

**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: CDC Development dba Porchfront Homes @ Erie Village LLC**PROJECT ADDRESS:** 4675 -4711 County Line Road**PROJECT DESCRIPTION:** PD amendment to allow a mixed-use development on approximately 15.01 acres at County Line & Bixler Blvd. consisting of 33 Single family detached, 26 townhomes and 20 condominium dwelling units; approximately 40,000 sf of office/retail space; open space and an interconnected trail system.**LEGAL DESCRIPTION** (attach legal description if Metes & Bounds)

Subdivision Name: Erie Village 5

Filing #: 5

Lot #:

Block #:

Section: 12

Township: 1N

Range: 69

OWNER (attach separate sheets if multiple)

Name/Company: Porchfront Homes @ Erie Village LLC

Contact Person: Tim Coonce

Address: 102 2nd Avenue

City/State/Zip: Niwot Colorado 80503

Phone: 303 589 1146

Fax:

E-mail: tcoonce@porchfronthomes.com**AUTHORIZED REPRESENTATIVE**

Company/Firm:

Contact Person:

Address:

City/State/Zip:

Phone:

Fax:

E-mail:

MINERAL RIGHTS OWNER (attach separate sheets if multiple)

Name/Company: NA

Address:

City/State/Zip:

MINERAL LEASE HOLDER (attach separate sheets if multiple)

Name/Company: NA

Address:

City/State/Zip:

LAND-USE & SUMMARY INFORMATION

Present Zoning: PD - Senior Assisted Living

Proposed Zoning: PD - Mixed Use Residential/Commercial

Gross Acreage: 14.82 acres +/-

Gross Site Density (du/ac):

Lots/Units Proposed: 79 dwelling units; 40,000sf commercial

Gross Floor Area: 210,000sf +/-

SERVICE PROVIDERS

Electric: Xcel

Metro District:

Water (if other than Town):

Gas: Xcel

Fire District: Mountain View District

Sewer (if other than Town):

PAGE TWO MUST BE SIGNED AND NOTARIZED

DEVELOPMENT REVIEW FEES			
ANNEXATION		SUBDIVISION	
☐ Major (10+ acres)	\$ 4000.00	☒ Sketch Plan	\$ 1000.00 + 10.00 per lot
☐ Minor (less than 10 acres)	\$ 2000.00	☐ Preliminary Plat	\$ 2000.00 + 40.00 per lot
☐ Deannexation	\$ 1000.00	☐ Final Plat	\$ 2000.00 + 20.00 per lot
COMPREHENSIVE PLAN AMENDMENT		☐ Minor Subdivision Plat	\$ 2000.00
☐ Major	\$ 3000.00	☐ Minor Amendment Plat	\$ 1000.00 + 10.00 per lot
☐ Minor	\$ 1200.00	☐ Road Vacation (constructed)	\$ 1000.00
ZONING/REZONING		☐ Road Vacation (paper)	\$ 100.00
☐ Rezoning	\$ 1700.00 + 10.00 per acre	SITE PLAN	
☐ PUD Rezoning	\$ 1700.00 + 10.00 per acre	☐ Residential	\$ 1400.00 + 10.00 per unit
☐ PUD Amendment	\$ 1700.00 + 10.00 per acre	☐ Non-Resi. (>10,000 sq. ft.)	\$ 2200.00
☐ Major PD Amendment	\$ 3700.00 + 10.00 per acre	☐ Non-Resi. (>2,000 sq. ft.)	\$ 1000.00
☐ Minor PD Amendment	\$ 500.00	☐ Non-Resi. (<2,000 sq. ft.)	\$ 200.00
SPECIAL REVIEW USE		☐ Amendment (major)	\$ 1100.00
☐ Major	\$ 1000.00	☐ Amendment (minor)	\$ 350.00
☐ Minor	\$ 400.00	VARIANCE	\$ 600.00
☐ Oil & Gas	\$ 1200.00	SERVICE PLAN	\$ 10,000.00

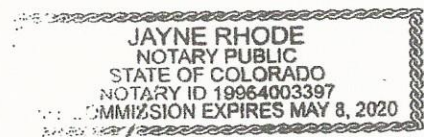
All fees **include** both Town of Erie Planning & Engineering review. These fees **do not include** referral agency review fees, outside consultant review fees, or review fees incurred by consultants acting on behalf of staff. See Town of Erie Municipal Code, Title 2-10-5 for all COMMUNITY DEVELOPMENT 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: Parentfort Hous @Erie Village LLC
 by MSJ manager
 Owner: _____
 Applicant: COC Develop / Parentfort Hous
MSJ Treas

Date: 6/21/18
 Date: _____
 Date: 6/21/18

STATE OF COLORADO)
) ss.
 County of Boulder)
 The foregoing instrument was acknowledged before
 me this 21st day of June, 2018,
 by Jayne Rhode.
 My commission expires: May 8, 2020
 Witness my hand and official seal.



Jayne Rhode
 Notary Public

Bestall Collaborative Limited

Planning Environment Construction Management Development

March 25 2019

Mr. Chris Larue, Senior Planner

The Town of Erie

645 Holbrook St. P.O. Box 750 Erie, CO 80516

RE: SK-000997-2018: Erie Village Filing 5 Sketch Plan II - Revised Narrative

Mr. Larue:

Erie Village Plan II – has been revised in response to the Town of Erie comments, and to create a more livable and sustainable mixed-use plan.

a. General project concept and purpose of the request.

The owner of the property, Porchfront Homes – Erie Village LLC is prepared to move forward with a PD amendment and replat of its property within Erie Village Filing No. 5, in order to amend the senior assisted living facility plan to a mixed-use neighborhood plan as originally envisioned for Erie Village. The PD amendment provides for a mixed-use neighborhood with a broader range of housing, office and retail choices than the current Filing 5 PD.

The live-work units contemplated in Sketch Plan I have been removed to clarify the residential uses and parking requirements. The condominium units have also been removed and Sketch Plan II focuses on townhomes and single family detached (SFD) homes. The single-family residential homes and townhomes are within walking distance of the commercial - arrayed on the arcing roadway and pedestrian walkway system paralleling C.W. Bixler Boulevard. The detached single-family homes are located on the two blocks closest to C.W. Bixler Boulevard across from the existing single-family detached and duplex residential. The townhomes are located on the inner tier around an elliptical shaped common open space. The single-family homes and townhome are all accessed off of alleys with principal house entrances located on primary streets, significant landscaped areas and/or a linear landscape court.

The commercial is located in an area at the northeast corner of County Line Road and C.W. Bixler Boulevard to provide for localized office and commercial services. The commercial incorporates the existing office building and adds two new buildings for office; limited food, beverage and retail businesses. The commercial is accessed from C.W. Bixler Boulevard by way of the existing local road across from Tyler and a drive at the roundabout on C.W Bixler Boulevard. The parking area has a strong pedestrian emphasis with a perimeter walkway that all of the commercial facilities to the adjoining residential and open space areas. The businesses will be housed in two-story buildings that are compatible with the existing commercial building and reflect the traditional, Victorian architectural character of Erie Village.

b. Total land area to be subdivided.

14.82 acres including Outlot X, south of C.W. Bixler Boulevard.

c. The total number of lots, density, standards.

Total number of dwelling units - 70 homes; 4.7 du/ac

- 32 Single-family detached homes
 - o Lot: 5,000sf minimum
 - o Setbacks: 12' front, 12' street, 5' side, 20' rear garage
- 38 Townhomes: Lot - 2000 sf minimum lot size
 - o Lot: 2,000sf minimum
 - o Setbacks: 12' front, 12' street, 0' side, 20' rear garage

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- d. Commercial - total square footage of floor area proposed.
40,000sf commercial (.44 FAR commercial)
Projected Commercial Mix:
- 30,000sf office (10,000sf existing, 20,000sf new)
 - 7,000sf retail (new)
 - 3,000sf food & beverage (new)
- e. The total land area to be preserved as open space.
Total open space: 3.32 acres
- f. Subdivision phasing.
The first phases of the subdivision are projected to begin with the single family residential along C.W. Bixler Blvd. and the new commercial building at the corner of C.W. Bixler Blvd and County Line Road. The townhomes would begin in the 2nd phase progressing south from the commercial area along County Line Road.
- g. Existing Infrastructure and Services
There is water, sanitary sewer and storm drainage facilities adjacent the property. St. Vrain Valley School District, Mountain View Fire Rescue, Excel Energy (electric power and gas) are currently serving the planned community adjacent the property.
- h. Public & Private Amenities
Approximately 2.1 acres is allocated to landscaped common areas and open space to be maintained by the Home Owner Association. These areas include the ellipse common area, landscape court and Outlot X landscaped area. In addition, the buffer and drainage area along County Line Road accounts for an additional 1.6 acres of landscaped open space. The ellipse is planned as an open space amenity in the heart of the Townhomes – providing a gathering and circulation area. A landscaped open space is also planned across from the Village south of C.W. Bixler Boulevard on Outlot X. Trail and sidewalks will connect with existing parks and community Spine Trail.
- i. Existing or Proposed Covenants & Restrictions
The property will remain in the existing Homeowner's Association and adhere to those CC&R's. There is a covenant recorded against the property by separate instrument concurrently with the existing plat - restricting the use and occupancy of dwelling units (2 people/unit). This covenant would need to be repealed as part of the PD Amendment and replat of the property.

We look forward to working with you on this project and request that the Filing 5 Sketch Plan II as revised be scheduled for review with the Town Board of Trustees.

Thank you.



Jack Bestall, Principal



GEORGIAN MIXED-USE COMMERCIAL - THE STANLEY HOTEL ASPIRE HOTEL CENTER, ESTES PARK, CO

Erie Village Core - Commercial Architecture

LODESTONE DESIGN GROUP

January 14, 2019

701 DELAWARE AVENUE SUITE C
LONGMONT, CO 80501
(303) 800-8633
www.lodestonedesigngroup.com



GEORGIAN MIXED-USE COMMERCIAL - THE STANLEY HOTEL PAVILION EVENTS CENTER, ESTES PARK, CO

Erie Village Core -
Commercial Architecture

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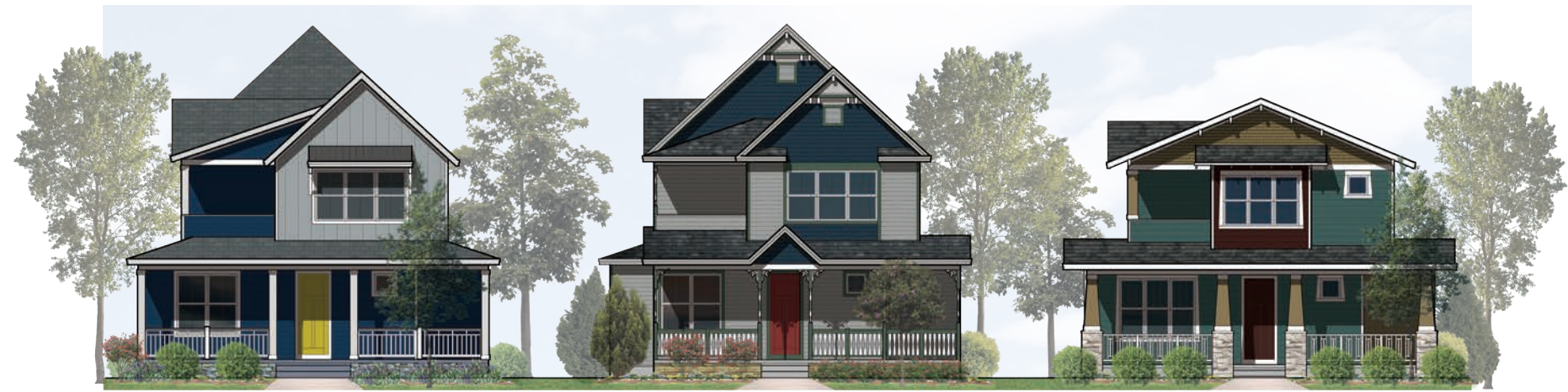
VICTORIAN MIXED-USE COMMERCIAL - VICTORIAN PEAKS, PARKER, CO

Erie Village Core - Commercial Architecture

LODESTONE DESIGN GROUP

January 14, 2019

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LONGMONT, CO 80501
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MODERN FARMHOUSE

VICTORIAN

CRAFTSMAN

SINGLE FAMILY DETACHED



SINGLE FAMILY ATTACHED 6-PLEX

SCALE 1/16"=1'-0"



REAR



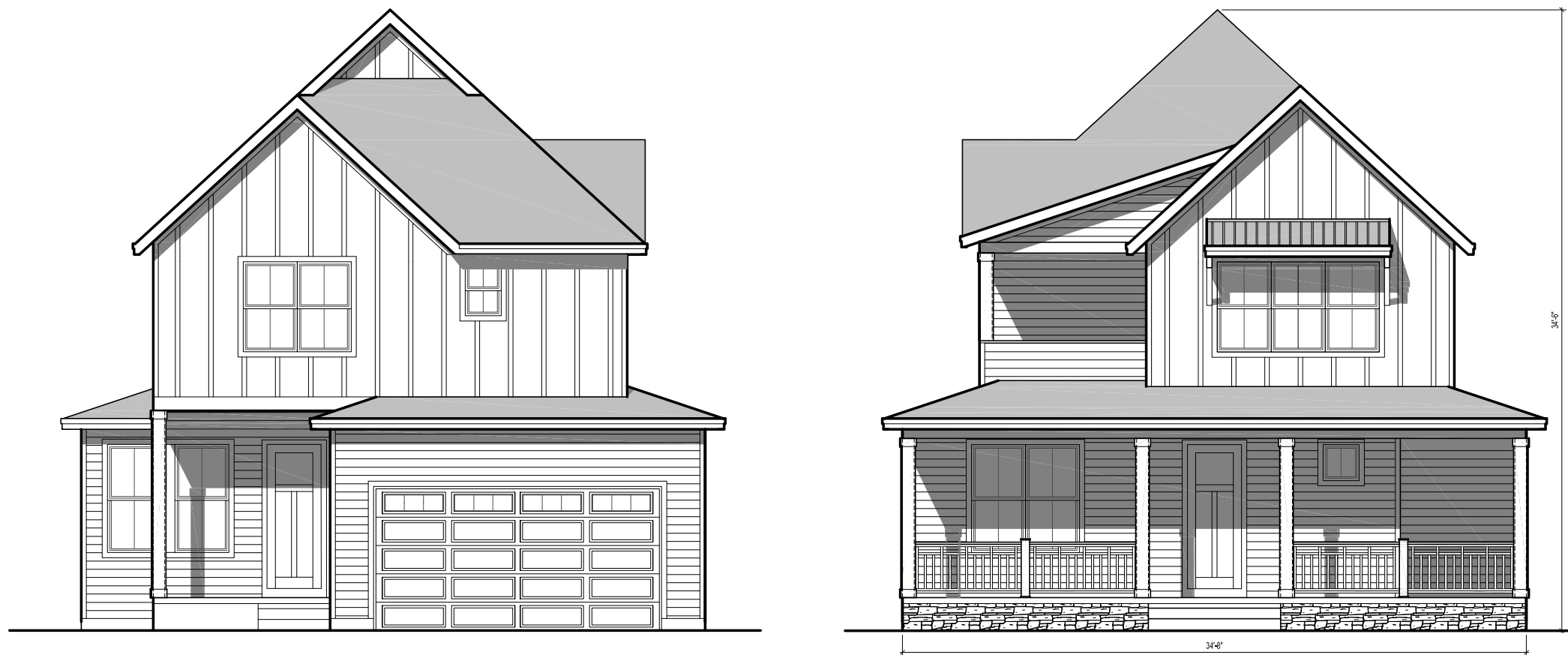
SIDE



FRONT

SINGLE FAMILY ATTACHED 6-PLEX

SCALE 1/16"=1'-0"



CRAFTSMAN
SINGLE FAMILY DETACHED

SCALE 1/8"=1'-0"



VICTORIAN
SINGLE FAMILY DETACHED

SCALE 1/8"=1'-0"



CRAFTSMAN
SINGLE FAMILY DETACHED

SCALE 1/8"=1'-0"

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Planning Environment Construction Management Development

January 15 2019

Mr. Chris Larue, Senior Planner

The Town of Erie

645 Holbrook St. P.O. Box 750 Erie, CO 80516

RE: SK-000997-2018: Erie Village Filing 5 Sketch Plan II
Response to Comments

Mr. Larue:

In response to the Town's review of the Erie Village Filing 5 Sketch Plan II for conformance with Municipal Code, Title 10, Erie Village Planned Development and Development Review Team comments – the plan has been revised and the following submittal materials are provided with the resubmittal of Sketch Plan II.

Paper Copies:

- 3 Copies: Written response to staff and referral comments. For distribution to: Planning, Engineering and Parks.
- 3 Copies: Updated written materials, 3 hole-punched for notebooks. For distribution to: Planning, Engineering and Public.
- 3 Copies: Updated 11x17 plans tri-folded and 3-hole punched for notebooks. For distribution to: Planning, Engineering and Public.
- 2 Copies: Updated 24x36 plan sets, rolled. For distribution to: Planning & Engineering
- Please bind and label materials for each entity listed above for ease of distribution to each referral.

Digital Copies:

- A PDF format of all of the submittal materials on 3 flash drives. The Town will provide the mailing envelope, address label and postage for delivery of the flash drives. The flash drives will be distributed to the following referral agencies:
 1. Town of Erie – internally distributed to: Planning, Engineering, and Parks

Planning Comments for the Erie Village Filing No. 5 Sketch Plan:

General Comments & Responses

1. Request would be to amend the plat and PD from an age restricted continuum of care retirement community to a residential and commercial mixed use village. The following land use applications will be required:
 - a. Erie Village PD Amendment
 - b. Preliminary Plat
 - c. Site Plan
 - d. Final Plat
 - e. Removal of the restrictive covenant
 - Response: Noted – the applicant would request an amendment to the plat from age restricted retirement community care to a residential/commercial mixed-use village with the appropriate applications as identified.

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2. The site is designated Mixed Use (MU) per the Town of Erie Comprehensive Plan. Mixed Use is defined under the UDC per section 10.11.3 as the following:

The development of a lot, tract or parcel of land, building or structure with 2 or more different uses including, but not limited to, residential, office, retail, public uses, personal service or entertainment uses, designed, planned and constructed as a unit.

 - a. The submitted application meets the definition of MU per the above definition, as it contains both residential and commercial land uses.
 - Response: Noted.
3. Site is zoned Planned Development (PD) and is within the Erie Village Planned Development, Fifth Amendment which was intended to allow mixed use office, commercial, and residential uses associated with a retirement community. The PD restricts the occupancy of residential uses within Filing 5 to 2 people, one of which must be at least 62 years old. Types of allowed residential uses within the PD include single-family homes, duplexes, and multi-family buildings. Types of allowed uses associated the retirement facility include assisted living and adult day care. Types of allowed commercial uses within the PD include dental or medical offices, bars/taverns and restaurants, business or professional offices, and general retail and personal service stores.
 - a. Please determine whether or not the proposed sketch plan development would meet any unit cap or restrictions currently in place for the PD.
 - Response: The Sketch Plan as submitted would not meet any unit cap. The proposed plan reduces the approved number of residential units from 189 to 70; and the gross density from 11/ac to 4.7/ac.
 - b. Please contact our Economic Development coordinator (Ben Pratt) and discuss the viability of the proposed commercial uses.
 - Response: A phone conference was held with Ben Pratt - Economic Development coordinator. Mr. Pratt was generally positive about the office and retail potential at the Village Core and how a properly scaled (as currently planned) project can contribute to the overall economic development of the Town of Erie as a viable commercial node with an emphasis of services for local residents.
4. In addition to the PD restrictions, there is a covenant recorded against the property with the existing plat which imposes the following restrictions (among others) on the property:
 - a. The maximum number of people occupying a dwelling unit shall be 2 people.
 - b. At least one person occupying a dwelling unit shall be 62 years of age or older (considered a "Qualified Occupant").
 - c. The restrictive covenant shall not terminate nor shall it be amended without the prior written approval of the Town of Erie Board of Trustees.
 - Response: Noted – as proposed the applicant will request the Town Board to terminate the covenant.
5. No detention or drainage areas were designated. A preliminary drainage study was not included with the documentation. A drainage analysis will be required with the preliminary plat.
 - Response: Noted – a drainage analysis will be provided at the time of preliminary plat submittal.
6. A traffic study will be required with the future submittals to determine the classification of the streets and whether or not direct access from lots will be allowed onto C.W. Bixler Boulevard.
 - Response: The plan has been revised and there is no longer direct access from residential lots on to C.W. Bixler Boulevard.

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7. A parking analysis will be required with the future submittals. This will be important to determine the number of parking spaces for the condos and commercial area. Parking requirements are listed in Table 6.6.1 of the UDC. Off street parking shall be provided in addition to parking requirement for residential use. Provide more details regarding parking concerning the townhomes and condos.
 - a. Provide more details about the underground parking concept. How many spaces are anticipated to be located underground?
 - Response: Noted – a parking analysis will be required with future submittals. Sketch Plan II as revised contains no underground parking spaces.
8. Please review the Town's Standards and Specifications regarding road rights-of-way. PD 5th amendment created a new private street standard specifically for the proposed age restricted facility that consisted of 42 feet of right-of-way which includes 32 feet of paving and 5-foot attached sidewalks. The attached sidewalks were allowed given the unique nature of the age restricted community. The sidewalks along CW Bixler Boulevard were required to be detached 5 foot walks with a 5.5 foot tree lawn consistent with the overall Erie Village PD. The UDC normally would require all sidewalks to be detached and be separated by a tree lawn a minimum of 8 feet in depth. The existing commercial building within Filling 5 has detached walks contiguous to it. The new design for this filing should incorporate detached sidewalks and tree lawns consistent with current Town standards.
 - a. Please amend the sketch plan with respect to this comment. Roads should utilize Town standards.
 - Response: Sketch Plan II has been revised and utilizes Town standards.
 - b. Areas that are designated as public right-of-way should not be within tracts.
 - Response: Sketch Plan II as revised - separates public right-of-way from tracts.
 - c. Please review the Town's Standards and Specifications regarding road right- of-ways. The new design for this filing should incorporate detached sidewalks and tree lawns consistent with current Town standards and specifications.
 - Response: Sketch Plan II as revised incorporates detached sidewalks and tree lawns consistent with Town standards and specifications.
 - d. Staff has several concerns regarding access as follows:
 - i. The design of the access to the commercial properties needs to be redesigned. Currently, the design allows access to the commercial pads through the local streets that are primarily used for residential. A better access would be from C.W. Bixler Blvd in front of the roundabout.
 - Response: Sketch Plan II as revised –provides an access to the commercial area at the roundabout on C.W. Bixler Boulevard and the local road across from Tyler. This roadway currently serves the existing commercial building.
 - ii. A connectively analysis/plan should be completed. There should be more understanding of how this site will flow.
 1. All of the internal circular streets dead end at the sidewalk along County Line Road which is not acceptable.
 - Response: A Connectivity Analysis is provided on Sheet 3 of the Sketch Plan submittal – indicating pedestrian and vehicular circulation. The Sketch Plan II street system has been revised to provide alley access for all residential units, continuous looping and limiting dead end conditions.

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Planning Environment Construction Management Development

9. Utilities were not addressed in the submittal. This will need to be addressed in future submittals. Please note, there is an existing 24-inch storm main that runs through the middle of the property that would require relocation.

- Response: Noted – utilities will be addressed in future submittals.

10. Greater detail shall be provided regarding the condo and townhome areas and designs. Please review Section 10.6.7.F of the UDC. Please provide an overall concept for both the townhome and condo products. Requirements to keep in mind include:

- Response: Condominium units have been removed from the plan. Elevations have been provided for the townhome and single family residential.

- a. The maximum length of any multi-family building shall be 156 feet. The condo massing is difficult to determine and appears to be one building.

- Response: Noted – the maximum length of a townhome building in Sketch Plan II is approximately 147'6".

- b. The primary entrance and facade of individual buildings within a multi-family development shall be oriented towards: (1) Primary internal or perimeter streets, or (2) Common open space, such as interior courtyards, parks, or on-site natural areas or features with a clearly defined and easily accessible pedestrian circulation system.

- Response: Noted - the principal entrance and façade of the townhomes are oriented towards the primary internal street; County Line Road landscape buffer; and a common open space (linear landscape courtyard) providing pedestrian circulation and enhanced neighborhood character.

- c. Primary entrances and facades shall not be oriented towards alleys, parking lots, garages, or carports. Many of the townhomes near the commercial development face a parking area.

Response: Sketch Plan II has been revised, and principal entries for thirty (30) of the thirty-eight (38) townhomes - 79%, face on to landscaped open space areas. Principal entries of the remaining eight (8) townhomes face onto treelawn sidewalk adjoining a driveway (slow moving vehicles) serving the townhomes and commercial area. The townhomes have front yards of approximately 20'; a sidewalk/treelawn 10.5'; and additional landscape area of 14.5' creating a rich landscape setting between the townhomes and commercial buildings and parking. Four (4) townhomes are 100' from the nearest commercial building and 45' to the nearest parking lane on which parking is oriented away from the townhomes. Four (4) townhomes are 190' from a commercial building and 45' from the nearest parallel parking.

This type of smart/compact development pattern allows for a walkable interface between the residential and commercial which is highly desirable to homeowners. 85% of the commercial area is planned for office which has proven to be a good neighbor to residential, with office activity diminishing when residents are home – evenings and weekends. The character and land use relationships of Sketch Plan II are reminiscent of traditional 'mainstreets' – like Old Town Erie; and distinguishable contemporary villages (Seaside, FL; Carmel, CA; Aspen, CO) which rely on similar residential and commercial relationships to activate retail and provide attractive, livable settings.

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11. Dimensions, lot sizes or compliance/ability to meet building setback requirements are not discussed within the sketch plan application. The PD amendment will need to address this concern.

- Response: Noted.
 - o SFD lot size (5,000sf) and widths (50' minimum) are compliant.
 - o SFD setbacks (12' front, 12' street, 5' side, 20' rear garage) will be addressed as part of the PD amendment.
 - o Townhome setbacks (12' front, 12' street, 0' side, 20' alley garage) are compliant
 - o Townhome lot size (2,000sf minimum) will be addressed as part of the PD amendment.

12. Building heights are not addressed within the sketch plan. This will also need to be addressed in the future land use applications. Maximum building heights are currently limited to 35 feet.

- Response: Noted, the SFD homes are compliant with Town Standards at a maximum of 35' in height. The townhomes are non-compliant than the Town standard in height - 43'6" maximum, to be addressed in the PD amendment.

13. Please provide more information about the proposed commercial buildings.

a. There are concerns with the parking area and possible conflicts with the townhomes.

- Response: Sketch Plan II has been revised to indicate the treelawn, drive lane and landscape area between the commercial and townhomes (45' setback). This distance is greater than the currently approved PD and does not represent a land use conflict in a mixed-use community.

b. Please describe how the commercial plaza is envisioned. It appears to just be a parking lot for the commercial area on the sketch plan.

- Response: The commercial 'plaza' label has been removed. The parking area has been planned for pedestrian access, movement and safety; with a sidewalk connecting around the perimeter – connecting to the open space system and sidewalks in the village and Town of Erie.

14. What are the preliminary plans for waste collection?

a. With the proposed density you might consider central dumpster locations, rather than individual roll off trash cans.

- Response: The commercial area will have central dumpster locations identified in the PD submittal. At the density of the revised plan, individual trash containers are sufficient for the residential homeowners. The revised plan has 70 residential homes - thirty-two (32) SFD homes and thirty-eight (38) townhomes with garages - a gross density of 4.7 units/acre.

Parks and Open Space

15. A conceptual open space and conceptual developed park plan was not submitted with the submittal. More details about the common open space should be provided. Specifically, a pocket park would likely be required with this development in order to meet the needs of the development without overloading existing infrastructure.

- Response: The pocket park and open space requirements have been met for Filing 5, which is located within a ¼ mile of two existing pocket parks. Sketch Plan II as revised, provides contiguous open space in the ellipse common area and Outlot X south of C.W. Bixler Boulevard.

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Planning Environment Construction Management Development

- a. You should also look at possibly putting in improvement in to the existing park to the west. This could offset the potential impacts from this development.
- Response: A major mixed-use development was originally planned and approved for Filing 5 and the park requirement was met at that time.
- Potential impacts to trails and parks of future homeowners as proposed in reduced commercial and residential scale of the Erie Village II plan will be negligible. The homeowners will provide additional revenue in the form of Town & HOA fees and taxes to maintain and enhance the existing parks.
16. Appropriate neighborhood park and community park fees in-lieu shall be required per Section 10.6.3 of the UDC.
- a. Fees in the amount of \$236,564 per acre are charged of required dedication for Neighborhood Parks.
- Response: Park requirements were previously met for Filing 5.
- b. Fees in the amount of \$3,889 are charged per building permit for Community Parks.
- Response: Noted.
17. The Town will likely require an HOA to take on the maintenance responsibility for the landscape buffer and drainage areas.
- Response: Noted.
18. Based on calculations with the previous developments the open space requirements have been met.
- Response: Noted.
19. Future plan submittals should illustrate how parks and trails connections are being made to the existing infrastructure.
- Response: The revised plan utilizes a landscape court and treelawn sidewalk system for pedestrian connections to the existing, surrounding sidewalk and trail system, including a trail connection through the Outlot X on the south side of C.W. Bixler Boulevard to the Spine Trail.
20. A spine trail connection shall be established from County Line Road to the existing spine trail to the west. The trail should go through Outlot X and Town open space.
- a. The sketch plan recognizes this opportunity but does not detail the connection.
- Response: Noted - a spine trail connection shall be established from County Line Road to the existing spine trail to the west through Outlot X and Town open space. The connection will be detailed in the PD submittal.

County Line Road:

21. County Line Road is considered a community gateway per section 10.6.2.D of the UDC. As part of a community gateway the following additional standards shall apply to protect this distinct entryway into the community:
- a. A minimum 30-foot landscaped buffer shall be maintained on either side of the street. This buffer should utilize a variety of live plant material and berming to provide year-round visual interest. A minimum 8 foot wide sidewalk shall be incorporated as an integral component of the landscape buffer and landscape area within the right-of-way.
- Response: The plan as submitted recognizes and complies with the County Line Road community gateway standards.

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Planning Environment Construction Management Development

- b. All fencing facing the street shall be a maximum of 4 feet in height and should have an open character, such as split rail or picket. Opaque fencing is prohibited.
 - Response: A picket fence of less than 4' delineating the yards of the townhomes along County Line road is proposed. Similar character of less than are envisioned for single family home's yards.
 - c. Parking shall be screened to the greatest extent reasonably practicable from the street using a combination of berming, walls, or fencing and landscaping with a minimum height of 3 feet and maximum height of 4 feet. Parking, internal drives or streets may not extend into the landscape buffer.
 - Response: Noted – parking will be screened accordingly and internal drives will not extend into the landscape buffer.
 - d. Permanent signage along County Line Road shall be limited to wall signs and monument signs constructed from similar materials as the primary buildings on the site. Ground signs shall be prohibited.
 - Response: Noted.
 - e. Garages may not be used as a barrier between the street and a development site.
 - Response: Noted – garages have not been used as barrier in the plan.
22. According to engineering, County Line Road is a minor arterial street. Improvements to the right-of-way and landscape buffer will be required to be shown within the Preliminary Plat application materials.
 - Response: Noted – improvements to the County Line right-of-way will be shown within the Preliminary Plat application.
23. The above ground power lines along County Line Road will be required to be placed below ground as part of the proposed development.
 - Response: Noted – the power lines along County Line Road will be required to be below ground.

We look forward to continuing to work with you on this project; and would like to be scheduled for a review with the Town Board as soon as possible to see if there is support for the project before investing more of the client's resources.

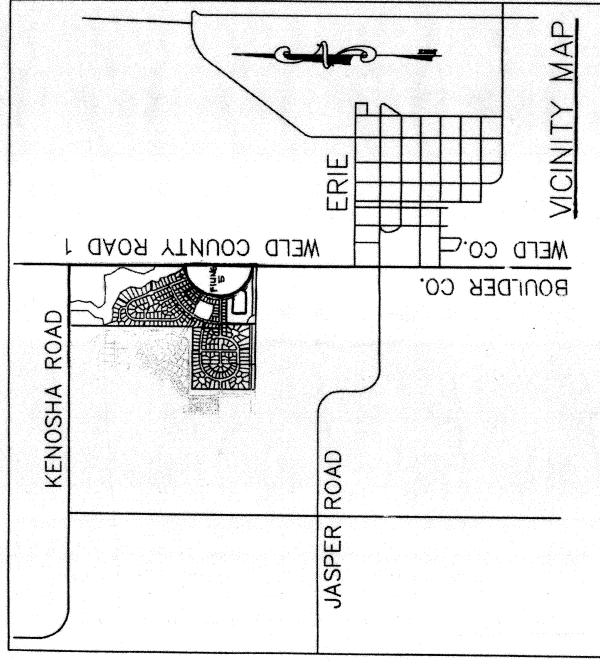
Thank you.



Jack Bestall, Principal

ERIE VILLAGE PLANNED DEVELOPMENT "PD" DEVELOPMENT PLAN, FIFTH AMENDMENT

PDA 07-003



PD AMENDMENT CERTIFICATES

1. **PLANNING COMMISSION CERTIFICATE**
 THIS PD AMENDMENT WAS REVIEWED BY THE TOWN OF ERIE PLANNING COMMISSION ON THIS
 20th DAY OF March, 2008.
 CHAIRMAN
 ATTEST: PLANNING COMMISSION SECRETARY

2. **BOARD OF TRUSTEES CERTIFICATE**
 THIS PD AMENDMENT IS HEREBY APPROVED BY THE TOWN OF ERIE BOARD OF TRUSTEES ON
 THIS 20th DAY OF March, 2008.
 MAYOR
 ATTEST: TOWN CLERK

3. **CLERK & RECORDER CERTIFICATE**
 STATE OF COLORADO }
 COUNTY OF BOULDER }
 I HEREBY CERTIFY THAT THIS PD AMENDMENT PLAN WAS FILED IN MY OFFICE ON THIS 20th DAY OF March, 2008, AND WAS RECORDED AT RECEPTION NUMBER 2935234. Fee \$1.00
 SIGNATURE: Hilary Hall
 BOLDER CLERK AND RECORDER

FILING 5 STREET SECTION

ERIE VILLAGE DEVELOPMENT PLAN
Street Sections (Typical)

APPENDIX A

Lots Permitting Accessory Dwelling Units by Right

Block	Filing 1 Lot	Filing 2 Lot	Filing 3 Lot	Filing 4 Lot
C	1,3			
	1	2,367,103,11 13,14,16,17		
2	3	3,4,5,6		
3	3	12,13		
4		9,15,16,17,22		
5	5	5,6,8,11,12 16,19,22,24		
6		5,6,7,8		
7	7	14,15		
8		4,5,6		
9	2,3		5,11	12,13,14,15 16,19,22,25
10	2,3		7,10,11,12,13	
No Boot 12	11	1,2,3,4,5,6		
13			5,6,7,8,9,10,12 13,14,15,16,17	18,19,21,22,23 24,25,26,28
14			1,2,3	
No Boot 15				
16			1,2,4,5,7,8,9,13 14,15,17,18	
TOTAL	Filing 1 28	Filing 2 23	Filing 3 34	Filing 4 17

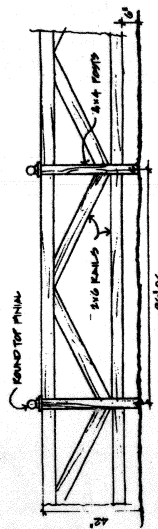
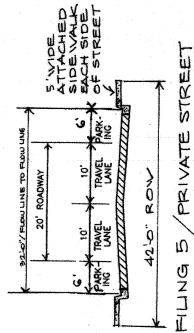
ALL Filings 102 Accessory Dwelling Unit Lots

APPENDIX B

Uses Permitted in Filling 2 Agricultural Parcels (Rural Preservation)

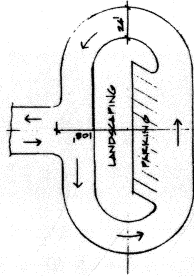
Uses Permitted By Right: Agriculture, Produce Stand, Publicly Owned Facility - Erie
Uses Which May Be Permitted By Special Review: Open Space and Parks, Publicly Owned Facility - Other

**ERIE VILLAGE DEVELOPMENT PLAN APPENDIX E
Fence Design for Areas in Flood Plain or Drainage Ways**

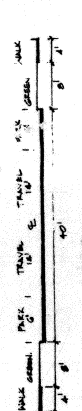


- ATTACH ALL RAWS WITH 3 MIN LOCK SCREWS
- 2" x 4" WIRE MESH GRID MAY BE ATTACHED ON THE PRIVACY SIDE AT OWNER'S OPTION

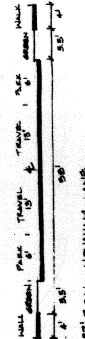
• Don't go back to work the day after surgery - wait at least 2 weeks.
• Don't drink alcohol for 2 weeks.
• Don't take any other medications without your doctor's approval.



SKETCH PLAN OF ABOVE LOT F.O.W.



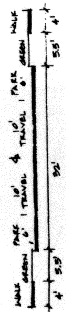
SA' R.O.W. - ALLAN AVERLIS
(WORK, CONNECTS TO SA' ROW @ KENOSHA PARK @ 66' @ PLG 1)



67' R.O.W. - NONAHAM JUNE



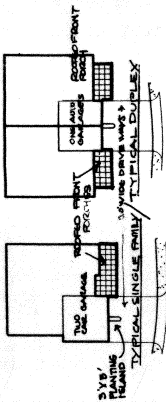
50' E.O.W. C.W. DIXLER BVD
(NOTE: CONTINUATION OF PLUNG 1, SIDEWALK
LOCATED ON OTHER SIDE E.O.W.)



AULEN CT; WASHINGTON CT; RICHARDS CT;
POPELLO DR; CHURCH LN; GREENING AVE;
CHURCH ST; CONWAY CT; WASHINGTON ST.
ALL STREETS WITHIN MULTIFAMILY PARCEL
(NOTE: SAME AS PLING 1, EXCEPT SIDEWALKS
ARE NOW INCLUDED N.E.O.I. FOR PLINGS 2-4)

ERIE VILLAGE SENIORS HOUSING

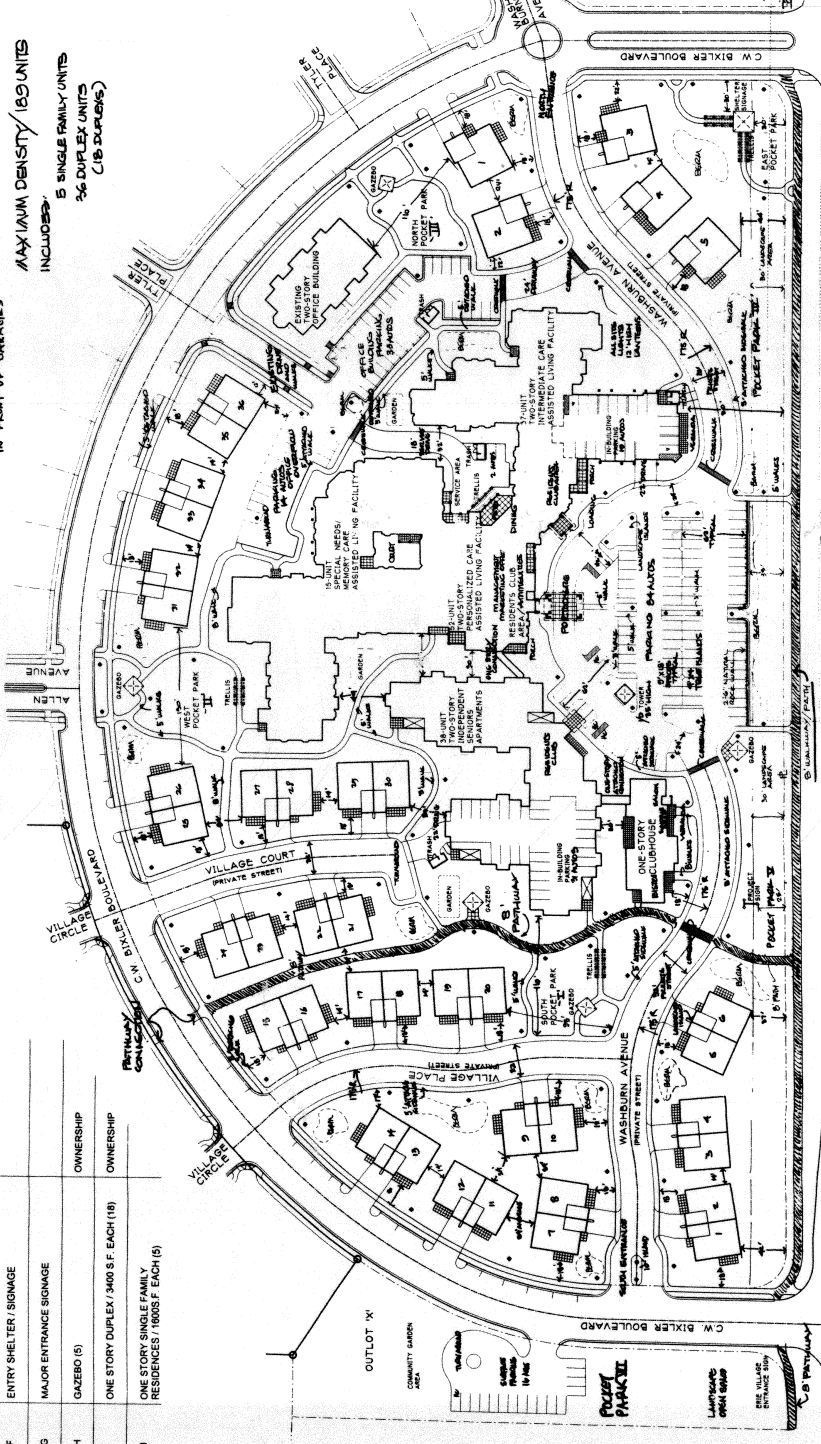
SIZE	BUILDING	USE
A	TWO STORY ASSISTED LIVING FACILITY	104 UNITS INCLUDING 30 UNITS AND PARKING SPACES
B	TWO STORY SENIORS APARTMENTS	38 UNITS INCLUDING 31 INBUILDING SPACES
C	ONE STORY CLUBHOUSE	INDEPENDENT SENIORS GATHERING AREA
D	EXISTING TWO STORY OFFICE BUILDING	10,500 S.F.
E	IDENTIFICATION TOWER 40' HEIGHT 14'X14'	LANDMARK
F	ENTRY SHELTER/ SIGNAGE	
G	MAJOR ENTRANCE SIGNAGE	
H	GAZEBO (5)	OWNERSHIP
I	ONE STORY DUPLEX / 2400 S.F. EACH (18)	OWNERSHIP
J	ONE STORY SINGLE FAMILY RESIDENCES / 1000 S.F. EACH (5)	



SCALE 1" = 20'

- NOTES
1. GARAGES SETBACK 4'-0"
 2. ALL PARCHES ROOFED
 3. TREES PROJECT 4'-0"

MAXIMUM DENSITY 180 UNITS
INCLUDES:
5 SINGLE FAMILY UNITS
36 DUPLEX UNITS
(18 DUPLEX)



ERIE VILLAGE CORE FILING FIVE

APPENDIX 'D'

ERIE VILLAGE SENIORS HOUSING
SUBMIT CONTINUUM OF CARE RETIREMENT COMMUNITY



JUNCE/ASSOCIATES

401 MARINE PARK BLVD. COLORADO 80501 303.444.5000 303.444.7900

COLORADO

ERIE



SITE CONCEPT PLAN

Concept Plan Residents

The following table identifies the approximate number of residents the Concept Plan will accommodate:

Type of Unit	# Units	Personnel/Unit	Residents
Assisted Living - Personalized Care Apartments	15	1.00	15
Assisted Living - Personalized Care	52	1.10	58
Assisted Living - Intermediate Care Apartments	37	1.25	47
Assisted Living - Intermediate Care	36	1.15	42
Independent Living Single Family and Duplex	41	2.00	82
Total	183	1.38	253

Concept Plan Parking

The following table identifies the parking required for, and provided by, the Concept Plan:

Parking Provided	Units	Standard	Concept Plan Required Spaces
Single Family Garages	57	0.00	0
Assisted Living Apartments	37	0.75	28
Intermediate Care Apartments	36	0.75	28
Independent Living Apartments	36	1.00	36
Single Family	5	2.00	10
Employee Parking	40	1.00	40
Visitor Parking	40	1.00	40
Emergency Services	10	1.00	10
Emergency Services	10	1.00	10
Total Concept Plan parking required	10,028	1.00	253

Parking Provided	Units	Standard	Concept Plan Provided Spaces
Single Family Garages	10	0.00	0
Assisted Living Apartments	37	0.75	28
Intermediate Care Apartments	36	0.75	28
Independent Living Apartments	36	1.00	36
Single Family	5	2.00	10
Employee Parking	40	1.00	40
Visitor Parking	40	1.00	40
Emergency Services	10	1.00	10
Emergency Services	10	1.00	10
Total Concept Plan parking provided	10,028	1.00	253

Parking for uses not listed above shall comply with the Town of Erie Municipal Code.

Concept Plan Park Activity Areas

The following table identifies the six functional landscaped park activity areas provided by the Concept Plan:

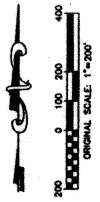
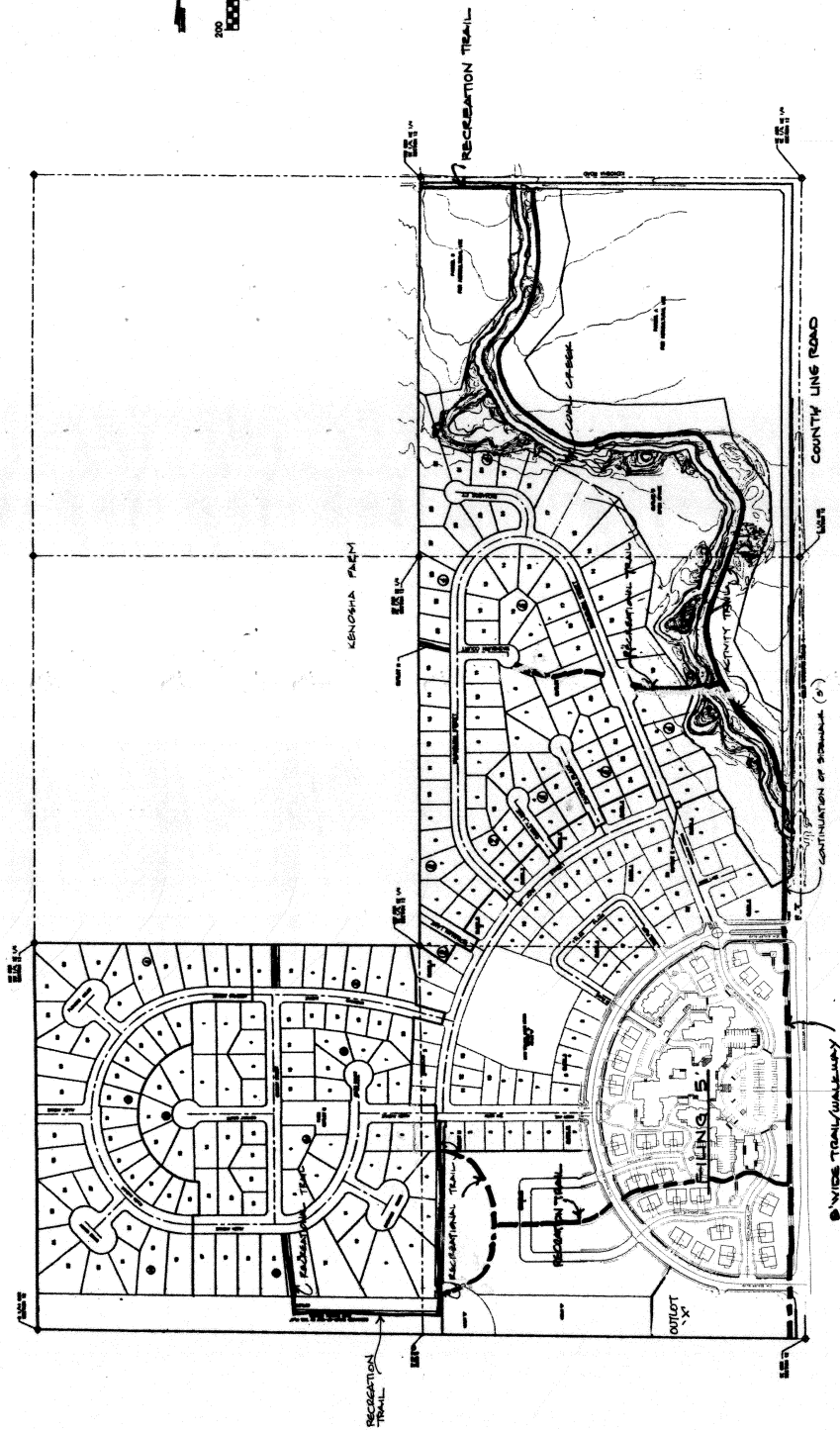
#	Function	Location	Approx. Size	Activities
P1	Pocket park	South of Independent Apartments	35,000 sq ft	Trail, community, golf green, garden, shuffle board, horse shoes, bocce, croquet, ping pong, chess, billiard, pool
P2	Pocket park	West of A/E & Alter Avenue	13,000 sq ft	Garden, picnic, chess, billiard, pool, shuffle board, horse shoes, bocce, croquet, ping pong, chess, billiard, pool
P3	Pocket park	East of Office Bldg at Tyler Place	9,000 sq ft	Walkway, garden, chess, billiard, pool, shuffle board, horse shoes, bocce, croquet, ping pong, chess, billiard, pool
P4	Gathering Area	N. Bixler Blvd. & County Line Road	21,000 sq ft	Walkway, garden, chess, billiard, pool, shuffle board, horse shoes, bocce, croquet, ping pong, chess, billiard, pool
P5	Gathering Area	S. Bixler Blvd. & County Line Road	15,000 sq ft	Walkway, garden, chess, billiard, pool, shuffle board, horse shoes, bocce, croquet, ping pong, chess, billiard, pool
P6	Gathering Area	S. Bixler Blvd. & County Line Road	15,000 sq ft	Walkway, garden, chess, billiard, pool, shuffle board, horse shoes, bocce, croquet, ping pong, chess, billiard, pool
Total area (approx)			107,000 sq ft	2.5 acres



NOTE: PARKING SPACES SHALL BE ADA COMPLIANT

SCALE 1" = 60' - 0"

SHEET 4 OF 5



SHEET 5
OF 5

ERIE VILLAGE

COMPOSITE MAP
TRAIL MAP CONCEPT PLAN

**RESTRICTIVE COVENANT****ERIE VILLAGE FILING 5**

THIS RESTRICTIVE COVENANT is made this 22nd day of April, 2008, by Annuet Properties, LLC (Grantor), whose address is 1417 Rembrandt Rd., Boulder, Colorado 80302. Grantor is the owner of real property described as:

Erie Village Filing 5

Blocks 17 through 24, inclusive and Blocks 26 and 27

Together with Outlots P, Q, R, S, T, U, V, W, AND Z, Erie Village, Fifth Filing Replat A County of Boulder, State of Colorado (herein after the "Property").

Grantors desire to restrict the use and occupancy of dwelling units constructed or to be constructed on said Property as set forth herein below.

In consideration of a fully executed Contract to Buy and Sell Real Estate dated February 9, 2008, between the Grantor as Seller, and Gary Krantz and Dennis A. Drumm as Buyers, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby agrees for itself, its successors and assigns, that each and every dwelling unit constructed or to be constructed on the Property shall be restricted as to occupancy as follows:

1. The maximum number of persons occupying a dwelling unit shall be two (2) persons.
2. At least one person occupying a dwelling unit shall be sixty-two (62) years of age or older (a "Qualified Occupant").
3. No person under the age of nineteen (19) years of age shall be allowed to occupy a dwelling unit.
4. If only one of the occupants is sixty-two (62) years of age or older and that occupant ceases to occupy the dwelling unit, the remaining occupant who is a spouse, sibling or child of the Qualified Occupant that has been in the same dwelling unit for at least the previous six (6) months (a "Remaining Occupant") may continue to reside in the same dwelling unit. However, if a second occupant is added to the dwelling unit, or if the Remaining Occupant vacates the dwelling unit, the new occupant must be a Qualified Occupant.
5. The Guest Quarters allowed in Erie Village Filing 5, as defined in the Erie Village PD Amendment No. 5, shall be exempt from the age restriction requirements.

It is intended that the Property will be used to facilitate mixed office, commercial, and residential uses associated with a continuum of care retirement community as described in the Erie Village. Planned Development "PD" Development Plan, Fifth Amendment. This Restrictive Covenant shall apply to residential dwelling units only. This Restrictive Covenant shall not terminate nor



2935228

Page: 2 of 2
06/10/2008 12:24P
D 0.00

shall it be amended without the prior written approval of the Town of Erie Board of Trustees.

Grantor has executed this Restrictive Covenant as of the day and year first written above.

ANNUIT:
ANNUIT PROPERTIES LLC,
a Colorado limited liability company

By: DR Johnson
Donald Johnson, Manager

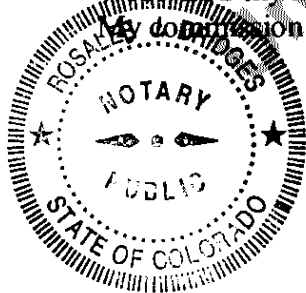
By: 
John Hess, Manager

STATE OF COLORADO)
) ss.
COUNTY OF Boulder)

The foregoing Restrictive Covenant was acknowledged before me this 22-day of April, 2008, by Donald Johnson, Manager and John Hess, Manager, Annuity Properties LLC.

WITNESS my hand and official seal.

My commission expires: March 13, 2011



Rebecca J. Bridges
Notary Public

ALTA/NSPS LAND TITLE SURVEY

BLOCKS 17, 18, 19, 20, 21, 22, 23, 24, 26 & 27, TOGETHER WITH OUTLOTS P, Q, R, S, T, U, V, W & Z,
ERIE VILLAGE 5TH FILING-REPLAT A & OUTLOT X, ERIE VILLAGE 5TH FILING, LOCATED IN THE
SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M., TOWN OF
ERIE, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 2 OF 5

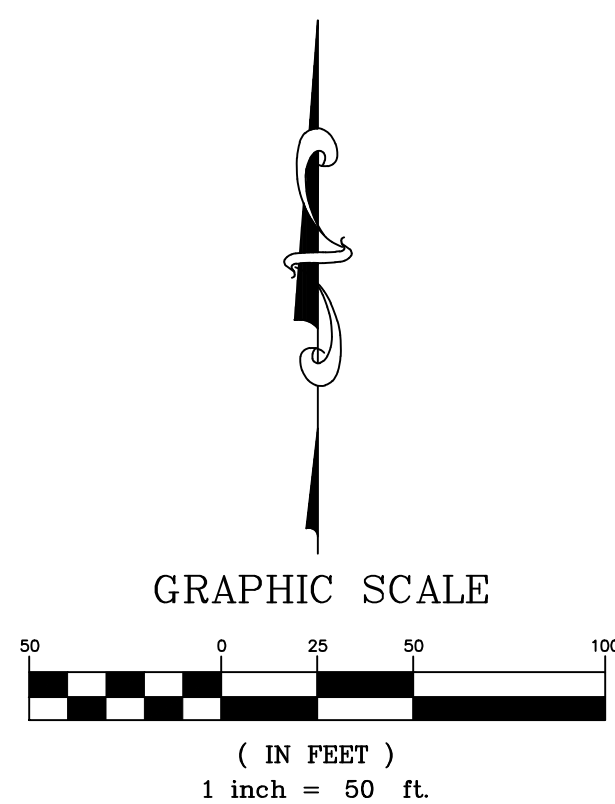
Parcel A & C Boundary Closure Report

Blocks 17-24, 26 & 27 and Outlots P, Q R, S, T, U, V, W, & Z.

LENGTH: 1395.05'	RADIUS: 612.26'	DELTA: 130°33'00"
CHORD: 1112.26'	COURSE: N01°21'30"E	
LENGTH: 8.89'	RADIUS: 10.00'	DELTA: 050°55'54"
CHORD: 8.60'	COURSE: S87°09'10"E	
LENGTH: 53.20'	RADIUS: 55.00'	DELTA: 055°25'30"
CHORD: 51.15'	COURSE: N89°44'27"E	
LENGTH: 14.97'	RADIUS: 55.00'	DELTA: 015°35'25"
CHORD: 14.92'	COURSE: N54°10'31"E	
LENGTH: 7.40'	RADIUS: 10.00'	DELTA: 042°23'58"
CHORD: 7.23'	COURSE: N67°43'05"E	
COURSE: N88°55'04"E	LENGTH: 154.34'	
LENGTH: 55.43'	RADIUS: 35.00'	DELTA: 090°44'44"
CHORD: 49.82'	COURSE: S45°43'35"E	
COURSE: S00°20'10"E	LENGTH: 1087.64'	
LENGTH: 55.54'	RADIUS: 35.00'	DELTA: 090°55'28"
CHORD: 49.90'	COURSE: S45°07'33"W	
COURSE: N89°24'43"W	LENGTH: 139.23'	
LENGTH: 33.94'	RADIUS: 295.00'	DELTA: 006°35'29"
CHORD: 33.92'	COURSE: N86°06'58"W	
LENGTH: 52.33'	RADIUS: 295.00'	DELTA: 010°09'47"
CHORD: 52.26'	COURSE: N77°44'20"W	

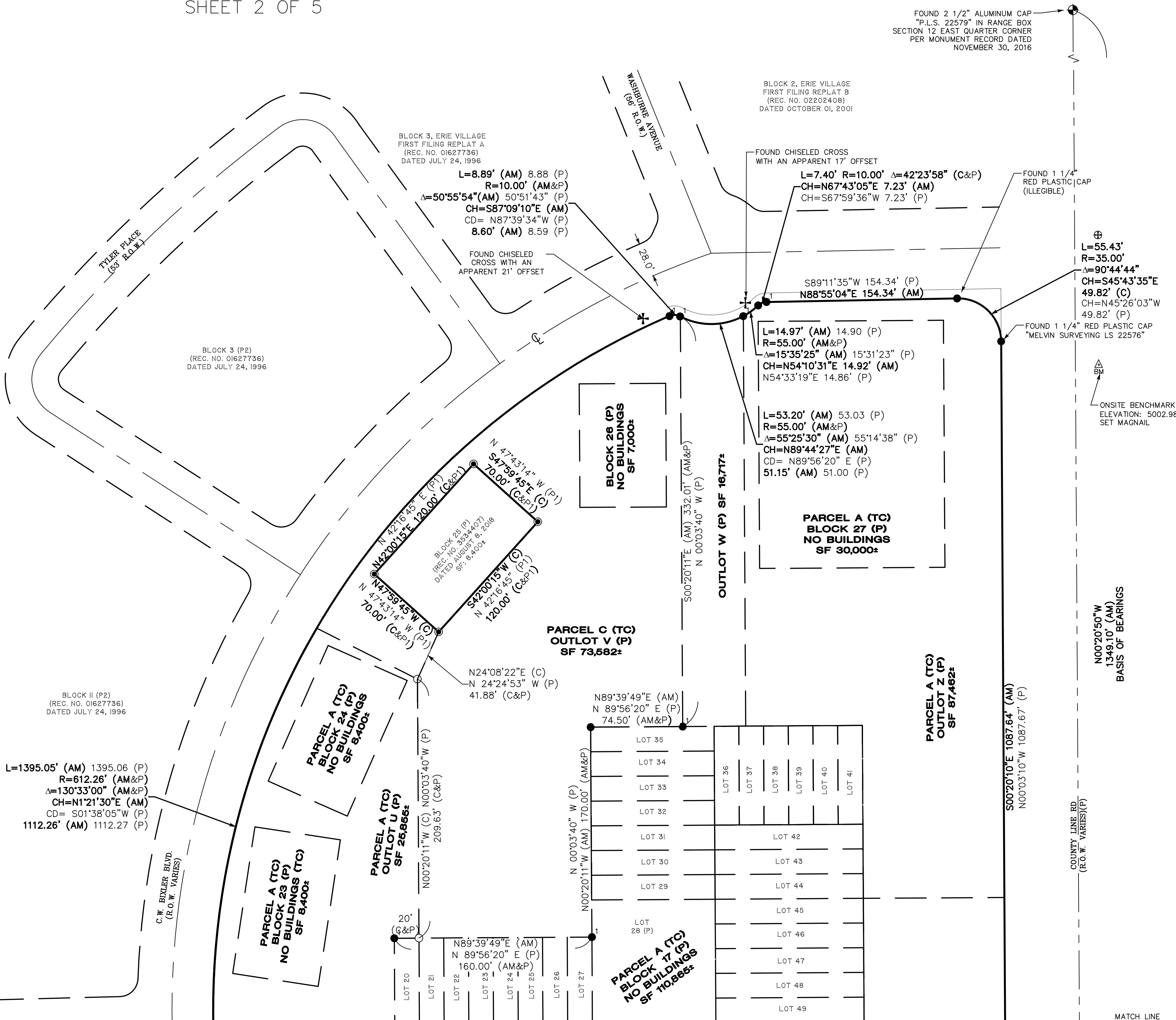
PERIMETER: 3102.98' AREA: 611140 SQ. FT.
ERROR CLOSURE: 0.00 COURSE: N52°08'47"W
ERROR NORTH: 0.002 EAST: -0.002

PRECISION 1: 3102970000



Legend

- FOUND ALIQUOT MONUMENT AS DESCRIBED
- FOUND CHISELED CROSS
- FOUND MONUMENT AS DESCRIBED
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRONS SURV 16406"
- FOUND BRASS TAG AS DESCRIBED
- SET TEMPORARY BENCHMARK AS DESCRIBED
- SET #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRONS SURV 16406"
- CALCULATED POSITION (NOT FOUND OR SET)
- (AM) AS MEASURED AT TIME OF SURVEY
- (C) CALCULATED FROM RECORD AND AS MEASURED INFORMATION
- (P) AS PER THE PLAT OF ERIE VILLAGE, FIFTH FILING REPLAT A AT RECEPTION NO. 2744998 DATED DECEMBER 16, 2005
- (P1) AS PER THE PLAT OF ERIE VILLAGE, FIFTH FILING AT RECEPTION NO. 1903172 DATED FEBRUARY 08, 1999
- (P2) AS PER THE PLAT OF ERIE VILLAGE, FIRST FILING FINAL PLAT AT RECEPTION NO. 01627736 DATED JULY 24, 1996



REVISION	DATE
1	
2	
3	
4	
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7	
8	
9	
10	

ALTA/NSPS LAND TITLE SURVEY
PREPARED FOR
PORCHFRONT HOMES &
Others (See Note 3)

Flatirons, Inc.
Surveying, Engineering & Geomatics
www.FlatironsInc.com
3825 IRIS AVE. STE. 395 3660 DOWNING ST
BOULDER, CO 80301 UNIT E
PH: (303) 443-7001 DENVER, CO 80205
FAX: (303) 776-4355 PH: (303) 936-6997



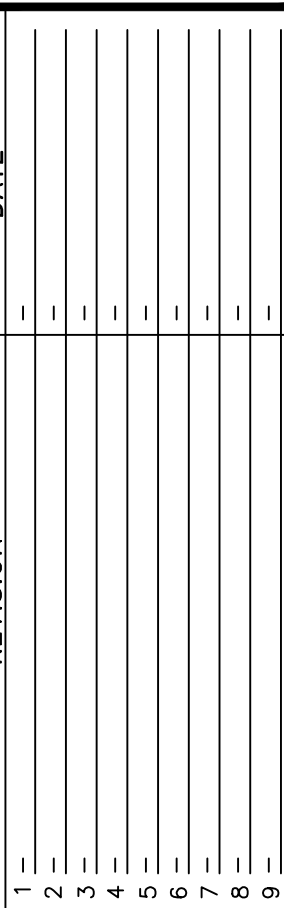
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NOT FOR CONSTRUCTION
NO FIELD STAMP
AND SIGNATURE

JOB NUMBER:
17-70,166.1
DATE:
07-25-2018
DRAWN BY:
J. HEYWORTH
CHECKED BY:
TDH/BOL/SB

SHEET 2 OF 5

ALTA/NSPS LAND TITLE SURVEY

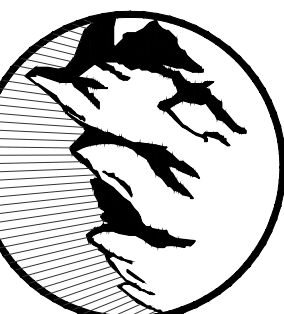
SHEET 3 OF 5



PORCHFRONT HOMES
&
Others (See Note 3)

Flatrons, Inc.
Surveying, Engineering & Geomatics
www.FlatronsInc.com

TH AVE	3825 IRIS AVE, STE 395	3660 DOWNING ST
CO 80501	BOULDER, CO 80301	UNIT E
76-1733	PH: (303) 443-7001	DENVER, CO 80205
78-4355	FAX: (303) 443-9830	PH: (303) 936-6997

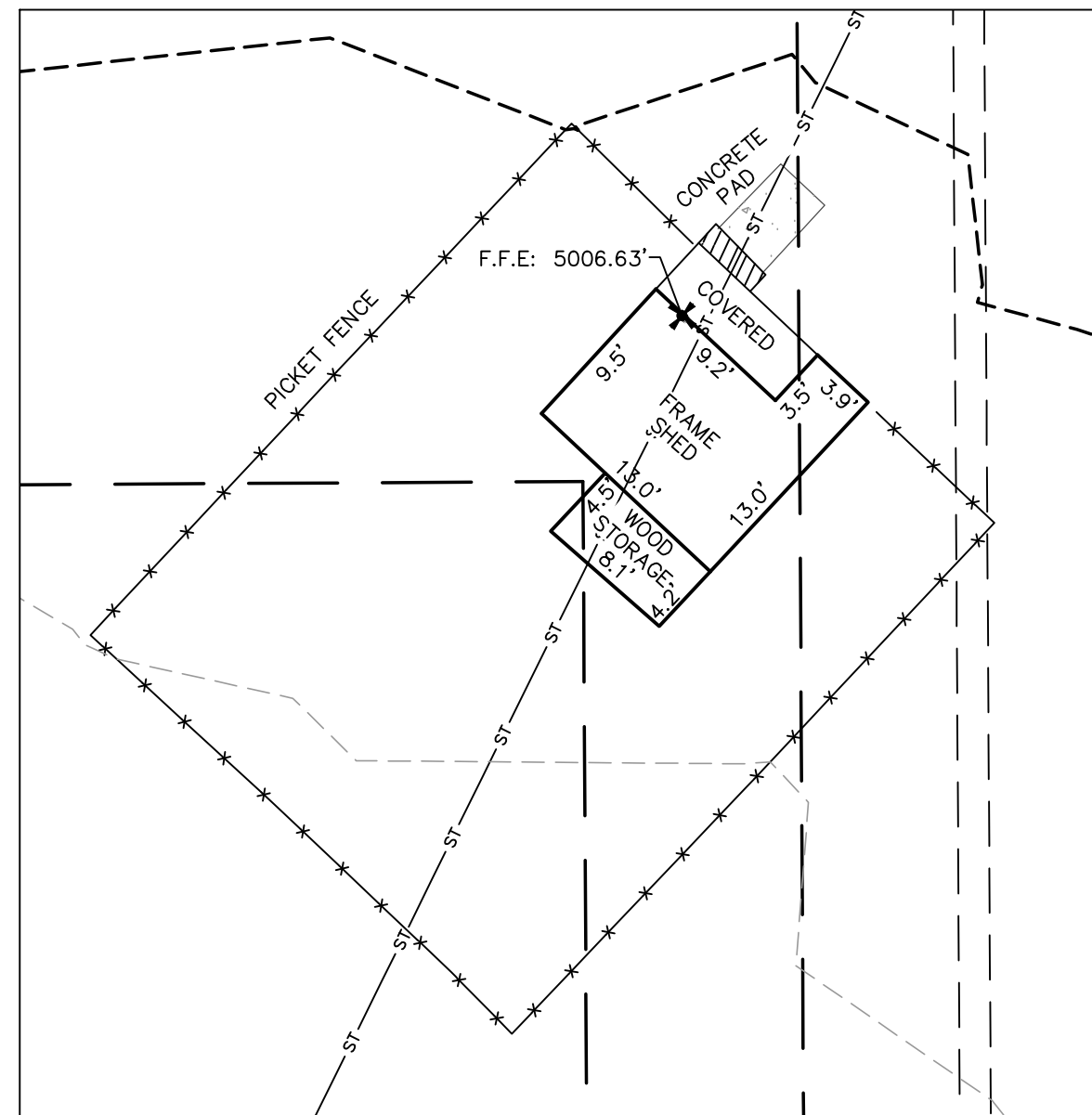


715019

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CHECKED BY:	ADH/BOL/SB

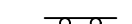
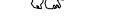
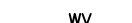
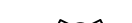
BLOCKS 17, 18, 19, 20, 21, 22, 23, 24, 26 & 27, TOGETHER WITH OUTLOTS P, Q, R, S, T, U, V, W & Z, ERIE VILLAGE 5TH FILING—REPLAT A & OUTLOT X, ERIE VILLAGE 5TH FILING, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M., TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO

Building Detail 2 (SCALE 1"=10')

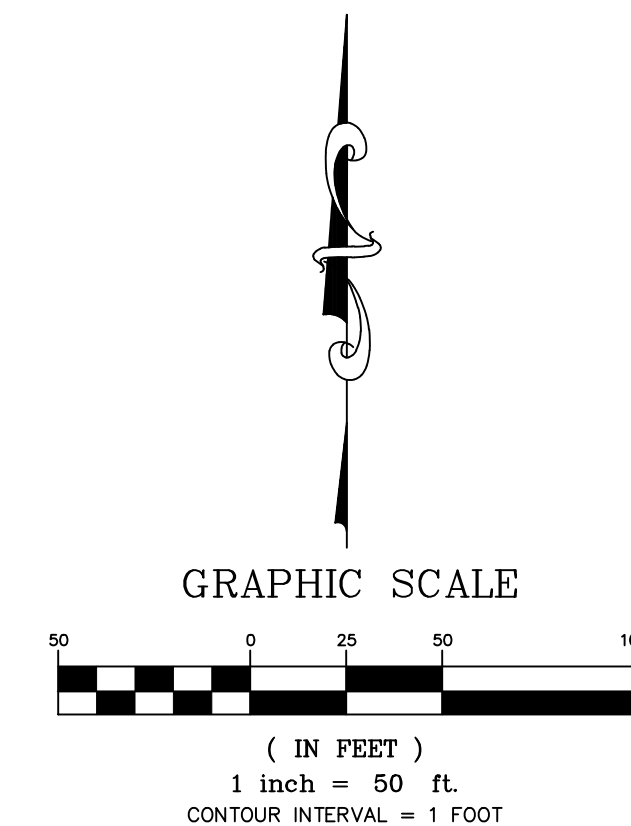


	FOUND ALIQUOT MONUMENT AS DESCRIBED
	FOUND CHISELED CROSS
	FOUND MONUMENT AS DESCRIBED
	FOUND BRASS TAG AS DESCRIBED
	SET TEMPORARY BENCHMARK AS DESCRIBED
	SET #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRONS SURV 16406"
	CALCULATED POSITION (NOT FOUND OR SET)

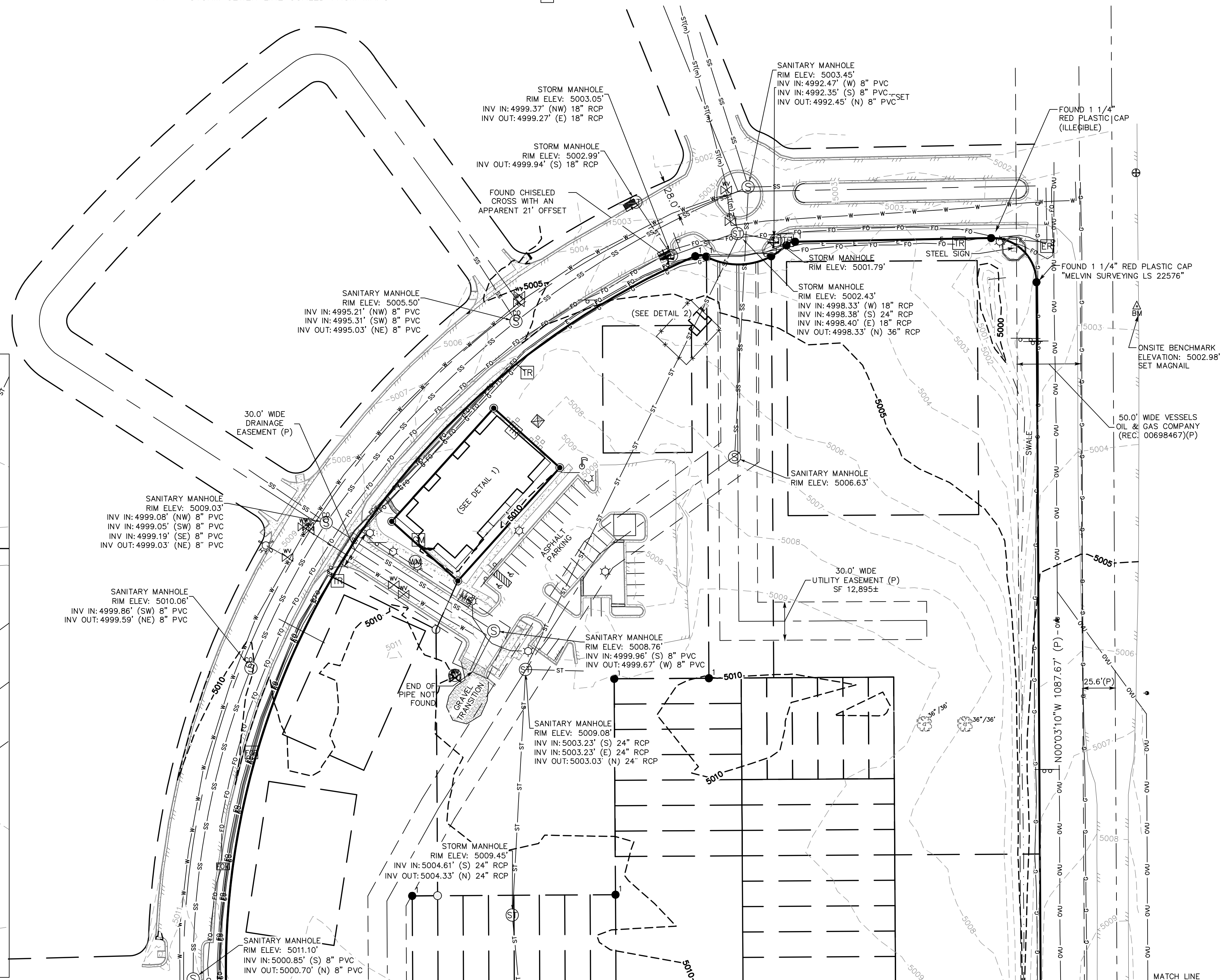
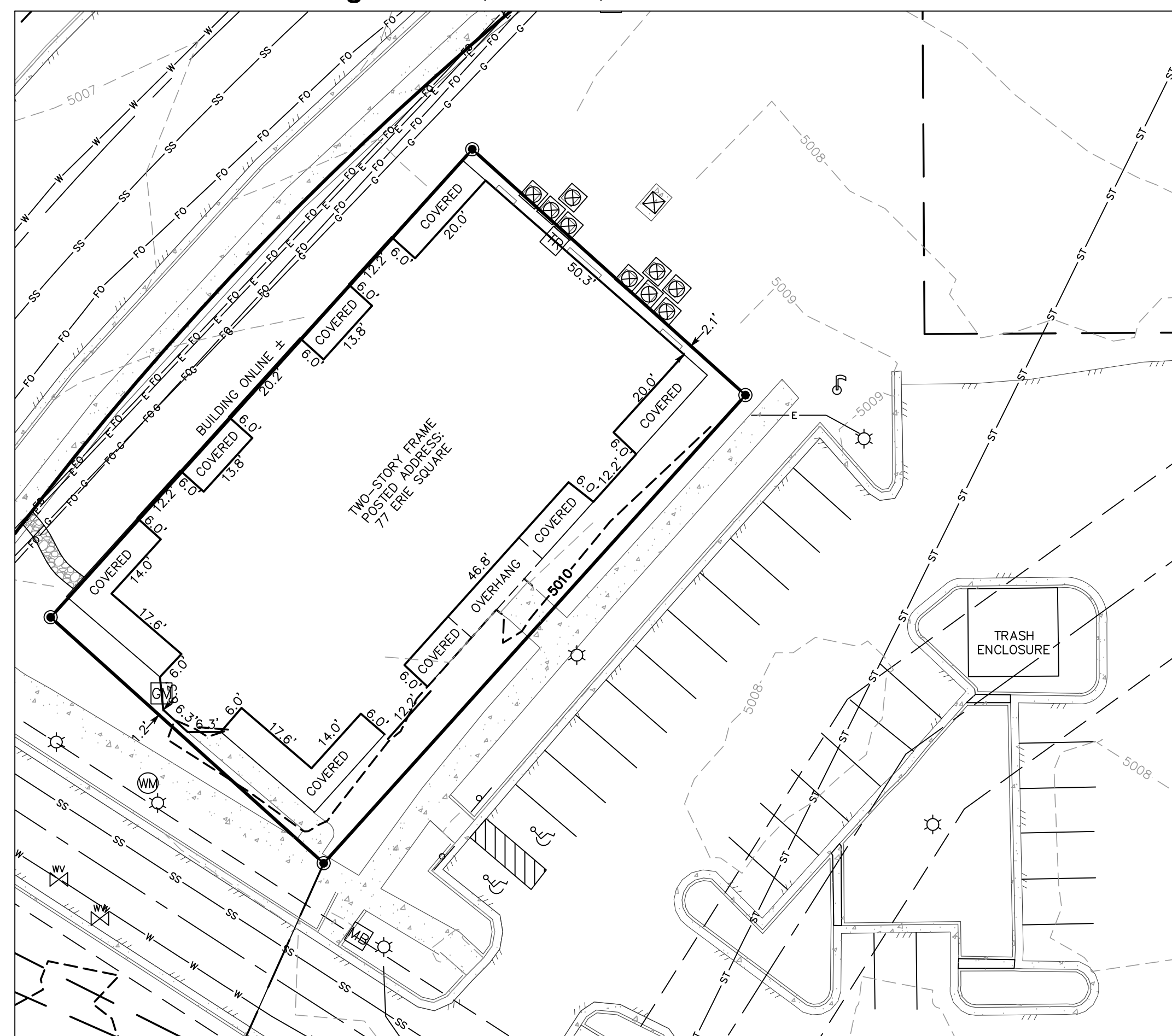
-  CONCRETE
 EDGE OF ASPHALT
 GRAVEL
 FENCE
 SIGN

- | | | | |
|---|---|---|----------------------------------|
|  | DOUBLE POLE SIGN |  | STORM SEWER MANHOLE |
|  | DECIDUOUS TREE (TRUNK DIAMETER/DRIP LINE RADIUS) |  | CURB INLET |
|  | CONIFEROUS TREE (TRUNK DIAMETER/DRIP LINE RADIUS) |  | GRATE INLET |
|  | WATER LINE |  | ELECTRIC LINE |
|  | WATER MANHOLE |  | ELECTRIC RISER |
|  | WATER VALVE |  | TRANSFORMER |
|  | FIRE HYDRANT |  | LIGHT POLE |
|  | SANITARY SEWER LINE |  | OVERHEAD UTILITY LINE |
|  | SANITARY SEWER LINE SCALED FROM MAPS |  | UTILITY POLE |
|  | SANITARY SEWER MANHOLE |  | GUY WIRE |
|  | CLEANOUT |  | FIBEROPTIC LINE |
|  | STORM SEWER LINE |  | FIBEROPTIC LINE SCALED FROM MAPS |
|  | STORM SEWER LINE SCALED FROM MAPS |  | FIBEROPTIC MANHOLE |
| | |  | FIBEROPTIC RISER |

- | | |
|---|--------------------------------------|
|  | FIBEROPTIC VAULT |
|  | TELEPHONE RISER |
|  | AIR CONDITIONER UNIT ON CONCRETE PAD |
|  | GAS LINE |
|  | GAS VALVE |
|  | LOCATION OF FINISHED FLOOR |
|  | FLAGPOLE |
|  | CENTERLINE |
| FFE | FINISHED FLOOR ELEVATION |
| ELEV | ELEVATION |
| INV | INVERT |



Building Detail 1 (SCALE 1"=20')



1000000

ITALIA/NOI 2 LAND TITLE SOLVENT
DCEB4DEB FOR

PORCHFRONT HOMES
&
Others (See Note 3)

0
0
0
0
0
0
0
0
0
0
0

Flatirons, Inc.
ing, Engineering & Geomatics
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Flatiron Engineering & Construction
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3825 IRIS AVE, STE 395
IRVINE, CA 92614

LONGMONT, CO 80501 BOULDER, CO 80301 UNIT E
 PH: (303) 776-1733 PH: (303) 443-7001 DENVER, CO 80205
 FAX: (303) 776-4355 FAX: (303) 443-9830 PH: (303) 936-6997



7/15/2019

DB NUMBER:
7-70,166.1

DATE:
7-23-2018

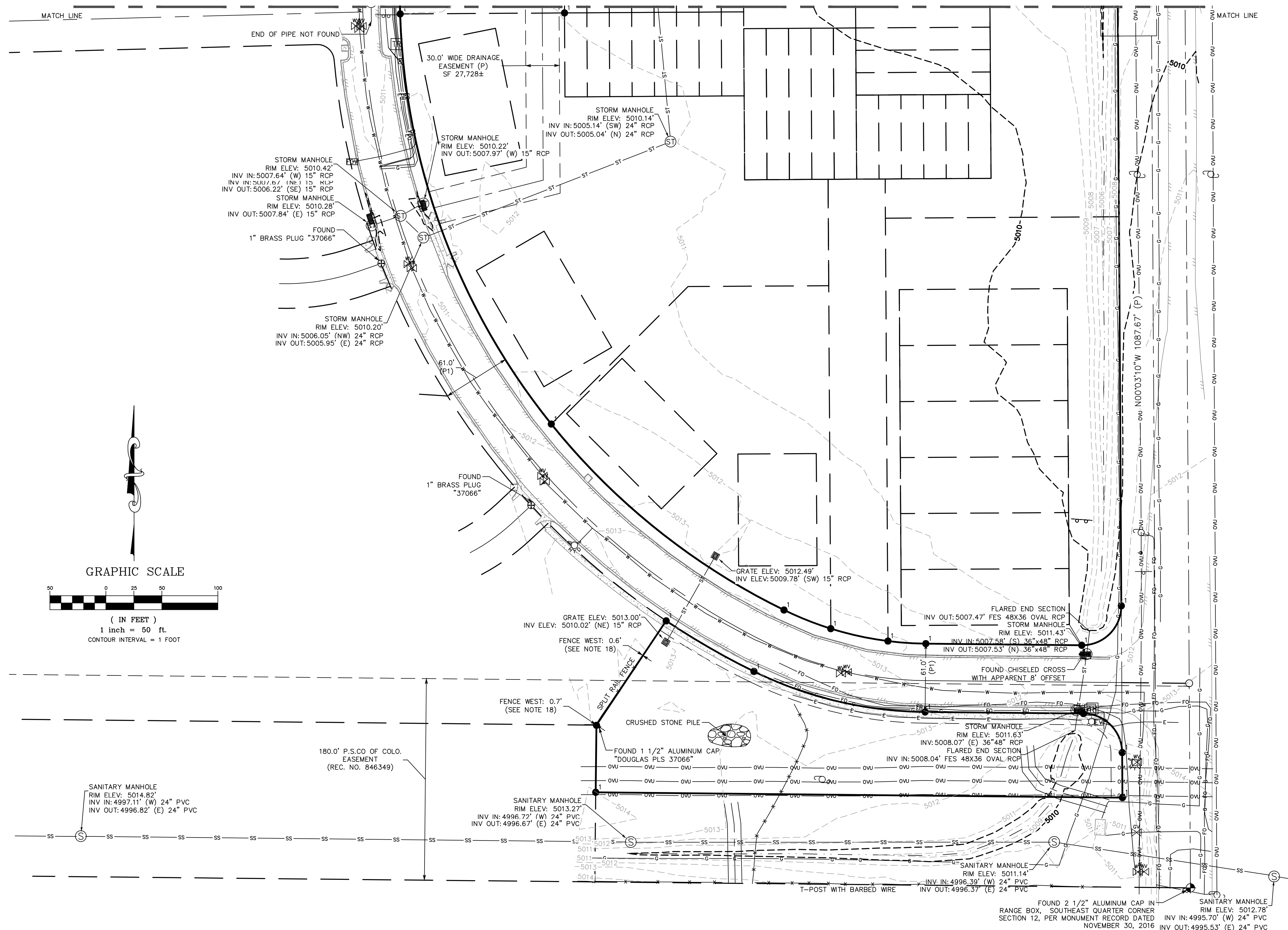
DRAWN BY:
HEYWORTH

CHECKED BY:
DH/BOL/SB

SHEET 4 OF 5

BY:JKUBE FILE:70166.1-ALTA-C19 (V3).DWG DATE:7/30/2018 1:36 PM

BLOCKS 17, 18, 19, 20, 21, 22, 23, 24, 26 & 27, TOGETHER WITH OUTLOTS P, Q, R, S, T, U, V, W & Z, ERIE VILLAGE 5TH
FILING—REPLAT A & OUTLOT X, ERIE VILLAGE 5TH FILING, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12,
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M., TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
SHEET 5 OF 5



REVISION	DATE
1	—
2	—
3	—
4	—
5	—
6	—
7	—
8	—
9	—

ALTA/NSPS LAND TITLE SURVEY
PREPARED FOR
PORCHFRONT HOMES
&
Others (See Note 3)

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Flatirons, Inc.
Surveying, Engineering & Geomatics
www.FlatironsInc.com

655 FOURTH AVE
LONGMONT, CO 80501
PH: (303) 776-1733
AX: (303) 776-4355

3825 IRIS AVE, STE 395
BOULDER, CO 80301
PH: (303) 443-7001
FAX: (303) 443-9830

3660 DOWNING ST
UNIT E
DENVER, CO 80205
PH: (303) 936-6997

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AND SIGNATURE
715918
(SEAL)

JOB NUMBER:
17-70,166.1
DATE:
07-23-2018
DRAWN BY:
J. HEYWORTH
CHECKED BY:
TDH/BOL/SB

SHEET 5 OF 5



PREVENT FRAUD - Please remember to call a member of our closing team when initiating a wire transfer or providing wiring instructions.

Land Title Guarantee Company
Customer Distribution

Our Order Number: ABZ70552461-5

Date: 06-08-2018

Property Address: ERIE VILLAGE, ERIE, CO 80516

For Closing Assistance

Cathy A. Grove
916 S MAIN ST #301
LONGMONT, CO 80501
(303) 488-5451 (phone)
(303) 393-4939 (fax)
cgrove@ltgc.com
Company License: CO44565
Contact License: CO47885

Closer's Assistant

Allison Geisler
916 S MAIN ST #301
LONGMONT, CO 80501
303-488-5458 (phone)
303-393-3921 (fax)
ageisler@ltgc.com

For Title Assistance

KIM ZIMMERMAN
5975 GREENWOOD PLAZA BLVD
GREENWOOD VILLAGE, CO 80111
720-406-2083 (phone)
303-393-4842 (fax)
kzimmerman@ltgc.com

PLEASE CONTACT YOUR CLOSER OR CLOSER'S ASSISTANT FOR WIRE TRANSFER INSTRUCTIONS

Buyer/Borrower

PORCHFRONT HOMES AT ERIE VILLAGE, LLC, A COLORADO
LIMITED LIABILITY COMPANY
mcoonce@porchfronthomes.com
Delivered via: Electronic Mail

Agent for Seller

REGEL & ASSOCIATES LLC
Attention: EDWARD REGEL
655 S SUNSET ST #F
LONGMONT, CO 80501
303-702-0605 (work)
edward@regelassociates.com
Delivered via: Electronic Mail

Seller/Owner

ANNUIT PROPERTIES LLC & 77 ERIE VILLAGE SQUARE LLLP
moonmountainlake@wildblue.net
Delivered via: Electronic Mail

Agent for Buyer

EIGHTY 30 REALTY
Attention: DEANNA FRANCO
733 SPRUCE ST
BOULDER, CO 80302
720-422-5131 (phone)
303-443-8030 (work)
888-321-8030 (work fax)
deanna@8030realty.com
Delivered via: Electronic Mail



Land Title Guarantee Company

Estimate of Title Fees

Order Number: ABZ70552461-5

Date: 06-08-2018

Property Address: ERIE VILLAGE, ERIE, CO 80516

Buyer/Borrower: PORCHFRONT HOMES AT ERIE VILLAGE, LLC, A COLORADO LIMITED LIABILITY COMPANY

Seller: ANNUIT PROPERTIES LLC, A COLORADO LIMITED LIABILITY COMPANY, AS TO PARCELS A AND B AND 77 ERIE VILLAGE SQUARE LLLP., A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP, AS TO PARCEL C

Visit Land Title's website at www.ltgc.com for directions to any of our offices.

Estimate of Title Insurance Fees	
ALTA Owners Policy 06-17-06	\$3,679.00
Deletion of Standard Exception(s)	\$100.00
Tax Certificate 77 tax cers	\$2,002.00
If Land Title Guarantee Company will be closing this transaction, the fees listed above will be collected at closing.	
Total	\$5,781.00
THANK YOU FOR YOUR ORDER!	

ALTA COMMITMENT
Old Republic National Title Insurance Company
Schedule A

Order Number: ABZ70552461-5

Customer Ref-Loan No.:

Property Address:

ERIE VILLAGE, ERIE, CO 80516

1. Effective Date:

05-25-2018 At 05:00:00

2. Policy to be Issued and Proposed Insured:

"ALTA" Owner's Policy 06-17-06

\$1,750,000.00

Proposed Insured:

PORCHFRONT HOMES AT ERIE VILLAGE, LLC, A
COLORADO LIMITED LIABILITY COMPANY

3. The estate or interest in the land described or referred to in this Commitment and covered herein is:

A FEE SIMPLE

4. Title to the estate or interest covered herein is at the effective date hereof vested in:

ANNUIT PROPERTIES LLC, A COLORADO LIMITED LIABILITY COMPANY, AS TO PARCELS A AND B
AND 77 ERIE VILLAGE SQUARE LLLP., A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP,
AS TO PARCEL C

5. The Land referred to in this Commitment is described as follows:

PARCEL A:

BLOCKS 17 THROUGH 24, INCLUSIVE AND BLOCKS 26 AND 27, TOGETHER WITH OUTLOTS P, Q, R, S, T,
U, W, AND Z, ERIE VILLAGE FIFTH FILING REPLAT A, COUNTY OF BOULDER, STATE OF COLORADO.

PARCEL B:

OUTLOT X, ERIE VILLAGE FIFTH FILING, COUNTY OF BOULDER, STATE OF COLORADO.

PARCEL C:

OUTLOT V, ERIE VILLAGE FIFTH FILING REPLAT A, COUNTY OF BOULDER, STATE OF COLORADO.

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ALTA COMMITMENT
Old Republic National Title Insurance Company
Schedule B-1

(Requirements)

Order Number: ABZ70552461-5

The following are the requirements to be complied with:

Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.

Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record, to-wit:

1. DULY EXECUTED AND ACKNOWLEDGED STATEMENT OF AUTHORITY SETTING FORTH THE NAME OF ANNUIT PROPERTIES LLC, A COLORADO LIMITED LIABILITY COMPANY, AS A LIMITED LIABILITY COMPANY. THE STATEMENT OF AUTHORITY MUST STATE UNDER WHICH LAWS THE ENTITY WAS CREATED, THE MAILING ADDRESS OF THE ENTITY, AND THE NAME AND POSITION OF THE PERSON(S) AUTHORIZED TO EXECUTE INSTRUMENTS CONVEYING, ENCUMBERING, OR OTHERWISE AFFECTING TITLE TO REAL PROPERTY ON BEHALF OF THE ENTITY AND OTHERWISE COMPLYING WITH THE PROVISIONS OF SECTION 38-30-172, CRS.

NOTE: THE STATEMENT OF AUTHORITY MUST BE RECORDED WITH THE CLERK AND RECORDER.

2. WARRANTY DEED FROM ANNUIT PROPERTIES LLC, A COLORADO LIMITED LIABILITY COMPANY TO PORCHFRONT HOMES AT ERIE VILLAGE, LLC, A COLORADO LIMITED LIABILITY COMPANY CONVEYING SUBJECT PROPERTY.

NOTE: THE OPERATING AGREEMENT FOR ANNUIT PROPERTIES LLC, A COLORADO LIMITED LIABILITY COMPANY DISCLOSES DONALD L. JOHNSON AND JOHN M. HESS AS THE MANAGERS, EITHER OF WHOM MAY EXECUTE LEGAL INSTRUMENTS ON BEHALF OF SAID ENTITY.

(AFFECTS PARCELS A AND B)

3. WARRANTY DEED FROM 77 ERIE VILLAGE SQUARE LLLP., A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP TO PORCHFRONT HOMES AT ERIE VILLAGE, LLC, A COLORADO LIMITED LIABILITY COMPANY CONVEYING SUBJECT PROPERTY.

NOTE: THE UNEXECUTED PARTNERSHIP AGREEMENT FOR 77 ERIE VILLAGE SQUARE LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP DISCLOSES ANNUIT PROPERTIES LLC, A COLORADO LIMITED LIABILITY COMPANY AS THE GENERAL PARTNER THAT MUST EXECUTE LEGAL INSTRUMENTS ON BEHALF OF SAID ENTITY.

(AFFECTS PARCEL C)

4. A FULL COPY OF THE PARTNERSHIP AGREEMENT AND ANY AND ALL AMENDMENTS THERETO FOR 77 ERIE VILLAGE SQUARE LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP MUST BE FURNISHED TO LAND TITLE GUARANTEE COMPANY.

NOTE: LAND TITLE IS IN POSSESSION OF AN UNEXECUTED COPY OF THE PARTNERSHIP AGREEMENT FOR 77 ERIE VILLAGE SQUARE.

5. DULY EXECUTED AND ACKNOWLEDGED STATEMENT OF AUTHORITY SETTING FORTH THE NAME OF 77 ERIE VILLAGE SQUARE LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP AS A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP. THE STATEMENT OF AUTHORITY MUST STATE UNDER WHICH LAWS THE ENTITY WAS CREATED, THE MAILING ADDRESS OF THE ENTITY,

ALTA COMMITMENT
Old Republic National Title Insurance Company
Schedule B-1

(Requirements)

Order Number: ABZ70552461-5

The following are the requirements to be complied with:

AND THE NAME AND POSITION OF THE PERSON(S) AUTHORIZED TO EXECUTE INSTRUMENTS CONVEYING, ENCUMBERING, OR OTHERWISE AFFECTING TITLE TO REAL PROPERTY ON BEHALF OF THE ENTITY AND OTHERWISE COMPLYING WITH THE PROVISIONS OF SECTION 38-30-172, CRS.

NOTE: THE STATEMENT OF AUTHORITY MUST BE RECORDED WITH THE CLERK AND RECORDER.

6. DULY EXECUTED AND ACKNOWLEDGED STATEMENT OF AUTHORITY SETTING FORTH THE NAME OF PORCHFRONT HOMES AT ERIE VILLAGE, LLC, A COLORADO LIMITED LIABILITY COMPANY AS A COLORADO LIMITED LIABILITY COMPANY. THE STATEMENT OF AUTHORITY MUST STATE UNDER WHICH LAWS THE ENTITY WAS CREATED, THE MAILING ADDRESS OF THE ENTITY, AND THE NAME AND POSITION OF THE PERSON(S) AUTHORIZED TO EXECUTE INSTRUMENTS CONVEYING, ENCUMBERING, OR OTHERWISE AFFECTING TITLE TO REAL PROPERTY ON BEHALF OF THE ENTITY AND OTHERWISE COMPLYING WITH THE PROVISIONS OF SECTION 38-30-172, CRS.

NOTE: THE STATEMENT OF AUTHORITY MUST BE RECORDED WITH THE CLERK AND RECORDER.

NOTE: INFORMATION PROVIDED TO THE COMPANY AND STATEMENT OF AUTHORITY RECORDED MAY 7, 2012 UNDER RECEPTION NO. [03220972](#) FOR PORCHFRONT HOMES AT ERIE VILLAGE, LLC, A COLORADO LIMITED LIABILITY COMPANY DISCLOSE MARY COONCE, AS THE MANAGER AUTHORIZED TO EXECUTE DOCUMENTS ON BEHALF OF SAID ENTITY. IF THIS INFORMATION IS NO LONGER CURRENT, PLEASE ADVISE. THE COMPANY RESERVES THE RIGHT TO MAKE ADDITIONAL REQUIREMENTS UPON RECEIPT OF THIS INFORMATION.

7. (ITEM INTENTIONALLY DELETED)

AS TO THE OWNER'S POLICY ONLY:

NOTE: ITEMS 1-3 OF THE STANDARD EXCEPTIONS ARE HEREBY DELETED.

UPON THE APPROVAL OF THE COMPANY AND THE RECEIPT OF A NOTARIZED FINAL LIEN AFFIDAVIT, ITEM NO. 4 OF THE STANDARD EXCEPTIONS ON THE OWNER'S POLICY, WILL BE AMENDED AS FOLLOWS:

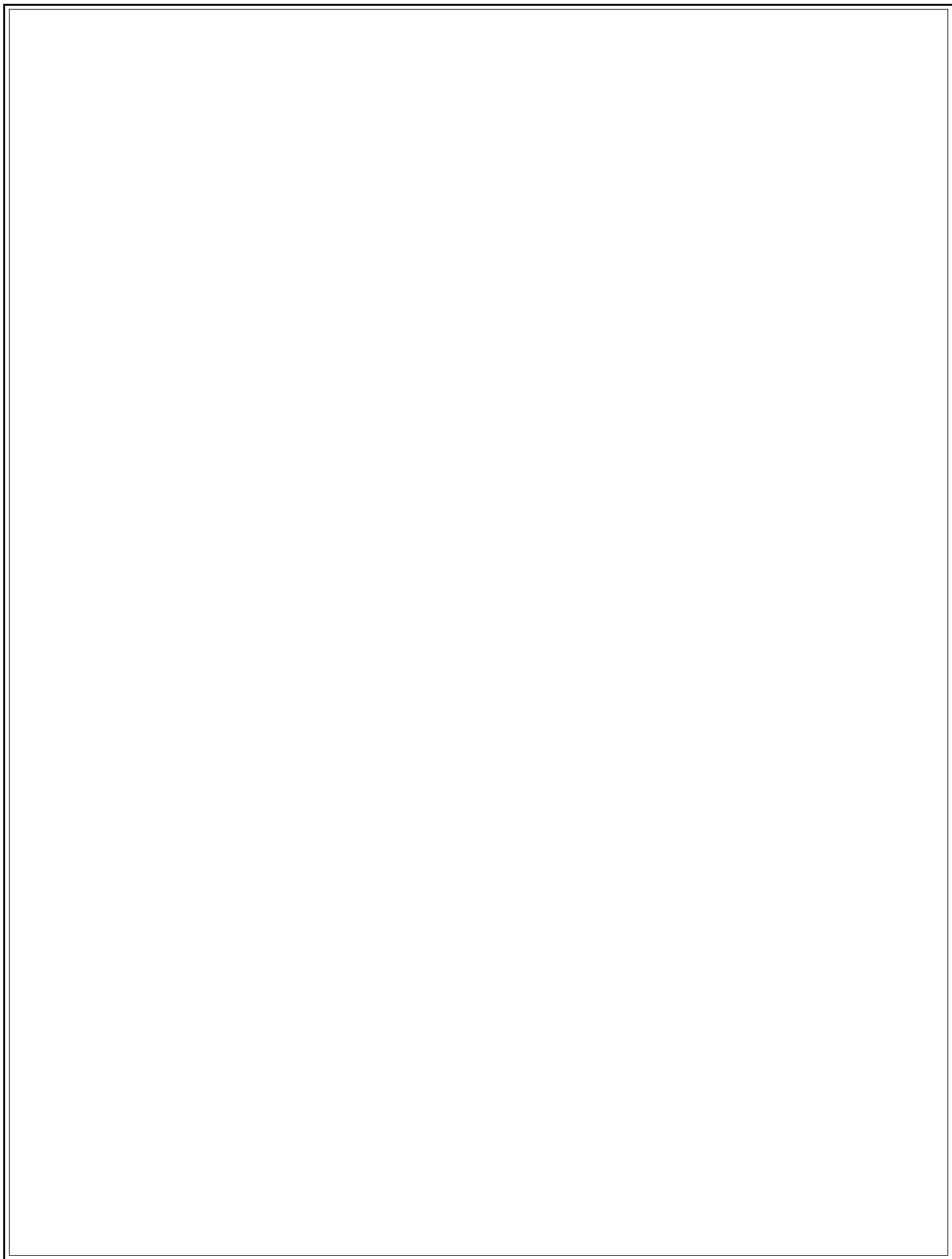
ITEM NO. 4 OF THE STANDARD EXCEPTIONS IS DELETED AS TO ANY LIENS OR FUTURE LIENS RESULTING FROM WORK OR MATERIAL FURNISHED AT THE SPECIFIC, DIRECT REQUEST, AND WITH THE ACTUAL KNOWLEDGE OF ANNUIT PROPERTIES LLC, A COLORADO LIMITED LIABILITY COMPANY, AS TO PARCELS A AND B AND 77 ERIE VILLAGE SQUARE LLLP., A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP, AS TO PARCEL C.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY SHALL HAVE NO LIABILITY FOR ANY LIENS ARISING FROM WORK OR MATERIAL FURNISHED AT THE SPECIFIC, DIRECT REQUEST, AND WITH THE ACTUAL KNOWLEDGE OF PORCHFRONT HOMES AT ERIE VILLAGE, LLC, A COLORADO LIMITED LIABILITY COMPANY.

NOTE: ITEM 5 OF THE STANDARD EXCEPTIONS WILL BE DELETED IF LAND TITLE GUARANTEE COMPANY CONDUCTS THE CLOSING OF THE CONTEMPLATED TRANSACTION(S) AND RECORDS THE DOCUMENTS IN CONNECTION THEREWITH.

NOTE: UPON PROOF OF PAYMENT OF 2016 TAXES, ITEM 6 WILL BE AMENDED TO READ:

TAXES AND ASSESSMENTS FOR THE YEAR 2017 AND SUBSEQUENT YEARS.



Old Republic National Title Insurance Company
Schedule B-2

(Exceptions)

Order Number: ABZ70552461-5

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 thereof, not shown by the Public Records 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, 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 of 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.
8. EXISTING LEASES AND TENANCIES, IF ANY.
9. RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM, SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AND A RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNRECORDED UNITED STATES PATENT TO JOHNSON MILLER. SAID INSTRUMENT IS REFERENCED AS ESI [28080143](#).
10. OIL AND GAS LEASE BETWEEN AVALIA T. BIXLER AND FRANK W. WINEGAR, RECORDED DECEMBER 17, 1952 IN BOOK 919 AT PAGE [15](#), AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTEREST THEREIN.

NOTE: THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN.

11. OIL AND GAS LEASE BETWEEN RUTH E. BIXLER HICKS AND VIRGINIA B. JOHNSON AND AMOCO PRODUCTION COMPANY, RECORDED JUNE 27, 1977 UNDER RECEPTION NO. [229368](#), AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTEREST THEREIN, INCLUDING BUT NOT LIMITED TO THE FOLLOWING INSTRUMENTS:

DECLARATION OF UNITIZATION RECORDED MAY 2, 1980 UNDER RECEPTION NO. [394038](#), AND AMENDMENT THERETO RECORDED SEPTEMBER 14, 1992 UNDER RECEPTION NO. [01219224](#). AFFIDAVITS OF PRODUCTION RECORDED MARCH 9, 2011 UNDER RECEPTION NOS. [03137258](#) AND [03137261](#).

Old Republic National Title Insurance Company
Schedule B-2

(Exceptions)

Order Number: ABZ70552461-5

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:

WELLBORE SPECIFIC DECLARATION OF POOLING RECORDED FEBRUARY 5, 2013 UNDER RECEPTION NO. [03287557](#).

NOTE: THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN.

12. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN RIGHT OF WAY AGREEMENT RECORDED JULY 08, 1985 UNDER RECEPTION NO. [00698467](#), AND RE-RECORDED NOVEMBER 12, 1985 UNDER RECEPTION NO. [00725442](#).
13. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN NOTICE OF GENERAL DESCRIPTION OF AREA SERVED BY PANHANDLE EASTERN PIP LINE COMPANY CONCERNING UNDERGROUND FACILITIES RECORDED JUNE 25, 1986 UNDER RECEPTION NO. [00768891](#).
14. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ANNEXATION ORDINANCE NO. 448 RECORDED APRIL 26, 1994 UNDER RECEPTION NO. [01420288](#), AND ANNEXATION PLAT RECORDED APRIL 26, 1994 UNDER RECEPTION NO. [01420293](#).
15. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ZONING ORDINANCE NO. 449 RECORDED APRIL 26, 1994 UNDER RECEPTION NO. [01420289](#).
16. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ANNEXATION AGREEMENT RECORDED APRIL 26, 1994 UNDER RECEPTION NO. [01420290](#), AND FIRST AMENDMENT RECORDED AUGUST 16, 2005 UNDER RECEPTION NO. [2713718](#).
17. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ERIE VILLAGE SUBDIVISION IMPROVEMENT AGREEMENT RECORDED JULY 24, 1996 UNDER RECEPTION NO. [01627735](#), AND FIRST AMENDMENT RECORDED JUNE 10, 2008 UNDER RECEPTION NO. [2935227](#).
18. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF ERIE VILLAGE, FIRST FILING RECORDED JULY 24, 1996 UNDER RECEPTION NO. [01627736](#).
19. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN DRY-UP COVENANT RECORDED SEPTEMBER 06, 1996 UNDER RECEPTION NO. [01640352](#).
20. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN NOTICES OF RIGHT TO USE SURFACE OF LANDS RECORDED JANUARY 09, 1998 UNDER RECEPTION NO. [1761801](#) AND JUNE 3, 2002 UNDER RECEPTION NO. [2292885](#).
21. RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED AUGUST 18, 1998, UNDER RECEPTION NO. [1836936](#), AND AMENDMENTS RECORDED SEPTEMBER 25, 1998 UNDER RECEPTION NO. [1852647](#) AND JULY 6, 2001 UNDER RECEPTION NO. [2170399](#).
22. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN PUBLIC

Old Republic National Title Insurance Company
Schedule B-2

(Exceptions)

Order Number: ABZ70552461-5

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:

IMPROVEMENTS COST SHARING AND SECURITY AGREEMENTS RECORDED OCTOBER 09, 1998 UNDER RECEPTION NO. [1858286](#) AND NOVEMBER 25, 1998 UNDER RECEPTION NO. [1874842](#).

23. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ORDINANCE NO. 616 RECORDED FEBRUARY 08, 1999 UNDER RECEPTION NO. [1903167](#).
24. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF ERIE VILLAGE, FIFTH FILING RECORDED FEBRUARY 08, 1999 UNDER RECEPTION NO. [1903172](#).
25. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE ERIE VILLAGE DEVELOPMENT PLAN MAP RECORDED SEPTEMBER 09, 1999 UNDER RECEPTION NO. [1979726](#), AND AMENDMENTS RECORDED OCTOBER 1, 2001 UNDER RECEPTION NO. [2202407](#), DECEMBER 16, 2005 UNDER RECEPTION NO. [2744996](#) AND JUNE 10, 2008 UNDER RECEPTION NO. [2935226](#).
26. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ORDINANCES APPROVING ERIE VILLAGE AMENDMENTS TO DEVELOPMENT PLAN RECORDED MAY 29, 2001 UNDER RECEPTION NOS. [2154226](#) AND [2154227](#).
27. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE NORTHERN COLORADO WATER CONSERVANCY DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED AUGUST 01, 2000, UNDER RECEPTION NO. [2065802](#).
28. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN COVENANT AND AGREEMENT RECORDED NOVEMBER 26, 2002 UNDER RECEPTION NO. [2362630](#).
29. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ERIE VILLAGE SUBDIVISION PARKS AND LANDSCAPING CONSTRUCTION LETTER OF AGREEMENT RECORDED MARCH 13, 2003 UNDER RECEPTION NO. [2411969](#).
30. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS TO MINERAL INTERESTS, AS SET FORTH IN INSTRUMENTS RECORDED DECEMBER 11, 2001 UNDER RECEPTION NO. [2230415](#), JULY 9, 2002 UNDER RECEPTION NO. [2305663](#), AUGUST 19, 2004 UNDER RECEPTION NO. [2619482](#), JULY 25, 2005 UNDER RECEPTION NO. [2706681](#), DECEMBER 21, 2007 UNDER RECEPTION NO. [2900941](#).

(EXCEPTIONS 8 THROUGH 30 AFFECT ALL PARCELS)

31. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF ERIE VILLAGE FIFTH FILING REPLAT A RECORDED DECEMBER 16, 2005 UNDER RECEPTION NO. [2744998](#).

(AFFECTS PARCELS A AND C)

32. REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT AS EVIDENCED BY INSTRUMENT RECORDED MAY 10, 2006 UNDER RECEPTION NO. [2775746](#).

(AFFECTS ALL PARCELS)

Old Republic National Title Insurance Company
Schedule B-2

(Exceptions)

Order Number: ABZ70552461-5

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:

33. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN GRANT OF DETERMINABLE EASEMENT AGREEMENT RECORDED JANUARY 27, 2006 UNDER RECEPTION NO. [2753294](#).

(AFFECTS PARCEL B)
34. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESTRICTIVE COVENANT ERIE VILLAGE FILING 5 RECORDED JUNE 10, 2008 UNDER RECEPTION NO. [2935228](#).

(AFFECTS PARCELS A AND C)
35. CONVEYANCE OF ALL MINERAL RIGHTS APPURTENANT TO THE REAL PROPERTY AS EVIDENCED IN QUIT CLAIM DEED RECORDED JUNE 10, 2009 UNDER RECEPTION NO. [03006434](#) AND RECORDED 10, 2009 UNDER RECEPTION NO. 03006433.

(AFFECTS PARCELS A AND C)
36. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN GRANT OF EASEMENT RECORDED AUGUST 02, 2016 UNDER RECEPTION NO. [03534406](#).

(AFFECTS PARCEL C)
37. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS SHOWN ON ALTA/NSPS LAND TITLE SURVEY CERTIFIED SEPTEMBER 20, 2017 PREPARED BY FLATIRONS, INC., JOB #17-70,166 SAID DOCUMENT STORED AS OUR ESI [35747120](#)
 - A. STORM SEWER UTILITIES AND ELECTRIC UTILITIES TRAVERSE SUBJECT PROPERTY OUTSIDE OF GRANTED EASEMENT AREAS.
 - B. FRAME SHED SURROUNDING FENCING ON OUTLOT V EXTEND ONTO BLOCK 26 AND ONTO UTILITY EASEMENT.
 - C. FENCES ARE NOT COINCIDENT WITH LOTS LINES AS SHOWN.



**JOINT NOTICE OF PRIVACY POLICY OF
LAND TITLE GUARANTEE COMPANY
LAND TITLE GUARANTEE COMPANY OF SUMMIT COUNTY
LAND TITLE INSURANCE CORPORATION AND
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**

This Statement is provided to you as a customer of Land Title Guarantee Company and Meridian Land Title, LLC, as agents for Land Title Insurance Corporation and Old Republic National Title Insurance Company.

We want you to know that we recognize and respect your privacy expectations and the requirements of federal and state privacy laws. Information security is one of our highest priorities. We recognize that maintaining your trust and confidence is the bedrock of our business. We maintain and regularly review internal and external safeguards against unauthorized access to non-public personal information ("Personal Information").

In the course of our business, we may collect Personal Information about you from:

- ▶ applications or other forms we receive from you, including communications sent through TMX, our web-based transaction management system;
- ▶ your transactions with, or from the services being performed by, us, our affiliates, or others;
- ▶ a consumer reporting agency, if such information is provided to us in connection with your transaction;
- and
- ▶ the public records maintained by governmental entities that we either obtain directly from those entities, or from our affiliates and non-affiliates.

Our policies regarding the protection of the confidentiality and security of your Personal Information are as follows:

- ▶ We restrict access to all Personal Information about you to those employees who need to know that information in order to provide products and services to you.
- ▶ We maintain physical, electronic and procedural safeguards that comply with federal standards to protect your Personal Information from unauthorized access or intrusion.
- ▶ Employees who violate our strict policies and procedures regarding privacy are subject to disciplinary action.
- ▶ We regularly access security standards and procedures to protect against unauthorized access to Personal Information.

WE DO NOT DISCLOSE ANY PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT PERMITTED BY LAW.

Consistent with applicable privacy laws, there are some situations in which Personal Information may be disclosed. We may disclose your Personal Information when you direct or give us permission; when we are required by law to do so, for example, if we are served a subpoena; or when we suspect fraudulent or criminal activities. We also may disclose your Personal Information when otherwise permitted by applicable privacy laws such as, for example, when disclosure is needed to enforce our rights arising out of any agreement, transaction or relationship with you.

Our policy regarding dispute resolution is as follows. Any controversy or claim arising out of or relating to our privacy policy, or the breach thereof, shall be settled by arbitration in accordance with the rules of the American Arbitration Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.



LAND TITLE GUARANTEE COMPANY

DISCLOSURE STATEMENTS

Note: Pursuant to CRS 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 will be obtained from the county treasurer of the county in which the real property is located or that county treasurer's authorized agent unless the proposed insured provides written instructions to the contrary. (for an Owner's Policy of Title Insurance pertaining to a sale of residential real property)
- C) The 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.

Note: Effective September 1, 1997, CRS 30-10-406 requires that 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 may refuse to record or file any document that does not conform, except that, the requirement for the top margin shall not apply to documents using forms on which space is provided for recording or filing information at the top margin of the document.

Note: Colorado Division of Insurance Regulations 8-1-2 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 Land Title Guarantee Company conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception number 5 will not appear on the Owner's Title Policy and the Lenders Policy when issued.

Note: Affirmative mechanic's lien protection for the Owner may be available (typically by deletion of Exception no. 4 of Schedule B-2 of the Commitment from the Owner's Policy to be issued) upon compliance with the following conditions:

- A) The land described in Schedule A of this commitment must be a single family residence which includes a condominium or townhouse unit.
- B) No labor or materials have been furnished by mechanics or material-men for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.
- C) The Company must receive an appropriate affidavit indemnifying the Company against un-filed mechanic's and material-men's liens.
- D) The Company must receive payment of the appropriate premium.
- E) If there has been construction, improvements or major repairs undertaken on the property to be purchased within six months prior to the Date of the Commitment, the requirements to obtain coverage for unrecorded liens will include: disclosure of certain construction information; financial information as to the seller, the builder and or the contractor; payment of the appropriate premium fully executed Indemnity Agreements satisfactory to the company, and, any additional requirements as may be necessary after an examination of the aforesaid information by the Company.

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

Note: Pursuant to CRS 10-11-123, notice is hereby given:

This notice applies to owner's policy commitments disclosing that a mineral estate has been severed from the surface estate, in Schedule B-2.

- A) That there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate and that there is a substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and
- B) That such mineral estate may include the right to enter and use the property without the surface owner's permission.

Note: Pursuant to CRS 10-1-128(6)(a), It is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance, and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado Division of Insurance within the Department of Regulatory Agencies.

Note: Pursuant to Colorado Division of Insurance Regulations 8-1-3, notice is hereby given of the availability of a closing protection letter for the lender, purchaser, lessee or seller in connection with this transaction.



Commitment to Insure

ALTA Commitment - 2006 Rev.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, a Minnesota 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 Schedule 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 six months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue such policy or policies is not the fault of the Company.

CONDITIONS AND STIPULATIONS

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 acquires 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 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 and Stipulations.
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 the Conditions and Stipulations 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 www.alta.org.

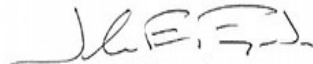
STANDARD EXCEPTIONS

In addition to the matters contained in the Conditions and Stipulations and Exclusions from Coverage above referred to, this Commitment is also subject to the following:

1. Rights or claims of parties in possession not shown by the Public Records.
2. Easements, or claims of easements, not shown by the Public Records.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey or inspection of the Land would disclose and which are not shown by the Public Records.
4. Any lien, or right to a lien, for services, labor or material theretofore 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.

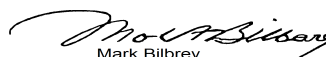
IN WITNESS WHEREOF, Old Republic National Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A to be valid when countersigned by a validating officer or other authorized signatory.

Issued by:
Land Title Guarantee Company
3033 East First Avenue
Suite 600
Denver, Colorado 80206
303-321-1880


John E. Freyer, Jr.
President



Old Republic National Title Insurance Company
a Stock Company
400 Second Avenue South
Minneapolis, Minnesota 55401
(612)371-1111


Mark Bilbrey
President

AMERICAN
LAND TITLE
ASSOCIATION




Rande Yeager
Secretary