



REZONING (Zoning Map Amendment)

Application submittals must include all documents on this checklist as well as this page. Please use the reference guide (pg. 2) included in this packet for more information on each submittal item.

All submittals shall include one (1) hard copy of all documents and one (1) electronic copy with all documents combined in a single PDF. For hard copies, each document shall be labeled or tabbed with the corresponding checklist number.

- ☒ 1. Development Application Form (pg. 4)
- ☒ 2. Application Fees (see table)
- ☒ 3. Written Explanation of the Project
- ☒ 4. Site Plan Showing Proposed Development, including:
 - a. Proposed Building Envelope
 - b. Parking Areas
 - c. Site Access
 - d. Landscape Areas
- ☒ 5. Trip Generation Letter
- ☒ 6. Preliminary Drainage Analysis
- ☒ 7. Neighborhood Meeting Summary
- ☒ 8. Proof of Ownership (warranty deed or title policy)
- ☒ 9. Proof of Water and Sewer Services
- ☒ 10. Legal Description
- ☒ 11. Certificate of Taxes Paid
- ☒ 12. Certificate of Notice to Mineral Estate Owners/and Lessees (pg. 6)
- ☒ 13. Certificate of Surface Development (pg. 7)

Applications Fees	Amount	Due
Application *made payable to Adams County	\$1,500	At application submittal
Tri-County Health *made payable to Tri-County Health	\$150 (public utilities) \$210 (individual septic)	At application submittal



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 checked="" type="checkbox"/> Rezone	<input type="checkbox"/> Conditional Use
<input type="checkbox"/> Plat Correction/ Vacation	<input type="checkbox"/> Special Use	<input type="checkbox"/> Other: _____

PROJECT NAME: 462 E 66th Ave Rezone

APPLICANT

Name(s): 6625 Investments LLC Phone #: 303-996-4720
Address: 80 E 62nd Ave
City, State, Zip: Denver, CO 80216
2nd Phone #: Email: lisa.gard@outlook.com

OWNER

Name(s): 6625 Investments LLC Phone #: 303-996-4720
Address: 80 E. 62nd Ave
City, State, Zip: Denver, CO 80216
2nd Phone #: Email: mike@fioreandsons.com

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

Name: Lisa Gard, Planner Phone #: 970-214-9610
Address: 4243 San Marco Dr
City, State, Zip: Longmont, CO 80503
2nd Phone #: Email: lisa.gard@outlook.com

DESCRIPTION OF SITE

Address:	461 E. 66th Ave / 6591 Washington St.
City, State, Zip:	Denver, CO
Area (acres or square feet):	4.8 acres total
Tax Assessor Parcel Number	182503401008/0182503401009/0182503402001
Existing Zoning:	C-4/I-1/I-3
Existing Land Use:	commercial land / warehouse-storage
Proposed Land Use:	industrial (I-3) warehouse, truck parking/maintenance

Have you attended a Conceptual Review? YES ☒ NO ☐

If Yes, please list PRE#: PRE2020-00020

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: Michael E. Fiore Date: 09-04-2020

Owner's Printed Name

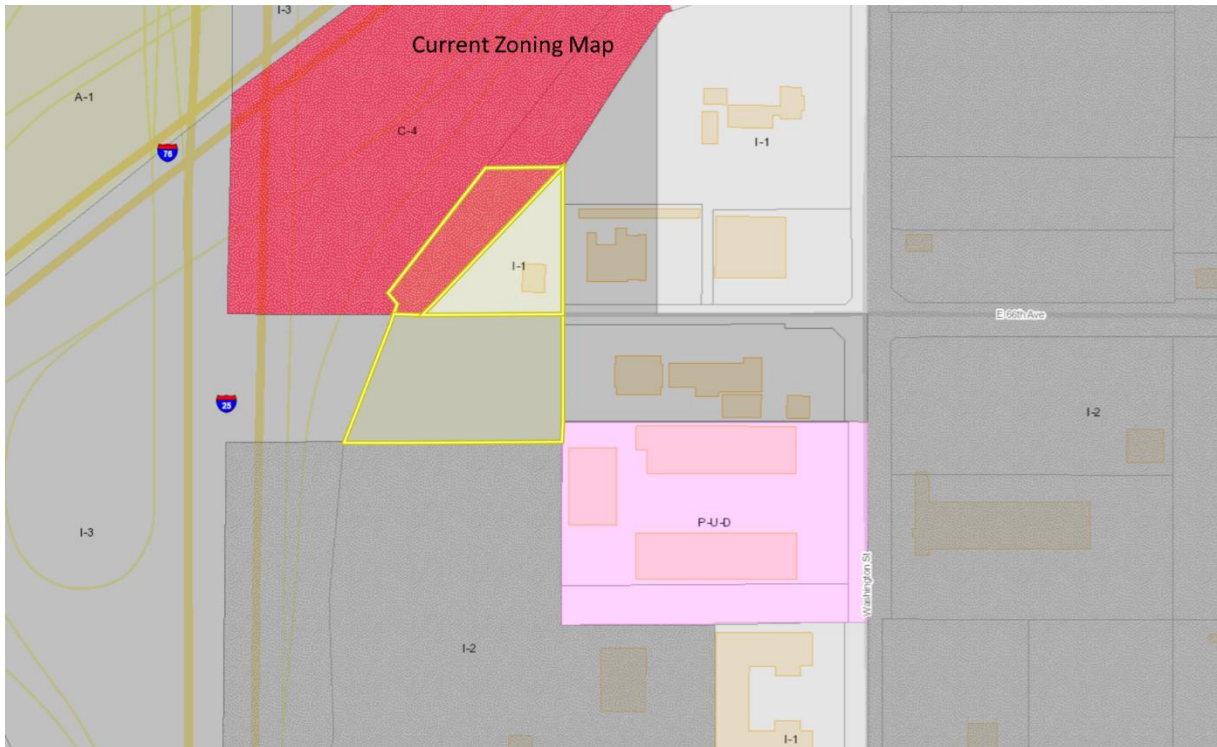
Name: 

Owner's Signature

3. Written Explanation of the Project

The purpose of this project is to consolidate three parcels owned by the applicant, all with different zoning, C-4, I-1, I-3, to the I-3 zone. A replat of the parcels into one plat is also being submitted.

The combined acreage of the parcels is approximately 4.71 acres. Zoning as I-3 will be within the two-acre minimum requirement. It will also be consistent with the surrounding parcels and with the future plan for the area. (See maps below.)



The consolidation of the parcels to an I-3 zone addresses the criteria of the regulations under section 2-02-15-6 for approval as follows:

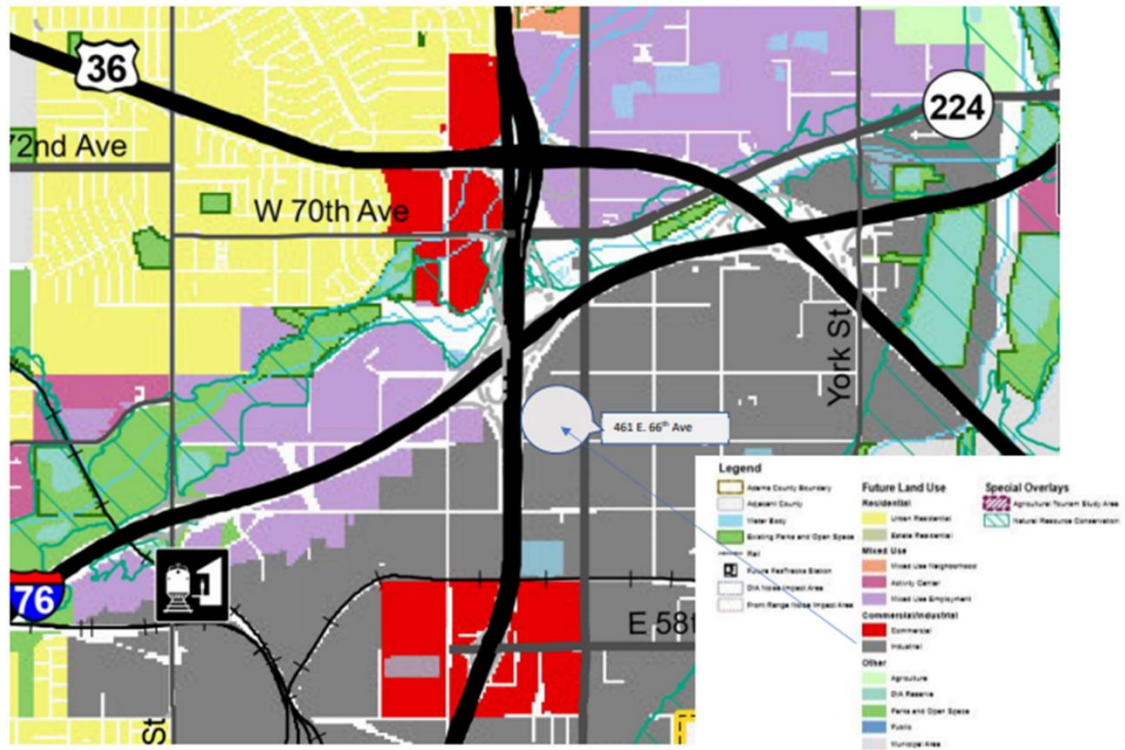
- 1. The Zoning Map amendment is consistent with the Adams County Comprehensive Plan. The future plan for the area is industrial as is noted on the map below.*
- 2. The Zoning Map amendment is consistent with the purposes of these standards and regulations. The plan to merge the parcels and zones provides for a consistent use of the area and follows the guidelines of the regulations.*
- 3. The Zoning Map amendment will comply with the requirements of these standards and regulations. The attached site plan addresses and demonstrates compliance with the regulations.*
- 4. The Zoning Map amendment is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the*

inhabitants of the area and the County. As shown in the current zoning map above, the I-3 zone is consistent and compatible with the neighborhood. The planned use for the property, for trucking services, parking and maintenance, will not be detrimental to development or safety of the area. Updating the fencing, buffer area landscaping and building consistent with the low impact (Section 9-01-03-14) and sustainable development practices (Section 3-27-06-05) will be incorporated in to the site planning and construction plans for this project and will enhance the neighborhood and upgrade to current standards.

This application is accompanied by the following items, according to the application checklist:

- Site Plan Showing Proposed Development including:
 - a. Proposed Building Envelope
 - b. Parking Areas
 - c. Site Access
 - d. Landscape Areas
- Trip Generation Letter
- Preliminary Drainage Analysis
- Neighborhood Meeting Summary
- Proof of Ownership (warranty deed or title policy)
- Proof of Water and Sewer Services
- Legal Description
- Certificate of Taxes Paid
- Certificate of Notice to Mineral Estate Owners/and Lessees
- Certificate of Surface Development

FUTURE LAND USE MAP FOR ADAMS COUNTY





LSC TRANSPORTATION CONSULTANTS, INC.

1889 York Street
Denver, CO 80206
(303) 333-1105
FAX (303) 333-1107
E-mail: lsc@lscdenver.com

July 17, 2020

Mr. Mike Fiore
Fiore & Sons, Inc.
80 E. 62nd Avenue, #101
Denver, CO 80216

Re: 461 E. 66th Avenue
Adams County, CO
LSC #200500

Dear Mr. Fiore:

Per your request, we have completed this trip generation letter for the 461 E. 66th Avenue proposed rezone in Adams County, Colorado.

INTRODUCTION

The purpose of this letter is to estimate the trip generation potential for the currently proposed land use and for the highest trip generation uses allowed per the proposed zoning.

LAND USE AND ACCESS

The existing buildings will be removed and replaced with a new building with about 16,000 square feet of warehouse space plus parking for about 60 trailers. The conceptual site plan is attached.

TRIP GENERATION

Table 1 shows the estimated average weekday, morning peak-hour, and afternoon peak-hour trip generation for the proposed land use as well as for two of the higher trip generation potential uses allowed by the proposed I-3 zoning based on the rates from Trip Generation, 10th Edition, 2017 by the Institute of Transportation Engineers (ITE) and information from the applicant.

Based on the proposed land use the site has the potential to generate an average of about 88 vehicle-trips on the average weekday, with about half entering and half exiting the site during a 24-hour period. During the morning peak-hour, which generally occurs for one hour between 6:30 and 8:30 a.m., about 8 vehicles would enter and about 7 vehicles would exit the site. During the afternoon peak-hour, which generally occurs for one hour between 4:00 and 6:30 p.m., about 7 vehicles would enter and about 8 vehicles would exit the site.

Table 1 also shows the trip generation potential for two other land uses allowed per the proposed I-3 zoning which have a considerably higher trip generation potential than the currently proposed land use.

* * *

We trust this information will assist you in planning for the proposed 461 E. 66th Avenue re-zone.

Respectfully submitted,

LSC Transportation Consultants, Inc.

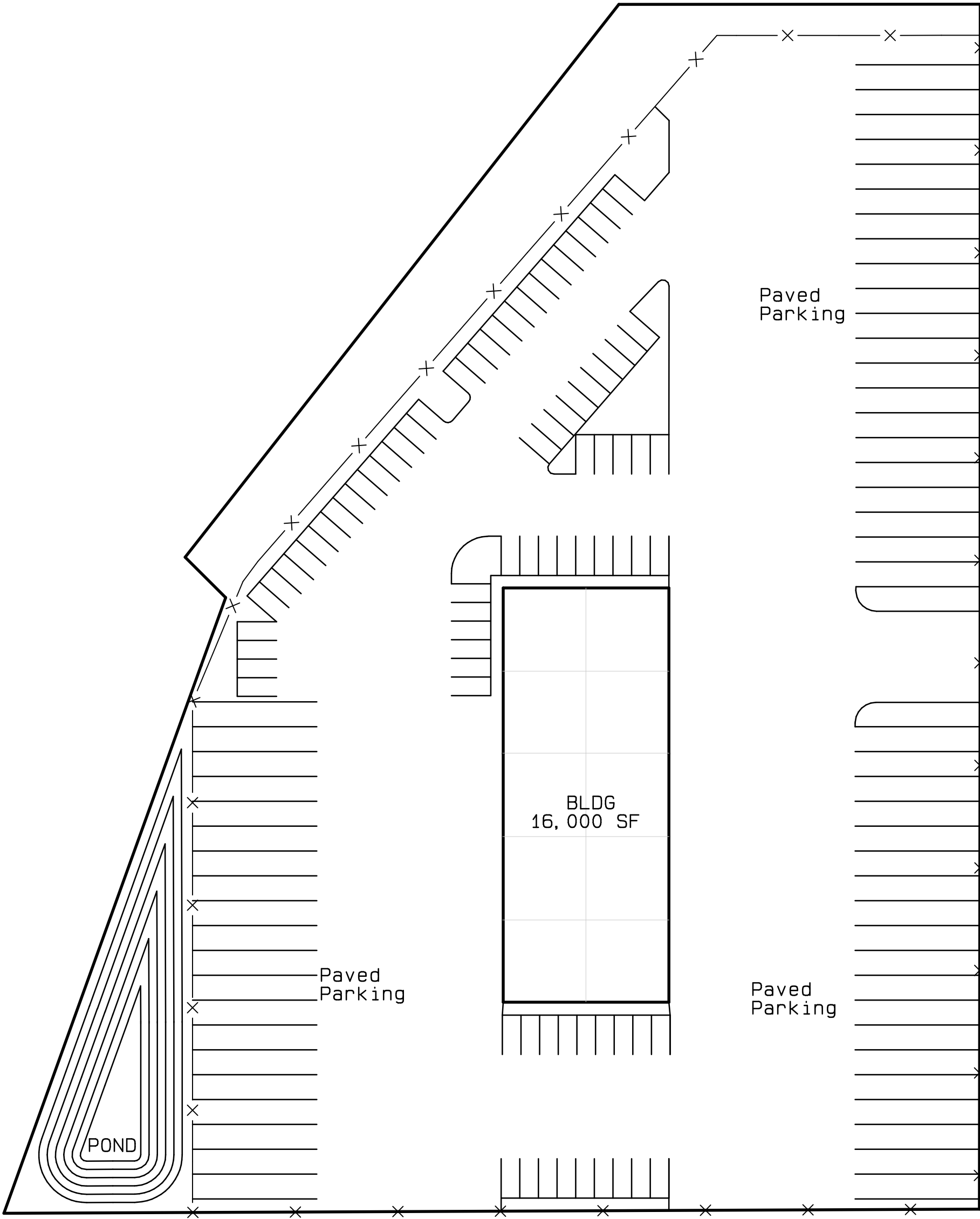
By:

Christopher S. McGranahan, P.E., PTOE

CSM/wc

7-17-20

Enclosure: Site Plan
Table 1



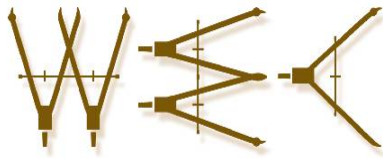
461 East 66th Ave.
Preliminary Development Plan
1" = 50'

Table 1
ESTIMATED TRAFFIC GENERATION
461 E. 66th Avenue
Adams County, CO
LSC #200500; July, 2020

Trip Generating Category	Quantity	Trip Generation Rates ⁽¹⁾						Vehicle-Trips Generated				
		Average Weekday	AM Peak-Hour		PM Peak-Hour		Average Weekday	AM Peak-Hour		PM Peak-Hour		
			In	Out	In	Out		In	Out	In	Out	
CURRENTLY PROPOSED LAND USE												
Warehouse ⁽²⁾	16.000 KSF ⁽³⁾	1.74	0.131	0.039	0.051	0.139	28	2	1	1	2	
Truck Parking ⁽⁴⁾	60 Spaces						60	6	6	6	6	
Total Trips ⁽⁹⁾ =							88	8	7	7	8	
ALLOWABLE LAND USE PER PROPOSED I-3 ZONING												
Convenience Store with Gas Pumps ⁽⁵⁾	6.000 KSF	837.58	41.570	41.570	34.640	34.640	5,025	249	249	208	208	
or												
Shopping Center ⁽⁶⁾	40.000 KSF	80.60	0.583	0.357	3.310	3.586	3,224	23	14	132	143	

Notes:

- (1) Source: *Trip Generation*, Institute of Transportation Engineers, 10th Edition, 2017.
- (2) ITE Land Use No. 150 - Warehousing
- (3) KSF = 1,000 square feet
- (4) It is assumed the trailer parking spaces will turn over once every two days with about ten percent being taken or dropped off in each peak-hour.
- (5) ITE Land Use No. 960 - Super Convenience Market with Gas Station
- (6) ITE Land Use No. 820 - Shopping Center - formula rates for Daily and PM Peak; average rates for AM Peak.



WESTERN ENGINEERING CONSULTANTS,
127 S. Denver Avenue, Ft. Lupton, CO 80621
2501 Mill St. Brush, CO 80723
Office: 720-685-9951
Cell: 303-913-7341, Fax: 720-294-1330
Email: firstname.lastname@westerneci.com
Inc LLC

July 28, 2020

Adams County Development Engineering Services
4430 S. Adams County Pkwy.
First Floor, Suite W2000B
Brighton, CO 80601

RE: FIORE – 461 E 66th AVE DRAINAGE NARRATIVE LETTER

Dear Adams County Engineering:

Western Engineering Consultants inc. LLC (WEC) appreciates the opportunity to submit this Drainage Narrative Letter on behalf of the Fiore property (461 E 66th Ave).

The 4.72-acre property owned by 6625 Investments, LLC. consists of a portion of Lots 71, 72, 73, and 74 of the Mapleton Addition Subdivision. This letter summarizes the drainage impact from the proposed improvements – 16,000 sf building, asphalt access road, asphalt parking lot, concrete curb & gutter, and the proposed drainage pond.

Attached to this letter are the following:

- Vicinity Map
- Key map (Google Exhibit)
- FEMA Firmette
- NRCS Soils Report
- WEC Drainage Plans
- Rational Method Runoff Calculations

FLOODPLAIN

Pursuant to the attached exhibit (the current FEMA) – the entire property is **not** within a current or expected amended floodplain. It is located within an Area of Minimal Flood Hazard (Zone X) as seen in FIRM panel 08001C0603H dated March 05, 2007.

PARCEL DESCRIPTION

The I-25/I-76 interchange lies along the west property line of the site. E 66th Ave currently ends at this site's east property line. The entire parcel was noted as in the SE ¼ of Section 3, Township 3 South, Range 68 West of the 6th P.M. The existing site primarily consists of a gravel lot with an existing metal building and frame shed.

PROPOSED IMPROVEMENTS

The overall 4.72-acre site has been designed to adequately convey developed runoff from the proposed improvements to the proposed detention Pond A located at the existing low point of the site.

An asphalt access is proposed off E 66th Ave that will lead into the proposed asphalt parking lot that surrounds the proposed building. Concrete pans and curb & gutter will convey stormwater runoff to the proposed pond in the southwest corner of the site.

WEC has prepared and analyzed preliminary grading concepts for each basin and enclosed drainage calculations based on the proposed improvements of the overall property.

HISTORIC / EXISTING RATIONAL DRAINAGE DESCRIPTION

The entire 4.72-acre property has been mapped as a single Historic Basin.

Historically, the site drained from southeast to northwest at roughly 0.5% towards Clear Creek (per USGS Brighton Quad Map). The runoff calculated for the 4.72-acre Historic Basin is 0.06 cfs and 1.71 cfs for the minor (5yr) and major (100yr) storm events, respectively.

The existing site was mapped as a single Existing Basin.

Under existing conditions, the site drains from east to west off-site at roughly 1.9% into an existing concrete channel just outside of the west property line. The existing effective imperviousness for the basin is 40.75% due to the few existing buildings and gravel lot cover. The runoff calculated is 2.80 cfs and 9.33 cfs for the minor (5yr) and major (100yr) storm events, respectively.

DEVELOPED RATIONAL DRAINAGE ANALYSIS

Appendix B includes all Rational Method runoff calculations summarizing the 5, 10, and 100 year event runoff the proposed Developed Basins.

Currently, the grading and drainage design is intended to convey all the runoff on site to the proposed detention pond.

The site has been mapped as a single Developed Basin.

Basin P1 contains the entire site. Runoff from the basin will begin as roof drainage and be conveyed to one of the proposed swales through the use of concrete pans and proposed curb & gutter. Runoff from northern half of the site will enter Swale W and be conveyed south to the proposed detention pond in the southwest corner of the site. Runoff from the southern half of the site will be conveyed south to Swale S and be conveyed west into the detention pond. The developed effective imperviousness for the basin is 83.77% due to the surrounding asphalt parking lot. The runoff calculated is 12.76 cfs and 29.22 cfs for the minor (5yr) and major (100yr) storm events, respectively.

CONVEYANCE DESIGN & ANALYSIS

On-site stormwater runoff will be captured and conveyed to the proposed pond via concrete pans, curb & gutter, and grass-lined swales.

Traditional stormwater storage and attenuation (water quality and detention) is currently proposed since this site has a source of formal outfall. The detention pond has been designed with an outlet structure and is located in the southwest corner of the site.

The proposed detention pond has been designed in accordance with Adams County Development Standards & Regulations as well as with UDFCD Volumes 2 & 3 Drainage Criteria.

Per Adams County Code section 9-01-11-01-01 the proposed detention pond is required to provide a minimum of 30,933.7 cubic feet to detain the 100-year storm runoff. The designed detention pond has a capacity to store 39,405.8 cubic feet.

In accordance with MHFD and Adams County criteria, the outlet structure has been designed to release at the 100yr Historic rate of 1.7 cfs.

The existing CDOT concrete channel that the proposed outlet structure will release into has a capacity of approximately 36 cfs (based on survey information received). The design release from this site is well below the capacity of the existing channel, as the channel only conveys runoff from this site.

CONCLUSION

The proposed improvements for the Fiore - 461 E 66th Ave site will create additional imperviousness, however the attached drainage plan and supporting calculations enhance and significantly improve the current existing runoff conditions. The attached designs are intended to meet or exceed the minimum requirements of Adams County Storm Drainage and UDFCD criteria.

Please contact me with any questions or comments you may have on the development project!

Sincerely,



Western Engineering Consultants inc., LLC
Chadwin F. Cox, P.E.
Senior Project Manager

Encl. Google Site Plan Exhibit, USGS Vicinity Map, NRCS Soils Report, WEC Drainage Plans, WEC Historic, Existing, & Developed Rational Drainage Calcs

Please see separate file for appendices to this report.

7. Neighborhood Meeting Summary

August 28th 5PM via Zoom Meeting

A neighborhood meeting was conducted on August 28th, 2020 at 5 PM. Notice letters were sent out to all owners of record of all real property within 500 feet of the development parcel; 76 owners were identified by Adams County planner Maggie Barringer. The purpose of a neighborhood meeting was to present the development concept to interested parties to identify, list, and discuss issues related to the development proposal. The meeting was held via Zoom meetings per the guidelines provided in the March 27, 2020 memorandum on Neighborhood Meeting Guidance, COVID-19.

The meeting was conducted by Lisa Gard, planning consultant for the project. One participant attended the Zoom meeting. The questions and comments are summarized as follows:

- Concerns about construction noise and dust during development. Ms. Gard explained the best management practices are required by the county during the construction process that will alleviate this concern.
- Concerns about if neighboring property taxes will be impacted by the new development. Ms. Gard replied that the question would need to be directed to the tax assessor's office.
- Concerns about health and safety because of the previous tenant's activities that caused noise, dust and particles to migrate to neighboring properties. Ms. Gard explained that there were no current plans for manufacturing and that the county building department had strict rules to follow for the building permit stage that comes later in the development process, and is not part of this initial application process for the replat and zoning. In addition, the ADCO engineering department will stress the incorporation of both low impact and sustainable development practices. There are also state and county environmental guidelines for acceptable practices for allowed or permitted uses in the industrial zones.
- The participant asked to be on a list for any future information on development of the property and provided his email address. The participant list is provided below.

ATTENDEE LIST

NAME	EMAIL ADDRESS
1. Lisa Gard, owner representative for 6625 Investments	lisa.gard@outlook.com
2. Steve, owner of Ground Services Co. (tenant) at 481 E 66th Ave, Denver, CO 80229	steve@groundsvco.com

6400 WASHINGTON STREET HOLDING COMPANY LLC
6201 W 26TH AVE
EDGEWATER CO 80214-8239

HUB ACQUISITION LLC
C/O WESTFIELD PROPERTY SERVICES
4221 BRIGHTON BLVD
DENVER CO 80216-3719

~~6625 INVESTMENTS LLC
80 E 62ND AVE
DENVER CO 80216-1280~~

J AND B PROPERTIES LLC
1946 E 66TH AVE
DENVER CO 80229

ACME INDUSTRIAL LLC
5040 ACOMA STREET
DENVER CO 80216

SALCIDO TRUCKING INC
PO BOX 301
DUPONT CO 80024-0301

BEEN ANDREW JEREMY
1560 E 84TH AVE
DENVER CO 80229-5515

SPITZER NORMAN B MARITAL TRUST THE
6601 N WASHINGTON STREET
DENVER CO 80229

CHARPENTIER PAUL R TRUST AND
CHARPENTIER KATHRYN R TRUST THE
1601 GARNET STREET
BROOMFIELD CO 80020

~~STATE HWAY
NEED ADDRESS~~

COPPER LEASING LLC
4367 W 117TH AVE
WESTMINSTER CO 80031-5103

SUBLETTE JACOBS PROPERTIES LLC
6681 S WINDERMERE ST
LITTLETON CO 80120-3253

DENVER NORTH WASHINGTON LLC
3701 EXECUTIVE CENTER DR STE 110
AUSTIN TX 78731-1621

WELBY GARDENS CO
2761 E 74TH AVENUE
DENVER CO 80229

DTI HOLDINGS LLC
8955 W 44TH AVE
WHEAT RIDGE CO 80033-3001

1101 W 36TH LLC
OR CURRENT RESIDENT .
481 E 66TH AVE
DENVER CO 80229

✓ Steve
GSCO
(tenant)

DUANE M FREUND LLC
6112 S SALIDA CT
AURORA CO 80016-3221

~~BALISTRERI BLOCKS 103 AND 104
PARTNERSHIP
OR CURRENT RESIDENT
6700 WASHINGTON ST
DENVER CO 80229-7017~~

GASKIN PROPERTIES COLORADO LLC
5110 N 40TH ST STE 242
PHOENIX AZ 85018-2151

BALISTRERI JOSEPH JOHN TRUST
OR CURRENT RESIDENT
6700 WASHINGTON ST
DENVER CO 80229-7017

TALLGRASS PROPERTIES LLC
OR CURRENT RESIDENT
6701 WASHINGTON ST
DENVER CO 80229-7016

CURRENT RESIDENT
6625 WASHINGTON ST
DENVER CO 80229-7014

CURRENT RESIDENT
461 N WASHINGTON ST
DENVER CO 80203-3809

CURRENT RESIDENT
6665 WASHINGTON ST
DENVER CO 80229-7014

CURRENT RESIDENT
275 E 64TH AVE
DENVER CO 80221-2805

CURRENT RESIDENT
6600 WASHINGTON ST
DENVER CO 80229-7015

CURRENT RESIDENT
651 E 66TH AVE
DENVER CO 80229-7001

CURRENT RESIDENT
6711 WASHINGTON ST
DENVER CO 80229-7016

CURRENT RESIDENT
602 E 64TH AVE
DENVER CO 80229-7008

CURRENT RESIDENT
6700 WASHINGTON ST
DENVER CO 80229-7017

~~CURRENT RESIDENT
461 E 66TH AVE
DENVER CO 80229-7009~~

CURRENT RESIDENT
6521 WASHINGTON ST UNIT A
DENVER CO 80229-7018

CURRENT RESIDENT
6400 WASHINGTON ST
DENVER CO 80229-7011

CURRENT RESIDENT
6521 WASHINGTON ST UNIT B
DENVER CO 80229-7018

CURRENT RESIDENT
6591 WASHINGTON ST
DENVER CO 80229-7012

CURRENT RESIDENT
6521 WASHINGTON ST UNIT C
DENVER CO 80229-7018

CURRENT RESIDENT
6540 WASHINGTON ST
DENVER CO 80229-7013

CURRENT RESIDENT
6521 WASHINGTON ST UNIT D
DENVER CO 80229-7018

CURRENT RESIDENT
6601 WASHINGTON ST
DENVER CO 80229-7014

CURRENT RESIDENT
6521 WASHINGTON ST UNIT E
DENVER CO 80229-7018

CURRENT RESIDENT
6521 WASHINGTON ST UNIT F
DENVER CO 80229-7018

CURRENT RESIDENT
6425 WASHINGTON ST UNIT 10
DENVER CO 80229-7025

CURRENT RESIDENT
6521 WASHINGTON ST UNIT G
DENVER CO 80229-7018

CURRENT RESIDENT
6425 WASHINGTON ST UNIT 11
DENVER CO 80229-7025

CURRENT RESIDENT
6521 WASHINGTON ST UNIT H
DENVER CO 80229-7018

CURRENT RESIDENT
6425 WASHINGTON ST UNIT 12
DENVER CO 80229-7025

CURRENT RESIDENT
6521 WASHINGTON ST UNIT I
DENVER CO 80229-7018

CURRENT RESIDENT
6425 WASHINGTON ST UNIT 13
DENVER CO 80229-7025

CURRENT RESIDENT
601 E 64TH AVE UNIT A100
DENVER CO 80229-7020

CURRENT RESIDENT
6425 WASHINGTON ST UNIT 14
DENVER CO 80229-7025

CURRENT RESIDENT
601 E 64TH AVE UNIT B100
DENVER CO 80229-7021

CURRENT RESIDENT
6425 WASHINGTON ST UNIT 15
DENVER CO 80229-7025

CURRENT RESIDENT
601 E 64TH AVE UNIT C100
DENVER CO 80229-7022

CURRENT RESIDENT
6425 WASHINGTON ST UNIT 16
DENVER CO 80229-7025

CURRENT RESIDENT
601 E 64TH AVE UNIT D100
DENVER CO 80229-7023

CURRENT RESIDENT
6425 WASHINGTON ST UNIT 17
DENVER CO 80229-7025

CURRENT RESIDENT
601 E 64TH AVE UNIT B200
DENVER CO 80229-7024

CURRENT RESIDENT
6425 WASHINGTON ST UNIT 18
DENVER CO 80229-7025

CURRENT RESIDENT
6425 WASHINGTON ST UNIT 1
DENVER CO 80229-7025

CURRENT RESIDENT
6425 WASHINGTON ST UNIT 2
DENVER CO 80229-7025

CURRENT RESIDENT
6425 WASHINGTON ST UNIT 3
DENVER CO 80229-7025

CURRENT RESIDENT
601 E 64TH AVE UNIT C300
DENVER CO 80229-7030

CURRENT RESIDENT
6425 WASHINGTON ST UNIT 4
DENVER CO 80229-7025

CURRENT RESIDENT
601 E 64TH AVE UNIT C400
DENVER CO 80229-7031

CURRENT RESIDENT
6425 WASHINGTON ST UNIT 5
DENVER CO 80229-7025

CURRENT RESIDENT
601 E 64TH AVE UNIT C500
DENVER CO 80229-7032

CURRENT RESIDENT
6425 WASHINGTON ST UNIT 6
DENVER CO 80229-7025

CURRENT RESIDENT
601 E 64TH AVE UNIT D200
DENVER CO 80229-7033

CURRENT RESIDENT
6425 WASHINGTON ST UNIT 7
DENVER CO 80229-7025

CURRENT RESIDENT
601 E 64TH AVE UNIT D300
DENVER CO 80229-7034

CURRENT RESIDENT
6425 WASHINGTON ST UNIT 8
DENVER CO 80229-7025

CURRENT RESIDENT
710 E 68TH AVE
DENVER CO 80229-7113

CURRENT RESIDENT
6425 WASHINGTON ST UNIT 9
DENVER CO 80229-7025

CURRENT RESIDENT
601 E 64TH AVE UNIT B300
DENVER CO 80229-7026

CURRENT RESIDENT
601 E 64TH AVE UNIT B400
DENVER CO 80229-7027

CURRENT RESIDENT
601 E 64TH AVE UNIT C200
DENVER CO 80229-7028

From: PostNet CO139
Sent: Friday, August 14, 2020 2:14 PM
To: Lisa Gard
Subject: Re: quote to print and mail attached letters

Hello Lisa,

Attached is the photo showing your printed, stuffed and stamped mailing that will be going out in the mail today.

If you have any questions or need anything else, please let me know.

Otherwise, thank you and have a great weekend!

Chase

PostNet Longmont
393.651.9893

Quote#:

298747

PostNet CO139

Bill To:

CASE76345
Gert Lisa
2425 San Marco Dr
Longmont, CO 80503
970-214-9010

Ship To:

76145
Gert Lisa 970-214-9610
4243 Sub Mission Dr
Longmont, CO 80503

Date: 08/14/2020

Time:

Clerk: RACHEL

SKU	MODEL#	DEPT	DESCRIPTION	QTY	Price	Disc	Ext Price	Mem
67		67 Paper	Paper Products	72.00	0.06	0.00	4.32	
22		67 Paper	Paper Products	72.00	0.37	0.00	26.64	
21		22 Printing B&W	B & W Printing	72.00	0.07	0.00	5.04	
21MACFLD		21 Printing Color	Color Printing	72.00	0.54	0.00	38.88	
21STUFFING		21 Finishing	Finishing - Machine Folding per	72.00	0.02	0.00	1.44	
21SEALINGPER		21 Finishing	Sealing Per Piece	72.00	0.05	0.00	3.60	
21APPLYLABEL		21 Finishing	Services Labor	72.00	0.05	0.00	3.60	
21		21 Finishing	Sealing per envelope	72.00	0.05	0.00	3.60	
21		21 Finishing	Services Labor	72.00	0.05	0.00	3.60	
21		21 Finishing	Apply label/envelope	72.00	0.05	0.00	3.60	
07		07 Postage	Stamp - First Class	72.00	0.55	0.00	39.60	

Sub-Total:

Sales Tax: \$7.42 [BOULDER]

Total Sale: \$146.64

QUOTE

Invoice#: 298747 Page 1 of 2

6625 Investments LLC
80 E 62nd Ave
Denver, CO 80216-1280CURRENT RESIDENT
8521 WASHINGTON ST UNIT G
DENVER CO 80229-7018

6625 Investments LLC

80 E 62nd Ave
Denver, CO 80216-1280

6625 Investments LLC

6625 Investments LLC
80 E 62nd Ave
Denver, CO 80216-12806625 Investments LLC
80 E 62nd Ave
Denver, CO 80216-1280BALISTRERI JOSEPH JOHN TRUST
6700 WASHINGTON ST
DENVER CO 80229-7017

6625 Investments LLC

80 E 62nd Ave.,
Denver, CO 80216-1280

6400 WASHINGTON STREET HOLDING COMPANY LLC
6201 W 26TH AVE
EDGEWATER CO 80214-8239

August 14, 2020

Subject: Zoning Application Neighborhood Meeting

Dear Neighbor:

You have been identified by the Adams County Planning Department as an owner of interest for the property located at 461 E. 66th Avenue, Denver, CO (the "Site"). We are currently completing the Adams County planning application process for a zoning and replat of three parcels in order to construct a 10 – 16,000 square foot maintenance shop and office including auto, truck, trailer and equipment parking on this 4.6-acre site. The site will be designed and constructed per county code including landscaping and sustainability concepts for an attractive and complimentary business environment. A preliminary site plan is included here for your information.

COVID-19 has required the County to be flexible in regards to certain in person requirements in the County's Development Standards process to ensure the prevention of the spread of the virus. Given this emergency state, the County released new guidance to ensure that the neighborhood meetings are still held, but in a unique and virtual way. This will ensure social distancing is practiced while also incorporating an important part of all development, the neighborhoods.

The purpose of a neighborhood meeting is to present the development concept to citizens to identify, list, and discuss issues related to the development proposal. A neighborhood meeting for this development will be held on Friday, August 28th at 5:00 -5:45PM via Zoom meetings. The link for the meeting is as follows:

Join Zoom Meeting

<https://zoom.us/j/93730675936?pwd=RWgwNWdvRnRxNnhzelZtVGNvTE9zUT09>

Meeting ID: 937 3067 5936

Passcode: 3By6RW

The meeting will be conducted by Lisa Gard, planning consultant for the project. Attendance at the meeting is voluntary; please consider attending if you have an interest in the review process or any questions. If you would like me to send you the meeting link via email, please send your request to my email address provided below.

Yours truly,



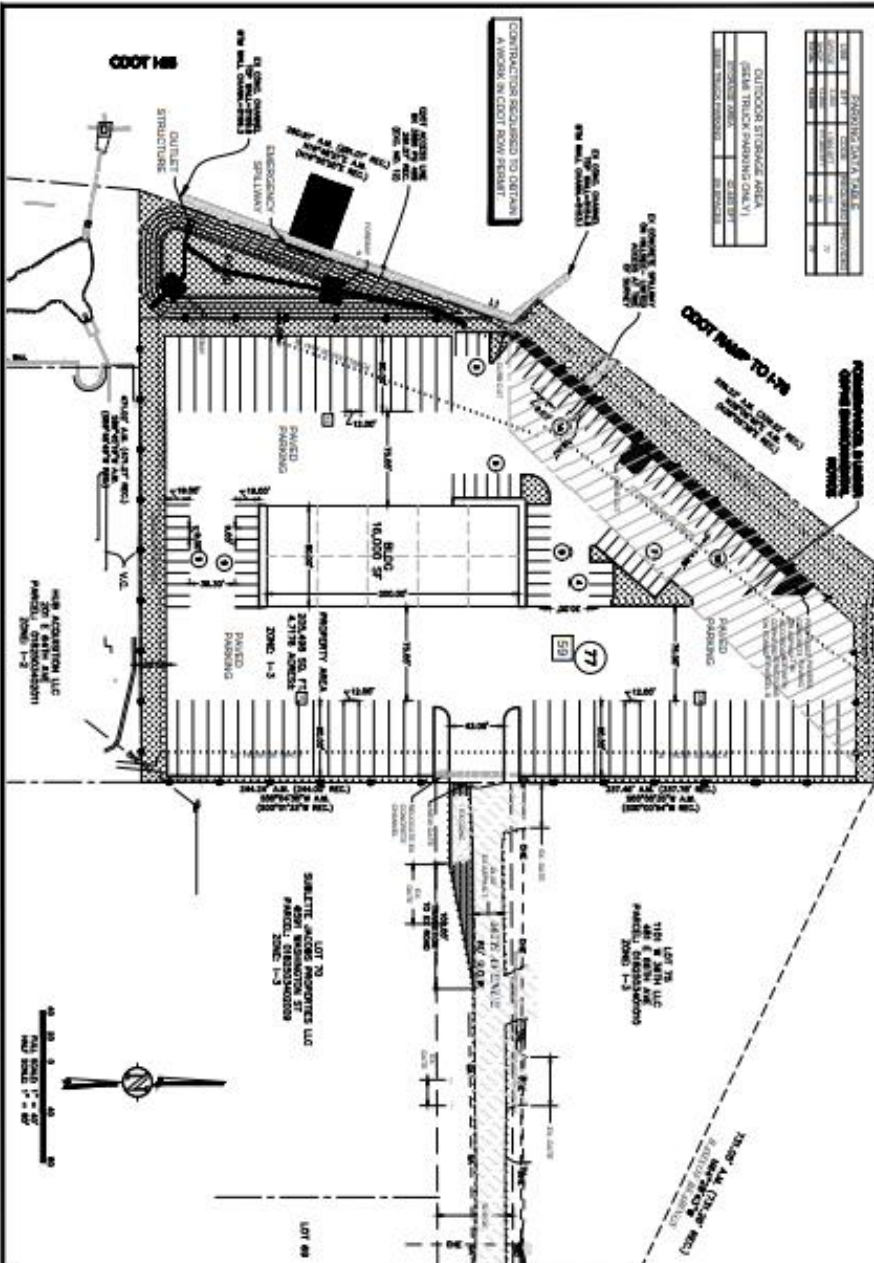
Lisa Gard, Independent Planner for 6625 Investments LLC

Email: lisa.gard@outlook.com

LOT DATA TABLE			
DESCRIPTION	AREA	PERCENT	%
LOT 75	1.00	100.00	100.00
LOT 76	1.00	100.00	100.00
LOT 77	1.00	100.00	100.00
LOT 78	1.00	100.00	100.00
LOT 79	1.00	100.00	100.00
LOT 80	1.00	100.00	100.00
LOT 81	1.00	100.00	100.00
LOT 82	1.00	100.00	100.00
LOT 83	1.00	100.00	100.00
LOT 84	1.00	100.00	100.00
LOT 85	1.00	100.00	100.00
LOT 86	1.00	100.00	100.00
LOT 87	1.00	100.00	100.00
LOT 88	1.00	100.00	100.00
LOT 89	1.00	100.00	100.00
LOT 90	1.00	100.00	100.00
LOT 91	1.00	100.00	100.00
LOT 92	1.00	100.00	100.00
LOT 93	1.00	100.00	100.00
LOT 94	1.00	100.00	100.00
LOT 95	1.00	100.00	100.00
LOT 96	1.00	100.00	100.00
LOT 97	1.00	100.00	100.00
LOT 98	1.00	100.00	100.00
LOT 99	1.00	100.00	100.00
LOT 100	1.00	100.00	100.00

SUBTRACT DATA TABLE			
DESCRIPTION	AREA	PERCENT	%
LOT 75	1.00	100.00	100.00
LOT 76	1.00	100.00	100.00
LOT 77	1.00	100.00	100.00
LOT 78	1.00	100.00	100.00
LOT 79	1.00	100.00	100.00
LOT 80	1.00	100.00	100.00
LOT 81	1.00	100.00	100.00
LOT 82	1.00	100.00	100.00
LOT 83	1.00	100.00	100.00
LOT 84	1.00	100.00	100.00
LOT 85	1.00	100.00	100.00
LOT 86	1.00	100.00	100.00
LOT 87	1.00	100.00	100.00
LOT 88	1.00	100.00	100.00
LOT 89	1.00	100.00	100.00
LOT 90	1.00	100.00	100.00
LOT 91	1.00	100.00	100.00
LOT 92	1.00	100.00	100.00
LOT 93	1.00	100.00	100.00
LOT 94	1.00	100.00	100.00
LOT 95	1.00	100.00	100.00
LOT 96	1.00	100.00	100.00
LOT 97	1.00	100.00	100.00
LOT 98	1.00	100.00	100.00
LOT 99	1.00	100.00	100.00
LOT 100	1.00	100.00	100.00

OUTDOOR STORAGE AREA			
DESCRIPTION	AREA	PERCENT	%
LOT 75	1.00	100.00	100.00
LOT 76	1.00	100.00	100.00
LOT 77	1.00	100.00	100.00
LOT 78	1.00	100.00	100.00
LOT 79	1.00	100.00	100.00
LOT 80	1.00	100.00	100.00
LOT 81	1.00	100.00	100.00
LOT 82	1.00	100.00	100.00
LOT 83	1.00	100.00	100.00
LOT 84	1.00	100.00	100.00
LOT 85	1.00	100.00	100.00
LOT 86	1.00	100.00	100.00
LOT 87	1.00	100.00	100.00
LOT 88	1.00	100.00	100.00
LOT 89	1.00	100.00	100.00
LOT 90	1.00	100.00	100.00
LOT 91	1.00	100.00	100.00
LOT 92	1.00	100.00	100.00
LOT 93	1.00	100.00	100.00
LOT 94	1.00	100.00	100.00
LOT 95	1.00	100.00	100.00
LOT 96	1.00	100.00	100.00
LOT 97	1.00	100.00	100.00
LOT 98	1.00	100.00	100.00
LOT 99	1.00	100.00	100.00
LOT 100	1.00	100.00	100.00



LEGEND			
LOT 75	LOT 76	LOT 77	LOT 78
LOT 79	LOT 80	LOT 81	LOT 82
LOT 83	LOT 84	LOT 85	LOT 86
LOT 87	LOT 88	LOT 89	LOT 90
LOT 91	LOT 92	LOT 93	LOT 94
LOT 95	LOT 96	LOT 97	LOT 98
LOT 99	LOT 100		



**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: **ABD70614524.1**

Date: **08/12/2020**

Property Address: **461 E 66TH AVE, DENVER, CO 80229**

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

For Closing Assistance

For Title Assistance

David Knapp
5975 GREENWOOD PLAZA BLVD
GREENWOOD VILLAGE, CO 80111
(303) 850-4174 (Work)
dknapp@ltgc.com

Buyer/Borrower

6625 INVESTMENTS, LLC
Attention: MICHAEL E. FIORE
80 E. 62ND AVENUE
DENVER, CO 80216
(303) 902-2903 (Work)
mike@fioreandsons.com
Delivered via: Electronic Mail

Seller/Owner

6625 INVESTMENTS, LLC, A COLORADO LIMITED
LIABILITY COMPANY
Attention: MIKE FIORE
CO
Delivered via: No Commitment Delivery



Land Title Guarantee Company Estimate of Title Fees

Order Number: **ABD70614524.1** Date: **08/12/2020**
Property Address: **461 E 66TH AVE, DENVER, CO 80229**
Parties: **6625 INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY**
6625 INVESTMENTS, LLC, A COLORADO 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 07/01/2019 under reception no. 2019000050909](#)

Plat Map(s):

[Adams county recorded 05/03/1966 under reception no. 785275](#)

ALTA COMMITMENT
Old Republic National Title Insurance Company
Schedule A

Order Number: ABD70614524.1

Property Address:

461 E 66TH AVE, DENVER, CO 80229

1. Effective Date:

08/06/2020 at 5:00 P.M.

2. Policy to be Issued and Proposed Insured:

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

TBD

Proposed Insured:

6625 INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY
COMPANY

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

A Fee Simple

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

6625 INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY

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

PARCEL A:

A PORTION OF LOTS 71, 72 AND 74, MAPLETON ADDITION, AND A VACATED PORTION OF EAST 66TH AVENUE, LOCATED WITHIN SECTION 3, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH SIXTEENTH CORNER OF SECTIONS 3 AND 2, WHENCE THE SOUTHEAST CORNER OF SAID SECTION 3 IS ASSUMED TO BEAR SOUTH 00 DEGREES 01 MINUTES 33 SECONDS WEST, 1316.63 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;
THENCE NORTH 64 DEGREES 28 MINUTES 43 SECONDS WEST, 731.26 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 00 DEGREES 00 MINUTES 54 SECONDS WEST, 337.78 FEET;
THENCE SOUTH 00 DEGREES 01 MINUTES 33 SECONDS WEST, 244.00 FEET;
THENCE SOUTH 89 DEGREES 45 MINUTES 49 SECONDS WEST, 471.27 FEET;
THENCE NORTH 19 DEGREES 50 MINUTES 20 SECONDS EAST, 281.07 FEET;
THENCE NORTH 89 DEGREES 45 MINUTES 49 SECONDS EAST, 96.14 FEET;
THENCE NORTH 00 DEGREES 14 MINUTES 11 SECONDS WEST, 30.00 FEET;
THENCE NORTH 44 DEGREES 06 MINUTES 27 SECONDS EAST, 402.40 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B:

A PORTION OF LOTS 73 AND 74, MAPLETON ADDITION AND A VACATED PORTION OF EAST 66TH AVENUE, LOCATED WITHIN SECTION 3, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule A

Order Number: ABD70614524.1

COMMENCING AT THE SOUTH SIXTEENTH CORNER OF SECTIONS 3 AND 2, WHENCE THE SOUTHEAST CORNER OF SAID SECTION 3 IS ASSUMED TO BEAR SOUTH 00 DEGREES 01 MINUTES 33 SECONDS WEST, 1316.63 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;
THENCE NORTH 64 DEGREES 28 MINUTES 43 SECONDS WEST, 731.26 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 44 DEGREES 06 MINUTES 27 SECONDS WEST, 402.40 FEET;
THENCE SOUTH 00 DEGREES 14 MINUTES 11 SECONDS EAST, 30.00 FEET;
THENCE SOUTH 89 DEGREES 45 MINUTES 49 SECONDS WEST, 96.14 FEET;
THENCE NORTH 19 DEGREES 50 MINUTES 20 SECONDS EAST, 34.91 FEET;
THENCE NORTH 45 DEGREES 03 MINUTES 59 SECONDS WEST, 27.66 FEET;
THENCE NORTH 38 DEGREES 05 MINUTES 38 SECONDS EAST, 339.22 FEET;
THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 174.54 FEET TO THE TRUE POINT OF BEGINNING.

NOTE: PARCELS A AND B COMBINED ARE ALSO KNOWN AS:

A PORTION OF LOTS 71 THROUGH 74, MAPLETON ADDITION AND THE VACATED PORTION OF EAST 66TH AVENUE LYING WEST OF LOTS 70 AND 75, LOCATED WITHIN SECTION 3, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH SIXTEENTH CORNER OF SECTIONS 3 AND 2, WHENCE THE SOUTHEAST CORNER OF SAID SECTION 3 IS ASSUMED TO BEAR SOUTH 0 DEGREES 01 MINUTES 33 SECONDS WEST, 1316.63 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;
THENCE SOUTH 67 DEGREES 59 MINUTES 55 SECONDS WEST, 711.96 FEET TO A POINT ALONG THE SOUTH LINE OF THE NORTH 234 FEET OF SAID LOT 71 AND THE TRUE POINT OF BEGINNING;
THENCE ALONG SAID SOUTHERLY LINE SOUTH 89 DEGREES 45 MINUTES 49 MINUTES WEST, 471.27 FEET TO A POINT ALONG THE EASTERLY RIGHT-OF-WAY OF INTERSTATE 76;
THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING THREE COURSES:

- 1) THENCE NORTH 19 DEGREES 50 MINUTES 20 SECONDS EAST, 315.98 FEET;
- 2) THENCE NORTH 45 DEGREES 03 MINUTES 59 SECONDS WEST, 27.66 FEET;
- 3) THENCE NORTH 38 DEGREES 05 MINUTES 38 SECONDS EAST, 339.22 FEET;

THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 174.54 FEET TO A POINT ALONG THE EAST LINE OF SAID LOT 74;
THENCE ALONG SAID EAST LINE EXTENDED SOUTH 00 DEGREES 00 MINUTES 54 SECONDS WEST, 337.78 FEET;
THENCE ALONG THE COMMON LINE OF SAID LOTS 70 AND 71 SOUTH 00 DEGREES 01 MINUTES 33 SECONDS WEST, 244.00 FEET TO THE TRUE POINT OF BEGINNING.

LEGAL DESCRIPTION PREPARED BY NOEL L. POTTER P.L.S. NO. 26296 ON BEHALF OF C.C.S. CONSULTANTS, INC., 11445 WEST I-70 FRONTAGE ROAD NORTH, SUITE 102, WHEAT RIDGE, COLORADO 80033, 303-403-4706

ALTA COMMITMENT
Old Republic National Title Insurance Company
Schedule A

Order Number: ABD70614524.1

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ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part I

(Requirements)

Order Number: ABD70614524.1

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.

ALTA COMMITMENT
Old Republic National Title Insurance Company
Schedule B, Part II
(Exceptions)

Order Number: ABD70614524.1

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. THE RIGHTS AND PRIVILEGES GRANTED AND CONVEYED TO THE UNITED WATER COMPANY AND THE RIGHTS AND PRIVILEGES RESERVED TO THE BANK INVESTMENT COMPANY BY DEED RECORDED MAY 26, 1917 IN BOOK 87 AT PAGES [357](#).**
- 10. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE NORTH WASHINGTON STREET WATER & SANITATION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED DECEMBER 14, 1953, IN BOOK 482 AT PAGE [373](#) AND IN INSTRUMENT RECORDED OCTOBER 17, 1966 IN BOOK 1325 AT PAGE [432](#).**
- 11. RIGHTS-OF-WAY OR EASEMENTS FOR THE CONTINUED USE OF EXISTING SEWER, GAS, WATER OR SIMILAR PIPE LINES AND APPURTENANCES AND FOR ELECTRIC, TELEPHONE AND SIMILAR LINES AND APPURTENANCES AS RESERVED IN VACATION RECORDED JULY 8, 1970 IN BOOK 1611 AT PAGE [299](#).**
- 12. EACH AND EVERY RIGHT OR RIGHTS OF ACCESS TO AND FROM ANY PART OF THE RIGHT OF WAY OF COLORADO STATE HIGHWAY NO. 25 AS CONTAINED IN INSTRUMENT RECORDED APRIL 2, 1992 IN BOOK 3886 AT PAGE [498](#).**

ALTA COMMITMENT
Old Republic National Title Insurance Company
Schedule B, Part II
(Exceptions)

Order Number: ABD70614524.1

13. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF MAPLETON ADDITION RECORDED MAY 3, 1966 UNDER RECEPTION NO. [785275](#).



LAND TITLE GUARANTEE COMPANY DISCLOSURE STATEMENTS

Note: Pursuant to CRS 10-11-122, notice is hereby given that:

- (A) The Subject real property may be located in a special taxing district.
- (B) A certificate of taxes due listing each taxing jurisdiction will be obtained from the county treasurer of the county in which the real property is located or that county treasurer's authorized agent unless the proposed insured provides written instructions to the contrary. (for an Owner's Policy of Title Insurance pertaining to a sale of residential real property).
- (C) The information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder, or the County Assessor.

Note: Effective September 1, 1997, CRS 30-10-406 requires that all documents received for recording or filing in the clerk and recorder's office shall contain a top margin of at least one inch and a left, right and bottom margin of at least one half of an inch. The clerk and recorder may refuse to record or file any document that does not conform, except that, the requirement for the top margin shall not apply to documents using forms on which space is provided for recording or filing information at the top margin of the document.

Note: Colorado Division of Insurance Regulations 8-1-2 requires that "Every title entity shall be responsible for all matters which appear of record prior to the time of recording whenever the title entity conducts the closing and is responsible for recording or filing of legal documents resulting from the transaction which was closed". Provided that Land Title Guarantee Company conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception number 5 will not appear on the Owner's Title Policy and the Lenders Policy when issued.

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

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

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

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

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

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

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

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



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

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

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



Commitment For Title Insurance

Issued by Old Republic National Title Insurance Corporation

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

Issued by:

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



Senior Vice President



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111

By



President

Attest



Secretary

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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North Washington Street Water and Sanitation District

3172 E. 78th Avenue, Denver, CO 80229 303 / 288 – 6664

July 21, 2020

To Whom It May Concern:

Dear Sirs:

The property located at 461 E 66th Ave (Parcel No. 0182503401008), is in the North Washington Street Water and Sanitation District service area boundaries.

The North Washington Street Water and Sanitation District will consider servicing said property with water and sewer service taps through the facilities of said District. Service is provided subject to the payment of fees and charges under the provisions and in accordance with the Rules and Regulations of the District, connector agreement with the Metropolitan Wastewater Reclamation District, and the Board of Water Commissioners of the City and County of Denver and the availability of water taps. Persons wanting to use the water and sewer system for Commercial, Industrial, Apartments, Mobile Homes or Condominium units and/or other purposes which could be expected to require large quantities of water and unusual amounts of sewage disposal shall be required to submit demand data for the industries water and sewage before a permit will be issued. Such permit may contain limitations as determined by the Board of Directors of the North Washington Street Water and Sanitation District.

Very truly yours,

A handwritten signature in black ink, appearing to read "Mike DeMattee", with a long horizontal flourish extending to the right.

Mike DeMattee,
District Manager

10. Legal Description

SUB:MAPLETON ADD DESC: PORTION OF BLOCKS 71, 72, 73 AND 74, MAPLETON ADDITION AS DESCRIBED IN SPECIAL WARRANTY DEED, PARCELS A & B, RECEPTION NO. 2019000050909, ADAMS COUNTY RECORDS AND THE VACATED EAST 66TH AVENUE AS DESCRIBED IN BOOK 1611, PAGE 299, ADAMS COUNTY RECORDS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH SIXTEENTH CORNER OF SAID SECTION 3; THENCE NORTH 64°28'43" WEST A DISTANCE OF 731.05 FEET TO THE NORTHEAST CORNER OF PARCEL A AS DESCRIBED IN SPECIAL WARRANTY DEED, RECEPTION NO. 2019000050909, ADAMS COUNTY RECORDS, SAID CORNER ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 00°00'35" WEST ALONG THE EASTERLY LINE OF SAID PARCEL A, A DISTANCE OF 337.46 FEET; THENCE SOUTH 00°04'30" WEST ALONG THE EASTERLY LINE OF SAID PARCEL A, A DISTANCE OF 244.24 FEET TO THE SOUTHEAST CORNER OF PARCEL A; THENCE SOUTH 89°45'19" WEST ALONG THE SOUTH LINE OF SAID PARCEL A, A DISTANCE OF 471.02 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL A AND TO THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 76; THENCE ALONG THE WESTERLY LINE OF PARCELS A AND B, ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 76, THE FOLLOWING FOUR (4) COURSES AND DISTANCES; THENCE 1) NORTH 19°48'21" EAST A DISTANCE OF 280.96 FEET; THENCE 2) NORTH 19°54'31" EAST A DISTANCE OF 34.95 FEET; THENCE 3) NORTH 45°02'34" WEST A DISTANCE OF 27.96 FEET; THENCE 4) NORTH 38°06'46" EAST A DISTANCE OF 339.23 FEET TO THE NORTHWEST CORNER OF SAID PARCEL B; THENCE NORTH 89°59'18" EAST ALONG THE NORTH LINE OF SAID PARCEL B, A DISTANCE OF 174.51 FEET TO THE POINT OF BEGINNING. CONTAINS 205,499 SQUARE FEET OR 4.718 ACRES, MORE OR LESS.



Adams County Treasurer

Receipt of Tax Payment

Account	Parcel Number	Receipt Date	Receipt Number
R0098578	0182503401008	Apr 28, 2020	2020-04-28-NetVantage-32865

6625 INVESTMENTS LLC
80 E 62ND AVE
DENVER, CO 80216-1280

Situs Address	Payor				
461 E 66TH AVE 000000000					
Legal Description					
SUB:MAPLETON ADD DESC: PT OF BLKS 74 AND 75 DESC BEG AT A PT 610 FT W OF SE COR BLK 75 TH N 44D 6M E 402/4 FT TH W TO A PT ON ELY ROW LN STATE HIWAY TH SWLY ALG SD ROW TO A PT ON SLY LN BLK 74 TH E 123/3 FT M/L TO POB TOG WITH PT OF VAC ST ADJ ON S AND EXC HIWAY					
Property Code	Actual	Assessed	Year	Area	Mill Levy
COMM LND WHSE/STORAG - 2135	134,082	38,880	2019	075	99.96

Payments Received

Check \$4,563.16
Check Number 00030050

Payments Applied

Year	Charges	Billed	Prior Payments	New Payments	Balance
2019	Special Assessment	\$61.52	\$0.00	\$61.52	\$0.00
2019	Special Assessment	\$615.20	\$0.00	\$615.20	\$0.00
2019	Tax Charge	\$3,886.44	\$0.00	\$3,886.44	\$0.00
				\$4,563.16	\$0.00
Balance Due as of Apr 28, 2020					\$0.00

WE ARE EXPANDING TO SERVE YOU BETTER! WATCH FOR NEW LOCATIONS ON OUR WEBSITE!

4430 S ADAMS COUNTY PKWY C2436
BRIGHTON CO 80601
MON - FRI 7 AM - 5 PM

720-523-6160

ALL CHECKS ARE SUBJECT TO FINAL COLLECTION. THANK YOU FOR YOUR PAYMENT!

Adams County Treasurer Receipt of Tax Payment

Account	Parcel Number	Receipt Date	Receipt Number
R0098579	0182503401009	Apr 28, 2020	2020-04-28-NetVantage-32866

6625 INVESTMENTS LLC
80 E 62ND AVE
DENVER, CO 80216-1280

Situs Address		Payor			
6591 WASHINGTON ST					
Legal Description					
SUB:MAPLETON ADD DESC: BEG 330 FT W OF SE COR OF BLK 75 TH W ALG S LN OF BLKS 74 AND 75 280 FT TH N 44D 6M E 402/4 FT TH S 289 FT TO POB TOG WITH PT OF VAC ST ADJ ON S					
Property Code	Actual	Assessed	Year	Area	Mill Levy
COMM LND WHSE/STORAG - 2135	194,612	56,440	2019	085	100.745
WAREHOUSE/STG - 2235	19,731	5,720	2019	085	100.745
Payments Received					
Check			\$7,082.90		
Check Number 00030051					

Payments Applied					
Year	Charges	Billed	Prior Payments	New Payments	Balance
2019	Special Assessment	\$74.60	\$0.00	\$74.60	\$0.00
2019	Special Assessment	\$746.00	\$0.00	\$746.00	\$0.00
2019	Tax Charge	\$6,262.30	\$0.00	\$6,262.30	\$0.00
				\$7,082.90	\$0.00
Balance Due as of Apr 28, 2020					\$0.00

WE ARE EXPANDING TO SERVE YOU BETTER! WATCH FOR NEW LOCATIONS ON OUR WEBSITE!

4430 S ADAMS COUNTY PKWY C2436
BRIGHTON CO 80601
MON - FRI 7 AM - 5 PM

720-523-6160

ALL CHECKS ARE SUBJECT TO FINAL COLLECTION. THANK YOU FOR YOUR PAYMENT!



Adams County Treasurer

Receipt of Tax Payment

Account	Parcel Number	Receipt Date	Receipt Number
R0098582	0182503402001	Apr 28, 2020	2020-04-28-NetVantage-32867

6625 INVESTMENTS LLC
80 E 62ND AVE
DENVER, CO 80216-1280

Situs Address	Payor
6591 WASHINGTON ST	
Legal Description	
SUB:MAPLETON ADD DESC: N 234 FT OF BLKS 71 AND 72 EXC HIWAY IN BLK 72 TOG WITH PT OF VAC ST ADJ ON N	

Property Code	Actual	Assessed	Year	Area	Mill Levy
COMM LND MERCHANDIS - 2112	448,528	130,070	2019	085	100.745

Payments Received

Check \$13,924.50
Check Number 00030052

Payments Applied

Year	Charges	Billed	Prior Payments	New Payments	Balance
2019	Special Assessment	\$74.60	\$0.00	\$74.60	\$0.00
2019	Special Assessment	\$746.00	\$0.00	\$746.00	\$0.00
2019	Tax Charge	\$13,103.90	\$0.00	\$13,103.90	\$0.00
				\$13,924.50	\$0.00
Balance Due as of Apr 28, 2020					\$0.00

WE ARE EXPANDING TO SERVE YOU BETTER! WATCH FOR NEW LOCATIONS ON OUR WEBSITE!

4430 S ADAMS COUNTY PKWY C2436
BRIGHTON CO 80601
MON - FRI 7 AM - 5 PM

720-523-6160

ALL CHECKS ARE SUBJECT TO FINAL COLLECTION. THANK YOU FOR YOUR PAYMENT!

CERTIFICATION OF NOTICE TO MINERAL ESTATE OWNERS

I/We, 6625 Investments LLC
(the "Applicant") by signing below, hereby declare and certify as follows:

With respect to the property located at:

Physical Address: 461 E. 66th Ave. + 6591 Washington St. Denver CO

Legal Description: SUB:Mapleton ADD DES. PT OF BLKS 74 AND 75 DESC BEG AT PT 610 FT W OF SE COR BLK 75 TH W 44D A6M E 402/4 FT THY W TO A PT ON ELY ROW I N STATE HIWAY TH SWLY ALG SD ROW TO A PT ON SLY I N BLK 74 TH E 123/3 FT M/L TO POB TOG WITH PT OF VAC ST ADJ ON S AND EXC HIWAY- Beg 330 FT W OF SE COR OF BLK 75 T W ALG S I N OF BLKS 74 AND 75 280 FT TH N 44D 6M E 402/4 FT TH S 289 FT TO POB TOG WITH PT OF VAC ST ADJ ON S - N 234 FT OF BLKS 71 AND 72 EXC HIWAY IN BLK 72 TOG WITH FT OF VAC ST ADJ ON N

Parcel #(s): 0182503401008/0182503401009/0182503402001

(PLEASE CHECK ONE):

_____ On the _____ day of _____, 20____, which is not less than thirty days before the initial public hearing, notice of application for surface development was provided to mineral estate owners pursuant to section 24-65.5-103 of the Colorado Revised Statutes;

or

x I/We have searched the records of the Adams County Tax Assessor and the Adams County Clerk and Recorder for the above identified parcel and have found that no mineral estate owner is identified therein.

Date: 8/28/2020 Applicant: 6625 Investments LLC

By: Michael E. Fiore
Print Name: Michael E. Fiore
Address: 80 E 62nd Ave
Denver, CO 80216

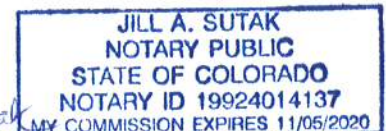
STATE OF COLORADO)
COUNTY OF ADAMS)

Subscribed and sworn to before me this 28th day of August, 2020, by
Michael Fiore

Witness my hand and official seal.

My Commission expires: 11/05/20

Jill A. Sutak
Notary Public



After Recording Return To:

Name and Address of Person Preparing Legal Description:

A recorded copy of this Certification shall be submitted to the Adams County Community and Economic Development Department with all applicable land use applications.

APPLICANT'S CERTIFICATION CONCERNING QUALIFYING SURFACE DEVELOPMENT,
PURSUANT TO C.R.S. §24-65.5-103.3 (1)(b)

I, 6625 Investments LLC (the "Applicant") by signing below, hereby declare and certify as follows concerning the property located at:

Physical Address: 461 E 66th Ave / 6591 Washington St Denver, CO 80216

Legal Description: SUB: Mapleton ADD DES: PT OF BLKS 74 AND 75 DESC BEG AT PT 610 FT W OF SE COR BLK 75 TH W 44D A6M E 402/4 FT THY W TO A PT ON ELY ROW LN STATE HIWAY TH SWLY ALG SD ROW TO A PT ON SLY LN BLK 74 TH E 123/3 FT M/L TO POB TOG WITH PT OF VAC ST ADJ ON S AND EXC HIWAY - Beg 330 FT W OF SE COR OF BLK 75 T W ALG S LN OF BLKS 74 AND 75 280 FT TH N 44D 6M E 402/4 FT TH S 289 FT TO POB TOG WITH PT OF VAC ST ADJ ON S - N 234 FT OF BLKS 71 AND 72 EXC HIWAY IN BLK 72 TOG WITH FT OF VAC ST ADJ ON N

Parcel # (s): 0182503401008/0182503401009/0182503402001

With respect to qualifying surface developments:

Access to existing and proposed mineral operations, surface facilities, flowlines, and pipelines in support of such existing and proposed operations for oil and gas exploration and production, including provisions for public roads sufficient to withstand trucks and drilling equipment or thirty-foot-wide access easements, were provided for in a " none " area as recorded in Reception # N/A on _____.

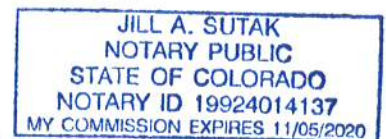
Date: 8/26/2020 Applicant: 6625 Investments LLC
By: Michael E. Fiore
Address: 80 E. 62nd Ave. Denver, CO 80216

STATE OF COLORADO)
)
COUNTY OF ADAMS)

Subscribed and sworn to before me this 28th day of August, 2020, by
Michael Fiore.

Witness my hand and official seal.

My Commission expires: 11/05/20 Jill A. Sutek
Notary Public



After Recording Return To:

Name and Address of Person Preparing Legal Description:

A recorded copy of this Certification shall be submitted to the Adams County Community and Economic Development Department with all applicable land use applications.