

Community & Economic Development Department
4430 S. Adams County Pkwy.
1st Floor, Suite W2000B
Brighton, CO 80601
PHONE 720.523.6800
EMAIL epermitcenter@adcogov.org
adcogov.org

Development Review Team Comments

Date: 10/23/2025

Project Number: PRC2024-00012

Project Name: Elmwood North Filing No. 1

Commenting Division: Plan Coordination 4th Review

Name of Reviewer: Nick Eagleson

Date: 10/23/2025

Email:

Resubmittal Required

Commenting Division: Development Engineering Review 4th Review

Name of Reviewer: Laurie Clark

Date: 10/22/2025

Email:

Resubmittal Required

ENG1: Second review comments for EGR2024-00064 were sent to the applicant on 10/22/2025.

BOARD OF COUNTY COMMISSIONERS

Julie Duran Mullica

DISTRICT 1

Kathy Henson

DISTRICT 2

Emma Pinter

DISTRICT 3

Steve O'Dorisio

DISTRICT 4

Lynn Baca

DISTRICT 5

Commenting Division: ROW Review 4th Review

Name of Reviewer: Thayeng Chang

Date: 10/21/2025

Email:

Resubmittal Required

ROW1: Provide a title commitment dated within 30 days of application or more current to verify ownership, exceptions, and record chain of title. Provide hyperlinks to all cited documents or an abstract. It must have a current date, and this will revise the title NOTE

ROW2: Minor Subdivision plat, Sheet 1: Under 'NOTES AND RESTRICTIONS' revise title date

ROW3: "Tract A, to be known as Osage Court, shall be owned and maintained by the Homeowners Association for access and utilities purposes."

ROW4: Minor Subdivision plat, Sheet 1: Under 'DEDICATION AND OWNERSHIP' correct spelling of 'shoven' to 'shown' in paragraph after legal description

ROW5: Minor Subdivision plat, Sheet 1: Under PLANNING COMMISSION APPROVAL and BOARD OF COUNTY COMMISSIONERS APPROVAL signature blocks, change 'CHAIRMAN' to 'CHAIR'

ROW6: Minor Subdivision plat, Sheet 1: Include Clerk and Recorder signature block as follows:

CLERK AND RECORDER'S CERTIFICATE

THIS (INSERT TYPE OF PLAT OR "PLAT) WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER, IN THE STATE OF COLORADO, AT _____ M., ON THIS _____ DAY OF _____ A.D. 202__

DEPUTY CLERK AND RECORDER

RECEPTION NUMBER

Commenting Division: Application Intake 4th Review

Name of Reviewer: Kevin Mills

Date: 09/09/2025

Email:

Complete

Commenting Division: External and Agency Referrals 3rd Review

Name of Reviewer: Nick Eagleson

Date: 08/11/2025

Email:

Complete

BOARD OF COUNTY COMMISSIONERS

Julie Duran Mullica

DISTRICT 1

Kathy Henson

DISTRICT 2

Emma Pinter

DISTRICT 3

Steve O'Dorisio

DISTRICT 4

Lynn Baca

DISTRICT 5

Nick Eagleson

From: Erinn Rogowski <Erinn.Rogowski@thorntonco.gov>
Sent: Friday, October 3, 2025 2:22 PM
To: Nick Eagleson
Cc: Michael Flanagan
Subject: FW: (10/3)RE: Elmwood North - Adams County PRC2024-0012

Please be cautious: This email was sent from outside Adams County

Good afternoon Nick,

No further comments from the City.

Thanks,

Erinn Rogowski, AICP

Planner II | City Development

303-538-7301

erinn.rogowski@thorntonco.gov

9500 Civic Center Drive, Thornton, CO 80229



We are always looking for ways to improve service to our customers and appreciate any feedback you may have. Please go to our [webpage](#) and submit your comments or call us at 303-538-7576.

From: Nick Eagleson <NEagleson@adamscountyco.gov>
Sent: Wednesday, September 17, 2025 4:31 PM
To: Warren Rivera <Warren.Rivera@thorntonco.gov>; Laurie A. Clark <LAClark@adamscountyco.gov>
Cc: Michael Flanagan <Michael.Flanagan@thorntonco.gov>; Collin Wahab <Collin.Wahab@thorntonco.gov>; Erinn Rogowski <Erinn.Rogowski@thorntonco.gov>
Subject: (External) RE: Elmwood North - Adams County PRC2024-0012

Hi All,

Please see the attached comments for the Elmwood North resubmittal. Please let me know if you have any comments by 10/3.

Thank you!



Nick Eagleson

Senior Strategic Planner, *Community and Economic Development Department*

4430 S. Adams County Parkway, Suite C1000

Brighton, CO 80601

o: 720.523.6878 | neagleson@adamscountyco.gov | adamscountyco.gov

County operating hours: Monday-Friday 8:00am-4:30pm

From: Warren Rivera <Warren.Rivera@thorntonco.gov>

Sent: Tuesday, July 29, 2025 4:07 PM

To: Nick Eagleson <NEagleson@adcogov.org>; Laurie A. Clark <LAClark@adcogov.org>

Cc: Michael Flanagan <Michael.Flanagan@thorntonco.gov>; Collin Wahab <Collin.Wahab@thorntonco.gov>; Erinn Rogowski <Erinn.Rogowski@thorntonco.gov>

Subject: RE: Elmwood North - Adams County PRC2024-0012

Please be cautious: This email was sent from outside Adams County

My apologies, Michael also had comments on the plat. Those are attached here as well.

Warren (Walt) Rivera, AICP | Planner II

Direct: 303-538-7596 | Email: warren.rivera@thorntonco.gov

From: Warren Rivera

Sent: Tuesday, July 29, 2025 3:51 PM

To: Nick Eagleson <neagleson@adcogov.org>; LAClark@adcogov.org

Cc: Michael Flanagan <Michael.Flanagan@thorntonco.gov>; Collin Wahab <Collin.Wahab@thorntonco.gov>; Erinn Rogowski <Erinn.Rogowski@thorntonco.gov>

Subject: FW: Elmwood North - Adams County PRC2024-0012

Importance: High

Good afternoon, Nick, Laurie,

Thank you for the opportunity to review these plans again. Attached are some comments from Michael Flanagan, Civil Engineer within City Development. Please continue to send us future submittals on this project.

All the best,

Warren (Walt) Rivera, AICP | Planner II

Direct: 303-538-7596 | Email: warren.rivera@thorntonco.gov

From: Nick Eagleson <NEagleson@adcogov.org>

Sent: Monday, July 7, 2025 12:22 PM

To: Michael Flanagan <Michael.Flanagan@thorntonco.gov>

Cc: Erinn Rogowski <Erinn.Rogowski@thorntonco.gov>; Laurie A. Clark <LAClark@adcogov.org>

Subject: RE: Elmwood North - Adams County PRC2024-0012

Hi Michael,

We received resubmittals for the Sherrelwood/Elmwood North project. Attached is the resubmittal for the PUD Amendment. I'll send a separate email with the resubmittal of the plat. Please have any comments returned by 7/28.

Thanks!



Nick Eagleson

Senior Strategic Planner, *Planning & Development Division*

ADAMS COUNTY, COLORADO

4430 South Adams County Parkway, 1st Floor, Suite W2000A

Brighton, CO 80601

O: 720.523.6878 | NEagleson@adcogov.org | www.adcogov.org

County operating hours: Monday-Friday 8:00am-4:30pm

From: Michael Flanagan <Michael.Flanagan@thorntonco.gov>

Sent: Wednesday, March 19, 2025 10:02 AM

To: Robert Palmer <rpalmer@strategicls.net>

Cc: Erinn Rogowski <Erinn.Rogowski@thorntonco.gov>; Nick Eagleson <NEagleson@adcogov.org>; Laurie A. Clark <LAClark@adcogov.org>

Subject: RE: Elmwood North - Adams County PRC2024-0012

Please be cautious: This email was sent from outside Adams County

Good morning Robert,

After discussing with the City Attorney's office, I've gotten some clarity on the dedication of the easements for water and sanitary sewer in this proposed development. The City does not need to be signatory to the plat, even if the plat is dedicating the exclusive water and sanitary easements to the City; however, the City will need to approve the final language and layout of the easements to be dedicated. If this language and/or layout does not meet our requirements, the approval to connect to and expand City owned utility infrastructure would not be possible.

If you'd like to dedicate the City easements on the plat, and if that is acceptable to the County, then the City will continue to provide comment on the plat and will eventually need to confirm that all is acceptable to us prior to recordation. Alternatively, the easement(s) could be dedicated by separate document (likely following the recordation of the plat). Just let us know how you'd like to proceed.

I've also not received any response from your team regarding what type of product is actually proposed, nor any questions or follow up on the email below. I look forward to a response when your team is ready to provide one.

Have a great day,

Michael Flanagan, P.E.

CITY OF THORNTON

CIVIL ENGINEER, DEVELOPMENT ENGINEERING

☎ Direct 303-538-7426 / Main 303-538-7295

From: Michael Flanagan

Sent: Wednesday, February 19, 2025 4:33 PM

To: Robert Palmer <rpalmer@strategicls.net>

Cc: Erinn Rogowski <Erinn.Rogowski@thorntonco.gov>

Subject: RE: Elmwood North - Adams County PRC2024-0012

Good afternoon Robert,

Thank you for reaching out, and for providing some additional information on your process with Adams County for this development.

One question: Could you please clarify what type of product is proposed for this development? The plat calls out one large lot on each side of the private drive, but the concept is named "townhomes." Are these townhomes, or are these condominiums? Apartments? This will directly relate to the utility requirements.

The City of Thornton will require a separate submittal of plans for the utilities to the City of Thornton as part of this development. The Plans will need to reflect the overall construction plans being submitted to and reviewed by Adams County, and the Subdivision Plat will

need to account for the utility plans as well. I am currently working on clarifying if the City could be a signatory party to the Subdivision Plat, or if these easements will need to be dedicated by separate document. Stay tuned on that.

We will also reach out to the County (and CC you) to inform them of our requirements (above) as well as confirm that the City is being referred on all documents pertaining to this proposed development. I'm not certain we've actually been sent the full packages being submitted, as we only saw the conceptual plan in August 2024 and only saw the subdivision plat the first week of this month.

I have attached the City of Thornton's electronic submittal process handout and requirements. As our scope is limited to the utilities, we will need construction drawings, the construction drawings checklist complete for the appropriate scopes (cover sheet, utility plan, water and sanitary), a utility report and the associated utility report checklist. Checklists are available here: <https://www.thorntonco.gov/business-development/city-development/development-engineering-construction> under the heading "Civil Engineering Documents and Submittals."

I do see that Delwest Development Corp. went through several rounds of construction document review with Core Consultants as their engineering consulting firm back in 2022, but that was with a pretty significantly different site design. Our process has also changed some since then (including the checklists noted above), so if you have any questions, or if you and your team would like to meet to discuss our process, please let me know.

Thanks,



Michael Flanagan, P.E.

(Pronouns: he/him/his)

CIVIL ENGINEER, DEVELOPMENT ENGINEERING

📞 Direct 303-538-7426 / Main 303-538-7295

✉️ Michael.Flanagan@ThorntonCO.gov

🌐 ThorntonCO.gov

📍 9500 Civic Center Drive, Thornton, CO 80229



Pursuant to law, information sent via electronic mail, sent to the City, is considered a document which is subject to the Colorado Open Records Act.

We are always looking for ways to improve service to our customers and appreciate any feedback you may have. Please go to our webpage and submit your comments or call us at 303-538-7576.

From: Robert Palmer <rpalmer@strategicls.net>

Sent: Tuesday, February 18, 2025 12:58 PM

To: Michael Flanagan <Michael.Flanagan@thorntonco.gov>

Subject: (External) RE: Elmwood North - Adams County PRC2024-0012

i assume that Adams County will forward these to you, but here is a copy of the existing civil plan set.

Thanks.

Robert Palmer, P.E.

720-384-7661

From: Robert Palmer

Sent: Tuesday, February 18, 2025 12:57 PM

To: 'michael.flanagan@thorntonco.gov' <michael.flanagan@thorntonco.gov>

Subject: Elmwood North - Adams County PRC2024-0012

Michael, thanks for taking my call. As we discussed, please let me know if you want to approve the water and sewer on the Adams County plan set, or a separate water and sewer plan set submitted directly to Thornton. Either way works for me. If you approve it through Adams County, I will update the plans to include your notes and signature block on the utility plan sheets only.

Sincerely,
Robert J. Palmer, PE
President



Strategic Land Solutions, Inc.
A Colorado Corporation
2595 Ponderosa Road
Franktown, Colorado 80116
720.384.7661 • Phone
rpalmer@strategicls.net • email
Licensed in CO., AZ., NM., WY., AND MT.

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MINOR SUBDIVISION
ELMWOOD NORTH

A RESUBDIVISION OF LOTS 1 THROUGH 4, BLOCK 1, TRACTS B AND D, SHERRELWOOD VILLAGE
TOGETHER WITH A PORTION OF THE SOUTHEAST 1/4 OF SECTION 28 AND THE NORTHEAST 1/4 OF SECTION 33,
ALL WITHIN TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 3

CASE NO. PRC2024-00012

DEDICATION AND OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS THAT ELMWOOD NORTH, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE SOLE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

A PARCEL OF LAND BEING LOTS 1 THROUGH 4, BLOCK 1, TRACTS B AND D, SHERRELWOOD VILLAGE, TOGETHER WITH THAT PARCEL OF LAND, AS DESCRIBED IN A QUITCLAIM DEED RECORDED AT RECEPTION NO. 2021000058939, ALL IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 28 AND THE NORTHEAST QUARTER OF SECTION 33, BOTH IN TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 33, THENCE N89°30'59"E, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 50.00 FEET TO A POINT ON THE EAST LINE OF THE PECOS STREET RIGHT-OF-WAY, AS DEDICATED BY THAT RESOLUTION RECORDED IN BOOK 3270 AT PAGE 279, SAID ADAMS COUNTY RECORDS AND THE **POINT OF BEGINNING**;

THENCE N00°14'36"W, ALONG THE EAST LINE OF SAID PECOS STREET RIGHT-OF-WAY, AND ALONG A LINE BEING 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 293.00 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL OF LAND DESCRIBED AT RECEPTION NUMBER 2021000058939;
THENCE S82°4'31"E, ALONG SAID NORTH LINE, A DISTANCE OF 8.26 FEET TO THE WEST CORNER OF PARCEL D, AS DESCRIBED IN THAT QUIT CLAIM DEED RECORDED IN BOOK 3251 AT PAGE 924;

THENCE ALONG THE SOUTH AND WEST LINES OF SAID PARCEL D, THE FOLLOWING TWO (2) COURSES:

- S76°46'27"E, A DISTANCE OF 178.46 FEET;
- S21°38'30"E, ALONG THE EAST LINES OF SAID PARCEL DESCRIBED AT RECEPTION NUMBER 2021000058939 AND SAID SHERRELWOOD VILLAGE, A DISTANCE OF 459.50 FEET;

THENCE S12°19'50"W, CONTINUING ALONG SAID EAST LINE OF SHERRELWOOD VILLAGE, A DISTANCE OF 57.53 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY (R.O.W.) LINE OF WEST 79TH WAY AS DEDICATED BY SHERRELWOOD VILLAGE, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2018000075940 AND A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG SAID NORTH R.O.W. LINE, THE FOLLOWING THREE (3) COURSES:

- ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 09°04'20" AND AN ARC LENGTH OF 6.02 FEET, THE CHORD OF WHICH BEARS N85°23'28"W, A DISTANCE OF 6.01 FEET;
- N89°57'38" W, A DISTANCE OF 204.00 FEET TO A POINT OF CURVATURE;
- ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 42°01'36" AND AN ARC LENGTH OF 59.69 FEET, THE CHORD OF WHICH BEARS S38°37'14"W, A DISTANCE OF 27.25 FEET TO THE NORTHEAST CORNER OF LOT 8, BLOCK 2 OF SAID SHERRELWOOD VILLAGE;

THENCE N89°57'13"W, ALONG THE NORTH LINE OF SAID LOT 8, A DISTANCE OF 91.81 FEET TO A POINT ON THE EAST LINE OF THE PECOS STREET RIGHT-OF-WAY, AS DEDICATED BY SAID SHERRELWOOD VILLAGE PLAT;
THENCE N00°02'36"E, ALONG SAID EAST LINE, A DISTANCE OF 30.01 FEET TO A POINT ON THE SOUTH LINE OF THAT PARCEL OF LAND DESCRIBED IN SAID RECEPTION NUMBER 2021000058939;
THENCE S89°30'59"W, ALONG A LINE BEING PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 20.00 FEET TO A POINT BEING 30.00 FEET EAST OF THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33;
THENCE N00°02'36"E, ALONG A LINE BEING 30.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 208.00 FEET TO A POINT BEING 20.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33;
THENCE N89°30'59"E, ALONG A LINE BEING 20.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 20.00 FEET TO A POINT BEING 50.00 FEET EAST OF THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, ALSO BEING A POINT ON THE EAST LINE OF THE PECOS STREET RIGHT-OF-WAY, AS DEDICATED BY SAID SHERRELWOOD VILLAGE PLAT;
THENCE N00°02'36"E, ALONG SAID EAST LINE AND ALONG A LINE BEING 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 20.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING (143,379 SQUARE FEET) 3.29152 ACRES, MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO BLOCKS, LOTS, TRACTS, STREETS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF ELMWOOD NORTH. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO ADAMS COUNTY THOSE PUBLIC EASEMENTS AS SHOWN ON THIS PLAN; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO ADAMS COUNTY AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN ADAMS COUNTY. ALL PUBLIC STREETS ARE HEREBY DEDICATED TO ADAMS COUNTY FOR PUBLIC USE. ALL PRIVATE STREETS (OSAGE COURT) ARE PRIVATELY OWNED AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION.

EXECUTED THIS _____ DAY OF _____, 20_____.

OWNER: ELMWOOD NORTH, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____
JOSEPH A. DELZOTTO, MANAGER

NOTARY PUBLIC:

STATE OF _____)
COUNTY OF _____) SS

THE FOREGOING OWNERSHIP AND DEDICATION CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20_____ BY JOSEPH A. DELZOTTO AS MANAGER FOR ELMWOOD NORTH, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

MORTGAGE HOLDER CONSENT:

THE UNDERSIGNED AS MORTGAGE HOLDERS ON PART OR ALL OF THE HEREON SHOWN REAL PROPERTY DO HEREBY AGREE AND CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON.

MERCY FUNDING

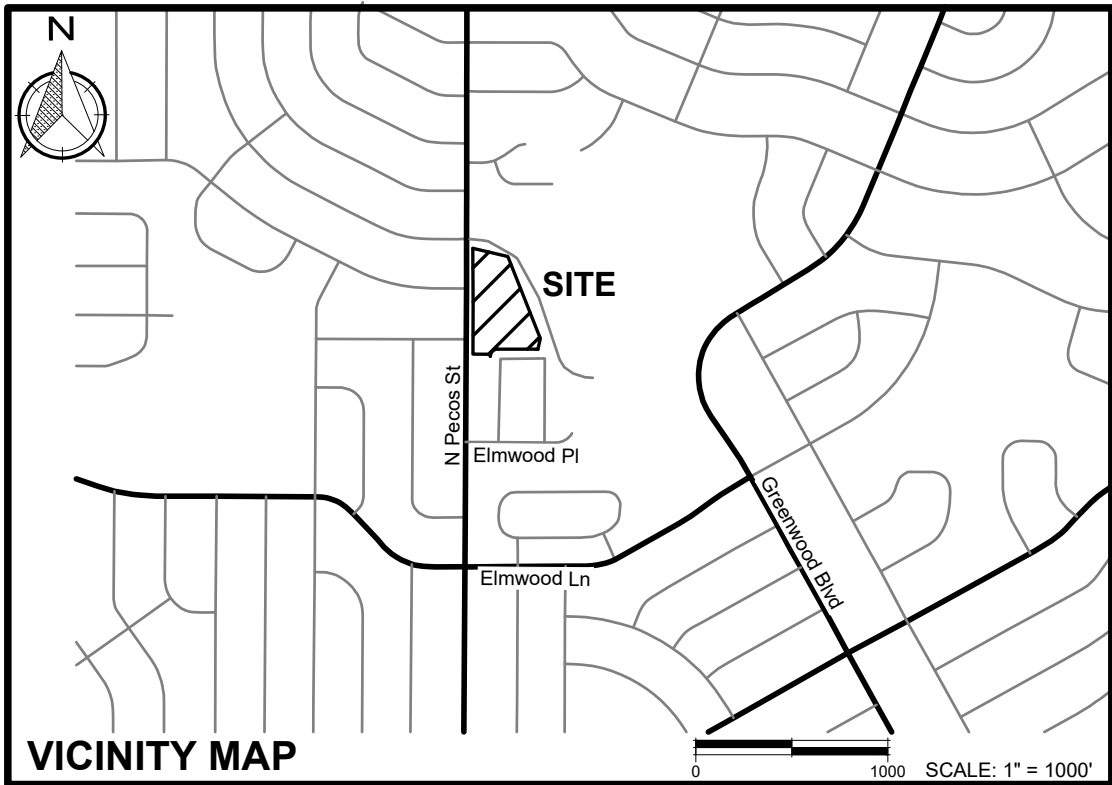
SIGNATURE _____ PRINT NAME AND TITLE _____

MORTGAGE HOLDER CONSENT:

THE UNDERSIGNED AS MORTGAGE HOLDERS ON PART OR ALL OF THE HEREON SHOWN REAL PROPERTY DO HEREBY AGREE AND CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON.

FIRST AMERICAN STATE BANK

SIGNATURE _____ PRINT NAME AND TITLE _____



NOTES AND RESTRICTIONS:

- THIS PLAT WAS BASED ON TITLE COMMITMENT NUMBER RND70782714-10 PREPARED BY LAND TITLE GUARANTEE COMPANY AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF JULY 16, 2026 AT 5:00 P.M., AND DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR FOR OTHER EASEMENTS AND/OR EXCEPTIONS OF RECORD.
- BEARINGS ARE BASED ON THE NORTH LINE OF THE NE 1/4 OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN HAVING AN ASSUMED BEARING OF N89°30'59"E AND BOUNDED BY A FOUND REBAR WITH ILLEGIBLE 3.25" ALUMINUM CAP 1.25" BELOW GRADE IN RANGE BOX WITH NO LID BEING THE NORTH 1/4 CORNER OF SAID SECTION 33 AND A FOUND REBAR WITH 3.25" ALUMINUM CAP STAMPED "ERNEST KNIGHT LS 7276 1998 ADAMS COUNTY" 0.3' IN RANGE BOX WITH NO LID AT THE NORTHEAST CORNER OF SAID SECTION 33.
- BY GRAPHIC PLOTTING ONLY THE SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 08001C0584H WITH AN EFFECTIVE DATE OF MARCH 5, 2007. NO OFFICE CALCULATIONS OR FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS INFORMATION.
- ALL LINEAL DISTANCES ON THIS SURVEY ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS, DRIVES AND ALLEYS.
- ALL INTERNAL ROADS AND DRAINAGE FACILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FINAL PUD, STREET CONSTRUCTION PLANS, PAVEMENT DESIGN, GRADING & EROSION CONTROL PLAN, AND A FINAL DRAINAGE PLAN SUBMITTED TO AND APPROVED BY ADAMS COUNTY. PRIOR TO ISSUANCE OF BUILDING PERMITS FOR HOMES WITHIN THE SUBDIVISION, ALL COUNTY IMPROVEMENTS REQUIRED IN ACCORDANCE WITH APPROVED PLANS BY ADAMS COUNTY, SHALL HAVE RECEIVED PRELIMINARY ACCEPTANCE OF CONSTRUCTION BY THE DEPARTMENT OF PUBLIC WORKS.
- 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.
- 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.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, LAND BOUNDARY MONUMENT, OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR, PURSUANT TO STATE STATUTE 18-4-508 OF THE COLORADO REVISED STATUTES.
- 20-FOOT UTILITY EASEMENT AS DEPICTED BUT NOT RECORDED IN A QUIT CLAIM DEED RECORDED IN BOOK 3251 AT PAGE 924 IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER. SAID QUIT CLAIM DEED ONLY TRANSFERS PROPERTY DESCRIBED AS PARCEL "D" TO THE EASTERLY PROPERTY OWNER. THIS EASEMENT IS ALSO DEPICTED ON THE RECORDED PLATS OF KALCEVIC SUBDIVISION AMENDED (REC. NO. B1041161); AND SHERRELWOOD VILLAGE (REC. NO. 2018000075940) BUT THESE PLATS DID NOT DEDICATE SAID EASEMENT. THE FOREMENTIONED SHERRELWOOD PLATS LISTS THAT THIS EASEMENT WAS RECORDED IN BOOK 3251 AT PAGE 927 BUT SAID DOCUMENT IS A PORTION OF THE FOREMENTIONED QUIT CLAIM DEED WHICH DID NOT FORMALLY DEDICATE SAID EASEMENT.
- WATER AND SANITARY SEWER EASEMENTS ARE HEREBY GRANTED TO THE CITY OF THORNTON, AS SHOWN ON THIS PLAT, FOR THE PURPOSE TO CONSTRUCT, MAINTAIN, REPAIR, REPLACE, INSPECT AND OPERATE MAINS, TRANSMISSION, DISTRIBUTION AND SERVICE LINES AND APPURTENANCES OR OTHER IMPROVEMENTS FOR WHICH THE EASEMENTS WERE GRANTED, TOGETHER WITH A RIGHT OF ACCESS, ON, ALONG AND IN ALL OF THE EASEMENTS, AS MAY BE NECESSARY TO ACCOMPLISH THE INTENDED PURPOSES OF THE EASEMENT. THESE EASEMENTS SHALL BE EXCLUSIVE, HOWEVER UTILITIES MAY CROSS THE EXCLUSIVE EASEMENTS AT SUBSTANTIALLY 90 DEGREES.
- TRACT A, TO BE KNOWN AS OSAGE COURT, SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION FOR ACCESS AND UTILITIES PURPOSES.

SHEET INDEX

SHEET	TITLE
1 OF 3	COVER SHEET
2 OF 3	PLAT AND EASEMENT VACATION MAP
3 OF 3	PLAT MAP

LAND USE TABLE

PARCEL	AREA	OWNERSHIP	MAINTENANCE
TRACT A	23,252 SQ.FT. 0.53380 AC.	CURRENT OWNER OR HOA	CURRENT OWNER OR HOA
LOT 1	34,614 SQ.FT. 0.79464 AC.		
LOT 2	81,353 SQ.FT. 1.86760 AC.		
ROW DED.	4,160 SQ.FT. 0.09549 AC.		
TOTAL GROSS	143,379 SQ.FT. 3.29152 AC.		

SURVEYOR'S CERTIFICATE:

I, JUSTIN A. CONNER, A REGISTERED SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION ON THE 9TH DAY OF JULY, 2026, AND THAT THE ACCOMPANYING MAP ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION.

I FURTHER CERTIFY THAT I, JUSTIN A. CONNER, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, CERTIFY FOR AND ON BEHALF OF ENGINEERING SERVICE COMPANY THAT THE SURVEY SHOWN HEREON WAS PERFORMED BY ME OR UNDER MY RESPONSIBLE CHARGE, THAT IT IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF, THAT IT HAS BEEN PREPARED IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE, THAT IT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED AND IS, TO THE BEST OF MY KNOWLEDGE, ACCURATE AND COMPLETE.

JUSTIN A. CONNER
PROFESSIONAL L.S. NO. 38421
FOR AND ON BEHALF OF
ENGINEERING SERVICE COMPANY

PLANNING COMMISSION APPROVAL:

REVIEWED BY THE ADAMS COUNTY PLANNING COMMISSION THIS _____ DAY OF _____ A.D. 20_____.

CHAIR

BOARD OF COUNTY COMMISSIONERS APPROVAL:

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

CHAIR

ADAMS COUNTY ATTORNEY'S OFFICE:

APPROVED AS TO FORM

CLERK AND RECORDER'S CERTIFICATE:

THIS MINOR SUBDIVISION PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER, IN THE STATE OF COLORADO, AT _____ M., ON THIS _____ DAY OF _____ A.D. 20_____

DEPUTY CLERK AND RECORDER

RECEPTION NUMBER

ESC
ENGINEERING
SERVICE
COMPANY
Creative Solutions Since 1954
CIVIL ENGINEERS | LAND SURVEYORS
engineeringserviceco.com

14190 East Evans Avenue
Aurora, Colorado 80014
P 303.337.1393
F 303.337.7481
T/F 1.877.273.0659

Survey No.: 24-006-P
Project No.: 814.039
Date: 6/7/2024
Field Book No.: 951
Revision Dates:
7/3/2025
9/3/2025
11/5/2025
3/20/2026
7/28/2026
Sheet No.: 1 OF 3

MINOR SUBDIVISION
ELMWOOD NORTH

CASE NO. PRC2024-00012

A RESUBDIVISION OF LOTS 1 THROUGH 4, BLOCK 1, TRACTS B AND D, SHERRELWOOD VILLAGE
TOGETHER WITH A PORTION OF THE SOUTHEAST 1/4 OF SECTION 28 AND THE NORTHEAST 1/4 OF SECTION 33,
ALL WITHIN TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF ADAMS, STATE OF COLORADO

SHEET 2 OF 3

SHERRELWOOD
DRIVE
(60' PUBLIC R.O.W.)

BLOCK 2
SHERRELWOOD ESTATES-FILING NO. 2
(PLAT - FILE 10-MAP 302)

T2S R68W
C 1/4 • S28
1997
LS 28286

CENTER 1/4 CORNER OF SECTION 33, T.2S., R.68W. OF THE
6TH P.M. (UNABLE TO LOCATE DUE TO TRAFFIC CONCERNS.
LOCATION BASED ON ACCESSORY MONUMENTS PER
MONUMENT RECORDED PREPARED BY JOSEPH T.
GUNDERSON, PLS 30826 DATED FEBRUARY 26, 2005.)

59.05'
58.51'

FOUND NAIL WITH 3/4" BRASS
TAG SET IN CONCRETE,
STAMPED "PLS 11434"

FOUND 3-1/4" ALUMINUM CAP SET
IN CONCRETE, STAMPED "COLO
DEPT OF TRANSPORTATION, REF 1,
PLS 30826"

N00°02'36"E 2639.20'
WEST LINE OF NORTHEAST 1/4 OF SECTION 33, T.2S., R.68W. OF THE 6TH P.M.

POINT OF COMMENCEMENT
NORTH 1/4 CORNER OF SECTION 33, T.2S.,
R.68W. OF THE 6TH P.M. (3-1/4" ALUMINUM
CAP ON A REBAR WITH ILLEGIBLE MARKINGS,
1.3' BELOW GRADE IN A RANGE BOX.)

N00°14'36"W 2644.97'
WEST LINE OF SOUTHEAST 1/4 OF SECTION 28, T.2S., R.68W. OF THE 6TH P.M.

CENTER 1/4 CORNER OF SECTION 28, T.2S.,
R.68W. OF THE 6TH P.M. (FOUND 2-1/2"
ALUMINUM CAP ON A #6 REBAR, 0.4' BELOW
GRADE IN A RANGE BOX, STAMPED AS SHOWN.)

S89°30'59"W
20.00'
N00°02'36"E
30.01'

N00°02'36"E 208.00'

N89°30'59"E
20.00'
N89°30'59"E
50.00'

PECOS STREET
(PUBLIC R.O.W. VARIES)

(R.O.W. - BK.3270-PG.279)
N00°14'36"W 293.00' (292.74' R1)

S82°40'31"E
8.26'
(8.04' R2)

91.81'
(90.00' R3)
LOT 6, BLOCK 2
SHERRELWOOD VILLAGE
(PLAT - REC. NO. 201800075940)

FOUND NAIL & 3/4" BRASS TAG,
STAMPED "PLS 38151" AT 7' OFFSET

FOUND NAIL & 3/4" BRASS
TAG, STAMPED "PLS 38151"

N00°02'36"E
20.00'

POINT OF BEGINNING
FOUND 2" ALUMINUM CAP ON A
REBAR WITH ILLEGIBLE MARKINGS

26' EMERGENCY ACCESS EASEMENT
(REC. NO. 2018000075940)
HEREBY VACATED BY THIS PLAT

LOT LINE VACATED
BY THIS PLAT

UNPLATTED
(DEED - REC. NO. 2021000058939)

UNPLATTED
(DEED - REC. NO. 2021000058939)

LOT 2
KALCEVIC SUBDIVISION AMENDED
(PLAT - REC. NO. B1041161)

S76°46'27"E
178.46'
(178.58' R2)

Δ=90°00'00"
R=63.00'
L=98.96'

BLOCK 3
SHERRELWOOD VILLAGE
(PLAT - REC. NO. 2018000075940)

WEST 79TH WAY
(PUBLIC R.O.W. VARIES)

S89°57'38"E 104.00'

N89°57'38"W 204.00'

25.0'

LOT LINES VACATED
BY THIS PLAT

LOT 1

LOT 2

LOT 3

6' UTILITY EASEMENT
(REC. NO. 2018000075940)
HEREBY VACATED BY THIS PLAT

LOT LINES VACATED
BY THIS PLAT

LOT 4

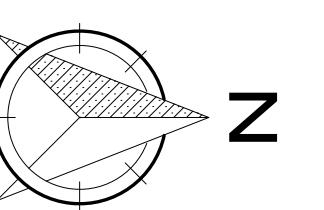
8' UTILITY EASEMENT
(REC. NO. 2018000075940)
HEREBY VACATED BY THIS PLAT

10' UTILITY & DRAINAGE EASEMENT
(REC. NO. 2018000075940)
HEREBY VACATED BY THIS PLAT

N89°30'59"E 2649.51' (BASIS OF BEARINGS)
NORTH LINE OF NORTHEAST 1/4 OF SECTION 33,
T.2S., R.68W. OF THE 6TH P.M.

NORTHEAST CORNER OF SECTION 33, T.2S.,
R.68W. OF THE 6TH P.M. (3-1/4" ALUMINUM
CAP ON A REBAR, 0.3' BELOW GRADE IN A
RANGE BOX, STAMPED AS SHOWN.)

ERNEST KNIGHT
T 2 S
R 6 8 W
28 | 27
33 | 32
1989
ADAMS COUNTY



0 40 80
Scale: 1" = 40'

LEGEND

- PLAT BOUNDARY LINE
- ADJACENT LOT/PARCEL LINES
- SECTION LINE
- LOT LINE HEREBY VACATED
- EXISTING EASEMENT LINE
- R.O.W. RIGHT-OF-WAY
- BK. PG. BOOK AND PAGE
- REC. NO. RECEPTION NUMBER
- ALIQUOT CORNER
- FOUND 1-1/2" ALUMINUM CAP
IN A RANGE BOX, STAMPED
"RANGE POINT PLS 38151"
- SET 5/8"x24" REBAR & 1-1/4" YELLOW
PLASTIC CAP STAMPED "ESC PLS 38421"
- FOUND #5 REBAR & 1-1/4" YELLOW
PLASTIC CAP STAMPED "ESC PLS 33202"
- FOUND 1-1/4" YELLOW PLASTIC CAP
ON A REBAR, STAMPED "PLS 38151"
UNLESS NOTED OTHERWISE
- FOUND 2" ALUMINUM CAP ON A
REBAR, STAMPED "CITY OF
THORNTON, PLS 20155"
- FOUND 1" BROKEN YELLOW PLASTIC
CAP ON A REBAR, STAMPED
"M. SCHEAR, LS 18475"

RECORD REFERENCE

- (XX.XX' R1) PER THE DEED FOR PECOS STREET
R.O.W. (BK.3270-PG.279) IF DIFFERENT
FROM AS-MEASURED
- (XX.XX' R2) PER A QUITCLAIM DEED (REC. NO.
2021000058939) IF DIFFERENT FROM
AS-MEASURED
- (XX.XX' R3) PER THE PLAT OF SHERRELWOOD VILLAGE
(REC. NO. 2018000075940) IF DIFFERENT
FROM AS-MEASURED
- ALL DIMENSIONS SHOWN WITH NO
PARENTHESIS ARE AS-MEASURED
DIMENSION

ESC
ENGINEERING
SERVICE
COMPANY
Creative Solutions Since 1954
CIVIL ENGINEERS | LAND SURVEYORS
engineeringserviceco.com

14190 East Evans Avenue
Aurora, Colorado 80014

P 303.337.1393
F 303.337.7481
T/F 1.877.273.0659

Revision Dates:
7/3/2025
9/3/2025
11/5/2025
3/20/2026
7/28/2026

Survey No.: 24-006-P

Project No.: 814.039

Date: 6/7/2024

Field Book No.: 951

Sheet No.: 2 OF 3

ELMWOOD NORTH

CASE NO. PRC2024-00012

A RESUBDIVISION OF LOTS 1 THROUGH 4, BLOCK 1, TRACTS B AND D, SHERRELWOOD VILLAGE
TOGETHER WITH A PORTION OF THE SOUTHEAST 1/4 OF SECTION 28 AND THE NORTHEAST 1/4 OF SECTION 33,
ALL WITHIN TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF ADAMS, STATE OF COLORADO

SHEET 3 OF 3

BLOCK 1

SHERRELWOOD

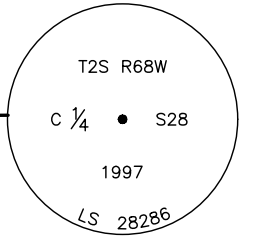
BLOCK 2

SHERRELWOOD ESTATES-FILING NO. 2
(PLAT - FILE 10~MAP 302)

DRIVE
(60' PUBLIC R.O.W.)

BLOCK 1, PECOS PLAZA SUBDIVISION
(PLAT - FILE 13~MAP 108)

BLOCK 48
PERL-MACK MANOR, EIGHTH FILING
(PLAT - FILE 10-MAP 241)



CENTER 1/4 CORNER OF SECTION 28, T.2S.,
R.68W. OF THE 6TH P.M. (FOUND 2-1/2"
ALUMINUM CAP ON A #6 REBAR, 0.4' BELOW
GRADE IN A RANGE BOX, STAMPED AS SHOWN.)

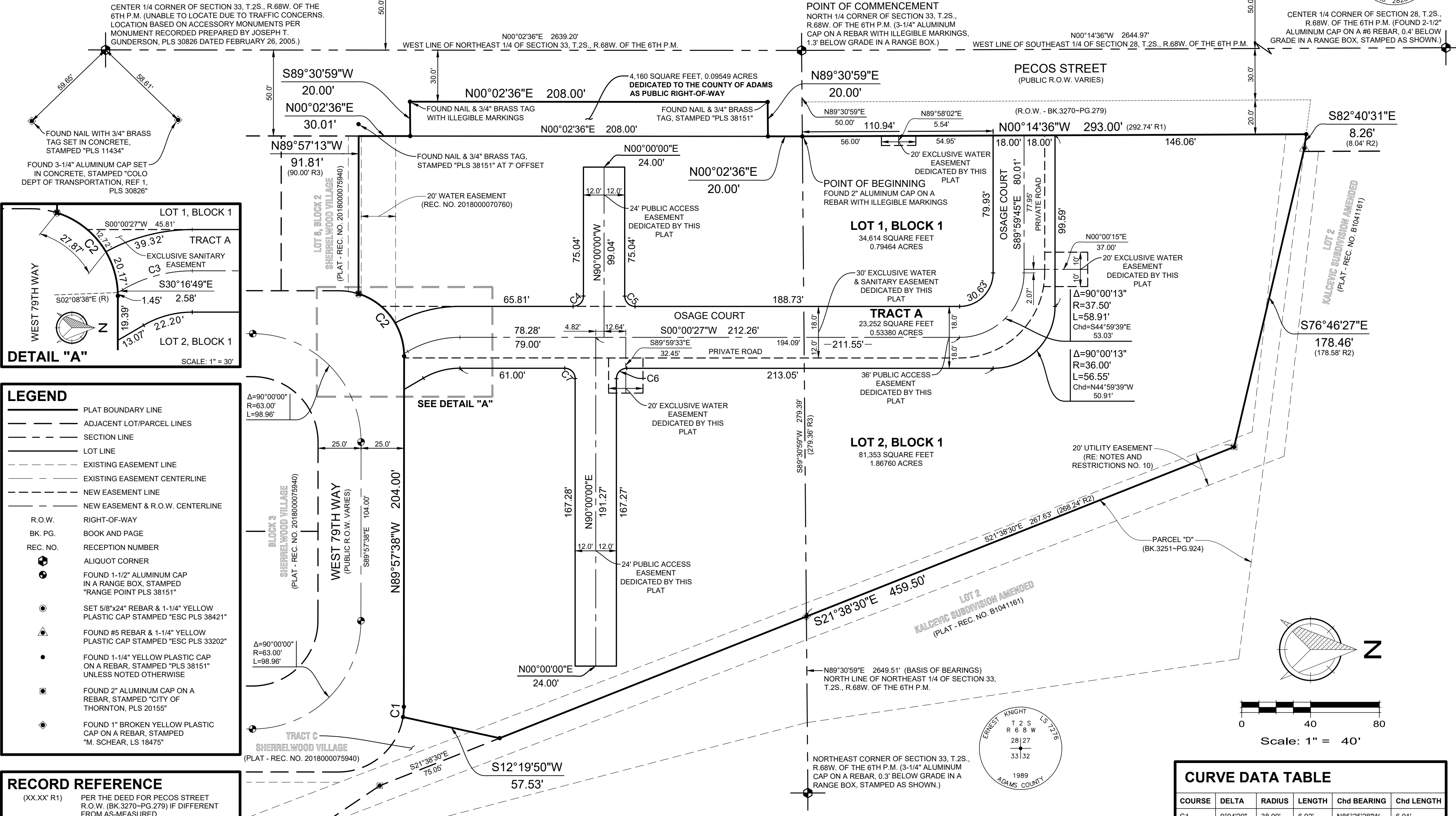
N00°14'36"W 2644.97'
ST 1/4 OF SECTION 28, T.2S., R.68W. OF THE 6TH P.M.

N00°14'36"W 2644.97'
WEST LINE OF SOUTHEAST 1/4 OF SECTION 28, T.

POINT OF COMMENCEMENT
NORTH 1/4 CORNER OF SECTION 33, T.2S.,
R.68W. OF THE 6TH P.M. (3-1/4" ALUMINUM
CAP ON A REBAR WITH ILLEGIBLE MARKINGS
1.3' BELOW GRADE IN A RANGE BOX.)

N00°02'36"E 2639.20'
WEST LINE OF NORTHEAST 1/4 OF SECTION 33, T.2S., R.68W. OF THE 6TH P.M.

CENTER 1/4 CORNER OF SECTION 33, T.2S., R.68W. OF THE
6TH P.M. (UNABLE TO LOCATE DUE TO TRAFFIC CONCERNS.
LOCATION BASED ON ACCESSORY MONUMENTS PER
MONUMENT RECORDED PREPARED BY JOSEPH T.
GUNDERSON, PLS 30826 DATED FEBRUARY 26, 2005.)

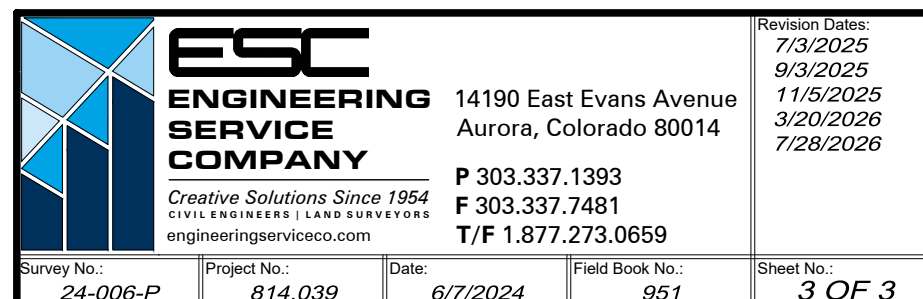


LEGEND

- | | |
|---|--|
|  | PLAT BOUNDARY LINE |
|  | ADJACENT LOT/PARCEL LINES |
|  | SECTION LINE |
|  | LOT LINE |
|  | EXISTING EASEMENT LINE |
|  | EXISTING EASEMENT CENTERLINE |
|  | NEW EASEMENT LINE |
|  | NEW EASEMENT & R.O.W. CENTERLINE |
| R.O.W. | RIGHT-OF-WAY |
| BK. PG. | BOOK AND PAGE |
| REC. NO. | RECEPTION NUMBER |
|  | ALIQUOT CORNER |
|  | FOUND 1-1/2" ALUMINUM CAP
IN A RANGE BOX, STAMPED
"RANGE POINT PLS 38151" |
|  | SET 5/8"x24" REBAR & 1-1/4" YELLOW
PLASTIC CAP STAMPED "ESC PLS 38421" |
|  | FOUND #5 REBAR & 1-1/4" YELLOW
PLASTIC CAP STAMPED "ESC PLS 32020" |
|  | FOUND 1-1/4" YELLOW PLASTIC CAP
ON A REBAR, STAMPED "PLS 38151"
UNLESS NOTED OTHERWISE |
|  | FOUND 2" ALUMINUM CAP ON A
REBAR, STAMPED "CITY OF
THORNTON, PLS 20155" |
|  | FOUND 1" BROKEN YELLOW PLASTIC
CAP ON A REBAR, STAMPED
"M. SCHEAR, LS 18475" |

RECORD REFERENCE

- | | |
|-------------|--|
| (XX.XX' R1) | PER THE DEED FOR PECOS STREET
R.O.W. (BK.3270-PG.279) IF DIFFERENT
FROM AS-MEASURED |
| (XX.XX' R2) | PER A QUITCLAIM DEED (REC. NO.
2021000058939) IF DIFFERENT FROM
AS-MEASURED |
| (XX.XX' R3) | PER THE PLAT OF SHERRELWOOD VILLAGE
(REC. NO. 2018000075940) IF DIFFERENT
FROM AS-MEASURED |
| | ALL DIMENSIONS SHOWN WITH NO
PARENTHESES ARE AS-MEASURED
DIMENSION |



COURSE	DELTA	RADIUS	LENGTH	Chd BEARING	Chd LENGTH
C1	9°04'20"	38.00'	6.02'	N85°25'28"W	6.01'
C2	42°01'36"	38.00'	27.87'	S38°37'14"W	27.25'
C3	30°17'17"	60.00'	31.72'	S15°08'11"E	31.35'
C4	90°00'27"	6.00'	9.43'	N44°59'46"W	8.49'
C5	89°59'33"	6.00'	9.42'	N45°00'14"E	8.48'
C6	90°00'27"	6.00'	9.43'	N44°59'46"E	8.49'
C7	89°59'33"	6.00'	9.42'	N45°00'14"E	8.48'

File Name: N:\Projects\Strategic Land Solutions, Inc\AdamsCo-8000 N Pecos St\CAD\Plat\8000 N Pecos St AdamsCo - PrePlat.dwg Plot Date: 7/28/2026 Company: ESC



Strategic Land Solutions, Inc.

Civil Engineering • Land Planning • Entitlements

Wednesday – July 28, 2026

Sent Via:

☐ 1st Class

☐ FedEx

☐ Courier

☐ Hand Deliver

☐ Facsimile to:

☒ **UPLOAD: E PERMIT CENTER**

ADAMS COUNTY

EPermit

4430 S. Adams County Pkwy.

1st floor, Suite W2000B

Brighton, CO 80601-8218

Attention: Mr. Nick Eagleson

Dear Permit Counter,

On behalf of Elmwood North, LLC., we are pleased to resubmit the Sherrelwood Townhomes Plat. We have addressed your team's comments as follows:

Engineering

1. All engineering comments have been addressed heron.

ROW

1. A current title commitment is included with the submittal.
2. The title date has been revised.
3. The Osage Court note has been added.
4. The note spelling is corrected.
5. The signature block is revised.
6. The clerk and recorder note is revised.

Thornton

1. The water and sewer plans are approved by Thornton and all easements are shown hereon.

Please feel free to call me (720-384-7661) if you have any questions about the attached information.

Sincerely,

STRATEGIC LAND SOLUTIONS, INC.

Robert J. Palmer, PE (CO, NM, AZ, WY, MT)

President for SLS, Inc. A Colorado Corporation

Attachments: As noted above.

cc: Mr. Joe Delzotto, Elmwood North, LLC. via: jad@delwest.com

Comment Response

ELMWOOD NORTH TOWNHOMES

8000 N. Pecos Street

Unincorporated Adams County (Denver), CO

SLS JN: 24-0024-01



TREASURER & PUBLIC TRUSTEE

ADAMS COUNTY, COLORADO

Certificate Of Taxes Due

Account Number R0198065
Parcel 0171933124038
Assessed To
ELMWOOD NORTH LLC
8000 PECOS ST
DENVER, CO 80221-3979

Certificate Number 2022-221353
Order Number
Vendor ID 35
BLACK KNIGHT FINANCIAL SERVICE
601 RIVERSIDE AVE.
JACKSONVILLE, FL 32204

Legal Description	Situs Address
SHERRELWOOD VILLAGE BLK 1 LOT 3	1493 W 79TH WAY

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2021	\$3,432.64	\$0.00	\$0.00	(\$3,432.64)	\$0.00
Total Tax Charge					\$0.00

Grand Total Due as of 10/21/2022 **\$0.00**

Tax Billed at 2021 Rates for Tax Area 490 - 490

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6890000	\$106.98	VACANT RESIDENTIAL	\$100,000	\$29,000
ADAMS COUNTY FIRE PROTECTIO	16.6860000	\$483.89	Total	\$100,000	\$29,000
ADAMS COUNTY	27.0690000	\$785.00			
HYLAND HILLS PARK & RECREAT	5.1230000	\$148.57			
SD 50	64.8000000	\$1,879.20			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$2.90			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$26.10			
Taxes Billed 2021	118.3670000	\$3,432.64			

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 TREASURY 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, Lisa L. Culpepper,
J.D.

Treasurer, Adams County, Lisa L. Culpepper J.D.



4430 S. Adams County Parkway
Brighton, CO 80601



TREASURER & PUBLIC TRUSTEE

ADAMS COUNTY, COLORADO

Certificate Of Taxes Due

Account Number R0067193

Parcel 0171933100009

Assessed To

DELWEST DEVELOPMENT CORP
155 S MADISON ST STE 326
DENVER, CO 80209-3069

Certificate Number 2022-221351

Order Number

Vendor ID 35

BLACK KNIGHT FINANCIAL SERVICE
601 RIVERSIDE AVE.
JACKSONVILLE, FL 32204

Legal Description

Situs Address

SECT,TWN,RNG:33-2-68 DESC: BEG AT A PT ON E LN N PECOS ST 20 FT S OF N LN SEC 33 TH S ALG E LN PECOS ST 208 FT TH E 208 FT TH N 7996 PECOS ST
AT R/A 208 FT M/L TO A PT 20 FT S OF N LN SD SEC TH W 208 FT M/L TO POB 1A

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2021	\$11,962.16	\$0.00	\$0.00	(\$11,962.16)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 10/21/2022					\$0.00

Tax Billed at 2021 Rates for Tax Area 490 - 490

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6890000	\$372.81	VACANT RESIDENTIAL	\$348,480	\$101,060
ADAMS COUNTY FIRE PROTECTIO	16.6860000	\$1,686.29	Total	\$348,480	\$101,060
ADAMS COUNTY	27.0690000	\$2,735.59			
HYLAND HILLS PARK & RECREAT	5.1230000	\$517.73			
SD 50	64.8000000	\$6,548.68			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$10.11			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$90.95			
Taxes Billed 2021	118.3670000	\$11,962.16			

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 TREASURY 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.

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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, Lisa L. Culpepper,

J.D.

Treasurer, Adams County, Lisa L. Culpepper J.D.



4430 S. Adams County Parkway

Brighton, CO 80601



TREASURER & PUBLIC TRUSTEE

ADAMS COUNTY, COLORADO

Certificate Of Taxes Due

Account Number R0198066
Parcel 0171933124039
Assessed To
ELMWOOD NORTH LLC
8000 PECOS ST
DENVER, CO 80221-3979

Certificate Number 2022-221352
Order Number
Vendor ID 35
BLACK KNIGHT FINANCIAL SERVICE
601 RIVERSIDE AVE.
JACKSONVILLE, FL 32204

Legal Description	Situs Address
SHERRELWOOD VILLAGE BLK 1 LOT 4	1485 W 79TH WAY

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2021	\$3,432.64	\$0.00	\$0.00	(\$3,432.64)	\$0.00
Total Tax Charge					\$0.00

Grand Total Due as of 10/21/2022	\$0.00
---	---------------

Tax Billed at 2021 Rates for Tax Area 490 - 490

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6890000	\$106.98	VACANT RESIDENTIAL	\$100,000	\$29,000
ADAMS COUNTY FIRE PROTECTIO	16.6860000	\$483.89	Total	\$100,000	\$29,000
ADAMS COUNTY	27.0690000	\$785.00			
HYLAND HILLS PARK & RECREAT	5.1230000	\$148.57			
SD 50	64.8000000	\$1,879.20			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$2.90			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$26.10			
Taxes Billed 2021	118.3670000	\$3,432.64			

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 TREASURY PRIOR TO MAKING A PAYMENT AFTER AUGUST 1. TAX LIEN SALE REDEMPTION AMOUNTS MUST BE PAID BY CASH OR CASHIER'S CHECK.

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TREASURER & PUBLIC TRUSTEE, ADAMS COUNTY, Lisa L. Culpepper,
J.D.

Treasurer, Adams County, Lisa L. Culpepper J.D.



4430 S. Adams County Parkway
Brighton, CO 80601



TREASURER & PUBLIC TRUSTEE

ADAMS COUNTY, COLORADO

Certificate Of Taxes Due

Account Number R0198084
Parcel 0171933124057
Assessed To
ELMWOOD NORTH LLC
8000 PECOS ST
DENVER, CO 80221-3979

Certificate Number 2022-221355
Order Number
Vendor ID 35
BLACK KNIGHT FINANCIAL SERVICE
601 RIVERSIDE AVE.
JACKSONVILLE, FL 32204

Legal Description

Situs Address

SHERRELWOOD VILLAGE TRACT D

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2021	\$34.32	\$1.54	\$0.00	\$0.00	\$35.86
Total Tax Charge					\$35.86

Grand Total Due as of 10/21/2022

\$35.86

Tax Billed at 2021 Rates for Tax Area 490 - 490

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6890000	\$1.07	0800	\$1,000	\$290
ADAMS COUNTY FIRE PROTECTIO	16.6860000	\$4.84	Total	\$1,000	\$290
ADAMS COUNTY	27.0690000	\$7.84			
HYLAND HILLS PARK & RECREAT	5.1230000	\$1.49			
SD 50	64.8000000	\$18.79			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$0.03			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$0.26			
Taxes Billed 2021	118.3670000	\$34.32			

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 TREASURY 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.

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TREASURER & PUBLIC TRUSTEE, ADAMS COUNTY, Lisa L. Culpepper,

J.D.

Treasurer, Adams County, Lisa L. Culpepper J.D.



4430 S. Adams County Parkway

Brighton, CO 80601



TREASURER & PUBLIC TRUSTEE

ADAMS COUNTY, COLORADO

Certificate Of Taxes Due

Account Number R0060226

Parcel 0171928400003

Assessed To

DELWEST DEVELOPMENT CORP
155 S MADISON ST STE 326
DENVER, CO 80209-3069

Certificate Number 2022-221350

Order Number

Vendor ID 35

BLACK KNIGHT FINANCIAL SERVICE
601 RIVERSIDE AVE.
JACKSONVILLE, FL 32204

Legal Description

SECT, TWN, RNG 33-2-68 DESC: BEG AT THE N4 COR OF SEC 33 TH N 89D 55M 33S E A DIST OF 30 FT TO A PT SD PT BEING THE POB TH THE
FOL COURSES AND DIST N 00D 00M 00S E 29S 42 FT S 82D 26M 14S E 20/18 FT S 82D 26M 14S E 8/04 FT S 76D 32M 09S E 178/58 FT S 21D 24M
11S E 268/24 FT S 89D 55M 33S W 299/53 FT TO THE POB EXC RD (BK 3720 PG 279) 1/48A

Situs Address

8000 PECOS ST

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2021	\$13,730.58	\$0.00	\$0.00	(\$13,730.58)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 10/21/2022					\$0.00

Tax Billed at 2021 Rates for Tax Area 490 - 490

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6890000	\$427.92	COMM LND SPEC	\$377,138	\$109,370
ADAMS COUNTY FIRE PROTECTIO	16.6860000	\$1,935.58	PURPOS		
ADAMS COUNTY	27.0690000	\$3,140.01	SPECIAL PURPOSE	\$22,862	\$6,630
HYLAND HILLS PARK & RECREAT	5.1230000	\$594.27	Total	\$400,000	\$116,000
SD 50	64.8000000	\$7,516.80			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$11.60			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$104.40			
Taxes Billed 2021	118.3670000	\$13,730.58			

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TREASURER & PUBLIC TRUSTEE, ADAMS COUNTY, Lisa L. Culpepper,
J.D.

Treasurer, Adams County, Lisa L. Culpepper J.D.



4430 S. Adams County Parkway
Brighton, CO 80601



TREASURER & PUBLIC TRUSTEE

ADAMS COUNTY, COLORADO

Certificate Of Taxes Due

Account Number R0198064
Parcel 0171933124037
Assessed To
ELMWOOD NORTH LLC
8000 PECOS ST
DENVER, CO 80221-3979

Certificate Number 2022-221354
Order Number
Vendor ID 35
BLACK KNIGHT FINANCIAL SERVICE
601 RIVERSIDE AVE.
JACKSONVILLE, FL 32204

Legal Description	Situs Address
SHERRELWOOD VILLAGE BLK 1 LOT 2	1501 W 79TH WAY

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2021	\$3,432.64	\$0.00	\$0.00	(\$3,432.64)	\$0.00
Total Tax Charge					\$0.00

Grand Total Due as of 10/21/2022	\$0.00
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Tax Billed at 2021 Rates for Tax Area 490 - 490

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6890000	\$106.98	VACANT RESIDENTIAL	\$100,000	\$29,000
ADAMS COUNTY FIRE PROTECTIO	16.6860000	\$483.89	Total	\$100,000	\$29,000
ADAMS COUNTY	27.0690000	\$785.00			
HYLAND HILLS PARK & RECREAT	5.1230000	\$148.57			
SD 50	64.8000000	\$1,879.20			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$2.90			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$26.10			
Taxes Billed 2021	118.3670000	\$3,432.64			

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 TREASURY PRIOR TO MAKING A PAYMENT AFTER AUGUST 1. TAX LIEN SALE REDEMPTION AMOUNTS MUST BE PAID BY CASH OR CASHIER'S CHECK.

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TREASURER & PUBLIC TRUSTEE, ADAMS COUNTY, Lisa L. Culpepper,
J.D.

Treasurer, Adams County, Lisa L. Culpepper J.D.



4430 S. Adams County Parkway
Brighton, CO 80601



TREASURER & PUBLIC TRUSTEE

ADAMS COUNTY, COLORADO

Certificate Of Taxes Due

Account Number R0198085
Parcel 0171933124058
Assessed To
ELMWOOD NORTH LLC
8000 PECOS ST
DENVER, CO 80221-3979

Certificate Number 2022-221367
Order Number
Vendor ID 35
BLACK KNIGHT FINANCIAL SERVICE
601 RIVERSIDE AVE.
JACKSONVILLE, FL 32204

Legal Description

Situs Address

SHERRELWOOD VILLAGE TRACT B

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2021	\$34.32	\$1.54	\$0.00	\$0.00	\$35.86
Total Tax Charge					\$35.86

Grand Total Due as of 10/23/2022

\$35.86

Tax Billed at 2021 Rates for Tax Area 490 - 490

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6890000	\$1.07	0800	\$1,000	\$290
ADAMS COUNTY FIRE PROTECTIO	16.6860000	\$4.84	Total	\$1,000	\$290
ADAMS COUNTY	27.0690000	\$7.84			
HYLAND HILLS PARK & RECREAT	5.1230000	\$1.49			
SD 50	64.8000000	\$18.79			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$0.03			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$0.26			
Taxes Billed 2021	118.3670000	\$34.32			

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J.D.

Treasurer, Adams County, Lisa L. Culpepper J.D.



4430 S. Adams County Parkway
Brighton, CO 80601



TREASURER & PUBLIC TRUSTEE

ADAMS COUNTY, COLORADO

Certificate Of Taxes Due

Account Number R0198063
Parcel 0171933124036
Assessed To
ELMWOOD NORTH LLC
8000 PECOS ST
DENVER, CO 80221-3979

Certificate Number 2022-221366
Order Number
Vendor ID 35
BLACK KNIGHT FINANCIAL SERVICE
601 RIVERSIDE AVE.
JACKSONVILLE, FL 32204

Legal Description	Situs Address
SHERRELWOOD VILLAGE BLK 1 LOT 1	1517 W 79TH WAY

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2021	\$3,432.64	\$0.00	\$0.00	(\$3,432.64)	\$0.00
Total Tax Charge					\$0.00

Grand Total Due as of 10/23/2022	\$0.00
---	---------------

Tax Billed at 2021 Rates for Tax Area 490 - 490

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6890000	\$106.98	VACANT RESIDENTIAL	\$100,000	\$29,000
ADAMS COUNTY FIRE PROTECTIO	16.6860000	\$483.89	Total	\$100,000	\$29,000
ADAMS COUNTY	27.0690000	\$785.00			
HYLAND HILLS PARK & RECREAT	5.1230000	\$148.57			
SD 50	64.8000000	\$1,879.20			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$2.90			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$26.10			
Taxes Billed 2021	118.3670000	\$3,432.64			

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TREASURER & PUBLIC TRUSTEE, ADAMS COUNTY, Lisa L. Culpepper,
J.D.

Treasurer, Adams County, Lisa L. Culpepper J.D.



4430 S. Adams County Parkway
Brighton, CO 80601



TREASURER & PUBLIC TRUSTEE

ADAMS COUNTY, COLORADO

Certificate Of Taxes Due

Account Number R0198063
Parcel 0171933124036
Assessed To
ELMWOOD NORTH LLC
8000 PECOS ST
DENVER, CO 80221-3979

Certificate Number 2023-227598
Order Number
Vendor ID 35
BLACK KNIGHT FINANCIAL SERVICE
601 RIVERSIDE AVE.
JACKSONVILLE, FL 32204

Legal Description	Situs Address
SHERRELWOOD VILLAGE BLK 1 LOT 1	1517 W 79TH WAY

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2022	\$3,452.08	\$0.00	\$0.00	\$0.00	\$3,452.08
Total Tax Charge					\$3,452.08

Grand Total Due as of 03/15/2023 **\$3,452.08**

Tax Billed at 2022 Rates for Tax Area 490 - 490

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6150000*	\$104.84	VACANT RESIDENTIAL	\$100,000	\$29,000
ADAMS COUNTY FIRE PROTECTIO	17.5540000	\$509.07	Total	\$100,000	\$29,000
ADAMS COUNTY	26.9670000	\$782.03			
HYLAND HILLS PARK & RECREAT	5.1240000	\$148.60			
SD 50	64.7770000	\$1,878.54			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$2.90			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$26.10			
Taxes Billed 2022	119.0370000	\$3,452.08			
* Credit Levy					

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TREASURER & PUBLIC TRUSTEE, ADAMS COUNTY, Lisa L. Culpepper,
J.D.

4430 S. Adams County Parkway
Brighton, CO 80601





TREASURER & PUBLIC TRUSTEE

ADAMS COUNTY, COLORADO

Certificate Of Taxes Due

Account Number R0198065
Parcel 0171933124038
Assessed To
ELMWOOD NORTH LLC
8000 PECOS ST
DENVER, CO 80221-3979

Certificate Number 2023-227599
Order Number
Vendor ID 35
BLACK KNIGHT FINANCIAL SERVICE
601 RIVERSIDE AVE.
JACKSONVILLE, FL 32204

Legal Description	Situs Address
SHERRELWOOD VILLAGE BLK 1 LOT 3	1493 W 79TH WAY

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2022	\$3,452.08	\$0.00	\$0.00	\$0.00	\$3,452.08
Total Tax Charge					\$3,452.08

Grand Total Due as of 03/15/2023 **\$3,452.08**

Tax Billed at 2022 Rates for Tax Area 490 - 490

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6150000*	\$104.84	VACANT RESIDENTIAL	\$100,000	\$29,000
ADAMS COUNTY FIRE PROTECTIO	17.5540000	\$509.07	Total	\$100,000	\$29,000
ADAMS COUNTY	26.9670000	\$782.03			
HYLAND HILLS PARK & RECREAT	5.1240000	\$148.60			
SD 50	64.7770000	\$1,878.54			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$2.90			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$26.10			
Taxes Billed 2022	119.0370000	\$3,452.08			
* Credit Levy					

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TREASURER & PUBLIC TRUSTEE, ADAMS COUNTY, Lisa L. Culpepper,
J.D.

4430 S. Adams County Parkway
Brighton, CO 80601





TREASURER & PUBLIC TRUSTEE

ADAMS COUNTY, COLORADO

Certificate Of Taxes Due

Account Number R0198063
Parcel 0171933124036
Assessed To
ELMWOOD NORTH LLC
8000 PECOS ST
DENVER, CO 80221-3979

Certificate Number 2023-227611
Order Number
Vendor ID 35
BLACK KNIGHT FINANCIAL SERVICE
601 RIVERSIDE AVE.
JACKSONVILLE, FL 32204

Legal Description	Situs Address
SHERRELWOOD VILLAGE BLK 1 LOT 1	1517 W 79TH WAY

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2022	\$3,452.08	\$0.00	\$0.00	\$0.00	\$3,452.08
Total Tax Charge					\$3,452.08

Grand Total Due as of 03/15/2023	\$3,452.08
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Tax Billed at 2022 Rates for Tax Area 490 - 490

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6150000*	\$104.84	VACANT RESIDENTIAL	\$100,000	\$29,000
ADAMS COUNTY FIRE PROTECTIO	17.5540000	\$509.07	Total	\$100,000	\$29,000
ADAMS COUNTY	26.9670000	\$782.03			
HYLAND HILLS PARK & RECREAT	5.1240000	\$148.60			
SD 50	64.7770000	\$1,878.54			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$2.90			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$26.10			
Taxes Billed 2022	119.0370000	\$3,452.08			
* Credit Levy					

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TREASURER & PUBLIC TRUSTEE, ADAMS COUNTY, Lisa L. Culpepper,
J.D.

4430 S. Adams County Parkway
Brighton, CO 80601





TREASURER & PUBLIC TRUSTEE

ADAMS COUNTY, COLORADO

Certificate Of Taxes Due

Account Number R0198066
Parcel 0171933124039
Assessed To
ELMWOOD NORTH LLC
8000 PECOS ST
DENVER, CO 80221-3979

Certificate Number 2023-227612
Order Number
Vendor ID 35
BLACK KNIGHT FINANCIAL SERVICE
601 RIVERSIDE AVE.
JACKSONVILLE, FL 32204

Legal Description	Situs Address
SHERRELWOOD VILLAGE BLK 1 LOT 4	1485 W 79TH WAY

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2022	\$3,452.08	\$0.00	\$0.00	\$0.00	\$3,452.08
Total Tax Charge					\$3,452.08

Grand Total Due as of 03/15/2023	\$3,452.08
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Tax Billed at 2022 Rates for Tax Area 490 - 490

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6150000*	\$104.84	VACANT RESIDENTIAL	\$100,000	\$29,000
ADAMS COUNTY FIRE PROTECTIO	17.5540000	\$509.07	Total	\$100,000	\$29,000
ADAMS COUNTY	26.9670000	\$782.03			
HYLAND HILLS PARK & RECREAT	5.1240000	\$148.60			
SD 50	64.7770000	\$1,878.54			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$2.90			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$26.10			
Taxes Billed 2022	119.0370000	\$3,452.08			
* Credit Levy					

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TREASURER & PUBLIC TRUSTEE, ADAMS COUNTY, Lisa L. Culpepper,
J.D.

4430 S. Adams County Parkway
Brighton, CO 80601





TREASURER & PUBLIC TRUSTEE

ADAMS COUNTY, COLORADO

Certificate Of Taxes Due

Account Number R0060226

Parcel 0171928400003

Assessed To

ELMWOOD NORTH LLC
8000 PECOS ST
DENVER, CO 80221-3979

Certificate Number 2023-227613

Order Number

Vendor ID 35

BLACK KNIGHT FINANCIAL SERVICE
601 RIVERSIDE AVE.
JACKSONVILLE, FL 32204

Legal Description

SECT, TWN, RNG 33-2-68 DESC: BEG AT THE N4 COR OF SEC 33 TH N 89D 55M 33S E A DIST OF 30 FT TO A PT SD PT BEING THE POB TH THE FOL COURSES AND DIST N 00D 00M 00S E 295/42 FT S 82D 26M 14S E 20/18 FT S 82D 26M 14S E 8/04 FT S 76D 32M 09S E 178/58 FT S 21D 24M 11S E 268/24 FT S 89D 55M 33S W 299/53 FT TO THE POB EXC RD (BK 3720 PG 279) 1/48A

Situs Address

8000 PECOS ST

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2022	\$13,019.08	\$0.00	\$0.00	\$0.00	\$13,019.08
Total Tax Charge					\$13,019.08
Grand Total Due as of 03/15/2023					\$13,019.08

Tax Billed at 2022 Rates for Tax Area 490 - 490

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6150000*	\$395.37	VACANT RESIDENTIAL	\$377,138	\$109,370
ADAMS COUNTY FIRE PROTECTIO	17.5540000	\$1,919.88	Total	\$377,138	\$109,370
ADAMS COUNTY	26.9670000	\$2,949.39			
HYLAND HILLS PARK & RECREAT	5.1240000	\$560.41			
SD 50	64.7770000	\$7,084.66			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$10.94			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$98.43			
Taxes Billed 2022	119.0370000	\$13,019.08			
* Credit Levy					

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 TREASURY 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, Lisa L. Culpepper,
J.D.

4430 S. Adams County Parkway
Brighton, CO 80601





TREASURER & PUBLIC TRUSTEE

ADAMS COUNTY, COLORADO

Certificate Of Taxes Due

Account Number R0198084

Parcel 0171933124057

Assessed To

ELMWOOD NORTH LLC
8000 PECOS ST
DENVER, CO 80221-3979

Certificate Number 2023-227649

Order Number

Vendor ID 35

BLACK KNIGHT FINANCIAL SERVICE
601 RIVERSIDE AVE.
JACKSONVILLE, FL 32204

Legal Description

Situs Address

SHERRELWOOD VILLAGE TRACT D

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2022	\$34.52	\$0.00	\$0.00	\$0.00	\$34.52
2021	\$34.32	\$2.83	\$0.00	\$0.00	\$37.15
Total Tax Charge					\$71.67
Grand Total Due as of 03/15/2023					\$71.67

Tax Billed at 2022 Rates for Tax Area 490 - 490

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6150000*	\$1.05	0800	\$1,000	\$290
ADAMS COUNTY FIRE PROTECTIO	17.5540000	\$5.09	Total	\$1,000	\$290
ADAMS COUNTY	26.9670000	\$7.82			
HYLAND HILLS PARK & RECREAT	5.1240000	\$1.49			
SD 50	64.7770000	\$18.78			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$0.03			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$0.26			
Taxes Billed 2022	119.0370000	\$34.52			

* Credit Levy

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 TREASURY 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.

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TREASURER & PUBLIC TRUSTEE, ADAMS COUNTY, Lisa L. Culpepper,

J.D.

4430 S. Adams County Parkway

Brighton, CO 80601





TREASURER & PUBLIC TRUSTEE

ADAMS COUNTY, COLORADO

Certificate Of Taxes Due

Account Number R0198064
Parcel 0171933124037
Assessed To
ELMWOOD NORTH LLC
8000 PECOS ST
DENVER, CO 80221-3979

Certificate Number 2023-227651
Order Number
Vendor ID 35
BLACK KNIGHT FINANCIAL SERVICE
601 RIVERSIDE AVE.
JACKSONVILLE, FL 32204

Legal Description	Situs Address
SHERRELWOOD VILLAGE BLK 1 LOT 2	1501 W 79TH WAY

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2022	\$3,452.08	\$0.00	\$0.00	\$0.00	\$3,452.08
Total Tax Charge					\$3,452.08

Grand Total Due as of 03/15/2023	\$3,452.08
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Tax Billed at 2022 Rates for Tax Area 490 - 490

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6150000*	\$104.84	VACANT RESIDENTIAL	\$100,000	\$29,000
ADAMS COUNTY FIRE PROTECTIO	17.5540000	\$509.07	Total	\$100,000	\$29,000
ADAMS COUNTY	26.9670000	\$782.03			
HYLAND HILLS PARK & RECREAT	5.1240000	\$148.60			
SD 50	64.7770000	\$1,878.54			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$2.90			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$26.10			
Taxes Billed 2022	119.0370000	\$3,452.08			
* Credit Levy					

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 TREASURY 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.

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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, Lisa L. Culpepper,
J.D.

4430 S. Adams County Parkway
Brighton, CO 80601

Lisa L. Culpepper





TREASURER & PUBLIC TRUSTEE

ADAMS COUNTY, COLORADO

Certificate Of Taxes Due

Account Number R0198085

Parcel 0171933124058

Assessed To

ELMWOOD NORTH LLC
8000 PECOS ST
DENVER, CO 80221-3979

Certificate Number 2023-227650

Order Number

Vendor ID 35

BLACK KNIGHT FINANCIAL SERVICE
601 RIVERSIDE AVE.
JACKSONVILLE, FL 32204

Legal Description

Situs Address

SHERRELWOOD VILLAGE TRACT B

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2021	\$34.32	\$2.83	\$0.00	\$0.00	\$37.15
Total Tax Charge					\$37.15
Grand Total Due as of 03/15/2023					\$37.15

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 TREASURY PRIOR TO MAKING A PAYMENT AFTER AUGUST 1. TAX LIEN SALE REDEMPTION AMOUNTS MUST BE PAID BY CASH OR CASHIER'S CHECK.

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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, Lisa L. Culpepper,
J.D.

4430 S. Adams County Parkway
Brighton, CO 80601





TREASURER & PUBLIC TRUSTEE

ADAMS COUNTY, COLORADO

Certificate Of Taxes Due

Account Number R0067193

Parcel 0171933100009

Assessed To

ELMWOOD NORTH LLC
8000 PECOS ST
DENVER, CO 80221-3979

Certificate Number 2023-227652

Order Number

Vendor ID 35

BLACK KNIGHT FINANCIAL SERVICE
601 RIVERSIDE AVE.
JACKSONVILLE, FL 32204

Legal Description

Situs Address

SECT,TWN,RNG:33-2-68 DESC: BEG AT A PT ON E LN N PECOS ST 20 FT S OF N LN SEC 33 TH S ALG E LN PECOS ST 208 FT TH E 208 FT TH N 7996 PECOS ST
AT R/A 208 FT M/L TO A PT 20 FT S OF N LN SD SEC TH W 208 FT M/L TO POB 1A

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2022	\$12,029.88	\$0.00	\$0.00	\$0.00	\$12,029.88
Total Tax Charge					\$12,029.88
Grand Total Due as of 03/15/2023					\$12,029.88

Tax Billed at 2022 Rates for Tax Area 490 - 490

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6150000*	\$365.33	VACANT RESIDENTIAL	\$348,480	\$101,060
ADAMS COUNTY FIRE PROTECTIO	17.5540000	\$1,774.01	Total	\$348,480	\$101,060
ADAMS COUNTY	26.9670000	\$2,725.28			
HYLAND HILLS PARK & RECREAT	5.1240000	\$517.83			
SD 50	64.7770000	\$6,546.37			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$10.11			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$90.95			
Taxes Billed 2022	119.0370000	\$12,029.88			

* Credit Levy

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 TREASURY PRIOR TO MAKING A PAYMENT AFTER AUGUST 1. TAX LIEN SALE REDEMPTION AMOUNTS MUST BE PAID BY CASH OR CASHIER'S CHECK.

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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, Lisa L. Culpepper,

J.D.

4430 S. Adams County Parkway

Brighton, CO 80601





Customer Distribution



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

Order Number: **RND70782714-9**

Date: **07/01/2026**

Property Address: **ELMWOOD NORTH FILING NO. 1, DENVER, CO 80221**

For Closing Assistance

For Title Assistance

MARY CLARKE-GENTRY
5975 GREENWOOD PLAZA
BLVD
GREENWOOD VILLAGE, CO
80111
(303) 850-4198 (Work)
mclarke@ltgc.com
Company License: CO44565

DELWEST DEVELOPMENT CORP
Attention: ROSE GALLUCCI
155 S MADISON ST #326
DENVER, CO 80209
(720) 708-4065 (Work)
rose@delwest.com
Delivered via: Electronic Mail



Estimate of Title Fees

Order Number: RND70782714-9

Date: 08/01/2026

Property Address: ELMWOOD NORTH FILING NO. 1, DENVER, CO 80221

Seller(s): ELMWOOD NORTH, LLC, A COLORADO LIMITED LIABILITY COMPANY, AS TO PARCELS A THROUGH D

Buyer(s): A BUYER TO BE DETERMINED

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

Estimate of Title Insurance Fees	
"TBD" Commitment	\$436.00
Tax Certificate	\$216.00
TBD - TBD Income	\$-436.00
Other Title Income ADDITIONAL SEARCH	\$135.00
RESEARCH INCOME-COMML 6 ADDITIONAL HOURS OF RESEARCH @ \$135.00 PER HOUR	\$810.00
TOTAL	\$1,161.00

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

Chain of Title Documents:

[Adams county recorded 06/10/2019 under reception no. 2019000044105](#)

[Adams county recorded 09/05/2019 under reception no. 2019000073502](#)

[Adams county recorded 09/10/2019 under reception no. 2019000075343](#)

[Adams county recorded 03/31/2020 under reception no. 2020000029031](#)

[Adams county recorded 05/13/2021 under reception no. 2021000058939](#)

[Adams county recorded 05/13/2021 under reception no. 2021000058940](#)

[Adams county recorded 05/13/2021 under reception no. 2021000058941](#)

[Adams county recorded 01/28/2022 under reception no. 202200008812](#)

Plat Map(s):

[Adams county recorded 06/07/2022 under reception no. 2022000050487 at book F36 page 133](#)

[Adams county recorded 04/15/2022 under reception no. 2022000033903 at book F36 page 90](#)

ALTA COMMITMENT
Old Republic National Title Insurance Company
Schedule A

Order Number: RND70782714-9

Property Address:

ELMWOOD NORTH FILING NO. 1, DENVER, CO 80221

1. Effective Date:

06/25/2026 at 5:00 P.M.

2. Policy to be Issued and Proposed Insured:

"TBD" Commitment

\$0.00

Proposed Insured:

A BUYER TO BE DETERMINED

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

A FEE SIMPLE

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

ELMWOOD NORTH, LLC, A COLORADO LIMITED LIABILITY COMPANY, AS TO PARCELS A THROUGH D

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

PARCEL A:

A PARCEL OF LAND IN SECTION 28, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH ONE-QUARTER CORNER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO;

THENCE NORTH 89°55'33" EAST, A DISTANCE OF 30.00 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE THE FOLLOWING COURSES AND DISTANCES:

NORTH 00°00'00" EAST, 295.42 FEET;

SOUTH 82°26'14" EAST, 20.18 FEET;

SOUTH 82°26'14" EAST, 8.04 FEET;

SOUTH 76°32'09" EAST, 178.58 FEET;

SOUTH 21°24'11" EAST, 268.24 FEET;

SOUTH 89°55'33" WEST, 299.53 FEET

TO TRUE POINT OF BEGINNING. EXCEPTING THAT PORTION DEEDED TO THE COUNTY OF ADAMS IN INSTRUMENT RECORDED FEBRUARY 5, 1987 IN BOOK 3270 AT PAGE [279](#).

PARCEL B:

ALTA COMMITMENT
Old Republic National Title Insurance Company
Schedule A

Order Number: RND70782714-9

A PARCEL OF LAND IN THE NORTHWEST CORNER OF THE NORTH HALF (N 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION THIRTY-THREE (33), TOWNSHIP TWO (2), RANGE SIXTY-EIGHT (68) WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF THE NORTH PECOS STREET AS IT EXISTED JUNE 30, 1948 TWENTY (20) FEET SOUTH OF THE NORTH LINE OF SAID SECTION THIRTY-THREE (33);

THENCE SOUTH ALONG THE EAST LINE OF PECOS STREET AS IT EXISTED JUNE 30, 1948, A DISTANCE OF TWO HUNDRED EIGHT (208) FEET TO A POINT;

THENCE EAST PARALLEL TO THE NORTH LINE OF SAID SECTION THIRTY-THREE (33), A DISTANCE OF TWO HUNDRED EIGHT (208) FEET TO A POINT;

THENCE NORTH AT RIGHT ANGLES A DISTANCE OF TWO HUNDRED EIGHT (208) FEET MORE OR LESS TO A POINT TWENTY (20) FEET SOUTH OF THE NORTH LINE OF SAID SECTION THIRTY-THREE (33);

THENCE WEST ALONG A LINE PARALLEL TO AND TWENTY (20) FEET SOUTH AT RIGHT ANGLES FROM THE NORTH LINE OF SAID SECTION THIRTY-THREE (33) TWO HUNDRED EIGHT (208) FEET MORE OR LESS TO THE POINT OF BEGINNING. COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL C:

TRACTS B AND D, SHERRELWOOD VILLAGE, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL D:

LOTS 1 - 4, BLOCK 1, SHERRELWOOD VILLAGE, COUNTY OF ADAMS, STATE OF COLORADO.

NOTE: THE FOLLOWING LEGAL DESCRIPTION IS PRELIMINARY AND IS SUBJECT TO CHANGE UPON COMPLIANCE WITH THE REQUIREMENTS UNDER SCHEDULE B-1, HEREIN.

ELMWOOD NORTH

A PARCEL OF LAND BEING LOT 1, BLOCK 4, SHERRELWOOD VILLAGE FILING NO. 1 - PLAT CORRECTION NO. 1, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2022000050487, TOGETHER WITH THAT PARCEL OF LAND, AS DESCRIBED IN THAT WARRANTY DEED RECORDED AT RECEPTION NO. 2019000073502 AND THAT PARCEL OF LAND, AS DESCRIBED IN THAT WARRANTY DEED RECORDED AT RECEPTION NO. 2019000075343, ALL IN THE RECORDS OF THE ADAMS COUNTY CLERK

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule A

Order Number: RND70782714-9

AND RECORDER'S OFFICE, LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 28 AND THE NORTHEAST QUARTER OF SECTION 33, BOTH IN TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR N 89°30'30" E, FROM THE NORTH QUARTER CORNER OF SAID SECTION 33, BEING MONUMENTED BY A REBAR WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP, STAMPED "PLS 23519" TO THE NORTHEAST CORNER OF SAID SECTION 33, BEING MONUMENTED BY A REBAR WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP, STAMPED "PLS 7276", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 33, THENCE N 89°30'30" E, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 50.00 FEET TO A POINT ON THE EAST LINE OF THE PECOS STREET RIGHT-OF-WAY, AS DEDICATED BY THAT RESOLUTION RECORDED IN BOOK 3270 AT PAGE [279](#), SAID ADAMS COUNTY RECORDS AND THE POINT OF BEGINNING;

THENCE N 00°14'47" W, ALONG THE EAST LINE OF SAID PECOS STREET RIGHT-OF-WAY, AND ALONG A LINE BEING 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 293.01 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL OF LAND DESCRIBED IN BOOK 3254 AT PAGE [139](#);

THENCE S 82°41'00" E, ALONG SAID NORTH LINE, A DISTANCE OF 8.12 FEET TO THE WEST CORNER OF PARCEL D, AS DESCRIBED IN THAT QUIT CLAIM DEED RECORDED IN BOOK 3251 AT PAGE [924](#);

THENCE ALONG THE SOUTH AND WEST LINES OF SAID PARCEL D, THE FOLLOWING TWO (2)

COURSES:

1. S 76°46'56" E, A DISTANCE OF 178.56 FEET;

2. S 21°38'59" E, ALONG THE EAST LINES OF SAID PARCEL DESCRIBED IN BOOK 3254 AT PAGE [139](#) AND SAID SHERRELWOOD VILLAGE FILING NO. 1 - PLAT CORRECTION NO. 1, A DISTANCE OF 459.50 FEET TO THE EAST CORNER OF LOT 1, BLOCK 4, SAID SHERRELWOOD VILLAGE FILING NO. 1 - PLAT CORRECTION NO. 1;

THENCE ALONG THE EAST, SOUTH AND WEST LINES OF SAID LOT 1, BLOCK 4, THE FOLLOWING ELEVEN (11) COURSES:

1. S 12°19'21" W, A DISTANCE OF 57.53 FEET TO A POINT ON THE NORTH LINE OF WEST 79TH WAY RIGHT-OF-WAY, AS DEDICATED BY SHERRELWOOD VILLAGE PLAT, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2018000075940 AND A POINT OF NON-TANGENT CURVATURE;

2. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 09°04'20" AND AN ARC LENGTH OF 6.02 FEET, THE CHORD OF WHICH BEARS N 85°25'57" W, A DISTANCE OF 6.02 FEET;

3. N 89°58'07" W, A DISTANCE OF 204.00 FEET TO A POINT OF CURVATURE;

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule A

Order Number: RND70782714-9

4. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 59.69 FEET;

5. N 00°01'53" E, A DISTANCE OF 11.47 FEET;

6. N 89°58'07" W, A DISTANCE OF 90.00 FEET TO A POINT ON THE EAST LINE OF THE PECOS STREET RIGHT-OF-WAY, AS DEDICATED BY SAID SHERRELWOOD VILLAGE PLAT;

7. N 00°01'53" E, ALONG SAID EAST LINE, A DISTANCE OF 30.01 FEET TO A POINT ON THE SOUTH LINE OF THAT PARCEL OF LAND DESCRIBED IN SAID RECEPTION NO. 2019000073502;

8. S 89°30'30" W, ALONG A LINE BEING PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 20.00 FEET TO A POINT BEING 30.00 FEET EAST OF THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33;

9. N 00°01'53" E, ALONG A LINE BEING 30.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 208.00 FEET TO A POINT BEING 20.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33;

10. N 89°30'30" E, ALONG A LINE BEING 20.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 20.00 FEET TO A POINT BEING 50.00 FEET EAST OF THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, ALSO BEING A POINT ON THE EAST LINE OF THE PECOS STREET RIGHT-OF-WAY, AS DEDICATED BY SAID SHERRELWOOD VILLAGE PLAT;

11. THENCE N 00°01'53" E, ALONG SAID EAST LINE AND ALONG A LINE BEING 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

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ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part I

(Requirements)

Order Number: RND70782714-9

All of the following Requirements must be met:

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

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

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

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

1. RELEASE OF DEED OF TRUST DATED DECEMBER 26, 2019 FROM DELWEST DEVELOPMENT CORP., A COLORADO CORPORATION TO THE PUBLIC TRUSTEE OF ADAMS COUNTY FOR THE USE OF MERCY LOAN FUND TO SECURE THE SUM OF \$1,250,000.00 RECORDED DECEMBER 30, 2019, UNDER RECEPTION NO. [2019000114918](#).

UCC FINANCING STATEMENT IN CONNECTION WITH SAID DEED OF TRUST WAS RECORDED DECEMBER 30, 2019 UNDER RECEPTION NO. [2019000114919](#).

2. (THIS ITEM WAS INTENTIONALLY DELETED)
3. RELEASE OF DEED OF TRUST DATED MAY 10, 2021 FROM ELMWOOD NORTH, LLC, A COLORADO LIMITED LIABILITY COMPANY TO THE PUBLIC TRUSTEE OF ADAMS COUNTY FOR THE USE OF FIRST AMERICAN STATE BANK TO SECURE THE SUM OF \$1,080,000.00 RECORDED MAY 13, 2021, UNDER RECEPTION NO. [2021000058942](#).
4. A FULL COPY OF THE FULLY EXECUTED OPERATING AGREEMENT AND ANY AND ALL AMENDMENTS THERETO FOR ELMWOOD NORTH, LLC, A COLORADO LIMITED LIABILITY COMPANY MUST BE FURNISHED TO LAND TITLE GUARANTEE COMPANY. SAID AGREEMENT MUST DISCLOSE WHO MAY CONVEY, ACQUIRE, ENCUMBER, LEASE OR OTHERWISE DEAL WITH INTERESTS IN REAL PROPERTY FOR SAID ENTITY.

NOTE: ADDITIONAL REQUIREMENTS MAY BE NECESSARY UPON REVIEW OF THIS DOCUMENTATION.

5. WRITTEN CONFIRMATION THAT THE INFORMATION CONTAINED IN STATEMENT OF AUTHORITY FOR ELMWOOD NORTH, LLC, A COLORADO LIMITED LIABILITY COMPANY RECORDED MAY 13, 2021 UNDER RECEPTION NO. [2021000058936](#) IS CURRENT.

NOTE: SAID INSTRUMENT DISCLOSES JOSEPH A DELZOTTO AS THE MANAGER AUTHORIZED TO EXECUTE INSTRUMENTS CONVEYING, ENCUMBERING OR OTHERWISE AFFECTING TITLE TO REAL PROPERTY ON BEHALF OF SAID ENTITY. IF THIS INFORMATION IS NOT ACCURATE, A CURRENT STATEMENT OF AUTHORITY MUST BE RECORDED.

6. RECORD DULY EXECUTED AND ACKNOWLEDGED PLAT OF ELMWOOD NORTH AND ANY OTHER INSTRUMENT INCLUDING AMENDED COVENANTS, CONDITIONS AND RESTRICTIONS NECESSARY TO CREATE THE LEGAL DESCRIBED IN SCHEDULE A.

NOTE: A COPY OF SAID PLAT MUST BE SUBMITTED TO LAND TITLE GUARANTEE COMPANY PRIOR TO RECORDATION. UPON RECEIPT AND REVIEW FURTHER REQUIREMENTS AND/OR EXCEPTIONS MAY BE NECESSARY.

NOTE: ADDITIONAL REQUIREMENTS OR EXCEPTIONS MAY BE NECESSARY WHEN THE BUYERS NAMES ARE ADDED TO THIS COMMITMENT. COVERAGES AND/OR CHARGES REFLECTED HEREIN, IF ANY, ARE SUBJECT TO CHANGE UPON RECEIPT OF THE CONTRACT TO BUY AND SELL REAL ESTATE AND ANY AMENDMENTS THERETO.

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

Order Number: RND70782714-9

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

1. Any facts, rights, interests, or claims thereof, not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.
6. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
7. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.
8. EXISTING LEASES AND TENANCIES, IF ANY.
9. RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE SUBJECT PROPERTY LYING WITHIN THE RIGHT OF WAY OF PECOS STREET.
10. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EXCLUSIVE EASEMENT FOR PIPELINE RECORDED DECEMBER 29, 1986 UNDER RECEPTION NO. [B705776](#).
11. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS OF EASEMENT DESCRIBED WARRANTY DEED RECORDED APRIL 10, 1963 IN BOOK 1058 AT PAGE [371](#).
12. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS OF EASEMENTS DESCRIBED IN DEED RECORDED DECEMBER 29, 1986 IN BOOK 3251 AT PAGE [924](#).
13. TERMS, CONDITIONS AND PROVISIONS OF OPERATION AND MAINTENANCE MANUAL RECORDED APRIL 02, 2018 AT RECEPTION NO. [2018000026268](#).
14. TERMS, CONDITIONS AND PROVISIONS OF RESOLUTION 2018-533 RECORDED AUGUST 16, 2018 UNDER RECEPTION NO. [2018000066629](#).
15. TERMS, CONDITIONS AND PROVISIONS OF RESOLUTION 20108-534 RECORDED AUGUST 16, 2018 UNDER RECEPTION NO. [2018000066681](#).
16. TERMS, CONDITIONS AND PROVISIONS OF PERMANENT DRAINAGE EASEMENT RECORDED SEPTEMBER 06, 2018 UNDER RECEPTION NO. [2018000072630](#) AND RECORDED APRIL 9, 2019 UNDER RECEPTION NO. [2019000025839](#).

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

Order Number: RND70782714-9

17. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF SHERRELWOOD VILLAGE RECORDED SEPTEMBER 18, 2018 UNDER RECEPTION NO. [2018000075940](#).

AFFIDAVIT OF PLAT CORRECTION RECORDED SEPTEMBER 4, 2019 UNDER RECEPTION NO. [2019000073330](#).
18. TERMS, CONDITIONS AND PROVISIONS OF SHERRELWOOD VILLAGE PLANNED UNIT DEVELOPMENT-FINAL DEVELOPMENT PLAN RECORDED SEPTEMBER 18, 2018 UNDER RECEPTION NO. [2018000075941](#) AND AS AMENDED BY DOCUMENT RECORDED SEPTEMBER 30, 2022 UNDER RECEPTION NO. [2022081327](#).
19. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN CONSTRUCTION AND DRAINAGE EASEMENT AGREEMENT RECORDED AUGUST 07, 2019 UNDER RECEPTION NO. [2019000063643](#) AND AS MODIFIED BY AGREEMENT RECORDED JUNE 27, 2024 UNDER RECEPTION NO. [202400034640](#)
20. RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED NOVEMBER 08, 2019, UNDER RECEPTION NO. [2019000096873](#) AND FIRST SUPPLEMENTAL DECLARATION RECORDED (DENVER COUNTY DOCUMENT) MARCH 13, 2020 UNDER RECEPTION NO. [2020037911](#) AND (ADAMS COUNTY DOCUMENT) MARCH 23, 2020 UNDER RECEPTION NO. [2020000024705](#) AND LIMITED AMENDMENT TO DECLARATION RECORDED MAY 7, 2020 UNDER RECEPTION NO. [2020000041819](#) AND SUPPLEMENT AND CORRECTION DECLARATION RECORDED JULY 20, 2022 UNDER RECEPTION NO. [2022000062521](#) AND AUGUST 23, 2022 UNDER RECEPTION NO. [2022000071757](#).
21. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION APPROVING APPLICATION IN CASE #PRC2020-00010; SHERRELWOOD VILLAGE PUD AMENDMENT RECORDED MARCH 11, 2021 UNDER RECEPTION NO. [2021000029929](#).
22. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF SHERRELWOOD VILLAGE FILING NO. 1 - PLAT CORRECTION NO. 1 RECORDED APRIL 15, 2022 UNDER RECEPTION NO. [2022000033903](#) AND RECORDED JUNE 7, 2022 UNDER RECEPTION NO. [2022000050487](#).
23. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION RECORDED SEPTEMBER 22, 2022 UNDER RECEPTION NO. [202200079271](#).
24. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION APPROVING CASE #SIA2023-00005 SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED JUNE 16, 2023 UNDER RECEPTION NO. [2023000034178](#).
25. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION APPROVING APPLICATION IN CASE PLT2022-00042 ELMWOOD NORTH RECORDED JUNE 08, 2023 UNDER RECEPTION NO. [202300032362](#).
26. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION ADOPTING AND RECORDING THE 2022 OFFICIAL ZONING MAPS RECORDED JUNE 08, 2023 UNDER RECEPTION NO. [2023000032315](#).

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part II

(Exceptions)

Order Number: RND70782714-9

27. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION NO. 2026-044 RECORDED FEBRUARY 18, 2026 UNDER RECEPTION NO. [202600008247](#).
28. EASEMENTS AND NOTES ON THE SHERRELWOOD VILLAGE P.U.D. AMENDMENT NO. 2 RECORDED FEBRUARY 25, 2026 UNDER RECEPTION NO. [2026000010104](#).
29. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF ELMWOOD NORTH RECORDED _____ UNDER RECEPTION NO. _____.



Land Title Guarantee Company

Disclosure Statements

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

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

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

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

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

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

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

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

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

- (A) That there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate

and that there is substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and

- (B) That such mineral estate may include the right to enter and use the property without the surface owner's permission.

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

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

Note: Pursuant to CRS 24-21-514.5, Colorado notaries may remotely notarize real estate deeds and other documents using real-time audio-video communication technology. You may choose not to use remote notarization for any document.



Joint Notice of Privacy Policy of Land Title Guarantee Company Land Title Insurance Corporation and Old Republic National Title Insurance Company

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

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

In the course of our business, we may collect Personal Information about you from:

- applications or other forms we receive from you, including communications sent through TMX, our web-based transaction management system;
 - your transactions with, or from the services being performed by us, our affiliates, or others;
 - a consumer reporting agency, if such information is provided to us in connection with your transaction;
- and
- The public records maintained by governmental entities that we obtain either directly from those entities, or from our affiliates and non-affiliates.

Our policies regarding the protection of the confidentiality and security of your Personal Information are as follows:

- We restrict access to all Personal Information about you to those employees who need to know that information in order to provide products and services to you.
- We may share your Personal Information with affiliated contractors or service providers who provide services in the course of our business, but only to the extent necessary for these providers to perform their services and to provide these services to you as may be required by your transaction.
- We maintain physical, electronic and procedural safeguards that comply with federal standards to protect your Personal Information from unauthorized access or intrusion.
- Employees who violate our strict policies and procedures regarding privacy are subject to disciplinary action.
- We regularly assess security standards and procedures to protect against unauthorized access to Personal Information.

WE DO NOT DISCLOSE ANY PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT STATED ABOVE OR PERMITTED BY LAW.

Consistent with applicable privacy laws, there are some situations in which Personal Information may be disclosed. We may disclose your Personal Information when you direct or give us permission; when we are required by law to do so, for example, if we are served a subpoena; or when we suspect fraudulent or criminal activities. We also may disclose your Personal Information when otherwise permitted by applicable privacy laws such as, for example, when disclosure is needed to enforce our rights arising out of any agreement, transaction or relationship with you.

Our policy regarding dispute resolution is as follows: Any controversy or claim arising out of or relating to our privacy

policy, or the breach thereof, shall be settled by arbitration in accordance with the rules of the American Arbitration Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.



Commitment For Title Insurance

Issued by Old Republic National Title Insurance Company

NOTICE

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

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

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

COMMITMENT TO ISSUE POLICY

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

COMMITMENT CONDITIONS

1. DEFINITIONS

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

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

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

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

4. COMPANY'S RIGHT TO AMEND

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

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I—Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

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

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

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

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

8. PRO-FORMA POLICY

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

9. ARBITRATION

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

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

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



Craig B. Rants, Senior Vice President



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

By



President

Attest



Secretary

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

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