

Certification of Mineral Estate Owners

I, Mark Breen, as surface owner of property described in Exhibit A, attached hereto, hereby certifies that he, or she, did review the official records of the Clerk and Recorder of Douglas County on the 26th day of June, 2026, or relied upon the review and research provided by an attorney, title insurance company or title insurance agent, all of whom are duly licensed in the State of Colorado, to determine the mineral estate owners of the property legally described in Exhibit A, and has determined and hereby certifies that the persons and addresses listed in Exhibit B, attached hereto, are the owners of mineral estate for the property referenced in Exhibit A.

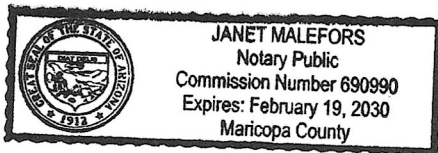
Mark Breen

Surface Property Owner

Subscribed and sworn before me on this 26th day of June, 2026, by
Mark Breen, as the surface property owner.

My Commission expires Feb. 19, 2030.

(Seal)



Janet Malefors

Notary Public



LAND SERVICES
OIL AND GAS TITLE

P.O. Box 336337
Greeley, CO 80633-0606

Phone (970) 351-0733
Fax (970) 351-0867

LIST OF MINERAL OWNERS AND MINERAL LESSEES for NOTIFICATION
(Auburn Ventures II LP Property)

Subject Property:

Township 8 South, Range 67 West, 6th P.M., Douglas County, CO
Section 3: Lot 2, Auburn Ridge, according to the recorded plat thereof, being a
part of the SW¼

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 Douglas County Assessor and Clerk Recorder as of July 1, 2026 at 7:45 a.m.:

Mineral Owners:

Nina E. Ehmann
5979 Lake Gulch Rd
Castle Rock, CO 80104

Mineral Leasehold Owners:

None (entitled to notice)

Dated this 13th day of July, 2026.

ZEREN LAND SERVICES

A handwritten signature in blue ink, reading "Cynthia A. E. Zeren".

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

At the request of **Auburn Ventures II LP** ("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 Douglas County Assessor relating to the Subject Property for persons identified therein as mineral estate owners, and (ii) the records of the Douglas 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 July 1, 2026 at 7:45 A.M.

The method of indexing by the Douglas County Clerk and Recorder for Requests for Notification of Surface Development does not conform to the applicable statutory guidelines. Although we make every reasonable effort to locate the applicable Requests, our search is, therefore, further restricted by the current practices of the Office of the Clerk and Recorder.

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.**

ZEREN LAND SERVICES

Date: July 13, 2026

By: 

Cynthia A. E. Zeren, as President