



DEVELOPMENT APPLICATION FORM

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 checked="" type="checkbox"/> Conditional Use
<input type="checkbox"/> Plat Correction/ Vacation	<input type="checkbox"/> Special Use	<input type="checkbox"/> Other: _____

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:	660-6640 N. FEDERAL BLVD
City, State, Zip:	DENVER, CO 80221
Area (acres or square feet):	1.67
Tax Assessor Parcel Number	0182505404002 and 0182505404001
Existing Zoning:	C-5
Existing Land Use:	Commercial - Automotive Services
Proposed Land Use:	Commercial - Mini Storage

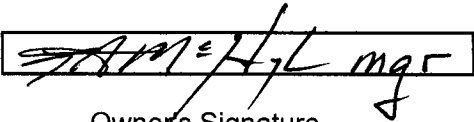
Have you attended a Conceptual Review? YES ☒ NO ☐

If Yes, please list PRE#: 2021-000028

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: 6606-6640 N. Federal ALC Date: 2-15-22

Owner's Printed Name

Name: 
Owner's Signature



CONDITIONAL USE PERMIT

Application submittals must include all documents on this checklist as well as this page. Please use the reference guide (pgs. 3-4) included in this packet for more information on each submittal item.

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

1. Development Application Form (pg. 5)
2. Application Fees (see pg. 2)
3. Written Explanation of the Project
4. Site Plan Showing Proposed Development
5. Proof of Ownership (warranty deed or title policy)
6. Proof of Water and Sewer Services
7. Proof of Utilities (e.g. electric, gas)
8. Legal Description
9. Certificate of Taxes Paid
10. Certificate of Notice to Mineral Estate Owners/and Lessees (pg. 7)*
11. Certificate of Surface Development (pg. 8-10)*

Supplemental Items (if applicable) *Contact County staff for supplemental forms

1. Traffic Impact Study
2. Neighborhood Meeting Summary
3. Solid waste transfer station*
4. Solid waste composting facility*
5. Scrap tire recycling facility*
6. Inert fill*

Application Fees	Amount	Due
Conditional Use Permit	\$1,000 (\$300 per additional residential request/ \$500 per additional non-residential)	After complete application received
Tri-County Health	\$360 (TCHD Level 3)	After complete application received



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
8. Certificate of Taxes Paid
9. Certificate of Notice to Mineral Estate Owners/and Lessees (pg. 8)
10. Certificate of Surface Development (pg. 9)

Applications Fees	Amount	Due
Plat Correction, etc.	\$500 (residential); \$50 per add. lot \$750 (non-residential); \$100 per add. lot	After complete application received
Tri-County Health	\$150 (public utilities-TCHD Level 1) \$210 (individual septic-TCHD Level 2)	After complete application received
Copying	\$5 per page	Prior to Final Public Hearing
Recording	\$13 (first page); \$10 (ea. additional)	Prior to Final Public Hearing

February 14, 2022

Adams County, Planning Department

4430 S. Adams County Pkwy.

Brighton, CO 80601

Attention: Jennifer Rutter

Re: Federal Hills Self Storage
Plat Correction and Conditional Use Application
PRE2021-000021



Dear Jennifer,

On behalf of BCM Partners (Developer), our team has prepared the following documents in accordance with the Conditional Use Permit guidelines for proposed development of a self-storage facility at 6606 and 6640 N. Federal Boulevard (Parcel #s 0182505404002 and 0182505404001). The Applicant chose to forgo the pre-application process given that a similar project had been recently put forth to the County for comment. Using the feedback provided and referencing that pre-application number, we present the following application materials:

1. Development Application (Plat Correction & CUP)
2. Written Explanation of the Project
3. Plat
4. Site Plan
5. Title Report
6. Proof of Water and Services
7. Certificate of Taxes Paid
8. Neighborhood Meeting Summary

The Developer has entered into a Purchase and Sale agreement with the current property owner and is seeking to develop a commercial self-storage facility on the subject parcels. The property is located within unincorporated Adams County and is currently zoned as Commercial (C-5) for which the proposed use is deemed "Conditional". The developer Conditional Permit approval to develop the indoor storage facility in accordance with the Adams County development standards and regulations as well as any other applicable agency regulations and submits the enclosed documentation for initial staff review and commentary regarding the application for a Conditional Use Permit. Concurrently, the applicant is also seeking approval for the plat revision to combine the two aforementioned parcels into one parcel for the proposed use.

I trust that the attached information is sufficient to initiate County and Referral Agency reviews. Should you require additional information or have questions as you begin processing this application, please don't hesitate to contact me directly at (720) 633-0219 or via email at mcleary@ssdeng.com.

Thank you, our team looks forward to working with County Staff to make this project a benefit for the Owner, the development, and the Town.

Sincerely,

Strategic Site Designs, LLC

A handwritten signature in blue ink, appearing to read "MDC", is positioned above the printed name of Michael D. Cleary.

Michael D. Cleary, P.E

Senior Project Engineer

Enclosures: Refer to List in Body of Letter



WRITTEN EXPLANATION OF THE PROJECT

A. OVERVIEW

The Applicant, BCM Management Partners (BCM), is seeking conditional use permit (CUP) approval for commercial self-storage on property zoned C-5. Two parcels (Site), located within an unincorporated portion of Adams County (Parcel #s 0182505404002 and 0182505404001, in Section 5, Township 3 South, Range 68 West of the 6th PM would be combined (separate application) for a total area of 1.67 acres. The Site is bound by N. Federal Boulevard (a CDOT Highway) to the west and W 66th Place to the north and is currently the site of multiple commercial ventures including welding services, produce sales, and auto storage/sales.

BCM proposes remove all existing structures and construct a 3-story, climate controlled, commercial, storage facility and related improvement required to meet applicable development standards (County and State). Site engineering design will be conducted by Strategic Site Designs, LLC and the architect for building design is Garen Miller, Inc.

B. SITE DEVELOPMENT/PROJECT IMPROVEMENTS

The Project scope will include the clearing of all existing structures, demolition and replacement of adjacent roadway curb and gutter (as needed) and the construction of a 3-story, climate controlled, storage facility with approximately 300 square feet of office space and approximately 93,000 square feet of leasable storage area.

In addition to the building improvements, BCM proposes site improvements that will include paved access drive isles, loading area, guest registration parking area, landscaping, storm drainage facilities as well as curb/gutter/sidewalk improvements consistent with County's Capital Improvement Program and design standards.

C. COMPLIANCE WITH STANDARDS

The subject property is zoned C-5. Commercial mini storage is permitted in a C-5 zone by conditional use permitting. (ACDS&R 3-07-01). The proposed use is compatible with the surrounding area, presents no detrimental impacts to the immediate area or development of the area and is in line with the Adams County Comprehensive Plan. Development plans will demonstrate compliance with the conditional use approval criteria and the applicable design requirements and performance standards of the ACDS&R.

D. UTILITIES

Commercial services are currently operational and served by Xcel Energy (gas/electric) and Crestview Water and Sanitation District. What the applicant proposes is a building equipped with automatic fire-suppression systems and very low, daily, water demands. Any increase in demand associated with the proposed change in use will be minor and should not have any negative impact on, nor warrant any improvements to existing infrastructure. On the applicant's behalf, SSD has opened a dialog with representatives with Crestview Water regarding the districts concerns regarding supply development in this area.



First American

Commitment

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: NCS-1108798-STLO

COMMITMENT FOR TITLE INSURANCE

Issued By

FIRST AMERICAN TITLE INSURANCE COMPANY

NOTICE

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

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

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

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, ***First American Title Insurance Company***, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

First American Title Insurance Company

Dennis J. Gilmore, President

Greg L. Smith, Secretary

If this jacket was created electronically, it constitutes an original document.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

COMMITMENT CONDITIONS

1. DEFINITIONS

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

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

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

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements; and
- (f) Schedule B, Part II—Exceptions.

4. COMPANY'S RIGHT TO AMEND

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

5. LIMITATIONS OF LIABILITY

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

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



CRESTVIEW WATER & SANITATION DISTRICT

Michael Cleary
Strategic Site Designs
88 Inverness Circle East Suite E 101
Englewood, CO 80112

January 24, 2022

RE: Water and Sanitary Sewer Service, 6606 & 6640 Federal Blvd., Denver, CO 80221
Will Serve Letter

To Whom it May Concern:

Please be advised that Crestview Water and Sanitation District is willing to provide treated water and sanitary sewer service to a possible development on the parcel nos. 0182505404002 and 0182505404001 with the addresses of 6606 & 6640 Federal Blvd., in Adams County, Colorado that are wholly within the Crestview Water and Sanitation District boundaries.

Prior to creating a layout and filing a plat for the development, the developer should have a pre-design meeting with Crestview, as the developer MUST allow for the installation of adequate water mains in strict accordance with Denver Water Engineering Standards and Crestview Rules and Regulations and engineering requirements. Sanitary sewer mains must also be designed in accordance with Crestview Rules and Regulations and engineering requirements. The landowner/developer is responsible for all costs related to the installation of required water and sewer mains. The landowner/developer is responsible for all utility modeling, engineering studies and plan development/review costs. All water and sewer mains and appurtenances shall be installed at the landowner/developer's expense and deeded free and clear to the District prior to the issuance of any water or sewer taps.

Crestview Water & Sanitation District provides its drinking water to the residents of the District by means of a wholesale water purchasing contract with Denver Water. As part of the Contract, Denver Water requires Crestview to adhere to the Denver Water engineering standards including modeling of Crestview's water distribution system. Denver Water has determined that there is NOT adequate water supply into Crestview for fire flows for additional growth within Crestview. Denver Water is requiring the installation of a master meter and a twelve (12) inch water supply beginning at approximately 5800 Lowell Blvd. going north and attaching to the existing eight (8) inch water main at 62nd avenue & Lowell boulevard. No plans for future developments will be approved without the inclusion of the aforementioned master meter and 12-inch water main.



WILL SERVE LETTER

February 11, 2022

Michael Cleary
88 Inverness Cir E, Ste E101
Englewood, CO 80112

Re: Will Serve Letter for the property at 6606 N Federal Blvd, Denver

Dear Michael,

This letter is to confirm that Xcel Energy is your utility provider for natural gas and electrical service. In accordance with our tariffs, on file with and approved by the Colorado Public Utilities Commission, gas and electric facilities can be made available to serve the project at 6606 N Federal Blvd, Denver.

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

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

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

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

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

Sincerely,

Tatyana Krivtsova
Xcel Energy Technician
tatyana.krivtsova@xcelenergy.com

Mailing address: Xcel Energy
5460 W 60th Ave
Arvada, CO 80003

With townhomes and multi-family units, Crestview requires that the water and sanitary services be a minimum of five (5) feet from both property lines and a minimum of ten (10) feet of separation between the services.

Current connection fees can be provided by contacting our office. Any water and/or sewer services must be approved by Crestview and connected to the appropriate main lines and installed into its permanent structure's foundation prior to completion of the construction of said structure.

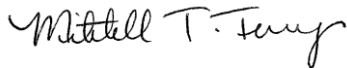
Crestview requires a signature of acceptance of this Will Serve letter by the owner/developer prior to scheduling a pre-design meeting with Crestview. Please provide a copy of this signed Will Serve letter when scheduling a pre-design meeting to Crestview's engineer, Clarice O'Hanlon, with at cohanlon@crestviewwater.net.

Signature of owner/developer representative

Date

If you have any questions or require additional information, please contact our office.

Sincerely,



Mitchell T. Terry
District Manager
Crestview Water & Sanitation District



Statement Of Taxes Due

Account Number R0100665

Assessed To

Parcel 0182505404002

6606-6640 N FEDERAL BL LLC
21521 MAIN AVE
GOLDEN, CO 80401

Legal Description				Situs Address	
SUB:NORTH FEDERAL HILLS BLK:1 LOT:20 & LOT:21				6606 FEDERAL BLVD	
Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2021	\$23,343.32	\$0.00	\$0.00	\$0.00	\$23,343.32
Total Tax Charge					\$23,343.32
Special Assessment: ADAMS COUNTY SPECIAL ASSESSMENTS - STORMWATER					
2021	\$474.72	\$0.00	\$0.00	\$0.00	\$474.72
Total Special Assessment: ADAMS COUNTY SPECIAL ASSESSMENTS - STORMWATER					\$474.72
Special Assessment: TREASURER'S FEE SWU					
2021	\$47.47	\$0.00	\$0.00	\$0.00	\$47.47
Total Special Assessment: TREASURER'S FEE SWU					\$47.47
GRAND TOTAL					\$23,865.51
Grand Total Due as of 02/10/2022					\$23,865.51

TREASURER'S FEE SWU **\$47.47**

Tax Billed at 2021 Rates for Tax Area 495 - 495

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6890000	\$709.06	COMM LND	\$290,400	\$84,220
CRESTVIEW WATER & SANITATIO	3.0800000	\$592.01	MERCHANDIS		
ADAMS COUNTY FIRE PROTECTIO	16.6860000	\$3,207.21	MERCHANDISING	\$279,287	\$80,990
GENERAL	22.9450000	\$4,410.26	OFFICES	\$93,096	\$27,000
HYLAND HILLS PARK & RECREAT	5.1230000	\$984.69	Total	\$662,783	\$192,210
RETIREMENT	0.3140000	\$60.35			
ROAD/BRIDGE	1.3000000	\$249.87			
DEVELOPMENTALLY DISABLED	0.2570000	\$49.40			
SD 50 BOND (Westminster)	9.0800000	\$1,745.27			
SD 50 GENERAL (Westminster)	55.7200000	\$10,709.94			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$19.22			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$172.99			
SOCIAL SERVICES	2.2530000	\$433.05			
Taxes Billed 2021	121.4470000	\$23,343.32			

ADAMS COUNTY SPECIAL ASSESSMENTS - STORMWATER **\$474.72**

Tax amounts are subject to change due to endorsement, advertising, or fees.

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

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

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

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

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

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

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

8. PRO-FORMA POLICY

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

9. ARBITRATION

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

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



First American

Schedule A

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: NCS-1108798-STLO

Transaction Identification Data for reference only:

Issuing Agent: First American Title Insurance Company National
Commercial Services

Commitment No.: NCS-1108798-STLO

Property Address: 6066 & 6640 North Federal Boulevard,
Berkley, CO 80221

Revision No.:

Issuing Office: 8182 Maryland Ave., Suite 400, St.
Louis, MO 63105

Phone Number: (800)449-8792

Issuing Office File No.: NCS-1108798-STLO

SCHEDULE A

1. Commitment Date: January 28, 2022 at 5:00 PM
2. Policy or Policies to be issued:
 - (a) ☒ ALTA® Owner's Policy (6-17-06)
Proposed Insured: Best Box Acquisitions, LLC, a Missouri limited liability company
Proposed Policy Amount: \$2,150,000.00
 - (b) ☐ ALTA® Loan Policy (6-17-06)
Proposed Insured:
Proposed Policy Amount: \$0.00
3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.
4. The Title is, [at the Commitment Date, vested in:](#)

6606 - 6640 NORTH FEDERAL BLVD., A LIMITED LIABILITY COMPANY, a Colorado limited liability company
5. The Land is described as follows:

See Exhibit "A" attached hereto and made a part hereof

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



First American

Exhibit A

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: NCS-1108798-STLO

Commitment No.: NCS-1108798-STLO

The Land referred to herein below is situated in the County of Adams, State of Colorado, and is described as follows:

Lots 20, 21, 22 and 23, Block 1, North Federal Hills, County of Adams, State of Colorado.

For informational purposes only: APN(s): 0182505404002 & 0182505404001

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



First American

Schedule BI & BII

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: NCS-1108798-STLO

Commitment No.: NCS-1108798-STLO

SCHEDULE B, PART I

Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Payment of all taxes and assessments now due and payable as shown on a certificate of taxes due from the County Treasurer or the County Treasurer's Authorized Agent.

NOTE: Tax certificate(s) must be ordered by or provided to the Company at least one week prior to closing.

6. Local ordinances may impose inchoate liens on the Land for unpaid water, sewer, stormwater drainage, or other utilities charges. If this transaction includes a sale of the Land, a Utilities Agreement and/or escrow is required.
7. Evidence that all assessments for common expenses, if any, have been paid.
8. Receipt by the Company of an ALTA/NSPS Land Title Survey, certified to First American Title Insurance Company, and in form and content satisfactory to the Company. The Company reserves the right to make further requirements and/or exceptions upon review of this survey.
9. Recordation of a Release of the Deed of Trust from 6606-6640 North Federal Blvd., A Limited Liability Company to the Public Trustee of Adams County for the use of Mountain View Bank of Commerce to secure an indebtedness in the principal sum of \$513,000.00, and any other amounts and/or obligations secured thereby, dated July 7, 2015 and recorded July 8, 2015 at Reception No. [2015000053984](#).

NOTE: Assignment of Leases and Rents in connection therewith recorded July 8, 2015 at Reception No. [2015000053985](#).

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

10. Receipt by the Company of the following documentation for 6606 - 6640 NORTH FEDERAL BLVD., A LIMITED LIABILITY COMPANY, a Colorado limited liability company:

Operating Agreement, and all amendments thereto, if any.

NOTE: The Company reserves the right to make further requirements and/or exceptions upon review of the above item(s).

11. Receipt by the Company of the following documentation for Best Box Acquisitions, LLC, a Missouri limited liability company:

Operating Agreement, and all amendments thereto, if any.

Certificate of Good Standing issued by the Missouri Secretary of State.

NOTE: The Company reserves the right to make further requirements and/or exceptions upon review of the above item(s).

12. Receipt by the Company of a satisfactory Final Affidavit and Indemnity, executed by 6606 - 6640 NORTH FEDERAL BLVD., A LIMITED LIABILITY COMPANY, a Colorado limited liability company.

13. Receipt by the Company of a satisfactory Final Affidavit and Indemnity, executed by Best Box Acquisitions, LLC, a Missouri limited liability company.

14. Prior to closing, the Company must confirm whether the county recording office in which the Land is located has changed its access policies due to the COVID-19 outbreak. If recording has been restricted, specific underwriting approval is required; and, additional requirements or exceptions may be made.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



First American

Schedule BI & BII (Cont.)

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: NCS-1108798-STLO

Commitment No.: NCS-1108798-STLO

SCHEDULE B, PART II

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any facts, rights, interests or claims which are not shown by the Public Records, but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
2. Easements, or claims of easements, not shown by the Public Records.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct land survey and inspection of the Land would disclose, and which are not shown by the Public Records.
4. Any lien or right to a lien for services, labor, material or equipment, unless such lien is shown by the Public Records at Date of Policy and not otherwise excepted from coverage herein.
5. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.

Note: Exception number 5 will be removed from the policy provided the Company conducts the closing and settlement service for the transaction identified in the commitment.

6. Any and all unpaid taxes, assessments and unredeemed tax sales.
7. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof.
8. Any water rights, claims of title to water, in, on or under the Land.
9. Any existing leases or tenancies.
10. Restrictions as set forth in Deed recorded August 5, 1935 in [Book 225 at Page 345](#) (affects Lot 23).

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

11. Reservation of right of way across said land for laterals and ditches as set forth in Deed recorded August 5, 1935 in [Book 225 at Page 345](#) (affects Lot 23).
12. Restrictions as set forth in Deed recorded July 23, 1942 in [Book 280 at Page 316](#) (affects Lot 22).
13. Reservation of right of way across said land for laterals and ditches as set forth in Deed recorded July 23, 1942 in [Book 280 at Page 316](#) (affects Lot 22).
14. Restrictions as set forth in Warranty Deed recorded November 6, 1944 in [Book 301 at Page 460](#) (affects Lot 21).
15. Reservation of right of way across said land for laterals and ditches as set forth in Warranty Deed recorded November 6, 1944 in [Book 301 at Page 460](#) (affects Lot 21).
16. Restrictions as set forth in Warranty Deed recorded November 6, 1944 in [Book 301 at Page 462](#) (affects Lot 20).
17. Reservation of right of way across said land for laterals and ditches as set forth in Warranty Deed recorded November 6, 1944 in [Book 301 at Page 462](#) (affects Lot 20).
18. An easement for sewer line and incidental purposes granted to Baker Metropolitan Water and Sanitation District, as set forth in an instrument recorded December 1, 1952 in [Book 454 at Page 63](#) (affects the East 20 feet of Lots 20 and 21).
19. An easement for sewer line and incidental purposes granted to Baker Metropolitan Water and Sanitation District, as set forth in an instrument recorded August 4, 1953 in [Book 471 at Page 129](#) (affects the East 20 feet of Lots 22 and 23).
20. Any tax, lien, fee or assessment by reason of inclusion of subject property in the Baker Metropolitan Water and Sanitation District, as evidenced by instrument recorded May 28, 1955 in [Book 542 at Page 114](#) (affects Lots 20 and 21).
21. An easement for utility lines and incidental purposes granted to Public Service Company of Colorado, as set forth in an instrument recorded December 28, 1976 in [Book 2112 at Page 513](#) (affects Lot 20).

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

DISCLOSURE STATEMENT

Pursuant to C.R.S. 30-10-406(3)(a) all documents received for recording or filing in the Clerk and Recorder's office shall contain a top margin of at least one inch and a left, right and bottom margin of at least one-half of an inch. The Clerk and Recorder will refuse to record or file any document that does not conform to the requirements of this section.

NOTE: If this transaction includes a sale of the property and the price exceeds \$100,000.00, the seller must comply with the disclosure/withholding provisions of C.R.S. 39-22-604.5 (Nonresident withholding).

NOTE: Colorado Division of Insurance Regulations 8-1-2 requires that "Every title insurance company shall be responsible to the proposed insured(s) subject to the terms and conditions of the title commitment, other than the effective date of the title commitment, for all matters which appear of record prior to the time of recording whenever the title insurance company, or its agent, conducts the closing and settlement service that is in conjunction with its issuance of an owner's policy of title insurance and is responsible for the recording and filing of legal documents resulting from the transaction which was closed.

Pursuant to C.R.S. 10-11-122, the company will not issue its owner's policy or owner's policies of title insurance contemplated by this commitment until it has been provided a Certificate of Taxes due or other equivalent documentation from the County Treasurer or the County Treasurer's authorized agent; or until the Proposed Insured has notified or instructed the company in writing to the contrary.

The subject property may be located in a special taxing district. A Certificate of Taxes due listing each taxing jurisdiction shall be obtained from the County Treasurer or the County Treasurer's authorized agent. Information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder, or the County Assessor.

C.R.S. 10-11-122 (4), Colorado Notaries may remotely notarize real estate deeds and other documents using real-time audio-video communication technology. You may choose not to use remote notarization for any document.

NOTE: Pursuant to CRS 10-11-123, notice is hereby given:

This notice applies to owner's policy commitments containing a mineral severance instrument exception, or exceptions, in Schedule B, Section 2.

- A. **That there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate and that there is a substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and**
- B. **That such mineral estate may include the right to enter and use the property without the surface owner's permission.**

NOTE: Pursuant to Colorado Division of Insurance Regulations 8-1-1, Affirmative mechanic's lien protection for the Owner may be available (typically by deletion of Exception no. 4 of Schedule B, Section 2 of the Commitment from the Owner's Policy to be issued) upon compliance with the following conditions:

- A. **The land described in Schedule A of this commitment must be a single family residence which includes a condominium or townhouse unit.**
- B. **No labor or materials have been furnished by mechanics or material-men for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.**

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

- C. **The Company must receive an appropriate affidavit indemnifying the Company against un-filed mechanic's and material-men's liens.**
- D. **The Company must receive payment of the appropriate premium.**
- E. **If there has been construction, improvements or major repairs undertaken on the property to be purchased within six months prior to the Date of the Commitment, the requirements to obtain coverage for unrecorded liens will include: disclosure of certain construction information; financial information as to the seller, the builder and or the contractor; payment of the appropriate premium, fully executed Indemnity Agreements satisfactory to the company, and, any additional requirements as may be necessary after an examination of the aforesaid information by the Company.**

No coverage will be given under any circumstances for labor or material for which the insured has contracted for or agreed to pay.

NOTE: Pursuant to C.R.S. 38-35-125(2) no person or entity that provides closing and settlement services for a real estate transaction shall disburse funds as a part of such services until those funds have been received and are available for immediate withdrawal as a matter of right.

NOTE: C.R.S. 39-14-102 requires that a real property transfer declaration accompany any conveyance document presented for recordation in the State of Colorado. Said declaration shall be completed and signed by either the grantor or grantee.

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

Nothing herein contained will be deemed to obligate the company to provide any of the coverages referred to herein unless the above conditions are fully satisfied.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



Statement Of Taxes Due

Account Number R0100664

Assessed To

Parcel 0182505404001

6606-6640 N FEDERAL BL LLC
21521 MAIN AVE
GOLDEN, CO 80401

Legal Description

SUB:NORTH FEDERAL HILLS BLK:1 LOT:22 & LOT:23

Situs Address

6640 FEDERAL BLVD

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2021	\$5,916.90	\$0.00	\$0.00	\$0.00	\$5,916.90
Total Tax Charge					\$5,916.90
Special Assessment: ADAMS COUNTY SPECIAL ASSESSMENTS - STORMWATER					
2021	\$391.86	\$0.00	\$0.00	\$0.00	\$391.86
Total Special Assessment: ADAMS COUNTY SPECIAL ASSESSMENTS - STORMWATER					\$391.86
Special Assessment: TREASURER'S FEE SWU					
2021	\$39.19	\$0.00	\$0.00	\$0.00	\$39.19
Total Special Assessment: TREASURER'S FEE SWU					\$39.19
GRAND TOTAL					\$6,347.95
Grand Total Due as of 02/10/2022					\$6,347.95

TREASURER'S FEE SWU

\$39.19

Tax Billed at 2021 Rates for Tax Area 495 - 495

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6890000	\$179.73	2170	\$168,000	\$48,720
CRESTVIEW WATER & SANITATIO	3.0800000	\$150.06	Total	\$168,000	\$48,720
ADAMS COUNTY FIRE PROTECTIO	16.6860000	\$812.94			
GENERAL	22.9450000	\$1,117.87			
HYLAND HILLS PARK & RECREAT	5.1230000	\$249.59			
RETIREMENT	0.3140000	\$15.30			
ROAD/BRIDGE	1.3000000	\$63.34			
DEVELOPMENTALLY DISABLED	0.2570000	\$12.52			
SD 50 BOND (Westminster)	9.0800000	\$442.38			
SD 50 GENERAL (Westminster)	55.7200000	\$2,714.68			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$4.87			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$43.85			
SOCIAL SERVICES	2.2530000	\$109.77			
Taxes Billed 2021	121.4470000	\$5,916.90			

ADAMS COUNTY SPECIAL ASSESSMENTS - STORMWATER

\$391.86

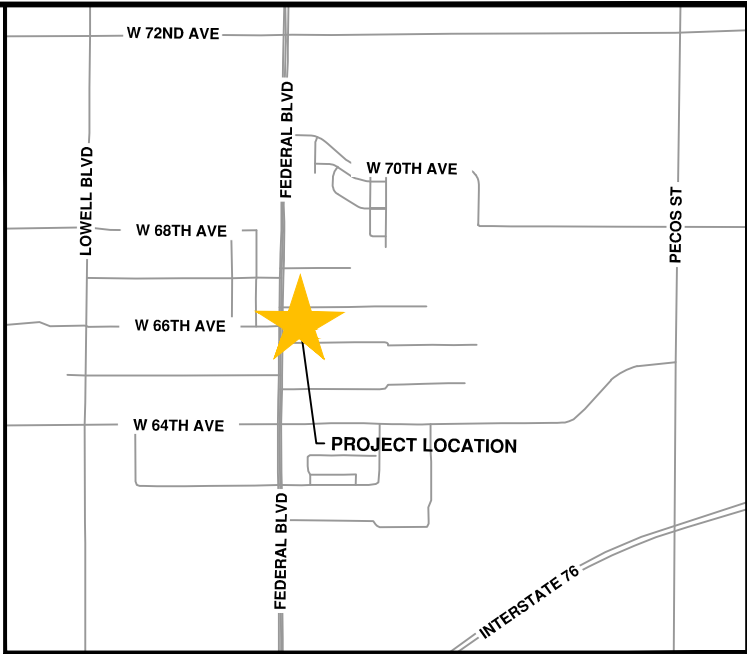
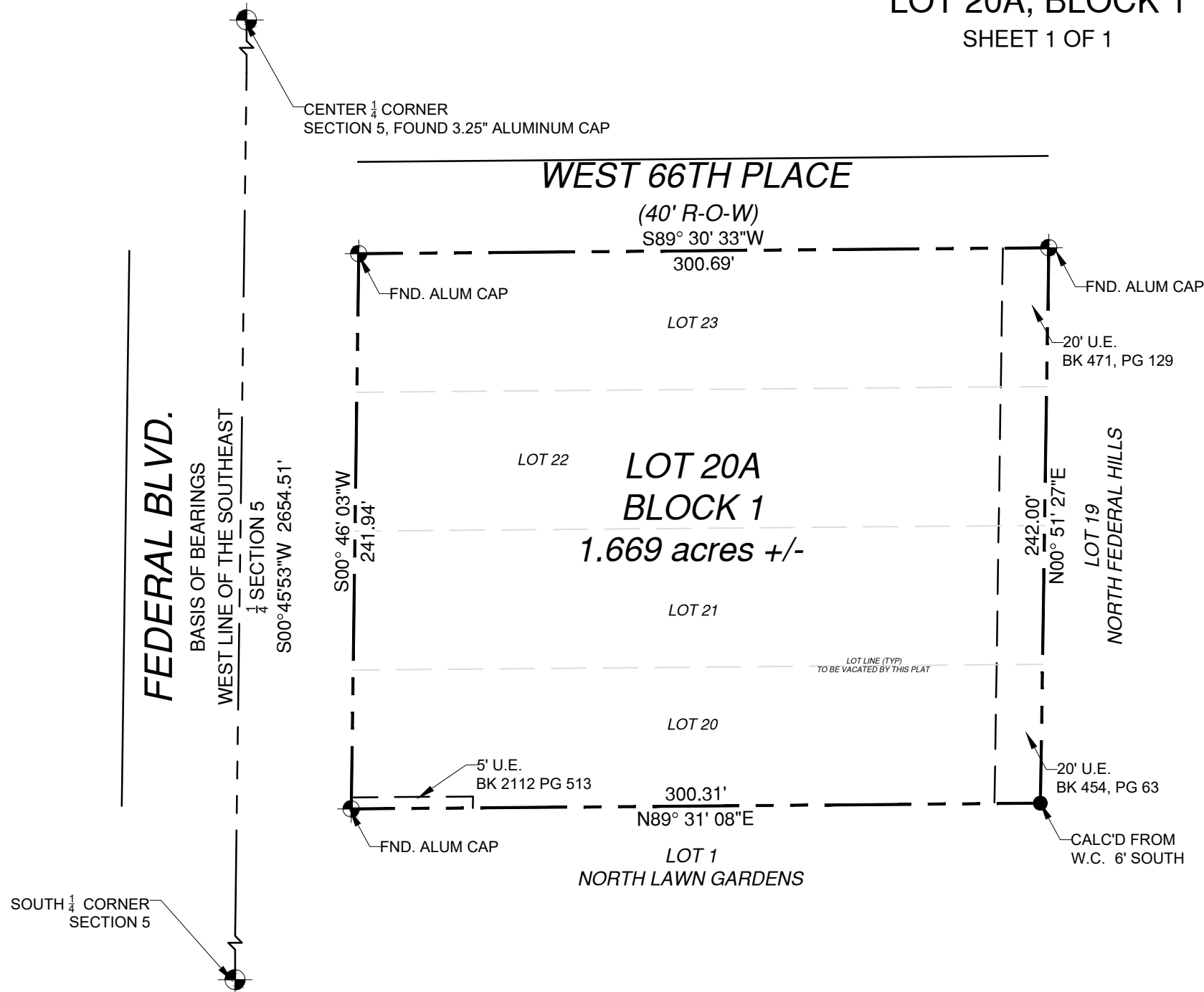
Tax amounts are subject to change due to endorsement, advertising, or fees.

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

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

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

NORTH FEDERAL HILLS SUBDIVISION
AN AMENDMENT TO
LOTS 20,21,22 AND 23, BLOCK 1, NORTH FEDERAL HILLS
LOCATED IN THE SE1/4 OF SECTION 5, T3S, R68W, 6TH P.M.
COUNTY OF ADAMS, STATE OF COLORADO
TO BE KNOWN AS
LOT 20A, BLOCK 1
SHEET 1 OF 1



VICINITY MAP
NTS

LEGEND

- PLAT BOUNDARY LINE
LOT LINE
SECTION LINE
FOUND AS DESCRIBED
SET, PLS 38157
UTILITY EASEMENT

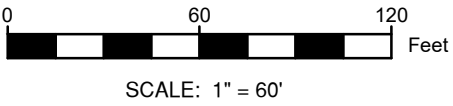
LAND USE DATA	
TOTAL NUMBER OF PROPOSED LOTS	1
TOTAL SITE ACRES	1.699
ZONING	C-5

NOTES:

- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508 OF THE COLORADO REVISED STATUTES.
- 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 AFTER THE DATE OF CERTIFICATION SHOWN HEREON.
- BEARINGS ARE BASED ON THE EAST-WEST MIDSECTION LINE, MEASURED AT S00°45'53" W, BETWEEN FOUND MONUMENTS SHOWN HEREON.
- THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE UNITED STATES SURVEY FOOT AS DEFINED BY THE U.S. NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION'S NATIONAL GEODETIC SURVEY.
- SURFACED ACCESS ROADS CAPABLE OF WITHSTANDING THE IMPOSED LOADS OF FIRE APPARATUS AND ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING CONSTRUCTION.
- RIGHT OF WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND DRIVES.
- ALL PRIVATE ROADS AND DRIVES ARE HEREBY DESIGNATED AS FIRE LANES WHEN REQUIRED, ALL THE FIRE LANES SHALL BE POSTED " NO PARKING-FIRE LANE" . ALL FIRE LANES SHALL BE INCLUDED INTO THE TOWN OF BENNETT PROGRAM FOR ENFORCEMENT OF PRIVATE PROPERTY PARKING.
- THIS PLAT REPLATS A PORTION OF BLOCK 1 AS DEPICTED ON NORTH FEDERAL HILLS SUBDIVISION, BK. 3 OF PLATS, PAGE 59. (LOTS 20,21,22,23)
- MONUMENTS, ORNAMENTAL COLUMNS, PRIVATE PARKING LOT LIGHTS, RETAINING WALLS AND THEIR COMPONENTS ARE NOT PERMITTED TO ENCROACH INTO UTILITY EASEMENTS

FLOODPLAIN INFORMATION:

- IT IS HEREBY CERTIFIED THAT THE ABOVE DESCRIBED PROPERTY IS NOT LOCATED WITHIN A 100-YEAR FLOOD HAZARD BOUNDARY IN ACCORDANCE WITH CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 08001C0309 G. ADAMS COUNTY, COLORADO, EFFECTIVE DATE: _____



CERTIFICATION:

I, ANTHONY L. KNIEVEL, A REGISTERED SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF LOTS 20,21,22 AND 23 OF BLOCK 1, NORTH FEDERAL HILLS SUBDIVISION, TO BE KNOWN AS LOT 20A, BLOCK 1 NORTH FEDERAL HILLS SUBDIVISION WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION IN FEBRUARY OF 2022, AND THAT THE ACCOMPANYING MAP ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION.
SIGNED THIS _____ DAY OF _____, 2022.

ANTHONY L. KNIEVEL, PLS NO. 38157
FOR AND ON BEHALF OF CAMPOS, EPC



NORTH FEDERAL HILLS SUBDIVISION
AMENDMENT TO LOTS 20,21,22 AND 23, BLOCK 1
LOT 20A, BLOCK 1 NORTH FEDERAL HILLS
LOCATED IN THE SE1/4 SECTION 5, T3N, R68W, 6TH P.M.
COUNTY OF ADAMS, COLORADO



PROJ. NO. 00040.0000.0014	SURVEYED	DRAWN	CHECKED	SHEET	OF
DATE: 9/15/2021	ALK	GP		1	1

PURPOSE STATEMENT:

THIS IS AN AMENDMENT TO THE NORTH FEDERAL HILLS SUBDIVISION. IT IS INTENDED TO REPLAT LOTS 20,21,22 AND 23, BLOCK 1, NORTH FEDERAL HILLS SUBDIVISION INTO ONE LOT BEING NAMED LOT 20A, BLOCK 1, NORTH FEDERAL HILLS SUBDIVISION. IT ALSO DEDICATES RIGHTS-OF-WAY AND GRANTS THE EASEMENTS SHOWN HEREON.

OWNERSHIP CERTIFICATE

IN WITNESS THEREOF, 6606-6640 NORTH FEDERAL BLVD, LLC HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____, 20____ AD.

OWNER: 6606-6640 NORTH FEDERAL BLVD, LLC
21521 MAIN AVE
GOLDEN, CO 80401

BY: _____

AS: MANAGING MEMBER

NOTARY PUBLIC
STATE OF COLORADO
COUNTY OF ADAMS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ AD.
BY _____ AS MANAGING MEMBER OF 6606-6640 NORTH FEDERAL BLVD, LLC.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

NOTARY ADDRESS: _____

IN WITNESS THEREOF, _____ HAVE CAUSED THESE PRESENTS

TO BE EXECUTED THIS _____ DAY OF _____, 20____ AD.

APPROVALS

COMMUNITY AND ECONOMIC DEVELOPMENT APPROVAL:

APPROVED BY ADAMS COUNTY COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
THIS _____ DAY OF _____, 2022

NAME, TITLE

LEGAL DESCRIPTION AND DEDICATIONS:

THE UNDERSIGNED, BEING THE OWNER(S) OF A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 534, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH P.M., COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
LOTS 20,21,22 AND 23 OF BLOCK 1, NORTH FEDERAL HILLS SUBDIVISION, AS DEPICTED IN BOOK 3 OF PLATS, PAGE 59 OF THE ADAMS COUNTY CLERK AND RECORDER, CONTAINING 1.669 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND AS PER THE DRAWING HERON CONTAINED UNDER THE NAME AND STYLE OF NORTH FEDERAL HILLS. A SUBDIVISION OF A PART OF THE COUNTY OF ADAMS, STATE OF COLORADO, AND HEREBY DEDICATE TO THE COUNTY OF ADAMS IN FEE SIMPLE THE STREETS AND ALL OTHER PUBLIC WAYS AND PUBLIC PLACES AS SHOWN ON THE PLAT FOR PUBLIC USE THEREOF FOREVER, AND HEREBY DEDICATES TO THE USE OF THE COUNTY OF ADAMS, ALL SERVING PUBLIC UTILITY, AND OTHER APPROPRIATE ENTITIES SUCH EASEMENTS AS ARE CREATED HEREBY AND DEPICTED, OR BY NOTE, REFERENCED HERON, ALONG WITH THE RIGHT TO CONSTRUCT, MAINTAIN, REPAIR, REPLACE, INSPECT AND OPERATE MAINS, TRANSMISSION, DISTRIBUTION AND SERVICE LINES AND APPURTENANCES OR OTHER IMPROVEMENTS FOR WHICH THE EASEMENTS WERE GRANTED TOGETHER WITH THE RIGHT OF ACCESS, ON, ALONG AND IN ALL OF THE EASEMENTS, EITHER DIRECTLY OR THROUGH THE VARIOUS APPLICABLE SERVICE PROVIDERS AS MAY BE NECESSARY TO ACCOMPLISH THE INTENDED PURPOSES OF THE EASEMENT, UNLESS MORE NARROWLY DEFINED BY NOTE HERON, " UTILITY" SHALL MEAN SEWER, WATER, DRAINAGE, ELECTRICITY, GAS, TELEPHONE, CABLE, AND OTHER TELECOMMUNICATIONS FACILITIES.

IT IS EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT ALL EXPENSES AND COST INVOLVED IN CONSTRUCTION AND INSTALLING SANITARY SEWER SYSTEM WORKS AND LINES, STORM DRAINAGE WORKS AND LINES, WATER SYSTEM WORKS AND LINES, GAS SERVICE LINES, ELECTRICAL SERVICE LINE, LANDSCAPING, CURBS, GUTTERS, STREET PAVEMENT, SIDEWALKS, AND OTHER SUCH UTILITIES AND SERVICES SHALL BE GUARANTEED AND PAID FOR BY THE SUBDIVIDER OF ARRANGEMENTS MADE BY THE SUBDIVIDER THEREOF WHICH ARE APPROVED BY THE COUNTY OF ADAMS COLORADO, AND SUCH SUMS SHALL NOT BE PAID BY THE COUNTY OF ADAMS AND THAT ANY ITEM SO CONSTRUCTED OR INSTALLED WHEN ACCEPTED BY THE COUNTY OF ADAMS SHALL BECOME THE SOLE PROPERTY OF SAID COUNTY OF ADAMS, COLORADO, EXCEPT PRIVATE ROADWAY CURBS, GUTTER AND PAVEMENT AND ITEMS OWNED BY MUNICIPALITY FRANCHISED UTILITIES AND/OR OTHER SERVING PUBLIC ENTITIES, WHICH WHEN CONSTRUCTED OR INSTALLED SHALL REMAIN AND/OR BECOME PROPERTY OF SUCH MUNICIPALITY FRANCHISED AND/OR OTHER SERVING PUBLIC ENTITIES AND SHALL NOT BECOME THE PROPERTY OF THE COUNTY OF ADAMS, COLORADO.

CLERK AND RECORDER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK ____ M., THIS _____ DAY OF, 20____, AND IS RECORDED UNDER RECEPTION NO. _____.

COUNTY CLERK AND RECORDER

DEPUTY

Adams County Land Use

Neighborhood Meeting Summary

Meeting Details

Location:	Swim and Fitness Center – 3290 W. 76 th Avenue, Westminster CO
Date:	February 11, 2022
Time:	5:30 – 7:30 pm
Notices sent:	Postmarked February 1 st , 2022

- Applicant Representatives:**
- | | |
|------------------------|--------------------------------------|
| Christopher Perdue, PE | Strategic Site Designs (Engineering) |
| Michael Cleary, PE | Strategic Site Designs (Engineering) |
| Beau Reinberg | Best Box Storage (Developer) |
- **Number of attendees:** 1

General

Strategic Site Designs presented a site plan, elevations and Powerpoint presentation outlining the project scope/concept in a meeting room at the Westminster. Beau Reinberg was on hand to discuss the company's vision and project's intended timeline.

Project Feedback

Only one member of the community, as a lessee and business owner on the subject property, was in attendance. He expressed his concern over needing to relocate his business and his desire to understand the project timeline and his need vacate the property. Mr. Boyd and the developer agreed to exchange contact information and continue a dialog regarding this matter.

No other residents or business owners were in attendance and no comments or concerns were raised.

Those indicating that they wish to be informed of other public meetings pertaining to this project include:

Boyd Raymond: 6606 N. Federal Blvd
Denver, CO 80221