



**Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:**

Issuing Agent: First American Title Insurance Company	Escrow Officer Name: Gail Anderson
National Commercial Services	Escrow Officer Number: (303)876-1156
Issuing Office: 1380 17th Street, Denver, CO 80202	Escrow Officer Email: gmccurley@firstam.com
Issuing Office's ALTA® Registry ID: 1105402	Escrow Assistant Name: Jesus Navarro-lujan
Commitment Number: NCS-1234573C-CO	Escrow Assistant Number: (303)876-1175
Issuing Office File Number: NCS-1234573C-CO	Escrow Assistant Email: jnavarro-lujan@firstam.com
Property Address: PA 35.3, , CO	Title Officer Name: Sarah Oderio
Revision Number:	Title Officer Number: (720)672-5210
	Title Officer Email: soderio@firstam.com
	Title Assistant Name: Alexis Brown
	Title Assistant Number: (720)788-8143
	Title Assistant Email: albrown@firstam.com

**SCHEDULE A**

1. Commitment Date: September 26, 2024 at 5:00 P.M.
2. Policy to be issued:
  - a. 2021 ALTA Policy - form(s) To Be Determined  
Proposed Insured: A Purchaser To Be Determined  
Proposed Amount of Insurance: \$1,000.00  
The estate or interest to be insured: See Item 3 below
3. The estate or interest in the Land at the Commitment Date is:  
  
Fee Simple
4. The Title is, [at the Commitment Date, vested in:](#)  
  
GVR King LLC, a Colorado limited liability company and Aurora Highlands Holdings, LLC, a Colorado limited liability company
5. The Land is described as follows:  
  
See Exhibit A attached hereto and made a part hereof

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Commitment No. NCS-1234573C-CO

**EXHIBIT A**

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

A PARCEL OF LAND BEING A PORTION OF TRACT A, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1 RECORDED AT RECEPTION NO. [2019000089309](#), AND A PORTION OF SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. [2020000096730](#), BOTH IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, COUNTY OF ADAMS, STATE OF COLORADO, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF RESERVE BOULEVARD, AS SHOWN ON SAID THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF SAID RESERVE BOULEVARD, SOUTH 05°32'35" WEST, A DISTANCE OF 817.45 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 965.00 FEET;

THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY AND SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°19'11", AN ARC LENGTH OF 342.23 FEET TO A POINT OF CUSP WITH A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 20.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 75°13'24" EAST;

THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY, NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 93°09'15", AN ARC LENGTH OF 32.52 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 78°22'39" EAST, A DISTANCE OF 165.76 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 682.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°57'03", AN ARC LENGTH OF 368.41 FEET;

THENCE NON-TANGENT TO SAID CURVE, SOUTH 34°03'52" EAST, A DISTANCE OF 108.98 FEET;  
THENCE NORTH 43°26'30" EAST, A DISTANCE OF 84.00 FEET;  
THENCE NORTH 38°31'10" EAST, A DISTANCE OF 67.68 FEET;  
THENCE NORTH 34°07'55" EAST, A DISTANCE OF 67.54 FEET;  
THENCE NORTH 29°45'04" EAST, A DISTANCE OF 67.47 FEET;  
THENCE NORTH 25°22'24" EAST, A DISTANCE OF 67.45 FEET;  
THENCE NORTH 20°59'41" EAST, A DISTANCE OF 67.50 FEET;

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THENCE NORTH 17°41'03" EAST, A DISTANCE OF 34.53 FEET;  
THENCE NORTH 14°22'04" EAST, A DISTANCE OF 67.69 FEET;  
THENCE NORTH 09°58'26" EAST, A DISTANCE OF 67.72 FEET;  
THENCE NORTH 07°47'35" EAST, A DISTANCE OF 60.05 FEET;  
THENCE NORTH 10°06'31" EAST, A DISTANCE OF 60.19 FEET;  
THENCE NORTH 12°34'39" EAST, A DISTANCE OF 60.46 FEET;  
THENCE NORTH 15°09'20" EAST, A DISTANCE OF 65.52 FEET;  
THENCE NORTH 18°34'32" EAST, A DISTANCE OF 101.59 FEET;  
THENCE NORTH 21°36'09" EAST, A DISTANCE OF 46.31 FEET;  
THENCE NORTH 56°01'24" WEST, A DISTANCE OF 288.94 FEET;  
THENCE NORTH 70°41'31" WEST, A DISTANCE OF 51.87 FEET;  
THENCE NORTH 74°35'04" WEST, A DISTANCE OF 51.20 FEET;  
THENCE NORTH 78°40'36" WEST, A DISTANCE OF 36.09 FEET;  
THENCE NORTH 82°35'35" WEST, A DISTANCE OF 52.48 FEET;  
THENCE NORTH 87°13'00" WEST, A DISTANCE OF 52.08 FEET;  
THENCE NORTH 89°55'05" WEST, A DISTANCE OF 9.02 FEET;  
THENCE SOUTH 89°40'59" WEST, A DISTANCE OF 354.98 FEET;

THENCE NORTH 84°27'25" WEST, A DISTANCE OF 23.22 FEET TO THE NORTHERLY PROLONGATION OF SAID WESTERLY RIGHT-OF-WAY OF RESERVE BOULEVARD;

THENCE ALONG SAID NORTHERLY PROLONGATION, SOUTH 05°32'35" WEST, A DISTANCE OF 87.84 FEET TO THE POINT OF BEGINNING.

COUNTY OF ADAMS,  
STATE OF COLORADO.

BRADY J. MOORHEAD, PLS 38668  
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.  
300 E. MINERAL AVENUE, SUITE 1  
LITTLETON, CO 80122

For informational purposes only: APNs: 0181920201006, 0181920100004 (a portion of)

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Commitment No. NCS-1234573C-CO

**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. Evidence that all assessments for common expenses, if any, have been paid.
7. Final Affidavit and Agreement executed by Owners and/or Purchasers must be provided to the Company.
8. 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.
9. 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.
10. Receipt by the Company of the following documentation for GVR King LLC, a Colorado limited liability company:

Operating Agreement, and all amendments thereto, if any.

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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 Aurora Highlands Holdings, LLC, 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).

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Commitment No. NCS-1234573C-CO

**SCHEDULE B, PART II—Exceptions**

**Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.**

The Policy will not insure against loss or damage resulting from the terms and conditions 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 that are not shown by the Public Records at Date of Policy but that could be (a) ascertained by an inspection of the Land, or (b) asserted by persons or parties in possession of the Land.
2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records at Date of Policy.
3. Any encroachment, encumbrance, violation, variation, easement, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records at Date of Policy.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown in the Public Records.
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. Any water rights, claims or title to water, in, on or under the Land, whether or not the matters excepted are shown by the Public Records.
8. Any existing leases or tenancies.

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9. The right of a 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 Nos. 558, 560 and 2266.
10. All Coal and mineral rights and right to extract the same as reserved by the Union Pacific Railroad in instrument recorded June 21, 1899 in [Book A33 at Page 522](#) and as referenced in instrument recorded August 13, 1909 in [Book 35 at Page 106](#).

NOTE: Quit Claim in connection therewith recorded April 14, 1971 in [Book 1684 at Page 281](#) and Release and Quitclaim Deed recorded November 23, 1998 at Reception No. [C0470914](#).

NOTE: Quitclaim Deed in connection therewith recorded May 11, 1992 in [Book 3902 at Page 345](#).

NOTE: Affidavit of Non-Development in connection therewith recorded December 18, 2017 at Reception No. [2017000111043](#).

Deed in connection therewith recorded February 6, 2020 at Reception No. [2020000011990](#).

11. Reservation of a undivided 1/2 interest in oil, gas and other minerals as reserved in Deed recorded September 30, 1946 in [Book 325 at Page 528](#), and any and all assignments thereof or interests therein.
12. Reservation of a undivided 1/2 interest in oil, gas and other minerals as reserved in Deed recorded January 30, 1947 in [Book 331 at Page 14](#), and any and all assignments thereof or interests therein.
13. Terms, conditions, provisions, obligations and agreements as set forth in the Surface Owner's Agreement recorded October 22, 1956 in [Book 633 at Page 4](#).
14. Reservation of ingress and egress as set forth in Deed recorded December 3, 1981 in [Book 2604 at Page 595](#).
15. Reservation of oil, gas and other minerals as reserved in Deed recorded August 7, 1984 in [Book 2903 at Page 389](#), and any and all assignments thereof or interests therein.
16. Terms, conditions, provisions, obligations and agreements as set forth in the Zoning Hearing Decision-Case #19-85-PUD recorded February 21, 1985 in [Book 2969 at Page 579](#).
17. Any tax, lien, fee or assessment by reason of inclusion of subject property in the First Creek Ranch Metropolitan District, as evidenced by instrument recorded June 13, 1985 in [Book 3013 at Page 123](#).

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NOTE: Public Disclosure Document in connection therewith recorded April 8, 2014 at Reception No. [2014000021087](#).

18. Ordinance Ordinance No. 85-188, for annexing certain unincorporated lands, recorded April 15, 1986 in [Book 3132 at Page 648](#).
19. Easements, notes, covenants, restrictions and rights-of-way as shown on the Annexation Plat, recorded April 15, 1986 at Reception No. [B642401](#).
20. Terms, conditions, provisions, obligations and agreements as set forth in the Annexation Agreement recorded April 28, 1987 in [Book 3308 at Page 237](#).
21. Terms, conditions, provisions, obligations and agreements as set forth in the Ordinance No. 87-104 recorded April 28, 1987 in [Book 3308 at Page 806](#).
22. Terms, conditions, provisions, obligations and agreements as set forth in the Annexation Plat recorded April 28, 1987 at Reception No. [B736407](#).
23. Terms, conditions, provisions, obligations and agreements as set forth in the Annexation Agreement recorded January 26, 1987 in [Book 3265 at Page 640](#).
24. Terms, conditions, provisions, obligations and agreements as set forth in the School Site Agreement recorded July 28, 1987 in [Book 3348 at Page 81](#).
25. Terms, conditions, provisions, obligations and agreements as set forth in the Resolution of the Board of Directors of the E-470 Public Highway Authority recorded December 19, 1995 at Reception No. [C0132004](#).
26. Terms, conditions, provisions, obligations and agreements as set forth in the Amendment to Certificate of Organization for the E-470 Public Highway Authority recorded December 19, 1995 in [Book 4646 at Page 979](#).
27. Notes, easements and other matters as shown on the School Site Agreement (King's Ranch) recorded July 28, 1987 at Reception No. [B757844](#).
28. Terms, conditions, provisions, obligations and agreements as set forth in the Rule and Order recorded July 19, 1999 at Reception No. [C0568697](#).
29. Terms, conditions, provisions, obligations and agreements as set forth in the Ordinance No. 2001-52 recorded November 5, 2001 at Reception No. [C0882066](#).

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30. Terms, conditions, provisions, obligations, easements and agreements as set forth in the Utility Easement recorded August 20, 2007 at Reception No. [2007000079866](#).
31. Terms, conditions, provisions, obligations, easements and agreements as set forth in the Drainage Easement recorded August 20, 2007 at Reception No. [2007000079867](#).
32. Terms, conditions, provisions, obligations and agreements as set forth in the Green Valley Development Agreement recorded March 6, 2009 at Reception No. [2009000016224](#) and Memorandum of Development Agreement recorded November 1, 2018 at Reception No. [2018000088835](#) and Assignment and Assumption of Development Agreement recorded December 16, 2019 at Reception No. [2019000109731](#).
33. Terms, conditions, provisions, obligations and agreements as set forth in the Basin-Wide Drainage Construction and Cost Reimbursement Agreement recorded March 16, 2009 at Reception No. [2009000018359](#).
34. Terms, conditions, provisions, obligations and agreements as set forth in the Quit Claim Deed recorded April 30, 2009 at Reception No. [2009000030451](#), (NOTE: Said Quit Claim Deed does not contain a notary acknowledgement).

Affidavit of Possession of Land in connection therewith recorded February 6, 2015 at Reception No. [2015000008658](#).

35. Terms, conditions, provisions, obligations and agreements as set forth in the Memorandum of Development Agreement recorded March 8, 2011 at Reception No. [2011000015289](#).
36. Oil and Gas Lease recorded April 28, 2011 at Reception No. [2011000027541](#) and April 29, 2011 at Reception No. [2011000027683](#), and any and all assignments thereof or interests therein.

Affidavit of exercise of Options to Extend Oil and Gas Leases in connection therewith recorded June 17, 2014 at Reception No. [2014000037773](#).

37. Oil and Gas Lease recorded May 31, 2011 at Reception No. [2011000034224](#), and any and all assignments thereof or interests therein.

Assignment of Paid Up Oil and Gas Lease in connection therewith recorded July 11, 2011 at Reception No. [2011000043783](#).

Amendment and Ratification of Oil and Gas Lease in connection therewith recorded March 4, 2014 at Reception No. [2014000013186](#).

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38. Oil and Gas Lease recorded September 6, 2011 at Reception No. [2011000057369](#) and re-recorded February 15, 2012 at Reception No. [2012000010949](#), and any and all assignments thereof or interests therein.
39. Oil and Gas Lease recorded October 3, 2011 at Reception No. [2011000064001](#) and re-recorded February 16, 2012 at Reception No. [2012000011507](#), and any and all assignments thereof or interests therein.
40. Oil and Gas Lease recorded November 14, 2011 at Reception No. [2011000074691](#), and re-recorded February 16, 2012 at Reception No. [2012000011482](#), and any and all assignments thereof or interests therein.
41. Oil and Gas Lease recorded November 14, 2011 at Reception No. [2011000074694](#) and re-recorded February 15, 2012 at Reception No. [2012000011307](#), and any and all assignments thereof or interests therein.
42. Terms, conditions, provisions, obligations and agreements as set forth in the Memorandum of Surface Use and Damage Agreement recorded November 14, 2011 at Reception No. [2011000074695](#), and Amended and Restated Surface Use and Damage Agreement recorded December 10, 2015 at Reception No. [20150000103088](#).
43. Terms, conditions, provisions, obligations and agreements as set forth in the Memorandum of Agreement of Lease recorded December 26, 2012 at Reception No. [2012000097994](#) and Memorandum of Second Amendment To and Ratification of Oil and Gas Lease recorded January 12, 2018 at Reception No. [D8004307](#) (Arapahoe County Records).
44. Mineral rights as conveyed by Quitclaim Mineral Deeds recorded February 1, 2013 at Reception No. [2013000010049](#), March 11, 2013 at Reception No. [2013000020823](#), and May 15, 2013 at Reception No. [2013000041419](#), and any and all assignments thereof or interests therein.
45. Ordinance Ordinance No. 2008-73, for Rezoning a Parcel of Land, recorded March 11, 2013 at Reception No. [2013000020825](#).
46. Mineral rights as conveyed by Personal Representative's Mineral Deed recorded September 4, 2014 at Reception No. [2014000059957](#), and any and all assignments thereof or interests therein.
47. Affidavit of Possession of Land recorded February 6, 2015 at Reception No. [2015000008658](#).
48. Oil and Gas Lease recorded November 10, 2015 at Reception No. [2015000094356](#), [2015000094358](#), [2015000094360](#), [2015000094362](#), [2015000094364](#), and any and all assignments thereof or interests therein.

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49. Terms, conditions, provisions, obligations and agreements as set forth in the Amended and Restated Surface Use and Damage Agreement recorded January 6, 2016 at Reception No. [201600001253](#).
50. Mineral rights as conveyed by Quitclaim Mineral Deed recorded February 19, 2016 at Reception No. [2016000012738](#), and any and all assignments thereof or interests therein.
51. Oil and Gas Lease recorded July 5, 2016 at Reception No. [2016000053233](#), and any and all assignments thereof or interests therein.
52. Mineral rights as conveyed by Bargain and Sale Mineral Deed recorded October 17, 2016 at Reception No. [2016000087997](#), and any and all assignments thereof or interests therein.
53. Mineral rights as conveyed by Mineral Deeds recorded June 6, 2017 at Reception No. [2017000048629](#) and July 17, 2017 at Reception No. [2017000061002](#), and any and all assignments thereof or interests therein.
54. Oil and Gas Lease recorded February 15, 2018 at Reception No. [2018000013452](#), [2018000013453](#), and any and all assignments thereof or interests therein.
55. Terms, conditions, provisions, obligations and agreements as set forth in the Affidavit of Non-Development recorded February 20, 2018 at Reception No. [2018000014437](#).
56. Oil and Gas Lease recorded May 18, 2018 at Reception No. [2018000040123](#), and any and all assignments thereof or interests therein.
57. Terms, conditions, provisions, obligations and agreements as set forth in the Memorandum of Agreement recorded June 20, 2018 at Reception No. [2018006671](#) (Broomfield County Records).
58. Any tax, lien, fee or assessment by reason of inclusion of subject property in the First Creek Ranch Metropolitan District, as evidenced by instrument recorded September 18, 2018 at Reception No. [2018000075564](#).  
  
Petition for Name Change in connection therewith recorded April 27, 2022 at Reception No. [2022000037680](#).
59. Terms, conditions, provisions, obligations and agreements as set forth in the Surface Use Agreement recorded November 1, 2018 at Reception No. [2018000088826](#).
60. Terms, conditions, provisions, obligations, easements and agreements as set forth in the Subsurface Easement Agreement recorded November 1, 2018 at Reception No. [2018000088827](#).

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61. Terms, conditions, provisions, obligations and agreements as set forth in the Memorandum of Development Agreement recorded November 1, 2018 at Reception No. [2018000088835](#).
62. Terms, conditions, provisions, obligations, easements and agreements as set forth in the Avigation Easement recorded December 12, 2018 at Reception No. [2018000099141](#).
63. Terms, conditions, provisions, obligations and agreements as set forth in the Memorandum of Connection, Dedication and Transportation Agreement (Dedication of Crude Oil) recorded January 23, 2019 at Reception No. [2019000005765](#).
64. Any tax, lien, fee or assessment by reason of inclusion of subject property in the Aurora Highlands Metropolitan District No. 1, as evidenced by instrument recorded April 23, 2019 at Reception No. [2019000029527](#).
65. Terms, conditions, provisions, obligations and agreements as set forth in the Memorandum of Option Agreement recorded June 4, 2019 at Reception No. [2019000042144](#), Amendment recorded November 1, 2019 at Reception No. [2019000094179](#), Second Amendment recorded December 17, 2020 at Reception No. [2020000133205](#).
66. Terms, conditions, provisions, obligations, easements and agreements as set forth in the Temporary Construction Easement Agreement recorded July 10, 2019 at Reception No. [2019000053755](#).  
  
Partial Termination in connection therewith recorded April 20, 2021 at Reception No. [2021000047075](#), and Partial Termination recorded July 27, 2021 at Reception No. [2021000089475](#).
67. Terms, conditions, provisions, obligations and agreements as set forth in the Administrative Street Vacation recorded August 8, 2019 at Reception No. [2019000063711](#).
68. Terms, conditions, provisions, obligations, easements and agreements as set forth in the Telecommunications Easement recorded October 17, 2019 at Reception No. [2019000089102](#).
69. Easements, notes, covenants, restrictions and rights-of-way as shown on the plat of The Aurora Highlands Framework Development Plan, recorded October 17, 2019 at Reception No. [2019000089306](#).
70. Easements, notes, covenants, restrictions and rights-of-way as shown on the plat of The Aurora Highlands Infrastructure Site Plan - No. 1, recorded October 17, 2019 at Reception No. [2019000089307](#).
71. Easements, notes and restrictions described on The Aurora Highlands Contextual Site Plan #1, recorded October 17, 2019 at Reception No. [2019000089308](#).

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72. Easements, notes, covenants, restrictions and rights-of-way as shown on the plat of The Aurora Highlands Subdivision Filing No. 1, recorded October 17, 2019 at Reception No. [2019000089309](#).

Affidavit of Plat Correction in connection therewith recorded June 2, 2020 at Reception No. [2020000049252](#).

73. Covenants, conditions, restrictions, provisions, easements and assessments as set forth in Master Declaration of Covenants, Conditions and Restrictions for the Aurora Highlands recorded February 3, 2020 at Reception No. [2020000010483](#); Partial Assignment of Declarant's Rights in connection therewith recorded February 3, 2020 at Reception No. [2020000010651](#), and Partial Assignment recorded November 19, 2020 at Reception No. [2020000121145](#); First Amendment to the Master Declaration of Covenants, Conditions and Restrictions for the Aurora Highlands in connection therewith recorded November 19, 2020 at Reception No. [20200000121141](#); First Supplemental Declaration Annexing Additional Land to the Master Declaration of Covenants Conditions and Restrictions for the Aurora Highlands in connection therewith recorded November 19, 2020 at Reception No. [2020000121142](#), Second Supplemental recorded May 11, 2021 at Reception No. [2021000057555](#), Supplemental Declaration recorded December 29, 2023 at Reception No. [2023000071748](#), Twelfth Supplemental recorded August 2, 2024 at Reception No. [2024000042336](#), but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin, and any and all amendments, assignments, or annexations thereto.

74. Terms, conditions, provisions, obligations and agreements as set forth in the Memorandum of Option to Purchase recorded February 3, 2020 at Reception No. [2020000010650](#).

First Amendment to Memorandum of Option to Purchase in connection therewith recorded June 14, 2023 at Reception No. [2023000033620](#).

75. Terms, conditions, provisions, obligations and agreements as set forth in the Memorandum of Agreement recorded April 15, 2020 at Reception No. [2020000034688](#).

76. Terms, conditions, provisions, obligations, easements and agreements as set forth in the Master License Agreement 19-107 recorded June 2, 2020 at Reception No. [2020000048891](#).

Addendum to Master License Agreement in connection therewith recorded June 18, 2021 at Reception No. [2021000073973](#) and recorded August 12, 2021 at Reception No. [2021000096373](#), and recorded April 6, 2022 at Reception No. [2022000030971](#), Addendum recorded May 3, 2022 at Reception No. [2022000039249](#).

77. Ordinance No. 2019-46, for vacation of street, recorded September 13, 2019 at Reception No. [2019000076746](#).

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78. Terms, conditions, provisions, obligations and agreements as set forth in the Resolution No. 2020-04-01 recorded June 26, 2020 at Reception No. [202000058814](#).
79. Terms, conditions, provisions, obligations and agreements as set forth in the Disclosure to Purchasers recorded June 26, 2020 at Reception No. [202000058818](#).
80. Terms, conditions, provisions, obligations and agreements as set forth in the Declaration of Payment in Lieu of Taxes recorded June 30, 2020 at Reception No. [202000059148](#), First Amendment recorded December 29, 2023 at Reception No. [2023000071747](#), Second Amendment recorded August 2, 2024 at Reception No. [2024000042335](#).
81. Terms, conditions, provisions, obligations and agreements as set forth in the Request for Notification of Surface Developments recorded September 1, 2020 at Reception Nos. [202000085711](#) and [202000085712](#).
82. Terms, conditions, provisions, obligations and agreements as set forth in the Storm Drainage Development Fee Agreement recorded November 4, 2020 at Reception No. [2020000113675](#).
83. Terms, conditions, provisions, obligations and agreements as set forth in the Notice of Operation and Maintenance Fee recorded November 13, 2020 at Reception No. [2020000118328](#).
84. Terms, conditions, provisions, obligations and agreements as set forth in the Storm Drainage Development Fee Agreement recorded July 13, 2021 at Reception No. [2021000083906](#).
85. Oil and Gas Lease recorded August 19, 2021 at Reception No. [2021000099016](#), and any and all assignments thereof or interests therein.
86. Terms, conditions, provisions, obligations, easements and agreements as set forth in the Drainage Easement recorded December 17, 2021 at Reception No. [2021000146652](#).
87. Terms, conditions, provisions, obligations, easements and agreements as set forth in the Fire Lane Easement recorded December 17, 2021 at Reception No. [2021000146653](#).
88. Terms, conditions, provisions, obligations, easements and agreements as set forth in the Utility Easement recorded December 17, 2021 at Reception No. [2021000146654](#).
89. Terms, conditions, provisions, obligations and agreements as set forth in the Colorado Ground Water Commission Findings and Order recorded August 26, 2021 at Reception No. [2021000102176](#).
90. Terms, conditions, provisions, obligations, restrictions and agreements as set forth in the Use Restriction Agreement recorded April 26, 2022 at Reception No. [2022000036323](#).

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91. Terms, conditions, provisions, obligations and agreements as set forth in the Resolution 2023-142 recorded June 8, 2023 at Reception No. [2023000032315](#).
92. Terms, conditions, provisions, obligations and agreements as set forth in the Subsurface Easement Agreement recorded June 8, 2023 at Reception No. [2023000036482](#).
93. Terms, conditions, provisions, obligations and agreements as set forth in the Memorandum of Amendments to Development Agreement recorded June 8, 2023 at Reception No. [2023000036483](#).
94. Terms, conditions, provisions, obligations and agreements as set forth in the Order for Exclusion recorded March 8, 2024 at Reception No. [2024000012088](#).
95. Terms, conditions, provisions, obligations, easements and agreements as set forth in the Easement Agreement recorded March 19, 2024 at Reception No. [2024000014042](#).
96. Any tax, lien, fee or assessment by reason of inclusion of subject property in the The Aurora Highlands Metropolitan District No. 3, as evidenced by instrument recorded April 22, 2024 at Reception No. [2024000020742](#).
97. Oil and Gas Lease recorded January 9, 2023 at Reception No. [2023000001141](#), and any and all assignments thereof or interests therein.
98. Oil and Gas Lease recorded January 9, 2023 at Reception No. [2023000001164](#), and any and all assignments thereof or interests therein.
99. Oil and Gas Lease recorded March 28, 2023 at Reception No. [2023000016410](#), and any and all assignments thereof or interests therein.
100. Oil and Gas Lease recorded March 28, 2023 at Reception No. [2023000016411](#), and any and all assignments thereof or interests therein.
101. Terms, conditions, provisions, obligations and agreements as set forth in the Resolution 2023-142 recorded June 8, 2023 at Reception No. [2023000032315](#).
102. Terms, conditions, provisions, obligations, easements and agreements as set forth in the Subsurface Easement Agreement recorded June 28, 2023 at Reception No. [2023000036482](#).
103. Terms, conditions, provisions, obligations and agreements as set forth in the Property Disclosure Statement the Aurora Highlands recorded December 29, 2023 at Reception No. [2023000071749](#).

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104. Oil and Gas Lease recorded July 11, 2024 at Reception No. [2024000037467](#), and any and all assignments thereof or interests therein.

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## **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 8-1-2, Affirmative mechanic's lien protection for the Owner may be available (typically by deletion of Exception no. 4 of**

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**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.**
- 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.

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**ALTA 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 EXTRACONTRACTUAL 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 Amount of Insurance 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**

By:   
Kenneth D. DeGiorgio, President

By:   
Lisa W. Cornehl, Secretary

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## **COMMITMENT CONDITIONS**

### **1. DEFINITIONS**

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "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.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- j. "Title": The estate or interest in the Land identified in Item 3 of 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;

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- e. Schedule B, Part I—Requirements; and
- f. Schedule B, Part II—Exceptions; and
- g. a counter-signature by the Company or its issuing agent that may be in electronic form.

**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 is not 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 is not 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 is only liable 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 does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not 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. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

**6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM**

- 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 under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. 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

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- 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 IS 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 closing, settlement, escrow, or any other purpose.
- 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. CLAIMS PROCEDURES**  
This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.
- 10. CLASS ACTION**  
ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.
- 11. ARBITRATION**  
The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is \$2,000,000 or less may be arbitrated at the election 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 2021 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; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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All items to be filled in by the Land Surveyor using permanent black lettering and lines which can be reproduced. (Except)\*

- ☐ Bench mark

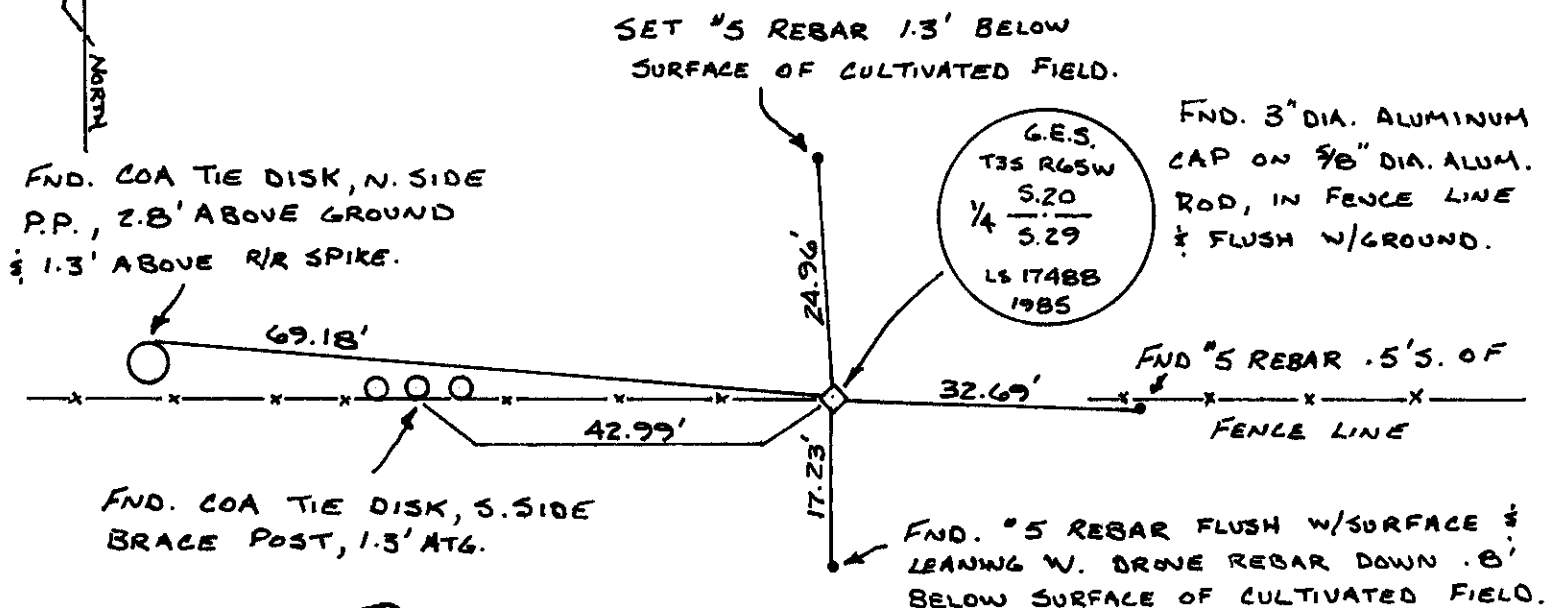
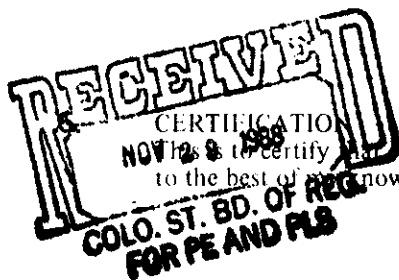
☒ Quarter Corner

☐ Other \_\_\_\_\_

- Found 3" dia. aluminum cap on 5/8" dia. aluminum rod, in fence line and flush with surface.

3. DESCRIPTION OF MONUMENT ESTABLISHED BY YOU TO PERPETUATE THE LOCATION OF THIS POINT.

4. SKETCH SHOWING RELATIVE LOCATION OF MONUMENT ACCESSORIES AND REFERENCE POINTS STATING WHETHER FOUND OR SET. SHOW SUPPORTING AND/OR CONTRADICTORY EVIDENCE WHERE APPLICABLE.

Date of Field Work **SEPT. 8, 1988**

to the best of my knowledge the information presented herein is true and correct.

**Signature**

Firm Name:

Phone:

CITY OF AURORA

695-7550

Date NOVEMBER 22, 1988

\* (Do not fill in)

Accepted for Filing

State Board of Registration for Professional Engineers and Land Surveyors:

By

Date \_\_\_\_\_

DEC 05 1988

RECEIVED AT OFFICE OF THE COUNTY CLERK:

\_\_\_\_ COUNTY

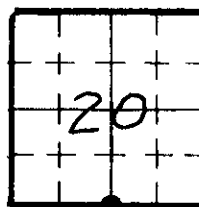
By

Date \_\_\_\_\_

Record to be filed by Index Reference Number, numerically, then alphabetically, under appropriate Township, Range, and Meridian.

- ## 6. LOCATION DIAGRAM

1" = 1 Mile



● = Location of Monument



Surveyor's Seal

7. SEC. 20, T 35, R 65W, 6<sup>TH</sup> P.M.

COUNTY ADAMS INDEX REF. NO. 7-5

8. SEC. \_\_\_\_\_, T \_\_\_\_\_, R \_\_\_\_\_, \_\_\_\_\_ P.M.

COUNTY \_\_\_\_\_ INDEX REF. NO. \_\_\_\_\_

# COLORADO LAND SURVEY MONUMENT RECORD

Department of Regulatory Agencies

Board of Licensure for Architects, Professional Engineers and Professional Land Surveyors

1560 Broadway, Suite 1350

Denver, CO 80202

Phone: (303) 894-7800; Fax: (303) 984-2310; EMAIL: aes@dora.state.co.us; V/TDD 711c.

**RECEIVED**  
AUG 29 2018

COLO. ST. BD. OF LIC.

FOR ARC, PE, AND PLS

Report one monument only on this form - Reproduction of this form is authorized.  
All items are to be filled in by the Land Surveyor using **PERMANENT BLACK LETTERING** and lines which can be reproduced.

1. TYPE OF MONUMENT: ☒ SECTION CORNER ☐ QUARTER CORNER ☐ SIXTEENTH CORNER ☐ OTHER \_\_\_\_\_

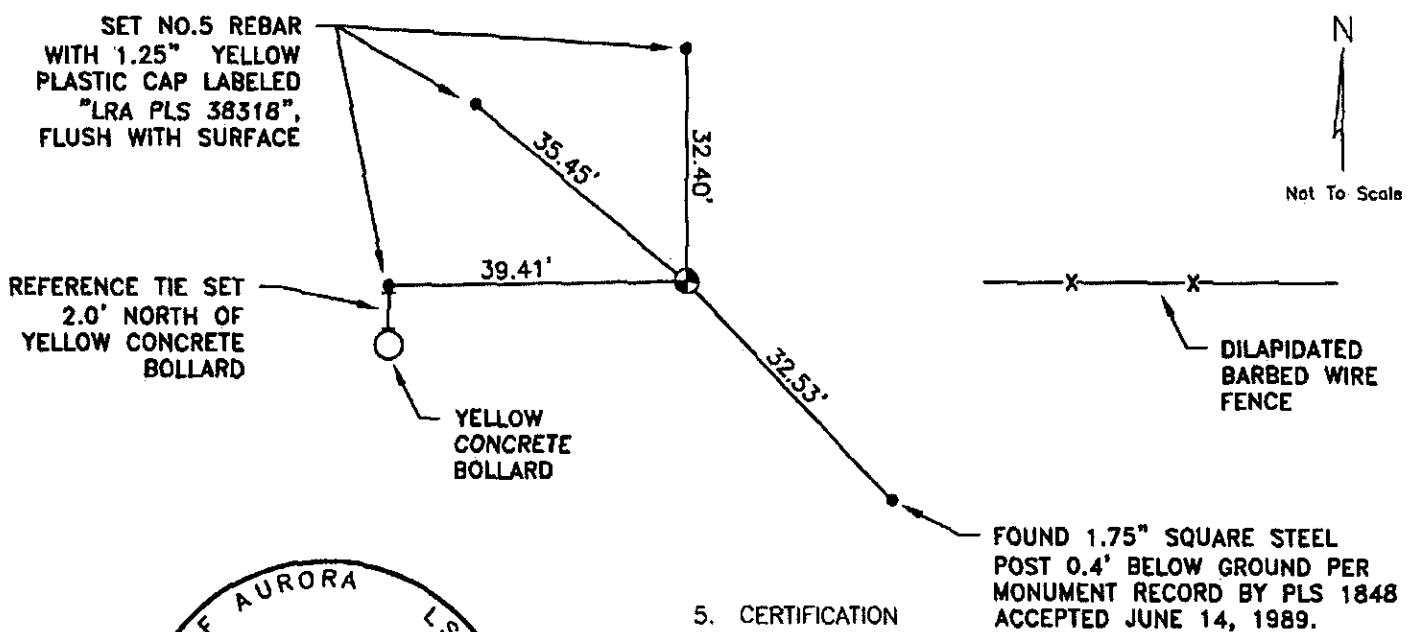
2. DESCRIPTION AND DATE OF MONUMENT FOUND:

FOUND 3" BRASS CAP, PLS 16848, 1989, 0.7' BELOW LID OF CITY OF AURORA RANGE BOX THAT IS 1.0' BELOW GROUND. UNABLE TO VERIFY SIZE AND MATERIAL OF MONUMENT.

3. DESCRIPTION OF MONUMENT SET BY YOU TO PERPETUATE THE LOCATION OF THIS POINT:

FOUND AND SET REFERENCE TIES AS SHOWN.

4. SKETCH SHOWING RELATIVE LOCATION OF MONUMENT, ACCESSORIES AND REFERENCE POINTS STATING WHETHER FOUND OR SET. SHOW SUPPORTING AND/OR CONTRADICTORY EVIDENCE WHERE APPLICABLE:



5. CERTIFICATION

This is to certify that I was in responsible charge of the surveying work described in this record and that to the best of my knowledge the information presented herein is true and correct.

Name (Please Print): Peter E. Paulus

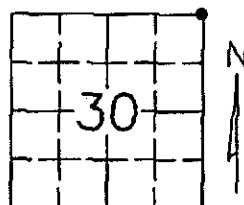
Firm Name: Lamp, Ryneerson & Associates, Inc.

Firm Address: 4715 Innovation Drive, Fort Collins, CO 80525

Phone: (970) 226-0342

6. LOCATION DIAGRAM

1" = 1 Mile



• = Location of Monument



Signature/Date through Seal

7. SEC 30 T 3S R 65W, 6TH P.M.

COUNTY ADAMS INDEX REF NUMBER 5-J

\*\*8. SEC \_\_\_\_\_ T \_\_\_\_\_ R \_\_\_\_\_, 6TH P.M.

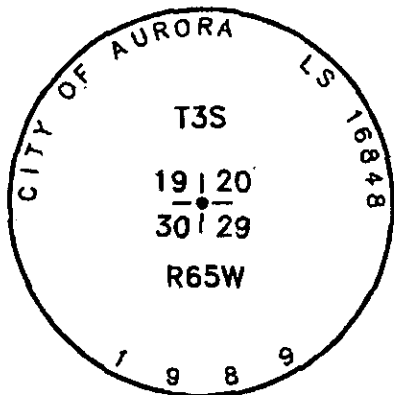
COUNTY \_\_\_\_\_ INDEX REF NUMBER \_\_\_\_\_

\*\* To be used only for monuments located on county lines.



**Dora**  
Department of Regulatory Agencies

Rev. 02/01/2011



Stamping on Cap

a. Date of Field Work to Establish, Restore or Rehabilitate Monument: 4/25/2018

b. Date Monument was used as a Control Corner: \_\_\_\_\_

(Surveyor, do not fill in)

**ACCEPTED**

SEP 30 2018

COLO. ST. BD. OF LIC.  
FOR ARC, PE & PLS

RECEIVED AT OFFICE OF THE COUNTY CLERK  
\_\_\_\_\_ COUNTY

BY: \_\_\_\_\_

DATE: \_\_\_\_\_

Record to be filed numerically by Index Reference Number, then alphabetically by letter in the index reference number, then under appropriate Township, Range, and Meridian.

# COLORADO LAND SURVEY MONUMENT RECORD

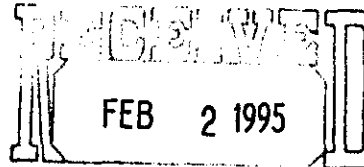
REPORT ONE MONUMENT ONLY ON THIS FORM  
REPRODUCTION OF THIS FORM IS AUTHORIZED.

All items to be filled in by the Land Surveyor using permanent black lettering and lines which can be reproduced. (Except)\*

1. TYPE OF MONUMENT (Check one)
- |  |                                      |
|--|--------------------------------------|
| <input type="checkbox"/> Section Corner            | <input type="checkbox"/> Bench mark  |
| <input checked="" type="checkbox"/> Quarter Corner | <input type="checkbox"/> Other _____ |

2. DESCRIPTION OF MONUMENT FOUND AND MONUMENT MARKINGS.

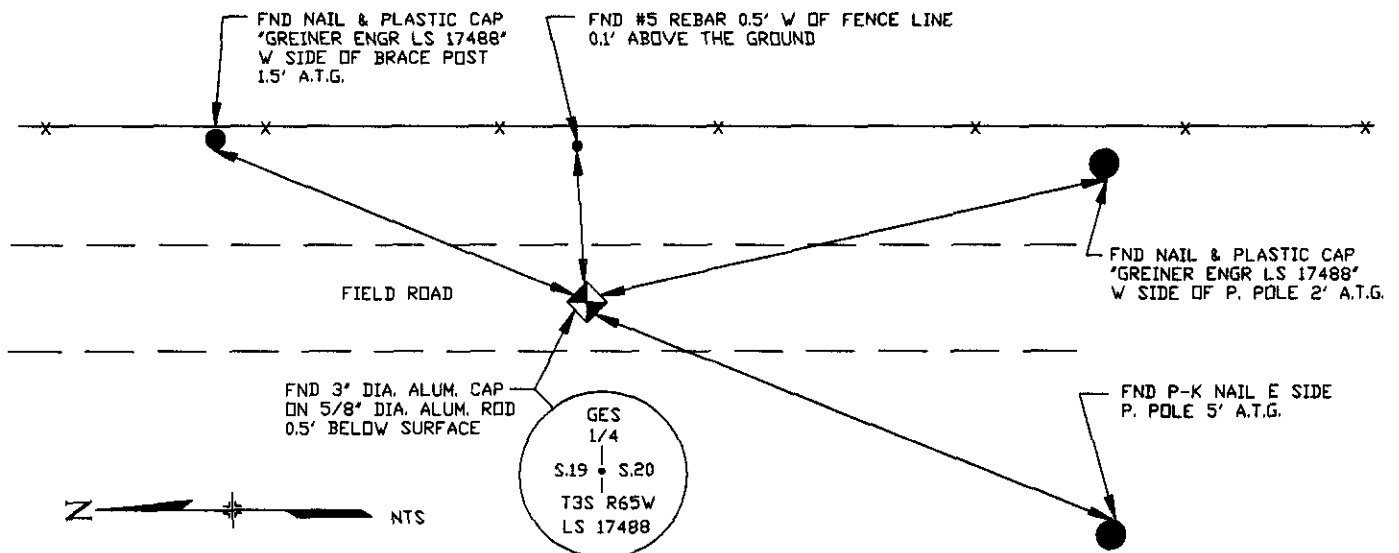
FOUND 3" DIA. ALUMINUM CAP (STAMPED AS SHOWN IN SKETCH BELOW) ON 5/8" ALUMINUM ROD  
0.5' BELOW SURFACE.



3. DESCRIPTION OF MONUMENT AND MONUMENT MARKINGS ESTABLISHED BY YOU TO PERPETUATE THE LOCATION OF THIS POINT.

COLO. ST. BD. OF REG.  
FOR PE AND PLS

4. SKETCH SHOWING RELATIVE LOCATION OF MONUMENT ACCESSORIES AND REFERENCE POINTS STATING WHETHER FOUND OR SET. SHOW SUPPORTING AND/OR CONTRADICTORY EVIDENCE WHERE APPLICABLE



Date of Field Work 6-7-94

5. CERTIFICATION

This is to certify that I was in responsible charge of the survey work described in this record and that to the best of my knowledge the information presented herein is true and correct.

Date 6-9-94

Signature *Lee E. Lovell* PLS 24960

Firm Name: WESTERN STATES SURVEYING, INC.

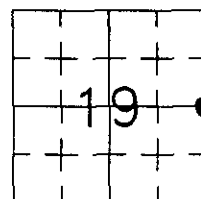
Firm Address: 19029 EAST PLAZA DRIVE #252 PARKER, CO. 80134

Phone: (303) 841-7436

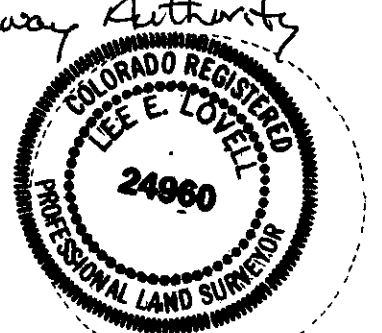
E470 Public Highway Authority

6. LOCATION DIAGRAM

1" = 1 Mile



• = Location of Monument



Surveyor's Seal

\*(Do not fill in)

Accepted for Filing

State Board of Registration for Professional Engineers and Land Surveyors:

By \_\_\_\_\_

Date \_\_\_\_\_

COLO. REG.

RECEIVED AT THE OFFICE OF THE COUNTY CLERK:

\_\_\_\_\_ COUNTY

By \_\_\_\_\_

Date \_\_\_\_\_

Record to be filed by Index Reference Number, numerically, then alphabetically, under appropriate Township, Range, and Meridian.

7. SEC. 19, T 3 S, R 65 W, 6th P.M.

COUNTY ADAMS INDEX REF. NO. 5-L

8. SEC. \_\_\_\_\_, T \_\_\_\_\_, R \_\_\_\_\_, \_\_\_\_\_ P.M.

COUNTY \_\_\_\_\_ INDEX REF. NO. \_\_\_\_\_