

**FIRST (1ST) AMENDMENT
TO THE
PLATTE VIEW FARM DEVELOPMENT AGREEMENT**

THIS IS AN AMENDMENT (the “First Amendment”) to the existing Platte View Farm Development Agreement (the “Agreement”), is entered into by and between the **City of Brighton**, a Colorado home rule municipality (“City”), **KUM & GO, L.C.**, an Iowa Limited Liability Company authorized to do business in the State of Colorado (hereinafter “Kum & Go”); **MCC ENTERPRISES, INC.**, a Colorado Corporation (hereinafter “MCC”); and **PLATTE VIEW LANDING, LLC**, a Delaware limited liability company; **ED PLATTE VIEW, LLC**, a Delaware limited liability company; **15TH & SANCHEZ PLATTE VIEW, LLC**, a Delaware limited liability company; **LAKE SOUTH PLATTE VIEW, LLC**, a Delaware limited liability company; **JAVAN PLATTE VIEW, LLC**, a Delaware limited liability company; **CYPRESS PLATTE VIEW, LLC**, a Delaware limited liability company; **DWC PLATTE VIEW, LLC**, a Delaware limited liability company; **CB PLATTE VIEW, LLC**, a Delaware limited liability company; **PEP PLATTE VIEW, LLC**, a Delaware limited liability company; **MAC PLATTE VIEW, LLC**, a Delaware limited liability company; **ELM PLATTE VIEW, LLC**, a Delaware limited liability company; **RRH PLATTE VIEW, LLC**, a Delaware limited liability company; **AES PLATTE VIEW, LLC**, a Delaware limited liability company; **DRW PLATTE VIEW, LLC**, a Delaware limited liability company; **RPS PLATTE VIEW, LLC**, a Delaware limited liability company; **DAS PLATTE VIEW, LLC**, a Delaware limited liability company; **PEC PLATTE VIEW, LLC**, a Delaware limited liability company; **RAW PLATTE VIEW, LLC**, a Delaware limited liability company; and **LIBERTY BELL PLATTE VIEW, LLC**, a Delaware limited liability company (hereinafter referred to as the “Owners”).

RECITALS

WHEREAS, the Platte View Farm Development Agreement (the “Agreement”) was originally approved on March 5, 2002 and recorded on June 19, 2002 in Adams County, Reception No. C0985875, by and between the City of Brighton (the “City”), Gerald E. Kessel, and Platte View Farm, L.L.C., a Colorado Limited Liability Company (“Developer”); and

WHEREAS, Kum & Go, L.C., purchased Lot 2 of Platte View Farm on December 17, 2013, and is the successor in interest and in title to Developer as to that property ; and

WHEREAS, MCC Enterprises, Inc., is the owner of Lot 1 of Platte View Farm and is a successor in interest and title to Developer as to that property; and

WHEREAS, the Owners are the owners of Lot 3 of Platte View Farm and are the successors in interest and title to Developer as to that property; and

WHEREAS, the Parties are desirous of amending the zoning language set forth in Section 10 of Exhibit E to the Agreement.

NOW, THEREFORE, in consideration of the Agreement and the foregoing recitals, which are a substantive and enforceable part of this First Amendment, and for the mutual promises and covenants set forth herein, and for other good and valuable consideration, the Parties agree as follows:

1. Section 10 of Exhibit E to the Agreement, is hereby deleted in its entirety and inserted in lieu thereof shall be the following
10. Zoning. The approximate 11.8-acre parcel is zoned DT (Downtown District), which allows R-3 (Multiple Family Residential) and C-3 (General Retail and Services) uses. As a condition of zoning approval, the land uses for any commercial development on the Property shall not exceed those uses allowed in a C-2 (Restricted Retail and Service) zone district. Notwithstanding the foregoing, however, C-3 uses shall be permitted on that portion of Lot 2 of Platte View Farm that is being combined with Lot 1, Kum & Go Store #940 to be replatted as Lot 1 Kum & Go Store #940, 1st Amendment, as depicted and legally described on the attached Exhibit "A".

2. Kum & Go, L.C. shall construct, at its sole cost and expense, the internal access road, as specified on the Final Development Plans, which shall consist of that set of site construction documents originally dated March 24, 2015 and submitted by Kum & Go, L.C. to the City, concurrently with any development on Kum & Go, First Amendment, Lot 1.

3. Except as amended herein, all provisions of the Platte View Farm Development Agreement are hereby ratified and confirmed by the Parties and remain in full force and effect. In the event of any inconsistencies between the Agreement and this First Amendment, this First Amendment shall control.

IN WITNESS WHEREOF, the Parties have executed this First Amendment to the Platte View Farm Development Agreement this ____ day of _____, 2015.

CITY OF BRIGHTON, COLORADO

By: Richard N. McLean, Mayor

ATTEST:

Natalie Hoel, City Clerk

Approved as to Form:

Margaret R. Brubaker, Esq., City Attorney

[SIGNATURES CONTINUED ON NEXT PAGE]

OWNER:

KUM & GO, L.C.,

an Iowa limited liability company

By: Craig Bergstrom

Kum & Go, L.C.

6400 Westown Parkway

West Des Moines, IA 50266

STATE OF Iowa)

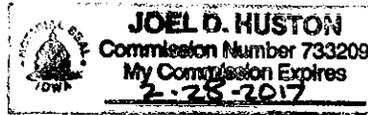
) ss.

COUNTY OF Dallas)

The foregoing instrument was acknowledged before me this 28th day of July, 20 15, by Craig Bergstrom, the CFO for Kum & Go, L.C.

WITNESS my hand and official seal:

[Signature]
Notary Public



My commission expires: 2/28/2017

[SIGNATURES CONTINUED ON NEXT PAGE]

OWNER:

MCC Enterprises, Inc.,
a Colorado corporation

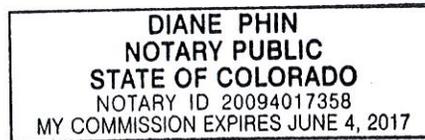
By: Mark Cordova
MCC Enterprises, Inc.

STATE OF COLORADO)
) ss.
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me this 31st day of July,
2015, by Mark Cordova, the owner for
MCC Enterprises, Inc.

WITNESS my hand and official seal:

Diane Phin
Notary Public



My commission expires: 6-4-17

[SIGNATURES CONTINUED ON NEXT PAGE]

California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Francisco

s.s.

On June 22, 2015 before me, Edwin F. Houtkooper Notary Public

Name of Notary Public, Title

personally appeared Mark Hamilton

Name of Signer (1)

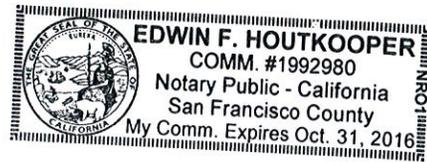
Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Edwin F. Houtkooper
Signature of Notary Public



Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of 1st Amend to Platte View Farm Develop. - Platte View Landring LLC, containing _____ pages, and dated _____.

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-fact
- Corporate Officer(s) CEO
Title(s)

- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: _____

representing: _____
Name(s) of Person(s) Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

- form(s) of identification credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

- Additional Signer Signer(s) Thumbprints(s)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

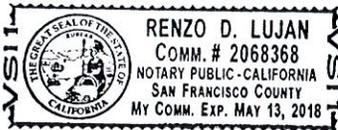
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of SAN FRANCISCO)
On JUNE 23, 2015 before me, RENZO LUJAN, NOTARY PUBLIC,
Date Here Insert Name and Title of the Officer
personally appeared ELAINE DINES
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: AMENDMENT TO DEVELOPMENT AGREEMENT Document Date: 6/23/15
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

OWNER:

15TH & SANCHEZ PLATTE VIEW, LLC

a Delaware limited liability company

By: 15th & Sanchez Partners, L.P.

a California limited partnership

Its: Sole Member and Manager


Mark R. Hamilton, General Partner

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____,
20____, by _____, the _____ for
15th & Sanchez Platte View, LLC.

WITNESS my hand and official seal:

**See Attached
"California All-Purpose Certificate
of Acknowledgement"**

Notary Public

My commission expires: _____

[SIGNATURES CONTINUED ON NEXT PAGE]

California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Francisco

s.s.

On June 22, 2015 before me, Edwin F. Houtkooper Notary Public
Name of Notary Public, Title

personally appeared Marks R. Hamilton
Name of Signer (1)

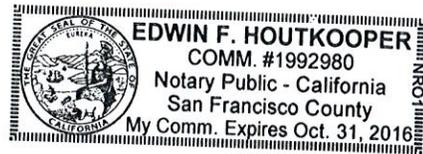
Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Edwin F. Houtkooper
Signature of Notary Public



Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of 1st Amend to Platteview Farm Develop. - 15th Sanchez Platteview LLC containing _____ pages, and dated _____.

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-fact
- Corporate Officer(s) _____
Title(s)
- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: _____

representing: _____
Name(s) of Person(s) Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

- form(s) of identification credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

- Additional Signer Signer(s) Thumbprints(s)

California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Francisco } s.s.

On June 22, 2015 before me, Edwin F. Houtkooper Notary Public,
Name of Notary Public, Title

personally appeared Mark R. Hamilton
Name of Signer (1)

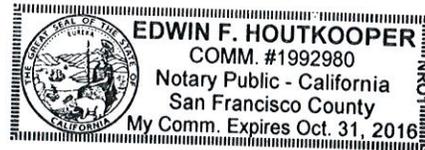
Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Edwin F. Houtkooper
Signature of Notary Public



Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of 1st Amend to Platteview Farm Develop. - Lake South Platteview LLC containing _____ pages, and dated _____.

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-fact
- Corporate Officer(s) _____ Title(s) _____
- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: Manager

representing: _____
Name(s) of Person(s) Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

- form(s) of identification credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

- Additional Signer Signer(s) Thumbprints(s)

California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Francisco

} S.S.

On June 22, 2015 before me, Edwin F. Houtkooper - Notary Public
Name of Notary Public, Title

personally appeared Anthony O. Zaze
Name of Signer (1)

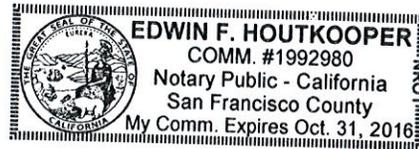
Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Edwin F. Houtkooper
Signature of Notary Public



Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of JAVAN Platte View LLC
First Amend. to Platte View Farm Develop. Agres.

containing _____ pages, and dated _____.

The signer(s) capacity or authority is/are as:

- Individual(s)
 Attorney-in-fact
 Corporate Officer(s) _____
Title(s)

- Guardian/Conservator
 Partner - Limited/General
 Trustee(s) CO
 Other: Manager/Member

representing: _____
Name(s) of Person(s) Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

- form(s) of identification credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

- Additional Signer Signer(s) Thumbprints(s)

California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Francisco

s.s.

On June 24, 2015 before me, Edwin F. Houtkooper - Notary Public
Name of Notary Public, Title

personally appeared James F. Zanze
Name of Signer (1)

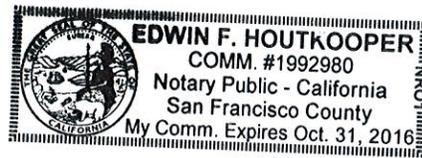
Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Edwin F. Houtkooper
Signature of Notary Public



Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of JAVAN Platte View LLC 1st Amend to Platte View Farm Develop. Agreement containing _____ pages, and dated _____.

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-fact
- Corporate Officer(s) _____ Title(s)
- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: Co-Trustee

representing: _____
Name(s) of Person(s) Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification
Proved to me on the basis of satisfactory evidence: <input type="checkbox"/> form(s) of identification <input type="checkbox"/> credible witness(es)
Notarial event is detailed in notary journal on: Page # _____ Entry # _____
Notary contact: _____
Other
<input type="checkbox"/> Additional Signer <input type="checkbox"/> Signer(s) Thumbprints(s)
<input type="checkbox"/> _____

OWNER:

JAVAN PLATTE VIEW, LLC,
a Delaware limited liability company

By: Javan Properties, LLC
a California limited liability company
Its: Sole Member and Manager

By: _____
Anthony O. Zanze, Manager

By: Anthony O. Zanze, James F. Zanze and William I. Zanze, CO-Trustees of
The Anthony J. Zanze Revocable Trust, dated November 23, 1996
Its: Manager

By: _____
Anthony O. Zanze, Co-Trustee

By: _____
James F. Zanze, Co-Trustee

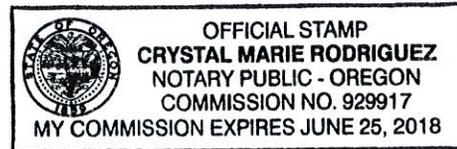
By: William I. Zanze
William I. Zanze, Co-Trustee

STATE OF Oregon)
) ss.
COUNTY OF Multnomah)

The foregoing instrument was acknowledged before me this 26th day of June,
20 15, by William I Zanze, the Co-Trustee for
Javan Platte View, LLC.

WITNESS my hand and official seal:

Crystal Marie Rodriguez
Notary Public



My commission expires: 06/25/2018
[SIGNATURES CONTINUED ON NEXT PAGE]

California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Francisco } s.s.

On June 23, 2015 before me, Edwin F. Houtkooper Notary Public
Name of Notary Public, Title

personally appeared Marks Hamilton
Name of Signer (1)

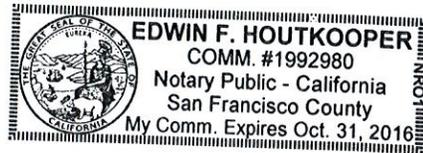
Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Edwin F. Houtkooper
Signature of Notary Public



Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of 1st Amend to Platte View Farm Develop. - Cypress Platte View LLC, containing _____ pages, and dated _____.

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-fact
- Corporate Officer(s) _____
Title(s)
- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: Manager

representing: _____
Name(s) of Person(s) Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
 form(s) of identification credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

Additional Signer Signer(s) Thumbprints(s)

California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Francisco

s.s.

On June 25, 2015 before me, Edwin F. Houtkooper Notary Public
Name of Notary Public, Title

personally appeared Celia Blase
Name of Signer (1)

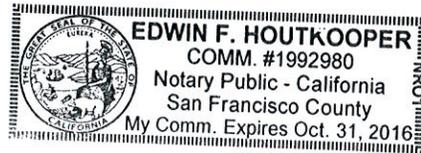
Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Edwin F. Houtkooper
Signature of Notary Public



Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of 1st Amend to Platte View

Farm Develop. for CB Platte View LLC

containing _____ pages, and dated _____.

The signer(s) capacity or authority is/are as:

- Individual(s)
 Attorney-in-fact
 Corporate Officer(s) _____
Title(s)

- Guardian/Conservator
 Partner - Limited/General
 Trustee(s)
 Other: Sole Member/Manager

representing: _____
Name(s) of Person(s) Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

- form(s) of identification credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

- Additional Signer Signer(s) Thumbprints(s)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

OWNER:

PEP PLATTE VIEW, LLC,
a Delaware limited liability company

By: [Signature]
~~Patrice E. Phillips~~

Its: Sole Member and Manager

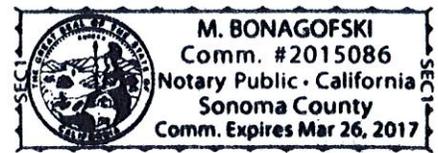
By Linda S. Green, Chapter 7 Trustee of the Patrice
E. Phillips Bankruptcy Estate: 12-12809 AJ

STATE OF California)
) ss.
COUNTY OF Sonoma)

The foregoing instrument was acknowledged before me this 23 day of July,
20 15, by Linda S. Green, the Chapter 7 Trustee for
PEP Platte View, LLC.

WITNESS my hand and official seal:

M. Bonagofski
Notary Public



My commission expires: March 26, 2017

[SIGNATURES CONTINUED ON NEXT PAGE]

California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Francisco } S.S.

On 6/24/2015 before me, Edwin F. Houtkooper - Notary Public
Name of Notary Public, Title

personally appeared John R. Monaco
Name of Signer (1)

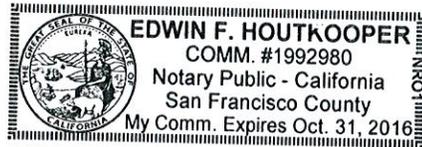
Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Edwin F. Houtkooper
Signature of Notary Public



Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Elm Platte View LLC 1st Amendment to Platte View Farm Develop. Agreec. containing _____ pages, and dated _____.

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-fact
- Corporate Officer(s) _____
Title(s)
- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: _____

representing: _____
Name(s) of Person(s) Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification	
Proved to me on the basis of satisfactory evidence:	
<input type="checkbox"/> form(s) of identification	<input type="checkbox"/> credible witness(es)
Notarial event is detailed in notary journal on:	
Page # _____	Entry # _____
Notary contact: _____	
Other	
<input type="checkbox"/> Additional Signer	<input type="checkbox"/> Signer(s) Thumbprints(s)
<input type="checkbox"/> _____	

California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Francisco } s.s.

On 7/10/15 before me, Edwin F. Houtkooper - Notary Public
Name of Notary Public, Title

personally appeared Robert J. Heil
Name of Signer (1)

Rosemary E. Heil
Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Edwin F. Houtkooper
Signature of Notary Public



Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of 1st Amend. to

Platte View Farm Devel. Agree

containing _____ pages, and dated _____.

The signer(s) capacity or authority is/are as:

- Individual(s)
 Attorney-in-fact
 Corporate Officer(s) _____
Title(s)

- Guardian/Conservator
 Partner - Limited/General
 Trustee(s)

Other: Sole Member/Manager

representing: _____
Name(s) of Person(s) Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

- form(s) of identification credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

- Additional Signer Signer(s) Thumbprints(s)

CERTIFICATE OF ACKNOWLEDGMENT

California All-Purpose Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Contra Costa

On 6-22-15 before me, M. MARCUCCI, Notary Public,
Date Name of Officer

personally appeared ANITA E. SCHEFFEL,
Name of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

M. Marcucci

Signature of Notary Public



Place Notary Seal Above

Description of Attached Document

Title or Type of Document: FIRST AMENDMENT TO PLATTE VIEW FARM DEVELOPMENT

Document Date: 6-22-15 Number of Pages: 18

Signers(s) other than named above: _____

California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Francisco } S.S.

On 6/23/2015 before me, Edwin F. Houtkooper - Notary Public
Name of Notary Public, Title

personally appeared Dan Waldman
Name of Signer (1)

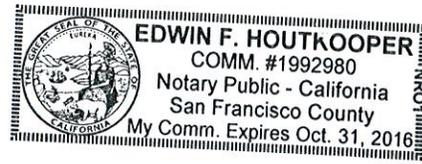
Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Edwin F. Houtkooper
Signature of Notary Public



Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of DRW Platteview LLC 1st Amend. to Platte View Farm Develop. Agreement

containing _____ pages, and dated _____.

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-fact
- Corporate Officer(s) _____
Title(s)
- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: _____

representing: _____
Name(s) of Person(s) Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
 form(s) of identification credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

Additional Signer Signer(s) Thumbprints(s)

OWNER:

RPS PLATTE VIEW, LLC,
a Delaware limited liability company

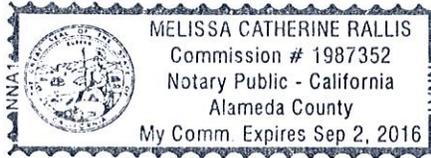
By: *Richard P. Spencer*
Richard P. Spencer
Its: Sole Member and Manager

STATE OF CALIFORNIA)
) ss.
COUNTY OF ALAMEDA)

The foregoing instrument was acknowledged before me this 24 day of JUNE,
2015, by RICHARD P. SPENCER, the SOLE MEMBER, for
RPS Plate View, LLC.

WITNESS my hand and official seal:

Melissa Catherine Rallis
Notary Public



My commission expires: * PLEASE SEE CA. NOTARY SEAL "ATTACHED"

[SIGNATURES CONTINUED ON NEXT PAGE]

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of ALAMEDA)

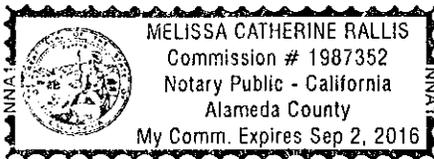
On 6/24/2015 before me, MELISSA CATHERINE RALLIS (Notary)
Date Here Insert Name and Title of the Officer

personally appeared RICHARD P. SPENCER
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Melissa Catherine Rallis
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: 1st AMENDMENT TO THE PLATIN VIEW FALLS DEVELOPMENT AGREEMENT Document Date: RE - SIGNATURE
Number of Pages: 1 Signer(s) Other Than Named Above: RE - SIGNATURE

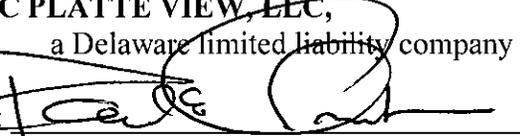
Capacity(ies) Claimed by Signer(s)

Signer's Name: RICHARD P. SPENCER
 Corporate Officer -- Title(s): _____
 Partner -- Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: SOLE MEMBER
Signer Is Representing: R. Spencer

Signer's Name: _____
 Corporate Officer -- Title(s): _____
 Partner -- Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

OWNER:

PEC PLATTE VIEW, LLC,
a Delaware limited liability company

By: 

Paul E. Chambers

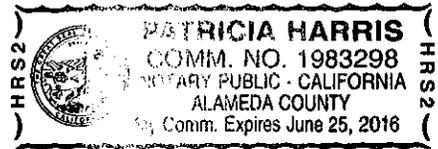
Its: Sole Member and Manager

STATE OF California)
COUNTY OF Alameda) ss.

The foregoing instrument was acknowledged before me this 24th day of June,
2015, by Paul chambers, the _____ for
PEC Platte View, LLC.

WITNESS my hand and official seal:

Patricia Harris
Notary Public



My commission expires: June 25, 2016

[SIGNATURES CONTINUED ON NEXT PAGE]

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Alameda }

On June 24, 2015 before me, Patricia Harris, Notary Public
(Here insert name and title of the officer)

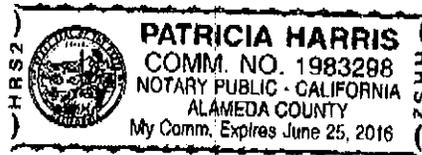
personally appeared Paul Chambers,
 who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Patricia Harris
 Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
 Corporate Officer

 (Title)

- Partner(s)
 Attorney-in-Fact
 Trustee(s)
 Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~ - is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Francisco

S.S.

On 7/9/2015 before me, Edwin F. Houtkooper - Notary Public
Name of Notary Public, Title

personally appeared Ronald A. Weis's
Name of Signer (1)

Jocelyn R. Weis's
Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]
Signature of Notary Public



Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of 1st Amendment to PlatteView Farm Development Agree.
containing _____ pages, and dated _____.

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-fact
- Corporate Officer(s) _____
Title(s)
- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: _____

representing: _____
Name(s) of Person(s) Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
 form(s) of identification credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

Additional Signer Signer(s) Thumbprints(s)

California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Francisco } s.s.

On June 22, 2015 before me, Edwin F. Houtkooper Notary Public,
Name of Notary Public, Title

personally appeared Mark Hamilton
Name of Signer (1)

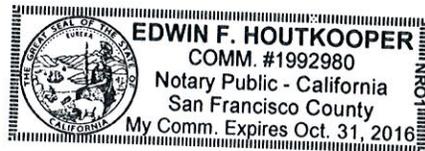
Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Edwin F. Houtkooper
Signature of Notary Public



Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of 1st Amend to Platteview Farm Develop.

containing _____ pages, and dated _____.

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-fact
- Corporate Officer(s) _____
Title(s)

- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: Manager

representing: _____
Name(s) of Person(s) Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

- form(s) of identification credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

- Additional Signer Signer(s) Thumbprints(s)

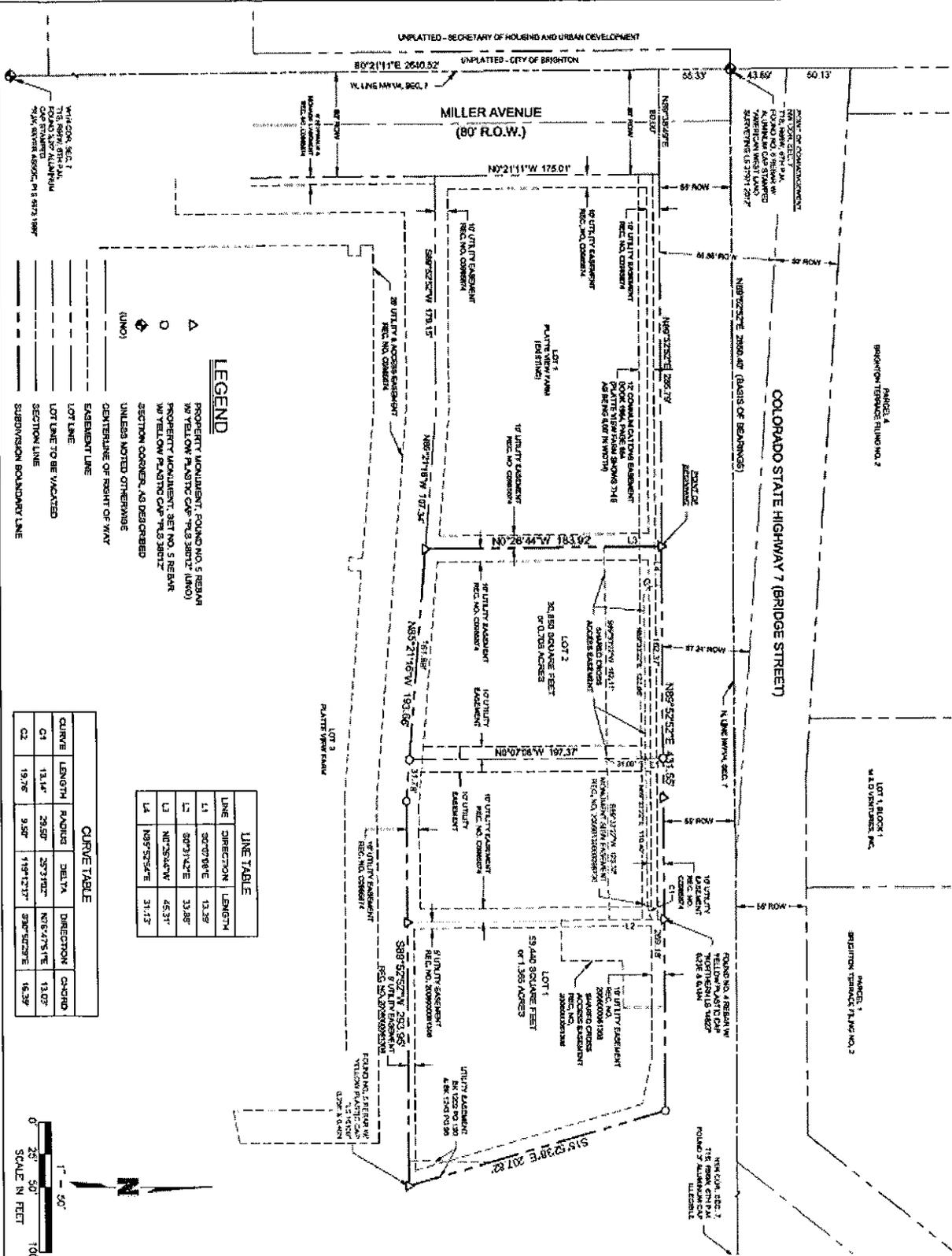
EXHIBIT A

THE PLAT

[Plat follows on next two (2) pages]

KUM & GO STORE #940, 1ST AMENDMENT

A REPLAT OF LOT 1, KUM & GO STORE #940 AND LOT 2, PLATTE VIEW FARM SITUATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO



LEGEND

- ▲ PROPERTY MONUMENT FOUND NO. 5 BEHIND 10' YELLOW PLASTIC CAP TIES (2012, 1880)
- PROPERTY MONUMENT, SET NO. 5 BEHIND 10' YELLOW PLASTIC CAP TIES (2012)
- ◆ UNLESS NOTED OTHERWISE CENTERLINE OF RIGHT OF WAY
- EASEMENT LINE
- LOT LINE
- LOT LINE TO BE VACATED
- SECTION LINE
- SUBDIVISION BOUNDARY LINE

LINE TABLE			
LINE	DIRECTION	LENGTH	
L1	S87°07'08"E	13.25'	
L2	S09°31'42"E	33.85'	
L3	N02°38'44"W	45.31'	
L4	N85°25'54"E	31.13'	

CURVE TABLE					
CURVE	LENGTH	RAJUS	DELTA	DIRECTION	CHORD
C1	13.14'	28.85'	25°31'02"	N16°47'51"E	13.07'
C2	19.78'	9.50'	118°42'17"	S20°52'28"E	16.29'

