



## LAND TITLE GUARANTEE COMPANY

Date: May 01, 2019

Subject: Attached Title Policy/Guarantee

Enclosed please find your product insuring the property located at PORTEOS PARCELS, UNKNOWN, CO.

If you have any inquiries or require further assistance, please contact Scott Bennetts at (303) 850-4175 or [sbennetts@ltgc.com](mailto:sbennetts@ltgc.com)

**Chain of Title Documents:**

[Adams county recorded 10/04/2006 under reception no. 2006000986489](#)

# Property Information Binder

## CONDITIONS AND STIPULATIONS

### 1. Definition of Terms

The following terms when used in this Binder mean:

- (a) "Land": The land described, specifically or by reference, in this Binder and improvements affixed thereto which by law constitute real property;
- (b) "Public Records"; those records which impart constructive notice of matters relating to said land;
- (c) "Date": the effective date;
- (d) "the Assured": the party or parties named as the Assured in this Binder, or in a supplemental writing executed by the Company;
- (e) "the Company" means Old Republic National Title Insurance Company, a Minnesota stock company.

### 2. Exclusions from Coverage of this Binder

The company assumes no liability including cost of defense by reason of the following:

- (a) Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; taxes and assessments not yet due or payable and special assessments not yet certified to the Treasurer's office.
- (b) Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
- (c) Title to any property beyond the lines of the Land, or title to streets, roads, avenues, lanes, ways or waterways on which such land abuts, or the right to maintain therein vaults, tunnels, ramps, or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
- (d) Mechanic's lien(s), judgment(s) or other lien(s).
- (e) Defects, liens, encumbrances, adverse claims or other matters: (a) created, suffered or agreed to by the Assured; (b) not known to the Company, not recorded in the Public Records as of the Date, but known to the Assured as of the Date; or (c) attaching or creating subsequent to the Date.

### 3. Prosecution of Actions

- 1. The Company shall have the right at its own costs to institute and prosecute any action or proceeding or do any other act which in its opinion may be necessary or desirable to establish or confirm the matters herein assured; and the Company may take any appropriate action under the terms of this Binder, whether or not it shall be liable thereunder and shall not thereby concede liability or waive any provision hereof.
- 2. In all cases where the Company does not institute and prosecute any action or proceeding, the Assured shall permit the Company to use, at its option, the name of the Assured for this purpose. Whenever requested by the Company, the Assured shall give the Company all reasonable aid in prosecuting such action or proceeding, and the Company shall reimburse the Assured for any expense so incurred.

### 4. Notice of Loss - Limitation of Action

A statement in writing of any loss or damage for which it is claimed the Company is liable under this Binder shall be furnished to the Company within sixty days after such loss or damage shall have been determined, and no right of action shall accrue to the Assured under this Binder until thirty days after such statement shall have been furnished, and no recovery shall be had by the Assured under this Binder unless action shall be commenced thereon with two years after expiration of the thirty day period. Failure to furnish the statement of loss or damage or to commence the action within the time hereinbefore specified, shall be conclusive bar against maintenance by the Assured of any action under this Binder.

### 5. Option to Pay, Settle or Compromise Claims

The Company shall have the option to pay, settle or compromise for or in the name of the Assured any claim

which could result in loss to the Assured within the coverage of this Binder, or to pay the full amount of this Binder. Such payment or tender of payment of the full amount of the Binder shall terminate all liability of the Company hereunder.

#### **6. Limitation of Liability - Payment of Loss**

- (a) The liability of the Company under this Binder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurances herein set forth, but in no event shall the liability exceed the amount of the liability stated on the face page hereof.
- (b) The Company will pay all costs imposed upon the Assured in litigation carried on by the Company for the Assured, and all costs and attorneys' fees in litigation carried on by the Assured with the written authorization of the Company.
- (c) No claim for loss or damages shall arise or be maintainable under this Binder (1) if the Company after having received notice of any alleged defect, lien or encumbrance not shown as an Exception or excluded herein removes such defect, lien or encumbrance within a reasonable time after receipt of such notice, or (2) for liability voluntarily assumed by the Assured in settling any claim or suit without written consent of the Company.
- (d) All payments under this Binder, except for attorney's fees as provided for in paragraph 6(b) thereof, shall reduce the amount of the liability hereunder pro tanto, and no payment shall be made without producing this Binder or an acceptable copy thereof for endorsement of the payment unless the Binder be lost or destroyed, in which case proof of the loss or destruction shall be furnished to the satisfaction of the Company.
- (e) When liability has been definitely fixed in accordance with the conditions of this Binder, the loss or damage shall be payable within thirty days thereafter.

#### **7. Subrogation Upon Payment or Settlement**

Whenever the Company shall have settled a claim under this Binder, all right of subrogation shall vest in the Company unaffected by any act of the Assured, and it shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to the claim had this Binder not been issued. If the payment does not cover the loss of the Assured, the Company shall be subrogated to the rights and remedies in the proportion which the payment bears to the amount of said loss. The Assured, if requested by the Company, shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect the right of subrogation, and shall permit the Company to use the name of the Assured in any transaction or litigation involving the rights or remedies.

#### **8. Binder Entire Contract**

Any action or actions or rights of action that the Assured may have or may bring against the Company arising out of the subject matter hereof must be based on the provisions of this Binder. No provision or condition of this Binder can be waived or changed except by a writing endorsed or attached hereto signed by the President, a Vice President, the Secretary, an Assistant Secretary or other validating officer of the Company.

#### **9. Notices. Where Sent**

All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at 400 Second Avenue South, Minneapolis, Minnesota 55401, (612) 371-1111.

#### **10. Arbitration**

Unless prohibited by applicable law, either the Company or the insured may demand arbitration pursuant to the Title Insurance Arbitration Rules of the American Arbitration Association.

**ANTI-FRAUD STATEMENT:** 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.

This anti-fraud statement is affixed and made a part of this policy.

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Issued by:  
Land Title Guarantee Company  
3033 East First Avenue Suite 600  
Denver, Colorado 80206  
303-850-4168



President



Old Republic National Title Insurance Company, a Stock Company  
400 Second Avenue South  
Minneapolis, Minnesota 55401  
(612)371-1111



Mark Bilbrey  
President



Rande Yeager  
Secretary

**Old Republic National Title Insurance Company**

**PROPERTY INFORMATION BINDER**

**Order Number:** ABC70618617

**Policy No.:** PIB70618617.1195034

**Liability:** \$50,000.00

**Fee:** \$500.00

**Subject to the exclusions from coverage, the limits of liability and other provisions of the Conditions and Stipulations hereto annexed and made a part of this Binder,**

**OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY a Corporation, herein called the Company,**

**GUARANTEES**

THE SAN JUAN COMPANY, ITS SUCCESSORS AND/OR ASSIGNS

**Herein called the Assured, against loss, not exceeding the liability amount stated above, which the assured shall sustain by reason of any incorrectness in the assurance which the Company hereby gives that, according to the public records as of**

April 25, 2019 at 5:00 P.M.

**1. Title to said estate or interest at the date hereof is vested in:**

ACP DIA 1287 INVESTORS, LLC, A COLORADO LIMITED LIABILITY COMPANY

**2. The estate or interest in the land hereinafter described or referred to covered by this Binder :**

A Fee Simple

**3. The Land referred to in this Binder is described as follows:**

PA-1

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE WEST QUARTER CORNER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG THE NORTHERLY LINE OF THE SAID SOUTHWEST QUARTER S89° 40'09"E A DISTANCE OF 1012.71 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF JACKSON GAP STREET RECORDED NOVEMBER 01, 2013 AT RECEPTION NO. [2013000094501](#); THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE S00° 19'51 "W A DISTANCE OF 747.04 FEET TO A POINT OF CURVATURE; THENCE 336.65 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 792.00 FEET, A CENTRAL ANGLE OF 24° 21'15" AND A CHORD WHICH BEARS S11 ° 50'47"E A DISTANCE OF 334.12 FEET; THENCE S54° 07'43"W A DISTANCE OF 331.06 FEET; THENCE N89° 59'19"W A DISTANCE OF 806.30 FEET TO A POINT ON THE WESTERLY LINE OF SAID SOUTHWEST QUARTER OF SECTION 5; THENCE ALONG SAID WESTERLY LINE N00° 06'29"W A DISTANCE

**Old Republic National Title Insurance Company**

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OF 1273.71 FEET TO THE POINT OF BEGINNING.

**BASIS OF BEARINGS**

BEARINGS ARE BASED ON BEARINGS ARE BASED ON THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND ASSUMED TO BEAR S89°40'09"E AS MONUMENTED BY A FOUND 3 1/4" ALUMINUM CAP PLS # 23527 AT THE WEST QUARTER CORNER AND A FOUND 3 1/4" ALUMINUM CAP PLS # 27275 AT THE CENTER QUARTER CORNER.

PREPARED BY SCOTT A. AREHART, PLS  
FOR AND ON BEHALF OF  
MARTIN/MARTIN, INC  
12499 WEST COLFAX AVENUE  
LAKEWOOD, CO 80215 10/9/2013

PA-2

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN THENCE ALONG THE WESTERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5, S00°06'29"E A DISTANCE OF 1273.71 FEET TO THE POINT OF BEGINNING; THENCE S89°59'19"E A DISTANCE OF 806.30 FEET; THENCE N54°07'43"E A DISTANCE OF 331.06 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF JACKSON GAP STREET RECORDED NOVEMBER 01, 2013 AT RECEPTION NO. [2013000094501](#); THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) CONSECUTIVE COURSES; 1.) 483.65 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 792.00 FEET, A CENTRAL ANGLE OF 34°59'20" AND A CHORD WHICH BEARS 541°31'05"E A DISTANCE OF 476.17 FEET TO A POINT OF TANGENCY; 2.) THENCE S59°00'45"E A DISTANCE OF 294.80 FEET TO A POINT OF CURVATURE; 3.) THENCE 731.86 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 708.00 FEET, A CENTRAL ANGLE OF 59°13'35" AND A CHORD WHICH BEARS S29°23'57"E A DISTANCE OF 699.70 FEET; 4.) THENCE S00°12'50"W A DISTANCE OF 465.46 FEET; THENCE N89°47'10"W A DISTANCE OF 1982.08 FEET TO A POINT ON THE WESTERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE ALONG SAID WESTERLY LINE OF SECTION 5 N00°06'29"VV A DISTANCE OF 1382.14 FEET TO THE POINT OF BEGINNING.

**BASIS OF BEARINGS**

BEARINGS ARE BASED ON BEARINGS ARE BASED ON THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND ASSUMED TO BEAR S89°40'09"E AS MONUMENTED BY A FOUND 3 1/4" ALUMINUM CAP PLS # 23527 AT THE WEST QUARTER CORNER AND A FOUND 3 1/4" ALUMINUM CAP PLS # 27275 AT THE CENTER QUARTER CORNER.

PREPARED BY SCOTT A. AREHART, PLS  
FOR AND ON BEHALF OF  
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LAKEWOOD, CO 80215 10/9/2013

PA - 3

**Old Republic National Title Insurance Company**

**PROPERTY INFORMATION BINDER**

**Order Number:** ABC70618617

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A PARCEL OF LAND BEING A PART OF THE SOUTH HALF OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND CONSIDERING THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5, BEING MONUMENTED AS SHOWN ON THE ATTACHED EXHIBIT, TO BEAR NORTH 00° 15'26" WEST, 2651.74 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO; THENCE NORTH 00° 15'26" WEST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 0.57 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89° 37'30" WEST, A DISTANCE OF 245.59 FEET;

THENCE NORTH 89° 47'10" WEST, A DISTANCE OF 354.26 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF JACKSON GAP STREET AS DEDICATED BY THE PLAT OF PORTEOS SUBDIVISION FILING NO. 1 RECORDED AT RECEPTION NO 2013000094501 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER;

THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES:

1. THENCE NORTH 00° 12'50" EAST, A DISTANCE OF 465.46 FEET TO A POINT OF CURVATURE;
2. THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 792.00 FEET, A CENTRAL ANGLE OF 59° 13'35", AN ARC LENGTH OF 818.69 FEET, THE CHORD OF WHICH BEARS NORTH 29° 23'57" WEST, 782.72 FEET;
3. THENCE NORTH 59° 00'45" WEST, A DISTANCE OF 294.80 FEET TO A POINT OF CURVATURE;
4. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 708.00 FEET, A CENTRAL ANGLE OF 59° 20'35", AN ARC LENGTH OF 733.30 FEET, THE CHORD OF WHICH BEARS NORTH 29° 20'27" WEST, 700.96 FEET;
5. THENCE NORTH 00° 19'51" EAST, A DISTANCE OF 249.04 FEET TO A POINT BEING THE SOUTHWESTERLY CORNER OF LOT 1, BLOCK 1 OF SAID PORTEOS SUBDIVISION FILING NO. 1;

THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 1, BLOCK 1 THE FOLLOWING FOUR (4) COURSES:

1. THENCE SOUTH 89° 40'09" EAST, A DISTANCE OF 73.17 FEET;
2. THENCE SOUTH 59° 00'45" EAST, A DISTANCE OF 962.38 FEET TO A POINT OF CURVATURE;
3. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1395.00 FEET, A CENTRAL ANGLE OF 29° 34'06", AN ARC LENGTH OF 719.91 FEET, THE CHORD OF WHICH BEARS SOUTH 44° 13'42" EAST, 711.95 FEET;
4. THENCE SOUTH 89° 40'06" EAST, A DISTANCE OF 841.44 FEET

THENCE SOUTH 00° 00'00" EAST, A DISTANCE OF 318.58 FEET;

THENCE NORTH 90° 00'00" EAST, A DISTANCE OF 239.41 FEET;

THENCE SOUTH 00° 01'18" WEST, A DISTANCE OF 424.51 FEET;

THENCE SOUTH 00° 01'22" EAST, A DISTANCE OF 457.17 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 955.00 FEET, A CENTRAL ANGLE OF 01° 09'54", AN ARC LENGTH OF 19.42 FEET, THE CHORD OF WHICH BEARS NORTH 79° 57'30" WEST, 19.42 FEET;

THENCE NORTH 79° 22'33" WEST, A DISTANCE OF 148.12 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 955.00 FEET, A CENTRAL ANGLE OF 10° 33'33", AN ARC LENGTH OF 176.00 FEET, THE CHORD OF WHICH BEARS NORTH 84° 39'19" WEST, 175.75 FEET;

THENCE NORTH 89° 56'06" WEST, A DISTANCE OF 313.18 FEET;

THENCE NORTH 89° 37'30", A DISTANCE OF 245.69 FEET;

PREPARED BY

WILLIAM F. HESSELBACH JR., PLS25369

FOR AND ON BEHALF OF

**Old Republic National Title Insurance Company**

**PROPERTY INFORMATION BINDER**

**Order Number:** ABC70618617

**Policy No.:** PIB70618617.1195034

CVL CONSULTANTS OF COLORADO, INC.  
10333 E. DRY CREEK ROAD, SUITE 240  
ENGLEWOOD, CO 80112

PA -5B

A PARCEL OF LAND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 5 AND A PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST QUARTER CORNER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND CONSIDERING THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5, BEING MONUMENTED AS SHOWN ON THE ATTACHED EXHIBIT, TO BEAR NORTH 00°28'40" WEST, 2647.66 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 35°13'13" WEST, A DISTANCE OF 69.57 FEET TO A POINT BEING THE POINT OF BEGINNING;

THENCE NORTH 89°45'31" WEST, A DISTANCE OF 1574.02 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 955.00 FEET, A CENTRAL ANGLE OF 09°13'04", AN ARC LENGTH OF 153.64 FEET, THE CHORD OF WHICH BEARS NORTH 85°08'59" WEST, 153.47 FEET;

THENCE NORTH 00°01'22" WEST, A DISTANCE OF 457.17 FEET; THENCE NORTH 00°01'18" EAST, A DISTANCE OF 424.51 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 1720.47 FEET; THENCE SOUTH 00°24'45" EAST, A DISTANCE OF 901.31 FEET TO THE POINT OF BEGINNING.

WILLIAM F. HESSELBAG4-JR:--Pi.S. 25369  
FOR AND ON BEHALF OF CVL CONSULTANTS OF COLORADO, INC.  
10333 E. DRY CREEK ROAD, SUITE 240  
ENGLEWOOD, CO 80112

PA-6B

A PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 9 AND A PART OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND CONSIDERING THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9, BEING MONUMENTED AS SHOWN ON THE ATTACHED EXHIBIT, TO BEAR SOUTH 00°27'07" EAST, 2653.11 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO; THENCE SOUTH 00°27'07" EAST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 57.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°27'07" EAST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 2196.49 FEET; THENCE SOUTH 89°56'59" WEST A DISTANCE OF 2687.44 FEET; THENCE NORTH 00°19'54" WEST A DISTANCE OF 2203.89 FEET; THENCE SOUTH 89°53'30" EAST A DISTANCE OF 2682.86 FEET TO THE POINT OF BEGINNING.

PATRICK M. STEENBURG, PLS 38004  
FOR AND ON BEHALF OF  
CVL CONSULTANTS OF COLORADO, INC.  
10333 EAST DRY CREEK ROAD, SUITE 240



**Old Republic National Title Insurance Company**

**PROPERTY INFORMATION BINDER**

**Order Number:** ABC70618617

**Policy No.:** PIB70618617.1195034

ENGLEWOOD, COLORADO 80112

PA-7

PA -7 -LESS KARCHER PARCEL, LESS DRAINAGE EASEMENT & RIGHTS OF WAY

A PARCEL OF LAND BEING A PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8, BEING MONUMENTED AS SHOWN ON THE ATTACHED EXHIBIT, TO BEAR NORTH 00° 19'54" WEST, 2658.06 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO; THENCE NORTH 89° 44'07" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 81.00 FEET TO A POINT BEING THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89° 44'07" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 687.37 FEET; THENCE NORTH 29° 01'53" WEST, A DISTANCE OF 96.32 FEET; THENCE NORTH 25° 42'01" WEST, A DISTANCE OF 419.21 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 546.50 FEET, A CENTRAL ANGLE OF 64° 37'27", AN ARC LENGTH OF 616.40 FEET, THE CHORD OF WHICH BEARS NORTH 58° 00'45" WEST, 584.24 FEET;

THENCE SOUTH 89° 40'32" WEST, A DISTANCE OF 386.33 FEET;

THENCE NORTH 75° 11'11" WEST, A DISTANCE OF 131.48 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 202.00 FEET, A CENTRAL ANGLE OF 14° 48'49", AN ARC LENGTH OF 52.23 FEET, THE CHORD OF WHICH BEARS NORTH 82° 35'36" WEST, 52.08 FEET;

THENCE NORTH 90° 00'00" WEST, A DISTANCE OF 31.70 FEET; THENCE NORTH 00° 18'08" WEST, A DISTANCE OF 493.38 FEET; THENCE NORTH 89° 41'55" EAST, A DISTANCE OF 14.98 FEET; THENCE NORTH 00° 18'05" WEST, A DISTANCE OF 1297.41 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 892.00 FEET, A CENTRAL ANGLE OF 00° 57'54", AN ARC LENGTH OF 15.03 FEET, THE CHORD OF WHICH BEARS SOUTH 86° 58'35" EAST, 15.03 FEET;

THENCE SOUTH 00° 18'05" EAST, A DISTANCE OF 1154.39 FEET; THENCE SOUTH 05° 33'43" EAST, A DISTANCE OF 141.64 FEET; THENCE NORTH 89° 41'55" EAST, A DISTANCE OF 786.10 FEET;

THENCE NORTH 00° 18'05" WEST, A DISTANCE OF 1237.34 FEET;

THENCE NORTH 00° 14'29" EAST, A DISTANCE OF 6.00 FEET;

THENCE SOUTH 89° 45'31" EAST, A DISTANCE OF 1136.75 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89° 25'37", AN ARC LENGTH OF 39.02 FEET, THE CHORD OF WHICH BEARS SOUTH 45° 02'42" EAST, 35.18 FEET;

THENCE SOUTH 00° 19'54" EAST, A DISTANCE OF 325.00 FEET;

THENCE SOUTH 05° 05'43" EAST, A DISTANCE OF 144.50 FEET;

THENCE SOUTH 00° 19'54" EAST, A DISTANCE OF 2056.39 FEET TO THE POINT OF BEGINNING.

WILLIAM F. HESSELBACH JR., P.L.S. 25369

FOR AND ON BEHALF OF

CVL CONSULTANTS OF COLORADO, INC.

10333 E. DRY CREEK ROAD, SUITE 240

ENGLEWOOD, CO 80112

**Old Republic National Title Insurance Company**

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PA — 8A & 8B

A PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE WEST QUARTER CORNER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND CONSIDERING THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8, BEING MONUMENTED AS SHOWN ON THE ATTACHED EXHIBIT, TO BEAR NORTH 00° 46' 23" WEST, 2655.85 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;  
THENCE SOUTH 89° 43' 41" EAST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 72.01 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF HARVEST ROAD AS DESCRIBED IN DEED RECORDED AT RECEPTION NO. 2018000011259 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING;  
THENCE NORTH 00° 46' 23" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 2655.89 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER;  
THENCE SOUTH 89° 47' 13" EAST ALONG SAID NORTH LINE, A DISTANCE OF 1910.07 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF JACKSON GAP STREET AS DEDICATED BY THE PLAT OF PORTEOS SUBDIVISION FILING NO. 1 RECORDED AT RECEPTION NO 2013000094501 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER;  
THENCE SOUTH 00° 12' 50" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 2657.40 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER;  
THENCE NORTH 89° 43' 41" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 1864.32 FEET TO THE POINT OF BEGINNING,

WILLIAM F. HESSELBACH JR., PLS . 25369  
FOR AND ON BEHALF OF  
CVL CONSULTANTS OF COLORADO, INC.  
10333 E. DRY CREEK ROAD, SUITE 240  
ENGLEWOOD, CO 80112

PA - 8B1

A PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE CENTER QUARTER CORNER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8, BEING MONUMENTED AS SHOWN ON THE ATTACHED EXHIBIT, TO BEAR NORTH 00° 19' 54" WEST, 2658.06 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;  
THENCE NORTH 57° 26' 56" WEST, A DISTANCE OF 756.16 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF JACKSON GAP STREET AS DESCRIBED IN DEED RECORDED AT RECEPTION NO. 2013000094501 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING;  
THENCE NORTH 00° 12' 50" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 549.09 FEET TO A POINT OF CUSP;  
THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 842.00 FEET, A CENTRAL ANGLE OF 19° 16' 46", AN ARC LENGTH OF 283.32 FEET, THE CHORD OF WHICH BEARS SOUTH 35° 14' 12" EAST, 281.99 FEET TO A POINT OF REVERSE CURVATURE

**Old Republic National Title Insurance Company**

**PROPERTY INFORMATION BINDER**

**Order Number:** ABC70618617

**Policy No.:** PIB70618617.1195034

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET, THE CHORD OF WHICH BEARS SOUTH 00°07'25" WEST, 28.28 FEET TO A POINT OF REVERSE CURVATURE;  
THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 787.00 FEET, A CENTRAL ANGLE OF 18°11'47", AN ARC LENGTH OF 249.94 FEET, THE CHORD OF WHICH BEARS SOUTH 36°01'32" WEST, 248.89 FEET TO THE POINT OF BEGINNING,

WILLIAM F. HESSELBACH JR., P.L.S. 25369  
FOR AND ON BEHALF OF  
CVL CONSULTANTS OF COLORADO, INC.  
10333 E. DRY CREEK ROAD, SUITE 240  
ENGLEWOOD, CO 80112

PA - 8B2

A PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8, BEING MONUMENTED AS SHOWN ON THE ATTACHED EXHIBIT, TO BEAR NORTH 00°19'54" WEST, 2658.06 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE NORTH 50°22'21" WEST, A DISTANCE OF 63.07 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF JACKSON GAP WAY AS DESCRIBED IN DEED RECORDED AT RECEPTION NO.

2016000087351 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING;

THENCE NORTH 89°44'07" WEST, A DISTANCE OF 1.14 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 425.00 FEET, A CENTRAL ANGLE OF 13°09'07", AN ARC LENGTH OF 97.56 FEET, THE CHORD OF WHICH BEARS SOUTH 83°41'19" WEST, 97.34 FEET;

THENCE SOUTH 77°06'46" WEST, A DISTANCE OF 77.64 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 425.00 FEET, A CENTRAL ANGLE OF 13°09'33", AN ARC LENGTH OF 97.61 FEET, THE CHORD OF WHICH BEARS SOUTH 83°41'32" WEST, 97.40 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER;

THENCE NORTH 89°43'41" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 319.94 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF JACKSON GAP STREET AS DEDICATED BY THE PLAT OF PORTEOS SUBDIVISION FILING NO. 1 RECORDED AT RECEPTION NO. 2013000094501 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER;

THENCE NORTH 00°12'50" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 50.40 FEET TO A POINT SOUTHEASTERLY RIGHT OF WAY LINE OF SAID JACKSON GAP WAY, SAID POINT BEING A POINT OF CURVATURE;

THENCE ALONG THE SOUTHEASTERLY AND WESTERLY RIGHT OF WAY LINE OF SAID JACKSON GAP WAY THE FOLLOWING SEVEN (7) COURSES:

1. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 703.00 FEET, A CENTRAL ANGLE OF 44°54'35", AN ARC LENGTH OF 551.03 FEET, THE CHORD OF WHICH BEARS NORTH 22°40'08" EAST, 537.03 FEET;

2. THENCE NORTH 45°07'25" EAST, A DISTANCE OF 75.89 FEET TO A POINT OF CURVATURE;

3. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET, THE CHORD OF WHICH BEARS SOUTH 89°52'35"

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EAST, 28.28 FEET;

4. THENCE SOUTH  $44^{\circ} 52'35''$  EAST, A DISTANCE OF 145.62 FEET TO A POINT OF CURVATURE;

5. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 705.40 FEET, A CENTRAL ANGLE OF  $07^{\circ} 06'59''$ ; AN ARC LENGTH OF 87.62 FEET, THE CHORD OF WHICH BEARS SOUTH  $41^{\circ} 18'46''$  EAST, 87.56 FEET TO A POINT OF COMPOUND CURVATURE;

6. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 700.07 FEET, A CENTRAL ANGLE OF  $19^{\circ} 21'54''$ , AN ARC LENGTH OF 236.61 FEET, THE CHORD OF WHICH BEARS SOUTH  $26^{\circ} 44'11''$  EAST, 235.49 FEET TO A POINT OF COMPOUND CURVATURE;

7. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 697.50 FEET, A CENTRAL ANGLE OF  $15^{\circ} 18'46''$ , AN ARC LENGTH OF 186.41 FEET, THE CHORD OF WHICH BEARS SOUTH  $10^{\circ} 43'28''$  EAST, 185.86 FEET TO THE POINT OF BEGINNING.

WILLIAM F. HESSELBACH JR., P.L.S. 25369  
FOR AND ON BEHALF OF  
CVL CONSULTANTS OF COLORADO, INC.  
10333 E. DRY CREEK ROAD, SUITE 240  
ENGLEWOOD, CO 80112

PA-9A LESS DRAINAGE EASEMENT & 64TH AVENUE

A PARCEL OF LAND BEING A PART OF THE NORTH HALF OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8, BEING MONUMENTED AS SHOWN ON THE ATTACHED EXHIBIT, TO BEAR NORTH  $00^{\circ} 19'54''$  WEST, 2658.06 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO; THENCE SOUTH  $89^{\circ} 45'31''$  EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8, A DISTANCE OF 597.54 FEET;

THENCE SOUTH  $00^{\circ} 14'29''$  WEST, A DISTANCE OF 62.75 FEET TO A POINT BEING THE POINT OF BEGINNING; THENCE SOUTH  $00^{\circ} 18'05''$  EAST, A DISTANCE OF 634.06 FEET; THENCE SOUTH  $89^{\circ} 58'57''$  WEST, A DISTANCE OF 626.31 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 310.00 FEET, A CENTRAL ANGLE OF  $33^{\circ} 10'36''$ , AN ARC LENGTH OF 179.50 FEET, THE CHORD OF WHICH BEARS NORTH  $73^{\circ} 46'02''$  WEST, 177.01 FEET;

THENCE NORTH  $90^{\circ} 00'00''$  WEST, A DISTANCE OF 41.49 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF  $27^{\circ} 57'23''$ , AN ARC LENGTH OF 292.76 FEET, THE CHORD OF WHICH BEARS NORTH  $75^{\circ} 03'43''$  WEST, 289.86 FEET;

THENCE  $60^{\circ} 07'26''$  WEST, A DISTANCE OF 36.63 FEET;

THENCE NORTH  $90^{\circ} 00'00''$  WEST, A DISTANCE OF 53.02 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF JACKSON GAP STREET AS DEDICATED BY THE PLAT OF PORTEOS SUBDIVISION FILING NO. 1 RECORDED AT RECEPTION NO. 2013000094501 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER;

THENCE NORTH  $00^{\circ} 12'50''$  EAST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 478.57 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF  $90^{\circ} 00'00''$ , AN ARC LENGTH OF 39.27 FEET, THE CHORD OF WHICH BEARS NORTH  $45^{\circ} 12'50''$  EAST, 35.36 FEET;

THENCE SOUTH  $89^{\circ} 47'10''$  EAST, A DISTANCE OF 329.18 FEET; THENCE SOUTH  $89^{\circ} 37'30''$  EAST, A

**Old Republic National Title Insurance Company**

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DISTANCE OF 482.27 FEET; THENCE SOUTH 84°59'44" EAST, A DISTANCE OF 70.25 FEET;  
THENCE SOUTH 89° 56'06" EAST, A DISTANCE OF 252.42 FEET TO A POINT OF CURVATURE;  
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 892.00 FEET, A CENTRAL  
ANGLE OF 02° 28'35", AN ARC LENGTH OF 38.51 FEET, THE CHORD OF WHICH BEARS SOUTH 88° 41'49"  
EAST, 38.55 FEET TO THE POINT OF BEGINNING

WILLIAM F. HESSELBACH JR., P.L.S. 25369  
FOR AND ON BEHALF OF  
CVL CONSULTANTS OF COLORADO, INC.  
10333 E. DRY CREEK ROAD, SUITE 240  
ENGLEWOOD, CO 80112

**PA- 9B- LESS DRAINAGE EASEMENT**

A PARCEL OF LAND BEING A PART OF THE NORTH HALF OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65  
WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF  
COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST  
OF THE SIXTH PRINCIPAL MERIDIAN AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER  
OF SAID SECTION 8, BEING MONUMENTED AS SHOWN ON THE ATTACHED EXHIBIT, TO BEAR NORTH  
00°19'54" WEST, 2658.06 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;  
THENCE SOUTH 02°06'00" WEST, A DISTANCE OF 699.98 FEET THE POINT OF BEGINNING; THENCE  
NORTH 89°58'57" EAST, A DISTANCE OF 626.31 FEET; THENCE SOUTH 00°18'05" EAST, A DISTANCE OF  
663.35 FEET; THENCE SOUTH 89°41'55" WEST, A DISTANCE OF 14.98 FEET; THENCE SOUTH 89°22'20"  
WEST, A DISTANCE OF 430.62 FEET; THENCE NORTH 30°17'53" WEST, A DISTANCE OF 78.67 FEET;  
THENCE NORTH 00°25'56" WEST, A DISTANCE OF 339.93 FEET TO A POINT OF CURVATURE;  
THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 310.00 FEET, A CENTRAL  
ANGLE OF 57°06'09", AN ARC LENGTH OF 308.95 FEET, THE CHORD OF WHICH BEARS NORTH 28°37'40"  
WEST, 296.33 TO THE POINT OF BEGINNING,

WILLIAM F. HESSELBACH JR., P.L.S. 25369  
FOR AND ON BEHALF OF  
CVL CONSULTANTS OF COLORADO, INC.  
10333 E. DRY CREEK ROAD, SUITE 240  
ENGLEWOOD, CO 80112

**PA - 9C**

A PARCEL OF LAND BEING A PART OF THE NORTH HALF OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65  
WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF  
COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST  
OF THE SIXTH PRINCIPAL MERIDIAN AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER  
OF SAID SECTION 8, BEING MONUMENTED AS SHOWN ON THE ATTACHED EXHIBIT, TO BEAR NORTH  
00°19'54" WEST, 2658.06 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;  
THENCE SOUTH 15°19'29" WEST, A DISTANCE OF 725.35 FEET TO OF CURVATURE, SAID POINT BEING  
THE POINT OF BEGINNING;  
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 250.00 FEET, A CENTRAL  
ANGLE OF 89°23'17", AN ARC LENGTH OF 390.03 FEET, THE CHORD OF WHICH BEARS SOUTH 45°19'19"

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EAST, 351.66 FEET;  
THENCE SOUTH 00°37'40" EAST, A DISTANCE OF 1000.27 FEET;  
THENCE NORTH 89°39'39" WEST, A DISTANCE OF 367.59 FEET;  
THENCE SOUTH 45°07'25" WEST, A DISTANCE OF 9.42 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF JACKSON GAP WAY, AS DESCRIBED IN DEED RECORDED AT RECEPTION NO. 2016000087351 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER;  
THENCE NORTH 44°52'35" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 42.00 FEET;  
THENCE NORTH 45°07'25" EAST, A DISTANCE OF 4.57 FEET TO A POINT OF CURVATURE;  
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 392.00 FEET, A CENTRAL ANGLE OF 45°12'56", AN ARC LENGTH OF 309.35 FEET, THE CHORD OF WHICH BEARS NORTH 67°43'52" EAST, 301.39 FEET;  
THENCE SOUTH 89°39'39" EAST, A DISTANCE OF 31.02 FEET; THENCE NORTH 00°18'00" WEST, A DISTANCE OF 310.25 FEET; THENCE NORTH 89°47'10" WEST, A DISTANCE OF 565.82 FEET TO A POINT OF NON-TANGENT CURVATURE SAID POINT BEING A POINT ON SAID EASTERLY RIGHT OF WAY LINE;  
THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE AND ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 758.00 FEET, A CENTRAL ANGLE OF 12°00'03", AN ARC LENGTH OF 158.76 FEET, THE CHORD OF WHICH BEARS NORTH 05°47'11" WEST, 158.47 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF JACKSON GAP STREET AS DEDICATED BY THE PLAT OF PORTEOS SUBDIVISION FILING NO. 1 RECORDED AT RECEPTION NO 2013000094501 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER ;  
THENCE NORTH 00°12'50" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 634.79 FEET;  
THENCE NORTH 89° 59'02" EAST, A DISTANCE OF 410.77 FEET TO THE POINT OF BEGINNING.

WILLIAM F. HESSELBACH JR., P.L.S. 25369  
FOR AND ON BEHALF OF  
CVL CONSULTANTS OF COLORADO, INC.  
10333 E. DRY CREEK ROAD, SUITE 240  
ENGLEWOOD, CO 80112

PA-9D

A PARCEL OF LAND BEING A PART OF THE NORTHEAST AND NORTHWEST QUARTERS (NE1/4 AND NW1/4) OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE EAST QUARTER CORNER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8, BEING MONUMENTED AS SHOWN ON THE ATTACHED EXHIBIT, TO BEAR NORTH 00°19'54" WEST, 2658.06 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;  
THENCE NORTH 89°44'07" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 833.00 FEET TO THE POINT OF BEGINNING;  
THENCE CONTINUING NORTH 89°44'07" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1771.39 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF JACKSON GAP WAY AS RECORDED IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER AT RECEPTION NUMBER 2016000087351;  
THENCE THE FOLLOWING FIVE (5) COURSES ALONG SAID EASTERLY RIGHT OF WAY:  
1.) NORTH 00°37'51 WEST A DISTANCE OF 11.83 FEET TO A POINT OF CURVATURE;

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2.) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 792.50 FEET, A CENTRAL ANGLE OF 07°32'51", AN ARC LENGTH OF 104.40 FEET, WITH THE CHORD OF SAID CURVE BEARING NORTH 04°24'15" WEST A DISTANCE OF 104.32 FEET, TO A POINT OF COMPOUND CURVATURE;  
3.) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 773.78 FEET, A CENTRAL ANGLE OF 19°15'51", AN ARC LENGTH OF 260.16 FEET, WITH THE CHORD OF SAID CURVE BEARING NORTH 18°48'47" WEST A DISTANCE OF 258.94 FEET, TO A POINT OF COMPOUND CURVATURE;  
4.) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 786.82 FEET, A CENTRAL ANGLE OF 17°50'08", AN ARC LENGTH OF 244.93 FEET, WITH THE CHORD OF SAID CURVE BEARING NORTH 35°57'34" WEST A DISTANCE OF 243.94 FEET;  
5.) THENCE NORTH 44°52'35" WEST A DISTANCE OF 207.88 FEET;  
THENCE NORTH 45°07'25" EAST A DISTANCE OF 9.42 FEET;  
THENCE SOUTH 89°39'39" EAST A DISTANCE OF 890.55 FEET;  
THENCE NORTH 00°40'34" WEST A DISTANCE OF 42.02 FEET;  
THENCE NORTH 90°00'00" EAST A DISTANCE OF 31.70 FEET;  
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 14° 48'49", AN ARC LENGTH OF 38.78 FEET, WITH THE CHORD OF SAID CURVE BEARING SOUTH 82° 35'36" EAST A DISTANCE OF 38.67 FEET;  
THENCE SOUTH 75° 11'11" EAST, A DISTANCE OF 140.30 FEET;  
THENCE NORTH 89° 40'32" EAST A DISTANCE OF 391.39 FEET TO A POINT OF CURVATURE;  
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 494.00 FEET, A CENTRAL ANGLE OF 64° 37'27", AN ARC LENGTH OF 557.18 FEET, WITH THE CHORD OF SAID CURVE BEARING SOUTH 58° 00'45" EAST A DISTANCE OF 528.12 FEET;  
THENCE SOUTH 25° 42'01" EAST A DISTANCE OF 487.07 FEET TO THE POINT OF BEGINNING.

PATRICK M. STEENBURG, PLS 38004  
FOR AND ON BEHALF OF  
CVL CONSULTANTS OF COLORADO, INC.  
10333 EAST DRY CREEK ROAD, SUITE 240  
ENGLEWOOD, COLORADO 80112

**PA -9D - LESS DRAINAGE EASEMENT**

TWO (2) PARCELS OF LAND BEING A PART OF THE NORTH HALF OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**PARCEL A**

COMMENCING AT THE CENTER QUARTER CORNER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND CONSIDERING THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8, BEING MONUMENTED AS SHOWN ON THE ATTACHED EXHIBIT, TO BEAR SOUTH 89°44'07" EAST, 2651.89 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE NORTH 16°53'34" WEST, A DISTANCE OF 554.39 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF JACKSON GAP WAY AS DESCRIBED IN DEED RECORDED AT RECEPTION NO.

2016000087351 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING, SAID POINT BEING A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 786.82 FEET, A CENTRAL ANGLE OF 02°46'54", AN ARC LENGTH OF 38.20 FEET, THE CHORD OF WHICH BEARS NORTH 43°29'11" WEST, 38.20 FEET;

THENCE NORTH 44°52'35" WEST, A DISTANCE OF 207.88 FEET; THENCE NORTH 45°07'25" EAST, A

**Old Republic National Title Insurance Company**

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DISTANCE OF 9.42 FEET; THENCE SOUTH 89°39'39" EAST, A DISTANCE OF 277.60 FEET; THENCE SOUTH 00°17'60" EAST, A DISTANCE OF 116.26 FEET; THENCE SOUTH 60°19'19" WEST, A DISTANCE OF 128.81 FEET TO THE POINT OF BEGINNING, SAID PARCEL A CONTAINING A CALCULATED AREA OF 32,661 SQUARE FEET OR 0.750 ACRE, MORE OR LESS.

**PARCEL B**

COMMENCING AT THE CENTER QUARTER CORNER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND CONSIDERING THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8, BEING MONUMENTED AS SHOWN ON THE ATTACHED EXHIBIT, TO BEAR SOUTH 89°44'07" EAST, 2651.89 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 89°44'07" EAST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8, A DISTANCE OF 47.51 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF JACKSON GAP WAY AS DESCRIBED IN DEED RECORDED AT RECEPTION NO. 2016000087351 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES:

1. THENCE NORTH 00°37'51" WEST, A DISTANCE OF 11.83 FEET TO A POINT OF CURVATURE;
2. THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 792.50 FEET, A CENTRAL ANGLE OF 07°32'51", AN ARC LENGTH OF 104.40 FEET, THE CHORD OF WHICH BEARS NORTH 04°24'15" WEST, 104.32 FEET TO A POINT OF NON-TANGENT COMPOUND CURVATURE;
3. THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 773.78 FEET, A CENTRAL ANGLE OF 19°15'51", AN ARC LENGTH OF 260.16 FEET, THE CHORD OF WHICH BEARS NORTH 18°48'47" WEST, 258.94 FEET TO A POINT OF NON-TANGENT COMPOUND CURVATURE;
4. THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 786.82 FEET, A CENTRAL ANGLE OF 01°34'07", AN ARC LENGTH OF 21.54 FEET, THE CHORD OF WHICH BEARS NORTH 27°49'33" WEST, 21.54 FEET;

THENCE NORTH 47°51'11" EAST, A DISTANCE OF 219.05 FEET;

THENCE NORTH 79°26'39" EAST, A DISTANCE OF 131.32 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 56°13'58", AN ARC LENGTH OF 88.33 FEET, THE CHORD OF WHICH BEARS NORTH 50°54'42" EAST, 84.83 FEET;

THENCE NORTH 89°35'34" EAST, A DISTANCE OF 260.53 FEET; THENCE NORTH 00°18'08" WEST, A DISTANCE OF 90.73 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 31.15 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 98.00 FEET, A CENTRAL ANGLE OF 14°48'49", AN ARC LENGTH OF 25.34 FEET, THE CHORD OF WHICH BEARS SOUTH 82°35'36" EAST, 25.27 FEET;

THENCE SOUTH 75°11'22" EAST, A DISTANCE OF 145.33 FEET;

THENCE NORTH 89°40'32" EAST, A DISTANCE OF 400.12 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 442.50 FEET, A CENTRAL ANGLE OF 64°37'27", AN ARC LENGTH OF 499.10 FEET, THE CHORD OF WHICH BEARS SOUTH 58°00'45" EAST, 473.06 FEET;

THENCE SOUTH 25°42'01" EAST, A DISTANCE OF 368.56 FEET;

THENCE SOUTH 31°02'57" EAST, A DISTANCE OF 98.32 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8;

THENCE NORTH 89°44'07" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 1724.30 FEET TO THE POINT OF BEGINNING.

WILLIAM F. HESSELBACH JR., P.L.S. 25369  
FOR AND ON BEHALF OF  
CVL CONSULTANTS OF COLORADO, INC.



**Old Republic National Title Insurance Company**

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10333 E. DRY CREEK ROAD, SUITE 240  
ENGLEWOOD, CO 80112

PA-10A AND 10B

A PARCEL OF LAND BEING A PART OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND CONSIDERING THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8, BEING MONUMENTED AS SHOWN ON THE ATTACHED EXHIBIT, TO BEAR SOUTH 00°47'32" EAST, 2656.99 FEET WITH ALL BEARINGS CONTAINED HEREIN TO BE RELATIVE THERETO;

THENCE SOUTH 89°43'41" EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 72.01 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89°43'41" EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 1864.32 FEET TO A POINT ON THE WEST RIGHT OF WAY OF JACKSON GAP STREET, AS RECORDED IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER AT RECEPTION NUMBER 2013000094501;

THENCE SOUTH 00°12'50" WEST ALONG SAID WEST RIGHT OF WAY A DISTANCE OF 2519.62 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET, WITH THE CHORD OF SAID CURVE BEARING SOUTH 45°12'50" WEST A DISTANCE OF 35.36 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF 56TH AVENUE AS RECORDED IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER IN BOOK 3615 AT PAGE 942;

THENCE NORTH 89°47'10" WEST ALONG SAID NORTH RIGHT OF WAY A DISTANCE OF 534.74 FEET;

THENCE NORTH 38°06'31" WEST A DISTANCE OF 537.18 FEET; THENCE NORTH 87°55'13" WEST A

DISTANCE OF 415.66 FEET; THENCE NORTH 60°19'04" WEST A DISTANCE OF 385.11 FEET;

THENCE NORTH 35°42'39" WEST A DISTANCE OF 326.64 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF HARVEST ROAD, AS RECORDED IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER AT RECEPTION NUMBER 2018000011259;

THENCE NORTH 00°47'32" WEST ALONG SAID EASTERLY RIGHT OF WAY A DISTANCE OF 1657.83 FEET TO THE POINT OF BEGINNING.

PATRICK M. STEENBURG, PLS 38004  
FOR AND ON BEHALF OF  
CVL CONSULTANTS OF COLORADO, INC.  
10333 EAST DRY CREEK ROAD, SUITE 240  
ENGLEWOOD, COLORADO 80112

PA-11

A PARCEL OF LAND BEING A PART OF THE NORTHWEST AND SOUTHWEST QUARTERS (NW1/4 AND SW1/4) OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND CONSIDERING THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8, BEING MONUMENTED AS SHOWN ON THE ATTACHED EXHIBIT, TO BEAR SOUTH 00°47'32" EAST, 2656.99 FEET, WITH ALL BEARINGS CONTAINED HEREIN TO BE RELATIVE THERETO;

THENCE SOUTH 89°43'41" EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 2020.33 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89°43'41" EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8 A DISTANCE OF 319.94 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 425.00 FEET, A CENTRAL ANGLE OF 13°09'33", AN ARC LENGTH OF 97.61 FEET, WITH THE CHORD OF SAID CURVE BEARING NORTH 83°41'32" EAST A DISTANCE OF 97.40 FEET;

THENCE NORTH 77°06'46" EAST A DISTANCE OF 77.64 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 425.00 FEET, A CENTRAL ANGLE OF 13°09'07", AN ARC LENGTH OF 97.56 FEET, WITH THE CHORD OF SAID CURVE BEARING NORTH 83°41'19" EAST A DISTANCE OF 97.34 FEET

THENCE SOUTH 89°44'07" EAST A DISTANCE OF 1.15 FEET TO A POINT OF NON-TANGENTIAL CURVATURE ON THE WEST RIGHT OF WAY OF JACKSON GAP WAY AS RECORDED IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER AT RECEPTION NUMBER 2016000087351;

THENCE THE FOLLOWING FOUR (4) COURSES ALONG SAID WEST RIGHT OF WAY;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 697.50 FEET, A CENTRAL ANGLE OF 2°24'28", AN ARC LENGTH OF 29.31 FEET, WITH THE CHORD OF SAID CURVE BEARING SOUTH 01°50'05" EAST A DISTANCE OF 29.31 FEET;

THENCE SOUTH 00°37'51" EAST, A DISTANCE OF 1501.55 FEET; THENCE SOUTH 03°54'02" EAST, A DISTANCE OF 96.43 FEET; THENCE SOUTH 00°37'51" EAST, A DISTANCE OF 931.81 FEET, TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90° 50'41", AN ARC LENGTH OF 39.64 FEET, WITH A CHORD OF SAID CURVE BEARING SOUTH 44° 47'30" WEST A DISTANCE OF 35.61 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF 56TH AVENUE, AS RECORDED IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER IN BOOK 3615 AT PAGE 942;

THENCE NORTH 89° 47'10" WEST ALONG SAID NORTH RIGHT OF WAY A DISTANCE OF 584.02 FEET, TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90° 00'00", AN ARC LENGTH OF 39.27 FEET, WITH THE CHORD OF SAID CURVE BEARING NORTH 44° 47'10" WEST A DISTANCE OF 35.36 FEET TO A POINT ON THE EAST RIGHT OF WAY OF JACKSON GAP STREET, AS RECORDED IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER AT RECEPTION NO. 2013000094501;

THENCE NORTH 00° 12'50" EAST ALONG SAID EAST RIGHT OF WAY A DISTANCE OF 2519.53 FEET TO THE POINT OF BEGINNING.

PATRICK M. STEENBURG, PLS 38004  
FOR AND ON BEHALF OF  
CVL CONSULTANTS OF COLORADO, INC.  
10333 EAST DRY CREEK ROAD, SUITE 240  
ENGLEWOOD, COLORADO 80112

**4. The following documents affect the land:**

1. EXISTING LEASES AND TENANCIES, IF ANY.

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2. RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM, SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AND A RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED JUNE 13 1892 IN BOOK A25 AT PAGE 456 (SW 1/4 OF SECTION 4).
3. RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED OCTOBER 14, 1891, IN BOOK A24 AT PAGE [152](#) (SW 1/4 OF SECTION 8) APRIL 4, 1893 IN BOOK A24 AT PAGE [252](#) (NE 1/4 OF SECTION 8) AND MARCH 23, 1904 IN BOOK 16 AT PAGE [134](#) (NW 1/4 OF SECTION 8).
4. RESERVATIONS BY THE UNION PACIFIC RAILROAD COMPANY OF:
  - (1) ALL OIL, COAL AND OTHER MINERALS UNDERLYING SUBJECT PROPERTY,
  - (2) THE EXCLUSIVE RIGHT TO PROSPECT FOR, MINE AND REMOVE OIL, COAL AND OTHER MINERALS, AND
  - (3) THE RIGHT OF INGRESS AND EGRESS AND REGRESS TO PROSPECT FOR, MINE AND REMOVE OIL, COAL AND OTHER MINERALS, ALL AS CONTAINED IN DEED RECORDED DECEMBER 18, 1907, IN BOOK 25 AT PAGE [190](#).

NOTE: QUIT CLAIM DEED RECORDED APRIL 14, 1971 IN BOOK 1684 AT PAGE [281](#), MINERAL DEED RECORDED FEBRUARY 25, 1972 IN BOOK 1782 AT PAGE [507](#) AND RELEASE AND QUIT CLAIM DEED RECORDED NOVEMBER 23, 1998 IN BOOK 5547 AT PAGE [272](#). REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT RECORDED MAY 20, 2002 UNDER RECEPTION NO. [C0971433](#).

NOTE: NOTICE OF RIGHT TO USE SURFACE OF LAND RECORDED NOVEMBER 26, 2013 UNDER RECEPTION NO. [2013000100411](#).

NOTE: RELINQUISHMENT AND QUITCLAIM RECORDED JUNE 19, 2015 UNDER RECEPTION NO. [2015000047630](#).

(AFFECTS SECTION 5)

5. OIL, GAS AND MINERAL RESERVATION BY BOX ELDER FARMS CO., A COLORADO CORPORATION, AS SET FORTH IN DEED RECORDED DECEMBER 6, 1949 IN BOOK 385 AT PAGE [324](#), AND ANY AND ALL ASSIGNMENTS THEREOF OR INTEREST THEREIN.

(AFFECTS SECTION 8, SOUTHEAST 1/4 OF SECTION 5)
6. RESERVATION OF ALL OIL, GAS AND OTHER MINERALS BY N.M. MONAGHAN IN DEED RECORDED SEPTEMBER 4, 1959 IN BOOK 799 AT PAGE [72](#), AND ANY AND ALL ASSIGNMENTS THEREOF OR INTEREST THEREIN.
7. TERMS, CONDITIONS AND PROVISIONS OF SURFACE OWNERS AGREEMENTS RECORDED NOVEMBER 15, 1956 IN BOOK 635 AT PAGE [597](#), MARCH 22, 1957 IN BOOK 652 AT PAGE [152](#) AND JULY 6, 1979 IN BOOK 2363 AT PAGE [880](#).

(AFFECTS SECTION 5)
8. OIL, GAS AND MINERAL RESERVATION BY PUBLIC SERVICE COMPANY OF COLORADO AS SET FORTH IN DEED RECORDED AUGUST 6, 1959 IN BOOK 794 AT PAGE [97](#), AND ANY AND ALL ASSIGNMENTS THEREOF OR INTEREST THEREIN.

(AFFECTS THE WEST 210 FEET OF THE NORTHWEST 1/4 OF SECTION 9)
9. EASEMENT GRANTED TO PANHANDLE EASTERN PIPE LINE COMPANY, A DELAWARE CORPORATION, FOR PIPE LINE, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED JANUARY 17, 1974, IN

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BOOK 1909 AT PAGE [441](#).

(AFFECTS A PORTION OF THE NORTHWEST 1/4 OF SECTION 9)

10. AN EASEMENT ALONG THE WESTERLY 30 FEET OF SECTION 4 AS SET FORTH IN RESOLUTION RECORDED AUGUST 23, 1979 IN BOOK 2379 AT PAGE [714](#).
11. EASEMENT GRANTED TO AMOCO PIPELINE COMPANY, FOR PIPELINES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED FEBRUARY 05, 1992, IN BOOK 3863 AT PAGE [651](#).

(AFFECTS A PORTION OF SECTION 9)

12. LEASE BETWEEN DELINE ASSOCIATES, INC., AS LANDLORD, AND WESTERN PCS III LICENSE CORPORATION, AS TENANT, AS SHOWN BY MEMORANDUM OF LEASE RECORDED NOVEMBER 01, 1996, IN BOOK 4871 AT PAGE [239](#).

ASSIGNMENT OF LEASE RECORDED OCTOBER 4, 2006 UNDER RECEPTION NO. [2006000986492](#).

ASSIGNMENT OF LEASE RECORDED JULY 25, 2013 UNDER RECEPTION NO. [2013000064758](#).

CONSENT, NONDISTURBANCE AND ATTORNMENT AGREEMENT RECORDED JULY 25, 2013 UNDER RECEPTION NO. [2013000064759](#).

NOTE: THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN.

13. TERMS, CONDITIONS AND PROVISIONS OF ZONING HEARING DECISION RECORDED FEBRUARY 07, 1997 IN BOOK 4936 AT PAGE [105](#).

(AFFECTS SOUTHWEST 1/4 OF SECTION 4)

14. A PERPETUAL EASEMENT AND ALL ELECTRIC, GAS AND COMMUNICATION EQUIPMENT, LINES AND FIXTURES, AS RESERVED BY PUBLIC SERVICE COMPANY OF COLORADO IN DEED RECORDED JUNE 12, 1998 IN BOOK 5364 AT PAGE [596](#).

(AFFECTS THE WEST 210 FEET OF SECTION 9)

15. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN MEMORANDUM OF AGREEMENT RECORDED FEBRUARY 16, 2001 UNDER RECEPTION NO. [C0762114](#), AND RE-RECORDED MARCH 27, 2001 UNDER RECEPTION NO. [C0777719](#).

(AFFECTS SOUTHWEST 1/4 OF SECTION 4)

16. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ZONING ORDINANCE RECORDED SEPTEMBER 25, 2007 UNDER RECEPTION NO. [2007000090898](#) AND ZONING HEARING DECISIONS RECORDED OCTOBER 23, 2007 UNDER RECEPTION NOS. [2007000099741](#) AND [2007000099742](#).

17. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ANNEXATION ORDINANCE RECORDED OCTOBER 01, 2007 UNDER RECEPTION NO. [2007000092571](#) AND ANNEXATION MAP RECORDED OCTOBER 1, 2007 UNDER RECEPTION NO. [2007000092572](#).

18. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ANNEXATION AGREEMENT RECORDED NOVEMBER 05, 2007 UNDER RECEPTION NO. [2007000103353](#).

FIRST AMENDMENT TO ANNEXATION AGREEMENT RECORDED SEPTEMBER 2, 2011 UNDER RECEPTION NO. [2011000056935](#).

19. THOSE CERTAIN WATER RIGHTS CONVEYED TO THE CITY OF AURORA BY BARGAIN AND SALE DEED RECORDED MARCH 21, 2008 UNDER RECEPTION NO. [2008000022626](#).

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20. MEMORANDUM OF SURFACE USE AGREEMENT RECORDED AUGUST 8, 2011 UNDER RECEPTION NO. [2011000050702](#).  
(AFFECTS THE MINERAL ESTATE OF THE NORTH 1/2 AND SOUTHWEST 1/4 OF SECTION 8 AND SOUTHWEST 1/4 OF SECTION 4)
21. MEMORANDA OF OIL AND GAS LEASES RECORDED AUGUST 8, 2011 UNDER RECEPTION NO. [2011000050703](#) AND RE-RECORDED FEBRUARY 14, 2012 UNDER RECEPTION NO. [2012000010859](#); AUGUST 22, 2011 UNDER RECEPTION NO. [2011000054072](#) AND RE-RECORDED FEBRUARY 15, 2012 UNDER RECEPTION NO. [2012000010913](#); AUGUST 22, 2011 UNDER RECEPTION NO. [2011000054073](#) AND RE-RECORDED FEBRUARY 15, 2012 UNDER RECEPTION NO. [2012000010915](#); OCTOBER 13, 2011 UNDER RECEPTION NO. [2011000066774](#) AND RE-RECORDED FEBRUARY 15, 2012 UNDER RECEPTION NO. [2012000010871](#).
22. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ORDER OF EXCLUSION RECORDED APRIL 19, 2012 UNDER RECEPTION NO. [2012000028492](#).
23. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN FRAMEWORK DEVELOPMENT PLAN RECORDED MARCH 4, 2013 UNDER RECEPTION NO. [2013000018945](#).
24. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN AVIGATION EASEMENT RECORDED SEPTEMBER 23, 2013 UNDER RECEPTION NO. [2013000082627](#).
25. EASEMENT GRANTED TO PANHANDLE EASTERN PIPE LINE COMPANY, FOR PIPE LINE, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED JANUARY 22, 1974, IN BOOK 1910 AT PAGE [210](#).  
NOTE: DEED FROM PANHANDLE EASTERN PIPE LINE COMPANY TO THE CITY AND COUNTY OF DENVER RECORDED OCTOBER 14, 1992 IN BOOK 3968 AT PAGE [549](#).  
(AFFECTS A PORTION OF THE SOUTHWEST 1/4 OF SECTION 9)
26. EASEMENT GRANTED TO THE CITY OF AURORA, FOR ROADWAYS, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED MAY 25, 1990, IN BOOK 3677 AT PAGE [362](#).  
(AFFECTS THE SOUTH 110 FEET OF THE WEST 210 FEET OF SECTION 9)
27. NOTICE OF SPECIAL DISTRICT DISCLOSURE RECORDED DECEMBER 11, 2012 UNDER RECEPTION NO. [2012000093574](#).  
(AFFECTS A PORTION OF THE SOUTHWEST 1/4 OF SECTION 9)
28. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE THE VELOCITY METROPOLITAN DISTRICT NO. 2, AS EVIDENCED BY INSTRUMENT RECORDED OCTOBER 09, 2013, UNDER RECEPTION NO. [2013000087968](#).  
(AFFECTS THE SOUTH 1/2 OF SECTION 5)
29. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN DECLARATION OF RESTRICTIONS RECORDED NOVEMBER 04, 2013 UNDER RECEPTION NO. [2013000094641](#).  
FIRST AMENDMENT TO DECLARATION OF RESTRICTIONS RECORDED JANUARY 28, 2019 UNDER RECEPTION NO. [2019000006423](#).
30. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESTRICTIVE COVENANTS FOR PORTEOS RECORDED NOVEMBER 04, 2013 UNDER RECEPTION NO. [2013000094642](#) AND FIRST AMENDMENT RECORDED JULY 20, 2016 UNDER RECEPTION NO. [2016000058216](#).
31. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN

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INFRASTRUCTURE CONTEXTUAL SITE PLAN NO. 1 AT PORTEOS RECORDED APRIL 23, 2014 UNDER RECEPTION NO. [2014000024546](#).

(AFFECTS ALL PARCELS)

32. EASEMENT GRANTED TO THE CITY OF AURORA, COLORADO, FOR INGRESS AND EGRESS, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED JUNE 02, 2014, UNDER RECEPTION NO. [2014000033799](#).

(AFFECTS PARCEL PA-5)

33. EASEMENT GRANTED TO THE CITY OF AURORA, COLORADO, FOR SEWER AND STORM DRAINAGE FACILITIES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED JUNE 02, 2014, UNDER RECEPTION NO. [2014000033800](#).

(AFFECTS PARCELS PA-1 AND PA-2)

34. EASEMENT GRANTED TO THE CITY OF AURORA, FOR DRAINAGE, UTILITY, WATER, SEWER AND STORM DRAINAGE FACILITIES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED JUNE 02, 2014, UNDER RECEPTION NO. [2014000033801](#).

(AFFECTS PARCELS PA-1, PA-3, PA-8B-1, PA-8B-2, PA-9A, PA-10B AND PA-11)

35. EASEMENT GRANTED TO THE CITY OF AUROA, FOR DRAINAGE, UTILITY, WATER, SEWER AND STORM DRAINAGE FACILITIES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED JUNE 02, 2014, UNDER RECEPTION NO. [2014000033802](#).

(AFFECTS PARCEL PA-10B)

36. EASEMENT GRANTED TO THE CITY OF AURORA, FOR DRAINAGE, UTILITY, WATER, SEWER AND STORM DRAINAGE FACILITIES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED JUNE 02, 2014, UNDER RECEPTION NO. [2014000033803](#).

(AFFECTS PARCEL PA-10B)

37. EASEMENT GRANTED TO THE CITY OF AURORA, FOR DRAINAGE, UTILITY, WATER, SEWER AND STORM DRAINAGE FACILITIES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED JUNE 02, 2014, UNDER RECEPTION NO. [2014000033804](#).

(AFFECTS PARCEL PA-5)

38. EASEMENT GRANTED TO THE CITY OF AURORA, COLORADO, FOR SIDEWALK PURPOSES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED JUNE 02, 2014, UNDER RECEPTION NO. [2014000033805](#).

(AFFECTS PARCELS PA-8B-2, PA-9A AND PA-11)

39. EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO, FOR UTILITY LINES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED DECEMBER 08, 2014, UNDER RECEPTION NOS. [2014000086048](#), [2014000086049](#), [2014000086050](#) AND [2014000086051](#).

(AFFECTS PARCEL PA-1)

40. SPECIAL DISTRICT PUBLIC DISCLOSURE AND MAP OF BOUNDARIES FOR VELOCITY METROPOLITAN DISTRICT NOS. 1-9 RECORDED DECEMBER 18, 2014 UNDER RECEPTION NO. [2014000088978](#).

(AFFECTS ALL PARCELS)

41. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN SURFACE USE AGREEMENT RECORDED APRIL 29, 2015 UNDER RECEPTION NO.

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[2015000031052](#).

(AFFECTS SOUTH 1/2 OF SECTION 5)

42. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN DEVELOPMENT AGREEMENT RECORDED MAY 05, 2015 UNDER RECEPTION NO. [2015000033048](#), AND FIRST AMENDMENT RECORDED JUNE 6, 2016 UNDER RECEPTION NO. [2016000043806](#) AND SECOND AMENDMENT RECORDED SEPTEMBER 28, 2018 UNDER RECEPTION NO. [2018000079094](#).

(AFFECTS ALL PARCELS)

43. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE VELOCITY METROPOLITAN DISTRICT NOS. 1-9, AS EVIDENCED BY INSTRUMENT RECORDED JUNE 15, 2016, UNDER RECEPTION NO. [2016000047259](#), [2016000047279](#), [2016000047280](#), [2016000047284](#), [2016000047297](#), [2016000047303](#), [2016000047305](#), [2016000047310](#) AND [2016000047314](#).

(AFFECTS SOUTHWEST 1.4 OF SECTION 4)

44. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE VELOCITY METROPOLITAN DISTRICT NO. 8, AS EVIDENCED BY INSTRUMENT RECORDED JUNE 16, 2016, UNDER RECEPTION NO. [2016000047312](#).

ORDER FOR EXCLUSION OF PROPERTY RECORDED SEPTEMBER 27, 2018 UNDER RECEPTION NO. [2018000078621](#).

(AFFECTS PORTIONS OF SECTIONS 4, 5, 8 AND 9)

45. ORDER OF EXCLUSION FROM VELOCITY METROPOLITAN DISTRICT NO. 9 RECORDED JUNE 16, 2016 UNDER RECEPTION NO. [2016000047313](#).

(AFFECTS PORTIONS OF SECTIONS 4, 5, 8 AND 9)

46. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE THE PORTEOS BUSINESS IMPROVEMENT DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED DECEMBER 02, 2016, UNDER RECEPTION NO. [20160000104551](#).

(AFFECTS ALL PARCELS)

47. OIL AND GAS LEASE RECORDED DECEMBER 19, 2016 UNDER RECEPTION NO. [20160000110828](#) AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTEREST THEREIN.

(AFFECTS PARCELS 6, 8A, 8B-1, 8B-2, 9A, 9B, 10A, 10B AND 11)

48. OIL AND GAS LEASE RECORDED DECEMBER 19, 2016 UNDER RECEPTION NO. [20160000110834](#) AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTEREST THEREIN.

(AFFECTS PARCEL 6)

49. OIL AND GAS LEASE RECORDED DECEMBER 19, 2016 UNDER RECEPTION NO. [20160000110835](#) AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTEREST THEREIN.

(AFFECTS PARCELS 6, 8A, 8B-1, 8B-2, 9A, 9B, 10A, 10B AND 11)

50. OIL AND GAS LEASE RECORDED DECEMBER 19, 2016 UNDER RECEPTION NO. [20160000110836](#) AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTEREST THEREIN.

(AFFECTS PARCEL 6)

51. OIL AND GAS LEASE RECORDED DECEMBER 19, 2016 UNDER RECEPTION NO. [20160000110837](#) AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTEREST THEREIN.

AMENDMENT AND RATIFICATION TO SURFACE USE AGREEMENT RECORDED NOVEMBER 16, 2018

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UNDER RECEPTION NO. [2018000092691](#)

(AFFECTS PARCELS 6, 8A, 8B-1, 8B-2, 9A, 9B, 10A, 10B AND 11)

52. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN AMENDMENT TO SPECIAL DISTRICT PUBLIC DISCLOSURE AND MAP OF BOUNDARIES OF VELOCITY METROPOLITAN DISTRICT NOS. 1-9 RECORDED DECEMBER 21, 2016 UNDER RECEPTION NO. [20160000111831](#).

(AFFECTS PARCEL 6)

53. OIL AND GAS LEASE RECORDED FEBRUARY 07, 2017 UNDER RECEPTION NO. [20170000011617](#) AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTEREST THEREIN.

(AFFECTS PARCEL 6)

54. OIL AND GAS LEASE RECORDED FEBRUARY 21, 2017 UNDER RECEPTION NO. [20170000015755](#) AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTEREST THEREIN.

(AFFECTS PARCEL 6)

55. OIL AND GAS LEASE RECORDED FEBRUARY 23, 2017 UNDER RECEPTION NO. [20170000016663](#) AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTEREST THEREIN.

(AFFECTS PARCEL 6)

56. OIL AND GAS LEASE RECORDED MARCH 06, 2017 UNDER RECEPTION NO. [20170000019747](#) AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTEREST THEREIN.

(AFFECTS PARCEL 6)

57. DEED OF TRUST DATED MARCH 06, 2017, FROM ACP DIA 1287 INVESTORS, LLC, A COLORADO LIMITED LIABILITY COMPANY TO THE PUBLIC TRUSTEE OF ADAMS COUNTY FOR THE USE OF ROMSPEN INVESTMENT CORPORATION TO SECURE THE SUM OF \$12,250,000.00 RECORDED MARCH 06, 2017, UNDER RECEPTION NO. [20170000020055](#).

SAID DEED OF TRUST WAS FURTHER SECURED BY ASSIGNMENT OF LEASES AND RENTS RECORDED MARCH 06, 2017, UNDER RECEPTION NO. [20170000020056](#).

(AFFECTS PARCELS 3 AND 7)

58. FINANCING STATEMENT WITH ROMSPEN INVESTMENT CORPORATION, THE SECURED PARTY, RECORDED MARCH 06, 2017, UNDER RECEPTION NO. [20170000020057](#) AND RE-RECORDED MARCH 21, 2017 UNDER RECEPTION NO. [20170000024679](#).

(AFFECTS ALL PARCELS)

59. EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO, FOR UTILITY LINES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED MARCH 10, 2017, UNDER RECEPTION NO. [20170000021488](#).

(AFFECTS PARCELS 3, 9A AND 9B)

60. OIL AND GAS LEASE RECORDED MARCH 10, 2017 UNDER RECEPTION NO. [20170000021499](#) AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTEREST THEREIN.

(AFFECTS PARCEL 6)

61. OIL AND GAS LEASE RECORDED MARCH 27, 2017 UNDER RECEPTION NO. [20170000026235](#) AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTEREST THEREIN.

(AFFECTS PARCEL 6)



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62. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN MINERAL DEED RECORDED APRIL 24, 2017 UNDER RECEPTION NO. [2017054109](#), DENVER COUNTY RECORDS.  
(AFFECTS PARCELS 6, 8A, 8B-1, 8B-2, 9A, 9B, 10A, 10B AND 11)
63. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN MINERAL DEED RECORDED APRIL 24, 2017 UNDER RECEPTION NO. [2017054132](#), DENVER COUNTY RECORDS.  
(AFFECTS PARCELS 6, 8A, 8B-1, 8B-2, 9A, 9B, 10A, 10B AND 11)
64. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN MEMORANDUM OF SURFACE USE AGREEMENT RECORDED MAY 01, 2017 UNDER RECEPTION NO. [20170000037488](#).  
(AFFECTS PARCEL 6)
65. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN MINERAL DEED RECORDED MAY 02, 2017 UNDER RECEPTION NO. [20170000038195](#).  
(AFFECTS PARCELS 6, 8A, 8B-1, 8B-2, 9A, 9B, 10A, 10B AND 11)
66. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN MINERAL DEED RECORDED MAY 02, 2017 UNDER RECEPTION NO. [20170000038196](#).  
(AFFECTS PARCELS 6, 8A, 8B-1, 8B-2, 9A, 9B, 10A, 10B AND 11)
67. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN UTILITY EASEMENT RECORDED OCTOBER 06, 2017 UNDER RECEPTION NO. [2017000087950](#).  
(AFFECTS PARCEL PA-9B)
68. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN FRAMEWORK DEVELOPMENT PLAN RECORDED NOVEMBER 13, 2017 UNDER RECEPTION NO. [2017000099822](#).  
(AFFECTS ALL PARCELS)
69. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE INFRASTRUCTURE CONTEXTUAL SITE PLAN NO. 2 AT PORTEOS RECORDED NOVEMBER 13, 2017 UNDER RECEPTION NO. [2017000100013](#).  
(AFFECTS ALL PARCELS )
70. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN ACCESS EASEMENT RECORDED FEBRUARY 07, 2018 UNDER RECEPTION NO. [2018000011260](#).  
(AFFECTS PARCELS PA-2, PA-8A AND PA-8B-1)
71. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN DEVELOPMENT AGREEMENT RECORDED JULY 16, 2018 UNDER RECEPTION NO. [2018000056919](#).  
(AFFECTS PARCELS PA-7 AND PA-9B)
72. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN DECLARATION OF RESTRICTIONS RECORDED JULY 16, 2018 UNDER RECEPTION NO. [2018000056917](#).  
(AFFECTS ALL PARCELS)
73. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE METROPOLITAN DISTRICT NO. 4, AS EVIDENCED BY INSTRUMENT RECORDED SEPTEMBER 27, 2018, UNDER RECEPTION NO. [2018000078618](#).

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(AFFECTS PARCELS PA-3 AND PA-9A)

74. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE METROPOLITAN DISTRICT NO. 7, AS EVIDENCED BY INSTRUMENT RECORDED SEPTEMBER 27, 2018, UNDER RECEPTION NO. [2018000078619](#).

(AFFECTS PARCELS PA-10A, PA-10B AND PA-11)

75. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE METROPOLITAN DISTRICT NO. 5, AS EVIDENCED BY INSTRUMENT RECORDED SEPTEMBER 27, 2018, UNDER RECEPTION NO. [2018000078614](#).

(AFFECTS PARCELS PA-1 AND PA-2)

76. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE METROPOLITAN DISTRICT NO. 3, AS EVIDENCED BY INSTRUMENT RECORDED SEPTEMBER 27, 2018, UNDER RECEPTION NO. [2018000078611](#).

(AFFECTS PARCEL PA-7)

77. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN DRAINAGE CHANNEL EASEMENT AGREEMENT RECORDED OCTOBER 01, 2018 UNDER RECEPTION NO. [2018000079217](#).

(AFFECTS PARCEL PA-9B)

78. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN TEMPORARY EASEMENT AGREEMENT RECORDED OCTOBER 01, 2018 UNDER RECEPTION NO. [2018000079216](#).

(AFFECTS PARCELS PA-7 AND PA-9B)

79. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN DEVELOPMENT AND ESCROW AGREEMENT RECORDED OCTOBER 01, 2018 UNDER RECEPTION NO. [2018000079215](#).

(AFFECTS PARCELS PA-7 AND PA-9B)

80. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN DRAINAGE EASEMENT RECORDED OCTOBER 29, 2018 UNDER RECEPTION NO. [2018000087475](#).

(AFFECTS PARCELS PA-9A AND PA-9B)

81. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN FIRE LANE EASEMENT RECORDED OCTOBER 29, 2018 UNDER RECEPTION NO. [2018000087476](#).

(AFFECTS PARCEL PA-9B)

82. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN UTILITY EASEMENT RECORDED OCTOBER 29, 2018 UNDER RECEPTION NO. [2018000087477](#).

(AFFECTS PARCEL PA-9B)

83. EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO, FOR UTILITIES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED JANUARY 31, 2019, UNDER RECEPTION NO. [2019000007526](#).

(AFFECTS PARCELS PA-9A AND PA-7)

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84. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE METROPOLITAN DISTRICT NO. 7, AS EVIDENCED BY INSTRUMENT RECORDED JANUARY 31, 2019, UNDER RECEPTION NO. [2019000007619](#).  
(AFFECTS PARCEL PA-6)

85. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE METROPOLITAN DISTRICT NO. 3, AS EVIDENCED BY INSTRUMENT RECORDED JANUARY 31, 2019, UNDER RECEPTION NO. [2019000007632](#).

(AFFECTS PARCEL PA-6)

NOTE: THIS BINDER DOES NOT REFLECT THE STATUS OF TITLE TO WATER RIGHTS OR REPRESENTATION OF SAID RIGHTS, RECORDED OR NOT.

NOTE: THIS BINDER IS NOT A REPORT OR REPRESENTATION AS TO MINERAL INTERESTS, AND SHOULD NOT BE USED, OR RELIED UPON, IN CONNECTION WITH THE NOTICE REQUIREMENTS THAT ARE SET FORTH IN CRS 24-65.5-103.

NOTE: ADDITIONAL UPDATES TO THE EFFECTIVE DATE OF THE BINDER MAY BE REQUESTED BY THE PROPOSED INSURED. ANY ADDITIONAL UPDATES WILL BE ISSUED AT THE COST OF \$125 PER UPDATE. FOR EACH UPDATE PROVIDED, A REVISED BINDER WILL BE ISSUED SHOWING A NEW EFFECTIVE DATE AND ANY MATTERS RECORDED SINCE THE EFFECTIVE DATE OF THE PREVIOUS BINDER.