



ONE REPORT

To: COMMERCIAL BROKERS ALLIANCE NO

Date Ordered: 03-01-2017

Attn: B.J. JOHANNINGMEIER

Order Number 698350

Fax:

Phone: 970-266-1500

Address: 8280 WELBY RD THORTON, CO

County: ADAMS

LEGAL DESCRIPTION

LOT 1, THE ESTATES AT DEVONSHIRE, COUNTY OF ADAMS, STATE OF COLORADO.

OWNERSHIP & ENCUMBRANCES

Certification Date: 02-24-2017

OWNERSHIP: YORK 80

<u>Doc Type</u>	<u>Doc Fee</u>	<u>Date</u>	<u>Reference#</u>
WARRANTY DEED	\$10.85	07-07-1978	142564

ENCUMBRANCES AND OTHER DOCUMENTS

<u>Item</u>	<u>Payable To</u>	<u>Amount</u>	<u>Date</u>	<u>Reference#</u>
PLAT	MAP RECORD ONLY F21-230		08-26-05	924100
PLAT	SEE NEW MAP F18-681		04-19-02	958380

Cust Ref#

By: MARY HANISKO
Land Title
Property Resource Specialist
Email: oe@ltgc.com
Phone: 303-850-4190
Fax: 303-393-4827

This ONE REPORT is based on a limited search of the county real property records and is intended for informational purposes only. The ONE REPORT does not constitute any form of warranty or guarantee of title or title insurance, and should not be used by the recipient of the ONE REPORT as the basis for making any legal, investment or business decisions. The recipient of the ONE REPORT should consult legal, tax and other advisors before making any such decisions. The liability of Land Title Guarantee Company is strictly limited to (1) the recipient of the ONE REPORT, and no other person, and (2) the amount paid for the ONE REPORT.



Prepared For:
COMMERCIAL BROKERS ALLIANCE NO
B.J. JOHANNINGMEIER

Reference: 8280 WELBY RD THORTON, CO

Attached are the additional documents you requested:

<u>Doc Type</u>	<u>Recorded</u>	<u>Reception#/BookPage</u>
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MARY HANISKO
Land Title
Property Resource Specialist
Email: mhanisko@ltgc.com
Phone: 303-850-4193
Fax: 303-393-4827

ADD.DOCS 698350

INVOICE



Land Title Guarantee Company
5975 Greenwood Plaza Blvd Suite 125
Greenwood Village, CO 80111
303-270-0445

Tax ID: 84-0572036

COMMERCIAL BROKERS ALLIANCE NOCO LLC
Attn: B.J. JOHANNINGMEIER
1295 MAIN ST #5

WINDSOR, CO 80550

INVOICE NO. CC-158590

Reference

Your reference Number : O & E Report
Our Order Number : 698350
Our Customer Number : 54004.3
Invoice Requested By : B.j. Johanningmeier
Invoice (Process) Date : March 02, 2017
Transaction Invoiced By : Web Services
Email Address : invoicing@ltgc.com

Property Address: 8280 WELBY RD

Owner: York 80

- CHARGES -

Service:	O & E Report	\$5.00
Ref:	O & E Report-698350	
Addr:	8280 WELBY RD	
Party:	YORK 80	
Total Amount Invoiced:		\$5.00
Less Payment(s):		\$0.00
Balance Due:		\$5.00

Payment due upon receipt
Please Reference Invoice No. on Payment
Please make check payable and send to:
Land Title Guarantee Company
5975 Greenwood Plaza Blvd Suite 125
Greenwood Village, CO 80111



ONE REPORT - This ONE REPORT is based on a limited search of the county real property records and is intended for informational purposes only. The ONE REPORT does not constitute any form of warranty or guarantee of title or title insurance, and should not be used by the recipient of the ONE REPORT as the basis for making any legal, investment or business decisions. The recipient of the ONE REPORT should consult legal, tax and other advisors before making any such decisions. The liability of Land Title Guarantee Company is strictly limited to (1) the recipient of the ONE REPORT, and no other person, and (2) the amount paid for the ONE REPORT.

TBD REPORT - This report is neither a commitment to insure, nor an abstract of title. This product may not conform to the written standard and practices of our underwriters and the Company reserves the right to set further requirements and/or exceptions should a full title commitment be ordered in the future. The liability of the Company shall not exceed the charge paid by the applicant for this report, nor shall the Company be held liable to any party other than the applicant for this report.

PROPERTY REPORT - This Report is based on a limited search of the county real property records and provides the name(s) of the vested owner(s), the legal description, tax information (taken from information provided by the county treasurer on its website) and encumbrances, which, for the purposes of this report, means deed of trust and mortgages, and liens recorded against the property and the owner(s) in the records of the clerk and recorder for the county in which the subject property is located. This Report does not constitute any form of warranty or guarantee of title or title insurance. The liability of Land Title Guarantee Company is strictly limited to (1) the recipient of the Report, and no other person, and (2) the amount paid for the Report.

OPEN DEED REPORT - The Open Deed Report does not include a search of the names of the property owner(s). This report is for informational purposes only and does not constitute any form of title guarantee nor insurance. The liability of this company shall not exceed the charge paid by the applicant for this report, nor shall the company be held liable to any party other than the applicant for this report.

10.85

Recorded at o'clock M.,

Reception No. 142564

Record BOOK 2253 PAGE 897

THIS DEED, Made this 30th day of June, 19 78

between Peter L. Ritkowski also known as Pete L. Ritkowski

of the County of Adams and State of Colorado, of the first part, and York 80, a General Partnership, POB 8383 Denver, Co. 80201 of the City and County of Denver and State of

WILLIAM SOKOL COUNTY RECORDER ADAMS COUNTY, COLO. JUL 7 9 50 AM '78

B 1 4 2 5 6 4

Colorado, of the second part:

WITNESSETH, That the said part Y of the first part, for and in consideration of the sum of ONE HUNDRED EIGHT THOUSAND FOUR HUNDRED SIXTY DOLLARS AND NO/100----- DOLLARS to the said part y of the first part in hand paid by said part y of the second part, the receipt whereof is hereby confessed and acknowledged, ha s granted, bargained, sold and conveyed, and by these presents do es grant, bargain, sell, convey and confirm, unto the said part y of the second part, its heirs and assigns forever, all the following described lot or parcel of land, situate, lying and being in the County of Adams and State of Colorado, to wit:

See Attached rider

State Documentary Fee Date JUL 7 1978 \$ 10.85

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

TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto the said part y of the second part, its heirs and assigns forever. And the said part y of the first part, for him self his heirs, executors, and administrators, do es covenant, grant, bargain, and agree to and with the said part y of the second part, its heirs and assigns that at the time of the ensembling and delivery of these presents, he is well seized of the premises above conveyed, as of good, sure, perfect, absolute and inalienable estate of inheritance, in law, in fee simple, and ha s good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and encumbrances of whatever kind or nature soever. except for the 1978 general property taxes payable in 1979 and subsequent years, and except for restrictions, reservations, easements and rights of way of record, if any; and except for any water rights held by seller;

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

IN WITNESS WHEREOF, the said part y of the first part ha s hereunto set his hand and seal on the day and year first above written.

NOTARY PUBLIC STATE OF COLORADO

Peter L. Ritkowski (SEAL) Peter L. Ritkowski also known as (SEAL) Pete L. Ritkowski (SEAL) Pete L. Ritkowski

The foregoing instrument was acknowledged before me this 30th day of June 19 78, by Peter L. Ritkowski also known as Pete L. Ritkowski

My commission expires 12/31/82, 1981. Witness my hand and official seal.

Notary Public signature

HC 1685 5891 CH #C 1256 FWC MD

Attached to and made a part of that Warranty Deed from Peter L. Ritkouski also known as Pete L. Ritkouski to York 80, a General Partnership dated June 30, 1978

Parcel B

That part of the Northeast one-quarter, Southwest one-quarter of Section 25, Township 2 South, Range 68 West of the 6th Principal Meridan, Adams County, Colorado, described as follows: Beginning at a point of intersection of the North line of the Southwest one-quarter of said Section 25 with the centerline of a County Road known as Welby Road, said point being 1111.70 feet East of the Northwest corner of said Southwest one-quarter of Section 25; thence Southwesterly along a curve to the right, said curve having a radius of 1182.48 feet and the tangent of said curve making an interior angle in the Southwest quadrant of $81^{\circ}33'43''$ with the North line of said Southwest one-quarter a distance of 149.80 feet; thence continuing Southwesterly along the center line of said Welby Road being tangent to the last described curve a distance of 121.29 feet; thence $S74^{\circ}24'13''E$ a distance of 150.00 feet; thence $S15^{\circ}20'57''W$ a distance of 40.39 feet; thence $N89^{\circ}54'00''E$ a distance of 124.46 feet to a point on the West line said Northeast one-quarter Southwest one-quarter, said point being the true point of beginning; thence $S00^{\circ}22'18''E$ along said West line a distance of 960.42 feet to the Southwest corner said Northeast one-quarter Southwest one-quarter; thence $N89^{\circ}01'00''E$ along the South line said Northeast one-quarter Southwest one-quarter a distance of 685.98 feet to a point on the Westerly R.O.W. line of the Union Pacific Railroad; thence Northerly along said Westerly R. O. W. line as follows:

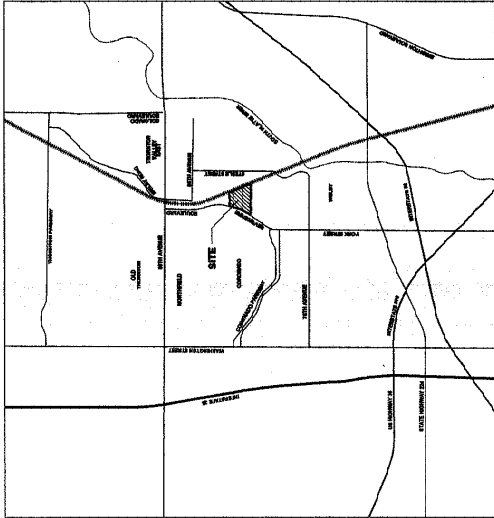
$N23^{\circ}24'03''W$	642.40 feet;
$N32^{\circ}22'31''E$	30.23 feet;
$N23^{\circ}24'03''W$	364.01 feet to a point; thence
$S89^{\circ}54'00''W$	308.59 feet to the true point of

Beginning.

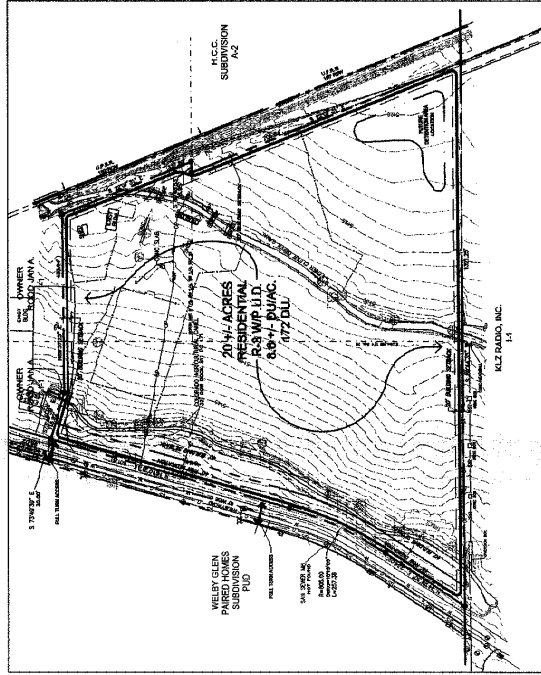
Contains 10.846 Acres more or less

THE ESTATES AT DEVONSHIRE P.U.D. Plan, 1st Minor Amendment

Part of the Northwest one-half Southwest one-quarter of Section 26
Township 2 South Range 68 West of the 6th Principal Meridian,
Adams County, Colorado



Vicinity Map
Scale 1"=200'



Site Plan
Scale 1"=200'

LEGAL DESCRIPTION

BEING ALL THE LANDS AS DESCRIBED IN BOOK 2283 AT PAGES 847 & 849,
SITUATED IN THE N 1/2 OF THE SW 1/4 OF SECTION 26, T2S, R68W OF THE 6TH P.M.,
ADAMS COUNTY, STATE OF COLORADO; MORE PARTICULARLY DESCRIBED
AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SW 1/4;
THENCE N64°55'31"E, ALONG THE NORTH LINE OF SAID SW 1/4, A DISTANCE OF 1107.14
FEET TO THE POINT OF BEGINNING; SAID POINT BEING A POINT OF NONTANGENT CURVATURE
RIGHT OF WAY, SAID POINT BEING A POINT OF NONTANGENT CURVATURE
THENCE 28.54 FEET ALONG SAID CENTERLINE AND ALONG SAID CURVE TO THE
RIGHT HAVING A RADIUS OF 1526.20 FEET, A CENTRAL ANGLE OF 07°56'15"
AND A CHORD BEARING AND DISTANCE BEING S 12°12'14"W, 215.42 FEET;
THENCE S 16°10'21"W, A DISTANCE OF 46.02 FEET;
THENCE S 75°44'49"E, A DISTANCE OF 300.00 FEET TO A POINT ON THE EASTERLY
LINE OF SAID MELBY ROAD; SAID POINT BEING THE POINT OF BEGINNING;
THENCE S 75°44'49"E, A DISTANCE OF 116.42 FEET;
THENCE N 84°32'29"E, A DISTANCE OF 432.55 FEET TO A POINT ON THE WESTERLY
LINE OF UNION PACIFIC RIGHT OF WAY;
THENCE ALONG SAID WESTERLY LINE THE FOLLOWING THREE (3) COURSES;
1. S 22°07'31"E, A DISTANCE OF 257.00 FEET;
2. S 84°48'53"W, ALONG THE NORTH LINE OF THE S 1/2, N 1/4, SW 1/4 SEC. 25,
A DISTANCE OF 26.45 FEET;
3. S 22°07'31"E, A DISTANCE OF 105.24 FEET TO A POINT ON THE SOUTH LINE
OF THE N 1/2 OF THE SW 1/4 OF SAID SECTION 25;
THENCE S 84°44'48"W, ALONG SAID SOUTH LINE, A DISTANCE OF 1321.25 FEET TO A
POINT ON THE EASTERLY LINE OF SAID MELBY ROAD;
THENCE ALONG SAID EASTERLY LINE THE FOLLOWING THREE (3) COURSES;
1. N 34°24'30"E, A DISTANCE OF 294.02 FEET TO A POINT OF CURVATURE;
2. S 27°12'38"E, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS
OF 2025.00 FEET AND A CENTRAL ANGLE BEING 10°14'07";
3. N 16°10'21"E, A DISTANCE OF 601.81 FEET TO THE POINT OF BEGINNING,
CONTAINING 866,500 SQUARE FEET OR 19.8421 ACRES OF LAND, MORE OR LESS

SITE DATA

SITE DATA	PROPOSED FINAL SITE PLAN	GROSS AREA (A)
ZONING	R-3 MPRD	20.47 AC
SIZE OF PARCEL	20.47 AC	100%
NUMBER OF BUILDINGS	10	
TOTAL NUMBER, TYPE, AND DENSITY PER TYPE OF DWELLING UNIT	4 BUILDINGS 14 BUILDINGS	
TOTAL NUMBER OF DWELLING UNITS:		
BUILDING TYPE I: 2 UNITS		
BUILDING TYPE II: 10 UNITS		
BUILDINGS COVERAGE (NET AREA)	4.17 AC	18%
RESIDENTIAL DENSITY	2.6 1/2 DU/AC	
OPEN SPACE	15.47 AC	50%
PAVEMENT PATIO, AND SIDEWALKS	5.17 AC	26%
ROAD DEDICATION STRIP	1.17 AC	5%
NUMBER OF TOTAL PARKING SPACES	448 SPACES	
NUMBER OF GARAGE PARKING SPACES	200 SPACES	
NUMBER OF OTHER PARKING SPACES	248 SPACES	
PARKING RATIO	2.6 SPACES / UNIT	

NOTES:

- THE EXISTING USES AND STRUCTURES CONSISTING OF A CARETAKER'S MOBILE HOME, A HORSE BOARDING FACILITY AND ASSOCIATED OUTBUILDINGS SHALL REMAIN UNTIL SUCH TIME AS THE ISSUANCE OF BUILDING PERMITS FOR THE PURPOSE OF THE PROPOSED DEVELOPMENT.
 - THE REPLACEMENT AND/OR EXPANSION OF THE EXISTING STRUCTURES MENTIONED IN NOTE #1 SHALL BE PERMITTED PROVIDED THE NEW STRUCTURES COVERAGE DOES NOT INCREASE BY MORE THAN 25% OF THE EXISTING STRUCTURE'S COVERAGE.
- EXISTING BUILDING COVERAGE (NET AREA)
- | | | |
|---------------------|------------|------|
| TRAILER (1) | 0.1 1/2 AC | 0.5% |
| BARN (1) | 480 SF. | |
| HORSE STALLS (3) | 1350 SF. | |
| PERMANENT SHEDS (4) | 1704 SF. | |
| PORTABLE SHEDS (4) | 320 SF. | |
| | 480 SF. | |

AFFIDAVIT OF MINOR AMENDMENT IN P.U.D. PLAN

This 1st Minor Amendment is being made to allow for the existing structures and outbuildings to remain on the site and to allow for building permits for the purpose of the proposed development.

The original plan is hereby amended to include Notes 1 & 2 as shown hereon.
This document shall change that portion of the Estates at Devonshire P.U.D. recorded as P.U.D. No. 3-465, Reception No. COMB5874 at 2:34 p.m., on the 18th day of April 2002, A.D.

John Villanoz 8/13/05
John Villanoz, Managing General Partner, Tork 20, L.L.P.

John B. Villanoz
John Villanoz, Managing General Partner, Tork 20, L.L.P.

State of Colorado)
County of Adams)

The foregoing ownership certificate was acknowledged before me this 17 day of August 2005, A.D., by John Villanoz, as Managing General Partner, Tork 20, L.L.P. and John Villanoz, as Managing General Partner, Tork 20, L.L.P.
My Commission expires: 11-19-06



10510 Melody Dr
Address: Notary Public

Approved by the Adams County Planning Director the 18 day of August 2005, A.D.

R. D. Conroy
Robert D. Conroy, Planning Director

This Estates at Devonshire P.U.D., 1st Minor Amendment is hereby filed for record in the office of the Adams County Clerk and Recorder, in the State of Colorado at 1:13 pm on the 18 day of August 2005, A.D.

Instrument No. 20050310000000000000



Scott A. Sander
Clerk and Recorder

THE ESTATES AT DEVONSHIRE P.U.D. Plan, 1st Minor Amendment

Adams County, Colorado
Job No. 4408
0016 7-8-06
Revisions 7-8-06
7-8-06
6-9-06

Owner: Tork 20, A General Partnership
2071 Moore St.
Thornton, Colorado 80221
Phone: (303) 550-0690

Surveyor: Adam Bravington
2710 South Moore Street, Suite 610
Thornton, Colorado 80221
Tel: (303) 550-0690

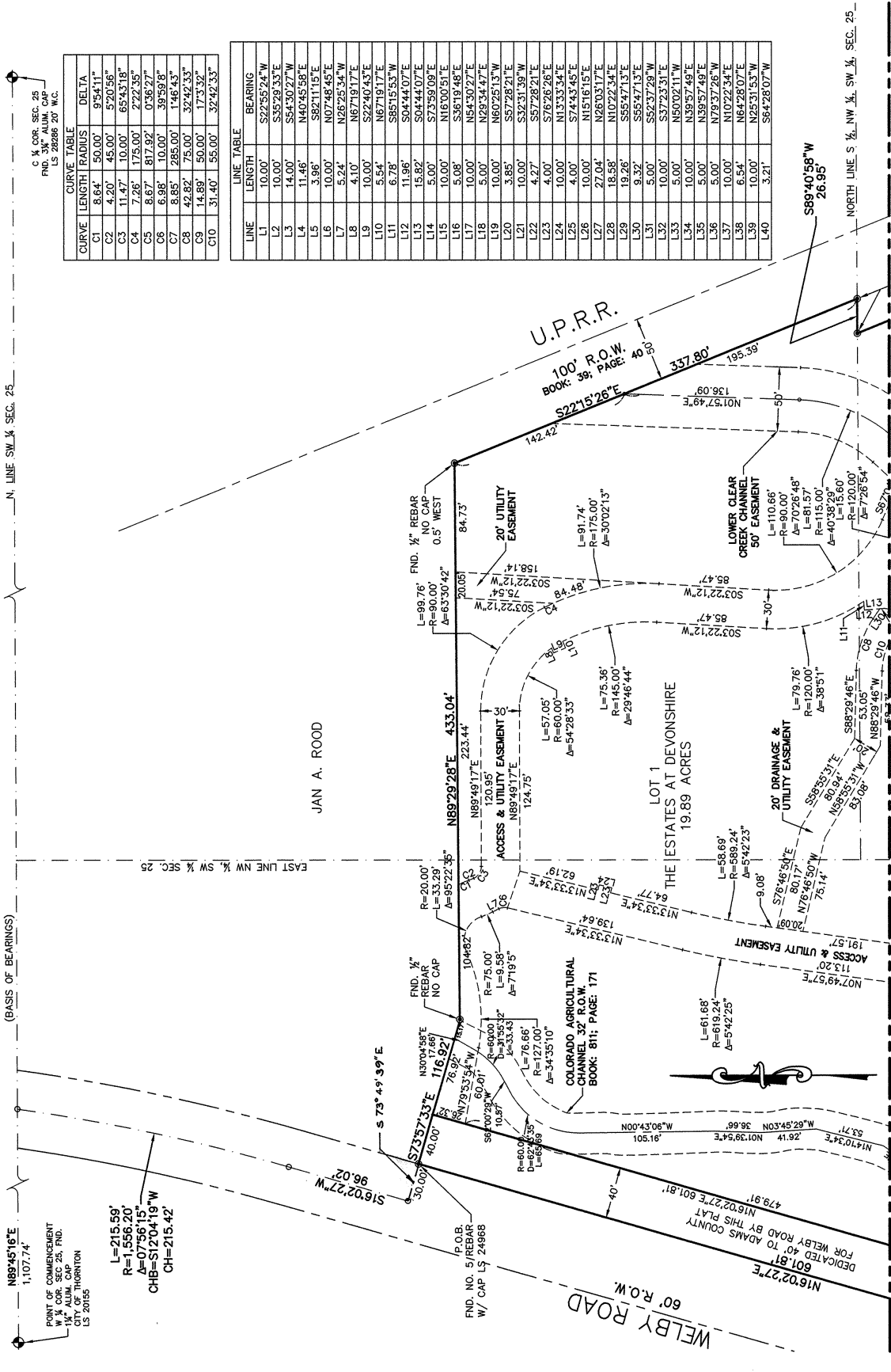


PLAN WEST INC
1818 Greenwood Plaza Blvd, Suite 110
Boulder, Colorado 80502
Tel: (303) 440-2288

File: 18 map: 681

THE ESTATES AT DEVONSHIRE

A PART OF THE N 1/2 OF THE SW 1/4 SEC. 25, T2S, R68W OF THE 6TH P.M. COUNTY OF ADAMS, STATE OF COLORADO



POINT OF COMMENCEMENT
W/ COR. SEC. 25, T2S, R68W
1/4 ALUM. CAP.
CITY OF THORNTON
LS 20155

$L=215.59'$
 $R=1,556.20'$
 $\Delta=07^{\circ}56'15''$
 $CHB=S1204^{\circ}19'W$
 $CH=215.42'$

CURVE	LENGTH	RADIUS	DELTA
C1	8.64'	50.00'	95°41'11"
C2	4.20'	45.00'	57°02'56"
C3	11.47'	10.00'	65°43'18"
C4	7.26'	175.00'	97°27'35"
C5	6.67'	87.00'	01°56'27"
C6	8.86'	14.00'	39°56'58"
C7	8.86'	285.00'	32°46'33"
C8	42.82'	75.00'	32°42'35"
C9	14.69'	90.00'	173°32'
C10	31.40'	95.00'	32°42'35"

LINE	LENGTH	BEARING
L1	10.00'	S22°53'24"W
L2	10.00'	S55°29'35"E
L3	14.00'	S54°30'27"W
L4	11.46'	N40°45'58"E
L5	3.96'	S82°11'15"E
L6	10.00'	N07°48'45"E
L7	5.24'	N26°25'34"W
L8	4.10'	N67°19'17"E
L9	10.00'	S22°40'43"E
L10	5.54'	N67°19'17"E
L11	6.78'	S85°15'53"W
L12	11.96'	S04°44'07"E
L13	15.82'	S04°44'07"E
L14	5.00'	S73°59'09"E
L15	10.00'	N16°00'51"E
L16	5.08'	S36°19'48"E
L17	10.00'	N54°30'27"E
L18	5.00'	N29°34'47"E
L19	10.00'	N60°55'13"W
L20	3.85'	S67°28'21"E
L21	10.00'	S32°31'39"W
L22	4.27'	S67°28'21"E
L23	4.00'	S76°26'26"E
L24	10.00'	N13°33'34"E
L25	4.00'	S74°43'45"E
L26	10.00'	N15°16'15"E
L27	27.04'	N26°03'17"E
L28	18.58'	N10°22'34"E
L29	19.28'	S85°47'13"E
L30	9.32'	S85°47'13"E
L31	5.00'	S52°37'29"W
L32	10.00'	S37°23'31"E
L33	5.00'	N50°02'11"W
L34	10.00'	N39°57'49"E
L35	5.00'	N39°57'49"E
L36	5.00'	N79°37'26"W
L37	10.00'	N10°22'34"E
L38	6.54'	N64°28'07"E
L39	10.00'	N25°31'53"W
L40	3.21'	S64°28'07"W

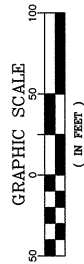
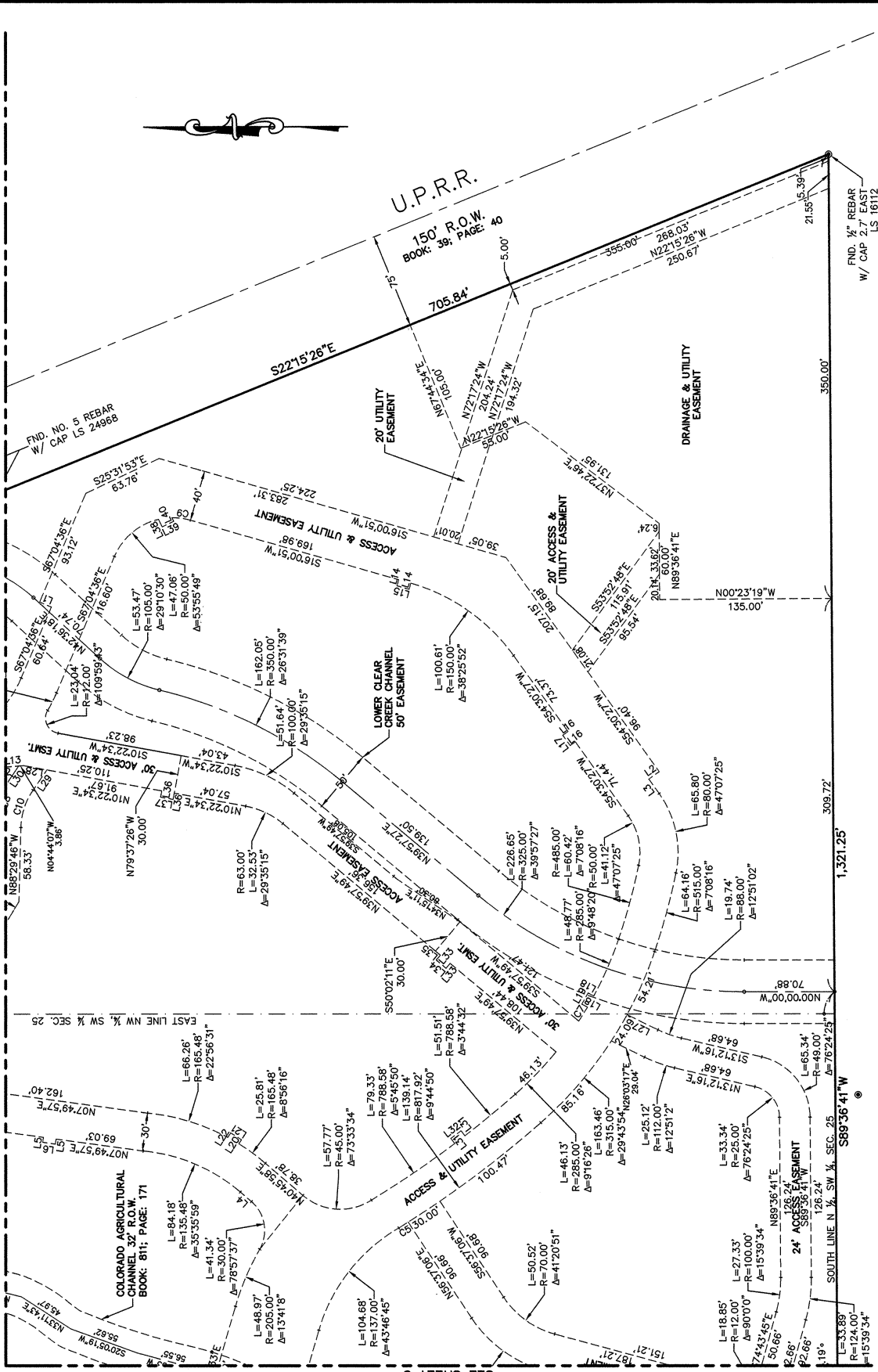
PARAGON ENGINEERING CONSULTANTS, INC.
5575 South Sycamore
Suite 103
Littleton, Colorado 80120 (303) 794-8604
SHEET 2 OF 4



File: 18 map. 681

THE ESTATES AT DEVONSHIRE

A PART OF THE N 1/2 OF THE SW 1/4 SEC. 25, T2S, R68W OF THE 6TH P.M.
COUNTY OF ADAMS, STATE OF COLORADO
SEE SHEET 2



PARAGON ENGINEERING CONSULTANTS, INC.
5575 South Sycamore Suite 103
Littleton, Colorado 80120 (303) 794-8604