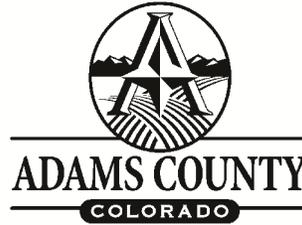


Community & Economic
Development Department
www.adcogov.org



4430 South Adams County Parkway
1st Floor, Suite W2000B
Brighton, CO 80601-8218
PHONE 720.523.6880
FAX 720.523.6967
EMAIL: epermitcenter@adcogov.org

REQUEST FOR COMMENTS

Case Name:	Tapia Residences Subdivision Final Plat
Case Number:	PLT2025-00018

April 23, 2025

The Adams County Community and Economic Development Department is requesting comments on the following application: **Major Subdivision Final Plat to create three lots on 39 acres within the Agricultural-2 zone district.** The address of the request is: 7190 Converse Rd. The Assessor's Parcel Number is 0181503200006. The applicant is: Juan Tapia, 49652 East County Road 6, Bennett, CO 80102-8796

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6949 by **May 14, 2025** in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to LCampbell@adcogov.org.

For further information regarding this case, please contact the Community and Economic Development Department, 4430 S. Adams County Pkwy., Brighton CO 80601, (720) 523-6800. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/current-land-use-cases. Thank you for your review of this case.

Lia Campbell
Senior Planner

BOARD OF COUNTY COMMISSIONERS

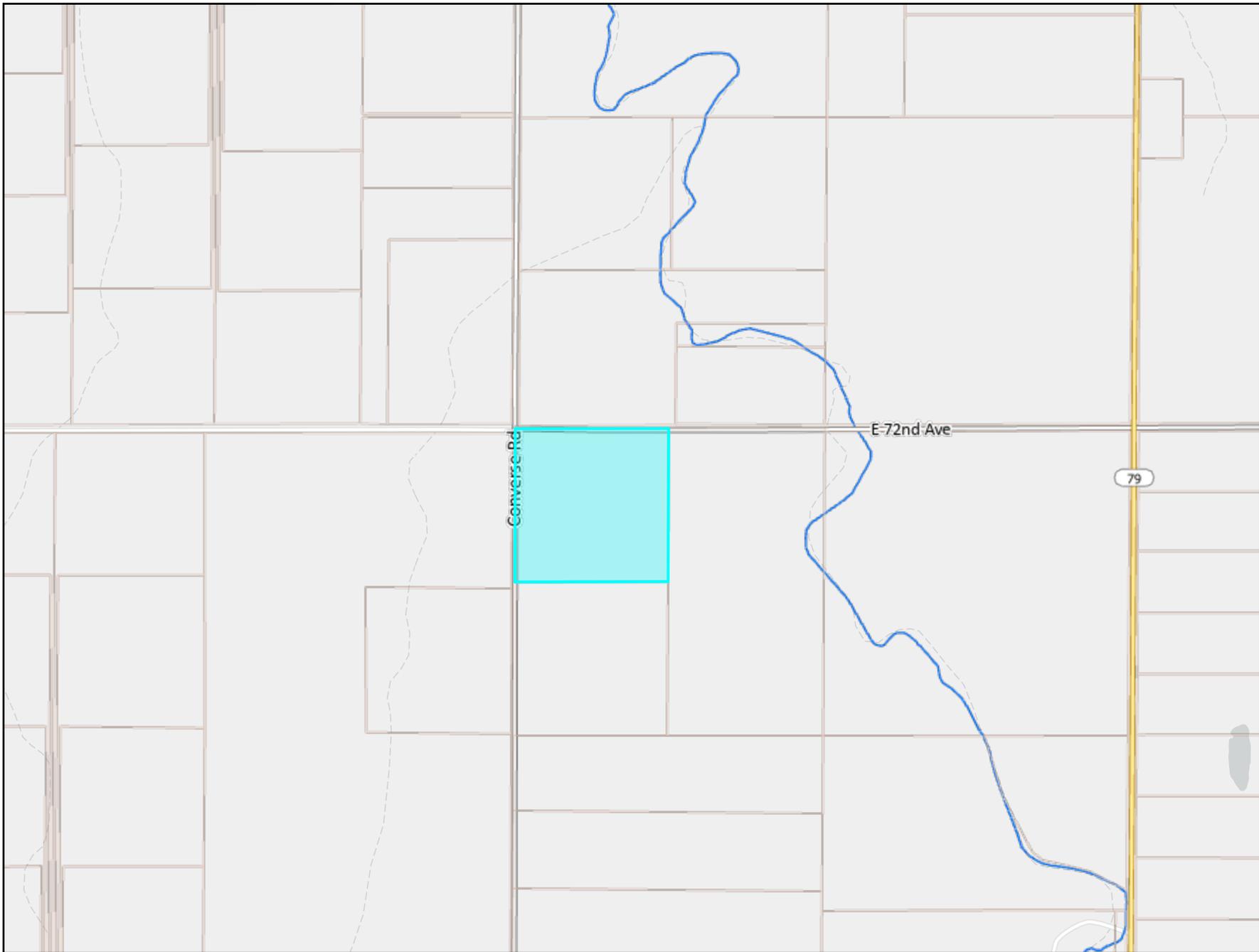
Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5



Legend

- +— Railroad
- Major Water
- Zoning Line
- Sections

Case Name Tapia Residences Subdivision Final Plat

Case Number PLT2025-00018





FINAL PLAT

(MAJOR SUBDIVISION)

A major subdivision shall only be used to divide parcels of more than twenty (20) acres or create five (5) or more lots. The first approval required is the preliminary plat. The preliminary plat provides an in-depth analysis of the proposed subdivision, including design of geologic hazards, environmentally sensitive areas, required services, vehicular/pedestrian circulation, and the relationship to surrounding land uses.

Please include this page with your submittal. More information about checklist items can be found on page 2-3. Submittal instructions are at the top of page 2.

Required Checklist Items

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

Discretionary Checklist Items

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

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



Application Type:

<input type="checkbox"/> Conceptual Review	<input type="checkbox"/> Preliminary PUD	<input type="checkbox"/> Temporary Use
<input type="checkbox"/> Subdivision, Preliminary	<input type="checkbox"/> Final PUD	<input type="checkbox"/> Variance
<input checked="" type="checkbox"/> Subdivision, Final	<input type="checkbox"/> Rezone	<input type="checkbox"/> Conditional Use
<input type="checkbox"/> Plat Correction/ Vacation	<input type="checkbox"/> Special Use	<input type="checkbox"/> Other: _____

PROJECT NAME:

APPLICANT

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

OWNER

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

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

Name: Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

DESCRIPTION OF SITE

Address:

City, State, Zip:

Area (acres or square feet):

Tax Assessor Parcel Number

Existing Zoning:

Existing Land Use:

Proposed Land Use:

Have you attended a Conceptual Review? YES NO

If Yes, please list PRE#:

I hereby certify that I am making this application as owner of the above described property or acting under the authority of the owner (attached authorization, if not owner). I am familiar with all pertinent requirements, procedures, and fees of the County. I understand that the Application Review Fee is non-refundable. All statements made on this form and additional application materials are true to the best of my knowledge and belief.

Name:

Date:

Owner's Printed Name

Name: *Juan Tapia-Alamillo*

Emma Alamillo

Owner's Signature



September 12, 2023
Revised March 22, 2024
Revised March 28, 2025

David DeBoskey, AICP, Planner II
Adams County Community & Economic Development
4430 S. Adams County Pkwy, Suite W2000A
Brighton, CO 80601

RE: Written Explanation of Project
Tapia Residences
2N Civil Project No: 23004

This letter serves to explain the proposed project located at 7190 Converse Rd. in Bennett, Colorado. The site lies in the southeast corner of the intersection of N Converse Rd. and E 72nd Ave., approximately 0.5 miles west of Kiowa-Bennett Rd. The subject parcel is part of Section 3, Township 3 South, Range 63 West of the 6th Principal Meridian, County of Adams, State of Colorado.

The existing 39.1-acre site is currently vacant land consisting of native grasses. It is currently zoned A-3, with the ultimate intent to rezone to A-2. A Comprehensive Plan Amendment is required due to the property rezone not falling within the zoning uses as outline in the master plan. The intent is to rezone from Ag Large Scale to Ag Small Scale with future plans to rezone to A-2/Subdivision.

The proposed design is to subdivide the parcel into three separate single-family lots. Each consisting of a minimum of 10-acres. Houses and driveways will eventually be built on each of the three lots. Each home will be served by on-site well and septic. It is possible that future accessory buildings will be added.

The project is set to begin late-2024 and conclude with all approvals by early of 2025. It is anticipated that the first home will be built in early 2025.

Conclusion

The property will be rezoned, subdivided and single-family homes constructed.

Respectfully,

A handwritten signature in black ink, appearing to read 'Ryan Eichele', written in a cursive style.

Ryan Eichele, PE
Project Manager
2N Civil, LLC



June 15, 2023

David DeBoskey, AICP, Planner II
Adams County Community & Economic Development
4430 S. Adams County Pkwy, Suite W2000A
Brighton, CO 80601

**RE: Preliminary Drainage Analysis
Tapia Residences
2N Project No. 23004**

Dear Mr. DeBoskey,

This letter serves to address the stormwater drainage impact of the proposed Tapia Residences Subdivision. The 39.1-acre site is located in the southeast corner of the intersection of N Converse Rd. and E 72nd Ave., approximately 0.5 miles west of Kiowa-Bennett Rd. The subject parcel is part of Section 3, Township 3 South, Range 63 West of the 6th Principal Meridian, County of Adams, State of Colorado. A Vicinity Map is included in Appendix A.

Existing Drainage Characteristics

The property is situated along a ridgeline which divides flow to the northeast and northwest. The parcel was divided into three existing drainage basins. Basin EX-1 flows to the northeast and continues offsite. Basins EX-2 and EX-3 flow to the west/northwest and continue offsite. These basins ultimately flow to Lost Sand Creek via a small tributary. The ridgeline acts to minimize offsite areas from draining onto the site. A small portion of the property is located offsite and is comprised of the north half of E 72nd Ave. This area has been disregarded from the analysis.

The existing property is a vacant field with sparse native vegetation. The terrain is composed mostly of native grasses and ranges in slope from 0-4%. The soil types present onsite are 48% Adena loam [0-3% slopes], 24% Adena-Colby association gently sloping, 1% Stoneham loam [3-5% slopes], and 27% Weld loam [1-3% slopes] as designated by the Natural Resources Conservation Services (see Appendix A). All of the site is within Hydrologic Group C. Soil classified as Hydraulic Group C exhibits a slow rate of infiltration when thoroughly wet. The site is located within a Zone X flood hazard area shown on the FEMA Map titled "National Flood Hazard Layer FIRMette", located in Adams County, Colorado and Incorporated Areas, Community 080001, Panel 0710, Map Number 08001C0710H, Dated March 5, 2007." (See Appendix A). Zone X areas are areas unmapped with an area of minimal flood hazard.

Runoff from the existing drainage basins was calculated using the Rational Method to determine runoff for the 100-year storm since the basins are smaller than 90-acres as recommended by Mile High Flood District.

Proposed Development and Drainage Characteristics

The proposed development for the site includes subdividing the property into three, approximately 10-acre single family residential parcels. Lots will be accessed from either N Converse Rd. or E 72nd Ave.

Proposed flow calculations were performed using the Rational Method to calculate the additional runoff generated from the development of driveways and buildings. As recommended by Adams County and the Mile High Flood District, the proposed lots were considered to have an imperviousness of 12% for single family lots of 2.5 acres or larger. A composite impervious value was used as part of the analysis for the applicable basins. The proposed basin delineation for this study is consistent with the existing basin delineation. Refer to the attached Existing and Proposed Drainage Plans included in the Appendix.

Below is a summary table comparing the existing and proposed basin runoff flows in the 100-yr storm event using the criteria discussed above and below. Runoff calculations can be found in Appendix B.

Basin	Design Point	Existing Q_{100-yr}	Proposed Q_{100-yr} (12% IMPERV)	Proposed Q_{100-yr} (5% IMPERV)
EX-1/PR-1	DP 1	46.49	53.15	48.41
EX-2/PR-2	DP 2	18.11	20.89	18.99
EX-3/PR-3	DP 3	2.98	3.34	3.09

An impervious area of 12% for a 10-acre lot would result in an area of 1.2 acres or 52,272 square feet of impervious area, which is unlikely for lots within this development. Based on the assumption of a 24-foot wide, 500-foot-long gravel driveway and 10,000 square feet for the home and outbuildings, the corresponding impervious value equals 5% (as compared to 12% used above). This impervious value would decrease the calculated runoff as shown in the values shown above.

Stormwater Quality Control

The individual homeowner is encouraged to implement steps to help prevent erosion and water pollution. Limiting the use of impervious surfaces such as asphalt or concrete driveways and walks/patios allows stormwater to soak into the ground instead of running downstream and causing erosion. Permeable pavers can be used to allow water to pass through them, rather than run off the surface. Redirecting downspouts away from hard surfaces and onto grass or shallow depressed planting beds can help reduce the amount of runoff. Planting native vegetation and

minimizing the use of fertilizers and pesticides will help reduce the impact of stormwater on the environment.

Conclusion

The additional impervious surfaces resulting from the construction of the single-family home sites and associated improvements such as driveways and outbuildings can be considered minimal in relation to the large lot size of over 10 acres. In our professional opinion, the low density of this development will contribute to a minimal increase in stormwater runoff and will not negatively affect downstream properties. The stormwater quality recommendations provided above can be applied by the homeowner to mitigate erosion and enhance stormwater quality for the site.

Thank you for taking the time to review this letter. If you have any questions or require additional information, please let us know.

Sincerely,

2N CIVIL, LLC



Ryan Eichele, P.E.
Project Manager

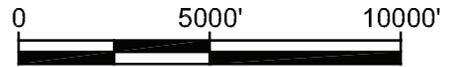
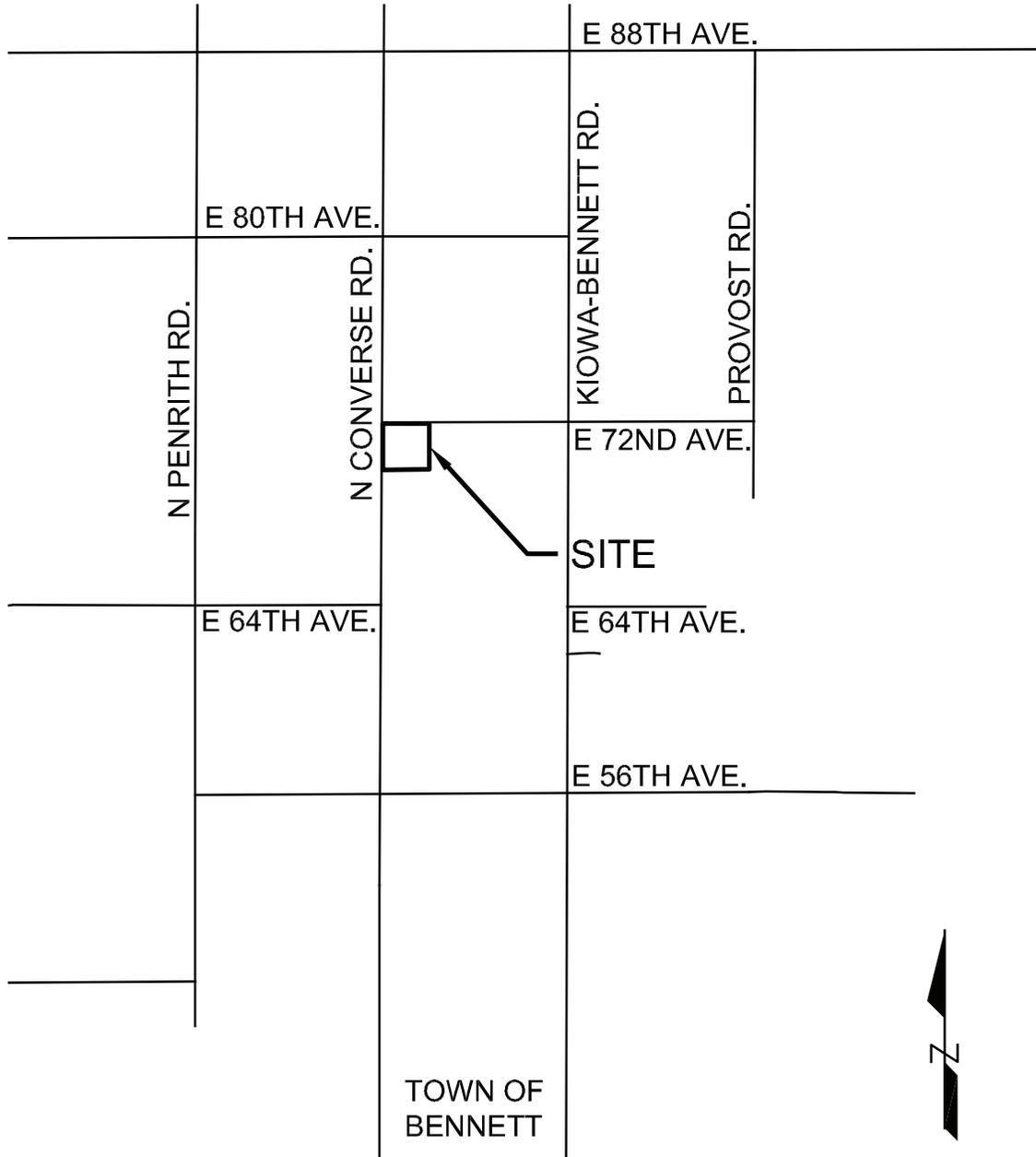


Enc.

APPENDIX A

Vicinity Map
Soils Map
FEMA Map

VICINITY MAP



SCALE: 1" = 5000'

Project Number: 23004

VICINITY MAP

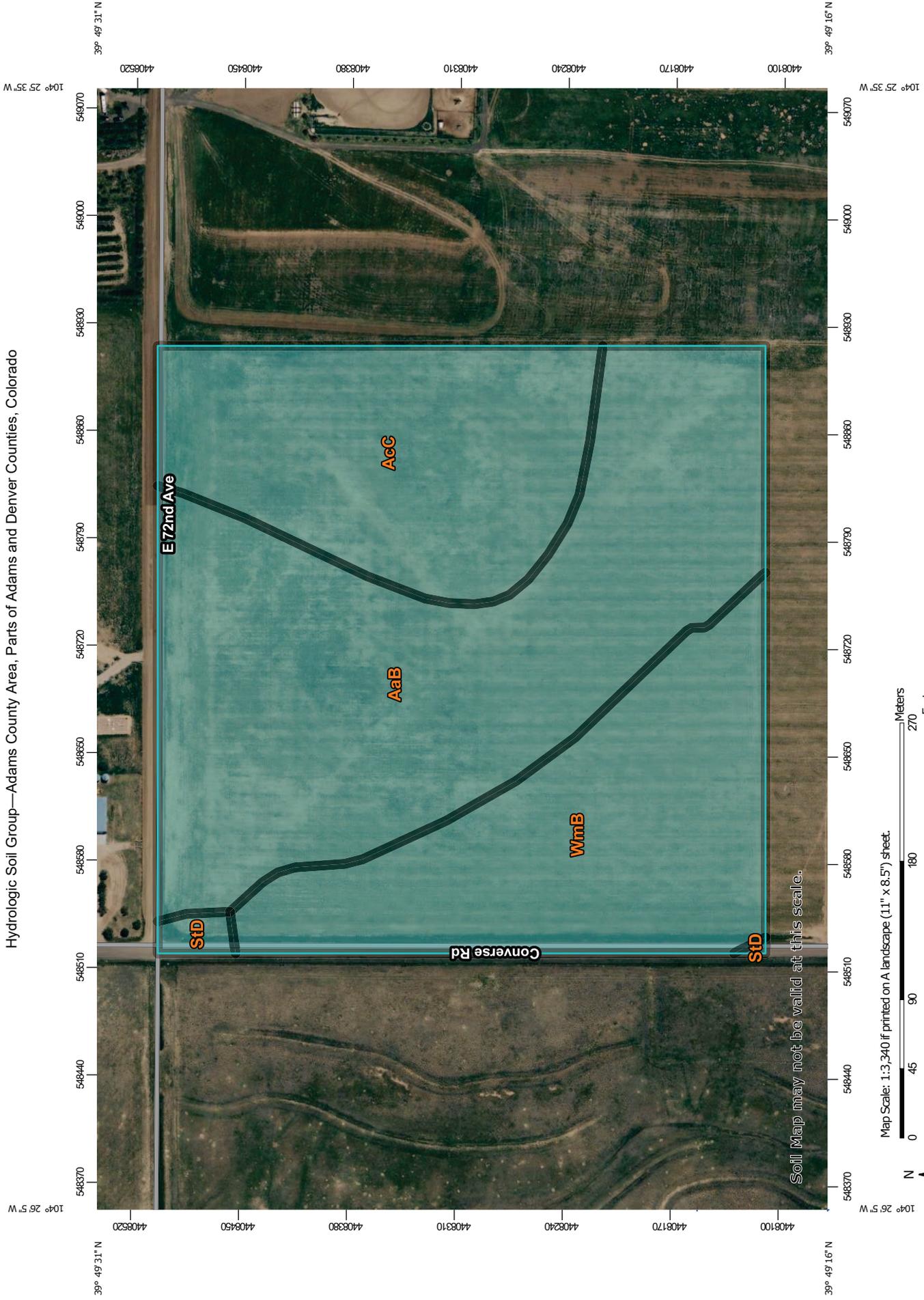


2N Civil, LLC

6 Inverness Ct. E., Suite 125
Englewood, CO 80112
Phone 303-925-0544 Fax 303-925-0547
www.2NCivil.com

Drawn By: RCE
Checked By:
Revisions: 06-19-23

Hydrologic Soil Group—Adams County Area, Parts of Adams and Denver Counties, Colorado



Soil Map may not be valid at this scale.

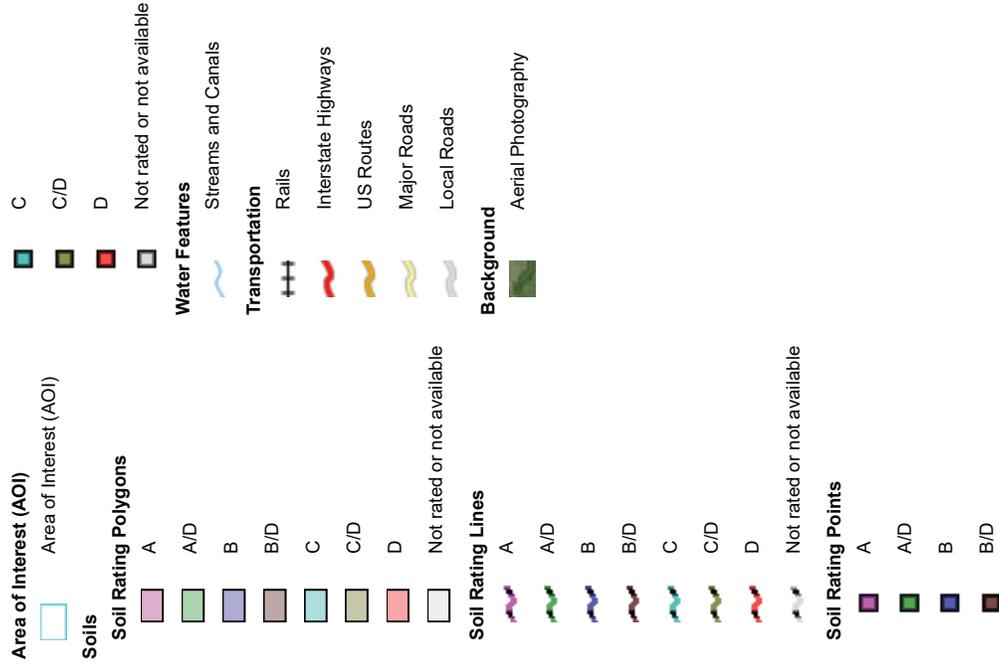
Map Scale: 1:3,340 if printed on A landscape (11" x 8.5") sheet.

0 45 90 180 270 Meters

0 150 300 600 900 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84

MAP LEGEND



MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Adams County Area, Parts of Adams and Denver Counties, Colorado
 Survey Area Data: Version 19, Sep 1, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 9, 2021—Jun 12, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
AaB	Adena loam, 0 to 3 percent slopes	C	18.5	47.9%
AcC	Adena-Colby association, gently sloping	C	9.5	24.4%
StD	Stoneham loam, 3 to 5 percent slopes	C	0.3	0.9%
WmB	Weld loam, 1 to 3 percent slopes	C	10.4	26.8%
Totals for Area of Interest			38.7	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

APPENDIX B

Rational Method Calculations
Existing Drainage Plan
Proposed Drainage Plan

Calculation of Peak Runoff using Rational Method

Designer: **RAMSDELE P.E.**
 Company: **ZEDDA, LLC**
 Date: **07/02/20**
 Project: **ADAMS COUNTY**
 Location: **ADAMS COUNTY**

Version 2.00 released May 2017
 Cells of this code are for manual calculation of peak runoff.
 Cells of this code are for calculation results based on user data.

Computed $t_c = t_1 + t_2$
 Regress $t_c = (2k - 1) \times \frac{L}{60(14 + 5\sqrt{S})}$

Selected $t_c = \max(t_{c(urban)}, t_{c(Comptd)}, t_{c(Regress)})$
 Rainfall Intensity Equation Coefficients = 28.50 10.00 0.786 $(I_p(h)) = (0.74)^{1.7}$

Inflow rainfall depth $I_p(h)$ = 2.7 5.7 10.7 15.7 20.7 25.7 30.7 35.7 40.7 45.7 50.7 55.7 60.7 65.7 70.7 75.7 80.7 85.7 90.7 95.7 100.7

Selected $t_c = \max(t_{c(urban)}, t_{c(Comptd)}, t_{c(Regress)})$
 Rainfall Intensity Equation Coefficients = 28.50 10.00 0.786 $(I_p(h)) = (0.74)^{1.7}$

Inflow rainfall depth $I_p(h)$ = 2.7 5.7 10.7 15.7 20.7 25.7 30.7 35.7 40.7 45.7 50.7 55.7 60.7 65.7 70.7 75.7 80.7 85.7 90.7 95.7 100.7

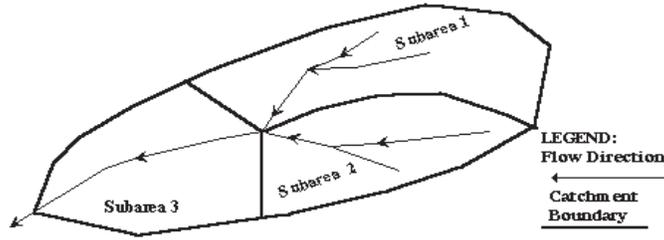
Inflow rainfall depth $I_p(h)$ = 2.7 5.7 10.7 15.7 20.7 25.7 30.7 35.7 40.7 45.7 50.7 55.7 60.7 65.7 70.7 75.7 80.7 85.7 90.7 95.7 100.7

Subcatchment Name	Area (ac)	NCS Hydrologic Imperviousness %	Return Coefficient C										Overland (LRR) Flow Time										Channelized (TFR) Flow Time										Time of Concentration										Peak Flow (Q) (cfs)									
			2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	1000-yr	Overland Flow Length L (ft)	Overland Flow Time t _o (min)	Overland Flow Slope S _o (ft/ft)	Overland Flow Velocity V _o (ft/sec)	Channelized Flow Length L _c (ft)	Channelized Flow Time t _c (min)	Channelized Flow Slope S _c (ft/ft)	Channelized Flow Velocity V _c (ft/sec)	NCS Convergence Factor K	Time of Concentration t _c (min)	Computed t _c (min)	Regress t _c (min)	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	1000-yr	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	1000-yr																	
BS-1	26.86	C	2.4	0.01	0.05	0.15	0.33	0.41	0.49	0.55	500.00	43.82	0.009	0.009	538.20	538.20	0.017	5	0.06	24.60	65.41	38.75	1.34	1.01	2.28	3.10	3.04	0.45	2.71	8.72	33.06	46.89																				
BS-2	11.68	C	3.9	0.02	0.07	0.18	0.34	0.41	0.50	500.00	43.82	0.009	0.009	538.20	538.20	0.017	5	0.06	24.60	65.41	38.75	1.34	1.01	2.28	3.10	3.04	0.45	2.71	8.72	33.06	46.89																					
BS-3	1.28	C	3.5	0.02	0.05	0.13	0.24	0.41	0.50	490.00	584.73	0.007	0.007	584.74	584.73	0.000	5	0.02	0.01	44.59	41.59	25.41	1.33	2.45	2.90	4.58	4.58	0.04	0.20	0.59	2.15	2.98																				
PR-1	26.86	C	0.3	0.08	0.14	0.22	0.39	0.45	0.53	500.00	40.32	0.009	0.009	968.00	968.00	0.017	5	0.05	24.75	65.07	36.44	35.44	1.62	2.02	2.38	3.34	3.56	2.02	7.00	13.72	30.15	53.15																				
PR-2	11.68	C	13.1	0.09	0.14	0.23	0.39	0.46	0.54	500.00	57.43	0.003	0.003	1197.00	1197.00	0.007	5	0.42	43.30	109.77	44.56	41.56	1.53	1.75	2.07	2.28	2.55	1.25	4.55	6.50	10.44	20.09																				
PR-3	26.86	C	8.4	0.03	0.05	0.12	0.26	0.42	0.51	400.00	33.30	0.007	0.007	968.00	968.00	0.017	5	0.05	24.75	67.62	37.76	37.76	1.36	1.58	1.94	2.29	3.73	3.70	1.12	3.36	10.13	30.31	49.41																			
PR-2	11.68	C	8.7	0.04	0.05	0.13	0.26	0.43	0.51	500.00	40.60	0.003	0.003	1197.00	1197.00	0.007	5	0.42	44.59	105.59	47.66	47.66	1.16	1.07	0.98	2.77	3.10	0.55	1.75	4.17	13.72	19.59																				
PR-3	1.28	C	6.4	0.04	0.05	0.13	0.26	0.42	0.51	490.00	41.51	0.007	0.007	490.00	490.00	0.000	5	0.05	0.00	41.52	24.92	24.92	1.33	2.48	2.93	4.53	4.73	0.08	0.23	0.67	2.25	3.09																				

Area-Weighted Runoff Coefficient Calculations

Version 2.00 released May 2017

Designer: RYAN EICHELE, P.E.
 Company: 2N CIVIL, LLC
 Date: 6/16/2023
 Project: TAPIA RESIDENCES
 Location: ADAMS COUNTY



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 Cells of this color are for optional override values
 Cells of this color are for calculated results based on overrides

Subcatchment Name
EX-1

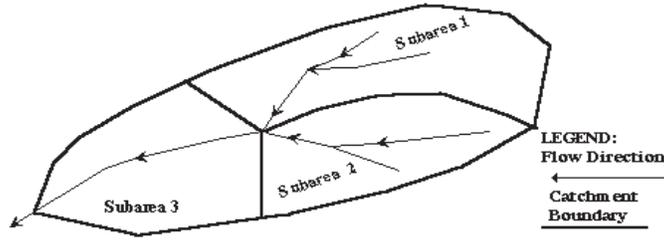
See sheet "Design Info" for imperviousness-based runoff coefficient values.

Sub-Area ID	Area (ac)	NRCS Hydrologic Soil Group	Percent Imperviousness	Runoff Coefficient, C						
				2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
GRASS	25.56	C	2.0	0.01	0.05	0.15	0.33	0.40	0.49	0.59
GRAVEL	0.30	C	40.0	0.30	0.36	0.43	0.54	0.59	0.65	0.71
Total Area (ac)	25.86	Area-Weighted C		0.01	0.05	0.15	0.33	0.41	0.49	0.60
		Area-Weighted Override C		0.01	0.05	0.15	0.33	0.41	0.49	0.60

Area-Weighted Runoff Coefficient Calculations

Version 2.00 released May 2017

Designer: RYAN EICHELE, P.E.
 Company: 2N CIVIL, LLC
 Date: 6/16/2023
 Project: TAPIA RESIDENCES
 Location: ADAMS COUNTY



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 Cells of this color are for optional override values
 Cells of this color are for calculated results based on overrides

Subcatchment Name
EX-2

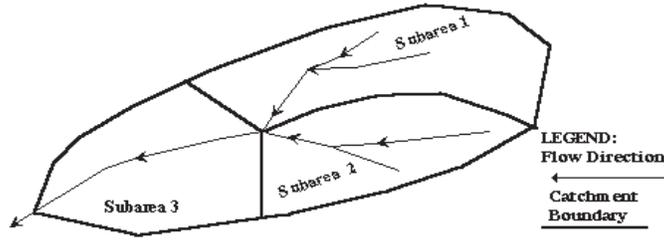
See sheet "Design Info" for imperviousness-based runoff coefficient values.

Sub-Area ID	Area (ac)	NRCS Hydrologic Soil Group	Percent Imperviousness	Runoff Coefficient, C						
				2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
GRASS	11.07	C	2.0	0.01	0.05	0.15	0.33	0.40	0.49	0.59
GRAVEL	0.57	C	40.0	0.30	0.36	0.43	0.54	0.59	0.65	0.71
Total Area (ac)	11.64	Area-Weighted C		0.02	0.07	0.16	0.34	0.41	0.50	0.60
		Area-Weighted Override C		0.02	0.07	0.16	0.34	0.41	0.50	0.60

Area-Weighted Runoff Coefficient Calculations

Version 2.00 released May 2017

Designer: RYAN EICHELE, P.E.
 Company: 2N CIVIL, LLC
 Date: 6/16/2023
 Project: TAPIA RESIDENCES
 Location: ADAMS COUNTY



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 Cells of this color are for optional override values
 Cells of this color are for calculated results based on overrides

Subcatchment Name
EX-3

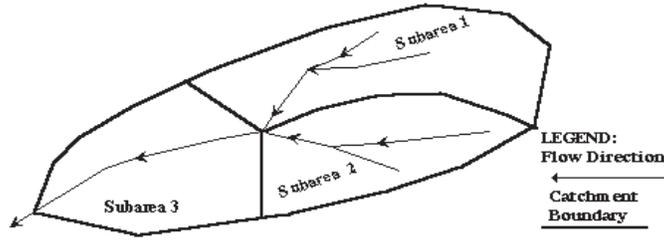
See sheet "Design Info" for imperviousness-based runoff coefficient values.

Sub-Area ID	Area (ac)	NRCS Hydrologic Soil Group	Percent Imperviousness	Runoff Coefficient, C						
				2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
GRASS	1.23	C	2.0	0.01	0.05	0.15	0.33	0.40	0.49	0.59
GRAVEL	0.05	C	40.0	0.30	0.36	0.43	0.54	0.59	0.65	0.71
Total Area (ac)	1.28	Area-Weighted C		0.02	0.06	0.16	0.34	0.41	0.50	0.60
		Area-Weighted Override C		0.02	0.06	0.16	0.34	0.41	0.50	0.60

Area-Weighted Runoff Coefficient Calculations

Version 2.00 released May 2017

Designer: RYAN EICHELE, P.E.
 Company: 2N CIVIL, LLC
 Date: 6/16/2023
 Project: TAPIA RESIDENCES
 Location: ADAMS COUNTY



Subcatchment Name
PR-1 (5%)

Cells of this color are for required user-input
 Cells of this color are for optional override values
 Cells of this color are for calculated results based on overrides

See sheet "Design Info" for imperviousness-based runoff coefficient values.

Sub-Area ID	Area (ac)	NRCS Hydrologic Soil Group	Percent Imperviousness	Runoff Coefficient, C						
				2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
SINGLE FAMILY	25.56	C	5.0	0.03	0.08	0.17	0.35	0.42	0.50	0.60
GRAVEL	0.30	C	40.0	0.30	0.36	0.43	0.54	0.59	0.65	0.71
Total Area (ac)	25.86	Area-Weighted C		0.03	0.08	0.17	0.35	0.42	0.51	0.61
		Area-Weighted Override C		0.03	0.08	0.17	0.35	0.42	0.51	0.61

Tapia Residences - Stormwater Calculations
Existing Conditions - Composite % Impervious Value

16-Jun-23



Basin EX-1

Land Use	Area	% I
Historic	25.56	2%
Gravel (packed)	0.30	40%
Sum Area =	25.86	
Composite % =		2.44%

Basin EX-2

Land Use	Area	% I
Historic	11.07	2%
Gravel (packed)	0.57	40%
Sum Area =	11.64	
Composite % =		3.86%

Basin EX-3

Land Use	Area	% I
Historic	1.23	2%
Gravel (packed)	0.05	40%
Sum Area =	1.28	
Composite % =		3.48%

Tapia Residences - Stormwater Calculations
Existing Conditions - Summary Runoff Table

16-Jun-23



Summary Runoff Table - Existing Conditions

DESIGN POINT	CONTRIBUTING BASIN(S)	CONTRIBUTING AREA (AC)	Q ₁₀ (cfs)	Q ₁₀₀ (cfs)	NOTES:
1	EX-1	25.86	8.75	46.49	Flows to Lost Sand Creek
2	EX-3	11.64	3.60	18.11	Flows to Lost Sand Creek
3	EX-3	1.28	0.59	2.98	Flows to Lost Sand Creek

Tapia Residences - Stormwater Calculations
Proposed Conditions - Composite % Impervious Value

16-Jun-23



Basin PR-1

Land Use	Area	% I
Gravel (packed)	0.30	40%
Single Family (2.5 ac or greater)	25.56	12%
Sum Area =	25.86	
Composite % =		12.32%

Basin PR-2

Land Use	Area	% I
Gravel (packed)	0.57	40%
Single Family (2.5 ac or greater)	11.07	12%
Sum Area =	11.64	
Composite % =		13.37%

Basin PR-3

Land Use	Area	% I
Gravel (packed)	0.05	40%
Single Family (2.5 ac or greater)	1.23	12%
Sum Area =	1.28	
Composite % =		13.09%

Basin PR-1

Land Use	Area	% I
Gravel (packed)	0.30	40%
Single Family (2.5 ac or greater)	25.56	5%
Sum Area =	25.86	
Composite % =		5.41%

Basin PR-2

Land Use	Area	% I
Gravel (packed)	0.57	40%
Single Family (2.5 ac or greater)	11.07	5%
Sum Area =	11.64	
Composite % =		6.71%

Basin PR-3

Land Use	Area	% I
Gravel (packed)	0.05	40%
Single Family (2.5 ac or greater)	1.23	5%
Sum Area =	1.28	
Composite % =		6.37%

Tapia Residences - Stormwater Calculations
Proposed Conditions - Summary Runoff Table

16-Jun-23



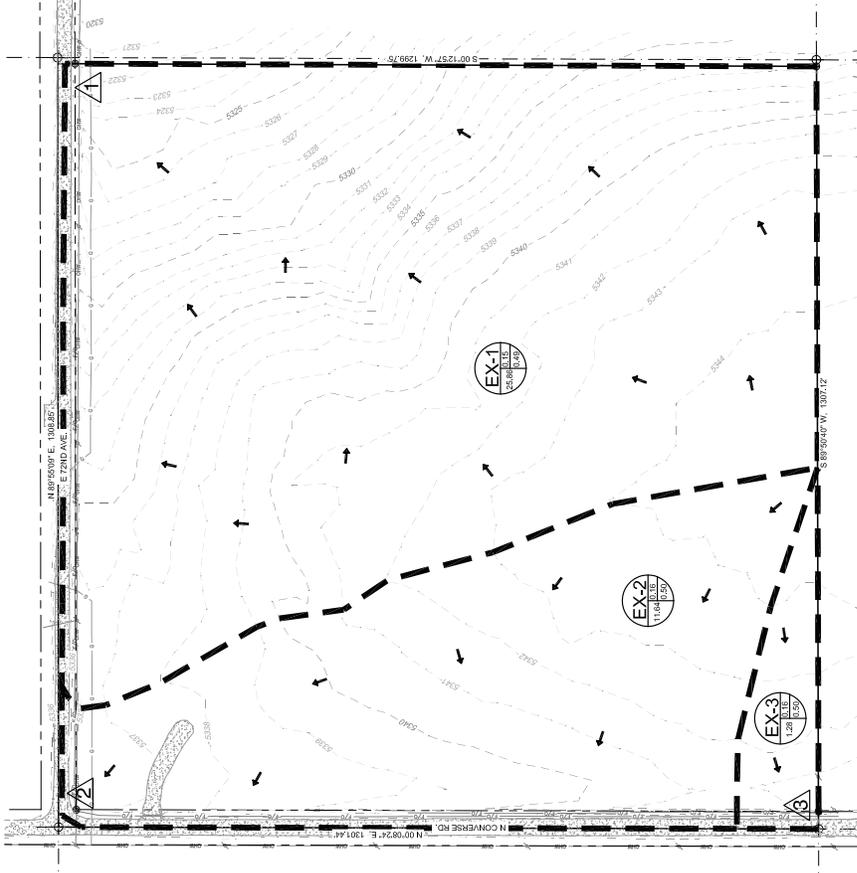
Summary Runoff Table - Proposed Conditions

DESIGN POINT	CONTRIBUTING BASIN(S)	CONTRIBUTING AREA (AC)	Q ₁₀ (cfs) 12% IMPERV	Q ₁₀₀ (cfs) 12% IMPERV	Q ₁₀ (cfs) 5% IMPERV	Q ₁₀₀ (cfs) 5% IMPERV	NOTES:
1	PR-1	25.86	13.72	53.15	10.18	48.41	Flows to Lost Sand Creek
2	PR-2	11.64	5.54	20.89	4.17	18.99	Flows to Lost Sand Creek
3	PR-3	1.28	0.88	3.34	0.67	3.09	Flows to Lost Sand Creek

EXISTING DRAINAGE PLAN

TAPIA RESIDENCES

LOCATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 63 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

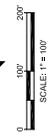


Summary Runoff Table - Existing Conditions

BASIN	CONTRIBUTING AREAS (AC)	Q ₁₀ (CFS)	Q ₂ (CFS)	Q ₁ (CFS)	NOTES
1	EX-1	25.068	8.75	46.49	Flows to East Sand Creek
2	EX-2	18.016	3.60	18.11	Flows to East Sand Creek
3	EX-3	128	1.28	0.59	Flows to East Sand Creek

LEGEND

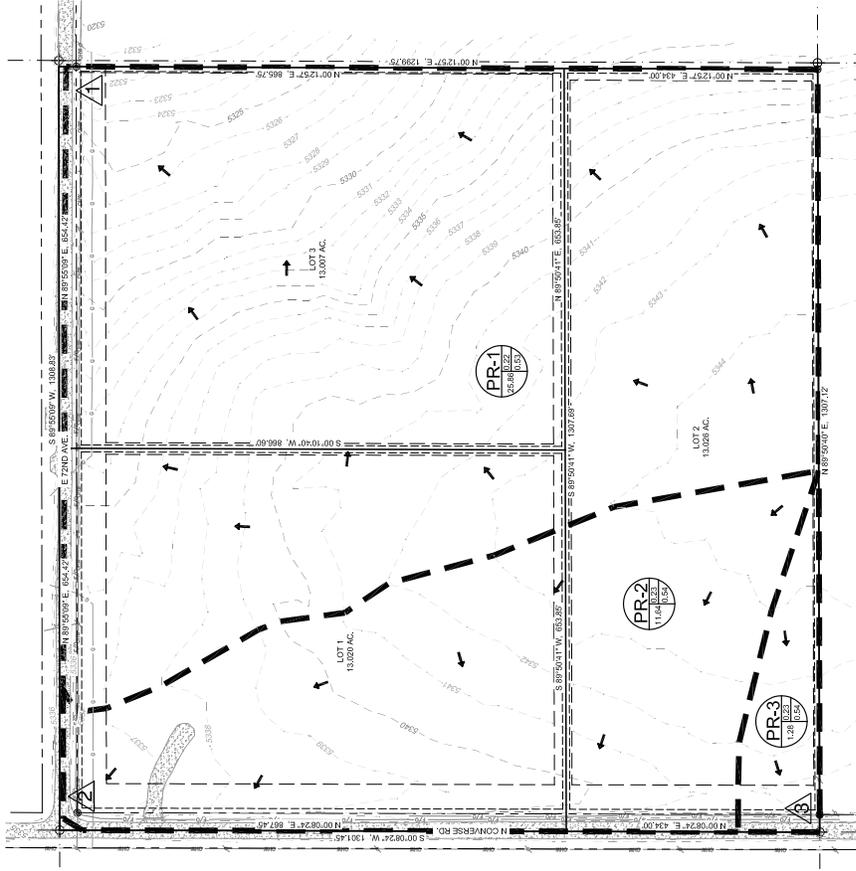
- - - - - 6550' EXISTING MAJOR CONTOUR
- - - - - 6557' EXISTING MINOR CONTOUR
- EXISTING FLOW DIRECTION
- - - - - EXISTING DRAINAGE BASIN LINES
- EX-1
25,068
0.12
100 YR RUNOFF COEFFICIENT
- EX-2
18,016
0.10
100 YR RUNOFF COEFFICIENT
- EX-3
128
0.01
100 YR RUNOFF COEFFICIENT
- △ BASIN DESIGN POINT



PROPOSED DRAINAGE PLAN

TAPIA RESIDENCES

LOCATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 63 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

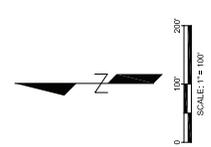


Summary Runoff Table - Proposed Conditions

DESIGN POINT	CONTRIBUTING BASINS	CONTRIBUTING AREA (AC)	$Q_{100}(cfs)$	$Q_{100}(cfs)$	$Q_{100}(cfs)$	$Q_{100}(cfs)$	NOTES
			12% IMPERV.	17% IMPERV.	20% IMPERV.	25% IMPERV.	
1	PR-1	13.020	4.17	4.17	4.17	4.17	Flow to East Side Creek
2	PR-2	11.64	5.54	20.89	41.7	38.59	Flow to East Side Creek
3	PR-3	1.28	0.88	3.34	0.67	3.09	Flow to East Side Creek

LEGEND

- - - 4550' - EXISTING MAJOR CONTOUR
- - - 4557' - EXISTING MINOR CONTOUR
- - - - - EXISTING FLOW DIRECTION
- - - - - PROPOSED DRAINAGE BASIN LINES
- PR-1
13.020
BASIN NAME
10 YR RUNOFF COEFFICIENT
- PR-2
11.64
BASIN NAME
10 YR RUNOFF COEFFICIENT
- PR-3
1.28
BASIN NAME
10 YR RUNOFF COEFFICIENT
- △ - BASIN DESIGN POINT





W.W. ENTERPRISES

Consulting Engineering

2115 9th Street, P.O. Box 1242, Limon, Colorado 80828 (719) 775-9314

November 8, 2023
Project No. 22-3740

Mr. Michael Wong
3459 S. Lookout Hill Street
Watkins, CO 80137

RE: As-Built Observation for the constructed OWTS 7190 Converse Road, Bennett,
Adams County, Colorado.

Dear Michael;

This letter is to follow-up the construction of the OWTS system at the above referenced property. A site observation was conducted on November 8, 2023. The OWTS was reviewed for substantial compliance with our "Onsite Wastewater Treatment System Sizing" report dated July 18, 2022, revised September 14, 2022. From our observations, it appears that the OWTS was constructed in substantial compliance with the recommendation and requirements described in our "Onsite Wastewater Treatment System Sizing" report dated July 18, 2022, revised September 14, 2022. The attached as-built drawing was provided by the installer.

Please contact our office, if you have any questions concerning this information.

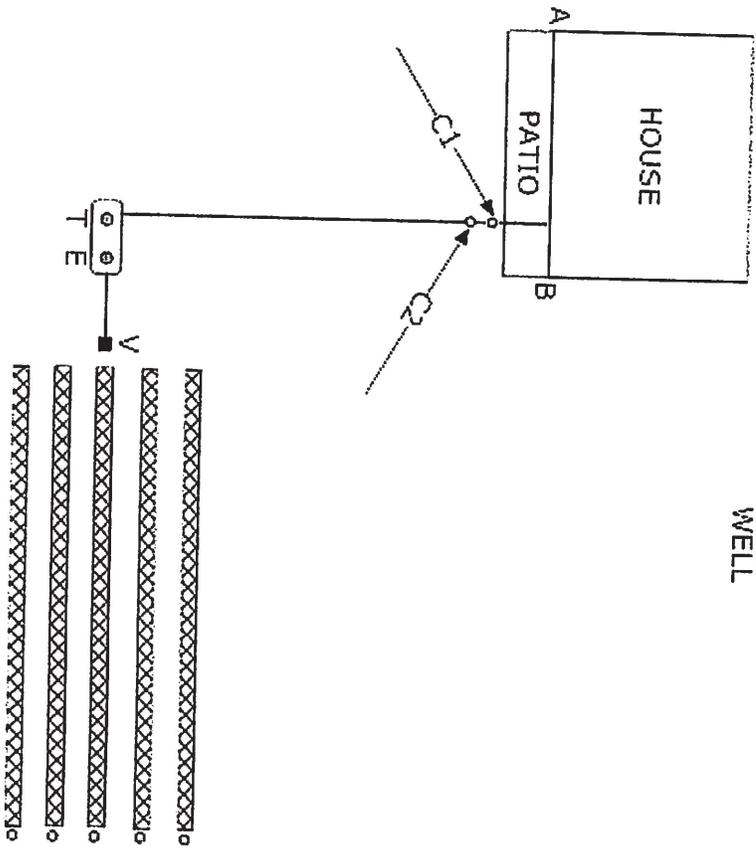
Respectfully;
WW Enterprises

Anthony J. Wernsman, P.E.



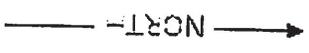
attachment

WELL



7190 CONVERSE ROAD
 ADAMS APPLICATION # 0181503200006
 W.W. # 22-3740
 11/7/23
www.backhooservices.info

115 Total Q4 chambers
 Five trenches of 23
 Monitoring Tubes at distal ends
 Schedule 40 sewer line



	A	B
CLEAN OUT LANK	C1 35'	24'
CLEAN OUT HOUSE	C2 36'	25'
IM 1530 (36")	I 102'	98'
OUTLET (36")	I 105'	98'
DISTRIBUTION BOX	V 111'	98'











RECEIPT OF PAYMENT (Tax, Fees, Costs, Interests, Penalties)

Account	Parcel Number	Receipt Date	Receipt Number
R0208302	0181503200006	Apr 13, 2022	2022-04-13-NetVantage-21440

ALAMILLO EMMA AND
 4936 FRASER WAY
 DENVER, CO 80239-4265

Situs Address	Payor
---------------	-------

Legal Description

SECT,TWN,RNG:3-3-63 DESC: A PARC OF LAND LOCATED IN THE NW4 OF THE NW4 OF SEC 3 BEING MORE PARTICULARLY DESC AS FOLS BEG AT THE NW COR OF SD SEC 3 AND CONSIDERING THE W LN OF THE NW4 OF SD SEC 3 TO BRS S 00D 08M 24S W WITH ALL BRNG CONTAINED HEREIN RELATIVE THERETO TH S 00D 08M 24S W A DIST OF 1301/44 FT TO THE N 16TH COR BET SEC 3 & 4 TH N 89D 50M 40S E ALG THE S LN OF THE NW4 OF THE NW4 OF SD SEC 3 A DIST OF 1307/12 FT TO A PT ON THE W LN OF A PARC OF PROP AS DESC IN DOCUMENT RECORDED JAN 31 2019 REC NO 2019000007689 TH N 00D 12M 57S E ALG SD W LN A DIST OF 1299/75 FT TO A PT ON THE N LN OF THE NW4 OF THE NW4 OF SD SEC 3 TH S 89D 55M 09S W ALG SD N LN A DIST OF 1308/85 FT TO SD NW COR OF SEC 3 AND THE POB 39/05A

Property Code	Actual	Assessed	Year	Area	Mill Levy
AG DRY FARMING LAND - 4127	4,995	1,450	2021	392	68.326

Payments Received

Check	\$99.08
Check Number 00150005	

Payments Applied

Year	Charges	Billed	Prior Payments	New Payments	Balance
2021	Tax Charge	\$99.08	\$0.00	\$99.08	\$0.00
				\$99.08	\$0.00
Balance Due as of Apr 13, 2022					\$0.00

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

4430 S ADAMS COUNTY PKWY C2436
 BRIGHTON CO 80601
 [Stay Safe! Please use website services www.adcotax.com]

Email: treasurer@adcogov.org
 Telephone: 720-523-6160

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



RECEIPT OF PAYMENT (Tax, Fees, Costs, Interests, Penalties)

Account	Parcel Number	Receipt Date	Receipt Number
R0208302	0181503200006	Feb 27, 2023	2023-02-27-NetVantage-5843

ALAMILLO EMMA AND
4936 FRASER WAY
DENVER, CO 80239-4265

Situs Address	Payor
---------------	-------

7190 CONVERSE RD

Legal Description

SECT,TWN,RNG:3-3-63 DESC: A PARC OF LAND LOCATED IN THE NW4 OF THE NW4 OF SEC 3 BEING MORE PARTICULARLY DESC AS FOLS BEG AT THE NW COR OF SD SEC 3 AND CONSIDERING THE W LN OF THE NW4 OF SD SEC 3 TO BRS S 00D 08M 24S W WITH ALL BRNG CONTAINED HEREIN RELATIVE THERETO TH S 00D 08M 24S W A DIST OF 1301/44 FT TO THE N 16TH COR BET SEC 3 & 4 TH N 89D 50M 40S E ALG THE S LN OF THE NW4 OF THE NW4 OF SD SEC 3 A DIST OF 1307/12 FT TO A PT ON THE W LN OF A PARC OF PROP AS DESC IN DOCUMENT RECORDED JAN 31 2019 REC NO 2019000007689 TH N 00D 12M 57S E ALG SD W LN A DIST OF 1299/75 FT TO A PT ON THE N LN OF THE NW4 OF THE NW4 OF SD SEC 3 TH S 89D 55M 09S W ALG SD N LN A DIST OF 1308/85 FT TO SD NW COR OF SEC 3 AND THE POB 39/05A

Property Code	Actual	Assessed	Year	Area	Mill Levy
AG DRY FARMING LAND - 4127	4,995	1,320	2022	392	69

Payments Received

Check \$91.08
Check Number 00110030

Payments Applied

Year	Charges	Billed	Prior Payments	New Payments	Balance
2022	Tax Charge	\$91.08	\$0.00	\$91.08	\$0.00
				\$91.08	\$0.00
Balance Due as of Feb 27, 2023					\$0.00

4430 S ADAMS COUNTY PKWY C2436
BRIGHTON CO 80601
[Stay Safe! Please use website payment services www.adcotax.com]

Email: treasurer@adcogov.org
Telephone: 720-523-6160

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THE TAXING PROCESS

Assessor calculates **valuation**. Contact the Assessor at (720) 523-6036.
 Governing boards for tax authorities determine **mill levy**.
 Treasurer collects **tax amount due**.

PAYMENT DUE DATES

First Half	Second Half	Full Amount
February 29	June 15	April 30

POSTMARKS ARE ACCEPTED ON CURRENT YEAR ON-TIME TAXES.
 If the date for filing any tax payment falls on a Saturday, Sunday, or legal holiday, it shall be considered on time if filed the next business day.

PAYMENT OPTIONS:

- **Online** - www.adcotax.com
- **Mail** - P.O. Box 899, Brighton, Colorado 80601
- **In Person** - 4430 S. Adams County Parkway, Suite W1000
 Brighton, Colorado 80601
 (Cash and checks only, after hours Dropbox in front of building)

WE ACCEPT:

- In Person:**
- Cash
 - Checks
 - Money Orders



SCAN ME

Online:

- **E-Check**
 - All E-Checks payments are **FREE**.
 - A \$20.00 fee will be charged for all returned and insufficient funds E-Checks
- **Credit Cards**
 - All credit card payments are subject to a vendor fee of 2.95% of the total payment made or a minimum of \$3.95, whichever is greater.



Total taxes less than \$25.00 must be paid using the Full Tax Option.
 Per C.R.S. 30-1-102 an administrative fee of \$5.00 is added to any tax statement less than \$10.00.

Advertising, additional fees, and other legal collection actions may occur after June 15.

Do you have a mortgage?

Please contact your mortgage company to verify that they are paying your taxes. Mortgage companies will contact the Treasurer's Office for payment information on accounts for which they are responsible.

The Delinquent Tax process:

Calculate delinquent interest on current year taxes made after due date as listed in the table below:

Required Date of Payment	Last Day of February	June 15	April 30
		Half Tax Option	
Month Paid	1st Installment		Full Tax Option*
	March	1%	----
April	2%	----	----
May	3%	----	1%
June 1-15	4%	----	2%
June 16-30	4%	1%	2%
July	5%	2%	3%
August	6%	3%	4%
September	7%	4%	5%
October	8%	5%	6%
November	9%	6%	7%
December	10%	7%	8%

FINAL PAYMENT DATES TO AVOID PUBLICATION:

- August 31 - Mobile Homes and Business Personal Property
- September 1 - Real Estate

As of October 1, all delinquent Business Personal Property and Mobile Homes become subject to distraint, seizure and sale.

Unpaid liens on Real Estate and Mobile Home taxes will be sold at a tax lien sale in November.

ATTENTION MOBILE HOME TAXPAYERS

The mobile home may not be moved without a payment and proof of a prorated tax receipt and a transportable manufactured home permit from the county Treasurer's office. **Violators shall be prosecuted.**

ADDITIONAL INFORMATION

Tax bills are mailed to the property owner, ONLY, at the most current address on the County's tax roll.

If this property is covered under a bankruptcy filing, keep this notice for your records. Failure to receive a tax notice does not relieve the owner's responsibility to or liability of paying taxes on time or excuse them from paying the interest due.

Receipts are available online at www.adcotax.com

Prior year taxes must be paid with cash or certified funds.

12-025-23

Please fold on perforation BEFORE tearing

IF YOU WISH TO MAKE A CHANGE IN YOUR MAILING ADDRESS, PLEASE COMPLETE THE AREA BELOW, SIGN YOUR NAME AND RETURN TO TREASURER'S OFFICE.

Your Acct # _____

NEW ADDRESS _____

CITY _____ STATE _____ ZIP _____

SIGNATURE X _____ RETURN WITH YOUR PAYMENT

TELEPHONE NO. _____ EMAIL ADDRESS: _____

By signing this form, I understand that all future Notices of Value, Notice of Determination (in case of a protest in value), and Property Tax Notices, as well as any other notices being sent from Adams County, will be sent to the mailing address shown above.

Change of Address

Please fold on perforation BEFORE tearing

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SCAN ME

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 - All E-Checks payments are **FREE**.
 - A \$20.00 fee will be charged for all returned and insufficient funds E-Checks
- **Credit Cards**
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Total taxes less than \$25.00 must be paid using the Full Tax Option.
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June 1-15	4%	----	2%
June 16-30	4%	1%	2%
July	5%	2%	3%
August	6%	3%	4%
September	7%	4%	5%
October	8%	5%	6%
November	9%	6%	7%
December	10%	7%	8%

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12-025-23

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Your Acct # _____

NEW ADDRESS _____

CITY _____ STATE _____ ZIP _____

SIGNATURE X _____ RETURN WITH YOUR PAYMENT

TELEPHONE NO. _____ EMAIL ADDRESS: _____

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Your Acct # _____

NEW ADDRESS _____

CITY _____ STATE _____ ZIP _____

SIGNATURE X _____ RETURN WITH YOUR PAYMENT

TELEPHONE NO. _____ EMAIL ADDRESS: _____

By signing this form, I understand that all future Notices of Value, Notice of Determination (in case of a protest in value), and Property Tax Notices, as well as any other notices being sent from Adams County, will be sent to the mailing address shown above.

Change of Address



ADAMS COUNTY COLORADO

TREASURER'S OFFICE RECEIPT OF PAYMENT

Account	Parcel Number	Receipt Date	Receipt Number
R0208302	0181503200006	Apr 5, 2024	2024-04-05-NetVantage-19029

ALAMILLO EMMA AND
 49652 E COUNTY ROAD 6
 BENNETT, CO 80102-8796

Situs Address	Payor
---------------	-------

7190 CONVERSE RD

Legal Description

SECT,TWN,RNG:3-3-63 DESC: A PARC OF LAND LOCATED IN THE NW4 OF THE NW4 OF SEC 3 BEING MORE PARTICULARLY DESC AS FOLS BEG AT THE NW COR OF SD SEC 3 AND CONSIDERING THE W LN OF THE NW4 OF SD SEC 3 TO BRS S 00D 08M 24S W WITH ALL BRNG CONTAINED HEREIN RELATIVE THERETO TH S 00D 08M 24S W A DIST OF 1301/44 FT TO THE N 16TH COR BET SEC 3 & 4 TH N 89D 50M 40S E ALG THE S LN OF THE NW4 OF THE NW4 OF SD SEC 3 A DIST OF 1307/12 FT TO A PT ON THE W LN OF A PARC OF PROP AS DESC IN DOCUMENT RECORDED JAN 31 2019 REC NO 2019000007689 TH N 00D 12M 57S E ALG SD W LN A DIST OF 1299/75 FT TO A PT ON THE N LN OF THE NW4 OF THE NW4 OF SD SEC 3 TH S 89D 55M 09S W ALG SD N LN A DIST OF 1308/85 FT TO SD NW COR OF SEC 3 AND THE POB 39/05A

Property Code	Actual	Assessed	Year	Area	Mill Levy
AG DRY FARMING LAND - 4127	5,037	1,330	2023	392	69.995

Payments Received

Check \$93.10
 Check Number 00040027

Payments Applied					
Year	Charges	Billed	Prior Payments	New Payments	Balance

2023	Tax Charge	\$93.10	\$0.00	\$93.10	\$0.00
				\$93.10	\$0.00
Balance Due as of Apr 5, 2024					\$0.00

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

EMAIL: treasurer@adcgov.org | PHONE: 720.523.6160 | WEBSITE: www.adcotax.com

TAX LIEN SALE CERTIFICATE OF REDEMPTION

State of Colorado,
Adams County. ss.

County Treasurer
ADAMS

Tax Lien Sale No.

I HEREBY CERTIFY that the Real Estate or Manufactured Home hereinafter described, situated in ADAMS COUNTY and the State of Colorado, which was sold for Delinquent Taxes for the year has this day been redeemed by

Description of Property Redeemed

Amounts By Years

ACCOUNT NO: R0208302

PARCEL ID: 0181503200006

Tax Sale
Endorsement
Interest
Redemption Fee

SECT,TWN,RNG:3-3-63 DESC: A PARC OF LAND LOCATED IN THE NW4 OF THE NW4 OF SEC 3 BEING MORE PARTICULARLY DESC AS FOLS BEG AT THE NW COR OF SD SEC 3 AND CONSIDERING THE W LN OF THE NW4 OF SD SEC 3 TO BRS S 00D 08M 24S W WITH ALL BRNG CONTAINED HEREIN RELATIVE THERETO TH S 00D 08M 24S W A DIST OF 1301/44 FT TO THE N 16TH COR BET SEC 3 & 4 TH N 89D 50M 40S E ALG THE S LN OF THE NW4 OF THE NW4 OF SD SEC 3 A DIST OF 1307/12 FT TO A PT ON THE W LN OF A PARC OF PROP AS DESC IN DOCUMENT RECORDED JAN 31 2019 REC NO 2019000007689 TH N 00D 12M 57S E ALG SD W LN A DIST OF 1299/75 FT TO A PT ON THE N LN OF THE NW4 OF THE NW4 OF SD SEC 3 TH S 89D 55M 09S W ALG SD N LN A DIST OF 1308/85 FT TO SD NW COR OF SEC 3 AND THE POB 39/05A

In Witness Whereof, I have set my Hand and Seal, this , Alexander L Villagran, Treasurer, Adams County, CO.

Amount of Redemption:
Redemption Fee:
Interest:
TOTAL:

By



Alexander L Villagran
ADAMS COUNTY TREASURER
4430 S. ADAMS COUNTY PARKWAY
BRIGHTON, CO 80601

RETURN DOCUMENT TO:

LIEN HOLDER:



Statement Of Taxes Due

Account Number R0208302
Assessed To

Parcel 0181503200006
ALAMILLO EMMA AND
C/O:ALAMILLO JUAN TAPIA
49652 E COUNTY ROAD 6
BENNETT, CO 80102-8796

Legal Description

SECT,TWN,RNG:3-3-63 DESC: A PARC OF LAND LOCATED IN THE NW4 OF THE NW4 OF SEC 3 BEING MORE PARTICULARLY DESC AS FOLS BEG AT THE NW COR OF SD SEC 3 AND CONSIDERING THE W LN OF THE NW4 OF SD SEC 3 TO BRS S 00D 08M 24S W WITH ALL BRNG CONTAINED HEREIN RELATIVE THERETO TH S 00D 08M 24S W A DIST OF 1301... Additional Legal on File

Situs Address

7190 CONVERSE RD

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2023	\$93.10	\$0.00	\$0.00	(\$93.10)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 09/21/2024					\$0.00

Tax Billed at 2023 Rates for Tax Area 392 - 392

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6530000	\$4.86	AG DRY FARMING	\$5,037	\$1,330
FIRE DISTRICT 7 - BENNETT	13.2790000	\$17.66	LAND		
GENERAL	22.7110000	\$30.20	Total	\$5,037	\$1,330
LOST CREEK GROUND WATER	0.9450000	\$1.26			
RETIREMENT	0.3140000	\$0.42			
ROAD/BRIDGE	1.3000000	\$1.73			
DEVELOPMENTALLY DISABLED	0.2570000	\$0.34			
SD 29 GENERAL (Bennett)	25.2830000	\$33.63			
SOCIAL SERVICES	2.2530000	\$3.00			
Taxes Billed 2023	69.9950000	\$93.10			

Tax amounts are subject to change due to endorsement, advertising, or fees.
Please call the office to confirm amount due after August 1st.

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

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

Account	As of Date	Parcel Number	Owner
R0208302	09/21/2024	0181503200006	ALAMILLO EMMA AND

Legal: SECT,TWN,RNG:3-3-63 DESC: A PARC OF LAND LOCATED IN THE NW4 OF THE NW4 OF SEC 3 BEING MORE PARTICULARLY DESC AS FOLS BEG AT THE NW COR OF SD SEC 3 AND CONSIDERING THE W LN OF THE NW4 OF SD SEC 3 TO BRS S 00D 08M 24S W WITH ALL BRNG CONTAINED HEREIN RELATIVE THERETO TH S 00D 08M 24S W A DIST OF 1301/44 FT TO THE N 16TH COR BET SEC 3 & 4 TH N 89D 50M 40S E ALG THE S LN OF THE NW4 OF THE NW4 OF SD SEC 3 A DIST OF 1307/12 FT TO A PT ON THE W LN OF A PARC OF PROP AS DESC IN DOCUMENT RECORDED JAN 31 2019 REC NO 2019000007689 TH N 00D 12M 57S E ALG SD W LN A DIST OF 1299/75 FT TO A PT ON THE N LN OF THE NW4 OF THE NW4 OF SD SEC 3 TH S 89D 55M 09S W ALG SD N LN A DIST OF 1308/85 FT TO SD NW COR OF SEC 3 AND THE POB 39/05A

Situs Address: 7190 CONVERSE RD

Year	Tax	Total Due
Total	\$0.00	\$0.00



Alan Li <alanli.archdesign@gmail.com>

Thank you for your payment

1 message

CGS_LUR@mines.edu <CGS_LUR@mines.edu>
To: alanli.archdesign@gmail.com

Thu, May 23, 2024 at 9:04 PM

Receipt Number: 840103
Colorado Geological Survey
Date: 05/23/2024

Description	Amount
Pre-Pay the Colorado Geological Survey Land Use Review Fee	\$600.00
Must select project size to calculate a price: Very Small Residential Subdivision - Project Name: Tapia Subdivision County of Project: Adams County, Colorado Applicant's Name: Juan Tapia-Alamillo Applicant's Address (line 1): 49652 E Co Rd 6 Applicant's City: Bennett Applicant's State: CO Applicant's Zip Code: 80102 Applicant's Phone: 3035196197 Applicant's Email: jtapiaestimator@gmail.com Section: 3 Township: Aurora Range: 63 West Pre-Pay the Colorado Geological Survey Land Use Review Fee	
Total	\$600.00

Payments Received	Amount
CC Discover XXXXXXXXXXXX6110 Authorization # 02305R	\$600.00
Total	\$600.00

Thank you for the payment.

HAYES POZNANOVIC KORVER LLC
ATTORNEYS AT LAW

1999 BROADWAY, SUITE 3200
DENVER, COLORADO 80202

TELEPHONE (303) 825-1980

FACSIMILE (303) 825-1983

October 22, 2024

Ioana Comaniciu, P.E.
Water Resources Engineer
Colorado Division of Water Resources

Lia Campbell email: LCampbell@adcogov.org
Adams County and Economic Development Department

Re: Tapia Residences Subdivision and Re-zoning, Case PRC 2024-00003

Dear Ms Comaniciu and Campbell

This letter is in response to August 5, 2024 Division of Water Resources comments relating to the water supply for the development identified above. By letter dated August 27, 2024 the information contained in this letter was communicated earlier to Adams County Community and Economic Development, along with a completed GWS-76. Another copy of the GWS 76 is attached.

A. Water Supply

Juan Tapia Alamillo and Emma Alamillo ("Owners") are record owners of the 39.532 acre parcel at 7190 Converse Road, located in the NW ¼ NW1/4 Sec 3 Twp 3 S Range 63 West 6th PM, Adams County. Owners have obtained the following water rights appurtenant to the Subject Property:

The Property is located within the boundaries of the Lost Creek Designated Basin. Groundwater within the Basin is under the jurisdiction of the Colorado Groundwater Commission and not the Water Court.

The Commission has entered the following Determinations of Rights to groundwater underlying the Subject Property:

1. 4677-BD Not non tributary Denver aquifer - 863-acre feet/8.6-acre feet per year.
2. 4676-BD 4% not non tributary Upper Arapahoe Aquifer- 797-acre feet/ yr. 7.97-acre feet/year. (40-acre feet deducted for exempt well 328722)
3. 4675-BD non tributary Lower Arapahoe 631-acre feet/ 6.3-acre feet per year
4. 4674-BD- non tributary Laramie Fox Hills aquifer 820-acre feet/ 8.2-acre feet/year.

In addition, existing exempt well with permit 328722 will be re-permitted under 4676 BD, as one of the on-lot wells, with 2 new well permits in the non tributary Lower Arapahoe under 4675 BD, to serve the other 2 lots.

B. Water Demand (GWS 76 attached)

Each lot will have the following demands:

1 single family residence .325-acre feet/year

Maximum 300 square feet irrigated lawn/garden (.01-acre feet/Year

1 horse (20 gpd) .02-acre feet/year.

Total annual demand:

Residential .975-acre feet/year

Irrigation .03-acre feet year

Horses .06-acre feet/year

Total annual water demand: 1.065-acre feet year

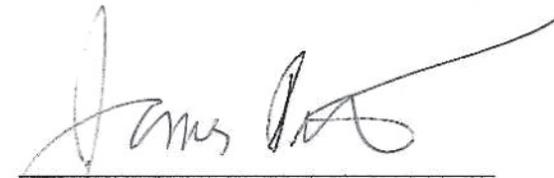
C. Available water supply under Adams County 300-year rule/Denver Basin

Under Determination 4676 BD, 797-acre feet total (7.97 per year, 100 years) is available in the Arapahoe aquifer. (2.63-acre feet under 300-year

rule). When the existing exempt well in the Upper Arapahoe under permit 328722 is re-permitted as a large capacity well under 4676BD, an additional 40 acre feet or a total of 837 acre feet /8.37 acre feet/year becomes available. The 4 % return flow requirement will be met by on lot non evaporational individual wastewater treatment system return flow.

D. Total demand for three residences will be 1.065-acre feet per year. Under the Adams County 300-year rule, a total of 2.63 acre feet and as much as 2.76-acre feet per year is available under Groundwater Commission Determinations.

In Conclusion There is a legally available, and sufficient water supply, to serve the proposed development.

A handwritten signature in black ink, appearing to read "James Petrock", written over a horizontal line.

James Petrock

Hayes Poznanovic Korver, LLC

FORM NO.
GWS-76
05/2011

WATER SUPPLY INFORMATION SUMMARY
STATE OF COLORADO, OFFICE OF THE STATE ENGINEER
 1313 Sherman St., Room 821, Denver, CO 80203
 Main (303) 866-3581 dwr.colorado.gov

Section 30-28-133,(d), C.R.S. requires that the applicant submit to the County, "Adequate evidence that a water supply that is sufficient in terms of quantity, quality, and dependability will be available to ensure an adequate supply of water."

1. NAME OF DEVELOPMENT AS PROPOSED: TAPIA RESIDENCES SUBDIVISION

2. LAND USE ACTION: REZONING CASE # PRC 2024-00003

3. NAME OF EXISTING PARCEL AS RECORDED:
 SUBDIVISION: _____, FILING (UNIT) _____, BLOCK _____, LOT _____

4. TOTAL ACREAGE: 39.0532 5. NUMBER OF LOTS PROPOSED 3 PLAT MAP ENCLOSED? YES or NO

6. PARCEL HISTORY - Please attach copies of deeds, plats, or other evidence or documentation. ATTACHED

- A. Was parcel recorded with county prior to June 1, 1972? YES or NO
 B. Has the parcel ever been part of a division of land action since June 1, 1972? YES or NO
 If yes, describe the previous action:

7. LOCATION OF PARCEL - Include a map delineating the project area and tie to a section corner. ATTACHED

NW 1/4 of the NW 1/4, Section 3, Township 3 N or S, Range 63 E or W
 Principal Meridian (choose only one): Sixth New Mexico Ute Costilla

Optional GPS Location: GPS Unit must use the following settings: Format must be UTM, Units must be meters, Datum must be NAD83, Unit must be set to true N, Zone 12 or Zone 13
 Easting: _____
 Northing: _____

8. PLAT - Location of all wells on property must be plotted and permit numbers provided.
 Surveyor's Plat: YES or NO If not, scaled hand drawn sketch: YES or NO

9. ESTIMATED WATER REQUIREMENTS		10. WATER SUPPLY SOURCE	
USE	WATER REQUIREMENTS		<input checked="" type="checkbox"/> NEW WELLS - PROPOSED AQUIFERS - (CHECK ONE) <input type="checkbox"/> ALLUVIAL <input checked="" type="checkbox"/> UPPER ARAPAHOE <input type="checkbox"/> UPPER DAWSON <input type="checkbox"/> LOWER ARAPAHOE <input type="checkbox"/> LOWER DAWSON <input type="checkbox"/> LARAMIE FOX HILLS <input type="checkbox"/> DENVER <input type="checkbox"/> DAKOTA <input type="checkbox"/> OTHER: _____
	Gallons per Day	Acre-Feet per Year	
HOUSEHOLD USE # <u>6</u> of units	<u>868</u>	<u>.975</u>	<input checked="" type="checkbox"/> EXISTING WELL <input type="checkbox"/> DEVELOPED SPRING WELL PERMIT NUMBERS <u>328722</u> <u>(To be re-permitted per 4676 BD)</u>
COMMERCIAL USE # _____ of S. F.	_____	_____	
IRRIGATION # <u>.007</u> of acres <u>(300 SQ FT)</u>	_____	<u>.03</u>	<input type="checkbox"/> MUNICIPAL <input type="checkbox"/> ASSOCIATION <input type="checkbox"/> COMPANY <input type="checkbox"/> DISTRICT NAME _____ LETTER OF COMMITMENT FOR SERVICE <input type="checkbox"/> YES or <input type="checkbox"/> NO
STOCK WATERING # <u>3</u> of head	<u>20 gpd</u>	<u>.06</u>	
OTHER: _____	<u>X 3</u>	_____	
TOTAL	_____	<u>1.065</u>	WATER COURT DECREE CASE NUMBERS: <u>4676 BD</u>

11. WAS AN ENGINEER'S WATER SUPPLY REPORT DEVELOPED? YES or NO IF YES, PLEASE FORWARD WITH THIS FORM.
 (This may be required before our review is completed.)

12. TYPE OF SEWAGE DISPOSAL SYSTEM

SEPTIC TANK/LEACH FIELD CENTRAL SYSTEM DISTRICT NAME: _____

LAGOON VAULT LOCATION SEWAGE HAULED TO: _____

ENGINEERED SYSTEM (Attach a copy of engineering design.) OTHER: _____

GWS 76

Electronically Recorded RECEPTION#: 2021000049516,
4/22/2021 at 2:31 PM, 2 OF 3,
TD Pgs: 2 Josh Zygichbaum, Adams County, CO.

Exhibit A
4676-BD
Page 3 of 4

Received
Feb. 16, 2024
DWR

SIGNATURE PAGE ATTACHMENT EXHIBIT

ADDRESS: 600 EAST 72ND AVENUE, BENNETT, CO 80102

THE RICHARD W. MEYER FAMILY TRUST

Tracy A. Biddulph
TRACY A. BIDDULPH A/K/A TRACY A. MEYER,
TRUSTEE

State of Virginia)
City of Fredericksburg)ss
County of Fredericksburg)

The foregoing instrument was acknowledged before me on this day of April 9th, 2021
by TRACY A. BIDDULPH A/K/A TRACY A. MEYER AS TRUSTEE FOR THE RICHARD W. MEYER FAMILY
TRUST

[Signature]
Notary Public

My Commission expires 05/31/2025



GWS 76

Electronically Recorded RECEPTION#: 2021000049516,
4/22/2021 at 2:31 PM, 3 OF 3,
TD Pgs: 2 Josh Zygielbaum, Adams County, CO.

Exhibit A
4676-BD
Page 4 of 4

Received
Feb. 16, 2024
DWR

Exhibit A

Escrow No. 70710576

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3,
TOWNSHIP 3 SOUTH, RANGE 63 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 3, AND CONSIDERING THE WEST LINE OF THE
NORTHWEST QUARTER OF SAID SECTION 3, TO BEAR SOUTH 00 DEGREES 08 MINUTES 24 SECONDS WEST, WITH ALL
BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE SOUTH 00 DEGREES 08 MINUTES 24 SECONDS WEST, A DISTANCE OF 1301.44 FEET TO THE NORTH
SIXTEENTH CORNER BETWEEN SECTIONS 3 & 4; THENCE NORTH 89 DEGREES 50 MINUTES 40 SECONDS EAST, ALONG
THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3, A DISTANCE OF
1307.12 FEET TO A POINT ON THE WEST LINE OF A PARCEL OF PROPERTY AS DESCRIBED IN DOCUMENT RECORDED
JANUARY 31, 2019 AT RECEPTION NUMBER 2019000007689 OF THE ADAMS COUNTY RECORDS; THENCE NORTH 00
DEGREES 12 MINUTES 57 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 1299.75 FEET TO A POINT ON THE
NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE SOUTH 89
DEGREES 55 MINUTES 09 SECONDS WEST, ALONG SAID NORTH LINE, A DISTANCE OF 1308.85 FEET TO SAID
NORTHWEST CORNER OF SECTION 3, AND THE POINT OF BEGINNING.

LEGAL DESCRIPTION PREPARED BY KEITH WESTFALL, COLORADO P.L.S. 30127

GWS-76

Electronically Recorded RECEPTION#: 2021000049516,
4/22/2021 at 2:31 PM, 1 OF 3,
REC: \$23.00 DocStamp: \$20.00
TD Pgs: 2 Josh Zygichbaum, Adams County, CO.

Exhibit A
4676-BD
Page 2 of 4

Received
Feb. 16, 2024
DWR



State Documentary Fee
Date: April 09, 2021
\$20.00

General Warranty Deed
(Pursuant to C.R.S. 38-30-113(1)(a))

Grantor(s), THE RICHARD W. MEYER FAMILY TRUST, whose street address is 000 EAST 72ND AVENUE, BENNETT, CO 80102, City or Town of BENNETT, County of Adams and State of Colorado, for the consideration of (\$200,000.00) Two Hundred Thousand and 00/100 dollars, in hand paid, hereby sell(s) and convey(s) to EMMA ALAMILLO AND JUAN TAPIA ALAMILLO, as Joint Tenants whose street address is 4936 Fraser Way, Denver, CO 80239, City or Town of Denver, County of Denver and State of Colorado, the following real property in the County of Adams and State of Colorado, to wit:

See Attached Exhibit A

also known by street and number as: 000 EAST 72ND AVENUE, BENNETT, CO 80102

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

Signed this day of April 09, 2021.

THE RICHARD W. MEYER FAMILY TRUST
By: Timothy S. Meyer
TIMOTHY S. MEYER, TRUSTEE

By: SEE ATTACHED SIGNATURE PAGE
TRACY A. BIDDULPH A/K/A TRACY A. MEYER,
TRUSTEE

State of Colorado)
City and County of Denver)ss.

The foregoing instrument was acknowledged before me on this day of April 9th, 2021 by TIMOTHY S. MEYER AS TRUSTEE FOR THE RICHARD W. MEYER FAMILY TRUST

Witness my hand and official seal,
My Commission expires: 10/23/2023 Barlene M. Hoover
Notary Public

BARLENE M. HOOVER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID# 20094037558
MY COMMISSION EXPIRES OCT. 23, 2023

When recorded return to: EMMA ALAMILLO AND JUAN TAPIA ALAMILLO
4936 Fraser Way, Denver, CO 80239



CHUCK
WOODALL

FILED Document - District Court
2007CW57
CO Weld County District Court 19th JD
Filing Date: Nov 30 2007 10:48 AM MST
Filing ID: 22617808

4. Approval of plan for augmentation:

A. Groundwater to be augmented: 1.95 acre-feet per year of not nontributary Dawson aquifer groundwater as decreed in Case No. 97CW27, District Court, Water Division 2, to be withdrawn over a 300 year pumping period. The land which is the subject of the decree is approximately 35 acres located in part of the SE1/4 of Section 20, T11S, R66W of the 6th P.M., as described and shown on Attachment A hereto (Subject Property).

B. Water to be used for augmentation: Return flows from the use of not nontributary Dawson aquifer water and return flows and direct discharge of nontributary groundwater as decreed Case No. 97CW27, District Court, Water Division 2.

C. Development and Consumptive Use: The 1.95 acre-feet per year will be used to serve 3 residential lots on the Subject Property for 300 years, through individual wells which will withdraw at rates of flow of 15 gpm. Each well will withdraw and use 0.65 acre-feet annually for inhouse use (0.3 acre-feet), irrigation of 5000 square-feet of home lawn and garden (0.3 acre-feet), and stockwatering of up to four large domestic animals (0.05 acre-feet). Sewage treatment for the inhouse use will be provided by a non-evaporative septic system. Consumptive use from inhouse use is estimated to be 10% of that use, and consumptive use from irrigation use will be approximately 90% of that use. Stockwatering use is 100% consumed.

D. Replacement of Depletions During Pumping: Based on annual pumping of 1.95 acre-feet over a 300 year pumping period, it is estimated that the depletion to the South Platte River stream systems (Cherry Creek) is approximately 11.5% of average annual pumping or approximately 0.22 acre-feet. It is estimated that depletions to Arkansas River stream systems (Monument Creek) at 300 years of pumping is approximately 12% of average annual pumping or 0.23 acre-feet. Applicant does not have the physical ability to replace depletions to the Monument Creek stream system, but shall instead replace all such depletions to the Cherry Creek stream system. During pumping of the Dawson aquifer groundwater for use on 3 residential lots for 300 years, annual septic return flows are estimated to be 0.81 acre-feet annually, which is in excess of the combined maximum annual depletion of 0.45 acre-feet to the Monument Creek and Cherry Creek stream systems during pumping for 300 years.

E. Replacement of Post-pumping Depletions: Applicant agrees to replace depletions for the shortest of the following periods: the period provided by the Colorado Legislature, should it eventually specify one and if the Applicant obtains water court approval for such modification; the period determined by the State Engineer, should the State Engineer lawfully establish such a period; the period established through rulings of the Colorado Supreme Court on relevant cases; or until Applicant petitions the water court and after notice to parties in the case proves that it has complied with all statutory requirements. The court finds that the provisions of this paragraph are adequate to comply with existing law and to prevent injury to others. It is estimated that maximum total depletion from pumping of 1.95 acre-feet per year for 300 years will be approximately 24% of average annual pumping (0.47 acre-feet) in the 310th year, and will decline thereafter. Applicant's replacement obligation will be the total stream depletion

Date: October 16, 2024
File No.: 598-HS0836829-415, Amendment No. 1
Buyer(s)/Borrower(s): Purchaser with contracted rights under a purchase agreement with the vested owner identified at item 4 below
Owner(s): Emma Alamillo and Juan Tapia Alamillo
Property: 000 East 72nd Avenue, Bennett, CO 80102
Assessor Parcel No.: 0181503200006

PLEASE TAKE NOTE OF THE FOLLOWING REVISED TERMS CONTAINED HEREIN:

Deleted Exception 18

WIRED FUNDS ARE REQUIRED ON ALL CASH PURCHASE TRANSACTIONS. FOR WIRING INSTRUCTIONS, PLEASE CONTACT YOUR ESCROW OFFICE AS NOTED ON THE TRANSMITTAL PAGE OF THIS COMMITMENT.

To: Heritage Title Company - DTC
8055 E Tufts Ave
Suite 300
Denver, CO 80237

Attn: Juana Banuelos
Phone: 303-692-6699
Fax: 303-628-1682
Email: Juana.Banuelos@heritagetco.com
Attn: Rebecca Garcia
Phone: (303) 476-5818
Fax: (866) 300-8568
Email: Rebecca.Garcia@heritagetco.com
Attn: April Boje
Phone: (303) 264-1246
Fax: (303) 628-2477
Email: aboje@fnf.com

To: Purchaser with contracted rights under a purchase agreement with the vested owner identified at item 4 below

Attn: Contracted Purchaser or Designee

To: Emma Alamillo and Juan Tapia Alamillo

To: Brokers Guild Real Estate
2305 E. Arapahoe Rd
Centennial, CO 80122

Attn: Benjamin Gonzalez
Phone: 303-752-0007
Fax: 303-284-9167
Email: ben.realtor73@hotmail.com

To: Placeholder LB Transaction Coordinator/Or Co Agent

To: LB Transaction Coordinator/Or Co Agent

To: .

To: SB Transaction Coordinator/Or Co Agent

To: SB Transaction Coordinator/Or Co Agent

END OF TRANSMITTAL

ALTA COMMITMENT FOR TITLE INSURANCE

issued by:



Commitment Number:

HS0836829
Amendment 1

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 EXTRACTIONAL 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, Commonwealth Land Title Insurance Company, a Florida 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 Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within one hundred eighty (180) days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Commonwealth Land Title Insurance Company

By:

Handwritten signature of Michael J. Nolan in black ink.

Michael J. Nolan, President

Attest:

Handwritten signature of Marjorie Nemzura in black ink.

Marjorie Nemzura, Secretary

Countersigned By:

Handwritten signature of Terry N. Williams in black ink.

Terry N. Williams
Authorized Officer or Agent

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Commonwealth Land Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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COMMONWEALTH LAND TITLE INSURANCE COMPANY

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

ISSUING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:
Title Officer: Denver Metro Title Heritage Title Company - DTC 8055 E Tufts Ave, Suite 300 Denver, CO 80237 Main Phone: 303-476-5800	Escrow Officer: Juana Banelos Heritage Title Company - DTC 8055 E Tufts Ave, Suite 300 Denver, CO 80237 Phone: 303-692-6699 Main Phone: (303)476-5800 Email: Juana.Banelos@heritagetco.com

Order Number: 598-HS0836829-415
Property Address: 000 East 72nd Avenue, Bennett, CO 80102

SCHEDULE A

1. Commitment Date: October 10, 2024 at 08:00 AM
2. Policy to be issued:
 - (a) ALTA Owner's Policy 2021
 Proposed Insured: Purchaser with contracted rights under a purchase agreement with the vested owner identified at item 4 below
 Proposed Amount of Insurance: \$10,000.00
3. The estate or interest in the Land at the Commitment Date is:
 Fee Simple
4. The Title is, at the Commitment Date, vested in:
[Emma Alamillo and Juan Tapia Alamillo](#)
5. The Land is described as follows:
 SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

PREMIUMS:

Owner's Policy Premium	\$970.00
CO 110.1-06	\$95.00
Tax Certificate	\$13.50

END OF SCHEDULE A

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Commonwealth Land Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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EXHIBIT "A"

Legal Description

A Parcel of Land located in the Northwest Quarter of the Northwest Quarter of Section 3, Township 3 South, Range 63 West of the 6th P.M., County of Adams, State of Colorado, being more Particularly described as follows:

Beginning at the Northwest Corner of said Section 3, and considering the West Line of the Northwest Quarter of said Section 3, to bear South 00 Degrees 08 Minutes 24 Seconds West, with all Bearings contained herein relative thereto;

Thence South 00 Degrees 08 Minutes 24 Seconds West, a distance of 1301.44 Feet to the North Sixteenth Corner between Sections 3 & 4; thence North 89 Degrees 50 Minutes 40 Seconds East, along the South Line of the Northwest Quarter of the Northwest Quarter of said Section 3, a distance of 1307.12 Feet to a Point on the West Line of a parcel of property as described in document recorded January 31, 2019 at Reception Number [2019000007689](#) of the Adams County records; thence North 00 Degrees 12 Minutes 57 Seconds East along said West Line, a distance of 1299.75 Feet to a Point on the North Line of the Northwest Quarter of the Northwest Quarter of said Section 3; thence South 89 Degrees 55 Minutes 09 Seconds West, along said North Line, a distance of 1308.85 Feet to said Northwest Corner of Section 3, and the Point of beginning,
County of Adams, State of Colorado.

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SCHEDULE B, PART I - Requirements

All of the following Requirements must be met:

1. Pay the agreed amounts for the interest in the land and/or for the mortgage to be insured.
2. Pay us the premiums, fees and charges for the policy.
3. Obtain a certificate of taxes due from the county treasurer or the county treasurer's authorized agent.
4. Evidence that any and all assessments for common expenses, if any, have been paid.
5. The Company will require that an Affidavit and Indemnity Agreement be completed by the party(s) named below before the issuance of any policy of title insurance.

Party(s): Emma Alamillo and Juan Tapia Alamillo

The Company reserves the right to add additional items or make further requirements after review of the requested Affidavit.

6. Deed sufficient to convey the fee simple estate or interest in the Land described or referred to herein, to the Proposed Insured Purchaser.
7. The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.
8. For each policy to be issued as identified in Schedule A, Item 2; the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.
9. Furnish to the Company a Land Survey Plat or Improvement Location Certificate in form, content and certification to Commonwealth Land Title Insurance Company and Heritage Title Company - DTC.

NOTE: This requirement is necessary for the issuance of Owner's Extended Coverage and the deletion of Standard Exceptions numbered 1, 2 and 3. The Survey or ILC must identify any buildings, structures, fences, or evidence of easements, around the perimeter of the property, which may encroach upon or affect the vacant land to be insured.

NOTE: Exception number 5 will be removed from the Owner's and/or Lender's Policy provided the Company conducts the closing.

NOTE: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

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SCHEDULE B, PART I - Requirements
(continued)

NOTE: Effective May 24th, 2023, the Company and its policy issuing agents are required by Federal law to collect additional information about certain transactions in specified geographic areas in accordance with the Bank Secrecy Act. If this transaction is required to be reported under a Geographic Targeting Order issued by FinCEN, the Company or its policy issuing agent must be supplied with a completed ALTA Information Collection Form ("ICF") prior to closing the transaction contemplated herein. This affects the following counties, Adams, Arapahoe, Clear Creek, Denver, Douglas, Eagle, Elbert, El Paso, Fremont, Jefferson, Mesa, Pitkin, Pueblo, and Summit.

NOTE: Endorsement Form 110.1, deleting exception(s) 1-4 will be issued with the Owner's Policy, subject to satisfaction of requirements and as applicable.

24 MONTH CHAIN OF TITLE, FOR INFORMATIONAL PURPOSES ONLY:

The following vesting deeds relating to the subject property have been recorded in the Clerk and Recorder's office of the County in which the property is located:

There are no conveyances affecting said land recorded within 24 months of the date of this report

END OF SCHEDULE B, PART I

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SCHEDULE B, PART II - Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

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

1. Any facts, rights, interests or claims that are not shown by the Public Records but which 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 encroachments, encumbrances, 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 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 the proposed Insured acquires of record for the value the estate or interest or mortgage thereon covered by this Commitment.
6. Water rights, claims of title to water, whether or not these matters are shown by the Public Records.
7. All taxes and assessments, now or heretofore assessed, due or payable.

NOTE: This tax exception will be amended at policy upon satisfaction and evidence of payment of taxes.

8. Reservations made by the Union Pacific Land Company in the deed set forth below, providing substantially as follows: Reserving unto the company and its assigns all coal that may be found underneath surface of the Land and the exclusive right to prospect and mine for same, also such right of way and other grounds as may appear necessary for proper working of any coal mines that may be developed upon the Land, and for transportation of coal from same, and any and all assignments thereof or interests therein:

Recording Date: September 4, 1907

Recording No: [Book 25 at Page 185](#)

9. Any tax, lien, fee or assessment by reason of inclusion of subject property in the Bennett Fire Protection District, as evidenced by instrument recorded October 2, 1962 in [Book 1018 at Page 159](#).
10. Any tax, lien, fee or assessment by reason of inclusion of subject property in the Lost Creek Ground Water Management district, as evidenced by instrument recorded March 7, 1974 in [Book 1916 at Page 912](#).

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SCHEDULE B, PART II - Exceptions
(continued)

11. Right of Way Grant to Panhandle Eastern Pipe Line Company in instrument recorded February 2, 1979 in [Book 2315 at Page 354](#).
12. Reservation of Grantors right, title and interest in and to all oil, gas and other minerals, in, under and underlying and that may be produced from the property as contained in Deed recorded December 7, 1982 in [Book 2700 at Page 157](#).
13. Terms, conditions, provisions, agreements and obligations contained in the Mineral Deed as set forth below:
Recording Date: July 24, 1995
Recording No: [Book 4552 at Page 730](#)
14. Terms, conditions, provisions, agreements and obligations contained in the Request for Notification of Surface Development as set forth below:
Recording Date: May 20, 2002
Recording No: [971774](#)
15. Terms, conditions, provisions, agreements and obligations contained in the Memorandum of Gas Purchase and Sale Agreement as set forth below:
Recording Date: December 15, 2008
Recording No: [96558](#)
16. Right of way for a 30 foot road easement as shown on survey attached to Warrnaty Deed recorded October 30, 2017 at Reception No. 95163.
17. Terms, conditions, provisions, agreements and obligations contained in the Memorandum of Agreement as set forth below:
Recording Date: October 17, 2018
Recording No: [84257](#)
18. Intentionally deleted.
19. Terms, conditions, provisions, agreements and obligations contained in the Resolution as set forth below:
Recording Date: June 8, 2023
Recording No: [32315](#)

END OF SCHEDULE B, PART II

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COMMITMENT CONDITIONS

1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
 - b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
 - c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
 - d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
 - e. "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.
 - f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
 - g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
 - h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
 - i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
 - j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.
2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
 3. The Company's liability and obligation is limited by and this Commitment is not valid without:
 - a. the Notice;
 - b. the Commitment to Issue Policy;
 - c. the Commitment Conditions;
 - d. Schedule A;
 - e. Schedule B, Part I-Requirements;
 - 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 is not 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 is not 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 is only liable 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 does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.

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(continued)

- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not 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. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

- 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 under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. 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 IS 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 closing, settlement, escrow, or any other purpose.

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. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is Two Million And No/100 Dollars (\$2,000,000.00) or less may be arbitrated at the election 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>.

END OF CONDITIONS

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DISCLOSURE STATEMENT

- Pursuant to Section 38-35-125 of Colorado Revised Statutes and Colorado Division of Insurance Regulation 8-1-2 (Section 5), if the parties to the subject transaction request us to provide escrow-settlement and disbursement services to facilitate the closing of the transaction, then all funds submitted for disbursement must be available for immediate withdrawal.
- Colorado Division of Insurance Regulation 8-1-2, Section 5, Paragraph H, requires that "Every title insurance company shall be responsible to the proposed insured(s) subject to the terms and conditions of the title insurance commitment, other than the effective date of the title insurance commitment, for all matters which appear of record prior to the time of recording whenever the title insurance company, or its agent, conducts the closing and settlement service that is in conjunction with its issuance of an owners policy of title insurance and is responsible for the recording and filing of legal documents resulting from the transaction which was closed". Provided that Heritage Title Company - DTC conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception No. 5 in Schedule B-2 will not appear in the Owner's Title Policy and Lender's Title Policy when issued.
- Colorado Division of Insurance Regulation 8-1-2, Paragraph M of Section 5, requires that prospective insured(s) of a single family residence be notified in writing that the standard exception from coverage for unfiled Mechanics or Materialmans Liens may or may not be deleted upon the satisfaction of the requirement(s) pertinent to the transaction. These requirements will be addressed upon receipt of a written request to provide said coverage, or if the Purchase and Sale Agreement/Contract is provided to the Company then the necessary requirements will be reflected on the commitment.
- Colorado Division of Insurance Regulation 8-1-3, Paragraph C. 11.f. of Section 5 - requires a title insurance company to make the following notice to the consumer: "A closing protection letter is available to be issued to lenders, buyers and sellers."
- If the sales price of the subject property exceeds \$100,000.00 the seller shall be required to comply with the Disclosure of Withholding Provisions of C.R.S. 39-22-604.5 (Nonresident Withholding).
- Section 39-14-102 of Colorado Revised Statutes requires that a Real Property Transfer Declaration accompany any conveyance document presented for recordation in the State of Colorado. Said Declaration shall be completed and signed by either the grantor or grantee.
- Recording statutes contained in Section 30-10-406(3)(a) of the Colorado Revised Statutes require 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 a document that does not conform to requirements of this paragraph.
- Section 38-35-109 (2) of the Colorado Revised Statutes, requires that a notation of the purchasers legal address, (not necessarily the same as the property address) be included on the face of the deed to be recorded.
- Regulations of County Clerk and Recorder's offices require that all documents submitted for recording must contain a return address on the front page of every document being recorded.
- Pursuant to Section 10-11-122 of the Colorado Revised Statutes, the Company is required to disclose the following information:
 - The subject property may be located in a special taxing district.

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DISCLOSURE STATEMENT
(continued)

- o A Certificate of Taxes Due listing each taxing jurisdiction shall be obtained from the County Treasurer or the County Treasurer's authorized agent.
- o 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.
- Pursuant to Section 10-11-123 of the Colorado Revised Statutes, when it is determined that a mineral estate has been severed from the surface estate, the Company is required to disclose the following information: that there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate and that there is a substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and that such mineral estate may include the right to enter and use the property without the surface owner's permission.

Note: Notwithstanding anything to the contrary in this Commitment, if the policy to be issued is other than an ALTA Owner's Policy (6/17/06), the policy may not contain an arbitration clause, or the terms of the arbitration clause may be different from those set forth in this Commitment. If the policy does contain an arbitration clause, and the Amount of Insurance is less than the amount, if any, set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.

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Inquire before you wire!

WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice.
If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. **DO NOT** use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of relevant parties to the transaction as soon as an escrow account is opened.** **DO NOT** send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do **NOT** reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:
<http://www.fbi.gov>

Internet Crime Complaint Center:
<http://www.ic3.gov>

FIDELITY NATIONAL FINANCIAL PRIVACY NOTICE

Effective July 1, 2024

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g. Social Security Number, driver's license, passport, or other government ID number);
- financial account information (e.g. loan or bank account information);
- biometric data (e.g. fingerprints, retina or iris scans, voiceprints, or other unique biological characteristics, and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for these main purposes:

- To provide products and services to you or in connection with a transaction involving you.

- To improve our products and services.
- To prevent and detect fraud;
- To maintain the security of our systems, tools, accounts, and applications;
- To verify and authenticate identities and credentials;
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.
- To provide reviews and testimonials about our services, with your consent.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to affiliated or nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to affiliated or nonaffiliated third parties with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (<https://fnf.com/pages/californiaprivacy.aspx>) or call (888) 413-1748.

For Connecticut Residents: For additional information about your Connecticut consumer privacy rights, or to make a consumer privacy request, or to appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710.

For Colorado Residents: For additional information about your Colorado consumer privacy rights, or to make a consumer privacy request, or appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710.

For Nevada Residents: We are providing this notice pursuant to state law. You may be placed on our internal Do Not Call List by calling FNF Privacy at (888) 714-2710 or by contacting us via the information set forth at the end of this Privacy Notice. For further information concerning Nevada's telephone solicitation law, you may contact: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: aginquiries@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes. For additional information about your Oregon consumer privacy rights, or to make a consumer privacy request, or appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710

We may disclose the categories of Personal Information and Browsing information listed above to the following categories of third parties:

- FNF affiliates and subsidiaries;

- Non-affiliated third parties, with your consent;
- Business in connection with the sale or other disposition of all or part of the FNF business and/or assets;
- Service providers;
- Law endorsement or authorities in connection with an investigation, or in response to a subpoena or court order.

For Texas Residents: For additional information about your Texas consumer privacy rights, or to make a consumer privacy request, or appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710.

We may disclose the categories of Personal Information and Browsing information listed above to the following categories of third parties:

- FNF affiliates and subsidiaries;
- Non-affiliated third parties, with your consent;
- Business in connection with the sale or other disposition of all or part of the FNF business and/or assets;
- Service providers;
- Law endorsement or authorities in connection with an investigation, or in response to a subpoena or court order.

For Utah Residents: For additional information about your Utah consumer privacy rights, or to make a consumer privacy request, please call (888) 714-2710.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

For Virginia Residents: For additional information about your Virginia consumer privacy rights, or to make a consumer privacy request, or appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710.

Information From Children

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent To This Privacy Notice; Notice Changes

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

Accessing and Correcting Information; Contact Us

If you have questions or would like to correct your Personal Information, visit FNF's [Privacy Inquiry Website](#) or contact us by phone at (888) 714-2710, by email at privacy@fnf.com, or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer