Certification of Notice Pursuant to C.R.S. § 24-65.5-103 and Castle Rock Municipal Code §17.04.080

The undersigned applicant ("Applicant") does hereby certify that an examination of the records in the office of the Douglas County, Colorado Clerk and Recorder (the "Clerk's Office") was made in accordance with C.R.S. §24-65.5-103 et seq. and Castle Rock Municipal Code §17.04.080 with respect to the Property (as hereinafter defined) and that such records identified the parties listed on **Exhibit A** attached hereto (the "Mineral Owners") as the owner of mineral rights other than the Applicant. With respect to the foregoing:

1. In connection with the development by Applicant of the real property described on **Exhibit B** attached hereto (the "Property"), to comply with C.R.S. §24-65.5-103 and Castle Rock Municipal Code §17.04.080 (collectively, the "Codes") with respect to identification of mineral estate owners entitled to notification of surface development of the Property under the Codes, Applicant has reviewed that certain Title Commitment Number NCS-1183268-CO issued by First American Title Insurance Company with a Commitment Date of June 21, 2023 with respect to the Property (the "Title Commitment"), together with the documents listed as exceptions from coverage on the Title Commitment, to identify any mineral interest severances or conveyances and recorded Requests for Notification of mineral estate owners with respect to the Property. Applicant has also received information from the Douglas County, Colorado Assessor's Office (the "Assessor's Office") regarding the existence of taxable severed mineral interests with respect to the Property.

2. Other than with respect to the Mineral Owners, the Title Commitment does not reflect any prior severances (by reservation or conveyance) of mineral interests with respect to the Property.

3. The Title Commitment reflects that there are no Requests for Notification recorded in the Clerk's Office with respect to the Property.

4. Other than with respect to the Mineral Owners, the Assessor's Office has no records of taxable severed mineral interests with respect to the Property.

5. Although not required, Applicant reviewed the online database of the Colorado Oil and Gas Conservation Commission, which indicated no existing oil or gas wells or facilities, approved or pending permits or oil or gas activity on the Property.

Applicant:

ACM Dawson Trails VIII JV LLC,
a Delaware limited liability company

Authorized Signatory
Date: 7/13/23

STATE OF COLORADO)
) ss:
COUNTY OF Arapahoe)

The foregoing instrument was acknowledged before me this 13 day of July, 2023, by Andrew R. Klein as the Authorized Signatory of ACM Dawson Trails VIII JV LLC, a Delaware limited liability company.

Witness my hand and official seal.

My commission expires 8/12/24.

BLAKE AMEN
Notary Public
State of Colorado
Notary ID # 20204027915
My Commission Expires 08-12-2024

Notary Public

EXHIBIT A

Mineral Owners

1. Westchase Properties, L.L.C., a Colorado limited liability company, 720 S. Colorado Blvd., Suite 940-North, Denver, CO 80246.

EXHIBIT B

Property Legal Description

A PARCEL OF LAND BEING A PORTION OF PARCELS I, III, V, VI, & 75A, AS DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2022065656, IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, SITUATED IN PORTIONS OF THE SOUTH HALF OF THE SOUTH HALF OF SECTION 21, THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22 AND THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH SIXTEENTH CORNER COMMON TO SAID SECTIONS 21 AND 22, ALSO BEING A POINT ON THE SOUTH LINE OF TWIN OAKS, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 161972, SAID DOUGLAS COUNTY RECORDS;

THENCE S 89° 28' 35" E, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 22 AND ALONG THE SOUTH LINE OF SAID PLAT, A DISTANCE OF 398.36 FEET;

THENCE S 02° 01' 48" E, A DISTANCE OF 222.35 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 386.00 FEET, A CENTRAL ANGLE OF 25° 43' 39" AND AN ARC LENGTH OF 173.32 FEET, THE CHORD OF WHICH BEARS S 14° 53' 37" E, A DISTANCE OF 171.87 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 111.00 FEET, A CENTRAL ANGLE OF 46° 54' 55" AND AN ARC LENGTH OF 90.89 FEET, THE CHORD OF WHICH BEARS S 14° 39' 10" W, A DISTANCE OF 88.37 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 719.50 FEET, A CENTRAL ANGLE OF 11° 56' 57" AND AN ARC LENGTH OF 150.05 FEET, THE CHORD OF WHICH BEARS S 68° 41' 05" W, A DISTANCE OF 149.78 FEET;

THENCE S 74° 39' 34" W, A DISTANCE OF 170.27 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 552.50 FEET, A CENTRAL ANGLE OF 46° 30' 45" AND AN ARC LENGTH OF 448.52 FEET, THE CHORD OF WHICH BEARS S 51° 24' 12" W, A DISTANCE OF 436.30 FEET;

THENCE S 28° 08' 50" W, A DISTANCE OF 113.53 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 907.50 FEET, A CENTRAL ANGLE OF 50° 10' 43" AND AN ARC LENGTH OF 794.77 FEET, THE CHORD OF WHICH BEARS S 53° 14' 11" W, A DISTANCE OF 769.61 FEET;

THENCE S 78° 19' 32" W, A DISTANCE OF 162.26 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 942.50 FEET, A CENTRAL ANGLE OF 35° 31' 35" AND AN ARC LENGTH OF 584.40 FEET, THE CHORD OF WHICH BEARS S 60° 33' 45" W, A DISTANCE OF 575.08 FEET;

THENCE S 42° 47' 57" W, A DISTANCE OF 312.08 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 467.50 FEET, A CENTRAL ANGLE OF 03° 46' 17" AND AN ARC LENGTH OF 30.77 FEET, THE CHORD OF WHICH BEARS S 44° 41' 06" W, A DISTANCE OF 30.77 FEET;

THENCE N 43° 25' 46" W, A DISTANCE OF 42.52 FEET;

THENCE N 34° 12' 56" W, A DISTANCE OF 334.68 FEET;

THENCE N 23° 17' 08" W, A DISTANCE OF 261.13 FEET;

THENCE N 14° 33' 22" E, A DISTANCE OF 215.32 FEET;

THENCE N 22° 35' 56" W, A DISTANCE OF 893.01 FEET;

THENCE N 01° 28' 49" W, A DISTANCE OF 398.79 FEET TO A POINT ON THE SOUTH LINE OF SAID TWIN

OAKS SUBDIVISION PLAT, ALSO BEING A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 21;
THENCE S 89° 55' 56" E, ALONG SAID NORTH LINE AND ALONG THE SOUTH LINE OF SAID PLAT, A DISTANCE OF 1131.55 FEET TO THE SOUTHEAST SIXTEENTH CORNER OF SAID SECTION 21;
THENCE S 89° 55' 56" E, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 21, ALSO BEING THE SOUTH LINE OF SAID PLAT, A DISTANCE OF 1268.65 FEET TO THE POINT OF BEGINNING.
CONTAINING AN AREA OF 3,407,894 SQUARE FEET OR 78.234 ACRES, MORE OR LESS.
BEARINGS FOR THIS DESCRIPTION ARE BASED UPON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING ASSUMED TO BEAR N 89°55'56" W, FROM THE SOUTH SIXTEENTH CORNER COMMON TO SECTIONS 21 & 22, BEING MONUMENTED BY A 1" DIAMETER PIPE WITH A 2" DIAMETER ALUMINUM CAP STAMPED "LS 6935 - 1988", TO THE SOUTHEAST SIXTEENTH CORNER OF SAID SECTION 21, BEING MONUMENTED BY A #5 REBAR WITH A 1-1/2 INCH DIAMETER ALUMINUM CAP STAMPED "LS 10377", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

JEFFREY C. ANTON
COLORADO PLS 38818
FOR AND ON BAHALF OF
CORE CONSULTANTS, INC.