



4908 Tower Road, Suite 110  
Denver, CO 80249  
PH: (303) 486-8970  
FX: (303) 486-8975

Date: October 05, 2023

FILE NO. 37579

State License No.: 112145  
Phone: (303) 486-8970  
Fax: (303) 486-8975

Property Address: GVRE 17 INFORMATIONAL COMMITMENT, AURORA, CO 80019  
Seller: CLAYTON PROPERTIES GROUP II, INC., a Colorado corporation, now known as  
CLAYTON PROPERTIES GROUP, INC., a Tennessee corporation  
Buyer/Borrower:

DELIVERY TRANSMITTAL

To:	CLAYTON PROPERTIES GROUP II, INC., a Colorado corporation, now known as CLAYTON PROPERTIES GROUP, INC., a Tennessee corporation
Company:	
Address:	4908 TOWER ROAD DENVER, CO 80249
Email:	
Phone:	

**For any funds you need to bring to a closing, we can accept by law no more than \$500 in personal checks. Above that amount, we will accept a bank issued cashier's check up to \$25000. If your total required funds exceeds this then please wire your funds to us 24 hours before closing.**



**ALTA COMMITMENT FOR TITLE INSURANCE**  
**issued by**  
**TITLE RESOURCES GUARANTY 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, **TITLE RESOURCES GUARANTY COMPANY**, A TEXAS 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 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

**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.

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- 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;
  - e. Schedule B, Part I—Requirements;
  - 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.

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- 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 oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

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

The 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.

**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.

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**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>.

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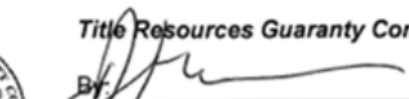

**Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:**

Issuing Agent: Town and Country Title Services, LLC  
Issuing Office: 4908 Tower Road, Suite 110, Denver, CO 80249  
Issuing Office's ALTA® Registry ID:  
Loan ID Number:  
Commitment Number: 37579  
Issuing Office File Number: 37579  
Property Address: GVRE 17 INFORMATIONAL COMMITMENT, AURORA, CO 80019  
Revision Number:

## **SCHEDULE A**

1. Commitment Date: September 29, 2023 at 8:00 A.M.
2. Policy to be issued:
  - (a) ALTA® INFORMATIONAL COMMITMENT - NO POLICIES TO BE ISSUED  
Proposed Insured:  
Proposed Amount of Insurance: \$  
Premium:  
The estate or interest to be insured:
  - (b) ALTA®  
Proposed Insured:  
Proposed Amount of Insurance \$  
Premium:  
The estate or interest to be insured:
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:  
CLAYTON PROPERTIES GROUP II, INC., a Colorado corporation, now known as CLAYTON PROPERTIES GROUP, INC., a Tennessee corporation
5. The Land is described as follows:  
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF



**Title Resources Guaranty Company**  
By:   
President/CEO  
  
Secretary

### **STATEMENT OF CHARGES**

These charges are due and payable  
before a policy can be issued

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INFORMATIONAL COMMITMENT	\$150.00
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<b>TOTAL</b>	<b>\$150.00</b>
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**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A PARCEL OF LAND BEING A PORTION OF "PARCEL I" AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2018000015451 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER OF ADAMS COUNTY, COLORADO SITUATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 13;

THENCE ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, NORTH 00°06'54" WEST, A DISTANCE OF 1,045.39 FEET TO THE EASTERLY PROLONGATION OF THE NORTHERLY BOUNDARY OF GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 6, PER PLAT RECORDED \_\_\_\_\_ AT RECEPTION NO. \_\_\_\_\_ IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID EASTERLY PROLONGATION, NORTH 90°00'00" WEST, A DISTANCE OF 55.00 FEET TO THE NORTHEAST CORNER OF TRACT B, SAID GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 6 AND THE POINT OF BEGINNING;

THENCE ALONG SAID NORTHERLY BOUNDARY OF GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 6, NORTH 90°00'00" WEST, A DISTANCE OF 294.57 FEET TO THE EASTERLY BOUNDARY OF GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 11, PER PLAT RECORDED \_\_\_\_\_ AT RECEPTION NO. \_\_\_\_\_ IN SAID OFFICIAL RECORDS;

THENCE ALONG THE EASTERLY AND NORTHEASTERLY BOUNDARY OF SAID GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 11 THE FOLLOWING 24 COURSES:

1. NORTH 00°00'00" EAST, A DISTANCE OF 180.01 FEET;
2. NORTH 90°00'00" WEST, A DISTANCE OF 432.13 FEET;
3. SOUTH 85°14'40" WEST, A DISTANCE OF 122.42 FEET;
4. NORTH 90°00'00" WEST, A DISTANCE OF 76.84 FEET;
5. NORTH 67°06'56" WEST, A DISTANCE OF 37.83 FEET;
6. NORTH 22°53'04" EAST, A DISTANCE OF 112.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 73.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 22°53'10" EAST;
7. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°43'51", AN ARC LENGTH OF 37.88 FEET;
8. NON-TANGENT TO SAID CURVE, SOUTH 48°29'55" WEST, A DISTANCE OF 115.55 FEET;
9. NORTH 41°30'05" WEST, A DISTANCE OF 62.56 FEET;
10. NORTH 00°00'00" EAST, A DISTANCE OF 70.69 FEET;
11. NORTH 11°02'49" EAST, A DISTANCE OF 57.41 FEET;
12. NORTH 00°00'00" EAST, A DISTANCE OF 100.00 FEET;
13. SOUTH 90°00'00" WEST, A DISTANCE OF 100.00 FEET;
14. SOUTH 80°54'35" WEST, A DISTANCE OF 50.64 FEET;
15. NORTH 90°00'00" WEST, A DISTANCE OF 71.27 FEET;
16. NORTH 53°41'49" WEST, A DISTANCE OF 45.86 FEET;
17. NORTH 30°06'50" EAST, A DISTANCE OF 112.00 FEET TO THE BEGINNING OF A NON-TANGENT

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- CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 73.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 36°07'38" EAST;
18. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°42'54", AN ARC LENGTH OF 30.22 FEET;
  19. NON-TANGENT TO SAID CURVE, SOUTH 59°50'33" WEST, A DISTANCE OF 115.00 FEET;
  20. NORTH 30°09'27" WEST, A DISTANCE OF 42.69 FEET;
  21. NORTH 00°00'00" EAST, A DISTANCE OF 115.16 FEET;
  22. NORTH 10°12'14" EAST, A DISTANCE OF 50.80 FEET;
  23. NORTH 00°00'00" EAST, A DISTANCE OF 60.00 FEET;
  24. SOUTH 90°00'00" WEST, A DISTANCE OF 162.11 FEET TO THE EASTERLY BOUNDARY OF GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 5, PER PLAT RECORDED DECEMBER 29, 2020 AT RECEPTION NO. 2020000137533, IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID EASTERLY BOUNDARY, NORTH 00°00'00" EAST, A DISTANCE OF 502.00 FEET TO THE SOUTHEAST CORNER OF GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 14, PER PLAT RECORDED \_\_\_\_\_ AT RECEPTION NO. \_\_\_\_\_, IN SAID OFFICIAL RECORDS;

THENCE ALONG THE EASTERLY AND NORTHERLY BOUNDARY OF SAID GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 14, THE FOLLOWING 4 COURSES;

1. NORTH 00°00'00" EAST, A DISTANCE OF 82.00 FEET
2. NORTH 90°00'00" WEST, A DISTANCE OF 132.19 FEET;
3. NORTH 11°17'42" EAST, A DISTANCE OF 62.22 FEET;
4. NORTH 00°00'00" EAST, A DISTANCE OF 39.67 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 20.00 FEET;

THENCE DEPARTING SAID EASTERLY BOUNDARY, NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°40'30", AN ARC LENGTH OF 31.30 FEET TO A LINE PARALLEL WITH AND DISTANT SOUTHERLY 40.00 FEET, MEASURED AT RIGHT ANGLES, FROM THE NORTHERLY LINE OF SAID SOUTHWEST QUARTER OF SECTION 13;

THENCE TANGENT TO SAID CURVE AND ALONG SAID PARALLEL LINE, NORTH 89°40'33" EAST, A DISTANCE OF 681.62 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 20.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°19'27", AN ARC LENGTH OF 31.53 FEET;

THENCE NON-TANGENT TO SAID CURVE, NORTH 89°30'35" EAST, A DISTANCE OF 78.00 FEET TO THE BEGINNING OF A NONTANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 20.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 90°00'00" EAST;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°40'33", AN ARC LENGTH OF 31.30 FEET TO SAID ABOVE DESCRIBED PARALLEL LINE;

THENCE TANGENT TO SAID LAST DESCRIBED CURVE AND ALONG SAID PARALLEL LINE, NORTH 89°40'33" EAST, A DISTANCE OF 610.37 FEET;

THENCE DEPARTING SAID PARALLEL LINE, SOUTH 82°43'46" EAST, A DISTANCE OF 83.23 FEET TO A LINE PARALLEL WITH AND DISTANT SOUTHERLY 51.00 FEET, MEASURED AT RIGHT ANGLES, FROM SAID

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NORTHERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 13;

THENCE ALONG SAID LAST DESCRIBED PARALLEL LINE, NORTH 89°40'33" EAST, A DISTANCE OF 138.94 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°12'33", AN ARC LENGTH OF 39.36 FEET TO A LINE PARALLEL WITH AND DISTANT WESTERLY 55.00 FEET, MEASURED AT RIGHT ANGLES, FROM THE EASTERLY LINE OF SAID SOUTHWEST QUARTER OF SECTION 13;

THENCE TANGENT TO SAID CURVE AND ALONG SAID LAST DESCRIBED PARALLEL LINE, SOUTH 00°06'54" EAST, A DISTANCE OF 1,149.54 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°06'54", AN ARC LENGTH OF 39.32 FEET;

THENCE NON-TANGENT TO SAID CURVE, SOUTH 00°11'16" EAST, A DISTANCE OF 79.00 FEET TO THE BEGINNING OF A NONTANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 00°00'00" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°53'06", AN ARC LENGTH OF 39.22 FEET TO SAID LAST DESCRIBED PARALLEL LINE;

THENCE TANGENT TO SAID CURVE AND ALONG SAID PARALLEL LINE, SOUTH 00°06'54" EAST, A DISTANCE OF 250.06 FEET TO THE POINT OF BEGINNING.

COUNTY OF ADAMS,  
STATE OF COLORADO.

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## SCHEDULE B, PART I - Requirements

File No.: 37579

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. NOTE: This product is for informational purposes only. It is not a title insurance product and does not provide any form of coverage. This product is not a guarantee or assurance and does not warrant, or otherwise insure any condition, fact or circumstance. This product does not obligate this Company to issue any policies of title insurance for any subsequent transaction based on the information provided or involving the property described herein. This Company's sole liability for any error(s) relating to this product is limited to the amount that was paid for this product.

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File No. 37579

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## SCHEDULE B, PART II - Exceptions

File No.: 37579

**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 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.
2. Rights or claims of parties in possession, not shown by the public records.
3. Easements, or claims of easements, not shown by the public records.
4. Any encroachment, encumbrance, violation, variation, 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.
5. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) minerals of whatsoever kind, subsurface and surface substances, in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records or listed in Schedule B.
7. Water rights, claims or title to water.
8. Any and all unpaid taxes and assessments and any unredeemed tax sales.
9. RESERVATIONS OR EXCEPTIONS CONTAINED IN AN [UNRECORDED PATENT](#), DATED MARCH 11, 1892, OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF, RESERVING ALL MINERAL LANDS SHOULD ANY SUCH BE FOUND TO EXIST IN THE TRACTS DESCRIBED IN THE FOREGOING, BUT THIS EXCLUSION AND EXCEPTION ACCORDING TO THE TERMS OF THE STATUTE "SHALL NOT BE CONSTRUED TO INCLUDE COAL AND IRON LAND".  
NOTE: THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED.
10. RESERVATION OF 1/16TH OVERRIDING OIL ROYALTY IN DEED RECORDED MARCH 18, 1959 IN [BOOK 766 AT PAGE 365](#).
11. ORDER AND DECREE CREATING DISTRICT IN RE THE ORGANIZATION OF SECOND CREEK RANCH METROPOLITAN DISTRICT RECORDED OCTOBER 8, 1985 IN [BOOK 3059 AT PAGE 198](#).  
NOTE: SECOND CREEK RANCH METROPOLITAN DISTRICT PUBLIC DISCLOSURE DOCUMENT RECORDED APRIL 8, 2014 AT [RECEPTION NO. 2014000021033](#).  
NOTE: ORDER OF EXCLUSION RECORDED SEPTEMBER 26, 2016 AT [RECEPTION NO. 2016000080683](#) (PORTION OF SUBJECT PROPERTY).

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12. SCHOOL SITE AGREEMENT RECORDED APRIL 10, 1986 IN [BOOK 3130 AT PAGE 331](#).
13. GREEN VALLEY RANCH EAST (GDP) RECORDED APRIL 15, 1986 AT [RECEPTION NO. 642395](#).
14. ORDINANCE NO. 85-188, ANNEXING GREEN VALLEY RANCH EAST INTO THE CITY OF AURORA RECORDED APRIL 15, 1986 IN [BOOK 3132 AT PAGE 642](#).  
NOTE: ANNEXATION MAP RECORDED APRIL 15, 1986 AT [RECEPTION NO. 642399](#).
15. ANNEXATION AGREEMENT RECORDED JANUARY 26, 1987 IN [BOOK 3265 AT PAGE 640](#).  
NOTE: ANNEXATION AGREEMENT RECORDED APRIL 28, 1987 IN [BOOK 3308 AT PAGE 237](#).
16. FINDINGS OF FACT, CONCLUSIONS OF LAW, JUDGMENT AND DECREE RECORDED APRIL 29, 1987 IN [BOOK 3317 AT PAGE 270](#).
17. AMENDMENT TO CERTIFICATE OF ORGANIZATION FOR THE E-470 PUBLIC HIGHWAY AUTHORITY RECORDED DECEMBER 19, 1995 IN [BOOK 4646 AT PAGE 979](#).
18. RULE AND ORDER RECORDED JULY 19, 1999 IN [BOOK 5827 AT PAGE 78](#).
19. ORDINANCE NO. 2000-101, AMENDING THE AURORA ZONING MAP RECORDED OCTOBER 23, 2000 IN [BOOK 6297 AT PAGE 599](#).
20. RESERVATION OF ALL WATER AND WATER RIGHTS IN SPECIAL WARRANTY DEED RECORDED SEPTEMBER 22, 2004 AT [RECEPTION NO. 20040922000934720](#).
21. DEVELOPMENT, COST SHARING AND EASEMENTS AGREEMENT RECORDED DECEMBER 14, 2005 AT RECEPTION NO. [20051214001369160](#).
22. ADDENDUM TO GENERAL LICENSE AGREEMENT 2008-29 PUBLIC SERVICE COMPANY OF COLORADO RECORDED DECEMBER 22, 2008 AT RECEPTION NO. [2008000098650](#).
23. ORDINANCE NO. 2008-60, REZONING TO MEDIUM DENSITY RESIDENTIAL SUBAREA RECORDED JANUARY 5, 2009 AT [RECEPTION NO. 2009000000653](#).
24. GREEN VALLEY FRAMEWORK DEVELOPMENT PLAN RECORDED FEBRUARY 23, 2009 AT RECEPTION NO. [2009000012526](#).
25. ANNEXATION AGREEMENT RECORDED MARCH 6, 2009 AT [RECEPTION NO. 2009000016223](#).
26. BASIN-WIDE DRAINAGE CONSTRUCTION AND COST REIMBURSEMENT AGREEMENT RECORDED MARCH 16, 2009 AT [RECEPTION NO. 2009000018359](#).
27. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (GREEN VALLEY AURORA) RECORDED MAY 19, 2011 AT [RECEPTION NO. 2011000032159](#).  
NOTE: NOTICE OF INCLUSION RECORDED SEPTEMBER 23, 2011 AT [RECEPTION NO. 2011000061478](#).  
NOTE: NOTICE OF TRANSFER FEE RECORDED SEPTEMBER 23, 2011 AT [RECEPTION NO. 2011000061484](#).  
NOTE: SUPPLEMENTAL DECLARATION RECORDED DECEMBER 11, 2019 AT [RECEPTION NO. 2019000108432](#).  
NOTE: PARTIAL ASSIGNMENT OF DECLARANT RIGHTS RECORDED JULY 29, 2020 AT [RECEPTION NO. 2020000072352](#).

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File No. 37579

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28. OIL AND GAS LEASE RECORDED NOVEMBER 14, 2011 AT [RECEPTION NO. 2011000074689](#).  
NOTE: ASSIGNMENT AND BILL OF SALE RECORDED DECEMBER 26, 2012 AT [RECEPTION NO. 2012000097995](#).  
NOTE: AMENDMENT AND RATIFICATION OF OIL AND GAS LEASE RECORDED OCTOBER 14, 2014 AT [RECEPTION NO. 2014000070691](#).  
NOTE: SECOND AMENDMENT AND RATIFICATION OF OIL AND GAS LEASE RECORDED DECEMBER 22, 2014 AT [RECEPTION NO. 2014000089903](#).  
NOTE: THIRD AMENDMENT AND RATIFICATION OF OIL AND GAS LEASE RECORDED JANUARY 30, 2015 AT [RECEPTION NO. 2015000006961](#).  
NOTE: FOURTH AMENDMENT AND RATIFICATION OF OIL AND GAS LEASE RECORDED JANUARY 30, 2015 AT [RECEPTION NO. 2015000006962](#).  
NOTE: AFFIDAVIT OF EXERCISE OF OPTIONS TO EXTEND OIL AND GAS LEASES RECORDED FEBRUARY 17, 2015 AT [RECEPTION NO. 2015000010897](#).  
NOTE: FIFTH AMENDMENT AND RATIFICATION OF OIL AND GAS LEASE RECORDED JANUARY 29, 2016 AT [RECEPTION NO. 2016000007224](#).  
NOTE: SIXTH AMENDMENT AND RATIFICATION OF OIL AND GAS LEASE RECORDED NOVEMBER 1, 2018 AT [RECEPTION NO. 2018000088834](#).  
NOTE: ASSIGNMENT, CONVEYANCE, AND BILL OF SALE RECORDED MARCH 5, 2020 AT [RECEPTION NO. 2020000021659](#).  
NOTE: ASSIGNMENT, CONVEYANCE, AND BILL OF SALE RECORDED MARCH 9, 2020 AT [RECEPTION NO. 2020000022453](#).  
NOTE: CORRECTION AND PARTIAL TERMINATION OF SIXTH AMENDMENT AND RATIFICATION OF OIL AND GAS LEASE RECORDED JUNE 9, 2020 AT [RECEPTION NO. 2020000051549](#).  
NOTE: SEVENTH AMENDMENT TO OIL AND GAS LEASE RECORDED JUNE 22, 2021 AT [RECEPTION NO. 2021000074278](#).  
NOTE: THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED.
29. MEMORANDUM OF SURFACE USE AND DAMAGE AGREEMENT RECORDED NOVEMBER 14, 2011 AT [RECEPTION NO. 2011000074695](#).  
NOTE: AMENDED AND RESTATED SURFACE USE AND DAMAGE AGREEMENT RECORDED DECEMBER 10, 2015 AT [RECEPTION NO. 2015000103088](#).
30. ORDINANCE NO. 2008-71 REZONING RECORDED MARCH 11, 2013 AT [RECEPTION NO. 2013000020824](#).
31. AVIGATION EASEMENT RECORDED DECEMBER 8, 2017 AT [RECEPTION NO. 2017000108261](#).
32. AFFIDAVIT OF NON-DEVELOPMENT RECORDED DECEMBER 18, 2017 AT [RECEPTION NO. 2017000111047](#).
33. UTILITY EASEMENT RECORDED SEPTEMBER 18, 2018 AT [RECEPTION NO. 2018000075832](#).
34. DRAINAGE EASEMENT RECORDED OCTOBER 3, 2018 AT [RECEPTION NO. 2018000080409](#).
35. FRAMEWORK DEVELOPMENT PLAN AMENDMENT NO. 1 RECORDED JANUARY 7, 2019 AT [RECEPTION NO. 2019000001482](#).
36. ORDER OF INCLUSION RECORDED APRIL 26, 2019 AT [RECEPTION NO. 2019000030749](#).
37. ORDER OF INCLUSION RECORDED APRIL 26, 2019 AT [RECEPTION NO. 2019000030751](#).

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38. MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR GREEN VALLEY RANCH AURORA RECORDED DECEMBER 10, 2019 AT [RECEPTION NO. 2019000108380](#) AND ANY AND ALL AMENDMENTS, SUPPLEMENTS AND ANNEXATIONS THERETO.
39. CASE NUMBER 1985CV1682, AN ORDER FOR EXCLUSION OF REAL PROPERTY FROM THE SECOND CREEK RANCH METROPOLITAN DISTRICT, RECORDED APRIL 25, 2019 AT [RECEPTION NO. 2019000030499](#).
40. SANITARY SEWER IMPROVEMENTS CONSTRUCTION AND COST REIMBURSEMENT AGREEMENT RECORDED AUGUST 18, 2020 AT [RECEPTION NO. 2020000080289](#).
41. CASE NUMBER 2004CV3129, AN ORDER FOR EXCLUSION OF REAL PROPERTY FROM THE GREEN VALLEY RANCH EAST METROPOLITAN DISTRICT NO. 6, RECORDED JULY 2, 2020 AT [RECEPTION NO. 2020000061125](#).
42. GREEN VALLEY RANCH EAST PRELIMINARY PLAT #5 RECORDED DECEMBER 29, 2020 AT RECEPTION NO. [202000137532](#).
43. RESOLUTION OF THE BOARD OF DIRECTORS OF THE AEROTROPOLIS REGIONAL TRANSPORTATION AUTHORITY INCLUDING PROPERTY INTO THE AUTHORITY BOUNDARIES, RECORDED APRIL 29TH, 2021 AT RECEPTION NO. [2021000052613](#).
44. AMENDED AND RESTATED PUBLIC IMPROVEMENT FUNDING AGREEMENT RECORDED AUGUST 8, 2023 AT RECEPTION NO. [2023000045257](#).
45. N. TIBET RD. – E. 48th AVE. TO E. 52nd AVE. SITE PLAN RECORDED AUGUST 18, 2023 AT RECEPTION NO. [2023000047326](#).
46. DRAINAGE EASEMENT RECORDED AUGUST 22, 2023 AT RECEPTION NO. [2023000048069](#).
47. EASEMENT FOR SIDEWALK PURPOSES RECORDED SEPTEMBER 12, 2023 AT RECEPTION NO. [2023000051937](#).
48. ANY EXISTING LEASES AND/OR TENANCIES.

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	WHAT DOES TITLE RESOURCES GUARANTY COMPANY DO WITH YOUR PERSONAL INFORMATION?	
<b>Why?</b>	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.	
<b>What?</b>	<p>The types of personal information we collect and share depend on the product or service you have with us. This information can include:</p> <ul style="list-style-type: none"> <li>• Social Security number and account balances</li> <li>• Payment history and credit card or other debt</li> <li>• Checking account information and wire transfer instructions</li> </ul> <p>When you are <i>no longer</i> our customer, we continue to share your information as described in this notice.</p>	
<b>How?</b>	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons TITLE RESOURCES GUARANTY COMPANY chooses to share; and whether you can limit this sharing.	
Reasons we can share your personal information	Does TITLE RESOURCES GUARANTY COMPANY share?	Can you limit this sharing?
For our everyday business purposes – such as to process your transactions, maintain your account(s), respond to court orders and legal investigations, or report to credit bureaus	Yes	No
For our marketing purposes- to offer our products and services to you	No	We don't share
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes- information about your transactions and experiences	Yes	No
For our affiliates' everyday business purposes- information about your creditworthiness	No	We don't share
For our affiliates to market to you	No	We don't share
For nonaffiliates to market to you	No	We don't share
<b>Questions?</b>	Go to <a href="https://www.titleresources.com/privacypolicy">https://www.titleresources.com/privacypolicy</a>	



<b>Page 2</b>	
<b>Who we are</b>	
<b>Who is providing this notice?</b>	TITLE RESOURCES GUARANTY COMPANY
<b>What we do</b>	
<b>How does TITLE RESOURCES GUARANTY COMPANY protect my personal information?</b>	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings.
<b>How does TITLE RESOURCES GUARANTY COMPANY collect my personal information?</b>	<p>We collect your personal information, for example, when you</p> <ul style="list-style-type: none"> <li>• Apply for insurance or pay insurance premiums</li> <li>• Provide your mortgage information or show your driver's license</li> <li>• Give us your contact information</li> </ul> <p>We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.</p>
<b>Why can't I limit all sharing?</b>	<p>Federal law gives you the right to limit only</p> <ul style="list-style-type: none"> <li>• Sharing for affiliates' everyday business purposes – information about your creditworthiness</li> <li>• Affiliates from using your information to market to you</li> <li>• Sharing for nonaffiliates to market to you</li> </ul> <p>State laws and individual companies may give you additional rights to limit sharing.</p>
<b>Definitions</b>	
<b>Affiliates</b>	<p>Companies related by common ownership or control. They can be financial and nonfinancial companies.</p> <ul style="list-style-type: none"> <li>• <i>Our affiliates include companies that are owned in whole or in part by Anywhere Real Estate, Inc. (<a href="https://www.anywhere.re">https://www.anywhere.re</a>); Anywhere Integrated Services, LLC (<a href="https://www.anywhereis.re">https://www.anywhereis.re</a>); and HomeServices of America, Inc. (<a href="https://www.homeservices.com">https://www.homeservices.com</a>).</i></li> </ul>
<b>Nonaffiliates</b>	<p>Companies not related by common ownership or control. They can be financial and nonfinancial companies.</p> <ul style="list-style-type: none"> <li>• <b><i>TITLE RESOURCES GUARANTY COMPANY does not share with nonaffiliates so they can market to you.</i></b></li> </ul>
<b>Joint Marketing</b>	<p>A formal agreement between nonaffiliated financial companies that together market financial products or service to you.</p> <ul style="list-style-type: none"> <li>• <b><i>TITLE RESOURCES GUARANTY COMPANY does not share with nonaffiliated financial companies for joint marketing purposes.</i></b></li> </ul>
<b>Other Important Information</b>	
<b>For European Union Customers</b>	Please see our Privacy Policy located at <a href="https://www.titleresources.com/privacypolicy">https://www.titleresources.com/privacypolicy</a>
<b>For our California Customers</b>	Please see our notice about the California Consumer Protection Act located at <a href="https://www.titleresources.com/privacypolicy">https://www.titleresources.com/privacypolicy</a>



# TREASURER & PUBLIC TRUSTEE

## ADAMS COUNTY, COLORADO

### Certificate Of Taxes Due

Account Number R0209132  
Parcel 0182124400004  
Assessed To  
CLAYTON PROPERTIES GROUP II INC  
C/O TAX DEPT GM&A  
10 INVERNESS DR E STE 250  
ENGLEWOOD, CO 80112-5612

Certificate Number 2022-222839  
Order Number SCAD\_22000310117  
Vendor ID 2  
DATA TRACE  
30005 LADYFACE CT STE 200  
AGOURA HILLS, CA 91301

#### Legal Description

SECT.TWN,RNG: 13 AND 24-3-66 DESC: PARCEL 1 PARC LYING WITHIN THE SW4 OF SEC 13 AND THE W2 AND SE4 OF SEC 24 DESC AS FOLS BEG AT THE CEN 1/4 COR OF SD SEC 13 TH ALG THE ELY LN OF THE SW4 OF SD SEC 13 S 00D 06M 54S E 2650/40 FT TO THE S 1/4 COR OF SD SEC 13 TH ALG THE ELY LN OF THE NW4 OF SD SEC 24 S 00D 16M 32S E 2650/24 FT TO THE CEN 1/4 COR OF SD SEC 24 TH ALG THE NLY LN OF THE SE4 OF SD SEC 24 N 89D 35M 38S E 2191/67 FT TO THE NW COR OF THE PARC OF LAND DESC AS SXHIBIT B IN RULE & ORDER REC NO C0568698 TH ALG THE WLY BDRY OF SD EXHIBIT B THE FOL 4 COURSES 1)S 00D 01M 29S W 121/47 FT 2)S 03D 48M 51S W 1713/17 FT 3)S 00D 01M 28S W 379/67 FT 4)S 03D 49M 39S E 439/26 FT TO THE S LN OF THE SE4 OF SD SEC 24 SD PT BEING ON THE NLY BDRY OF THAT PARC IN RULE & ORDER IN REC NO C034111 TH ALG SD S LN AND THE LAST DESC NLY BDRY S 89D 32M 35S W 2094/88 FT TO TEH S 1/4 COR OF SD SEC 24 TH ALG THE S LN OF THE SW4 OF SD SEC 24 S 89D 33M 43S W 2569/79 FT TO THE ELY ROW OF PICADILLY RD TH ALG SD ELY BDRY THE FOL 3 COURSES 1)N 00D 16M 48S W 2651/81 FT 2)N 00D 17M 05S W 2650/39 FT 3)N 00D 02M 06S W 2653/57 FT TO THE NLY LN OF THE SW4 OF SD SEC 13 TH ALG SD NLY LN N 89D 40M 33S E 2567/49 FT TO THE POB EXC RD (REC NO 2006000386390) AND EXC PARC (REC NO 2006000437490) TOG WITH PARCEL 2 BEING PART OF SEC 24 DESC AS FOLS COMMENCING AT THE SE COR OF SD SEC 24 TH S 89D 32M 28S W 473/40 FT ALG THE SLY LN OF SD SEC 24 TO THE TRUE POB TH CONT ALG SD SLY LN S 89D 32M 28S W 75/13 FT TH N 03D 48M 52S W 439/02 FT TH N 00D 00M 00S W 379/65 FT TH N 03D 48M 57S E 1713 FT TH N 00D 00M 00S W 121/92 FT TO A PT ON THE E/W C/L OF SD SEC 24 TH N 89D 35M 32S E 75 FT ALG SD E/W C/L TH S 00D 00M 00S E 124/95 FT TH S 03D 48M 57S W 1713 FT TH S 00D 00M 00S E 374/65 FT TH S 03D 48M 52S E 440/92 FT TO A PT ON SD SLY AND THE POB 587/3163A EXC PART PLATTED AS GREEN VALLEY RANCH EAST SUBD FLG NO 1 REC 2019000001480 542/3953A EXC PT PLATTED AS GREEN VALLEY RANCH EAST SUBD FLG NO 2 REC 2019000009919 494/3

#### Situs Address

AURORA

Year	Tax	Interest	Fees	Payments	Balance
<b>Tax Charge</b>					
2021	\$29.76	\$0.00	\$0.00	(\$29.76)	\$0.00
Total Tax Charge					\$0.00
<b>Grand Total Due as of 11/17/2022</b>					<b>\$0.00</b>

Tax Billed at 2021 Rates for Tax Area 065 - 065

Authority	Mill Levy	Amount	Values	Actual	Assessed
AURORA	8.0730000*	\$1.21	AG DRY FARMING LAND	\$508	\$150
ADAMS COUNTY	27.0690000	\$4.07	Total	\$508	\$150
SD 28	78.9180000	\$11.84			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$0.01			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$0.13			
GREEN VALLEY RANCH EAST NO	56.2300000	\$8.43			
GREEN VALLEY RANCH EAST NO	22.1110000	\$3.32			
AEROTROPOLIS REGIONAL TRANS	5.0000000	\$0.75			
Taxes Billed 2021	198.4010000	\$29.76			
* Credit Levy					

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

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

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

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

TREASURER & PUBLIC TRUSTEE, ADAMS COUNTY, Lisa L. Culpepper,  
J.D.

Treasurer, Adams County, Lisa L. Culpepper J.D.

*[Signature]*



4430 S. Adams County Parkway  
Brighton, CO 80601



# TREASURER & PUBLIC TRUSTEE

## ADAMS COUNTY, COLORADO

### Certificate Of Taxes Due

Account Number R0209133  
Parcel 0182124400004  
Assessed To  
CLAYTON PROPERTIES GROUP II INC  
C/O TAX DEPT GM&A  
10 INVERNESS DR E STE 250  
ENGLEWOOD, CO 80112-5612

Certificate Number 2022-222840  
Order Number SCAD\_22000310117-2  
Vendor ID 2  
DATA TRACE  
30005 LADYFACE CT STE 200  
AGOURA HILLS, CA 91301

#### Legal Description

SECT.TWN,RNG: 13 AND 24-3-66 DESC: PARCEL 1 PARC LYING WITHIN THE SW4 OF SEC 13 AND THE W2 AND SE4 OF SEC 24 DESC AS FOLS BEG AT THE CEN 1/4 COR OF SD SEC 13 TH ALG THE ELY LN OF THE SW4 OF SD SEC 13 S 00D 06M 54S E 2650/40 FT TO THE S 1/4 COR OF SD SEC 13 TH ALG THE ELY LN OF THE NW4 OF SD SEC 24 S 00D 16M 32S E 2650/24 FT TO THE CEN 1/4 COR OF SD SEC 24 TH ALG THE NLY LN OF THE SE4 OF SD SEC 24 N 89D 35M 38S E 2191/67 FT TO THE NW COR OF THE PARC OF LAND DESC AS SXHIBIT B IN RULE & ORDER REC NO C0568698 TH ALG THE WLY BDRY OF SD EXHIBIT B THE FOL 4 COURSES 1)S 00D 01M 29S W 121/47 FT 2)S 03D 48M 51S W 1713/17 FT 3)S 00D 01M 28S W 379/67 FT 4)S 03D 49M 39S E 439/26 FT TO THE S LN OF THE SE4 OF SD SEC 24 SD PT BEING ON THE NLY BDRY OF THAT PARC IN RULE & ORDER IN REC NO C034111 TH ALG SD S LN AND THE LAST DESC NLY BDRY S 89D 32M 35S W 2094/88 FT TO TEH S 1/4 COR OF SD SEC 24 TH ALG THE S LN OF THE SW4 OF SD SEC 24 S 89D 33M 43S W 2569/79 FT TO THE ELY ROW OF PICADILLY RD TH ALG SD ELY BDRY THE FOL 3 COURSES 1)N 00D 16M 48S W 2651/81 FT 2)N 00D 17M 05S W 2650/39 FT 3)N 00D 02M 06S W 2653/57 FT TO THE NLY LN OF THE SW4 OF SD SEC 13 TH ALG SD NLY LN N 89D 40M 33S E 2567/49 FT TO THE POB EXC RD (REC NO 2006000386390) AND EXC PARC (REC NO 2006000437490) TOG WITH PARCEL 2 BEING PART OF SEC 24 DESC AS FOLS COMMENCING AT THE SE COR OF SD SEC 24 TH S 89D 32M 28S W 473/40 FT ALG THE SLY LN OF SD SEC 24 TO THE TRUE POB TH CONT ALG SD SLY LN S 89D 32M 28S W 75/13 FT TH N 03D 48M 52S W 439/02 FT TH N 00D 00M 00S W 379/65 FT TH N 03D 48M 57S E 1713 FT TH N 00D 00M 00S W 121/92 FT TO A PT ON THE E/W C/L OF SD SEC 24 TH N 89D 35M 32S E 75 FT ALG SD E/W C/L TH S 00D 00M 00S E 124/95 FT TH S 03D 48M 57S W 1713 FT TH S 00D 00M 00S E 374/65 FT TH S 03D 48M 52S E 440/92 FT TO A PT ON SD SLY AND THE POB 587/3163A EXC PART PLATTED AS GREEN VALLEY RANCH EAST SUBD FLG NO 1 REC 2019000001480 542/3953A EXC PT PLATTED AS GREEN VALLEY RANCH EAST SUBD FLG NO 2 REC 2019000009919 494/3

#### Situs Address

AURORA

Year	Tax	Interest	Fees	Payments	Balance
<b>Tax Charge</b>					
2021	\$23.80	\$0.00	\$0.00	(\$23.80)	\$0.00
Total Tax Charge					\$0.00
<b>Grand Total Due as of 11/17/2022</b>					<b>\$0.00</b>

Tax Billed at 2021 Rates for Tax Area 139 - 139

Authority	Mill Levy	Amount	Values	Actual	Assessed
AURORA	8.0730000*	\$0.97	AG DRY FARMING LAND	\$406	\$120
ADAMS COUNTY	27.0690000	\$3.24	Total	\$406	\$120
SD 28	78.9180000	\$9.47			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$0.01			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$0.11			
GREEN VALLEY RANCH EAST NO	56.2300000	\$6.75			
GREEN VALLEY RANCH EAST NO	22.1110000	\$2.65			
AEROTROPOLIS REGIONAL TRANS	5.0000000	\$0.60			
Taxes Billed 2021	198.4010000	\$23.80			
* Credit Levy					

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

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

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

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

TREASURER & PUBLIC TRUSTEE, ADAMS COUNTY, Lisa L. Culpepper,  
J.D.

Treasurer, Adams County, Lisa L. Culpepper J.D.



4430 S. Adams County Parkway  
Brighton, CO 80601



# TREASURER & PUBLIC TRUSTEE

## ADAMS COUNTY, COLORADO

### Certificate Of Taxes Due

Account Number R0209134  
Parcel 0182124400004  
Assessed To  
CLAYTON PROPERTIES GROUP II INC  
C/O TAX DEPT GM&A  
10 INVERNESS DR E STE 250  
ENGLEWOOD, CO 80112-5612

Certificate Number 2022-222841  
Order Number SCAD\_22000310117-3  
Vendor ID 2  
DATA TRACE  
30005 LADYFACE CT STE 200  
AGOURA HILLS, CA 91301

#### Legal Description

SECT.TWN,RNG: 13 AND 24-3-66 DESC: PARCEL 1 PARC LYING WITHIN THE SW4 OF SEC 13 AND THE W2 AND SE4 OF SEC 24 DESC AS FOLS BEG AT THE CEN 1/4 COR OF SD SEC 13 TH ALG THE ELY LN OF THE SW4 OF SD SEC 13 S 00D 06M 54S E 2650/40 FT TO THE S 1/4 COR OF SD SEC 13 TH ALG THE ELY LN OF THE NW4 OF SD SEC 24 S 00D 16M 32S E 2650/24 FT TO THE CEN 1/4 COR OF SD SEC 24 TH ALG THE NLY LN OF THE SE4 OF SD SEC 24 N 89D 35M 38S E 2191/67 FT TO THE NW COR OF THE PARC OF LAND DESC AS SXHIBIT B IN RULE & ORDER REC NO C0568698 TH ALG THE WLY BDRY OF SD EXHIBIT B THE FOL 4 COURSES 1)S 00D 01M 29S W 121/47 FT 2)S 03D 48M 51S W 1713/17 FT 3)S 00D 01M 28S W 379/67 FT 4)S 03D 49M 39S E 439/26 FT TO THE S LN OF THE SE4 OF SD SEC 24 SD PT BEING ON THE NLY BDRY OF THAT PARC IN RULE & ORDER IN REC NO C034111 TH ALG SD S LN AND THE LAST DESC NLY BDRY S 89D 32M 35S W 2094/88 FT TO TEH S 1/4 COR OF SD SEC 24 TH ALG THE S LN OF THE SW4 OF SD SEC 24 S 89D 33M 43S W 2569/79 FT TO THE ELY ROW OF PICADILLY RD TH ALG SD ELY BDRY THE FOL 3 COURSES 1)N 00D 16M 48S W 2651/81 FT 2)N 00D 17M 05S W 2650/39 FT 3)N 00D 02M 06S W 2653/57 FT TO THE NLY LN OF THE SW4 OF SD SEC 13 TH ALG SD NLY LN N 89D 40M 33S E 2567/49 FT TO THE POB EXC RD (REC NO 2006000386390) AND EXC PARC (REC NO 2006000437490) TOG WITH PARCEL 2 BEING PART OF SEC 24 DESC AS FOLS COMMENCING AT THE SE COR OF SD SEC 24 TH S 89D 32M 28S W 473/40 FT ALG THE SLY LN OF SD SEC 24 TO THE TRUE POB TH CONT ALG SD SLY LN S 89D 32M 28S W 75/13 FT TH N 03D 48M 52S W 439/02 FT TH N 00D 00M 00S W 379/65 FT TH N 03D 48M 57S E 1713 FT TH N 00D 00M 00S W 121/92 FT TO A PT ON THE E/W C/L OF SD SEC 24 TH N 89D 35M 32S E 75 FT ALG SD E/W C/L TH S 00D 00M 00S E 124/95 FT TH S 03D 48M 57S W 1713 FT TH S 00D 00M 00S E 374/65 FT TH S 03D 48M 52S E 440/92 FT TO A PT ON SD SLY AND THE POB 587/3163A EXC PART PLATTED AS GREEN VALLEY RANCH EAST SUBD FLG NO 1 REC 2019000001480 542/3953A EXC PT PLATTED AS GREEN VALLEY RANCH EAST SUBD FLG NO 2 REC 2019000009919 494/3

#### Situs Address

AURORA

Year	Tax	Interest	Fees	Payments	Balance
<b>Tax Charge</b>					
2021	\$17.06	\$0.00	\$0.00	(\$17.06)	\$0.00
Total Tax Charge					\$0.00
<b>Grand Total Due as of 11/17/2022</b>					<b>\$0.00</b>

Tax Billed at 2021 Rates for Tax Area 691 - 691

Authority	Mill Levy	Amount	Values	Actual	Assessed
AURORA	8.0730000*	\$0.97	AG DRY FARMING LAND	\$406	\$120
ADAMS COUNTY	27.0690000	\$3.25	Total	\$406	\$120
SD 28	78.9180000	\$9.47			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$0.01			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$0.11			
GREEN VALLEY RANCH EAST NO	22.1110000	\$2.65			
AEROTROPOLIS REGIONAL TRANS	5.0000000	\$0.60			
Taxes Billed 2021	142.1710000	\$17.06			
* Credit Levy					

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TREASURER & PUBLIC TRUSTEE, ADAMS COUNTY, Lisa L. Culpepper,  
J.D.

Treasurer, Adams County, Lisa L. Culpepper J.D.

*[Signature]*



4430 S. Adams County Parkway  
Brighton, CO 80601



# TREASURER & PUBLIC TRUSTEE

## ADAMS COUNTY, COLORADO

### Certificate Of Taxes Due

Account Number R0209135  
Parcel 0182124400004  
Assessed To  
CLAYTON PROPERTIES GROUP II INC  
C/O TAX DEPT GM&A  
10 INVERNESS DR E STE 250  
ENGLEWOOD, CO 80112-5612

Certificate Number 2022-222842  
Order Number SCAD\_22000310117-4  
Vendor ID 2  
DATA TRACE  
30005 LADYFACE CT STE 200  
AGOURA HILLS, CA 91301

#### Legal Description

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<b>Tax Charge</b>					
2021	\$17.06	\$0.00	\$0.00	(\$17.06)	\$0.00
Total Tax Charge					\$0.00
<b>Grand Total Due as of 11/17/2022</b>					<b>\$0.00</b>

Tax Billed at 2021 Rates for Tax Area 692 - 692

Authority	Mill Levy	Amount	Values	Actual	Assessed
AURORA	8.0730000*	\$0.97	AG DRY FARMING LAND	\$406	\$120
ADAMS COUNTY	27.0690000	\$3.25	Total	\$406	\$120
SD 28	78.9180000	\$9.47			
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Taxes Billed 2021	142.1710000	\$17.06			
* Credit Levy					

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