

OLIVER E. WATTS PE-LS

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Celebrating over 42 years in business

MINERAL RIGHTS SEARCH CERTIFICATION

Date: January 17, 2022

Job No.: 21-56699

Clients: Powroy Family Living Trust and Jay D. Stoner and Michale Stoner

Addresses: 2295 Old Ranch Road, and 10245 Otero Avenue Colorado Springs, CO 80920

Legal Description:

Lot 7, Powroy Family Living Trust:

PARCEL A:

LOT 7, BLOCK E, SPRING CREST AMENDED FILING, TOGETHER WITH THE ADJACENT 20 FEET OF VACATED OTERO AVENUE, COUNTY OF EL PASO, STATE OF COLORADO

PARCEL B:

A NON-EXCLUSIVE EASEMENT RIGHT OF INGRESS AND EGRESS AS GRANTED IN QUIT CLAIM DEED RECORDED SEPTEMBER 8, 2003 UNDER RECEPTION NO. [203209403](#), COUNTY OF EL PASO, STATE OF COLORADO

Lot 8, Jay D. Stoner and Michale Stoner

LOT 8, EXCEPT THAT PORTION LYING NORTHERLY OF A TRACT OF LAND CONVEYED BY DEED RECORDED APRIL 25, 1969 IN BOOK 2288 AT PAGE [416](#), IN BLOCK E, IN AMENDED FILING OF SPRING CREST, TOGETHER WITH THE EAST 20 FEET OF VACATED OTERO AVENUE ADJACENT, VACATED BY RESOLUTION RECORDED FEBRUARY 15, 1972 IN BOOK 2467 AT PAGE [843](#), COUNTY OF EL PASO, STATE OF COLORADO

I, Erik S. Watts have researched the records of the El Paso County Clerk and Records Office and established that there were NO mineral rights owner(s) on the subject property. This is based on the title commitments, provided by the client as follows:

Lot 7

Title Company: Old Republic National Title Insurance Company

Order Number: RND55099487

Effective date: 08/25/2021 at 5:00 P.M.

Lot 8

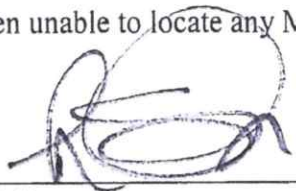
Title Company: Old Republic National Title Insurance Company

Order Number: SCB55097176

Effective date: 06/02/2021 at 5:00 P.M.

Said Title Commitments did NOT identify any Mineral Estate Owners for the site(s)

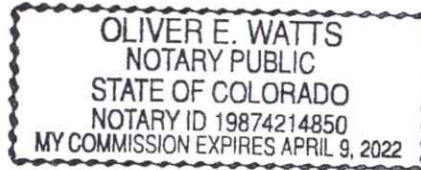
I have been unable to locate any Mineral Estate Owners.



Erik S. Watts

For and on behalf of Oliver E Watts Consulting Engineer, inc.


STATE OF COLORADO)
) SS
COUNTY OF EL PASO)



Acknowledged before me this 17th day of January, 2022 by
Erik S. Watts.

My commission expires 4-9-22

Witness my hand and official seal



Oliver E. Watts Notary Public