



DEVELOPMENT APPLICATION FORM

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

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:

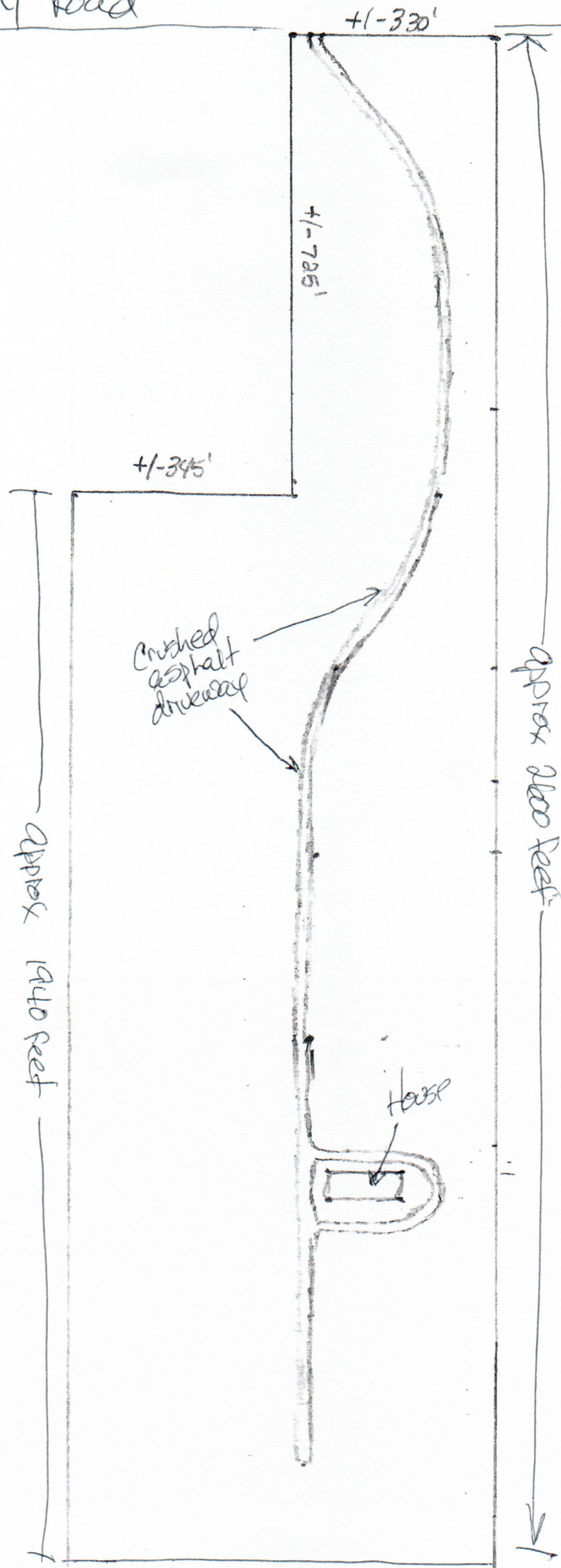
Owner's Signature

The proposed use of the conditional permit is to allow home-based business operational activity for individuals residing at the proposed property site (as opposed to "leasing" property to an individual not residing at the property). Said home-based business is a peer-to-peer car share/car rental company in which common passenger vehicles would be parked on subject property on a short term yet on-going basis; i.e. vehicles are rented out for several days at a time with small windows of non-use between rentals.

The proposed permit would allow 12 company vehicles at any given time to be parked on a designated crushed asphalt surface. This area, approximately 2900 square feet of the 35 acre property, is more than 1700 feet from the property's singular entrance and predominantly out of public view. While parked on the property, company (rental) vehicles would require no utility services; neither water nor electricity are required for any part of the proposed business use. Furthermore, all maintenance of vehicles is performed off-site; i.e. car washes (Carwash USA Express located in Prairie Center), oil changes (Brakes Plus 1072 Prairie Center Pkwy, Brighton Colorado), etc.

Readilly Road

□ = 60'



North

Scale
10'

North

Shaded areas
indicate crushed
asphalt surfaces

area outlined orange
indicate "personal"
vehicle "parking"

area outlined blue
indicate proposed
rental vehicle
parking

"main" driveway
to property
entrance

windmill
frame

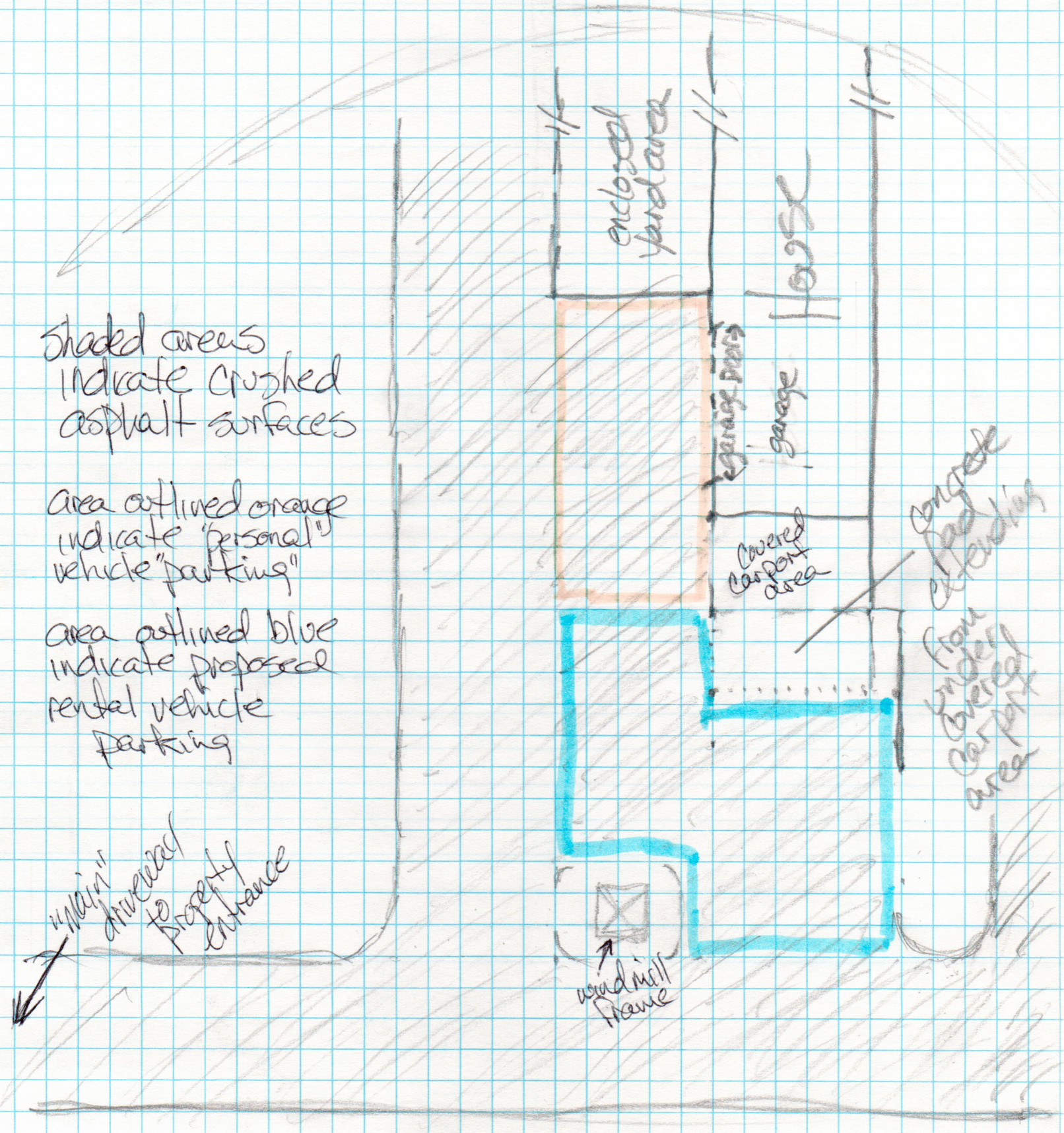
enclosed
yard area

garage doors

garage

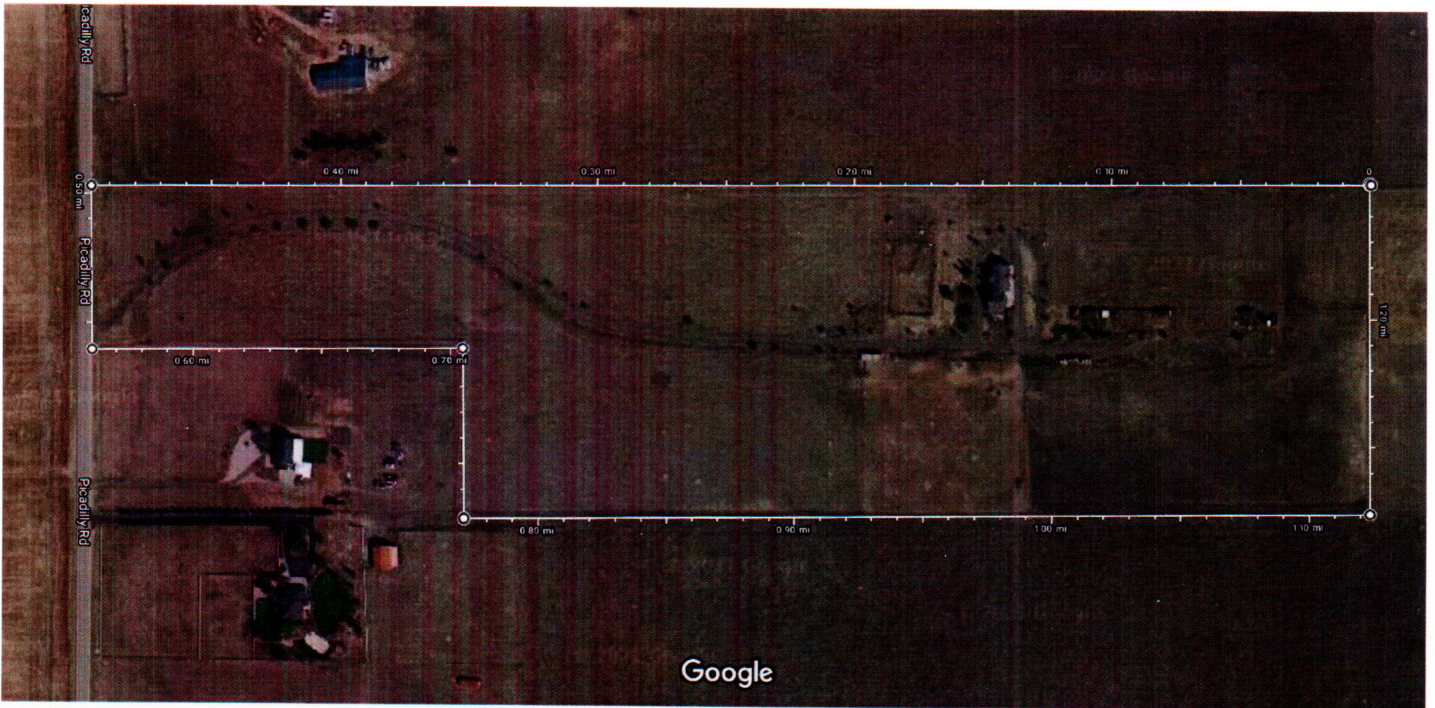
covered
carport
area

covered
carport
area
extending
from
border



Google Maps

↑
North



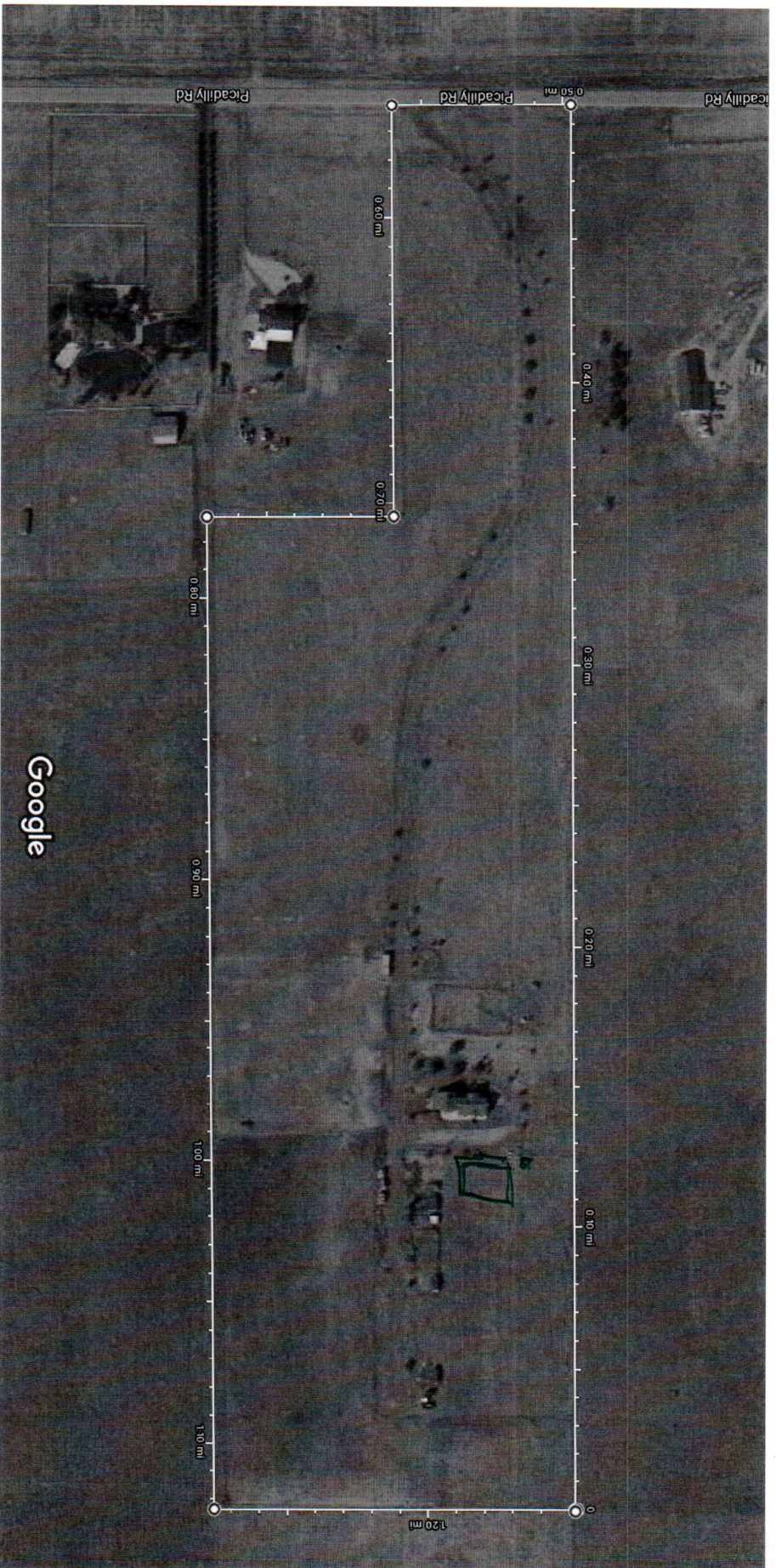
Imagery ©2021 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2021 200 ft

Measure distance

Total area: 1,523,016.53 ft² (141,492.87 m²)

Total distance: 1.25 mi (2.02 km)

↑
North



Imagery ©2021 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2021 200 ft

Measure distance

Total area: 1,523,016.53 ft² (141,492.87 m²)

Total distance: 1.25 mi (2.02 km)



First American

Commitment

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: 5523-3779733

COMMITMENT FOR TITLE INSURANCE

Issued By

FIRST AMERICAN 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, ***First American Title Insurance Company***, a Nebraska 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 six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

First American Title Insurance Company

Dennis J. Gilmore, President

Greg L. Smith, Secretary

If this jacket was created electronically, it constitutes an original document.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

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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, this 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.

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.

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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>.

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DISCLOSURE STATEMENT

Pursuant to C.R.S. 30-10-406(3)(a) all documents received for recording or filing in the Clerk and Recorder's office shall contain a top margin of at least one inch and a left, right and bottom margin of at least one-half of an inch. The Clerk and Recorder will refuse to record or file any document that does not conform to the requirements of this section.

NOTE: If this transaction includes a sale of the property and the price exceeds \$100,000.00, the seller must comply with the disclosure/withholding provisions of C.R.S. 39-22-604.5 (Nonresident withholding).

NOTE: Colorado Division of Insurance Regulations 8-1-2 requires that "Every title insurance company shall be responsible to the proposed insured(s) subject to the terms and conditions of the title commitment, other than the effective date of the title 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 owner's policy of title insurance and is responsible for the recording and filing of legal documents resulting from the transaction which was closed.

Pursuant to C.R.S. 10-11-122, the company will not issue its owner's policy or owner's policies of title insurance contemplated by this commitment until it has been provided a Certificate of Taxes due or other equivalent documentation from the County Treasurer or the County Treasurer's authorized agent; or until the Proposed Insured has notified or instructed the company in writing to the contrary.

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.

C.R.S. 10-11-122 (4), 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.

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

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

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

NOTE: Pursuant to Colorado Division of Insurance Regulations 8-1-1, Affirmative mechanic's lien protection for the Owner may be available (typically by deletion of Exception no. 4 of Schedule B, Section 2 of the Commitment from the Owner's Policy to be issued) upon compliance with the following conditions:

- A. **The land described in Schedule A of this commitment must be a single family residence which includes a condominium or townhouse unit.**
- B. **No labor or materials have been furnished by mechanics or material-men for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.**

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- C. **The Company must receive an appropriate affidavit indemnifying the Company against un-filed mechanic's and material-men's liens.**
- D. **The Company must receive payment of the appropriate premium.**
- E. **If there has been construction, improvements or major repairs undertaken on the property to be purchased within six months prior to the Date of the Commitment, the requirements to obtain coverage for unrecorded liens will include: disclosure of certain construction information; financial information as to the seller, the builder and or the contractor; payment of the appropriate premium, fully executed Indemnity Agreements satisfactory to the company, and, any additional requirements as may be necessary after an examination of the aforesaid information by the Company.**

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

NOTE: Pursuant to C.R.S. 38-35-125(2) no person or entity that provides closing and settlement services for a real estate transaction shall disburse funds as a part of such services until those funds have been received and are available for immediate withdrawal as a matter of right.

NOTE: C.R.S. 39-14-102 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.

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.

Nothing herein contained will be deemed to obligate the company to provide any of the coverages referred to herein unless the above conditions are fully satisfied.

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First American

Schedule A

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: 5523-3779733

Transaction Identification Data for reference only:

Issuing Agent: First American Title Insurance Company

Issuing Office: 195 Telluride Street, Suite 1
Brighton, CO 80601

Commitment No.: 5523-3779733

Property Address: 13450 Picadilly Rd, Commerce City, CO 80022-Email: RNolan@firstam.com
9241

Revision No.:

Inquiries Should Be Directed To:

Rose Nolan or FA Processing Team

Phone: (720)634-3321

Issuing Office File No.: 5523-3779733

SCHEDULE A

1. Commitment Date: July 01, 2021 8:00 AM
2. Policies to be issued:
 - (a) ☒ ALTA® Owner's Policy (6-17-06)
Proposed Insured: Ralph Lundin and Adeline Lundin
Proposed Policy Amount: \$1,020,000.00
 - (b) ☒ ALTA® Loan Policy (6-17-06)
Proposed Insured: United Wholesale Mortgage LLC, its successors and/or assigns as their interests may appear
Proposed Policy Amount: \$827,424.00
3. The estate or interest in the Land described or referred to in this Commitment is

Fee Simple interest

4. The Title is, at the Commitment Date, vested in: [David L. Craig and Denette Marie Craig](#)
5. The Land is described as follows:

See Exhibit "A" attached hereto and made a part hereof

Premiums:

Owner's Policy: \$ 1,402.00 (50% Reissue Rate)

Lender's Policy: \$ 550.00 (Bundled Loan Rate)

Tax Certificate Fee: \$

Endorsement(s): \$ 75.00 (OEC Delete 1-4)

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The following endorsements/coverages and a tax certificate are included in the Lender's Bundled Rate, if applicable:

Deletion of Standard Exceptions 1-4

Endorsement Form ALTA 9 or 9.3/Form 100 Restrictions

Endorsement Form ALTA 8.1 Environmental Protection Lien

Endorsement Form ALTA 4.1/Form 115.1 Condominium or ALTA 5.1/115.2 Planned Unit Development

Endorsement Form ALTA 22/Form 116 Location

Endorsement Form 100.29 or Form 100.30 Mineral Rights

Add any "one" of the following optional endorsements:

Endorsement Form ALTA 6/Form 110.7 Variable

Endorsement Form 110.9 Variable

Endorsement Form ALTA 6.2/Form 110.8 Negative Amortizations

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First American

Schedule BI & BII

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: 5523-3779733

Commitment No.: 5523-3779733

SCHEDULE B, PART I

Requirements

All of the following Requirements must be met:

1. The 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.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. 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.
5. Payment of all taxes and assessments now due and payable as shown on a certificate of taxes due from the County Treasurer or the County Treasurer's Authorized Agent.
6. Evidence that all assessments for common expenses, if any, have been paid.
7. Final Affidavit and Agreement executed by Owners and/or Purchasers must be provided to the Company.
8. Warranty Deed sufficient to convey the fee simple estate or interest in the land described or referred to herein, to the Proposed Insured, Schedule A, Item 2A.
9. Deed of Trust sufficient to mortgage the fee simple estate or interest in the land described or referred to herein, to the Proposed Insured, Schedule A, Item 2B.
10. Full release of the Deed of Trust from [David L. Craig and Denette Marie Craig](#) to secure an indebtedness in the principal sum of \$632,500.00, and any other amounts and/or obligations secured thereby, dated May 22, 2020 and recorded May 29, 2020 at Reception No. [2020000048380](#).

Trustee: Public Trustee of Adams County

Beneficiary: Security Service Federal Credit Union

11. Receipt of a satisfactory Improvement Location Certificate, approved by the Company.

NOTE: Exception will be taken to any adverse matters disclosed thereby.

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NOTE: The following conveyance(s) have been recorded within the last 24 months: NONE

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First American

Schedule BI & BII (Cont.)

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: 5523-3779733

Commitment No.: 5523-3779733

SCHEDULE B, PART II

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any facts, rights, interests or claims which are not shown by the Public Records, but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
2. Easements, or claims of easements, not shown by the Public Records.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct land survey and inspection of the Land would disclose, and which are not shown by the Public Records.
4. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown in the Public Records.
5. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.

Note: Exception number 5 will be removed from the policy provided the Company conducts the closing and settlement service for the transaction identified in the commitment.

6. Any and all unpaid taxes, assessments and unredeemed tax sales.
7. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof.
8. Any water rights, claims of title to water, in, on or under the Land.
9. Reservations by the Union Pacific Railroad Company of: (1) all oil, coal and other minerals underlying subject property, (2) the exclusive right to prospect for, mine and remove oil, coal and other minerals, and (3) the right of ingress and egress and regress to prospect for, mine and remove oil,

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coal and other minerals, all as contained in deed recorded September 23, 1905, in [Book 16 at Page 350](#). NOTE: Quit Claim Deed to Union Pacific Land Resources Corporation recorded April 14, 1971 in [Book 1684 at Page 281](#), and any assignments thereof or interests therein. Mineral deed from Union Pacific Land Resources Corporation, a Utah corporation to Champlin Petroleum Company, a Delaware corporation recorded December 17, 1971 in [Book 1765 at Page 371](#). Release and Quit Claim Deed from Union Pacific Railroad Company, a Utah corporation and Union Pacific Land Resources Corporation, a Nebraska corporation recorded November 23, 1998 in [Book 5547 at Page 272](#).

10. Terms, conditions and provisions of Surface Owners Agreement recorded October 29, 1974 in [Book 1960 at Page 959](#). NOTE: Partial release of leases recorded October 26, 1990 in [Book 3723 at Page 250](#).
11. Right of way easement as granted to Panhandle Eastern Pipe Line Company in instrument recorded July 12, 1976, in [Book 2075 at Page 817](#).
12. Notice concerning underground facilities recorded June 25, 1986 in [Book 3162 at Page 961](#).
13. Right of way easement as granted to KN Gas Gathering, Inc. in document recorded October 31, 1996 in [Book 4869 at Page 92](#).
14. Oil and gas lease between Union Pacific Resources Company and United States Exploration, Inc., recorded May 26, 1998 in [Book 5342 at Page 478](#), and any and all assignments thereof or interests therein.
15. Restrictive covenants, which do not contain a forfeiture or reverter clause, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law as contained in instrument recorded January 18, 2000, in [Book 6012 at Page 609](#) and as amended in instrument recorded October 31, 2000, in [Book 6306 at Page 438](#).
16. Easement granted to Public Service Company of Colorado, for utility lines, and incidental purposes, by instrument recorded February 28, 2000, in [Book 6047 at Page 489](#).
17. Terms, conditions and provisions as contained in Resolution recorded March 16, 2000 at Reception No. [C0650619](#).
18. Request for notification of surface development as evidenced by instrument recorded May 20, 2002 under Reception No. [C0971701](#).
19. Terms, conditions and provisions as contained in Zoning Hearing recorded June 10, 2002 at Reception No. [C0981712](#) and Resolution recorded June 10, 2002 at Reception No. [C0981713](#).
20. All matters and items as shown on Lambert's Exemption recorded September 18, 2002 at Reception No. [C1025618](#).
21. Terms, agreements, provisions, conditions, obligations, easements, and restrictions, if any, as contained in Grant of Easement recorded September 20, 2002 at Reception No. [C1026559](#).

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

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22. Water rights and related appurtenances as evidenced in Deed recorded December 3, 2002 at Reception No. [C1061735](#) and in Deed recorded September 13, 2016 at Reception No. [2016000076100](#).
23. Request for notification of surface development as evidenced by instrument recorded December 24, 2007 under Reception No. [2007000116902](#).
24. Terms, agreements, provisions, conditions, obligations, easements, and restrictions, if any, as contained in Memorandum of Dedication Under Gas Gathering, Processing and Purchase Agreement recorded April 05, 2018 at Reception No. [2018000027724](#) and Amendment recorded October 8, 2019 at Reception No. [2019000086174](#).
25. An Oil and Gas Lease, executed by Anadarko Land Corp., a Nebraska corporation as Lessor(s) and by Kerr-McGee Oil and Gas Onshore, LP as Lessee(s) for a primary term of 3 years, dated November 28, 2018, recorded December 04, 2018 at Reception No. [2018000097056](#); and any and all assignments thereof or interests therein.

NOTE: Matters affecting the present interest of the lessor or lessee are not shown herein.

26. Terms, agreements, provisions, conditions, obligations, easements, and restrictions, if any, as contained in Memorandum of Agreement recorded April 15, 2020 at Reception No. [2020000034668](#).
27. Easement and right of way for Picadilly Road as the same exist and or is presently in use.

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First American

Exhibit A

ISSUED BY

First American Title Insurance Company

File No: 5523-3779733

File No.: 5523-3779733

The Land referred to herein below is situated in the County of Adams, State of Colorado, and is described as follows:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 25; THENCE NORTH 89 DEGREES 20 MINUTES 48 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 40.00 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 20 SECONDS EAST PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 650.87 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 20 MINUTES 48 SECONDS EAST PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 2603.43 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 24 MINUTES 57 SECONDS EAST ALONG SAID EAST LINE OF SAID SECTION 25, A DISTANCE OF 676.99 FEET; THENCE SOUTH 89 DEGREES 20 MINUTES 48 SECONDS WEST PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1913.55 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 20 SECONDS WEST PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 338.47 FEET; THENCE SOUTH 89 DEGREES 20 MINUTES 48 SECONDS WEST PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 690.59 FEET, BEING 40.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES, FROM THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 21 MINUTES 20 SECONDS WEST PARALLEL WITH SAID WEST LINE OF THE NORTHWEST QUARTER, A DISTANCE OF 338.52 FEET TO THE POINT OF BEGINNING, COUNTY OF ADAMS, STATE OF COLORADO.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

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Final Visit Worksheet

Printed: Friday, May 19, 2006

Permit Number 20057815

AS/400 Reference 0

Property Information:

Address

13450 Picadilly Road

Commerce City

80022

County

Adams

Owner: Bart Bockman

This Installers

License is:

Installer: Finishing Services

Active

No of Bedrooms: 3

Site Information:

Keys for completing information on installed tanks:

Usage: (D)osing (T)reatment (V)ault

Tank Type: (C)oncrete (PT)Polyethelene (FG) Fiber Glass

Tank Information:

Tank 1:

Size 1000

Use (D) (T) (V)

Type: (C) (PT) (FG)

T's or Baffles (T) (B)

Effluent Screen Y

(N)

Tank 2:

Size _____

Use (D) (T) (V)

Type: (C) (PT) (FG)

T's or Baffles (T) (B)

Effluent Screen Y N

Tank 3

Size _____

Use (D) (T) (V)

Type: (C) (PT) (FG)

T's or Baffles (T) (B)

Effluent Screen Y N

Secondary Treatment System Y (N) If yes, type: (circle one)

SF Sand Filter
AS Aerobic System

CW Constructed Wetlands
RSF Recirculating Sand Filter

TF Trickling Filter
OT Other

Final Treatment Type:

BD Bed
ET ET
BD-CH Bed (chambers)
TR-CH Trench (chambers)

MD Mound
PD Pond
TR-SB Trench SB-2
Other OT

T Trench
SF Sand Filter
DR Drip Irrigation

Area Size (sf) _____

If Chambers Used, Number 63

ET Lined Y

(N)

Method of Waste Water Application:

DP Dosed w/Pump
UDP Uniformly Dosed w/Pump

DS Dosed w/Siphon
UDS Uniformly Dosed w/Siphon

(GR) Gravity

Continued on next page

Final Visit Worksheet

Permit Number 20057815

Printed: Friday, May 19, 2006

AS/400 Reference 0

RECORD OF FINAL VISITS:

Visit 1 Date 6/21/06

By (EHS #) 1711

Visit 2 Date _____

By (EHS #) _____

Visit 3 Date _____

By (EHS #) _____

Visit 4 Date _____

By (EHS #) _____

Comments:

6/21/06 - FI - system OK, as built OK. Green tag given to installer. DW

Final Approval Given Y N

By (EHS#) 1711

Site Visit Worksheet

Printed: Thursday, May 11, 2006

Permit Number 20057815

AS/400 Reference 0

Property Information:

Address

13450 Picadilly Road

Commerce City

80022

County

Adams

Owner: Bart Bockman

Percolation Rate:

Holes:

One 22 Two 48 Three 24 Four Five Six Average Rate 31 Sizing Rate: 40

CIRCLE ONE:

Bedrock Encountered? Yes ☒ No ☐ If Yes, Type: Depth to bedrock (ft)

Ground Water Encountered? Yes ☒ No ☐ If Yes, Depth to Groundwater (ft)

Ground Slope at Absorption Area (%) 0

Maximum depth of disposal area (in) 42 (not to exceed depth of percolation test holes)

Minimum depth of disposal area (in) 12

SOIL CLASSIFICATION: Most prohibitive soil below bottom of bed (circle one)

<input checked="" type="radio"/> CL	Clay (low-med plasticity)	CH	Clay (high plasticity)	MH	Silt
<input checked="" type="radio"/> ML	Silt	ML-CL	Silt Clay	<input checked="" type="radio"/> SC	Clayey Sand
SM-SC	Silty Clayey Sand	SM	Silty Sand	SW	Sand, Well Graded
SP	Sand, Poorly Graded	GC	Clayey Gravel	GM-GC	Silty Clayey Gravel
GM	Silty Gravel	BR	Bedrock		

Field Observations: Test Pit Waived? ☒ Yes ☐ No

Field Observations Consistent with Engineer's Data? ☒ Yes ☐ No

IF NO, complete below (circle one)

CIRCLE ONE:

Bedrock Encountered? Yes ☐ No ☐ If Yes, Type: Depth to bedrock (ft)

Ground Water Encountered? Yes ☐ No ☐ If Yes, Depth to Groundwater (ft)

Ground Slope at Absorption Area (%)

SOIL CLASSIFICATION: Most prohibitive soil below bottom of bed (circle one)

CL	Clay (low-med plasticity)	CN	Clay (high plasticity)	MH	Silt
ML	Silt	ML-CL	Silt Clay	SC	Clayey Sand
SM-SC	Silty Clayey Sand	SM	Silty Sand	SW	Sand, Well Graded
SP	Sand, Poorly Graded	GC	Clayey Gravel	GM-GC	Silty Clayey Gravel
GM	Silty Gravel	BR	Bedrock		

Continued on next page

Site Visit Worksheet

Printed: Thursday, May 11, 2006

Permit Number 20057815

AS/400 Reference 0

RECORD OF SITE VISITS:

Visit 1 Date 5-12-06

By (EHS #) 1727

Visit 2 Date _____

By (EHS #) _____

Visit 3 Date _____

By (EHS #) _____

Special Conditions:

Install field over perc holes. Maintain all regulation
setbacks. If field is greater than 2000 sq. ft., it
must be divided into 2 equal sized fields.

Comments: N: 39.56452 W: 104.43614

5-12-06 Located perc holes. OK to issue permit.

Signature of TCHD Inspector: Karen Homersham Date 5-12-06

Approved to Issue Permit ☒ Yes ☐ No



TEST PIT "WAIVER" WORKSHEET

Address of Proposed ISDS: 13450 Broadway Rd.

Engineer who submitted soils and percolation test: Hollingsworth Associates

If the system is engineered for the following conditions, a test pit may be waived:

1. When the average percolation rate is slower than one (1) inch in sixty (60) minutes or faster than one (1) inch in five (5) minutes.
2. Where the maximum seasonal level of the groundwater table is less than four (4) feet below the bottom of the proposed absorption system.
3. Where bedrock or Dawson sand exists less than four (4) feet below the bottom of the proposed absorption system.
4. Where the ground slope is in excess of (20%) percent.

If the system is not engineered for reasons 1-4 above, the EHS must consider the following criteria to determine if a "test pit" is necessary. A "yes" answer to any question will require a test pit, except as noted on question #1.

1. Is one or more of the individual test hole percolation rates greater than 60 minutes per inch, but the average percolation rate (for all test holes) is less than 60 minutes per inch?

Yes _____ No X

For example: Hole #1: 24 mpi; Hole #2: 16 mpi; Hole #3 90 mpi; Average: 43

If the owner agrees to have the system engineered for the highest percolation rate, the test pit can be waived.

2. Did the engineer answer "yes" to the question; "Did water remain in the hole after the overnight soaking period", and the average percolation rate is less than 60 mpi?

Yes _____ No X

3. This question only applies to soils classified as SW (sand, well graded), SP (sand, poorly graded). Did the engineer report a blow count of 20/12 (twenty blows to drive the sampler 12 inches) or more, but does not indicate that bedrock is present?

Yes _____ No X

4. Did the engineer indicate that bedrock or groundwater are present within 8 feet of the surface?

Yes _____ No X

5. Did the engineer indicate that the soils are "wet" and not indicate that groundwater is present?

Yes _____ No X

TEST PIT REQUIRED? YES _____ NO X

EHS: Karen H. Henshaw

EHS Number: 1727

Date: 5-12-06



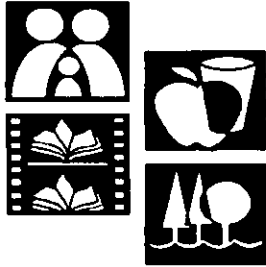
RECORD OF COMMUNICATION

Permit Number and/or Address of System:

13450 Picadilly Rd.

Notes[(indicate date, EHS, person contacted (indicate whether property owner, builder, installer, soils engineer, design engineer, etc.), and what was discussed and agreed upon]:

- 5-12-06: Spoke to engineer ^{Thomas Hollingsworth} He stated perc tests were "completed" 1 day after per sear & perc test form was a misprint. Also stated perc tests were 4 hrs. long, the 2nd prep just didn't make it into the report. He also stated the soil was SC w/ a couple very thin layers (1-2 in.) of CI so they didn't separate the layers on the soil profile log. (KJP)
Engineer stated he would mail missing/correct perc. info. (KJP)
- 5-17-06: Called applicant & advised him that we are waiting on correct engineer info. prior to issuing permit. (KJP)
- 5-17-06: Spoke with engineer Thomas Hollingsworth, he stated he would re-fax + mail updated perc. info. (KJP)



Tri-County Health Department
Serving Adams, Arapahoe and Douglas Counties

CERTIFICATION OF AN ONSITE WASTEWATER SYSTEM

This certifies that the Onsite Wastewater System installed at

Property Location: 13450 Picadilly Road
Commerce City, CO

Legal Description: S25 T15 R66W Lot/Block:
Subdivision County: Adams

SUMMARY OF INFORMATION

The permit number for the system is: 20057815

The soils and percolation test was performed by: HOLLINGSWORTH ASSOCIATES INC

The design engineer for the system was: NO DESIGN ENGINEER USED

The system was installed by: Finishing Services

The system consists of:

63 Chambers
1000 gallon Treatment tank

The system is sized for 3 bedrooms

If additional bedrooms are added, an expansion may be necessary.

Maintenance Requirements:

The septic tank must be pumped and inspected every 4 years.

If the septic or dosing tank is equipped with an effluent filter, the filter must be cleaned annually.

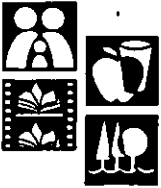
If the system has alternating beds or is a drip irrigation system, beds or zones must be rotated annually.

Additional maintenance requirements may apply. Refer to the operations manual or the engineer's report for specific requirements.

Signature Jeffrey Williams Date: 6/23/06

Friday, June 23, 2006

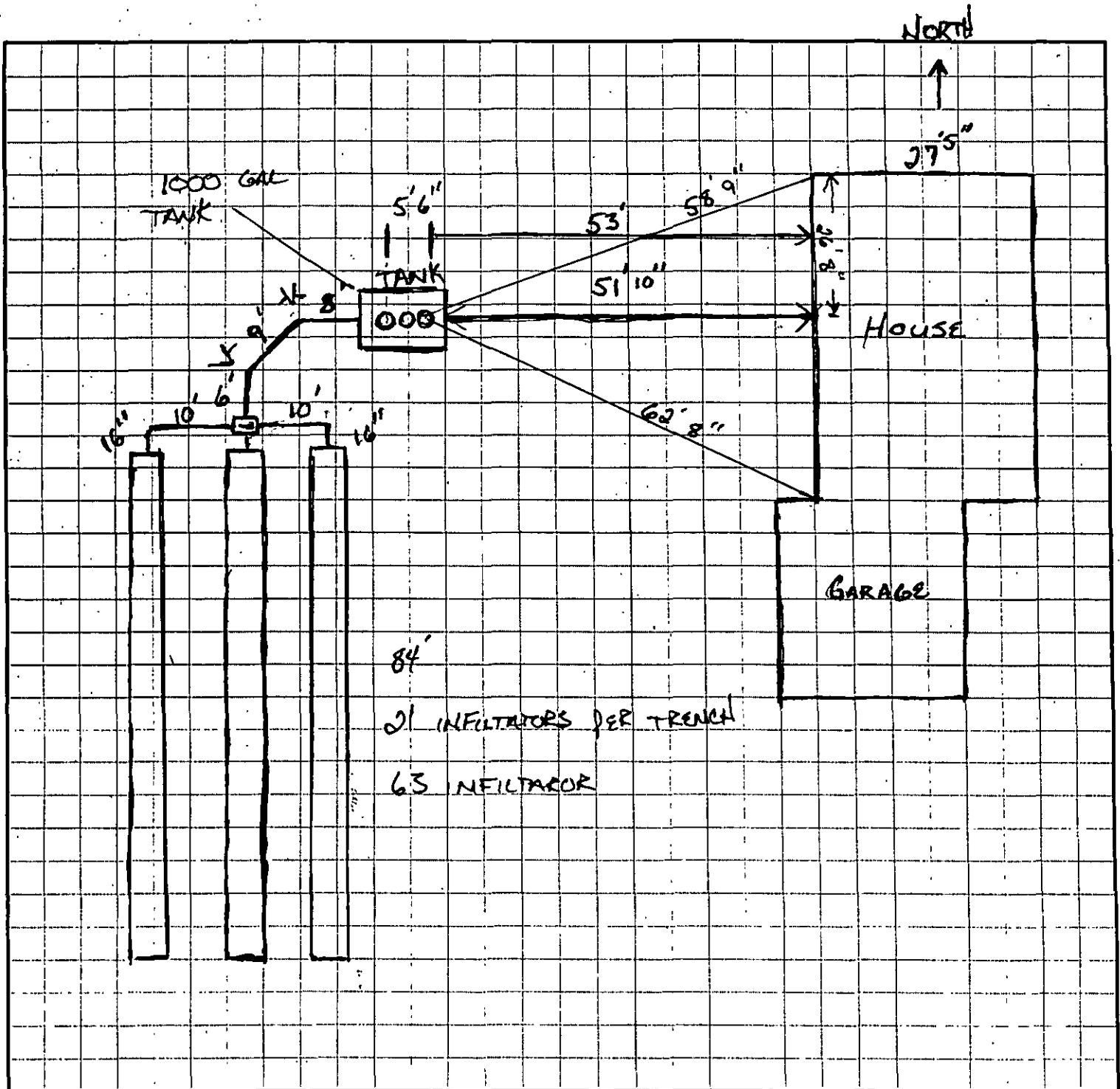
Page 1 of 1



Tri-County Health
Department

Onsite System As-Built Drawing

Property Address 13450 PICADILLY ROAD
Permit # 20057815
System Completion Date 6-20-06
Installer Name GEOFF WOODS
Installer License # 60006641
Installer Address 13490 PICADILLY ROAD
Installer Phone 303-579-0060





Permit Number: 20057815

Tri-County Health Department
Serving Adams, Arapahoe and Douglas Counties

**Non Refundable Permit to Construct
An Onsite Wastewater System
Tri-County Health Department
7000 East Belleview Avenue #301
Greenwood Village, CO 80111**

Owner: Bart Bockman

Property Location: 13450 Picadilly Road

Legal Description: S25 T15 R66W

Lot/Block:

County: Adams

Old Reference: 0

System Requirements: **1000 Gallon Tank**

Design Requirements:

Trench System:

Bed System:

Minimum Disposal Area (in s.f.)

1080

1350

Number of Standard Chambers (except as noted below)

39

45

Number of Chambers EQ36

42

66

Number of Chambers "Quick 4"

63

78

Number of Chambers "Quick 4 EQ 36"

87

129

Max Depth of Disposal Area (Bed or Trench) **42** Inches

Min Depth of Disposal Area (Bed or Trench) **12** Inches

Special Conditions

Install field over perc holes. Maintain all regulation setbacks. If field is greater than 2,000 sq. ft., it must be divided into 2 equal-sized fields.

A Permit to **Construct** shall expire **One Year**

from the date of issuance unless extended to a fixed date upon request by the Applicant and approved by the Tri-County Health Department.

This Permit Expires: 05/19/2007

Issued By: Keith Homersham Keith Homersham, EHS

Reviewed By: [Signature]

Tri-County Health Department on: 5/22/06 (Date)

OWNER MUST MAKE SURE THAT HIS/HER ENTIRE WASTE DISPOSAL SYSTEM REMAINS OPEN FOR INSPECTION UNTIL IT HAS RECEIVED APPROVAL BY TRI-COUNTY HEALTH DEPARTMENT. TRI-COUNTY HEALTH DEPARTMENT CANNOT ASSUME RESPONSIBILITY IN CASE OF FAILURE OR INADEQUACY OF A WASTE DISPOSAL SYSTEM BEYOND CONSULTING IN GOOD FAITH WITH THE PROPERTY OWNER.

Fee Paid: \$900.00 Check Number: 5814

Received By: Donna Prince 05/11/2006

☐ Owner

☐ Building Department

☐ Installer

Friday, May 19, 2006

Page 1 of 1

PERMIT # 20057815**TRI-COUNTY HEALTH DEPARTMENT**
Serving Adams, Arapahoe and Douglas Counties**APPLICATION FEE IS NON-REFUNDABLE**

APPLICATION TO
INSTALL(255) REPAIR(256) EXPAND(256)
\$900 \$525 \$525
AN ONSITE WASTEWATER SYSTEM

ADDRESS OF PROPERTY SERVED BY PROPOSED SYSTEM:

13450 Pinedale Dr. Commerce City
Street Address City
80000 ADAMS
Zip Code County

Parcel 2A 1/4 Sec NE 1/4 Sec NW Section 25 Township 15 Range 66W Lot — Block —
Legal Description (if no street address)
NONE
Subdivision Name Filing (if applicable)

If GPS Information Available/Obtained: Longitude _____ Latitude _____ Elevation _____

Property Owner:

Name BART BOCKMANN
Address 13335 YORK WAY
City, State THORNTON CO
Zip 80241 Phone 720-289-4263

Applicant:

Name GEORGE WOODS
Address 15190 Pinedale Dr
City, State Commerce City
Zip 80000 Phone 303-579-0060

Systems Contractor: GEORGE WOODS 60006641 TCHD Use Only: License # _____Soils/Percolation Test Engineer HOLLINGSWORTH ASSOCIATES Job # _____

TCHD Use Only: PEP# _____

Design Engineer (if applicable) Job # _____

TCHD Use Only: PEP# _____

Is this to be an Engineered System? ☐ Yes ☒ NoIs lot marked? ☒ Yes ☐ NoAre percolation holes staked? ☒ Yes ☐ NoLot Size: 35 ACRES**PROPOSED FACILITY:**☒ Single Family (SF) ☐ Multi-Family (MF) ☐ Commercial (CM) ☐ Other (OT) _____**WATER SUPPLY:**On Site ☒ Yes ☐ No Community Water ☐ Yes ☐ No If Yes, Supplier _____

Continued on back

SINGLE FAMILY RESIDENTIAL GENERAL INFORMATION:

Number of Bedrooms 3 Basement: ~~Full(F)~~ Walkout(W) Partial(P) None(N)

Basement Plumbed: Yes No

Are Additional Bedrooms Planned? Yes No Are the premises within 400 ft. of a sewer line? Yes No

Is property within boundaries of a sewer district? Yes No

If Yes, name of sewer district _____

COMMERCIAL GENERAL INFORMATION:

Type of Business: _____

TCHD Use Only: SIC Code _____

Number of Employees _____

Design Flow > 3,000 Gallons/Day Yes No

If Yes, has Site Approval been given from CDPHE? Yes No

(Note: Permit cannot be issued until site approval is given from CDPHE)

Floor Drains Yes No

EPA Shallow Injection Well Inventory Request Form Completed Yes No

Date Paid: 5-10-06 Received By: [Signature]

Payment Type: Cash

Check (# 5814)

Charge

Other _____

Amount Paid \$ 900.00

Applicant's Name Geoffrey Woods
Please Print

Applicant's Signature [Signature]

Date 5-10-06

Aurora
15400 E. 14th Place
Suite 309
Aurora, CO 80011
303-341-9370

Castle Rock
101 3rd Street
Castle Rock, CO 80104
303-663-7650

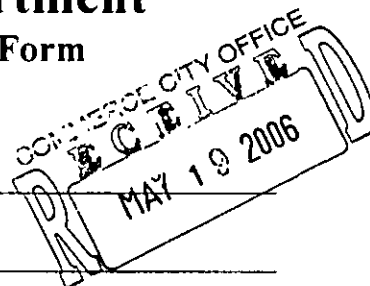
Commerce City
4201 E. 72nd Avenue
Commerce City, CO 80022
303-288-6816

Englewood
4857 S. Broadway
Englewood, CO 80110
303-761-1340



Tri-County Health Department

Percolation Test and Soils Data Form



Property Address 13450 Picadilly Road

Legal Description _____

Property Owner:

Name _____

Address _____

Phone _____

Note:

- Percolation Test Form, Site Plan and Grain Size Distribution Curve of the Sample must be submitted with this form.
- For all Lots <5 acres the site plan must include the entire lot. Test locations must be accurately tied to lot corners or other permanent markers.

Saturation and Swelling

- Smeared surfaced removed: ☒ Yes ☐ No
- Sand and gravel added: ☒ Yes ☐ No
- Date and time presoak water added:
04/05/06 11:00 am
- Amount of presoak water added (gallons):
5
- Date and time percolation test is started:
04/06/02 12:00 pm
- Did water remain in hole after the overnight swelling period:
Hole 1 ☐ Yes ☒ No
Hole 2 ☐ Yes ☒ No
Hole 3 ☐ Yes ☒ No

Percolation Rate Measurement

Percolation Rate (min./in.)	Hole 1	<u>22</u>
	Hole 2	<u>48</u>
	Hole 3	<u>24</u>
	Average	<u>31</u>

Groundwater

- Encountered @ NA feet.
- Estimated depth to maximum seasonal water table if not encountered in profile: <20 ft.
- Is area believed to be subject to seasonal fluctuations which could result in a seasonal water table within 8' of surface?
☐ Yes ☒ No

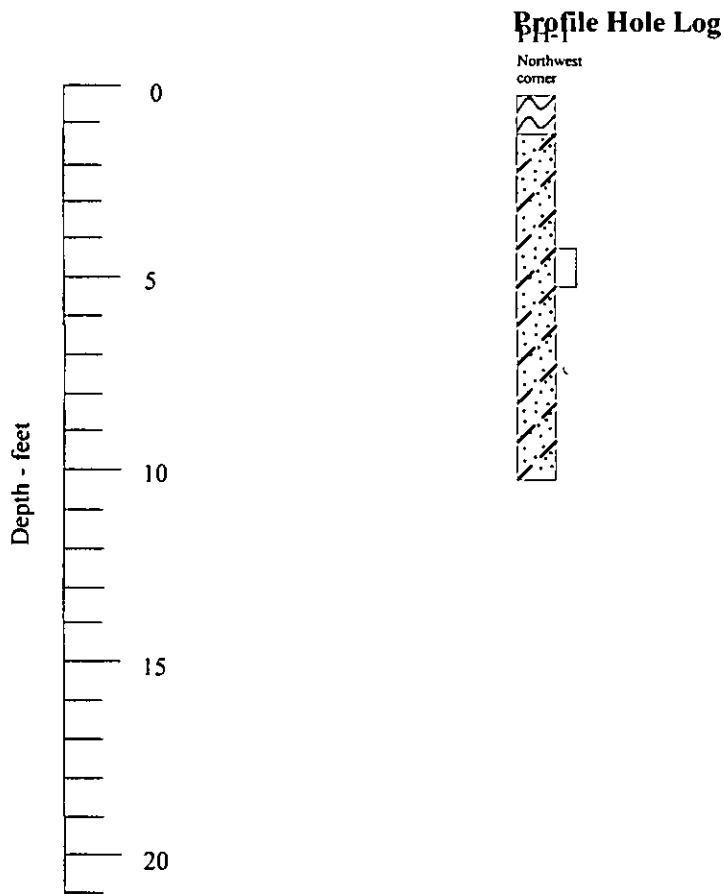
Slope determination in absorption area: 00.1% to the SE (direction)

Bedrock:

- Encountered @ NA feet.
- Estimated depth if not encountered in profile:
<20 ft.
- Type of bedrock: ☐ Sandstone
☒ Claystone ☐ Siltstone
☐ Other
- Is bedrock fractured or weathered?
☐ Yes ☒ No
- Is bedrock believed to be permeable?
(Perc. rate <60 min./in.)
☐ Yes ☒ No

Profile Hole Information (Cont.)

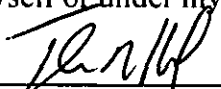
(Soils must be classified using Unified System ASTM D2487)



Sand (SC), clayey, with thin layers of sandy clay , medium dense, brown, moist.

Certification

I certify that the above information is correct and complete to the best of my knowledge and that all tests were performed in accordance with the provisions of Tri-County Health Department Regulation I-88 by myself or under my supervision.


Original Signature

4/13/06
Date

Hollingsworth Associates, Inc.

Company Name

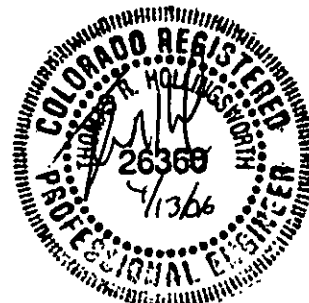
2875 West Oxford Avenue, Suite 7

Sheridan, Colorado 80110

Address

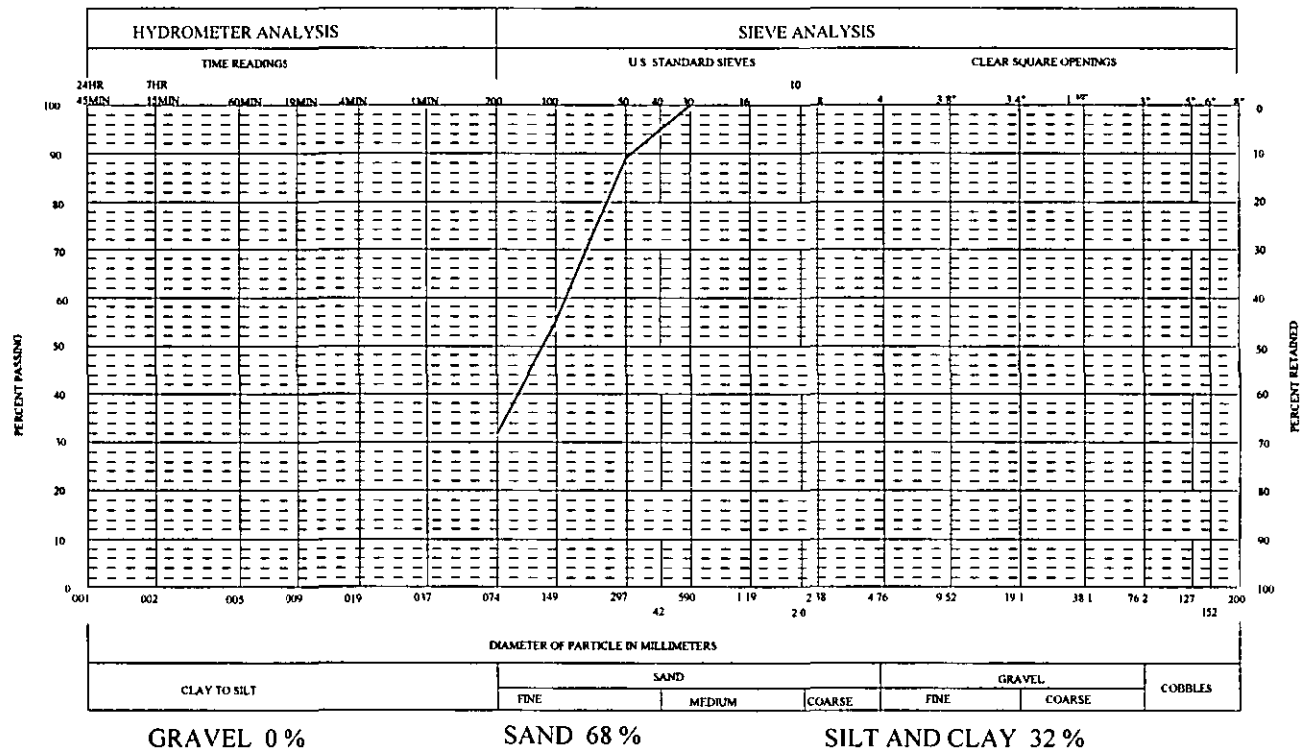
(303) 781-5188

Phone



Original Seal



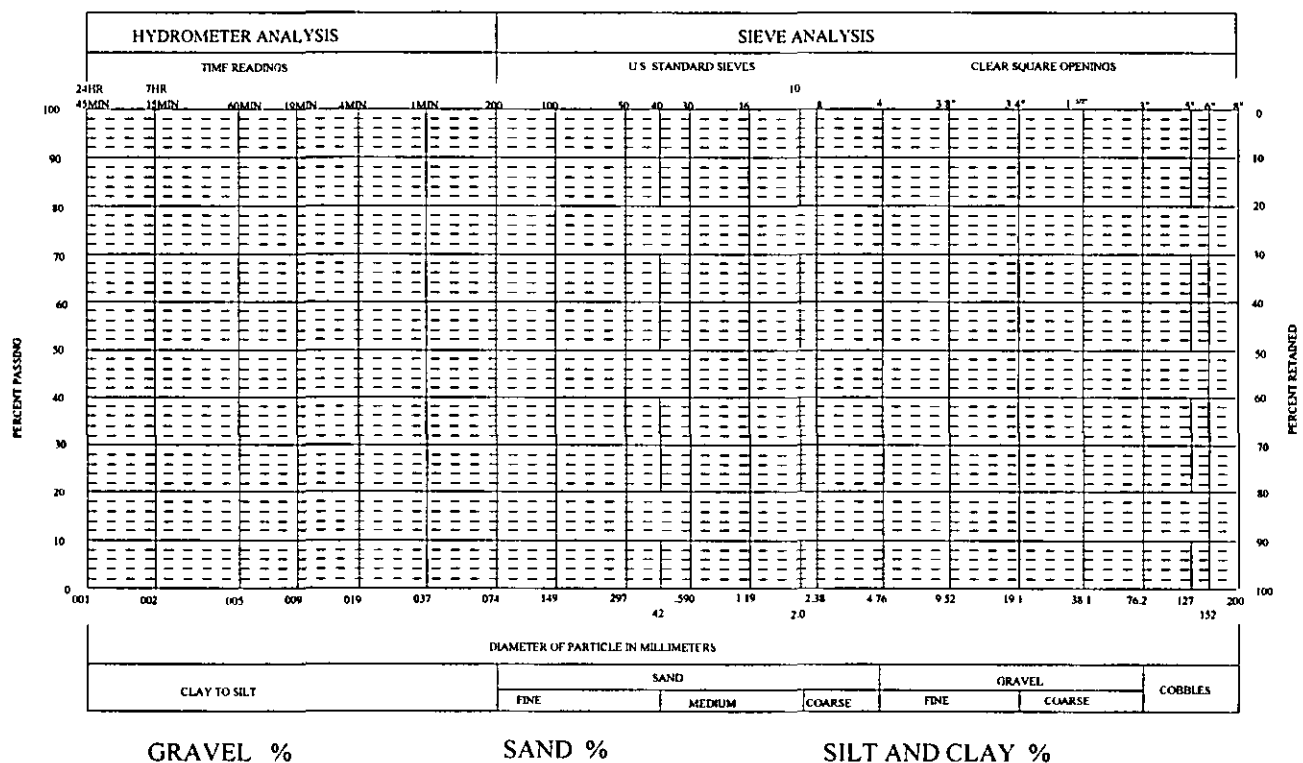


LIQUID LIMIT 22 %

PLASTICITY INDEX 5 %

SAMPLE OF Clayey sand

FROM Profile hole PH-1 at 4'-0"



LIQUID LIMIT %

PLASTICITY INDEX %

SAMPLE OF

FROM





HOLLINGSWORTH ASSOCIATES
Geotechnical/Environmental Engineers

TABLE II

Job No. 06-92

Summary of Percolation Test Results

Percolation Hole: <u>PT-1</u>		
Depth (inches): <u>48</u>		
Time	Depth to Water (inches)	Percolation Rate (min/in)
11:15 AM	6.000	
11:21 AM	7.500	4.0
11:25 AM	8.375	4.6
11:28 AM	9.000	4.8
11:34 AM	9.625	9.6
11:41 AM	10.500	8.0
11:50 AM	11.250	12.0
12:03 PM	12.500	10.4
12:09 PM	12.750	24.0
12:15 PM	13.250	12.0
12:21 PM	13.500	24.0
12:28 PM	14.000	14.0
12:33 PM	14.250	20.0
12:41 PM	14.625	21.3
12:47 PM	15.000	16.0
12:54 PM	15.250	28.0

Rate: 22

Percolation Hole: <u>PT-2</u>		
Depth (inches): <u>48</u>		
Time	Depth to Water (inches)	Percolation Rate (min/in)
11:23 AM	6.000	
11:26 AM	6.375	8.0
11:29 AM	6.500	24.0
11:34 AM	7.125	8.0
11:42 AM	7.438	25.6
11:51 AM	7.750	28.8
12:03 PM	8.250	24.0
12:09 PM	8.500	24.0
12:16 PM	8.625	56.0
12:22 PM	8.750	48.0
12:29 PM	8.875	56.0
12:34 PM	9.250	13.3
12:42 PM	9.375	64.0
12:48 PM	9.500	48.0
12:54 PM	9.625	48.0

Rate: 48

Percolation Hole: <u>PT-3</u>		
Depth (inches): <u>48</u>		
Time	Depth to Water (inches)	Percolation Rate (min/in)
11:20 AM	6.000	
11:24 AM	6.500	8.0
11:28 AM	6.750	16.0
11:33 AM	7.125	13.3
11:41 AM	7.500	21.3
11:49 AM	7.750	32.0
12:02 PM	8.250	26.0
12:10 PM	8.500	32.0
12:15 PM	8.750	20.0
12:21 PM	9.000	24.0
12:27 PM	9.250	24.0
12:33 PM	9.500	24.0
12:41 PM	9.750	32.0
12:47 PM	10.000	24.0
12:53 PM	10.125	48.0

Rate: 36

Average Percolation Rate: 35 min/in

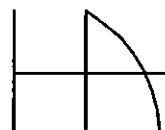


TABLE II (continued)
Summary of Percolation Test Results

Job No. 06-92

Percolation Hole: <u>PT-1</u>		
Depth (inches): <u>48</u>		
Time	Depth to Water (inches)	Percolation Rate (min/in)
12:54 PM	15.250	
1:09 PM	16.200	15.8
1:24 PM	17.000	18.7
1:39 PM	17.600	25.0
1:54 PM	18.400	18.8
2:09 PM	19.100	21.4
2:24 PM	19.700	25.0
2:39 PM	20.400	21.4
2:54 PM	21.060	22.7
3:09 PM	21.800	20.3
3:24 PM	22.450	23.1

Rate: 22

Percolation Hole: <u>PT-2</u>		
Depth (inches): <u>48</u>		
Time	Depth to Water (inches)	Percolation Rate (min/in)
12:54 PM	9.625	
1:09 PM	10.200	26.1
1:24 PM	10.700	30.0
1:39 PM	11.100	37.5
1:54 PM	11.410	48.4
2:09 PM	11.800	38.5
2:24 PM	12.150	42.9
2:39 PM	12.500	42.9
2:54 PM	12.820	46.9
3:09 PM	13.150	45.5
3:24 PM	13.440	51.7

Rate: 48

Percolation Hole: <u>PT-3</u>		
Depth (inches): <u>48</u>		
Time	Depth to Water (inches)	Percolation Rate (min/in)
12:53 PM	10.125	
1:08 PM	10.500	40.0
1:23 PM	10.900	37.5
1:38 PM	11.350	33.3
1:53 PM	11.750	37.5
2:08 PM	12.250	30.0
2:23 PM	12.800	27.3
2:38 PM	13.450	23.1
2:53 PM	14.100	23.1
3:08 PM	14.700	25.0
3:23 PM	15.300	25.0

Rate: 24

Average Percolation Rate: 31 min/in



Tri-County Health Department

Percolation Test and Soils Data Form

Property Address 13450 Picadilly Road

Legal Description _____

Property Owner:

Name BART BOCKMAN
Address 13335 YORK WAY
Phone THORON COO 80241

Note:

- Percolation Test Form, Site Plan and Grain Size Distribution Curve of the Sample must be submitted with this form.
- For all Lots <5 acres the site plan must include the entire lot. Test locations must be accurately tied to lot corners or other permanent markers.

Saturation and Swelling

- Smeared surfaced removed: ☒ Yes ☐ No
- Sand and gravel added: ☒ Yes ☐ No
- Date and time presoak water added:
04/05/06 11:00 am

• Amount of presoak water added (gallons):
5

• Date and time percolation test is started:
04/16/02 12:00 pm

- Did water remain in hole after the overnight swelling period:

Hole 1 ☐ Yes ☒ No

Hole 2 ☐ Yes ☒ No

Hole 3 ☐ Yes ☒ No

Percolation Rate Measurement

Percolation Rate (min./in.)

Hole 1	<u>22</u>
Hole 2	<u>48</u>
Hole 3	<u>24</u>
Average	<u>31</u>

Groundwater

- Encountered @ NA feet.
- Estimated depth to maximum seasonal water table if not encountered in profile: <20 ft ft.
- Is area believed to be subject to seasonal fluctuations which could result in a seasonal water table within 8' of surface?
☐ Yes ☒ No

Slope determination in absorption area: 00.1% to the SE (direction)

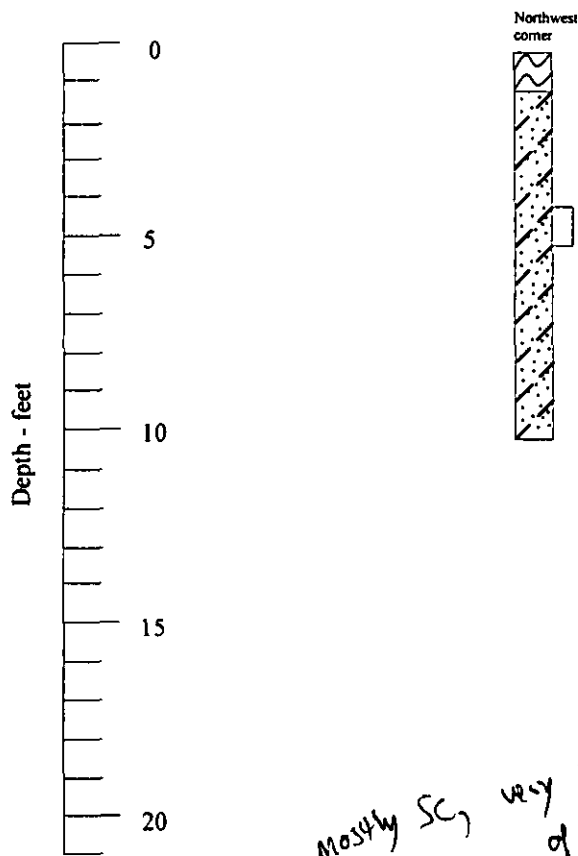
Bedrock:

- Encountered @ NA feet.
- Estimated depth if not encountered in profile:
<20 ft ft.
- Type of bedrock: ☐ Sandstone
☒ Claystone ☐ Siltstone
☐ Other
- Is bedrock fractured or weathered?
☐ Yes ☒ No
- Is bedrock believed to be permeable?
(Perc. rate <60 min./in.)
☐ Yes ☒ No

Profile Hole Information (nt.)

(Soils must be classified using Unified System ASTM D2487)

Profile Hole Log



Sand (SC), clayey and Clay (CL) sandy, medium dense and medium stiff, brown, moist.

Certification

I certify that the above information is correct and complete to the best of my knowledge and that all tests were performed in accordance with the provisions of Tri-County Health Department Regulation I-88 by myself or under my supervision.

Original Signature

Date

Hollingsworth Associates, Inc.

Company Name

2875 West Oxford Avenue, Suite 7

Sheridan, Colorado 80110

Address

(303) 781-5188

Phone



Original Seal





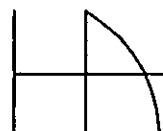


TABLE II

Job No. 06-92

Summary of Percolation Test Results

Percolation Hole: <u>PT-1</u>		
Depth (inches): <u>48</u>		
Time	Depth to Water (inches)	Percolation Rate (min/in)
11:15 AM	6.000	
11:21 AM	7.500	4.0
11:25 AM	8.375	4.6
11:28 AM	9.000	4.8
11:34 AM	9.625	9.6
11:41 AM	10.500	8.0
11:50 AM	11.250	12.0
12:03 PM	12.500	10.4
12:09 PM	12.750	24.0
12:15 PM	13.250	12.0
12:21 PM	13.500	24.0
12:28 PM	14.000	14.0
12:33 PM	14.250	20.0
12:41 PM	14.625	21.3
12:47 PM	15.000	16.0
12:54 PM	15.250	28.0

Rate: 22

Percolation Hole: <u>PT-2</u>		
Depth (inches): <u>48</u>		
Time	Depth to Water (inches)	Percolation Rate (min/in)
11:23 AM	6.000	
11:26 AM	6.375	8.0
11:29 AM	6.500	24.0
11:34 AM	7.125	8.0
11:42 AM	7.438	25.6
11:51 AM	7.750	28.8
12:03 PM	8.250	24.0
12:09 PM	8.500	24.0
12:16 PM	8.625	56.0
12:22 PM	8.750	48.0
12:29 PM	8.875	56.0
12:34 PM	9.250	13.3
12:42 PM	9.375	64.0
12:48 PM	9.500	48.0
12:54 PM	9.625	48.0

Rate: 48

Percolation Hole: <u>PT-3</u>		
Depth (inches): <u>48</u>		
Time	Depth to Water (inches)	Percolation Rate (min/in)
11:20 AM	6.000	
11:24 AM	6.500	8.0
11:28 AM	6.750	16.0
11:33 AM	7.125	13.3
11:41 AM	7.500	21.3
11:49 AM	7.750	32.0
12:02 PM	8.250	26.0
12:10 PM	8.500	32.0
12:15 PM	8.750	20.0
12:21 PM	9.000	24.0
12:27 PM	9.250	24.0
12:33 PM	9.500	24.0
12:41 PM	9.750	32.0
12:47 PM	10.000	24.0
12:53 PM	10.125	48.0

Rate: 36

Average Percolation Rate: 35 min/in

Directions to Property

I-76 - EAST TO 120TH, EAST TO
TOWER ROAD, NORTH TO 128TH, EAST TO
PICADILLY RD NORTH TO 13450. THE
LOT IS ON THE EAST SIDE OF THE ROAD.

GEOFF WOODS 303-579-0060

JAL

⒫

permit



Well Testing LLC
242 Third Street
Fort Lupton, CO 80621
State License # 1471
(303) 261-7614

Flow-test

Conditions

Well production is certified for the time and date of test only. You are advised that this production may change if more extensive tests are performed. You are advised that this test does not imply that the system is in proper working condition, nor that it meets health and safety regulations for potable water. We assume no liability for condition of well or pumping equipment before, during, or after performing this test. THE UNDERSIGNED HAS READ, UNDERSTANDS, AND ACCEPTS THE ABOVE CONDITIONS OF PERFORMANCE.

REAL ESTATE AGENT:

AGENT OR PERSON AUTHORIZING FLOW TEST:

SIGN:

TEST LOCATION:

13450 Picadilly Rd
Commerce City, CO 80022
DATE OF TEST: 7/12/21

WELL DEPTH:

STATIC LEVEL PRIOR TO TEST: 81'

PRODUCTION 8 GPM AFTER 2 HOURS PUMPING


TEST EQUIPMENT USED: Existing equipment on site.

REMARKS: Equipment working within designed parameters

DATE:

7-12-21

SIGNED:



William C. Wright
President



Your Touchstone Energy® Cooperative

500 Cooperative Way
Brighton CO 80603-8728

www.unitedpower.com

Member Services 303-637-1300
Payments 866-999-4485
Report an Outage 303-637-1350

83 1 AV 0.426
RALPH L LUNDIN
13450 PICADILLY RD
COMMERCE CITY CO 80022-9241

5 83
C-1



Rate	Meter	Prev Rdg	Pres Rdg	Mult	kWh	Dmd
R1	1577461	91245	93181	1	1936	6.832



Demand 02/23/2022 10:30 AM
Time/Date

ACTIVITY SINCE LAST BILL

Previous Balance	204.77
Payment Received - Thank You	-204.77
Balance Forward	0.00

CURRENT BILLING DETAIL

Energy Charge	1,936 KWH @ 0.0995	192.63
Demand Charge	6.832 KW @ 1.50	10.25
Fixed Charge		19.00
Current Month		221.88

TOTAL DUE 221.88

Payment Due By
04/19/2022

Total Due
\$221.88

From Date	To Date	Days	Billing Date
02/23/2022	03/28/2022	33	03/30/2022

Service 13450 PICADILLY RD
Address RESIDENCE

Account # 12378505 District EAST Cycle 12

As a Member, Your Voice Matters

You have a say in the leadership by voting in the Director Election. This year, you can vote online where you pay your bill.
unitedpower.com/annual-meeting



Pd 9/4/2022

INVOICE

ENVIRO GAS
PO BOX 4388
PO BOX 4388
LISLE, IL 60532
(303) 637-7873

CUST ID	INVOICE #	INVOICE DATE
LUNRAL	U1020412	03/15/22

SOLD TO
Ralph Lundin
13450 PICADILLY RD
COMMERCE CITY CO 80022

1
SHIPPED TO
Ralph Lundin
13450 Picadilly Rd
Commerce City CO 80022

INVOICE AMOUNT: \$884.93

AMOUNT REMITTED \$: _____

DATE	SLS	PO NUMBER	ORD DATE	SHIP VIA	TERMS	INVC NO
03/15/22	85				10 DAY	U1020412
QUANTITY		INVENTORY	DESCRIPTION		UNIT PRICE	AMOUNT
335.20		0401	Residential Propane		2.64000	884.93
Pd 9/4/2022						

NON-TAXABLE	TAXABLE	INVOICE TOTAL
\$.00	\$884.93	\$884.93

Adams County

Agricultural Property Profile

Parcel Number: 0156925200008

<u>Owners Name and Address:</u>	<u>Property Address:</u>
LUNDIN RALPH AND LUNDIN ADELINE 13450 PICADILLY RD COMMERCE CITY CO 80022-9241	13450 PICADILLY RD

Account Summary

Legal Description

SECT,TWN,RNG:25-1-66 DESC: PT OF THE NW4 OF SEC 25 DESC AS BEG AT THE NW COR OF THE NW4 OF SD SEC 25 TH N 89D 20M 48S 40 FT TH S 00D 21M 20S E 650/87 FT TO THE POB TH N 89D 20M 48S E 2603/43 FT TH S 00D 24M 57S E 676/99 FT TH S 89D 20M 48S W 1913/55 FT TH N 00D 21M 20S W 338/47 FT TH S 89D 20M 48S W 690/59 FT TH N 00D 21M 20S W 338/52 FT TO THE POB 35/1100A

Subdivision Plat

N/A

Account Summary

Account Numbers	Date Added	Tax District	Mill Levy
R0146209	09/25/2002	290	93.419

Permits

Permit Cases

[BDL03-00564](#)
[BDL05-00581](#)
[BDL06-00305](#)
[BDP03-0833](#)
[BDP03-1736](#)
[BDP05-1299](#)
[BDP06-0925](#)
[BDP11-0112](#)
[BDP16-3279](#)
[BDP18-0368](#)
[BDP18-1329](#)
[EXG1992-00022](#)
[PRJ2002-00020](#)
[ROW2003-00210](#)
[VIO2021-02763](#)

Sales Summary

Sale Date	Sale Price	Deed Type	Reception Number	Book	Page	Grantor	Grantee	Doc. Fee	Doc. Date
01/13/2000	\$135,000.00	WD	C0632801	6012	623	PICCADILLY INVESTMENT CO	LAMBERT CAROLYN E AND	\$13.5	01/18/2000
06/10/2002	\$10.00	OTH	C0981713			LAMBERT CAROLYN E AND	LAMBERT CAROLYN E AND	\$0	06/10/2002
08/14/2002	\$165,000.00	WD	C1017045			LAMBERT CAROLYN E AND	BOCKMAN BART L AND	\$16.5	08/29/2002
09/09/2016	\$595,000.00	WD	2016000076101			BOCKMAN BART L AND, ABEYTA DEBRA JO	CRAIG DAVID L AND, CRAIG DENETTE	\$59.5	09/13/2016
08/12/2021	\$1,020,000.00	WD	2021000099376			CRAIG DAVID L AND, CRAIG DENETTE	LUNDIN RALPH AND, LUNDIN ADELINE	\$102	08/19/2021

Click [here](#) to go to Clerk / Recorder search page

Valuation Summary

Land Valuation Summary

Account Number	Land Type	Unit of Measure	Number of Units	Fire District	School District	Vacant/Improved	Actual Value	Assessed Value
R0146209	Agricultural	Acres	35.1100	FIRE DISTRICT 6 GREATER BRIGHTON	School District 27-Brighton	I	\$3,109.00	\$900.00
Land Subtotal:							\$3,109.00	\$900.00

Improvements Valuation Summary

Account Number	Actual Value	Assessed Value
R0146209	\$610,891.00	\$45,600.00
Improvements Subtotal:	\$610,891.00	\$45,600.00

Total Property Value	\$614,000.00	\$46,500.00
----------------------	--------------	-------------

Building Summary

Building Number: 1.00

Individual Built As Detail

Built As:	Ranch 1 Story
Year Built:	2006
Building Type:	Residential
Construction Type:	Frame Siding
Built As SQ Ft:	1571
Number of Rooms:	6
Number of Baths:	2.00
Number of Bedrooms:	3
Attached Garage SQ Ft:	1145
Detached Garage Square Ft:	
Basement SQ Ft:	1571
Finished Basement SQ Ft:	

Building Number: 2.00

Individual Built As Detail

Built As:	Shed - Cattle
Year Built:	2003
Building Type:	Out Building
Construction Type:	
Built As SQ Ft:	240
Number of Rooms:	0
Number of Baths:	0.00
Number of Bedrooms:	0
Attached Garage SQ Ft:	
Detached Garage Square Ft:	
Basement SQ Ft:	
Finished Basement SQ Ft:	

Building Number: 3.00

Individual Built As Detail

Built As:	Shed - Cattle
Year Built:	2003
Building Type:	Out Building
Construction Type:	
Built As SQ Ft:	240
Number of Rooms:	0
Number of Baths:	0.00
Number of Bedrooms:	0
Attached Garage SQ Ft:	
Detached Garage Square Ft:	
Basement SQ Ft:	
Finished Basement SQ Ft:	

Building Number: 4.00

Individual Built As Detail

Built As:	Shed - Cattle
Year Built:	2003
Building Type:	Out Building
Construction Type:	
Built As SQ Ft:	240
Number of Rooms:	0
Number of Baths:	0.00
Number of Bedrooms:	0
Attached Garage SQ Ft:	
Detached Garage Square Ft:	
Basement SQ Ft:	
Finished Basement SQ Ft:	

Building Number: 5.00

Individual Built As Detail

Built As:	Shed - Cattle
Year Built:	2005
Building Type:	Out Building
Construction Type:	
Built As SQ Ft:	468
Number of Rooms:	0
Number of Baths:	0.00
Number of Bedrooms:	0
Attached Garage SQ Ft:	
Detached Garage Square Ft:	
Basement SQ Ft:	
Finished Basement SQ Ft:	

Tax Summary

Click [here](#) to go to Treasurer's search page

Enterprise Zone Summary

Property within Enterprise Zone

False

Precincts and Legislative Representatives Summary

Precinct

226

Commissioner Representative

Commissioner District	Link to Representative
5	Click Here

State House Representative

House District	Link to Representative
48	Click Here

State Senate Representative

Senate District	Link to Representative
21	Click Here

US Congress Representative

Congressional District	Link to Representative
8	Click Here

Zoning Summary

Zoning Summary

Zoning Authority	Zoning
Adams County	A-3

Note: Data is updated daily. Above data was updated as of: 04/21/22

Legal Disclaimer: Although every reasonable effort has been made to ensure the accuracy of the public information data and graphic representations, Adams County cannot be responsible for consequences resulting from any omissions or errors contained herein. Adams County assumes no liability whatsoever associated with the use or misuse of this data



Statement Of Taxes Due

Account Number R0146209

Assessed To

Parcel 0156925200008

LUNDIN RALPH AND
C/O:LUNDIN ADELINE
13450 PICADILLY RD
COMMERCE CITY, CO 80022-9241

Legal Description

SECT,TWN,RNG:25-1-66 DESC: PT OF THE NW4 OF SEC 25 DESC AS BEG AT THE NW COR OF THE NW4 OF SD SEC 25 TH N 89D 20M 48S 40 FT TH S 00D 21M 20S E 650/87 FT TO THE POB TH N 89D 20M 48S E 2603/43 FT TH S 00D 24M 57S E 676/99 FT TH S 89D 20M 48S W 1913/55 FT TH N 00D 21M 20S W 338/47 FT TH S 89D 20M 48S W... Additional Legal on File

Situs Address

13450 PICADILLY RD

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2021	\$4,343.98	\$0.00	\$0.00	(\$2,171.99)	\$2,171.99
Total Tax Charge					\$2,171.99

First Half Due as of 04/22/2022

\$0.00

Second Half Due as of 04/22/2022

\$2,171.99

Tax Billed at 2021 Rates for Tax Area 290 - 290

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6890000	\$171.54	1276	\$602,086	\$43,050
FIRE DISTRICT 6 - GREATER B	11.7950000	\$548.47	AG DRY FARMING	\$2,236	\$650
GENERAL	22.9450000	\$1,066.94	LAND		
RETIREMENT	0.3140000	\$14.60	AG DRY GRAZING	\$873	\$250
ROAD/BRIDGE	1.3000000	\$60.45	LAND		
DEVELOPMENTALLY DISABLED	0.2570000	\$11.95	FARM/RANCH BLDG	\$8,805	\$2,550
SD 27 BOND (Brighton)	22.0690000	\$1,026.21	Total	\$614,000	\$46,500
SD 27 GENERAL (Brighton)	27.7970000	\$1,292.56			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$4.65			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$41.85			
SOCIAL SERVICES	2.2530000	\$104.76			
Taxes Billed 2021	93.4190000	\$4,343.98			

Tax amounts are subject to change due to endorsement, advertising, or fees.

Please call the office to confirm amount due after August 1st.

All Tax Lien Redemption payments must be made with cash or cashier's check.

Adams County Treasurer & Public Trustee
4430 S Adams County Parkway, Suite W1000
Brighton, CO 80601
720-523-6160

CERTIFICATION OF NOTICE TO MINERAL ESTATE OWNERS

I/We, Sean Driscoll
(the "Applicant") by signing below, hereby declare and certify as follows:

With respect to the property located at:

Physical Address: 13450 Picadilly Road
Legal Description: Sec, town, rng: 25-1-66

Parcel #(s): TBD

(PLEASE CHECK ONE):

☒ On the 21 day of January, 2022, 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

☐ 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: 4-26-22 Applicant: Sean Driscoll

By:

Print Name:

Address:

Sean Driscoll
Sean Driscoll
13450 Picadilly Rd
Avon City CO 80022

STATE OF COLORADO)

COUNTY OF ADAMS)

Subscribed and sworn to before me this 26 day of April, 2022, by
Sean Driscoll.

Witness my hand and official seal.

My Commission expires: 02-10-2026

ML
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/We, Sean Driscoll

_____, (the "Applicant") by signing below, hereby declare and certify as follows:

Concerning the property located at:

Physical Address:

Legal Description:

Parcel #(s):

13450 Picadilly Road Commerce City CO 80022
Sec, town, rng: 25-1-66

TBD

With respect to qualifying surface developments, that (PLEASE CHECK ONE):

_____ No mineral estate owner has entered an appearance or filed an objection to the proposed application for development within thirty days after the initial public hearing on the application; or

_____ The Applicant and any mineral estate owners who have filed an objection to the proposed application for development or have otherwise filed an entry of appearance in the initial public hearing regarding such application no later than thirty days following the initial public hearing on the application have executed a surface use agreement related to the property included in the application for development, the provisions of which have been incorporated into the application for development or are evidenced by a memorandum or otherwise recorded in the records of the clerk and recorder of the county in which the property is located so as to provide notice to transferees of the Applicant, who shall be bound by such surface use agreements; or

✓ The application for development provides:

- (i) Access to mineral operations, surface facilities, flowlines, and pipelines in support of such operations existing when the final public hearing on the application for development is held by means of public roads sufficient to withstand trucks and drilling equipment or thirty-foot-wide access easements;
- (ii) An oil and gas operations area and existing well site locations in accordance with section 24-65.5-103.5 of the Colorado Revised Statutes; and
- (iii) That the deposit for incremental drilling costs described in section 24-65.5-103.7 of the Colorado Revised Statutes has been made.

Date: 4-26-22

Applicant:

Sean Driscoll

After Recording Return To:

By:

Print Name:

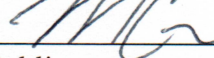
Address:

Sean Driscoll
13450 Picadilly Rd
Commerce City CO 80022

STATE OF COLORADO)
)
COUNTY OF ADAMS)

Subscribed and sworn to before me this 26 day of April, 2022, by
Sean Driscoll.

Witness my hand and official seal.

My Commission expires: 02-10-2026 
Notary Public



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 within thirty days after the initial public hearing on all applicable land use applications.