

AFFIDAVIT OF JUDY A. LANDRUM

The undersigned, being over the age of 21 years and under no undue constraint or influence, and being first duly sworn, does hereby state as follows:

I, Judy Landrum, being duly sworn upon oath, depose and state the following:

1. I am a paralegal at the law firm of Brownstein Hyatt Farber Schreck, LLP, in Denver, Colorado.
2. In connection with the acquisition and development by Citadel Development, LLC, a Delaware limited liability company ("**Citadel**"), of the real property described on **Exhibit A** attached hereto (the "**Property**"), and in order for Citadel to comply with C.R.S. §24-65.5-103 (the "**Statute**") with respect to the identification of mineral estate owners entitled to statutory notification of surface development on the Property, I have reviewed that certain Commitment for Title Insurance No. 099-F0533497-017-PN8, prepared by Fidelity National Title Insurance Company (the "**Title Company**"), dated effective as of July 11, 2016 (the "**Commitment**"), together with the documents listed in Schedule B-2 thereof and the vesting deeds provided by the Title Company, to identify any relevant mineral interest severances or conveyances and recorded Requests for Notification by mineral estate owners. I have also communicated with the Douglas County Assessor's office regarding the existence of taxable mineral interests with respect to the Property.
3. The Commitment does not reflect any prior severance (by reservation or conveyance) of mineral interests with respect to the Property. All mineral interests appear to have been conveyed together with fee title to the Property, such that the current fee simple owner of the Property (the "**Owner**") is the Owner of the mineral interests also. The Owner is Fenway Partners, LLC, a Colorado limited liability company.
4. The vesting deeds reflect that the mailing address of the Owner is, or was at the time of execution of such deeds, 299 Milwaukee Street, Suite 300, Denver, CO 80206. To further confirm the current mailing address of the Owners, I reviewed the records of the Douglas County Assessor (the "**Assessor's Records**") for current notice address for tax purposes of the Owner.
5. I reviewed the records of the office of the Colorado Secretary of State ("**Colorado Records**") to confirm current addresses for the Owner listed therein.
6. The Commitment reflects that there are no Requests for Notification recorded with respect to the Property in the records of the Clerk and Recorder of Douglas County, Colorado.
7. The Douglas County Assessor's office has indicated that it finds no records of taxable mineral interests with respect to the Property.
8. In addition to the above, though not required by the Statute, I reviewed the records in the online database of the Colorado Oil and Gas Conservation Commission which indicate no existing facilities, approved or pending permits, or mineral activity being conducted in Section 10, Township 8 South, Range 67 West of the 6th Principal Meridian, where the Property is located.

[signature appears on following page]

By: Judy A. Landrum

) ss.

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12th

Stephanie M. Fischer
Notary Public

Notary Public



EXHIBIT A
Legal Description of Property

Parcel One:

Lot 2, Block 7, Citadel Station Filing No. 6, County of Douglas State of Colorado,
Less and except the following which was released by Partial Release recorded November 12,
2008 at Reception # 2008075749, A Parcel of land being a portion of the Northeast 1/4 of
Section 10, Township 8 South, Range 67 West of the 6th P.M., in Douglas County, Colorado,
also being a portion of Lot 2, Block 7, Citadel Station Filing No. 6, said parcel being more
particularly described as follows:

Beginning at the center ¼ corner of said Section 10, a 3 ½ aluminum cap (LS 12046) also being
the True Point of Beginning;

7. Thence South 89°27'29" East along the South line of the Northeast ¼ of said Section 1
distance of 1,303.43 feet;
8. Thence on the arc of a non-tangent curve to the left having a distance of 263.73 feet, said
curve has a radius of 864.50 feet, a central angle of 17°28'53", and a long chord that bears North
80°43'05" West a distance of 262.74 feet;
9. Thence North 89°27'31" West a distance of 548.00 feet;
10. Thence on the arc of a curve to the right a distance of 655.56 feet, said curve has a radius of
500.50 feet, a central angle of 75°02'48", and a long chord that bears North 51°56'07" West a
distance of 609.69 feet to a point on the Southerly line of Outlot B of said Citadel Station Filing
No. 6;
11. Thence along said line South 70°14'23" West a distance of 21.53 feet to a point on the West
line of the Northeast ¼ of said Section;
12. Then along said line South 00°35'37" East a distance of 403.88 feet to the True Point of
Beginning.

Parcel Two:

A parcel of land in the Southeast ¼ of Section 10, Township 8 South, Range 67 West of the 6th
P.M., in Douglas County, Colorado, being more particularly described as follows:

Commencing at the East ¼ corner of said Section 10, a 2 ½" aluminum cap (LS 6935), Thence
Westerly along the North line of the Southeast ¼ of said Section 10, North 89°27'29" West, a
distance of 587.50 feet to the True Point of Beginning;

1. Thence along said North 89° 27'29" West, a distance of 725.68 feet;
2. Thence on the arc of a non-tangent curve to the right having a distance of 214.59 feet, said
curve has a radius of 864.50 feet, a central angle of 14°13'19", and a distance of 214.04 feet;
3. Thence North 32°14'41" East, a distance of 6.00 feet;
4. Thence South 57°45'19" East, a distance of 380.82 feet;
5. Thence North 83°29'12" East, a distance of 33.31 feet;
6. Thence North 32°14'41" East, a distance of 274.89 feet;

7. Thence on the arc of a curve to the left a distance of 53.16 feet to the True Point of Beginning, said curve has a radius of 790.00 feet, a central angle of $3^{\circ}51'20''$, and a long chord that bears North $30^{\circ}10'01''$ East, a distance of 53.15 feet;
County of Douglas,
State of Colorado.