



Application Type:

| | | |
|--|--|---|
| <input type="checkbox"/> Conceptual Review | <input type="checkbox"/> Preliminary PUD | <input type="checkbox"/> Temporary Use |
| <input type="checkbox"/> Subdivision, Preliminary | <input type="checkbox"/> Final PUD | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Subdivision, Final | <input type="checkbox"/> Rezone | <input type="checkbox"/> Conditional Use |
| <input type="checkbox"/> Plat Correction/ Vacation | <input type="checkbox"/> Special Use | <input checked="" type="checkbox"/> Other: <u>Subdivision Design Waiver</u> |

PROJECT NAME:

APPLICANT

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

OWNER

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

TECHNICAL REPRESENTATIVE (Consultant, Engineer, Surveyor, Architect, etc.)

Name: Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

DESCRIPTION OF SITE

Address:

City, State, Zip:

Area (acres or square feet):

Tax Assessor Parcel Number

Existing Zoning:

Existing Land Use:

Proposed Land Use:

Have you attended a Conceptual Review? YES NO

If Yes, please list PRE#:

I hereby certify that I am making this application as owner of the above described property or acting under the authority of the owner (attached authorization, if not owner). I am familiar with all pertinent requirements, procedures, and fees of the County. I understand that the Application Review Fee is non-refundable. All statements made on this form and additional application materials are true to the best of my knowledge and belief.

Name:

Date:

Owner's Printed Name

Name: 

Owner's Signature

March 16, 2022

Libby Tart, AICP
Senior Long Range Planner
Community & Economic Development
Adams County
4430 South Adams County Parkway, 1st Floor, Suite W2000A
Brighton, CO 80601

RE: Clear Creek Transit Village: Project Narrative for the Subdivision Waiver for Private Streets

Dear Ms. Tart:

The Clear Creek Transit Project is a 21-acre site located in 6001 Federal Boulevard in Adams County, Colorado. This land use application for a preliminary plat has been under review by this team since 2020. This letter provides a background on the project and a summary of information that is relevant to the required Subdivision Waiver request for Private Streets. As we understand, the Subdivision Waiver for Private Streets will be heard in conjunction with the preliminary plat at the Planning Commission and Board of County Commissioner's hearing.

Project Introduction

The Clear Creek Transit Village is a Transit Oriented Development (TOD) that aligns with various Adams County TOD focused policies and plans that have been approved for this site as well as a larger area within the Federal Boulevard and Clear Creek area. Some of the established plans that have informed this development project are the Clear Creek Transit Village Vision Plan and the Adams County Clear Creek Valley TOD Plan, both adopted in 2009 and the Clear Creek Corridor Master Plan approved in 2017. The development of the Clear Creek Federal Transit Station just southeast of this site is a major public investment that justifies the development of TOD land uses within this area. The approximate walking distance from our development to the rail station is less than a half mile. The Federal Boulevard Corridor Study has identified multi-jurisdictional multi-modal transportation policies and goals that have informed this project as well.

The below conceptual plan depicts the overall layout of the proposed development.



The Preliminary Development Plan (PDP) was approved in 2012 and amended in 2015. This official zoning document sets forth the zoning requirements, development standards, development commitments and overall requirements for the development. The PDP provides the framework for the roadway and pedestrian networks of the development and officially designated specific roadways and alleys as private and others as public. The roadway standards provide a range of vehicular, bicycle, pedestrian and streetscape features that align with the general goals of the TOD vision plans approved by Adams County and further support the general tenets of a TOD development. These standards have helped inform and shape our plans to ensure it is a safe, aesthetically pleasing, and pedestrian friendly development that fosters transit use.

The site is organized into nine planning areas that consist of multi-family blocks, townhome blocks and a central park. The internal roadways are intended to be owned and maintained by the Clear Creek Transit Metropolitan District No. 1. The roadways will provide access to the public. The Adams County staff report submitted for consideration of the PDP on September 27, 2012 states:

Because of the applicant's proposed design and layout, several roads within the proposed development are proposed to be classified as private roads. A private road means the road will be owned and maintained by the development. In this case, the private roads would be owned and maintained by the Clear Creek Transit Metropolitan District.

Preliminary Review Process

The proposed CCTV plans incorporate the roadway network as identified in the PDP. Furthermore, throughout our preliminary design process we have incorporated various design and public realm streetscape features that are included in the PDP, such as bump outs, tree lawns, etc. Over the past year, we have proactively reached out to various agencies that will eventually review our formal submittals (FDP and Final Plat), such as Adams County Fire Rescue, Crestview Water & Sanitation District and Denver Water. This preliminary review process consisted of reviews of our layout and roadway plans to make sure we are designing them to meet their specifications for on-street parking, roadway width, turning radii, utility and easement location and width. These meetings have been productive and helped us advance our roadway layout and preliminary engineering plans. As a result of this coordination with multiple agencies, we have modified our internal roadway network of streets that are deemed to be "private streets" that will be owned and maintained by the Clear Creek Transit Metropolitan District No. 1. Our current plans and drawings have been modified to meet their recommended widths, utility locations and easement widths.

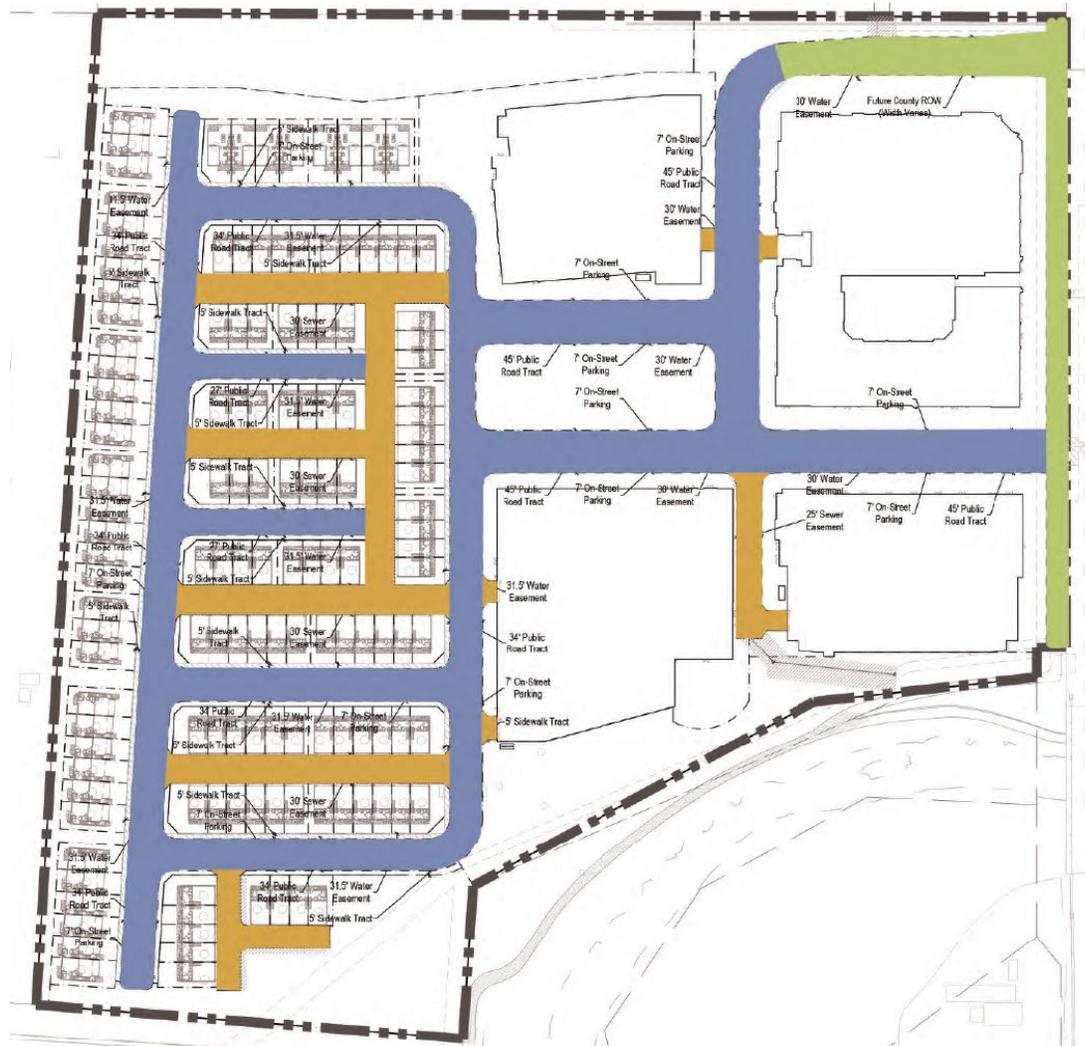
We have included two letters from public agencies that have participated in this preliminary review process acknowledging the process and current roadway layout. Please see the enclosed letters from Adams County Fire Rescue and Crestview Water & Sanitation District.

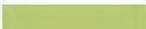
Private and Public Streets

The proposed private streets and alleys within the preliminary plat have been incorporated into tracts as recommended by Adams County Engineering staff. A portion of West 60th Place located within Tract B is intended to be dedicated to Adams County as public ROW. The dedication of this portion of roadway is necessary because it intersects with Federal Boulevard. This location is intended to be a signalized intersection and CDOT and Adams County have indicated it needs to be public ROW to be granted an official access permit to Federal Blvd.

The approved PDP designated more streets as public at the time of the PDP approval in 2015. The proposed public streets were dispersed throughout the project which resulted in a "patchwork" approach for public and private streets. The project team has evaluated the public roadway designation as identified in the PDP and determined that all roadways will be private except for the aforementioned portion of West 60th Place. During meetings with Adams County engineering staff, they stated they were in support of our approach to include the majority of the streets as a private designation. They felt the "patchwork" approach could create inefficiencies for future maintenance responsibilities for the County as the Metropolitan District. Our approach to designate the majority of the roads as private streets to be owned and maintained by the Clear Creek Transit Metropolitan District No. 1 will result in less maintenance responsibilities for Adams County.

The below graphic shows the proposed roadway and alley layout and identifies which sections are deemed to be private and public right-of-way.



-  On-Street Parking Stalls
-  Sewer Easement
-  Water Easement
-  Property Line
-  Tract Line
-  PUBLIC ROW
-  PRIVATE ROAD (PUBLICLY ACCESSIBLE)
-  PRIVATE ALLEY (PUBLICLY ACCESSIBLE)

Submittal Documents

The following documents have been included for this Subdivision Waiver Request for Private Streets.

- ACFR Access Points Letter
- Development Application
- Construction Documents (CDs)
- Certificate of Taxes Paid
- Crestview Review Letter
- Crestview Will Serve Letter
- GESC Plan (see Sheet 21 of the CDs included with this submittal)
- Legal Description
- Level 3 Storm Drainage Study
- Narrative
- Neighborhood Meeting Summary
- Preliminary Plat
- Site Plan
- Title Commitment
- Traffic Impact Study
- Xcel Will Serve Letter

Per conversation with Adams County Planning staff, it was conveyed that the Subdivision Waiver for Private Streets requires numerous engineering documents. The submittal of these documents at this time is not intended for a complete review, because the engineering documents are formally submitted at the time of the Final Development Plan (FDP) and Final Plat. They are required now to demonstrate that the roadways and the overall site has gone through a significant civil engineering design development process. This indicates to staff that roadways and site have been designed beyond a preliminary level and enough information is provided in the civil drawings to assist with the Subdivision Waiver review.

Please do not hesitate to contact me if you have questions or need additional information. Thank you for your ongoing assistance with this project.

Sincerely,



Bill Mahar, AICP
Principal

February 7, 2022 – Letter has been updated and resubmitted

September 28, 2021

Libby Tart, AICP
Senior Long Range Planner
Community & Economic Development
Adams County
4430 South Adams County Parkway, 1st Floor, Suite W2000A
Brighton, CO 80601

RE: Clear Creek Transit Village :: Preliminary Plat 2nd Technical Review Submittal – PRC2019-00014

Dear Ms. Tart:

We are pleased to resubmit the Preliminary Plat and associated documents on behalf of our clients Clear Creek Development. Our first submittal by this team was in early 2020 and the initial submittal was completed by the previous applicant in October 2019.

Below we have listed the various project contacts and consultants which comprise our team.

Applicant and Current Owner

Clear Creek Development, LLC
10808 S. River Front Parkway,
Suite 378
South Jordan, UT 84095
801-809-9294
Contact: Michael Christensen

Applicant

Pacific North Enterprises, LLC
900 Castleton Drive, Suite 118
Castle Rock, CO 80109
303-955-5291
Contact: Bryan Byler

Civil Engineer

Roscoe Engineering
11203 West 102nd Drive
Westminster, CO 80021
720-934-7735
Contact: Bruce Roscoe

Planner/ Landscape Architect

Norris Design
1101 Bannock St.
Denver, Colorado 80204
303-892-1166
Contact: Bill Mahar

Architect

Godden Sudik Architects
5975 S. Quebec St.
Centennial, CO 80111
303-455-4437
Contact: Alex Duran

Photometrics

Studio Lightning
63 Sunset Dr.
Bailey, CO 80421
303-242-1572
Contact: Jacob Bennefield

Transportation Engineer

Fox Tuttle Transportation Group
1624 Market Street, Suite 202
Denver, CO 80202
303-652-3571
Contact: Steve Tuttle

Dry Utility Coordination

Kimley-Horn
380 Interlocken Crescent
Suite 100
Broomfield, CO 80021
720-642-8650
Contact: Justin Knowles

The project team has gone through six review cycles with the preliminary plat and held numerous meetings with County staff, stakeholders and referral agencies to address project components. We have held two neighborhood meetings that are summarized in this letter. Accompanied with this letter is a resubmittal of the preliminary plat that addresses the redline comments were provided to the project team on 9/23/21.

Public Outreach

Neighborhood Meeting #1

We understand that community engagement is an important part of the transition between applicants. With that in mind, the project team held a virtual neighborhood meeting on Wednesday, October 21, 2020 from 6:30 p.m. to 8:00 p.m. via Zoom to introduce the new property owners and development team and listen and gain feedback on our preliminary design and planning concepts.

Letters were sent per Adams County requirements to 376 individual property owners within the vicinity of the property inviting them to the virtual neighborhood meeting. The meeting was attended to 16 members of the community as well as representatives of the project team. The project team gave a Power Point presentation of preliminary plans for the site and answered questions about the project's timeframe, site design, access, potential retail uses, and buffering from the community to the west of the site.

The project team also unveiled www.clearcreektransitvillage.net, a website which features project information (including the Power Point presentation shared at the neighborhood meeting) as well as a submission form which neighbors can use to submit comments directly to the project team. The website is in preliminary development and will be further developed as we move forward. Neighbors will be able to check this website for ongoing project updates.

Neighborhood Meeting #2

Our second neighborhood meeting was held on September 14, 2021. We had approximately 8 members of the public attend that virtual meeting and 11 members from the project team and Adams County representatives. A slide presentation was utilized during the meeting providing updates on project changes, building and landscape renderings of the future development and outlined next steps. Neighborhood residents inquired about the height of buildings in Planning Area 3. They asked about the proposed berm and fence and if they are still part of the project components and project team members confirmed they remained they are included in the proposed plans and will also be enhanced with landscape buffers. There were questions about overall project timing that were addressed by members of the project team and a representative from Adams County. A question was posed about school capacity and a representative from Adams County Planning addressed that comment.

Proposed Neighborhood Meeting #3

The project team is planning to hold a third neighborhood meeting on Thursday, February 17, 2022. The intent of this meeting will to update the neighborhood residents about the status of the project. We will provide an update on the lot layout of the development, engineering improvements that will benefit the site and the larger neighborhood and provide additional detail on the landscape and site amenities.

Agency Coordination

Throughout this duration of this project, the team has reached out to the following agencies and stakeholder groups to understand their concerns and interests as they relate to the site:

- Adams County Planning and Engineering
- Federal Boulevard Corridor Study Coalition
- Adams County Parks, Open Space & Cultural Arts Department
- Adams County Fire Rescue
- Colorado Department of Transportation (CDOT)
- Metro Wastewater Reclamation District
- Crestview Water & Sanitation District
- Denver Water
- Mile High Flood District
- Regional Transit District (RTD)
- Tri-County Health Department

Throughout this process, the project team has significantly focused on utility and roadway requirements.

We have had numerous interactions with CDOT to address the items that are relevant at the preliminary plat level and acknowledge items to be coordinated and reviewed during the FDP and Final Plat phase. Our transportation engineer has been coordinating with CDOT on the development and submittal of traffic signal plan for Federal Blvd and we are also working on the submittal of an access permit application for Federal Blvd as the previously granted access permits have expired. These items will be formally submitted prior or in conjunction of the FDP and Final Plat.

We have worked with Crestview Water & Sanitation District, Denver Water and Metro Wastewater to address utility and easement requirements. A letter is attached from Crestview Water & Sanitation District acknowledging that we have been and will continue to address their utility requirements and approaches. They acknowledge the preliminary plat includes the necessary easement language and will be moving forward to the public hearing process.

We have worked with Adams County Fire Rescue to make sure the roadways meet their requirements. A letter is attached from Adams County Fire Rescue stating a requirement of two points of access to Federal Blvd.

We have met with the Regional Transportation District to coordinate on off-site improvements, such as utilities crossing their rail lines. We have also discussed bus shelter locations along Federal Blvd, which will be included on the FDP.

Criteria for Approval

This Preliminary Plat complies with the Criteria for Approval outlined in Adams County Code Section 2-02-19-03-05 as follows:

1. *The preliminary plat is consistent with the Adams County Comprehensive Plan and any available area plan.*

The proposed Preliminary Plat is designed to support the mixed-use, transit-oriented development outlined in the Preliminary Development Plan. This is consistent with the Adams County Comprehensive Plan which designates this site as a Mixed-Use Activity Center. Site design is informed by area plans including the Adams County Clear Creek Corridor Master Plan and the Federal Boulevard Framework Plan.

2. *The preliminary plat is consistent with the purposes of these standards and regulations.*

This proposed Preliminary Plat is consistent with the purposes of the standards and regulations as outlined in the Preliminary Plat section of the Adams County Development Standards and Regulations. The Preliminary Plat identifies the property boundaries, blocks, lots, tracts and easements that are required for the development. In an email sent to Ms. Tart on 1/13/2022, the project team provided the below summary of all blocks, lots and tracts that are included in the preliminary plat.

- Blocks 1, 2, 3 and 5 are the multifamily blocks that will include multi-story residential/mixed use on their respective block as specified by the approved PDP.
- Block 4 is the neighborhood park.
- Block 6, 7, 8 and 9 are the townhome blocks and contains lots for each respective townhome.
- ROW Dedication for Federal Blvd – this has been included on the previous plat submittals and reviewed and acknowledged by CDOT.
- Tract A is the landscape, berm and fence easement that was recorded. This has been included in previous plat submittals.
- Tract B is proposed to be dedicated as public ROW.
- Tract C is the primary road network. As noted previously, the roads within Tract C will be owned and maintained by the Metro District and will have public access.
- Tract D is the alley between Block 2 and Block 5. This alley has been part of the previous plat submittals.
- Tract E and R are part of the riverfront open space. These tracts will be owned by the Metro District and will include storm water facilities, public access via trails/sidewalks and landscaping.
- Tract F is the alley within Block 6. This tract provides vehicular access to the rear garages of the townhomes and includes utilities. A couple buffer areas between the townhomes on the east side are included in Tract F.
- Tracts G, H, I, J, K, L M, N, P, Q, U, W, and Y are sidewalk tracts to provide pedestrian access to the public. It will be noted in the plat notes that they are part of an easement as well that grants public pedestrian access. These tracts will be owned and maintained by the Metro District or HOA (tbd).

- Tract T and V and landscape buffers for the townhomes. The tracts will be maintained and owned by the Metro District or HOA (tbd).
 - Tracts O and S are alleys for the townhomes that are adjacent. They will be maintained and owned by the Metro District and also include utility easements.
 - Tract X is a landscape buffer area that will be maintained and owned by the Metro District.
3. *The preliminary plat is in conformance with the subdivision design standards and any approved sketch plan.*

The proposed Preliminary Plat boundary, blocks and tracts aligns with the Clear Creek Transit Village Preliminary Development Plan, which is the zoning document for the site that was approved in 2015. A couple of internal roadways have been realigned and one was converted to a typical alley configuration and has been incorporated into tract D. County staff acknowledged support for those revisions.

4. *The applicant has provided evidence that a sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards.*

The proposed water supply for this development is service provided by the Crestview Water & Sanitation District, a distributor with Denver Water. A letter submitted by the previous developer from June 14, 2019 indicates the District's ability to serve the development's water and sanitary needs. The project team has submitted preliminary plans to Crestview and has had numerous meetings to review draft plans. An updated will-serve letter from Crestview will be included with the FDP submittal.

5. *The applicant has provided evidence that a public sewage disposal system has been established and, if other methods of sewage disposal are proposed, adequate evidence indicating that such system complies with state and local laws and regulations.*

As noted above, the applicant has been in discussion with Crestview Water & Sanitation District and Metro Wastewater as to the appropriate infrastructure improvements necessary to serve the water and sanitary requirements of the project. During those meetings we also had discussions about sizing the infrastructure to provide services for off-site improvements.

6. *The applicant has provided evidence to show all areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified by the applicant and the proposed uses of these areas are compatible with such conditions.*

An updated grading plan has been included during past submittals. A Voluntary Clean Up Plan (VCUP) has been completed on the site and acknowledged as completed by Tri-County Health Department. Additionally, the site is currently undergoing initial site preparation and roadway over excavation as approved by Adams County.

7. *The applicant has provided evidence that adequate drainage improvements comply with these standards and regulations.*

A preliminary drainage report was included throughout the review process of the preliminary plat. We have addressed comments that are relevant to the preliminary plat phase. A final drainage plan and report will be provided at time of FDP and Final Plat submittal as directed by Adams County Engineering staff.

8. *The overall density of development within the proposed subdivision conforms to the zone district density allowances.*

While a formal Final Development Plan (FDP) which lists our proposed density will be submitted at a later date, the proposed density will be in conformance with the Clear Creek Transit Village Preliminary Development Plan, approved in 2015.

Final Development Plan and Final Plat Submittal

The FDP and Final Plat which were submitted by the previous developer are no longer valid. Following this Preliminary Plat submittal, the project team will submit a new FDP and Final Plat application, as per direction from Adams County staff.

Enclosed along with this letter please find the following submittal documents:

1. Preliminary Plat updated on 2/07/22
2. Updated project narrative (this letter)
3. Correspondence from Adams County Fire Rescue
4. Correspondence from Crestview Water & Sanitation District

Please let us know if you need additional information or have any questions. Thank you for your continued assistance.

Sincerely,



Bill Mahar, AICP
Principal

LEGAL DESCRIPTION
CLEAR CREEK TRANSIT VILLAGE

ALL THAT REAL PROPERTY DESCRIBED AND CONVEYED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED JUNE 23, 2020 AT RECEPTION No. 2020000056492, DESCRIBED AS FOLLOWS:

LOT 2, BLOCK 1, BRANNAN'S SUBDIVISION FILING NO. 2, ACCORDING TO THE PLAT RECORDED MAY 12, 1994 AT RECEPTION NO. B1247454, AND AS AMENDED BY AFFIDAVIT OF CORRECTION RECORDED JANUARY 19, 1995 IN BOOK 4455 AT PAGE 542, EXCEPT THAT PART CONVEYED TO THE COUNTY OF ADAMS BY WARRANTY DEED MADE A PART OF RESOLUTION RECORDED MAY 25, 1995 IN BOOK 4518 AT PAGE 777, COUNTY OF ADAMS, STATE OF COLORADO.

TOGETHER WITH TRACT A, BRANNAN'S SUBDIVISION - FILING NO. 1, ACCORDING TO THE PLAT RECORDED OCTOBER 31, 1973 AT RECEPTION NO. A020815, COUNTY OF ADAMS, STATE OF COLORADO.

THE ABOVE DESCRIBED SUBJECT PROPERTY IS ALSO DESCRIBED AS FOLLOWS:

A PORTION OF THE WEST HALF (W 1/2) OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 8, FROM WHENCE THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER (NW 1/4) BEARS SOUTH 00°00'36" WEST A DISTANCE OF 2635.75 FEET, WITH ALL BEARINGS HEREIN RELATED THERETO; THENCE ALONG THE EAST LINE OF SAID NORTHWEST QUARTER (NW 1/4), SOUTH 00°00'36" WEST, 1977.44 FEET TO A POINT; THENCE LEAVING SAID EAST LINE, NORTH 89°45'17" WEST, 50.00 FEET TO THE WEST LINE OF FEDERAL BOULEVARD, AND BEING THE NORTHEAST CORNER OF TRACT A OF BRANNAN'S SUBDIVISION FILING No. 1, AND BEING THE POINT OF BEGINNING;

THENCE ALONG SAID WEST LINE, SOUTH 00°00'36" WEST, 658.53 FEET TO A POINT;
THENCE LEAVING SAID WEST LINE, SOUTH 89°51'23" WEST, 30.00 FEET TO A POINT;
THENCE SOUTH 00°00'04" WEST, 31.23 FEET TO A POINT;
THENCE SOUTH 83°46'03" WEST, 233.62 FEET TO A POINT;
THENCE SOUTH 61°35'26" WEST, 404.96 FEET TO A POINT ON THE BOUNDARY OF LOT 2 OF BRANNAN'S SUBDIVISION FILING No. 2;
THENCE ALONG SAID BOUNDARY THE FOLLOWING FOUR (4) COURSES:

1. SOUTH 03°44'30" WEST, 159.68 FEET TO A POINT;
2. NORTH 85°27'01" WEST, 446.37 FEET TO A POINT;
3. NORTH 03°30'34" EAST, 1038.07 FEET TO A POINT;
4. SOUTH 89°45'17" EAST, 1010.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 918,827 SQUARE FEET OR 21.093 ACRES OF LAND, MORE OR LESS.

End of Legal Description.

FRANK M. ZWOLINSKI, P.L.S.
Colorado License No. 38060
For and on behalf of Power Survey Company, Inc.
(303) 702-1617

CLEAR CREEK TRANSIT VILLAGE *** PRELIMINARY PLAT ***

PLT2019-00005

A PORTION OF THE WEST HALF (W 1/2) OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 68 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 14

OWNERSHIP CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, CLEAR CREEK DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE LAND DESCRIBED AND CONVEYED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED JUNE 23, 2020 AT RECEPTION NO. 2020000056492, AS SHOWN IN THIS PRELIMINARY PLAT AND DESCRIBED AS FOLLOWS:

LOT 2, BLOCK 1, BRANNAN'S SUBDIVISION FILING NO. 2, ACCORDING TO THE PLAT RECORDED MAY 12, 1994 AT RECEPTION NO./ B1247454, AND AS AMENDED BY AFFIDAVIT OF CORRECTION RECORDED JANUARY 19, 1995 IN BOOK 4455 AT PAGE 542, EXCEPT THAT PART CONVEYED TO THE COUNTY OF ADAMS BY WARRANTY DEED MADE A PART OF RESOLUTION RECORDED MAY 25, 1995 IN BOOK 4518 AT PAGE 777, COUNTY OF ADAMS, STATE OF COLORADO.

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THENCE LEAVING SAID EAST LINE, NORTH 89°45'17" WEST, 50.00 FEET TO THE WEST LINE OF FEDERAL BOULEVARD, AND BEING THE NORTHEAST CORNER OF TRACT A OF BRANNAN'S SUBDIVISION FILING No. 1, AND BEING THE POINT OF BEGINNING;

THENCE ALONG SAID WEST LINE, SOUTH 00°00'36" WEST, 658.53 FEET TO A POINT;

THENCE LEAVING SAID WEST LINE, SOUTH 89°51'23" WEST, 30.00 FEET TO A POINT;

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2. NORTH 85°27'01" WEST, 446.37 FEET TO A POINT;
3. NORTH 03°30'34" EAST, 1038.07 FEET TO A POINT;
4. SOUTH 89°45'17" EAST, 1010.39 FEET TO THE POINT OF BEGINNING.

CONTAINING ±918,827 SQUARE FEET OR ±21.093 ACRES OF LAND, MORE OR LESS.

HAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, STREETS, TRACTS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF CLEAR CREEK TRANSIT VILLAGE, AND DOES HEREBY DEDICATE ALL PUBLIC STREETS TO ADAMS COUNTY FOR PUBLIC USE, AND DOES HEREBY DEDICATE, GRANT AND CONVEY TO ADAMS COUNTY, TRACT B AS PUBLIC RIGHT-OF-WAY AND ALSO THOSE PUBLIC EASEMENTS AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO ADAMS COUNTY AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN ADAMS COUNTY.

FOR: CLEAR CREEK DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: MICHAEL CHRISTENSEN, ITS MANAGER _____ DATE _____

NOTARY ACKNOWLEDGMENT

STATE OF _____)
) SS.
COUNTY OF _____)

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY MICHAEL CHRISTENSEN AS MANAGER OF CLEAR CREEK DEVELOPMENT, LLC.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

ADDRESS OF NOTARY: _____



VICINITY MAP
Not to scale

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| 2 | EXISTING CONDITIONS |
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| 13-14 | TRACT AND CDOT DEDICATION DETAILS |

SURVEYOR'S NOTES

1. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY POWER SURVEYING COMPANY, INC. FOR INFORMATION REGARDING BOUNDARY, EASEMENTS AND TITLE. POWER SURVEYING COMPANY, INC. RELIED UPON CHICAGO TITLE INSURANCE COMPANY'S COMMITMENT NO. ABC70653170.1, WITH AN EFFECTIVE DATE OF JANUARY 13, 2022 AT 5:00 P.M.
3. BASIS OF BEARINGS: SOUTH 00°00'36" WEST, BEING THE BEARING OF THE EAST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AS MEASURED AND DEFINED BETWEEN THE TWO FOUND MONUMENTS SHOWN HEREON.
4. FLOOD ZONE DESIGNATION: AS SHOWN ON F.I.R.M. MAP PANEL #08001C 00592H, WITH AN EFFECTIVE REVISION DATE OF MARCH 5, 2007, THE SUBJECT PROPERTY LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND WITHIN ZONE "AE" (SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% PERCENT ANNUAL CHANCE FLOOD - BASE FLOOD ELEVATIONS DETERMINED). REFER TO MAP SHEETS FOR APPROXIMATE LOCATIONS OF FLOOD ZONE BOUNDARIES.
5. FIELD SURVEY COMPLETION DATE: OCTOBER 11, 2019.
6. THE LINEAR UNIT OF MEASUREMENT FOR THIS PRELIMINARY PLAT IS THE U.S. SURVEY FOOT, WHICH IS DEFINED AS 1200/3937 METERS.
7. STATEMENT RESTRICTING ACCESS: INGRESS, EGRESS AND REGRESS ARE LIMITED TO FEDERAL BLVD. UNLESS APPROVED BY CDOT AND ADAMS COUNTY, COLORADO.
8. THE SUBJECT PROPERTY CONTAINS ±918,827 SQUARE FEET OR ±21.093 ACRES OF LAND.
9. THE APPROVED STORM WATER OPERATIONS AND MAINTENANCE MANUAL IS ON FILE WITH THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION No. _____.

TRACT MAINTENANCE NOTE

BY THIS PLAT INGRESS, EGRESS AND REGRESS FOR TRACTS B AND C ARE LIMITED TO FEDERAL BOULEVARD AS SHOWN ON SHEETS 7 AND 10 OF 14 AND ACCESS IS APPROVED BY CDOT AND ADAMS COUNTY, COLORADO. TRACT B IS PUBLIC RIGHT-OF-WAY TO BE DEDICATED TO ADAMS COUNTY, COLORADO. TRACT C IS PUBLIC RIGHT-OF-WAY AND WILL BE OWNED AND MAINTAINED BY CLEAR CREEK TRANSIT METROPOLITAN DISTRICT NO. 1. TRACTS D, F, O, AND S ARE CREATED FOR ALLEYS AND WILL BE OWNED AND MAINTAINED BY CLEAR CREEK TRANSIT METROPOLITAN DISTRICT NO. 1. TRACTS G, H, I, J, K, L, M, N, P, Q, U, W, AND Y ARE CREATED FOR SIDEWALKS AND WILL BE OWNED AND MAINTAINED BY CLEAR CREEK TRANSIT METROPOLITAN DISTRICT NO. 1. ADAMS COUNTY ASSUMES NO RESPONSIBILITY OR LIABILITY REGARDING THESE STREETS, ALLEYS, AND SIDEWALKS, AND WILL NOT PERFORM MAINTENANCE OPERATIONS INCLUDING SNOW REMOVAL.

TRACT A IS OWNED BY THE CLEAR CREEK DEVELOPMENT LLC AND MAINTAINED BY GRANTEE. TRACTS E, R AND X ARE CREATED FOR LANDSCAPING OR OPEN SPACE AND WILL BE OWNED AND MAINTAINED BY THE CLEAR CREEK TRANSIT METROPOLITAN DISTRICT NO. 1. TRACTS T AND V ARE CREATED FOR LANDSCAPING OR OPEN SPACE AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.

SURVEYOR'S CERTIFICATE

I, RICHARD B. GABRIEL, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LAND SURVEY PLAT CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION ON OCTOBER 11, 2019, THAT THE MONUMENTS SHOWN HEREON ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED AND THAT ALL NOTES, DIMENSIONS AND IMPROVEMENTS ARE CORRECTLY SHOWN HEREIN TO THE BEST OF MY KNOWLEDGE AND BELIEF.

RICHARD B. GABRIEL, P.L.S.
Colorado License No. 37929
For and on behalf of
Power Surveying Company, Inc.

STORM DRAINAGE FACILITIES STATEMENT

THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS SHALL BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVISION DEVELOPMENT AGREEMENT. TRACTS C AND E WILL CONTAIN STORM DRAINAGE AND WATER QUALITY INFRASTRUCTURE THAT WILL BE OWNED AND MAINTAINED BY THE CLEAR CREEK TRANSIT METROPOLITAN DISTRICT NO. 1. SHOULD THE OWNER FAIL TO MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE SOLE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COST WILL BE ASSESSED TO THE PROPERTY OWNERS.

UTILITY EASEMENT NOTES

1. ALL TRACTS ARE HEREBY DEDICATED FOR UTILITY USE.
2. UTILITY EASEMENTS ARE DEDICATED TO ADAMS COUNTY FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES). UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PUBLIC STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.

PLANNING COMMISSION APPROVAL

APPROVED BY THE ADAMS COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, A.D. 20 ____.

CHAIR

BOARD OF COUNTY COMMISSIONERS APPROVAL

APPROVED BY THE ADAMS COUNTY BOARD OF COMMISSIONERS THIS _____ DAY OF _____, A.D. 20 ____.

CHAIR

ADAMS COUNTY ATTORNEY'S OFFICE

APPROVED AS TO FORM

COVER SHEET

| | | |
|----------------|------------------------|--------------------|
| | TYPE OF SUBMITTAL: | PRELIMINARY PLAT |
| | PREPARATION DATE: | SEPTEMBER 15, 2020 |
| | REVISION DATE: | MARCH 7, 2021 |
| | REVISION DATE: | AUGUST 20, 2021 |
| | REVISION DATE: | FEBRUARY 1, 2022 |
| | REVISION DATE: | FEBRUARY 4, 2022 |
| REVISION DATE: | FEBRUARY 7, 2022 | |
| JOB NO. 19-260 | DWG: 19-260 PRELIM.dwg | |
| SHEET 1 OF 14 | | |

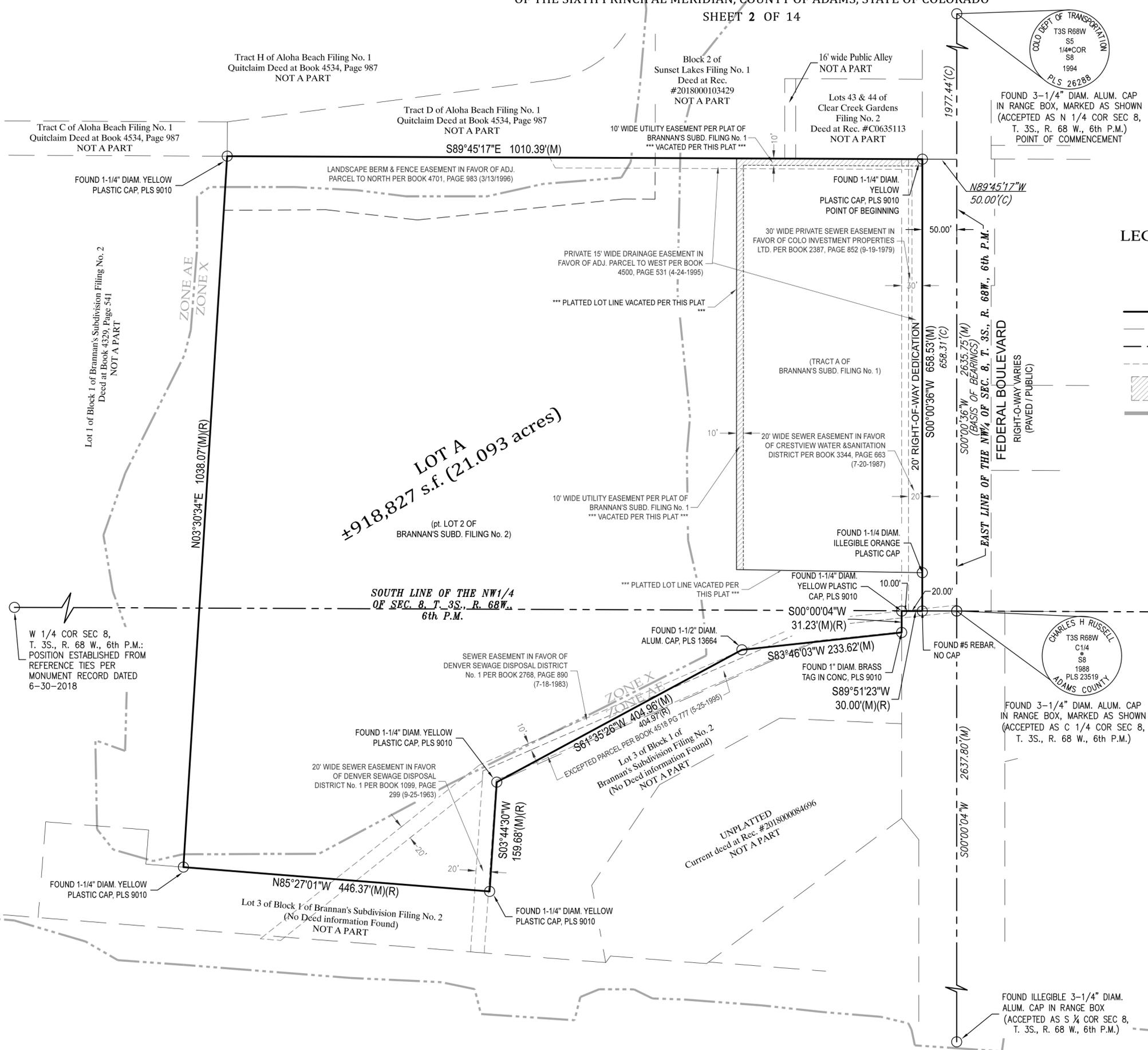
CLEAR CREEK TRANSIT VILLAGE

*** PRELIMINARY PLAT ***

PLT2019-00005

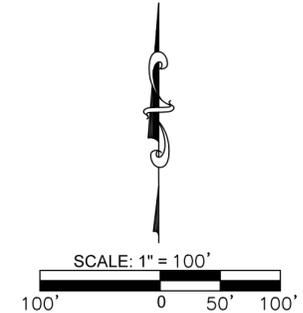
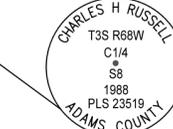
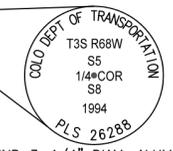
A PORTION OF THE WEST HALF (W 1/2) OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 68 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 2 OF 14



LEGEND OF SYMBOLS & ABBREVIATIONS

- SET REBAR & 1-1/2" DIAMETER YELLOW PLASTIC CAP, PLS 37929, TYPICAL UNLESS NOTED OTHERWISE
- MONUMENT FOUND, AS NOTED
- PLAT BOUNDARY LIMITS
- ADJOINING PARCEL OR LOT LINE
- PUBLIC LANDS SURVEY SECTION LINE
- EXISTING RECORD EASEMENT LINE
- EXISTING EASEMENT VACATED PER THIS PLAT
- F.I.R.M. ZONE LINE DESIGNATION
- DIAM DIAMETER
- (C) CALCULATED DIMENSION
- (M) MEASURED DIMENSION
- (R) RECORD DIMENSION



BOUNDARY ANALYSIS, EXISTING CONDITIONS

| | | | | | | | | | | | | | | | | | |
|---|--|--------------------|------------------|-------------------|--------------------|----------------|---------------|----------------|-----------------|----------------|------------------|----------------|------------------|----------------|------------------|----------------|------------------------|
| POWER Surveying Company, Inc. <small>Established 1948 9111 BROADWAY DENVER, COLORADO 80221 PH: 303-752-1817 FAX: 303-752-1488 WWW.POWERSURVEYING.COM</small> | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>TYPE OF SUBMITTAL:</td> <td>PRELIMINARY PLAT</td> </tr> <tr> <td>PREPARATION DATE:</td> <td>SEPTEMBER 15, 2020</td> </tr> <tr> <td>REVISION DATE:</td> <td>MARCH 7, 2021</td> </tr> <tr> <td>REVISION DATE:</td> <td>AUGUST 20, 2021</td> </tr> <tr> <td>REVISION DATE:</td> <td>FEBRUARY 1, 2022</td> </tr> <tr> <td>REVISION DATE:</td> <td>FEBRUARY 4, 2022</td> </tr> <tr> <td>REVISION DATE:</td> <td>FEBRUARY 7, 2022</td> </tr> <tr> <td>JOB NO. 19-260</td> <td>DWG: 19-260 PRELIM.dwg</td> </tr> </table> | TYPE OF SUBMITTAL: | PRELIMINARY PLAT | PREPARATION DATE: | SEPTEMBER 15, 2020 | REVISION DATE: | MARCH 7, 2021 | REVISION DATE: | AUGUST 20, 2021 | REVISION DATE: | FEBRUARY 1, 2022 | REVISION DATE: | FEBRUARY 4, 2022 | REVISION DATE: | FEBRUARY 7, 2022 | JOB NO. 19-260 | DWG: 19-260 PRELIM.dwg |
| TYPE OF SUBMITTAL: | PRELIMINARY PLAT | | | | | | | | | | | | | | | | |
| PREPARATION DATE: | SEPTEMBER 15, 2020 | | | | | | | | | | | | | | | | |
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| REVISION DATE: | AUGUST 20, 2021 | | | | | | | | | | | | | | | | |
| REVISION DATE: | FEBRUARY 1, 2022 | | | | | | | | | | | | | | | | |
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| JOB NO. 19-260 | DWG: 19-260 PRELIM.dwg | | | | | | | | | | | | | | | | |

SHEET 2 OF 14

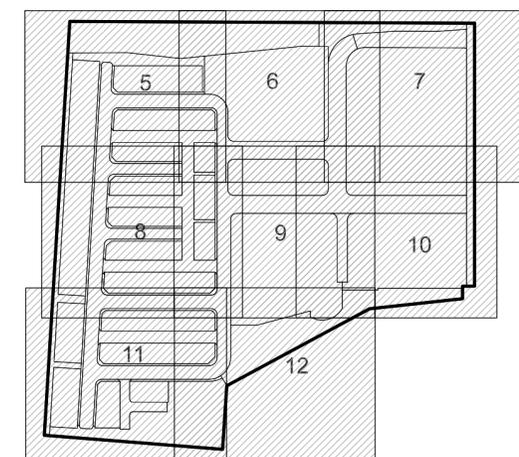
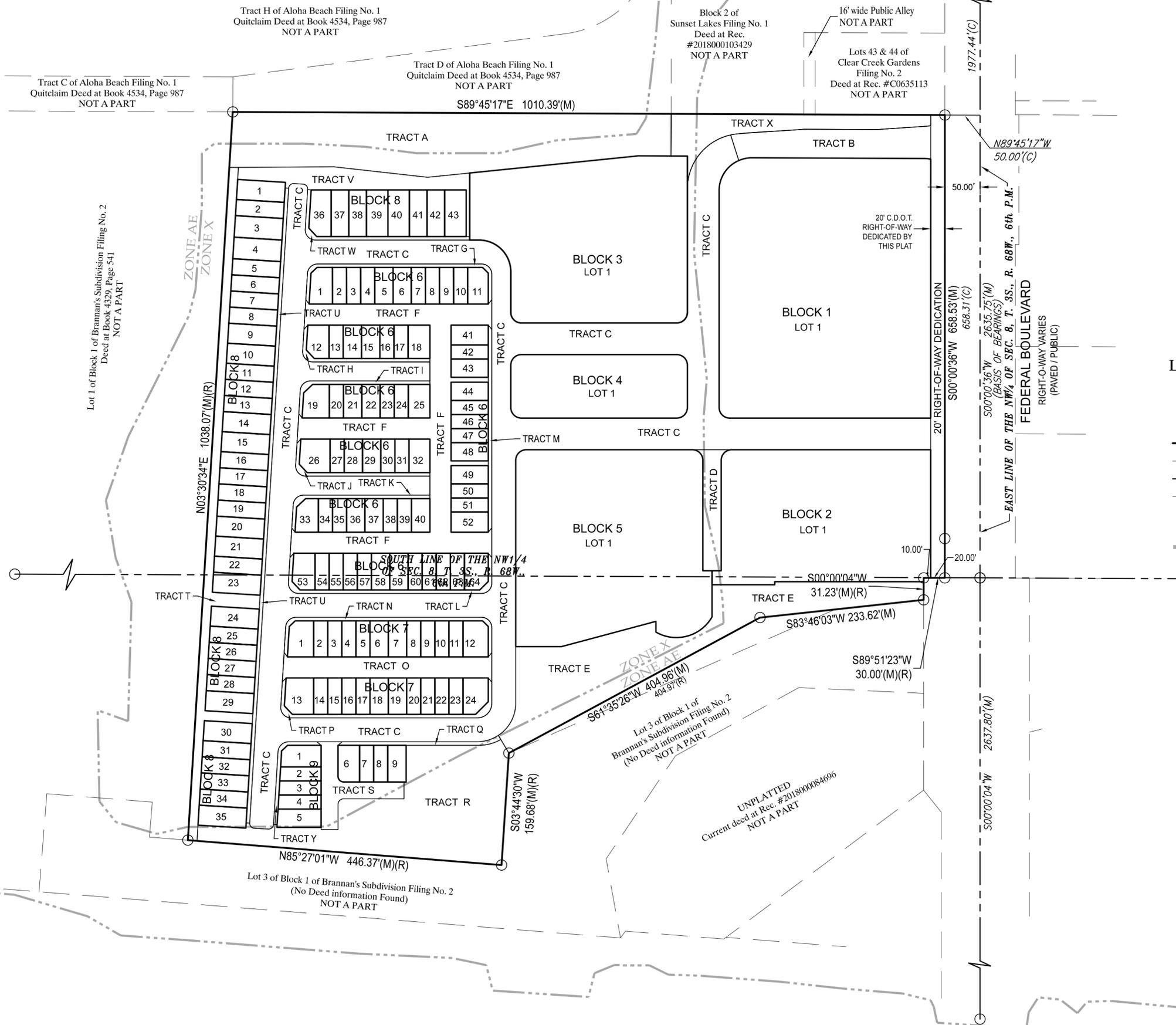
CLEAR CREEK TRANSIT VILLAGE

*** PRELIMINARY PLAT ***

A PORTION OF THE WEST HALF (W 1/2) OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 3 OF 14

PLT2019-00005

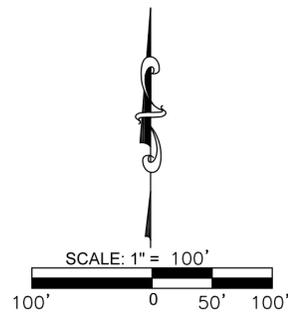


KEYMAP
(NOT TO SCALE)

LEGEND OF SYMBOLS & ABBREVIATIONS

- SET REBAR & 1-1/2" DIAMETER YELLOW PLASTIC CAP, PLS 37929, TYPICAL UNLESS NOTED OTHERWISE
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- F.I.R.M. ZONE LINE DESIGNATION
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- (R) RECORD DIMENSION

FOR CDOT ROAD DEDICATION AND TRACTS B & D-Y DETAILS, SEE SHEETS 13 & 14. FOR LAND USE TABLES, SEE SHEET 4.



| PROPOSED CONDITIONS | |
|---------------------|------------------------|
| TYPE OF SUBMITTAL: | PRELIMINARY PLAT |
| PREPARATION DATE: | SEPTEMBER 15, 2020 |
| REVISION DATE: | MARCH 7, 2021 |
| REVISION DATE: | AUGUST 20, 2021 |
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| JOB NO. 19-260 | DWG: 19-260 PRELIM.dwg |

CLEAR CREEK TRANSIT VILLAGE

*** PRELIMINARY PLAT ***

PLT2019-00005

A PORTION OF THE WEST HALF (W 1/2) OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 68 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 4 OF 14

| LOT | BLOCK | SQ. FT. | ACRES |
|-------|---------|---------|-------|
| LOT 1 | BLOCK 1 | 110,529 | 2.537 |
| LOT 1 | BLOCK 2 | 56,297 | 1.292 |
| LOT 1 | BLOCK 3 | 63,972 | 1.469 |
| LOT 1 | BLOCK 4 | 22,444 | 0.515 |
| LOT 1 | BLOCK 5 | 71,749 | 1.648 |

BLOCK / LOT DATA

| BLOCK 6 | | |
|---------|---------|-------|
| LOT | SQ. FT. | ACRES |
| LOT 1 | 1,607 | 0.037 |
| LOT 2 | 1,040 | 0.024 |
| LOT 3 | 1,040 | 0.024 |
| LOT 4 | 1,040 | 0.024 |
| LOT 5 | 1,352 | 0.031 |
| LOT 6 | 1,344 | 0.031 |
| LOT 7 | 1,040 | 0.024 |
| LOT 8 | 1,040 | 0.024 |
| LOT 9 | 1,040 | 0.024 |
| LOT 10 | 1,040 | 0.024 |
| LOT 11 | 1,486 | 0.034 |
| LOT 12 | 1,430 | 0.033 |
| LOT 13 | 948 | 0.022 |
| LOT 14 | 1,233 | 0.028 |
| LOT 15 | 1,233 | 0.028 |
| LOT 16 | 948 | 0.022 |
| LOT 17 | 948 | 0.022 |
| LOT 18 | 1,473 | 0.034 |
| LOT 19 | 1,706 | 0.039 |
| LOT 20 | 956 | 0.022 |
| LOT 21 | 1,242 | 0.029 |
| LOT 22 | 1,242 | 0.029 |
| LOT 23 | 956 | 0.022 |
| LOT 24 | 956 | 0.022 |
| LOT 25 | 1,467 | 0.034 |
| LOT 26 | 1,979 | 0.045 |
| LOT 27 | 954 | 0.022 |
| LOT 28 | 1,239 | 0.028 |
| LOT 29 | 1,242 | 0.029 |
| LOT 30 | 954 | 0.022 |
| LOT 31 | 954 | 0.022 |
| LOT 32 | 1,417 | 0.033 |
| LOT 33 | 1,435 | 0.033 |
| LOT 34 | 954 | 0.022 |
| LOT 35 | 954 | 0.022 |
| LOT 36 | 1,240 | 0.028 |
| LOT 37 | 1,240 | 0.028 |
| LOT 38 | 954 | 0.022 |
| LOT 39 | 954 | 0.022 |
| LOT 40 | 1,254 | 0.029 |
| LOT 41 | 1,489 | 0.034 |
| LOT 42 | 1,054 | 0.024 |
| LOT 43 | 1,370 | 0.031 |
| LOT 44 | 1,370 | 0.031 |
| LOT 45 | 1,054 | 0.024 |
| LOT 46 | 1,054 | 0.024 |
| LOT 47 | 1,054 | 0.024 |
| LOT 48 | 1,370 | 0.031 |
| LOT 49 | 1,370 | 0.031 |
| LOT 50 | 1,054 | 0.024 |
| LOT 51 | 1,054 | 0.024 |
| LOT 52 | 1,513 | 0.035 |
| LOT 53 | 1,586 | 0.036 |
| LOT 54 | 1,044 | 0.024 |
| LOT 55 | 1,044 | 0.024 |
| LOT 56 | 1,044 | 0.024 |
| LOT 57 | 1,044 | 0.024 |
| LOT 58 | 1,357 | 0.031 |
| LOT 59 | 1,357 | 0.031 |
| LOT 60 | 1,044 | 0.024 |
| LOT 61 | 1,044 | 0.024 |
| LOT 62 | 1,044 | 0.024 |
| LOT 63 | 1,044 | 0.024 |
| LOT 64 | 1,687 | 0.039 |
| Total | 76,680 | 1.760 |

| BLOCK 7 | | |
|---------|---------|-------|
| LOT | SQ. FT. | ACRES |
| LOT 1 | 1,792 | 0.041 |
| LOT 2 | 1,024 | 0.024 |
| LOT 3 | 1,024 | 0.024 |
| LOT 4 | 1,024 | 0.024 |
| LOT 5 | 1,024 | 0.024 |
| LOT 6 | 1,331 | 0.031 |
| LOT 7 | 1,331 | 0.031 |
| LOT 8 | 1,024 | 0.024 |
| LOT 9 | 1,024 | 0.024 |
| LOT 10 | 1,024 | 0.024 |
| LOT 11 | 1,024 | 0.024 |
| LOT 12 | 1,796 | 0.041 |
| LOT 13 | 2,035 | 0.047 |
| LOT 14 | 1,037 | 0.024 |
| LOT 15 | 1,037 | 0.024 |
| LOT 16 | 1,037 | 0.024 |
| LOT 17 | 1,037 | 0.024 |
| LOT 18 | 1,348 | 0.031 |
| LOT 19 | 1,348 | 0.031 |
| LOT 20 | 1,037 | 0.024 |
| LOT 21 | 1,037 | 0.024 |
| LOT 22 | 1,037 | 0.024 |
| LOT 23 | 1,037 | 0.024 |
| LOT 24 | 1,690 | 0.039 |
| Total | 29,163 | 0.670 |

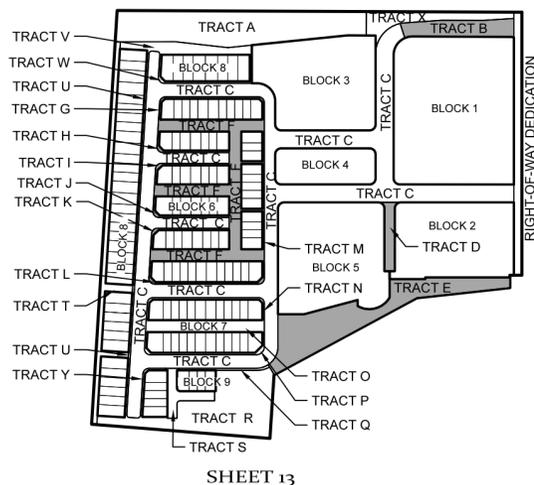
| BLOCK 8 | | |
|---------|---------|-------|
| LOT | SQ. FT. | ACRES |
| LOT 1 | 1,938 | 0.044 |
| LOT 2 | 1,564 | 0.036 |
| LOT 3 | 2,090 | 0.048 |
| LOT 4 | 2,090 | 0.048 |
| LOT 5 | 1,564 | 0.036 |
| LOT 6 | 1,564 | 0.036 |
| LOT 7 | 1,564 | 0.036 |
| LOT 8 | 1,564 | 0.036 |
| LOT 9 | 1,938 | 0.044 |
| LOT 10 | 1,938 | 0.044 |
| LOT 11 | 1,564 | 0.036 |
| LOT 12 | 1,564 | 0.036 |
| LOT 13 | 1,564 | 0.036 |
| LOT 14 | 1,938 | 0.044 |
| LOT 15 | 1,938 | 0.044 |
| LOT 16 | 1,564 | 0.036 |
| LOT 17 | 1,564 | 0.036 |
| LOT 18 | 1,564 | 0.036 |
| LOT 19 | 1,564 | 0.036 |
| LOT 20 | 1,938 | 0.044 |
| LOT 21 | 1,938 | 0.044 |
| LOT 22 | 1,564 | 0.036 |
| LOT 23 | 1,938 | 0.044 |
| LOT 24 | 1,938 | 0.044 |
| LOT 25 | 1,564 | 0.036 |
| LOT 26 | 1,564 | 0.036 |
| LOT 27 | 1,564 | 0.036 |
| LOT 28 | 1,564 | 0.036 |
| LOT 29 | 1,938 | 0.044 |
| LOT 30 | 1,938 | 0.044 |
| LOT 31 | 1,564 | 0.036 |
| LOT 32 | 1,564 | 0.036 |
| LOT 33 | 1,564 | 0.036 |
| LOT 34 | 1,564 | 0.036 |
| LOT 35 | 1,938 | 0.044 |
| LOT 36 | 1,947 | 0.045 |
| LOT 37 | 1,659 | 0.038 |
| LOT 38 | 1,659 | 0.038 |
| LOT 39 | 2,024 | 0.046 |
| LOT 40 | 2,024 | 0.046 |
| LOT 41 | 1,659 | 0.038 |
| LOT 42 | 1,659 | 0.038 |
| LOT 43 | 2,023 | 0.046 |
| Total | 74,932 | 1.720 |

| BLOCK 9 | | |
|---------|---------|-------|
| LOT | SQ. FT. | ACRES |
| LOT 1 | 1,700 | 0.039 |
| LOT 2 | 1,159 | 0.027 |
| LOT 3 | 1,184 | 0.027 |
| LOT 4 | 1,208 | 0.028 |
| LOT 5 | 1,607 | 0.037 |
| LOT 6 | 1,583 | 0.036 |
| LOT 7 | 1,043 | 0.024 |
| LOT 8 | 1,044 | 0.024 |
| LOT 9 | 1,362 | 0.031 |
| Total | 11,890 | 0.273 |

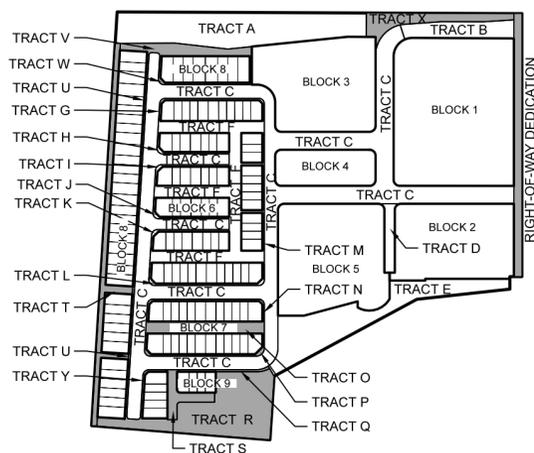
TRACT DATA

| TRACT | SQ. FT. | ACRES | LAND USE | OWNERSHIP |
|------------|---------|-------|--|---|
| A | 48,129 | 1.105 | LANDSCAPE | CLEAR CREEK DEVELOPMENT, LLC |
| B | 11,299 | 0.259 | RIGHT-OF-WAY DEDICATION | ADAMS COUNTY |
| C | 148,037 | 3.398 | METRO DISTRICT ROADS | CLEAR CREEK TRANSIT METROPOLITAN DISTRICT NO. 1 |
| D | 4,577 | 0.105 | ALLEY | CLEAR CREEK TRANSIT METROPOLITAN DISTRICT NO. 1 |
| E | 37,706 | 0.866 | OPEN SPACE | CLEAR CREEK TRANSIT METROPOLITAN DISTRICT NO. 1 |
| F | 31,829 | 0.731 | ALLEY | CLEAR CREEK TRANSIT METROPOLITAN DISTRICT NO. 1 |
| G | 1,774 | 0.041 | SIDEWALK TRACTS TO PROVIDE PEDESTRIAN ACCESS TO THE PUBLIC | CLEAR CREEK TRANSIT METROPOLITAN DISTRICT NO. 1 |
| H | 1,149 | 0.026 | SIDEWALK TRACTS TO PROVIDE PEDESTRIAN ACCESS TO THE PUBLIC | CLEAR CREEK TRANSIT METROPOLITAN DISTRICT NO. 1 |
| I | 1,174 | 0.027 | SIDEWALK TRACTS TO PROVIDE PEDESTRIAN ACCESS TO THE PUBLIC | CLEAR CREEK TRANSIT METROPOLITAN DISTRICT NO. 1 |
| J | 1,200 | 0.028 | SIDEWALK TRACTS TO PROVIDE PEDESTRIAN ACCESS TO THE PUBLIC | CLEAR CREEK TRANSIT METROPOLITAN DISTRICT NO. 1 |
| K | 1,223 | 0.028 | SIDEWALK TRACTS TO PROVIDE PEDESTRIAN ACCESS TO THE PUBLIC | CLEAR CREEK TRANSIT METROPOLITAN DISTRICT NO. 1 |
| L | 1,985 | 0.046 | SIDEWALK TRACTS TO PROVIDE PEDESTRIAN ACCESS TO THE PUBLIC | CLEAR CREEK TRANSIT METROPOLITAN DISTRICT NO. 1 |
| M | 1,443 | 0.033 | SIDEWALK TRACTS TO PROVIDE PEDESTRIAN ACCESS TO THE PUBLIC | CLEAR CREEK TRANSIT METROPOLITAN DISTRICT NO. 1 |
| N | 1,920 | 0.044 | SIDEWALK TRACTS TO PROVIDE PEDESTRIAN ACCESS TO THE PUBLIC | CLEAR CREEK TRANSIT METROPOLITAN DISTRICT NO. 1 |
| O | 8,935 | 0.205 | ALLEY | CLEAR CREEK TRANSIT METROPOLITAN DISTRICT NO. 1 |
| P | 2,082 | 0.048 | SIDEWALK TRACTS TO PROVIDE PEDESTRIAN ACCESS TO THE PUBLIC | CLEAR CREEK TRANSIT METROPOLITAN DISTRICT NO. 1 |
| Q | 1,168 | 0.027 | SIDEWALK TRACTS TO PROVIDE PEDESTRIAN ACCESS TO THE PUBLIC | CLEAR CREEK TRANSIT METROPOLITAN DISTRICT NO. 1 |
| R | 36,535 | 0.839 | OPEN SPACE | CLEAR CREEK TRANSIT METROPOLITAN DISTRICT NO. 1 |
| S | 5,304 | 0.122 | ALLEY | CLEAR CREEK TRANSIT METROPOLITAN DISTRICT NO. 1 |
| T | 14,763 | 0.339 | LANDSCAPE | HOMEOWNERS' ASSOCIATION |
| U | 4,525 | 0.104 | SIDEWALK TRACTS TO PROVIDE PEDESTRIAN ACCESS TO THE PUBLIC | CLEAR CREEK TRANSIT METROPOLITAN DISTRICT NO. 1 |
| V | 8,295 | 0.190 | LANDSCAPE | HOMEOWNERS' ASSOCIATION |
| W | 1,525 | 0.035 | SIDEWALK TRACTS TO PROVIDE PEDESTRIAN ACCESS TO THE PUBLIC | CLEAR CREEK TRANSIT METROPOLITAN DISTRICT NO. 1 |
| X | 10,580 | 0.243 | LANDSCAPE | CLEAR CREEK TRANSIT METROPOLITAN DISTRICT NO. 1 |
| Y | 841 | 0.019 | SIDEWALK TRACTS TO PROVIDE PEDESTRIAN ACCESS TO THE PUBLIC | CLEAR CREEK TRANSIT METROPOLITAN DISTRICT NO. 1 |
| DEDICATION | 13,172 | 0.302 | CDOT RIGHT-OF-WAY DEDICATIONS | PUBLIC RIGHT-OF-WAY |
| TOTAL AREA | 401,170 | 9.210 | | |

TRACT SHEETS



SHEET 13



SHEET 14

TRACT A: SEE SHEET 5 & 6
TRACT C: SEE ALL SHEETS

BLOCK SUMMATION TABLE

| LAND USE | SQ. FT. | ACRES | OWNERSHIP |
|-------------|---------|--------|------------------------------|
| BLOCK 1 | 110,529 | 2.537 | CLEAR CREEK DEVELOPMENT, LLC |
| BLOCK 2 | 56,297 | 1.292 | CLEAR CREEK DEVELOPMENT, LLC |
| BLOCK 3 | 63,972 | 1.469 | CLEAR CREEK DEVELOPMENT, LLC |
| BLOCK 4 | 22,444 | 0.515 | CLEAR CREEK DEVELOPMENT, LLC |
| BLOCK 5 | 71,749 | 1.648 | CLEAR CREEK DEVELOPMENT, LLC |
| BLOCK 6 | 76,680 | 1.760 | CLEAR CREEK DEVELOPMENT, LLC |
| BLOCK 7 | 29,163 | 0.67 | CLEAR CREEK DEVELOPMENT, LLC |
| BLOCK 8 | 74,932 | 1.72 | CLEAR CREEK DEVELOPMENT, LLC |
| BLOCK 9 | 11,890 | 0.273 | CLEAR CREEK DEVELOPMENT, LLC |
| BLOCK TOTAL | 517,656 | 11.884 | |

| | | |
|--------------------------|------------------|---------------|
| TRACT & DEDICATION TOTAL | ±401,170 SQ. FT. | ±9.210 ACRES |
| BLOCK TOTAL | ±517,656 SQ. FT. | ±11.884 ACRES |
| SITE TOTAL | ±918,826 SQ. FT. | ±21.093 ACRES |

LAND USE TABLES

| | |
|--------------------|------------------------|
| TYPE OF SUBMITTAL: | PRELIMINARY PLAT |
| PREPARATION DATE: | SEPTEMBER 15, 2020 |
| REVISION DATE: | MARCH 7, 2021 |
| REVISION DATE: | AUGUST 20, 2021 |
| REVISION DATE: | FEBRUARY 1, 2022 |
| REVISION DATE: | FEBRUARY 4, 2022 |
| REVISION DATE: | FEBRUARY 7, 2022 |
| JOB NO. 19-260 | DWG: 19-260 PRELIM.dwg |



CLEAR CREEK TRANSIT VILLAGE

*** PRELIMINARY PLAT ***

A PORTION OF THE WEST HALF (W 1/2) OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 68 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 5 OF 14

PLT2019-00005

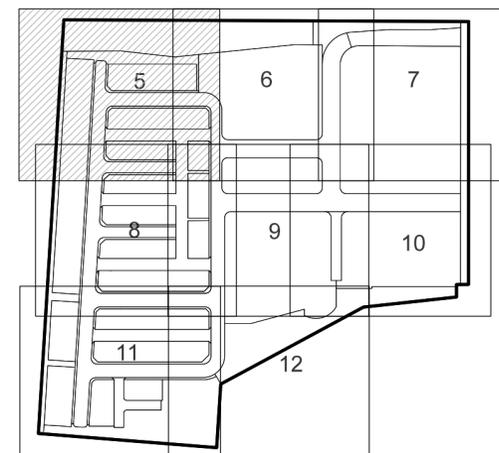
Tract C of Aloha Beach Filing No. 1
Quitclaim Deed at Book 4534, Page 987
NOT A PART

Tract D of Aloha Beach Filing No. 1
Quitclaim Deed at Book 4534, Page 987
NOT A PART

LEGEND OF SYMBOLS & ABBREVIATIONS

- MONUMENT FOUND, AS NOTED
- SET REBAR & 1-1/2" DIAMETER YELLOW PLASTIC CAP, PLS 37929, TYPICAL UNLESS NOTED OTHERWISE
- (C) CALCULATED
- (M) MEASURED
- BLOCK 1 LOT OR BLOCK NUMBER
- (R) RECORD
- PUBLIC LANDS SURVEY SECTION LINE
- PLAT BOUNDARY LIMITS
- NEW LOT LINE PER THIS PLAT
- NEW TRACT LINE PER THIS PLAT
- EXISTING RECORD EASEMENT LINE
- ADJOINING PARCEL OR LOT LINE
- NEW EASEMENT GRANTED PER THIS PLAT

FOR CDOT ROAD DEDICATION AND TRACTS B & D-Y DETAILS, SEE SHEETS 13 & 14.
FOR LAND USE TABLES, SEE SHEET 4.



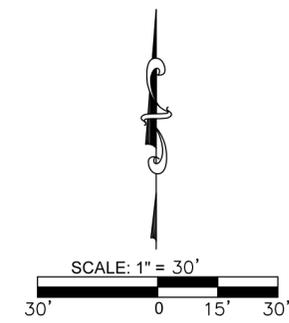
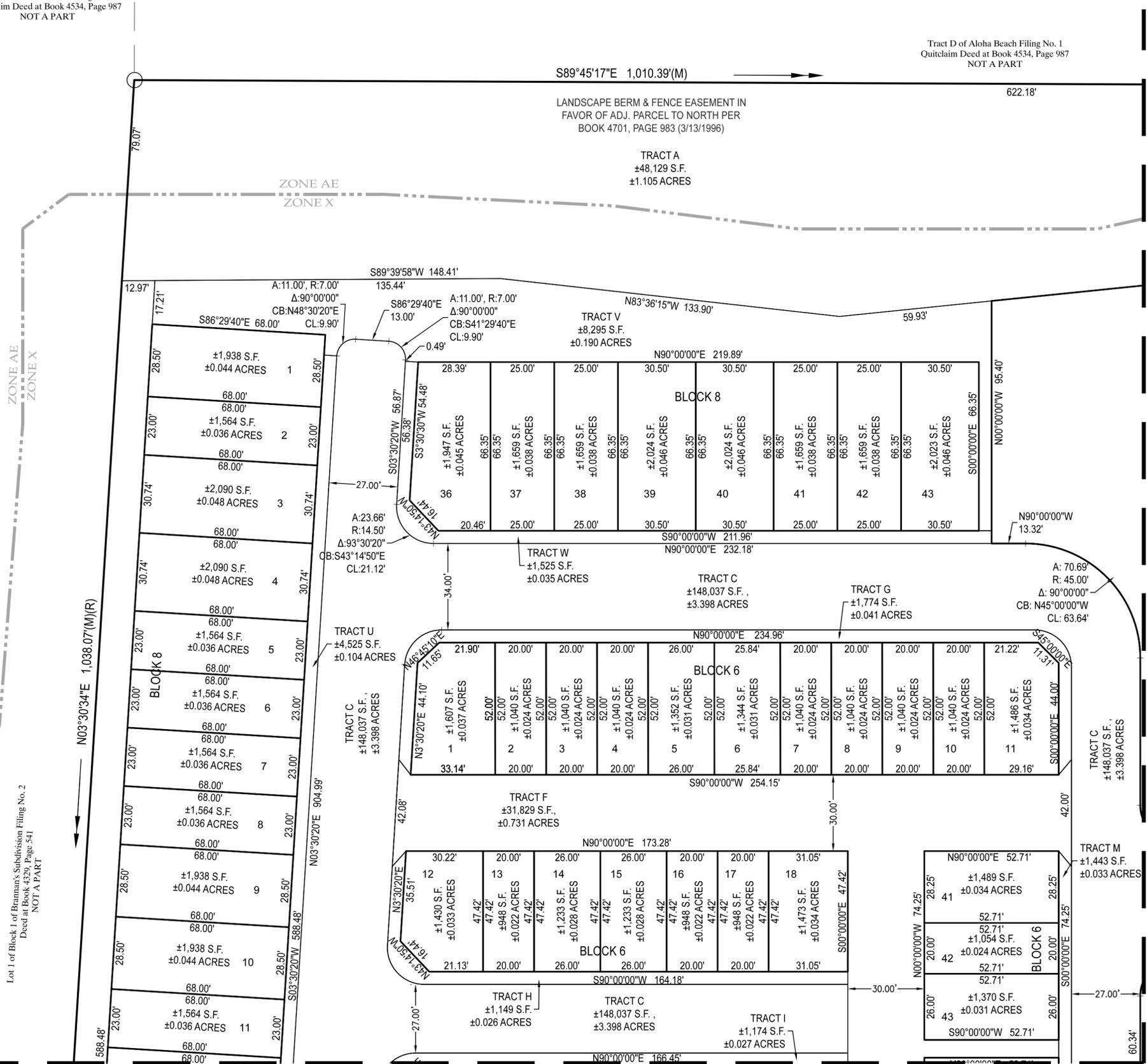
KEYMAP
(NOT TO SCALE)

see SHEET 6 for continuation

ZONE AE
ZONE X

Lot 1 of Block 1 of Brannan's Subdivision Filing No. 2
Deed at Book 4329, Page 541
NOT A PART

see SHEET 8 for continuation



SCALE: 1" = 30'

PRELIMINARY PLAT

| | |
|--------------------|------------------------|
| TYPE OF SUBMITTAL: | PRELIMINARY PLAT |
| PREPARATION DATE: | SEPTEMBER 15, 2020 |
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| REVISION DATE: | FEBRUARY 7, 2022 |
| JOB NO. 19-260 | DWG: 19-260 PRELIM.dwg |

POWER
Surveying Company, Inc.
Established 1988
8911 BROADWAY
DENVER, COLORADO 80221
PH: 303-752-1817
FAX: 303-752-1488
WWW.POWERSURVEYING.COM

CLEAR CREEK TRANSIT VILLAGE

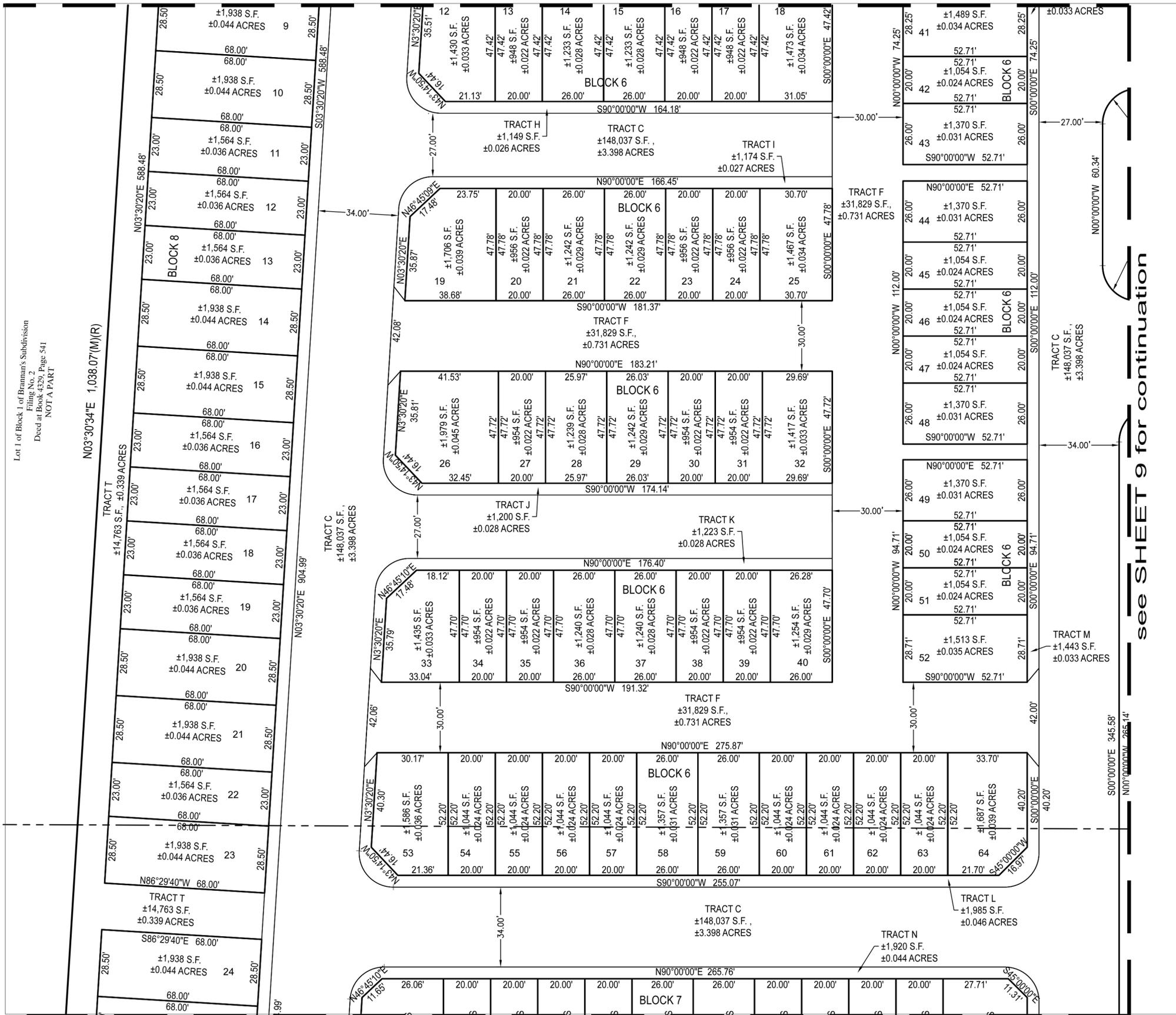
*** PRELIMINARY PLAT ***

A PORTION OF THE WEST HALF (W 1/2) OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 68 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 8 OF 14

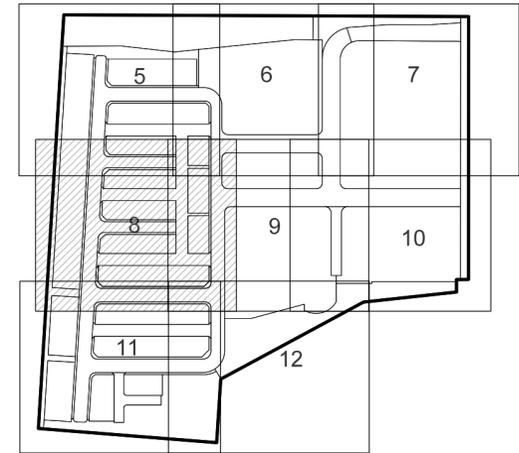
PLT2019-00005

see SHEET 5 for continuation



LEGEND OF SYMBOLS & ABBREVIATIONS

- MONUMENT FOUND, AS NOTED
 - SET REBAR & 1-1/2" DIAMETER YELLOW PLASTIC CAP, PLS 37929, TYPICAL UNLESS NOTED OTHERWISE
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 - PLAT BOUNDARY LIMITS
 - NEW LOT LINE PER THIS PLAT
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FOR LAND USE TABLES, SEE SHEET 4.



KEYMAP
(NOT TO SCALE)

see SHEET 9 for continuation

see SHEET 11 for continuation

Lot 1 of Block 1 of Brennan's Subdivision
Filing No. 2
Deed at Book 4320 Page 541
NOT A PART

POWER
Surveying Company, Inc.
Established 1948
8911 BROADWAY
DENVER, COLORADO 80221
PH: 303-752-1817
FAX: 303-752-1488
WWW.POWERSURVEYING.COM

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CLEAR CREEK TRANSIT VILLAGE

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A PORTION OF THE WEST HALF (W 1/2) OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 68 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

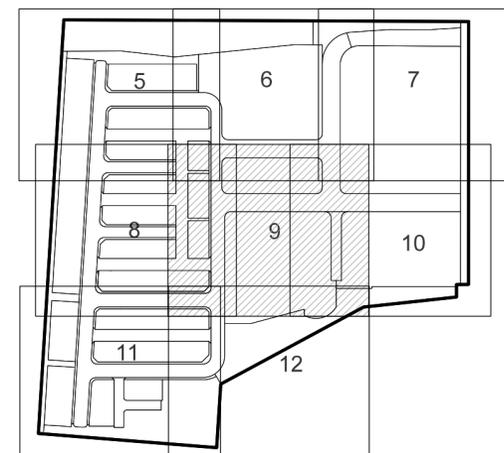
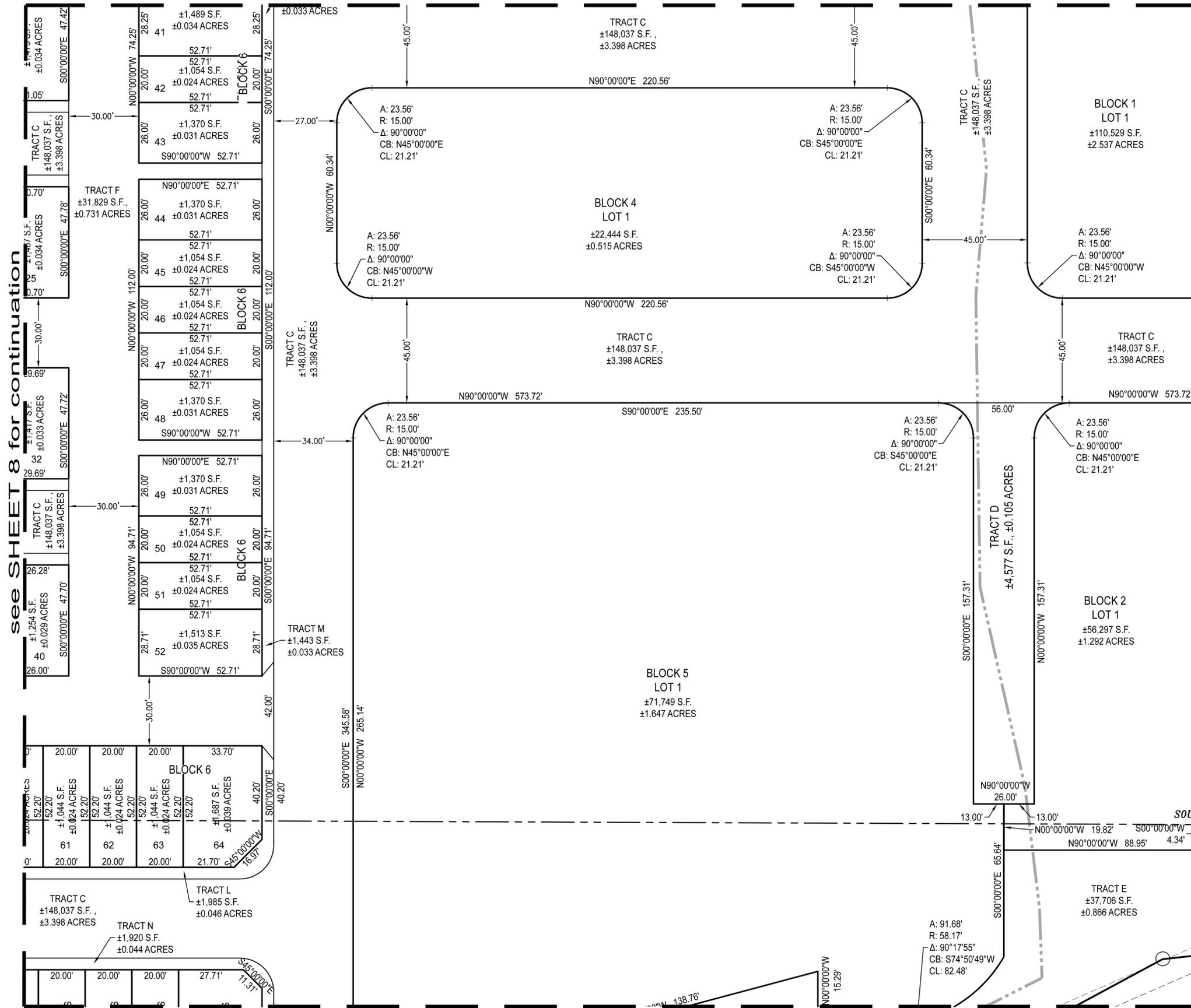
SHEET 9 OF 14

PLT2019-00005

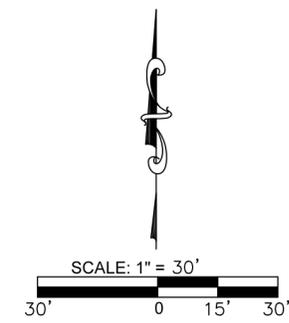
see SHEET 6 for continuation

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KEYMAP
(NOT TO SCALE)



PRELIMINARY PLAT

| | |
|--------------------|------------------------|
| TYPE OF SUBMITTAL: | PRELIMINARY PLAT |
| PREPARATION DATE: | SEPTEMBER 15, 2020 |
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| JOB NO. 19-260 | DWG: 19-260 PRELIM.dwg |

POWER
Surveying Company, Inc.
Established 1948
6911 BROADWAY
DENVER, COLORADO 80221
PH: 303-752-1817
FAX: 303-752-1488
WWW.POWERSURVEYING.COM

see SHEET 12 for continuation

see SHEET 8 for continuation

see SHEET 10 for continuation

CLEAR CREEK TRANSIT VILLAGE

*** PRELIMINARY PLAT ***

A PORTION OF THE WEST HALF (W 1/2) OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 68 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

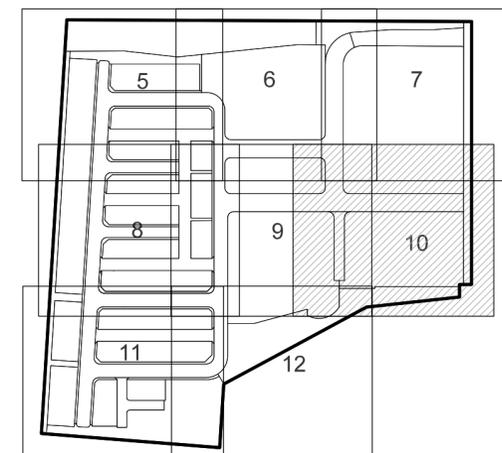
SHEET 10 OF 14

see SHEET 7 for continuation

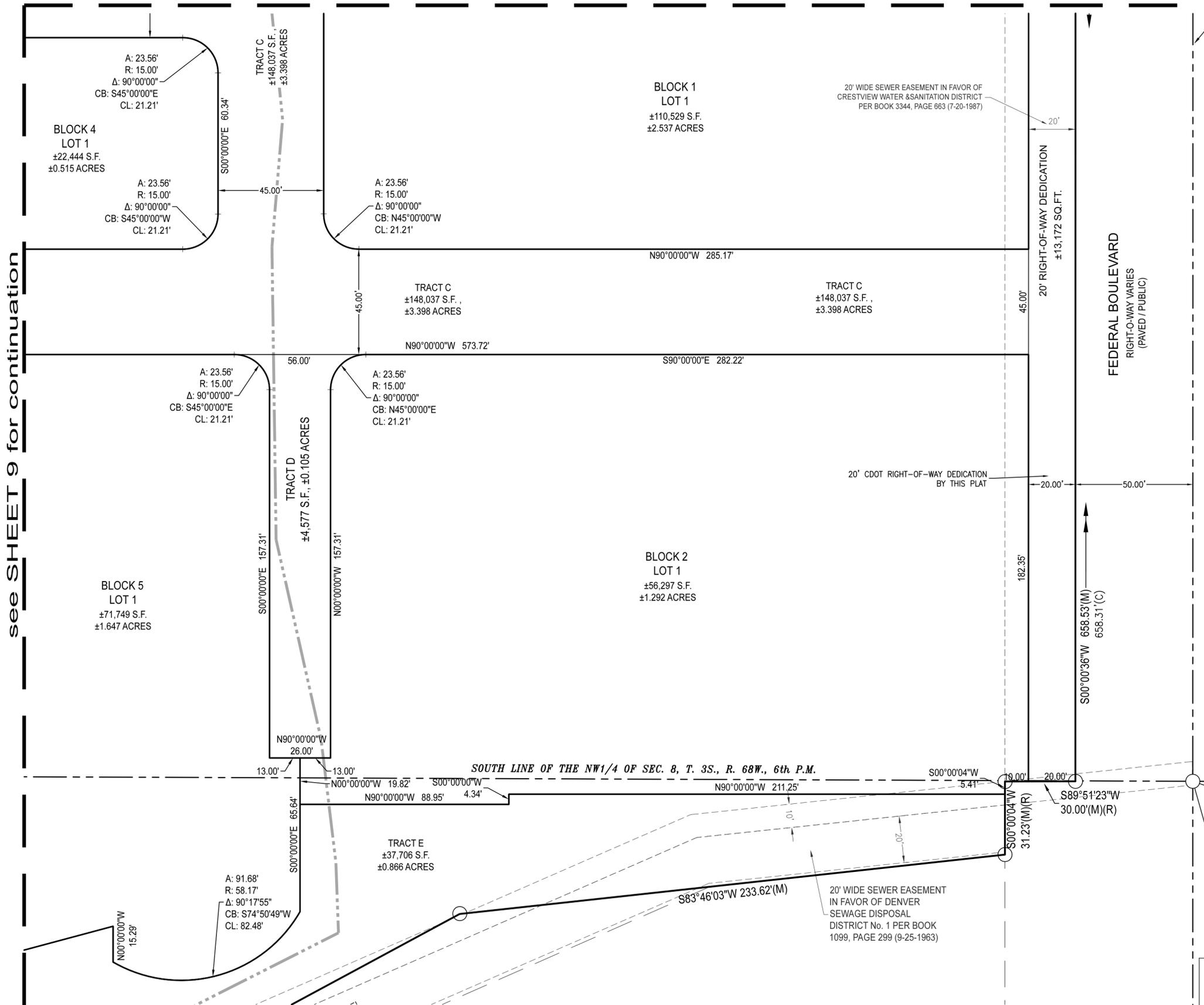
PLT2019-00005

LEGEND OF SYMBOLS & ABBREVIATIONS

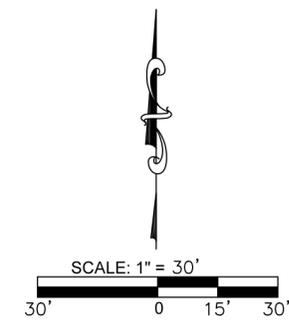
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KEYMAP
(NOT TO SCALE)



see SHEET 9 for continuation



| PRELIMINARY PLAT | |
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CLEAR CREEK TRANSIT VILLAGE

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OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

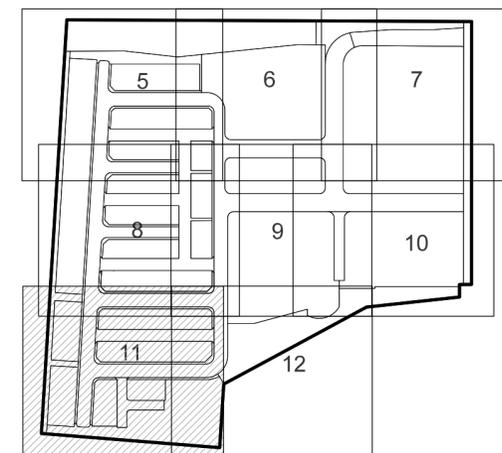
SHEET 11 OF 14

PLT2019-00005

see SHEET 8 for continuation

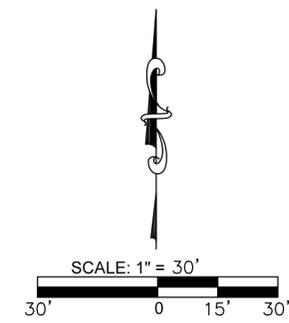
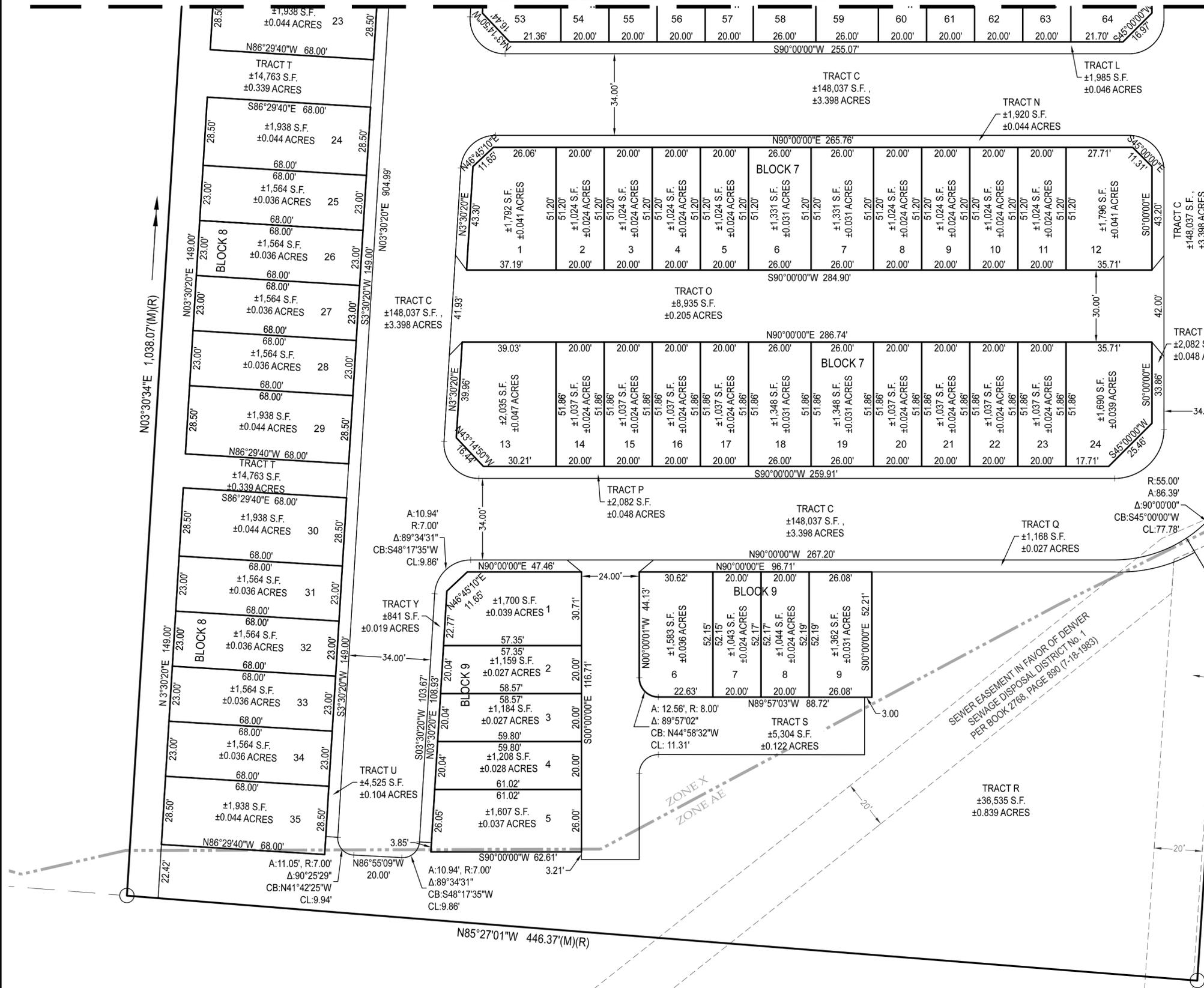
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FOR LAND USE TABLES, SEE SHEET 4.



KEYMAP
(NOT TO SCALE)

see SHEET 12 for continuation



PRELIMINARY PLAT

| | | |
|--|------------------------|--------------------|
| <p>POWER Surveying Company, Inc. Established 1948 9911 BROADWAY DENVER, COLORADO 80221 PH: 303-752-1817 FAX: 303-752-1488 WWW.POWERSURVEYING.COM</p> | TYPE OF SUBMITTAL: | PRELIMINARY PLAT |
| | PREPARATION DATE: | SEPTEMBER 15, 2020 |
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CLEAR CREEK TRANSIT VILLAGE

*** PRELIMINARY PLAT ***

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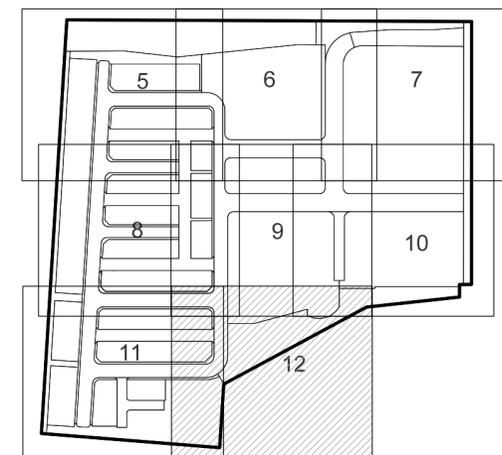
SHEET 12 OF 14

PLT2019-00005

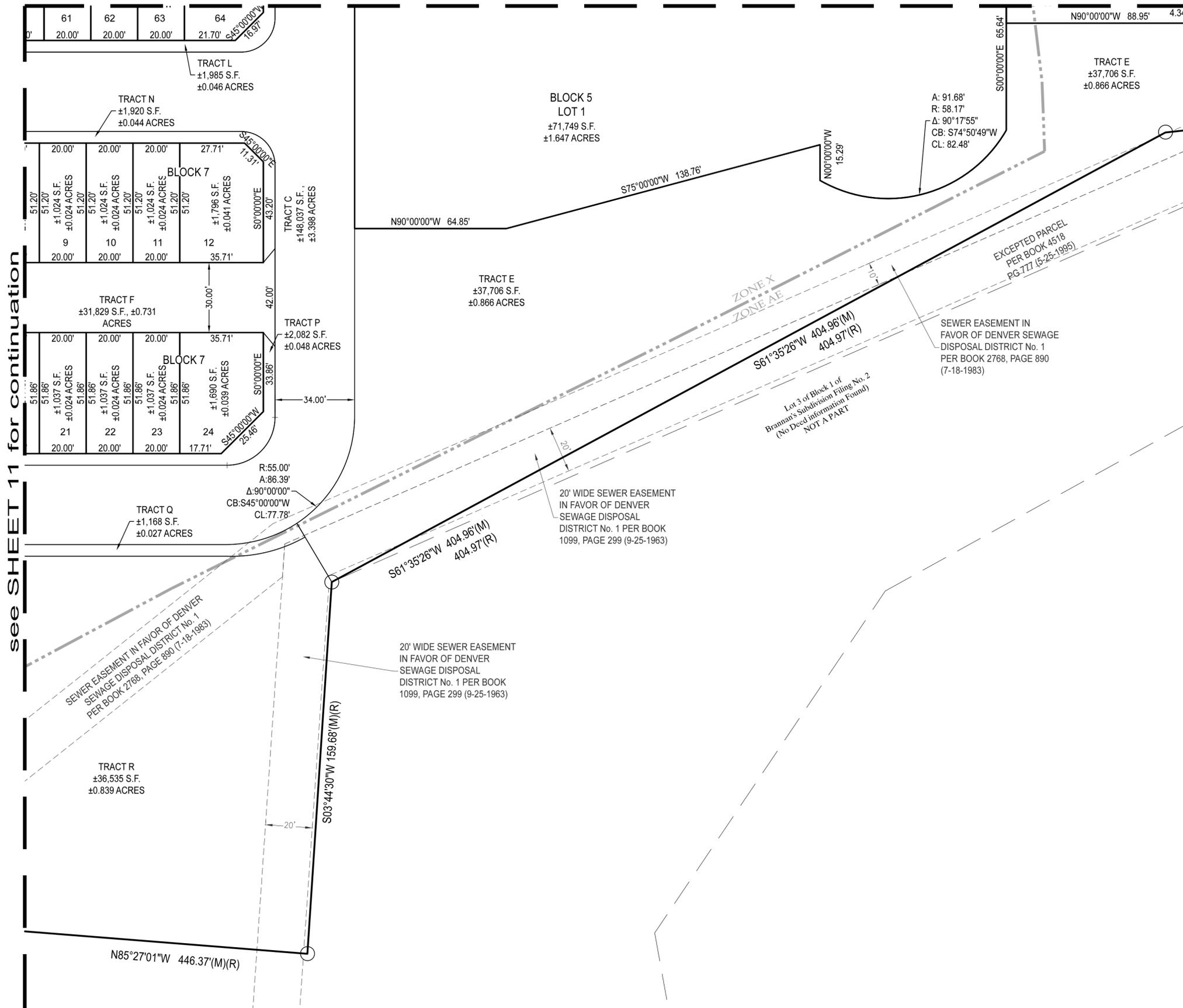
see SHEET 9 for continuation

LEGEND OF SYMBOLS & ABBREVIATIONS

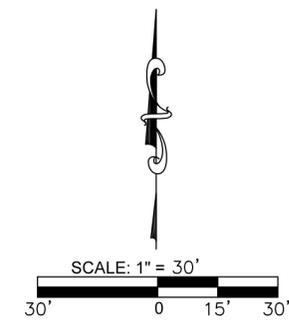
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KEYMAP
(NOT TO SCALE)



see SHEET 11 for continuation

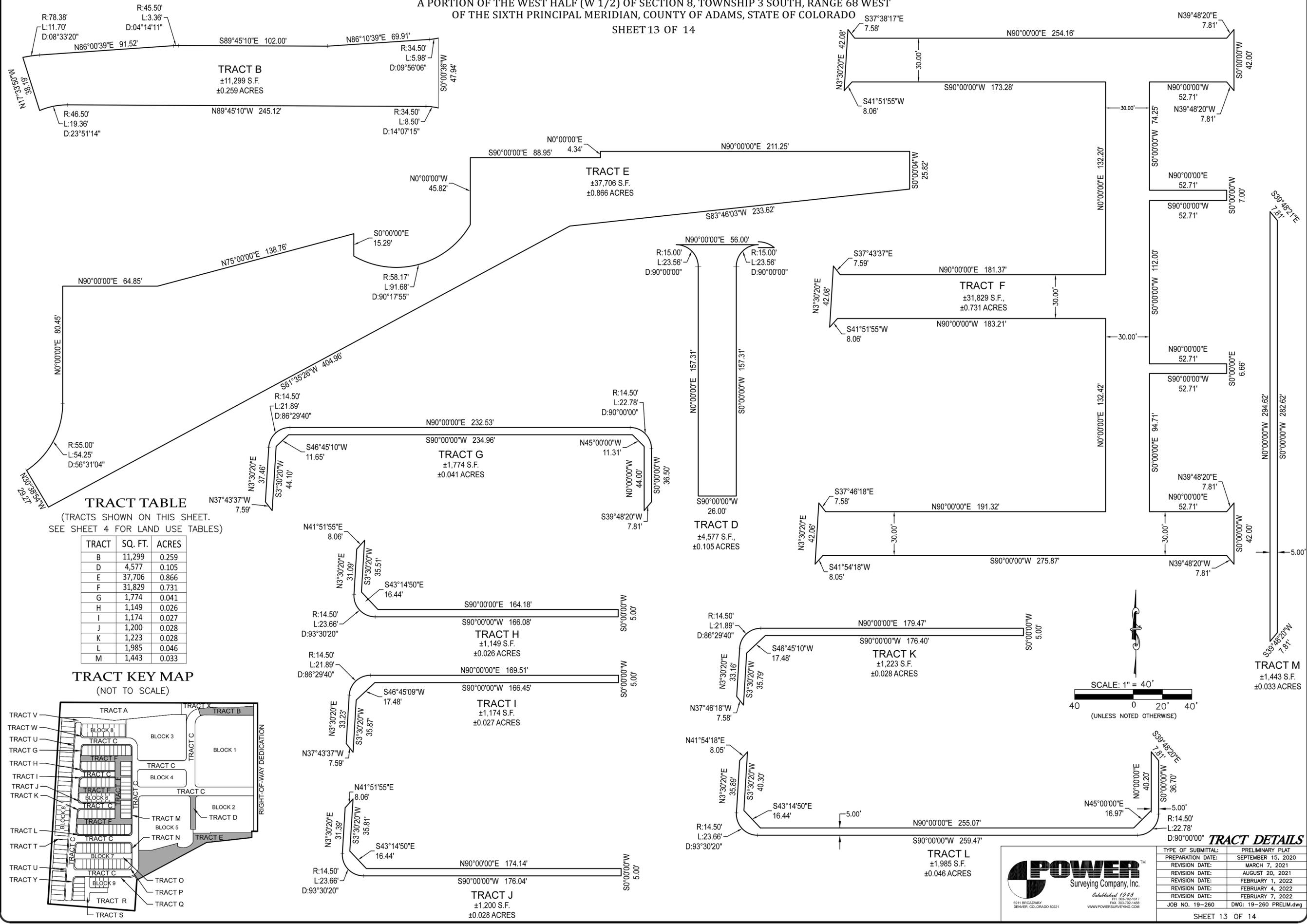


| PRELIMINARY PLAT | |
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CLEAR CREEK TRANSIT VILLAGE *** PRELIMINARY PLAT ***

PLT2019-00005

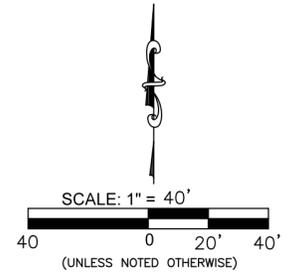
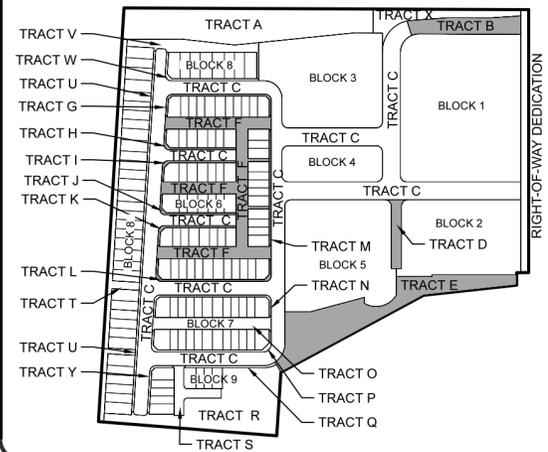
A PORTION OF THE WEST HALF (W 1/2) OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 68 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 13 OF 14



TRACT TABLE
(TRACTS SHOWN ON THIS SHEET.
SEE SHEET 4 FOR LAND USE TABLES)

| TRACT | SQ. FT. | ACRES |
|-------|---------|-------|
| B | 11,299 | 0.259 |
| D | 4,577 | 0.105 |
| E | 37,706 | 0.866 |
| F | 31,829 | 0.731 |
| G | 1,774 | 0.041 |
| H | 1,149 | 0.026 |
| I | 1,174 | 0.027 |
| J | 1,200 | 0.028 |
| K | 1,223 | 0.028 |
| L | 1,985 | 0.046 |
| M | 1,443 | 0.033 |

TRACT KEY MAP
(NOT TO SCALE)



TRACT L
±1,985 S.F.
±0.046 ACRES



| TYPE OF SUBMITTAL: | PRELIMINARY PLAT |
|--------------------|------------------------|
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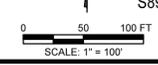
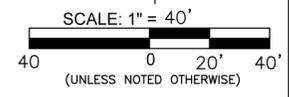
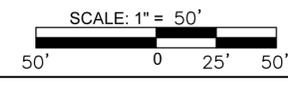
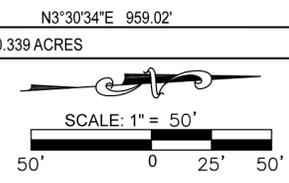
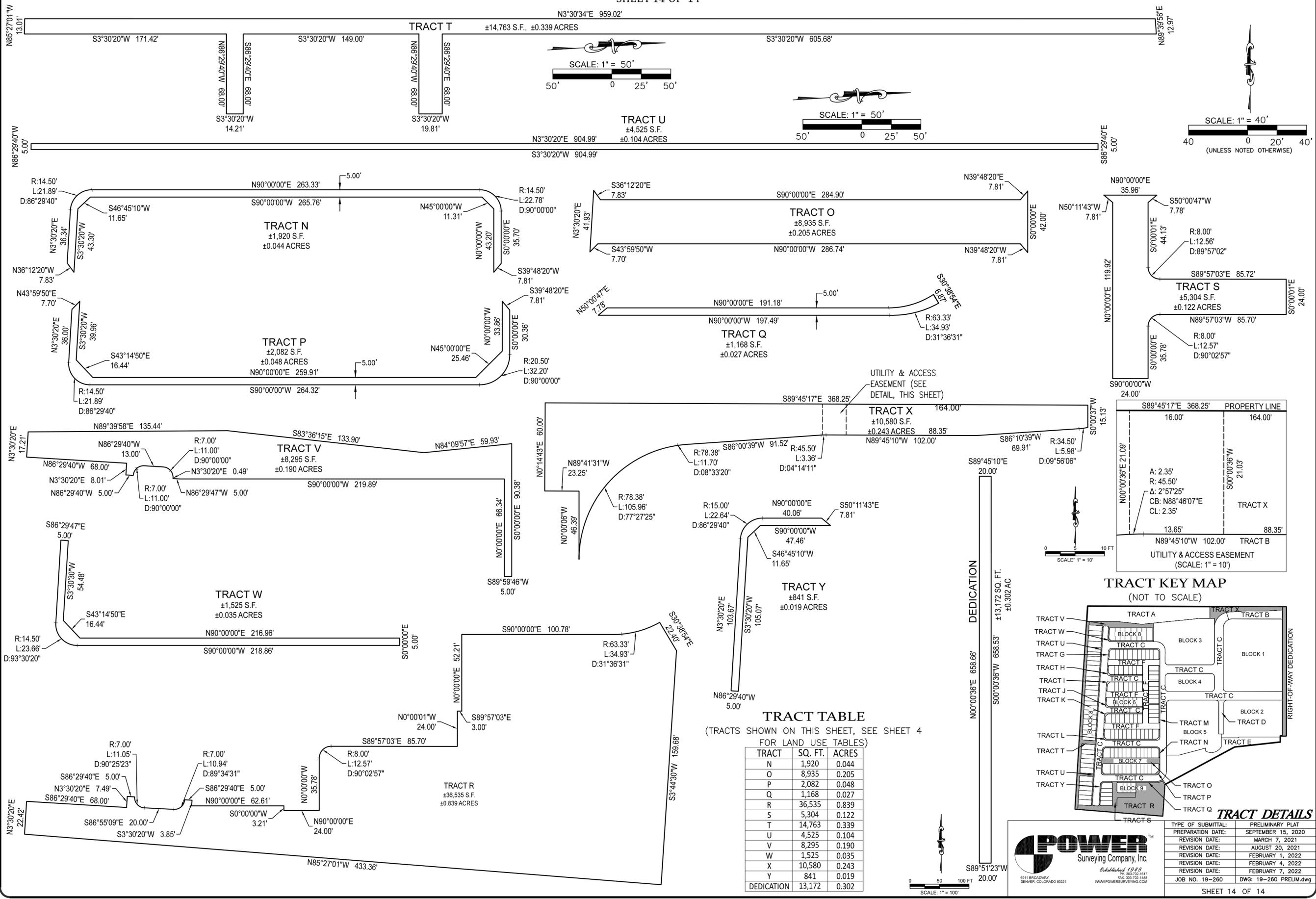
CLEAR CREEK TRANSIT VILLAGE

*** PRELIMINARY PLAT ***

PLT2019-00005

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SHEET 14 OF 14



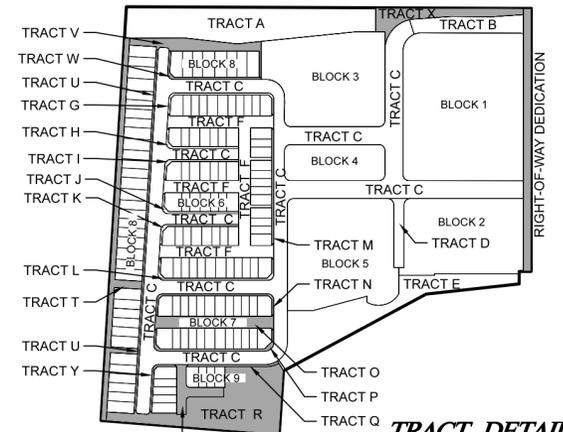
TRACT TABLE

(TRACTS SHOWN ON THIS SHEET, SEE SHEET 4 FOR LAND USE TABLES)

| TRACT | SQ. FT. | ACRES |
|------------|---------|-------|
| N | 1,920 | 0.044 |
| O | 8,935 | 0.205 |
| P | 2,082 | 0.048 |
| Q | 1,168 | 0.027 |
| R | 36,535 | 0.839 |
| S | 5,304 | 0.122 |
| T | 14,763 | 0.339 |
| U | 4,525 | 0.104 |
| V | 8,295 | 0.190 |
| W | 1,525 | 0.035 |
| X | 10,580 | 0.243 |
| Y | 841 | 0.019 |
| DEDICATION | 13,172 | 0.302 |

TRACT KEY MAP

(NOT TO SCALE)



TRACT DETAILS

| | |
|--------------------|------------------------|
| TYPE OF SUBMITTAL: | PRELIMINARY PLAT |
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| JOB NO. 19-260 | DWG: 19-260 PRELIM.dwg |



March 11, 2022

Libby Tart, AICP
Senior Long Range Planner
Community & Economic Development
Adams County
4430 South Adams County Parkway, 1st Floor, Suite W2000A
Brighton, CO 80601

RE: Clear Creek Transit Village :: Neighborhood Meeting Summary for the Subdivision Waiver for Private Streets

Dear Ms. Tart:

We are pleased to resubmit The Neighborhood Meeting Summary that is required for the Subdivision Waiver for Private Streets application.

Public Outreach

Over the past year and a half, the Clear Creek Transit Village Team has responded to various emails and phone calls from various residents and business owners within the vicinity of the property. Many of the questions focused on the status of the project review, questions about existing easements, and the proposed heights of the buildings on the west side of the development. During this time, we have held three neighborhood meetings and summaries of each meeting are provided below.

During this time we have also engaged with various public agencies outside of the typical referral and review process to gain their input on the project, identify areas where we can collaborate to meet their policies and goals with the intent to gain approval. For example, we met with representatives from Adams County to discuss public art features for the project. We met with RTD to discuss locations for future bus stops along Federal Blvd. Members of this team were also part of the Federal Blvd Corridor Study as a stakeholder. This committee provided us with an overview of the long-range plans for the corridor and gave us insight into the transportation related goals that are relevant to our project.

Neighborhood Meeting #1

This meeting introduced the new project team to the neighborhood residents and stakeholders, since the previous owner was the applicant for numerous years. This was an important part of this meeting, because we understand that community engagement and communication with the neighborhood residents is an important part of the project process. With that in mind, the project team held a virtual neighborhood meeting on Wednesday, October 21, 2020 from 6:30 p.m. to 8:00 p.m. via Zoom to introduce the new property owners and development team and listen and gain feedback on our preliminary design and planning concepts.

Letters were sent per Adams County requirements to 376 individual property owners within the vicinity of the property inviting them to the virtual neighborhood meeting. The meeting was attended to 16 members of the community as well as representatives of the project team. The project team gave a Power Point

presentation of preliminary plans for the site and answered questions about the project's timeframe, site design, access, potential retail uses, and buffering from the community to the west of the site.

The project team also unveiled www.clearcreektransitvillage.net, a website which features project information (including the Power Point presentation shared at the neighborhood meeting) as well as a submission form which neighbors can use to submit comments directly to the project team. The website is in preliminary development and will be further developed as we move forward. Neighbors will be able to check this website for ongoing project updates.

Neighborhood Meeting #2

Our second neighborhood meeting was held on September 14, 2021. We had approximately 8 members of the public attend that virtual meeting and 11 members from the project team and Adams County representatives. A slide presentation was utilized during the meeting providing updates on project changes, building and landscape renderings of the future development and outlined next steps. Neighborhood residents inquired about the height of buildings in Planning Area 3. They asked about the proposed berm and fence and if they are still part of the project components and project team members confirmed they remained they are included in the proposed plans and will also be enhanced with landscape buffers. There were questions about overall project timing that were addressed by members of the project team and a representative from Adams County. A question was posed about school capacity and a representative from Adams County Planning addressed that comment.

Neighborhood Meeting #3

Letters were sent to the property owners within the notification area. The team provided an update about the Subdivision Waiver from Private Streets process. The team provided an update on the preliminary plat, showed the current lot configuration and focused on the lotting of the townhome area. They also discussed the review and upcoming hearing process for the preliminary plat. Approximately 5 neighborhood residents attended as well as 7 members of the project team. The project planner, Libby Tart from Adams County attended the meeting. Please see the attached PDF copy of the slides provided and discussed at neighborhood meeting #3.

Please let us know if you need additional information or have any questions. Thank you for your continued assistance.

Sincerely,



Bill Mahar, AICP
Principal

Clear Creek Transit Village

3rd Neighborhood Meeting

February 17, 2022



Project Team

Pacific North

- ***Bryan Byler, Jeff Byler*** Applicant / Developer



Thistle Creek Capital

- ***Carol Christensen***, Applicant / Developer
- ***Michael Christensen***, Applicant / Developer



Roscoe Engineering

- ***Bruce Roscoe***, Civil Engineer



Norris Design

- ***Bill Mahar, Dave Jenkins*** Planner
- ***Jared Carlon, Ryan Holdorf*** Landscape Architect



Godden Sudik

- ***Paul Brady, Alex Duran*** Architect



Meeting Procedures

- Please mute your microphone to reduce background and increase clarity.
- Please submit questions using the Chat feature at the bottom of the screen.
- If you would like to speak, there will be time to do so at the conclusion of the presentation. Please use the Raise Hand feature at the bottom of the screen and you will be called on accordingly.
- If you would like to be included in future correspondence and project updates, please provide your name and email in the Chat.
- If you have further questions, please visit our website, www.clearcreektransitvillage.net

Meeting Overview

- **Process for Tonight**
 - Site Location
 - Project Overview
 - Approved Preliminary Development Plan (PDP)
 - Public Benefit
 - **Preliminary Plat Update**
 - Subdivision Waiver Process
 - Conceptual Plans
 - Comments and Questions
 - Next Steps

*** Please note, the plans, concepts, numbers, data and drawings in this presentation are still preliminary and subject to change during the review and approval process.**

Project Overview

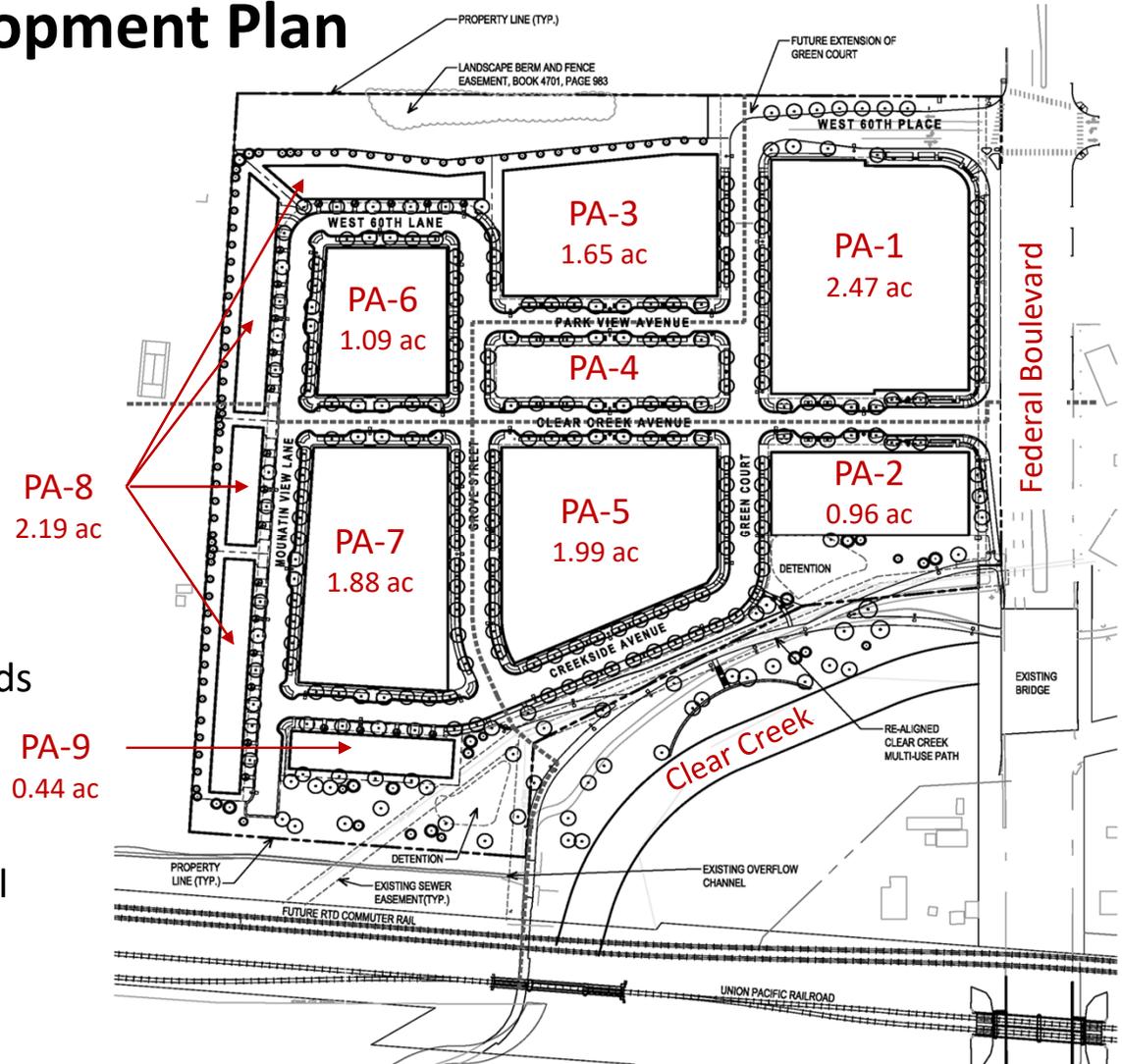
- 6001 Federal Blvd.
- 21 acres
- Access focused on Federal Blvd
- Commercial/industrial land uses
- Adjacent to Clear Creek-Federal Transit Station

- Zoning approved in 2015
- Mixed-Use – currently allowed
 - Commercial – 250,000 sq. ft.
 - Residential – 1,125 units
 - Multi-family
 - Townhomes



Approved Preliminary Development Plan

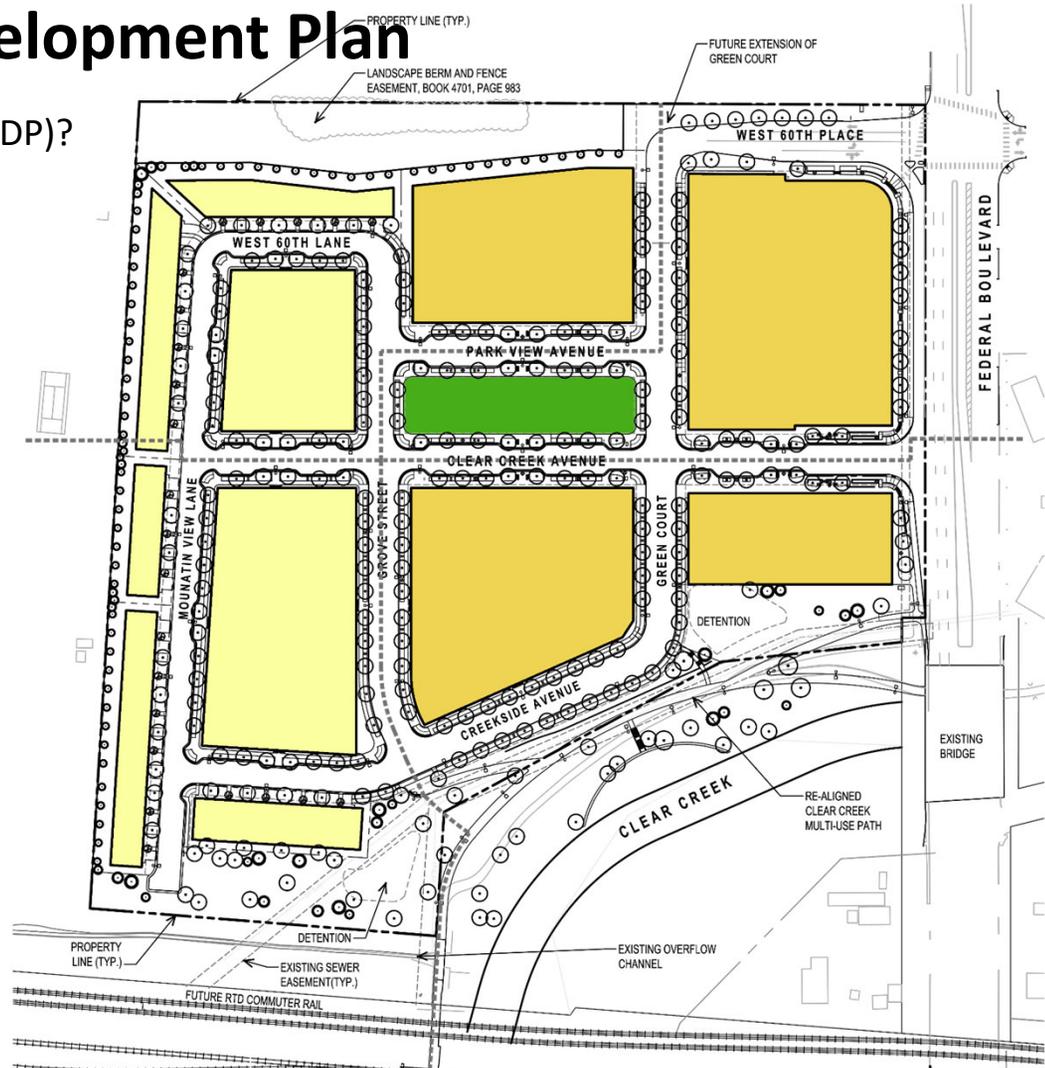
- Preliminary Development Plan (PDP)?
- Approved in 2012 and amended in 2015
- **Mixed-Use**
 - Commercial
 - Residential
 - Multi-family
 - Townhomes
- **Parks and open space**
- New plan meets requirements of PDP
 - Meeting and exceeding design standards
 - No increase in density
 - No increase in building coverage
 - Lower building heights
 - Decrease in amount of commercial
 - Exceeding parking requirements



Approved Preliminary Development Plan

- What is a Preliminary Development Plan (PDP)?

-  Townhomes
-  Mixed-Use / Multi-Family
-  Central Park



How are we meeting PDP Requirements?

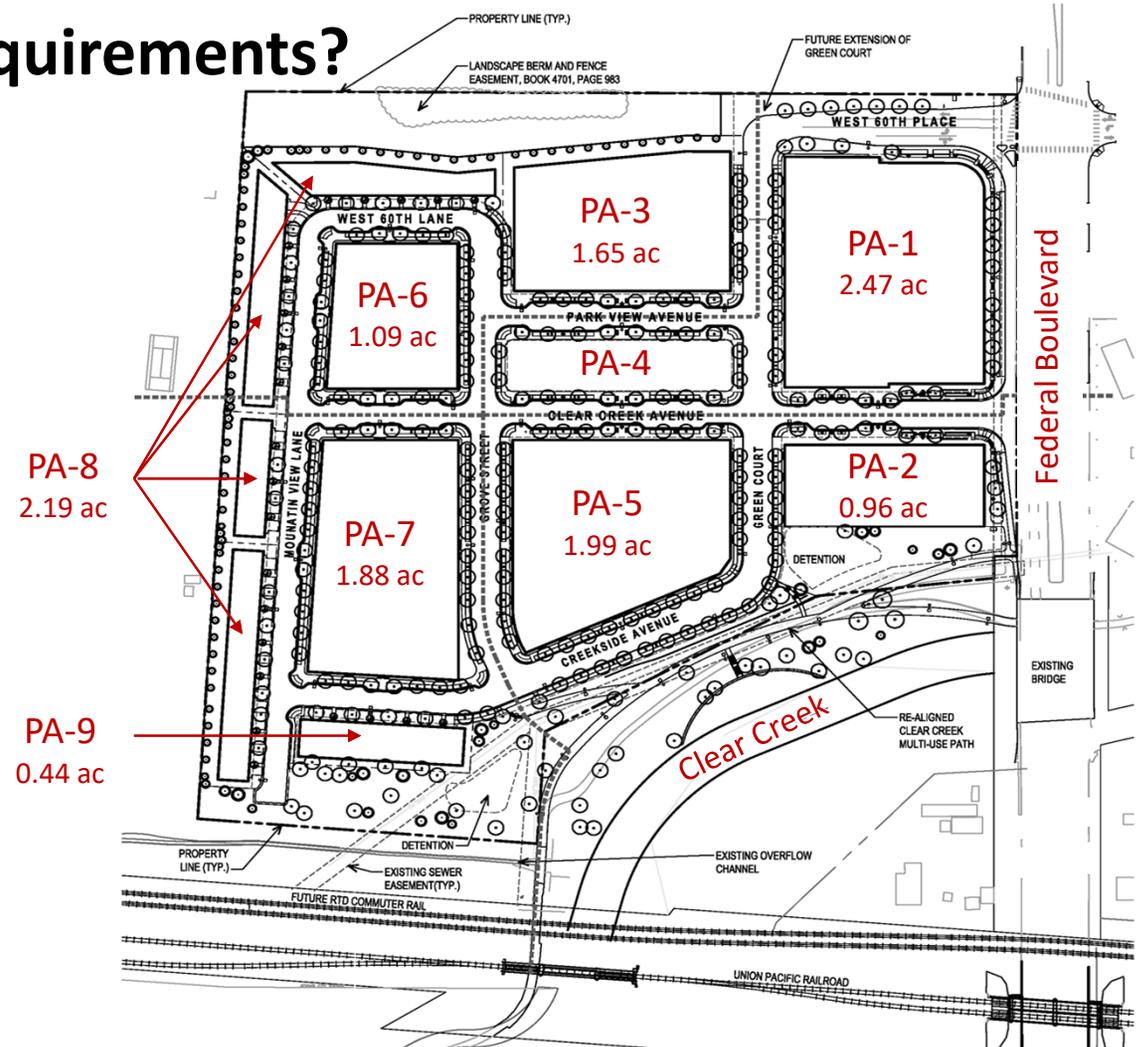
Honoring Current Requirements

Residential Density

- Maximum units allowed – 1,125
- Proposed units – 936
- 17% less dense than allowed
- 189 fewer units

Parking – Multi-Family

- Multi-family planning areas (1, 2, 3, 5)
- Required – 922 parking spots
- Providing – 939 parking spots
- Additional on-street parking spots throughout neighborhood



How are we meeting PDP Requirements?

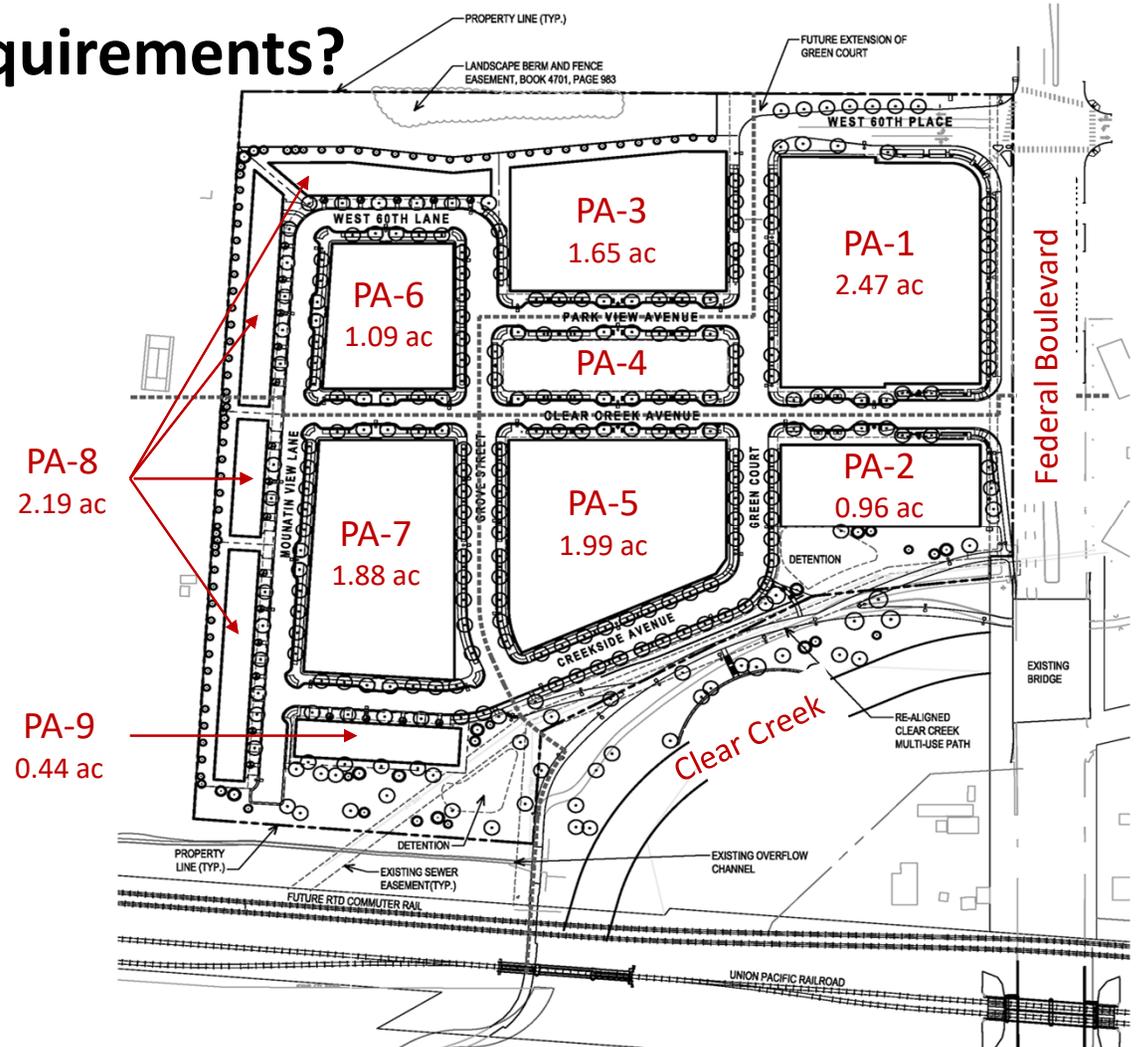
No Change to Development Standards of Approved PDP

Commercial (PA-1 & PA-2)

- Maximum sq. ft. – 250,000 sq. ft.
- Proposed sq. ft. – 27,019 sq. ft.
- 89% less than allowed by PDP

Open Space and Parks

- PA-4 and open spaces
- Exceeding landscape and open space requirements
- Amenities for all ages and abilities
- Public amenities along Clear Creek
 - Multi-use trail
 - Natural landscape



How are we meeting PDP Requirements?

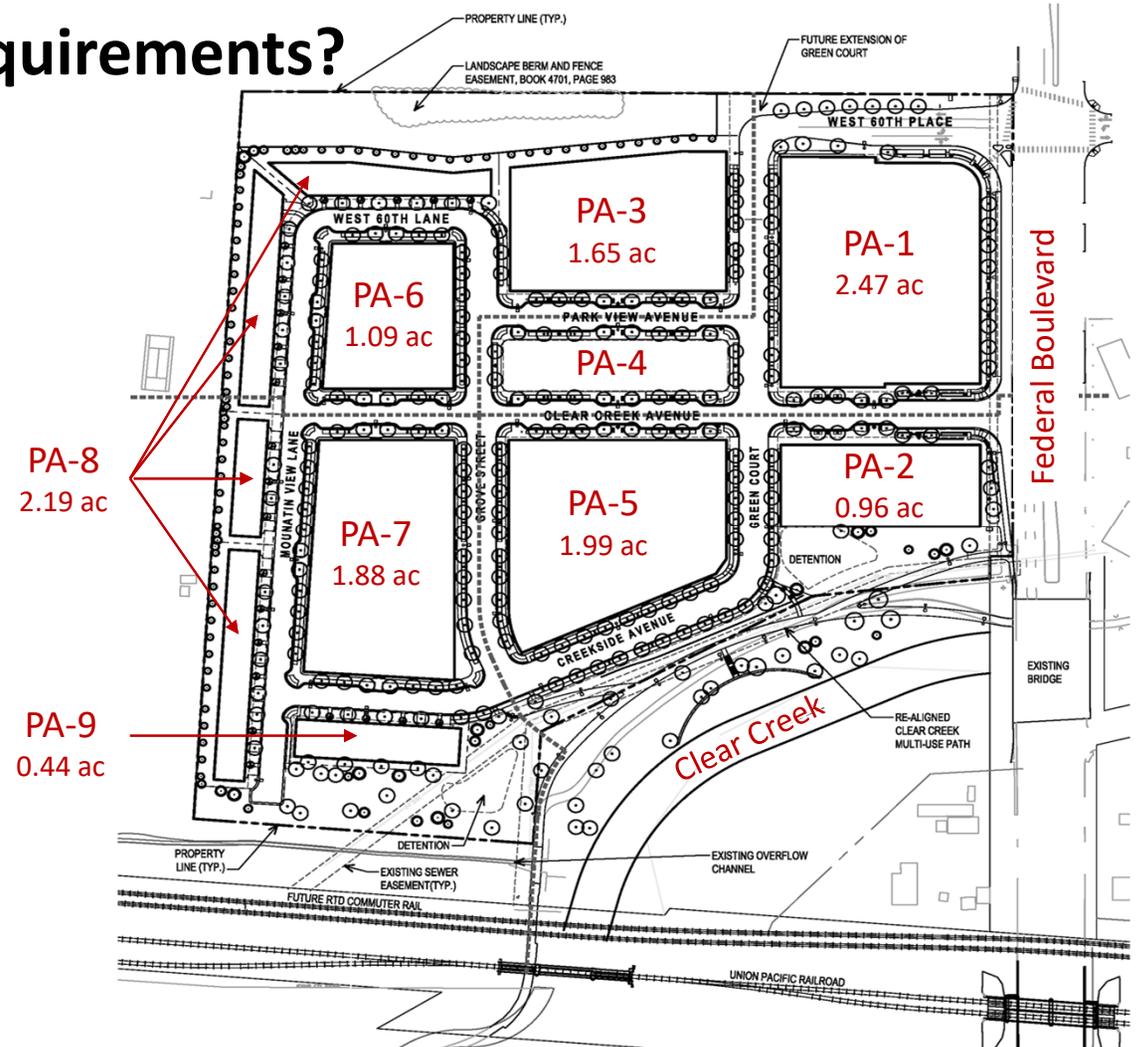
No Required Increases to Development Standards of Approved PDP

Parking – Townhome

- Townhome planning areas (6, 7, 8, 9)
- Required – 276 parking spots
- Providing – 327 parking spots

Building Height

- 65% of the buildable area is below the allowed heights in the PDP
- Planning areas 6 & 7 are significantly below the approved heights of the PDP and provide a more thoughtful transition to the neighborhood.



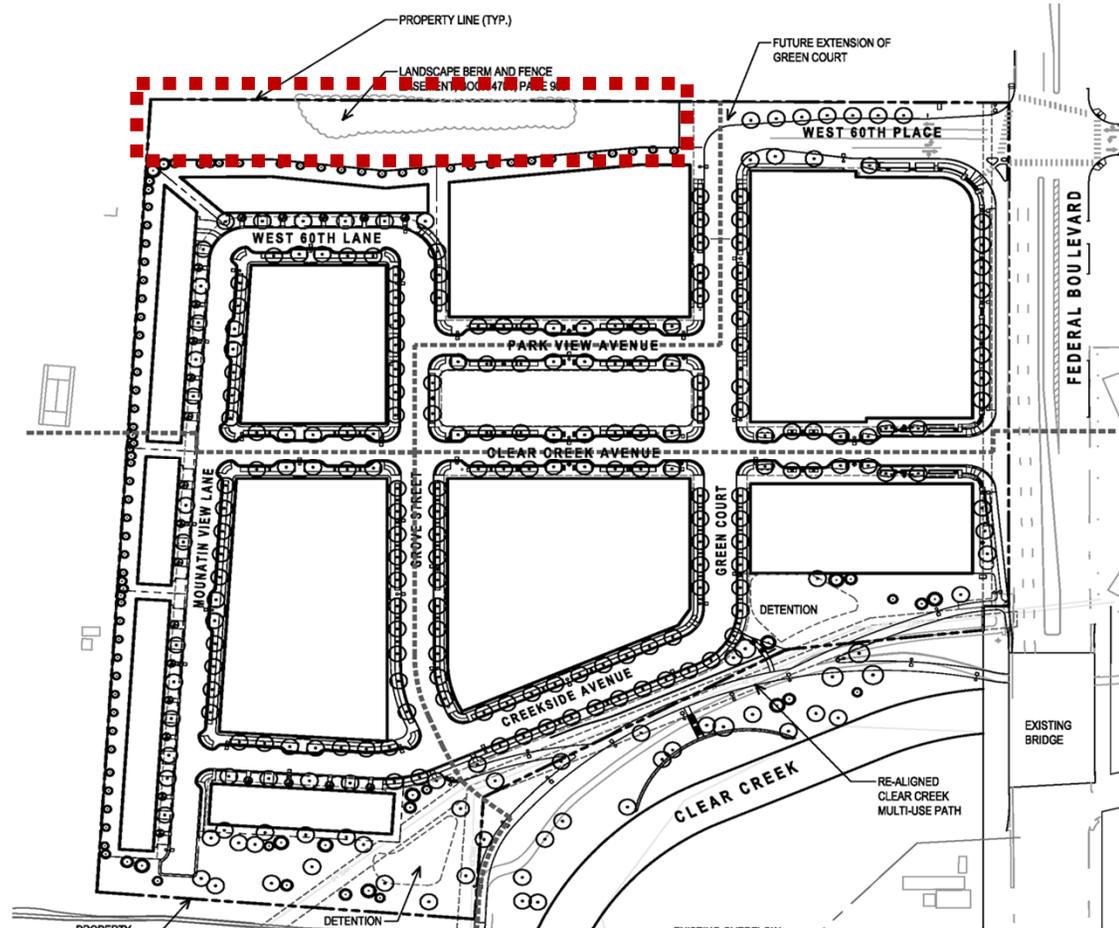
How are we meeting PDP Requirements?



Approved Preliminary Development Plan

Recorded Easement

- Landscape berm and fence easement in the northwest corner
- Previously agreed upon legal document
- Additional adjacent landscape enhancements
 - Required 1 tree per 30 feet
 - Exceeding tree requirement



Public Benefits - Working with Government Partners

- Adams County
 - Enhance Clear Creek riparian area
 - Landscape improvements
 - Trail connections for the public
 - Water quality improvements
- Crestview Water & Sanitation District and Metro Wastewater
 - Water & Sanitary Sewer Enhancements for the larger area
- Colorado Department of Transportation (CDOT)
 - Federal Blvd
 - Pedestrian & bicycle improvements
 - Signalized intersection
- Regional Transit District (RTD)
 - Transit stop
 - Access to Light Rail Station

Public Infrastructure Benefits - Working with Government Partners

- Lowell Blvd
- Federal Blvd

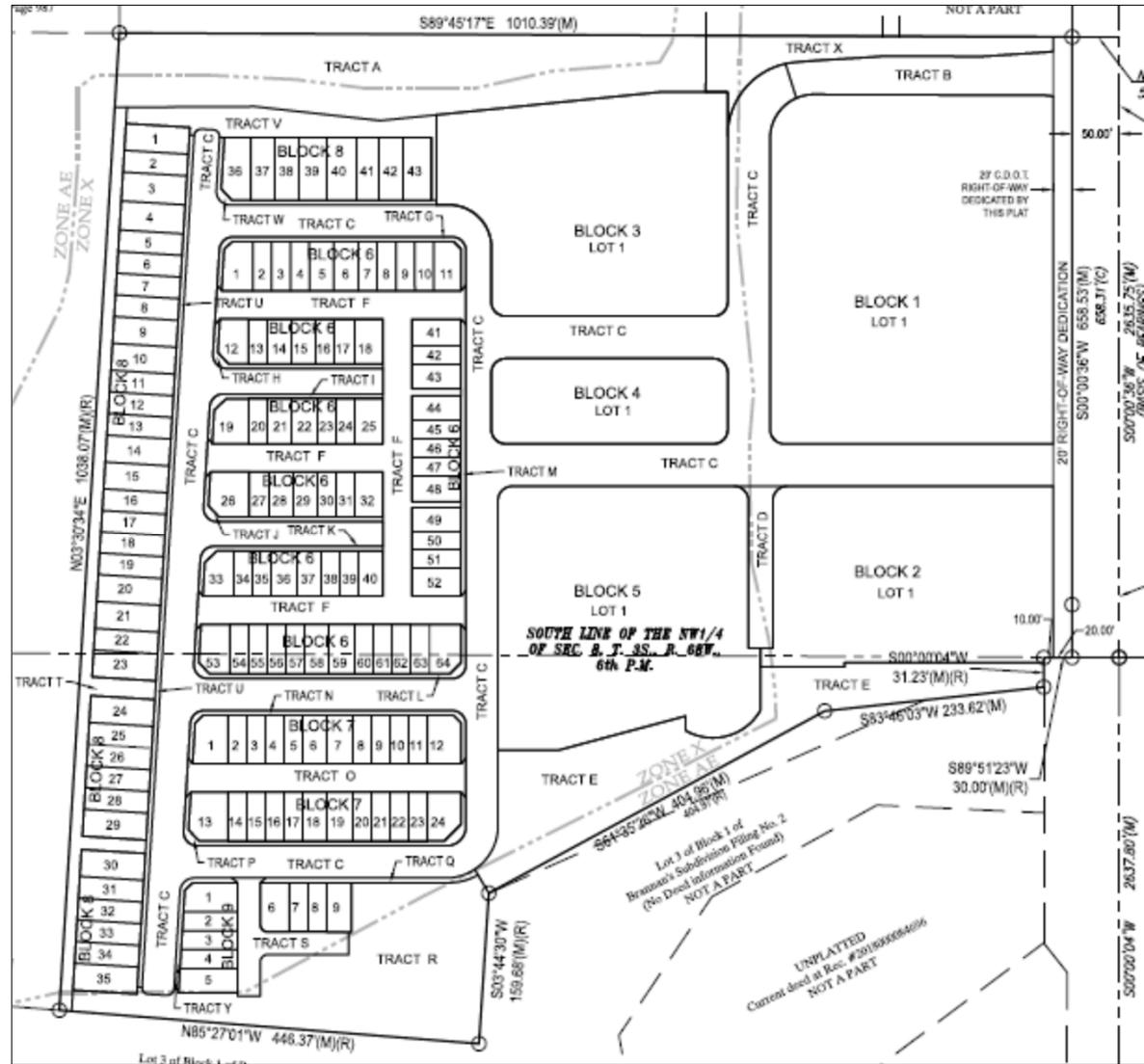


Where We Are At – Preliminary Plat

- Identifies
 - Blocks
 - Residential lots
 - Multi-family lots - 4
 - Townhome lots - 140
 - Tracts
 - Roadways
 - Sidewalks
 - Open Space
 - Property boundary
 - Easements
 - Utilities
 - Access

Preliminary Plat

- Worked through utility and street requirements
- Public hearings
 - Spring 2022
 - Planning Commission
 - Board of County Commissioners
- Subdivision Waiver for Private Streets



Framework Development Plan - FDP

Meeting Established Framework

- Addresses plans and policies
 - Reduced density
 - Reduced building heights
 - Infrastructure requirements
 - Roadways
 - Utilities
- FDP and Final Plat Submittal
 - Spring/Summer 2022



Framework Development Plan – FDP – Townhome Streetscape



Framework Development Plan – FDP - Project Benefits

Transportation

- Access to Transit Station
- Internal road network
- Clear Creek Trail
- Federal Blvd
 - Bicycle and pedestrian improvements



Framework Development Plan - FDP

Public Realm Improvements

- **Pedestrian friendly**
 - Water wise landscaping
 - Safe and efficient pedestrian circulation



Framework Development Plan - FDP

Parks and Open Spaces

- Activated Public Spaces
- Central Park – PA-4



Framework Development Plan - FDP

Parks and Open Spaces

- Improve Clear Creek Trail



Framework Development Plan – FDP - Architecture Concepts



Framework Development Plan – FDP - Architecture Concepts



Framework Development Plan – FDP - Architecture Concepts - 2-Story Townhomes



1 2-STORY FRONT LOAD - 4-PLEX - FRONT ELEVATION
1/8" = 1'-0"



4 2-STORY FRONT LOAD - 4-PLEX - REAR ELEVATION
1/8" = 1'-0"

Framework Development Plan – FDP - Architecture Concepts – 3-Story Townhomes



1 3-STORY FRONT LOAD - 5-PLEX - FRONT ELEVATION
1/8" = 1'-0"



4 3-STORY FRONT LOAD - 5-PLEX - REAR ELEVATION
1/8" = 1'-0"

Next Steps

- Preliminary Plat Public Hearings – Spring of 2022
 - Planning Commission and Board of County Commissioners
- Final Development Plan and Final Plat Submittal – Spring/Summer of 2022

*** Please note, the plans, concepts, numbers, data and drawings in this presentation are still preliminary and subject to change during the review and approval process.**

Thank You

We are Happy to Answer any Questions
You May Have

If you have further questions, please visit our website, www.clearcreektransitvillage.net

Or email Bill Mahar at bmahar@norris-design.com



CRESTVIEW WATER & SANITATION DISTRICT

Thistle Creek QOF I, L.P.
Michael Christensen
14034 South 145th East, Suite 301
Draper, UT 84020

March 8, 2021

RE: Water and Sanitary Sewer Service, 6100 Federal Blvd.
Will Serve Letter

To Whom it May Concern:

Please be advised that Crestview Water and Sanitation District is willing to provide treated water and sanitary sewer service to a possible development on the parcel no. 0182508211004 with the address of 6100 Federal Blvd. in Adams County, Colorado that is wholly within the Crestview Water and Sanitation District boundaries.

Prior to creating a layout and filing a plat for the development, the developer should have a pre-design meeting with Crestview, as the developer MUST allow for the installation of adequate water mains in strict accordance with Denver Water Engineering Standards and Crestview Rules and Regulations and engineering requirements. Sanitary sewer mains must also be designed in accordance with Crestview Rules and Regulations and engineering requirements. The landowner/developer is responsible for all costs related to the installation of required water and sewer mains. The landowner/developer is responsible for all utility modeling, engineering studies and plan development/review costs. All water and sewer mains and appurtenances shall be installed at the land owner/developer's expense and deeded free and clear to the District prior to the issuance of any water or sewer taps.

Crestview Water & Sanitation District provides its drinking water to the residents of the District by means of a wholesale water purchasing contract with Denver Water. As part of the Contract, Denver Water requires Crestview to adhere to the Denver Water engineering standards including modeling of Crestview's water distribution system. Denver Water has determined that there is NOT adequate water supply into Crestview for fire flows for additional growth within Crestview. Denver Water is requiring the installation of a master meter and a twelve (12) inch water supply beginning at approximately 5800 Lowell Blvd. going north and attaching to the existing eight (8) inch water main at 62nd avenue & Lowell boulevard. No plans for future developments will be approved without the inclusion of the aforementioned master meter and 12 inch water main.

With townhomes and multi-family units, Crestview requires that the water and sanitary services be a minimum of five (5) feet from both property lines and a minimum of ten (10) feet of separation between the services.

Current connection fees can be provided by contacting our office. Any water and/or sewer services must be approved by Crestview and connected to the appropriate main lines and installed into its permanent structure's foundation prior to completion of the construction of said structure.

Crestview requires a signature of acceptance of this Will Serve letter by the owner/developer prior to scheduling a pre-design meeting with Crestview. Please provide a copy of this signed Will Serve letter when scheduling a pre-design meeting.

Signature of owner/developer representative

Date

If you have any questions or require additional information, please contact our office.

Sincerely,



Mitchell T. Terry
District Manager
Crestview Water & Sanitation District



CRESTVIEW WATER & SANITATION DISTRICT

Libby Tart, AICP
Senior Long-Range Planner
Community & Economic Development
Adams County, CO

January 28, 2022

Re: 6001 Federal Blvd. Clear Creek Transit Village

Hello Libby,

The Crestview Water & Sanitation District staff and I have been coordinating with the consulting team representing the Clear Creek Transit Village project located at 6001 Federal Blvd. to assure that the needs/requirements of Crestview and the project are met.

We have had numerous productive meetings to review and discuss draft plans, proposed easements and utility requirements as well as commenting on referral documents that have involved off-site and on-site utility improvements.

Crestview acknowledges that the preliminary plat is moving forward to public hearings.

As the project continues to move forward to the formal site plan submittal, Crestview will continue to coordinate with the project team to ensure the applicable utility requirements and easements are incorporated into the overall plans and studies.

Please feel free to contact me if you have any questions,

Sincerely,

A handwritten signature in black ink that reads "Mitchell T. Terry". The signature is written in a cursive style.

Mitchell T. Terry
District Manager
Crestview Water & Sanitation District



ADAMS COUNTY FIRE RESCUE FIRE PREVENTION BUREAU

7980 Elmwood Lane
Denver, CO 80221
P: (303) 539-6862
E: fireprevention@acfpd.org

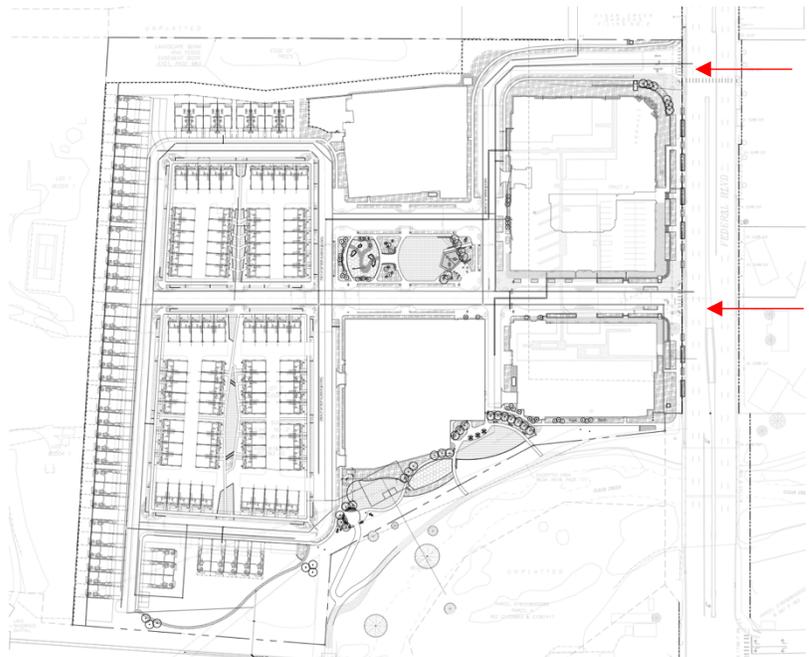
| | | | |
|---------------------|----------------------------------|--------------|-----------------|
| Project: | Clear Creek Transit Village | Type: | Courtesy Review |
| Address: | 6001 Federal Boulevard | Date: | 4/19/21 |
| Reviewed By: | Acting Fire Marshal Whitney Even | | |

To whom it may concern:

The proposed Clear Creek Transit Village Project is an exciting project and we are thrilled to see it continue to move forward. With that said, it is important to recognize the change that such a project brings to this area and the impact that it may have on emergency response. With the plan of several large multistory buildings and many townhomes, the proposed development will dramatically increase the density of this area. Naturally, an increase in density typically contributes to a higher number of emergencies calls. It is also important to recognize that the podium style buildings proposed present unique operational challenges when it comes to a fire incident response. Due to the characteristics mentioned above, the presence of two access points for emergency response is much needed. Based on the size of this project, it is likely that the number of dwelling units will exceed 200. When such is the case, the adopted fire code requires that two separate and approved fire apparatus access roads regardless of whether the buildings are equipped with an approved automatic sprinkler system be provided. Where possible, such access roads shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses. The proposed access points likely do not meet the separation distance. However, we do understand that the geography of this parcel makes meeting this distance difficult (if not impossible).

Sincerely,

Whitney Even
Acting Fire Marshal
Adams County Fire Rescue





WILL SERVE LETTER

March 9, 2021

Thistle Creek QOF I, L.P.
Michael Christensen
14034 South 145th East, Suite 301
Draper, UT 84020

Re: 6100 Federal Boulevard, Denver CO 80221

Dear Mr. Christensen,

This letter is to confirm that Xcel Energy is your utility provider for natural gas and electrical service. In accordance with our tariffs, on file with and approved by the Colorado Public Utilities Commission, gas and electric facilities can be made available to serve the project at 6100 Federal Boulevard, Denver CO 80221.

Your utility service(s) will be provided after the following steps are completed:

- ***Application submitted to Public Service's "Builders Call Line (BCL)"*** – once your application is accepted you will be assigned a design department representative who will be your primary point of contact
- ***Utility design is completed*** – you must provide your design representative with the site plan, the one line diagrams, and panel schedules for electric and gas loads if applicable
- ***All documents provided by design representative are signed and returned***
- ***Payment is received***
- ***Required easements are granted*** - you must sign and return applicable easement documents to your Right-of-Way agent
- ***Site is ready for utility construction***

A scheduled in-service date will be provided once these requirements have been met.

It is important to keep in mind that the terms and conditions of utility service, per our tariffs, require that you provide adequate space and an easement on your property for all gas and electric facilities required to serve your project, including but not limited to gas and electrical lines and meters, transformers, and pedestals. General guidelines for these requirements can be found at [Site Requirements. https://www.xcelenergy.com/staticfiles/xe-responsive/Admin/Managed Documents & PDFs/Xcel-Energy-Standard-For-Electric-Installation-and-Use.pdf](https://www.xcelenergy.com/staticfiles/xe-responsive/Admin/Managed Documents & PDFs/Xcel-Energy-Standard-For-Electric-Installation-and-Use.pdf) Easement requirements can be found at [Utility Design and Layout](#).

Xcel Energy looks forward to working with you on your project and if I can be of further assistance, please contact me at the phone number or email listed below.

Sincerely,

Tawni Herren

Tawni Herren
Xcel Energy | Responsible By Nature
Design Contractor for Xcel Energy
555 Zang Street Suite 250
Lakewood, CO 80228

Pike Engineering

Mailing address: Pike Engineering
555 Zang, Suite 250
Lakewood, CO 80228



**Land Title Guarantee Company
Customer Distribution**



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

Order Number: **ABC70653170.1**

Date: **02/15/2022**

Property Address: **6001 FEDERAL BLVD, DENVER, CO 80221**

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

For Closing Assistance

For Title Assistance

Scott Bennetts
5975 GREENWOOD PLAZA BLVD
GREENWOOD VILLAGE, CO 80111
(303) 850-4175 (Work)
sbennetts@ltgc.com

Attorney for Seller

DAVIS GRAHAM & STUBBS
Attention: ADAM P CHENELL
1550 17TH ST #500
DENVER, CO 80202
(303) 892-9400 (Work)
(303) 893-1379 (Work Fax)
adam.chenell@dgsllaw.com
Delivered via: Electronic Mail

Seller/Owner

JEFF BYLER
jeff@pacificnorthent.com
Delivered via: Electronic Mail

Attorney for Seller

DAVIS GRAHAM & STUBBS
Attention: J CHRISTOPHER KINSMAN
1550 17TH ST #500
DENVER, CO 80202
(720) 299-6585 (Cell)
(303) 892-7311 (Work)
(303) 893-1379 (Work Fax)
chris.kinsman@dgsllaw.com
Delivered via: Electronic Mail

Seller/Owner

MICHAEL CHRISTENSEN
mike@thistlecreek.com
Delivered via: Electronic Mail

Seller/Owner

BRYAN BYLER
bryan@pacificnorthent.com
Delivered via: Electronic Mail



Land Title Guarantee Company
Estimate of Title Fees

Order Number: **ABC70653170.1**

Date: **02/15/2022**

Property Address: **6001 FEDERAL BLVD, DENVER, CO 80221**

Parties:

CLEAR CREEK DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY

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

| Estimate of Title insurance Fees | |
|---|------------------|
| "ALTA" Owner's Policy 06-17-06 | TBD |
| | Total TBD |
| If Land Title Guarantee Company will be closing this transaction, the fees listed above will be collected at closing. | |
| Thank you for your order! | |

Note: The documents linked in this commitment should be reviewed carefully. These documents, such as covenants conditions and restrictions, may affect the title, ownership and use of the property. You may wish to engage legal assistance in order to fully understand and be aware of the implications of the effect of these documents on your property.

Chain of Title Documents:

[Adams county recorded 02/27/2009 under reception no. 2009000014043](#)

[Adams county recorded 06/23/2020 under reception no. 2020000056492](#)

Plat Map(s):

[Adams county recorded 02/12/1994 under reception no. 1247454](#)

[Adams county recorded 10/31/1973 under reception no. 20815](#)

ALTA COMMITMENT
Chicago Title Insurance Company
Schedule A

Order Number: ABC70653170.1

Property Address:

6001 FEDERAL BLVD, DENVER, CO 80221

1. Effective Date:

02/10/2022 at 5:00 P.M.

2. Policy to be Issued and Proposed Insured:

"ALTA" Owner's Policy 06-17-06
Proposed Insured:

TBD

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:

CLEAR CREEK DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY

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

PARCEL 1:

LOT 2, BLOCK 1, BRANNAN'S SUBDIVISION FILING NO. 2,
AND AS AMENDED BY AFFIDAVIT OF CORRECTION RECORDED JANUARY 19, 1995 IN BOOK 4455 AT
PAGE [542](#),

EXCEPT THAT PART CONVEYED TO THE COUNTY OF ADAMS BY WARRANTY DEED MADE A PART OF
RESOLUTION RECORDED MAY 25, 1995 IN BOOK 4518 AT PAGE [777](#), COUNTY OF ADAMS, STATE OF
COLORADO.

PARCEL 2:

TRACT "A", BRANNAN'S SUBDIVISION, FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

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American Land Title Association.



ALTA COMMITMENT

Chicago Title Insurance Company

Schedule B, Part I

(Requirements)

Order Number: ABC70653170.1

All of the following Requirements must be met:

This proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

Pay the agreed amount for the estate or interest to be insured.

Pay the premiums, fees, and charges for the Policy to the Company.

Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

THIS COMMITMENT IS FOR INFORMATION ONLY, AND NO POLICY WILL BE ISSUED PURSUANT HERETO.

NOTE: THIS COMMITMENT IS NOT A REPORT OR REPRESENTATION AS TO MINERAL INTERESTS, AND SHOULD NOT BE USED, OR RELIED UPON, IN CONNECTION WITH THE NOTICE REQUIREMENTS THAT ARE SET FORTH IN CRS 24-65.5-103.

NOTE: THE COMMITMENT DOES NOT REFLECT THE STATUS OF TITLE TO WATER RIGHTS OR REPRESENTATION OF SAID RIGHTS.

ALTA COMMITMENT
Chicago Title Insurance Company
Schedule B, Part II
(Exceptions)

Order Number: ABC70653170.1

This commitment does not republish any covenants, condition, restriction, or limitation contained in any document referred to in this commitment to the extent that the specific covenant, conditions, restriction, or limitation violates state or federal law based on race, color, religion, sex, sexual orientation, gender identity, handicap, familial status, or national origin.

- 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. EASEMENTS FOR CONSTRUCTION AND MAINTENANCE OF SEWER LINES AND INCIDENTAL PURPOSES AS GRANTED TO METROPOLITAN DENVER SEWAGE DISPOSAL DISTRICT NO. 1 IN INSTRUMENT RECORDED SEPTEMBER 25, 1963 IN BOOK 1099 AT PAGE [299](#) AND JULY 18, 1983 IN BOOK 2768 AT PAGE [890](#).**
CORRECTED EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF SEWER LINES RECORDED AUGUST 7, 1984 IN BOOK 2902 AT PAGE [735](#).
- 10. TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT RECORDED APRIL 27, 1970 IN BOOK 1593 AT PAGE [320](#).**
- 11. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF BRANNAN'S SUBDIVISION FILING NO. 1 RECORDED OCTOBER 31, 1973 UNDER RECEPTION NO. [20815](#).**
- 12. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENT GRANT RECORDED SEPTEMBER 19, 1979 IN BOOK 2387 AT PAGE [852](#).**

ALTA COMMITMENT
Chicago Title Insurance Company
Schedule B, Part II
(Exceptions)

Order Number: ABC70653170.1

13. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENT AGREEMENT RECORDED JULY 20, 1987 IN BOOK 3344 AT PAGE [663](#).
14. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE HYLAND HILLS PARK AND RECREATION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED SEPTEMBER 19, 1990, IN BOOK 3712 AT PAGE [402](#).
15. EFFECT OF RESOLUTION AUTHORIZING EXEMPTION FROM THE ADAMS COUNTY SUBDIVISION REGULATIONS RECORDED APRIL 6, 1992 IN BOOK 3888 AT PAGE [126](#).
16. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN DRAINAGE EASEMENT RECORDED APRIL 24, 1995 IN BOOK 4500 AT PAGE [531](#).
17. TERMS, CONDITIONS AND PROVISIONS OF A DEVELOPMENT AGREEMENT DISCLOSED BY RESOLUTION RECORDED MAY 18, 1992 IN BOOK 3905 AT PAGE [674](#).
18. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF BRANNAN'S SUBDIVISION FILING NO. 2 RECORDED MAY 12, 1994 UNDER RECEPTION NO. [1247454](#).

AFFIDAVIT OF CORRECTION RECORDED JANUARY 19, 1995 IN BOOK 4455 AT PAGE [542](#).
19. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ZONING HEARING DECISION RECORDED AUGUST 03, 1995 IN BOOK 4559 AT PAGE [978](#).
20. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN LANDSCAPE BERM AND FENCE EASEMENT RECORDED MARCH 13, 1996 IN BOOK 4701 AT PAGE [983](#).
21. (THIS ITEM WAS INTENTIONALLY DELETED)
22. TERMS, CONDITIONS AND PROVISIONS OF ZONING HEARING DECISIONS RECORDED SEPTEMBER 20, 2010 UNDER RECEPTION NO. [201000062586](#) AND [201000062587](#).
23. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE CLEAR CREEK TRANSIT METROPOLITAN DISTRICT NO. 1, AS EVIDENCED BY INSTRUMENT RECORDED NOVEMBER 24, 2010, UNDER RECEPTION NO. [2010000081925](#).

ORDER FOR EXCLUSION IN CONNECTION THEREWITH RECORDED MARCH 5, 2021 UNDER RECEPTION NO. [2021000027467](#).
24. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE CLEAR CREEK TRANSIT METROPOLITAN DISTRICT NO. 2, AS EVIDENCED BY INSTRUMENT RECORDED NOVEMBER 24, 2010, UNDER RECEPTION NO. [2010000081926](#).

ORDER FOR EXCLUSION IN CONNECTION THEREWITH RECORDED MARCH 5, 2021 UNDER RECEPTION NO. [2021000027466](#).
25. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION ADOPTING ZONING HEARING DECISION RECORDED NOVEMBER 21, 2012 UNDER RECEPTION NO. [2012000088446](#).

ALTA COMMITMENT
Chicago Title Insurance Company
Schedule B, Part II
(Exceptions)

Order Number: ABC70653170.1

26. ALL ITEMS SHOWN ON CLEAR CREEK TRANSIT VILLAGE PLANNED UNIT DEVELOPMENT- PRELIMINARY DEVELOPMENT PLAN, RECORDED JANUARY 22, 2013 UNDER RECEPTION NO. [2013000006476](#).

RESOLUTION 2015-531 APPROVING PRELIMINARY DEVELOPMENT PLAN RECORDED DECEMBER 11, 2015 UNDER RECEPTION NO. [2015000103730](#).

27. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN DECLARATION OF COVENANTS IMPOSING AND IMPLEMENTING THE CLEAR CREEK PUBLIC IMPROVEMENT FEE RECORDED MARCH 16, 2021 UNDER RECEPTION NO. [2021000031185](#).
28. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN TEMPORARY CONSTRUCTION EASEMENT RECORDED MAY 28, 2021 UNDER RECEPTION NO. [2021000065568](#).
29. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN NOTICE REGARDING FOR SALE AND PURCHASE OF REAL ESTATE RECORDED SEPTEMBER 21, 2021 UNDER RECEPTION NO. [2021000111264](#).
30. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENT AGREEMENT RECORDED JULY 17, 2000 IN BOOK 6190 AT PAGE [242](#).

RELEASE OF EASEMENT IN CONNECTION THEREWITH RECORDED APRIL 20, 2021 UNDER RECEPTION NO. [2021000048023](#).

DISCLOSURE STATEMENT

Pursuant to Section 38-35-125 of Colorado Revised Statutes and Colorado Division of Insurance Regulation 8-1-2 (Section 5), if the parties to the subject transaction request us to provide escrow-settlement and disbursement services to facilitate the closing of the transaction, then all funds submitted for disbursement must be available for immediate withdrawal.

- Colorado Division of Insurance Regulation 8-1-2, Section 5, Paragraph H, requires that "Every title insurance company shall be responsible to the proposed insured(s) subject to the terms and conditions of the title insurance commitment, other than the effective date of the title insurance commitment, for all matters which appear of record prior to the time of recording whenever the title insurance company, or its agent, conducts the closing and settlement service that is in conjunction with its issuance of an owners policy of title insurance and is responsible for the recording and 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 No. 5 in Schedule B-2 will not appear in the Owner's Title Policy and Lender's Title Policy when issued.

- Colorado Division of Insurance Regulation 8-1-2, Paragraph M of Section 5, requires that prospective insured(s) of a single family residence be notified in writing that the standard exception from coverage for unfilled Mechanics or Materialmans Liens may or may not be deleted upon the satisfaction of the requirement(s) pertinent to the transaction. These requirements will be addressed upon receipt of a written request to provide said coverage, or if the Purchase and Sale Agreement/Contract is provided to the Company then the necessary requirements will be reflected on the commitment.

Note: Pursuant to CRS 10-1-11(4)(a)(1), Colorado notaries may remotely notarize real estate deeds and other documents using real-time audio-video communication technology. You may choose not to use remote notarization for any document.

- Colorado Division of Insurance Regulation 8-1-3, Paragraph C. 11.f. of Section 5 - requires a title insurance company to make the following notice to the consumer: "A closing protection letter is available to be issued to lenders, buyers and sellers"

- If the sales price of the subject property exceeds \$100,000.00 the seller shall be required to comply with the Disclosure of Withholding Provisions of C.R.S. 39-22-604.5 (Nonresident Withholding).

- Section 39-14-102 of Colorado Revised Statutes requires that a Real Property Transfer Declaration accompany any conveyance document presented for recordation in the State of Colorado. Said Declaration shall be completed and signed by either the grantor or grantee.

- Recording statutes contained in Section 30-10-406(3)(a) of the Colorado Revised Statutes require 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 a document that does not conform to requirements of this paragraph.

- Section 38-35-109 (2) of the Colorado Revised Statutes, 1973, requires that a notation of the purchasers legal address, (not necessarily the same as the property address) be included on the face of the deed to be recorded.

- Regulations of County Clerk and Recorder's offices require that all documents submitted for recording must contain a return address on the front page of every document being recorded.

- Pursuant to Section 10-11-122 of the Colorado Revised Statutes, 1987 the Company is required to disclose the following information:

The subject property may be located in a special taxing district.

A Certificate of Taxes Due listing each taxing jurisdiction shall be obtained from the County Treasurer or the County Treasurer's authorized agent.

Information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder or the County Assessor.

- Pursuant to Section 10-11-123 of the Colorado Revised Statutes, when it is determined that a mineral estate has been severed from the surface estate, the Company is required to disclose the following information: 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 that such mineral estate may include the right to enter and use the property without the surface owner's permission.

Note: Notwithstanding anything to the contrary in this Commitment, if the policy to be issued is other than an ALTA Owner's Policy (6/17/06), the policy may not contain an arbitration clause, or the terms of the arbitration clause may be different from those set forth in this Commitment. If the policy does contain an arbitration clause, and the Amount of Insurance is less than the amount, if any, set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.



JOINT NOTICE OF PRIVACY POLICY OF LAND TITLE GUARANTEE COMPANY

This Statement is provided to you as a customer of Land Title Guarantee 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 your 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 obtain either 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 may share your Personal Information with affiliated contractors or service providers who provide services in the course of our business, but only to the extent necessary for these providers to perform their services and to provide these services to you as may be required by your transaction.
- 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 assess 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 STATED ABOVE OR 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.

FIDELITY NATIONAL FINANCIAL PRIVACY NOTICE

Effective January 1, 2020

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF", "our" or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g. Social Security Number, driver's license, passport, and other government ID number)
- financial account information (e.g., loan or bank account information); and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others

Collection of Browsing Information.

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device;

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law. We do share Personal Information among affiliates (other companies owned by FNF) to directly market to you. Please see "Choices with Your Information" to learn how to restrict that sharing.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings

Security of Your Information

We maintain physical, electronic, and procedural safeguards to protect your Personal Information

Choices With Your Information

If you do not want FNF to share your information among our affiliates to directly market to you, you may send an "opt out" request by email, phone, or physical mail as directed at the end of this Privacy Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you.

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (<https://fnf.com/pages/californiaprivacy.aspx>) or call (888) 413-1748.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 934-3354 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

Information From Children

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Effective January 1, 2020

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Your Consent To This Privacy Notice: Notice

Changes: Use of Comments or Feedback

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice. We may use comments or feedback that you submit to us in any manner without notice or compensation to you.

Accessing and Correcting Information: Contact Us

If you have questions, would like to correct your Personal Information, or want to opt-out of information sharing for affiliate marketing, send your requests to privacy@fnf.com, by phone to (888) 934-3354, or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

Effective January 1, 2020

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Commitment For Title Insurance

Issued by Chicago Title Insurance Company

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON .

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Chicago Title Insurance Company, a Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured. If all of the Schedule B, Part I—Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements; and
- (f) Schedule B, Part II—Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I—Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.

- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

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

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

IN WITNESS WHEREOF, Chicago 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.

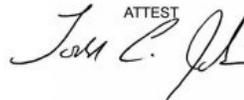
CHICAGO TITLE INSURANCE COMPANY

Issued through the Office of:
LAND TITLE GUARANTEE COMPANY
3033 E. 1ST AVE #600
DENVER, CO 80206
(303)321-1880



Craig B. Rants, Senior Vice President



By: 
President
ATTEST

Secretary

**AMERICAN
LAND TITLE
ASSOCIATION**



This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Land Title Insurance Corporation. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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The amount of taxes due on this page are based on last year's property value assessments.
 For current year values visit the [Adams County Assessor's site](#).

| Summary | |
|---------------|---|
| Account Id | R0103135 |
| Parcel Number | 0182508208001 |
| Owners | CLEAR CREEK DEVELOPMENT LLC |
| Address | 10808 S RIVER FRONT PKWY STE 378 SOUTH JORDAN, UT 84095-6104 |
| Situs Address | 6001 FEDERAL BLVD |
| Legal | SUB.BRANNANS SUBD FIL 1 DESC: TRACT A |

| Inquiry | |
|--------------|--|
| As Of | 04/02/2021 |
| Payment Type | <input type="radio"/> First <input checked="" type="radio"/> Full |
| Total Due | \$0.00 |

| Value | | | |
|----------------------------|------------------|--------|--------------------|
| Area Id | | Actual | Mill Levy Assessed |
| 468 - 468 | | | 187.8520000 |
| COMM LND MERCHANDIS - 2112 | 650,788 | | 188,730 |
| MERCHANDISING - 2212 | 570,378 | | 165,410 |
| Total Value | 1,221,166 | | 354,140 |
| Taxes | | | \$66,525.90 |



DUE DATES:
 First Half Payment Due March 1
 Second Half Payment Due June 15
 OR
 Full Payment Due April 30

If paying or corresponding by mail, please use the following addresses:

PAYMENTS ARE TO BE MAILED TO: P.O. BOX 869 BRIGHTON, CO 80601-0869

CORRESPONDENCE IS TO BE MAILED TO: 4430 South Adams County Parkway, Suite C2436 Brighton, CO 80601

| Summary | |
|---------------|---|
| Account Id | R0103141 |
| Parcel Number | 0182508211004 |
| Owners | CLEAR CREEK DEVELOPMENT LLC |
| Address | 10808 S RIVER FRONT PKWY STE 378 SOUTH JORDAN, UT 84095-6104 |
| Situs Address | 6001 FEDERAL BLVD |
| Legal | SUB:BRANNAN'S SUBD #2 BLK:1 LOT:2 DESC: EXC PARC |

| Inquiry | |
|--------------|--|
| As Of | 04/02/2021 |
| Payment Type | <input type="radio"/> First <input checked="" type="radio"/> Full |
| Total Due | \$0.00 |

| Value | | | |
|-----------------------------|----------------|--------|--------------------|
| Area Id | | Actual | Mill Levy Assessed |
| 468 - 468 | | | 187.8520000 |
| VACANT COMMERCIAL LD - 0200 | 435,500 | | 126,300 |
| COMM LND WHSE/STORAG - 2135 | 272,000 | | 78,880 |
| MERCHANDISING - 2212 | 177,528 | | 51,480 |
| Total Value | 885,028 | | 256,660 |
| Taxes | | | \$48,214.10 |



DUE DATES:
 First Half Payment Due March 1
 Second Half Payment Due June 15
 OR
 Full Payment Due April 30