



**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](http://www.erieco.gov)

**LAND USE APPLICATION**

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

<b>STAFF USE ONLY</b>		
FILE NAME:		
FILE NO:	DATE SUBMITTED:	FEES PAID:

**PROJECT/BUSINESS NAME:** Flatiron Meadows / HT Flatiron LP

**PROJECT ADDRESS:** Flatiron Meadows, Erie, Colorado

**PROJECT DESCRIPTION:** School Site / Park Site property line adjustment

**LEGAL DESCRIPTION** *(attach legal description if Metes & Bounds)*

Subdivision Name: Flatiron Meadows Filing 2 Tracts H & G

Filing #: \_\_\_\_\_ Lot #: \_\_\_\_\_ Block #: \_\_\_\_\_ Section: \_\_\_\_\_ Township: \_\_\_\_\_ Range: \_\_\_\_\_

**OWNER** *(attach separate sheets if multiple)*

Name/Company: HT Flatiron LP

Contact Person: Chad Murphy

Address: 1515 Wynkoop, Suite 800

City/State/Zip: Denver, CO 80202

Phone: 7209320522 Fax: \_\_\_\_\_

E-mail: chad.murphy@hines.com

**AUTHORIZED REPRESENTATIVE**

Company/Firm: Hines

Contact Person: Chad Murphy

Address: 1515 Wynkoop, Suite 800

City/State/Zip: Denver, CO 80202

Phone: 7209320522 Fax: \_\_\_\_\_

E-mail: chad.murphy@hines.com

**MINERAL RIGHTS OWNER** *(attach separate sheets if multiple)*

Name/Company: See attached

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

**MINERAL LEASE HOLDER** *(attach separate sheets if multiple)*

Name/Company: See attached

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

**LAND-USE & SUMMARY INFORMATION**

Present Zoning: School Site/Park Site

Proposed Zoning: Same

Gross Acreage: Same

Gross Site Density (du/ac): \_\_\_\_\_

# Lots/Units Proposed: \_\_\_\_\_

Gross Floor Area: \_\_\_\_\_

**SERVICE PROVIDERS**

Electric: Xcel

Metro District: Flatiron Meadows Metropolitan District

Water *(if other than Town)*: \_\_\_\_\_

Gas: Xcel

Fire District: Mountainview

Sewer *(if other than Town)*: \_\_\_\_\_

**PAGE TWO MUST BE SIGNED AND NOTARIZED**

DEVELOPMENT REVIEW FEES			
<b>ANNEXATION</b>		<b>SUBDIVISION</b>	
<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
<b>COMPREHENSIVE PLAN AMENDMENT</b>		<input 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
<b>ZONING/REZONING</b>		<input type="checkbox"/> Road Vacation (paper)	\$ 100.00
<input type="checkbox"/> Rezoning	\$ 1700.00 + 10.00 per acre	<b>SITE PLAN</b>	
<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
<b>SPECIAL REVIEW USE</b>		<input type="checkbox"/> Amendment (major)	\$ 1100.00
<input type="checkbox"/> Major	\$ 1000.00	<input checked="" type="checkbox"/> Amendment (minor)	\$ 350.00
<input type="checkbox"/> Minor	\$ 400.00	<b>VARIANCE</b>	
<input type="checkbox"/> Oil & Gas	\$ 1200.00	<b>SERVICE PLAN</b>	
			\$ 10,000.00
All fees <b>include</b> both Town of Erie Planning & Engineering review. These fees <b>do not include</b> 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: HT Flatiron LP

Date: 4/27/16

Owner: \_\_\_\_\_

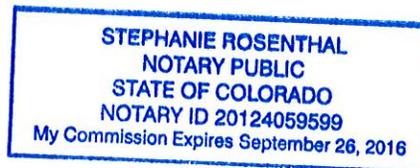
Date: \_\_\_\_\_

Applicant: Chad Murphy

Date: 4/27/16

STATE OF COLORADO )  
County of Denver ) ss.

The foregoing instrument was acknowledged before me this 27th day of April, 2016, by Chad Murphy.



My commission expires: 9/26/16.  
Witness my hand and official seal.

Stephanie Rosenthal  
Notary Public



# OPERATIONAL SERVICES CONFERENCE MEMO

6500 Arapahoe, P.O. Box 9011  
Boulder, Colorado 80301  
(303) 245-5791

Date: 04-25-16  
From: Tom Blahak, Project Manager  
Subject: Narrative for Town of Erie Property Line Adjustment

The purpose of this application request is to modify the property line between Tract G and Tract H of Flatiron Meadows Filing 2. The original lot configuration between these tracts does not accommodate changes to the school building location on Tract G needed to better distance the building from a nearby Oil and Gas drilling right established in Surface Use Agreement signed January 5, 2007. This new configuration will allow the school building to be moved further west from this prospective well, and allow for adequate spacing with any potential structures on Tract H to meet fire code regulations.

Both Tracts G and H currently owned by Hines, however the Boulder Valley School District (BVSD) has been slated to receive the dedication of Tract G since the overall development's inception. Tract H is to be dedicated to the Town as a Park site. The BVSD dedication requirement was established according to the Fair Contributions IGA between the Town of Erie and the BVSD in effect at the time the first Flatiron Meadows application was submitted. Since then, the same IGA has been renewed in 2011 and details of the dedication were further agreed to by the developer in a Dedication Agreement entered into on October 9, 2012.

During the course of finalizing the land dedication to BVSD from Hines, it was discovered that the drilling rights owned by Anadarko Oil and Gas located on adjacent Tract F had not been relinquished and that Anadarko was not willing to relinquish those rights. In addition, the School District had concerns over a recent Colorado Oil and Gas Commission increase in the distance required for an active well to a high occupancy facility such as a school to 1,000 feet. Locating the school on Tract G was not possible with a 1,000 foot setback.

In an effort to continue the construction of the school in tract G, negotiations between Hines, BVSD, and Anadarko produced an agreement to locate the school 500' from the likely future drill site on Tract F. This setback would be consistent with the grandfathered setback distances in effect when the Surface Use Agreement was signed and be as far from the well site that Tract G would allow without significant redesign of the school. In doing so, the proposed school building had to move approximately 95' to the west and slightly reconfigured. The move to the west necessitated the building now be located adjacent to the current property line between Tracts G and H. This application asks to move that property line 35' to the west along a 391' segment near the school building in order to accommodate that building move. By changing the property line, the Town accepts and acknowledges that the newly adjusted park area still meets the required minimum amount of dedicated land for the Neighborhood Park acres of no less than 7.324 acres. The new park area is 7.937.



# **OPERATIONAL SERVICES CONFERENCE MEMO**

6500 Arapahoe, P.O. Box 9011  
Boulder, Colorado 80301  
(303) 245-5791

BVSD is on schedule for an August 2017 completion of the school and subsequent opening later that month. This request to modify the property line between Tracts G and H will allow BVSD to accept the land dedication from Hines and fulfill the school's planned opening. Thank you for your consideration.



Planning Office  
303-245-5794  
Fax: 303-447-5118  
[www.bvdsd.org](http://www.bvdsd.org)

6500 East Arapahoe, PO Box 9011  
Boulder, CO 80301

May 4, 2016

Town of Erie  
Community Development Services  
Attn: Todd Bjerkaas  
P.O. Box 750  
Erie, CO 80516

RE: Flatiron Meadows Filing 2, 1<sup>st</sup> Amendment

Dear Todd:

Boulder Valley Schools has reviewed the updated plat submittal for Flatiron Meadows Filing No. 2, 1<sup>st</sup> Amendment as distributed via e-mail on May 3, 2016 by Brian Moss of Calibre Engineering. The new plat is acceptable to the School District and allows sufficient room to accommodate the revised school location.

If you have any other questions, concerns, or further clarifications, feel free to contact me at 303-245-5794 or via e-mail at [glen.segrue@bvdsd.org](mailto:glen.segrue@bvdsd.org).

Sincerely,

A handwritten signature in blue ink, appearing to read "Glen Segrue", is written over a horizontal line.

Glen Segrue, A.I.C.P.  
Senior Planner

**NORTH AMERICAN TITLE COMPANY OF COLORADO**  
**101 University Blvd., Suite 310, Denver, CO 80206**  
**Phone: (303)316-3400**  
**Fax: (303)322-3696**

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Linda Hull, Escrow Officer, can be reached at: 303-316-3400  
Cassandra Millers, Customer Service Rep, can be reached at: 303-316-3400  
E-Mail Address for Loan Documents: [cherrycreek@nat.com](mailto:cherrycreek@nat.com)  
The following changes have been made: correct number in schedule B2

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OUR FILE NO.: 35100-15-07201 REVISION NO.: 9  
PROPERTY ADDRESS: Vacant Land, Erie, CO

**DISTRIBUTION: VIA EMAIL TO ALL PARTIES REFERENCED BELOW.**

In the event we have not been provided with a valid email address at the time of distribution, an alternative method of distribution may be used.

**BUYER/BORROWER**

**Company Name:** HT Flatiron LP , a Delaware limited partnership  
**Street Address:** 811 Main Street, Suite 4100  
**City, State, Zip:** Houston, TX 77002  
**Attn:** Mark Cover

**LENDER**

**Company Name:** Lennar Colorado, LLC  
**Street Address:**  
**City, State, Zip:**  
**Attn:**

**LISTING AGENT/BROKER**

**Company Name:** DTZ  
**Street Address:** 1515 Arapahoe Street, Suite 1200  
**City, State, Zip:** Denver, CO 80202  
**Attn:**

**SELLER**

**Company Name:** Bayou Development Corp., a Colorado corporation  
**Street Address:** 812 Gravier Street, Suite 360  
**City, State, Zip:** New Orleans, LA 70112  
**Attn:** H. Hunter White, III

**ATTORNEY**

**Company Name:** RJB Lawyer, LLC  
**Street Address:** 1543 Champa St., #400  
**City, State, Zip:** Denver, CO 80202  
**Attn:** Shannon Neary

**ATTORNEY**

**Company Name:** Fox Rothschild, LLP  
**Street Address:** 1225 17th St. #2200  
**City, State, Zip:** Denver, CO 80202  
**Attn:** Dana Moore

**ATTORNEY**

**Company Name:** Shaun B. Rafferty Law Office LLC  
**Street Address:** 812 Gravier Street, Suite 360  
**City, State, Zip:** New Orleans, LA 70112  
**Attn:**



## COMMITMENT FOR TITLE INSURANCE

**North American Title Insurance Company**, a California corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

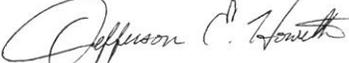
All liability and obligation under this Commitment shall cease and terminate 180 days after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

IN WITNESS WHEREOF, the Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

### NORTH AMERICAN TITLE INSURANCE COMPANY

BY   
Emilio Fernandez, **PRESIDENT**

ATTEST   
Jefferson E. Howeth, **SECRETARY**



## COMMITMENT FOR TITLE INSURANCE CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the Proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. *The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at <<http://www.alta.org/>>.*

Issued by:



1855 Gateway Boulevard, Suite 600  
Concord, CA 94520

Or call us at:

Western States: 800-869-3434      Eastern States: 800-374-8475  
[www.natic.com](http://www.natic.com)



**WIRING INSTRUCTIONS**

**("35100")**

**NAME OF BANK:** Comerica  
**BRANCH ADDRESS:** 333 W. Santa Clara St.  
**BANK LOCATION:** San Jose, CA 95113  
**ABA ROUTING NO.:** 121137522  
**CREDIT ACCOUNT OF:** North American Title Company of Colorado  
**ACCOUNT NO.:** 1893330108  
**FOR FURTHER CREDIT TO:** 35100-15-07201\HT Flatiron LP , a Delaware limited partnership  
Vacant Land, Erie, CO

**\*\*PLEASE NOTE: ALL FUNDS ON A CASH TRANSACTION AND ANY FUNDS TO CLOSE IN EXCESS OF \$25,000 MUST BE IN THE FORM OF A WIRE\*\***

**WE CANNOT ACCEPT AN 'ACH' TRANSFER – PLEASE MAKE SURE THAT FUNDS ARE SENT VIA 'WIRE TRANSFER'.**

101 University Blvd., Suite 310  
Denver, CO 80206  
Phone (303)316-3400 Fax (303)322-3696



COMMITMENT FOR TITLE INSURANCE

SCHEDULE A

NORTH AMERICAN TITLE INSURANCE COMPANY

- 1. **EFFECTIVE DATE:** October 21, 2015 at 7:30 AM      **FILE NO.:** 35100-15-07201  
**REVISION NO.:** 9
- 2. **POLICY (OR POLICIES) TO BE ISSUED:**
  - (A) **ALTA Owners Policy (06/17/06)**      **AMOUNT:** \$2,150,000.00  
**(PARCEL A)**

**Proposed Insured:**

HT Flatiron LP, a Delaware limited partnership

- (B) **ALTA Loan Policy (06/17/06)**      **AMOUNT:** \$1,051,500.00  
**(PARCELS B AND C)**

**Proposed Insured:**

Lennar Colorado, LLC

- (C) **ALTA Loan Policy (06/17/06)**      **AMOUNT:** \$1,797,000.00  
**(PARCELS D AND E)**

**Proposed Insured:**

Lennar Colorado, LLC

- 3. **THE ESTATE OR INTEREST IN THE LAND DESCRIBED OR REFERRED TO IN THIS COMMITMENT AND COVERED HEREIN IS FEE SIMPLE AND TITLE THERETO IS AT THE EFFECTIVE DATE HEREOF VESTED IN:**

[Bayou Development Corp., a Colorado corporation and Shannon Neary and Matthew Deibel](#)

- 4. **THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:**

SEE EXHIBIT A ATTACHED HERETO

**FOR INFORMATIONAL PURPOSES:**

Vacant Land  
Erie, CO

**ISSUED BY:**

NORTH AMERICAN TITLE COMPANY OF COLORADO  
ISSUE DATE: OCTOBER 28, 2015

By: \_\_\_\_\_

**COMMITMENT**

**FILE NO.:** 35100-15-07201  
**REVISION NO.:** 9

Authorized Officer or Agent

## EXHIBIT A

### PARCEL A:

TRACTS E, F, G and H, FLATIRON MEADOWS FILING NO. 2, TOWN OF ERIE,

COUNTY OF BOULDER,  
STATE OF COLORADO.

TRACTS D-1 AND I-1 FLATIRON MEADOWS FILING NO. 4, TOWN OF ERIE,

COUNTY OF BOULDER,  
STATE OF COLORADO.

TRACTS B, C, H AND REMAINDER OF TRACT I, FLATIRON MEADOWS SUBDIVISION MASTER PLAT,  
TOWN OF ERIE,

COUNTY OF BOULDER,  
STATE OF COLORADO.

### PARCEL B:

#### PARCEL DESCRIPTION - PLANNING AREA A

A PARCEL OF LAND BEING ENTIRELY TRACT D-1 OF THE RECORDED PLAT, FLATIRON MEADOWS - FILING NO. 4, RECORDED UNDER RECEPTION NO. 03366220 IN THE OFFICE OF THE CLERK AND RECORDER OF BOULDER COUNTY: SITUATED IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN: TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO: BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT D-1

THENCE, ALONG THE BOUNDARY OF SAID TRACT D-1, THE FOLLOWING TWENTY-FIVE (25) COURSES:

1. NORTH 83°41'44" EAST, A DISTANCE OF 200.73 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 885.00 FEET;
2. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°42'00", AN ARC LENGTH OF 72.60 FEET;
3. NORTH 88°23'44" EAST, A DISTANCE OF 141.77 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 66.00 FEET;
4. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 91°46'40", AN ARC LENGTH OF 105.72 FEET;
5. SOUTH 00°10'24" WEST, A DISTANCE OF 651.87 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 66.00 FEET;
6. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 103.67 FEET;
7. NORTH 89°49'36" WEST, A DISTANCE OF 54.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 20.00 FEET;

## EXHIBIT A

8. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;
9. NORTH 89°49'36" WEST, A DISTANCE OF 54.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 20.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 89°49'36" WEST;
10. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 20.00 FEET;
11. NORTH 89°49'36" WEST, A DISTANCE OF 189.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 20.00 FEET;
12. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;
13. NORTH 89°49'36" WEST, A DISTANCE OF 54.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 20.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 89°49'36" WEST;
14. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;
15. NORTH 89°49'36" WEST, A DISTANCE OF 185.72 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 20.00 FEET;
16. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°19'20", AN ARC LENGTH OF 31.53 FEET;
17. SOUTH 89°56'04" WEST, A DISTANCE OF 54.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 20.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 89°30'16" WEST;
18. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°40'40", AN ARC LENGTH OF 31.30;
19. NORTH 89°49'36" WEST, A DISTANCE OF 7.26 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 205.00 FEET;
20. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°33'10", AN ARC LENGTH OF 87.85 FEET;
21. NORTH 01°05'37" EAST, A DISTANCE OF 226.72 FEET;
22. NORTH 29°09'32" EAST, A DISTANCE OF 44.43 FEET;
23. NORTH 34°44'22" EAST, A DISTANCE OF 194.86 FEET;
24. NORTH 12°40'57" EAST, A DISTANCE OF 125.44 FEET;
25. NORTH 45°33'55" EAST, A DISTANCE OF 315.59 FEET TO THE POINT OF BEGINNING.

## EXHIBIT A

### PARCEL C:

#### PARCEL DESCRIPTION - PLANNING AREA D

A PARCEL OF LAND BEING A PORTION OF TRACT I-1 OF THE RECORDED PLAT, FLATIRON MEADOWS - FILING NO. 4, RECORDED UNDER RECEPTION NO. 03366220 IN THE OFFICE OF THE CLERK AND RECORDER OF BOULDER COUNTY; SITUATED IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN; TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT I-1

THENCE, ALONG THE EASTERLY BOUNDARY OF SAID TRACT I-1, THE FOLLOWING FIVE (5) COURSES:

1. SOUTH  $00^{\circ}10'24''$  WEST, A DISTANCE OF 80.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 20.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH  $00^{\circ}10'24''$  WEST;

2. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $90^{\circ}00'00''$ , AN ARC LENGTH OF 31.42 FEET;

3. SOUTH  $00^{\circ}10'24''$  WEST, A DISTANCE OF 5.00 FEET;

4. NORTH  $89^{\circ}49'36''$  WEST, A DISTANCE OF 110.00 FEET;

5. SOUTH  $00^{\circ}10'24''$  WEST, A DISTANCE OF 785.00 FEET;

THENCE THE FOLLOWING SEVENTEEN (17) COURSES:

1. NORTH  $89^{\circ}49'36''$  WEST, A DISTANCE OF 95.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET;

2. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $90^{\circ}00'00''$ , AN ARC LENGTH OF 23.56 FEET;

3. NORTH  $89^{\circ}49'36''$  WEST, A DISTANCE OF 60.00 FEET;

4. NORTH  $00^{\circ}10'24''$  EAST, A DISTANCE OF 25.00 FEET;

5. NORTH  $89^{\circ}49'36''$  WEST, A DISTANCE OF 194.18 FEET;

6. NORTH  $00^{\circ}10'24''$  EAST, A DISTANCE OF 20.00 FEET;

7. SOUTH  $89^{\circ}49'36''$  EAST, A DISTANCE OF 84.18 FEET;

8. NORTH  $00^{\circ}10'24''$  EAST, A DISTANCE OF 540.00 FEET;

9. NORTH  $45^{\circ}10'24''$  EAST, A DISTANCE OF 13.93 FEET;

10. SOUTH  $89^{\circ}54'47''$  EAST, A DISTANCE OF 100.15 FEET;

11. NORTH  $00^{\circ}10'24''$  EAST, A DISTANCE OF 38.53 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 205.00 FEET;

12. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $37^{\circ}30'27''$ , AN ARC LENGTH OF 134.20 FEET;

## EXHIBIT A

13. NORTH 37°40'51" EAST, A DISTANCE OF 71.19 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 205.00 FEET;

14. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°14'40", AN ARC LENGTH OF 108.21 FEET;

15. NORTH 01°05'37" EAST, A DISTANCE OF 6.73 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 205.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 24°22'46" EAST;

16. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°33'10", AN ARC LENGTH OF 87.85 FEET;

17. SOUTH 89°49'36" EAST, A DISTANCE OF 3.98 FEET TO THE POINT OF BEGINNING

### PARCEL D:

#### PARCEL DESCRIPTION – PLANNING AREA B

A PARCEL OF LAND BEING A PORTION OF TRACT I-1 OF THE RECORDED PLAT, FLATIRON MEADOWS - FILING NO. 4, RECORDED UNDER RECEPTION NO. 03366220 IN THE OFFICE OF THE CLERK AND RECORDER OF BOULDER COUNTY; SITUATED IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN; TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY BOUNDARY OF SAID TRACT I-1, FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 23 BEARS SOUTH 32°46'08" EAST, A DISTANCE OF 1036.57 FEET;

THENCE, ALONG THE EASTERLY BOUNDARY OF SAID TRACT I-1, THE FOLLOWING THREE (3) COURSES;

1. SOUTH 00°10'24" WEST, A DISTANCE OF 300.63 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 840.00 FEET;
2. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°39'12", AN ARC LENGTH OF 434.74 FEET;
3. SOUTH 29°49'36" WEST, A DISTANCE OF 134.37 FEET;

THENCE THE FOLLOWING ELEVEN (11) COURSES;

1. NORTH 89°49'36" WEST, A DISTANCE OF 883.51 FEET;
2. SOUTH 00°10'24" WEST, A DISTANCE OF 10.00 FEET;
3. NORTH 89°49'36" WEST, A DISTANCE OF 170.00 FEET;
4. NORTH 44°49'36" WEST, A DISTANCE OF 21.21 FEET;
5. NORTH 00°10'24" EAST, A DISTANCE OF 270.00 FEET;

## EXHIBIT A

6. NORTH 45°10'24" EAST, A DISTANCE OF 21.21 FEET;

7. SOUTH 89°49'36" EAST, A DISTANCE OF 110.00 FEET;

8. NORTH 00°10'24" EAST, A DISTANCE OF 548.00 FEET;

9. SOUTH 89°49'36" EAST, A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 89°49'36" EAST;

10. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;

11. SOUTH 89°49'36" EAST, A DISTANCE OF 95.00 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID TRACT I-1;

THENCE, ALONG SAID NORTHERLY BOUNDARY, THE FOLLOWING FIFTEEN (15) COURSES;

1. SOUTH 89°49'36" EAST, A DISTANCE OF 95.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 15.00 FEET;

2. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;

3. SOUTH 89°49'36" EAST, A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 89°49'36" EAST;

4. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;

5. SOUTH 89°49'36" EAST, A DISTANCE OF 190.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 15.00 FEET;

6. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;

7. SOUTH 89°49'36" EAST, A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 89°49'36" EAST;

8. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;

9. SOUTH 89°49'36" EAST, A DISTANCE OF 190.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 15.00 FEET;

## EXHIBIT A

10. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
11. SOUTH 89°49'36" EAST, A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 89°49'36" EAST;
12. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
13. SOUTH 89°49'36" EAST, A DISTANCE OF 105.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 20.00 FEET;
14. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;
15. SOUTH 89°49'36" EAST, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING.

### PARCEL E:

#### PARCEL DESCRIPTION – PLANNING AREA F

A PARCEL OF LAND BEING A PORTION OF TRACT I-1 OF THE RECORDED PLAT, FLATIRON MEADOWS - FILING NO. 4, RECORDED UNDER RECEPTION NO. 03366220 IN THE OFFICE OF THE CLERK AND RECORDER OF BOULDER COUNTY; SITUATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN; TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 26;

THENCE SOUTH 00°21'52" EAST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 26, A DISTANCE OF 1,155.96 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 540.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 00°21'53" EAST;

THENCE THE FOLLOWING SEVEN (7) COURSES;

1. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°15'57", AN ARC LENGTH OF 219.28 FEET;
2. SOUTH 66°22'09" WEST, A DISTANCE OF 327.44 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 960.00 FEET;
3. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°48'15", AN ARC LENGTH OF 398.84 FEET;
4. NORTH 89°49'36" WEST, A DISTANCE OF 460.00 FEET;
5. NORTH 00°10'24" EAST, A DISTANCE OF 128.89 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 960.00 FEET;

## EXHIBIT A

6. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $29^{\circ}39'12''$ , AN ARC LENGTH OF 496.85 FEET;

7. NORTH  $29^{\circ}49'36''$  EAST, A DISTANCE OF 931.94 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID TRACT I-1;

THENCE, ALONG SAID NORTHERLY BOUNDARY, THE FOLLOWING TWO (2) COURSES;

1. SOUTH  $89^{\circ}49'36''$  EAST, A DISTANCE OF 712.29 FEET;
2. NORTH  $87^{\circ}59'07''$  EAST, A DISTANCE OF 50.02 FEET TO THE POINT OF BEGINNING.



File No.: 35100-15-07201

Revision No.: 9

Date: October 29, 2015

Property Address: Vacant Land, Erie, CO

Owner: Bayou Development Corp., a Colorado corporation and Shannon Neary and Matthew Deibel

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### ESTIMATE OF TITLE PREMIUMS / FEES

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ALTA Owners Policy (06/17/06) (PARCEL A)	Short Term Rate	\$2,119.00
ALTA Loan Policy (06/17/06) (PARCELS B AND C)	Concurrent Loan Rate	\$150.00
ALTA Loan Policy (06/17/06) (PARCELS D AND E)	Concurrent Loan Rate	\$803.00
Colorado Form 110.1-06 (OTP Del Exc. 1, 2, and 3)		\$60.00
ALTA Endorsement 9.1-06 (Covenants, Conditions and Restrictions - Unimproved Land - Owner's Policy)		\$848.00
ALTA Endorsement 3-06 (Zoning)		\$1,060.00
ALTA Endorsement 17-06 (Access and Entry)		\$424.00
ALTA Endorsement 25-06 (Same As Survey)		\$848.00

### SCHEDULE B - SECTION 1 REQUIREMENTS

The following are requirements to be complied with prior to the issuance of said policy or policies:

- A. **Payment to or for the account of the grantors or mortgagors of full consideration for the estate or interest to be insured.**
- B. **Proper instrument(s) creating the estate or interest to be insured must be executed and unless otherwise noted, all documents must be recorded in the office of the clerk and recorder of the county in which said property is located.**
- C. Partial Release of Deed of Trust, Assignment of Leases and Rents, Security Agreement, Financing Statement and Fixture Filing from Flatiron Investors, LLC, a Colorado limited liability company, to the Public Trustee of Boulder County for the benefit of Capital One, N.A., to secure an indebtedness in the principal sum of \$18,200,000.00, and any other amounts and/or obligations secured thereby, dated July 31, 2007 and recorded August 2, 2007 at [Reception No. 2873136](#).

NOTE: Amendment to Deed of Trust recorded January 3, 2008 at [Reception No. 2903136](#).

Please note that these estimated fees do not include any closing related fees.

**THANK YOU FOR THE OPPORTUNITY TO SERVE YOU**

101 University Blvd., Suite 310  
Denver, CO 80206  
Phone (303)316-3400 Fax (303)322-3696

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**COMMITMENT**

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**FILE NO.:** 35100-15-07201  
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- D. Termination of Financing Statement from Flatiron Investors, LLC, Debtor, to Capital One, N.A., Secured Party, recorded August 2, 2007 at [Reception No. 2873137](#).
- E. Partial Release of Second Deed of Trust, Assignment of Leases and Rents, Security Agreement, Financing Statement and Fixture Filing from Bayou Development Corp., a Colorado corporation, to the Public Trustee of Boulder County for the benefit of Flatiron Investors, LLC, to secure an indebtedness in the principal sum of \$24,000,000.00, and any other amounts and/or obligations secured thereby, dated March 19, 2012 and recorded March 21, 2012 at [Reception No. 03211125](#).
- NOTE: Supplement to Second Deed of Trust, Assignment of Leases and Rents, Security Agreement, Financing Statement and Fixture Filing recorded April 24, 2012 at [Reception No. 03218021](#).
- F. Duly executed and acknowledged Statement of Authority for Bayou Development Corp., a Colorado corporation, pursuant to C.R.S. 38-30-172.
- G. INTENTIONALLY DELETED (08/18/2015)
- H. Warranty Deed sufficient to convey the fee simple estate or interest in the land described or referred to herein, to the Proposed Insured. (PARCEL A)
- I. Deed of Trust sufficient to encumber the estate or interest in the land described or referred to herein for the benefit of the Proposed Insured. (PARCELS B AND C)
- J. [Payment of all taxes and assessments now due and payable](#).
- K. The Company requires a satisfactory statement from the association or its agent stating the amount, if any, of the unpaid common or maintenance charges against the land through the date of closing and that no liens or rights to a lien for unpaid common or maintenance charges have been sold, assigned or transferred to other parties. At that time, the Company may make additional requirements or exceptions.
- L. Execution of Company's Final Affidavit by the Purchaser(s) and Seller(s).
- M. INTENTIONALLY DELETED (10/26/2015)
- N. Duly executed and acknowledged Statement of Authority for HT Flatiron LP , a Delaware limited partnership, pursuant to C.R.S. 38-30-172.
- O. Deed of Trust sufficient to encumber the estate or interest in the land described or referred to herein for the benefit of the Proposed Insured, in the amount of \$1,797,000.00. (PARCELS D AND E)
- P. Furnish to North American Title Company of Colorado, a letter executed by the Zoning authority in and for the jurisdiction wherein the subject property is situate which states:
- The Zoning classification applicable to the subject property.  
That the current uses are a permitted under such Zoning classification.  
That the subject property is not in violation of all applicable Zoning Ordinances.

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**COMMITMENT**

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NOTE: THIS COMMITMENT IS SUBJECT TO APPROVAL BY UNDERWRITING PERSONNEL. NORTH AMERICAN TITLE RESERVES THE RIGHT TO ADD ADDITIONAL REQUIREMENTS AND/OR EXCEPTIONS UPON COMPLETION OF THE REVIEW BY SAID PERSONNEL.

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## COMMITMENT

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### SCHEDULE B - SECTION 2 EXCEPTIONS

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:

1. Any facts, rights, interests, or claims that are not shown by the Public Record but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation, conflict in boundary lines, 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.
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.
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 value the estate or interest or mortgage thereon covered by this Commitment.
6. (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.
7. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
8. Reservation of Coal and the right of ingress and egress for the purpose of mining the same as set forth in instrument recorded February 25, 1891 in [Book 138 at Page 317](#).

Release and Quit Claim Deed recorded November 24, 1998 at [Reception No. 1874271](#).

Request for Notification of Surface Development recorded May 17, 2002 at [Reception No. 2288462](#).

Relinquishment and Quit Claim recorded July 10, 2007 at [Reception No. 2867978](#).

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## COMMITMENT

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9. Terms, agreements, provisions, conditions and obligations as contained in Oil and Gas Lease recorded November 28, 1978 at [Reception No. 311444](#) and all amendments, supplements, declarations, affidavits, agreements, assignments, extensions and notifications thereto, including but not limited to the following:
- Declaration of Unitization recorded March 17, 1992 at [Reception No. 1168173](#);  
Affidavit of Extension of Oil and Gas Lease Production recorded May 15, 1997 at [Reception No. 1698739](#);  
Notice of Oil and Gas Interests and Surface Use recorded January 23, 2001 at [Reception No. 2112344](#);  
Partial Assignment of Oil and Gas Lease from Mary P. Young a/k/a Mary Patricia Brennan Young to Young Ventures LLLP, a Colorado LLLP, recorded January 31, 2001 at [Reception No. 2114771](#);  
Assignment recorded May 17, 2006 at [Reception No. 2777205](#);  
October 19, 2006 at [Reception No. 2812817](#);  
Amendment recorded January 24, 2007 at [Reception No. 2831791](#);  
Surface Use Agreement recorded January 25, 2007 at [Reception No. 2832176](#);  
Surface Use Agreement recorded March 30, 2007 at [Reception No. 2846129](#);  
Surface Use Agreement recorded April 9, 2007 at [Reception No. 2848104](#);  
Assignment's recorded September 4, 2007 at [Reception No's. 2880730](#) and 2880731;  
Request for Notification of Surface Development recorded October 23, 2007 at [Reception No. 2890878](#);  
Request for Notification (Mineral Estate Owner) recorded December 21, 2007 at [Reception No. 2900941](#);  
Assignment recorded December 21, 2009 at [Reception No. 3048862](#);  
Affidavit's of Extension recorded September 30, 2011 at [Reception No's. 3179903](#) and [Reception No. 3179904](#) and [Reception No. 3179905](#);  
Affidavit's of Extension recorded February 15, 2012 at [Reception No. 3202961](#) and [Reception No. 3202962](#) and [Reception No. 3202963](#) ;  
Special Warranty Deed, Assignment, Bill of Sale and Conveyance recorded January 7, 2013 at Reception No. 3280638. Mineral Deed, Conveyance, Assignment, and Bill of Sale recorded November 13, 2014 at Reception No. 03412640.
10. An easement for gas or oil lines and incidental purposes granted to Western Slope Gas Company, by the instrument recorded June 24, 1982 at [Reception No. 499913](#) and Correction recorded September 16, 1996 at [Reception No. 1642602](#), located as referenced on that certain ALTA/ACSM Survey prepared by James E. Lynch, PLS 37933 on behalf of Aztec Consultants, Inc., dated July 20, 2015, last updated August 19, 2015.
11. Any tax, lien, fee or assessment by reason of inclusion of subject property in the Longmont Fire Protection District, as set forth in instrument recorded April 29, 1985 at [Reception No. 685397](#) and September 3, 1985 at [Reception No. 710155](#).
12. Terms, conditions, provisions, agreements and obligations specified under the Oil and Gas lease recorded April 25, 1991 at [Reception No. 1099323](#) and all amendments, supplements, declaration of affidavits, agreements, assignments, extensions and notifications thereto, including but not limited to the following:
- Affidavit's of Extension recorded February 15, 2012 at [Reception No. 3202961](#) and [Reception No. 3202962](#) and [Reception No. 3202963](#) .

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13. Any tax, lien, fee or assessment by reason of inclusion of subject property in the Erie Water and Sanitation District, as set forth in instrument recorded December 22, 1993 at [Reception No. 1375530](#).
14. Any tax, lien, fee or assessment by reason of inclusion of subject property in the Northern Colorado Water Conservancy District, as set forth in instrument recorded February 14, 1994 at [Reception No. 1394497](#) and October 8, 1994 at [Reception No. 1468332](#) and January 21, 1997 at [Reception No. 01671966](#) located as referenced on that certain ALA/ACSM Survey prepared by James E. Lynch, PLS 37933 on behalf of Aztec Consultants, Inc., dated July 20, 2015, last updated August 19, 2015.
15. INTENTIONALLY DELETED (08/13/2015)
16. Terms, conditions, provisions, agreements and obligations specified under the Grant of Easement recorded April 18, 1997 at [Reception No. 1691800](#), located as referenced on that certain ALA/ACSM Survey prepared by James E. Lynch, PLS 37933 on behalf of Aztec Consultants, Inc., dated July 20, 2015, last updated August 19, 2015.
17. Any tax, lien, fee or assessment by reason of inclusion of subject property in the Flatiron Meadows Metropolitan District, as set forth in instrument recorded December 27, 2006 at [Reception No. 2825615](#).
18. Terms, conditions, provisions, agreements and obligations specified under the Grant of Permanent Access and Utilities Easement Agreement recorded January 27, 2006 at [Reception No. 2753293](#), located as referenced on that certain ALA/ACSM Survey prepared by James E. Lynch, PLS 37933 on behalf of Aztec Consultants, Inc., dated July 20, 2015, last updated August 19, 2015.
19. Terms, agreements, provisions, conditions and obligations as set forth in Ordinance No. 18-2007 recorded July 24, 2007 at [Reception No. 2871224](#) and Ordinance No. 19-2007 recorded July 24, 2007 at [Reception No. 2871225](#) and re-recorded September 17, 2007 at [Reception No. 2883461](#).  
  
NOTE: Flatiron Meadows PUD Overlay Map recorded June 13, 2012 at [Reception No. 03229246](#) and Flatiron Meadows PUD Overlay Map Amendment No. 1 recorded February 14, 2014 at [Reception No. 3366222](#).
20. INTENTIONALLY DELETED (08/13/2013)(COMBINED WITH EXCEPTION 19)
21. Reservation of all minerals and mineral rights, including without limitation all oil, gas, and gravel rights, and royalty interests, and any oil and gas leases, and any surface rights which are appurtenant to such minerals and mineral rights as set forth in Deed recorded August 2, 2007 at [Reception No. 2873129](#).  
  
Quit Claim Deed recorded September 4, 2007 at [Reception No. 2880728](#).  
Agreement regarding Surface Rights recorded June 18, 2012 at [Reception No. 03229890](#).  
Quit Claim Deed recorded December 24, 2012 at [Reception No. 03277193](#).
22. Terms, agreements, provisions, conditions and obligations as set forth in the Resolution of Board of Directors of Flatiron Meadows Metropolitan District Boulder County, Colorado, regarding the Imposition of Development Fees, recorded August 17, 2007 at [Reception No. 2877004](#).
23. INTENTIONALLY DELETED (08/13/2015)

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## COMMITMENT

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24. All notes, notices, obligations, covenants, conditions, restrictions, ditches, rights-of-way and easements as dedicated by the plat or as shown on the plat of FLATIRON MEADOWS SUBDIVISION - MASTER PLAT, recorded March 31, 2009 at [Reception No. 2988916](#), located as referenced on that certain ALA/ACSM Survey prepared by James E. Lynch, PLS 37933 on behalf of Aztec Consultants, Inc., dated July 20, 2015, last updated August 19, 2015.
25. Terms, agreements, provisions, conditions, requirements and obligations as contained in the Master Development Agreement recorded March 31, 2009 at [Reception No. 2988917](#), Flatiron Meadows First Amended and Restated Master Development Agreement recorded March 30, 2012 at [Reception No. 03212843](#). Second Amended and Restated Master Development Agreement recorded September 9, 2015 at [Reception No. 03472486](#).
26. Terms, agreements, provisions, conditions and obligations as contained in the Grant of Permanent Avigation Easement Agreement recorded March 31, 2009 at [Reception No. 2988918](#) and June 13, 2012 at [Reception No. 03229233](#).
27. Terms, agreements, provisions, conditions, obligations and easements as contained in the Grant of Drainage Easement Agreement recorded April 24, 2012 at [Reception No. 03218336](#), located as referenced on that certain ALA/ACSM Survey prepared by James E. Lynch, PLS 37933 on behalf of Aztec Consultants, Inc., dated July 20, 2015, last updated August 19, 2015.

NOTE: Ordinance No. 04-2014 recorded January 23, 2014 at [Reception No. 3363242](#).

28. Easements, notes, terms, conditions, provisions, agreements and obligations as shown on the plat of Flatiron Meadows - Filing No. 1 recorded June 13, 2012 at [Reception No. 3229244](#).

NOTE: Ratification of Plat recorded June 18, 2012 at [Reception No. 3229893](#).

NOTE: Ordinance No. 29-2012 Series of 2012 recorded October 17, 2012 at [Reception No. 3260150](#).

29. Terms, conditions, provisions, agreements and obligations specified under the Flatiron Meadows Filing No. 1 Development Agreement recorded June 13, 2012 at [Reception No. 3229245](#).

30. INTENTIONALLY DELETED (08/13/2015)(COMBINED WITH EXCEPTION 19)

31. Terms, agreements, provisions, obligations, covenants, conditions, restrictions, easements, assessment and lien rights, as set forth in Master Declaration of Covenants, Conditions and Restrictions for Flatiron Meadows Master Association, Inc., recorded June 18, 2012 at [Reception No. 3229945](#) and any and all amendments, supplements, assignments or annexations thereto.

NOTE: First Supplement recorded November 26, 2012 at [Reception No. 3269337](#), Second Supplement recorded May 24, 2013 at [Reception No. 3314682](#), Third Supplement recorded November 4, 2013 at [Reception No. 3351130](#), Fourth Supplement recorded August 6, 2014 at [Reception No. 3395801](#).

NOTE: Declaration of Address for Foreclosure Notification recorded September 17, 2014 at [Reception No. 03402971](#).

NOTE: Partial Assignment of Declarant Rights recorded November 26, 2012 at [Reception No. 3269476](#).

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## COMMITMENT

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32. Terms, conditions, provisions, agreements and obligations specified under the Leyner-Cottonwood Consolidated Ditch Co. and Flatiron Investors, LLC Crossing Agreement recorded September 21, 2012 at [Reception No. 3253543](#).
33. INTENTIONALLY DELETED (08/13/2015)
34. Terms, conditions, provisions, agreements and obligations specified under the Agreement between Leyner Cottonwood Consolidated Ditch Company and Bayou Development Corp. recorded February 21, 2013 at [Reception No. 3291445](#).
35. Easements, notes, terms, conditions, provisions, agreements and obligations as shown on the plat of Flatiron Meadows - Filing No. 2 recorded May 22, 2013 at [Reception No. 3313537](#), located as referenced on that certain ALA/ACSM Survey prepared by James E. Lynch, PLS 37933 on behalf of Aztec Consultants, Inc., dated July 20, 2015, last updated August 19, 2015.
36. Terms, conditions, provisions, agreements and obligations specified under the Flatiron Meadows Filing No. 2 Development Agreement recorded May 21, 2013 at [Reception No. 3313538](#).
37. Terms, conditions, provisions, agreements and obligations specified under the Agreement Between Leyner Cottonwood Consolidated Ditch Company and Bayou Development Corp. recorded November 15, 2013 at [Reception No. 3353036](#).  
  
NOTE: First Amendment Agreement between Leyner Cottonwood Consolidated Ditch Company and Bayou Development Corp. recorded March 6, 2014 at [Reception No. 3369108](#).
38. Terms, conditions, provisions, agreements and obligations specified under the Memorandum of Resolution of Flatiron Meadows Metropolitan District Establishing Development Fee recorded December 18, 2013 at [Reception No. 3358046](#).
39. Terms, conditions, provisions, agreements and obligations specified under the Grant of Permanent Access and Utilities Easement Agreement recorded January 23, 2014 at [Reception No. 3363243](#), located as referenced on that certain ALA/ACSM Survey prepared by James E. Lynch, PLS 37933 on behalf of Aztec Consultants, Inc., dated July 20, 2015, last updated August 19, 2015. (C)
40. Terms, conditions, provisions, agreements and obligations specified under the Grant of Permanent Access and Utilities Easement Agreement recorded February 14, 2014 at [Reception No. 3366219](#), located as referenced on that certain ALA/ACSM Survey prepared by James E. Lynch, PLS 37933 on behalf of Aztec Consultants, Inc., dated July 20, 2015, last updated August 19, 2015. (C)
41. All easements, notes, notices, obligations, covenants, conditions, restrictions, ditches and rights-of-way as shown on the plat of FLATIRON MEADOWS SUBDIVISION - FILING NO. 4 , recorded February 14, 2014 at [Reception No. 3366220](#), located as referenced on that certain ALA/ACSM Survey prepared by James E. Lynch, PLS 37933 on behalf of Aztec Consultants, Inc., dated July 20, 2015, last updated August 19, 2015.
42. Terms, conditions, provisions, agreements and obligations specified under the Flatiron Meadows Filing No. 4 Development Agreement recorded February 14, 2014 at [Reception No. 3366221](#).
43. INTENTIONALLY DELETED (08/13/2015)(COMBINED WITH EXCEPTION 19)

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## COMMITMENT

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44. An easement for utility lines and incidental purposes granted to Public Service Company of Colorado, by the instrument recorded May 14, 2014 at [Reception No. 3380169](#), located as referenced on that certain ALA/ACSM Survey prepared by James E. Lynch, PLS 37933 on behalf of Aztec Consultants, Inc., dated July 20, 2015, last updated August 19, 2015.
45. An easement for utility lines and incidental purposes granted to Public Service Company of Colorado, by the instrument recorded May 14, 2014 at [Reception No. 3380170](#), located as referenced on that certain ALA/ACSM Survey prepared by James E. Lynch, PLS 37933 on behalf of Aztec Consultants, Inc., dated July 20, 2015, last updated August 19, 2015.
46. An easement for utility lines and incidental purposes granted to Public Service Company of Colorado, by the instrument recorded May 14, 2014 at [Reception No. 3380173](#), located as referenced on that certain ALA/ACSM Survey prepared by James E. Lynch, PLS 37933 on behalf of Aztec Consultants, Inc., dated July 20, 2015, last updated August 19, 2015.
47. Terms, conditions, provisions, agreements and obligations specified under the Memorandum of Agreement of Sale recorded May 22, 2014 at [Reception No. 3381256](#).
48. An easement for utility lines and incidental purposes granted to Public Service Company of Colorado, by the instrument recorded July 8, 2014 at [Reception No. 3390225](#), located as referenced on that certain ALA/ACSM Survey prepared by James E. Lynch, PLS 37933 on behalf of Aztec Consultants, Inc., dated July 20, 2015, last updated August 19, 2015.
49. INTENTIONALLY DELETED (10/26/2015)
50. Terms, conditions, provisions, agreements and obligations specified under the Declaration of Address for Foreclosure Notification recorded September 17, 2014 at [Reception No. 3402971](#).
51. Moved to Exception 9.
52. Any existing leases or tenancies, and any parties claiming an interest by, through or under said leases or tenancies.

NOTE: This Exception will be deleted upon receipt of affidavit from seller at the time of Closing.

NOTE: The standard printed Exceptions No. 1, 2, 3 and 5 will be deleted from the ALTA Owner's Policy when issued upon payment of the applicable premium and satisfaction of the Requirements.

NOTE: Upon verification of payment of the 2014 year taxes and assessments, standard printed Exception No. 6 will be amended to read as follows.

Taxes and assessments for the year 2015 and subsequent years, a lien, not yet due or payable.

NOTE: The standard printed Exception No. 7 will be amended to read as follows:

Water rights, claiming or title to water, whether or not shown by the Public Records.

NOTE: Upon satisfaction of all Requirements and payment of the applicable premium, Exception No. 4 will be amended to read as follows:

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**COMMITMENT**

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Exception No. 4 is deleted as to any liens resulting from services, labor or material contracted for or furnished at the request of or on behalf of Bayou Development Corp., a Colorado corporation and Shannon Neary and Matthew Deibel. North American Title Company of Colorado and North American Title Insurance Company shall have no liability for any liens arising from services, labor or material contracted for or furnished at the request of or on behalf of HINES INTERESTS LIMITED PARTNERSHIP, a Delaware limited partnership.

NOTE: The Company has no liability under this Commitment until Schedule A is amended to state the specific name of the insured Lender. The Company reserves the right to make additional requirements and/or exceptions.

## **DISCLOSURE STATEMENT**

1. Pursuant to C.R.S. 30-10-406(3)(a), all documents received for recording or filing in the Clerk and Recorder's office shall contain a top margin of at least one inch and a left, right and bottom margin of at least one-half of an inch. The Clerk and Recorder will refuse to record or file any document that does not conform to the requirements of this section.
2. If this transaction includes a sale of the property and the price exceeds \$100,000.00, the seller must comply with the disclosure/withholding provisions of C.R.S. 39-22-604.5 (nonresident withholding).
3. Colorado Division of Insurance Regulation 3-5-1 requires that "every title entity shall be responsible for all matters which appear of record prior to the time of recording whenever the title entity conducts the closing and is responsible for recording or filing of legal documents resulting from the transaction which was closed." Provided that North American Title Company of Colorado conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, Exception No. 5 will not appear on the Owner's Policy and the Lender's Policy when issued.
4. Pursuant to C.R.S. 10-11-122, notice is hereby given that: a) the subject real property may be located in a special taxing district; b) a certificate of taxes due listing each taxing jurisdiction shall be obtained from the county treasurer or the county treasurer's authorized agent; c) information regarding special districts and the boundaries of such districts may be obtained from the board of county commissioners, the county clerk and recorder, or the county assessor.

5. Pursuant to C.R.S. 10-11-123, notice is hereby given:

This notice applies to owner's policy commitments containing a mineral severance instrument exception, or exceptions, in Schedule B, Section 2.

- A. That there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate and that there is a substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and
  - B. That such mineral estate may include the right to enter and use the property without the surface owner's permission.
6. Pursuant to Colorado Division of Insurance Regulation 3-5-1, affirmative mechanic's lien protection for the Owner may be available (typically by deletion of Exception No. 4 of Schedule B, Section 2 of the Commitment from the Owner's Policy to be issued) upon compliance with the following conditions:
    - A. The land described in Schedule A of this commitment must be a single family residence which includes a condominium or townhouse unit.
    - B. No labor or materials have been furnished by mechanics or material-men for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.
    - C. The Company must receive an appropriate affidavit indemnifying the Company against unfiled mechanic's and material-men's liens.
    - D. The Company must receive payment of the appropriate premium.
    - E. If there has been construction, improvements or major repairs undertaken on the property to be purchased within six months prior to the Date of the Commitment, the requirements to obtain coverage for unrecorded liens will include: disclosure of certain construction information; financial information as to the seller, the builder and or the contractor; payment of the appropriate premium, fully executed indemnity agreements satisfactory to the Company, and any additional requirements as may be necessary after an examination of the aforesaid information by the Company.

No coverage will be given under any circumstances for labor or material for which the insured has contracted for or agreed to pay.

7. Pursuant to C.R.S. 38-35-125(2) no person or entity that provides closing and settlement services for a real estate transaction shall disburse funds as a part of such services until those funds have been received and are available for immediate withdrawal as a matter of right.
8. C.R.S. 39-14-102 requires that a Real Property Transfer Declaration accompany any conveyance document presented for recording in the State of Colorado. Said declaration shall be completed and signed by either the grantor or the grantee.
9. Pursuant to C.R.S. 10-1-128(6)(a), it is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado Division of Insurance within the Department of Regulatory Agencies.
10. NOTHING HEREIN CONTAINED WILL BE DEEMED TO OBLIGATE THE COMPANY TO PROVIDE ANY OF THE COVERAGES REFERRED TO HEREIN UNLESS THE ABOVE CONDITIONS ARE FULLY SATISFIED.

## FACTS

### WHAT DOES NORTH AMERICAN TITLE GROUP, INC. FAMILY OF COMPANIES 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 income</li><li>• transaction history and payment history</li><li>• purchase history and account balances</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 North American Title Group, Inc. Family of Companies ("NATG") choose to share; and whether you can limit this sharing.

Reasons we can share your personal information	Does NATG share?	Can you limit this sharing?
<b>For our everyday business purposes—</b> such as to process your transactions, maintain your account(s), respond to court orders and legal investigations, or report to credit bureaus	Yes	No
<b>For our marketing purposes—</b> to offer our products and services to you	Yes	No
<b>For joint marketing with other financial companies</b>	No	We don't share
<b>For our affiliates' everyday business purposes—</b> information about your transactions and experiences	Yes	No
<b>For our affiliates' everyday business purposes—</b> information about your creditworthiness	No	We don't share
<b>For our affiliates to market to you</b>	No	We don't share
<b>For nonaffiliates to market to you</b>	No	We don't share

<b>Questions?</b>	Call 1 (888) 444-7766, extension 6585
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<b>Who we are</b>	
<b>Who is providing this notice?</b>	The North American Title Group, Inc. Family of Companies (identified below), such as home owners insurance and home mortgage companies.
<b>What we do</b>	
<b>How does NATG 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 NATG collect my personal information?</b>	We collect your personal information, for example, when you <ul style="list-style-type: none"> <li>• apply for financing or provide employment information</li> <li>• provide account information or show your government issued ID</li> <li>• give us your contact information</li> </ul> We also collect your personal information from others, such as credit bureaus, affiliates or other companies.
<b>Why can't I limit all sharing?</b>	Federal law gives you the right to limit only <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>
<b>Definitions</b>	
<b>Affiliates</b>	Companies related by common ownership or control. They can be financial and nonfinancial companies. <ul style="list-style-type: none"> <li>• <i>Our affiliates include the companies listed below.</i></li> </ul>
<b>Nonaffiliates</b>	Companies not related by common ownership or control. They can be financial and nonfinancial companies. <ul style="list-style-type: none"> <li>• <i>Nonaffiliates we share with can include collection agencies, IT service providers, companies that perform marketing services on our or their own behalf, consumer reporting agencies, and others.</i></li> <li>• <i>NATG does not share with nonaffiliates so they can market to you.</i></li> </ul>
<b>Joint marketing</b>	A formal agreement between nonaffiliated financial companies that together market financial products or services to you. <ul style="list-style-type: none"> <li>• <i>NATG doesn't jointly market.</i></li> </ul>

**Our Affiliates.** The North American Title Group, Inc. Family of Companies is:

North American Title Company  
North American Title Insurance Company  
North American Title Alliance, LLC  
North American Title Florida Alliance, LLC  
North American Services, LLC  
North American Title Agency

North American Abstract Agency  
NASSA, LLC  
North American Title, LLC  
North American Advantage Insurance Services, LLC  
North American National Title Solutions, LLC  
North American Exchange Company



# ALTA/ACSM LAND TITLE SURVEY

A PARCEL LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23 AND THE NORTHWEST QUARTER OF SECTION 26,  
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO

## TITLE COMMITMENT NOTES

NORTH AMERICAN TITLE INSURANCE COMPANY FILE NO. 35100-15-07201, REVISION NO. 2, WITH AN EFFECTIVE DATE OF AUGUST 12, 2015 AT 7:30 A.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD.

ITEM NUMBERS BELOW REFER TO THOSE ITEMS AS LISTED IN SCHEDULE B - SECTION 2 OF SAID TITLE COMMITMENT. ITEM NUMBERS 1-7 AND 52 ARE STANDARD EXCEPTIONS NOT TO BE ADDRESSED AS A PART OF THIS SURVEY.

- (TC #)** INDICATES THE NUMBER TO WHICH THE SCHEDULE B-2 ITEM CORRESPONDS IN RELATION TO THE SUBJECT PROPERTY.
- (TC #8)** RESERVATION OF COAL AND THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF MINING THE SAME AS SET FORTH IN INSTRUMENT RECORDED FEBRUARY 25, 1991 IN BOOK 138 AT PAGE 317. RELEASE AND QUIT CLAIM DEED RECORDED NOVEMBER 24, 1998 AT RECEPTION NO. 1874271. REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT RECORDED MAY 17, 2002 AT RECEPTION NO. 2288462. RELINQUISHMENT AND QUIT CLAIM RECORDED JULY 10, 2007 AT RECEPTION NO. 2867978.  
**NO PLOTTABLE ELEMENTS.**
- (TC #9)** TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN OIL AND GAS LEASE RECORDED NOVEMBER 28, 1978 AT RECEPTION NO. 311444 AND ALL AMENDMENTS, SUPPLEMENTS, DECLARATIONS, AFFIDAVITS, AGREEMENTS, ASSIGNMENTS, EXTENSIONS AND NOTIFICATIONS THERE TO, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:  
DECLARATION OF UNITIZATION RECORDED MARCH 17, 1992 AT RECEPTION NO. 1168173;  
AFFIDAVIT OF EXTENSION OF OIL AND GAS LEASE PRODUCTION RECORDED MAY 15, 1997 AT RECEPTION NO. 1698739;  
NOTICE OF OIL AND GAS INTERESTS AND SURFACE USE RECORDED JANUARY 23, 2001 AT RECEPTION NO. 2112344;  
PARTIAL ASSIGNMENT OF OIL AND GAS LEASE FROM MARY P. YOUNG A/K/A MARY PATRICIA BRENNAN YOUNG TO YOUNG VENTURES LLLP, A COLORADO LLLP, RECORDED JANUARY 31, 2001 AT RECEPTION NO. 2114771;  
ASSIGNMENT RECORDED MAY 17, 2006 AT RECEPTION NO. 2777205; OCTOBER 19, 2006 AT RECEPTION NO. 2812871;  
AMENDMENT RECORDED JANUARY 24, 2007 AT RECEPTION NO. 2831791;  
SURFACE USE AGREEMENT RECORDED JANUARY 25, 2007 AT RECEPTION NO. 2832176;  
SURFACE USE AGREEMENT RECORDED MARCH 30, 2007 AT RECEPTION NO. 2846129;  
SURFACE USE AGREEMENT RECORDED APRIL 9, 2007 AT RECEPTION NO. 2848104;  
ASSIGNMENT'S RECORDED SEPTEMBER 4, 2007 AT RECEPTION NO.'S. 2880730 AND 2880731;  
REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT RECORDED OCTOBER 23, 2007 AT RECEPTION NO. 2890878;  
REQUEST FOR NOTIFICATION (MINERAL ESTATE OWNER) RECORDED DECEMBER 21, 2007 AT RECEPTION NO. 2900941;  
ASSIGNMENT RECORDED DECEMBER 21, 2009 AT RECEPTION NO. 3048862;  
AFFIDAVIT'S OF EXTENSION RECORDED SEPTEMBER 30, 2011 AT RECEPTION NO.'S. 3179903 AND RECEPTION NO. 3179904 AND RECEPTION NO. 3179905;  
AFFIDAVIT'S OF EXTENSION RECORDED FEBRUARY 15, 2012 AT RECEPTION NO. 3202961 AND RECEPTION NO. 3202962 AND RECEPTION NO. 3202963;  
SPECIAL WARRANTY DEED, ASSIGNMENT, BILL OF SALE AND CONVEYANCE RECORDED JANUARY 7, 2013 AT RECEPTION NO. 03280638. MINERAL DEED, CONVEYANCE, ASSIGNMENT, AND BILL OF SALE RECORDED NOVEMBER 13, 2014 AT RECEPTION NO. 03412640.  
**NO PLOTTABLE ELEMENTS.**
- (TC #10)** AN EASEMENT FOR GAS OR OIL LINES AND INCIDENTAL PURPOSES GRANTED TO WESTERN SLOPE GAS COMPANY, BY THE INSTRUMENT RECORDED JUNE 24, 1982 AT RECEPTION NO. 499913 AND CORRECTION RECORDED SEPTEMBER 16, 1996 AT RECEPTION NO. 1642802.  
**THE EASEMENT DESCRIBED IN THE ABOVE DOCUMENTS IS SHOWN HEREON.**
- (TC #11)** ANY TAX, LIEN, FEE OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE LONGMONT FIRE PROTECTION DISTRICT, AS SET FORTH IN INSTRUMENT RECORDED APRIL 29, 1985 AT RECEPTION NO. 685397 AND SEPTEMBER 3, 1985 AT RECEPTION NO. 710155.  
**NO PLOTTABLE ELEMENTS.**
- (TC #12)** TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE OIL AND GAS LEASE RECORDED APRIL 25, 1991 AT RECEPTION NO. 1099323 AND ALL AMENDMENTS, SUPPLEMENTS, DECLARATION OF AFFIDAVITS, AGREEMENTS, ASSIGNMENTS, EXTENSIONS AND NOTIFICATIONS THERE TO, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: AFFIDAVIT'S OF EXTENSION RECORDED FEBRUARY 15, 2012 AT RECEPTION NO. 3202961 AND RECEPTION NO. 3202962 AND RECEPTION NO. 3202963.  
**NO PLOTTABLE ELEMENTS.**
- (TC #13)** ANY TAX, LIEN, FEE OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE ERIE WATER AND SANITATION DISTRICT, AS SET FORTH IN INSTRUMENT RECORDED DECEMBER 22, 1993 AT RECEPTION NO. 1375530.  
**NO PLOTTABLE ELEMENTS.**
- (TC #14)** ANY TAX, LIEN, FEE OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE NORTHERN COLORADO WATER CONSERVANCY DISTRICT, AS SET FORTH IN INSTRUMENT RECORDED FEBRUARY 14, 1994 AT RECEPTION NO. 1394497 AND OCTOBER 8, 1994 AT RECEPTION NO. 1468332 AND JANUARY 21, 1997 AT RECEPTION NO. 01671966 LOCATED AS REFERENCED ON THAT CERTAIN ALA/ACSM SURVEY PREPARED BY JAMES E. LYNCH, PLS 37933 ON BEHALF OF AZTEC CONSULTANTS, INC., DATED JULY 20, 2015, LAST UPDATED AUGUST 19, 2015.  
**THE EASEMENT DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. 1468332 IS SHOWN HEREON. THERE ARE NO PLOTTABLE ELEMENTS IN THE REMAINING DOCUMENTS DESCRIBED ABOVE.**
- (TC #15)** INTENTIONALLY DELETED (08/13/2015)
- (TC #16)** TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE GRANT OF EASEMENT RECORDED APRIL 18, 1997 AT RECEPTION NO. 1691800 LOCATED AS REFERENCED ON THAT CERTAIN ALA/ACSM SURVEY PREPARED BY JAMES E. LYNCH, PLS 37933 ON BEHALF OF AZTEC CONSULTANTS, INC., DATED JULY 20, 2015, LAST UPDATED AUGUST 19, 2015.  
**THE EASEMENT DESCRIBED IN THE ABOVE DOCUMENT IS SHOWN HEREON.**
- (TC #17)** ANY TAX, LIEN, FEE OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE FLATIRON MEADOWS METROPOLITAN DISTRICT, AS SET FORTH IN INSTRUMENT RECORDED DECEMBER 27, 2006 AT RECEPTION NO. 2825615.  
**NO PLOTTABLE ELEMENTS.**
- (TC #18)** TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE GRANT OF PERMANENT ACCESS AND UTILITIES EASEMENT AGREEMENT RECORDED JANUARY 27, 2006 AT RECEPTION NO. 2753293 LOCATED AS REFERENCED ON THAT CERTAIN ALA/ACSM SURVEY PREPARED BY JAMES E. LYNCH, PLS 37933 ON BEHALF OF AZTEC CONSULTANTS, INC., DATED JULY 20, 2015, LAST UPDATED AUGUST 19, 2015.  
**THE EASEMENT DESCRIBED IN THE ABOVE DOCUMENT IS SHOWN HEREON.**
- (TC #19)** TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS SET FORTH IN ORDINANCE NO. 18-2007 RECORDED JULY 24, 2007 AT RECEPTION NO. 2871224 AND ORDINANCE NO. 19-2007 RECORDED JULY 24, 2007 AT RECEPTION NO. 2871225 AND RE-RECORDED SEPTEMBER 17, 2007 AT RECEPTION NO. 2883461.  
NOTE: FLATIRON MEADOWS PUD OVERLAY MAP RECORDED JUNE 13, 2012 AT RECEPTION NO. 03229246 AND FLATIRON MEADOWS PUD OVERLAY MAP AMENDMENT NO. 1 RECORDED FEBRUARY 14, 2014 AT RECEPTION NO. 3366222.  
**NO PLOTTABLE ELEMENTS.**
- (TC #20)** INTENTIONALLY DELETED (08/13/2015)(COMBINED WITH EXCEPTION 19)
- (TC #21)** RESERVATION OF ALL MINERALS AND MINERAL RIGHTS, INCLUDING WITHOUT LIMITATION ALL OIL, GAS, AND GRAVEL RIGHTS, AND ROYALTY INTERESTS, AND ANY OIL AND GAS LEASES, AND ANY SURFACE RIGHTS WHICH ARE APPURTENANT TO SUCH MINERALS AND MINERAL RIGHTS AS SET FORTH IN DEED RECORDED AUGUST 2, 2007 AT RECEPTION NO. 2873129. QUIT CLAIM DEED RECORDED SEPTEMBER 4, 2007 AT RECEPTION NO. 2880728. AGREEMENT REGARDING SURFACE RIGHTS RECORDED JUNE 18, 2012 AT RECEPTION NO. 03229890. QUIT CLAIM DEED RECORDED DECEMBER 24, 2012 AT RECEPTION NO. 03277193.  
**NO PLOTTABLE ELEMENTS.**

- (TC #22)** TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS SET FORTH IN THE RESOLUTION OF BOARD OF DIRECTORS OF FLATIRON MEADOWS METROPOLITAN DISTRICT BOULDER COUNTY, COLORADO, REGARDING THE IMPOSITION OF DEVELOPMENT FEES, RECORDED AUGUST 17, 2007 AT RECEPTION NO. 2877004.  
**NO PLOTTABLE ELEMENTS.**
- (TC #23)** INTENTIONALLY DELETED (08/13/2015)
- (TC #24)** ALL NOTES, NOTICES, OBLIGATIONS, COVENANTS, CONDITIONS, RESTRICTIONS, DITCHES, RIGHTS-OF-WAY AND EASEMENTS AS SHOWN ON THE PLAT OR AS SHOWN ON THE PLAT OF FLATIRON MEADOWS SUBDIVISION - MASTER PLAT, RECORDED MARCH 31, 2009 AT RECEPTION NO. 2988916 LOCATED AS REFERENCED ON THAT CERTAIN ALA/ACSM SURVEY PREPARED BY JAMES E. LYNCH, PLS 37933 ON BEHALF OF AZTEC CONSULTANTS, INC., DATED JULY 20, 2015, LAST UPDATED AUGUST 19, 2015.  
**THE AFFECTS OF THE ABOVE PLAT ARE SHOWN HEREON.**
- (TC #25)** TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, REQUIREMENTS AND OBLIGATIONS AS CONTAINED IN THE MASTER DEVELOPMENT AGREEMENT RECORDED MARCH 31, 2009 AT RECEPTION NO. 2988917, FLATIRON MEADOWS FIRST AMENDED AND RESTATED MASTER DEVELOPMENT AGREEMENT RECORDED MARCH 30, 2012 AT RECEPTION NO. 03212843.  
**NO PLOTTABLE ELEMENTS.**
- (TC #26)** TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN THE GRANT OF PERMANENT AVIGATION EASEMENT AGREEMENT RECORDED MARCH 31, 2009 AT RECEPTION NO. 2988918 AND JUNE 13, 2012 AT RECEPTION NO. 03229233.  
**THE EASEMENT DESCRIBED IN THE ABOVE DOCUMENTS IS A BLANKET EASEMENT OVER THE ENTIRE SUBJECT PARCELS.**
- (TC #27)** TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN THE GRANT OF DRAINAGE EASEMENT AGREEMENT RECORDED APRIL 24, 2012 AT RECEPTION NO. 03218336 LOCATED AS REFERENCED ON THAT CERTAIN ALA/ACSM SURVEY PREPARED BY JAMES E. LYNCH, PLS 37933 ON BEHALF OF AZTEC CONSULTANTS, INC., DATED JULY 20, 2015, LAST UPDATED AUGUST 19, 2015.  
NOTE: ORDINANCE NO. 04-2014 RECORDED JANUARY 23, 2014 AT RECEPTION NO. 3363242.  
**THE EASEMENT DESCRIBED IN THE ABOVE DOCUMENTS IS A BLANKET EASEMENT OVER TRACT D-1 AND IS SHOWN HEREON.**
- (TC #28)** EASEMENTS, NOTES, TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS AS SHOWN ON THE PLAT OF FLATIRON MEADOWS - FILING NO. 1 RECORDED JUNE 13, 2012 AT RECEPTION NO. 3229244.  
NOTE: RATIFICATION OF PLAT RECORDED JUNE 18, 2012 AT RECEPTION NO. 3229893.  
NOTE: ORDINANCE NO. 29-2012 SERIES OF 2012 RECORDED OCTOBER 17, 2012 AT RECEPTION NO. 3260150.  
**THE DOCUMENT DESCRIBED ABOVE DOES NOT AFFECT THE SUBJECT PARCELS.**
- (TC #29)** TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE FLATIRON MEADOWS FILING NO. 1 DEVELOPMENT AGREEMENT RECORDED JUNE 13, 2012 AT RECEPTION NO. 3229245.  
**THE DOCUMENT DESCRIBED ABOVE DOES NOT AFFECT THE SUBJECT PARCELS.**
- (TC #30)** INTENTIONALLY DELETED (08/13/2015)(COMBINED WITH EXCEPTION 19)
- (TC #31)** TERMS, AGREEMENTS, PROVISIONS, OBLIGATIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, ASSESSMENT AND LIEN RIGHTS, AS SET FORTH IN MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR FLATIRON MEADOWS MASTER ASSOCIATION, INC., RECORDED JUNE 18, 2012 AT RECEPTION NO. 3229945 AND ANY AND ALL AMENDMENTS, SUPPLEMENTS, ASSIGNMENTS OR ANNEXATIONS THERETO. NOTE: FIRST SUPPLEMENT RECORDED NOVEMBER 26, 2012 AT RECEPTION NO. 3269337, SECOND SUPPLEMENT RECORDED MAY 24, 2013 AT RECEPTION NO. 3314682, THIRD SUPPLEMENT RECORDED NOVEMBER 4, 2013 AT RECEPTION NO. 3351130, FOURTH SUPPLEMENT RECORDED AUGUST 6, 2014 AT RECEPTION NO. 3395801. NOTE: DECLARATION OF ADDRESS FOR FORECLOSURE NOTIFICATION RECORDED SEPTEMBER 17, 2014 AT RECEPTION NO. 03402971. NOTE: PARTIAL ASSIGNMENT OF DECLARANT RIGHTS RECORDED NOVEMBER 26, 2012 AT RECEPTION NO. 3269476.  
**NO PLOTTABLE ELEMENTS.**
- (TC #32)** TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE LEYNER-COTTONWOOD CONSOLIDATED DITCH CO. AND FLATIRON INVESTORS, LLC CROSSING AGREEMENT RECORDED SEPTEMBER 21, 2012 AT RECEPTION NO. 3253543.  
**NO PLOTTABLE ELEMENTS.**
- (TC #33)** INTENTIONALLY DELETED (08/13/2015)
- (TC #34)** TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE AGREEMENT BETWEEN LEYNER COTTONWOOD CONSOLIDATED DITCH COMPANY AND BAYOU DEVELOPMENT CORP. RECORDED FEBRUARY 21, 2013 AT RECEPTION NO. 3291445.  
**NO PLOTTABLE ELEMENTS.**
- (TC #35)** EASEMENTS, NOTES, TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS AS SHOWN ON THE PLAT OF FLATIRON MEADOWS - FILING NO. 2 RECORDED MAY 22, 2013 AT RECEPTION NO. 3313537 LOCATED AS REFERENCED ON THAT CERTAIN ALA/ACSM SURVEY PREPARED BY JAMES E. LYNCH, PLS 37933 ON BEHALF OF AZTEC CONSULTANTS, INC., DATED JULY 20, 2015, LAST UPDATED AUGUST 19, 2015.  
**THE AFFECTS OF THE ABOVE PLAT ARE SHOWN HEREON.**
- (TC #36)** TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE FLATIRON MEADOWS FILING NO. 2 DEVELOPMENT AGREEMENT RECORDED MAY 21, 2013 AT RECEPTION NO. 3313538.  
**THE DOCUMENT DESCRIBED ABOVE DOES NOT AFFECT THE SUBJECT PARCELS.**
- (TC #37)** TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE AGREEMENT BETWEEN LEYNER COTTONWOOD CONSOLIDATED DITCH COMPANY AND BAYOU DEVELOPMENT CORP. RECORDED NOVEMBER 15, 2013 AT RECEPTION NO. 3353036.  
NOTE: FIRST AMENDMENT AGREEMENT BETWEEN LEYNER COTTONWOOD CONSOLIDATED DITCH COMPANY AND BAYOU DEVELOPMENT CORP. RECORDED MARCH 6, 2014 AT RECEPTION NO. 3369108.  
**NO PLOTTABLE ELEMENTS.**
- (TC #38)** TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE MEMORANDUM OF RESOLUTION OF FLATIRON MEADOWS METROPOLITAN DISTRICT ESTABLISHING DEVELOPMENT FEE RECORDED DECEMBER 18, 2013 AT RECEPTION NO. 3358046.  
**THE DOCUMENT DESCRIBED ABOVE DOES NOT AFFECT THE SUBJECT PARCELS.**
- (TC #39)** TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE GRANT OF PERMANENT ACCESS AND UTILITIES EASEMENT AGREEMENT RECORDED JANUARY 23, 2014 AT RECEPTION NO. 3363243 LOCATED AS REFERENCED ON THAT CERTAIN ALA/ACSM SURVEY PREPARED BY JAMES E. LYNCH, PLS 37933 ON BEHALF OF AZTEC CONSULTANTS, INC., DATED JULY 20, 2015, LAST UPDATED AUGUST 19, 2015. (C)  
**THE EASEMENT DESCRIBED IN THE ABOVE DOCUMENT IS SHOWN HEREON.**
- (TC #40)** TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE GRANT OF PERMANENT ACCESS AND UTILITIES EASEMENT AGREEMENT RECORDED FEBRUARY 14, 2014 AT RECEPTION NO. 3366219 LOCATED AS REFERENCED ON THAT CERTAIN ALA/ACSM SURVEY PREPARED BY JAMES E. LYNCH, PLS 37933 ON BEHALF OF AZTEC CONSULTANTS, INC., DATED JULY 20, 2015, LAST UPDATED AUGUST 19, 2015. (C)  
**THE EASEMENT DESCRIBED IN THE ABOVE DOCUMENT IS SHOWN HEREON.**
- (TC #41)** ALL EASEMENTS, NOTES, NOTICES, OBLIGATIONS, COVENANTS, CONDITIONS, RESTRICTIONS, DITCHES AND RIGHTS-OF-WAY AS SHOWN ON THE PLAT OF FLATIRON MEADOWS SUBDIVISION - FILING NO. 4, RECORDED FEBRUARY 14, 2014 AT RECEPTION NO. 3366220 LOCATED AS REFERENCED ON THAT CERTAIN ALA/ACSM SURVEY PREPARED BY JAMES E. LYNCH, PLS 37933 ON BEHALF OF AZTEC CONSULTANTS, INC., DATED JULY 20, 2015, LAST UPDATED AUGUST 19, 2015.  
**THE AFFECTS OF THE ABOVE PLAT ARE SHOWN HEREON.**

- (TC #42)** TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE FLATIRON MEADOWS FILING NO. 4 DEVELOPMENT AGREEMENT RECORDED FEBRUARY 14, 2014 AT RECEPTION NO. 3366221.  
**NO PLOTTABLE ELEMENTS.**
- (TC #43)** INTENTIONALLY DELETED (08/13/2015)(COMBINED WITH EXCEPTION 19)
- (TC #44)** AN EASEMENT FOR UTILITY LINES AND INCIDENTAL PURPOSES GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO, BY THE INSTRUMENT RECORDED MAY 14, 2014 AT RECEPTION NO. 3380169 LOCATED AS REFERENCED ON THAT CERTAIN ALA/ACSM SURVEY PREPARED BY JAMES E. LYNCH, PLS 37933 ON BEHALF OF AZTEC CONSULTANTS, INC., DATED JULY 20, 2015, LAST UPDATED AUGUST 19, 2015.  
**THE EASEMENT DESCRIBED IN THE ABOVE DOCUMENT IS SHOWN HEREON.**
- (TC #45)** AN EASEMENT FOR UTILITY LINES AND INCIDENTAL PURPOSES GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO, BY THE INSTRUMENT RECORDED MAY 14, 2014 AT RECEPTION NO. 3380170 LOCATED AS REFERENCED ON THAT CERTAIN ALA/ACSM SURVEY PREPARED BY JAMES E. LYNCH, PLS 37933 ON BEHALF OF AZTEC CONSULTANTS, INC., DATED JULY 20, 2015, LAST UPDATED AUGUST 19, 2015.  
**THE EASEMENT DESCRIBED IN THE ABOVE DOCUMENT IS SHOWN HEREON.**
- (TC #46)** AN EASEMENT FOR UTILITY LINES AND INCIDENTAL PURPOSES GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO, BY THE INSTRUMENT RECORDED MAY 14, 2014 AT RECEPTION NO. 3380173 LOCATED AS REFERENCED ON THAT CERTAIN ALA/ACSM SURVEY PREPARED BY JAMES E. LYNCH, PLS 37933 ON BEHALF OF AZTEC CONSULTANTS, INC., DATED JULY 20, 2015, LAST UPDATED AUGUST 19, 2015.  
**THE EASEMENT DESCRIBED IN THE ABOVE DOCUMENTS IS SHOWN HEREON.**
- (TC #47)** TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE MEMORANDUM OF AGREEMENT OF SALE RECORDED MAY 22, 2014 AT RECEPTION NO. 3381256.  
**NO PLOTTABLE ELEMENTS.**
- (TC #48)** AN EASEMENT FOR UTILITY LINES AND INCIDENTAL PURPOSES GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO, BY THE INSTRUMENT RECORDED JULY 8, 2014 AT RECEPTION NO. 3390225 LOCATED AS REFERENCED ON THAT CERTAIN ALA/ACSM SURVEY PREPARED BY JAMES E. LYNCH, PLS 37933 ON BEHALF OF AZTEC CONSULTANTS, INC., DATED JULY 20, 2015, LAST UPDATED AUGUST 19, 2015.  
**THE EASEMENT DESCRIBED IN THE ABOVE DOCUMENT IS SHOWN HEREON.**
- (TC #49)** AN EASEMENT FOR UTILITY LINES AND INCIDENTAL PURPOSES GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO, BY THE INSTRUMENT RECORDED JULY 8, 2014 AT RECEPTION NO. 3390224.  
**THE EASEMENT DESCRIBED IN THE ABOVE DOCUMENT DOES NOT FALL WITHIN THE SUBJECT PARCELS.**
- (TC #50)** TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE DECLARATION OF ADDRESS FOR FORECLOSURE NOTIFICATION RECORDED SEPTEMBER 17, 2014 AT RECEPTION NO. 3402971.  
**NO PLOTTABLE ELEMENTS.**
- (TC #51)** MOVED TO EXCEPTION 9.

SCALE	N.T.S.
DATE	8/19/2015
APPV	
PER CLIENT COMMENTS	
REVISION DESCRIPTION	
BY	
DATE	11/17/15

300 East Mineral Ave., Suite 1  
Littleton, Colorado 80122  
Phone: (303) 713-1898  
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ALTA/ACSM LAND TITLE SURVEY  
SW1/4 23, NW1/4 26, T1N, R69W, 6TH P.M.  
ERIE, COLORADO

PREPARED FOR  
CALIBRE ENGINEERING  
9090 S. RIDGELINE BLVD., SUITE 105, HIGHLANDS RANCH, CO 80129

SHEET  
**2**  
OF 6 SHEETS

23415-18  
JOB NO.



# ALTA/ACSM LAND TITLE SURVEY

A PARCEL LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23 AND THE NORTHWEST QUARTER OF SECTION 26,  
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO

SCALE	1"=100'
DATE	8/19/2015
APPV	
REVISION DESCRIPTION	
BY	
DATE	11/17/15
PER CLIENT COMMENTS	

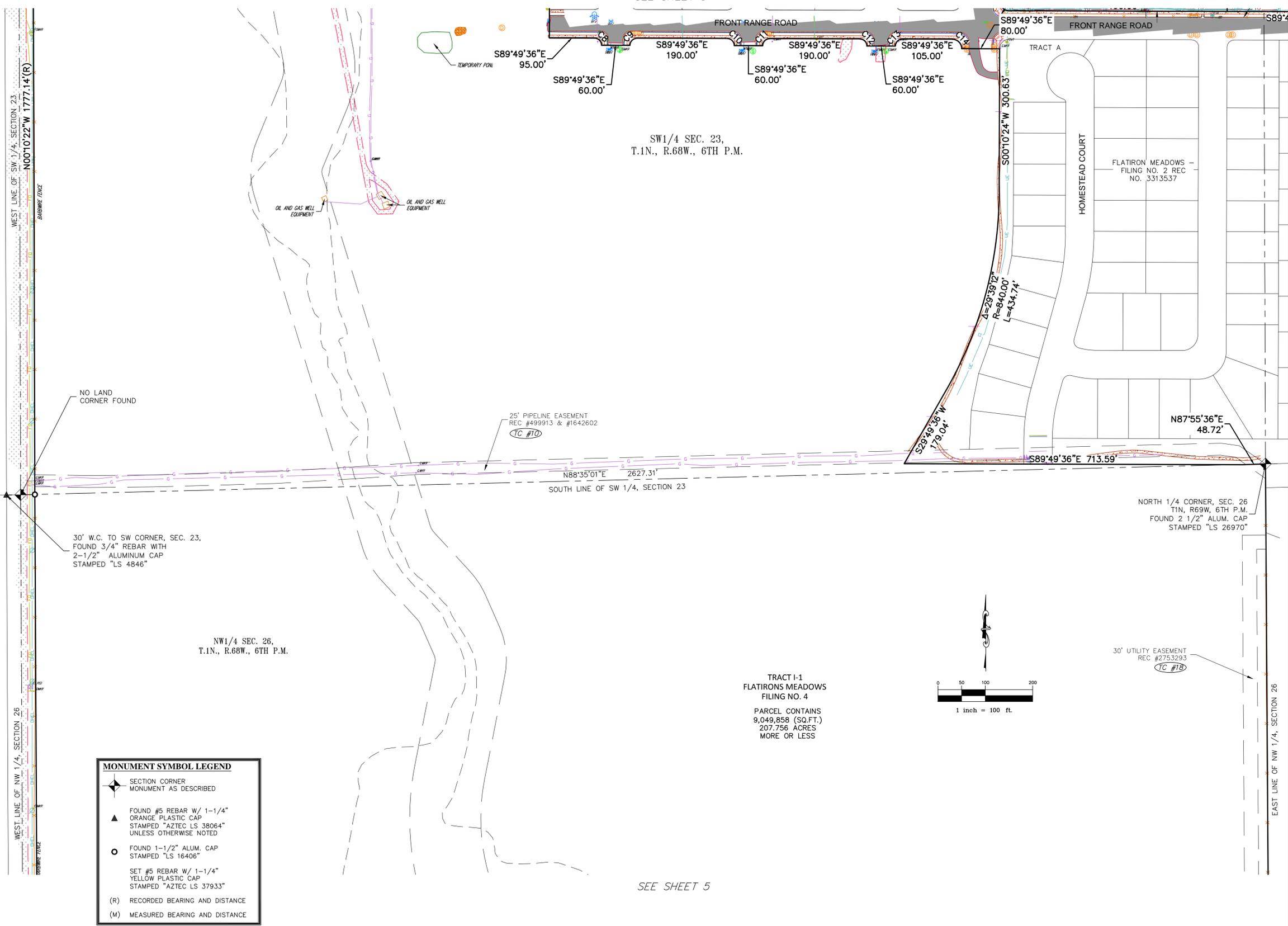
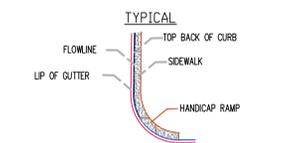
**AZTEC**  
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- ### LEGEND
- SANITARY CLEANOUT
  - SANITARY MANHOLE
  - SANITARY MKR POST
  - SANITARY UNDERGROUND
  - RIPRAP
  - STORM LINE UNDERGROUND
  - STORM INLET
  - STORM FES
  - STORM MANHOLE
  - WATER FIRE HYDRANT
  - WATER LINE MKR
  - WATER LINE UNDERGROUND
  - WATER MANHOLE
  - WATER VALVE
  - ELECTRIC METER
  - ELECTRIC PEDESTAL
  - ELECTRIC POLE
  - ELECTRIC TRANSFORMER
  - ELECTRIC UNDERGROUND
  - ELECTRIC OVERHEAD
  - GUY WIRE
  - LIGHT POLE
  - ELECTRIC VAULT
  - TELEPHONE LINE UNDERGRC
  - TELEPHONE PEDESTAL
  - FIBER OPTIC UNDERGROUND
  - FIBER OPTIC MKR
  - FIBER OPTIC VAULT
  - CABLE TV PEDESTAL
  - GAS LINE UNDERGROUND
  - GAS MKR POST
  - VENT PIPE
  - GRADE BREAK
  - TOP OF SLOPE
  - FENCE
  - GATE
  - HANDICAP RAMP
  - SIDEWALK
  - DRIVEWAY
  - EDGE ASPHALT
  - EDGE CONCRETE
  - EDGE ROAD
  - CURB TOP BACK
  - FLOWLINE
  - PAN
  - BOLLARD
  - GUARD RAIL
  - SIGN
  - BUILDING
  - COLUMN
  - WALL



### MONUMENT SYMBOL LEGEND

- SECTION CORNER MONUMENT AS DESCRIBED
- FOUND #5 REBAR W/ 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38064" UNLESS OTHERWISE NOTED
- FOUND 1-1/2" ALUM. CAP STAMPED "LS 16406"
- SET #5 REBAR W/ 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC LS 37933"
- (R) RECORDED BEARING AND DISTANCE
- (M) MEASURED BEARING AND DISTANCE

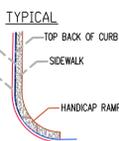
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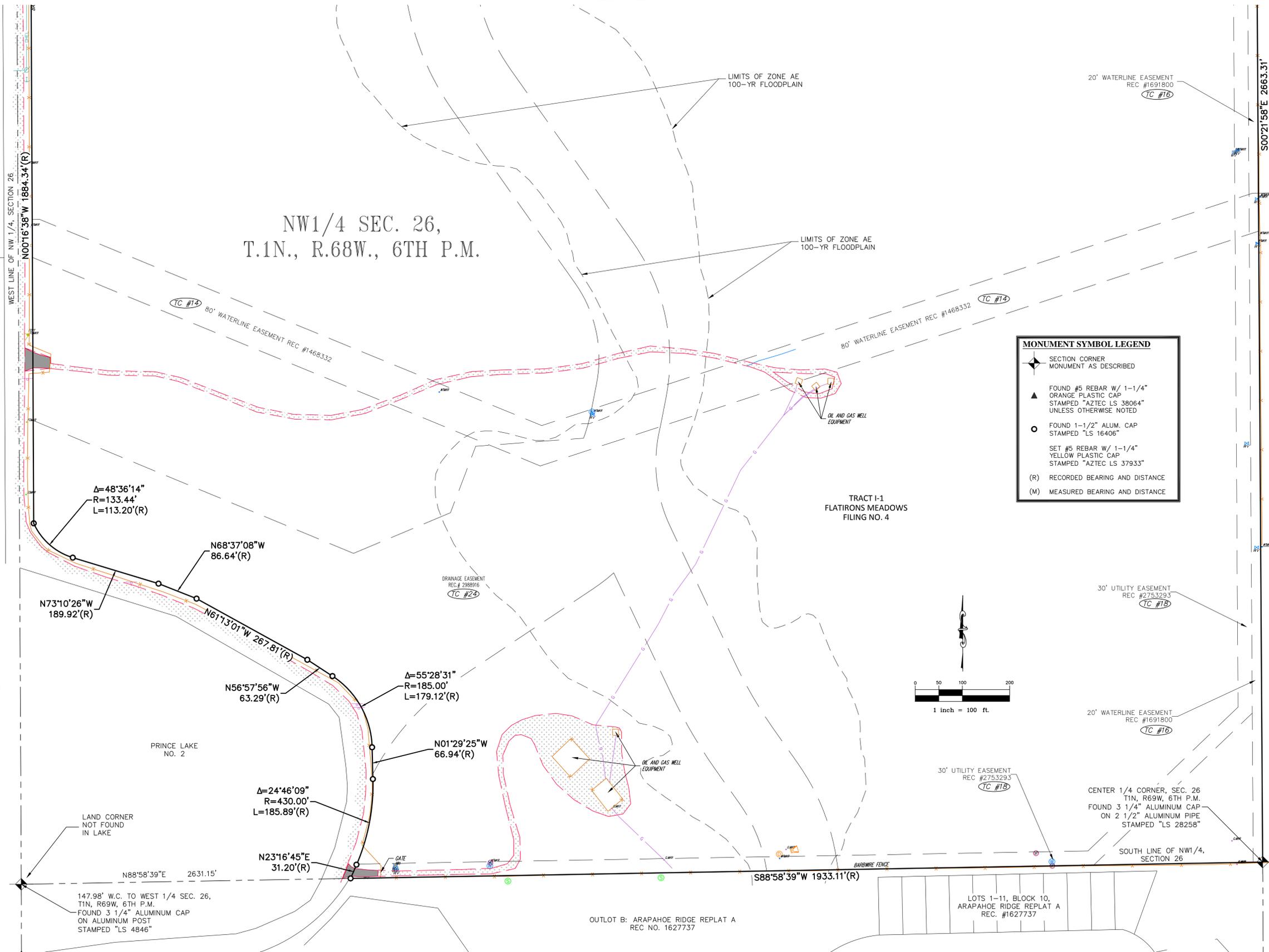
SEE SHEET 4

## LEGEND

- SANITARY CLEANOUT
- SANITARY MANHOLE
- SANITARY MKR POST
- SANITARY UNDERGROUND
- RIPRAP
- STORM LINE UNDERGROUND
- STORM INLET
- STORM FES
- STORM MANHOLE
- WATER FIRE HYDRANT
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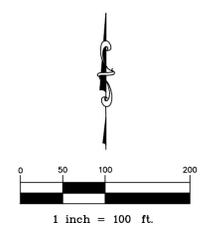


UNPLATTED  
SE $\frac{1}{4}$ , NE $\frac{1}{4}$  LESS  
30 ACRE RES. &  
1.42 ACRES IN NE $\frac{1}{4}$ , SE $\frac{1}{4}$   
SECTION 27



### MONUMENT SYMBOL LEGEND

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SHEET	5	DATE	8/19/2015
OF	6	SHEETS	
23415-18			
JOB NO.			

