



ADAMS COUNTY
COLORADO

FINAL PLAT

(MAJOR SUBDIVISION)

**Community & Economic Development Department
Planning & Development**

4430 S. Adams County Pkwy., 1st Floor, Suite W2000B

Brighton, CO 80601-8218

Phone: 720.523.6800

Website: adcogov.org

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
- ☒ Subdivision Engineering Review Application. If already filed, please identify the case number here:

Supplementary Checklist Item

- ☐ School Impact Analysis

Fees Due When Application is Deemed Complete	
Minor Subdivision Final Plat	\$1,600

Guide to Development Application Submittal

All applications shall be submitted electronically to epermitcenter@adcogov.org. If the submittal is too large to email as an attachment, the application may be sent as an unlocked MS OneDrive link. Alternatively, the application may be delivered on a flash drive to the Community & Economic Development Department. Once a complete application has been received, fees will be invoiced and payable online at www.permits.adcogov.org.

Required Checklist Items

Written Explanation of the Project:

- A clear and concise description of the proposal. Please include the purpose of the project, and improvements that will be made to the site.
- Identify the number of tracts and number of lots being proposed.
- Please keep written explanation to three pages or less.

Final Plat Prepared by Registered Land Surveyor:

- A map or maps together with supporting documentation of certain described land providing permanent and accurate record of the legal description, dedications, exact size, shape, and location of lots, blocks, streets, easements, and parcels

Legal Description:

- A version of the legal description (from the final plat) that we can copy and paste. You may provide this in PDF or Microsoft Word versions.

Conceptual Site Plan Showing Proposed Development:

- A detailed drawing of existing and proposed improvements
- Including:
 - Streets, roads, and intersections
 - Driveways, access points, and parking areas
 - Existing and proposed structures, wells, and septic systems,
 - Easements, utility lines, and no build or hazardous areas
 - Scale, north arrow, and date of preparation
- An Improvement Location Certificate or Survey may be required during the official review

Proof of Ownership:

- A deed may be found in the Office of the Clerk and Recorder
- A title commitment is prepared by a professional title company

Proof of Water and Sewer:

- Public utilities - A written statement from the appropriate water and/or sanitation district indicating that they will provide service to the property
- Private utilities - Well permit(s) information can be obtained from the Colorado State Division of Water Resources at (303) 866-3587. A written statement from Adams County Health Department indicating the viability of obtaining Onsite Wastewater Treatment Systems

Proof of Utilities (Gas, Electric, etc.):

- A written statement from the appropriate utility provider indicating that they will provide service to the property
- Copy of a current bill from the service provider

Certificate of Taxes Paid:

- A Statement of Taxes Paid is not the equivalent of a Certificate of Taxes Paid. Colorado State Statutes require a Certificate of Taxes Paid to be submitted with this application.
- All taxes on the subject property must be paid in full. A certificate of taxes paid can be obtained in-person at the Adams County Treasurer's office. As of July 2023, the cost is \$10.
- You may also request a Certificate of Taxes Paid by e-mailing treasurer@adcogov.org, and credit card payment can be processed by telephone.

Receipt of Payment from Colorado Geological Survey:

- The Colorado Geological Survey requires a fee payment for the review of any subdivision. These payments can be made at: <https://commerce.cashnet.com/MinesCGS>. A receipt of this pre-payment must be provided in this application submittal.

Subdivision Engineering Review Application:

- Contact the cedd-eng@adcogov.org to determine if a subdivision engineering review is required. If it is determined that an application is not required, please include an email from them.
- This is a separate application submittal from the minor subdivision final plat. Please refer to the application checklist located at: <https://epermits.adcogov.org/submittal-checklists>.

Discretionary Checklist Items**School Impact Analysis:**

- Contact the applicable school district for the analysis. If the school district does not provide this, please include an email from them.
- Should include the increase in elementary, middle, and high school students and the existing school sites and structure of the applicable district in which the subdivision is proposed to be located.

Community & Economic
Development Department
www.adcogov.org



4430 South Adams County Parkway
1st Floor, Suite W2000
Brighton, CO 80601-8204
PHONE 720.523.6800
FAX 720.523.6998

DEVELOPMENT APPLICATION FORM

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: 5602, 5620, 5660 Lowell Boulevard

City, State, Zip: Denver, CO 80221

Area (acres or square feet): 23.39 acres

Tax Assessor Parcel Number 0182508302006 / 0182508302008 / 0182508302003

Existing Zoning: R-4 / C-4

Existing Land Use: Single-Family / Agricultural / Garden Center

Proposed Land Use: Multi-Family Dwelling / Commercial

Have you attended a Conceptual Review? YES ☐ NO ☒

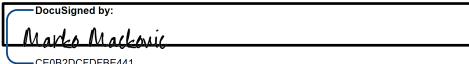
If Yes, please list PRE#: 2026-00010

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: Marko Mackovic

Date: February 26, 2026

Owner's Printed Name

Name: CE0B2DCDFBE441...

Owner's Signature

Community & Economic
Development Department
www.adcogov.org



4430 South Adams County Parkway
1st Floor, Suite W2000
Brighton, CO 80601-8204
PHONE 720.523.6800
FAX 720.523.6998

Major Subdivision Final Plat Requirements

1. **Subdivision Name, Subtitle:** Name of subdivision at the top of the sheet, followed by a subtitle identifying the section, township and range information along with County and State.
2. **Property Description:** An accurate and clear property (legal) description of the overall boundary of the subdivision with the acreage of the subdivision. All courses in the property (legal) description shall be shown and labeled on the plat drawing, with all bearings having the same direction as called out in the legal description. The only exception being where more than one description is required, going a different direction over the same course. The direction shall then hold for the description having more weight (i.e., the overall boundary) for purposes of the plat. If both record and "as-measured" dimensions are being used, show both and clearly label on the plat drawing. Point of commencement and/or point of beginning shall be clearly labeled on the plat drawing.
3. **Ownership Certificate:**
 - a. Know all men by these presents that (owner name(s)), being the sole owner of the following described tract of land:
 - b. Legal Description
 - c. Have (Has) by these presents laid out, platted and subdivided the same into lots, streets and easements as shown on this plat under the name and style of (subdivision name).
4. **Dedication Statements:** Statements of land to be dedicated to the County for parks or other public uses, grants of easements and dedication of public streets to the Adams County are required.
 - a. All plats with public streets shall have the following sentence in the dedication statement: *All public streets are hereby dedicated to Adams County for public use.*
 - b. All plats with public easements and/or tracts must have the following sentence in the dedication statement: *The undersigned does hereby dedicate, grant and convey to Adams County those Public Easements (and tracts) as shown on the plat; and further restricts the use of all Public Easement 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.*
 - c. All plats with private streets shall have the following sentence in the dedication statement: *All private streets (insert names) are privately owned and maintained by (list owner name, Owner's Association, etc.).*
 - d. All plats with other tracts being dedicated to the County shall have:

Community & Economic
Development Department
www.adcogov.org



4430 South Adams County Parkway
1st Floor, Suite W2000
Brighton, CO 80601-8204
PHONE 720.523.6800
FAX 720.523.6998

- i. A sentence in the dedication statement similar to "Tract X is hereby dedicated to Adams County for public use".
 - ii. A special numbered plat note defining the purpose and perpetual maintenance responsibility for the tract such as "Tract X is for public drainage, landscaping, trail and open space with maintenance of the surface being vested in the (District Name) Special Maintenance District".
5. **Surveyor's Statement:** Statement by a registered land surveyor, professionally licensed by the State of Colorado, to the effect that the layout represents a survey made by him and that the monuments thereon actually exist as located and that all dimensional and other details are correct.
6. **Access Provisions:**
 - a. **Statement Restricting Access:** A statement restricting access rights across the right-of-way lines of major highways, parkways, streets or freeways, where required as a provision of approval.
7. **Easement Statement:**
 - a. 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.
8. **Storm Drainage Facilities Statement:**
 - a. The policy of the County requires that maintenance access shall be provided to all storm drainage facilities to assure continuous operational capability of the system. The property owners shall be responsible for the maintenance of all drainage facilities including inlets, pipes, culverts, channels, ditches, hydraulic structures, and detention basins located on their land unless modified by the subdivision development agreement. 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.

Community & Economic
Development Department
www.adcogov.org



4430 South Adams County Parkway
1st Floor, Suite W2000
Brighton, CO 80601-8204
PHONE 720.523.6800
FAX 720.523.6998

9. Layout:

- a. **Boundary Lines:** The subdivision boundary will be clearly distinguishable from other map lines by use of a distinct line type and/or thickness. All lines will be labeled with a complete bearing and distance, and all curves will be labeled with a central angle (delta), radius and arc length. Radial bearings and/or chord bearings will be provided for all nontangent curves. All dimensions to be determined by accurate field survey which must balance and close within limit of one in five thousand (5,000). Show adjacent and/or intersecting plat/deed lines and label appropriately to include recording information (book and page and/or reception number).
- b. **Streets:** All street rights of way defined by the plat will be clearly distinguishable from other map lines by use of a distinct line type and/or thickness. All lines will be labeled with a complete bearing and distance, and all curves will be labeled with a central angle (delta), radius and arc length. Radial bearings and/or chord bearings will be provided for all nontangent curves. Widths shall be labeled from each right-of-way line normal to the corresponding street center line. All street center lines defined by the plat will be clearly distinguishable from other map lines by use of distinct line type and/or thickness. All lines will be labeled with a complete bearing and distance and all curves will be labeled with a central angle (delta), radius and arc length. Radial bearings and/or chord bearings will be provided for all nontangent curves. The plat shall show the right-of-way lines, widths, locations and street names of all existing and proposed public or private streets:
 - i. Within the proposed subdivision, and
 - ii. Immediately abutting the proposed subdivision, and
 - iii. Any private street shall include the designation "(Private)" immediately following street name; any other private right of way that is not named shall include the designation "(Private)" in a manner that clearly conveys such a status.
- c. **Easements:** All easements as required by Adams County and other public and quasi-public agencies. Said easements shall be clearly labeled to include width, use and identification as public or private, if necessary. Tie to property lines and annotate with bearings and distances as necessary. Clearly show and label all existing easements, to include width and recording information, that cross, abut or are located within the subdivision boundary.
- d. **Lots and Blocks:** All lines of lots, blocks and other parcels of land defined by the plat will be clearly distinguishable from other map lines by use of a distinct line type and/or thickness. All lines will be labeled with a complete bearing and distance and all curves will be labeled with a radius and arc length. Lots must close to one in five thousand (5,000).
- e. **Readability:** All line annotation and all other text will be easily and clearly readable. No text shall overwrite other text or be overwritten by map lines.
- f. **Leader Lines:** Use leader lines whenever a dimension is not clearly and unmistakably associated with a given line, line segment or arc.

Community & Economic
Development Department
www.adcogov.org



4430 South Adams County Parkway
1st Floor, Suite W2000
Brighton, CO 80601-8204
PHONE 720.523.6800
FAX 720.523.6998

- g. **Multiple Sheets:** Whenever a plat drawing spans multiple sheets, clear and well labeled match lines and a key map shall be included on each sheet. Labels will be of the nature "See Sheet of ". Duplicate street names, widths, lot numbers, tract names, easement labeling or any such labeling when any feature is shown on multiple sheets.
 - h. **Identification System:** All lots and blocks in the subdivision shall be numbered, beginning with the numeral "1" and continuing consecutively throughout the tract, with no omissions or duplications. All tracts shall be likewise labeled beginning with the letter "A". Lots and tracts shall be labeled with the area of the lot or tract.
 - i. **Legend:** Provide a legend which designates all lines and symbols except where called out on plat drawing.
 - j. **Inundation Mark:** The plat shall clearly show the 100-year floodplain line. Reference the appropriate FEMA panel by which the location of this line has been determined.
10. **Easements:** Book and page and/or reception number for all existing and newly created easements.
11. **Adjacent Subdivision:** Names of adjacent platted areas along with the reception and/or plat book and page number shall be shown. If unplatted, so indicate. Existing street rights of way that intersect the subdivision boundary or are adjacent to said boundary lines shall be clearly labeled with the street name, right of way width and appropriate deed or plat recording information wherein the right of way is defined. Show and label all existing lots and blocks that are immediately adjacent to the subdivision boundary.
12. **Basis of Bearings:** A clearly defined basis of bearings shall be provided, both verbally and graphically. All monumentation defining said line shall be shown and labeled on the plat drawing. When said line is not common with the subdivision boundary, it shall be accurately tied to the boundary with bearings and distances.
13. **Monuments:** All monuments used to determine and/or describe a boundary (including basis of bearings, point of beginning and point of commencement) shall be shown and clearly labeled on the plat drawing. Monuments for corners defined by the plat, or otherwise found to be missing in the field, shall be placed and set in accord with the requirements of the State of Colorado.
14. **Not A Part Of Subdivision:** All areas enclosed within the subdivision boundary which do not constitute a part of the subdivision shall be labeled "Not a part of this subdivision". All lines pertaining to such areas shall be dashed.
15. **Square Footage:** The area in square feet of all lot and tracts sought to be platted.

Community & Economic
Development Department
www.adcogov.org



4430 South Adams County Parkway
1st Floor, Suite W2000
Brighton, CO 80601-8204
PHONE 720.523.6800
FAX 720.523.6998

16. Operation and Maintenance Manual reference: Refer to the Operation and Maintenance Manual approved with this Subdivision for Additional Drainage Guidelines.

17. All other information required by State law.

CERTIFICATION OF NOTICE TO MINERAL ESTATE OWNERS

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

With respect to the property located at:

Physical Address: _____

Legal Description: _____

Parcel #(s): _____

(PLEASE CHECK ONE):

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

or

_____ 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: _____ Applicant: _____

By: _____

Print Name: _____

Address: _____

STATE OF COLORADO)

)

COUNTY OF ADAMS)

Subscribed and sworn to before me this _____ day of _____, 20____, by
_____.

Witness my hand and official seal.

My Commission expires: _____

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

Concerning the property located at:

Physical Address: _____

Legal Description: _____

Parcel #(s): _____

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: _____ Applicant: _____

After Recording Return To:

By: _____
Print Name: _____
Address: _____

STATE OF COLORADO)
)
COUNTY OF ADAMS)

Subscribed and sworn to before me this _____ day of _____, 20____, by
_____.

Witness my hand and official seal.

My Commission expires: _____
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.

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

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

Physical Address:

Legal Description: _____

Parcel # (s): _____

With respect to qualifying surface developments:

Access to existing and proposed mineral operations, surface facilities, flowlines, and pipelines in support of such existing and proposed operations for oil and gas exploration and production, including provisions for public roads sufficient to withstand trucks and drilling equipment or thirty-foot-wide access easements, were provided for in a "_____" area as recorded in Reception # _____ on _____.

Date: _____ Applicant: _____
By: _____
Address: _____

STATE OF COLORADO)
)
COUNTY OF ADAMS)

Subscribed and sworn to before me this _____ day of _____, 20____, by
_____.

Witness my hand and official seal.

My Commission expires: _____
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.



FINAL PLAT

(MAJOR SUBDIVISION)

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
- ☒ Subdivision Engineering Review Application. If already filed, please identify the case number here:

Supplementary Checklist Item

- ☐ School Impact Analysis

Fees Due When Application is Deemed Complete	
Minor Subdivision Final Plat	\$1,600

Guide to Development Application Submittal

All applications shall be submitted electronically to epermitcenter@adcogov.org. If the submittal is too large to email as an attachment, the application may be sent as an unlocked MS OneDrive link. Alternatively, the application may be delivered on a flash drive to the Community & Economic Development Department. Once a complete application has been received, fees will be invoiced and payable online at www.permits.adcogov.org.

Required Checklist Items

Written Explanation of the Project:

- A clear and concise description of the proposal. Please include the purpose of the project, and improvements that will be made to the site.
- Identify the number of tracts and number of lots being proposed.
- Please keep written explanation to three pages or less.

Final Plat Prepared by Registered Land Surveyor:

- A map or maps together with supporting documentation of certain described land providing permanent and accurate record of the legal description, dedications, exact size, shape, and location of lots, blocks, streets, easements, and parcels

Legal Description:

- A version of the legal description (from the final plat) that we can copy and paste. You may provide this in PDF or Microsoft Word versions.

Conceptual Site Plan Showing Proposed Development:

- A detailed drawing of existing and proposed improvements
- Including:
 - Streets, roads, and intersections
 - Driveways, access points, and parking areas
 - Existing and proposed structures, wells, and septic systems,
 - Easements, utility lines, and no build or hazardous areas
 - Scale, north arrow, and date of preparation
- An Improvement Location Certificate or Survey may be required during the official review

Proof of Ownership:

- A deed may be found in the Office of the Clerk and Recorder
- A title commitment is prepared by a professional title company

Proof of Water and Sewer:

- Public utilities - A written statement from the appropriate water and/or sanitation district indicating that they will provide service to the property
- Private utilities - Well permit(s) information can be obtained from the Colorado State Division of Water Resources at (303) 866-3587. A written statement from Adams County Health Department indicating the viability of obtaining Onsite Wastewater Treatment Systems

Proof of Utilities (Gas, Electric, etc.):

- A written statement from the appropriate utility provider indicating that they will provide service to the property
- Copy of a current bill from the service provider

Certificate of Taxes Paid:

- A Statement of Taxes Paid is not the equivalent of a Certificate of Taxes Paid. Colorado State Statutes require a Certificate of Taxes Paid to be submitted with this application.
- All taxes on the subject property must be paid in full. A certificate of taxes paid can be obtained in-person at the Adams County Treasurer's office. As of July 2023, the cost is \$10.
- You may also request a Certificate of Taxes Paid by e-mailing treasurer@adcogov.org, and credit card payment can be processed by telephone.

Receipt of Payment from Colorado Geological Survey:

- The Colorado Geological Survey requires a fee payment for the review of any subdivision. These payments can be made at: <https://commerce.cashnet.com/MinesCGS>. A receipt of this pre-payment must be provided in this application submittal.

Subdivision Engineering Review Application:

- Contact the cedd-eng@adcogov.org to determine if a subdivision engineering review is required. If it is determined that an application is not required, please include an email from them.
- This is a separate application submittal from the minor subdivision final plat. Please refer to the application checklist located at: <https://epermits.adcogov.org/submittal-checklists>.

Discretionary Checklist Items**School Impact Analysis:**

- Contact the applicable school district for the analysis. If the school district does not provide this, please include an email from them.
- Should include the increase in elementary, middle, and high school students and the existing school sites and structure of the applicable district in which the subdivision is proposed to be located.



DEVELOPMENT APPLICATION FORM

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



Major Subdivision Final Plat Requirements

1. **Subdivision Name, Subtitle:** Name of subdivision at the top of the sheet, followed by a subtitle identifying the section, township and range information along with County and State.
2. **Property Description:** An accurate and clear property (legal) description of the overall boundary of the subdivision with the acreage of the subdivision. All courses in the property (legal) description shall be shown and labeled on the plat drawing, with all bearings having the same direction as called out in the legal description. The only exception being where more than one description is required, going a different direction over the same course. The direction shall then hold for the description having more weight (i.e., the overall boundary) for purposes of the plat. If both record and "as-measured" dimensions are being used, show both and clearly label on the plat drawing. Point of commencement and/or point of beginning shall be clearly labeled on the plat drawing.
3. **Ownership Certificate:**
 - a. Know all men by these presents that (owner name(s)), being the sole owner of the following described tract of land:
 - b. Legal Description
 - c. Have (Has) by these presents laid out, platted and subdivided the same into lots, streets and easements as shown on this plat under the name and style of (subdivision name).
4. **Dedication Statements:** Statements of land to be dedicated to the County for parks or other public uses, grants of easements and dedication of public streets to the Adams County are required.
 - a. All plats with public streets shall have the following sentence in the dedication statement: *All public streets are hereby dedicated to Adams County for public use.*
 - b. All plats with public easements and/or tracts must have the following sentence in the dedication statement: *The undersigned does hereby dedicate, grant and convey to Adams County those Public Easements (and tracts) as shown on the plat; and further restricts the use of all Public Easement 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.*
 - c. All plats with private streets shall have the following sentence in the dedication statement: *All private streets (insert names) are privately owned and maintained by (list owner name, Owner's Association, etc.).*
 - d. All plats with other tracts being dedicated to the County shall have:



- i. A sentence in the dedication statement similar to "Tract X is hereby dedicated to Adams County for public use".
 - ii. A special numbered plat note defining the purpose and perpetual maintenance responsibility for the tract such as "Tract X is for public drainage, landscaping, trail and open space with maintenance of the surface being vested in the (District Name) Special Maintenance District".
5. **Surveyor's Statement:** Statement by a registered land surveyor, professionally licensed by the State of Colorado, to the effect that the layout represents a survey made by him and that the monuments thereon actually exist as located and that all dimensional and other details are correct.
6. **Access Provisions:**
 - a. **Statement Restricting Access:** A statement restricting access rights across the right-of-way lines of major highways, parkways, streets or freeways, where required as a provision of approval.
7. **Easement Statement:**
 - a. 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.
8. **Storm Drainage Facilities Statement:**
 - a. The policy of the County requires that maintenance access shall be provided to all storm drainage facilities to assure continuous operational capability of the system. The property owners shall be responsible for the maintenance of all drainage facilities including inlets, pipes, culverts, channels, ditches, hydraulic structures, and detention basins located on their land unless modified by the subdivision development agreement. 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.



9. Layout:

- a. **Boundary Lines:** The subdivision boundary will be clearly distinguishable from other map lines by use of a distinct line type and/or thickness. All lines will be labeled with a complete bearing and distance, and all curves will be labeled with a central angle (delta), radius and arc length. Radial bearings and/or chord bearings will be provided for all nontangent curves. All dimensions to be determined by accurate field survey which must balance and close within limit of one in five thousand (5,000). Show adjacent and/or intersecting plat/deed lines and label appropriately to include recording information (book and page and/or reception number).
- b. **Streets:** All street rights of way defined by the plat will be clearly distinguishable from other map lines by use of a distinct line type and/or thickness. All lines will be labeled with a complete bearing and distance, and all curves will be labeled with a central angle (delta), radius and arc length. Radial bearings and/or chord bearings will be provided for all nontangent curves. Widths shall be labeled from each right-of-way line normal to the corresponding street center line. All street center lines defined by the plat will be clearly distinguishable from other map lines by use of distinct line type and/or thickness. All lines will be labeled with a complete bearing and distance and all curves will be labeled with a central angle (delta), radius and arc length. Radial bearings and/or chord bearings will be provided for all nontangent curves. The plat shall show the right-of-way lines, widths, locations and street names of all existing and proposed public or private streets:
 - i. Within the proposed subdivision, and
 - ii. Immediately abutting the proposed subdivision, and
 - iii. Any private street shall include the designation "(Private)" immediately following street name; any other private right of way that is not named shall include the designation "(Private)" in a manner that clearly conveys such a status.
- c. **Easements:** All easements as required by Adams County and other public and quasi-public agencies. Said easements shall be clearly labeled to include width, use and identification as public or private, if necessary. Tie to property lines and annotate with bearings and distances as necessary. Clearly show and label all existing easements, to include width and recording information, that cross, abut or are located within the subdivision boundary.
- d. **Lots and Blocks:** All lines of lots, blocks and other parcels of land defined by the plat will be clearly distinguishable from other map lines by use of a distinct line type and/or thickness. All lines will be labeled with a complete bearing and distance and all curves will be labeled with a radius and arc length. Lots must close to one in five thousand (5,000).
- e. **Readability:** All line annotation and all other text will be easily and clearly readable. No text shall overwrite other text or be overwritten by map lines.
- f. **Leader Lines:** Use leader lines whenever a dimension is not clearly and unmistakably associated with a given line, line segment or arc.



- g. **Multiple Sheets:** Whenever a plat drawing spans multiple sheets, clear and well labeled match lines and a key map shall be included on each sheet. Labels will be of the nature "See Sheet of ". Duplicate street names, widths, lot numbers, tract names, easement labeling or any such labeling when any feature is shown on multiple sheets.
 - h. **Identification System:** All lots and blocks in the subdivision shall be numbered, beginning with the numeral "1" and continuing consecutively throughout the tract, with no omissions or duplications. All tracts shall be likewise labeled beginning with the letter "A". Lots and tracts shall be labeled with the area of the lot or tract.
 - i. **Legend:** Provide a legend which designates all lines and symbols except where called out on plat drawing.
 - j. **Inundation Mark:** The plat shall clearly show the 100-year floodplain line. Reference the appropriate FEMA panel by which the location of this line has been determined.
10. **Easements:** Book and page and/or reception number for all existing and newly created easements.
11. **Adjacent Subdivision:** Names of adjacent platted areas along with the reception and/or plat book and page number shall be shown. If unplatted, so indicate. Existing street rights of way that intersect the subdivision boundary or are adjacent to said boundary lines shall be clearly labeled with the street name, right of way width and appropriate deed or plat recording information wherein the right of way is defined. Show and label all existing lots and blocks that are immediately adjacent to the subdivision boundary.
12. **Basis of Bearings:** A clearly defined basis of bearings shall be provided, both verbally and graphically. All monumentation defining said line shall be shown and labeled on the plat drawing. When said line is not common with the subdivision boundary, it shall be accurately tied to the boundary with bearings and distances.
13. **Monuments:** All monuments used to determine and/or describe a boundary (including basis of bearings, point of beginning and point of commencement) shall be shown and clearly labeled on the plat drawing. Monuments for corners defined by the plat, or otherwise found to be missing in the field, shall be placed and set in accord with the requirements of the State of Colorado.
14. **Not A Part Of Subdivision:** All areas enclosed within the subdivision boundary which do not constitute a part of the subdivision shall be labeled "Not a part of this subdivision". All lines pertaining to such areas shall be dashed.
15. **Square Footage:** The area in square feet of all lot and tracts sought to be platted.

Community & Economic
Development Department
www.adcogov.org



4430 South Adams County Parkway
1st Floor, Suite W2000
Brighton, CO 80601-8204
PHONE 720.523.6800
FAX 720.523.6998

16. Operation and Maintenance Manual reference: Refer to the Operation and Maintenance Manual approved with this Subdivision for Additional Drainage Guidelines.

17. All other information required by State law.

CERTIFICATION OF NOTICE TO MINERAL ESTATE OWNERS

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

With respect to the property located at:

Physical Address: _____

Legal Description: _____

Parcel #(s): _____

(PLEASE CHECK ONE):

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

or

_____ 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: _____ Applicant: _____

By: _____

Print Name: _____

Address: _____

STATE OF COLORADO)

)

COUNTY OF ADAMS)

Subscribed and sworn to before me this _____ day of _____, 20____, by
_____.

Witness my hand and official seal.

My Commission expires: _____

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

Concerning the property located at:

Physical Address: _____

Legal Description: _____

Parcel #(s): _____

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: _____ Applicant: _____

After Recording Return To:

By: _____
Print Name: _____
Address: _____

STATE OF COLORADO)
)
COUNTY OF ADAMS)

Subscribed and sworn to before me this _____ day of _____, 20____, by
_____.

Witness my hand and official seal.

My Commission expires: _____
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.

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

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

Physical Address:

Legal Description: _____

Parcel # (s): _____

With respect to qualifying surface developments:

Access to existing and proposed mineral operations, surface facilities, flowlines, and pipelines in support of such existing and proposed operations for oil and gas exploration and production, including provisions for public roads sufficient to withstand trucks and drilling equipment or thirty-foot-wide access easements, were provided for in a "_____" area as recorded in Reception # _____ on _____.

Date: _____ Applicant: _____
By: _____
Address: _____

STATE OF COLORADO)
)
COUNTY OF ADAMS)

Subscribed and sworn to before me this _____ day of _____, 20____, by
_____.

Witness my hand and official seal.

My Commission expires: _____
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.



February 25, 2026

Community & Economic Development Department
Adams County
4430 South Adams County Parkway, 1st Floor, Suite W2000A
Brighton, CO 80601

RE: *Lowell Development Subdivision, Lot 1 and 2*
 Final Plat (Major Subdivision)
 Written Explanation

Thank you for accepting this Final Plat (Major Subdivision) application for the Lowell Development Subdivision. This Project is located in the unincorporated Berkeley community in Adams County (the "County"), State of Colorado (the "Site").

The Site is inclusive of Lot 2, Spano Subdivision and Lots 1 and 2, Calabrese Subdivision. The Site is located in the southwest quarter of Section 8, Township 3 South, Range 68 West of the Sixth Principal Meridian, County of Adams, State of Colorado. The Site is bounded by Lowell Boulevard to the west, Clear Creek on the east, Interstate-76 to the south, and private property to the north. The Project consists of approximately 31.41-acres.

The purpose of the Final Plat application is to subdivide the properties into 2 Lots as shown. The Final Plat application is accompanied by a Master Storm Drainage Study (the "Master SDS") submittal that outlines drainage requirements for the future development of both Lots. Drainage and Maintenance Easements are proposed to be dedicated on both proposed Lots as outlined in the Master SDS. However, no improvements are proposed to the Site at this time.

We appreciate your review of these submittal documents. Please contact me at 720-943-5657 or Eric.McDaniel@kimley-horn.com should you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in blue ink that reads "E. McDaniel".

By: Eric McDaniel, P.E.
 Project Manager

LOWELL DEVELOPMENT SUBDIVISION
A REPLAT OF LOT 2, SPANO SUBDIVISION AND LOTS 1 AND 2, CALABRESE SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 8,
TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 2

OWNERSHIP AND DEDICATION CERTIFICATE

KNOW ALL PEOPLE BY THESE PRESENTS THAT SPANO FAMILY HOLDING, LLC AND 5602 LOWELL, LLC, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACTS OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING LOT 2, SPANO SUBDIVISION RECORDED AT RECEPTION NO. 20050202000110370, EXCEPT THAT PORTION OF LOT 2 DEEDED TO ADAMS COUNTY IN WARRANTY DEED RECORDED AT RECEPTION NO. 2016000038603, TOGETHER WITH LOTS 1 AND 2, CALABRESE SUBDIVISION, RECORDED AT RECEPTION NO. 20050202000110270, EXCEPT THAT PORTION OF LOT 2 DEEDED TO ADAMS COUNTY IN WARRANTY DEED RECORDED AT RECEPTION NO. 2025000001522, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 8; THENCE NORTH 00°12'27" WEST COINCIDENT WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 543.29 FEET; THENCE NORTH 88°41'00" EAST, A DISTANCE OF 30.01 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF LOWELL BOULEVARD, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 2, CALABRESE SUBDIVISION AND THE POINT OF BEGINNING;

THENCE COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE AND THE WEST LINE OF SAID LOT 2, CALABRESE SUBDIVISION, NORTH 00°12'27" WEST, A DISTANCE OF 577.64 FEET TO THE NORTH LINES OF SAID LOTS 1 AND 2, CALABRESE SUBDIVISION;
THENCE COINCIDENT WITH SAID NORTH LINES, NORTH 89°47'33" EAST, A DISTANCE OF 218.71 FEET TO THE SOUTHERN MOST WESTERLY LINE OF SAID LOT 2, SPANO SUBDIVISION ;
THENCE COINCIDENT WITH THE PERIMETER OF LAST SAID LOT 2, THE FOLLOWING TWO (2) COURSES:
1. NORTH 00°12'29" WEST, A DISTANCE OF 208.66 FEET;
2. SOUTH 89°48'26" WEST, A DISTANCE OF 208.70 FEET TO THE EAST LINE OF SAID EXCEPTED PORTION OF LOT 2, SPANO SUBDIVISION;
THENCE COINCIDENT WITH LAST SAID EAST LINE AND THE WEST LINE OF LAST SAID LOT 2, NORTH 00°12'27" WEST, A DISTANCE OF 280.61 FEET TO THE NORTH LINE OF LAST SAID LOT 2;
THENCE COINCIDENT WITH THE PERIMETER OF SAID LOT 2, SPANO SUBDIVISION THE FOLLOWING NINETEEN (19) COURSES:

1. SOUTH 86°00'50" EAST, A DISTANCE OF 619.06 FEET;
2. SOUTH 00°12'27" EAST, A DISTANCE OF 157.00 FEET;
3. NORTH 89°47'33" EAST, A DISTANCE OF 571.42 FEET;
4. NORTH 21°27'33" EAST, A DISTANCE OF 385.06 FEET;
5. NORTH 69°05'33" EAST, A DISTANCE OF 180.30 FEET;
6. NORTH 52°54'07" EAST, A DISTANCE OF 132.08 FEET;
7. SOUTH 38°27'12" WEST, A DISTANCE OF 102.21 FEET;
8. SOUTH 55°33'41" WEST, A DISTANCE OF 226.67 FEET;
9. SOUTH 18°45'37" WEST, A DISTANCE OF 77.84 FEET;
10. SOUTH 22°17'57" WEST, A DISTANCE OF 51.73 FEET;
11. SOUTH 06°25'36" WEST, A DISTANCE OF 68.58 FEET;
12. SOUTH 09°13'40" EAST, A DISTANCE OF 99.18 FEET;
13. SOUTH 13°22'26" WEST, A DISTANCE OF 130.02 FEET;
14. SOUTH 34°06'01" WEST, A DISTANCE OF 70.48 FEET;
15. SOUTH 43°13'42" WEST, A DISTANCE OF 187.06 FEET;
16. SOUTH 55°02'51" WEST, A DISTANCE OF 74.98 FEET;
17. SOUTH 24°21'00" WEST, A DISTANCE OF 74.93 FEET;
18. SOUTH 24°03'11" WEST, A DISTANCE OF 85.03 FEET;
19. SOUTH 00°12'27" EAST, A DISTANCE OF 47.36 FEET TO THE NORTHEAST CORNER OF SAID EXCEPTED PORTION OF LOT 2, CALABRESE SUBDIVISION;
THENCE COINCIDENT WITH THE PERIMETER OF LAST SAID EXCEPTED PORTION THE FOLLOWING TWO (2) COURSES:

1. SOUTH 89°48'01" WEST, A DISTANCE OF 14.70 FEET;
2. SOUTH 00°52'21" EAST, A DISTANCE OF 73.24 FEET TO THE SOUTHERN MOST EASTERLY LINE OF SAID LOT 2, CALABRESE SUBDIVISION;
THENCE COINCIDENT WITH THE PERIMETER OF SAID LOT 2, CALABRESE SUBDIVISION,THE FOLLOWING TWO (2) COURSES:
1. SOUTH 35°23'14" WEST, A DISTANCE OF 276.96 FEET;
2. SOUTH 88°40'23" WEST, A DISTANCE OF 825.08 FEET TO THE POINT OF BEGINNING;

CONTAINING 1,018,695 SQ. FT. OR 23.3860 ACRES, MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND BLOCKS, AND DEDICATED ALL EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF LOWELL DEVELOPMENT SUBDIVISION SUBDIVISION. ALL PUBLIC STREETS ARE HEREBY DEDICATED TO ADAMS COUNTY FOR PUBLIC USE.

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 EASEMENT 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.

EXECUTED THIS _____ DAY OF _____ A.D. 202__

OWNER: LOT 2, SPANO SUBDIVISION
SPANO FAMILY HOLDINGS, LLC

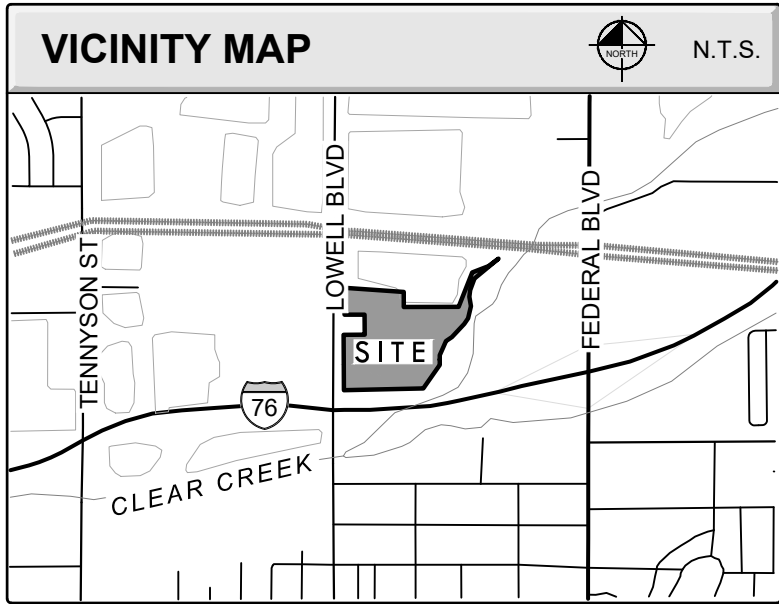
BY: ANTHONY SPANO

ACKNOWLEDGEMENT:
STATE OF COLORADO)
) SS
COUNTY OF _____)

THE FOREGOING OWNERSHIP AND DEDICATION CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 202__ BY ANTHONY SPANO AS MANAGER OF THE SPANO FAMILY HOLDINGS, LLC

MY COMMISSION EXPIRES: _____ WITNESS MY HAND AND SEAL

NOTARY PUBLIC



OWNERSHIP AND DEDICATION CERTIFICATE CONTINUED

EXECUTED THIS _____ DAY OF _____ A.D. 202__

OWNER: LOTS 1 AND 2, CALABRESE SUBDIVISION
5602 LOWELL, LLC

BY: MARKO S. MACKOVIC

ACKNOWLEDGEMENT:
STATE OF COLORADO)
) SS
COUNTY OF _____)

THE FOREGOING OWNERSHIP AND DEDICATION CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 202__ BY MARKO S. MACKOVIC AS MEMBER/MANAGER OF 5602 LOWELL, LLC

MY COMMISSION EXPIRES: _____ WITNESS MY HAND AND SEAL

NOTARY PUBLIC

LIENHOLDER

STOCKMENS BANK

BY: _____ DATE: _____

TITLE: _____

NOTARY PUBLIC:
STATE OF COLORADO)
) SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS ___ DAY OF _____, 202__ BY _____

MY COMMISSION EXPIRES: _____ WITNESS MY HAND AND SEAL

NOTARY PUBLIC

LIENHOLDER

STOCKMENS BANK

BY: _____ DATE: _____

TITLE: _____

NOTARY PUBLIC:
STATE OF COLORADO)
) SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS ___ DAY OF _____, 202__ BY _____

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND SEAL

NOTARY PUBLIC

PURPOSE STATEMENT

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE PROPERTIES INTO 2 LOTS, AS SHOWN HEREON.

NOTES

1. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, AS MONUMENTED AT THE SOUTHWEST CORNER BY A RECOVERED #6 REBAR, 0.3' BELOW GRADE IN MONUMENT BOX, AND AT THE WEST QUARTER CORNER BY A RECOVERED 2-1/2" ALUMINUM CAP 0.3' BELOW GRADE IN MONUMENT BOX, ILLEGIBLE, ASSUMED TO BEAR NORTH 00°12'27" WEST FOR A DISTANCE OF 2633.76 FEET.
3. THE LINEAL UNIT USED IN THE PREPARATION OF THIS SURVEY IS THE U.S. SURVEY FOOT. PURSUANT TO C.R.S. 38-52-103(2) METRIC CONVERSION IS: ONE METER EQUALS 3937 / 1200 FEET.
4. THIS PROPERTY IS LOCATED WITHIN ZONE X, OTHER AREAS - DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND SPECIAL FLOOD HAZARD AREAS - REGULATORY FLOODWAY ZONE AE AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR COUNTY OF ADAMS, COMMUNITY PANEL NUMBER 08001C0591H, MAP EFFECTIVE DATE MARCH 5, 2007 AND COMMUNITY PANEL NUMBER 08001C0592H, MAP EFFECTIVE DATE MARCH 5, 2007. THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN ON THIS SURVEY IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAPS.
5. THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS SHALL BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVISION DEVELOPMENT AGREEMENT. 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.
6. THIS PLAT WAS PREPARED USING THE TITLE COMMITMENT FOR TITLE INSURANCE ISSUED BY STEWART TITLE GUARANTY COMPANY COMMERCIAL SERVICES, FILE NO. 26000330001, EFFECTIVE DATE FEBRUARY 6, 2026 AT 5:30 P.M., WHICH PROVIDED CONFIRMATION OF OWNERSHIP AND EASEMENTS AFFECTING THE SUBJECT PROPERTY.
7. ANY REDEVELOPMENT OF LOT 2 [SPANO FARM] SHALL COMPLY WITH THE THEN-CURRENT ADAMS COUNTY DEVELOPMENT STANDARDS AND REGULATIONS, INCLUDING, WITHOUT LIMITATION, THEN-CURRENT ENGINEERING AND STORMWATER MANAGEMENT/DRAINAGE STANDARDS.
8. TO ESTABLISH A USE ON LOT 1 [RESIDENTIAL LOT], A CHANGE IN USE PERMIT (SITE PLAN REVIEW) WILL BE REQUIRED. THIS REQUIRES THE SUBMITTAL OF DETAILED ENGINEERING, DESIGN AND CONSTRUCTION PLANS FOR REVIEW AND APPROVAL BY THE COUNTY AND, ONCE APPROVED BY THE COUNTY, THE IMPLEMENTATION OF THE SAME. IN ADDITION, AN IMPROVEMENTS AGREEMENT AND THE POSTING OF THE ASSOCIATED COLLATERAL WITH THE COUNTY SHALL BE REQUIRED FOR ALL PUBLIC AND PRIVATE IMPROVEMENTS WITHIN THE SUBDIVISION.

PLANNING COMMISSION APPROVAL

RECOMMENDED FOR APPROVAL BY THE ADAMS COUNTY PLANNING COMMISSION THIS _____ DAY OF _____ A.D. 202__

CHAIR

BOARD OF COUNTY COMMISSIONER'S APPROVAL

APPROVED BY THE ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS THIS _____ DAY OF _____ A.D. 202__

CHAIR

ADAMS COUNTY ATTORNEY'S OFFICE

APPROVED AS TO FORM

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT, IT IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

DARREN R. WOLTERSTORFF, PLS 38281
FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC.
DARREN.WOLTERSTORFF@KIMLEY-HORN.COM

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Kimley»Horn

6200 SOUTH SYRACUSE WAY, # 300
GREENWOOD VILLAGE, CO 80111

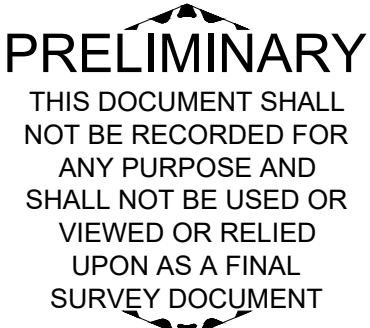
Tel. No. (303) 228-2300
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	PTM/DRW	DRW	2026-03-06	096433019	1 OF 2

No.	DATE	REVISION DESCRIPTION
1	2026-03-04	REV.

DWG NAME: \\KIMLEY-HORN.COM\\P_D\\DAVIDEN_SURVEY\\096433019 - GREYSTAR ADAMS COUNTY 5620 LOWELL.DWG 096433019 - 5620 LOWELL PLT.DWG PLOTTED BY: MCGRANAHAN, PATRICK 3/6/2026 9:51 AM LAST SAVED: 3/6/2026 9:51 AM

A REPLAT OF LOT 2, SPANO SUBDIVISION AND LOTS 1 AND 2, CALABRESE SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 8,
TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 2



1	2026-03-04	REV.
No.	DATE	REVISION DESCRIPTION

Kimley»»Horn

6200 SOUTH SYRACUSE WAY, # 300
GREENWOOD VILLAGE, CO 80111

Tel. No. (303) 228-2300
www.kimley-horn.com

Scale 1" = 100'	Drawn by PTM/DRW	Checked by DRW	Date 2026-03-06	Project No. 096433019	Sheet No. 2 OF 2
--------------------	---------------------	-------------------	--------------------	--------------------------	---------------------

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING LOT 2, SPANO SUBDIVISION RECORDED AT RECEPTION NO. 20050202000110370, EXCEPT THAT PORTION OF LOT 2 DEEDED TO ADAMS COUNTY IN WARRANTY DEED RECORDED AT RECEPTION NO. 2016000038603, TOGETHER WITH LOTS 1 AND 2, CALABRESE SUBDIVISION, RECORDED AT RECEPTION NO. 20050202000110270, EXCEPT THAT PORTION OF LOT 2 DEEDED TO ADAMS COUNTY IN WARRANTY DEED RECORDED AT RECEPTION NO. 2025000001522, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 8; THENCE NORTH 00°12'27" WEST COINCIDENT WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 543.29 FEET; THENCE NORTH 88°41'00" EAST, A DISTANCE OF 30.01 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF LOWELL BOULEVARD, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 2, CALABRESE SUBDIVISION AND THE POINT OF BEGINNING;

THENCE COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE AND THE WEST LINE OF SAID LOT 2, CALABRESE SUBDIVISION, NORTH 00°12'27" WEST, A DISTANCE OF 577.64 FEET TO THE NORTH LINES OF SAID LOTS 1 AND 2, CALABRESE SUBDIVISION;

THENCE COINCIDENT WITH SAID NORTH LINES, NORTH 89°47'33" EAST, A DISTANCE OF 218.71 FEET TO THE SOUTHERN MOST WESTERLY LINE OF SAID LOT 2, SPANO SUBDIVISION ;

THENCE COINCIDENT WITH THE PERIMETER OF LAST SAID LOT 2, THE FOLLOWING TWO (2) COURSES:

1. NORTH 00°12'29" WEST, A DISTANCE OF 208.66 FEET;
2. SOUTH 89°48'26" WEST, A DISTANCE OF 208.70 FEET TO THE EAST LINE OF SAID EXCEPTED PORTION OF LOT 2, SPANO SUBDIVISION;

THENCE COINCIDENT WITH LAST SAID EAST LINE AND THE WEST LINE OF LAST SAID LOT 2, NORTH 00°12'27" WEST, A DISTANCE OF 280.61 FEET TO THE NORTH LINE OF LAST SAID LOT 2; THENCE COINCIDENT WITH THE PERIMETER OF SAID LOT 2, SPANO SUBDIVISION THE FOLLOWING NINETEEN (19) COURSES:

1. SOUTH 86°00'50" EAST, A DISTANCE OF 619.06 FEET;
2. SOUTH 00°12'27" EAST, A DISTANCE OF 157.00 FEET;
3. NORTH 89°47'33" EAST, A DISTANCE OF 571.42 FEET;
4. NORTH 21°27'33" EAST, A DISTANCE OF 385.06 FEET;
5. NORTH 69°05'33" EAST, A DISTANCE OF 180.30 FEET;
6. NORTH 52°54'07" EAST, A DISTANCE OF 132.08 FEET;
7. SOUTH 38°27'12" WEST, A DISTANCE OF 102.21 FEET;
8. SOUTH 55°33'41" WEST, A DISTANCE OF 226.67 FEET;
9. SOUTH 18°45'37" WEST, A DISTANCE OF 77.84 FEET;
10. SOUTH 22°17'57" WEST, A DISTANCE OF 51.73 FEET;
11. SOUTH 06°25'36" WEST, A DISTANCE OF 68.58 FEET;
12. SOUTH 09°13'40" EAST, A DISTANCE OF 99.18 FEET;
13. SOUTH 13°22'26" WEST, A DISTANCE OF 130.02 FEET;
14. SOUTH 34°06'01" WEST, A DISTANCE OF 70.48 FEET;
15. SOUTH 43°13'42" WEST, A DISTANCE OF 187.06 FEET;
16. SOUTH 55°02'51" WEST, A DISTANCE OF 74.98 FEET;

17. SOUTH 24°21'00" WEST, A DISTANCE OF 74.93 FEET;
18. SOUTH 24°03'11" WEST, A DISTANCE OF 85.03 FEET;
19. SOUTH 00°12'27" EAST, A DISTANCE OF 47.36 FEET TO THE NORTHEAST CORNER OF SAID
EXCEPTED PORTION OF LOT 2, CALABRESE SUBDIVISION;
THENCE COINCIDENT WITH THE PERIMETER OF LAST SAID EXCEPTED PORTION THE
FOLLOWING TWO (2) COURSES:
1. SOUTH 89°48'01" WEST, A DISTANCE OF 14.70 FEET;
2. SOUTH 00°52'21" EAST, A DISTANCE OF 73.24 FEET TO THE SOUTHERN MOST EASTERLY LINE
OF SAID LOT 2, CALABRESE SUBDIVISION;
THENCE COINCIDENT WITH THE PERIMETER OF SAID LOT 2, CALABRESE SUBDIVISION, THE
FOLLOWING TWO (2) COURSES:
1. SOUTH 35°23'14" WEST, A DISTANCE OF 276.96 FEET;
2. SOUTH 88°40'23" WEST, A DISTANCE OF 825.08 FEET TO THE POINT OF BEGINNING;

CONTAINING 1,018,695 SQ. FT. OR 23.3860 ACRES, MORE OR LESS.

WARRANTY DEED

THIS DEED, dated this 27th day of November, 2018,
between THOMAS CALABRESE, JERRY CALABRESE, FLORENE MARIE
WONG, GLORIA CALABRESE, CARMELLA CALABRESE, AND JACK
CALABRESE

of the County of Adams and State of Colorado,
grantor(s), and 5602 LOWELL, LLC, A COLORADO LIMITED
LIABILITY COMPANY

whose legal address is, 5895 W 56th AVE Arvada - CO 80002

of the County of Adams and State of Colorado, grantee(s):

WITNESS, that the grantor(s), for and in consideration of the sum of **SEVEN HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS (\$750,000.00)** the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee(s), his heirs and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of Adams and State of Colorado, described as follows:

**LOT 2,
CALABRESE SUBDIVISION,
ACCORDING TO THE PLAT THEREOF RECORDED
FEBRUARY 2, 2005 IN RECEPTION NO. 20050202000110270,
COUNTY OF ADAMS,
STATE OF COLORADO.**

also known by street and number as: **5602 LOWELL BLVD, DENVER, CO 80221**

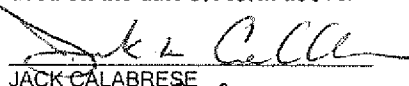
TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

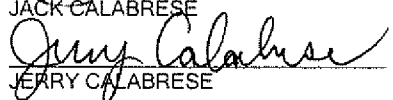
TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee(s), his heirs and assigns forever. The grantor(s), for himself, his heirs, and personal representatives, does covenant, grant, bargain and agree to and with the grantee(s), his heirs and assigns, that of the time of the ensealing and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except **general taxes for the current year and subsequent years, and except easements, covenants, conditions, restrictions, reservations, and rights of way of record, if any.**

The grantor(s) shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the grantee(s), his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

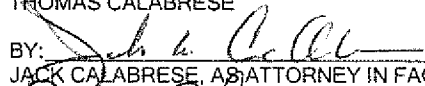
The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.


JACK CALABRESE

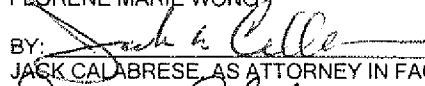

JERRY CALABRESE

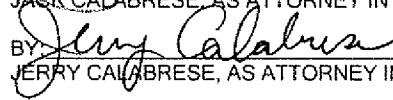
THOMAS CALABRESE

BY: 
JACK CALABRESE, AS ATTORNEY IN FACT

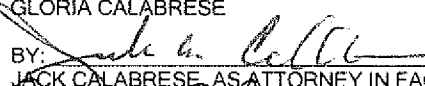
BY: 
JERRY CALABRESE, AS ATTORNEY IN FACT

FLORENE MARIE WONG

BY: 
JACK CALABRESE, AS ATTORNEY IN FACT

BY: 
JERRY CALABRESE, AS ATTORNEY IN FACT

GLORIA CALABRESE

BY: 
JACK CALABRESE, AS ATTORNEY IN FACT

BY: 
JERRY CALABRESE, AS ATTORNEY IN FACT

CARMELLA CALABRESE

BY: [Signature]
JACK CALABRESE, AS ATTORNEY IN FACT

BY: [Signature]
JERRY CALABRESE, AS ATTORNEY IN FACT

STATE OF COLORADO

COUNTY OF Jefferson

}
}
} ss.
}

The foregoing instrument was acknowledged before me this November 27th, 2018, by
JACK CALABRESE, JERRY CALABRESE, JACK CALABRESE AND JERRY CALABRESE AS ATTORNEY
IN FACT FOR THOMAS CALABRESE, JACK CALABRESE AND JERRY CALABRESE AS ATTORNEY IN
FACT FOR FLORENE MARIE WONG, JACK CALABRESE AND JERRY CALABRESE AS ATTORNEY IN
FACT FOR GLORIA CALABRESE, JACK CALABRESE AND JERRY CALABRESE AS ATTORNEY IN
FACT FOR CARMELLA CALABRESE

My Commission expires: 04/19/21
DEBORAH LEVANS
NOTARY PUBLIC
STATE OF COLORADO
Notary ID 19974004903
My Commission Expires 04/19/2021

Witness my hand and official seal.

[Signature]
Notary Public

SPECIAL WARRANTY DEED

THIS DEED, made this 27th day of January, 2021 , between
Joseph Jack Calabrese
of the County of Adams, State of Colorado, grantor, and
5602 Lowell, LLC, a Colorado limited liability company
whose legal address is 5895 W 56th Avenue, Arvada, CO 80002, grantee:

State Doc Fee:
Recording Fee:

WITNESSETH, That the Grantor for and in consideration of the sum of (\$400,000.00) Four Hundred Thousand Dollars and No Cents, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee, his heirs and assigns forever, all the real property together with improvements, if any, situate, lying in the County of Adams and being in the State of Colorado described as follows:

SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF

also known by street and number as: 5660 Lowell Boulevard, Denver, CO 80221

TOGETHER WITH all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantee(s), his/her/their assigns forever. And the Grantor(s) for himself/herself/themselves, his/her/their heirs, personal representatives, or successors, do covenant and agree that they shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the Grantor(s), heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the Grantor(s), except and subject to: **Statutory exceptions as defined in §38-30-113(5)(a) C.R.S.**

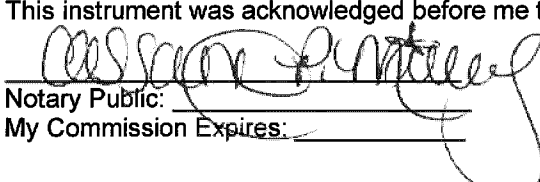
IN WITNESS WHEREOF, the grantor(s) has executed this deed on the date set forth above.


Joseph Jack Calabrese

STATE OF COLORADO

COUNTY OF Denver

This instrument was acknowledged before me this 27th day of January, 2021 by Joseph Jack Calabrese.


Notary Public: _____

My Commission Expires: _____

CASSANDRA P MILLERS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134005283
MY COMMISSION EXPIRES SEPTEMBER 10, 2021



EXHIBIT "A"
LEGAL DESCRIPTION

Lot 1,
Calabrese Subdivision,
County of Adams, State of Colorado.

QUITCLAIM DEED

THIS DEED, made this 20 day of MARCH 2020,
between Spano Family Holding, LLC a colorado limited liability company

of the County of Denver and State of Colorado
grantor, and Anthony Spano

whose legal address is 5780 Lowell Blvd

of the County of Denver and State of Colorado grantees:

WITNESS, that the grantor, for and in consideration of the sum of TEN (\$10.00) DOLLARS,
the receipt and sufficiency of which is hereby acknowledged, has remised, released, sold and QUITCLAIMED, and by
these presents does remise, release, sell and QUITCLAIM, unto the grantees, their heirs and assigns forever, not in
tenancy in common but in joint tenancy, all the right, title, interest, claim and demand which the grantor has in and to
the real property, together with improvements, if any, situate, lying and being in the County of Denver and State of
Colorado, described as follows:

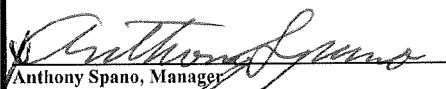
A parcel of Land in Section 8, Township 3 South, Range 68 West of the 6th P.M., being in a portion of Lots 1
and 2 of Spano Subdivision, being more particularly described as follows: Beginning 1121.92 feet North of the
Southwest corner of Section 8; thence East 390 feet; thence North 245 feet; thence West 390 feet to a point on the
West line of the Southwest 1/4; thence South 245 feet to the Point of Beginning, Except the West 30 feet thereof,
County of Adams, State of Colorado.

also known by street and number as: 5780 Lowell Boulevard, Denver, CO 80221

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto
belonging, or in anywise thereunto appertaining, all the estate, right, title, interest and claim whatsoever of the grantor,
either in law or equity, to the only proper use, benefit and behoof of the grantees, their heirs and assigns forever.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to
all genders.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

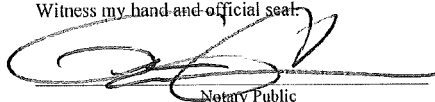

Anthony Spano, Manager

STATE OF COLORADO }
COUNTY OF Adams } ss.

The foregoing instrument was acknowledged before me this 20 day of MARCH 2020, by Anthony Spano as Manager
of Spano Family Holdings LLC a colorado limited liability company.

My Commission expires:

Witness my hand and official seal:


Notary Public

GINA M CORRIERI
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20024004714
MY COMMISSION EXPIRES MARCH 01, 2022



General Warranty Deed

(Pursuant to C.R.S. 38-30-113(1)(e))

State Documentary Fee
Date: June 27, 2025
\$14.53

This Deed, effective as of **this 27th day of June, 2025**, signed on the date(s) acknowledged below, by Grantor(s), **SPANO FAMILY HOLDING, LLC, A COLORADO LIMITED LIABILITY COMPANY**, whose street address is **5820 LOWELL BOULEVARD, DENVER, CO 80221**, City or Town of **DENVER**, County of **Adams** and State of **Colorado**, for the consideration of **(\$145,320.00) ***One Hundred Forty Five Thousand Three Hundred Twenty and 00/100***** dollars, in hand paid, hereby sell(s) and convey(s) to **ADAMS COUNTY, COLORADO**, whose street address is **4430 S Adams County Pkwy, Suite C2436, Brighton, CO 80601**, City or Town of **Brighton**, County of **Adams** and State of **Colorado**, the following real property in the County of **Adams** and State of **Colorado**, to wit:

See attached "Exhibit A"

also known by street and number as: **5820 LOWELL BOULEVARD, DENVER, CO 80221**

with all its appurtenances and warrant(s) the title to the same, subject to Statutory Exceptions.

(SEE ATTACHED "SIGNATURE PAGE")

When recorded return to: **ADAMS COUNTY, COLORADO**
4430 S Adams County Pkwy, Suite C2436, Brighton, CO 80601



Warranty Deed with Statutory Exceptions

SIGNATURE PAGE

SPANO FAMILY HOLDING, LLC, A COLORADO LIMITED
LIABILITY COMPANY

By: Anthony Spano Managing Member
ANTHONY SPANO, MANAGING MEMBER

State of Colorado

County of Denver

)
)ss.
)

The foregoing instrument was acknowledged before me on this 26th day of June, 2025 by ANTHONY SPANO
AS MANAGING MEMBER OF SPANO FAMILY HOLDING, LLC, A COLORADO LIMITED LIABILITY COMPANY

Witness my hand and official seal

My Commission expires: 01/19/2029

M. Zeitawi
Notary Public

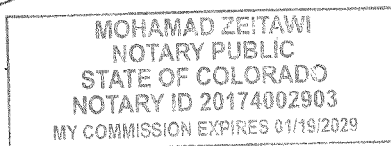


Exhibit A

A PART OF LOT 2, SPANO SUBDIVISION, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2; THENCE ALONG THE SOUTH LINE OF SAID LOT 2 S89°47'51"W 14.70 FEET TO A POINT ON THE EAST EDGE OF AN EXISTING CHAIN LINK FENCE; THENCE ALONG SAID FENCE THE FOLLOWING TWELVE COURSES:

- 1) N00°52'03"W 2.10 FEET TO A POINT ON A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 327.73 FEET;
 - 2) THENCE ALONG THE ARC OF SAID CURVE 158.88 FEET THROUGH A CENTRAL ANGLE OF 27°46'35" TO A POINT OF NON-TANGENCY, A RADIAL LINE TO SAID POINT BEARS N63°05'28"W;
 - 3) THENCE N37°35'48"E 38.73 FEET;
 - 4) THENCE N46°33'53"E 72.67 FEET;
 - 5) THENCE N43°16'18"E 175.65 FEET TO A POINT ON A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 263.57 FEET;
 - 6) THENCE ALONG THE ARC OF SAID CURVE 154.84 FEET THROUGH A CENTRAL ANGLE OF 33°39'38" TO A POINT OF TANGENCY;
 - 7) THENCE N09°36'40"E 58.02 FEET;
 - 8) THENCE N09°49'54"W 67.72 FEET TO A POINT ON A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 212.05 FEET;
 - 9) THENCE ALONG THE ARC OF SAID CURVE 106.20 FEET THROUGH A CENTRAL ANGLE OF 28°41'42" TO A POINT OF TANGENCY;
 - 10) THENCE N18°51'47"E 121.58 FEET;
 - 11) THENCE N55°30'17"E 226.93 FEET;
 - 12) THENCE N38°27'36"E 31.27 FEET TO A POINT THE WEST LINE OF SAID LOT 2;
- THENCE ALONG THE WEST LINE OF SAID LOT 2 N52°54'25"E 92.66 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE ALONG THE EAST LINES OF SAID LOT 2 THE FOLLOWING THIRTEEN COURSES:
- 1) S38°27'32"W 102.21 FEET;
 - 2) THENCE S55°33'59"W 226.67 FEET;
 - 3) THENCE S18°45'37"W 77.84 FEET;
 - 4) THENCE S22°18'41"W 51.73 FEET;
 - 5) THENCE S06°25'54"W 68.58 FEET;
 - 6) THENCE S09°13'22"E 99.18 FEET;
 - 7) THENCE S13°22'44"W 130.02 FEET;
 - 8) THENCE S34°06'19"W 70.48 FEET;
 - 9) THENCE S43°14'00"W 187.06 FEET;
 - 10) THENCE S55°03'09"W 74.98 FEET;
 - 11) THENCE S24°21'18"W 74.93 FEET;
 - 12) THENCE S24°03'29"W 85.03 FEET;
 - 13) THENCE S00°12'09"E 47.36 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION PREPARED BY:
RAYMOND W. BAYER, COLORADO P.L.S. 6973
FOR AND ON BEHALF OF:
R.W. BAYER & ASSOCIATES, INC.
12170 TEJON STREET, UNIT 700
WESTMINSTER, CO 80234
(303) 452-4433

WARRANTY DEED

THIS DEED, dated this 31 day of August 2015, between SPANO FAMILY HOLDINGS LLC, of the County of Adams and State of Colorado, grantor(s), and THE COUNTY OF ADAMS, State of Colorado, whose legal address is 4430 South Adams County Parkway, Brighton, Colorado 80601 of the said County of Adams and State of Colorado, grantee(s):

WITNESS, that the grantor(s), for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents doth grant, bargain, sell, convey and confirm, unto the grantee(s), its successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the said County of Adams, State of Colorado, described as follows:

Legal description as set forth in Exhibit "A" attached hereto and incorporated herein by this reference.

Dedicated for Lowell Boulevard

Also known by street and number as: 5780 Lowell Boulevard

Assessor's schedule or parcel number: part of 01825-08-3-02-001

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee(s), its successors and assigns forever. The grantor(s), for itself, its successors and assigns, do covenant, grant, bargain and agree to and with the grantee(s), its successors and assigns, that at the time of the ensealing and delivery of these presents, it is well seized of the premises above conveyed, have good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and have good right, full power and authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except oil, gas and mineral interests if any and except 2014 taxes due in 2015 which grantor agrees to pay.

The grantor(s) shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the grantee(s), its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

IN WITNESS WHEREOF, the grantor(s) have executed this deed on the date set forth above.

Anthony Spano, Managing Member
Spano Family Holdings, LLC

By

Anthony Spano

STATE OF COLORADO)
) ss
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me this 31st day of August, 2015,
Anthony Spano as Managing Member of Spano Family Holdings, LLC

My commission expires:

July 26, 2017

Witness my hand and official seal.

Susanna Mauracher

Notary Public

Name and Address of Person Creating Newly Created Legal Description (§38-35-106.5, C.R.S.)

RW Bayer & Associates, LLC, 2090 E. 104th Avenue-#200, Thornton, CO 80233

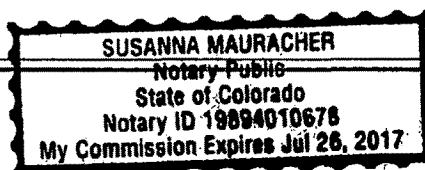


EXHIBIT A

LEGAL DESCRIPTION: 10 FEET FOR LOWELL BOULEVARD RIGHT-OF-WAY

THAT PART OF LOT 2, SPANO SUBDIVISION AS RECORDED IN RECEPTION NO. 20050202000110370, ADAMS COUNTY RECORDS, A SUBDIVISION BEING A PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS:

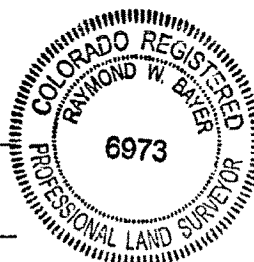
BEGINNING AT THE SOUTHWEST CORNER OF LOT 2, SAID SPANO SUBDIVISION; THENCE NORTH 00°12'09" WEST ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 348.84 FEET; THENCE SOUTH 86°00'32" EAST A DISTANCE OF 10.03 FEET TO THE NORTH EXTENSION OF THE WEST LINE OF LOT 1, SAID SPANO SUBDIVISION; THENCE SOUTH 00°12'09" EAST ALONG SAID NORTHERLY EXTENSION AND ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 348.11 FEET TO THE SOUTH LINE OF SPANO SUBDIVISION; THENCE SOUTH 89°47'51" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING. CONTAINS 3,485 SQUARE FEET OR 0.080 ACRES MORE OR LESS.

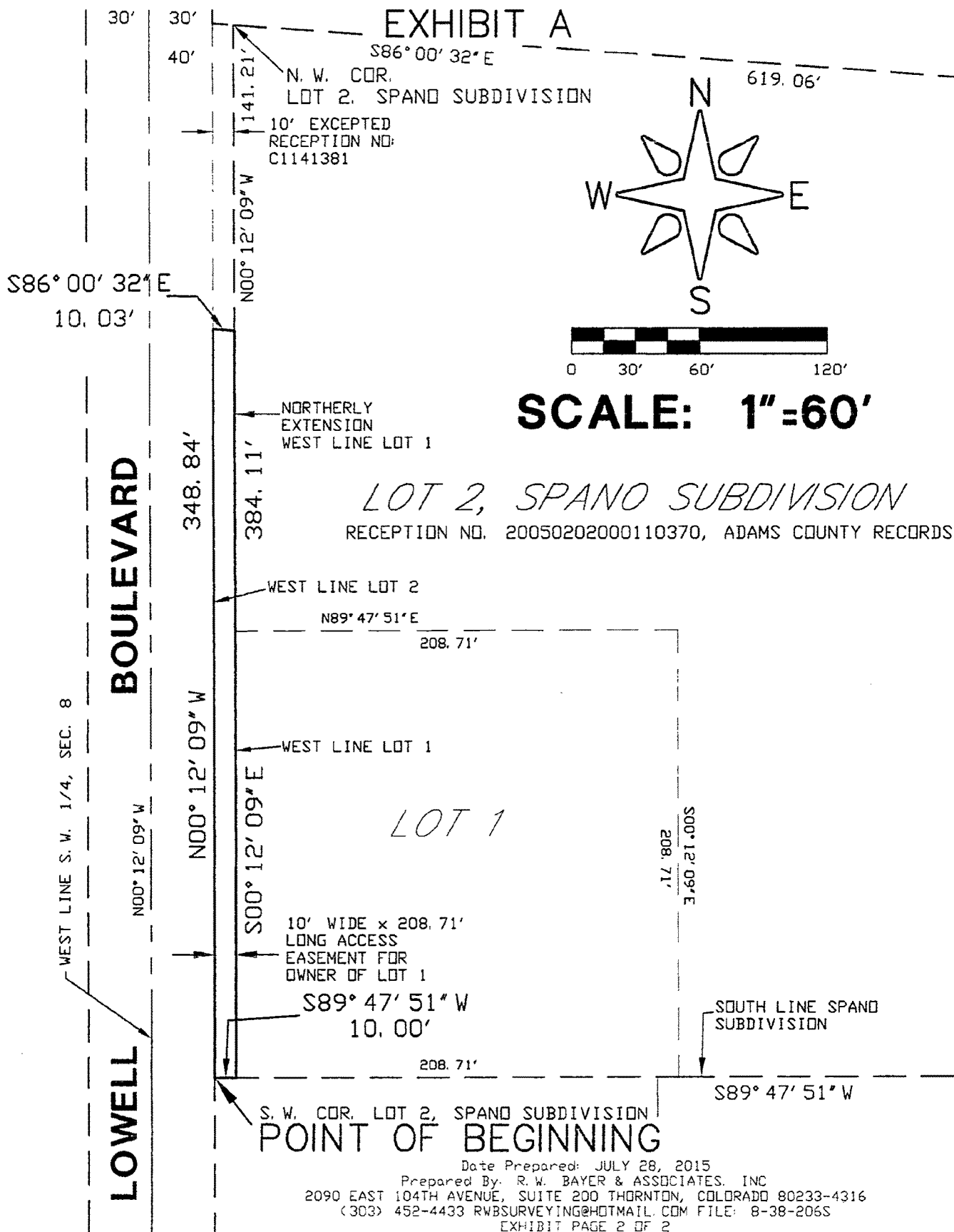
BASIS OF BEARINGS:

THE SOUTH LINE OF SPANO SUBDIVISION AS RECORDED IN RECEPTION NO. 20050202000110370, ADAMS COUNTY RECORDS, A SUBDIVISION BEING A PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEARS SOUTH 89°47'51" WEST. ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

Raymond W. Bayer
RAYMOND W. BAYER REG. P.L.S. NO. 6973

DATE: July 29, 2015





BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION ACCEPTING DEED CONVEYING PROPERTY TO ADAMS COUNTY FOR
THE DEDICATION OF ROAD RIGHT-OF-WAY FOR LOWELL BOULEVARD

Resolution 2016-263

WHEREAS, Spano Family Holdings, LLC has executed a Warranty Deed to a parcel for Right-of-way purposes for Lowell Boulevard that complies with County standards and will benefit the citizens of Adams County; and,

WHEREAS, this Warranty Deed is in conjunction with a Conditional Use Permit recorded on September 23, 2015 in the Office of the Adams Clerk and Recorder under Reception Number 2015000079298 and a subsequent building permit application for a property at 5780 Lowell Boulevard (Case No. BDP16-0609); and,

WHEREAS, the Adams County Planning Commission has considered the advisability of accepting the Warranty Deed from Spano Family Holdings, LLC for property located in the Southwest Quarter of Section 8, Township 3 South, Range 68 West of the 6th Principal Meridian, County of Adams, State of Colorado as described in Exhibit "A", attached hereto and incorporated herein by this reference; and,

WHEREAS, at a regular meeting of the Planning Commission for Adams County Colorado, held at the County Government Center in Brighton on Thursday the 14th day of April, 2016, the Adams County Planning Commission recommended that the Board of County Commissioners accept said Warranty Deed.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners County of Adams, State of Colorado that the attached Warranty Deed from Spano Family Holdings, LLC, a copy of which is attached hereto and incorporated herein by this reference, be and hereby is accepted.

Upon motion duly made and seconded the foregoing resolution was adopted by the following vote:

O'Dorisio	_____	Aye
Henry	_____	Aye
Tedesco	_____	Aye
Hansen	_____	Aye
Pawlowski	_____	Aye
Commissioners		

STATE OF COLORADO)
County of Adams)

I, Stan Martin, County Clerk and ex-officio Clerk of the Board of County Commissioners in and for the County and State aforesaid do hereby certify that the annexed and foregoing Order is truly copied from the Records of the Proceedings of the Board of County Commissioners for said Adams County, now in my office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County, at Brighton, Colorado this 10th day of May, A.D. 2016.

County Clerk and ex-officio Clerk of the Board of County Commissioners

Stan Martin:



By:

E-Signed by Erica Hannah/②
VERIFY authenticity with e-Sign

Deputy

AGENDA ITEM 5C

PLANNING COMMISSION FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION RECOMMENDING APPROVAL OF A WARRANTY DEED FROM SPANO
FAMILY HOLDINGS LLC TO ADAMS COUNTY FOR RIGHT-OF-WAY PURPOSES

At the regular meeting of the Planning Commission of Adams County, Colorado, held at the County Government Center in Brighton on Thursday the 14th day of April, 2016, the following proceedings and others were had and done, to wit:

WHEREAS, the Adams County Planning Commission has considered the advisability of recommending acceptance by the Board of County Commissioners of a Warranty Deed from Spano Family Holdings LLC for right-of-way purposes on the following described land to wit:

Legal description as set forth in Exhibit "A" attached hereto and incorporated herein by this reference.

WHEREAS, this Warranty Deed is in conjunction with a Conditional Use Permit and a subsequent building permit application for a property at 5780 Lowell Boulevard in the Southwest Quarter of Section 8, Township 3 South, Range 68 West of the 6th Principal Meridian, County of Adams, State of Colorado.

NOW, THEREFORE, BE IT RESOLVED, that the Adams County Planning Commission recommends to the Board of County Commissioners that said deed be accepted by the Board of County Commissioners.

Upon a motion duly made and seconded, the foregoing resolution was adopted.

I, Rosie Garner, Chairperson/Acting Chairperson of the Adams County Planning Commission do hereby certify that the annexed foregoing resolution is a true and correct record of the proceedings of the Adams County Planning Commission.



Chairperson/Acting Chairperson Adams
County Planning Commission

PERSONAL REPRESENTATIVE'S DEED (REVISED)

THIS PERSONAL REPRESENTATIVE DEED is made by

ANTHONY SPANO, who resides at 5780 Lowell Boulevard, Denver CO 80221, as Personal Representative of the Estate of Dominic S. Spano and Dorothy C. Spano, *GRANTOR*, to the *GRANTEE*,

SPANO FAMILY HOLDING, LLC, a Colorado Limited Liability Company, which is located at 5780 Lowell Boulevard, Denver CO 80221,

WHEREAS, Dominic S. Spano died on June 7, 2001 and Dorothy C. Spano died on September 17, 2006;

WHEREAS, GRANTOR, Anthony Spano was duly appointed as Personal Representative of the Estate of Dorothy C. Spano by the Adams County District Court, State of Colorado, Probate No. 2007PR0016, on January 5, 2007, and is now qualified and acting in said capacity.

WHEREAS, GRANTOR, Anthony Spano was duly appointed as Personal Representative of the Estate of Dominic S. Spano by the Adams County District Court, State of Colorado, Probate No. 2001PR348, on October 25, 2011, and is now qualified and acting in said capacity.

NOW THEREFORE, pursuant to the powers conferred upon GRANTOR by the Colorado Probate Code, GRANTOR, Anthony Spano, as Personal Representative of the Estates of Dominic S. Spano and Dorothy C. Spano, does hereby convey, assign, transfer, and set over to GRANTEE, Spano Family Holding, LLC, as the entity entitled to distribution of the property in the above-captioned Estate, the following real property situated in Adams County, State of Colorado:

A parcel of Land in Section 8, Township 3 South, Range 68 West of the 6th P.M., being in a portion of Lots 1 and 2 of Spano Subdivision, being more particularly described as follows:

Beginning 1121.92 feet North of the Southwest corner of Section 8; thence East 390 feet; thence North 245 feet; thence West 390 feet to a point on the West line of the Southwest 1/4; thence South 245 feet to the Point of Beginning, Except the West 30 feet thereof,

County of Adams,
State of Colorado.

Address: 5780 Lowell Boulevard, Denver Co 80221
Parcel: #0182508300049

Account: #R0103240

With all appurtenances, subject to covenants, easements and restrictions of record, and subject to general property taxes for the year 2011.

Personal Representative of the Estate of DOMINIC S. SPANO and DOROTHY C. SPANO.

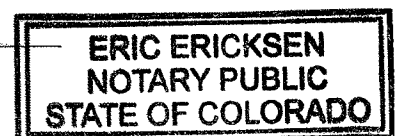
Anthony Spano
ANTHONY SPANO
5780 Lowell Boulevard
Denver, Colorado 80221

[illegible]

Acknowledged, subscribed and sworn before me by Anthony Spano on this 1st day of December, 2011.

My commission expires 11/2/2013

Notary Public



My Commission Expires: 1/02/2013

PERSONAL REPRESENTATIVE'S DEED

THIS PERSONAL REPRESENTATIVE DEED is made by

ANTHONY SPANO, who resides at 5780 Lowell Boulevard, Denver CO 80221, as Personal Representative of the Estate of Dominic S. Spano, *GRANTOR*, to the *GRANTEE*,

SPANO FAMILY HOLDING, LLC, a Colorado Limited Liability Company, which is located at 5780 Lowell Boulevard, Denver CO 80221,

WHEREAS, Dominic S. Spano died on June 7, 2001;

WHEREAS, GRANTOR, Anthony Spano was duly appointed as Personal Representative of said Estate by the Adams County District Court, State of Colorado, Probate No. 2001PR348, on October 25, 2011, and is now qualified and acting in said capacity.

NOW THEREFORE, pursuant to the powers conferred upon **GRANTOR** by the Colorado Probate Code, **GRANTOR**, Anthony Spano, as Personal Representative of the Estate of Dominic S. Spano, does hereby convey, assign, transfer, and set over to **GRANTEE**, Spano Family Holding, LLC, as the entity entitled to distribution of the property in the above-captioned Estate, the following real property situated in Adams County, State of Colorado:

SECT,TWN,RNG:8-3-68 DESC: BEG 30 FT E AND 1121/95 FT N OF SW COR SEC 8 TH N 490/05 FT TH S 85D 44M E 629/2 FT TH S 157 FT TH E 675 FT M/L TO WLY LN TRACT DESC TO BURTON H CORBERT TH S 197 FT TH S TH S 57D 52M W A DIST A 357/1 FT TH S 163/1 FT TH W TO A PT 818/3 FT E OF W LN OF SD SEC TH N 4D 35M W 140/2 FT TH N 31D 31M E 136/8 FT TH N 70D 57M E 20/53 FT TH W 858 FT TO POB EXC PARC AND EXC RD 8/6476A

Address: 5840 Lowell Boulevard, Denver CO 80221

Parcel #0182508300063

Account #R0103249

With all appurtenances, subject to covenants, easements and restrictions of record and subject to general property taxes for the year 2011.

Personal Representative of the Estate of DOMINIC S. SPANO.

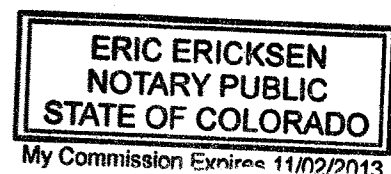
Anthony Spano
ANTHONY SPANO
5780 Lowell Boulevard
Denver, Colorado 80221

[illegible]

Acknowledged, subscribed and sworn before me by Anthony Spano on this 2nd day of November, 2011.

My commission expires 11/2/2013


Notary Public



PERSONAL REPRESENTATIVE'S DEED

THIS PERSONAL REPRESENTATIVE DEED is made by

ANTHONY SPANO, who resides at 5780 Lowell Boulevard, Denver CO 80221, as Personal Representative of the Estates of Dominic S. Spano and Dorothy C. Spano, *GRANTOR*, to the *GRANTEE*,

SPANO FAMILY HOLDING, LLC, a Colorado Limited Liability Company, which is located at 5780 Lowell Boulevard, Denver CO 80221,

WHEREAS, Dominic S. Spano died on June 7, 2001 and Dorothy C. Spano died on September 17, 2006;

WHEREAS, GRANTOR, Anthony Spano was duly appointed as Personal Representative of the Estate of Dorothy C. Spano by the Adams County District Court, State of Colorado, Probate No. 2007PR0016, on January 5, 2007, and is now qualified and acting in said capacity.

WHEREAS, GRANTOR, Anthony Spano was duly appointed as Personal Representative of the Estate of Dominic S. Spano by the Adams County District Court, State of Colorado, Probate No. 2001PR348, on October 25, 2011, and is now qualified and acting in said capacity.

NOW THEREFORE, pursuant to the powers conferred upon GRANTOR by the Colorado Probate Code, GRANTOR, Anthony Spano, as Personal Representative of the Estates of Dominic S. Spano and Dorothy C. Spano, does hereby convey, assign, transfer, and set over to GRANTEE, Spano Family Holding, LLC, as the entity entitled to distribution of the property in the above-captioned Estate, the following real property situated in Adams County, State of Colorado:

SECT,TWN,RNG:8-3-68 DESC: BEG 1121/95 FT N OF SW COR SEC 8 TH E 390 FT TH N 245 FT TH W 390 FT
TO A PT ON W LN SW4 TH S 245 FT TO POB EXC W 30 FT 2/03A

Address: 5780 Lowell Boulevard, Denver Co 80221

Parcel #0182508300049

Account #R0103240

With all appurtenances, subject to covenants, easements and restrictions of record, and subject to general property taxes for the year 2011.

Personal Representative of the Estates of DOMINIC S. SPANO and DOROTHY C. SPANO.

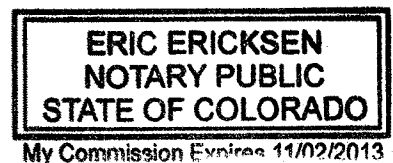
Anthony Spano
ANTHONY SPANO
5780 Lowell Boulevard
Denver, Colorado 80221

STATE OF COLORADO)
) ss.
COUNTY OF DENVER)

Acknowledged, subscribed and sworn before me by Anthony Spano on this 2nd day of November, 2011.

My commission expires 11/2/2013

Notary Public



PERSONAL REPRESENTATIVE'S DEED

THIS PERSONAL REPRESENTATIVE DEED is made by

ANTHONY SPANO, who resides at 5780 Lowell Boulevard, Denver CO 80221, as Personal Representative of the Estate of Dominic S. Spano, *GRANTOR*, to the *GRANTEE*,

SPANO FAMILY HOLDING, LLC, a Colorado Limited Liability Company, which is located at 5780 Lowell Boulevard, Denver CO 80221,

WHEREAS, Dominic S. Spano died on June 7, 2001;

WHEREAS, GRANTOR, Anthony Spano was duly appointed as Personal Representative of said Estate by the Adams County District Court, State of Colorado, Probate No. 2001PR348, on October 25, 2011, and is now qualified and acting in said capacity.

NOW THEREFORE, pursuant to the powers conferred upon **GRANTOR** by the Colorado Probate Code, **GRANTOR**, Anthony Spano, as Personal Representative of the Estate of Dominic S. Spano, does hereby convey, assign, transfer, and set over to **GRANTEE**, Spano Family Holding, LLC, as the entity entitled to distribution of the property in the above-captioned Estate, the following real property situated in Adams County, State of Colorado:

SECT, TWN, RNG: 8-3-68 DESC: PARC IN SWR SEC 8 DESC AS FOLS BEG AT A PT ON N LN TRACT 7 WHICH PT IS 571/42 FT E OF SW COR TRACT 6 SD TRACTS SHOWN ON MAP RECORDED IN B191 P467 TH N 21D 40M E 385/06 FT TH N 69D 18M E 188/30 FT TH N 51D 25M E 124/17 FT TO A PT ON SLY LN C AND S RR ROW SD PT BEING NE COR OF TRACT 5 TH S 51D 87M W 326/8 FT M/L TH SWLY 150 FT TO NE COR OF TRACT 6 TH S 157/8 FT TO NE COR TRACT 7 TH W 103/68 FT M/L TO POB 0/82A

Address: 6200 Lowell Boulevard, Denver CO 80221

Parcel #0182508300044
Account #R0103238

With all appurtenances, subject to covenants, easements and restrictions of record, and subject to general property taxes for the year 2011.

Personal Representative of the Estate of DOMINIC S. SPANO.

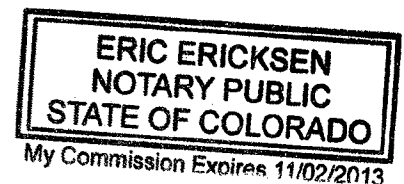
Anthony Spano
ANTHONY SPANO
5780 Lowell Boulevard
Denver, Colorado 80221

STATE OF COLORADO)
) ss.
COUNTY OF DENVER)

Acknowledged, subscribed and sworn before me by Anthony Spano on this 2nd day of November, 2011.

My commission expires 11/2/2013

Notary Public



PERSONAL REPRESENTATIVE'S DEED

THIS PERSONAL REPRESENTATIVE DEED is made by

ANTHONY SPANO, who resides at 5780 Lowell Boulevard, Denver CO 80221, as Personal Representative of the Estates of Dominic S. Spano and Dorothy C. Spano, *GRANTOR*, to the *GRANTEE*,

SPANO FAMILY HOLDING, LLC, a Colorado Limited Liability Company, which is located at 5780 Lowell Boulevard, Denver CO 80221,

WHEREAS, Dominic S. Spano died on June 7, 2001 and Dorothy C. Spano died on September 17, 2006;

WHEREAS, GRANTOR, Anthony Spano was duly appointed as Personal Representative of the Estate of Dorothy C. Spano by the Adams County District Court, State of Colorado, Probate No. 2007PR0016, on January 5, 2007, and is now qualified and acting in said capacity.

WHEREAS, GRANTOR, Anthony Spano was duly appointed as Personal Representative of the Estate of Dominic S. Spano by the Adams County District Court, State of Colorado, Probate No. 2001PR348, on October 25, 2011, and is now qualified and acting in said capacity.

NOW THEREFORE, pursuant to the powers conferred upon *GRANTOR* by the Colorado Probate Code, *GRANTOR*, Anthony Spano, as Personal Representative of the Estates of Dominic S. Spano and Dorothy C. Spano, does hereby convey, assign, transfer, and set over to *GRANTEE*, Spano Family Holding, LLC, as the entity entitled to distribution of the property in the above-captioned Estate, the following real property situated in Adams County, State of Colorado:

SECT,TWN,RNG:8-3-68 DESC: BEG 1121/95 FT N AND 390 FT E OF SW COR SEC 8 THE 100 FT TH N 245 FT TH W 100 FT TH S 245 FT TO POB 0/56A

Address: 5820 Lowell Boulevard, Denver Co 80221

Parcel #0182508300042
Account #R0103237

With all appurtenances, subject to covenants, easements and restrictions of record, and subject to general property taxes for the year 2011.

Personal Representative of the Estates of DOMINIC S. SPANO and DOROTHY C. SPANO.

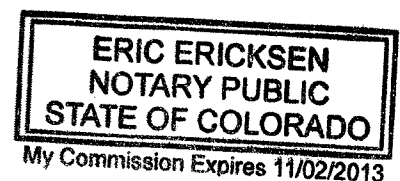
Anthony Spano
ANTHONY SPANO
5780 Lowell Boulevard
Denver, Colorado 80221

STATE OF COLORADO)
) ss.
COUNTY OF DENVER)

Acknowledged, subscribed and sworn before me by Anthony Spano on this 2nd day of November, 2011.

My commission expires 11/2/2013

Notary Public



PERSONAL REPRESENTATIVE'S DEED

THIS PERSONAL REPRESENTATIVE DEED is made by

ANTHONY SPANO, who resides at 5780 Lowell Boulevard, Denver CO 80221, as Personal Representative of the Estate of Dominic S. Spano, *GRANTOR*, to the *GRANTEE*,

SPANO FAMILY HOLDING, LLC, a Colorado Limited Liability Company, which is located at 5780 Lowell Boulevard, Denver CO 80221,

WHEREAS, Dominic S. Spano died on June 7, 2001;

WHEREAS, GRANTOR, Anthony Spano was duly appointed as Personal Representative of said Estate by the Adams County District Court, State of Colorado, Probate No. 2001PR348, on October 25, 2011, and is now qualified and acting in said capacity.

NOW THEREFORE, pursuant to the powers conferred upon **GRANTOR** by the Colorado Probate Code, **GRANTOR**, Anthony Spano, as Personal Representative of the Estate of Dominic S. Spano, does hereby convey, assign, transfer, and set over to **GRANTEE**, Spano Family Holding, LLC, as the entity entitled to distribution of the property in the above-captioned Estate, the following real property situated in Adams County, State of Colorado:

SECT,TWN,RNG:8-3-68 DESC: PARC OF LAND IN THE SW4 OF SEC 8 DESC AS FOLS BEG AT THE SW COR SD SW4 TH N 1212 FT TH E 1302/40 FT TH N 103/11 FT BEING THE POB TH CONT N 250/89 FT TH THE FOL 2 COURSES N 21D 27M E 150 FT TH N 51D 20M E 328/80 FT TO S ROW LN OF C AND S RR TH THE FOL 7 COURSES S 38D 27M W 102/21 FT TH S 55D 33M W 226/67 FT TH S 18D 45M W 77/84 FT TH S 22D 18M W 51/73 FT TH S 06D 25M W 68/58 FT TH 09D 13M E 99/18 FT TH S 13D 22M W 102/84 FT TO THE POB 0/213A

Address: Vacant Ground, Denver CO 80221

Parcel #0182508300064

Account #R0103250

With all appurtenances, subject to covenants, easements and restrictions of record and subject to general property taxes for the year 2011.

Personal Representative of the Estate of DOMINIC S. SPANO.

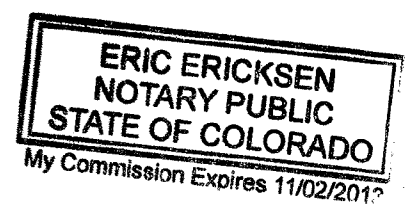
Anthony Spano
ANTHONY SPANO
5780 Lowell Boulevard
Denver, Colorado 80221

STATE OF COLORADO)
) ss.
COUNTY OF DENVER)

Acknowledged, subscribed and sworn before me by Anthony Spano on this 2nd day of November, 2011.

My commission expires 11/2/2013


Notary Public



PERSONAL REPRESENTATIVE'S DEED

THIS PERSONAL REPRESENTATIVE DEED is made by

ANTHONY SPANO, who resides at 5780 Lowell Boulevard, Denver CO 80221, as Personal Representative of the Estate of Dominic S. Spano, *GRANTOR*, to the *GRANTEE*,

SPANO FAMILY HOLDING, LLC, a Colorado Limited Liability Company, which is located at 5780 Lowell Boulevard, Denver CO 80221,

WHEREAS, Dominic S. Spano died on June 7, 2001;

WHEREAS, GRANTOR, Anthony Spano was duly appointed as Personal Representative of said Estate by the Adams County District Court, State of Colorado, Probate No. 2001PR348, on October 25, 2011, and is now qualified and acting in said capacity.

NOW THEREFORE, pursuant to the powers conferred upon *GRANTOR* by the Colorado Probate Code, *GRANTOR*, Anthony Spano, as Personal Representative of the Estate of Dominic S. Spano, does hereby convey, assign, transfer, and set over to *GRANTEE*, Spano Family Holding, LLC, as the entity entitled to distribution of the property in the above-captioned Estate, the following real property situated in Adams County, State of Colorado:

SECT,TWN,RNG:8-3-68 DESC: PARC OF LAND IN THE SW4 OF SEC 8 DESC AS FOLS BEG AT THE SW COR SD SW4 TH N 1212 FT TH E 1302/40 FT TH S 57D 39M W 185/40 FT TO THE POB TH THE FOL 4 COURSES S 43D 14M W 25/78 FT TH S 55D 03M W 74/99 FT TH S 24D 21M W 74/93 FT TH S 24D 03M W 85/03 FT TH N 115/76 FT TH N 57D 39M E 171/74 FT TO THE POB 0/111A

Address: Vacant Ground, Denver CO 80221

Parcel #0182508300065

Account #R0103251

With all appurtenances, subject to covenants, easements and restrictions of record, and subject to general property taxes for the year 2011.

Personal Representative of the Estate of DOMINIC S. SPANO.

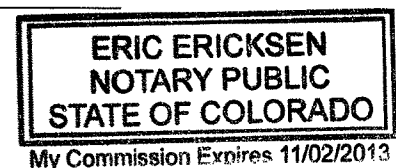
Anthony Spano
ANTHONY SPANO
5780 Lowell Boulevard
Denver, Colorado 80221

STATE OF COLORADO)
COUNTY OF DENVER) ss.

Acknowledged, subscribed and sworn before me by Anthony Spano on this 2nd day of November, 2011.

My commission expires 11/2/2013


Notary Public





03/20/2020 03:55 PM
City & County of Denver
Electronically Recorded

R \$13.00

QCD

D \$0.00

QUITCLAIM DEED

THIS DEED, made this 20 day of MARCH 2020,
between Spano Family Holding, LLC a colorado limited liability company

of the County of Denver and State of Colorado
grantor, and Anthony Spano

whose legal address is 5780 Lowell Blvd

of the County of Denver and State of Colorado grantees:

WITNESS, that the grantor, for and in consideration of the sum of TEN (\$10.00) DOLLARS,
the receipt and sufficiency of which is hereby acknowledged, has remised, released, sold and QUITCLAIMED, and by
these presents does remise, release, sell and QUITCLAIM, unto the grantees, their heirs and assigns forever, not in
tenancy in common but in joint tenancy, all the right, title, interest, claim and demand which the grantor has in and to
the real property, together with improvements, if any, situate, lying and being in the County of Denver and State of
Colorado, described as follows:

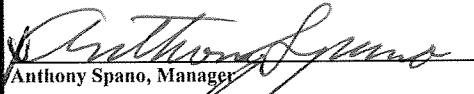
A parcel of Land in Section 8, Township 3 South, Range 68 West of the 6th P.M., being in a portion of Lots 1
and 2 of Spano Subdivision, being more particularly described as follows: Beginning 1121.92 feet North of the
Southwest corner of Section 8; thence East 390 feet; thence North 245 feet; thence West 390 feet to a point on the
West line of the Southwest 1/4; thence South 245 feet to the Point of Beginning, Except the West 30 feet thereof,
County of Adams, State of Colorado.

also known by street and number as: 5780 Lowell Boulevard, Denver, CO 80221

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto
belonging, or in anywise thereunto appertaining, all the estate, right, title, interest and claim whatsoever of the grantor,
either in law or equity, to the only proper use, benefit and behoof of the grantees, their heirs and assigns forever.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to
all genders.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.


Anthony Spano, Manager

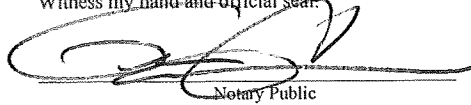
STATE OF COLORADO

} ss.
}COUNTY OF Adams

The foregoing instrument was acknowledged before me this 20 day of MARCH 2020, by Anthony Spano as Manager
of Spano Family Holdings LLC a colorado limited liability company.

My Commission expires:

Witness my hand and official seal


Notary Public

GINA M CORRIERI
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20024004714
MY COMMISSION EXPIRES MARCH 01, 2022

Recorded at _____ o'clock _____ M.

Reception No. 826277

BOOK 1409 PAGE 282

THIS DEED, Made this 18th day of December
in the year of our Lord one thousand nine hundred and sixty seven
between

Tony Spano, Jr.

of the _____ County of Adams and State of
Colorado, of the first part, and

Dominic S Spano and Dorothy C. Spano,

RECORDER'S STAMP

ADAMS COUNTY
COLORADO
DEC 2 11 22 AM '68
BLADE L. MILLER

826277

of the _____ County of Adams and State of Colorado, of the second part:

WITNESSETH, that the said part _____ of the first part, for and in consideration of the sum of
Ten dollars and other valuable consideration

DOLLARS.

to the said part _____ of the first part in hand paid by the said parties of the second part, the receipt whereof is
hereby confessed and acknowledged, ha _____ S granted, bargained, sold and conveyed, and by these presents do _____ ES
grant, bargain, sell, convey and confirm unto the said parties of the second part, their heirs and assigns forever, not
in tenancy in common but in joint tenancy, all the following described lot _____ or parcel _____ of land, situate, lying and
being in the _____ County of Adams and State
of Colorado, to-wit:

That portion of the SW 1/4 of Section 8, Township 3 South,
Range 68 West of the 6th P. M., Adams County, Colorado, which
begins at a point on the West line of said SW 1/4 of Section 8,
which point of beginning lies 1121.95 feet North of the SW
corner of said Section 8; thence East a distance of 330 feet;
thence North and parallel with the West line of said SW 1/4
245 feet; thence West 330 feet to a point on the West line
of said SW 1/4; thence South along the West line of said SW 1/4
a distance of 245 feet to the Point of Beginning. EXCEPTING
THEREFROM the West 30 feet thereof, in use as North Lowell
Boulevard, a Public Way. -Transfer of Convenience--NO REVENUE REQUIRED--

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise
appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the
estate, right, title, interest, claim and demand whatsoever of the said part _____ of the first part, either in law or equity,
of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said
parties of the second part, their heirs and assigns forever. And the said part _____ of the first part, for him self
his heirs, executors, and administrators do _____ ES covenant, grant, bargain and agree to and with the said parties
of the second part, their heirs and assigns, that at the time of the encasing and delivery of these presents he is
well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in
law, in fee simple, and ha _____ S good right, full power and lawful authority to grant, bargain, sell and convey the same in
manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens,
taxes, assessments and incumbrances of whatever kind or nature soever,

and the above bargained premises in the quiet and peaceable possession of the said parties of the second part, their heirs
and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said
part _____ of the first part shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF the said part _____ of the first part ha _____ S hereunto set his hand and
seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of

Tony Spano, Jr. [SEAL]

[SEAL]

[SEAL]

STATE OF COLORADO,
City & County Denver } ss.

The foregoing instrument was acknowledged before me this 18th day of December
1968 by Tony Spano, Jr.

My commission expires Apr. 23, 1969. Witness my hand and official seal.

Notary Public.

1136465

No. 921. WARRANTY DEED--To Joint Tenants--Bradford-Robinson Printing Company, 1824-46 Stout Street, Denver, Colorado
by natural person or persons here insert name or names; if by person acting in representative or official capacity or as
attorney-in-fact, then insert name of person as executor, attorney-in-fact or other capacity or description; if by officer of cor-
poration, then insert name of such officer or officers, as the president or other officers of such corporation, naming it--Statutory
Acknowledgment, Sec. 118-6-1 Colorado Revised Statutes 1953.

SPANO SUBDIVISION

THAT PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

SHEET 2 OF 2

W. 1/4 COR., SEC. 8, T.3S., R.68W.
(#6 REBAR & CAP IN RANGE
BOX P.L.S. NO. 12840)



BOULEVARD

LAKE

SCALE: 1"=100'

(UNPLATTED)

TRACT 5

TRACT 6

TRACT 7

TRACT 8

TRACT 9

TRACT 10

TRACT 11

TRACT 12

TRACT 13

TRACT 14

TRACT 15

TRACT 16

TRACT 17

TRACT 18

TRACT 19

TRACT 20

TRACT 21

TRACT 22

TRACT 23

TRACT 24

TRACT 25

TRACT 26

TRACT 27

TRACT 28

TRACT 29

TRACT 30

TRACT 31

TRACT 32

TRACT 33

TRACT 34

TRACT 35

TRACT 36

TRACT 37

TRACT 38

TRACT 39

TRACT 40

TRACT 41

TRACT 42

TRACT 43

TRACT 44

TRACT 45

TRACT 46

TRACT 47

TRACT 48

TRACT 49

TRACT 50

TRACT 51

TRACT 52

TRACT 53

TRACT 54

TRACT 55

TRACT 56

TRACT 57

TRACT 58

TRACT 59

TRACT 60

TRACT 61

TRACT 62

TRACT 63

TRACT 64

TRACT 65

TRACT 66

TRACT 67

TRACT 68

TRACT 69

TRACT 70

TRACT 71

TRACT 72

TRACT 73

TRACT 74

TRACT 75

TRACT 76

TRACT 77

TRACT 78

TRACT 79

TRACT 80

TRACT 81

TRACT 82

TRACT 83

TRACT 84

TRACT 85

TRACT 86

TRACT 87

TRACT 88

TRACT 89

TRACT 90

TRACT 91

TRACT 92

TRACT 93

TRACT 94

TRACT 95

TRACT 96

TRACT 97

TRACT 98

TRACT 99

TRACT 100

TRACT 101

TRACT 102

TRACT 103

TRACT 104

TRACT 105

TRACT 106

TRACT 107

TRACT 108

TRACT 109

TRACT 110

TRACT 111

TRACT 112

TRACT 113

TRACT 114

TRACT 115

TRACT 116

TRACT 117

TRACT 118

TRACT 119

TRACT 120

TRACT 121

TRACT 122

TRACT 123

TRACT 124

TRACT 125

TRACT 126

TRACT 127

TRACT 128

TRACT 129

TRACT 130

TRACT 131

TRACT 132

TRACT 133

TRACT 134

TRACT 135

TRACT 136

TRACT 137

TRACT 138

TRACT 139

TRACT 140

TRACT 141

TRACT 142

TRACT 143

TRACT 144

TRACT 145

TRACT 146

TRACT 147

TRACT 148

TRACT 149

TRACT 150

TRACT 151

TRACT 152

TRACT 153

TRACT 154

TRACT 155

TRACT 156

TRACT 157

TRACT 158

TRACT 159

TRACT 160

TRACT 161

TRACT 162

TRACT 163

TRACT 164

TRACT 165

TRACT 166

TRACT 167

TRACT 168

TRACT 169

TRACT 170

TRACT 171

TRACT 172

TRACT 173

TRACT 174

TRACT 175

TRACT 176

TRACT 177

TRACT 178

TRACT 179

TRACT 180

TRACT 181

TRACT 182

TRACT 183

TRACT 184

TRACT 185

TRACT 186

TRACT 187

TRACT 188

TRACT 189

TRACT 190

TRACT 191

TRACT 192

TRACT 193

TRACT 194

TRACT 195

TRACT 196

TRACT 197

TRACT 198

TRACT 199

TRACT 200

TRACT 201

TRACT 202

TRACT 203

TRACT 204

TRACT 205

TRACT 206

TRACT 207

TRACT 208

TRACT 209

TRACT 210

TRACT 211

TRACT 212

TRACT 213

TRACT 214

TRACT 215

TRACT 216

TRACT 217

TRACT 218

TRACT 219

TRACT 220

TRACT 221

TRACT 222

TRACT 223

TRACT 224

TRACT 225

TRACT 226

TRACT 227

TRACT 228

TRACT 229

TRACT 230

TRACT 231

TRACT 232

TRACT 233

TRACT 234

TRACT 235

TRACT 236

TRACT 237

TRACT 238

TRACT 239

TRACT 240

TRACT 241

TRACT 242

TRACT 243

TRACT 244

TRACT 245

TRACT 246

TRACT 247

TRACT 248

TRACT 249

TRACT 250

TRACT 251

TRACT 252

TRACT 253

TRACT 254

TRACT 255

TRACT 256

TRACT 257

TRACT 258

TRACT 259

TRACT 260

TRACT 261

TRACT 262

TRACT 263

TRACT 264

TRACT 265

TRACT 266

TRACT 267

TRACT 268

TRACT 269

TRACT 270

TRACT 271

TRACT 272

TRACT 273

TRACT 274



1600 West 12th Ave
Denver, CO 80204-3412
303.628.6000
denverwater.org

February 4, 2026

RE: 5602 Lowell Blvd

Dear Eric:

Denver Water has been asked to determine whether the property described on the attached layout Exhibit A is located within Denver Water's service area and eligible to receive water service from Denver Water. This letter verifies that the property is located within the City and County of Denver or one of Denver Water's Total Service Distributor service area.

This property is eligible to receive water. Any project located on the property will be subject to compliance with Denver Water's Operating Rules, Regulations, Engineering Standards and applicable charges. Prior to proceeding with the project, you should determine the regulations and charges that might apply. Please check the fire requirements for the proposed development with the Fire Prevention Bureau and the availability of fire flow from existing mains with Denver Water's Hydraulics Department.

If you have questions, or you would like to schedule a meeting to discuss the proposed project, please contact Denver Water Sales Administration at 303-628-6100 (Option 2).

Sincerely,

Wendy Sutherland

Wendy Sutherland
Sales Administration

Enclosure

Legal Description: CALABRESE SUBDIVISION LOT 2 EXC PARC (2025000001522)

BERKELEY WATER AND SANITATION DISTRICT
4455 WEST 58th AVENUE, UNIT A
ARVADA, COLORADO 80002
303-477-1914
Email: berkeleywater@gmail.com

1/22/2026

Eric McDaniel, PE
Kimley-Horn
6200 S Syracuse Way, Suite 300
Greenwood Village, CO 80111

Re: 5602 Lowell Blvd, Denver, CO 80221
Availability of sanitary sewer services

This conditional will serve letter confirms that Berkeley Water and Sanitation District ("District") has the capacity to provide sewer services to above described property (the "Property"), under the following terms and conditions:

1. If any of these conditions are not met, this "will serve" letter will be rescinded and the appropriate parties will be notified that the District can no longer provide sewer service to this property.
2. The District owns an 8" sewer main in Lowell Blvd. The property owner may be required to install sewer main extensions, feeding into this present system, to facilitate development, depending upon design.
3. Each unit served must have its own sewer service lines, on its own land or easement. The engineering design and/or plans must be submitted and approved by the District prior to installation of any sewer service lines or tapping into any District sewer mains.
4. If a property is removing existing structures, the existing sewer service line(s) must be capped or plugged at the sewer main prior to demolition. The District must be called to observe and inspect this action before further construction begins.
5. The property owner will be required to pay tap fees, review fees and costs, and all other applicable fees and charges prior to receiving sewer service from the District. The District may require a review deposit for District costs, including engineering and legal reviews, contract development, construction, observation and

inspections. If the Developer makes a review deposit with the District, over payments will be refunded and shortages will be billed to the property owner.

6. If the extension of sewer mains is required, the District's engineering firm must review and approve the designs. The District's review and approval of the construction contract for the extension is also required before the work can commence. A contract must be developed, appropriate Certificates of Insurance presented, and Warranty and Performance Bonds must be posted. In addition, the property owner will be required to dedicate easements for any public improvements.

7. The design specifications for the Project must comply with the District's Rules and Regulations, Adams County Fire Protection District regulations, and Adams County regulations. All sewer service will be subject to the District's Rules and Regulations.

8. Sewer tap fees will be payable to the District, which also collects Metro Wastewater's "connection fees." Fees to all agencies will be at prevailing rates at the time of application.

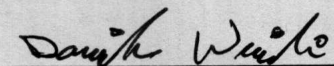
9. No representations are made regarding the availability of water service to the Property.

To reiterate, all costs incurred by the District and fees charged by the District, including without limitation tap fees, review costs, contract development, construction, observation and inspections, are the responsibility of the property owner as a condition of receipt of sewer service. If expenses are incurred and no payment is made, no taps will be issued and a lien will be placed against the property until paid per the District's Rules and Regulations and current Fee Schedule.

This conditional will serve letter is valid through January 22, 2027. If tap fees are not paid by that date, this agreement to service must be renewed through the District.

We look forward to providing services to the Property.

Sincerely,



BERKELEY WATER AND SANITATION DISTRICT



January 21, 2026

Grey Star

5445 DTC Parkway
Penthouse 1
Greenwood Village, Co. 80111

RE: DTC Parkway

Bounded by W. I-25 & E, Prentice Ave
City and County of Greenwood Village

Please accept this letter as confirmation of Comcast Cable Corporation ability to provide cable, telephony and internet service to the captioned location. The provision of service is contingent upon successful negotiations of an agreement between the developer and Comcast Cable Corporation.

Sincerely,

Sean Singer
Construction Network Project Manager
Comcast Cable
720-413-1927 Mobile
Sean_Singer@cable.comcast.com

This letter is not intended to give rise to binding obligations for either party. Any contractual relationship between the parties will be the result of formal negotiations and will only become effective upon execution of the contract by representatives of the parties authorized to enter into such agreements. During any negotiations, each party will bear its own costs and will not be responsible for any costs or expenses of the other party, unless separately agreed to in writing.



5325 Zuni Street
Denver, Colorado, 80221
May 14, 2025

Greystar
5445 DTC Parkway
Penthouse 1
Greenwood Village, CO 80111

RE: Development Project located at 5660 Lowell Blvd in Denver, CO 80221

Recently you approached Lumen about providing a "Will Serve" letter to serve the LOWELL BLVD APTS, Denver, Colorado, 80221, and the County of Adams, State of Colorado. Lumen appreciates the opportunity to provide future communication needs.

In response to the request for a commitment to serve, Lumen will work with the customer(s) to determine what the needs will be. Upon such determination, Lumen will undertake an analysis of the construction required and the cost(s) to complete that construction. It is only at that point and given the prevailing Tariffs that Lumen will make a determination whether it can or cannot provide service.

As you may or may not know, many of the Telecommunications services provided by Lumen are regulated and the services you request will be provided for under the tariffs on file with the Colorado Public Utilities Commission.

If there are any further questions, or if I can be of any help, please do not hesitate to contact me.

Regards,

A handwritten signature in black ink, appearing to read "Luke Thompson", followed by a long horizontal line.

ASSOCIATE ENGINEER
5325 Zuni Street, Denver Co 80221
Work – 720-888-1220
Email – luke.thompson@lumen.com



WILL SERVE LETTER

February 05, 2026

Re: 5660 Lowell Blvd. Denver, CO 80221

Dear Greystar

This letter is to confirm that Xcel Energy is your utility provider for 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 5660 Lowell Blvd. Denver, CO .

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.

- ***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 information can be found on our website at may be viewed at [Construction and Inspection | Xcel Energy](#).

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,
Jessica Larkin

Xcel Energy Designer

Mailing address: Public Service Company of Colorado
10001 W. Hampden Ave.
Lakewood, CO 80227



TREASURER & PUBLIC TRUSTEE

ADAMS COUNTY, COLORADO

CERTIFICATE OF TAXES DUE

Account Number R0178384
Parcel 0182508302003
Assessed To
5602 LOWELL LLC
5895 W 56TH AVE
ARVADA, CO 80002-2810

Certificate Number 2026-272870
Order Number
Vendor ID
GREYSTAR
5445 DTC PKWY PH1 GREENWOOD VILLAGE, CO 80111

Legal Description	Situs Address
CALABRESE SUBDIVISION LOT 1	5660 LOWELL BLVD

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2025	\$5,140.52	\$0.00	\$0.00	\$0.00	\$5,140.52
Total Tax Charge					\$5,140.52
Grand Total Due as of 03/05/2026					\$5,140.52

Tax Billed at 2025 Rates for Tax Area 480 - 480

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.7150000	\$156.25	RES IMPRV LAND	\$177,000	\$11,060
BERKELEY WATER & SANITATION	2.5460000*	\$107.08	SINGLE FAMILY RES	\$496,000	\$31,000
ADAMS COUNTY FIRE PROTECTIO	17.2700000	\$726.38	Total	\$673,000	\$42,060
ADAMS COUNTY	27.4790000	\$1,155.77			
HYLAND HILLS PARK & RECREAT	5.1530000	\$216.74			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$4.21			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$37.85			
Taxes Billed 2025	57.1630000	\$2,404.28			

* Credit Levy

Tax Billed at 2025 Rates for Tax Area 480 - 480

Authority	Mill Levy	Amount	Values	Actual	Assessed
SD 50	57.6700000	\$2,736.24	RES IMPRV LAND	\$177,000	\$12,478
Taxes Billed 2025	57.6700000	\$2,736.24	SINGLE FAMILY RES	\$496,000	\$34,968
			Total	\$673,000	\$47,446

ALL TAX SALE AMOUNTS ARE SUBJECT TO CHANGE DUE TO ENDORSEMENT OF CURRENT TAXES BY THE LIENHOLDER OR TO ADVERTISING AND DISTRAINT WARRANT FEES. CHANGES MAY OCCUR; PLEASE CONTACT THE TREASURER'S OFFICE PRIOR TO MAKING A PAYMENT AFTER AUGUST 1. TAX LIEN SALE REDEMPTION AMOUNTS MUST BE PAID BY CASH OR CASHIER'S CHECK.

SPECIAL TAXING DISTRICTS AND THE BOUNDARIES OF SUCH DISTRICTS MAY BE ON FILE WITH THE BOARD OF COUNTY COMMISSIONERS, THE COUNTY CLERK, OR, THE COUNTY ASSESSOR.

This certificate does not include land or improvements assessed under a separate account number, personal property taxes, transfer tax, or, miscellaneous tax collected on behalf of other entities, special or local improvement district assessments, or mobile homes, unless specifically mentioned.

I, the undersigned, do hereby certify that the entire amount of taxes due upon the above described parcels of real property and all outstanding lien sales for unpaid taxes as shown by the records in my office from which the same may still be redeemed with the amount required for redemption on this date are as noted herein. In witness whereof, I have hereunto set my hand and seal.



TREASURER & PUBLIC TRUSTEE ADAMS COUNTY, COLORADO CERTIFICATE OF TAXES DUE

TREASURER & PUBLIC TRUSTEE, ADAMS COUNTY, Alexander

L Villagran

A handwritten signature in cursive script, reading "Alexander L. Villagran". The signature is written in black ink and is positioned to the left of the official seal.



4430 S. Adams County Parkway

Brighton, CO 80601



TREASURER & PUBLIC TRUSTEE

ADAMS COUNTY, COLORADO

CERTIFICATE OF TAXES DUE

Account Number R0226549
Parcel 0182508302006
Assessed To
5602 LOWELL LLC
5895 W 56TH AVE
ARVADA, CO 80002-2810

Certificate Number 2026-272868
Order Number
Vendor ID
GREYSTAR
5445 DTC PKWY PH1 GREENWOOD VILLAGE, CO 80111

Legal Description				Situation Address	
CALABRESE SUBDIVISION LOT 2 EXC PARC (2025000001522)				5602 LOWELL BLVD	
Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2025	\$253.80	\$0.00	\$0.00	\$0.00	\$253.80
Total Tax Charge					\$253.80
Grand Total Due as of 03/05/2026					\$253.80

Tax Billed at 2025 Rates for Tax Area 480 - 480

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.7150000	\$8.21	AG FLOOD IRRG LAND	\$8,186	\$2,210
BERKELEY WATER & SANITATION	2.5460000*	\$5.63			
ADAMS COUNTY FIRE PROTECTIO	17.2700000	\$38.17	Total	\$8,186	\$2,210
ADAMS COUNTY	27.4790000	\$60.73			
HYLAND HILLS PARK & RECREAT	5.1530000	\$11.39			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$0.22			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$1.99			
Taxes Billed 2025	57.1630000	\$126.34			

* Credit Levy

Tax Billed at 2025 Rates for Tax Area 480 - 480

Authority	Mill Levy	Amount	Values	Actual	Assessed
SD 50	57.6700000	\$127.46	AG FLOOD IRRG LAND	\$8,186	\$2,210
Taxes Billed 2025	57.6700000	\$127.46			
			Total	\$8,186	\$2,210

ALL TAX SALE AMOUNTS ARE SUBJECT TO CHANGE DUE TO ENDORSEMENT OF CURRENT TAXES BY THE LIENHOLDER OR TO ADVERTISING AND DISTRRAINT WARRANT FEES. CHANGES MAY OCCUR; PLEASE CONTACT THE TREASURER'S OFFICE PRIOR TO MAKING A PAYMENT AFTER AUGUST 1. TAX LIEN SALE REDEMPTION AMOUNTS MUST BE PAID BY CASH OR CASHIER'S CHECK.

SPECIAL TAXING DISTRICTS AND THE BOUNDARIES OF SUCH DISTRICTS MAY BE ON FILE WITH THE BOARD OF COUNTY COMMISSIONERS, THE COUNTY CLERK, OR, THE COUNTY ASSESSOR.

This certificate does not include land or improvements assessed under a separate account number, personal property taxes, transfer tax, or, miscellaneous tax collected on behalf of other entities, special or local improvement district assessments, or mobile homes, unless specifically mentioned.

I, the undersigned, do hereby certify that the entire amount of taxes due upon the above described parcels of real property and all outstanding lien sales for unpaid taxes as shown by the records in my office from which the same still be redeemed with the amount required for redemption on this date are as noted herein. In witness whereof, I have hereunto set my hand and seal.



TREASURER & PUBLIC TRUSTEE ADAMS COUNTY, COLORADO CERTIFICATE OF TAXES DUE

TREASURER & PUBLIC TRUSTEE, ADAMS COUNTY, Alexander

L Villagran

A handwritten signature in cursive script, reading "Alexander L. Villagran".



4430 S. Adams County Parkway

Brighton, CO 80601



TREASURER & PUBLIC TRUSTEE

ADAMS COUNTY, COLORADO

CERTIFICATE OF TAXES DUE

Account Number R0228434

Parcel 0182508302008

Assessed To

SPANO FAMILY HOLDING LLC
5780 LOWELL BLVD
DENVER, CO 80221-1936

Certificate Number 2026-272869

Order Number

Vendor ID

GREYSTAR
5445 DTC PKWY PH1 GREENWOOD VILLAGE, CO 80111

Legal Description

SPANO SUBD LOT 2 EXC PARC (2025000037519) AND EXC RD (REC NO 2016000038603)

Situs Address

5820 LOWELL BLVD

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2025	\$8,177.76	\$0.00	\$0.00	(\$4,088.88)	\$4,088.88
Total Tax Charge					\$4,088.88
First Half Due as of 03/05/2026					\$0.00
Second Half Due as of 03/05/2026					\$4,088.88

Tax Billed at 2025 Rates for Tax Area 480 - 480

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.7150000	\$255.89	1276	\$581,447	\$36,340
BERKELEY WATER & SANITATION	2.5460000*	\$175.37	AG BUSINESS LAND	\$120,504	\$32,540
ADAMS COUNTY FIRE PROTECTIO	17.2700000	\$1,189.56	Total	\$701,951	\$68,880
ADAMS COUNTY	27.4790000	\$1,892.76			
HYLAND HILLS PARK & RECREAT	5.1530000	\$354.94			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$6.89			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$61.99			
Taxes Billed 2025	57.1630000	\$3,937.40			

* Credit Levy

Tax Billed at 2025 Rates for Tax Area 480 - 480

Authority	Mill Levy	Amount	Values	Actual	Assessed
SD 50	57.6700000	\$4,240.36	1276	\$581,447	\$40,992
Taxes Billed 2025	57.6700000	\$4,240.36	AG BUSINESS LAND	\$120,504	\$32,536
			Total	\$701,951	\$73,528

ALL TAX SALE AMOUNTS ARE SUBJECT TO CHANGE DUE TO ENDORSEMENT OF CURRENT TAXES BY THE LIENHOLDER OR TO ADVERTISING AND DISTRAINT WARRANT FEES. CHANGES MAY OCCUR; PLEASE CONTACT THE TREASURER'S OFFICE PRIOR TO MAKING A PAYMENT AFTER AUGUST 1. TAX LIEN SALE REDEMPTION AMOUNTS MUST BE PAID BY CASH OR CASHIER'S CHECK.

SPECIAL TAXING DISTRICTS AND THE BOUNDARIES OF SUCH DISTRICTS MAY BE ON FILE WITH THE BOARD OF COUNTY COMMISSIONERS, THE COUNTY CLERK, OR, THE COUNTY ASSESSOR.

This certificate does not include land or improvements assessed under a separate account number, personal property taxes, transfer tax, or, miscellaneous tax collected on behalf of other entities, special or local improvement district assessments, or mobile homes, unless specifically mentioned.

I, the undersigned, do hereby certify that the entire amount of taxes due upon the above described parcels of real property and all outstanding lien sales for unpaid taxes as shown by the records in my office from which the same may still be redeemed with the amount required for redemption on this date are as noted herein. In witness whereof, I have hereunto set my hand and seal.



TREASURER & PUBLIC TRUSTEE ADAMS COUNTY, COLORADO CERTIFICATE OF TAXES DUE

TREASURER & PUBLIC TRUSTEE, ADAMS COUNTY, Alexander

L Villagran

A handwritten signature in cursive script, reading "Alexander L. Villagran". The signature is written in dark ink and is positioned to the left of the official seal.



4430 S. Adams County Parkway

Brighton, CO 80601