



FINAL PLAT

(MINOR SUBDIVISION)

A minor subdivision shall only be used to divide parcels of less than twenty (20) acres into four (4) or fewer lots. Minor subdivisions are processed through this application for final plat. Two public hearings are required in the processing of this application. A separate application for Subdivision Engineering Review must be filed in addition to this application for final plat.

Please include this page with your submittal. Submittal instructions and more information about checklist items can be found on pages 2-3.

Required Checklist Items

Development Application Form
Written Explanation
Final Plat
Legal Description
Conceptual Site Plan
Proof of Ownership
Proof of Water and Sewer Services
Proof of Utilities
Certificate of Taxes Paid
Receipt of Payment to Colorado Geological Survey

Discretionary Checklist Items

School Impact Analysis
Subdivision Engineering Review Application. If already filed, please identify the case number here:

Fees Due When Application is Deemed Complete	
Minor Subdivision (final plat)	• \$1,600



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



6/26/2026

Adams County - Planning & Development
4430 S. Adams County Pkwy.
1st Floor, Suite W2000B
Brighton, CO 80601

Maiker Sherrelwood – Applications for Rezone & Minor Subdivision

Background Information

The Maiker Sherrelwood (Project) site is 7.424 acres in area and is located northwest of the intersection of Greenwood Boulevard and Broadway, in unincorporated Adams County. It is the site of the former Rankin Reservoir and is currently vacant. Single family residential homes surround the Project, as well as another Maiker Housing Partners community, Caraway Apartments, to the east. It is currently zoned Residential-1-C. A Conceptual Review meeting was previously held for this site on 5/9/2025 (PRE2025-00027).

Community Vision

The Project is envisioned as an affordable residential community that complements and enhances the surrounding neighborhood. A diversity of home types is proposed to meet the needs of older adults, with a total of 71 units. Home types include:

- Townhomes: 5 buildings at 1 story, 3 units per building, 15 units total
- Multiplexes: 4 buildings at 1 story, 4 units per building, 16 units total
- Apartments: 1 building at 3 stories, 40 units total

The residences are designed to blend with the existing community, such as placing the apartment building near Caraway Apartments and architecture that recalls the area's mid-century modern building style. All units will be age-restricted.

A comprehensive network of outdoor amenity spaces will define the Project. Trails are planned to connect these amenity spaces, residences, Caraway Apartments, and sidewalks along the right-of way, as well as provide a walking path around the perimeter of the site. Multiple outdoor gathering areas will be located throughout the Project to provide a variety of recreational opportunities for all residents. While all outdoor amenities will be owned and maintained by Maiker, a portion is planned to be open to the public, such as the perimeter walking path and a playground space within Lot 1 (northern lot). Detention will be provided and incorporated into the outdoor amenity space system.

Bountiful Court stubs into the Project from the west, and Bowie Court stubs in from the east, so the Project plans to connect these two streets. The Project will provide parking with easy access to the residences, with an abundance of accessible parking spaces.



Water, Wastewater, and Stormwater

The City of Thornton provided a letter on 5/18/26 that indicates that the City has adequate capacity to provide water and wastewater systems for the Project. We will be submitting a separate application to the City of Thornton for water and wastewater design. For drainage, the Project is designed to maintain the site's long-standing stormwater flow pattern to Bronco Pond to the south. The drainage design, including a detention pond, will not add any pressure to the surrounding stormwater infrastructure.

Entitlements

To accomplish this vision, we are applying for a **Minor Subdivision**. The Project proposes to provide an east/west local street connection between Bountiful Court and Bowie Court, which will divide the site into two lots. No tracts are proposed.

We are also applying for a **Rezone** to run concurrently with the Minor Subdivision. Our request is to rezone the site from Residential-1-C to Residential-3, to allow for the Multi-Family Dwelling land use. Our rezone request aligns with the Comprehensive Plan Future Land Use Map, which designates the site as Residential Medium. The Residential Medium land use designation calls for 6-20 dwelling units per acre, which is compatible with the Project's overall 10 dwelling units per acre. Each lot's density also complies with the Residential-3 district's limit of 14 dwelling units per acre.

Multiple adjacent lots have buildings, fences, and other improvements that encroach onto the Project site. Maiker desires to convey the land with these encroachments to those adjacent property owners. After speaking with Greg Barnes and Jenni Hall from the County on 5/27/26 and 6/12/26, Maiker decided to exclude those pieces of land from the Minor Subdivision and Rezone boundaries. The County stated that it is comfortable with these excluded, unsubdivided parcels being considered "nonconforming" and not part of these entitlements.

JANET'S ACRES FILING NO. 1

BEING A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF ADAMS (UNINCORPORATED), STATE OF COLORADO

DEDICATION AND LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT THE HOUSING AUTHORITY OF THE COUNTY OF ADAMS, A COLORADO QUASI-MUNICIPAL ENTITY, D/B/A MAIKER HOUSING PARTNERS, BEING THE SOLE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND;

A PARCEL OF LAND LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SECTION 34, BEING MONUMENTED BY A FOUND REBAR WITH 3-1/4" ALUMINUM CAP (STAMPING ILLEGIBLE) IN RANGE BOX, WHENCE THE SOUTHWEST CORNER OF SEC. 34, BEING MONUMENTED BY A FOUND REBAR WITH 3-1/4" ALUMINUM CAP (STAMPING ILLEGIBLE) IN RANGE BOX, BEARS SOUTH 89°41'29" WEST WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE NORTH 35°27'43" WEST, A DISTANCE OF 1139.61 FEET TO A POINT ON THE EAST LINE OF THE STORM DITCH RESERVOIR AS DESCRIBED IN BOOK 47 AT PAGE 7, ALSO BEING THE SOUTHWEST MOST CORNER OF BOWIE COURT AS DEDICATED IN WESTERN HILLS FILING NO. 1, RECORDED AS FILE 10, MAP 82 AT RECEPTION NO. 430673, BOTH RECORDED IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, AND THE **POINT OF BEGINNING**;

THENCE SOUTH 89°54'28" WEST, A DISTANCE OF 3.80 FEET;
THENCE SOUTH 00°04'38" EAST, A DISTANCE OF 56.47 FEET;
THENCE SOUTH 65°40'06" WEST, A DISTANCE OF 301.68 FEET, TO A POINT ON THE NORTH LINE OF THAT PARCEL OF LAND AS RECORDED AT RECEPTION NO. 2015000026068, IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ALONG SAID NORTH LINE, NORTH 58°59'54" WEST, A DISTANCE OF 195.51 FEET, TO THE NORTHWEST CORNER OF SAID PARCEL;
THENCE ALONG THE WEST LINE OF SAID PARCEL, SOUTH 00°19'02" EAST, A DISTANCE OF 29.35 FEET, TO THE NORTHEAST CORNER OF LOT 27, BLOCK 3, SAID WESTERN HILLS FILING NO. 1;

THENCE ALONG THE REAR LINES OF LOTS 27, 26, 23, 22, 21, BLOCK 3, AND THE NORTHEAST LINE OF BOUNTIFUL COURT, SAID WESTERN HILLS FILING NO. 1, THE FOLLOWING THREE (3) COURSES AND DISTANCES;

- NORTH 81°38'29" WEST, A DISTANCE OF 126.44 FEET;
- NORTH 27°28'44" WEST, A DISTANCE OF 97.23 FEET;
- NORTH 29°17'02" WEST, A DISTANCE OF 203.00 FEET, TO THE NORTHERNMOST CORNER OF SAID BOUNTIFUL COURT AND A POINT ON THE SOUTHEAST LINE OF THAT PARCEL OF LAND AS RECORDED AT RECEPTION NO. 2010000089086, IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ALONG THE SOUTHEAST LINE OF SAID PARCEL RECORDED AT RECEPTION NO. 2010000089086 AND THAT PARCEL RECORDED AT BOOK 4982, PAGE 979, NORTH 60°42'55" EAST, A DISTANCE OF 63.92 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL RECORDED AT BOOK 4982, PAGE 979, SAME BEING A POINT ON THE WEST LINE OF THE STORM DITCH RESERVOIR AS DESCRIBED IN BOOK 47 AT PAGE 7;

THENCE ALONG THE EAST LINE OF SAID PARCEL AT BOOK 4982, PAGE 979, ALSO BEING THE WEST LINE OF SAID STORM DITCH RESERVOIR, NORTH 00°01'52" EAST, A DISTANCE OF 139.95 FEET;

THENCE NORTH 61°57'30" EAST, A DISTANCE OF 87.31 FEET, TO A POINT ON THE SOUTH LINE OF LOT 19, BLOCK 5, SAID WESTERN HILLS FILING NO. 1;

THENCE ALONG THE SOUTH LINE OF SAID LOT 19, AND THE SOUTH LINE OF THE NORTHWEST LEG OF LOT 1, 7401 BROADWAY SUBDIVISION FILING NO. 1, RECORDED AT RECEPTION NO. 2020000072301, IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, NORTH 89°43'26" EAST, A DISTANCE OF 582.16 FEET, TO THE ANGLE POINT OF SAID LOT 1;

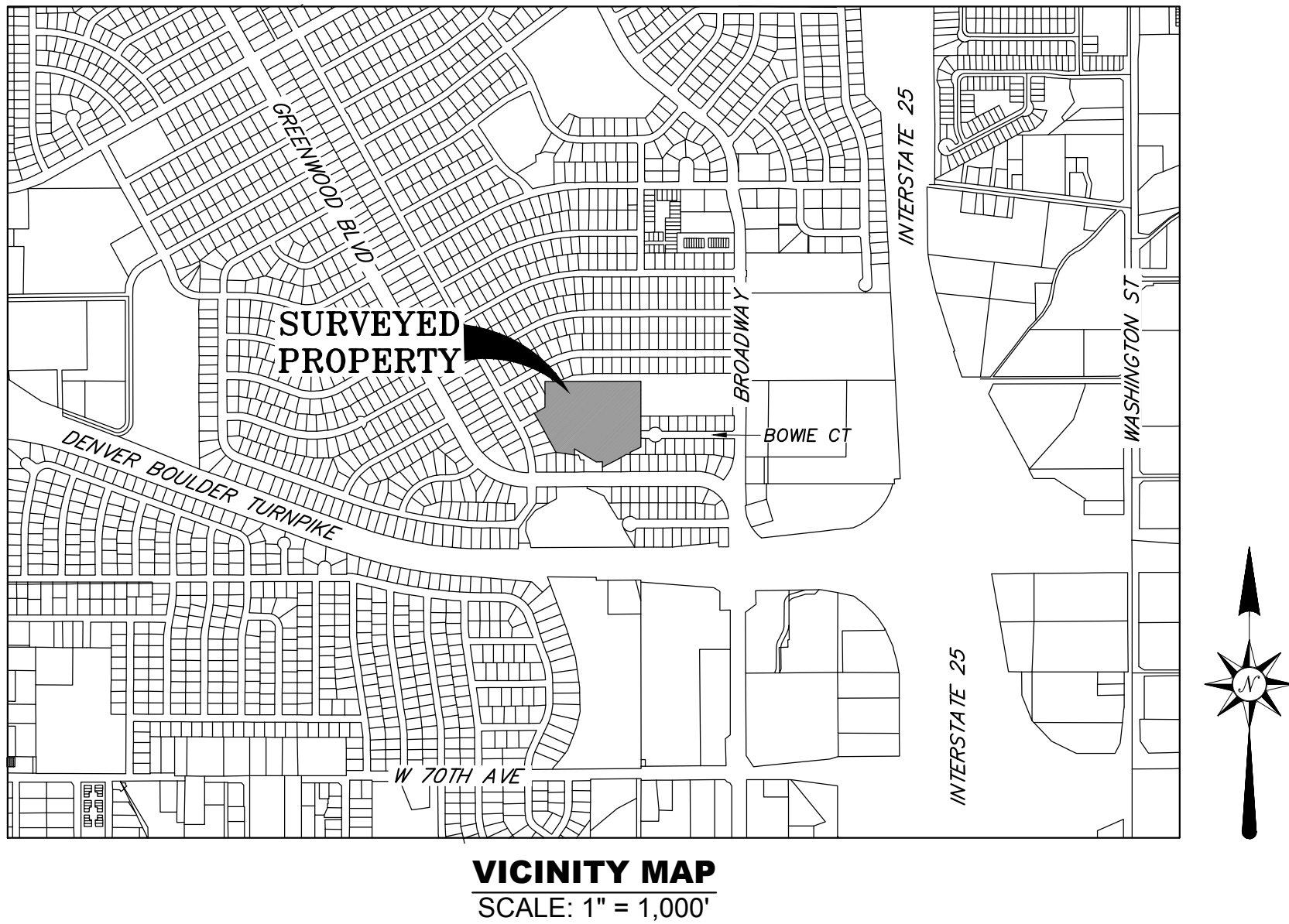
THENCE ALONG THE WEST LINE OF SAID LOT 1, SOUTH 00°01'50" EAST, A DISTANCE OF 236.44 FEET, TO THE SOUTHWEST CORNER THEREOF, SAME BEING THE NORTHWEST CORNER OF LOT 26, BLOCK 4, SAID WESTERN HILLS FILING NO. 1;

THENCE SOUTH 89°58'10" WEST, A DISTANCE OF 6.70 FEET;
THENCE SOUTH 00°01'50" EAST, A DISTANCE OF 100.92 FEET;
THENCE NORTH 89°54'28" EAST, A DISTANCE OF 6.67 FEET TO THE NORTHWEST MOST CORNER OF BOWIE COURT AS DEDICATED IN WESTERN HILLS FILING NO. 1;

THENCE ALONG THE WEST LINE OF SAID BOWIE COURT, SOUTH 00°05'32" EAST, A DISTANCE OF 50.00 FEET, TO THE SOUTHWEST MOST CORNER OF SAID BOWIE COURT, AND THE POINT OF BEGINNING,

THE ABOVE DESCRIBED PARCEL CONTAINS A CALCULATED AREA OF 323,409 SQUARE FEET OR 7.424 ACRES, MORE OR LESS.

HAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, A STREET AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF WESTERN HILLS FILING NO. 2, AND DOES HEREBY GRANT TO THE COUNTY OF ADAMS, STATE OF COLORADO, THE STREET RIGHT-OF-WAY AND EASEMENTS SHOWN. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO ADAMS COUNTY THOSE PUBLIC EASEMENTS AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO ADAMS COUNTY AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN ADAMS COUNTY.



SURVEYOR'S CERTIFICATION

I, KEVIN J. KUCHARCZYK, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT IS BASED UPON A SURVEY PERFORMED UNDER MY RESPONSIBLE CHARGE IN APRIL OF 2026, THAT THE MONUMENTS DEPICTED HEREON EXIST IN THE FIELD, AND THAT THE DIMENSIONS OF THE LOT AND EASEMENTS HEREBY CREATED ARE CORRECT.

KEVIN J. KUCHARCZYK, P.L.S.
COLORADO REG. NO. 34591
FOR AND ON BEHALF OF
R&R ENGINEERS-SURVEYORS, INC.

GENERAL NOTES

- NOTICE: PURSUANT TO COLORADO REVISED STATUTES TITLE 13, ARTICLE 80, SECTION 105 (C.R.S. 13-80-105) - YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- LINEAL UNITS SHOWN ARE U.S. SURVEY FEET.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUE 18-4-508, C.R.S.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY R&R ENGINEERS-SURVEYORS TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING RIGHT TO TITLE AND EASEMENTS, RIGHTS-OF-WAY OR OTHER TITLE BURDENS AFFECTING SUCH RIGHT TO TITLE TO THIS PROPERTY, R&R ENGINEERS-SURVEYORS, INC. RELIED UPON TITLE COMMITMENT ISSUED BY LAND TITLE GUARANTEE ON BEHALF OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ORDER NUMBER RND70883024, WITH AN EFFECTIVE DATE OF DATE OF DECEMBER 23, 2026 AT 5:00 P.M.
- BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 34 HAVING A BEARING OF S89°41'29"W. SAID LINE BEING MONUMENTED AT THE SOUTH 1/4 CORNER BY A FOUND REBAR WITH 3-1/4" ALUMINUM CAP IN A RANGE BOX, HAVING ILLEGIBLE STAMPING, AND AT THE SOUTHWEST CORNER BY A FOUND REBAR WITH 3-1/4" ALUMINUM CAP IN A RANGE BOX, HAVING ILLEGIBLE STAMPING.
- THIS PARCEL LIES WITHIN ZONE X, AS SHOWN ON FEMA FIRM PANEL NO. 08001C0603H, REVISED MARCH 5, 2007. ZONE X IS DESCRIBED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".
- THIS PROPERTY WAS SURVEYED BY THIS FIRM DURING APRIL OF 2026.
- THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO ADAMS COUNTY THOSE PUBLIC EASEMENTS AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO ADAMS COUNTY AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN ADAMS COUNTY. NOTICE OF ANY SUCH RELEASE OR QUIT CLAIM BY ADAMS COUNTY SHALL BE SENT TO THE AFFECTED PROPERTY OWNER. EACH GRANTEE AGREES TO CONDUCT ALL ACTIVITIES AND OPERATIONS ON, IN, OVER, UNDER, THROUGH OR NEAR ANY IMPROVEMENTS OF THE OWNER IN A MANNER THAT WILL NOT UNREASONABLY INTERFERE (INCLUDING WITHOUT LIMITATION, IMPAIRMENT OF ACCESS TO THE SUBJECT PROPERTY) WITH OWNER'S OPERATION AND MAINTENANCE OF ITS IMPROVEMENTS OR POSE A HAZARD TO PERSONS AT THE SUBJECT PROPERTY. ANY GRANTEE SHALL BE LIABLE FOR ANY DAMAGES TO OWNER'S IMPROVEMENTS OCCURRING OR ARISING FROM SUCH GRANTEE'S EXERCISE OF ITS EASEMENT RIGHTS, INCLUDING WITHOUT LIMITATION, THE ACTIONS OR INACTIONS OF SUCH GRANTEE'S CONTRACTORS AND REPRESENTATIVES. NOTWITHSTANDING THE FOREGOING, SUCH LIABILITY SHALL TRANSFER TO AN ENTITY PROVIDING PUBLIC UTILITIES UPON ANY EASEMENT RIGHT GRANTED HEREIN BEING TRANSFERRED TO SUCH ENTITY FOR THE PURPOSES DESCRIBED AND ADAMS COUNTY SHALL CEASE TO BE LIABLE AS A GRANTEE OF SUCH EASEMENT.
- SIX-FOOT (6') WIDE UTILITY EASEMENTS ARE HEREBY DEDICATED ON PRIVATE PROPERTY ADJACENT TO THE FRONT LOT LINES OF EACH LOT IN THE SUBDIVISION. IN ADDITION, EIGHT-FOOT (8') WIDE DRY UTILITY EASEMENTS ARE HEREBY DEDICATED AROUND THE PERIMETER OF TRACTS, PARCELS AND/OR OPEN SPACE AREAS. THESE EASEMENTS ARE DEDICATED TO ADAMS COUNTY FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITIES. UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEES, INCLUDING, WITHOUT LIMITATION, VEGETATION.
- THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS SHALL BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER(S) SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVISION DEVELOPMENT AGREEMENT. SHOULD THE OWNER FAIL TO MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE SOLE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COST WILL BE ASSESSED TO THE PROPERTY OWNERS.
- THE APPROVED STORMWATER OPERATIONS AND MAINTENANCE MANUAL IS ON FILE WITH THE ADAMS COUNTY CLERK AND RECORDERS OFFICE AT RECEPTION NO. _____.

BOARD OF COUNTY COMMISSIONERS APPROVAL

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

CHAIR

CLERK AND RECORDER

THIS FINAL PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO

AT _____ M. ON THE _____ DAY OF _____, 20____.

CLERK AND RECORDER

BY DEPUTY:

RECEPTION NO. _____

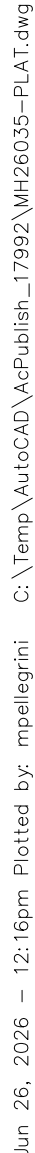


R&R ENGINEERS-SURVEYORS, INC.
1635 W. 13TH AVENUE, SUITE 310
DENVER, COLORADO 80204
303-753-6730
www.rrengineers.com

REVISIONS	File: MH26035-PLAT
	Orig. Issue Date: 06/23/2026
	Drawn By: MJP
	Checked By: KJK
	Project No. MH26035

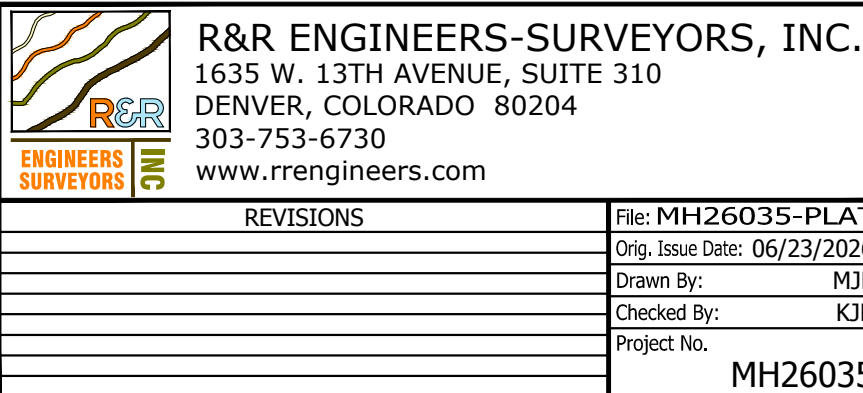
JANET'S ACRES FILING NO. 1
BEING A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS (UNINCORPORATED), STATE OF COLORADO

BEING A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF ADAMS (UNINCORPORATED), STATE OF COLORADO



LINE TABLE		
Line #	Bearing	Length
L1	S00°19'02"E	29.35'

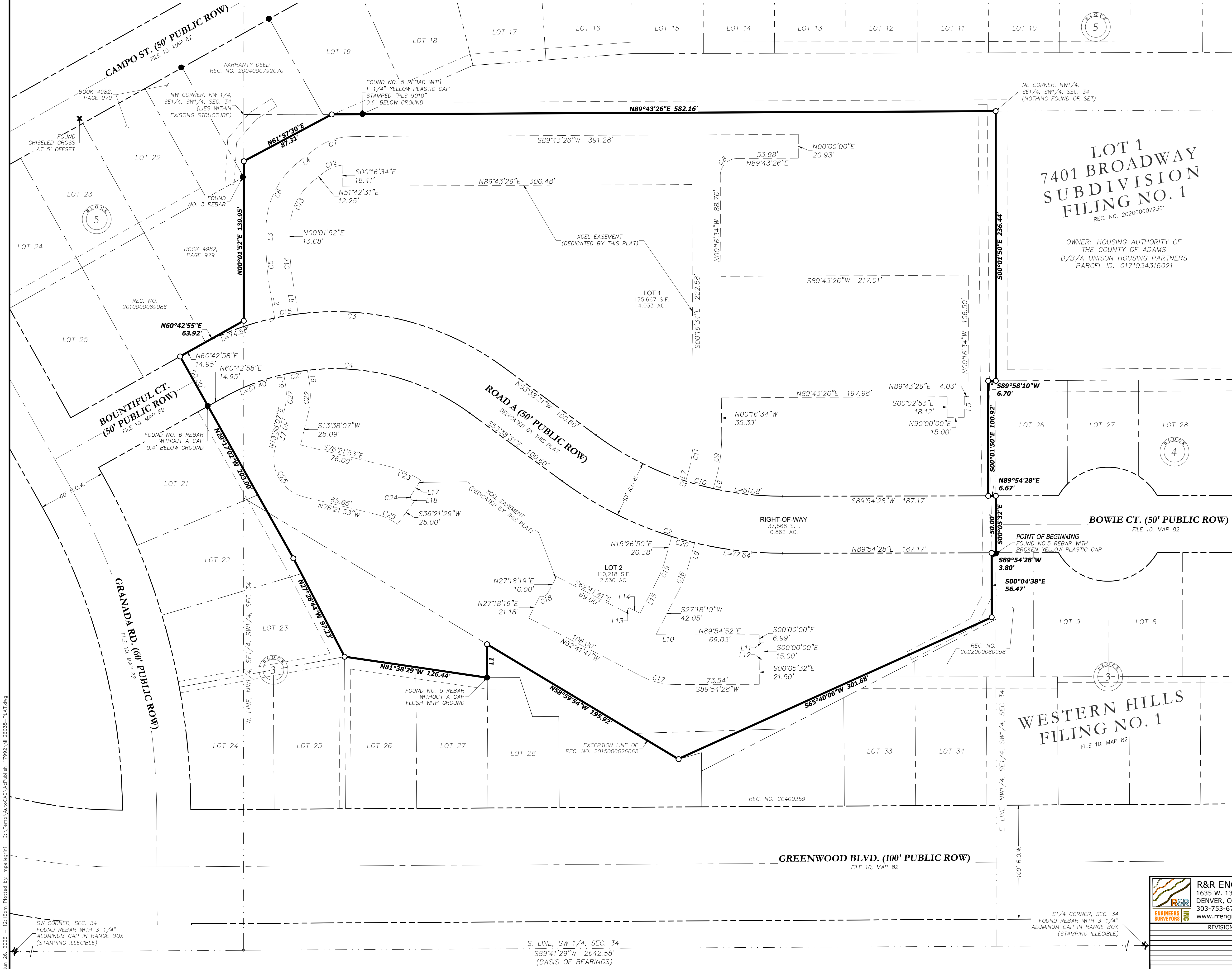
LEGEND	
	SET SURVEY MONUMENT - 5/8" X 18" REBAR WITH 1-1/4" DIAMETER RED PLASTIC CAP STAMPED "R&R ENG PLS 34591"
	SET PK NAIL AND 1-1/2" DIAMETER ALUMINUM WASHER STAMPED "R&R ENG PLS 34591"
	SET NAIL AND 3/4" DIAMETER BRASS TAG STAMPED "PLS 34591"
	SET 1" DIAMETER BRASS PLUG STAMPED "R&R PLS 34591"
	FOUND SURVEY MONUMENT, AS NOTED
	FOUND CHISELED CROSS
	SECTION CORNER, AS NOTED
	SURVEYED PROPERTY BOUNDARY LINE
	PARCEL LINE
	SECTION LINE (AS NOTED)
	RIGHT-OF-WAY LINE (R.O.W.)
	EASEMENT LINE
	BUILDING SETBACK LINE
	BREAKLINE



Sheet 2 of 4

JANET'S ACRES FILING NO. 1

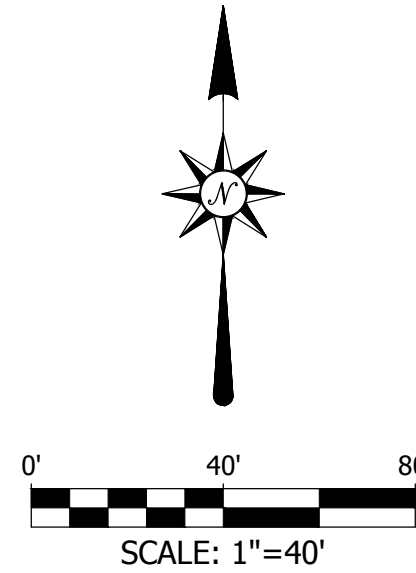
BEING A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF ADAMS (UNINCORPORATED), STATE OF COLORADO



LINE TABLE			LINE TABLE		
Line #	Bearing	Length	Line #	Bearing	Length
L1	S00°19'02"E	29.35'	L11	N00°00'00"E	3.99'
L2	S09°15'21"E	28.71'	L12	S89°57'56"W	3.99'
L3	S00°01'52"W	13.68'	L13	N27°18'19"E	5.00'
L4	S51°42'31"W	17.37'	L14	S62°41'41"E	11.00'
L5	N00°02'53"W	18.20'	L15	N27°18'19"E	31.78'
L6	N15°26'50"E	10.32'	L16	S09°15'21"E	10.38'
L7	S15°26'50"W	10.41'	L17	S32°20'49"W	16.06'
L8	N09°15'21"W	28.54'	L18	S54°20'20"E	2.81'
L9	S15°26'50"W	20.38'	L19	N09°15'21"W	10.17'
L10	S89°31'34"E	21.52'			

Curve Table					
Curve #	R=	L=	Δ=	ChB=	ChD=
C1	275.00'	174.95'	036°27'02"	571°52'02"E	172.01'
C2	325.00'	206.76'	036°27'02"	571°52'02"E	203.29'
C3	250.00'	286.42'	065°38'32"	N86°27'47"W	271.01'
C4	200.00'	229.13'	065°38'32"	N86°27'47"W	216.81'
C5	224.50'	36.39'	009°17'12"	S04°36'45"E	36.35'
C6	74.50'	67.20'	051°40'40"	S25°52'12"W	64.94'
C7	54.50'	36.16'	038°00'55"	S70°42'59"W	35.50'
C8	14.50'	22.78'	090°00'00"	S44°43'26"W	20.51'
C9	126.50'	34.71'	015°43'24"	N07°35'08"E	34.61'
C10	275.00'	25.01'	005°12'38"	S74°45'41"E	25.00'
C11	101.50'	27.85'	015°43'24"	N07°35'08"E	27.77'
C12	29.50'	17.28'	033°33'54"	S68°29'28"W	17.04'
C13	53.50'	48.25'	051°40'40"	S25°52'12"W	46.64'
C14	165.99'	33.00'	011°23'31"	S04°36'45"E	32.95'
C15	250.00'	21.01'	004°48'52"	S80°17'08"W	21.00'
C16	122.50'	25.35'	011°51'29"	N21°22'34"E	25.31'
C17	64.50'	30.84'	027°23'51"	S76°23'37"E	30.55'
C18	6.50'	8.70'	076°39'27"	N65°38'02"E	8.06'
C19	101.50'	21.01'	011°51'29"	N21°22'34"E	20.97'
C20	325.00'	21.00'	003°42'10"	S74°33'10"E	21.00'
C21	200.00'	21.01'	006°01'09"	S80°10'14"W	21.00'
C22	70.50'	28.17'	022°53'28"	N02°11'23"E	27.98'
C23	94.55'	34.22'	020°44'21"	N67°47'09"W	34.04'
C24	2.50'	3.83'	087°46'02"	S11°32'12"E	3.47'
C25	49.50'	20.13'	023°18'05"	N64°42'50"W	19.99'
C26	34.50'	54.19'	090°00'00"	S31°21'53"E	48.79'
C27	49.50'	19.78'	022°53'28"	N02°11'23"E	19.65'

LEGEND	
	SET SURVEY MONUMENT - 5/8" X 18" REBAR WITH 1-1/4" DIAMETER RED PLASTIC CAP STAMPED "R&R ENG PLS 34591"
	SET PK NAIL AND 1-1/2" DIAMETER ALUMINUM WASHER STAMPED "R&R ENG PLS 34591"
	SET NAIL AND 3/4" DIAMETER BRASS TAG STAMPED "PLS 34591"
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	SURVEYED PROPERTY BOUNDARY LINE
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	BUILDING SETBACK LINE
	BREAKLINE

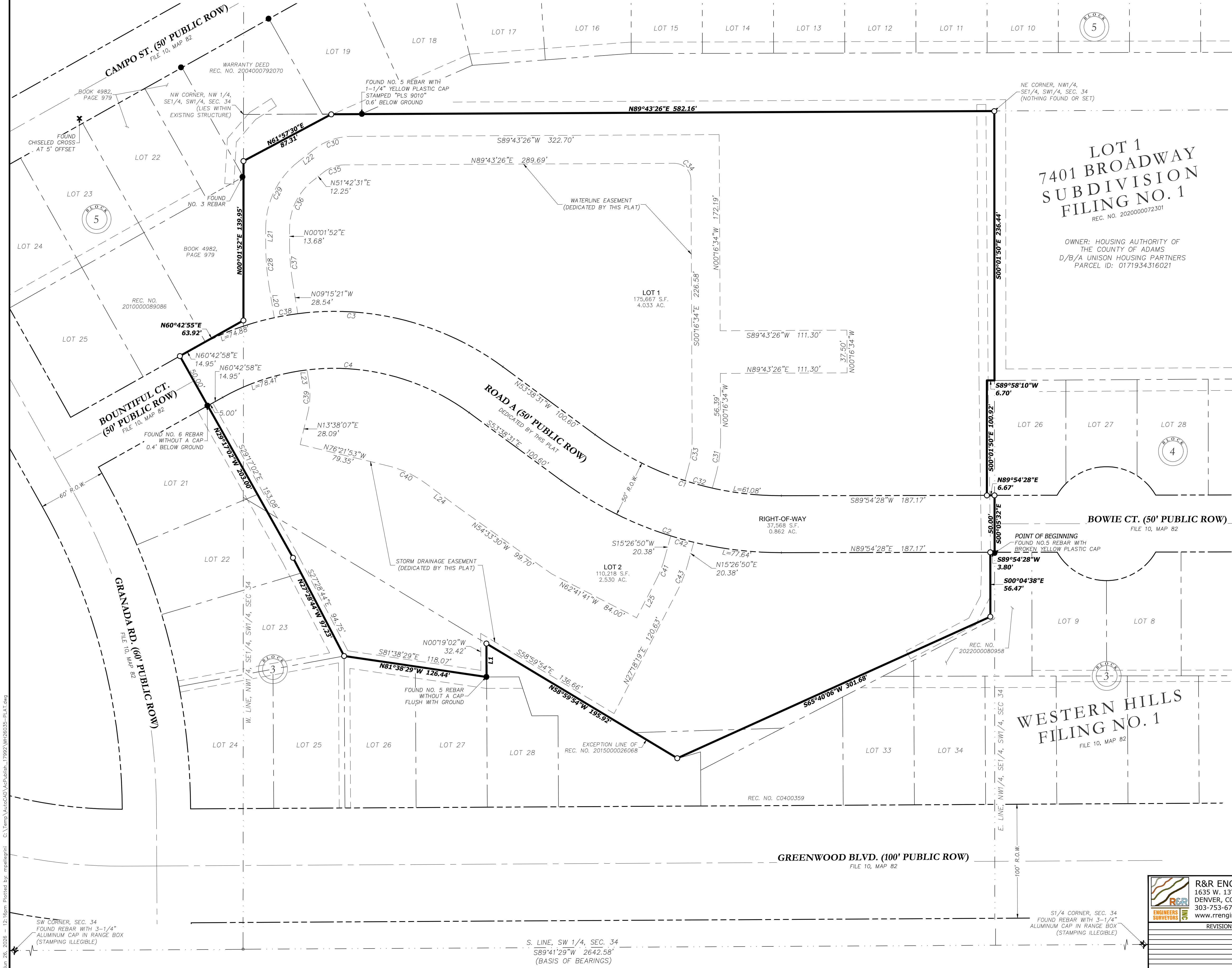


R&R ENGINEERS-SURVEYORS, INC. 1635 W. 13TH AVENUE, SUITE 310 DENVER, COLORADO 80204 303-753-6730 www.rrengineers.com	
REVISIONS	File: MH26035-PLAT
	Orig. Issue Date: 06/23/2026
	Drawn By: MJP
	Checked By: KJK
	Project No. MH26035

JANET'S ACRES FILING NO. 1
BEING A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS (UNINCORPORATED), STATE OF COLORADO

JANET'S ACRES FILING NO. 1

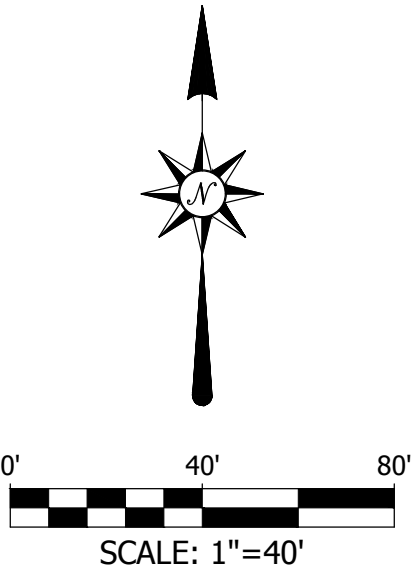
BEING A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF ADAMS (UNINCORPORATED), STATE OF COLORADO



LINE TABLE		
Line #	Bearing	Length
L1	S00°19'02"E	29.35'
L20	S09°15'21"E	28.71'
L21	S00°01'52"W	13.68'
L22	S51°42'31"W	17.37'
L23	N09°15'21"W	10.38'
L24	N53°38'31"W	36.32'
L25	S27°18'19"W	36.78'

Curve Table					
Curve #	R=	L=	Δ=	ChB=	ChD=
C1	275.00'	174.95'	036°22'02"	S71°52'02"E	172.01'
C2	325.00'	206.76'	036°22'02"	S71°52'02"E	203.29'
C3	250.00'	286.42'	065°38'32"	N86°27'47"W	271.01'
C4	200.00'	229.13'	065°38'32"	N86°27'47"W	216.81'
C28	224.50'	36.39'	009°17'12"	S04°36'45"E	36.35'
C29	74.50'	67.20'	051°40'40"	S25°52'12"W	64.94'
C30	54.50'	36.16'	038°00'55"	S70°42'59"W	35.50'
C31	126.50'	34.71'	015°43'24"	N07°35'08"E	34.61'
C32	275.00'	25.01'	005°12'38"	S74°45'41"E	25.00'
C33	101.50'	27.85'	015°43'24"	N07°35'08"E	27.77'
C34	14.50'	22.78'	090°00'00"	N45°16'34"W	20.51'
C35	29.50'	19.57'	038°00'55"	S70°42'59"W	19.22'
C36	53.50'	48.25'	051°40'40"	S25°52'12"W	46.64'
C37	203.50'	32.98'	009°17'12"	S04°36'45"E	32.95'
C38	250.00'	21.01'	004°48'52"	S80°17'08"W	21.00'
C39	70.50'	28.17'	022°53'28"	N02°11'23"E	27.98'
C40	93.00'	36.88'	022°43'22"	N65°00'12"W	36.64'
C41	101.50'	21.01'	011°51'29"	N21°22'34"E	20.97'
C42	325.00'	21.00'	003°42'10"	S74°33'10"E	21.00'
C43	122.50'	25.35'	011°51'29"	N21°22'34"E	25.31'

LEGEND	
	SET SURVEY MONUMENT - 5/8" X 18" REBAR WITH 1-1/4" DIAMETER RED PLASTIC CAP STAMPED "R&R ENG PLS 34591"
	SET PK NAIL AND 1-1/2" DIAMETER ALUMINUM WASHER STAMPED "R&R ENG PLS 34591"
	SET NAIL AND 3/4" DIAMETER BRASS TAG STAMPED "PLS 34591"
	SET 1" DIAMETER BRASS PLUG STAMPED "R&R PLS 34591"
	FOUND SURVEY MONUMENT, AS NOTED
	FOUND CHISELED CROSS
	SECTION CORNER, AS NOTED
	SURVEYED PROPERTY BOUNDARY LINE
	PARCEL LINE
	SECTION LINE (AS NOTED)
	RIGHT-OF-WAY LINE (R.O.W.)
	EASEMENT LINE
	BUILDING SETBACK LINE
	BREAKLINE





R&R ENGINEERS-SURVEYORS, INC.
1635 W. 13TH AVENUE, SUITE 310
DENVER, COLORADO 80204
303-753-6730
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REVISIONS		File: MH26035-PLAT
		Orig. Issue Date: 06/23/2026
		Drawn By: MJP
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		Project No. MH26035

JANET'S ACRES FILING NO. 1
BEING A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS (UNINCORPORATED), STATE OF COLORADO

EXHIBIT A
LAND DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SECTION 34, BEING MONUMENTED BY A FOUND REBAR WITH 3-1/4" ALUMINUM CAP (STAMPING ILLEGIBLE) IN RANGE BOX, WHENCE THE SOUTHWEST CORNER OF SEC. 34, BEING MONUMENTED BY A FOUND REBAR WITH 3-1/4" ALUMINUM CAP (STAMPING ILLEGIBLE) IN RANGE BOX, BEARS SOUTH 89°41'29" WEST WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE NORTH 35°27'43" WEST, A DISTANCE OF 1139.61 FEET TO A POINT ON THE EAST LINE OF THE STORM DITCH RESERVOIR AS DESCRIBED IN BOOK 47 AT PAGE 7, ALSO BEING THE SOUTHWEST MOST CORNER OF BOWIE COURT AS DEDICATED IN WESTERN HILLS FILING NO. 1, RECORDED AS FILE 10, MAP 82 AT RECEPTION NO. 430673, BOTH RECORDED IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, AND THE **POINT OF BEGINNING**;

THENCE SOUTH 89°54'28" WEST, A DISTANCE OF 3.80 FEET;

THENCE SOUTH 00°04'38" EAST, A DISTANCE OF 56.47 FEET;

THENCE SOUTH 65°40'06" WEST, A DISTANCE OF 301.68 FEET, TO A POINT ON THE NORTH LINE OF THAT PARCEL OF LAND AS RECORDED AT RECEPTION NO. 2015000026068, IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ALONG SAID NORTH LINE, NORTH 58°59'54" WEST, A DISTANCE OF 195.51 FEET, TO THE NORTHWEST CORNER OF SAID PARCEL;

THENCE ALONG THE WEST LINE OF SAID PARCEL, SOUTH 00°19'02" EAST, A DISTANCE OF 29.35 FEET, TO THE NORTHEAST CORNER OF LOT 27, BLOCK 3, SAID WESTERN HILLS FILING NO. 1;

THENCE ALONG THE REAR LINES OF LOTS 27, 26, 23, 22, 21, BLOCK 3, AND THE NORTHEAST LINE OF BOUNTIFUL COURT, SAID WESTERN HILLS FILING NO. 1, THE FOLLOWING THREE (3) COURSES AND DISTANCES;

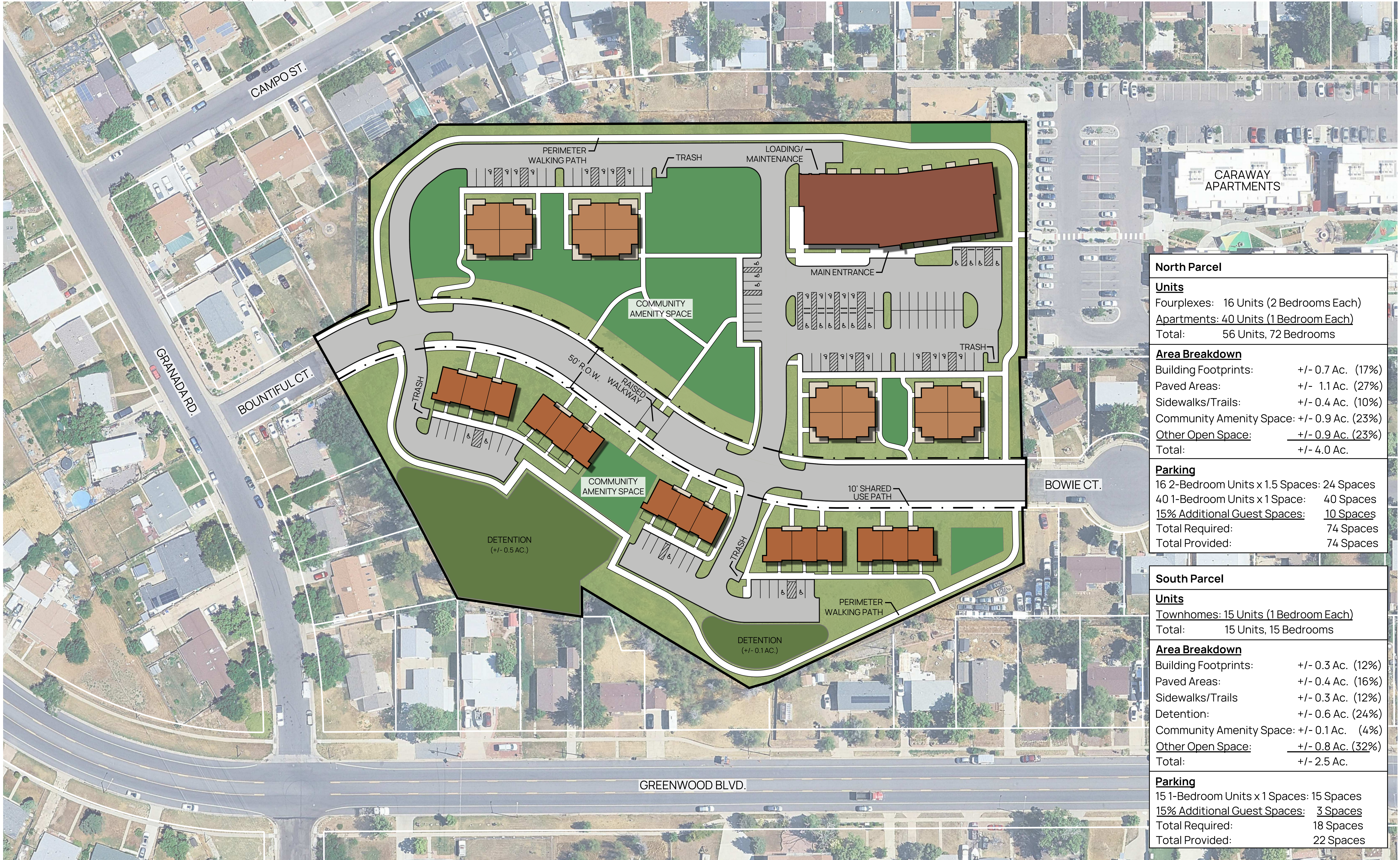
1. NORTH 81°38'29" WEST, A DISTANCE OF 126.44 FEET;
2. NORTH 27°28'44" WEST, A DISTANCE OF 97.23 FEET;
3. NORTH 29°17'02" WEST, A DISTANCE OF 203.00 FEET, TO THE NORTHERNMOST CORNER OF SAID BOUNTIFUL COURT AND A POINT ON THE SOUTHEAST LINE OF THAT PARCEL OF LAND AS RECORDED AT RECEPTION NO. 2010000089086, IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ALONG THE SOUTHEAST LINE OF SAID PARCEL RECORDED AT RECEPTION NO. 2010000089086 AND THAT PARCEL RECORDED AT BOOK 4982, PAGE 979, NORTH 60°42'55" EAST, A DISTANCE OF 63.92 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL RECORDED AT BOOK 4982, PAGE 979, SAME BEING A POINT ON THE WEST LINE OF THE STORM DITCH RESERVOIR AS DESCRIBED IN BOOK 47 AT PAGE 7;

THENCE ALONG THE EAST LINE OF SAID PARCEL AT BOOK 4982, PAGE 979, ALSO BEING THE WEST LINE OF SAID STORM DITCH RESERVOIR, NORTH 00°01'52" EAST, A DISTANCE OF 139.95 FEET;
THENCE NORTH 61°57'30" EAST, A DISTANCE OF 87.31 FEET, TO A POINT ON THE SOUTH LINE OF LOT 19, BLOCK 5, SAID WESTERN HILLS FILING NO. 1;
THENCE ALONG THE SOUTH LINE OF SAID LOT 19, AND THE SOUTH LINE OF THE NORTHWEST LEG OF LOT 1, 7401 BROADWAY SUBDIVISION FILING NO. 1, RECORDED AT RECEPTION NO. 2020000072301, IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, NORTH 89°43'26" EAST, A DISTANCE OF 582.16 FEET, TO THE ANGLE POINT OF SAID LOT 1;
THENCE ALONG THE WEST LINE OF SAID LOT 1, SOUTH 00°01'50" EAST, A DISTANCE OF 236.44 FEET, TO THE SOUTHWEST CORNER THEREOF, SAME BEING THE NORTHWEST CORNER OF LOT 26, BLOCK 4, SAID WESTERN HILLS FILING NO. 1;
THENCE SOUTH 89°58'10" WEST, A DISTANCE OF 6.70 FEET;
THENCE SOUTH 00°01'50" EAST, A DISTANCE OF 100.92 FEET;
THENCE NORTH 89°54'28" EAST, A DISTANCE OF 6.67 FEET TO THE NORTHWEST MOST CORNER OF BOWIE COURT AS DEDICATED IN WESTERN HILLS FILING NO. 1;
THENCE ALONG THE WEST LINE OF SAID BOWIE COURT, SOUTH 00°05'32" EAST, A DISTANCE OF 50.00 FEET, TO THE SOUTHWEST MOST CORNER OF SAID BOWIE COURT, AND THE **POINT OF BEGINNING**,

THE ABOVE DESCRIBED PARCEL CONTAINS A CALCULATED AREA OF 323,409 SQUARE FEET OR 7.424 ACRES, MORE OR LESS.

KEVIN J. KUCHARCZYK, P.L.S.
COLORADO REG. NO. 34591
FOR, AND ON BEHALF OF:
R&R ENGINEERS-SURVEYORS, INC.



North Parcel	
Units	
Fourplexes:	16 Units (2 Bedrooms Each)
Apartments:	40 Units (1 Bedroom Each)
Total:	56 Units, 72 Bedrooms
Area Breakdown	
Building Footprints:	+/- 0.7 Ac. (17%)
Paved Areas:	+/- 1.1 Ac. (27%)
Sidewalks/Trails:	+/- 0.4 Ac. (10%)
Community Amenity Space:	+/- 0.9 Ac. (23%)
Other Open Space:	+/- 0.9 Ac. (23%)
Total:	+/- 4.0 Ac.
Parking	
16 2-Bedroom Units x 1.5 Spaces:	24 Spaces
40 1-Bedroom Units x 1 Space:	40 Spaces
15% Additional Guest Spaces:	10 Spaces
Total Required:	74 Spaces
Total Provided:	74 Spaces

South Parcel	
Units	
Townhomes:	15 Units (1 Bedroom Each)
Total:	15 Units, 15 Bedrooms
Area Breakdown	
Building Footprints:	+/- 0.3 Ac. (12%)
Paved Areas:	+/- 0.4 Ac. (16%)
Sidewalks/Trails:	+/- 0.3 Ac. (12%)
Detention:	+/- 0.6 Ac. (24%)
Community Amenity Space:	+/- 0.1 Ac. (4%)
Other Open Space:	+/- 0.8 Ac. (32%)
Total:	+/- 2.5 Ac.
Parking	
15 1-Bedroom Units x 1 Spaces:	15 Spaces
15% Additional Guest Spaces:	3 Spaces
Total Required:	18 Spaces
Total Provided:	22 Spaces



Customer Distribution



Prevent fraud - Please call a member of our closing team for wire transfer instructions or to initiate a wire transfer. Note that our wiring instructions will never change.

Order Number: **RND70883024-3**

Date: **06/16/2026**

Property Address: **RANKIN RESERVOIR, Denver, CO 80221**

For Closing Assistance

For Title Assistance

SCOTT BENNETTS
5975 GREENWOOD PLAZA
BLVD
GREENWOOD VILLAGE, CO
80111
(303) 850-4175 (Work)
sbennetts@ltgc.com
Company License: CO44565

Agent for Seller

MAIKER HOUSING PARTNERS
Attention: ELIZABETH KAY MARCHETTI
3033 W 71ST AVE SUITE 1000
WESTMINSTER, CO 80030
(303) 227-2075 (Work)
ekaymarchetti@maikerhp.org
Delivered via: Electronic Mail



Estimate of Title Fees

Order Number: RND70883024-3

Date: 06/16/2026

Property Address: RANKIN RESERVOIR, Denver, CO 80221

Seller(s): THE HOUSING AUTHORITY OF THE COUNTY OF ADAMS, A COLORADO QUASI-MUNICIPAL ENTITY, D/B/A MAIKER HOUSING PARTNERS

Buyer(s): A BUYER TO BE DETERMINED

Thank you for putting your trust in Land Title. Below is the estimate of title fees for the transaction. The final fees will be collected at closing. Visit ltgc.com to learn more about Land Title.

Estimate of Title Insurance Fees	
"TBD" Commitment	\$436.00
Additional Chain	\$540.00
TBD - TBD Income	\$-976.00
TOTAL	\$0.00

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 documents on your property.

Chain of Title Documents:

[Adams county recorded 10/07/1954 at book 516 page 511](#)

[Adams county recorded 09/20/1963 at book 1098 page 250](#)

[Adams county recorded 12/16/1964 at book 1198 page 77](#)

[Adams county recorded 12/16/1964 at book 1198 page 83](#)

[Adams county recorded 09/18/2006 under reception no. 20060918000937640](#)

[Adams county recorded 12/26/2006 under reception no. 2006001012287](#)

[Adams county recorded 08/04/2020 under reception no. 2020000074789](#)

[Adams county recorded 08/04/2020 under reception no. 2020000074790](#)

[Adams county recorded 09/03/2025 under reception no. 2025000051207](#)

ALTA COMMITMENT
Old Republic National Title Insurance Company
Schedule A

Order Number: RND70883024-3

Property Address:

RANKIN RESERVOIR, Denver, CO 80221

1. Effective Date:

06/11/2026 at 5:00 P.M.

2. Policy to be Issued and Proposed Insured:

"TBD" Commitment

\$0.00

Proposed Insured:

A BUYER TO BE DETERMINED

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

FEE SIMPLE

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

THE HOUSING AUTHORITY OF THE COUNTY OF ADAMS, A COLORADO QUASI-MUNICIPAL ENTITY, D/B/A
MAIKER HOUSING PARTNERS

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

PARCEL 1:

THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34,
TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO,
DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE
SOUTHWEST 1/4 OF SAID SECTION 34; THENCE SOUTH ALONG THE WEST BOUNDARY LINE OF SAID
NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 336 FEET; THENCE
SOUTH 59° EAST A DISTANCE OF 401.0 FEET; THENCE NORTH 88°15' EAST A DISTANCE OF 138.3 FEET;
THENCE NORTH 63° EAST A DISTANCE OF 199.0 FEET TO A POINT ON THE EAST BOUNDARY LINE OF
THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 34; THENCE
NORTH 448.3 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF THE SOUTHEAST 1/4 OF THE
SOUTHWEST 1/4 OF SAID SECTION 34; THENCE WEST 660 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A PORTION OF LAND LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SEC. 34, BEING MONUMENTED BY A FOUND REBAR
WITH 3-1/4" ALUMINUM CAP (STAMPING ILLEGIBLE) IN RANGE BOX, WHENCE THE SOUTH ONE-
QUARTER CORNER OF SECTION 34, BEING MONUMENTED BY A FOUND REBAR WITH 3-1/4" ALUMINUM
CAP (STAMPING ILLEGIBLE) IN RANGE BOX, BEARS NORTH 89°41'29" EAST WITH ALL BEARINGS
CONTAINED HEREIN BEING RELATIVE THERETO;
THENCE NORTH 52°28'03" EAST, A DISTANCE OF 1666.79 FEET TO A POINT ON THE NORTHEAST LINE
OF LOT 21, BLOCK 3, WESTERN HILLS FILING NO. 1 RECORDED AS FILE 10, MAP [82](#) AT RECEPTION NO.
430673, SAME BEING A POINT ON THE WEST LINE OF THE STORM DITCH RESERVOIR AS DESCRIBED
IN BOOK 47 AT PAGE [7](#), BOTH RECORDED IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE,
AND THE POINT OF BEGINNING;
THENCE ALONG THE NORTHEAST LINES OF SAID LOT 21 AND THE RIGHT-OF-WAY OF BOUNTIFUL
COURT NORTH 29°17'02" WEST, A DISTANCE OF 113.84 FEET TO THE NORTHERNMOST CORNER OF

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule A

Order Number: RND70883024-3

THE BOUNTIFUL COURT RIGHT-OF-WAY, SAME BEING A POINT ON THE SOUTHEAST LINE OF THAT PARCEL RECORDED AT RECEPTION NO. 2010000089086;
THENCE ALONG THE SOUTHEAST LINES OF SAID PARCEL RECORDED AT RECEPTION NO. 2010000089086 AND THAT PARCEL RECORDED IN BOOK 4982 AT PAGE [979](#), NORTH 60°42'58" EAST, A DISTANCE OF 63.92 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL RECORDED IN BOOK 4982 AT PAGE [7](#), SAME BEING A POINT ON THE WEST LINE OF SAID STORM DITCH RESERVOIR;
THENCE ALONG THE WEST LINE OF SAID STORM DITCH RESERVOIR SOUTH 00°01'52" WEST, A DISTANCE OF 130.56 FEET TO A POINT ON THE NORTHEAST LINE OF SAID LOT 21, BLOCK 3, AND THE POINT OF BEGINNING.

PARCEL 3:

A PORTION OF LAND LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SEC. 34, BEING MONUMENTED BY A FOUND REBAR WITH 3-1/4" ALUMINUM CAP (STAMPING ILLEGIBLE) IN RANGE BOX, WHENCE THE SOUTH ONE-QUARTER CORNER OF SECTION 34, BEING MONUMENTED BY A FOUND REBAR WITH 3-1/4" ALUMINUM CAP (STAMPING ILLEGIBLE) IN RANGE BOX, BEARS NORTH 89°41'29" EAST WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;
THENCE NORTH 58°52'47" EAST, A DISTANCE OF 1647.34 FEET TO THE COMMON CORNER OF LOTS 23, 25 AND 26, BLOCK 3, WESTERN HILLS FILING NO. 1 RECORDED AS FILE 10, MAP [82](#) AT RECEPTION NO. 430673 IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, AND THE POINT OF BEGINNING;
THENCE ALONG THE NORTHEAST LINES OF SAID LOT 23 AND LOT 22, BLOCK 3, NORTH 27°28'44" WEST, A DISTANCE OF 97.23 FEET;
THENCE CONTINUING ALONG NORTHEAST LINE OF SAID LOT 22, BLOCK 3, NORTH 29°17'02" WEST, A DISTANCE OF 46.24 FEET TO THE WESTERLY CORNER OF THE STORM DITCH RESERVOIR AS DESCRIBED IN BOOK 47 AT PAGE [7](#);
THENCE ALONG THE SOUTHWEST LINE OF SAID STORM DITCH RESERVOIR SOUTH 58°59'54" EAST, A DISTANCE OF 224.49 FEET TO THE NORTHWEST CORNER OF THAT PARCEL RECORDED AT RECEPTION NO. 2015000071571;
THENCE ALONG THE WEST LINE OF SAID PARCEL SOUTH 00°19'02" EAST, A DISTANCE OF 29.35 FEET TO THE NORTHWEST CORNER OF LOT 28, BLOCK 3, SAME BEING THE NORTHEAST CORNER OF LOT 27, BLOCK 3, WESTERN HILLS FILING NO. 1;
THENCE ALONG THE NORTH LINES OF SAID LOTS 27 AND 26, BLOCK 3, NORTH 81°38'29" WEST, A DISTANCE OF 126.44 FEET TO SAID COMMON CORNER OF LOTS 23, 25 AND 26, BLOCK 3, AND THE POINT OF BEGINNING.

PARCEL 4:

A PORTION OF LAND LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SEC. 34, BEING MONUMENTED BY A FOUND REBAR WITH 3-1/4" ALUMINUM CAP (STAMPING ILLEGIBLE) IN RANGE BOX, WHENCE THE SOUTH ONE-QUARTER CORNER OF SECTION 34, BEING MONUMENTED BY A FOUND REBAR WITH 3-1/4" ALUMINUM CAP (STAMPING ILLEGIBLE) IN RANGE BOX, BEARS NORTH 89°41'29" EAST WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;
THENCE NORTH 66°26'56" EAST, A DISTANCE OF 1879.90 FEET TO A POINT ON THE EAST LINE OF THAT PARCEL DESCRIBED AT RECEPTION NO. 2015000071571, SAME BEING THE NORTHWEST CORNER OF

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule A

Order Number: RND70883024-3

THAT PARCEL DESCRIBED AT RECEPTION NO. 2024000034092, BOTH RECORDED IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, AND THE POINT OF BEGINNING;
THENCE ALONG THE EAST LINE SAID PARCEL RECORDED AT RECEPTION NO. 2015000071571 NORTH 00°19'02" WEST, A DISTANCE OF 16.06 FEET TO THE EXCEPTION LINE DESCRIBED THEREIN;
THENCE ALONG SAID EXCEPTION LINE SOUTH 74°01'30" WEST, A DISTANCE OF 20.90 FEET;
THENCE CONTINUING ALONG SAID EXCEPTION LINE NORTH 58°59'54" WEST, A DISTANCE OF 44.09 FEET TO THE SOUTHERLY LINE OF THE STORM DITCH RESERVOIR AS DESCRIBED IN BOOK 47 AT PAGE [7](#);
THENCE ALONG THE SOUTHERLY LINE OF SAID STORM DITCH RESERVOIR NORTH 88°16'52" EAST, A DISTANCE OF 129.55 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID PARCEL RECORDED AT RECEPTION NO. 2024000034092;
THENCE ALONG THE NORTHWESTERLY LINE OF SAID PARCEL RECORDED AT RECEPTION NO. 2024000034092 SOUTH 62°42'24" WEST, A DISTANCE OF 80.48 FEET TO THE NORTHWESTERLY CORNER THEREOF, AND THE POINT OF BEGINNING.

PARCEL 5:

A PORTION OF LAND LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SEC. 34, BEING MONUMENTED BY A FOUND REBAR WITH 3-1/4" ALUMINUM CAP (STAMPING ILLEGIBLE) IN RANGE BOX, WHENCE THE SOUTH ONE-QUARTER CORNER OF SECTION 34, BEING MONUMENTED BY A FOUND REBAR WITH 3-1/4" ALUMINUM CAP (STAMPING ILLEGIBLE) IN RANGE BOX, BEARS NORTH 89°41'29" EAST WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;
THENCE NORTH 66°07'21" EAST, A DISTANCE OF 2056.33 FEET TO THE NORTH CORNER, MIDWAY BETWEEN THE EAST AND WEST LINES, OF LOT 33, BLOCK 3, WESTERN HILLS FILING NO. 1 RECORDED AS FILE 10, MAP [82](#) AT RECEPTION NO. 430673, SAME BEING A POINT ON THE SOUTHEAST LINE OF THE STORM DITCH RESERVOIR AS DESCRIBED IN BOOK 47 AT PAGE [7](#), BOTH RECORDED IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, AND THE POINT OF BEGINNING;
THENCE ALONG THE SOUTHEAST LINE OF SAID STORM DITCH RESERVOIR NORTH 62°42'24" EAST, A DISTANCE OF 30.61 FEET TO THE WESTERLY AND NORTHERLY MOST CORNER OF THOSE PARCELS DESCRIBED AT RECEPTION NO. 20040719000633180;
THENCE ALONG THE WESTERLY MOST LINE OF SAID PARCELS SOUTH 00°19'02" EAST, A DISTANCE OF 13.99 FEET TO THE SOUTHWESTERLY MOST CORNER OF SAID PARCELS, SAME BEING THE NORTHEAST CORNER OF SAID LOT 33, BLOCK 3;
THENCE ALONG THE NORTH LINE SAID LOT 33, BLOCK 3, SOUTH 89°54'27" EAST, A DISTANCE OF 27.28 FEET TO THE POINT OF BEGINNING.

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ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part I

(Requirements)

Order Number: RND70883024-3

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: RND70883024-3

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. ANY RIGHTS OR INTERESTS OF THIRD PARTIES WHICH EXIST OR ARE CLAIMED TO EXIST IN AND OVER THE PRESENT AND PAST BED, BANKS OR WATERS OF RANKIN RESERVOIR, AS DISCLOSED ON THE PLAT OF WESTERN HILLS FILING NO. 1 RECORDED OCTOBER 7, 1954 UNDER RECEPTION NO. [430673](#).
10. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN CORPORATE EASEMENT RECORDED MAY 27, 1994 IN BOOK 4326 AT PAGE [693](#).
11. WATER RIGHTS, ALL RIGHTS TO OIL, GAS AND OTHER MINERALS AND MINERAL INTERESTS, AND RELATED INTERESTS IN RENTS, PROFITS, ROYALTIES AND OTHER INCOME, AS EXCEPTED IN SPECIAL WARRANTY DEED FROM THE CITY OF THORNTON TO THE HOUSING AUTHORITY OF THE COUNTY OF ADAMS, A COLORADO QUASI-MUNICIPAL ENTITY, D/B/A MAIKER HOUSING PARTNERS RECORDED AUGUST 4, 2020 UNDER RECEPTION NO. [2020000074790](#).

MEMORANDUM OF AGREEMENT REGARDING THE WAIVER OF SURFACE USE RECORDED AUGUST 04, 2020 UNDER RECEPTION NO. [2020000074791](#).



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.

Note: Pursuant to CRS 24-21-514.5, 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.



Joint Notice of Privacy Policy of Land Title Guarantee Company 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 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, 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



Craig B. Rants, Senior Vice President



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
1408 North Westshore Blvd., Suite 900, Tampa, Florida 33607
(612) 371-1111 www.oldrepublictitle.com

By  President

Attest  Secretary

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Old Republic National 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; 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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Water Resources/Infrastructure Department | 12450 Washington St. | Thornton, CO 80241
720-977-6600 | emily.hunt@ThorntonCO.gov | ThorntonWater.com

Elizabeth Kay Marchetti
Maiker Housing Partners
3033 W. 71st Ave, Ste. 1000
Westminster, CO 80030

May 18, 2026

RE: City Water and Wastewater Service for 7401 Broadway Denver 80221 – Phase 2

Dear Ms. Marchetti,

This letter is to confirm that currently there is adequate capacity in the City of Thornton (City) water and wastewater systems to serve up to 71 affordable housing multi-family units at the above referenced property, subject to the limitations stated below.

- The property owner/developer is required to comply with the most current ordinances applicable to water and sewer rates and charges.
- The extension of City water and wastewater mains, adjacent and through the property, and service connections necessary to serve this property shall be installed at the expense of the property owner/developer.
- The design and installation of all water and wastewater improvements shall conform to all ordinances and regulations, codes and specifications in effect at the time of development.
- The City must review and approve the proposed water and sewer design and obtain the necessary easements prior to a construction permit being issued.
- The City does not guarantee capacity for proposed developments indefinitely or capacity for future developments. System capacity must be verified at the time of development.
- System capacity is based on a use consistent with development plans and can be affected by drought, emergency or lack of available water resources. The City has the authority to and may suspend the issuance of new water taps and connections to the City water mains for an indefinite period of time for these reasons, and/or take other emergency measures that may affect the availability of water service.
- This letter is valid for a period of one (1) year from the date of this letter unless a building permit has been issued within that time period, at which point the will serve letter will remain in effect until a certificate of occupancy is issued or the building permit becomes invalid.

Please contact me at 720-977-6600 or Emily.Hunt@ThorntonCO.gov if you have any questions.

Sincerely,

Emily Hunt, Interim Director of Utilities and Infrastructure

cc: Cassie Free, Development Engineering Manager
Josh Redman, Interim Deputy Utilities Director





WILL SERVE LETTER

June 4, 2026

MAIKER HOUSING PARTNER
Bowie Ct and Broadway

Re: SERVICE AVAILABILITY

Dear JOE LARA,

This letter is to confirm that Xcel Energy is your utility provider for natural gas and electric service. In accordance with our tariffs, on file with and approved by the Colorado Public Utilities Commission, gas and electric facilities can be made available to serve the project at Bowie Ct and Broadway . The cost, and whether any reinforcements or extensions are required, for the Company to provide those facilities will be determined by your designer upon receipt of application and project plans.

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

- ***Application submitted to Xcel Energy's "Builders Call Line (BCL)"*** – once your application is accepted you will be assigned a design department representative who will be your primary point of contact
- ***Utility design is completed*** – you must provide your design representative with the site plan, the one - line diagrams, and panel schedules for electric and gas loads if applicable
- ***All documents provided by design representative are signed and returned***
- ***Payment is received*** (Residential Service Laterals if applicable)
- ***Required easements are granted*** - you must sign and return applicable easement documents to your Right-of-Way agent
- ***Site is ready for utility construction*** (the site ready check-list may be viewed at https://www.xcelenergy.com/start_stop_transfer/installing_and_connecting_service/construction_and_inspection)

An estimated scheduled in-service date will be provided once these requirements have been met. It is important to keep in mind that the terms and conditions of utility service, per our tariffs, require that you provide adequate space and an easement on your property for all gas and electric facilities required to serve your project, including but not limited to gas and electrical lines and meters, transformers, and pedestals. General guidelines for requirements can be found on our website at [xcelenergy.com/InstallAndConnect](https://www.xcelenergy.com/InstallAndConnect).

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

Sincerely,

Samantha Rogers
Xcel Energy Technical Design Supervisor
720-768-2043

Mailing address: Xcel Energy
5460 W 60th Ave
Arvada, CO 80003

DR 180 (9/87)
DEPARTMENT OF REVENUE
1375 SHERMAN STREET
DENVER, COLORADO 80261

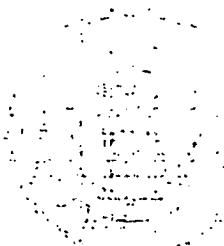
State of Colorado

THIS LICENSE IS NOT TRANSFERABLE

CERTIFICATE OF EXEMPTION FOR SALES AND USE TAX ONLY

ADAMS COUNTY HOUSING
AUTHORITY
7190 COLORADO BLVD
COMMERCE CITY CO 80022-1889

ACCOUNT NUMBER	LIABILITY INFORMATION	ISSUE DATE
98-04051	12 055 9300 9 102481	OCT 13 1989
7190 COLORADO BLVD COMMERCE CITY CO		



Executive Director
Department of Revenue

84-0701701 FEDERAL
I.D.

Paige Lipetska

From: Elizabeth Kay Marchetti <ekaymarchetti@maikerhp.org>
Sent: Friday, May 29, 2026 2:51 PM
To: Paige Lipetska; Eric Sakotas
Subject: FW: Thank you for your payment

CAUTION: *Do not click links or open attachments unless you recognize the sender and know the content is safe.*

Dear Paige and Eric,

I'm forwarding the receipt that I just got from the CO Geological Survey for paying the Sherrelwood review fees.

Have a great afternoon,

Elizabeth Kay Marchetti, AICP (she/her)

Housing Developer
Maiker Housing Partners
3033 W. 71st Avenue, Suite 1000
Westminster, CO 80030
P: 303-227-2780

From: CGS_LUR@mines.edu <CGS_LUR@mines.edu>
Sent: Friday, May 29, 2026 2:49 PM
To: Elizabeth Kay Marchetti <ekaymarchetti@maikerhp.org>
Subject: Thank you for your payment

You don't often get email from cgslur@mines.edu. [Learn why this is important](#)

Receipt Number: 1011309
Colorado Geological Survey
Date: 05/29/2026

Description	Amount
Land Use Review - Prepayment (Online)	\$950.00
Must select project size to calculate a price: Small Subdivision -	
Project Name: Maiker Sherrelwood	
County of Project: Adams	
Applicant's Name: Elizabeth Kay Marchetti	
Applicant's Address (line 1): 3033 W 71st Avenue	
Applicant's Address (line 2): #1000	
Applicant's City: Westminster	

Applicant's State: CO
Applicant's Zip Code: 80030
Applicant's Phone: 303-227-2780
Applicant's Email:
ekaymarchetti@maikerhp.org
Section: 34
Township: 2S
Range: 68W
Land Use Review - Prepayment (Online)

	Total	\$950.00
Payments Received		Amount
CC		\$950.00
American Express XXXXXXXXXXXX3288		
Authorization # 241073		
	Total	\$950.00

Thank you for the payment.



6/26/2026

Greg Barnes – Principal Planner
Adams County Community and Economic Development Department
4430 S. Adams County Pkwy.
1st Floor, Suite W2000B
Brighton, CO 80601

Maiker Sherrelwood – Parkland Dedication Request

Dear Mr. Barnes,

The Maiker Sherrelwood (Project) development requests to count its private parks towards the required “Neighborhood Parkland” dedication for subdivisions (Development Standards and Regulations 5-05-05). A portion of the private parkland – the proposed playground and perimeter trail – is intended to be open to the public. The remainder is planned to be open to the Project’s residents.

Neighborhood Parkland Required:

- Two to Four Family Attached
 - 0.015 acres per household
 - 31 units within Project
 - 0.5 acres required
- Garden Apartment
 - 0.012 acres per household
 - 40 units within Project
 - 0.5 acres required
- **Total required: 1.0 acre**

Private Parkland Provided:

- Outdoor Community Amenity Space
 - 1.0 acres provided
 - Includes amenities such as a playground, raised garden beds, and covered seating
- Open Space
 - 1.7 acres provided
 - Includes native seed and perimeter walking path (2,000 linear ft.)
- **Total provided: 2.7 acres**

For the “Regional Parkland” dedication we plan to pay cash in lieu, and we look forward to hearing back about what will be required for this. Thank you for your consideration of our request. Maiker is happy to answer any questions.

Sincerely,
Paige Lipetska, AICP
Land Planner - Strata Design & Planning