conditions, Provisions, Burdens, Obligations and Easements as set forth and granted in Permanent Easement (PE-3B and PE-13) recorded October 14, 2009 under Reception No. 2009000076306. (Affects Parcel D)

25. Terms, Conditions, Provisions, Burdens, Obligations and Easements as set forth and granted in Easement Agreements recorded June 2, 2010 under Reception Nos. 2010000036339 and 2010000036340. (Affects Parcel D)


27. Terms, Conditions, Provisions, Burdens, Obligations and Easements as set forth and granted in Easement Agreement with North Pecos Water Company and Sanitation District recorded September 26, 2012 under Reception No. 2012000071735. (Affects Parcel D)

28. Terms, Conditions, Provisions, Burdens and Obligations as set forth in Memorandum of Agreement recorded August 30, 2013 under Reception No. 2013000076499. (Affects Parcels B, C and D)

29. Terms, Conditions, Provisions, Burdens, Obligations and Easements as set forth and Granted in Drainage Easement Agreement recorded under Reception No. recorded Simultaneously herewith.

**NORTH PECOS WATER & SANITATION**
6900 N PECOS STREET
DENVER, CO 80221 (303) 429-5770
www.NorthPecosWater.org

IG Logistics - Lipan LLC
261 Fifth Avenue, Suite 1501

**Billing Cycle**
03/01/2022 to 03/31/2022

Customer #
445.1

New York NY 10016

Service Address: 6135 Lipan

***Fold & Detach Here. Return TOP Portion with Payment***

<table>
<thead>
<tr>
<th>Date</th>
<th>Meter Nbr</th>
<th>Current Reading</th>
<th>Prior Reading</th>
<th>Usage</th>
<th>Mult</th>
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All Water usage is billed in thousand gallon increments, so if the usage says 1 this is for 1,000 gallons used.

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<th>Description</th>
<th>Usage</th>
<th>Unit Price</th>
<th>Amount</th>
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<td>Sewer Usage</td>
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<td>Sewer Base</td>
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<td>25.00</td>
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<tr>
<td>Fireline</td>
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<tr>
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<td>29.25</td>
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<td>Press. Irrigation</td>
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<tr>
<td>Reconnect Fee</td>
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<tr>
<td>Interest Water</td>
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<tr>
<td></td>
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<td>Interest Sewer</td>
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<table>
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<th>Interest</th>
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<th>Balance Due</th>
<th>Due Date</th>
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</thead>
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<td>166.01</td>
<td>1.66</td>
<td>156.15</td>
<td>322.16</td>
<td>04/30/2022</td>
</tr>
</tbody>
</table>
IG Logistics - Lipan LLC
Attn: Winston Oyer
5151 Fox Street
Denver CO 80216

Service Address: 6096 Pecos Street

***Fold & Detach Here. Return TOP Portion with Payment***

<table>
<thead>
<tr>
<th>Date</th>
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<th>Current Reading</th>
<th>Prior Reading</th>
<th>Usage</th>
<th>Mult</th>
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<td>03/31/2022</td>
<td>1543418940</td>
<td>329</td>
<td>328</td>
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</table>

All Water usage is billed in thousand gallon increments, so if the usage says 1 this is for 1,000 gallons used.

<table>
<thead>
<tr>
<th>Date</th>
<th>Description</th>
<th>Usage</th>
<th>Unit Price</th>
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<tr>
<td>02/28/2022</td>
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<td>59.80</td>
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<td>03/21/2022</td>
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<td>59.80 CR</td>
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<td></td>
<td>Adjustments</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>03/31/2022</td>
<td>Water Usage</td>
<td>1</td>
<td>4.60</td>
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| Water Base | 24.20 | 24.20 |
| Sewer Usage| 6.00  |       |
| Sewer Base | 25.00 | 25.00 |
| Interest Water |       |       |
| Interest Sewer |      |       |

Past Due | Interest | Current | Balance Due | Due Date
---------|----------|---------|-------------|---------
59.80    |          | 59.80   |             | 04/30/2022 |
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<th>Date</th>
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<th>Usage</th>
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<td>3,397</td>
<td>4</td>
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<td>0</td>
<td>1</td>
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</table>

All Water usage is billed in thousand gallon increments, so if the usage says 1 this is for 1,000 gallons used.

<table>
<thead>
<tr>
<th>Date</th>
<th>Description</th>
<th>Usage</th>
<th>Unit Price</th>
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<tr>
<td></td>
<td>Adjustments</td>
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Water Base: 45.93  Sewer Usage: 24.00  Sewer Base: 25.00  Fireline: 29.25  Fixture Surcharge: 2.47  Press. Irrigation: 0  Reconnect Fee: 0  Interest Water: 0  Interest Sewer: 0

Past Due: 142.58  Interest: 142.58  Due Date: 04/30/2022
All Water usage is billed in thousand gallon increments, so if the usage says 1 this is for 1,000 gallons used.

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<th>Usage</th>
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<th>Amount</th>
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<td>179.40</td>
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<td>23.00</td>
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</table>

Water Base  
Sewer Usage  
Sewer Base  
Fireline  
Interest Water  
Interest Sewer

<table>
<thead>
<tr>
<th>Past Due</th>
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Adams County Treasurer & Public Trustee
RECEIPT OF PAYMENT (Tax, Fees, Costs, Interests, Penalties)

Account | Parcel Number | Receipt Date | Effective Date | Receipt Number
--- | --- | --- | --- | ---
R0145692 | 0182509104009 | Mar 14, 2022 | Feb 24, 2022 | 2022-03-14-MMMBATCHPYMTS-13467-P

EP INVESTMENTS LLC
20770 E I-76 FRONTAGE RD
BRIGHTON, CO 80603

Payments Received

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<th>Property Code</th>
<th>Actual</th>
<th>Assessed</th>
<th>Year</th>
<th>Area</th>
<th>Mill Levy</th>
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</thead>
<tbody>
<tr>
<td>COMM LND SPEC PURPOS - 2130</td>
<td>1,031,653</td>
<td>299,180</td>
<td>2021</td>
<td>491</td>
<td>118.367</td>
</tr>
<tr>
<td>MERCHANDISING - 2212</td>
<td>1,011,269</td>
<td>293,270</td>
<td>2021</td>
<td>491</td>
<td>118.367</td>
</tr>
</tbody>
</table>

Checks Multi-Account Payment

Balance Due as of Feb 24, 2022

$35,063.26

WE ARE EXPANDING TO SERVE YOU BETTER! WATCH FOR NEW LOCATIONS ON OUR WEBSITE!

4430 S ADAMS COUNTY PKWY C2436
BRIGHTON CO 80601
[Stay Safe! Please use website services www.adcotax.com]

Email: treasurer@adcogov.org
Telephone: 720-523-6160

ALL CHECKS ARE SUBJECT TO FINAL COLLECTION. THANK YOU FOR YOUR PAYMENT!

Lisa L. Culpepper, J.D. Adams County Treasurer & Public Trustee
Adams County Treasurer & Public Trustee
RECEIPT OF PAYMENT (Tax, Fees, Costs, Interests, Penalties)

<table>
<thead>
<tr>
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</table>

EP INVESTMENTS LLC
20770 E I-76 FRONTAGE RD
BRIGHTON, CO 80603

Situs Address
6045 LIPAN ST

Payor
EP INVESTMENTS LLC
20770 E I-76 FRONTAGE RD
BRIGHTON, CO 80603

Legal Description
SUB:PECOS I-76 INDUSTRIAL PARK FILING NO 6 BLK:2 LOT:3

<table>
<thead>
<tr>
<th>Property Code</th>
<th>Actual</th>
<th>Assessed</th>
<th>Year</th>
<th>Area</th>
<th>Mill Levy</th>
</tr>
</thead>
<tbody>
<tr>
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<td>1,031,653</td>
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<td>2021</td>
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</tr>
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<td>1,011,269</td>
<td>293,270</td>
<td>2021</td>
<td>491</td>
<td>118.367</td>
</tr>
</tbody>
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Payments Received
Direct Deposit
Bank Account 1
Multi-Account Payment
REFERENCE NATIONAL TAX SEARCH - CORELOGIC - WIRE
- 2022-0614

Payments Applied

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<th>Year</th>
<th>Charges</th>
<th>Billed</th>
<th>Prior Payments</th>
<th>New Payments</th>
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</tr>
</tbody>
</table>
                                                                                       $35,063.26 $0.00

Balance Due as of Jun 14, 2022
$0.00

WE ARE EXPANDING TO SERVE YOU BETTER! WATCH FOR NEW LOCATIONS ON OUR WEBSITE!

4430 S ADAMS COUNTY PKWY C2436
BRIGHTON CO 80601
[Stay Safe! Please use website services www.adcotax.com]

Email: treasurer@adcogov.org
Telephone: 720-523-6160

ALL CHECKS ARE SUBJECT TO FINAL COLLECTION. THANK YOU FOR YOUR PAYMENT!

Lisa L. Culpepper, J.D. Adams County Treasurer & Public Trustee
**Adams County Treasurer & Public Trustee**  
**RECEIPT OF PAYMENT (Tax, Fees, Costs, Interests, Penalties)**

<table>
<thead>
<tr>
<th>Account</th>
<th>Parcel Number</th>
<th>Receipt Date</th>
<th>Effective Date</th>
<th>Receipt Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>R0180878</td>
<td>0182509104034</td>
<td>Mar 14, 2022</td>
<td>Feb 24, 2022</td>
<td>2022-03-14-</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>MMMBATCHPYMTS -13467-P</td>
</tr>
</tbody>
</table>

**EP INVESTMENTS LLC**  
20770 I-76 FRONTAGE RD  
BRIGHTON, CO 80603

---

**Situs Address**  
6090 PECOS ST

**Payor**  
CORELOGIC - WIRE 2022-0224

**Legal Description**  
SUB: PECOS I-76 INDUSTRIAL PARK FLG 3 REPL 1 BLK:1 LOT 3 EXC RD (REC NO 2009000045220) AND EXC PARC (REC NO 2009000076304) AND EXC PARC TO RTD (REC NO 2012000052516)

<table>
<thead>
<tr>
<th>Property Code</th>
<th>Actual</th>
<th>Assessed</th>
<th>Year</th>
<th>Area</th>
<th>Mill Levy</th>
</tr>
</thead>
<tbody>
<tr>
<td>2170 - 2170</td>
<td>9,248</td>
<td>2,680</td>
<td>2021</td>
<td>491</td>
<td>118.367</td>
</tr>
</tbody>
</table>

**Payments Received**

- **Check**
- **Multi-Account Payment**

**Payments Applied**

<table>
<thead>
<tr>
<th>Year</th>
<th>Charges</th>
<th>Billed</th>
<th>Prior Payments</th>
<th>New Payments</th>
<th>Balance</th>
</tr>
</thead>
<tbody>
<tr>
<td>2021</td>
<td>Tax Charge</td>
<td>$317.22</td>
<td>$0.00</td>
<td>$158.61</td>
<td>$158.61</td>
</tr>
</tbody>
</table>

**Balance Due as of Feb 24, 2022**  
$158.61

---

WE ARE EXPANDING TO SERVE YOU BETTER! WATCH FOR NEW LOCATIONS ON OUR WEBSITE!

4430 S ADAMS COUNTY PKWY C2436  
BRIGHTON CO 80601

[Stay Safe! Please use website services www.adcotax.com]

Email: treasurer@adcogov.org  
Telephone: 720-523-6160

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**Adams County Treasurer & Public Trustee**

**RECEIPT OF PAYMENT (Tax, Fees, Costs, Interests, Penalties)**

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**EP INVESTMENTS LLC**

20770 I-76 FRONTAGE RD
BRIGHTON, CO 80603

---

**Situs Address**

6090 PECOS ST

**Payor**

EP INVESTMENTS LLC

20770 I-76 FRONTAGE RD

BRIGHTON, CO 80603

**Legal Description**

SUB: PECOS I-76 INDUSTRIAL PARK FLG 1 REPL 1 BLK:1 LOT:1 EXC RD (REC NO 2009000045220) AND EXC PARC (REC NO 2009000076304) AND EXC PARC TO RTD (REC NO 2011000055501)

**Property Code**

VACANT COMMERCIAL LD - 0200

<table>
<thead>
<tr>
<th>Actual</th>
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<th>Year</th>
<th>Area</th>
<th>Mill Levy</th>
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</thead>
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<tr>
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<td>2021</td>
<td>491</td>
<td>118.367</td>
</tr>
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**Payments Received**

Direct Deposit

Bank Account 1

REFERENCE NATIONAL TAX SEARCH - CORELOGIC - WIRE - 2022-0614

**Payments Applied**

<table>
<thead>
<tr>
<th>Year</th>
<th>Charges</th>
<th>Billed</th>
<th>Prior Payments</th>
<th>New Payments</th>
<th>Balance</th>
</tr>
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<tbody>
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<td>Tax Charge</td>
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<td></td>
<td></td>
<td>$4,464.21</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Balance Due as of Jun 14, 2022</td>
</tr>
</tbody>
</table>

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**Adams County Treasurer & Public Trustee**

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<td>2022-06-16-MMM-105795-P</td>
</tr>
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**EP INVESTMENTS LLC**  
20770 I-76 FRONTAGE RD  
BRIGHTON, CO 80603

---

**Situs Address**  
6090 PECOS ST

**Payor**  
EP INVESTMENTS LLC  
20770 I-76 FRONTAGE RD  
BRIGHTON, CO 80603

**Legal Description**  
SUB: PECOS I-76 INDUSTRIAL PARK FLG 1 REPL 1 BLK: 1 LOT 3 EXC RD (REC NO 2009000045220) AND EXC PARC (REC NO 2009000076304) AND EXC PARC TO RTD (REC NO 2012000052516)

**Property Code**  
2170 - 2170

**Payments Received**

<table>
<thead>
<tr>
<th>Description</th>
<th>Actual</th>
<th>Assessed</th>
<th>Year</th>
<th>Area</th>
<th>Mill Levy</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>9,248</td>
<td>2,680</td>
<td>2021</td>
<td>491</td>
<td>118.367</td>
</tr>
</tbody>
</table>

**Payments Applied**

- **Direct Deposit**
  - **Bank Account 1**
    - Reference: NATIONAL TAX SEARCH - CORELOGIC - WIRE - 2022-0614

**Balance Due as of Jun 14, 2022**

- **New Payments**: $158.61  
- **Balance**: $0.00

---

**Notes**

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<tbody>
<tr>
<td>R0180874</td>
<td>0182509104032</td>
<td>Mar 14, 2022</td>
<td>Feb 24, 2022</td>
<td>2022-03-14-</td>
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<tr>
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<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>-13467-P</td>
</tr>
</tbody>
</table>

EP INVESTMENTS LLC  
20770 I-76 FRONTAGE RD  
BRIGHTON, CO 80603

---

**Situs Address**  
6100 PECOS ST

**Payor**  
CORELOGIC - WIRE 2022-0224

**Legal Description**  
SUB: PECOS I-76 INDUSTRIAL PARK FLG 3 REPL 1 BLK:1 LOT:4

**Property Code**  
VACANT COMMERCIAL LD - 0200  
Actual: 432,936  
Assessed: 125,550  
Year: 2021  
Area: 491  
Mill Levy: 118.367

**Payments Received**  
Check  
Multi-Account Payment

**Payments Applied**  
<table>
<thead>
<tr>
<th>Year</th>
<th>Charges</th>
<th>Billed</th>
<th>Prior Payments</th>
<th>New Payments</th>
<th>Balance</th>
</tr>
</thead>
<tbody>
<tr>
<td>2021</td>
<td>Tax Charge</td>
<td>$14,860.98</td>
<td>$0.00</td>
<td>$7,430.49</td>
<td>$7,430.49</td>
</tr>
</tbody>
</table>

Balance Due as of Feb 24, 2022  
$7,430.49

---

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BRIGHTON CO 80601  
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### Adams County Treasurer & Public Trustee

**RECEIPT OF PAYMENT (Tax, Fees, Costs, Interests, Penalties)**

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<td>Jun 14, 2022</td>
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</tr>
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</table>

EP INVESTMENTS LLC  
20770 I-76 FRONTAGE RD  
BRIGHTON, CO 80603

---

**Situs Address**
6100 PECOS ST

**Payor**  
EP INVESTMENTS LLC  
20770 I-76 FRONTAGE RD  
BRIGHTON, CO 80603

**Legal Description**  
SUB: PECOS I-76 INDUSTRIAL PARK FLG 3 REPL 1 BLK:1 LOT:4

**Property Code**  
VACANT COMMERCIAL LD - 0200

**Payments Received**

- **Direct Deposit**  
  Multi-Account Payment
  - REFERENCE NATIONAL TAX SEARCH - CORELOGIC - WIRE  
  - 2022-0614

**Payments Applied**

<table>
<thead>
<tr>
<th>Year</th>
<th>Charges</th>
<th>Billed</th>
<th>Prior Payments</th>
<th>New Payments</th>
<th>Balance</th>
</tr>
</thead>
<tbody>
<tr>
<td>2021</td>
<td>Tax Charge</td>
<td>$14,860.98</td>
<td>$7,430.49</td>
<td>$7,430.49</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

Balance Due as of Jun 14, 2022  
$7,430.49

**Balance Due as of Jun 14, 2022**  
$0.00

---

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BRIGHTON CO 80601

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Adams County Treasurer & Public Trustee
Adams County Treasurer & Public Trustee

RECEIPT OF PAYMENT (Tax, Fees, Costs, Interests, Penalties)

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<th>Receipt Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>R0145691</td>
<td>0182509104008</td>
<td>Mar 14, 2022</td>
<td>Feb 24, 2022</td>
<td>2022-03-14-MMMBATCHPYMTS-13467-P</td>
</tr>
</tbody>
</table>

EP INVESTMENTS LLC
20770 E I-76 FRONTAGE RD
BRIGHTON, CO 80603

Situs Address
6105 LIPAN ST

Legal Description
SUB:PECOS I-76 INDUSTRIAL PARK FILING NO 6 BLK:2 LOT:2

<table>
<thead>
<tr>
<th>Property Code</th>
<th>Actual</th>
<th>Assessed</th>
<th>Year</th>
<th>Area</th>
<th>Mill Levy</th>
</tr>
</thead>
<tbody>
<tr>
<td>2170 - 2170</td>
<td>407,918</td>
<td>118,300</td>
<td>2021</td>
<td>491</td>
<td>118.367</td>
</tr>
</tbody>
</table>

Payments Received
Check

Payments Applied
<table>
<thead>
<tr>
<th>Year</th>
<th>Charges</th>
<th>Billed</th>
<th>Prior Payments</th>
<th>New Payments</th>
<th>Balance</th>
</tr>
</thead>
<tbody>
<tr>
<td>2021</td>
<td>Tax Charge</td>
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<td>$0.00</td>
<td>$7,001.41</td>
<td>$7,001.41</td>
</tr>
</tbody>
</table>

Balance Due as of Feb 24, 2022
$7,001.41

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BRIGHTON CO 80601
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**EP INVESTMENTS LLC**  
20770 E I-76 FRONTAGE RD  
BRIGHTON, CO 80603

---

**Situs Address**  
6105 LIPAN ST

**Payor**  
EP INVESTMENTS LLC  
20770 E I-76 FRONTAGE RD  
BRIGHTON, CO 80603

**Legal Description**  
SUB: PECOS I-76 INDUSTRIAL PARK FILING NO 6 BLK:2 LOT:2

**Property Code**  
2170 - 2170

<table>
<thead>
<tr>
<th>Actual</th>
<th>Assessed</th>
<th>Year</th>
<th>Area</th>
<th>Mill Levy</th>
</tr>
</thead>
<tbody>
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<td>118,300</td>
<td>2021</td>
<td>491</td>
<td>118.367</td>
</tr>
</tbody>
</table>

**Payments Received**

<table>
<thead>
<tr>
<th>Direct Deposit</th>
<th>Multi-Account Payment</th>
</tr>
</thead>
</table>

**Payments Applied**

<table>
<thead>
<tr>
<th>Year</th>
<th>Charges</th>
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<td>$7,001.41</td>
<td>$7,001.41</td>
<td>$0.00</td>
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**Balance Due as of Jun 14, 2022**  
$0.00

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</tbody>
</table>

**EP INVESTMENTS LLC**
20770 I-76 FRONTAGE RD
BRIGHTON, CO 80603

---

**Situs Address**
6135 LIPAN ST

**Payor**
CORELOGIC - WIRE 2022-0224

**Legal Description**
SUB PECOS I-76 INDUSTRIAL PARK FILING NO 6 BLK:2 LOT:1 EXC RD DESC AS BEG AT A PT WHENCE THE NE COR OF THE SW4 NE4 OF SEC 9/3/68 BRS N 06D 13M 04S W 473/38 FT SD PT BEING THE NE COR OF SD LOT 1 SD PT ALSO BEING ON THE WLY ROW LN OF LIPAN ST THE TRUE POB TH ALG NLY LN OF SD LOT 1 S 60D 09M 11S W 33/55 FT TH ON ARC OF NON-TANG CURVE TO RT A DIST OF 90/87 FT TO A PT ON WLY ROW LN OF LIPAN ST SD CURVE HAS A RAD OF 120 FT A C/A OF 43D 23M 12S AND A LONG CHD BRNG S 63D 45M 26S E 88/71 FT TH N 42D 03M 05S W 75/33 FT M/L TO THE TRUE POB 3/5393A

**Property Code**
COMM LND OFFICES - 2120
OFFICES - 2220

<table>
<thead>
<tr>
<th>Actual</th>
<th>Assessed</th>
<th>Year</th>
<th>Area</th>
<th>Mill Levy</th>
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<tr>
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<tr>
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<td>118.367</td>
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**Payments Received**
Check

**Payments Applied**

<table>
<thead>
<tr>
<th>Year</th>
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<th>Billed</th>
<th>Prior Payments</th>
<th>New Payments</th>
<th>Balance</th>
</tr>
</thead>
<tbody>
<tr>
<td>2021</td>
<td>Tax Charge</td>
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<td>$25,545.97</td>
<td>$25,545.97</td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td>$25,545.97$25,545.97</td>
</tr>
</tbody>
</table>

**Balance Due as of Feb 24, 2022**
$25,545.97

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EP INVESTMENTS LLC
20770 I-76 FRONTAGE RD
BRIGHTON, CO 80603

Payor
EP INVESTMENTS LLC
20770 I-76 FRONTAGE RD
BRIGHTON, CO 80603

Situs Address
6135 LIPAN ST

Legal Description
SUB:PECOS I-76 INDUSTRIAL PARK FILING NO 6 BLK:2 LOT:1 EXC RD DESC AS BEG AT A PT WHENCE THE NE COR OF THE SW4 NE4 OF SEC 9/3/68 BRS N 06D 13M 04S W 473/38 FT SD PT BEING THE NE COR OF SD LOT 1 SD PT ALSO BEING ON THE WLY ROW LN OF LIPAN ST THE TRUE POB TH ALG NLY LN OF SD LOT 1 S 60D 09M 11S W 33/55 FT TH ON ARC OF NON-TANG CURVE TO RT A DIST OF 90/87 FT TO A PT ON WLY ROW LN OF LIPAN ST SD CURVE HAS A RAD OF 120 FT A C/A OF 43D 23M 12S AND A LONG CHD BRNG S 63D 45M 26S E 88/71 FT TH N 42D 03M 00S W 75/33 FT M/L TO THE TRUE POB 3/5393A

Property Code | Actual | Assessed | Year | Area | Mill Levy
--- | --- | --- | --- | --- | ---
COMM LND OFFICES - 2120 | 433,204 | 125,630 | 2021 | 491 | 118.367
OFFICES - 2220 | 1,055,196 | 306,010 | 2021 | 491 | 118.367

Payments Received
Direct Deposit

Bank Account 1
REFERENCE NATIONAL TAX SEARCH - CORELOGIC - WIRE - 2022-0614

Payments Applied
<table>
<thead>
<tr>
<th>Year</th>
<th>Charges</th>
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<td>$25,545.97</td>
<td>$0.00</td>
</tr>
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$25,545.97 $0.00

Balance Due as of Jun 14, 2022 $0.00

Lisa L. Culpepper, J.D.  Adams County Treasurer & Public Trustee
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Telephone: 720-523-6160

ALL CHECKS ARE SUBJECT TO FINAL COLLECTION. THANK YOU FOR YOUR PAYMENT!