

Community & Economic Development Department  
4430 S. Adams County Pkwy.  
1st Floor, Suite W2000B  
Brighton, CO 80601  
PHONE 720.523.6800  
EMAIL [epermitcenter@adcogov.org](mailto:epermitcenter@adcogov.org)  
[adcogov.org](http://adcogov.org)

## Request for Comments

Case Name: Rocky Mountain Rail Park, Replat of Lot 11A

Case Number: PLT2025-00021

April 25, 2025

The Adams County Planning Commission is requesting comments on the following application: Subdivision Replat to create three lots from a single previously approved lot.. This request is located at 2575 Petterson Road. The Assessor's Parcel Number is 0181726402007. The applicant is Tyler Higdon of Rocky Mountain Rail Park.

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) 523-6800 by May 22, 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 [GJBarnes@adcogov.org](mailto:GJBarnes@adcogov.org).

Once comments have been received and the staff report written, the staff report and notice of public hearing dates may be forwarded to you upon request. 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](http://www.adcogov.org/current-land-use-cases).

*Si usted tiene preguntas, por favor escribanos un correo electrónico a [cedespanol@adcogov.org](mailto:cedespanol@adcogov.org) para asistencia en español. Por favor incluya su dirección o número de caso para poder ayudarle mejor.*

Thank you for your review of this case.

Greg Barnes  
Principal Planner

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BOARD OF COUNTY COMMISSIONERS

**Julie Duran Mullica**  
DISTRICT 1

**Kathy Henson**  
DISTRICT 2

**Emma Pinter**  
DISTRICT 3

**Steve O'Dorisio**  
DISTRICT 4

**Lynn Baca**  
DISTRICT 5



# PLAT CORRECTION

(LOT LINE ADJUSTMENT/VACATION)

This application is intended to amend an approved and recorded subdivision plat. There are three types of plat corrections:

- Plat Correction: Changing the plat to due to errors and omissions (dimensions, road names, etc.)
- Lot Line Vacation: Removing a lot line (combination of two or more lots into one lot)
- Lot Line Adjustment: Realignment of a lot line or building envelope, or replatting of several lots, in which the original subdivision is not substantially modified, and additional lots are not created.

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

### Required Checklist Items

- Development Application Form
- Written Explanation
- Plat Correction Map
- Proof of Ownership
- Proof of Water and Sewer Services
- Proof of Utilities
- Certificate of Taxes Paid

### Additional Required Checklist Items - \*For Lot Line Vacations ONLY\*

- Certificate of Notice to Mineral Estate Owners and Lessees
- Certificate of Surface Development

<b>Fees Due When Application is Deemed Complete</b>	
Plat Correction	<ul style="list-style-type: none"> <li>• Residential Uses - \$600</li> <li>• Non-Residential Uses - \$1000</li> </ul>

# Guide to Development Application Submittal

This application shall be submitted electronically to [epermitcenter@adcogov.org](mailto:epermitcenter@adcogov.org). If the submittal is too large to email as an attachment, the application may be sent as an unlocked Microsoft OneDrive link. Alternatively, the application may be delivered on a flash drive to the One-Stop Customer Service Center. All documents should be combined in a single PDF, although you may provide multiple PDFs to ensure no file exceeds 100 MB. Once a complete application has been received, fees will be invoiced and payable online at [www.permits.adcogov.org](http://www.permits.adcogov.org).

## Required Checklist Items

### **Written Explanation of the Project:**

- A clear and concise description of the proposal including the purpose of the project.
- Identify the number of tracts and number of lots being proposed.
- Please keep written explanation to two pages or less.

### **Plat Correction Prepared by Registered Land Surveyor:**

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

### **Proof of Ownership:**

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

### **Proof of Water and Sewer:**

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

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

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

### **Certificate of Taxes Paid:**

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

## For Lot Line Vacations Only

### **Certificate of Notice to Mineral Estate Owners / Certificate of Surface Development**

- The State of Colorado requires notification to mineral rights owners of applications for surface development.
- Mineral or Surface right owners may be found in the title commitment for the subject property.
- You may also search the Office of the Clerk and Recorder for any recorded deeds, easements, or other documents.



## DEVELOPMENT APPLICATION FORM

**PROJECT NAME:**

### APPLICANT

Name(s):  Phone #:

Address:

City, State, Zip:

2nd Phone #:  Email:

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### OWNER

Name(s):  Phone #:

Address:

City, State, Zip:

2nd Phone #:  Email:

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

Name:  Phone #:

Address:

City, State, Zip:

2nd Phone #:  Email:

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**DESCRIPTION OF SITE**

Address:

City, State, Zip:

Area (acres or square feet):

Tax Assessor Parcel Number

Existing Zoning:

Existing Land Use:

Proposed Land Use:

Have you attended a Conceptual Review? YES  NO

If Yes, please list PRE#:

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

Name:

Date:

Owner's Printed Name

Name:

Owner's Signature

# Exhibit B:

## Written Explanation



*April 9, 2025*  
*Community & Economic Development Department*  
*Adams County*  
*4430 S. Adams County Pkwy., 1<sup>st</sup> Floor, Suite W2000B*  
*Brighton, CO 80601-8218*

**RE:     *Rocky Mountain Rail Park – Lot 11A***  
***Preliminary Plat (Major Subdivision) – Written Explanation***

Adams County Community & Economic Development Department (Specifically, Nick Eagleson),

We are proposing to undergo a major subdivision of our Lot 11A at the Rocky Mountain Rail Park. Currently, the lot is 35 acres, and we are looking to subdivide this lot into smaller parcels of 10, 12, and 13 acres. Improvements such as grading, utilities, roads, etc. have already been constructed for 2+ years now on the site. We are simply requesting to subdivide this lot into smaller acreage lots. If additional information is required, please let us know. Thank you.

*Sincerely,*

*Tyler Higdon*  
*Project Engineer*  
*Rail Land Company LLC*

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# Exhibit C:

## Preliminary Plat

# ROCKY MOUNTAIN RAIL PARK PLANNED UNIT DEVELOPMENT AMENDMENT NO. 1 REPLAT A

*A REPLAT OF LOT 11-A, ROCKY MOUNTAIN RAIL PARK PLANNED UNIT DEVELOPMENT AMENDMENT NO. 1, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO*

SHEET 1 OF 2

## Certificate of Dedication and Ownership

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

LOT 11-A  
ROCKY MOUNTAIN RAIL PARK PLANNED UNIT DEVELOPMENT AMENDMENT NO. 1  
COUNTY OF ADAMS,  
STATE OF COLORADO.

RECORDED 1/7/2021 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER AT RECEPTION NO. 202100002092.

CONTAINING 1,699,065 SQ. FT. OR 39.01 ACRES MORE OR LESS.

HAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO THREE LOTS AND ONE TRACT AS SHOWN ON THIS REPLAT UNDER THE NAME AND STYLE OF "ROCKY MOUNTAIN RAIL PARK PLANNED UNIT DEVELOPMENT AMENDMENT NO. 1 REPLAT A", A SUBDIVISION IN THE COUNTY OF ADAMS, STATE OF COLORADO.

FOR THE APPROVAL OF "ROCKY MOUNTAIN RAIL PARK PLANNED UNIT DEVELOPMENT AMENDMENT NO. 1 REPLAT A" AND THE DEDICATIONS AND CONDITIONS WHICH APPLY

THERETO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

BY: RAIL LAND COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY

\_\_\_\_\_  
BRIAN FALLIN, CEO

### ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, BY \_\_\_\_\_ AS \_\_\_\_\_ OF RAIL LAND COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY \_\_\_\_\_

WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES: \_\_\_\_\_

[SEAL] \_\_\_\_\_  
NOTARY PUBLIC

FOR THE APPROVAL OF "ROCKY MOUNTAIN RAIL PARK PLANNED UNIT DEVELOPMENT AMENDMENT NO. 1 REPLAT A" AND THE DEDICATIONS AND CONDITIONS WHICH APPLY

THERETO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

BY: ROCKY MOUNTAIN RAIL PARK METROPOLITAN DISTRICT

### ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, BY \_\_\_\_\_ AS \_\_\_\_\_ OF ROCKY MOUNTAIN RAIL PARK METROPOLITAN DISTRICT

BY \_\_\_\_\_

WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES: \_\_\_\_\_

[SEAL] \_\_\_\_\_  
NOTARY PUBLIC

## Notes

- FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER NCSC000238, DATED FEBRUARY 14, 2025 AT 8:00 A.M., WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.
- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- THIS SURVEY IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
- BASIS OF BEARINGS: GPS DERIVED BEARINGS BASED ON A BEARING OF N89°44'01"W ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 64 WEST OF THE 6TH P.M., BETWEEN A FOUND 2 3/8" DIAMETER PIPE WITH 3 1/4" ALUMINUM CAP, "ILLEGIBLE" AT THE SOUTHEAST CORNER OF SECTION 26 AND A FOUND 3" DIAMETER PIPE WITH 3" BRASS CAP IN RANGE BOX, "CITY OF AURORA LS 23527 T3S 1/4 26 35 R64W 1993" AT THE SOUTH QUARTER CORNER OF SECTION 26 AS SHOWN HEREON. COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983 (NAD83). ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC 18-4-508. WHOEVER WILLFULLY DESTROYS, DEFACTS, CHANGES, OR REMOVES TO ANOTHER PLACE ANY SECTION CORNER, QUARTER-SECTION CORNER, OR MEANDER POST, ON ANY GOVERNMENT LINE OF SURVEY, OR WILLFULLY CUTS DOWN ANY WITNESS TREE OR ANY TREE BLAZED TO MARK THE LINE OF A GOVERNMENT SURVEY, OR WILLFULLY DEFACTS, CHANGES, OR REMOVES ANY MONUMENT OR BENCH MARK OF ANY GOVERNMENT SURVEY, SHALL BE FINED UNDER THIS TITLE OR IMPRISONED NOT MORE THAN SIX MONTHS, OR BOTH. 18 U.S.C. § 1858.
- THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
- FLOOD INFORMATION: THE SUBJECT PROPERTY IS LOCATED IN ZONE X UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP; COMMUNITY-PANEL NO. 08001C-0695 H, DATED MARCH 5, 2007. FLOOD INFORMATION IS SUBJECT TO CHANGE.
- THE WORD "CERTIFY" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
- LOT OWNERS SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF ALL STORM DRAINAGE FACILITIES LOCATED ON RESPECTIVE LOT(S) INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS. THE ROCKY MOUNTAIN RAIL PARK METROPOLITAN DISTRICT ("DISTRICT") SHALL BE RESPONSIBLE FOR THE OPERATIONS AND MAINTENANCE OF STORM DRAINAGE FACILITIES ON PRIVATELY OWNED LOTS LOCATED WITHIN MAINTENANCE AND ACCESS EASEMENT(S) DEDICATED TO THE DISTRICT BY SEPARATE INSTRUMENTS. SHOULD A LOT OWNER, OR THE DISTRICT WHERE APPLICABLE, FAIL TO MAINTAIN SAID STORM DRAINAGE FACILITIES, THE COUNTY SHALL HAVE THE RIGHT TO ENTER UPON SAID LOT FOR THE SOLE PURPOSE OF OPERATIONS AND MAINTENANCE OF THE STORM DRAINAGE FACILITIES.
- BY THIS REPLAT, TRACT L IS CREATED FOR USE BY THE OWNERS OF THE LOTS FOR ACCESS ONTO E. COLFAX AVENUE. THE CONSTRUCTION AND MAINTENANCE OF A PRIVATE ROAD WITHIN THE TRACT L IS THE FULL AND COMPLETE RESPONSIBILITY OF THE DISTRICT, IN PERPETUITY. ADAMS COUNTY ASSUMES NO RESPONSIBILITY OR LIABILITY REGARDING THE PRIVATE ROAD, AND WILL NOT PERFORM MAINTENANCE OPERATIONS INCLUDING SNOW REMOVAL.

## Clerk and Recorder

THIS FINAL PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO, AT \_\_\_\_\_ M. ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
COUNTY CLERK AND RECORDER

BY: \_\_\_\_\_  
DEPUTY

## Boundary Closure Report

COURSE: S01°04'32"E	LENGTH: 853.46'
COURSE: N89°44'01"W	LENGTH: 2127.49'
COURSE: N00°25'10"W	LENGTH: 832.42'
COURSE: N87°55'30"E	LENGTH: 68.03'
COURSE: S02°19'47"E	LENGTH: 89.98'
COURSE: N87°14'41"E	LENGTH: 2048.28'

AREA: 1699065 SQ. FT.  
ERROR CLOSURE: 0.01  
ERROR NORTH: -0.002 COURSE: S82°53'22"E  
EAST: 0.015

PRECISION 1: 601966

## Sheet Index

SHEET 1 COVER SHEET  
SHEET 2 OVERALL BOUNDARY

FILE NO. \_\_\_\_\_

MAP NO. \_\_\_\_\_

RECEPTION NO. \_\_\_\_\_



**Vicinity Map**  
NOT TO SCALE

## Board of County Commissioners Approval

APPROVED BY THE ADAMS COUNTY BOARD OF COMMISSIONERS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
CHAIR

## RMRP Metropolitan District Approval

THE DISTRICT APPROVES AND ACCEPTS THE DEDICATION OF TRACT L.

ROCKY MOUNTAIN RAIL PARK METROPOLITAN DISTRICT, A QUASI-MUNICIPAL CORPORATION AND POLITICAL SUBDIVISION OF THE STATE OF COLORADO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

BY: \_\_\_\_\_

## Surveyor's Certificate

I, JESS J. KUNTZ, A DULY REGISTERED LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC. THAT THIS PLAT OF ROCKY MOUNTAIN RAIL PARK PLANNED UNIT DEVELOPMENT AMENDMENT NO. 1 REPLAT A, AS SHOWN HEREON, WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID PLAT IS IN SUBSTANTIAL ACCORDANCE WITH C.R.S. TITLE 38, ARTICLE 51 AND STANDARDS OF PRACTICE, IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, AND EXCEPT AS SPECIFICALLY STATED HEREON IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

JESS J. KUNTZ  
VICE PRESIDENT, FLATIRONS INC.  
COLORADO P.L.S. #38409

REV. 04-21-2025 CLIENT COMMENTS

**Flatirons, Inc.**  
Land Surveying Services  
[www.FlatironsInc.com](http://www.FlatironsInc.com)

655 FOURTH AVE  
LONGMONT, CO 80501  
(303) 776-1733

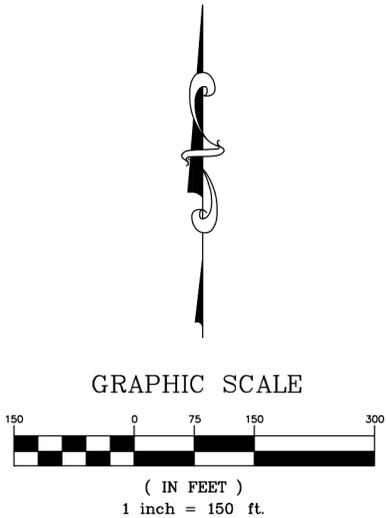
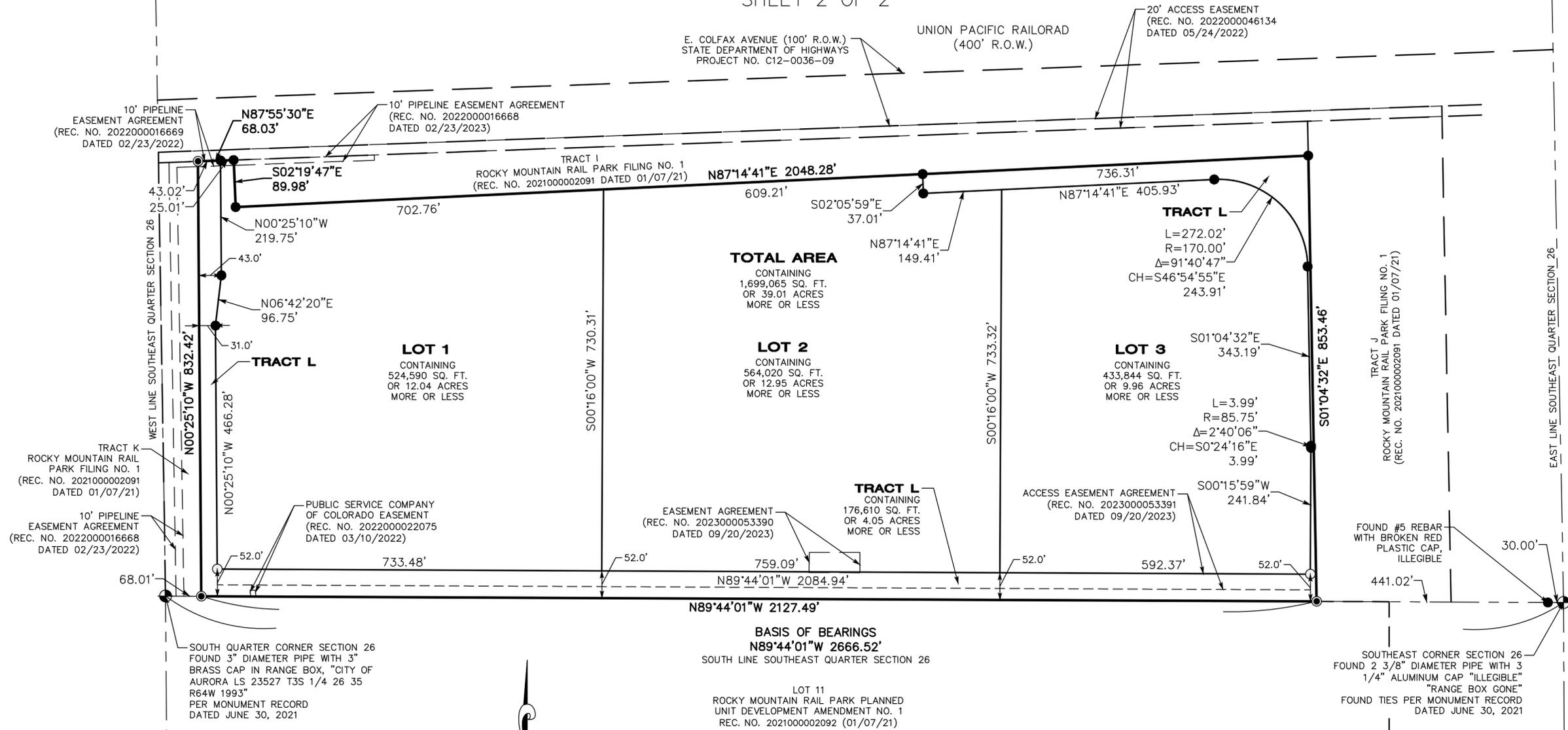
DRAFT  
WORKING COPY ONLY  
WILL HAVE STAMP  
AND SIGNATURE

JOB NUMBER:  
25-82,418  
DATE:  
04-16-2025  
DRAWN BY:  
R. SLAGLE  
CHECKED BY:  
JJK/EP

# ROCKY MOUNTAIN RAIL PARK PLANNED UNIT DEVELOPMENT AMENDMENT NO. 1 REPLAT A

A REPLAT OF LOT 11-A, ROCKY MOUNTAIN RAIL PARK PLANNED UNIT  
DEVELOPMENT AMENDMENT NO. 1, LOCATED IN THE SOUTHEAST QUARTER OF  
SECTION 26, TOWNSHIP 3 SOUTH, RANGE 64 WEST OF THE 6TH P.M.,  
COUNTY OF ADAMS, STATE OF COLORADO

SHEET 2 OF 2



### Legend

- FOUND ALIQUOT MONUMENT AS DESCRIBED
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRONS SURV 38409" UNLESS NOTED OTHERWISE
- SET 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRONS SURV 38409"
- CALCULATED POSITION (NOT FOUND OR SET)

REV. 04-21-2025 CLIENT COMMENTS

**Flatirons, Inc.**  
Land Surveying Services  
[www.FlatironsInc.com](http://www.FlatironsInc.com)

655 FOURTH AVE  
LONGMONT, CO 80501  
(303) 776-1733

DRAFT  
WORKING COPY ONLY  
WILL HAVE STAMP  
AND SIGNATURE

(SEAL)

JOB NUMBER:  
25-82,418

DATE:  
04-16-2025

DRAWN BY:  
R. SLAGLE

CHECKED BY:  
JJK/EP

BY:RSLAGLE FILE:82418 PLAT.DWG DATE:4/21/2025 1:24 PM

# Exhibit F:

# Proof of Ownership

**SPECIAL WARRANTY DEED**

**This Deed, made July 20, 2018**

Between Lowell D. Piland, Sara A. Piland, Virgil W. Piland, Judy Piland, George F. Cronk and Marilyn J. Cronk, of the County Adams, State of Colorado, grantor(s) and Rail Land Company, LLC, a Colorado limited liability company, whose legal address is 4601 DTC Blvd., Suite 120, Denver, CO 80237, County of Adams, and State of Colorado, grantee(s)

WITNESSETH, That the grantor(s), for and in the consideration of the sum of FIVE HUNDRED EIGHTY THOUSAND FIVE HUNDRED SIXTY DOLLARS AND NO/100'S (\$580,560.00 ) the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee(s), his heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Adams, State of COLORADO described as follows:

See Exhibit A attached hereto and made a part hereof.

**SEE EXHIBIT "C" PERTAINING TO WATER RIGHTS AND MINERAL RIGHTS**

also known by street and number as Vacant Land, Section 26 and Sec 35 Township 3 Range 64 W, Bennett, CO

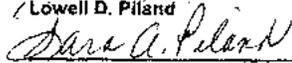
TOGETHER with all and singular hereditaments and appurtenances, thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances and except taxes and assessments for the year 2018 and subsequent years, and subject to those items shown on Exhibit "B" attached hereto and by this reference incorporated herein.

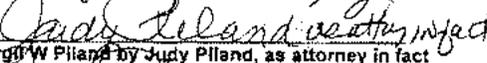
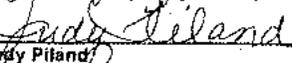
TO HAVE AND TO HOLD said premises above bargained and described, with the appurtenances, unto the grantee, their heirs and assigns forever. The grantor(s), for themselves, their heirs and personal representatives or successors, does covenant and agree that they shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee(s), their heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor(s).

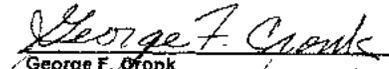
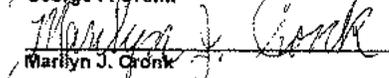
The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

**SELLERS:**

  
\_\_\_\_\_  
/ Lowell D. Piland  
  
\_\_\_\_\_  
/ Sara A. Piland

  
\_\_\_\_\_  
Virgil W. Piland, by  
  
\_\_\_\_\_  
Judy Piland, as attorney in fact  
  
\_\_\_\_\_  
Judy Piland

  
\_\_\_\_\_  
George F. Cronk  
  
\_\_\_\_\_  
Marilyn J. Cronk

Recording Requested by:  
FNTG-NCS Colorado

**SPECIAL WARRANTY DEED**

This Deed, made July 20, 2018

Between Lowell D. Piland, Sara A. Piland, Virgil W. Piland, Judy Piland, George F. Cronk and Marilyn J. Cronk, of the County Adams, State of Colorado, grantor(s) and Rail Land Company, LLC, a Colorado limited liability company, whose legal address is 4601 DTC Blvd., Suite 120, Denver, CO 80237, County of Adams, and State of Colorado, grantee(s)

WITNESSETH, That the grantor(s), for and in the consideration of the sum of FIVE HUNDRED EIGHTY THOUSAND FIVE HUNDRED SIXTY DOLLARS AND NO/100'S (\$580,560.00 ) the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee(s), his heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Adams, State of COLORADO described as follows:

See Exhibit A attached hereto and made a part hereof.

**SEE EXHIBIT "C" PERTAINING TO WATER RIGHTS AND MINERAL RIGHTS**

also known by street and number as Vacant Land, Section 26 and Sec 35 Township 3 Range 64 W, Bennett, CO

TOGETHER with all and singular hereditaments and appurtenances, thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances and except taxes and assessments for the year 2018 and subsequent years, and subject to those items shown on Exhibit "B" attached hereto and by this reference incorporated herein.

TO HAVE AND TO HOLD said premises above bargained and described, with the appurtenances, unto the grantee, their heirs and assigns forever. The grantor(s), for themselves, their heirs and personal representatives or successors, does covenant and agree that they shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee(s), their heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor(s).

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

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

**SELLERS:**

*Lowell D. Piland*  
\_\_\_\_\_

Lowell D. Piland

*Sara A. Piland*  
\_\_\_\_\_

Sara A. Piland

*Virgil W. Piland, by  
Judy Piland as attorney in fact*  
\_\_\_\_\_

Virgil W Piland by Judy Piland, as attorney in fact

*Judy Piland*  
\_\_\_\_\_

Judy Piland

*George F. Cronk*  
\_\_\_\_\_

George F. Cronk

*Marilyn J. Cronk*  
\_\_\_\_\_

Marilyn J. Cronk

Recording Requested by:  
FNTG-NCS Colorado

STATE OF COLORADO  
COUNTY OF Hartman

}ss:

The foregoing instrument was acknowledged before me July 20, 2018 by Lowell D. Piland, Sara A Piland, George F. Cronk, Marilyn J. Cronk, Judy Piland and Judy Piland as attorney in fact for Virgil W. Piland

Witness my hand and official seal.

  
\_\_\_\_\_  
Notary Public  
My Commission expires 8/31/19

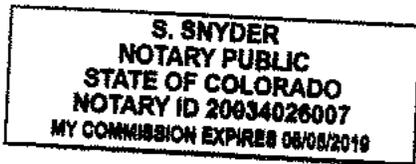


Exhibit A

PARCEL B:

A PARCEL OF LAND LOCATED IN THE SOUTH 1/2 SOUTHEAST 1/4, SECTION 26, TOWNSHIP 3 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4, SAID POINT BEING THE TRUE POINT OF BEGINNING FOR THE HEREIN DESCRIBED PARCEL OF LAND;  
THENCE ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, NORTH 00 DEGREES 54 MINUTES 51 SECONDS WEST A DISTANCE OF 849.45 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF U. S. HIGHWAY NO. 36; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, NORTH 67 DEGREES 57 MINUTES 03 SECONDS EAST A DISTANCE OF 2449.30 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN BOOK 2763 AT PAGE 81 OF THE RECORDS OF SAID ADAMS COUNTY; THENCE ALONG THE WEST LINE OF SAID CERTAIN PARCEL, SOUTH 01 DEGREES 04 MINUTES 25 SECONDS EAST A DISTANCE OF 949.09 FEET TO THE SOUTHWEST CORNER OF SAID CERTAIN PARCEL, SAID POINT ALSO BEING ON THE SOUTH LINE OF SAID SOUTHEAST 1/4; THENCE ALONG SAID SOUTH LINE SOUTHEAST 1/4, NORTH 89 DEGREES 43 MINUTES 11 SECONDS WEST A DISTANCE OF 2452.00 FEET TO THE POINT OF BEGINNING.

PARCEL C:

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4, SECTION 35, TOWNSHIP 3 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHEAST 1/4, SAID POINT BEING THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED PARCEL OF LAND;  
THENCE ALONG THE EAST LINE OF SAID NORTHEAST 1/4, SOUTH 00 DEGREES 12 MINUTES 19 SECONDS EAST A DISTANCE OF 1653.23 FEET TO THE SOUTHWEST CORNER OF THE NORTH 1/2, NORTH 1/2, SOUTH 1/2, NORTHEAST 1/4 OF SAID SECTION 35;  
THENCE ALONG THE SOUTH LINE OF SAID NORTH 1/2, NORTH 1/2, SOUTH 1/2, NORTHEAST 1/4, NORTH 89 DEGREES 31 MINUTES 21 SECONDS WEST A DISTANCE OF 2660.75 FEET TO THE SOUTHWEST CORNER OF SAID NORTH 1/2, NORTH 1/2, SOUTH 1/2, NORTHEAST 1/4;  
THENCE ALONG THE WEST LINE OF SAID NORTHEAST 1/4, NORTH 00 DEGREES 24 MINUTES 36 SECONDS WEST A DISTANCE OF 1644.13 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST 1/4; THENCE ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, SOUTH 89 DEGREES 43 MINUTES 11 SECONDS EAST A DISTANCE OF 2666.53 FEET TO THE POINT OF BEGINNING;  
EXCEPTING THE EAST 30.00 FEET OF THE NORTHEAST 1/4, SECTION 35 CONTIGUOUS WITH THE ABOVE DESCRIBED PARCEL OF LAND. SAID EAST 30.00 FEET ANNEXED BY THE CITY OF AURORA, COLORADO, RECEPTION NO. B734231.

EXHIBIT "B"

1. Reservation of all oil, coal and other minerals and rights by the Union Pacific Land Company as contained in Warranty Deed recorded February 15, 1911 in Book 25 at Page 233, and any and all assignments thereof or interests therein.
2. Reservation of all oil, coal and other minerals and rights by the Union Pacific Land Company as contained in Warranty Deed recorded February 15, 1911 in Book 25 at Page 259, and any and all assignments thereof or interests therein.
3. Request for Notification of Surface Development by RME Petroleum Company and/or RME Land Corp., recorded May 20, 2002 at Reception No. C0971788.
4. Request for Notification of Surface Development by RME Petroleum Company and/or RME Land Corp., recorded May 20, 2002 at Reception No. C0971795.
5. Terms and provisions of Oil and Gas Lease as disclosed by Memorandum of Agreement and Lease recorded December 26, 2012 at Reception No. 2012000097994.
6. An oil and gas lease for the term therein provided with certain covenants, conditions and provisions, together with easements, if any, as set forth therein, and any and all assignments thereof or interests therein.  
  
Recording Date: October 30, 2017  
Recording No: Reception No. 2017095114  
  
Assignment of Oil and Gas Leases recorded November 20, 2017 at Reception No. 2017000102099
7. An oil and gas lease for the term therein provided with certain covenants, conditions and provisions, together with easements, if any, as set forth therein, and any and all assignments thereof or interests therein.  
  
Recording Date: October 30, 2017  
Recording No: Reception no. 2017000095115  
  
Assignment of Oil and Gas Leases recorded November 20, 2017 at Reception No. 2017000102099
8. An oil and gas lease for the term therein provided with certain covenants, conditions and provisions, together with easements, if any, as set forth therein, and any and all assignments thereof or interests therein.  
  
Recording Date: October 30, 2017  
Recording No: Reception No. 2017000095116  
  
Assignment of Oil and Gas Leases recorded November 20, 2017 at Reception No. 2017000102099
9. Terms and provisions of Oil and Gas Lease as disclosed by Memorandum of Agreement and Lease recorded December 26, 2012 at Reception No. 2012000097994.
10. Terms, conditions, provisions, agreements and obligations contained in the Option Agreement for the Purchase of Real Estate as set forth below:  
  
Recording Date: February 2, 2018  
Recording No.: Reception No. 2018000010165
11. Terms, conditions, provisions, agreements and obligations contained in the Option Agreement for the Purchase and Sale of Oil, Gas and Mineral Estate as set forth below:  
  
Recording Date: February 2, 2018  
Recording No.: Reception No. 2018000010166 and Reception No. 2018000010167
12. Terms, conditions, provisions, agreements and obligations contained in the Certificate of Notice to Mineral Estate Owners as set forth below:

EXHIBIT "B"

Recording Date: May 23, 2018  
Recording No.: Reception No. 2018000041401

13. Terms, conditions, provisions, agreements and obligations contained in the Applicants Certification Concerning Qualifying Surface Development pursuant to C.R.S. 24-65.5-103.3 (1)(b) as set forth below:

Recording Date: May 23, 2018  
Recording No.: Reception No. 2018000041402

Exhibit C

Water Rights

The Property shall include all interests in or rights to water and water rights of any type which are appurtenant to or underlie, or have at any time been used on or in connection with the Property, including, but not limited to, adjudicated water rights and conditional water rights and decrees and priorities therefor; unadjudicated water rights and appropriations; rights to water from tributary, nontributary and not nontributary sources, whether surface or underground; well permits or well registrations issued by or on file with the Colorado Division of Water Resources, together with all rights existing thereunder; rights and permits in designated groundwater basins; right to tributary, nontributary and not nontributary groundwater existing by virtue of land ownership; all rights, shares, or allotments of water in ditch or reservoir companies, conservancy districts, or other water distribution organizations and all shares of stock or other instruments evidencing a right to such water; all rights claimed by contract, exchange, or plan for augmentation; all ditches, canals, reservoirs, pipelines, tunnels, wells and other structures for diverting, conveying and storing water, and all rights-of-way and easements therefor (the "Water Rights"). The Water Rights specifically include, but are not limited to, all nontributary and not nontributary groundwater underlying the Property.

Mineral Rights

The Property excludes all of Grantor's right, title and interest in and to the oil, gas and mineral estate underlying the Property; provided that Grantor waives all rights to the surface of the Property. Grantor shall not conduct operations or locate any facilities on the surface of the Property. It is understood that Grantor, its successors or assigns shall not be allowed any access to the surface of the Property without written consent of Grantee, its successors or assigns, which consent may be withheld in Grantee's sole and absolute discretion, as such consent shall be evidenced by a surface use agreement recorded in the land records of Adams County, Colorado.

Grantor  
Grantee  
Witness

Grantor  
Grantee  
Witness

### Certification of Non-Foreign Status

Date: July 19, 2018

Escrow No.: N0017815-020-PN

Section 1445 of the Internal Revenue Code requires a transferee (buyer) of a U.S. Real Property interest to withhold fifteen (15) percent of the gross sales price if the transferor (seller) is a foreign person or entity unless the transferee receives a certification of non-foreign status from the transferor (seller). The certification must be signed under penalties of perjury, stating the transferor is not a foreign person/entity and containing the transferor's name, address, and U.S. Taxpayer Identification Number.

Sellers who provide such a certification are exempt from withholding and the estimated tax cannot be collected from them unless the buyer or their agent have knowledge the certification is false.

#### Certification of Non-Foreign Status by Entity

The undersigned hereby certifies the following:

Lowell D. Piland and Sara A. Piland

is not a foreign corporation, foreign partnership, foreign trust, or foreign estate (as defined in the Internal Revenue Code and Income Tax Regulations) or a disregarded entity as defined in §1.1445-2(b)(2)(iii).

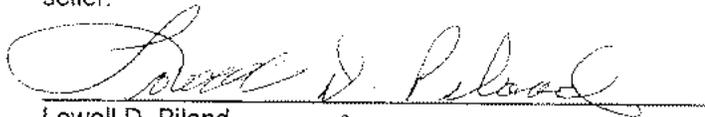
The U.S. Employer Identification Number for this entity is

The office address is:

43651 E. 38th Ave  
Denver, CO 80102

The transferor/seller understands that this certification may be disclosed to the Internal Revenue Service by transferee and that any false statement contained herein could be punished by fine, imprisonment, or both.

Under penalties of perjury I declare I have completed this certification and to the best of my knowledge and belief it is true, correct, and complete, and I further declare that I have authority to sign this document on behalf of seller.



Lowell D. Piland



Sara A. Piland

Seller, Buyer and Escrow Agent to maintain a copy for five (5) years.

**Certification of Non-Foreign Status**

Date: July 19, 2018  
Escrow No.: N0017815-020-PN

Section 1445 of the Internal Revenue Code requires a transferee (buyer) of a U.S. Real Property interest to withhold fifteen (15) percent of the gross sales price if the transferor (seller) is a foreign person or entity unless the transferee receives a certification of non-foreign status from the transferor (seller). The certification must be signed under penalties of perjury, stating the transferor is not a foreign person/entity and containing the transferor's name, address, and U.S. Taxpayer Identification Number.

Sellers who provide such a certification are exempt from withholding and the estimated tax cannot be collected from them unless the buyer or their agent have knowledge the certification is false.

**Certification of Non-Foreign Status by Entity**

The undersigned hereby certifies the following:

Virgil W. Piland and Judy Piland

is not a foreign corporation, foreign partnership, foreign trust, or foreign estate (as defined in the Internal Revenue Code and Income Tax Regulations) or a disregarded entity as defined in §1.1445-2(b)(2)(iii).

The U.S. Employer Identification Number for this entity is

\_\_\_\_\_

The office address is:

6311 Schumaker Rd  
Bennett CO 80102

The transferor/seller understands that this certification may be disclosed to the Internal Revenue Service by transferee and that any false statement contained herein could be punished by fine, imprisonment, or both.

Under penalties of perjury I declare I have completed this certification and to the best of my knowledge and belief it is true, correct, and complete, and I further declare that I have authority to sign this document on behalf of seller.

Judy Piland  
Virgil W. Piland by Judy Piland as Attorney in fact

Judy Piland  
Judy Piland

Seller, Buyer and Escrow Agent to maintain a copy for five (5) years.

# Exhibit G:

## Proof of Water and Sewer Services

ROCKY MOUNTAIN RAIL PARK METROPOLITAN DISTRICT  
c/o Spencer Fane LLP  
1700 Lincoln Street, Suite 2000  
Denver, Colorado 80203

---

March 27, 2025

Attn: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

To Whom It May Concern:

Rocky Mountain Rail Park Metropolitan District (the “District”), subject to the conditions below, under and pursuant to the Special District Act (Section 32-1-101, C.R.S., *et seq.*) and any applicable District rules and regulations, is willing to furnish water and wastewater services to the below described property located in the County of Adams, State of Colorado further described as follows (the “Property”):

LOT 11, ROCKY MOUNTAIN RAIL PARK FILING NO. 1, IN THE COUNTY  
OF ADAMS, STATE OF COLORADO.

Enclosed herewith is a letter dated September 8, 2021 from Leonard Rice Engineers, Inc. establishing that the District has adequate water rights to serve the Property (“Water Availability Letter”). As established in the Water Availability Letter, the amount of water legally and physically available to the District for the development of the Property exceeds the water demand requirements provided by you for the development. The District will provide water and wastewater services to the Property following the construction and installation of adequate water and wastewater infrastructure. This will-serve letter is expressly subject to, and conditioned on, the terms and conditions of the District’s Rules and Regulations and compliance therewith by any water user.

Sincerely,

ROCKY MOUNTAIN RAIL PARK METROPOLITAN DISTRICT

  
\_\_\_\_\_  
President of the Board of Directors

Encl.

Exhibit H:

Proof of Utilities



## WILL SERVE LETTER

April 9, 2025

ROCKY MOUNTAIN RESOURCES  
4601 DTC Blvd, Ste 120  
Denver, Co 80237

Re: ROCKY MOUNTAIN RAIL PARK

Dear Greg Blais,

This letter is to confirm that Xcel Energy is your utility provider for electrical service. In accordance with our tariffs, on file with and approved by the Colorado Public Utilities Commission, electric facilities can be made available to serve the project at NE1/4 of Section 35, E 1/2, Section 23 and 26, T2S, R64W of the 6th P.M..

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

- ***Application submitted to Public Service's "Builders Call Line (BCL)"*** – once your application is accepted you will be assigned a design department representative who will be your primary point of contact
- ***Utility design is completed*** – you must provide your design representative with the site plan, the one line diagrams, and panel schedules for electric and gas loads if applicable
- ***All documents provided by design representative are signed and returned***
- ***Payment is received***
- ***Required easements are granted*** - you must sign and return applicable easement documents to your Right-of-Way agent
- ***Site is ready for utility construction***

A scheduled in-service date will be provided once these requirements have been met.

It is important to keep in mind that the terms and conditions of utility service, per our tariffs, require that you provide adequate space and an easement on your property for all gas and electric facilities required to serve your project, including but not limited to gas and electrical lines and meters, transformers, and pedestals. General guidelines for these requirements can be found at [Site Requirements. https://www.xcelenergy.com/staticfiles/xcel-responsive/Admin/Managed Documents & PDFs/Xcel-Energy-Standard-For-Electric-Installation-and-Use.pdf](https://www.xcelenergy.com/staticfiles/xcel-responsive/Admin/Managed Documents & PDFs/Xcel-Energy-Standard-For-Electric-Installation-and-Use.pdf) Easement requirements can be found at [Utility Design and Layout](#).

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

Sincerely,

Dana Rael-Padilla  
Xcel Energy Planner

Mailing address: Public Service Company of Colorado  
3751 Fraser St  
Aurora, CO 80011



September 22, 2022

Attn: Mr. Clint Felzien

Operations Manager

Eastern Slope Technologies

403 Third Ave, P.O Box 397

Hugo, CO 80821

RE: Rocky Mountain Rail Park – Will Serve Letter

Dear Mr. Felzien,

The properties known as Rocky Mountain Rail Park located in the NE ¼ of Section 35, E 1/2, Sections 23 and 26, T2S, R64W of the 6<sup>th</sup> P.M, Adams County, Colorado wholly or in part is within area served by Eastern Slope Technologies.

Please acknowledge by signing below, the above-described property is eligible for phone and internet service through Eastern Slope Technologies.

By Eastern Slope Rural Telephone

Name Clint Felzien

Title Operations Manager

Date 9/26/22

Please don't hesitate to reach out with any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike McClintock". The signature is written in a cursive style with a large initial "M".

Mike McClintock

Project Director

Rail Land Company

6200 S. Syracuse Way, Suite 450

Greenwood Village, CO 80111

# Exhibit I:

## Certificate of Taxes Paid



# ADAMS COUNTY COLORADO

## TREASURER'S OFFICE RECEIPT OF PAYMENT

Account	Parcel Number	Receipt Date	Receipt Number
R0215956	0181726402007	Feb 24, 2025	2025-02-24-NetVantage-9911

RAIL LAND COMPANY LLC  
 6200 S SYRACUSE WAY STE 450  
 GREENWOOD VILLAGE, CO 80111-4737

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

**Legal Description**

ROCKY MOUNTAIN RAIL PARK FLG 1 LOT 11 THAT PORT OF LOT 11 DESC AS NORTH PARCEL (LOT 11A) ACCORDING TO THE ROCKY MOUNTAIN RAIL PARK PUD AMND 1 COM AT SD CEN4 COR SEC 35 TH ALG THE W LN OF THE NE4 OF SD SEC 35 N 00D 25M 10S W A DIST OF 2630/77 FT TO THE S4 COR OF SEC 26 TH ALG THE S LN OF THE SE4 OF SD SEC 26 S 89D 44M 01S E A DIST OF 68 FT TO THE POB TH ALG THE W LN OF SD LOT 11 SD LN BEING CONTIGUOUS WITH TRACT K OF SD ROCKY MOUNTAIN RAIL PARK FILING NO 1 N 00D 25M 10S W A DIST OF 832/42 FT TO A PT ON THE S LN OF THAT PARC OF LAND DESC IN DEED RECORDED JULY 10 1995 BK 4569 PG 482 REC NO 50721 TH ALG SD S LN N 87D 55M 30S E A DIST OF 68/03 FT TO THE NW COR OF TRACT I OF SD ROCKY MOUNTAIN RAIL PARK FILING NO 1 TH ALG THE W AND S LN OF SD TRACT I THE FOL TWO COURSES S 02D 19M 47S E A DIST OF 89/98 FT TH N 87D 14M 41S E A DIST OF 2048/28 FT TO A PT ON THE WLY LN OF TRACT J OF SD ROCKY MOUNTAIN RAIL PARK FILING NO 1 TH ALG SD WLY LN S 01D 04M 32S E A DIST OF 853/46 FT TO A PT ON THE SD S LN OF THE SE4 OF SEC 26 TH ALG SD S LN N 89D 44M 01S W A DIST OF 2127/49 FT EXC PARC (2022000071942) EXC PARC (2022000071943) 37/6787A

Property Code	Actual	Assessed	Year	Area	Mill Levy
VACANT COMMERCIAL LD - 0200	4,923,855	1,373,760	2024	009	133.643

**Payments Received**

Check	\$91,796.71
Check Number 00150071	

**Payments Applied**

Year	Charges	Billed	Prior Payments	New Payments	Balance
2024	Tax Charge	\$183,593.42	\$0.00	\$91,796.71	\$91,796.71
				\$91,796.71	\$91,796.71
				<b>Balance Due as of Feb 24, 2025</b>	<b>\$91,796.71</b>

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

EMAIL: [treasurer@adcogov.org](mailto:treasurer@adcogov.org) | PHONE: 720.523.6160 | WEBSITE: [www.adcotax.com](http://www.adcotax.com)



# ADAMS COUNTY COLORADO

## TREASURER'S OFFICE RECEIPT OF PAYMENT

Account	Parcel Number	Receipt Date	Receipt Number
R0215956	0181726402007	Mar 4, 2024	2024-03-04-NetVantage-12696

RAIL LAND COMPANY LLC  
 6200 S SYRACUSE WAY STE 450  
 GREENWOOD VILLAGE, CO 80111-4737

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

**Legal Description**

ROCKY MOUNTAIN RAIL PARK FLG 1 LOT 11 THAT PORT OF LOT 11 DESC AS NORTH PARCEL (LOT 11A) ACCORDING TO THE ROCKY MOUNTAIN RAIL PARK PUD AMND 1 COM AT SD CEN4 COR SEC 35 TH ALG THE W LN OF THE NE4 OF SD SEC 35 N 00D 25M 10S W A DIST OF 2630/77 FT TO THE S4 COR OF SEC 26 TH ALG THE S LN OF THE SE4 OF SD SEC 26 S 89D 44M 01S E A DIST OF 68 FT TO THE POB TH ALG THE W LN OF SD LOT 11 SD LN BEING CONTIGUOUS WITH TRACT K OF SD ROCKY MOUNTAIN RAIL PARK FILING NO 1 N 00D 25M 10S W A DIST OF 832/42 FT TO A PT ON THE S LN OF THAT PARC OF LAND DESC IN DEED RECORDED JULY 10 1995 BK 4569 PG 482 REC NO 50721 TH ALG SD S LN N 87D 55M 30S E A DIST OF 68/03 FT TO THE NW COR OF TRACT I OF SD ROCKY MOUNTAIN RAIL PARK FILING NO 1 TH ALG THE W AND S LN OF SD TRACT I THE FOL TWO COURSES S 02D 19M 47S E A DIST OF 89/98 FT TH N 87D 14M 41S E A DIST OF 2048/28 FT TO A PT ON THE WLY LN OF TRACT J OF SD ROCKY MOUNTAIN RAIL PARK FILING NO 1 TH ALG SD WLY LN S 01D 04M 32S E A DIST OF 853/46 FT TO A PT ON THE SD S LN OF THE SE4 OF SEC 26 TH ALG SD S LN N 89D 44M 01S W A DIST OF 2127/49 FT EXC PARC (2022000071942) EXC PARC (2022000071943) 37/6787A

Property Code	Actual	Assessed	Year	Area	Mill Levy
VACANT COMMERCIAL LD - 0200	4,923,855	1,373,760	2023	009	133.548

**Payments Received**

Check Multi-Account Payment  
 Check Number 00130094

**Payments Applied**

Year	Charges	Billed	Prior Payments	New Payments	Balance
2023	Tax Charge	\$183,462.90	\$0.00	\$91,731.45	\$91,731.45
				\$91,731.45	\$91,731.45
<b>Balance Due as of Mar 4, 2024</b>					<b>\$91,731.45</b>

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

EMAIL: [treasurer@adcogov.org](mailto:treasurer@adcogov.org) | PHONE: 720.523.6160 | WEBSITE: [www.adcotax.com](http://www.adcotax.com)



# ADAMS COUNTY COLORADO

## TREASURER'S OFFICE RECEIPT OF PAYMENT

Account	Parcel Number	Receipt Date	Effective Date	Receipt Number
R0215956	0181726402007	May 6, 2024	May 3, 2024	2024-05-03-JM-9811

RAIL LAND COMPANY LLC  
 6200 S SYRACUSE WAY STE 450  
 GREENWOOD VILLAGE, CO 80111-4737

Situs Address	Payor
	RAIL LAND COMPANY LLC 6200 S SYRACUSE WAY STE 450 GREENWOOD VILLAGE, CO 80111-4737

**Legal Description**  
 ROCKY MOUNTAIN RAIL PARK FLG 1 LOT 11 THAT PORT OF LOT 11 DESC AS NORTH PARCEL (LOT 11A) ACCORDING TO THE ROCKY MOUNTAIN RAIL PARK PUD AMND 1 COM AT SD CEN4 COR SEC 35 TH ALG THE W LN OF THE NE4 OF SD SEC 35 N 00D 25M 10S W A DIST OF 2630/77 FT TO THE S4 COR OF SEC 26 TH ALG THE S LN OF THE SE4 OF SD SEC 26 S 89D 44M 01S E A DIST OF 68 FT TO THE POB TH ALG THE W LN OF SD LOT 11 SD LN BEING CONTIGUOUS WITH TRACT K OF SD ROCKY MOUNTAIN RAIL PARK FILING NO 1 N 00D 25M 10S W A DIST OF 832/42 FT TO A PT ON THE S LN OF THAT PARC OF LAND DESC IN DEED RECORDED JULY 10 1995 BK 4569 PG 482 REC NO 50721 TH ALG SD S LN N 87D 55M 30S E A DIST OF 68/03 FT TO THE NW COR OF TRACT I OF SD ROCKY MOUNTAIN RAIL PARK FILING NO 1 TH ALG THE W AND S LN OF SD TRACT I THE FOL TWO COURSES S 02D 19M 47S E A DIST OF 89/98 FT TH N 87D 14M 41S E A DIST OF 2048/28 FT TO A PT ON THE WLY LN OF TRACT J OF SD ROCKY MOUNTAIN RAIL PARK FILING NO 1 TH ALG SD WLY LN S 01D 04M 32S E A DIST OF 853/46 FT TO A PT ON THE SD S LN OF THE SE4 OF SEC 26 TH ALG SD S LN N 89D 44M 01S W A DIST OF 2127/49 FT EXC PARC (2022000071942) EXC PARC (2022000071943) 37/6787A

Property Code	Actual	Assessed	Year	Area	Mill Levy
VACANT COMMERCIAL LD - 0200	4,923,855	1,373,760	2023	009	133.548

**Payments Received**  
 Check Multi-Account Payment  
 Check Number 00003634  
 Payor FIDELITY NATIONAL TITLE INSURANCE COMPANY  
 NCS COLRADO DIVISION 8055 E TUFTS AVE 900 DENVER, CO  
 80237

Payments Applied					
Year	Charges	Billed	Prior Payments	New Payments	Balance
2023	Tax Charge	\$183,462.90	\$91,731.45	\$91,731.45	\$0.00
				\$91,731.45	\$0.00
				<b>Balance Due as of May 3, 2024</b>	<b>\$0.00</b>

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

EMAIL: [treasurer@adco.gov](mailto:treasurer@adco.gov) | PHONE: 720.523.6160 | WEBSITE: [www.adcotax.com](http://www.adcotax.com)