



November 30, 2020

Mr. Don Gravette  
La Plata Cruz Holdings LLC  
1755 Telstar Drive, Suite 211  
Colorado Springs, CO 80920

**RE: Mineral Title Review**

Dear Mr. Gravette,

CORE Consultants (CORE) reviewed mineral title for the following parcels 55000-00-419, 55000-00-420, 55000-00-421, and 55270-00-012 La Plata Cruz Holdings LLC (La Plata). CORE utilized El Paso County courthouse files to perform a condensed review to identify mineral title dating back to 1959. Upon review CORE created a mineral Notice List for the La Plata to use to comply with C.R.S § 24-65.5-103. All four parcels minerals appear to be owned by the Robert C. Norris 2016 Revocable Trust. CORE did not identify any active operators, mineral lessees, or requests for notice in its mineral title review. However, CORE did note two potential issues with the mineral title.

First, Robert C. Norris individually conveyed all of his mineral interest to La Plata Cruz Development Company LLC in 2019, however CORE could not locate a recorded conveyance in which the Robert C. Norris 2016 Revocable Trust conveyed it's interest to Robert C. Norris individually nor did the trust convey it's interest in any other document that CORE could locate to another entity. For this reason, CORE believes that the Robert C. Norris 2016 Revocable Trust is the current mineral owner under all four parcels.

Second, CORE noted that the legal description in document # 219033920 the Memorandum of Real Property Purchase and Option agreement does not currently match any of the legal descriptions of the parcels reviewed. CORE is assuming that either a new parcel will be created, or the existing parcel is being subdivided in the future. If this is not the case, CORE recommends executing a corrective deed with a legal description matching the parcels.

To conclude, at a minimum CORE recommends noticing the Robert C. Norris 2016 Revocable trust at least 30 days prior to any public hearing scheduled for development on the parcels. Upon review of the enclosed notice list and run sheet please let me know if you have any questions, comments, or concerns. CORE would be happy to discuss via phone or video conference if needed.

Regards,

A handwritten signature in blue ink that reads 'Dave Iadarola'.

**Dave Iadarola**  
Senior Project Manager  
(720) 732-3154  
iadarola@corecivil.com

CC: Mr. Turner Lewis, Mr. Doug Quimby, and Mr. David Isbell

**MINERAL NOTICE LIST**

Parcel #	Mineral Owner	Mineral Vesting Deed(s)	% Mineral Ownership	Surface Owner	Surface Vesting Deed(s)	TWP	RNG	SEC	Tract	Assessed Acreage
55000-00-419	Robert C Norris 2016 Revocable Trust, Robert A. Norris, Trustee 970 Summer Games Dr. Colorado Springs, CO 80906	*Personal Representative's Mineral Deed recorded in Book 6068, Page 779; Doc# 2218856 *Warranty Deed recorded in Doc# 218095913 (WD)	100.00%	La Plata Cruz Development Company, LLC 1755 Telstar Dr. Ste 211 Colorado Springs, CO 80920-1018	*Warranty Deed recorded in Doc# 219033802	15S	65W	27 33 34	Tract in the S/2 of Section 27, E/2 of Section 33 and the E/2 of Section 34	400.00
55000-00-420	Robert C Norris 2016 Revocable Trust, Robert A. Norris, Trustee 970 Summer Games Dr. Colorado Springs, CO 80906	*Personal Representative's Mineral Deed recorded in Book 6068, Page 779; Doc# 2218856 *Warranty Deed recorded in Doc# 218095913 (WD)	100.00%	Tee Cross Ranches, LLC 970 Summer Games Dr. Colorado Springs, CO 80905-7381	*Special Warranty Deed recorded in Doc# 209144818 *Articles of Amendment recorded in Doc# 211022826 *Articles of Amendment recorded in Doc# 218007324	15S	65W	26 27 33 34 35	S2S2 S2S2 ex 48.35ac NENE, S2NE, N2SE EX 10.5ac N2, N2SW, SE EX 0.5ac All	467.06
55000-00-421	Robert C Norris 2016 Revocable Trust, Robert A. Norris, Trustee 970 Summer Games Dr. Colorado Springs, CO 80906	*Personal Representative's Mineral Deed recorded in Book 6068, Page 779; Doc# 2218856 *Warranty Deed recorded in Doc# 218095913 (WD)	100.00%	Tee Cross Ranches, LLC 970 Summer Games Dr. Colorado Springs, CO 80905-7381	*Special Warranty Deed recorded in Doc# 209144818 *Articles of Amendment recorded in Doc# 211022826 *Articles of Amendment recorded in Doc# 218007324	15S	65W	26 27 33 34	S2S2 (160.00ac) S2S2 EX 48.35ac tract Bk 2419-800(111.65ac) NENE, S2NE, N2SE EX RD & 10.5ac tract Bk 2419-800(189.50ac) N2SW, SE, N2 EX 0.50ac tract in NW corner Bk 2419-800(559.50ac) (Except that part conveyed by & lying east of Rec. No. 219033802)	90.86
55270-00-012	Robert C Norris 2016 Revocable Trust, Robert A. Norris, Trustee 970 Summer Games Dr. Colorado Springs, CO 80906	*Personal Representative's Mineral Deed recorded in Book 6068, Page 779; Doc# 2218856 *Warranty Deed recorded in Doc# 218095913 (WD)	100.00%	Tee Cross Ranches, LLC 970 Summer Games Dr. Colorado Springs, CO 80905-7381	*Special Warranty Deed recorded in Doc# 209144818 *Articles of Amendment recorded in Doc# 211022826 *Articles of Amendment recorded in Doc# 218007324	15S	65W	27	Tract of land in the S/2	18.84