

**CERTIFICATION OF MINERAL ESTATE OWNER NOTIFICATION
PURSUANT TO C.R.S. §24-65.5-103**

Application for Development: 470 Commerce Master Plan and Subdivision Plat Application

Property Description: Property in the vicinity of East Mississippi Avenue and South Gun Club Road, legally described on **Exhibit A** hereto, and also described as a portion of Arapahoe County Assessor Parcel No. 1075-13-1-00-007.

The undersigned Applicant for the above-described development hereby certifies that an examination of the records in the offices of the Arapahoe County Tax Assessor and Arapahoe County Clerk and Recorder was made in accordance with C.R.S. §24-65.5-103(2)(a), relating to the above-described Property in connection with the Application for Development, and that:

- ☒ Mineral Estate Owners or Lessees exist in the property that have been identified in accordance with the provisions of C.R.S. §24-65.5-103, with all such Owners set forth on **Exhibit B** hereto, to whom notice of the proposed development application will need to be sent as required by the Act; or
- ☐ There are no Mineral Estate Owners identified in the records of the County Tax Assessor or the County Clerk and Recorder in accordance with C.R.S. §24-65.5-103(2)(a).

The determination of mineral estate owners entitled to notice was prepared by Jennifer Blum, Esq. of Blum Law and Title, LLC, an attorney licensed to practice law in the state of Colorado.

The undersigned certifies that the information and Exhibits contained herein are true and correct to the best of my knowledge.

Executed by the Applicant on the 2nd day of October, 2024.

TRAMMELL CROW COMPANY


By: MEGAN KRANICHFELD
Title: SENIOR VICE PRESIDENT

NOTE: The same person(s) signing the development/docket application form on behalf of the Applicant must also sign the foregoing certification.

Once an applicant has submitted a certification for a property, no further certification is necessary. New applicants will need to complete the certification process.

STATE OF COLORADO)
) ss.
____ COUNTY OF DENVER)

The foregoing instrument was acknowledged before me on this 2nd day of OCTOBER
2024, by MEGAN KRANICHAK as SENIOR V.P of TRAMMELL CROW COMPANY

My commission expires: 08/16/2026


Notary Public

[Notary Seal]



EXHIBIT A: LEGAL DESCRIPTION OF THE PROPERTY

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

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ARAPAHOE, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS:

A PORTION OF THE EAST 1/2 OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO,

EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 13;
THENCE SOUTH 0°00' EAST ALONG THE EAST LINE OF SAID SECTION 13, A DISTANCE OF 1553.23 FEET;
THENCE NORTH 55°51'30" WEST, A DISTANCE OF 647.67 FEET;
THENCE NORTH 43°52'55" WEST, A DISTANCE OF 679.88 FEET;
THENCE NORTH 01°48'30" WEST, A DISTANCE OF 700.00 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 13;
THENCE NORTH 89°57'05" EAST ALONG THE NORTH LINE OF SAID SECTION 13, A DISTANCE OF 1030.00 FEET TO THE POINT OF BEGINNING.

AND

EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 13;
THENCE SOUTH 89°57'05" WEST ALONG THE NORTH LINE OF SECTION 13, A DISTANCE OF 1030.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 89°57'05" WEST ALONG THE NORTH LINE OF SAID SECTION 13, A DISTANCE OF 828.32 FEET;
THENCE SOUTH 50°35'15" EAST, A DISTANCE OF 1100.75 FEET;
THENCE NORTH 01°48'30" WEST, A DISTANCE OF 700.00 FEET TO THE TRUE POINT OF BEGINNING.

AND

EXCEPT THOSE PARCELS OF LAND CONVEYED TO THE COUNTY OF ARAPAHOE FOR ROAD PURPOSES AS DESCRIBED IN INSTRUMENTS RECORDED APRIL 9, 1928 IN BOOK 262 AT PAGE 55, RECORDED FEBRUARY 24, 1942 IN BOOK 461 AT PAGE 549 AND RECORDED MARCH 23, 1942 IN BOOK 463 AT PAGE 44.

AND

EXCEPTING THEREFROM THOSE PORTIONS AS SET FORTH IN RULE AND ORDER RECORDED
MARCH 23, 1998 AT RECEPTION NO. A8039225;

AND

EXCEPTING THEREFROM THAT PORTION AS CONVEYED IN QUIT CLAIM DEED RECORDED
DECEMBER 29, 1999 AT RECEPTION NO. A9202505;

AND

EXCEPTING THEREFROM THAT PORTION AS CONVEYED IN QUIT CLAIM DEED RECORDED MAY
12, 2010 AT RECEPTION NO. D0045506;

AND

EXCEPTING THEREFROM THAT PORTION AS CONVEYED IN SPECIAL WARRANTY DEED
RECORDED MAY 12, 2010 AT RECEPTION NO. D0045507;

AND

EXCEPTING THEREFROM THAT PORTION AS CONVEYED IN QUIT CLAIM DEED RECORDED
AUGUST 1, 2019 AT RECEPTION NO. D9077315;

AND

EXCEPTING THEREFROM THAT PORTION AS CONVEYED IN SPECIAL WARRANTY DEED
RECORDED JULY 31, 2019 AT RECEPTION NO. D9076600.

For informational purposes only: APN: 1975-13-1-00-007

EXHIBIT B: MINERAL ESTATE OWNER ADDRESS LIST

Anadarko Land Corp.

P.O. Box 4995
The Woodlands, TX 77387-4995
(Address per Assessor Records)

Margaret A. Sewell

925 Evergreen Street
Cheyenne, WY 82009
(Address per Oil and Gas Lease recorded at Rec. No. E2012097 on 2/1/2022)

Golden Trust

15580 W. 48th Avenue
Golden, CO 80403
(Address per Mineral and Royalty Deed recorded at Rec. No. E3083205 on 12/13/2023)

Stan Couchman

451 East Rd 70
Scott City, KS 67871
(Address per Mineral and Royalty Deed recorded at Rec. No. E4004611 on 1/25/2024)

Gary Manford

824 Mullen RD NW
Los Ranchos, NM 87107
(Address per Mineral and Royalty Deed recorded at Rec. No. E4006668 on 2/5/2024)

Irwin Fletcher Oil Company, LLC

309 N. Main
Kingman, KS 67068
(Address per Mineral and Royalty Deed recorded at Rec. No. E4006953 on 2/6/2024)

Dos W Enterprises

4904 Thames CT
Midland, TX 79705
(Address per Mineral and Royalty Deed recorded at Rec. No. E4007670 on 2/8/2024)

Nicholas M. Soileau

118 Pontchartrain Oaks Drive
Madisonville, LA 70447
(Address per Mineral and Royalty Deed recorded at Rec. No. E3082874 on 12/12/2023)

American Land & Energy LLC

P.O. Box 2287
Castle Rock, CO 80104
(Address per Mineral and Royalty Deed recorded at Rec. No. E4017336 on 3/26/2024)

Gail L. Fruhling

2055 Gordon Drive

Kingman, AZ 86409

(Address per Order recorded at Rec. No. E3007860 on 2/8/2023)

Michael Hansen Irrevocable Trust Share of the Hopper Trust

603 N. Reese Road

Brookville, KS 67425

(Address per Mineral and Royalty Deed recorded at Rec. No. E3083221 on 12/14/2023)

Brandon and Whitney Moeller, JTWROS

14020 NW 74th Street

Kansas City, MO 64152

(Address per Mineral and Royalty Deed recorded at Rec. No. E4013821 on 3/7/2024)

Boggy Creek Investments, LLC

146 Washington Ct.

Coppell, TX 75019

(Address per Mineral and Royalty Deed recorded at Rec. No. E3084491 on 12/20/2023)

Gary D. Kemp

11434 E. Yale Place

Aurora, CO 80014

(Address per Order recorded at Rec. No. E3007860 on 2/8/2023)

William M. Bonham

1990 Horse Creek Road

Cheyenne, WY 82009

(Address per Order recorded at Rec. No. E3007860 on 2/8/2023)

Mavis C. James

P.O. Box 111

Daniel, WY 83115

(Address per Order recorded at Rec. No. E3007860 on 2/8/2023)

Joanne Marie Wandry

2558 Wynterbrook Drive

Highlands Ranch, CO 80126

(Address per Order recorded at Rec. No. E3007860 on 2/8/2023)

David Henry Fruhling

12271 Coit Road #2305

Dallas, TX 75251

(Address per Order recorded at Rec. No. E3007860 on 2/8/2023)

Janice A. Hansen Irrevocable Trust Share of the Hopper Trust

855 N. Reese Road

Brookville, KS 67425

(Address per Mineral and Royalty Deed recorded at Rec. No. E3084521 on 12/20/2023)

Matthew and Kelsey McCord

6301 Gaston Avenue, Suite 545

Dallas, TX 75214

(Address per Mineral and Royalty Deed recorded at Rec. No. E4000810 on 1/4/2024)

Helen Mae Lewis

4830 Pine Tree Drive

Boynton, FL 33436

(Address per Order recorded at Rec. No. E3007860 on 2/8/2023)

Sherry K. Reed

800 Huntersknoll Lane

Cincinnati, OH 45230

(Address per Order recorded at Rec. No. E3007860 on 2/8/2023)

Todd Woodrow Fenimore

16684 Railhead Drive

Choctaw, OK 73020

(Address per Mineral and Royalty Deed recorded at Rec. No. E4017240 on 3/25/2024)

Linda Lee Willis

6150 River Sound Circle

South Port, NC 28461

(Address per Order recorded at Rec. No. E3007860 on 2/8/2023)

Christopher Willis

37 Thousand Oaks Drive

Mansfield, TX 76063

(Address per Order recorded at Rec. No. E3007860 on 2/8/2023)

Susanne Moore

50 Thousand Oaks Drive

Mansfield, TX 76063

(Address per Order recorded at Rec. No. E3007860 on 2/8/2023)

Stephen Willis

1233 Brownford Drive

Burleson, TX 76028

(Address per Order recorded at Rec. No. E3007860 on 2/8/2023)

Gregory Willis

1202 Chelsen Cross

Mechanicsburg, PA 17050

(Address per Order recorded at Rec. No. E3007860 on 2/8/2023)

Bull Moose Royalties, LLC

518 – 17th Street, Suite 1800

Denver, CO 80202

(Address per Oil and Gas Lease recorded at Rec. No. E2025918 on 3/7/2022 & Colorado Secretary of State records)

Peavy D. Bonham

4271 Howe Road

Laramie, WY 82070

(Address per Order recorded at Rec. No. E3007860 on 2/8/2023)

Marc W. Bonham

P.O. Box 278

Tishomingo, OK 73460

(Address per Order recorded at Rec. No. E3007860 on 2/8/2023)

Jennie Mai Bonham

P.O. Box 1088

Buffalo, WY 82834

(Address per Order recorded at Rec. No. E3007860 on 2/8/2023)

Paula B. Levin and John R. Levin

P.O. Box 974

Sublette, KS 67877

(Address per Oil and Gas Lease recorded at Rec. No. E2012125 on 2/1/2022)

Marsha C. Witte

15525 Sweet Road

Peyton, CO 80831

(Address per Order recorded at Rec. No. E3007860 on 2/8/2023)

Julia J. Frank

6902 Nimitz Drive, Unit B-103

Fort Collins, CO 80526

(Address per Order recorded at Rec. No. E3007860 on 2/8/2023)

Bruce D. Kemp

2420 Rock Creek Drive

Fort Collins, CO 80528

(Address per Order recorded at Rec. No. E3007860 on 2/8/2023)

Kathrine A. Kemp

4120 S. Evanston Circle #C

Aurora, CO 80014

(Address per Order recorded at Rec. No. E3007860 on 2/8/2023)