

Community & Economic
Development Department
adcogov.org



4430 South Adams County Parkway
1st Floor, Suite W2000B
Brighton, CO 80601-8218
PHONE 720.523.6800
EMAIL epermitcenter@adcogov.org

Request for Comments

Case Name: Midtown at Clear Creek, Filing 13

Project Number: PRC2023-00023

November 22, 2023

The Adams County Planning Commission is requesting comments on the following application: **1. Preliminary Plat for major subdivision to create 79 lots and 12 tracts within the Midtown at Clear Creek Planned Unit Development; 2. Final Plat for major subdivision to create 79 lots and 12 tracts within the Midtown at Clear Creek Planned Unit Development; 3. Final Development Plan to establish 79 townhomes on 6.2 acres and parks and open space on 7.4 acres. Small portions of the site are also designated within the Mineral Conservation Overlay and Natural Resources Conservation Overlay Districts.** The Assessor's Parcel Numbers are 0182504400022, 0182504400024.

Applicant Information: Redland, EVAN RUMNEY
1500 WEST CANAL COURT
LITTLETON, CO 80120

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by 12/14/2023 in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to LBajelan@adcogov.org.

Once comments have been received and the staff report written, the staff report and notice of public hearing dates may be forwarded to you upon request. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/current-land-use-cases.

Thank you for your review of this case.

A handwritten signature in black ink that reads 'Layla Bajelan'.

Layla Bajelan, Senior Long Range Planner
Case Manager

Community & Economic
Development Department
www.adcogov.org



4430 South Adams County Parkway
1st Floor, Suite W2000
Brighton, CO 80601-8204
PHONE 720.523.6800
FAX 720.523.6998

Application Type:

| | | |
|--|--|--|
| <input type="checkbox"/> Conceptual Review | <input type="checkbox"/> Preliminary PUD | <input type="checkbox"/> Temporary Use |
| <input type="checkbox"/> Subdivision, Preliminary | <input type="checkbox"/> Final PUD | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Subdivision, Final | <input type="checkbox"/> Rezone | <input type="checkbox"/> Conditional Use |
| <input type="checkbox"/> Plat Correction/ Vacation | <input type="checkbox"/> Special Use | <input checked="" type="checkbox"/> Other: PUD Minor Amendment |

PROJECT NAME:

APPLICANT

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

OWNER

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

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

Name: Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

DESCRIPTION OF SITE

Address:

City, State, Zip:

Area (acres or square feet):

Tax Assessor Parcel Number:

Existing Zoning:

Existing Land Use:

Proposed Land Use:

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:

Date:

Owner's Printed Name

Name:

DocuSigned by:

7D88200C831C4BB...

Owner's Signature

Brookfield Properties

December 19, 2023

Layla Bajelan
Adams County Planning and Zoning
4430 South Adams County Parkway
Brighton, CO 80601

Subject: Midtown Filing 13 Concrete Excavation and Processing

Dear Ms. Bajelan:

Midtown Filing 13 is intended to be a residential development in the eastern most section of the Midtown community south of w. 68th Avenue, north of the Clear Creek Corridor and is the final filing of Midtown at Clear Creek. There are approximately 13.56 acres to be developed into residential homes, open space, and a park for the community.

In order to complete this project, the concrete on site will need to be excavated and processed. This will need to be done by bringing equipment to the site and crushing the concrete. A concrete crusher, track hoe, and dump trucks will be used. The track hoe will dig up the dirt on top of the concrete and the concrete itself. The concrete crusher will then be used to make the concrete into small pieces to create a stable layer to put back on site.

The equipment will be placed on the southeast side of the property to avoid as much disruption as possible to the surrounding neighborhood. The hours of operation will be 7:00am to 5:00pm Monday to Friday for a 60 day period for the concrete crushing part of the project. Water will be used to mitigate dust and the limited hours of operation will be used to mitigate noise disruption. The north part of the property will be the only land disrupted by the equipment to create stable ground for homes to be built on.

Sincerely,

Anastasia Urban
Project Manager

MIDTOWN AT CLEAR CREEK – FILING NO. 13

SITUATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4,
TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO

PURPOSE

THE PURPOSE OF THIS PLAT IS TO CREATE 79 LOTS, 12 TRACTS, AND RIGHT-OF-WAY.

OWNERSHIP AND DEDICATION CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS THAT MIDTOWN FACILITY, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE SOLE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:
A PARCEL OF LAND BEING A PORTION OF SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2007000079792 THE OFFICIAL RECORDS OF THE ADAMS COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, SITUATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 4, WHENCE THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 4 BEARS NORTH 89°48'22" WEST, A DISTANCE OF 2643.63 FEET WITH ALL BEARINGS HEREON REFERENCED TO SAID LINE;

THENCE ALONG SAID NORTH LINE, NORTH 89°48'22" WEST, A DISTANCE OF 769.03 FEET;

THENCE DEPARTING SAID NORTH LINE, SOUTH 00°11'38" WEST, A DISTANCE OF 40.00 FEET TO THE NORTHEASTERLY CORNER OF SAID SPECIAL WARRANTY DEED AND THE POINT OF BEGINNING;

THENCE ALONG THE EASTERLY AND SOUTHERLY BOUNDARY OF SAID SPECIAL WARRANTY DEED, THE FOLLOWING NINE (9) COURSES:

1. SOUTH 38°21'59" EAST, A DISTANCE OF 194.84 FEET;
2. SOUTH 51°23'53" EAST, A DISTANCE OF 128.80 FEET;
3. SOUTH 15°37'26" WEST, A DISTANCE OF 335.11 FEET;
4. SOUTH 31°14'28" EAST, A DISTANCE OF 73.46 FEET;
5. SOUTH 58°45'32" WEST, A DISTANCE OF 225.78 FEET;
6. SOUTH 54°30'23" WEST, A DISTANCE OF 236.69 FEET;
7. SOUTH 27°17'19" WEST, A DISTANCE OF 306.52 FEET;
8. SOUTH 39°46'32" WEST, A DISTANCE OF 63.23 FEET;
9. SOUTH 89°57'07" WEST, A DISTANCE OF 91.41 FEET TO THE EASTERLY BOUNDARY OF THE PLAT OF MIDTOWN AT CLEAR CREEK – FILING NO. 7, RECORDED AT RECEPTION NO. 201600009355, IN SAID RECORDS;

THENCE ALONG SAID EASTERLY BOUNDARY, THE FOLLOWING NINE (9) COURSES:

1. NORTH 00°16'34" EAST, A DISTANCE OF 286.85 FEET;
2. NORTH 00°24'51" WEST, A DISTANCE OF 249.02 FEET;
3. NORTH 00°16'34" EAST, A DISTANCE OF 325.54 FEET;
4. SOUTH 89°43'26" EAST, A DISTANCE OF 53.51 FEET;
5. NORTH 00°16'34" EAST, A DISTANCE OF 57.02 FEET;
6. NORTH 89°43'26" WEST, A DISTANCE OF 93.51 FEET;
7. NORTH 00°16'34" EAST, A DISTANCE OF 52.00 FEET;
8. NORTH 89°43'26" WEST, A DISTANCE OF 69.50 FEET;
9. NORTH 00°16'34" EAST, A DISTANCE OF 220.48 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST 68TH AVENUE AS DEDICATED ON SAID PLAT OF MIDTOWN AT CLEAR CREEK-FILING NO. 7;

THENCE DEPARTING SAID EASTERLY BOUNDARY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 89°48'22" EAST, A DISTANCE OF 595.45 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 13.565 ACRES, (590,905 SQUARE FEET), MORE OR LESS.

HAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, STREETS, TRACTS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF **MIDTOWN AT CLEAR CREEK – FILING NO. 13**, AND DO HEREBY GRANT TO THE COUNTY OF ADAMS, STATE OF COLORADO, FOR THE USE OF THE PUBLIC, THE STREETS AND OTHER PUBLIC WAYS AND EASEMENTS SHOWN AND OF THE EASEMENTS AS SHOWN (EXCLUDING THOSE GRANTED AND OWNED BY MIDTOWN AT CLEAR CREEK METROPOLITAN DISTRICT), FOR PUBLIC UTILITY, CABLE TV AND DETENTION POND AREAS, FLOODWAY AND FLOODPLAIN LIMITS, DRAINAGE AND OTHER PUBLIC PURPOSES AS DETERMINED BY THE COUNTY OF ADAMS.

BY: PETER LAUENER

ACKNOWLEDGEMENT

BY: MIDTOWN FACILITY, LLC, A COLORADO LIMITED LIABILITY COMPANY

STATE OF COLORADO)
COUNTY OF _____)SS

THE FOREGOING OWNERSHIP AND DEDICATION CERTIFICATE WAS ACKNOWLEDGED BEFORE ME

THIS ____ DAY OF _____ A.D. 20____, BY PETER LAUENER AS PRESIDENT OF MIDTOWN, LLC, A COLORADO LIMITED LIABILITY COMPANY.

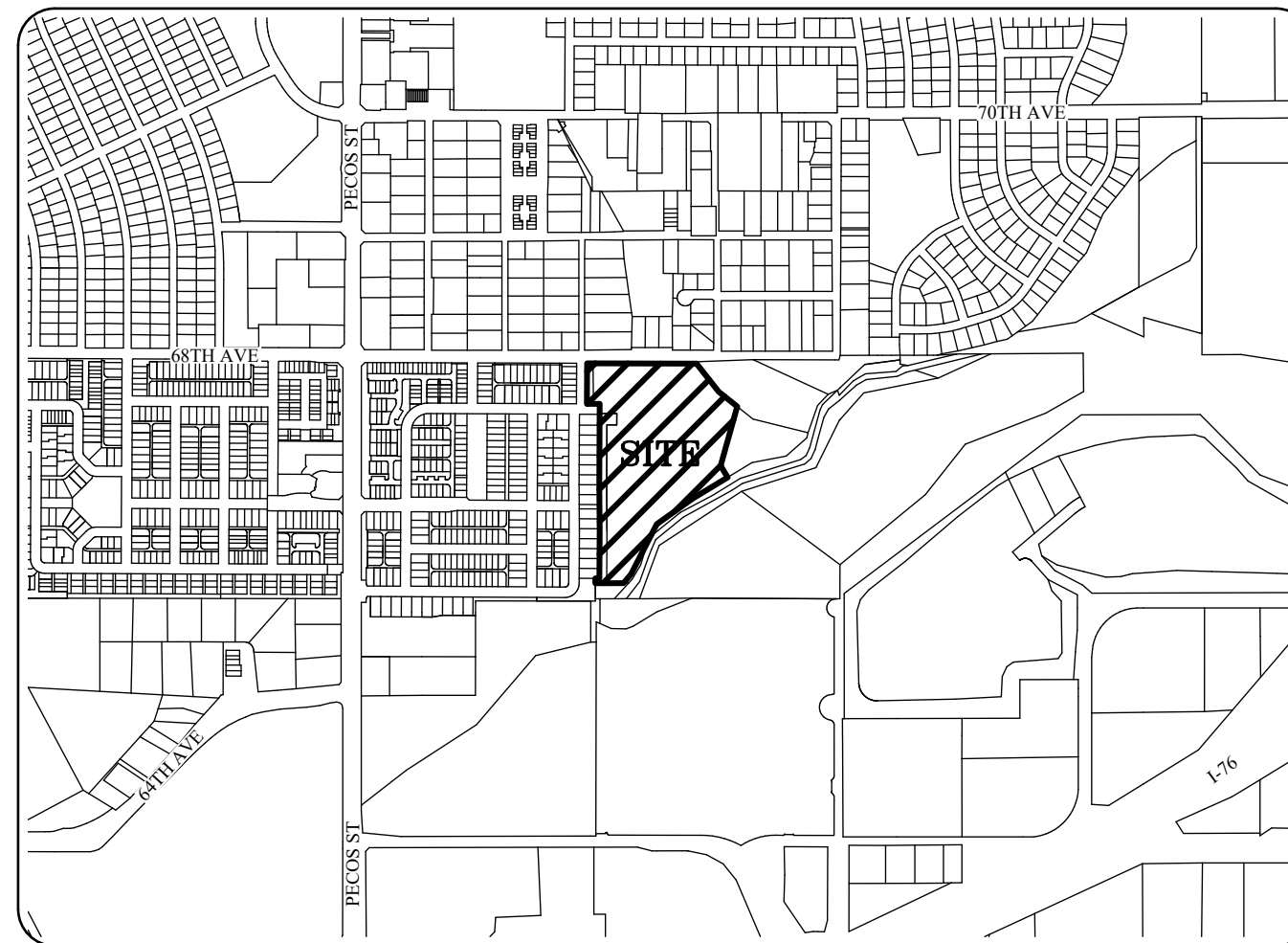
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

MY ADDRESS IS: _____

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

SHEET 1 OF 9



VICINITY MAP
1" = 100'

TRACT SUMMARY TABLE

| TRACT | AREA (S.F.±) | AREA (A.C.±) | USE | OWNERSHIP & MAINTENANCE |
|------------------|--------------|--------------|------------------------------|-------------------------|
| A | 692 | 0.016 | LS/DRAINAGE/PA/UTILITY | MCCMD |
| B | 23,926 | 0.549 | PRIVATE ALLEY/ACCESS/UTILITY | MCCMD |
| C | 8,550 | 0.196 | LS/DRAINAGE/PA/UTILITY | MCCMD |
| D | 6,257 | 0.144 | LS/DRAINAGE/PA/UTILITY | MCCMD |
| E | 4,247 | 0.097 | PRIVATE ALLEY/ACCESS/UTILITY | MCCMD |
| F | 195 | 0.004 | LS/DRAINAGE/PA/UTILITY | MCCMD |
| G | 44,479 | 1.021 | OPEN SPACE/UTILITY/DRAINAGE | MCCMD |
| H | 9,166 | 0.210 | LS/DRAINAGE/PA/UTILITY | MCCMD |
| I | 30,716 | 0.705 | PRIVATE ALLEY/ACCESS/UTILITY | MCCMD |
| J | 1,100 | 0.025 | LS/DRAINAGE/PA/UTILITY | MCCMD |
| K | 1,100 | 0.025 | LS/DRAINAGE/PA/UTILITY | MCCMD |
| L | 294,620 | 6.764 | OPEN SPACE/UTILITY/DRAINAGE | MCCMD |
| TOTAL TRACT AREA | 425,048 | 9.756 | | |
| TOTAL LOT AREA | 127,233 | 2.922 | | |
| ROW DEDICATION | 38,624 | 0.887 | | |
| TOTAL SITE AREA | 590,905 | 13.565 | | |

MCCMD - MIDTOWN AT CLEAR CREEK METROPOLITAN DISTRICT
LS/DRAINAGE/PA = LANDSCAPING, DRAINAGE, PUBLIC ACCESS

SURVEYOR'S CERTIFICATE

I, ANTHONY K. PEALL, A DULY LICENSED PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THERE ARE NO ROADS, PIPELINES, IRRIGATION DITCHES, OR OTHER EASEMENTS IN EVIDENCE OR KNOWN BY ME TO EXIST ON OR ACROSS THE HEREIN BEFORE DESCRIBED PROPERTY EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT I HAVE PERFORMED THE SURVEY SHOWN HEREON, OR SUCH SURVEY WAS PREPARED UNDER MY DIRECT RESPONSIBILITY AND SUPERVISION, THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREIN.

ANTHONY K. PEALL
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR, P.L.S. 38636
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVE., SUITE 1
LITTLETON, CO. 80122
(303) 713-1898

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

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.B.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

BOARD OF COUNTY COMMISSIONERS APPROVAL

APPROVED BY THE ADAMS COUNTY BOARD OF COMMISSIONERS THIS ____ DAY OF _____ A.D., 20____.

CHAIR

ADAMS COUNTY ATTORNEY'S OFFICE

APPROVED AS TO FORM

CLERK AND RECORDER'S CERTIFICATE

THIS FINAL PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER, IN THE STATE OF COLORADO, AT _____M. ON THE ____ DAY OF _____A.D., 20____.

COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

RECEPTION NO. _____

| | | | | | |
|-----|----------|------|----|-----|--|
| 3 | | | | | |
| 2 | | | | | |
| 1 | | | | | |
| NO. | REVISION | DATE | BY | CHK | |

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com
AzTec Proj. No.: 54823-13
Drawn By: BAM

| | |
|----------------------|------------|
| DATE OF PREPARATION: | 10-03-2023 |
| SCALE: | N/A |
| SHEET | 1 OF 9 |

FOR REVIEW

MIDTOWN AT CLEAR CREEK – FILING NO. 13

SITUATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4,
TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO

SHEET 2 OF 9

NOTES

- BASIS OF BEARINGS:** THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN AS MONUMENTED AT THE EAST QUARTER CORNER BY A NO. 6 REBAR WITH A 3" ALUMINUM CAP STAMPED "PLS 7276" IN A MONUMENT BOX AND AT THE CENTER-EAST SIXTEENTH CORNER OF SAID SECTION 4 BY A NO. 6 REBAR WITH A 3-1/4" ALUMINUM CAP STAMPED "PLS 26970" IN A MONUMENT BOX, WAS ASSUMED TO BEAR NORTH 89°48'22" WEST, A DISTANCE OF 2,643.63 FEET.
- STORM DRAINAGE FACILITIES STATEMENT:** 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 COSTS WILL BE ASSESSED TO THE PROPERTY OWNERS.
- ANY PERSON WHO KNOWINGLY REMOVES OR KNOWINGLY CAUSES TO BE REMOVED ANY PUBLIC LAND SURVEY MONUMENT, AS DEFINED BY SECTION 38-53-103 (18), C.R.S., OR CONTROL CORNER, AS DEFINED IN SECTION 38-53-103 (6), C.R.S., OR A RESTORATION OF ANY SUCH MONUMENT OR WHO KNOWINGLY REMOVES OR KNOWINGLY CAUSES TO BE REMOVED ANY BEARING TREE KNOWING SUCH IS A BEARING TREE OR OTHER ACCESSORY, AS DEFINED BY SECTION 38-53-103 (1), C.R.S., EVEN IF SAID PERSON HAS TITLE TO THE LAND ON WHICH SAID MONUMENT OR ACCESSORY IS LOCATED, COMMITS A CLASS 2 MISDEMEANOR UNLESS, PRIOR TO SUCH REMOVAL, SAID PERSON HAS CAUSED A COLORADO PROFESSIONAL LAND SURVEYOR TO ESTABLISH AT LEAST TWO WITNESS CORNERS OR REFERENCE MARKS FOR EACH SUCH MONUMENT OR ACCESSORY REMOVED AND HAS FILED OR CAUSED TO BE FILED A MONUMENT RECORD PURSUANT TO ARTICLE 53 OF TITLE 38, C.R.S.
- AZTEC CONSULTANTS, INC. HAS RELIED UPON TITLE COMMITMENT _____ PREPARED BY _____ EFFECTIVE DATE _____ AT _____:00 A.M./P.M. FOR OWNERSHIP AND FOR THE PURPOSE OF SHOWING RECORDED EASEMENTS AND RIGHTS-OF-WAY ACROSS THESE PREMISES. THIS SURVEY AND PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY AZTEC CONSULTANTS, INC., TO DETERMINE OWNERSHIP OR APPLICABLE EASEMENTS AND RIGHTS-OF-WAY.
- DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- UTILITY EASEMENTS AS SHOWN HEREON, ARE DEDICATED FOR ELECTRIC, GAS, TELEVISION CABLE, AND TELECOMMUNICATIONS FACILITIES. THE HOME OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE WITHIN THE EASEMENT EXCEPT THAT PORTION WITHIN THE PRIVATE ALLEY TRACT WHERE APPLICABLE. THE PRIVATE ALLEY TRACTS WILL BE MAINTAINED BY MIDTOWN AT CLEAR CREEK METROPOLITAN DISTRICT. PUBLIC SERVICE COMPANY REQUESTS THESE UTILITY EASEMENTS BE DEDICATED TO ADAMS COUNTY FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES). UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM. WET UTILITIES (WATER, SANITARY SEWER, AND/OR STORM SEWER) SHALL CROSS DRY UTILITY EASEMENTS AT NEAR RIGHT ANGLES.
- THE MIDTOWN AT CLEAR CREEK METROPOLITAN DISTRICT (MCCMD) IS RESPONSIBLE FOR THE ENFORCEMENT OF LANDSCAPE MAINTENANCE REQUIREMENTS. THROUGH MCCMD, A DRC (DESIGN REVIEW COMMITTEE) WILL REVIEW PRIVATE OPEN SPACE DESIGN FOR COMPATIBILITY. PRIVATE LOT OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THEIR PROPERTY AS WELL AS ADJACENT TREE LAWN AREA(S). MAINTENANCE OF THE TREE LAWN AND LANDSCAPE TRACT BETWEEN FRONT PROPERTY LINE AND STREET SHALL BE THE PRIMARY RESPONSIBILITY OF THE HOMEOWNER UNDER THE REQUIREMENTS OF THE MCCMD COVENANTS. THE COUNTY, ITS SUCCESSOR OR ASSIGNS SHALL BE RESPONSIBLE FOR MAINTAINING ALL LOCAL STREETS. HOMEOWNER OF LAND ABUTTING A CONSTRUCTED PUBLIC RIGHT-OF-WAY IS RESPONSIBLE FOR MAINTENANCE OF CURB, GUTTER, AND SIDEWALK ALONG THE RIGHT-OF-WAY ABUTTING HIS PROPERTY INCLUDING SNOW REMOVAL FOR PEDESTRIAN ACCESS.
- THE SURVEYED PROPERTY SHOWN HEREIN LIES WITHIN OTHER AREAS – ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP INDEX NOS. 08001C0584H AND 08001C0603H, BOTH MAPS REVISED MARCH 5, 2007.
- A PORTION OF THIS PLAT IS SUBJECT TO AN ENVIRONMENTAL COVENANT AS RECORDED AUGUST 10, 2007, UNDER RECEPTION NO. 2007000077016.
- ALL PRIVATE STORM SEWER THAT ORIGINATE WITHIN A PRIVATELY OWNED TRACT AND OUTFALL TO A PUBLIC STORM SEWER MAIN LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY, ARE TO BE OWNED AND MAINTAINED BY THE MIDTOWN AT CLEAR CREEK METROPOLITAN DISTRICT. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITIES FOR THESE PRIVATE STORM SEWERS SHALL BE UP TO AND INCLUDING THE CONNECTION POINT TO THE PUBLIC STORM SEWER WITHIN THE PUBLIC RIGHT-OF-WAY. THE MIDTOWN AT CLEAR CREEK METROPOLITAN DISTRICT ITS SUCCESSORS OR ASSIGNS SHALL SECURE APPLICABLE PERMITS FOR WORK WITHIN THE ADAMS COUNTY RIGHT-OF-WAY WHENEVER MAINTENANCE IS WITHIN THE PUBLIC RIGHT-OF-WAY.

ADDRESS TABLE

| BLOCK 1 | | BLOCK 2 | |
|---------|---------|---------|---------|
| LOT | ADDRESS | LOT | ADDRESS |
| 1 | ----- | 1 | ----- |
| 2 | ----- | 2 | ----- |
| 3 | ----- | 3 | ----- |
| 4 | ----- | 4 | ----- |
| 5 | ----- | 5 | ----- |
| 6 | ----- | 6 | ----- |
| 7 | ----- | 7 | ----- |
| 8 | ----- | 8 | ----- |
| 9 | ----- | 9 | ----- |
| 10 | ----- | 10 | ----- |
| 11 | ----- | 11 | ----- |
| 12 | ----- | 12 | ----- |
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| 14 | ----- | 14 | ----- |
| 15 | ----- | 15 | ----- |
| 16 | ----- | 16 | ----- |
| 17 | ----- | 17 | ----- |
| 18 | ----- | 18 | ----- |
| 19 | ----- | 19 | ----- |
| 20 | ----- | 20 | ----- |
| 21 | ----- | 21 | ----- |
| 22 | ----- | 22 | ----- |
| 23 | ----- | 23 | ----- |
| 24 | ----- | 24 | ----- |
| 25 | ----- | 25 | ----- |
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| 28 | ----- | 28 | ----- |
| 29 | ----- | 29 | ----- |
| 30 | ----- | 30 | ----- |
| 31 | ----- | 31 | ----- |
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| 33 | ----- | 33 | ----- |
| 34 | ----- | 34 | ----- |
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| | | 40 | ----- |
| | | 41 | ----- |
| | | 42 | ----- |
| | | 43 | ----- |
| | | 44 | ----- |
| | | 45 | ----- |

| LINE TABLE | | |
|------------|-------------|---------|
| LINE # | DIRECTION | LENGTH |
| L1 | S38°21'59"E | 194.84' |
| L2 | S51°23'53"E | 128.80' |
| L3 | S31°14'28"E | 73.46' |
| L4 | S58°45'32"W | 225.78' |
| L5 | S54°30'23"W | 236.69' |
| L6 | S39°46'32"W | 63.23' |
| L7 | S89°57'07"W | 91.41' |
| L8 | N00°24'51"W | 249.02' |
| L9 | N00°16'34"E | 325.54' |
| L10 | S89°43'26"E | 53.51' |
| L11 | N00°16'34"E | 57.02' |
| L12 | N89°43'26"W | 93.51' |
| L13 | N00°16'34"E | 52.00' |

| LINE TABLE | | |
|------------|-------------|---------|
| LINE # | DIRECTION | LENGTH |
| L14 | N89°43'26"W | 69.50' |
| L15 | N00°16'34"E | 220.48' |
| L16 | N00°11'38"E | 5.00' |
| L17 | N89°48'22"W | 13.00' |
| L18 | S89°48'22"E | 13.00' |
| L19 | N00°11'38"E | 5.05' |
| L20 | S00°11'38"W | 30.00' |
| L21 | S00°11'38"W | 30.45' |
| L22 | S00°11'38"W | 21.16' |
| L23 | S00°11'38"W | 28.39' |
| L24 | S44°55'35"E | 6.38' |
| L25 | N00°11'53"E | 13.00' |
| L26 | S89°48'22"E | 27.00' |

| LINE TABLE | | |
|------------|-------------|--------|
| LINE # | DIRECTION | LENGTH |
| L27 | S00°11'53"W | 13.00' |
| L28 | S89°48'22"E | 3.01' |
| L29 | N84°05'51"E | 25.15' |
| L30 | S00°11'38"W | 9.75' |
| L31 | S89°48'22"E | 13.00' |
| L32 | N89°48'22"W | 13.00' |
| L33 | N00°11'38"E | 2.36' |
| L34 | S89°48'22"E | 10.00' |
| L35 | S00°11'38"W | 8.00' |
| L36 | S00°11'38"W | 6.05' |
| L37 | N89°48'22"W | 8.50' |
| L38 | S89°48'22"E | 7.95' |
| L39 | S00°11'38"W | 9.65' |

| CURVE TABLE | | | |
|-------------|-----------|--------|--------|
| CURVE | DELTA | RADIUS | LENGTH |
| C1 | 90°00'00" | 5.00' | 7.85' |
| C2 | 90°00'00" | 5.00' | 7.85' |
| C3 | 90°00'00" | 10.00' | 15.71' |
| C4 | 90°00'00" | 10.00' | 15.71' |
| C5 | 90°00'00" | 10.00' | 15.71' |
| C6 | 90°00'00" | 10.00' | 15.71' |
| C7 | 90°00'00" | 10.00' | 15.71' |
| C8 | 90°00'00" | 10.00' | 15.71' |
| C9 | 90°00'00" | 4.50' | 7.07' |
| C10 | 32°20'27" | 9.00' | 5.08' |
| C11 | 89°59'59" | 5.00' | 7.85' |
| C12 | 90°00'00" | 5.00' | 7.85' |
| C13 | 18°44'53" | 14.00' | 4.58' |

| CURVE TABLE | | | |
|-------------|-----------|--------|--------|
| CURVE | DELTA | RADIUS | LENGTH |
| C14 | 18°44'53" | 14.00' | 4.58' |
| C15 | 90°00'00" | 10.00' | 15.71' |
| C16 | 90°00'00" | 40.00' | 62.83' |
| C17 | 90°00'00" | 10.00' | 15.71' |
| C18 | 90°00'00" | 10.00' | 15.71' |
| C19 | 90°00'00" | 5.00' | 7.85' |
| C20 | 90°00'00" | 5.00' | 7.85' |

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

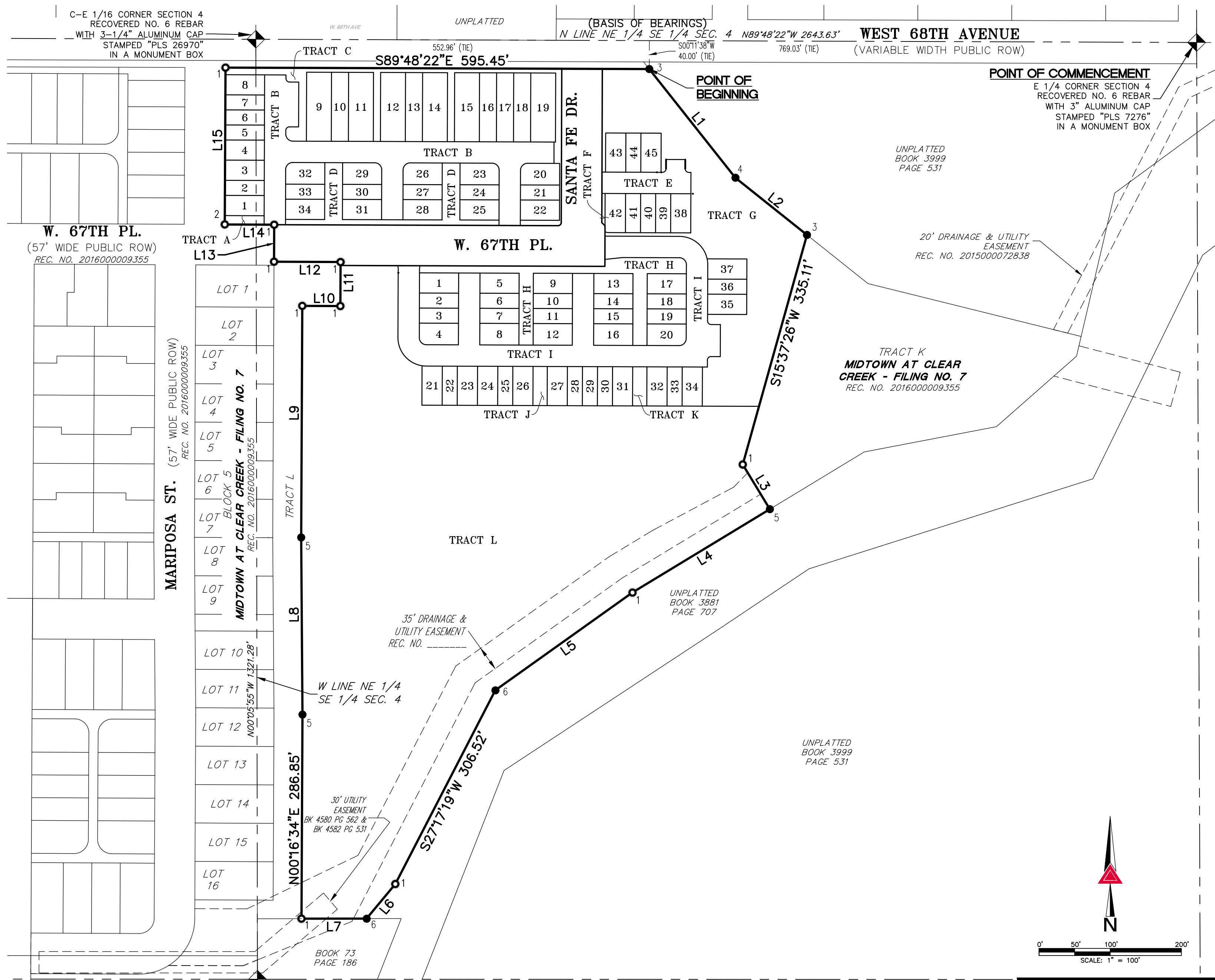
AZTEC
CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com
AzTec Proj. No.: 54823-13
Drawn By: BAM

| | |
|----------------------|------------|
| DATE OF PREPARATION: | 10-03-2023 |
| SCALE: | N/A |
| SHEET 2 OF 9 | |

MIDTOWN AT CLEAR CREEK – FILING NO. 13

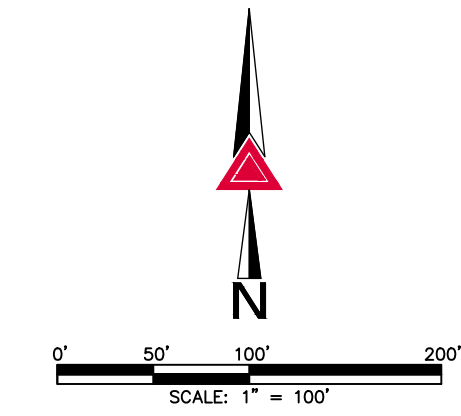
SITUATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4,
TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO

SHEET 3 OF 9



| LINE TABLE | | |
|------------|-------------|---------|
| LINE # | DIRECTION | LENGTH |
| L1 | S38°21'59"E | 194.84' |
| L2 | S51°23'53"E | 128.80' |
| L3 | S31°14'28"E | 73.46' |
| L4 | S58°45'32"W | 225.78' |
| L5 | S54°30'23"W | 236.69' |
| L6 | S39°46'32"W | 63.23' |
| L7 | S89°57'07"W | 91.41' |
| L8 | N00°24'51"W | 249.02' |
| L9 | N00°16'34"E | 325.54' |
| L10 | S89°43'26"E | 53.51' |
| L11 | N00°16'34"E | 57.02' |
| L12 | N89°43'26"W | 93.51' |
| L13 | N00°16'34"E | 52.00' |
| L14 | N89°43'26"W | 69.50' |
| L15 | N00°16'34"E | 220.48' |

| LEGEND | |
|--------|--|
| | FOUND ALIQUOT CORNER STAMPED AS SHOWN |
| 1 | SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636" |
| 2 | SET 1" BRASS DISK STAMPED "AZTEC PLS 38636" |
| 3 | FOUND 1" BRASS DISK STAMPED "AZTEC PLS 38064" |
| 4 | FOUND 1" BRASS DISK STAMPING ILLEGIBLE |
| 5 | FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38064" |
| 6 | FOUND 1" YELLOW PLASTIC CAP STAMPED "BAYER LS 6973" |
| (ROW) | RIGHT-OF-WAY |
| ## | BLOCK NUMBER |



FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

AZTEC
CONSULTANTS, INC.

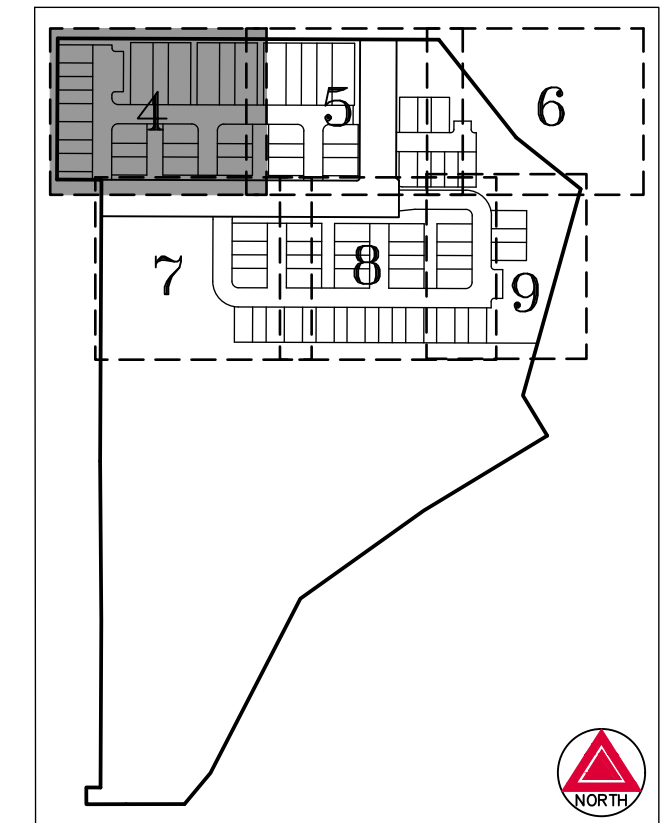
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.: 54823-13
Drawn By: BAM

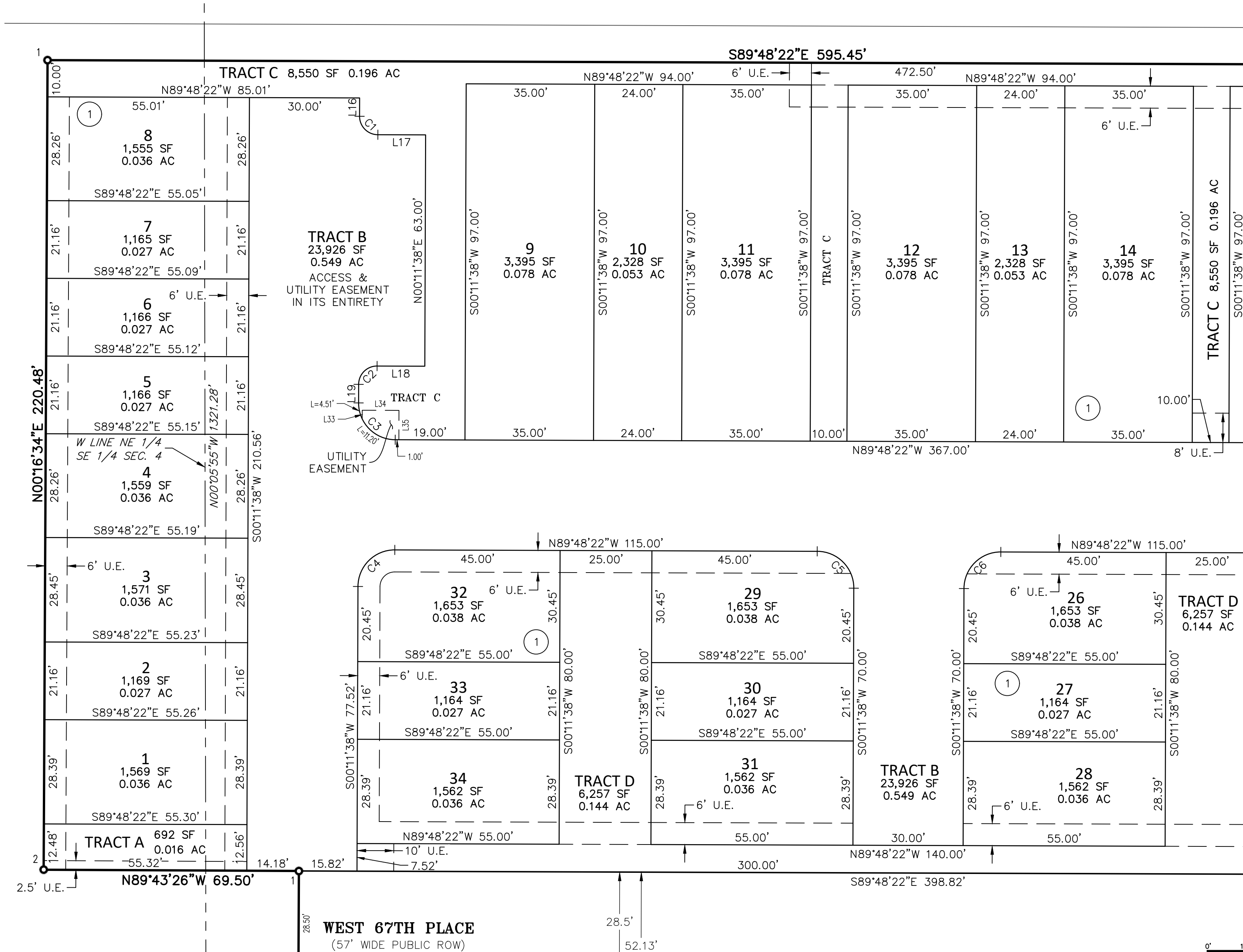
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| DATE OF PREPARATION: | 10-03-2023 |
| SCALE: | 1" = 100' |
| SHEET 3 OF 9 | |

MIDTOWN AT CLEAR CREEK – FILING NO. 13

SITUATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4,
TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 4 OF 9



KEY MAP
SCALE: 1" = 300'



SEE SHEET 5

SEE SHEET 5

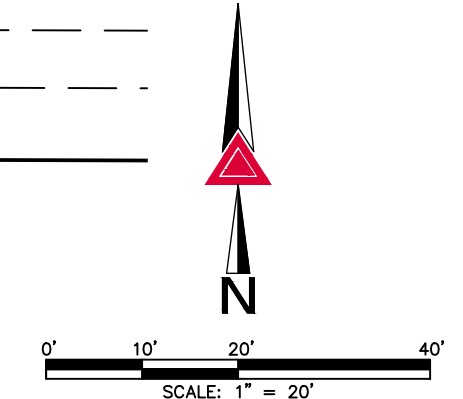
| LEGEND | |
|--------|--|
| 1 | SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636" |
| U.E. | UTILITY EASEMENT |
| (ROW) | RIGHT-OF-WAY |
| ## | BLOCK NUMBER |

SEE SHEET 2
FOR LINE &
CURVE TABLES

FOR REVIEW

SEE SHEET 7

SEE SHEET 7

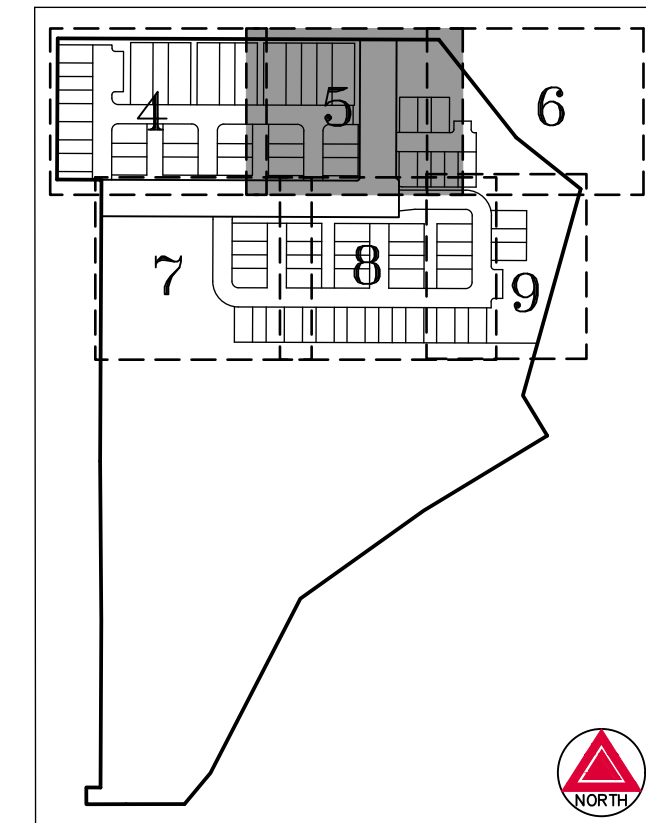


| | | |
|--|---|---------------------------------|
| | 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com | DATE OF PREPARATION: 10-03-2023 |
| | AzTec Proj. No.: 54823-13 Drawn By: BAM | SCALE: 1" = 20' SHEET 4 OF 9 |

MIDTOWN AT CLEAR CREEK - FILING NO. 13

SITUATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4,
TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO

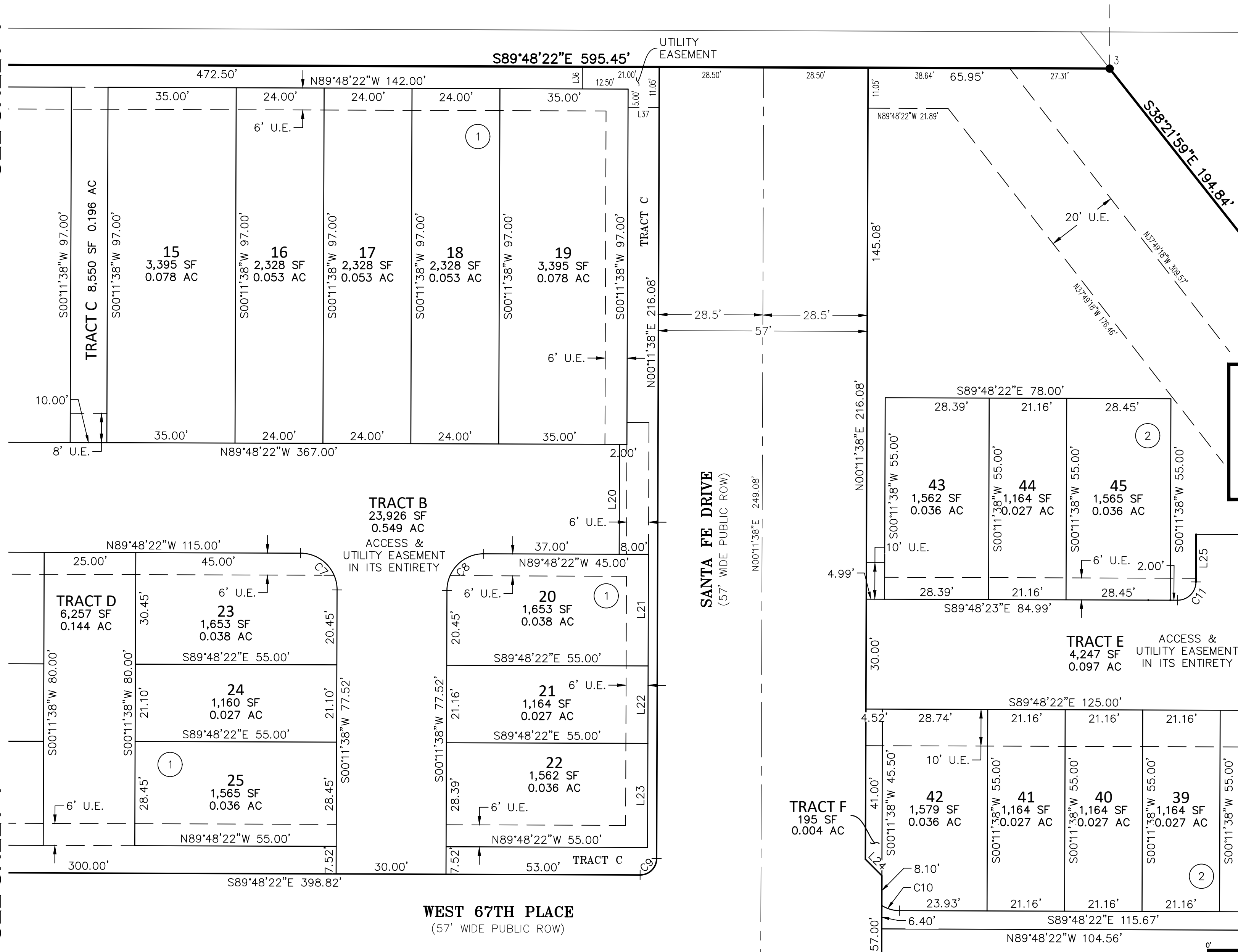
SHEET 5 OF 9



KEY MAP
SCALE: 1" = 300'

SEE SHEET 4

SEE SHEET 4



SEE SHEET 6

SEE SHEET 6

LEGEND

- FOUND 1" BRASS DISK STAMPED "AZTEC PLS 38064"
- U.E. UTILITY EASEMENT
- (ROW) RIGHT-OF-WAY
- # BLOCK NUMBER

SEE SHEET 2
FOR LINE &
CURVE TABLES

FOR REVIEW

SEE SHEET 8

SEE SHEET 8



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

AZTEC
CONSULTANTS, INC.

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Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

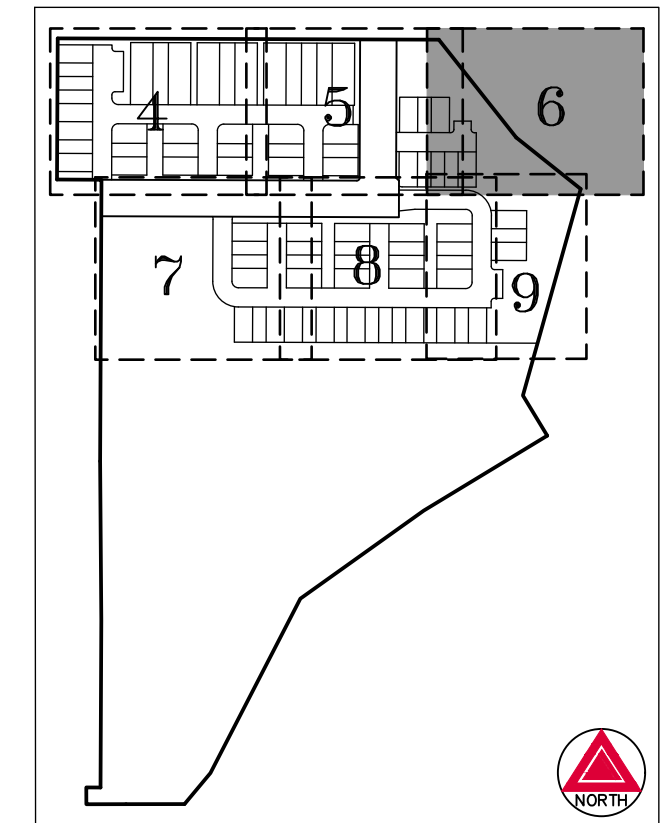
Aztec Proj. No.: 54823-13

| | |
|----------------------|------------|
| DATE OF PREPARATION: | 10-03-2023 |
| SCALE: | 1" = 20' |
| SHEET 5 OF 9 | |

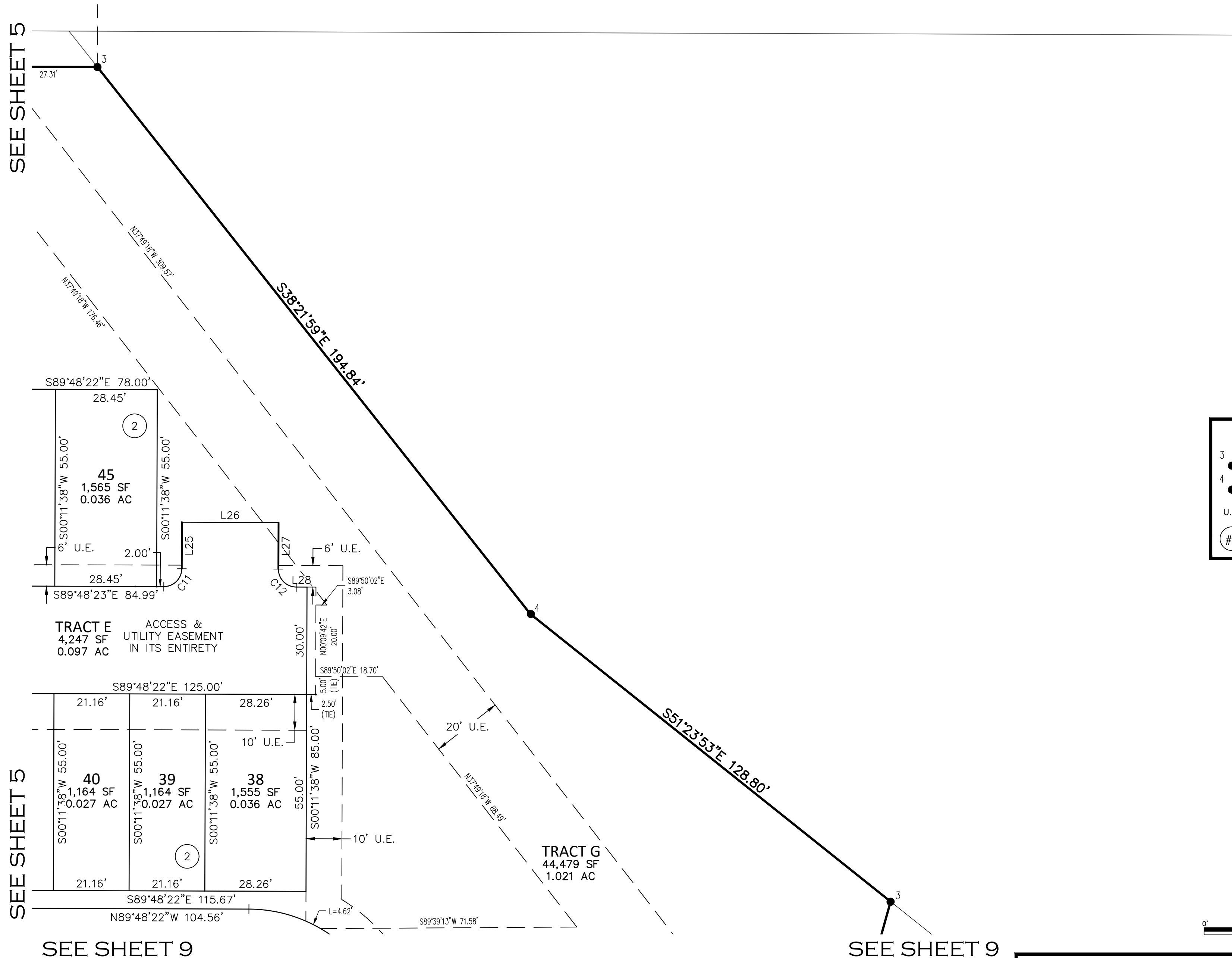
Drawn By: BAM

MIDTOWN AT CLEAR CREEK – FILING NO. 13

SITUATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4,
TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 6 OF 9

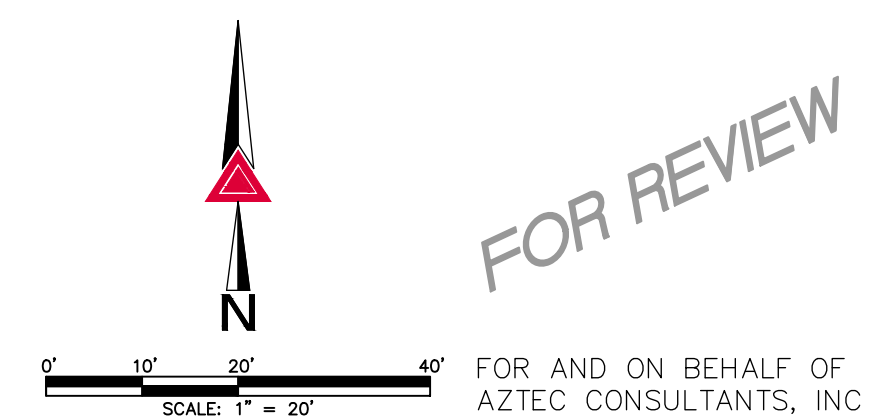


KEY MAP
SCALE: 1" = 300'



| LEGEND | |
|--------|---|
| 3 | ● FOUND 1" BRASS DISK STAMPED "AZTEC PLS 38064" |
| 4 | ● FOUND 1" BRASS DISK STAMPING ILLEGIBLE |
| | U.E. UTILITY EASEMENT |
| ## | ⊘ BLOCK NUMBER |

SEE SHEET 2
FOR LINE &
CURVE TABLES



| | | |
|--|---|---------------------------------|
| | 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com | DATE OF PREPARATION: 10-03-2023 |
| | AzTec Proj. No.: 54823-13 Drawn By: BAM | SCALE: 1" = 20' SHEET 6 OF 9 |

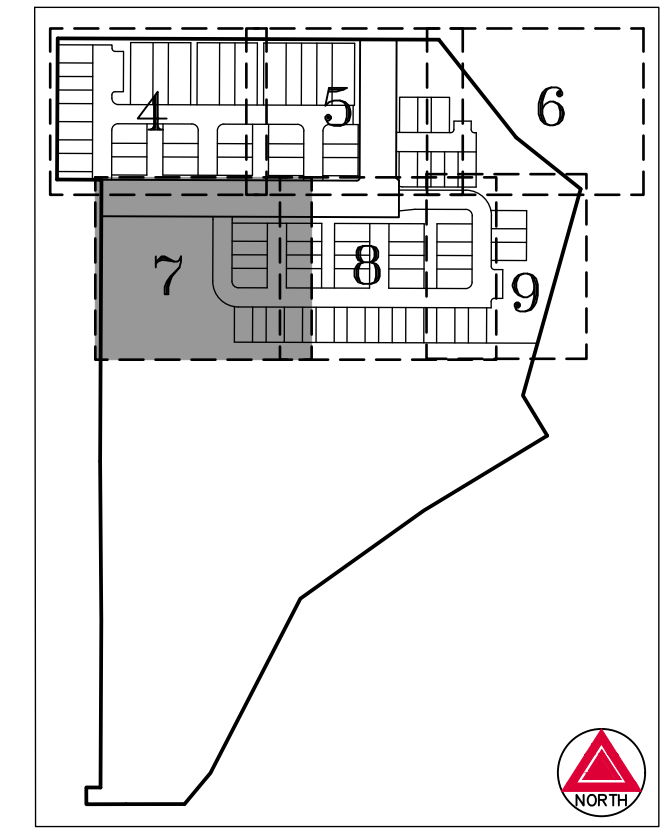
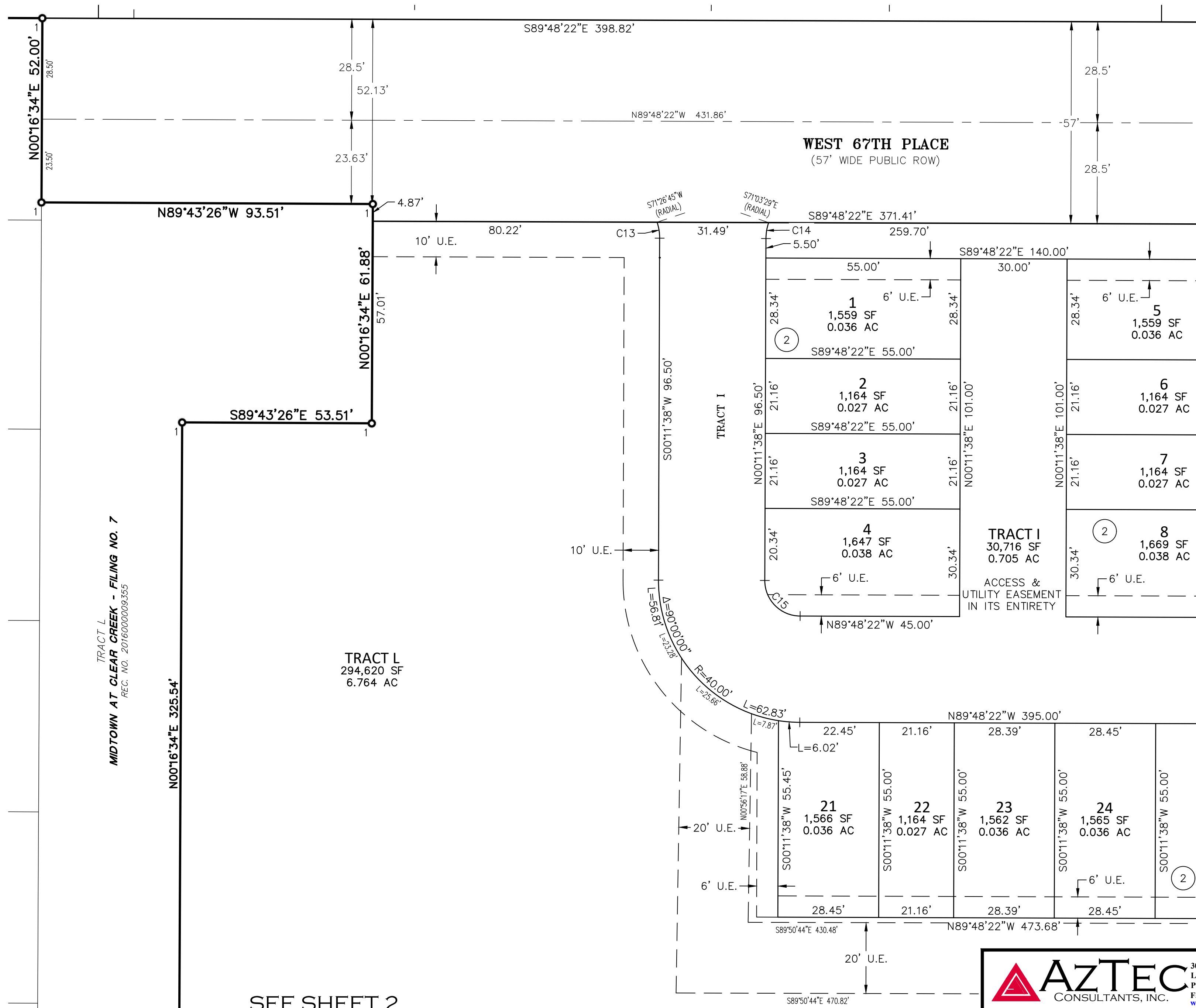
MIDTOWN AT CLEAR CREEK - FILING NO. 13

SITUATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4,
TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO

SHEET 7 OF 9

SEE SHEET 4

SEE SHEET 4

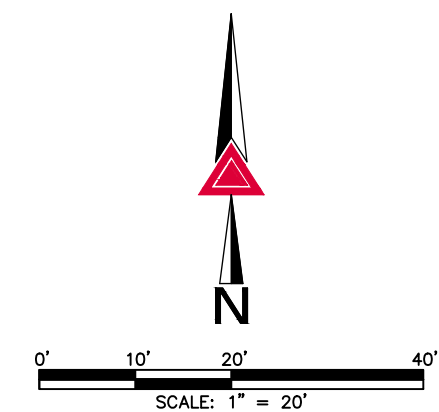


KEY MAP
SCALE: 1" = 300'

SEE SHEET 2
FOR LINE &
CURVE TABLES

SEE SHEET 8

| LEGEND | |
|--------|--|
| 1 | SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636" |
| U.E. | UTILITY EASEMENT |
| (ROW) | RIGHT-OF-WAY |
| (##) | BLOCK NUMBER |



SEE SHEET 8

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

TRACT L
MIDTOWN AT CLEAR CREEK - FILING NO. 7
REC. NO. 2016000009355

N00°16'34"E 325.54'

TRACT L
294,620 SF
6.764 AC

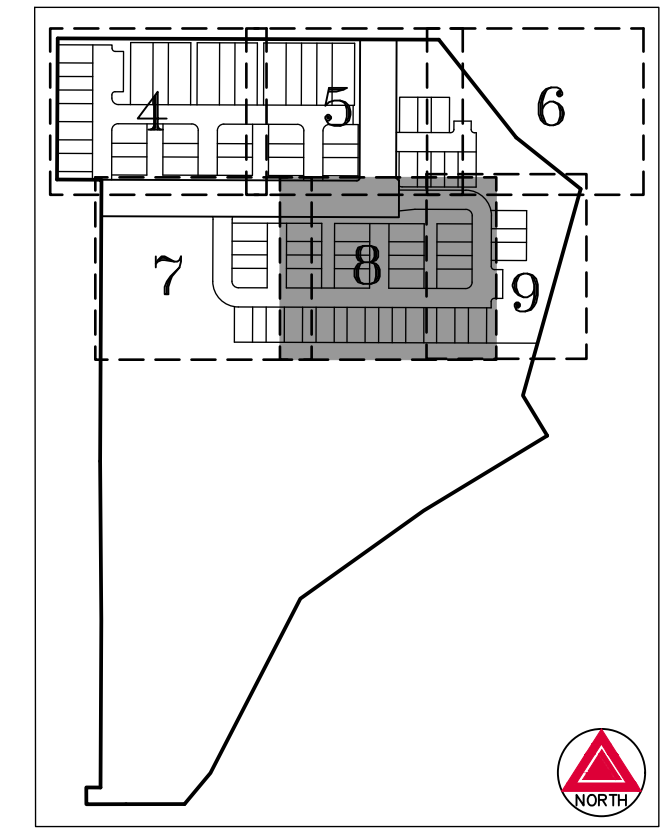
SEE SHEET 2

AZTEC CONSULTANTS, INC.
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Phone: (303) 713-1898
Fax: (303) 713-1897
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AzTec Proj. No.: 54823-13
Drawn By: BAM

| | |
|----------------------|------------|
| DATE OF PREPARATION: | 10-03-2023 |
| SCALE: | 1" = 20' |
| SHEET 7 OF 9 | |

MIDTOWN AT CLEAR CREEK - FILING NO. 13

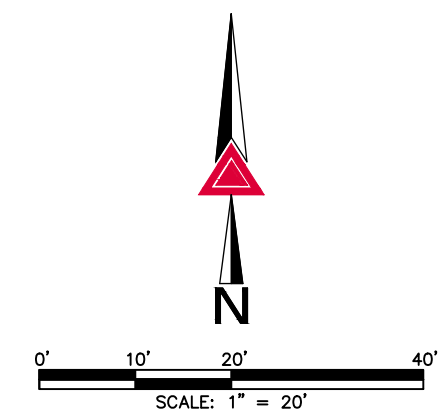
SITUATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4,
TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 8 OF 9



KEY MAP
SCALE: 1" = 300'

SEE SHEET 2
FOR LINE &
CURVE TABLES

| LEGEND | |
|--------|------------------|
| U.E. | UTILITY EASEMENT |
| (ROW) | RIGHT-OF-WAY |
| ## | BLOCK NUMBER |

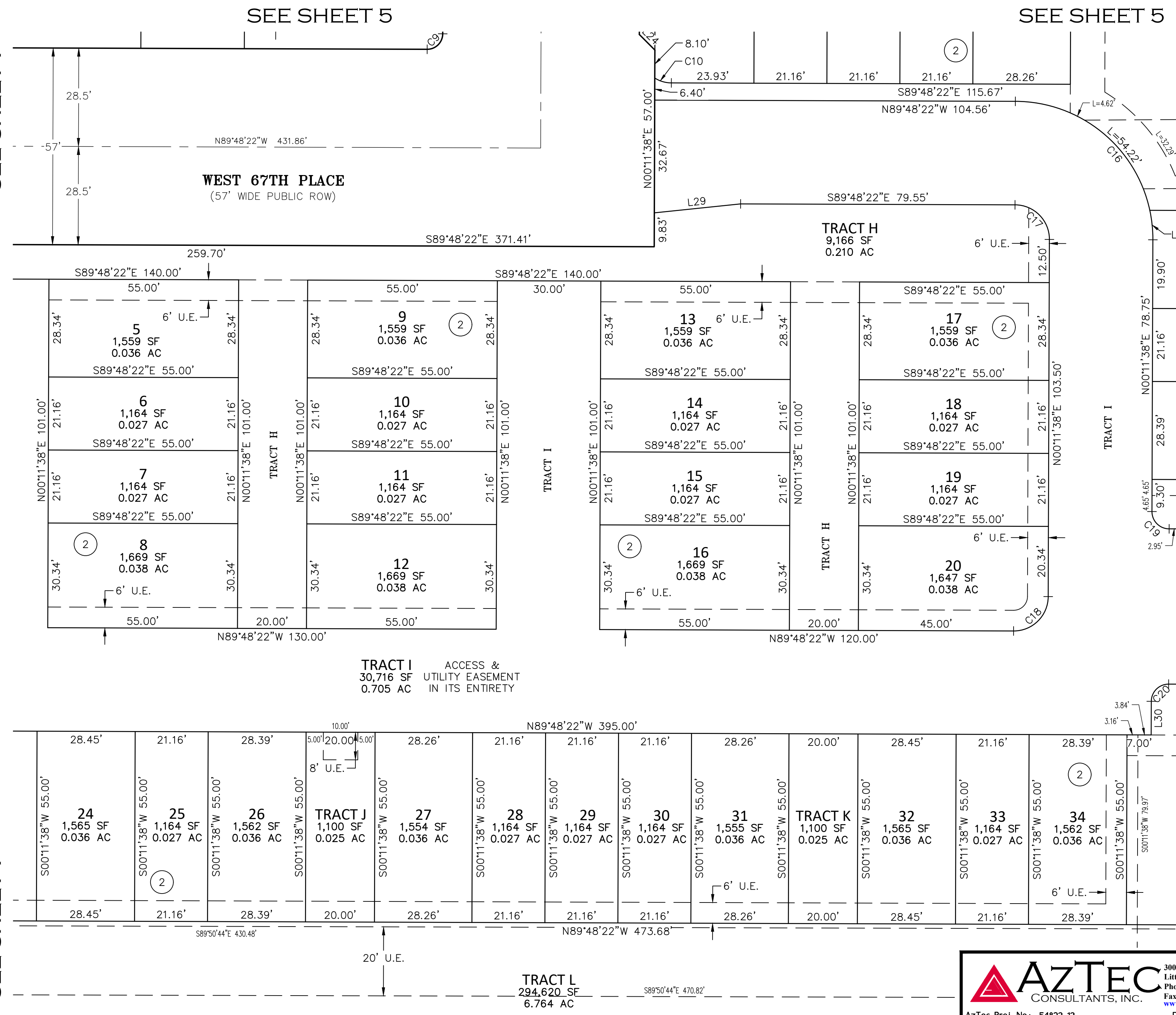


FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

SEE SHEET 7

SEE SHEET 7



SEE SHEET 9

SEE SHEET 9

AZTEC
CONSULTANTS, INC.

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Phone: (303) 713-1898
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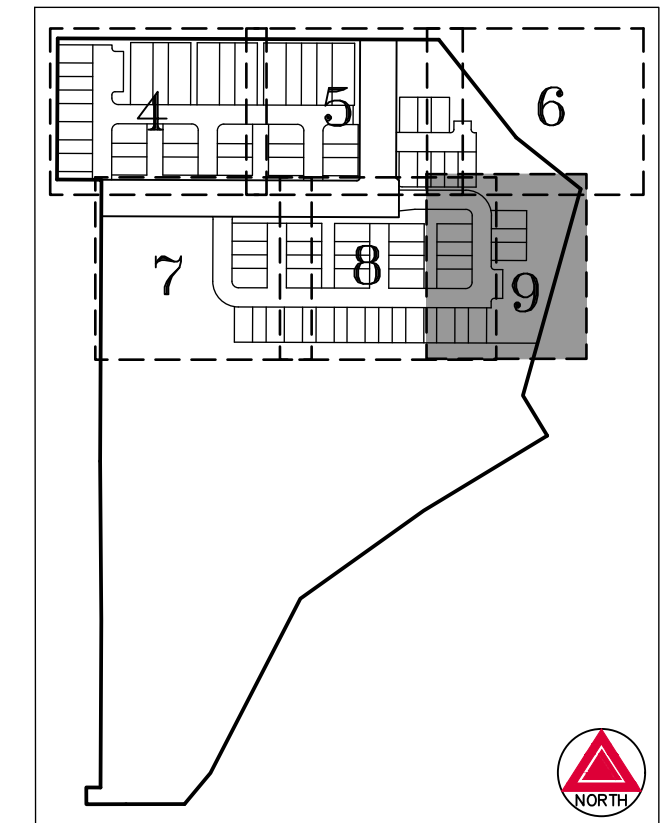
AzTec Proj. No.: 54823-13
Drawn By: BAM

| | |
|----------------------|------------|
| DATE OF PREPARATION: | 10-03-2023 |
| SCALE: | 1" = 20' |
| SHEET 8 OF 9 | |

MIDTOWN AT CLEAR CREEK – FILING NO. 13

SITUATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4,
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COUNTY OF ADAMS, STATE OF COLORADO

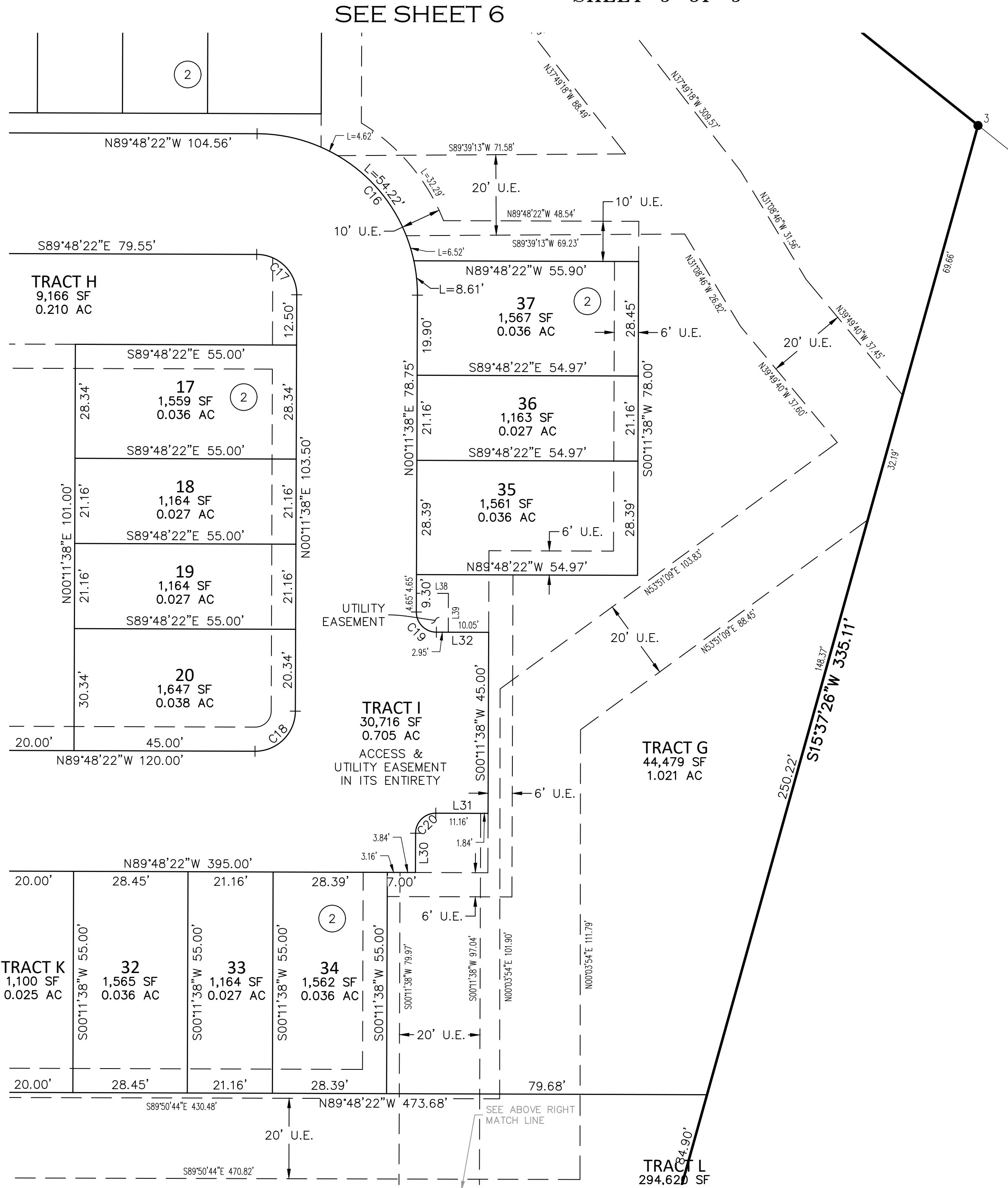
SHEET 9 OF 9



KEY MAP
SCALE: 1" = 300'

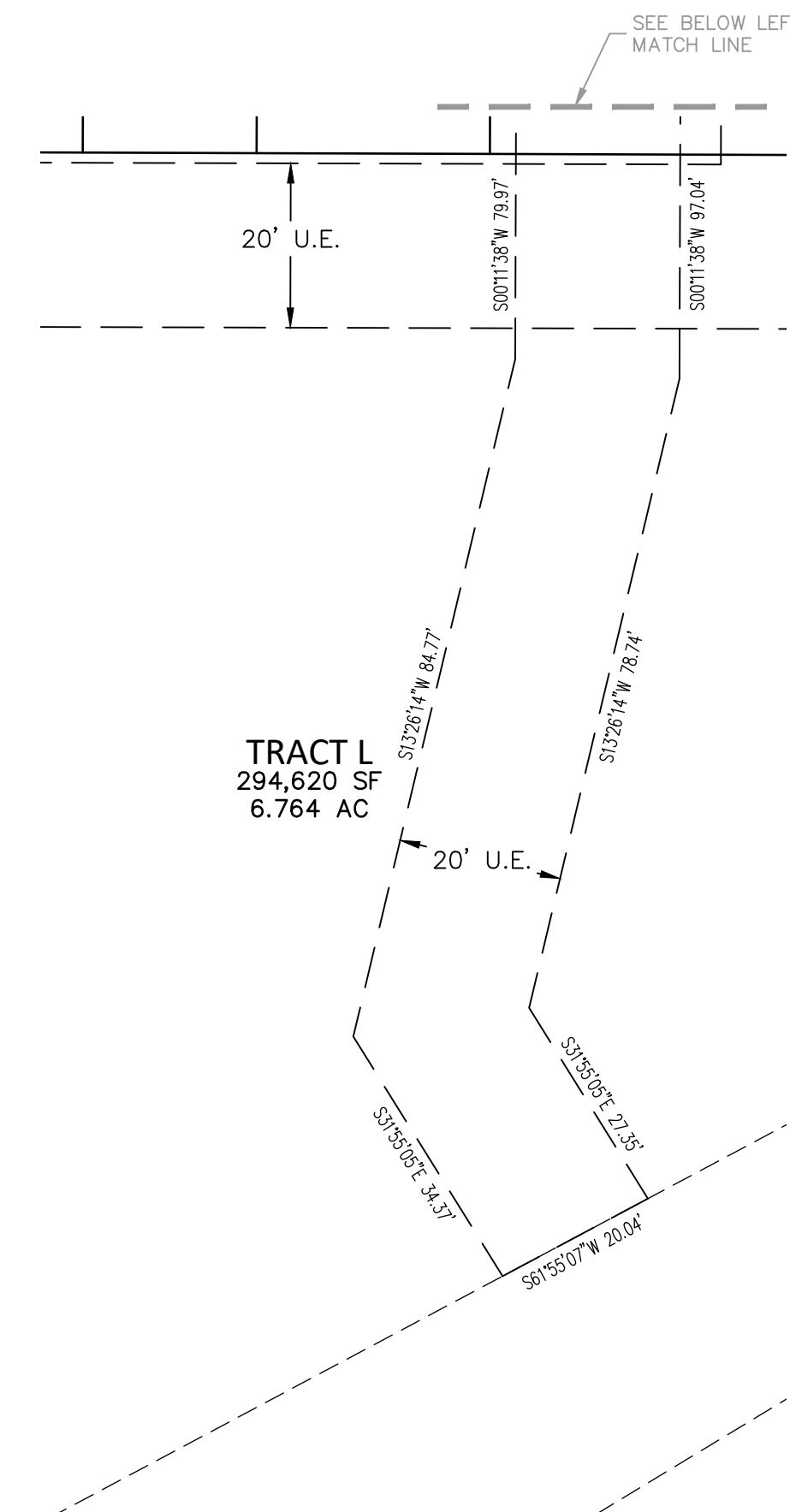
SEE SHEET 8

SEE SHEET 8

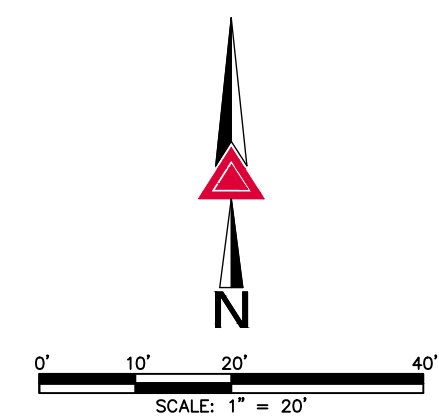


LEGEND

- 3 ● FOUND 1" BRASS DISK STAMPED "AZTEC PLS 38064"
- U.E. UTILITY EASEMENT
- ## BLOCK NUMBER



SEE SHEET 2
FOR LINE &
CURVE TABLES



FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

AZTEC
CONSULTANTS, INC.

300 East Mineral Ave., Suite 1
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Phone: (303) 713-1898
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AzTec Proj. No.: 54823-13
Drawn By: BAM

| | |
|----------------------|------------|
| DATE OF PREPARATION: | 10-03-2023 |
| SCALE: | 1" = 20' |
| SHEET 9 OF 9 | |

RECEPTION#: 2007000079792, 08/20/2007 at 01:55:34 PM, 1 OF 12, D \$354.00 TD
Pgs: 2 Doc Type:SPWTY Karen Long, Adams County, CO

Development Parcels

After Recording, Return to:
Keith M. Pockross, Esq.
Greenberg Traurig, LLP
1200 17th Street
Suite 2400
Denver, CO 80202

SPECIAL WARRANTY DEED

THIS DEED, dated as of August 16, 2007, between **Hamilton Sundstrand Corporation**, a Delaware corporation, whose street address is One Hamilton Road, Windsor Locks, CT 06096 ("Grantor"), and **Carma Westminster, LLC.**, a Colorado limited liability company with an office and principal place of business at 188 Inverness Drive West, Suite 150 Englewood, Colorado 80112 ("Grantee").

Doc Fee
\$ 354.⁰⁰

WITNESS, that the Grantor, for and in consideration of the sum of a valuable sum in Dollars, the receipt and sufficiency of which is hereby acknowledged, **SUBJECT TO THE RESERVATIONS SET FORTH HEREIN AND IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF** ("Reservations"), has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the Grantee and its successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of Adams and State of Colorado, described as set forth in **Exhibit A** attached hereto and made a part hereof (the "Property").

The Property is also known by street and number as: 6701 Pecos Street.

The Property is also known by assessor's schedule or parcel number: 0182504300001, 182504400002, 182504400016, and 182504402001.

SUBJECT TO THE RESERVATIONS, the Property is hereby granted **TOGETHER WITH** all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained Property; provided, however, that as to any and all water rights conveyed hereby, whether specific or implied, Grantor makes no representation or warranty as to the effect on title from historical use, or as to priority of use, or as to suitability for use by Grantee or its successors or assigns;

HART1-1271567-9



2003522

RECEPTION#: 2007000079792, 08/20/2007 at 01:55:34 PM, 2 OF 12, Doc Type:SPWTY
TD Pages: 2 Karen Long, Adams County, CO

SUBJECT TO THE RESERVATIONS, TO HAVE AND TO HOLD the said Property above bargained and described with the appurtenances, unto the Grantee and its successors and assigns forever. The Grantor, for itself, its successors and assigns does covenant and agree that it shall and will **WARRANT AND FOREVER DEFEND** the above bargained Property 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, but only against such person or persons and none other.

Notice

Colorado law provides that a seller of real property has an affirmative duty to disclose to a purchaser any material facts that are not within the purchaser's diligent observation and attention, and which may materially affect the value of the property being sold. Grantor therefore declares and states the following facts: that certain property known as Lot 1, Block 1, Sundstrand Subdivision, as per the plat thereof recorded January 2, 1974 at Reception No. A026680, County of Adams, State of Colorado (the "Adjacent Property") was once used for manufacturing; that the soil and groundwater beneath the Adjacent Property became contaminated and the property more particularly described in Exhibit A attached hereto and made a part hereof became contaminated by migration of such contamination from the Adjacent Property; that such contamination has been remediated and such remediation was approved by the Colorado Department of Public Health and the Environment ("CDPHE") as evidenced by its issuance of a No Further Action Letter dated February 13, 2007 ("NFA"), a copy of which is available to interested parties by contacting CDPHE at 4300 Cherry Creek Drive, South, Denver, CO 80246-1530. By acceptance of title to the property, all future purchasers acknowledge and understand that Hamilton Sundstrand Corporation and its affiliates and Carma Colorado, Inc. and its affiliates are released from civil liability to the State of Colorado as a result of the issuance of the NFA.

[Next Page is Signature Page for Hamilton Sundstrand Corporation]

RECEPTION#: 2007000079792, 08/20/2007 at 01:55:34 PM, 4 OF 12, Doc Type:SPWTY
TD Pages: 2 Karen Long, Adams County, CO

Acceptance by Grantee

Grantee hereby accepts the conveyance on the terms and conditions and subject to the reservations and restrictions contained in this deed.

In Witness Whereof, Grantee has caused this Acceptance to be executed as of this 16th day of August, 2007.

Carma Westminster, LLC
By: Carma (Colorado), Inc., its sole member

By: *Michael E. Partheymuller*
Michael E. Partheymuller
Its Vice President

-and-

By: *Miles S. Stephens*
Miles S. Stephens
Its Vice President

UNOFFICIAL COPY

STATE OF COLORADO)
ARAPAHOE)
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before this 16th day of August, 2007, by Michael E. Partheymuller as Vice President of Carma (Colorado), Inc., a Nevada corporation, the sole member of Carma Westminster, LLC, a Colorado limited liability company.

Witness my hand and official seal.
My commission expires:



Carole Dodero
Notary Public

RECEPTION#: 2007000079792, 08/20/2007 at 01:55:34 PM, 5 OF 12, Doc Type:SPWTY
TD Pages: 2 Karen Long, Adams County, CO

STATE OF COLORADO)
) *ARAPAHOE*
COUNTY OF ~~ADAMS~~)

The foregoing instrument was acknowledged before this 16th day of August, 2007, by Miles S. Stephens as Vice President of Carma (Colorado), Inc., a Nevada corporation, the sole member of Carma Westminster, LLC, a Colorado limited liability company.

Witness my hand and official seal.
My commission expires:



Carole Dodero

Notary Public

UNOFFICIAL COPY

RECEPTION#: 2007000079792, 08/20/2007 at 01:55:34 PM, 6 OF 12, Doc Type:SPWTY
 TD Pages: 2 Karen Long, Adams County, CO

Exhibit A

First Parcel (Vacant Parcel, consisting of three pieces of land.)

First Piece

The North Half of the Southwest Quarter of Section 4, Township 3 South, Range 68 West of the 6th Principal Meridian, except for Highway located and used thereon and except the West 20 feet as conveyed to the County of Adams in Deed of Grant and Conveyance recorded July 20, 1960 in Book 856 at Page 61, County of Adams, State of Colorado, more particularly described as follows:

Commencing at the Northwest corner of the Southwest Quarter of said Section 4;
 thence South 89° 46' 11" East along the North line of said Southwest Quarter 20.00 feet to the point of beginning;
 Thence continuing along said North line South 89° 46' 11" East 2,614.03 feet;
 Thence South 00° 02' 12" East parallel with and 30 feet West of the East line of said Southwest Quarter a distance of 1,325.00 feet to the South line of the North Half of the Southwest Quarter;
 Thence North 89° 58' 01" West along said South line 2,624.09 feet;
 Thence North 00° 23' 47" East parallel with and 20 feet East of the West line of said Southwest Quarter 1,334.02 feet to the point of beginning,

Except the following described property:

That part of the Northeast Quarter of the Southwest Quarter of Section 4, Township 3 South, Range 68 West of the 6th Principal Meridian, County of Adams, State of Colorado, as conveyed to the County of Adams by Deed recorded April 25, 1990 in Book 3668 at Page 35, more particularly described as follows:

Commencing at the Southeast corner of the Southwest Quarter of said Section 4;
 Thence North 00° 01' 14" West on an assumed bearing along the East line of said Southwest Quarter a distance of 2,649.64 feet to the Northeast corner of the Northeast Quarter of the Southwest Quarter of Section 4;
 Thence North 89° 45' 00" West along the North line of the Northeast Quarter of the Southwest Quarter of said Section 4 a distance of 30.00 feet to the true point of beginning;
 Thence South 00° 01' 14" East parallel with and 30.00 feet West of the East line of the Northeast Quarter of the Southwest Quarter of said Section 4 a distance of 1,183.31 feet to the Northeast corner of that parcel of land described in the Deed recorded in the Adams County Clerk and Recorder's office in Book 3570 at Page 309, Reception No. B8885202 on June 6, 1989;
 Thence North 89° 56' 36" West along the North line of said Parcel a distance of 20.00 feet;
 Thence North 00° 01' 14" West parallel with and 50.00 feet West of the East line of the Northeast Quarter of the Southwest Quarter of said Section 4 a distance of 1,113.38 feet;
 Thence North 44° 53' 07" West a distance of 42.53 feet;
 Thence North 89° 45' 00" West parallel with and 40.00 feet South of the North line of the Northeast Quarter of the Southwest Quarter of said Section 4 a distance of 936.98 feet;

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TD Pages: 2 Karen Long, Adams County, CO

Thence North 00° 15' 00" East a distance of 40.00 feet to a point on the North line of the Northeast Quarter of the Southwest Quarter of said Section 4;

Thence South 89° 45' 00" East along said North line a distance of 986.79 feet to the true point of beginning,

And except the following described property:

A tract or parcel of land No. 7 of the Adams County Highway/Engineering Project No. M1377(2) in the North Half of the Southwest Quarter of Section 4, Township 3 South, Range 68 West of the 6th Principal Meridian, County of Adams, State of Colorado, as Described in Deed recorded June 6, 1989 in Book 3570 at Page 311, being more particularly described as follows:

The West 30.00 feet of the East 60.00 feet of the South 141.61 feet of the North Half of said Southwest Quarter, County of Adams, State of Colorado.

Second Piece

That part of the Northwest Quarter of the Southeast Quarter of Section 4, Township 3 South, Range 68 West of the 6th Principal Meridian, County of Adams, State of Colorado, described as follows:

Beginning at the Southwest corner of the Northwest Quarter of the Southeast Quarter of said Section 4;

Thence North 00° 01' 14" West along the West line of the Northwest Quarter of the Southeast Quarter of said Section 4 a distance of 33.00 feet to a point;

Thence South 89° 59' 30" East parallel with the South line of the Northwest Quarter of the Southeast Quarter of said Section 4 a distance of 50.00 feet to a point on the East right of way line of Pecos Street, said point being the true point of beginning;

Thence North 00° 01' 14" West along said East right of way a distance of 1,231.67 feet;

Thence North 45° 04' 38" East along said East right of way line a distance of 42.35 feet to a point on the South right of way line of West 68th Avenue;

Thence South 89° 49' 30" East along said South right of way line a distance of 1,241.79 feet to

appoint on the East line of the Northwest Quarter of the Southeast Quarter of said Section 4;

Thence South 00° 07' 49" East along said East line a distance of 1,257.98 feet to a point 33.00

feet North of the South line of the Northwest Quarter of the Southeast Quarter of said Section 4;

Thence North 89° 59' 30" West parallel with the South line of the Northwest Quarter of the

Southeast Quarter of said Section 4 a distance of 1,274.19 feet to the true point of beginning.
County of Adams, State of Colorado.

Third Piece

The North 315.55 feet of Plots 21 and 22, North Broadway Gardens, except the West 20 feet thereof conveyed to Adams County by Deed recorded November 28, 1988 in Book 3513 at Page 50, County of Adams, State of Colorado.

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Second Parcel (Reversion Parcel)

That part of the Northeast Quarter of the Southeast Quarter of Section 4, Township 3 South, Range 68 West of the 6th Principal Meridian, Adams County, Colorado, described as follows:

Beginning at the Northwest corner of said Northeast Quarter of the Southeast Quarter;
 Thence South 00° 46' 21" West along the West line of said Northeast Quarter of the Southeast Quarter a distance of 30.00 feet to the true point of beginning;
 Thence South 88° 55' 20" East parallel with the North line of said Northeast Quarter of the Southeast Quarter a distance of 544.84 feet;
 Thence South 37° 28' 57" East a distance of 207.63 feet;
 Thence South 50° 30' 51" East a distance of 238.43 feet;
 Thence South 75° 10' 36" East a distance of 308.66 feet;
 Thence South 14° 03' 33" West a distance of 28.49 feet;
 Thence South 49° 30' 31" West a distance of 149.88 feet;
 Thence South 80° 03' 37" West a distance of 189.18 feet;
 Thence South 59° 38' 34" West a distance of 380.89 feet;
 Thence South 55° 23' 25" West a distance of 236.69 feet;
 Thence South 28° 10' 21" West a distance of 306.52 feet;
 Thence South 40° 39' 34" West a distance of 63.23 feet to a point on the North line of a parcel described in Book 73 at Page 186, Adams County records;
 Thence North 89° 05' 14" West along said North line a distance of 153.15 feet to the Northwest corner of said parcel and a point on the West line of said Northeast Quarter of the Southwest Quarter;
 Thence North 00° 46' 21" East along said West line a distance of 1,205.98 feet to the true point of beginning, County of Adams, State of Colorado.

Said Property is conveyed subject to the following:

1. Any and all taxes due and owing on the property.
2. **Rights of State of Colorado** and others in and to any portion of the property lying within the bed of Clear Creek. Affects Parcel 2
3. **Rights of State of Colorado** and others in and to any portion of the property lying within the bed of Little Dry Creek. Affects Parcel 1-1.
4. **Rights of Way for the Terry Ditch**, the Daddario Ditch and the Colorado Agricultural Ditch Co., as the same may affect the Property.
5. **Easement** for telecommunications lines granted to Mountain States Telephone and Telegraph Co, dated October 10, 1930 in Book 191, Page 74. Affects Parcel 1-1.
6. **Easement** for sewer lines granted to Baker Metropolitan Water and Sanitation District, recorded March 15, 1961 in Book 897, Page 256. Affects Parcel 1-2.

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7. **Order of Inclusion**: Effect of land in the First Piece being included within bounds of the **Crestview Water and Sanitation District**, Order recorded May 12, 1987 in Book 3316, Page 46. Affects Parcel 1-1.
8. Terms, conditions, provisions, agreements and obligations specified in the **Zoning Hearing Decision**, Case #126-86-GDP-PUD - NASH - PHILLIPS/COPUS recorded on January 23, 1987 in Book 3264, Page 775. Affects Parcels 1-1 and 1-2.
9. **Order of Inclusion**: Effect of land in the First Piece being included within the bounds of the **Hyland Hills Park & Recreation District**. Order recorded September 15, 1987 in Book 3367, Page 411. Affects Parces1-1 and 1-2.
10. Terms, conditions, provisions, agreements and obligations specified in the **Preliminary P.U.D. Plan for Crestview**, recorded May 26, 1987 at Reception No. 751021. Affects Parcel 1-3.
11. Terms, conditions, provisions, agreements and obligations specified in the **Zoning Hearing Decision** Case #31-91-Z GDP FIVE PARTS DEVELOPMENT – NORTH PECOS CENTER, recorded May 7, 1991 in Book 3775, Page 673. Affects Parcel 1-2.
12. Terms, conditions, provisions, agreements and obligations specified in the **Underground Facilities Information Filing** by the North Pecos Water and Sanitation District, recorded March 15, 1993 in Book 4038, Page 101. Affects Parcel 1-3.
13. Any existing leases or tenancies, and any and all parties claiming by, through or under said leases.
14. Easements or rights to easement pursuant to an unrecorded **Deed - Conservation Easement** dated Nov. 16, 1994 from Sundstrand Corporation to Adams County. Affects Parcel 1-3.
15. Easements or rights to easement pursuant to an unrecorded **Permanent Drainage Easement** dated November 11, 1998 from Sundstrand Corporation to Adams County for stormwater drainage re Kalcevic Gulch Improvement Project. Affects Parcel 1-3.
16. Hazardous substances, if any, as disclosed by off-record information.
17. Terms, conditions, provisions, agreements and obligations specified under the **Zoning Hearing Decision**, Case #PRJ2006-00023, which was recorded March 28, 2007 at Reception No. 2007000037694.

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The Property is also conveyed subject to the following obligations in favor of, and enforceable by, Grantor and its corporate successors and assigns:

(a) There shall be included in each deed of any portion of the Property from Grantee to each grantee of Grantee, or otherwise placed in the chain of title to the Property, so as to be binding on Grantee's successors in title to the Property, a release in favor of Hamilton Sundstrand Corporation, Carma Colorado, Inc., Inc. and BPI Westminster, LLC that by acceptance of title to any portion of the Property, each future owner of title to any portion of the Property for such future owner, and such future owner's heirs, successors and assigns, expressly releases from, and waives as to, Hamilton Sundstrand Corporation, Carma Colorado Inc. and BPI Westminster, LLC, and their respective affiliates, successors and assigns, any and all claims, damages and/or liability, including, but not limited to, personal injury, death, property damage, nuisance, trespass, negligence, stigma or any other impairment of property value, whether perceived or actual, on account of, related to, or arising from contamination on, in, under or that may have migrated on, in or under the Property.

(b) Each of the Grantee's successors in title to any portion of the Vacant Parcel or Reversion Parcel (as defined herein), by acceptance of title to any such portion of the Vacant Parcel or Reversion Parcel, acknowledges and agrees that no use shall be made of the groundwater beneath the Vacant Parcel or Reversion Parcel for any purpose whatsoever, including without limitation, for drinking, other potable purposes or any other purpose or use and that all beneficial or other use of the groundwater by any such successor in title is and shall be prohibited; the foregoing, however, shall not prohibit use of the "nontributary" and "not nontributary" groundwater, hereinafter described, if drawn from one or more wells not located on the Property.

(c) No wells for the extraction of any groundwater (whether, tributary, nontributary or not nontributary) from beneath the Property shall be placed on the Property.

(d) Each owner of any portion of the Property shall allow each of Carma Colorado, Inc. and Hamilton Sundstrand Corporation (or their respective representatives and assignees) to have access to the Property for purposes of conducting environmental testing and sampling and other activities in connection with seeking to obtain additional pollution legal liability or other environmental insurance and/or to perform any requirements relating to environmental compliance of any governmental regulatory agency having jurisdiction and/or to perform any environmental investigation, monitoring and remediation to satisfy any of their contractual obligations.

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Said Property is conveyed together with the following:

Any and all unappropriated “nontributary” and “not nontributary” ground water rights (as these terms are currently defined in §§ 37-90-103(10.5) and 37-90-103(10.7), C.R.S. (2005), respectively) appurtenant to the Property, including those rights which attach to ownership of overlying land pursuant to the law and §37-90-137(4), C.R.S. (2005) including all Denver Basin Aquifers (Dawson, Upper Dawson, Lower Dawson, Denver, Arapahoe, Upper Arapahoe, Lower Arapahoe, and Laramie-Fox Hills formations), **but expressly excluding, and reserving to the Grantor and its successors and assigns, the following:**

- (i) any and all water rights or other rights associated with or related to Well No. 1-481 (Well Permit No. 481-R, constructed on September 1, 1955 and registered on August 4, 1959), which well is located on the Facility Parcel, as herein defined (more particularly, in the SE ¼ of NE ¼ of Section 5, Township 3 South, Range 68 West of the 6th P.M., Adams County, Colorado, at a point 2630 feet South and 100 feet West of the NE Corner of said Section 5), including, without limitation:
- (A) rights adjudicated for industrial in-plant use with an appropriation date of September 1, 1955 for Well No. 1-481, by decree on July 31, 1974 in Case No. W-3762, District Court, Water Division No. 1, State of Colorado, in the amount of 0.22 c.f.s.;
 - (B) as modified by decree on August 23, 1991 in Case No. 88CW068, District Court, Water Division No. 1, State of Colorado, in the amount of 147.9 acre feet per year of nontributary water from the Laramie-Fox Hills aquifer;
 - (C) as changed by Amended Ruling of the Referee and Judgment and Decree issued In the Matter of the Application for Water Rights and Change of Use of Water Rights of Sundstrand Corporation In Adams County (Colorado District Court, Water Division No. 1, State of Colorado, Case No. 94CW004) dated June 7, 1996 and confirmed and approved on July 29, 1996 (the “Augmentation Order”), to allow industrial use, including augmentation and remediation; and subject to the augmentation plan approved by the Augmentation Order, for use as a source of replacement water in an augmentation plan.
- (ii) any and all water rights or other rights associated with or related to Well No. 2-2107-F (Well Permit No. 2107-F, registered on March 25, 1959 and constructed on August 11, 1959), which well is located on the Facility Parcel, as herein defined (more particularly, in the NE ¼ of SE ¼ of Section 5, Township 3 South, Range 68 West of the 6th P.M., Adams County, Colorado, at a point 2610 feet North and 150 feet West of the SE Corner of said Section 5), including, without limitation:
- (A) rights adjudicated for industrial in-plant use with an appropriation date of August 11, 1959 for Well No. 2-2107F, by decree on July 31, 1974 in Case No. W-3762, District Court, Water Division No. 1, State of Colorado, in the amount of 0.424 c.f.s.;

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(B) as modified by decree on August 23, 1991 in Case No. 88CW068, District Court, Water Division No. 1, State of Colorado, in the amount of 147.9 acre feet per year of nontributary water from the Arapahoe aquifer; and

(C) as changed by the Augmentation Order, to allow industrial use, including augmentation and remediation; and subject to the augmentation plan approved by the Augmentation Order, for use as a source of replacement water in an augmentation plan.

(iii) any and all water rights or other rights associated with or related to Sundstrand Recovery Wells EXW-1 (Permit No. 045051), EXW-2 (Permit No. 045052), EXW-3 (Permit No. 045053), EXW-4 (Permit No. 045054), EXW-5 (Permit No. 045055), EXW-6 (Permit No. 045056), EXW-7 (Permit No. 045057), EXW-8 (Permit No. 045058), EXW-9 (Permit No. 045059), EXW-10 (Permit No. 045060), and EXW-11 (Permit No. 045061), including rights adjudicated for the wells located on the Facility Parcel, as herein defined (more particularly, in the NE ¼ SE ¼ and the SE ¼ NE ¼ of Section 5, Township 3 South, Range 68 West of the 6th P.M. in Adams County, Colorado), by the Augmentation Order, with the total combined average annual pumping rate not to exceed 300 g.p.m. and the maximum combined pumping rate at any given time not to exceed 400 g.p.m., for year-round ground water remediation activities, and with an appropriation date of May 22, 1991; diligence of conditional water rights confirmed by decree on October 25, 2005 in Case No. 02CW111, District Court, Water Division No. 1, State of Colorado; and subject to the Augmentation Order.

(iv) any and all rights to utilize, repair and replace such wells, associated facilities and to utilize such rights to satisfy obligations under the Augmentation Order.

Said Property is conveyed together with and subject to any rights and obligations pursuant to:

- (i) **Conveyance of Easement** for the remediation of seep water, dated July 27, 1995 and recorded at Book 4580, Page 562 on September 1, 1995 from Colorado Agricultural Ditch Co. and Lower Clear Creek Ditch Co. to Sundstrand Corporation.
- (ii) **Conveyance of Easement** for collecting seepage water for environmental remediation, dated September 7, 1995 and recorded on October 6, 1995 at Book 4603, Page 661 from Western Paving Construction Co. to Sundstrand Corporation.

MIDTOWN FILING NO. 13
LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2007000079792 THE OFFICIAL RECORDS OF THE ADAMS COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, SITUATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 4, WHENCE THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 4 BEARS NORTH 89°48'22" WEST, A DISTANCE OF 2643.63 FEET WITH ALL BEARINGS HEREON REFERENCED TO SAID LINE;

THENCE ALONG SAID NORTH LINE, NORTH 89°48'22" WEST, A DISTANCE OF 769.03 FEET;

THENCE DEPARTING SAID NORTH LINE, SOUTH 00°11'38" WEST, A DISTANCE OF 40.00 FEET TO THE NORTHEASTERLY CORNER OF SAID SPECIAL WARRANTY DEED AND THE **POINT OF BEGINNING**;

THENCE ALONG THE EASTERLY AND SOUTHERLY BOUNDARY OF SAID SPECIAL WARRANTY DEED, THE FOLLOWING NINE (9) COURSES:

1. SOUTH 38°21'59" EAST, A DISTANCE OF 194.84 FEET;
2. SOUTH 51°23'53" EAST, A DISTANCE OF 128.80 FEET;
3. SOUTH 15°37'26" WEST, A DISTANCE OF 335.11 FEET;
4. SOUTH 31°14'28" EAST, A DISTANCE OF 73.46 FEET;
5. SOUTH 58°45'32" WEST, A DISTANCE OF 225.78 FEET;
6. SOUTH 54°30'23" WEST, A DISTANCE OF 236.69 FEET;
7. SOUTH 27°17'19" WEST, A DISTANCE OF 306.52 FEET;
8. SOUTH 39°46'32" WEST, A DISTANCE OF 63.23 FEET;
9. SOUTH 89°57'07" WEST, A DISTANCE OF 91.41 FEET TO THE EASTERLY BOUNDARY OF THE PLAT OF MIDTOWN AT CLEAR CREEK – FILING NO. 7, RECORDED AT RECEPTION NO. 2016000009355, IN SAID RECORDS;

THENCE ALONG SAID EASTERLY BOUNDARY, THE FOLLOWING NINE (9) COURSES:

1. NORTH 00°16'34" EAST, A DISTANCE OF 286.85 FEET;
2. NORTH 00°24'51" WEST, A DISTANCE OF 249.02 FEET;
3. NORTH 00°16'34" EAST, A DISTANCE OF 325.54 FEET;
4. SOUTH 89°43'26" EAST, A DISTANCE OF 53.51 FEET;

5. NORTH 00°16'34" EAST, A DISTANCE OF 57.02 FEET;
6. NORTH 89°43'26" WEST, A DISTANCE OF 93.51 FEET;
7. NORTH 00°16'34" EAST, A DISTANCE OF 52.00 FEET;
8. NORTH 89°43'26" WEST, A DISTANCE OF 69.50 FEET;
9. NORTH 00°16'34" EAST, A DISTANCE OF 220.48 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST 68TH AVENUE AS DEDICATED ON SAID PLAT OF MIDTOWN AT CLEAR CREEK-FILING NO. 7;

THENCE DEPARTING SAID EASTERLY BOUNDARY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 89°48'22" EAST, A DISTANCE OF 595.45 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 13.565 ACRES, (590,905 SQUARE FEET), MORE OR LESS.

PREPARED BY:
ANTHONY K. PEALL
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 38636
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1, LITTLETON, CO 80122
(303) 718-1898



**TREASURER & PUBLIC TRUSTEE
ADAMS COUNTY, COLORADO**

ORIGINAL

Certificate Of Taxes Due

Account Number R0199896

Certificate Number 2023-236824

Parcel 0182504400024

Order Number

Assessed To

Vendor ID

MIDTOWN LLC
6465 GREENWOOD PLAZA BLVD STE 700
ENGLEWOOD, CO 80111-7103

MATTHEW CHASE HALEY

Legal Description

Situs Address

SECT,TWN,RNG:4-3-68 DESC: NW4 SE4 EXC ROW OF CO RD AND EXC 33 FT ON S SIDE FOR LOWER CLEAR CREEK DT
AND EXC PART PLATTED MIDTOWN AT CLEAR CREEK FLG 5 REC NO 2014000091485 AND FLG 7 2016000009355 AND FLG
10 2018000004010 EXC PT PLATTED AS MIDTOWN AT CLEAR CREEK FLG NO 11 REC 2019000053535 AC 0.2120

0

| Year | Tax | Interest | Fees | Payments | Balance |
|---|------------|----------|--------|--------------|---------------|
| Tax Charge | | | | | |
| 2022 | \$1,921.26 | \$0.00 | \$0.00 | (\$1,921.26) | \$0.00 |
| Total Tax Charge | | | | | \$0.00 |
| Grand Total Due as of 10/11/2023 | | | | | \$0.00 |

Tax Billed at 2022 Rates for Tax Area 040 - 040

| Authority | Mill Levy | Amount | Values | Actual | Assessed |
|-----------------------------|-------------|------------|---------------|----------|----------|
| RANGEVIEW LIBRARY DISTRICT | 3.6150000* | \$41.17 | VACANT | \$39,262 | \$11,390 |
| ADAMS COUNTY FIRE PROTECTIO | 17.5540000 | \$199.94 | COMMERCIAL LD | | |
| ADAMS COUNTY | 26.9670000 | \$307.16 | Total | \$39,262 | \$11,390 |
| HYLAND HILLS PARK & RECREAT | 5.1240000 | \$58.36 | | | |
| SD 1 | 57.8890000 | \$659.36 | | | |
| URBAN DRAINAGE SOUTH PLATTE | 0.1000000 | \$1.14 | | | |
| URBAN DRAINAGE & FLOOD CONT | 0.9000000 | \$10.25 | | | |
| MIDTOWN AT CLEAR CREEK METR | 56.5300000 | \$643.88 | | | |
| Taxes Billed 2022 | 168.6790000 | \$1,921.26 | | | |

* Credit Levy

ALL TAX SALE AMOUNTS ARE SUBJECT TO CHANGE DUE TO ENDORSEMENT OF CURRENT TAXES BY THE LIENHOLDER OR TO ADVERTISING AND DISTRRAINT WARRANT FEES. CHANGES MAY OCCUR; PLEASE CONTACT THE TREASURY PRIOR TO MAKING A PAYMENT AFTER AUGUST 1. TAX LIEN SALE REDEMPTION AMOUNTS MUST BE PAID BY CASH OR CASHIER'S CHECK.

SPECIAL TAXING DISTRICTS AND THE BOUNDARIES OF SUCH DISTRICTS MAY BE ON FILE WITH THE BOARD OF COUNTY COMMISSIONERS, THE COUNTY CLERK, OR, THE COUNTY ASSESSOR.

This certificate does not include land or improvements assessed under a separate account number, personal property taxes, transfer tax, or, miscellaneous tax collected on behalf of other entities, special or local improvement district assessments, or mobile homes, unless specifically mentioned.

I, the undersigned, do hereby certify that the entire amount of taxes due upon the above described parcels of real property and all outstanding lien sales for unpaid taxes as shown by the records in my office from which the same may still be redeemed with the amount required for redemption on this date are as noted herein. In witness whereof, I have hereunto set my hand and seal.

TREASURER & PUBLIC TRUSTEE, ADAMS COUNTY,

Alexander L Villagran

4430 S. Adams County Parkway

Brighton, CO 80601





**TREASURER & PUBLIC TRUSTEE
ADAMS COUNTY, COLORADO
Certificate Of Taxes Due**

ORIGINAL

Account Number R0187996

Certificate Number 2023-236823

Parcel 0182504400022

Order Number

Assessed To

Vendor ID

MIDTOWN LLC
6465 GREENWOOD PLAZA BLVD STE 700
ENGLEWOOD, CO 80111-7103

MATTHEW CHASE HALEY

| Legal Description | Situs Address | | | | |
|---|---------------|----------|--------|---------------|---------------|
| SECT,TWN,RNG:4-3-68 DESC: NE4 SE4 EXC PT IN SW COR TO L C C AND C A DT AND EXC DT AND EXC PARCS AND EXC PART PLATTED 201600009355 | 0 | | | | |
| Year | Tax | Interest | Fees | Payments | Balance |
| Tax Charge | | | | | |
| 2022 | \$15,822.32 | \$0.00 | \$0.00 | (\$15,822.32) | \$0.00 |
| Total Tax Charge | | | | | \$0.00 |
| Grand Total Due as of 10/11/2023 | | | | | \$0.00 |

Tax Billed at 2022 Rates for Tax Area 049 - 049

| Authority | Mill Levy | Amount | Values | Actual | Assessed |
|-----------------------------|-------------|-------------|---------------|-----------|----------|
| RANGEVIEW LIBRARY DISTRICT | 3.6150000* | \$349.72 | VACANT | \$333,589 | \$96,740 |
| ADAMS COUNTY FIRE PROTECTIO | 17.5540000 | \$1,698.17 | COMMERCIAL LD | | |
| ADAMS COUNTY | 26.9670000 | \$2,608.79 | Total | \$333,589 | \$96,740 |
| SD 1 | 57.8890000 | \$5,600.18 | | | |
| URBAN DRAINAGE SOUTH PLATTE | 0.1000000 | \$9.67 | | | |
| URBAN DRAINAGE & FLOOD CONT | 0.9000000 | \$87.07 | | | |
| MIDTOWN AT CLEAR CREEK METR | 56.5300000 | \$5,468.72 | | | |
| Taxes Billed 2022 | 163.5550000 | \$15,822.32 | | | |

* Credit Levy

ALL TAX SALE AMOUNTS ARE SUBJECT TO CHANGE DUE TO ENDORSEMENT OF CURRENT TAXES BY THE LIENHOLDER OR TO ADVERTISING AND DISTRAINT WARRANT FEES. CHANGES MAY OCCUR; PLEASE CONTACT THE TREASURY PRIOR TO MAKING A PAYMENT AFTER AUGUST 1. TAX LIEN SALE REDEMPTION AMOUNTS MUST BE PAID BY CASH OR CASHIER'S CHECK.

SPECIAL TAXING DISTRICTS AND THE BOUNDARIES OF SUCH DISTRICTS MAY BE ON FILE WITH THE BOARD OF COUNTY COMMISSIONERS, THE COUNTY CLERK, OR, THE COUNTY ASSESSOR.

This certificate does not include land or improvements assessed under a separate account number, personal property taxes, transfer tax, or, miscellaneous tax collected on behalf of other entities, special or local improvement district assessments, or mobile homes, unless specifically mentioned.

I, the undersigned, do hereby certify that the entire amount of taxes due upon the above described parcels of real property and all outstanding lien sales for unpaid taxes as shown by the records in my office from which the same may still be redeemed with the amount required for redemption on this date are as noted herein. In witness whereof, I have hereunto set my hand and seal.

TREASURER & PUBLIC TRUSTEE, ADAMS COUNTY,

Alexander L Villagran

4430 S. Adams County Parkway

Brighton, CO 80601

