



LAND SERVICES

OIL AND GAS TITLE

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LIST OF MINERAL OWNERS AND MINERAL LESSEES for NOTIFICATION
(Benjamin J. Oliver and Alan Brass; **Eric Davis Property**)

Subject Property:

Township 13 South, Range 65 West, 6th P.M., El Paso County, CO
Sections 6: Those tracts of land being more particularly described on Exhibit A,
being a part of the NE¼SE¼

Zeren Land Services, an oil and gas title research company, states that to the best of its knowledge the following is a true and accurate list of the names and addresses of the mineral owners and mineral leasehold owners entitled to notice under the Surface Development Notification Act, Colorado Revised Statutes §24-65.5-101, et seq. in the Subject Property based upon the records of the El Paso County Assessor and Clerk Recorder as of November 14, 2022 at 7:45 a.m.:

Mineral Owners:

Mineral Leasehold Owners:

Patrick and Lisa Clark Joint Revocable Living Trust
6077 S Brook Forest Road
Evergreen CO 80439-7136

None (entitled to notice)

Roy L. Jennings and Maurice Clogg
DBA Jennings & Clogg
6006 N Ross Ave.
Oklahoma City OK 73112-7020

Mary Susan Endacott
503 Vista Del Lago Dr.
Huffman TX 77336

Dated this 16th day of November, 2020.

ZEREN LAND SERVICES

By: Cynthia A. E. Zeren, CPL
Certified Professional Landman #4044

EXHIBIT A

7830 BLACK FOREST ROAD

Township 13 South, Range 65 West, 6th P.M., El Paso County, CO

Sections 6: That portion of the NE¼SE¼, being described as follows: Commencing at the Southeast Quarter of the NE¼SE¼, thence westerly on the South Line thereof 30 feet; thence northerly parallel with the East line thereof 305 feet to the Point of Beginning of the tract to be described hereby; thence westerly parallel with the South line thereof 426.3 feet; thence Northerly parallel with the West line thereof 200 feet; thence Easterly parallel with the South line thereof 426.82 feet to intersect a line drawn northerly from the Point of Beginning and parallel with the East line of the NE¼SE¼; thence southerly on said parallel line 200 feet to the Point of Beginning.

EXCEPT that portion conveyed to the Woodmen Road Metropolitan District by instrument recorded December 20, 2002 at Reception No. 202227779.

7770 BLACK FOREST ROAD

PARCEL A

Township 13 South, Range 65 West, 6th P.M., El Paso County, CO

Sections 6: That portion of the NE¼SE¼,

Commencing at the Southeast corner of said NE¼SE¼ and run Westerly on said South line thereof, a distance of 30 feet to the POINT OF BEGINNING of the tract to be described:

Continue this last mentioned course Westerly on said South line a distance of 825.5 feet; thence angle right and run Northerly parallel with the West line of said NE¼SE¼ of said Section 6, a distance of 305 feet; thence angle right 87°39'30" Easterly a distance of 234.30 feet; thence angle right and run Southerly 140 feet parallel to said West line; thence angle left 77.5 feet parallel to the South line thereof; thence angle right parallel to the West line thereof 80 feet; thence angle left 514.5 feet parallel to the South line of said NE¼SE¼; thence angle right 85 feet parallel to the East line of said NE¼SE¼ to the POINT OF BEGINNING; EXCEPT that portion conveyed to the Woodmen Road Metropolitan District by instrument recorded December 20, 2002 at Reception No. 202227779.

PARCEL C

Township 13 South, Range 65 West, 6th P.M., El Paso County, CO

Sections 6: The East 544.5 feet of the North 80 feet of the South 165 feet of the NE¼SE¼, EXCEPT the Easterly 30 feet thereof for road purposes, County of El Paso, State of Colorado; EXCEPT that portion conveyed to the Woodmen Road Metropolitan District by instrument recorded December 20, 2002 at Reception No. 202227779.

NOTE: Parcel B is a right-of-way and not herein described.

At the request of **Ireland Dean Designs, LLC** ("Client"), Zeren Land Services, an independent land consulting firm, has prepared the foregoing list of mineral estate owners entitled to notice under the Surface Development Notification Act, Colorado Revised Statutes §24-65.5-101, et seq.

Zeren Land Services, searched (i) the records of the El Paso County Assessor relating to the Subject Property for persons identified therein as mineral estate owners, and (ii) the records of the El Paso County Clerk and Recorder relating to the Subject Property for recorded requests for notification in the form specified in the Surface Development Notification Act. The results of these searches are set forth above in this List of Mineral Owners Entitled to Notice. At the date of the search, the records of the Assessor and the Clerk and Recorder were posted through November 14, 2022 at 7:45 A.M.

Zeren Land Services, agreed to prepare this listing for the Client only if the Client agreed that the liability of Zeren Land Services, would be strictly limited to the amount paid by the Client for such services. Zeren Land Services, makes no warranty, express, implied or statutory, in connection with the accuracy, completeness or sufficiency of such listing of mineral estate owners. In the event the listing proves to be inaccurate, incomplete, insufficient or otherwise defective in any way whatsoever or for any reason whatsoever, the liability of Zeren Land Services, shall never exceed the actual amount paid by Client to Zeren Land Services, for the listing.

In order to induce Zeren Land Services, to provide such services, Client further agreed to indemnify and hold Zeren Land Services, its managers, members and employees, harmless from and against all claims by all persons (including, but not limited to Client) of whatever kind or character arising out of the preparation and use of each such listing of mineral estate owners, to the extent that such claims exceed the actual amount paid to Client by Zeren Land Services, for such listing. Client specifically intends that both the foregoing limitation on liability and foregoing indemnification shall be binding and effective without regard to the cause of the claim, inaccuracy or defect, including, but not limited to, breach of representation, warranty or duty, any theory of tort or of breach of contract, or the fault or negligence of any party (including Zeren Land Services) of any kind or character (regardless of whether the fault or negligence is sole, joint, concurrent, simple or gross). Client's use of this listing evidences Client's acceptance of, and agreement with, this limitation on liability and the indemnification.

Date: November 16, 2020

ZEREN LAND SERVICES

By: 
Cynthia A. E. Zeren, as President