

Location:
G:\Tuttle\22363-PORTEOS\SURVEY\Alta09-15\Alta09-15.dwg

Drawn By:
Archert

Job Number:
23363.C.88

Sheet Number:
1 OF 5

Project Manager:
R. NOBBE

Surveyed By:
EH

Plot Date:
10/01/15 Archert

ALTA/ACSM LAND TITLE SURVEY

ORTEOS

PARCELS OF LAND LOCATED IN THE SW1/4 SECTION 4, S1/2 SECTION 5, N1/2 SECTION 8, SW1/4 SECTION 8, W1/2 SECTION 9, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

LEGAL DESCRIPTION

PARCEL PA-1

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN SAID POINT BEING THE POINT OF BEGINNING;
THENCE ALONG THE NORTHERLY LINE OF THE SAID SOUTHWEST QUARTER S89°40'09"E A DISTANCE OF 1012.71 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF JACKSON GAP STREET RECORDED NOVEMBER 01, 2013 AT RECEPTION NO. 2013000094501;
THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE S00°19'51"W A DISTANCE OF 747.04 FEET TO A POINT OF CURVATURE;
THENCE 336.65 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 792.00 FEET, A CENTRAL ANGLE OF 24°21'15" AND A CHORD WHICH BEARS S11°50'47"E A DISTANCE OF 334.12 FEET;
THENCE S54°07'43"W A DISTANCE OF 331.06 FEET;
THENCE N89°59'19"W A DISTANCE OF 806.30 FEET TO A POINT ON THE WESTERLY LINE OF SAID SOUTHWEST QUARTER OF SECTION 5;
THENCE ALONG SAID WESTERLY LINE N00°06'29"W A DISTANCE OF 1273.71 FEET TO THE POINT OF BEGINNING.

ORTEOS

PARCEL PA-2

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN THENCE ALONG THE WESTERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5, S00°06'29"E A DISTANCE OF 1273.71 FEET TO THE POINT OF BEGINNING;
THENCE S89°59'19"E A DISTANCE OF 806.30 FEET;
THENCE N54°07'43"E A DISTANCE OF 331.06 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF JACKSON GAP STREET RECORDED NOVEMBER 01, 2013 AT RECEPTION NO. 2013000094501;
THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) CONSECUTIVE COURSES;
1.) 483.65 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 792.00 FEET, A CENTRAL ANGLE OF 34°59'20" AND A CHORD WHICH BEARS S41°31'05"E A DISTANCE OF 476.17 FEET TO A POINT OF TANGENCY;
2.) THENCE S59°00'45"E A DISTANCE OF 294.80 FEET TO A POINT OF CURVATURE;
3.) THENCE 731.86 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 708.00 FEET, A CENTRAL ANGLE OF 59°13'35" AND A CHORD WHICH BEARS S29°23'57"E A DISTANCE OF 699.70 FEET;
4.) THENCE S00°12'50"W A DISTANCE OF 465.46 FEET;
THENCE N89°47'10"W A DISTANCE OF 1982.08 FEET TO A POINT ON THE WESTERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5;
THENCE ALONG SAID WESTERLY LINE OF SECTION 5 N00°06'29"W A DISTANCE OF 1382.14 FEET TO THE POINT OF BEGINNING.

ORTEOS

PARCEL PA-3

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN THENCE ALONG THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5, S89°40'09"E A DISTANCE OF 1096.71 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE EXTENDED OF JACKSON GAP STREET RECORDED NOVEMBER 01, 2013 AT RECEPTION NO. 2013000094501; THENCE S00°19'51"W ALONG SAID RIGHT-OF-WAY LINE EXTENDED A DISTANCE OF 497.99 FEET TO THE SOUTHWESTERLY MOST CORNER OF LOT 1, BLOCK 1, PORTEOS SUBDIVISION FILING NO. 1 RECORDED NOVEMBER 01, 2013 AT RECEPTION NO. 2013000094501 AND THE POINT OF BEGINNING;
THENCE ALONG THE SOUTHWESTERLY MOST LINE OF SAID LOT 1, BLOCK 1 THE FOLLOWING THREE (3) CONSECUTIVE COURSES;
1.) S89°40'09"E A DISTANCE OF 73.17 FEET;
2.) THENCE S59°00'45"E A DISTANCE OF 962.38 FEET TO A POINT OF CURVATURE;
3.) THENCE 719.95 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1395.00 FEET, A CENTRAL ANGLE OF 29°34'06" AND A CHORD WHICH BEARS S44°13'42"E A DISTANCE OF 711.95 FEET;
THENCE 701.78 FEET CONTINUING ALONG SAID ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1395.00 FEET, A CENTRAL ANGLE OF 28°49'25" AND A CHORD WHICH BEARS S15°01'56"E A DISTANCE OF 694.40 FEET THENCE S00°15'37"E A DISTANCE OF 486.04 FEET;
THENCE S00°37'40"E A DISTANCE OF 29.45 FEET;
THENCE 248.49 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1000.00 FEET, A CENTRAL ANGLE OF 14°14'14" AND A CHORD WHICH BEARS N82°40'03"W A DISTANCE OF 247.85 FEET TO A POINT OF TANGENCY; THENCE N89°47'10"W A DISTANCE OF 354.35 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID JACKSON GAP STREET;
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) CONSECUTIVE COURSES;
1.) N00°12'50"E A DISTANCE OF 465.46 FEET TO A POINT OF CURVATURE;
2.) THENCE 818.69 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 792.00 FEET, A CENTRAL ANGLE OF 59°13'35" AND A CHORD WHICH BEARS N29°23'57"W A DISTANCE OF 782.72 FEET;
3.) THENCE N59°00'45"W A DISTANCE OF 294.80 FEET TO A POINT OF CURVATURE; 4.) THENCE 733.30 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 708.00 FEET, A CENTRAL ANGLE OF 59°20'35" AND A CHORD WHICH BEARS N29°20'27"W A DISTANCE OF 700.96 FEET;
2.) THENCE N00°19'51"E A DISTANCE OF 249.04 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION (CONT.)

ORTEOS

PARCEL PA-5

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 5, AND THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN THENCE ALONG THE NORTHERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5, S89°40'06"E A DISTANCE OF 671.03 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING ALONG THE SAID NORTHERLY LINE OF SECTION 5, S89°40'06"E A DISTANCE OF 1767.81 FEET;
THENCE S00°02'15"W A DISTANCE OF 468.87 FEET TO A POINT OF CURVATURE;
THENCE 260.23 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 29°49'13" AND A CHORD WHICH BEARS S14°52'22"E A DISTANCE OF 257.30 FEET TO A POINT OF TANGENCY;
THENCE S29°46'58"E A DISTANCE OF 324.40 FEET TO A POINT OF CURVATURE;
THENCE 260.00 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 29°47'39" AND A CHORD WHICH BEARS S14°53'09"E A DISTANCE OF 257.08 FEET TO A POINT OF TANGENCY;
THENCE S00°00'41"W A DISTANCE OF 1305.23 FEET;
THENCE S89°53'52"W A DISTANCE OF 2719.92 FEET;
THENCE N00°15'37"W A DISTANCE OF 406.10 FEET TO A POINT OF CURVATURE;
THENCE 701.78 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1395.00 FEET, A CENTRAL ANGLE OF 28°49'25" AND A CHORD WHICH BEARS N15°01'56"W A DISTANCE OF 694.40 FEET;
THENCE S89°40'06"E A DISTANCE OF 841.44 FEET; THENCE N00°00'00"W A DISTANCE OF 1496.02 FEET TO THE POINT OF BEGINNING.

ORTEOS

PARCEL PA-6

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5, SOUTHWEST QUARTER OF SECTION 4 AND THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND THE POINT OF BEGINNING;
THENCE ALONG THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 4, S00°30'43"E A DISTANCE OF 2665.57 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 4;
THENCE ALONG THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, S00°27'07"E A DISTANCE OF 1808.70 FEET;
THENCE N89°59'19"W A DISTANCE OF 2602.94 FEET;
THENCE N00°00'41"E A DISTANCE OF 3214.29 FEET TO A POINT OF CURVATURE;
THENCE 260.00 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 29°47'39" AND A CHORD WHICH BEARS N14°53'09"W A DISTANCE OF 257.08 FEET TO A POINT OF TANGENCY;
THENCE N29°46'58"W A DISTANCE OF 324.40 FEET TO A POINT OF CURVATURE;
THENCE 260.23 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 29°49'13" AND A CHORD WHICH BEARS N14°52'22"W A DISTANCE OF 257.30 FEET TO A POINT OF TANGENCY;
THENCE N00°02'15"E A DISTANCE OF 468.87 FEET TO A POINT ON THE NORTHERLY LINE OF SAID SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN;
THENCE ALONG SAID NORTHERLY LINE OF SECTION 5, S89°40'06"E A DISTANCE OF 216.63 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 5;
THENCE ALONG THE NORTHERLY LINE OF SAID SOUTHWEST QUARTER OF SECTION 4, N89°43'05"E A DISTANCE OF 2640.54 FEET TO THE POINT OF BEGINNING.

ORTEOS

PARCEL PA-7

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5, SOUTHWEST QUARTER OF SECTION 4, NORTHWEST QUARTER OF SECTION 9 AND THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND THE POINT OF BEGINNING;
THENCE ALONG THE WESTERLY LINE OF SAID SOUTHEAST QUARTER OF SAID SECTION 5, N00°15'37"W A DISTANCE OF 79.95 FEET;
THENCE N89°53'52"E A DISTANCE OF 2719.92 FEET;
THENCE S00°00'41"W A DISTANCE OF 1909.07 FEET;
THENCE N89°59'19"W A DISTANCE OF 314.27 FEET TO A POINT OF CURVATURE;
THENCE 785.40 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1000.00 FEET, A CENTRAL ANGLE OF 45°00'00" AND A CHORD WHICH BEARS N67°29'19"W A DISTANCE OF 765.37 FEET TO A POINT OF TANGENCY;
THENCE N44°56'19"W A DISTANCE OF 1753.74 FEET TO A POINT OF CURVATURE;
THENCE 533.37 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1000.00 FEET, A CENTRAL ANGLE OF 30°33'36" AND A CHORD WHICH BEARS N60°16'08"W A DISTANCE OF 527.07 FEET TO A POINT ON THE EASTERLY LINE OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 3, SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN;
THENCE ALONG THE EASTERLY LINE OF THE SAID SECTION 8, N00°37'40"W A DISTANCE OF 29.45 FEET TO THE POINT OF BEGINNING.

ORTEOS

PARCEL PA-8A

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5 AND THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND THE POINT OF BEGINNING;
THENCE ALONG THE WESTERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8, N00°46'23"W A DISTANCE OF 2655.84 FEET;
THENCE S89°47'10"E A DISTANCE OF 1325.48 FEET;
THENCE S00°16'42"W A DISTANCE OF 2656.74 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID NORTHWEST QUARTER OF SECTION 8;
THENCE ALONG THE SAID SOUTHERLY LINE OF THE NORTHWEST QUARTER, SECTION 8, N89°43'41"W A DISTANCE OF 1276.73 FEET TO THE POINT OF BEGINNING.

SHEET 1 OF 5

LEGAL DESCRIPTION (CONT.)

ORTEOS

PARCEL PA-8B-1

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5 AND THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN THENCE ALONG THE SOUTHERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8, S89°43'41"E A DISTANCE OF 1276.73 FEET TO THE POINT OF BEGINNING;
THENCE N00°16'42"E A DISTANCE OF 2656.74 FEET;
THENCE S89°47'10"E A DISTANCE OF 656.60 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF JACKSON GAP STREET RECORDED NOVEMBER 01, 2013 AT RECEPTION NO. 2013000094501;
THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE S00°12'50"W A DISTANCE OF 2657.40 FEET TO A POINT ON THE SOUTHERLY LINE OF THE SAID NORTHWEST QUARTER OF SECTION 8;
THENCE ALONG SAID SOUTHERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 8, N89°43'41"W A DISTANCE OF 659.60 FEET TO THE POINT OF BEGINNING.

ORTEOS

PARCEL PA-8B-2

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND THE POINT OF BEGINNING;
THENCE ALONG THE SOUTHERLY LINE OF SAID NORTHWEST QUARTER OF SECTION 8, N89°43'41"W A DISTANCE OF 638.89 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF JACKSON GAP STREET RECORDED NOVEMBER 01, 2013 AT RECEPTION NO. 2013000094501;
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N00°12'50"E A DISTANCE OF 1060.73 FEET TO A POINT OF CURVATURE;
THENCE 344.44 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 798.05 FEET, A CENTRAL ANGLE OF 24°43'44" AND A CHORD WHICH BEARS S31°03'56"E A DISTANCE OF 341.77 FEET;
THENCE S44°52'35"E A DISTANCE OF 342.16 FEET TO A POINT OF CURVATURE;
THENCE 575.31 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 745.00 FEET, A CENTRAL ANGLE OF 44°14'44" AND A CHORD WHICH BEARS S22°45'13"E A DISTANCE OF 561.12 FEET;
THENCE S00°37'40"E A DISTANCE OF 11.09 FEET TO THE POINT OF BEGINNING.

ORTEOS

PARCEL PA-9A

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5 AND THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN THENCE ALONG THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8, S00°37'40"E A DISTANCE OF 29.45 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID EASTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 8, S00°37'40"E A DISTANCE OF 2616.62 FEET;
THENCE 575.31 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 745.00 FEET, A CENTRAL ANGLE OF 44°14'44" AND A CHORD WHICH BEARS N22°45'13"W A DISTANCE OF 561.12 FEET;
THENCE N44°52'35"W A DISTANCE OF 342.16 FEET;
THENCE 344.44 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 798.05 FEET, A CENTRAL ANGLE OF 24°43'44" AND A CHORD WHICH BEARS N31°03'56"W A DISTANCE OF 341.77 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF JACKSON GAP STREET RIGHT-OF-WAY RECORDED NOVEMBER 01, 2013 AT RECEPTION NO. 2013000094501;
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N00°12'50"E A DISTANCE OF 1596.76 FEET;
THENCE S89°47'10"E A DISTANCE OF 354.35 FEET TO A POINT OF CURVATURE;
THENCE 248.49 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1000.00 FEET, A CENTRAL ANGLE OF 14°14'14" AND A CHORD WHICH BEARS S82°40'03"E A DISTANCE OF 247.85 FEET TO THE POINT OF BEGINNING.

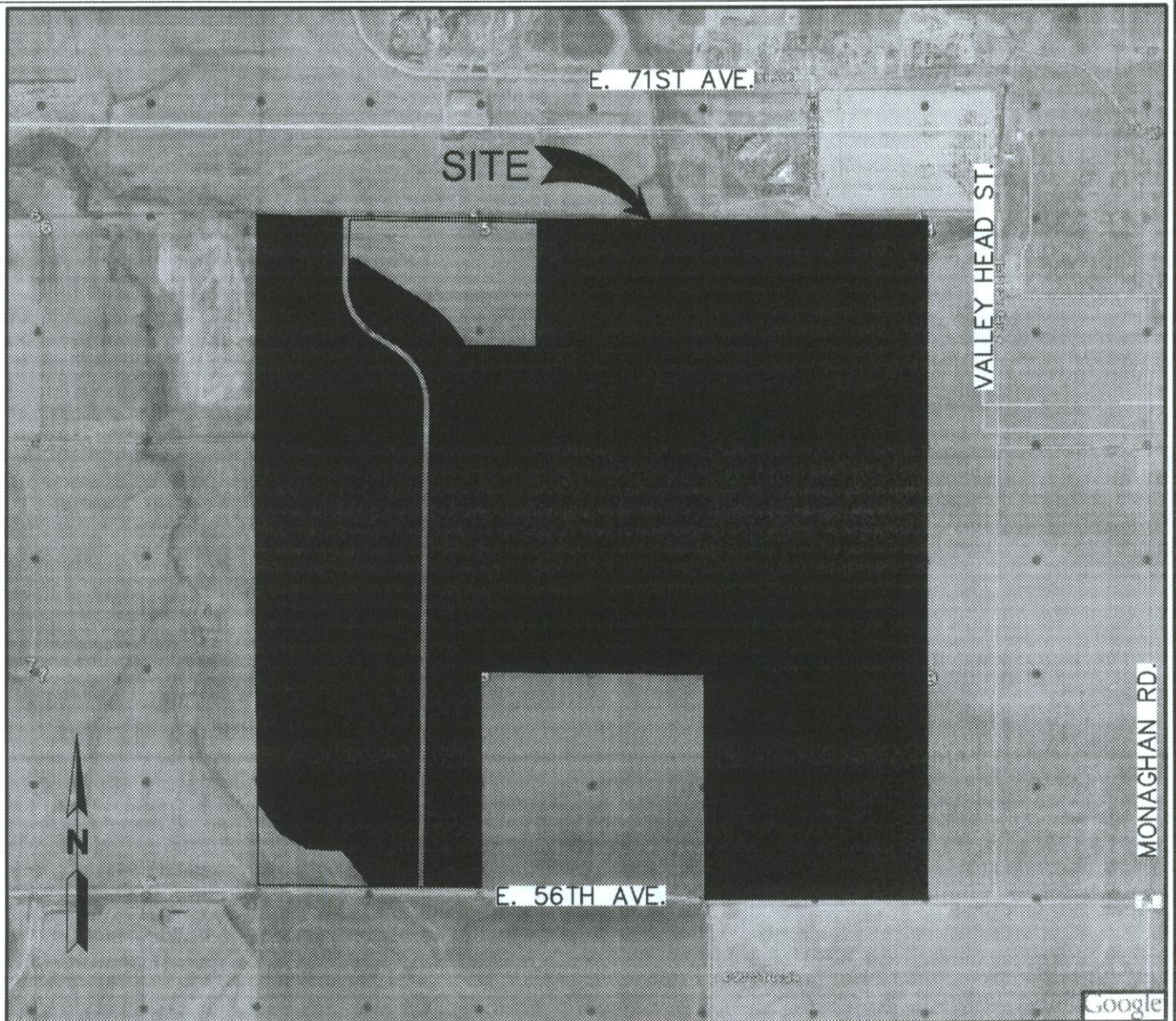
ORTEOS

PARCEL PA-9B

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 8 AND THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND THE POINT OF BEGINNING;
THENCE ALONG THE WESTERLY LINE OF THE NORTHEAST QUARTER OF SECTION 8, N00°37'40"W A DISTANCE OF 2627.70 FEET;
THENCE 533.37 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1000.00 FEET, A CENTRAL ANGLE OF 30°33'36" AND A CHORD WHICH BEARS S60°16'08"E A DISTANCE OF 527.07 FEET;
THENCE S44°59'19"E A DISTANCE OF 1753.74 FEET;
THENCE 785.40 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1000.00 FEET, A CENTRAL ANGLE OF 45°00'00" AND A CHORD WHICH BEARS S67°29'19"E A DISTANCE OF 765.37 FEET;
THENCE S89°59'19"E A DISTANCE OF 314.27 FEET;
THENCE S00°00'41"W A DISTANCE OF 844.98 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID NORTHWEST QUARTER OF SECTION 9;
THENCE ALONG SAID SOUTHERLY LINE, S89°59'53"W A DISTANCE OF 38.02 FEET TO THE EAST QUARTER CORNER OF SAID NORTHEAST QUARTER OF SAID SECTION 8;
THENCE ALONG THE SOUTHERLY LINE OF SAID NORTHEAST QUARTER OF SECTION 8, N89°44°07"W A DISTANCE OF 2651.89 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTIONS (CONT. ON SHEET 2 OF 5)



*THIS MAP IS PROVIDED BY GOOGLE EARTH PRO AND IS USED FOR PROJECT REFERENCE ONLY. IT IS TO BE USED ONLY FOR PURPOSES PERMITTED BY ANY APPLICABLE LAW AND THE TERMS OF THE LICENSE AGREEMENT BETWEEN MARTIN/MARTIN, INC. AND GOOGLE. THIS MAP MAY NOT BE COPIED OR MODIFIED.

VICINITY MAP

NTS

FLOOD CERTIFICATION

BY GRAPHIC PLOTTING ONLY THIS PROPERTY IS IN FLOOD ZONE X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER THE FLOOD INSURANCE RATE MAP FOR THE COUNTY OF ADAMS, STATE OF COLORADO, PANEL NUMBERS 08001C0655H AND 08001C0660H, DATED MARCH 05, 2007.

ZONING

NO PZR REPORT WAS SUPPLIED BY THE INSURER.

PARKING

THERE ARE NO MARKED PARKING SPACES ON SUBJECT PROPERTY.

BASIS OF BEARINGS

BEARINGS ARE BASED ON BEARINGS ARE BASED ON THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND ASSUMED TO BEAR S89°40'09"E AS MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP PLS #23527 AT THE WEST QUARTER CORNER AND A FOUND 3-1/4" ALUMINUM CAP PLS #27275 AT THE CENTER QUARTER CORNER.

INDEXING STATEMENT

DEPOSITED THIS _____ DAY OF _____, 20____ AT _____ .M., IN BOOK _____ OF THE COUNTY SURVEYOR'S LAND SURVEY/RIGHT-OF-WAY SURVEYS AT PAGE(S) _____, RECEPTION NUMBER _____

SURVEYOR'S CERTIFICATION

TO: WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, ACP DIS 1287 INVESTORS, LLC, A COLORADO LIMITED LIABILITY COMPANY AND FIDELITY NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 10(b), 11(b), 13, 16, 17, 18, 19, 20(a) AND 20(b) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER ??, 2015.



RICHARD A. NOBBE
PLS #23899
FOR AND ON BEHALF OF
MARTIN/MARTIN, INC.

NOTICE

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON A DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THIS CERTIFICATION SHOWN HEREON.

OCTOBER 01, 2015



Location:
G:\Tuttle\22363-PORTEOS\SURVEY\Alta09-15\Alta09-15.dwg

Drawn By:
Arehart

Job Number:
22363.C.88

Sheet Number:
2 OF 5

Project Manager:
R. NOBBE

Surveyed By:
EH

Plot Date:
10/01/15

Arehart

ALTA/ACSM LAND TITLE SURVEY

PORTEOS

PARCELS OF LAND LOCATED IN THE SW1/4 SECTION 4, S1/2 SECTION 5, N1/2 SECTION 8, SW1/4 SECTION 8, W1/2 SECTION 9, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

LEGAL DESCRIPTION (CONT.)

PORTEOS
PARCEL PA-10A

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND THE POINT OF BEGINNING;
THENCE ALONG THE NORTHERLY LINE OF SAID SOUTHWEST QUARTER OF SECTION 8, S89°43'41"E A DISTANCE OF 1276.73 FEET;
THENCE S00°05'42"E A DISTANCE OF 2435.59 FEET;
THENCE N38°06'31"W A DISTANCE OF 397.30 FEET;
THENCE N87°55'13"W A DISTANCE OF 415.66 FEET;
THENCE N60°19'04"W A DISTANCE OF 385.11 FEET;
THENCE N35°42'39"W A DISTANCE OF 452.42 FEET TO A POINT ON THE WESTERLY LINE OF SAID SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN;
THENCE ALONG SAID WESTERLY LINE OF SAID SOUTHWEST QUARTER OF SECTION 8, N00°47'32"W A DISTANCE OF 1556.03 FEET TO THE POINT OF BEGINNING.

PORTEOS
PARCEL PA-10B

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN THENCE ALONG THE NORTHERLY LINE OF SAID SOUTHWEST QUARTER OF SECTION 8, S89°43'41"E A DISTANCE OF 1276.73 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID NORTHERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 8, S89°43'41"E A DISTANCE OF 659.60 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF JACKSON GAP STREET RECORDED NOVEMBER 01, 2013 AT RECEPTION NO. 2013000094501;
THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) CONSECUTIVE COURSES:
1.) S00°12'50"W A DISTANCE OF 2519.62 FEET TO A POINT OF CURVATURE;
2.) THENCE 39.27 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD WHICH BEARS S45°12'50"W A DISTANCE OF 35.36 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 56TH AVENUE;
THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE N89°47'10"W A DISTANCE OF 534.74 FEET;
THENCE N38°06'31"W A DISTANCE OF 139.87 FEET;
THENCE N00°05'42"W A DISTANCE OF 2435.59 FEET TO THE POINT OF BEGINNING.

PORTEOS
PARCEL PA-11

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND THE POINT OF BEGINNING;
THENCE ALONG THE EASTERLY LINE OF SAID SOUTHWEST QUARTER OF SECTION 8, S00°37'51"E A DISTANCE OF 2544.16 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 56TH AVENUE;
THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE N89°47'10"W A DISTANCE OF 651.39 FEET TO POINT OF CURVATURE ON THE EASTERLY RIGHT-OF-WAY LINE OF JACKSON GAP STREET RECORDED NOVEMBER 01, 2013 AT RECEPTION NO. 2013000094501;
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) CONSECUTIVE COURSES:
1.) 39.27 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD WHICH BEARS N44°47'10"W A DISTANCE OF 35.36 FEET TO A POINT OF TANGENCY;
2.) THENCE N00°12'50"E A DISTANCE OF 2519.53 FEET TO A POINT ON THE NORTHERLY LINE OF SAID SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN;
THENCE ALONG SAID NORTHERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 8, S89°43'41"E A DISTANCE OF 638.89 FEET TO THE POINT OF BEGINNING.

PORTEOS
PARCEL PA-12

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND THE POINT OF BEGINNING; THENCE ALONG THE SOUTHERLY LINE THE SOUTHWEST QUARTER OF SECTION 9,
THENCE ALONG THE SOUTHERLY LINE OF SAID SOUTHWEST QUARTER OF SECTION 9, S89°56'59"W A DISTANCE OF 2639.21 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 9;
THENCE ALONG THE WESTERLY LINE OF SAID SOUTHWEST QUARTER OF SECTION 9, N00°37'54"W A DISTANCE OF 2651.38 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 9;
THENCE ALONG THE NORTHERLY LINE OF SAID SOUTHWEST QUARTER OF SAID SECTION 9, N89°59'53"E A DISTANCE OF 38.02 FEET;
THENCE N00°00'41"E A DISTANCE OF 844.98 FEET;
THENCE S89°59'19"E A DISTANCE OF 2602.94 FEET TO A POINT ON THE EASTERLY LINE OF SAID NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN;
THENCE ALONG SAID EASTERLY LINE OF SECTION 9, S00°27'07"E A DISTANCE OF 844.41 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 9;
THENCE ALONG THE EASTERLY LINE OF SAID SOUTHWEST QUARTER OF SECTION 9, S00°26'48"E A DISTANCE OF 2649.07 FEET TO THE POINT OF BEGINNING.

NOTES

- THIS SURVEY DOES NOT CONSTITUTE A TITLE OR OWNERSHIP SEARCH BY MARTIN/MARTIN ENGINEERING. ALL OWNERSHIP, EASEMENT AND PUBLIC RECORD INFORMATION WAS BASED ON THE TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 508-F0528270-017-017, WITH AN EFFECTIVE DATE OF SEPTEMBER 02, 2015 AT 7:00 A.M.
- FIELD WORK WAS DONE SEPTEMBER 2015.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-580, C.R.S.
- NO DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES.
- NO ADDRESS DISCLOSED IN RECORD DOCUMENTS OR OBSERVED WHILE CONDUCTING THE SURVEY.
- NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING, BUILDING CONSTRUCTION OR BUILDING REPAIRS.
- NO KNOWN CHANGES IN STREET RIGHT-OF-WAY COMPLETED OR PROPOSED.
- NO OBSERVABLE EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- WETLANDS: THERE ARE POTENTIAL WETLANDS LOCATED ON SUBJECT PROPERTY BASED ON A SITE VISIT BY ERO RECOURSES CORPORATION. THE PRESENCE OF WETLAND VEGETATION AND BOUNDARIES ARE APPROXIMATE AND HAVE NOT BEEN FIELD DELINEATED AND CAN ONLY BE RELIED UPON FOR GENERAL INFORMATION PURPOSES. (AS SHOWN ON SHEET 4 OF 5)

TITLE COMMITMENT SCHEDULE B-2 EXCEPTIONS

- PROPERTY IS SUBJECT TO ANY EXISTING LEASES OR TENANCIES, AND ANY AND ALL PARTIES CLAIMING BY, THROUGH OR UNDER SAID LESSEES. (NOT SURVEY RELATED)
- PROPERTY IS SUBJECT TO THE RESERVATION OF "ALL MINERAL LANDS" AS SET FORTH IN UNITED STATES PATENT RECORDED MARCH 7, 1892, PATENT NO. 35 AND APRIL 9, 1902, PATENT NO. 74.
- PROPERTY IS SUBJECT TO THE RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATEN RECORDED OCTOBER 14, 1891, IN BOOK A24 AT PAGE 152 (SW1/4 OF SECTION 8), APRIL 4, 1893 IN BOOK A24 AT PAGE 252 (NE1/4 OF SECTION 8) AND MARCH 23, 1904 IN BOOK 16 AT PAGE 134 (NW1/4 OF SECTION 8).
- PROPERTY IS SUBJECT TO THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM, SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AND A RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED JUNE 13, 1892 IN BOOK A25 AT PAGE 456. (SW1/4 OF SECTION 4)
- PROPERTY IS SUBJECT TO THE RESERVATIONS BY THE UNION PACIFIC LAND COMPANY OF (1) ALL OIL, COAL AND OT79ER MINERALS UNDERLYING THE LAND, (2) THE EXCLUSIVE RIGHT TO PROSPECT FOR, MINE AND REMOVE OIL, COAL AND OTHER MINERALS, AND (3) THE RIGHT TO INGRESS AND EGRESS AND REGRESS TO PROSPECT FOR, MINE AND REMOVE OIL, COAL AND OTHER MINERALS, ALL AS CONTAINED IN DEED RECORDED DECEMBER 18, 1907 IN BOOK 25 AT PAGE 190, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.
NOTE: QUITCLAIM DEED IN CONNECTION THEREWITH RECORDED APRIL 14, 1971 IN BOOK 1684 AT PAGE 281.
NOTE: MINERAL DEED IN CONNECTION THEREWITH RECORDED FEBRUARY 25, 1972 IN BOOK 1782 AT PAGE 507.
NOTE: RELEASE AND QUITCLAIM DEED IN CONNECTION THEREWITH RECORDED NOVEMBER 23, 1998 IN BOOK 5547 AT PAGE 272.
NOTE: RELINQUISHMENT AND QUITCLAIM RECORDED JUNE 19, 2015 AT RECEPTION NO. 2015000047630. (AFFECTS SECTION 5)
- PROPERTY IS SUBJECT TO THE RESERVATION OF OIL GAS AND OTHER MINERALS AS SET FORTH IN WARRANTY DEED RECORDED DECEMBER 6, 1949 IN BOOK 385 AT PAGE 324, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. (AFFECTS SECTION 8, THE SE1/4 OF SECTION 5 AND THE SW1/4 OF SECTION 4)
- PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE SURFACE OWNER'S AGREEMENTS RECORDED NOVEMBER 15, 1956 IN BOOK 635 AT PAGE 597, MARCH 22, 1957 IN BOOK 652 AT PAGE 152 AND JULY 6, 1979 IN BOOK 2363 AT PAGE 880. (AFFECTS SECTION 5)
- PROPERTY IS SUBJECT TO THE RESERVATION OF OIL, GAS AND OTHER MINERALS AS SET FORTH IN WARRANTY DEED RECORDED AUGUST 6, 1959 IN BOOK 794 AT PAGE 97, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. (AFFECTS THE WEST 210 OF THE NW1/4 OF SECTION 9)
- PROPERTY IS SUBJECT TO THE RESERVATION OF OIL, GAS AND OTHER MINERALS AS SET FORTH IN WARRANTY DEED RECORDED SEPTEMBER 4, 1959 IN BOOK 799 AT PAGE 72, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. (AFFECTS THE WEST 210 OF THE SW1/4 OF SECTION 4)
- PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE RIGHT OF WAY GRANT RECORDED JANUARY 17, 1974 IN BOOK 1909 AT PAGE 441. (AFFECTS THE WEST 210 OF THE NW1/4 OF SECTION 9) (SHOWN)

TITLE COMMITMENT SCHEDULE B-2 EXCEPTIONS

- PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE RIGHT OF WAY GRANT RECORDED JANUARY 22, 1974 IN BOOK 1910 AT PAGE 210. NOTE: SPECIAL WARRANTY DEED AND BILL OF SALE IN CONNECTION THEREWITH RECORDED OCTOBER 14, 1992 IN BOOK 3968 AT PAGE 549.
- PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE RESOLUTION ACCEPTING EASEMENT RECORDED AUGUST 23, 1979 IN BOOK 2379 AT PAGE 714. (SHOWN)
- PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE GRANT OF EASEMENT RECORDED MAY 25, 1990 IN BOOK 3677 AT PAGE 362. (SHOWN) (AFFECTS THE SOUTH 110 FEET OF THE WEST 210 FEET OF SECTION 9)
- PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE GRANT OF EASEMENT RECORDED FEBRUARY 5, 1992 IN BOOK 3863 AT PAGE 651. (AFFECTS A PORTION OF SECTIONS 4 AND 9) (SHOWN)
- PROPERTY IS SUBJECT TO THE LEASE BY AND BETWEEN DELINE ASSOCIATES, INC., AS LESSOR, AND WESTERN PCS III LICENSE CORPORATION, AS LESSEE, AS EVIDENCED BY MEMORANDUM OF LEASE RECORDED NOVEMBER 1, 1996 IN BOOK 4871 AT PAGE 239. NOTE: ASSIGNMENT OF LEASE IN CONNECTION THEREWITH RECORDED OCTOBER 4, 2006 AT RECEPTION NO. 2006000986492. NOTE: GRANT OF EASEMENT AND ASSIGNMENT OF LEASE RECORDED JULY 25, 2013 AT RECEPTION NO. 2013000064758. (NOT SURVEY RELATED)
- PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE ZONING HEARING DECISION - CASE #193-96-C RECORDED FEBRUARY 7, 1997 IN BOOK 4936 AT PAGE 105. (AFFECTS THE SW1/4 OF SECTION 4)
- PROPERTY IS SUBJECT TO AN EASEMENT FOR ELECTRIC, GAS AND COMMUNICATION EQUIPMENT, LINES AND FIXTURES AND INCIDENTAL PURPOSES AS RESERVED IN SPECIAL WARRANTY DEED RECORDED JUNE 12, 1998 IN BOOK 5364 AT PAGE 596.(AFFECTS THE WEST 210 OF THE SW1/4 OF SECTION 4 AND THE WEST 210 FEET OF SECTION 9) (SHOWN)
- PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE MEMORANDUM OF AGREEMENT RECORDED FEBRUARY 16, 2001 AT RECEPTION NO. C0782114 AND RE-RECORDED MARCH 27, 2001 AT RECEPTION NO. C0777719. (AFFECTS THE SW1/4 OF SECTION 4)
- PROPERTY IS SUBJECT TO THE REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT RECORDED MAY 20, 2002 AT RECEPTION NO. C0971433.
- PROPERTY IS SUBJECT TO ANY INTEREST IN ANY OIL, GAS AND/OR MINERALS, AS DISCLOSED BY DOCUMENT SET FORTH BELOW, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.
ENTITLED: MINERAL DEED
RECORDING DATE: OCTOBER 4, 2006
RECORDING NO: RECEPTION NO. 2006000986491
THE PRESENT OWNERSHIP OR ANY OTHER MATTERS AFFECTING SAID OIL, GAS AND/OR MINERALS ARE NOT SHOWN HEREIN.
- PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE UNRECORDED FAA LICENSE DATED OCTOBER 25, 1993. NOTE: ASSIGNMENT OF LICENSE IN CONNECTION THEREWITH RECORDED OCTOBER 4, 2006 AT RECEPTION NO. 2006000986493. (SHOWN)
- PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE RESTRICTIVE COVENANT RECORDED OCTOBER 4, 2006 AT RECEPTION NO. 2006000986494.
- PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE ORDINANCE NO. 2007-53 RECORDED SEPTEMBER 25, 2007 AT RECEPTION NO. 2007000090898 AND ZONING HEARING DECISIONS RECORDED OCTOBER 23, 2007 AT RECEPTION NO. 2007000099741 AND 2007000099742.
- PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE ANNEXATION ORDINANCE RECORDED OCTOBER 1, 2007 AT RECEPTION NO. 2007000092571 AND ANNEXATION MAP RECORDED OCTOBER 1, 2007 AT RECEPTION NO. 2007000092572.
- PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE ANNEXATION AGREEMENT RECORDED NOVEMBER 5, 2007 AT RECEPTION NO. 2007000103353 AND FIRST AMENDMENT THERETO RECORDED SEPTEMBER 2, 2011 AT RECEPTION NO. 2011000056935.
- PROPERTY IS SUBJECT TO ANY TAX, LIEN, FEE OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE VELOCITY METROPOLITAN DISTRICT NOS. 1 THROUGH 9, AS EVIDENCED BY INSTRUMENT RECORDED JUNE 6, 2008 AT RECEPTION NOS. 2008000045910, 2008000045911, 2008000045912, 2008000045913, 2008000045914, 2008000045915, 2008000045916, 2008000045917 AND 2008000045918.
- PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE MEMORANDUM OF SURFACE USE AGREEMENT RECORDED AUGUST 8, 2011 AT RECEPTION NO. 2011000050702. (AFFECTS THE MINERAL ESTATE OF THE SOUTHWEST ¼ OF SECTION 4 AND THE N1/2 AND THE SW1/4 OF SECTION 8)
- PROPERTY IS SUBJECT TO THE MEMORANDUM OF OIL AND GAS LEASES RECORDED AUGUST 8, 2011 AT RECEPTION NO. 2011000050703 AND RERECORDED FEBRUARY 14, 2012 AT RECEPTION NO. 2012000010659, AUGUST 22, 2011 AT RECEPTION NO. 2010000054072, AND RE-RECORDED FEBRUARY 15, 2012 AT RECEPTION NO. 2012000010913, AUGUST 22, 2011 AT RECEPTION NO. 2011000054073 AND RE-RECORDED FEBRUARY 15, 2012 AT RECEPTION NO. 2012000010915, OCTOBER 13, 2011 AT RECEPTION NO. 2011000066774 AND RE-RECORDED FEBRUARY 15, 2012 AT RECEPTION NO. 2012000010871.

TITLE COMMITMENT SCHEDULE B-2 EXCEPTIONS

- PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE ORDER OF EXCLUSION FROM THE SABLE-ALTURA FIRE PROTECTION DISTRICT RECORDED APRIL 19, 2012 AT RECEPTION NO. 2012000028492.
- PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE NOTICE OF SPECIAL DISTRICT DISCLOSURE RECORDED DECEMBER 11, 2012 AT RECEPTION NO. 2012000093574.
- PROPERTY IS SUBJECT TO THE EASEMENTS, NOTES, COVENANTS, RESTRICTIONS AND RIGHTS-OF-WAY AS SHOWN ON THE PORTEOS FRAMEWORK DEVELOPMENT PLAN, RECORDED MARCH 4, 2013 AT RECEPTION NO. 2013000018945. (NO EASEMENTS CREATED)
- PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE AVIGATION EASEMENT RECORDED SEPTEMBER 23, 2013 AT RECEPTION NO. 2013000082627. (BLANKET)
- PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE DECLARATION OF RESTRICTIONS RECORDED NOVEMBER 4, 2013 AT RECEPTION NO. 2013000094641. (BLANKET)
- PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE RESTRICTIVE COVENANTS FOR PORTEOS RECORDED NOVEMBER 4, 2013 AT RECEPTION NO. 2013000094642. (BLANKET)
- PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE NOTICE OF RIGHT TO USE SURFACE OF LAND RECORDED NOVEMBER 26, 2013 AT RECEPTION NO. 2013000100411. (BLANKET)
- PROPERTY IS SUBJECT TO THE LEASE BY AND BETWEEN T-MOBIL WEST TOWER LLC, AS LESSOR, AND CCTMO LLC, AS LESSEE, AS EVIDENCED BY MEMORANDUM OF MASTER PREPAID LEASE AND MANAGEMENT AGREEMENT RECORDED APRIL 17, 2014 AT RECEPTION NO. 2014000023122. (NOT SURVEY RELATED)
- PROPERTY IS SUBJECT TO THE EASEMENTS, NOTES, COVENANTS, RESTRICTIONS AND RIGHTS-OF-WAY AS SHOWN ON THE INFRASTRUCTURE CONTEXTUAL SITE PLAN NO. 1 AT PORTEOS, RECORDED APRIL 23, 2014 AT RECEPTION NO. 2014000024546. (NO EASEMENTS CREATED)
- PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE ACCESS EASEMENT RECORDED JUNE 2, 2014 AT RECEPTION NO. 2014000033799. (SHOWN)
- PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE DRAINAGE EASEMENT RECORDED JUNE 2, 2014 AT RECEPTION NO. 2014000033800. (SHOWN)
- PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE DRAINAGE AND UTILITY EASEMENT RECORDED JUNE 2, 2014 AT RECEPTION NO. 2014000033801. (SHOWN)
- PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE DRAINAGE AND UTILITY EASEMENT RECORDED JUNE 2, 2014 AT RECEPTION NO. 2014000033802. (SHOWN)
- PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE DRAINAGE AND UTILITY EASEMENT RECORDED JUNE 2, 2014 AT RECEPTION NO. 2014000033803. (SHOWN)
- PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE DRAINAGE AND UTILITY EASEMENT RECORDED JUNE 2, 2014 AT RECEPTION NO. 2014000033804. (SHOWN)
- PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE EASEMENT FOR SIDEWALK PURPOSES RECORDED JUNE 2, 2014 AT RECEPTION NO. 2014000033805. (SHOWN)
- PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE UTILITY EASEMENT RECORDED JUNE 2, 2014 AT RECEPTION NO. 2014000033806. (SHOWN)



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ALTA/ACSM LAND TITLE SURVEY

PORTEOS

PARCELS OF LAND LOCATED IN THE SW1/4 SECTION 4, S1/2 SECTION 5, N1/2 SECTION 8, SW1/4 SECTION 8, W1/2 SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS,
STATE OF COLORADO

SHEET 3 OF 5

TITLE COMMITMENT SCHEDULE B-2 EXCEPTIONS

53. PROPERTY IS SUBJECT TO THE AFFIDAVIT OF NON-DEVELOPMENT RECORDED DECEMBER 5, 2014 AT RECEPTION NO. 2014000085652. (BLANKET OVER ALL OF SECTION 4 AND SECTION 9)
54. PROPERTY IS SUBJECT TO AN EASEMENT FOR UTILITY LINES AND INCIDENTAL PURPOSES GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO, AS SET FORTH IN AN INSTRUMENT RECORDED DECEMBER 8, 2014 AT RECEPTION NO. 2014000086048. (SHOWN)
55. PROPERTY IS SUBJECT TO AN EASEMENT FOR UTILITY LINES AND INCIDENTAL PURPOSES GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO, AS SET FORTH IN AN INSTRUMENT RECORDED DECEMBER 8, 2014 AT RECEPTION NO. 2014000086049. (SHOWN)
56. PROPERTY IS SUBJECT TO AN EASEMENT FOR UTILITY LINES AND INCIDENTAL PURPOSES GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO, AS SET FORTH IN AN INSTRUMENT RECORDED DECEMBER 8, 2014 AT RECEPTION NO. 2014000086050. (SHOWN)
57. PROPERTY IS SUBJECT TO AN EASEMENT FOR NATURAL GAS METER STATION/REGULATOR STATION AND INCIDENTAL PURPOSES GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO, AS SET FORTH IN AN INSTRUMENT RECORDED DECEMBER 8, 2014 AT RECEPTION NO. 2014000086051. (SHOWN)
58. PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE SPECIAL DISTRICT PUBLIC DISCLOSURE AS SET FORTH BELOW:
RECORDING DATE: DECEMBER 18, 2014
RECORDING NO.: RECEPTION NO. 2014000088978. (SHOWN)

TITLE COMMITMENT SCHEDULE B-2 EXCEPTIONS

59. PROPERTY IS SUBJECT TO ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF THE LAND IN THE NAME OF DISTRICT, AS EVIDENCED BY INSTRUMENT(S) RECORDED RECORDING DATE AT RECORDING NO.. (NOT SURVEY RELATED)
60. PROPERTY IS SUBJECT TO ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF THE LAND IN THE VELOCITY METROPOLITAN DISTRICT NO. 9, AS EVIDENCED BY INSTRUMENT(S) RECORDED AUGUST 20, 2015 AT RECEPTION NO. 2015000069262. (NOT SURVEY RELATED)
61. PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE SURFACE USE AGREEMENT AS SET FORTH BELOW:
RECORDING DATE: APRIL 29, 2015
RECORDING NO.: RECEPTION NO. 2015000031052.
62. PROPERTY IS SUBJECT TO ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF THE LAND IN THE VELOCITY METROPOLITAN DISTRICT NO. 2, AS EVIDENCED BY INSTRUMENT(S) RECORDED OCTOBER 9, 2013 AT RECEPTION NO. 2013000087968. (NOT SURVEY RELATED)
63. PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE DEVELOPMENT AGREEMENT AS SET FORTH BELOW:
RECORDING DATE: MAY 5, 2015
RECORDING NO.: RECEPTION NO. 2015000033048. (BLANKET)

Location: G:\Tuttle\23363-PORTEOS\SURVEY\Alta09-15\Alta09-15.dwg
Drawn By: 23363.C.88
Job Number: 23363.C.88
Sheet Number: 3 OF 5

Project Manager: R. NOBBE
Surveyed By: EH

Plot Date: 10/01/15
Arehart



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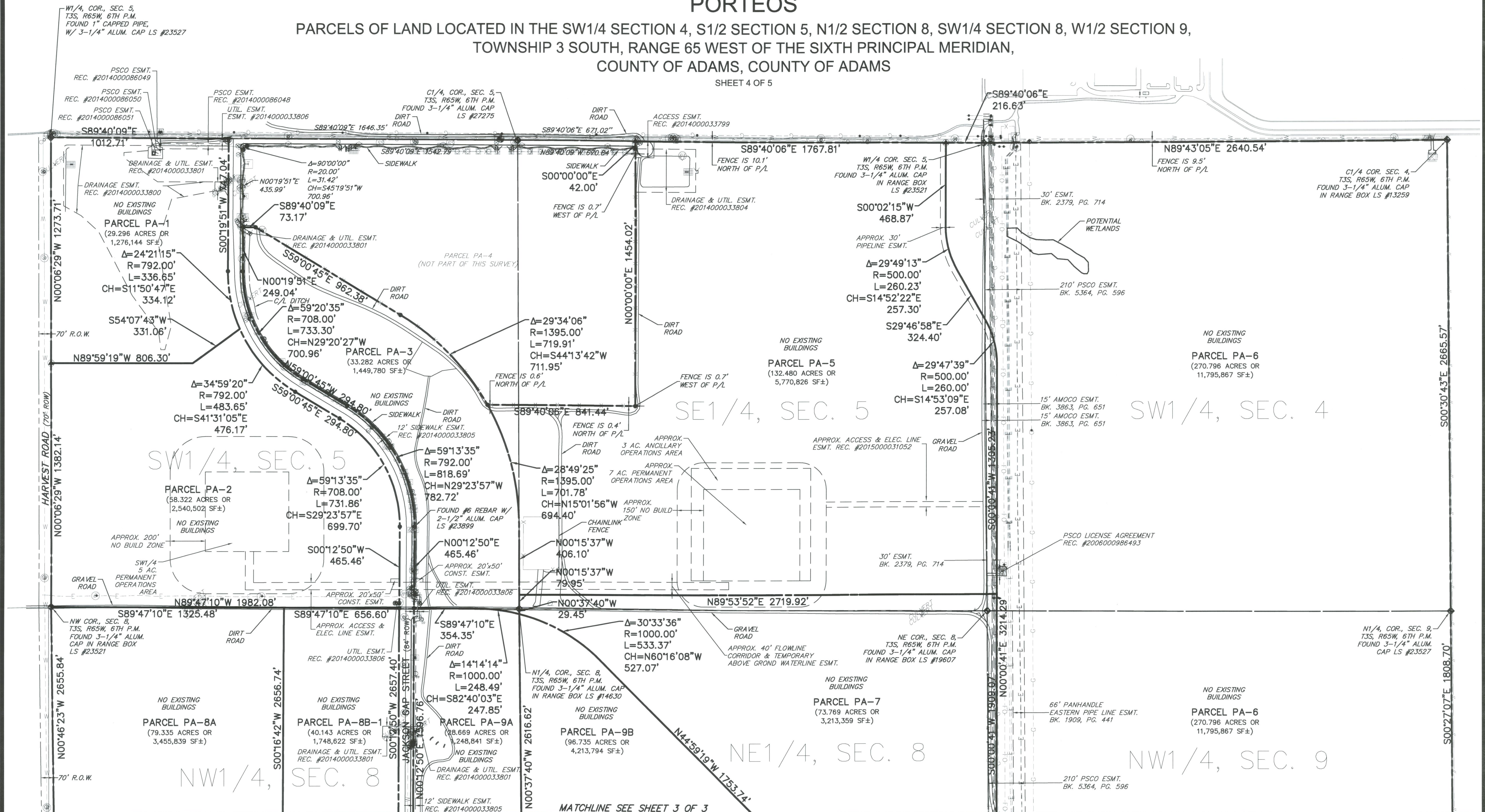
OCTOBER 01, 2015

ALTA/ACSM LAND TITLE SURVEY






PORTEOS

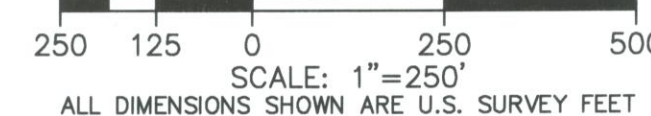
PARCELS OF LAND LOCATED IN THE SW1/4 SECTION 4, S1/2 SECTION 5, N1/2 SECTION 8, SW1/4 SECTION 8, W1/2 SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, COUNTY OF ADAMS

SHEET 4 OF 5



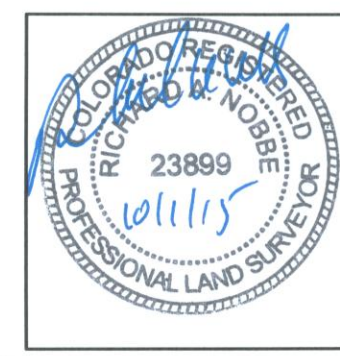
LEGEND

—————	PROPERTY LINE		FIRE HYDRANT
-----	RIGHT-OF-WAY		WATER MANHOLE
-----	EASEMENT		WATER VALVE
-----ST-----	STORM SEWER		FOUND #6 REBAR W/ 2-1/2" ALUM. CAP
-----W-----	WATER LINE	LS #23899	
-----E-----	ELECTRIC LINE		SET #6 REBAR W/ 2-1/2" ALUM. CAP
-----FO-----	FIBER OPTIC LINE	LS #23899	
-----G-----	GAS LINE		



MARTIN/MARTIN assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.

OCTOBER 01, 2015



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