

**TOWN OF ERIE**

Community Development Department – Planning Division
 645 Holbrook Street – PO Box 750 – Erie, CO 80516
 Tel: 303.926.2770 – Fax: 303.926.2706 – Web: www.erieco.gov

LAND USE APPLICATION

Please fill in this form completely. Incomplete applications will not be processed.

STAFF USE ONLY

FILE NAME:

FILE NO:

DATE SUBMITTED:

FEES PAID:

PROJECT/BUSINESS NAME: Dearmin Subdivision

PROJECT ADDRESS: NE Corner of Weld County Road 5 and Weld County Road 6

PROJECT DESCRIPTION: Minor subdivision of 35.54 acres to create one tract.

LEGAL DESCRIPTION (attach legal description if Metes & Bounds)

Subdivision Name: see attached metes and bounds legal description

Filing #:

Lot #:

Block #:

Section:

Township:

Range:

OWNER (attach separate sheets if multiple)

Name/Company: Erie Land Company, LLC

Contact Person: Brian Sewell

Address: 1550 W. McEwen Drive, Suite 200

City/State/Zip: Franklin, TN 37067

Phone: 615-778-1212

Fax:

E-mail: brian.sewell@southernland.com

AUTHORIZED REPRESENTATIVE

Company/Firm: Ware Malcomb

Contact Person: David Nighswonger

Address: 990 S. Broadway Suite 230

City/State/Zip: Denver, CO 80209

Phone: 303-561-3333

Fax:

E-mail: dnighswonger@waremalcomb.com

MINERAL RIGHTS OWNER (attach separate sheets if multiple)

Name/Company:

Address:

City/State/Zip:

MINERAL LEASE HOLDER (attach separate sheets if multiple)

Name/Company:

Address:

City/State/Zip:

LAND-USE & SUMMARY INFORMATION

Present Zoning: AG/OS

Proposed Zoning: Same

Gross Acreage: 35.54 acres

Gross Site Density (du/ac): NA

Lots/Units Proposed: NA

Gross Floor Area: NA

SERVICE PROVIDERS

Electric: United Power

Metro District:

Water (if other than Town): Town of Erie

Gas: Xcel Energy

Fire District: Mountain View Fire Protection District

Sewer (if other than Town): Town of Erie

PAGE TWO MUST BE SIGNED AND NOTARIZED

DEVELOPMENT REVIEW FEES			
ANNEXATION		SUBDIVISION	
<input type="checkbox"/> Major (10+ acres)	\$ 4000.00	<input type="checkbox"/> Sketch Plan	\$ 1000.00 + 10.00 per lot
<input type="checkbox"/> Minor (less than 10 acres)	\$ 2000.00	<input type="checkbox"/> Preliminary Plat	\$ 2000.00 + 40.00 per lot
<input type="checkbox"/> Deannexation	\$ 1000.00	<input type="checkbox"/> Final Plat	\$ 2000.00 + 20.00 per lot
COMPREHENSIVE PLAN AMENDMENT		<input checked="" type="checkbox"/> Minor Subdivision Plat	\$ 2000.00
<input type="checkbox"/> Major	\$ 3000.00	<input type="checkbox"/> Minor Amendment Plat	\$ 1000.00 + 10.00 per lot
<input type="checkbox"/> Minor	\$ 1200.00	<input type="checkbox"/> Road Vacation (constructed)	\$ 1000.00
ZONING/REZONING		<input type="checkbox"/> Road Vacation (paper)	\$ 100.00
<input type="checkbox"/> Rezoning	\$ 1700.00 + 10.00 per acre	SITE PLAN	
<input type="checkbox"/> PUD Rezoning	\$ 1700.00 + 10.00 per acre	<input type="checkbox"/> Residential	\$ 1400.00 + 10.00 per unit
<input type="checkbox"/> PUD Amendment	\$ 1700.00 + 10.00 per acre	<input type="checkbox"/> Non-Resi. (>10,000 sq. ft.)	\$ 2200.00
<input type="checkbox"/> Major PD Amendment	\$ 3700.00 + 10.00 per acre	<input type="checkbox"/> Non-Resi. (>2,000 sq. ft.)	\$ 1000.00
<input type="checkbox"/> Minor PD Amendment	\$ 500.00	<input type="checkbox"/> Non-Resi. (<2,000 sq. ft.)	\$ 200.00
SPECIAL REVIEW USE		<input type="checkbox"/> Amendment (major)	\$ 1100.00
<input type="checkbox"/> Major	\$ 1000.00	<input type="checkbox"/> Amendment (minor)	\$ 350.00
<input type="checkbox"/> Minor	\$ 400.00	VARIANCE \$ 600.00	
<input type="checkbox"/> Oil & Gas	\$ 1200.00	SERVICE PLAN \$ 10,000.00	
All fees include both Town of Erie Planning & Engineering review. These fees do not include referral agency review fees, outside consultant review fees, or review fees incurred by consultants acting on behalf of staff. See Town of Erie Municipal Code, Title 2-10-5 for all COMMUNITY DEVELOPMENT FEES.			

The undersigned is fully aware of the request/proposal being made and the actions being initiated on the referenced property. The undersigned understand that the application must be found to be complete by the Town of Erie before the request can officially be accepted and the development review process initiated. The undersigned is aware that the applicant is fully responsible for all reasonable costs associated with the review of the application/request being made to the Town of Erie. Pursuant to Chapter 7 (Section 7.2.B.5) of the Unified Development Code (UDC) of the Town of Erie, applicants shall pay all costs billed by the Town for legal, engineering and planning costs incurred by staff, including consultants acting on behalf of staff, necessary for project review. By this acknowledgement, the undersigned hereby certify that the above information is true and correct.

Owner: [Signature] Date: 1/24/18

Owner: _____ Date: _____

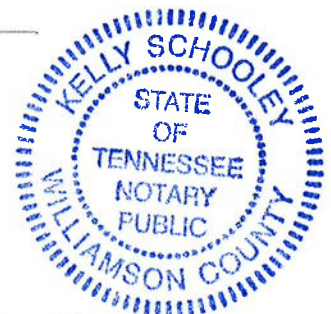
Applicant: _____ Date: _____

STATE OF Tennessee)
 County of Williamson) ss.

The foregoing instrument was acknowledged before me this 24 day of January, 2018, by Brian Sewell.

My commission expires: My Commission Expires May 25, 2020
 Witness my hand and official seal.

Kelly Schooley
 Notary Public



WARE MALCOMB

ARCHITECTURE | PLANNING | INTERIORS
BRANDING | CIVIL ENGINEERING

-
January 24, 2018

Town of Erie
Community Development Department
645 Holbrook Street
Erie, CO 80516

Re: Dearmin Minor Subdivision Plat

To Whom It May Concern:

Please accept the enclosed Minor Subdivision Plat application for the Dearmin parcel dedicating Tract A and an additional 10 foot of Right of Way along County Road 6, Tract A containing approximately 35.41 acres and being located near the northeast corner of Weld County Road 5 and Weld County Road 6. This property lies east of the Community Ditch owned by FRICO. The property has recently been annexed to the Town of Erie and zoned AG/OS.

The site is currently undeveloped and surrounded by land being used for agricultural, estate residential uses, and developing residential in the Town of Erie and Weld County.

The enclosed Minor Subdivision application is being submitted to the Town of Erie to create 1 tract. Is being proposed to legally convey property.

No improvements are planned with this Minor Subdivision application; therefore no engineering documents will accompany this plat.

We look forward to working with the Town of Erie staff on this application. Please let us know if you have any questions or comments.

Sincerely,
Ware Malcomb



Thomas C. Jansen, PE
Principal

DEARMIN MINOR SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH,
RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE,
COUNTY OF WELD, STATE OF COLORADO
35.54 ACRES - 1 TRACT
MS 000960 -2018

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, OR LIEN HOLDERS OF CERTAIN LANDS IN THE TOWN OF ERIE, COUNTY OF WELD, COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTH-WEST QUARTER OF SAID SECTION 21, AND CONSIDERING THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SAID OF SECTION 21 TO BEAR NORTH 89°38'17" EAST WITH ALL BEARINGS SHOWN HEREON RELATIVE THERETO; THENCE SOUTH 00°16'01" EAST ALONG THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21 A DISTANCE OF 2,649.90 FEET TO THE CENTER CORNER OF SAID SECTION 21; THENCE SOUTH 00°16'04" EAST ALONG THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21 A DISTANCE OF 1,281.03 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THE COMMUNITY DITCH AS DESCRIBED IN BOOK 63, PAGE 464, RECEPTION NO. 23030 OF THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER AND THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID EASTERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 21 SOUTH 00°16'04" EAST A DISTANCE OF 1,339.39 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 6 AS DESCRIBED IN COMMISSIONERS BOOK 86, PAGE 273 OF THE RECORDS OF THE WELD COUNTY COMMISSIONERS;

THENCE SOUTH 89°25'57" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 551.20 TO A POINT ON THE EASTERLY BOUNDARY OF SAID COMMUNITY DITCH;

THENCE ALONG SAID EASTERLY BOUNDARY OF THE COMMUNITY DITCH THE FOLLOWING TWENTY-ONE (21) COURSES:

- 1) ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 10°05'03", A RADIUS OF 525.00 FEET, AN ARC LENGTH OF 92.40 FEET AND A CHORD THAT BEARS NORTH 55°05'16" WEST A DISTANCE OF 92.28 FEET;
- 2) NORTH 60°07'47" WEST A DISTANCE OF 347.74 FEET TO A POINT OF CURVATURE;
- 3) ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 22°03'40", A RADIUS OF 625.00 FEET, AN ARC LENGTH OF 240.65 FEET AND A CHORD THAT BEARS NORTH 71°09'37" WEST A DISTANCE OF 239.17 FEET;
- 4) NORTH 82°11'12" WEST A DISTANCE OF 100.58 FEET TO A POINT OF CURVATURE;
- 5) ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 24°57'41", A RADIUS OF 375.00 FEET, AN ARC LENGTH OF 163.37 FEET AND A CHORD THAT BEARS NORTH 69°42'37" WEST A DISTANCE OF 162.08 FEET;
- 6) NORTH 57°13'46" WEST A DISTANCE OF 50.68 FEET TO A POINT OF CURVATURE;
- 7) ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 39°02'42", A RADIUS OF 125.00 FEET, AN ARC LENGTH OF 85.18 FEET AND A CHORD THAT BEARS NORTH 37°42'25" WEST A DISTANCE OF 83.54 FEET;
- 8) NORTH 18°11'03" WEST A DISTANCE OF 8.91 FEET TO A POINT OF CURVATURE;
- 9) ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 62°08'24", A RADIUS OF 175.00 FEET, AN ARC LENGTH OF 189.80 FEET AND A CHORD THAT BEARS NORTH 12°53'09" EAST A DISTANCE OF 180.63 FEET;
- 10) NORTH 43°57'21" EAST A DISTANCE OF 170.26 FEET;
- 11) NORTH 41°54'01" EAST A DISTANCE OF 127.12 FEET;
- 12) NORTH 43°18'24" EAST A DISTANCE OF 275.73 FEET;
- 13) NORTH 40°03'31" EAST A DISTANCE OF 201.21 FEET TO A POINT OF CURVATURE;
- 14) ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 13°09'14", A RADIUS OF 375.00 FEET, AN ARC LENGTH OF 86.09 FEET AND A CHORD THAT BEARS NORTH 46°38'08" EAST A DISTANCE OF 85.90 FEET;
- 15) NORTH 53°12'44" EAST A DISTANCE OF 80.82 FEET TO A POINT OF CURVATURE;
- 16) ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 34°36'07", A RADIUS OF 275.00 FEET, AN ARC LENGTH OF 166.08 FEET AND A CHORD THAT BEARS NORTH 70°30'47" EAST A DISTANCE OF 163.57 FEET;
- 17) NORTH 87°48'52" EAST A DISTANCE OF 145.31 FEET TO A POINT OF CURVATURE;
- 18) ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 15°24'26", A RADIUS OF 375.00 FEET, AN ARC LENGTH OF 100.84 FEET AND A CHORD THAT BEARS NORTH 84°28'55" EAST A DISTANCE OF 100.54 FEET;
- 19) SOUTH 76°46'42" EAST A DISTANCE OF 223.90 FEET TO A POINT OF CURVATURE;
- 20) ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 26°32'10", A RADIUS OF 275.00 FEET, AN ARC LENGTH OF 127.36 FEET AND A CHORD THAT BEARS NORTH 89°57'13" EAST A DISTANCE OF 126.23 FEET;
- 21) NORTH 76°41'08" EAST A DISTANCE OF 65.60 FEET THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 1,548,137 SQUARE FEET, OR 35.54 ACRES, MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO A STREET AND A TRACT, AS SHOWN ON THE PLAT, UNDER THE NAME AND SUBDIVISION OF **DEARMIN MINOR SUBDIVISION**, THE STREET IS DEDICATED AND CONVEYED TO THE TOWN OF ERIE, COLORADO, IN FEE SIMPLE ABSOLUTE, WITH MARKETABLE TITLE, FOR PUBLIC USES AND PURPOSES AS SHOWN HEREON.

OWNER'S SIGNATURE

OWNER: ERIE LAND COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____ DATE: _____
NAME

TITLE: _____

ATTEST:

SECRETARY/TREASURER

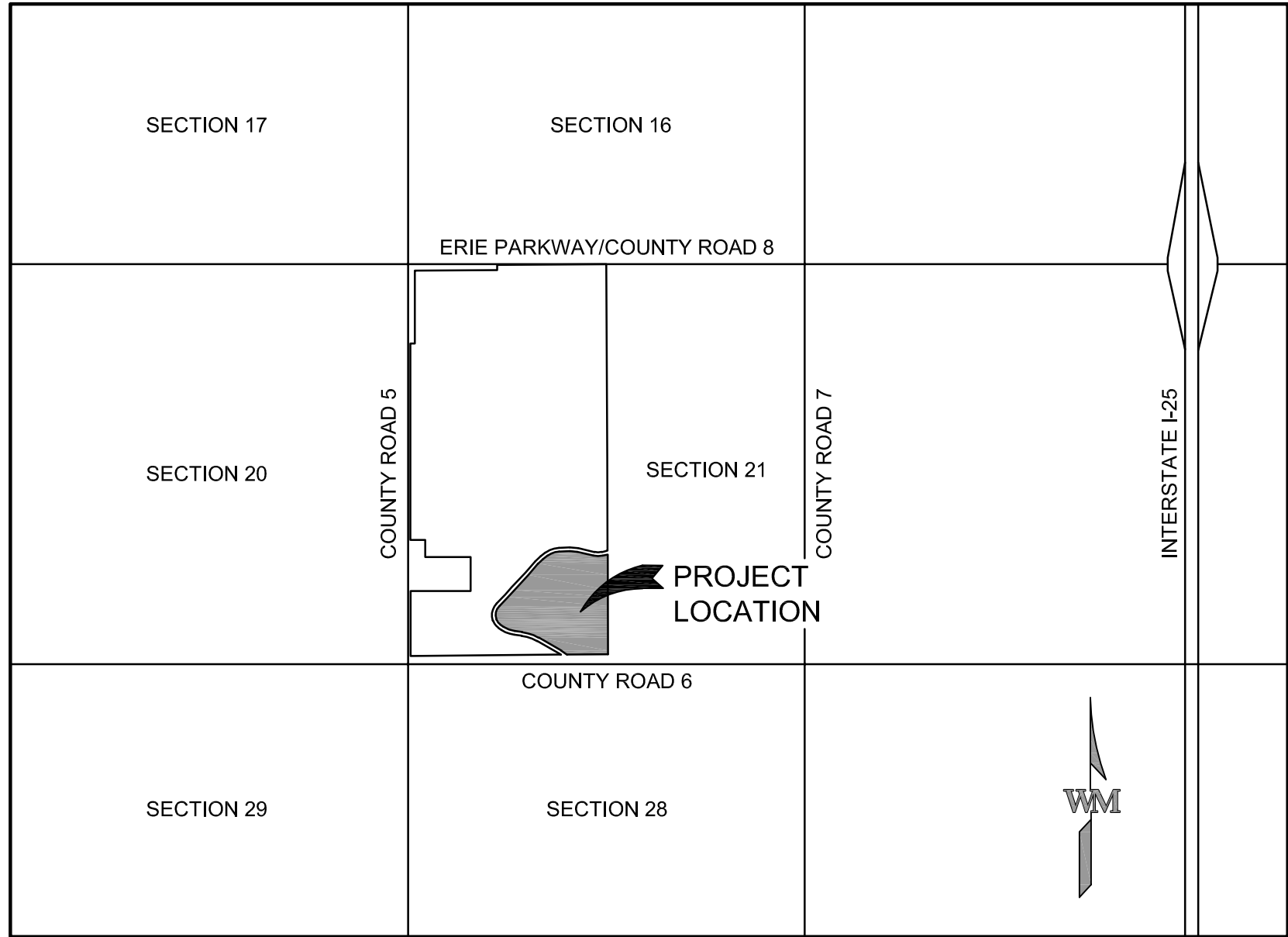
STATE OF COLORADO)
) SS.
COUNTY OF BOULDER)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY _____ AS _____
OF ERIE LAND COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



VICINITY MAP

SCALE 1"=2000'

NOTES

1. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITTS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
3. BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 21 WAS ASSUMED TO BEAR NORTH 89°38'17" EAST AND IS MONUMENTED AS SHOWN HEREON, WITH ALL MEASURED BEARINGS SHOWN HEREON RELATIVE THERETO.
5. LOT MONUMENTATION SHALL BE IN ACCORDANCE WITH THE COLORADO REVISED STATUTES (CRS 38-51-105).
6. THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT. THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY DEFINES THE U.S. SURVEY FOOT AS 1200/3937 METERS.
7. COMMONWEALTH LAND TITLE INSURANCE COMPANY COMMITMENT NO. 100 N0012113-020 MO, AMENDMENT 10, EFFECTIVE DATE DECEMBER 14TH AT 7:00 AM, WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS PLAT. NO LIABILITY IS ACCEPTED BY WARE MALCOMB FOR THE ACCURACY OF INFORMATION CONTAINED IN SAID COMMITMENT.

SURVEYORS CERTIFICATE

I, THOMAS D. STAAB, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON JANUARY 22, 2018, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER) ; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE TOWN OF ERIE UNIFIED DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 2018.

THOMAS D. STAAB, P.L.S. 25965
FOR AND ON BEHALF OF
WARE MALCOMB
990 SOUTH BROADWAY
SUITE 230
DENVER, COLORADO 80209
P 303.561.3333

LAND SUMMARY CHART		
TYPE	AREA	% OF TOTAL AREA
TRACT	1,542,530 SQ. FT.	99.6%
PUBLIC ROW	5,607 SQ. FT.	0.4%
TOTAL	1,548,137 SQ. FT.	100%

COMMUNITY DEVELOPMENT AND PUBLIC WORKS APPROVAL CERTIFICATE

THIS PLAT IS HEREBY APPROVED BY THE TOWN OF ERIE COMMUNITY DEVELOPMENT DIRECTOR AND PUBLIC WORKS DIRECTOR ON THIS _____ DAY OF _____, 20____.

COMMUNITY DEVELOPMENT DIRECTOR

PUBLIC WORKS DIRECTOR

TITLE VERIFICATION CERTIFICATE

WE, COMMONWEALTH LAND TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

COMMONWELTH LAND TITLE INSURANCE COMPANY

BY: _____ DATE: _____

NAME: _____

TITLE: _____

ATTEST: _____

SECRETARY/TREASURER

STATE OF COLORADO)
) SS.

COUNTY OF BOULDER)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____

BY _____ AS _____.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

BOARD OF TRUSTEES APPROVAL CERTIFICATE

THIS PLAT IS TO BE KNOWN AS _____ IS APPROVED AND ACCEPTED BY RESOLUTION NO. _____, PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF ERIE, COLORADO, HELD ON THE _____ DAY OF _____, 20____.

MAYOR

ATTEST _____
TOWN CLERK

CLERK & RECORDER'S CERTIFICATE

STATE OF COLORADO)
) SS.
COUNTY OF WELD)

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 20____ A.D. AND WAS RECORDED AT RECEPTION NUMBER _____.

COUNTY CLERK AND RECORDER

990 south broadway
suite 230
denver, co 80209
p 303.561.3333
waremalcomb.com

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

JOB NO. 14034	
DATE: 1/18/2018	
SCALE:	
Sheet	1 of 2
NO.	REMARKS
DRAWN BY: AJ	PA/PM: TS

ALTA/ACSM LAND TITLE SURVEY

DEARMIN

LOCATED IN THE WEST HALF OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
SHEET 1 OF 5

LEGAL DESCRIPTION

PARCEL A:

A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 21, AND CONSIDERING THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SAID OF SECTION 21 TO BEAR NORTH 89°38'17" EAST WITH ALL BEARINGS SHOWN HEREON RELATIVE THERETO; THENCE SOUTH 00°16'01" EAST ALONG THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21 A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ERIE PARKWAY (WELD COUNTY ROAD 8) AS DESCRIBED IN COMMISSIONERS BOOK 5, PAGE 206 OF THE RECORDS OF THE WELD COUNTY COMMISSIONERS AND THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID EASTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 21 SOUTH 00°16'01" EAST A DISTANCE OF 2,619.90 FEET TO THE CENTER CORNER OF SAID SECTION 21;

THENCE SOUTH 00°16'04" EAST ALONG THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21 A DISTANCE OF 1,229.70 FEET TO A POINT ON THE WESTERLY BOUNDARY OF THE COMMUNITY DITCH AS DESCRIBED IN BOOK 63, PAGE 464, RECEPTION NO. 23030 OF THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER;

THENCE ALONG SAID WESTERLY BOUNDARY OF THE COMMUNITY DITCH THE FOLLOWING TWENTY-ONE (21) COURSES;

- 1) SOUTH 76°41'08" WEST A DISTANCE OF 77.18 FEET TO A POINT OF CURVATURE;
- 2) ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 26°32'10", A RADIUS OF 225.00 FEET, AN ARC LENGTH OF 104.21 FEET AND A CHORD THAT BEARS SOUTH 89°57'13" WEST A DISTANCE OF 103.28 FEET;
- 3) NORTH 76°46'42" WEST A DISTANCE OF 223.90 FEET TO A POINT OF CURVATURE;
- 4) ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 15°24'26", A RADIUS OF 425.00 FEET, AN ARC LENGTH OF 114.29 FEET AND A CHORD THAT BEARS NORTH 84°28'55" WEST A DISTANCE OF 113.94 FEET;
- 5) SOUTH 87°48'52" WEST A DISTANCE OF 145.31 FEET TO A POINT OF CURVATURE;
- 6) ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 34°36'07", A RADIUS OF 325.00 FEET, AN ARC LENGTH OF 196.27 FEET AND A CHORD THAT BEARS SOUTH 70°30'47" WEST A DISTANCE OF 193.30 FEET;
- 7) SOUTH 53°12'44" WEST A DISTANCE OF 80.82 FEET TO A POINT OF CURVATURE;
- 8) ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 13°09'14", A RADIUS OF 425.00 FEET, AN ARC LENGTH OF 95.57 FEET AND A CHORD THAT BEARS SOUTH 46°38'08" WEST A DISTANCE OF 97.36 FEET;
- 9) SOUTH 40°03'31" WEST A DISTANCE OF 199.79 FEET;
- 10) SOUTH 43°18'24" WEST A DISTANCE OF 274.93 FEET;
- 11) SOUTH 41°54'01" WEST A DISTANCE OF 126.84 FEET;
- 12) SOUTH 43°57'21" WEST A DISTANCE OF 169.36 FEET TO A POINT OF CURVATURE;
- 13) ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 62°08'24", A RADIUS OF 225.00 FEET, AN ARC LENGTH OF 244.02 FEET AND A CHORD THAT BEARS SOUTH 12°53'09" WEST A DISTANCE OF 232.24 FEET;
- 14) SOUTH 18°11'03" EAST A DISTANCE OF 8.91 FEET TO A POINT OF CURVATURE;
- 15) ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 39°02'42", A RADIUS OF 175.00 FEET, AN ARC LENGTH OF 119.26 FEET AND A CHORD THAT BEARS SOUTH 37°42'25" EAST A DISTANCE OF 116.96 FEET;
- 16) SOUTH 57°13'46" EAST A DISTANCE OF 50.68 FEET TO A POINT OF CURVATURE;
- 17) ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 24°57'41", A RADIUS OF 425.00 FEET, AN ARC LENGTH OF 185.15 FEET AND A CHORD THAT BEARS SOUTH 69°42'37" EAST A DISTANCE OF 163.69 FEET;
- 18) SOUTH 82°11'27" EAST A DISTANCE OF 100.58 FEET TO A POINT OF CURVATURE;
- 19) ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 22°03'40", A RADIUS OF 575.00 FEET, AN ARC LENGTH OF 221.40 FEET AND A CHORD THAT BEARS SOUTH 71°09'37" EAST A DISTANCE OF 220.03 FEET;
- 20) SOUTH 60°07'47" EAST A DISTANCE OF 347.74 FEET TO A POINT OF CURVATURE;
- 21) ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 02°24'14", A RADIUS OF 475.00 FEET, AN ARC LENGTH OF 19.93 FEET AND A CHORD THAT BEARS SOUTH 58°55'40" EAST A DISTANCE OF 19.93 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 6 AS DESCRIBED IN COMMISSIONERS BOOK 86, PAGE 273 OF THE RECORDS OF THE WELD COUNTY COMMISSIONERS;

THENCE SOUTH 89°25'57" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 2,019.11 TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 5 AS DESCRIBED IN COMMISSIONERS BOOK 86, PAGE 273 OF THE RECORDS OF THE WELD COUNTY COMMISSIONERS;

THENCE NORTH 00°06'17" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 874.06 TO A POINT ON THE BOUNDARY OF THAT PARCEL OF LAND DESCRIBED AT RECEPTION NO. 2978817 OF THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER;

THENCE ALONG SAID BOUNDARY THE FOLLOWING FIVE (5) COURSES;

- 1) NORTH 89°53'43" EAST A DISTANCE OF 807.64 FEET;
- 2) NORTH 00°06'17" WEST A DISTANCE OF 457.00 FEET;
- 3) SOUTH 89°53'43" WEST A DISTANCE OF 608.07 FEET;
- 4) NORTH 00°06'17" WEST A DISTANCE OF 230.00 FEET;
- 5) SOUTH 89°53'43" WEST A DISTANCE OF 199.57 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD 5;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES;

- 1) NORTH 00°06'17" WEST A DISTANCE OF 1,064.19 FEET;
- 2) NORTH 00°00'31" EAST A DISTANCE OF 1,574.75 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 5 AS DESCRIBED IN THE DEEDS RECORDED AT RECEPTION NO. 3338310 AND RECEPTION NO. 3338311 OF THE WELD COUNTY CLERK AND RECORDER;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF ERIE PARKWAY (WELD COUNTY ROAD 8) THE FOLLOWING FOUR (4) COURSES:

- 1) SOUTH 89°59'29" EAST A DISTANCE OF 60.00 FEET;
- 2) NORTH 00°00'31" EAST A DISTANCE OF 980.30 FEET;
- 3) NORTH 89°38'17" EAST A DISTANCE OF 1,106.54 FEET;
- 4) NORTH 00°21'43" WEST A DISTANCE OF 70.00 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF ERIE PARKWAY (WELD COUNTY ROAD 8) AS DESCRIBED IN COMMISSIONERS BOOK 5, PAGE 205 OF THE RECORDS OF THE WELD COUNTY COMMISSIONERS;

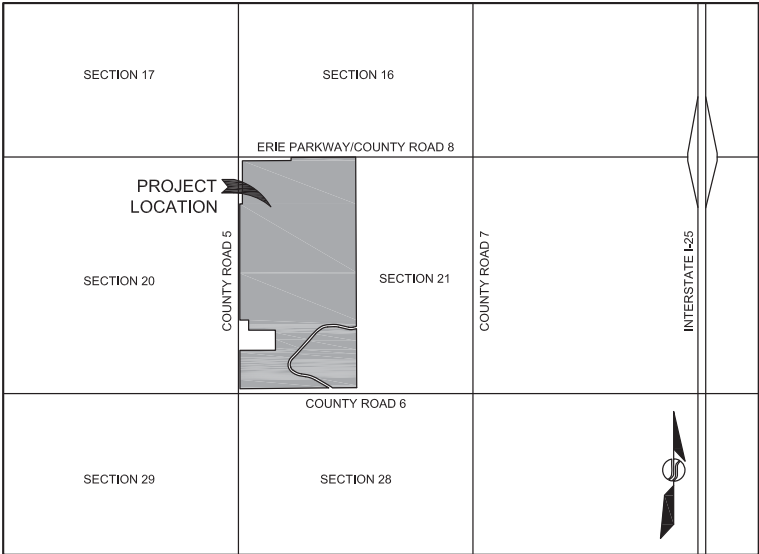
THENCE NORTH 89°38'17" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 1,467.60 FEET TO THE **POINT OF BEGINNING**.

PARCEL A CONTAINS 11,615,744 SQUARE FEET, OR 266.66 ACRES, MORE OR LESS.

PARCEL B:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 21, AND CONSIDERING THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SAID OF SECTION 21 TO BEAR NORTH 89°38'17" EAST WITH ALL BEARINGS SHOWN HEREON RELATIVE THERETO; THENCE SOUTH 00°16'01" EAST ALONG THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21 A DISTANCE OF 2,649.90 FEET TO THE CENTER CORNER OF SAID SECTION 21; THENCE SOUTH 00°16'04" EAST ALONG THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21 A DISTANCE OF 1,281.03 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THE COMMUNITY DITCH AS DESCRIBED IN BOOK 63, PAGE 464, RECEPTION NO. 23030 OF THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER AND THE **POINT OF BEGINNING**;



VICINITY MAP

SCALE 1"=2000'

LEGAL DESCRIPTION CONTINUED

THENCE CONTINUING ALONG SAID EASTERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 21 SOUTH 00°16'04" EAST A DISTANCE OF 1,339.39 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 6 AS DESCRIBED IN COMMISSIONERS BOOK 86, PAGE 273 OF THE RECORDS OF THE WELD COUNTY COMMISSIONERS;

THENCE SOUTH 89°25'57" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 551.20 TO A POINT ON THE EASTERLY BOUNDARY OF SAID COMMUNITY DITCH;

THENCE ALONG SAID EASTERLY BOUNDARY OF THE COMMUNITY DITCH THE FOLLOWING TWENTY-ONE (21) COURSES:

- 1) ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 10°05'03", A RADIUS OF 525.00 FEET, AN ARC LENGTH OF 92.40 FEET AND A CHORD THAT BEARS NORTH 55°05'16" WEST A DISTANCE OF 92.28 FEET;
- 2) NORTH 60°07'47" WEST A DISTANCE OF 347.74 FEET TO A POINT OF CURVATURE;
- 3) ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 22°03'40", A RADIUS OF 625.00 FEET, AN ARC LENGTH OF 240.65 FEET AND A CHORD THAT BEARS NORTH 71°09'37" WEST A DISTANCE OF 239.17 FEET;
- 4) NORTH 82°11'27" WEST A DISTANCE OF 100.58 FEET TO A POINT OF CURVATURE;
- 5) ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 24°57'41", A RADIUS OF 375.00 FEET, AN ARC LENGTH OF 163.37 FEET AND A CHORD THAT BEARS NORTH 69°42'37" WEST A DISTANCE OF 162.08 FEET;
- 6) NORTH 57°13'46" WEST A DISTANCE OF 50.68 FEET TO A POINT OF CURVATURE;
- 7) ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 39°02'42", A RADIUS OF 125.00 FEET, AN ARC LENGTH OF 85.18 FEET AND A CHORD THAT BEARS NORTH 37°42'25" WEST A DISTANCE OF 83.54 FEET;
- 8) NORTH 18°11'03" WEST A DISTANCE OF 8.91 FEET TO A POINT OF CURVATURE;
- 9) ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 62°08'24", A RADIUS OF 175.00 FEET, AN ARC LENGTH OF 189.80 FEET AND A CHORD THAT BEARS NORTH 12°53'09" EAST A DISTANCE OF 180.63 FEET;
- 10) NORTH 43°57'21" EAST A DISTANCE OF 170.26 FEET;
- 11) NORTH 41°54'01" EAST A DISTANCE OF 127.12 FEET;
- 12) NORTH 43°18'24" EAST A DISTANCE OF 275.73 FEET;
- 13) NORTH 40°03'31" EAST A DISTANCE OF 201.21 FEET TO A POINT OF CURVATURE;
- 14) ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 13°09'14", A RADIUS OF 375.00 FEET, AN ARC LENGTH OF 86.09 FEET AND A CHORD THAT BEARS NORTH 46°38'08" EAST A DISTANCE OF 85.90 FEET;
- 15) NORTH 53°12'44" EAST A DISTANCE OF 80.82 FEET TO A POINT OF CURVATURE;
- 16) ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 34°36'07", A RADIUS OF 275.00 FEET, AN ARC LENGTH OF 166.08 FEET AND A CHORD THAT BEARS NORTH 70°30'47" EAST A DISTANCE OF 163.57 FEET;
- 17) NORTH 87°48'52" EAST A DISTANCE OF 145.31 FEET TO A POINT OF CURVATURE;
- 18) ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 15°24'26", A RADIUS OF 375.00 FEET, AN ARC LENGTH OF 100.84 FEET AND A CHORD THAT BEARS NORTH 84°28'55" EAST A DISTANCE OF 100.54 FEET;
- 19) SOUTH 76°46'42" EAST A DISTANCE OF 223.90 FEET TO A POINT OF CURVATURE;
- 20) ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 26°32'10", A RADIUS OF 275.00 FEET, AN ARC LENGTH OF 127.36 FEET AND A CHORD THAT BEARS NORTH 89°57'13" EAST A DISTANCE OF 126.23 FEET;
- 21) NORTH 76°41'08" EAST A DISTANCE OF 65.60 FEET THE **POINT OF BEGINNING**.

PARCEL B CONTAINS 1,548,137 SQUARE FEET, OR 35.54 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATION

TO ERIE EQUITIES 11, LLC, A COLORADO LIMITED PARTNERSHIP AND COMMONWEALTH LAND TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7 (a), 8, 11 (b), 13, 16 AND 18 OF TABLE A THEREOF, THE FIELD WORK WAS COMPLETED ON APRIL 21, 2014 A.D.

DATE OF PLAT OR MAP: _____

THOMAS D. STAAB, PLS
COLORADO PLS NO. 25965
FOR AND ON BEHALF OF
JANSEN STRAWN CONSULTING ENGINEERS, INC.

COUNTY SURVEYOR'S CERTIFICATE

DEPOSITED THIS _____ DAY OF _____, 2014, AT _____ M., IN BOOK _____ OF THE COUNTY SURVEYOR'S LAND SURVEY PLAT / RIGHT-OF-WAY SURVEYS AT PAGE _____, RECEPTION NO. _____.

COUNTY SURVEYOR _____

ENGINEER / SURVEYOR



JANSEN STRAWN
CONSULTING ENGINEERS

45 WEST 2ND AVENUE
DENVER, CO 80223
P.303.561.3333
F.303.561.3339

Scale: N/A

Date: JUNE 22, 2014

Job No: 14034

Sheet 1 of 5

No.	Revisions	Date	By	
Designed By:	TH	Checked By:	TS	

ALTA/ACSM LAND TITLE SURVEY

DEARMIN

LOCATED IN THE WEST HALF OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
SHEET 2 OF 5

NOTES:

1. **NOTICE:** ACCORDING TO COLORADO LAW YOU **MUST** COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY JANSEN STRAWN CONSULTING ENGINEERS, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, JANSEN STRAWN CONSULTING ENGINEERS, INC. RELIED UPON COMMONWEALTH LAND TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 451-H0389521-036-JY7, AMENDMENT NO. 4, EFFECTIVE DATE JULY 18, 2014 AT 7:00 A.M.,.
4. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.
5. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, ASSUMED TO BEAR NORTH 89°38'14" EAST, AND IS MONUMENTED AS SHOWN HEREON.
6. BASED ON A REVIEW OF FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 080266 0960 D, MAP REVISED SEPTEMBER 28, 1990, SUBJECT PROPERTY IS NOT WITHIN THE 100 YEAR FLOODPLAIN.
7. UNDERGROUND UTILITIES: THIS PROPERTY CONTAINS UNDERGROUND FIBER OPTIC, TELEPHONE, CABLE TELEVISION AND GAS LINES. THESE UNDERGROUND UTILITY LINES WERE MARKED WITH PAINT MARKS ON THE SURFACE BY DIVERSIFIED UNDERGROUND, INC. ON MAY 1, 2014. THE PAINT MARKS WERE THEN SURVEYED BY CONVENTIONAL SURVEY METHODS AND THE LOCATIONS OF THE UNDERGROUND UTILITY LINES ARE SHOWN HEREON. JANSEN STRAWN CONSULTING ENGINEERS ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF THE POSITION OF THESE UNDERGROUND UTILITY LINES. EXCAVATION MAY BE REQUIRED TO OBTAIN MORE ACCURATE LOCATIONS.
8. THE BENCHMARK FOR THIS SURVEY IS A COLORADO DEPARTMENT OF TRANSPORTATION 3.25" ALUMINUM CAP STAMPED "CDOT STATE HIGHWAY 25 - CONTROL MONUMENT MILEPOST 231.85" LOCATED AT THE EAST RIGHT-OF-WAY OF INTERSTATE 25 APPROXIMATELY 985' SOUTH OF THE CENTERLINE OF WELD COUNTY ROAD 8. ELEVATION = 5169.39' NAVD 88 DATUM. THE SITE BENCHMARK IS THE WEST QUARTER CORNER OF SECTION 21, A 3.25" ALUMINUM CAP IN RANGE BOX STAMPED "PLS 26606 2006". ELEVATION = 5215.76' NAVD 88 DATUM.
9. THE TOPOGRAPHY SHOWN HEREON WAS PREPARED BY LANDMARK MAPPING, LTD,BASED ON AERIAL PHOTOGRAPHY TAKEN ON MAY 19, 2014. CONTOUR INTERVAL IS ONE FOOT. GROUND CONTROL WAS PERFORMED BY JANSEN STRAWN CONSULTING ENGINEERS.
10. **BASED ON A REVIEW OF THE COMMONWEALTH LAND TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 451-H0389521-036-JY7, AMENDMENT NO. 4, THE FOLLOWING SCHEDULE B-2 EXCEPTIONS ARE NOTED:**
- EXCEPTION 1:** ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND.
- EXCEPTION 2:** EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS.
- EXCEPTION 3:** ANY ENCROACHMENTS, ENCUMBRANCES, 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 PUBLIC RECORDS.
- EXCEPTION 4:** 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.
- EXCEPTION 5:** DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES OF RECORD FOR THE VALUE THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.

NOTES CONTINUED

- EXCEPTION 6:** (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF, (C) WATER RIGHTS, CLAIMS OF TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B), OR (C) ARE SHOWN BY THE PUBLIC RECORDS.
- EXCEPTION 7:** (A) TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; (B) PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS.
- EXCEPTION 8:** ALL TAXES AND ASSESSMENTS, NOW OR HERETOFORE ASSESSED, DUE OR PAYABLE.
- EXCEPTION 9:** ANY EXISTING LEASES OR TENANCIES, AND ANY AND ALL PARTIES CLAIMING BY, THROUGH OR UNDER SAID LESSEES.
- EXCEPTION 10:** ANY BOUNDARY DISCREPANCY DUE TO THE LOCATION OF FENCE LINES AND THE EFFECT OF ANY RIGHT, TITLE OR INTEREST THAT MAY BE CLAIMED DUE TO ANY SAID DISCREPANCY.
- EXCEPTION 11:** RIGHTS OF WAY FOR COUNTY ROADS 30 FEET ON EITHER SIDE OF SECTION AND TOWNSHIP LINES, AS ESTABLISHED BY THE BOARD OF COUNTY COMMISSIONERS FOR WELD COUNTY, COLORADO, RECORDED OCTOBER 14, 1889 IN BOOK 86 AT PAGE 273, AS SHOWN HEREON.
- EXCEPTION 12:** RESERVATIONS BY THE UNION PACIFIC RAILROAD COMPANY OF (L) OIL, COAL AND OTHER MINERALS UNDERLYING THE LAND, (2) THE EXCLUSIVE RIGHT TO PROSPECT FOR, MINE AND REMOVE OIL, COAL AND OTHER MINERALS, AND (3) THE RIGHT OF INGRESS AND EGRESS AND REGRESS TO PROSPECT FOR MINE AND REMOVE OIL, COAL AND OTHER MINERALS, ALL AS CONTAINED IN DEED RECORDED AUGUST 11, 1911 IN BOOK 320 AT PAGE 61, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN (SECTION 21), NOT A SURVEY MATTER, NOT ADDRESSED BY THIS SURVEY.
- THE EFFECT OF RELEASE AND QUITCLAIM DEED RECORDED DECEMBER 17, 1998 AT RECEPTION NO. 2661201.
- EXCEPTION 13:** AN UNDIVIDED FULL INTEREST IN ALL OIL, GAS AND OTHER MINERALS AS RESERVED BY PATRICIA S. ACKARD IN DEED RECORDED FEBRUARY 23, 1965 IN BOOK 535 AT RECEPTION NO. 1457025, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTEREST THEREIN, NOT A SURVEY MATTER, NOT ADDRESSED BY THIS SURVEY.
- EXCEPTION 14:** AN EASEMENT FOR ELECTRICAL FACILITIES AND INCIDENTAL PURPOSES GRANTED TO UNION RURAL ELECTRIC ASSOCIATION, INC. BY THE INSTRUMENT RECORDED FEBRUARY 2, 1970 IN BOOK 620 AT RECEPTION NO. 1542146, AS SHOWN HEREON.
- EXCEPTION 15:** RIGHT OF WAY TO CONSTRUCT, MAINTAIN AND OPERATE 2 ½ INCH GAS PIPELINE ACROSS THE RIGHT OF WAY UNDERNEATH THE TRACK OF THE UNION PACIFIC RAILROAD COMPANY'S STATE COAL MINE SPUR NEAR STATE COAL MINE JUNCTION, AND ALONG A LINE PARALLEL TO AND 25 FEET DISTANT SOUTH OF THE NORTH LINE OF SECTION 21, AS CONVEYED TO COLORADO-WYOMING GAS COMPANY BY INSTRUMENT RECORDED JUNE 18, 1931 IN BOOK 915 AT PAGE 273. THE DOCUMENT DOES NOT SET FORTH THE LOCATION OF THE RIGHT-OF-WAY, NOT PLOTTABLE. THE DOCUMENT STATES THAT "EXHIBIT A" WAS TO SHOW THE POINT AT WHICH THE PIPELINE WAS TO CROSS THE RAILROAD, BUT THE EXHIBIT WAS NOT A PART OF THE DOCUMENT.
- EXCEPTION 16:** AN EASEMENT FOR ELECTRIC TRANSMISSION LINES AND INCIDENTAL PURPOSES GRANTED TO THE UNITED STATES OF AMERICA BY THE INSTRUMENT RECORDED APRIL 5, 1958 IN BOOK 1266 AT PAGE 552, AS SHOWN HEREON.
- EXCEPTION 17:** AN EASEMENT FOR COMMUNICATION AND OTHER FACILITIES AND INCIDENTAL PURPOSES GRANTED TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY BY THE INSTRUMENT RECORDED MAY 7, 1930 IN BOOK 694 AT PAGE 390. THE DOCUMENT DOES NOT SET FORTH SPECIFIC LOCATION OF THE EASEMENT - NOT PLOTTABLE.
- EXCEPTION 18:** TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE AGREEMENT BY AND BETWEEN THE BOULDER VALLEY COAL COMPANY AND UNION PACIFIC RAILROAD COMPANY AND JOHN J. KIRBY AND JOSEPH M. KIRBY AND ESTHER R. KIRBY (THE THEN OWNERS OF SAID PROPERTY) RECORDED APRIL 30, 1931 IN BOOK 913 AT PAGE 86. NOT A SURVEY MATTER, NOT ADDRESSED BY THIS SURVEY.

NOTES CONTINUED

- EXCEPTION 19:** ALL OIL, GAS AND ASSOCIATED LIQUID HYDROCARBONS AS GRANTED TO CHAMPLIN PETROLEUM COMPANY BY MINERAL DEED RECORDED NOVEMBER 30, 1972 IN BOOK 681 AT RECEPTION NO. 1602712, AND THE TERMS AND CONDITIONS CONTAINED THEREIN, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTEREST THEREIN, (NW 1/4, EXCEPT COMMUNITY DITCH RIGHT OF WAY OF SECTION 21), NOT A SURVEY MATTER, NOT ADDRESSED BY THIS SURVEY.
- EXCEPTION 20:** TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS OF A OIL AND GAS LEASE, EXECUTED BY AMOCO PRODUCTION COMPANY, AS LESSEE(S), RECORDED NOVEMBER 30, 1972 IN BOOK 681 AT RECEPTION NO. 1602713, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN, NOT A SURVEY MATTER, NOT ADDRESSED BY THIS SURVEY.
- NOTICE OF OIL AND GAS INTEREST AND SURFACE USE RECORDED DECEMBER 7, 2000 AT RECEPTION NO. 2811876 IN CONNECTION WITH THE ABOVE LEASE.
- EXCEPTION 21:** TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE SURFACE OWNER'S AGREEMENT BY AND BETWEEN PATRICIA S. ACKARD AND CHAMPLIN PETROLEUM COMPANY RECORDED JULY 10, 1974 IN BOOK 178 AT RECEPTION NO. 1640298, NOT A SURVEY MATTER, NOT ADDRESSED BY THIS SURVEY.
- EXCEPTION 22:** ANY ASSESSMENT OR LIEN OF WELD COUNTY LOCAL IMPROVEMENT DISTRICT 19844, AS DISCLOSED BY THE INSTRUMENT RECORDED APRIL 4, 1984 IN BOOK 1025 AT RECEPTION NO. 1961715, THE DISTRICT DOES NOT LIE WITHIN THE SUBJECT PROPERTY. IT ABUTS THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY.
- EXCEPTION 23:** TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE RECORDING MEMORANDUM OF OPTION AGREEMENT BY AND BETWEEN DANIEL R. HORST AND JACQUELINE S. HORST AND GSX DENVER REGIONAL LANDFILL, INC., RECORDED AUGUST 18, 1986 IN BOOK 1124 AT RECEPTION NO. 2065395, THE EFFECT OF QUITCLAIM DEED RECORDED MARCH 17, 1999 AT RECEPTION NO. 2680495 AND MEMORANDUM OF AMENDED AND RESTATED FIRST REFUSAL AGREEMENT RECORDED MARCH 17, 1999 AT RECEPTION NO. 2680493 WHICH PURPORTS TO AMEND SUCH ORIGINAL OPTION AS CONTAINED THEREIN, RECEPTION NO. 2680495 APPEARS TO CREATE A 60' WIDE EASEMENT BUT DOES NOT SET FORTH THE SPECIFIC LOCATION OF THE EASEMENT - NOT PLOTTABLE.
- EXCEPTION 24:** AN EASEMENT FOR COMMUNICATION AND OTHER FACILITIES AND INCIDENTAL PURPOSES GRANTED TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY BY THE INSTRUMENT RECORDED JANUARY 5, 1987 IN BOOK 1141 AT RECEPTION NO. 2083323, AS SHOWN HEREON.
- EXCEPTION 25:** TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE AMENDED SPECIAL USE AGREEMENT BY AND BETWEEN THE TOWN OF ERIE AND DANIEL R. HORST RECORDED MAY 1, 1990 IN BOOK 1262 AT RECEPTION NO. 2212313, NOT A SURVEY MATTER, NOT ADDRESSED BY THIS SURVEY.
- EXCEPTION 26:** THE EFFECT OF REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT BY RME PETROLEUM COMPANY AND RME LAND CORP. (FKA UNION PACIFIC RESOURCES COMPANY AND UNION PACIFIC LAND RESOURCES) RECORDED FEBRUARY 28, 2002 AT RECEPTION NO. 2954716, NOT A SURVEY MATTER, NOT ADDRESSED BY THIS SURVEY.
- EXCEPTION 27:** TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE COMMUNITIZATION AGREEMENT AS RECORDED NOVEMBER 21, 2008 AT RECEPTION NO. 3591158, NOT A SURVEY MATTER, NOT ADDRESSED BY THIS SURVEY.
- EXCEPTION 28:** REQUEST FOR NOTIFICATION (MINERAL ESTATE OWNER) AS RECORDED DECEMBER 21, 2007 AT RECEPTION NO. 3525268, NOT A SURVEY MATTER, NOT ADDRESSED BY THIS SURVEY.
- EXCEPTION 29:** NOTICE OF PIPELINE LOCATION BY KERR-MCGEE OIL & GAS ONSHORE LP AS RECORDED DECEMBER 11, 2007 AT RECEPTION NO. 3522838, AS SHOWN HEREON, THE PIPELINE LOCATION IN THE DOCUMENT CLOSELY MATCHES THE LOCATION MARKED BY DIVERSIFIED UNDERGROUND INC.
- EXCEPTION 30:** REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT, BY NOBLE ENERGY, INC. ET AL AS RECORDED OCTOBER 15, 2007 AT RECEPTION NO. 3511023, DOES NOT EFFECT THE SUBJECT PROPERTY.
11. THE LOCATION OF THE COMMUNITY DITCH SHOWN HEREON WAS TAKEN FROM THE ALTA/ACSM LAND TITLE SURVEY PREPARED BY CVL CONSULTANTS OF COLORADO, INC. JOB NO. 30104702 DATED NOVEMBER 11, 2007. SURVEY MONUMENTS FOUND ON BOTH SIDES OF THE DITCH ARE CONSISTENT WITH THAT SURVEY. THIS SURVEY ACCEPTS THAT LOCATION OF THE COMMUNITY DITCH.
12. THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
13. THERE IS NO VISIBLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

ENGINEER / SURVEYOR



JANSEN STRAWN
CONSULTING ENGINEERS

45 WEST 2ND AVENUE
DENVER, CO 80223
P.303.561.3333
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Scale: N/A

Date: JUNE 27, 2014

Job No.: 14034

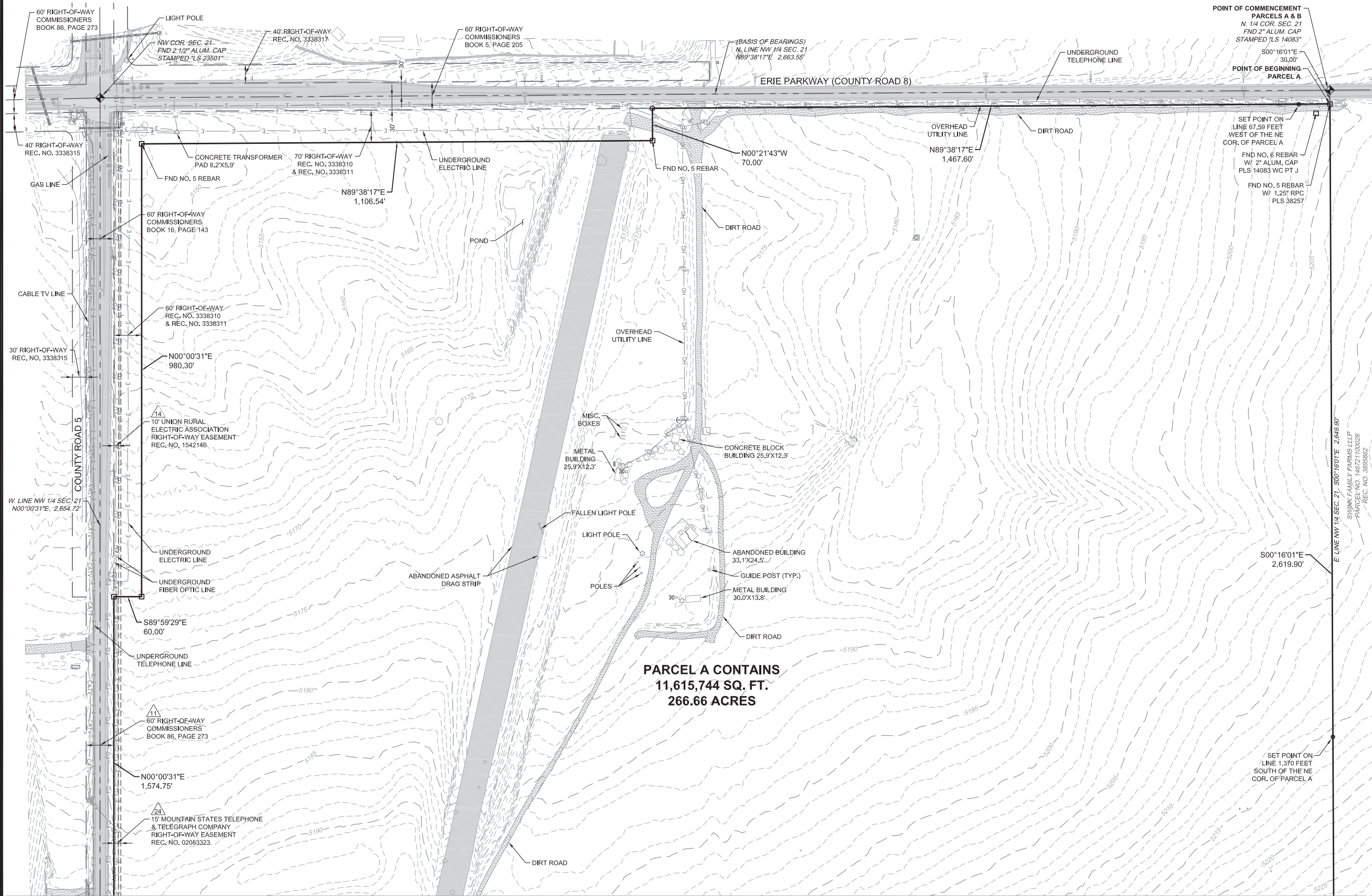
Sheet 2 of 5

No.	Revisions	Date	By
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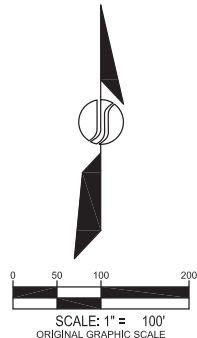
ALTA/ACSM LAND TITLE SURVEY

DEARMIN

LOCATED IN THE WEST HALF OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
SHEET 3 OF 5



LEGEND	
	SECTION CORNER
	SET NO. 4 REBAR W/ 1" YPC PLS 25965
	FND NO. 5 REBAR W/ 1.25" YPC CVL 35593
	FND NO. 5 REBAR W/ 1.25" YPC PLS 25953 UNLESS OTHERWISE NOTED
	WATER VALVE
	WATER MANHOLE
	WATER METER
	WATER MARKER
	WATER SPIGOT
	WATER CATHODE TEST STATION
	WATER LINE
	MONITOR WELL
	SIGN
	FENCE
	BOLLARD
	SANITARY SEWER MANHOLE
	SANITARY SEWER LINE
	ELECTRIC MARKER
	TELEPHONE MARKER
	GAS MARKER
	ROAD MARKER
	GAS VALVE
	UTILITY POLE
	TREE
	TELEPHONE MANHOLE
	STORM SEWER MANHOLE
	STORM SEWER LINE
	FIBER OPTIC VAULT
	TELEVISION VAULT
	TELEPHONE PEDESTAL
	ELECTRIC METER
	DIRT ROAD
	ASPHALT ROAD
	GUY ANCHOR
	TITLE COMMITMENT EXCEPTION NUMBER



PARCEL A CONTAINS
11,615,744 SQ. FT.
266.66 ACRES

ENGINEER / SURVEYOR

JANSEN STRAWN
CONSULTING ENGINEERS
45 WEST 2ND AVENUE
DENVER, CO 80223
P.303.561.3333
F.303.561.3339

Scale: 1"= 100'

Date: JUNE 27, 2014

Job No: 14034

Sheet 3 of 5

No.	Revisions	Date	By

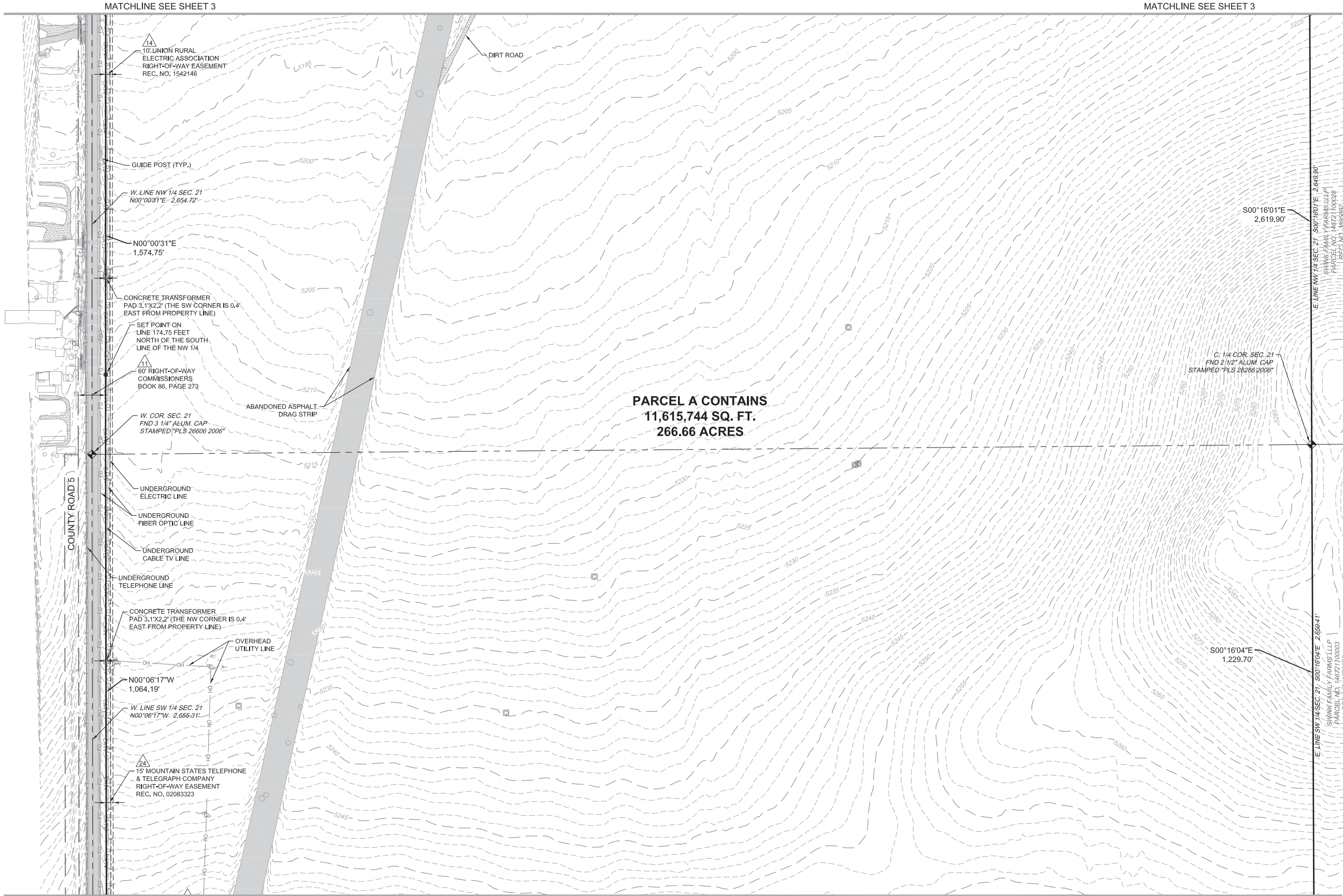
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Checked By: TS

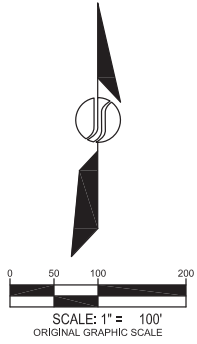
ALTA/ACSM LAND TITLE SURVEY

DEARMIN


LOCATED IN THE WEST HALF OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
SHEET 4 OF 5



LEGEND	
	SECTION CORNER
	SET NO. 4 REBAR W/ 1" YPC PLS 25965
	FND NO. 5 REBAR W/ 1.25" YPC CVL 35593
	FND NO. 5 REBAR W/ 1.25" YPC PLS 25953
	UNLESS OTHERWISE NOTED
	WATER VALVE
	WATER MANHOLE
	WATER METER
	WATER MARKER
	WATER SPIGOT
	WATER CATHODE TEST STATION
	WATER LINE
	MONITOR WELL
	SIGN
	FENCE
	BOLLARD
	SANITARY SEWER MANHOLE
	SANITARY SEWER LINE
	ELECTRIC MARKER
	TELEPHONE MARKER
	GAS MARKER
	ROAD MARKER
	GAS VALVE
	UTILITY POLE
	TREE
	TELEPHONE MANHOLE
	STORM SEWER MANHOLE
	STORM SEWER LINE
	FIBER OPTIC VAULT
	TELEVISION VAULT
	TELEPHONE PEDESTAL
	ELECTRIC METER
	DIRT ROAD
	ASPHALT ROAD
	GUY ANCHOR
	TITLE COMMITMENT EXCEPTION NUMBER



ENGINEER / SURVEYOR



JANSEN STRAWN
CONSULTING ENGINEERS
45 WEST 2ND AVENUE
DENVER, CO 80223
P.303.561.3333
F.303.561.3339

Scale: 1"= 100'

Date: JUNE 27, 2014

Job No: 14034

Sheet 4 of 5

No.	Revisions	Date	By

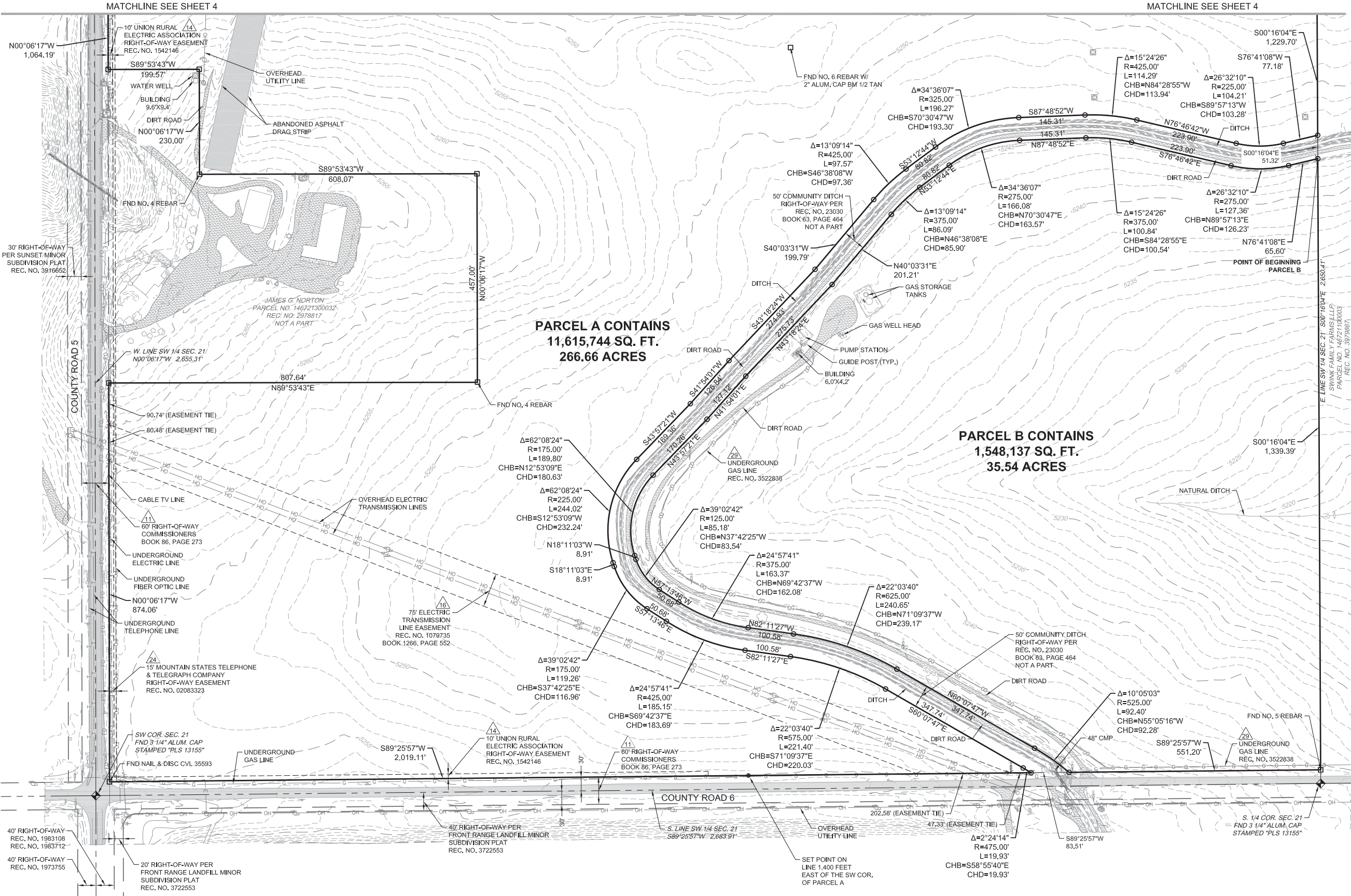
Designed By: IH

Checked By: TS

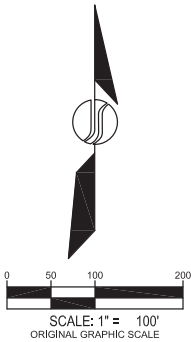
ALTA/ACSM LAND TITLE SURVEY

DEARMIN

LOCATED IN THE WEST HALF OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
SHEET 5 OF 5



LEGEND	
	SECTION CORNER
	SET NO. 4 REBAR W/ 1" YPC PLS 25965
	FND NO. 5 REBAR W/ 1.25" YPC CVL 35593
	FND NO. 5 REBAR W/ 1.25" YPC PLS 25953
	WATER VALVE
	WATER MANHOLE
	WATER METER
	WATER MARKER
	WATER SPIGOT
	WATER CATHODE TEST STATION
	WATER LINE
	MONITOR WELL
	SIGN
	FENCE
	BOLLARD
	SANITARY SEWER MANHOLE
	SANITARY SEWER LINE
	ELECTRIC MARKER
	TELEPHONE MARKER
	GAS MARKER
	ROAD MARKER
	GAS VALVE
	UTILITY POLE
	TREE
	TELEPHONE MANHOLE
	STORM SEWER MANHOLE
	STORM SEWER LINE
	FIBER OPTIC VAULT
	TELEVISION VAULT
	TELEPHONE PEDESTAL
	ELECTRIC METER
	DIRT ROAD
	ASPHALT ROAD
	GUY ANCHOR
	TITLE COMMITMENT EXCEPTION NUMBER



ENGINEER / SURVEYOR

JANSEN STRAWN
CONSULTING ENGINEERS
45 WEST 2ND AVENUE
DENVER, CO 80223
P.303.561.3333
F.303.561.3339

Scale: 1"= 100'
Date: JUNE 27, 2014
Job No: 14034

Sheet 5 of 5

No.	Revisions	Date	By

Designed By: IH Checked By: TS


Erie Land Company, LLC, A Delaware Limited Liability Company

Town of Erie
Planning Department
645 Holbrook Street
Erie, Co. 80516

To Whom It May Concern,

Erie Land Company, LLC, A Delaware Limited Liability Company as owner of the property described in Rec. No. 4362619, gives its consent to representatives of Ware Malcomb to process the application for Dearmin Minor Subdivision Plat.

Erie Land Company, LLC, A Delaware Limited Liability Company (Owner)



Manager

2/14/18

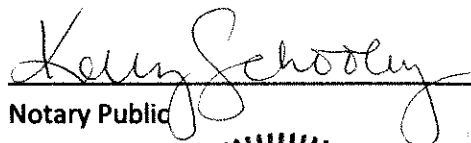
Date

Tennessee
STATE OF COLORADO)
Williamson) SS.
COUNTY OF ADAMS)

The forgoing instrument was acknowledged before me this 14 day of February, ²⁰¹⁸~~2017~~, by
Brian Sewell.

WITNESS MY HAND AND OFFICEAL SEAL.

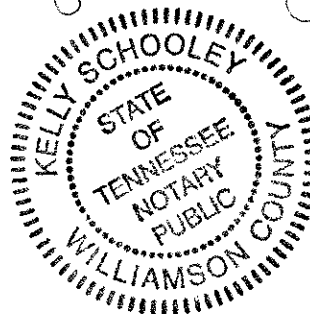
My commission expires:



Notary Public

My Commission Expires May 25, 2020

SEAL



When recorded return to:

Otten Johnson Robinson Neff + Ragonetti PC
950 Seventeenth Street, Suite 1600
Denver, Colorado 80202
Attn: Amanda S. Greenberg, Esq.

SPECIAL WARRANTY DEED

THIS DEED, made this 22 day of December, 2017, between **TAVIA CARLSON**, an individual, as to an undivided 14.348% interest, **NIA CARLSON**, an individual, as to an undivided 14.348% interest, **TATE CARLSON**, an individual under the Colorado Uniform Transfers to Minors Act, as to an undivided 14.348% interest, **ANYA CARLSON**, an individual under the Colorado Uniform Transfers to Minors Act, as to an undivided 14.348% interest, and **ZANE CARLSON**, an individual under the Colorado Uniform Transfers to Minors Act, as to an undivided 14.348% interest, and **J.P.K. PARTNERS, LLC**, a Colorado limited liability company, as to an undivided 28.26% interest, all being a 100% interest in an undivided 3.421% interest in the Property (hereinafter defined) as a whole, (collectively, the "**Grantor**"), whose street address is 12460 1st Street, P.O. Box 247, Eastlake, Colorado, 80614-0247, and **ERIE LAND COMPANY, LLC**, a Delaware limited liability company ("**Grantee**"), whose street address is 1550 W. McEwen Drive, Suite 200, Franklin, Tennessee, 37067;

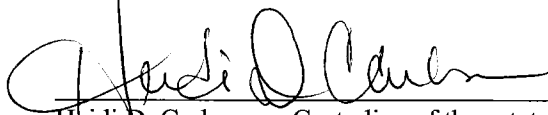
WITNESSETH, That Grantor for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey, and confirm, unto Grantee, its, successors and assigns forever, that certain undivided 3.421% interest in and to the real property, together with improvements, if any, situate, lying and being in the County of Weld, State of Colorado, described on **Exhibit A**, attached hereto and incorporated herein by this reference (the "**Property**");

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversions, remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto the Grantee, its successors and assigns forever. Grantor, for itself, its successors and assigns, does covenant and agree that Grantor shall and will WARRANT AND FOREVER DEFEND the title to above-bargained premises and the quiet and peaceable possession of Grantee, its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under Grantor, except those matters expressly set forth on **Exhibit B**, attached hereto and incorporated herein.

WASTE INDUSTRY RESTRICTION: Grantee acknowledges the proximity of the Property to a landfill. The Property conveyed herein shall not be used for any purpose related to the waste industry including, but not limited to, the hauling, processing, transferring, storage, recycling or disposal of municipal solid waste or hazardous waste. These restrictions are perpetual and declared to be covenants running with the land and shall be fully binding upon all persons or entities acquiring title to the land and Property whether by descent, devise, purchase or otherwise.

IN WITNESS WHEREOF, Grantor has executed this deed on the date set forth above.



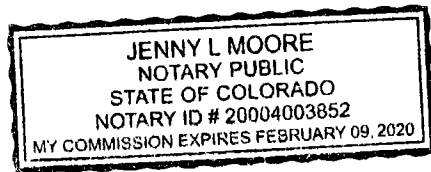
Heidi D. Carlson, as Custodian of the estates of
Tate Carlson, Anya Carlson and Zane Carlson,
collectively, under the "Colorado Uniform Transfers to
Minors Act"

STATE OF COLORADO)

COUNTY OF)

ss

The foregoing instrument was acknowledged before me this 21st day of December,
2017, by Heidi D. Carlson, as Custodian of the estates of Tate Carlson, Anya Carlson and Zane Carlson,
collectively, under the "Colorado Uniform Transfers to Minors Act".

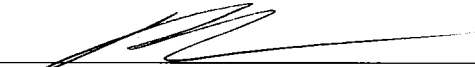



Notary Public

My Commission expires:

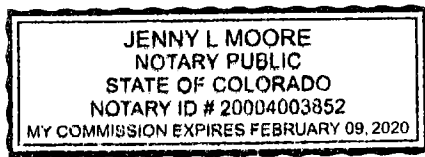
02/09/2020

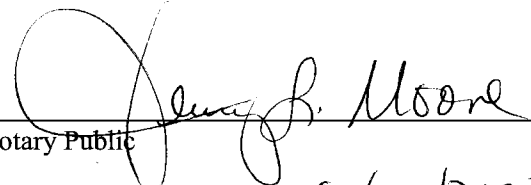
[Signatures and acknowledgements continue on the next page]


Kent Carlson, as attorney-in-fact for Nia Carlson and
Tavia Carlson

STATE OF COLORADO)
COUNTY OF Adams) ss

The foregoing instrument was acknowledged before me this 21st day of December,
2017, by Kent Carlson, as attorney-in-fact for Nia Carlson and Tavia Carlson.




Notary Public
My Commission expires: 02/09/2020

[Signatures and acknowledgements continue on the next page]

J.P.K. PARTNERS, LLC, a Colorado limited liability company

By:

Name:

Its:

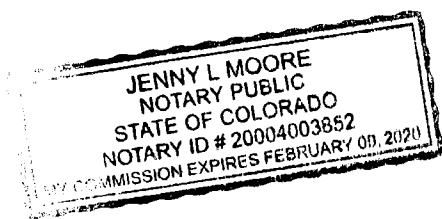
Kent D. Carlson
Manager

STATE OF COLORADO)

COUNTY OF Adams)

ss

The foregoing instrument was acknowledged before me this 21st day of December, 2017, by Kent Carlson, as Manager of J.P.K. Partners, LLC, a Colorado limited liability company.



Jenny L. Moore
Notary Public

My Commission expires:

02/09/2020

EXHIBIT A**LEGAL DESCRIPTION****AN UNDIVIDED 3.421% INTEREST IN:**PARCEL A:

A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 21, AND CONSIDERING THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SAID OF SECTION 21 TO BEAR NORTH 89°38'17" EAST WITH ALL BEARINGS SHOWN HEREON RELATIVE THERETO; THENCE SOUTH 00°16'01" EAST ALONG THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21 A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ERIE PARKWAY (WELD COUNTY ROAD 8) AS DESCRIBED IN COMMISSIONERS BOOK 5, PAGE 206 OF THE RECORDS OF THE WELD COUNTY COMMISSIONERS AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EASTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 21 SOUTH 00°16'01" EAST A DISTANCE OF 2,619.90 FEET TO THE CENTER CORNER OF SAID SECTION 21;

THENCE SOUTH 00°16'04" EAST ALONG THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21 A DISTANCE OF 1,229.70 FEET TO A POINT ON THE WESTERLY BOUNDARY OF THE COMMUNITY DITCH AS DESCRIBED IN BOOK 63, PAGE 464, RECEPTION NO. 23030 OF THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER;

THENCE ALONG SAID WESTERLY BOUNDARY OF THE COMMUNITY DITCH THE FOLLOWING TWENTY-ONE (21) COURSES:

- 1) SOUTH 76°41'08" WEST A DISTANCE OF 77.18 FEET TO A POINT OF CURVATURE;
- 2) ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 26°32'10", A RADIUS OF 225.00 FEET, AN ARC LENGTH OF 104.21 FEET AND A CHORD THAT BEARS SOUTH 89°57'13" WEST A DISTANCE OF 103.28 FEET;
- 3) NORTH 76°46'42" WEST A DISTANCE OF 223.90 FEET TO A POINT OF CURVATURE;
- 4) ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 15°24'26", A RADIUS OF 425.00 FEET, AN ARC LENGTH OF 114.29 FEET AND A CHORD THAT BEARS NORTH 84°28'55" WEST A DISTANCE OF 113.94 FEET;
- 5) SOUTH 87°48'52" WEST A DISTANCE OF 145.31 FEET TO A POINT OF CURVATURE;
- 6) ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 34°36'07", A RADIUS OF 325.00 FEET, AN ARC LENGTH OF 196.27 FEET AND A CHORD THAT BEARS SOUTH 70°30'47" WEST A DISTANCE OF 193.30 FEET;
- 7) SOUTH 53°12'44" WEST A DISTANCE OF 80.82 FEET TO A POINT OF CURVATURE;
- 8) ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 13°09'14", A RADIUS OF 425.00 FEET, AN ARC LENGTH OF 95.57 FEET AND A CHORD THAT BEARS SOUTH 46°38'08" WEST A DISTANCE OF 97.36 FEET;

9) SOUTH 40°03'31" WEST A DISTANCE OF 199.79 FEET;
 10) SOUTH 43°18'24" WEST A DISTANCE OF 274.93 FEET;
 11) SOUTH 41°54'01" WEST A DISTANCE OF 126.84 FEET ;
 12) SOUTH 43°57'21" WEST A DISTANCE OF 169.36 FEET TO A POINT OF CURVATURE;
 13) ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 62°08'24", A RADIUS OF 225.00 FEET, AN ARC LENGTH OF 244.02 FEET AND A CHORD THAT BEARS SOUTH 12°53'09" WEST A DISTANCE OF 232.24 FEET;
 14) SOUTH 18°11'03" EAST A DISTANCE OF 8.91 FEET TO A POINT OF CURVATURE;
 15) ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 39°02'42", A RADIUS OF 175.00 FEET, AN ARC LENGTH OF 119.26 FEET AND A CHORD THAT BEARS SOUTH 37°42'25" EAST A DISTANCE OF 116.96 FEET;
 16) SOUTH 57°13'46" EAST A DISTANCE OF 50.68 FEET TO A POINT OF CURVATURE;
 17) ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 24°57'41", A RADIUS OF 425.00 FEET, AN ARC LENGTH OF 185.15 FEET AND A CHORD THAT BEARS SOUTH 69°42'37" EAST A DISTANCE OF 183.69 FEET;
 18) SOUTH 82°11'27" EAST A DISTANCE OF 100.58 FEET TO A POINT OF CURVATURE;
 19) ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 22°03'40", A RADIUS OF 575.00 FEET, AN ARC LENGTH OF 221.40 FEET AND A CHORD THAT BEARS SOUTH 71°09'37" EAST A DISTANCE OF 220.03 FEET;
 20) SOUTH 60°07'47" EAST A DISTANCE OF 347.74 FEET TO A POINT OF CURVATURE;
 21) ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 02°24'14", A RADIUS OF 475.00 FEET, AN ARC LENGTH OF 19.93 FEET AND A CHORD THAT BEARS SOUTH 58°55'40" EAST A DISTANCE OF 19.93 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 6 AS DESCRIBED IN COMMISSIONERS BOOK 86, PAGE 273 OF THE RECORDS OF THE WELD COUNTY COMMISSIONERS;

THENCE SOUTH 89°25'57" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 2,019.11 TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 5 AS DESCRIBED IN COMMISSIONERS BOOK 86, PAGE 273 OF THE RECORDS OF THE WELD COUNTY COMMISSIONERS;

THENCE NORTH 00°06'17" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 874.06 TO A POINT ON THE BOUNDARY OF THAT PARCEL OF LAND DESCRIBED AT RECEPTION NO. 2978817 OF THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER;

THENCE ALONG SAID BOUNDARY THE FOLLOWING FIVE (5) COURSES:

1) NORTH 89°53'43" EAST A DISTANCE OF 807.64 FEET;
 2) NORTH 00°06'17" WEST A DISTANCE OF 457.00 FEET;
 3) SOUTH 89°53'43" WEST A DISTANCE OF 608.07 FEET;
 4) NORTH 00°06'17" WEST A DISTANCE OF 230.00 FEET;
 5) SOUTH 89°53'43" WEST A DISTANCE OF 199.57 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD 5;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

1) NORTH 00°06'17" WEST A DISTANCE OF 1,064.19 FEET;
 2) NORTH 00°00'31" EAST A DISTANCE OF 1,574.75 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 5 AS DESCRIBED IN THE DEEDS

RECORDED AT RECEPTION NO. 3338310 AND RECEPTION NO. 3338311 OF THE WELD COUNTY CLERK AND RECORDER;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF ERIE PARKWAY (WELD COUNTY ROAD 8) THE FOLLOWING FOUR (4) COURSES:

- 1) SOUTH 89°59'29" EAST A DISTANCE OF 60.00 FEET;
- 2) NORTH 00°00'31" EAST A DISTANCE OF 980.30 FEET;
- 3) NORTH 89°38'17" EAST A DISTANCE OF 1,106.54 FEET;
- 4) NORTH 00°21'43" WEST A DISTANCE OF 70.00 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF ERIE PARKWAY (WELD COUNTY ROAD 8) AS DESCRIBED IN COMMISSIONERS BOOK 5, PAGE 205 OF THE RECORDS OF THE WELD COUNTY COMMISSIONERS;

THENCE NORTH 89°38'17" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 1,467.60 FEET TO THE POINT OF BEGINNING.

PARCEL B:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 21, AND CONSIDERING THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21 TO BEAR NORTH 89°38'17" EAST WITH ALL BEARINGS SHOWN HEREON RELATIVE THERETO; THENCE SOUTH 00°16'01" EAST ALONG THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21 A DISTANCE OF 2,649.90 FEET TO THE CENTER CORNER OF SAID SECTION 21; THENCE SOUTH 00°16'04" EAST ALONG THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21 A DISTANCE OF 1,281.03 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THE COMMUNITY DITCH AS DESCRIBED IN BOOK 63, PAGE 464, RECEPTION NO. 23030 OF THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EASTERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 21 SOUTH 00°16'04" EAST A DISTANCE OF 1,339.39 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 6 AS DESCRIBED IN COMMISSIONERS BOOK 86, PAGE 273 OF THE RECORDS OF THE WELD COUNTY COMMISSIONERS;

THENCE SOUTH 89°25'57" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 551.20 TO A POINT ON THE EASTERLY BOUNDARY OF SAID COMMUNITY DITCH;

THENCE ALONG SAID EASTERLY BOUNDARY OF THE COMMUNITY DITCH THE FOLLOWING TWENTY-ONE (21) COURSES:

- 1) ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 10°05'03", A RADIUS OF 525.00 FEET, AN ARC LENGTH OF 92.40 FEET AND A CHORD THAT BEARS NORTH 55°05'16" WEST A DISTANCE OF 92.28 FEET;

- 2) NORTH $60^{\circ}07'47''$ WEST A DISTANCE OF 347.74 FEET TO A POINT OF CURVATURE;
- 3) ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF $22^{\circ}03'40''$, A RADIUS OF 625.00 FEET, AN ARC LENGTH OF 240.65 FEET AND A CHORD THAT BEARS NORTH $71^{\circ}09'37''$ WEST A DISTANCE OF 239.17 FEET;
- 4) NORTH $82^{\circ}11'27''$ WEST A DISTANCE OF 100.58 FEET TO A POINT OF CURVATURE;
- 5) ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF $24^{\circ}57'41''$, A RADIUS OF 375.00 FEET, AN ARC LENGTH OF 163.37 FEET AND A CHORD THAT BEARS NORTH $69^{\circ}42'37''$ WEST A DISTANCE OF 162.08 FEET;
- 6) NORTH $57^{\circ}13'46''$ WEST A DISTANCE OF 50.68 FEET TO A POINT OF CURVATURE;
- 7) ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF $39^{\circ}02'42''$, A RADIUS OF 125.00 FEET, AN ARC LENGTH OF 85.18 FEET AND A CHORD THAT BEARS NORTH $37^{\circ}42'25''$ WEST A DISTANCE OF 83.54 FEET;
- 8) NORTH $18^{\circ}11'03''$ WEST A DISTANCE OF 8.91 FEET TO A POINT OF CURVATURE;
- 9) ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF $62^{\circ}08'24''$, A RADIUS OF 175.00 FEET, AN ARC LENGTH OF 189.80 FEET AND A CHORD THAT BEARS NORTH $12^{\circ}53'09''$ EAST A DISTANCE OF 180.63 FEET;
- 10) NORTH $43^{\circ}57'21''$ EAST A DISTANCE OF 170.26 FEET;
- 11) NORTH $41^{\circ}54'01''$ EAST A DISTANCE OF 127.12 FEET;
- 12) NORTH $43^{\circ}18'24''$ EAST A DISTANCE OF 275.73 FEET;
- 13) NORTH $40^{\circ}03'31''$ EAST A DISTANCE OF 201.21 FEET TO A POINT OF CURVATURE;
- 14) ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF $13^{\circ}09'14''$, A RADIUS OF 375.00 FEET, AN ARC LENGTH OF 86.09 FEET AND A CHORD THAT BEARS NORTH $46^{\circ}38'08''$ EAST A DISTANCE OF 85.90 FEET;
- 15) NORTH $53^{\circ}12'44''$ EAST A DISTANCE OF 80.82 FEET TO A POINT OF CURVATURE;
- 16) ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF $34^{\circ}36'07''$, A RADIUS OF 275.00 FEET, AN ARC LENGTH OF 166.08 FEET AND A CHORD THAT BEARS NORTH $70^{\circ}30'47''$ EAST A DISTANCE OF 163.57 FEET;
- 17) NORTH $87^{\circ}48'52''$ EAST A DISTANCE OF 145.31 FEET TO A POINT OF CURVATURE;
- 18) ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF $15^{\circ}24'26''$, A RADIUS OF 375.00 FEET, AN ARC LENGTH OF 100.84 FEET AND A CHORD THAT BEARS NORTH $84^{\circ}28'55''$ EAST A DISTANCE OF 100.54 FEET;
- 19) SOUTH $76^{\circ}46'42''$ EAST A DISTANCE OF 223.90 FEET TO A POINT OF CURVATURE;
- 20) ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF $26^{\circ}32'10''$, A RADIUS OF 275.00 FEET, AN ARC LENGTH OF 127.36 FEET AND A CHORD THAT BEARS NORTH $89^{\circ}57'13''$ EAST A DISTANCE OF 126.23 FEET;
- 21) NORTH $76^{\circ}41'08''$ EAST A DISTANCE OF 65.60 FEET TO THE POINT OF BEGINNING.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2017 and subsequent years, a lien not yet due or payable.
2. Water rights, claims of title to water, whether or not these matters are shown by the Public Records.
3. Reservations by the Union Pacific Railroad Company of (1) oil, coal and other minerals underlying the land, (2) the exclusive right to prospect for, mine and remove oil, coal and other minerals, and (3) the right of ingress and egress and regress to prospect for mine and remove oil, coal and other minerals, all as contained in Deed recorded August 11, 1911 in Book 320 at Page 61, and any and all assignments thereof or interests therein (Section 21).

The effect of Release and Quitclaim Deed recorded December 17, 1998 at Reception No. 2661201.

Request for Notification of Surface Development by RME Petroleum Company and RME Land Corp. (fka Union Pacific Resources Company and Union Pacific Land Resources) recorded February 28, 2002 at Reception No. 2954716.

4. An easement for electrical facilities and incidental purposes granted to Union Rural Electric Association, Inc. by the instrument recorded February 2, 1970 in Book 620 at Reception No. 1542146.
5. An easement for electric transmission lines and incidental purposes granted to The United States of America by the instrument recorded April 5, 1958 in Book 1266 at Page 552.
6. An easement for communication and other facilities and incidental purposes granted to Mountain States Telephone and Telegraph Company by the instrument recorded May 7, 1930 in Book 894 at Page 390.
7. Terms, conditions, provisions, agreements and obligations specified under the Agreement by and between The Boulder Valley Coal Company and Union Pacific Railroad company and John J. Kirby and Joseph M. Kirby and Esther R. Kirby (the then owners of said property) recorded April 30, 1931 in Book 913 at Page 86.
8. All oil, gas and associated liquid hydrocarbons as granted to Champlin Petroleum Company by Mineral Deed recorded November 30, 1972 in Book 681 at Reception No. 1602712, and the terms and conditions contained therein, and any and all assignments thereof or interest therein. (NW 1/4, except Community Ditch right of way of Section 21).
9. Terms, agreements, provisions, conditions and obligations of a Oil and Gas Lease, executed by Amoco Production Company, as Lessee(s), recorded November 30, 1972 in Book 681 at Reception No. 1602713, and any and all assignments thereof or interests therein.

Notice of Oil and Gas Interest and Surface Use recorded December 7, 2000 at Reception No. 2811876 in connection with the above lease.

Recording Supplement to Operating Agreement and Financing Statement by Encana Oil & Gas Inc. and Non-operator parties all as set forth in said instrument as recorded June 22, 2015 at Reception No, 4117884, and any and all assignments thereof or interests therein.

Recording Supplement to Operating Agreement and Financing Statement by Encana Oil & Gas Inc. and Non-operator parties all as set forth in said instrument as recorded June 22, 2015 at Reception No, 4117885, and any and all assignments thereof or interests therein.

10. Terms, conditions, provisions, agreements and obligations specified under the Surface Owner's Agreement by and between Patricia S. Ackard and Champlin Petroleum Company recorded July 10, 1974 in Book 178 at Reception No. 1640298.

Request for notification (Mineral Estate Owner) as Recorded December 21, 2007 at Reception No. 3525268.

Assignment of Royalty (Quit Claim) Recorded September 7, 2016 at Reception No. 4234417.

11. An easement for communication and other facilities and incidental purposes granted to Mountain States Telephone and Telegraph Company by the instrument recorded January 5, 1987 in Book 1141 at Reception No. 2083323.
12. Terms, conditions, provisions, agreements and obligations specified under the Amended Special Use Agreement by and between The Town of Erie and Daniel R. Horst recorded May 1, 1990 in Book 1262 at Reception No. 2212313.
13. The effect of the Communitization Agreement as Recorded November 21, 2008 at Reception No. 3591158.
14. Notice of Pipeline Location by Kerr-McGee Oil & Gas Onshore LP as recorded December 11, 2007 at Reception No. 3522838.
15. Terms, conditions, provisions, agreements and obligations contained in the Agreement for Settlement of Surface Damages and Grant of Rights and Waivers as set forth below:

Recording Date: December 6, 2017
Recording No.: Reception No. 4358124

When recorded return to:

Otten Johnson Robinson Neff + Ragonetti PC
950 Seventeenth Street, Suite 1600
Denver, Colorado 80202
Attn: Amanda S. Greenberg, Esq.

SPECIAL WARRANTY DEED

THIS DEED, made this 22 day of December, 2017, between **PARKWOOD EAST, LLC**, a Colorado limited liability company, **C & J LAND INVESTMENTS, LLC**, a Colorado limited liability company, **S & L LAND INVESTMENTS, LLC**, a Colorado limited liability company, **K & H LAND INVESTMENTS, LLC**, a Colorado limited liability company, **CLAY CARLSON**, an individual, **KENT CARLSON**, an individual, and **SCOTT CARLSON**, an individual (collectively, the “**Grantor**”), whose street address is 12460 1st Street, P.O. Box 247, Eastlake, Colorado, 80614-0247, and **ERIE LAND COMPANY, LLC**, a Delaware limited liability company (“**Grantee**”), whose street address is 1550 W. McEwen Drive, Suite 200, Franklin, Tennessee, 37067;

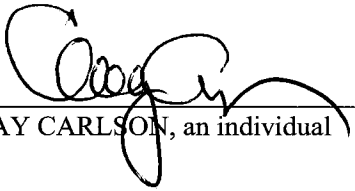
WITNESSETH, That Grantor for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey, and confirm, unto Grantee, its successors and assigns forever, that certain undivided 96.579% interest in and to the real property, together with improvements, if any, situate, lying and being in the County of Weld, State of Colorado, described on **Exhibit A**, attached hereto and incorporated herein by this reference (the “**Property**”);

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversions, remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

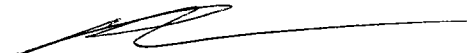
TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto the Grantee, its successors and assigns forever. Grantor, for itself, its successors and assigns, does covenant and agree that Grantor shall and will WARRANT AND FOREVER DEFEND the title to above-bargained premises and the quiet and peaceable possession of Grantee, its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under Grantor, except those matters expressly set forth on **Exhibit B**, attached hereto and incorporated herein.

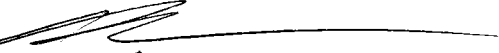
WASTE INDUSTRY RESTRICTION: Grantee acknowledges the proximity of the Property to a landfill. The Property conveyed herein shall not be used for any purpose related to the waste industry including, but not limited to, the hauling, processing, transferring, storage, recycling or disposal of municipal solid waste or hazardous waste. These restrictions are perpetual and declared to be covenants running with the land and shall be fully binding upon all persons or entities acquiring title to the land and Property whether by descent, devise, purchase or otherwise.

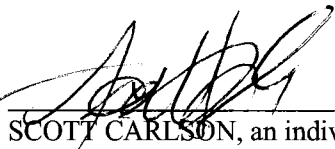
IN WITNESS WHEREOF, Grantor has executed this deed on the date set forth above.


CLAY CARLSON, an individual

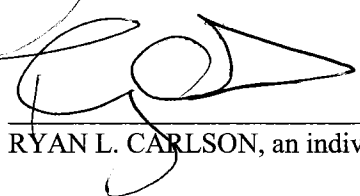
K & H LAND INVESTMENTS, LLC, a
Colorado limited liability company

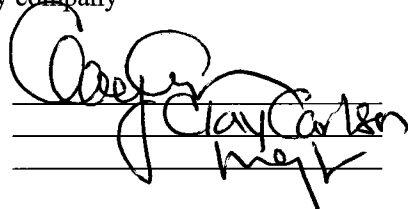

KENT CARLSON, an individual

By: 
Name: Kent Carlson
Its: K&H


SCOTT CARLSON, an individual

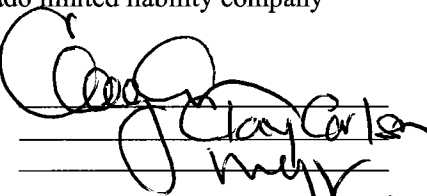
PARKWOOD EAST, LLC, a Colorado limited
liability company

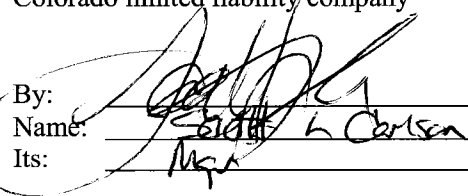

RYAN L. CARLSON, an individual

By: 
Name: Clay Carlson
Its: K&H

C & J LAND INVESTMENTS, LLC, a
Colorado limited liability company

S & L LAND INVESTMENTS, LLC, a
Colorado limited liability company

By: 
Name: Clay Carlson
Its: K&H

By: 
Name: Scott L. Carlson
Its: K&H

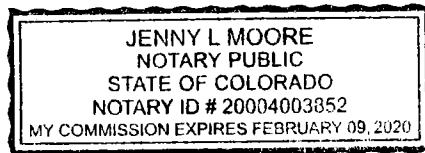
[Acknowledgements follow on the next page]

STATE OF COLORADO)

COUNTY OF Adams)

SS

The foregoing instrument was acknowledged before me this 21st day of Dec, 2017, by Clay Carlson.



Jenny L. Moore
Notary Public

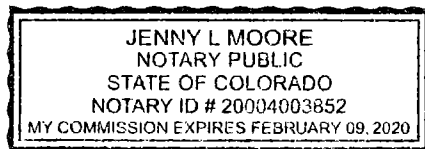
My Commission expires: 02/09/2020

STATE OF COLORADO)

COUNTY OF Adams)

SS

The foregoing instrument was acknowledged before me this 21st day of Dec, 2017, by Kent Carlson.



Jenny L. Moore
Notary Public

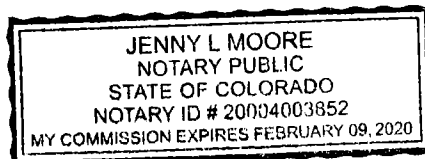
My Commission expires: 02/09/2020

STATE OF COLORADO)

COUNTY OF Adams)

SS

The foregoing instrument was acknowledged before me this 21st day of Dec, 2017, by Scott Carlson.



Jenny L. Moore
Notary Public

My Commission expires: 02/09/2020

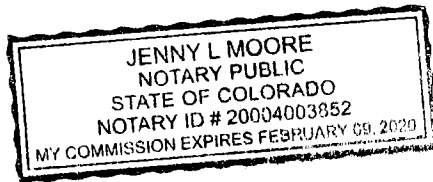
[Acknowledgements continue on the next page]

STATE OF COLORADO)

COUNTY OF Adams)

SS

The foregoing instrument was acknowledged before me this 21st day of Dec, 2017, by Clay Carlson, as Manager of C & J Land Investments, LLC, a Colorado limited liability company.

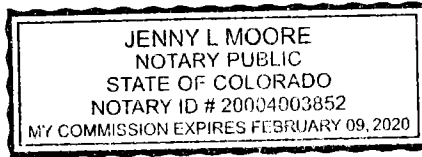
Notary Public Jenny L. MooreMy Commission expires: 02/09/2020

STATE OF COLORADO)

COUNTY OF Adams)

SS

The foregoing instrument was acknowledged before me this 21st day of Dec, 2017, by Kent Carlson, as Manager of K & H Land Investments, LLC, a Colorado limited liability company.

Notary Public Jenny L. MooreMy Commission expires: 02/09/2020

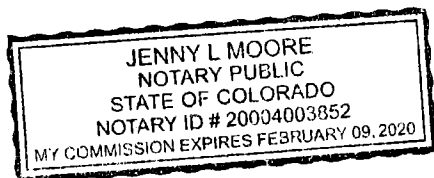
[Acknowledgements continue on the next page]

STATE OF COLORADO)

COUNTY OF Adams)

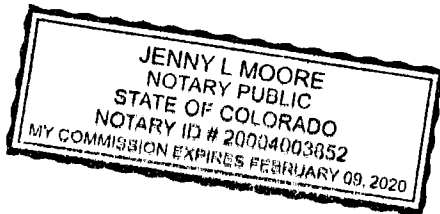
SS

The foregoing instrument was acknowledged before me this 21st day of Dec, 2017, by Scott Carlson, as Manager of S & L Land Investments, LLC, a Colorado limited liability company.

Notary Public Jenny L. MooreMy Commission expires: 02/09/2020

STATE OF COLORADO)
COUNTY OF Adair) ss

The foregoing instrument was acknowledged before me this 21st day of Dec, 2017, by Clay Carlson, as Manager of Parkwood East, LLC, a Colorado limited liability company.



Jenny L. Moore
Notary Public
My Commission expires: 02/09/2020

EXHIBIT A

LEGAL DESCRIPTION

AN UNDIVIDED 96.579% INTEREST IN:

PARCEL A:

A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 21, AND CONSIDERING THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SAID OF SECTION 21 TO BEAR NORTH 89°38'17" EAST WITH ALL BEARINGS SHOWN HEREON RELATIVE THERETO; THENCE SOUTH 00°16'01" EAST ALONG THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21 A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ERIE PARKWAY (WELD COUNTY ROAD 8) AS DESCRIBED IN COMMISSIONERS BOOK 5, PAGE 206 OF THE RECORDS OF THE WELD COUNTY COMMISSIONERS AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EASTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 21 SOUTH 00°16'01" EAST A DISTANCE OF 2,619.90 FEET TO THE CENTER CORNER OF SAID SECTION 21;

THENCE SOUTH 00°16'04" EAST ALONG THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21 A DISTANCE OF 1,229.70 FEET TO A POINT ON THE WESTERLY BOUNDARY OF THE COMMUNITY DITCH AS DESCRIBED IN BOOK 63, PAGE 464, RECEPTION NO. 23030 OF THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER;

THENCE ALONG SAID WESTERLY BOUNDARY OF THE COMMUNITY DITCH THE FOLLOWING TWENTY-ONE (21) COURSES:

- 1) SOUTH 76°41'08" WEST A DISTANCE OF 77.18 FEET TO A POINT OF CURVATURE;
- 2) ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 26°32'10", A RADIUS OF 225.00 FEET, AN ARC LENGTH OF 104.21 FEET AND A CHORD THAT BEARS SOUTH 89°57'13" WEST A DISTANCE OF 103.28 FEET;
- 3) NORTH 76°46'42" WEST A DISTANCE OF 223.90 FEET TO A POINT OF CURVATURE;
- 4) ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 15°24'26", A RADIUS OF 425.00 FEET, AN ARC LENGTH OF 114.29 FEET AND A CHORD THAT BEARS NORTH 84°28'55" WEST A DISTANCE OF 113.94 FEET;
- 5) SOUTH 87°48'52" WEST A DISTANCE OF 145.31 FEET TO A POINT OF CURVATURE;
- 6) ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 34°36'07", A RADIUS OF 325.00 FEET, AN ARC LENGTH OF 196.27 FEET AND A CHORD THAT BEARS SOUTH 70°30'47" WEST A DISTANCE OF 193.30 FEET;
- 7) SOUTH 53°12'44" WEST A DISTANCE OF 80.82 FEET TO A POINT OF CURVATURE;
- 8) ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 13°09'14", A RADIUS OF 425.00 FEET, AN ARC LENGTH OF 95.57 FEET AND A CHORD THAT BEARS SOUTH 46°38'08" WEST A DISTANCE OF 97.36 FEET;

9) SOUTH 40°03'31" WEST A DISTANCE OF 199.79 FEET;
 10) SOUTH 43°18'24" WEST A DISTANCE OF 274.93 FEET;
 11) SOUTH 41°54'01" WEST A DISTANCE OF 126.84 FEET;
 12) SOUTH 43°57'21" WEST A DISTANCE OF 169.36 FEET TO A POINT OF CURVATURE;
 13) ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 62°08'24", A RADIUS OF 225.00 FEET, AN ARC LENGTH OF 244.02 FEET AND A CHORD THAT BEARS SOUTH 12°53'09" WEST A DISTANCE OF 232.24 FEET;
 14) SOUTH 18°11'03" EAST A DISTANCE OF 8.91 FEET TO A POINT OF CURVATURE;
 15) ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 39°02'42", A RADIUS OF 175.00 FEET, AN ARC LENGTH OF 119.26 FEET AND A CHORD THAT BEARS SOUTH 37°42'25" EAST A DISTANCE OF 116.96 FEET;
 16) SOUTH 57°13'46" EAST A DISTANCE OF 50.68 FEET TO A POINT OF CURVATURE;
 17) ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 24°57'41", A RADIUS OF 425.00 FEET, AN ARC LENGTH OF 185.15 FEET AND A CHORD THAT BEARS SOUTH 69°42'37" EAST A DISTANCE OF 183.69 FEET;
 18) SOUTH 82°11'27" EAST A DISTANCE OF 100.58 FEET TO A POINT OF CURVATURE;
 19) ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 22°03'40", A RADIUS OF 575.00 FEET, AN ARC LENGTH OF 221.40 FEET AND A CHORD THAT BEARS SOUTH 71°09'37" EAST A DISTANCE OF 220.03 FEET;
 20) SOUTH 60°07'47" EAST A DISTANCE OF 347.74 FEET TO A POINT OF CURVATURE;
 21) ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 02°24'14", A RADIUS OF 475.00 FEET, AN ARC LENGTH OF 19.93 FEET AND A CHORD THAT BEARS SOUTH 58°55'40" EAST A DISTANCE OF 19.93 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 6 AS DESCRIBED IN COMMISSIONERS BOOK 86, PAGE 273 OF THE RECORDS OF THE WELD COUNTY COMMISSIONERS;

THENCE SOUTH 89°25'57" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 2,019.11 TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 5 AS DESCRIBED IN COMMISSIONERS BOOK 86, PAGE 273 OF THE RECORDS OF THE WELD COUNTY COMMISSIONERS;

THENCE NORTH 00°06'17" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 874.06 TO A POINT ON THE BOUNDARY OF THAT PARCEL OF LAND DESCRIBED AT RECEPTION NO. 2978817 OF THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER;

THENCE ALONG SAID BOUNDARY THE FOLLOWING FIVE (5) COURSES:

1) NORTH 89°53'43" EAST A DISTANCE OF 807.64 FEET;
 2) NORTH 00°06'17" WEST A DISTANCE OF 457.00 FEET;
 3) SOUTH 89°53'43" WEST A DISTANCE OF 608.07 FEET;
 4) NORTH 00°06'17" WEST A DISTANCE OF 230.00 FEET;
 5) SOUTH 89°53'43" WEST A DISTANCE OF 199.57 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD 5;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

1) NORTH 00°06'17" WEST A DISTANCE OF 1,064.19 FEET;
 2) NORTH 00°00'31" EAST A DISTANCE OF 1,574.75 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 5 AS DESCRIBED IN THE DEEDS

RECORDED AT RECEPTION NO. 3338310 AND RECEPTION NO. 3338311 OF THE WELD COUNTY CLERK AND RECORDER;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF ERIE PARKWAY (WELD COUNTY ROAD 8) THE FOLLOWING FOUR (4) COURSES:

- 1) SOUTH 89°59'29" EAST A DISTANCE OF 60.00 FEET;
- 2) NORTH 00°00'31" EAST A DISTANCE OF 980.30 FEET;
- 3) NORTH 89°38'17" EAST A DISTANCE OF 1,106.54 FEET;
- 4) NORTH 00°21'43" WEST A DISTANCE OF 70.00 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF ERIE PARKWAY (WELD COUNTY ROAD 8) AS DESCRIBED IN COMMISSIONERS BOOK 5, PAGE 205 OF THE RECORDS OF THE WELD COUNTY COMMISSIONERS;

THENCE NORTH 89°38'17" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 1,467.60 FEET TO THE POINT OF BEGINNING.

PARCEL B:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 21, AND CONSIDERING THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21 TO BEAR NORTH 89°38'17" EAST WITH ALL BEARINGS SHOWN HEREON RELATIVE THERETO; THENCE SOUTH 00°16'01" EAST ALONG THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21 A DISTANCE OF 2,649.90 FEET TO THE CENTER CORNER OF SAID SECTION 21; THENCE SOUTH 00°16'04" EAST ALONG THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21 A DISTANCE OF 1,281.03 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THE COMMUNITY DITCH AS DESCRIBED IN BOOK 63, PAGE 464, RECEPTION NO. 23030 OF THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EASTERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 21 SOUTH 00°16'04" EAST A DISTANCE OF 1,339.39 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 6 AS DESCRIBED IN COMMISSIONERS BOOK 86, PAGE 273 OF THE RECORDS OF THE WELD COUNTY COMMISSIONERS;

THENCE SOUTH 89°25'57" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 551.20 TO A POINT ON THE EASTERLY BOUNDARY OF SAID COMMUNITY DITCH;

THENCE ALONG SAID EASTERLY BOUNDARY OF THE COMMUNITY DITCH THE FOLLOWING TWENTY-ONE (21) COURSES:

- 1) ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 10°05'03", A RADIUS OF 525.00 FEET, AN ARC LENGTH OF 92.40 FEET AND A CHORD THAT BEARS NORTH 55°05'16" WEST A DISTANCE OF 92.28 FEET;

- 2) NORTH 60°07'47" WEST A DISTANCE OF 347.74 FEET TO A POINT OF CURVATURE;
- 3) ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 22°03'40", A RADIUS OF 625.00 FEET, AN ARC LENGTH OF 240.65 FEET AND A CHORD THAT BEARS NORTH 71°09'37" WEST A DISTANCE OF 239.17 FEET;
- 4) NORTH 82°11'27" WEST A DISTANCE OF 100.58 FEET TO A POINT OF CURVATURE;
- 5) ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 24°57'41", A RADIUS OF 375.00 FEET, AN ARC LENGTH OF 163.37 FEET AND A CHORD THAT BEARS NORTH 69°42'37" WEST A DISTANCE OF 162.08 FEET;
- 6) NORTH 57°13'46" WEST A DISTANCE OF 50.68 FEET TO A POINT OF CURVATURE;
- 7) ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 39°02'42", A RADIUS OF 125.00 FEET, AN ARC LENGTH OF 85.18 FEET AND A CHORD THAT BEARS NORTH 37°42'25" WEST A DISTANCE OF 83.54 FEET;
- 8) NORTH 18°11'03" WEST A DISTANCE OF 8.91 FEET TO A POINT OF CURVATURE;
- 9) ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 62°08'24", A RADIUS OF 175.00 FEET, AN ARC LENGTH OF 189.80 FEET AND A CHORD THAT BEARS NORTH 12°53'09" EAST A DISTANCE OF 180.63 FEET;
- 10) NORTH 43°57'21" EAST A DISTANCE OF 170.26 FEET;
- 11) NORTH 41°54'01" EAST A DISTANCE OF 127.12 FEET;
- 12) NORTH 43°18'24" EAST A DISTANCE OF 275.73 FEET;
- 13) NORTH 40°03'31" EAST A DISTANCE OF 201.21 FEET TO A POINT OF CURVATURE;
- 14) ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 13°09'14", A RADIUS OF 375.00 FEET, AN ARC LENGTH OF 86.09 FEET AND A CHORD THAT BEARS NORTH 46°38'08" EAST A DISTANCE OF 85.90 FEET;
- 15) NORTH 53°12'44" EAST A DISTANCE OF 80.82 FEET TO A POINT OF CURVATURE;
- 16) ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 34°36'07", A RADIUS OF 275.00 FEET, AN ARC LENGTH OF 166.08 FEET AND A CHORD THAT BEARS NORTH 70°30'47" EAST A DISTANCE OF 163.57 FEET;
- 17) NORTH 87°48'52" EAST A DISTANCE OF 145.31 FEET TO A POINT OF CURVATURE;
- 18) ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 15°24'26", A RADIUS OF 375.00 FEET, AN ARC LENGTH OF 100.84 FEET AND A CHORD THAT BEARS NORTH 84°28'55" EAST A DISTANCE OF 100.54 FEET;
- 19) SOUTH 76°46'42" EAST A DISTANCE OF 223.90 FEET TO A POINT OF CURVATURE;
- 20) ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 26°32'10", A RADIUS OF 275.00 FEET, AN ARC LENGTH OF 127.36 FEET AND A CHORD THAT BEARS NORTH 89°57'13" EAST A DISTANCE OF 126.23 FEET;
- 21) NORTH 76°41'08" EAST A DISTANCE OF 65.60 FEET TO THE POINT OF BEGINNING.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2017 and subsequent years, a lien not yet due or payable.
2. Water rights, claims of title to water, whether or not these matters are shown by the Public Records.
3. Reservations by the Union Pacific Railroad Company of (1) oil, coal and other minerals underlying the land, (2) the exclusive right to prospect for, mine and remove oil, coal and other minerals, and (3) the right of ingress and egress and regress to prospect for mine and remove oil, coal and other minerals, all as contained in Deed recorded August 11, 1911 in Book 320 at Page 61, and any and all assignments thereof or interests therein (Section 21).

The effect of Release and Quitclaim Deed recorded December 17, 1998 at Reception No. 2661201.

Request for Notification of Surface Development by RME Petroleum Company and RME Land Corp. (fka Union Pacific Resources Company and Union Pacific Land Resources) recorded February 28, 2002 at Reception No. 2954716.

4. An easement for electrical facilities and incidental purposes granted to Union Rural Electric Association, Inc. by the instrument recorded February 2, 1970 in Book 620 at Reception No. 1542146.
5. An easement for electric transmission lines and incidental purposes granted to The United States of America by the instrument recorded April 5, 1958 in Book 1266 at Page 552.
6. An easement for communication and other facilities and incidental purposes granted to Mountain States Telephone and Telegraph Company by the instrument recorded May 7, 1930 in Book 894 at Page 390.
7. Terms, conditions, provisions, agreements and obligations specified under the Agreement by and between The Boulder Valley Coal Company and Union Pacific Railroad company and John J. Kirby and Joseph M. Kirby and Esther R. Kirby (the then owners of said property) recorded April 30, 1931 in Book 913 at Page 86.
8. All oil, gas and associated liquid hydrocarbons as granted to Champlin Petroleum Company by Mineral Deed recorded November 30, 1972 in Book 681 at Reception No. 1602712, and the terms and conditions contained therein, and any and all assignments thereof or interest therein. (NW 1/4, except Community Ditch right of way of Section 21).
9. Terms, agreements, provisions, conditions and obligations of a Oil and Gas Lease, executed by Amoco Production Company, as Lessee(s), recorded November 30, 1972 in Book 681 at Reception No. 1602713, and any and all assignments thereof or interests therein.

Notice of Oil and Gas Interest and Surface Use recorded December 7, 2000 at Reception No. 2811876 in connection with the above lease.

Recording Supplement to Operating Agreement and Financing Statement by Encana Oil & Gas Inc. and Non-operator parties all as set forth in said instrument as recorded June 22, 2015 at Reception No, 4117884, and any and all assignments thereof or interests therein.

Recording Supplement to Operating Agreement and Financing Statement by Encana Oil & Gas Inc. and Non-operator parties all as set forth in said instrument as recorded June 22, 2015 at Reception No, 4117885, and any and all assignments thereof or interests therein.

10. Terms, conditions, provisions, agreements and obligations specified under the Surface Owner's Agreement by and between Patricia S. Ackard and Champlin Petroleum Company recorded July 10, 1974 in Book 178 at Reception No. 1640298.

Request for notification (Mineral Estate Owner) as Recorded December 21, 2007 at Reception No. 3525268.

Assignment of Royalty (Quit Claim) Recorded September 7, 2016 at Reception No. 4234417.

11. An easement for communication and other facilities and incidental purposes granted to Mountain States Telephone and Telegraph Company by the instrument recorded January 5, 1987 in Book 1141 at Reception No. 2083323.
12. Terms, conditions, provisions, agreements and obligations specified under the Amended Special Use Agreement by and between The Town of Erie and Daniel R. Horst recorded May 1, 1990 in Book 1262 at Reception No. 2212313.
13. The effect of the Communitization Agreement as Recorded November 21, 2008 at Reception No. 3591158.
14. Notice of Pipeline Location by Kerr-McGee Oil & Gas Onshore LP as recorded December 11, 2007 at Reception No. 3522838.
15. Terms, conditions, provisions, agreements and obligations contained in the Agreement for Settlement of Surface Damages and Grant of Rights and Waivers as set forth below:

Recording Date: December 6, 2017
Recording No.: Reception No. 4358124