

Mineral Rights Certification “Clarification Letter”

Per the subject parcel’s (Paintbrush Hills 14) Stewart Title Commitment “Exception #33” indicates that the proposed parcel may be subject to a Mineral Quitclaim Deed under Reception Number 216119819. The current Mineral Right Certification form for this application was completed and submitted to provide transparency and address the Title Commitment Exception #33.

(TC#33) THE PROPERTY MAY BE SUBJECT TO MINERAL QUIT CLAIM DEED CONVEYED TO BRADLEY MARKSHEFFEL, LLC, RECORDED OCTOBER 17, 2016 AT RECEPTION NO. 216119819.

However, after examination of the recorded Mineral Quitclaim Deed under Reception No. 216119819 it was determined the deed *is not* an encumbrance to “Tract E”, but to “Tract D” of the Paintbrush Hills Filing No. 13A, under Reception No. 213713413. This determination is supported due to the Paintbrush Hills Filing No. 13E, “Mineral Rights Certification” that is on file with El Paso County identifies that “No Mineral Estate Owners” were found.

“Tract E” of the Paintbrush Hills Filing No. 13A has been replatted as “Tract E” of to Paintbrush Hills 13E under Reception No. 219714420, and then, “Tract E” Paintbrush Hills 13E, is hereby proposed to be replatted into 224 Single Family Residential lots and shall be known as Paintbrush Hills Filing No. 14.

Therefore, since the “Mineral Quitclaim Deed” is not actually subject to the proposed Paintbrush Hills 14 property, no contact was made to any mineral estates owners. The Mineral Rights Certification was completed to symbolically acknowledge the Stewart Title Commitment Exception No. 33 only.

Attached:

Mineral Quitclaim Deed, Rec. No. 216119819

Paintbrush Hills Filing No. 13E, “Mineral Rights Certification” on file with EPC

After recording return to:

Bradley Marksheffel, LLC
212 North Wahsatch, Suite 301
Colorado Springs, CO 80903
Attn: S. Alan Vancil

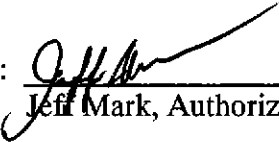
MINERAL QUITCLAIM DEED

Lorson, LLC as nominee for Lorson North Development Corp., a Colorado corporation, whose address is 212 North Wahsatch, Suite 301, Colorado Springs, Colorado 80903, for and in consideration of the sum of One Dollar (\$1.00), in hand paid, hereby sells and quitclaims unto Bradley Marksheffel, LLC, a Colorado limited liability company, whose address is 212 North Wahsatch, Suite 301, Colorado Springs, Colorado 80903, the following real property to wit:

all of the oil, gas, and other minerals in and under and that may be produced from those lands described in Exhibit A attached hereto and incorporated herein by this reference situated in El Paso County, Colorado, with all appurtenances and privileges thereto.

Signed this 28th day of April, 2016.

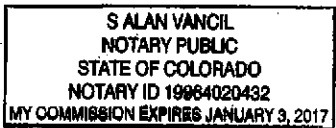
Lorson, LLC as nominee for Lorson North Development Corp.
a Colorado corporation

By: 
Jeff Mark, Authorized Signing Agent

STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

The foregoing Mineral Quitclaim Deed was acknowledged before me this 28th day of April, 2016, by Jeff Mark, Authorized Signing Agent for Lorson, LLC as nominee for Lorson North Development Corp.

Witness my hand and official seal.
My commission expires: 1-3-17.





Notary Public

EXHIBIT A
(Legal Description)

Parcel A:

Tract D, except that part conveyed in deed recorded November 4, 2009 at Reception No. 209128409, Paint Brush Hills Filing 13A, County of El Paso, State of Colorado.

Parcel B:

That portion of Tract D, Paint Brush Hills Filing 13A, described in Deed recorded November 4, 2009 at Reception No. 209128409, described as follows:

A parcel of land being a portion of the East half of Section 26, Township 12 South, Range 65 West of the 6th P.M., El Paso County, Colorado, being more particularly described as follows: Basis of Bearings: A portion of the Northerly right of way line of Londonderry Drive as platted in Paint Brush Hills Filing No. 10 being monumented at both ends by a 1 ½" aluminum surveyors cap stamped "CCES LLC PLS 30118" is assumed to bear N 46°58'30" W, a distance of 968.79 feet; Commencing at the Southwesterly corner of the Northerly intersection of Londonderry Drive and Towner Avenue as platted in Paint brush Hills Filing No. 10, recorded under Reception No. 203174940; thence N 82°50'58" W, a distance of 1443.74 feet to a point on the Southerly right of way line of said Londonderry Drive, said point being the Point of

Beginning;

Thence S 00°00'00" W, a distance of 1922.08 feet to a point on curve, said point being on the Northerly right of way line of said Londonderry Drive; Thence on the Northerly, Easterly and Southerly right of way line of said Londonderry Drive, the following eight (8) courses:
1) On the arc of a curve to the right whose center bears N 37°21'51" E, having a delta of 10°39'25", a radius of 560.00 feet, a distance of 104.16 feet to a point of tangent; 2) N 41°58'44" W, a distance of 240.55 feet to a point of curve; 3) On the arc of a curve to the left, having a delta of 04°59'46", a radius of 1040.00 feet, a distance of 90.69 feet to a point of tangent; 4) N 46°58'30" W, a distance of 968.79 feet to a point of curve; 5) On the arc of a curve to the right, having a delta of 46°58'30", a radius of 520.00 feet, a distance of 426.33 feet to a point of tangent; 6) N 00°00'00" E, a distance of 239.64 feet to a point of curve; 7) On the arc of a curve to the right, having a delta of 108°52'36", a radius of 521.00 feet, a distance of 990.03 feet to a point of tangent; 8) S 71°07'24" E, a distance of 512.28 feet to the Point of Beginning.

Notice to Mineral Estate Owners
§24-65.5-101, et seq., C.R.S. – Checklist and Certification

An examination of the records of the Clerk and Recorder's Office established the following:

Checklist

- _____ identity of the owner(s) of mineral estate
- _____ the mineral estate owner(s) has filed a proper notification form
- _____ the mineral estate owner(s) has recorded an instrument satisfying an applicable dormant mineral interest act
- _____ no mineral estate owner(s) was found
- _____ mineral owner(s) waived the right to notice in writing to the Applicant.

If a mineral estate owner(s) exists, a Notice shall be sent to the mineral estate owner no less than thirty (30) days prior to the initial public hearing. The Notice shall include:

- _____ time and place of initial public hearing
- _____ nature of hearing
- _____ location of property/subject of hearing
- _____ name of applicant
- _____ notice was sent to mineral estate owner(s) no less than thirty (30) days prior to initial public hearing (do not count day of mailing in thirty (30) day calculation).

If a mineral estate owner(s) exists, a copy of the Notice shall be sent to the local government at the same time as notice s mailed to the mineral owner(s) and no less than thirty (30) days prior to the initial public hearing. The Notice shall include:

- _____ time and place of initial public hearing
- _____ nature of hearing
- _____ location of property/subject of hearing
- _____ name of applicant
- _____ name and address of mineral estate owner
- _____ notice was sent to El Paso County Planning Department no less than thirty (30) days prior to initial public hearing (do not count day of mailing in thirty (30) day calculation).

