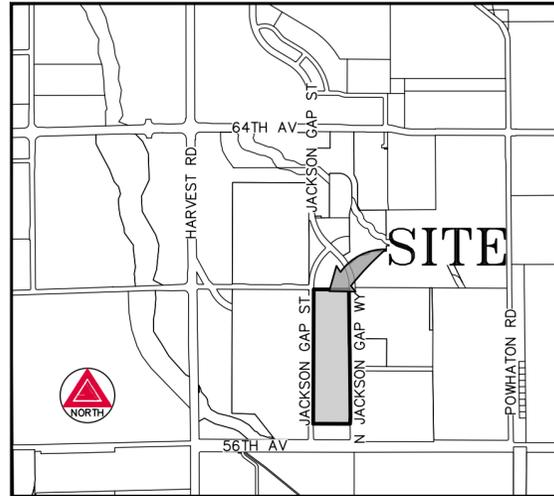


# ALTA/NSPS LAND TITLE SURVEY

## A PARCEL LOCATED IN THE WEST HALF OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



**VICINITY MAP**  
SCALE 1" = 2000'

**LEGAL DESCRIPTION**

PER LAND TITLE GUARANTEE COMPANY ORDER NO. RND70850521, WITH A COMMITMENT DATE OF 09/24/2024 AT 5:00 P.M.

A PARCEL OF LAND SITUATED WITHIN THE WEST HALF OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** AT THE SOUTHEAST CORNER OF SECTION 5, MONUMENTED BY A 3-1/4 INCH DIAMETER ALUMINUM CAP WITH A 3 INCH LONG STEM IN CONCRETE STAMPED, "WESTWOOD T3S R65W S5/S4/S8/S9 2024 PLS 38864" FROM WHICH THE EAST QUARTER CORNER OF SECTION 5, MONUMENTED BY A NO. 6 REBAR WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP A IN RANGE BOX STAMPED, "WESTWOOD T3S R65W 1/4 S5/S4 2024 PLS 38864" IS ASSUMED TO BEAR NORTH 00°28'40" WEST A DISTANCE OF 2647.66 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 46°05'04" WEST, A DISTANCE OF 3733.73 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF JACKSON GAP WAY, AS RECORDED IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER AT RECEPTION NUMBER 2023000026469, BEING THE **POINT OF BEGINNING**;

THENCE THE FOLLOWING FIVE (5) COURSES TO FOLLOW SAID WESTERLY RIGHT OF WAY OF JACKSON GAP WAY:

1. SOUTHEASTERLY, A DISTANCE OF 37.72 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 683.00 FEET, A CENTRAL ANGLE OF 03°09'53", A CHORD BEARING OF SOUTH 02°12'47" EAST, AND A CHORD LENGTH OF 37.72 FEET;
2. SOUTH 00°37'51" EAST, A DISTANCE OF 863.15 FEET;
3. SOUTH 02°32'24" EAST, A DISTANCE OF 75.04 FEET;
4. SOUTH 00°37'51" EAST, A DISTANCE OF 1147.13 FEET;
5. SOUTH 03°11'00" WEST, A DISTANCE OF 120.63 FEET;

THENCE DEPARTING SAID WESTERLY RIGHT OF WAY OF JACKSON GAP WAY, NORTH 89°47'10" WEST, A DISTANCE OF 614.10 FEET TO THE EASTERLY RIGHT OF WAY OF JACKSON GAP STREET, PORTEOS SUBDIVISION FILING NO. 1, AS RECORDED IN THE RECORDS OF SAID CLERK AND RECORDER AT RECEPTION NUMBER 2013000094501;

THENCE NORTH 00°12'50" EAST, A DISTANCE OF 2238.00 FEET ALONG SAID EASTERLY RIGHT OF WAY OF JACKSON GAP STREET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF JACKSON GAP STREET, AS RECORDED IN THE RECORDS OF SAID CLERK AND RECORDER AT RECEPTION NUMBER 2016000087351, AND BEING A POINT OF CURVATURE;

NORTHEASTERLY, A DISTANCE OF 5.17 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 703.00 FEET, A CENTRAL ANGLE OF 00°25'18", A CHORD BEARING OF NORTH 00°25'29" EAST, AND A CHORD LENGTH OF 5.17 FEET TO A POINT OF NON-TANGENCY;

THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY OF JACKSON GAP STREET, SOUTH 89°47'10" EAST, A DISTANCE OF 585.50 FEET TO THE **POINT OF BEGINNING**.

**GENERAL NOTES**

1. THE FIELD WORK FOR THIS SURVEY WAS PERFORMED BY AN AZTEC CONSULTANTS, INC. AND WAS ORIGINALLY COMPLETED ON MAY 1, 2024. THIS SURVEY IS AN UPDATE OF AN ALTA/ACSM LAND TITLE SURVEY ORIGINALLY PREPARED BY AZTEC CONSULTANTS, INC. UNDER JOB NUMBER 198824-01. A SITE INSPECTION OF THE PROPERTY SHOWN HEREON WAS PERFORMED ON OCTOBER 3, 2024 TO VERIFY EXISTING IMPROVEMENTS AND BOUNDARY MONUMENTS.
2. PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
3. AS TO TABLE A ITEM NO. 2: NO ADDRESSES POSTED A TIME OF SURVEY.
4. AS TO TABLE A ITEM NO. 4: THE SURVEYED PARCEL CONTAINS A TOTAL OF 31.120 ACRES OR 1,355,601 SQUARE FEET, MORE OR LESS.
5. AS TO TABLE A ITEM NO. 6(a)(b): NO ZONING REPORT PROVIDED AT TIME OF SURVEY.
6. AS TO TABLE A ITEM NO. 11(a)(b): THIS SURVEY DOES NOT CERTIFY TO SUBSURFACE FEATURES, IMPROVEMENTS, UTILITIES OR BURIED LINES OF ANY TYPE, LOCATION DEPICTED HEREON ARE DERIVED FROM FIELD SURVEY OF UTILITY FLAGGING / PAINT MARKING, PERFORMED BY AZTEC CONSULTANTS INC. UTILITY LOCATES DEPARTMENT ON OCTOBER 4, 2024.
7. AS TO TABLE A ITEM NO. 16: THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF THIS SURVEY.
8. AS TO TABLE A ITEM NO. 17: NO INFORMATION WAS MADE AVAILABLE ABOUT PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES. THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
9. AS TO TABLE A ITEM NO. 18: ANY PLOTTABLE OFFSITE EASEMENTS THAT WERE PROVIDED WITHIN THE TITLE COMMITMENT REFERENCED HEREIN ARE SHOWN HEREON.
10. THE PROPERTY'S HAS DIRECT LEGAL ACCESS TO JACKSON GAP WAY AND JACKSON GAP STREET, BOTH DEDICATED PUBLIC STREETS. CURB CUTS ACCESSING SAID ROADS HAVE NOT BEEN CONSTRUCTED AT TIME OF SURVEY.
11. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN LAND TITLE GUARANTEE COMPANY ORDER NO. RND70850521, WITH A COMMITMENT DATE OF 09/24/2024 AT 5:00 P.M. AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SURVEYED PROPERTY
12. THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES; THERE ARE NO VISIBLE ENCROACHMENTS ON THE SURVEYED PROPERTY OR UPON ADJACENT LAND ABUTTING SAID PROPERTY EXCEPT AS SHOWN HEREON AND WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF COLORADO.
13. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.

**SEE SHEET 2 FOR TITLE COMMITMENT NOTES**

**BENCHMARK**

NGS CONTROL POINT KNOWN AS 'LYNNE' BEING A PUNCH HOLE IN THE CENTER OF A STAINLESS-STEEL ROD ENCLOSED IN A 6-INCH PVC PIPE WITH A LOGO LID, ALL SURROUNDED BY A CONCRETE COLLAR FLUSH WITH THE GROUND, HAVING A PUBLISHED ELEVATION OF 5406.21 FEET 1988 NAVD. THE MONUMENT IS LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 65 WEST BEING N 85°39'39" W, 96.73 FEET FROM THE CENTER QUARTER CORNER OF SAID SECTION 5. THE MONUMENT IS APPROXIMATELY 6.8 FEET NORTH OF THE SOUTH LINE OF THE NORTHWEST QUARTER.

**BASIS OF BEARINGS**

BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 NORTH ZONE (NAD 83, 2011) REFERENCED TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 65 WEST, SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR SOUTH 00°28'40" EAST, A DISTANCE OF 2647.66 FEET AS TO PARCELS PA-8A & PA-8B AND PARCEL PA-11 AND THE SOUTHERLY BOUNDARY OF LOT 7, BLOCK 1, PORTEOS SUBDIVISION FILING NO. 4 BEING MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR NORTH 59°00'45" WEST, A DISTANCE OF 294.80 FEET AS TO PARCEL PA-3.

**FLOOD ZONE**

THE SURVEYED PROPERTY SHOWN HEREIN LIES WITHIN ZONE X, AREAS DETERMINED TO BE AREA OF MINIMAL FLOOD HAZARD, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP INDEX NO. 08001C0655J, MAP REVISED FEBRUARY 17, 2017 AND INDEX NO. 08005C0066L, MAP REVISED FEBRUARY 17, 2017.

**SURVEYOR'S STATEMENT**

TO: DIA OZB PA 11 MIDDLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY  
INTERPARK LLC  
LAND TITLE GUARANTEE COMPANY  
OLD REPUBLIC 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 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 6(a)(b), 7(a), 8, 10, 11(a)(b), 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 3, 2024.

DATE OF PLAT OR MAP: 10/07/2024

MICHAEL J. NOFFSINGER, PLS NO. 38367  
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

**NOTICE:** ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY 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 THE CERTIFICATION SHOWN HEREON.

**NOTICE:** PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.B.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTY, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

**DEPOSITING CERTIFICATE**

DEPOSITED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D., AT \_\_M., IN  
BOOK \_\_\_\_\_ OF LAND SURVEY PLATS AT PAGE \_\_\_\_\_,  
RECEPTION NO. \_\_\_\_\_, RECORDS OF ADAMS COUNTY, COLORADO.

SIGNED: \_\_\_\_\_

TITLE: \_\_\_\_\_

BY: \_\_\_\_\_

SCALE N.T.S.	DATE 10/07/2024
BY MUN	
DATE	

COMMENT	BY	DATE

300 East Mineral Ave., Suite 1  
Littleton, Colorado 80122  
Phone: (303) 713-1898  
Fax: (303) 713-1897  
www.aztecconsultants.com

# AZTEC

CONSULTANTS, INC.

**ALTA/NSPS LAND TITLE SURVEY**  
W 1/2 SEC. 8, T.3S., R.65W., 6TH P.M.  
ADAMS COUNTY, COLORADO

PREPARED FOR  
INTERPARK LLC  
200 NORTH LASALLE STREET, SUITE 400 CHICAGO, IL 60601

SHEET <b>ONE</b>
OF 4 SHEETS
JOB NO. 201824-01

# ALTA/NSPS LAND TITLE SURVEY

## A PARCEL LOCATED IN THE WEST HALF OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

### TITLE COMMITMENT NOTES

PER LAND TITLE GUARANTEE COMPANY ORDER NO. RND70850521, WITH A COMMITMENT DATE OF 09/24/2024 AT 5:00 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD.

NOTE: THE WORD "AFFECTS" AS USED BELOW, IS HEREBY DEFINED AS: "A DETERMINATION THAT THE PROPERTY OR INTERESTS DESCRIBED, WITHIN THE ITEMS LISTED AMONG THE SCHEDULE B, PART II PROVIDED, FALLS WITHIN OR TOUCHES THE SURVEYED PROPERTY".

ITEM NUMBERS BELOW REFER TO THOSE ITEMS AS LISTED IN SCHEDULE B, PART II OF SAID TITLE COMMITMENT.

ITEM NUMBERS 1-8 ARE STANDARD EXCEPTIONS AND ARE NOT ADDRESSED AS A PART OF THIS SURVEY.

9. 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 PATENT RECORDED OCTOBER 14, 1891, IN BOOK A24 AT PAGE 152 (SW 1/4 OF SECTION 8) APRIL 4, 1893 IN BOOK A24 AT PAGE 252 (NE 1/4 OF SECTION 8) AND MARCH 23, 1904 IN BOOK 16 AT PAGE 134 (NW 1/4 OF SECTION 8).

**AFFECTS THE SURVEYED PROPERTY, BUT IS NOT A PLOTTABLE ITEM.**

10. OIL, GAS AND MINERAL RESERVATION BY BOX ELDER FARMS CO., A COLORADO CORPORATION, AS SET FORTH IN DEED RECORDED DECEMBER 6, 1949 IN BOOK 385 AT PAGE 324, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTEREST THEREIN. MINERAL DEEDS IN CONNECTION THEREWITH RECORDED MAY 02, 2017 UNDER RECEPTION NOS. 20170000038195 AND 20170000038196.

**AFFECTS THE SURVEYED PROPERTY, BUT IS NOT A PLOTTABLE ITEM.**

11. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ZONING ORDINANCE RECORDED SEPTEMBER 25, 2007 UNDER RECEPTION NO. 2007000090898.

**AFFECTS THE SURVEYED PROPERTY, BUT IS NOT A PLOTTABLE ITEM.**

12. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ANNEXATION ORDINANCE RECORDED OCTOBER 01, 2007 UNDER RECEPTION NO. 2007000092571 AND ANNEXATION MAP RECORDED OCTOBER 1, 2007 UNDER RECEPTION NO. 2007000092572.

**AFFECTS THE SURVEYED PROPERTY, BUT IS NOT A PLOTTABLE ITEM.**

13. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ANNEXATION AGREEMENT RECORDED NOVEMBER 05, 2007 UNDER RECEPTION NO. 2007000103353. FIRST AMENDMENT TO ANNEXATION AGREEMENT RECORDED SEPTEMBER 2, 2011 UNDER RECEPTION NO. 2011000056935.

**AFFECTS THE SURVEYED PROPERTY, BUT IS NOT A PLOTTABLE ITEM.**

14. THOSE CERTAIN WATER RIGHTS CONVEYED TO THE CITY OF AURORA BY BARGAIN AND SALE DEED RECORDED MARCH 21, 2008 UNDER RECEPTION NO. 2008000022626.

**AFFECTS THE SURVEYED PROPERTY, BUT IS NOT A PLOTTABLE ITEM.**

15. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ORDER OF EXCLUSION RECORDED APRIL 19, 2012 UNDER RECEPTION NO. 2012000028492.

**AFFECTS THE SURVEYED PROPERTY, BUT IS NOT A PLOTTABLE ITEM.**

16. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN FRAMEWORK DEVELOPMENT PLAN RECORDED MARCH 4, 2013 UNDER RECEPTION NO. 2013000018945, AND SECOND AMENDMENT THERETO RECORDED NOVEMBER 13, 2017 UNDER RECEPTION NO. 2017000099822, AND THIRD AMENDMENT RECORDED OCTOBER 7, 2019 UNDER RECEPTION NO. 2019000085487, AND SEVENTH AMENDMENT RECORDED AUGUST 11, 2021 UNDER RECEPTION NO. 2021000095757, AND SIXTH AMENDMENT RECORDED JANUARY 25, 2022 UNDER RECEPTION NO. 2022000007342, AND FIFTH AMENDMENT RECORDED NOVEMBER 6, 2023 UNDER RECEPTION NO. 2023000062540.

**AFFECTS THE SURVEYED PROPERTY, BUT IS NOT A PLOTTABLE ITEM. NO EASEMENTS WERE CREATED BY SAID DOCUMENTS.**

17. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN AVIGATION EASEMENT RECORDED SEPTEMBER 23, 2013 UNDER RECEPTION NO. 2013000082627.

**AFFECTS THE SURVEYED PROPERTY, BUT IS BLANKET IN NATURE AND THEREFORE IS NOT SHOWN HEREON.**

18. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN DECLARATION OF RESTRICTIONS RECORDED NOVEMBER 04, 2013 UNDER RECEPTION NO. 2013000094641.

FIRST AMENDMENT TO DECLARATION OF RESTRICTIONS RECORDED APRIL 10, 2018 UNDER RECEPTION NO. 2018000028945 AND RE-RECORDED JANUARY 28, 2019 UNDER RECEPTION NO. 2019000006423.

MEMORANDUM OF TERMINATION RECORDED JULY 15, 2019 UNDER RECEPTION NO. 2019000054961.

**AFFECTS THE SURVEYED PROPERTY, BUT IS NOT A PLOTTABLE ITEM.**

19. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESTRICTIVE COVENANTS FOR PORTEOS RECORDED NOVEMBER 04, 2013 UNDER RECEPTION NO. 2013000094642.

FIRST AMENDMENT TO DECLARATION OF RESTRICTIONS RECORDED JULY 20, 2016 UNDER RECEPTION NO. 2016000058216.

SECOND AMENDMENT TO DECLARATION OF RESTRICTIONS RECORDED JULY 16, 2018 UNDER RECEPTION NO. 2018000056916.

**AFFECTS THE SURVEYED PROPERTY, BUT IS NOT A PLOTTABLE ITEM.**

20. EASEMENT GRANTED TO THE CITY OF AURORA, FOR DRAINAGE, UTILITY, WATER, SEWER AND STORM DRAINAGE FACILITIES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED JUNE 02, 2014, UNDER RECEPTION NO. 2014000033801.

**AFFECTS THE SURVEYED PROPERTY AND IS SHOWN HEREON.**

### TITLE COMMITMENT NOTES-CONTINUED

21. EASEMENT GRANTED TO THE CITY OF AURORA, COLORADO, FOR SIDEWALK PURPOSES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED JUNE 02, 2014, UNDER RECEPTION NO. 2014000033805.

QUIT CLAIM DEED PARTIALLY VACATING A PORTION OF SAID EASEMENT RECORDED SEPTEMBER 8, 2023 UNDER RECEPTION NO. 2023000051485.

**AFFECTS THE SURVEYED PROPERTY AND IS SHOWN HEREON.**

22. SPECIAL DISTRICT PUBLIC DISCLOSURE AND MAP OF BOUNDARIES FOR VELOCITY METROPOLITAN DISTRICT NOS. 1-9 RECORDED DECEMBER 18, 2014 UNDER RECEPTION NO. 2014000088978.

**DOES NOT AFFECT THE SURVEYED PROPERTY.**

23. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN DEVELOPMENT AGREEMENT RECORDED MAY 05, 2015 UNDER RECEPTION NO. 2015000033048, AND FIRST AMENDMENT RECORDED JUNE 6, 2016 UNDER RECEPTION NO. 2016000043806 AND SECOND AMENDMENT RECORDED SEPTEMBER 28, 2018 UNDER RECEPTION NO. 2018000079094 AND THIRD AMENDMENT THERETO RECORDED NOVEMBER 8, 2019 UNDER RECEPTION NO. 2019000096848.

**AFFECTS THE SURVEYED PROPERTY, BUT IS NOT A PLOTTABLE ITEM.**

24. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE VELOCITY METROPOLITAN DISTRICT NO. 8, AS EVIDENCED BY INSTRUMENTS RECORDED JUNE 16, 2016, UNDER RECEPTION NO. 2016000047312 AND MARCH 04, 2024, UNDER RECEPTION NO. 2024000011371.

**AFFECTS THE SURVEYED PROPERTY, BUT IS NOT A PLOTTABLE ITEM.**

25. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE THE PORTEOS BUSINESS IMPROVEMENT DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED DECEMBER 02, 2016, UNDER RECEPTION NO. 20160000104551.

**AFFECTS THE SURVEYED PROPERTY, BUT IS NOT A PLOTTABLE ITEM.**

26. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN STORMWATER MAINTENANCE AGREEMENT RECORDED OCTOBER 20, 2017 UNDER RECEPTION NO. 2017000092390.

**AFFECTS THE SURVEYED PROPERTY, BUT IS NOT A PLOTTABLE ITEM.**

27. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE INFRASTRUCTURE CONTEXTUAL SITE PLAN NO. 2 AT PORTEOS RECORDED NOVEMBER 13, 2017 UNDER RECEPTION NO. 20170000100013.

**AFFECTS THE SURVEYED PROPERTY, BUT IS NOT A PLOTTABLE ITEM. NO EASEMENTS WERE CREATED BY SAID DOCUMENTS.**

28. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN DECLARATION OF RESTRICTIONS RECORDED JULY 16, 2018 UNDER RECEPTION NO. 2018000056917 AND COLLATERAL ASSIGNMENT OF DEVELOPMENT AGREEMENT RECORDED MAY 6, 2019 UNDER RECEPTION NO. 2019000033672 AND AMENDMENT TO DECLARATION OF RESTRICTIONS RECORDED DECEMBER 16, 2019 UNDER RECEPTION NO. 2019000110274 AND SECOND AMENDMENT TO DECLARATION OF RESTRICTIONS RECORDED APRIL 30, 2020 UNDER RECEPTION NO. 2020000039551 AND THIRD AMENDMENT OCTOBER 1, 2021 UNDER RECEPTION NO. 2021000118836 AND RECORDED OCTOBER 6, 2021 UNDER RECEPTION NO. 2021000118158 AND FOURTH AMENDMENT RECORDED JANUARY 20, 2023 UNDER RECEPTION NO. 2023000003869.

**AFFECTS THE SURVEYED PROPERTY, BUT IS NOT A PLOTTABLE ITEM.**

29. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE METROPOLITAN DISTRICT NO. 4, AS EVIDENCED BY INSTRUMENT RECORDED SEPTEMBER 27, 2018, UNDER RECEPTION NO. 2018000078618.

**DOES NOT AFFECT THE SURVEYED PROPERTY.**

30. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE VELOCITY METROPOLITAN DISTRICT NO. 9, AS EVIDENCED BY INSTRUMENT RECORDED SEPTEMBER 06, 2019, UNDER RECEPTION NO. 2019000074165.

**AFFECTS THE SURVEYED PROPERTY, BUT IS NOT A PLOTTABLE ITEM.**

31. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN DECLARATION OF PAYMENT IN LIEU OF TAXES RECORDED OCTOBER 22, 2020 UNDER RECEPTION NO. 2020000108550.

**AFFECTS THE SURVEYED PROPERTY, BUT IS NOT A PLOTTABLE ITEM.**

32. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN DECLARATION OF COVENANTS IMPOSING AND IMPLEMENTING THE PORTEOS PRIMARY PUBLIC IMPROVEMENTS FEE RECORDED DECEMBER 29, 2021 UNDER RECEPTION NO. 2021000150492. INCLUSION NOTICE RECORDED MAY 31, 2024 UNDER RECEPTION NO. 2024000029021.

**AFFECTS THE SURVEYED PROPERTY, BUT IS NOT A PLOTTABLE ITEM.**

33. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN ELECTRIC TRANSMISSION LINE EASEMENT RECORDED FEBRUARY 03, 2022 UNDER RECEPTION NO. 2022000010165.

**DOES NOT AFFECT THE SURVEYED PROPERTY.**

34. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN DRAINAGE EASEMENT RECORDED MARCH 17, 2023 UNDER RECEPTION NO. 2023000014386.

**DOES NOT AFFECT THE SURVEYED PROPERTY.**

35. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN SANITARY SEWER EASEMENT RECORDED MAY 11, 2023 UNDER RECEPTION NO. 2023000026468.

**AFFECTS THE SURVEYED PROPERTY AND IS SHOWN HEREON.**

### TITLE COMMITMENT NOTES-CONTINUED

36. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN SLOPE EASEMENT RECORDED AUGUST 15, 2023 UNDER RECEPTION NO. 2023000046397.

**AFFECTS THE SURVEYED PROPERTY AND IS SHOWN HEREON.**

37. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN SANITARY SEWER EASEMENTS RECORDED JULY 25, 2024 UNDER RECEPTION NO. 2024000040485.

**DOES NOT AFFECT THE SURVEYED PROPERTY.**

38. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN DRAINAGE EASEMENT RECORDED JULY 29, 2024 UNDER RECEPTION NO. 2024000041035.

**DOES NOT AFFECT THE SURVEYED PROPERTY.**

39. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN FIRE LANE AND ACCESS EASEMENT RECORDED AUGUST 02, 2024 UNDER RECEPTION NO. 2024000042295.

**DOES NOT AFFECT THE SURVEYED PROPERTY.**

40. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN SANITARY SEWER AND WATER EASEMENT RECORDED AUGUST 06, 2024 UNDER RECEPTION NO. 2024000043003.

**DOES NOT AFFECT THE SURVEYED PROPERTY.**

41. RESERVATIONS AS SET FORTH IN SPECIAL WARRANTY DEED RECORDED MAY 31, 2024 UNDER RECEPTION NO. 2024000029023.

**AFFECTS THE SURVEYED PROPERTY, BUT IS NOT A PLOTTABLE ITEM.**

42. BARGAIN AND SALE DEED (MINERAL RIGHTS) RECORDED AUGUST 26, 2024 UNDER RECEPTION NO. 2024000046674.

**AFFECTS THE SURVEYED PROPERTY, BUT IS NOT A PLOTTABLE ITEM.**

43. BARGAIN AND SALE DEED (WATER AND MINERAL RIGHTS) RECORDED SEPTEMBER 05, 2024 UNDER RECEPTION NO. 2024000048711.

**AFFECTS THE SURVEYED PROPERTY, BUT IS NOT A PLOTTABLE ITEM.**

SCALE  
N.T.S.

DATE  
10/07/2024

BY

DATE

COMMENT

**AZTEC**  
CONSULTANTS, INC.

300 East Mineral Ave., Suite 1  
Littleton, Colorado 80122  
Phone: (303) 713-1898  
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www.aztecconsultants.com

ALTA/NSPS LAND TITLE SURVEY  
W 1/2 SEC. 8, T.3S., R.65W., 6TH P.M.  
ADAMS COUNTY, COLORADO

PREPARED FOR  
INTERPARK LLC  
200 NORTH LASALLE STREET, SUITE 400 CHICAGO, IL 60601

SHEET  
**TWO**

OF 4 SHEETS

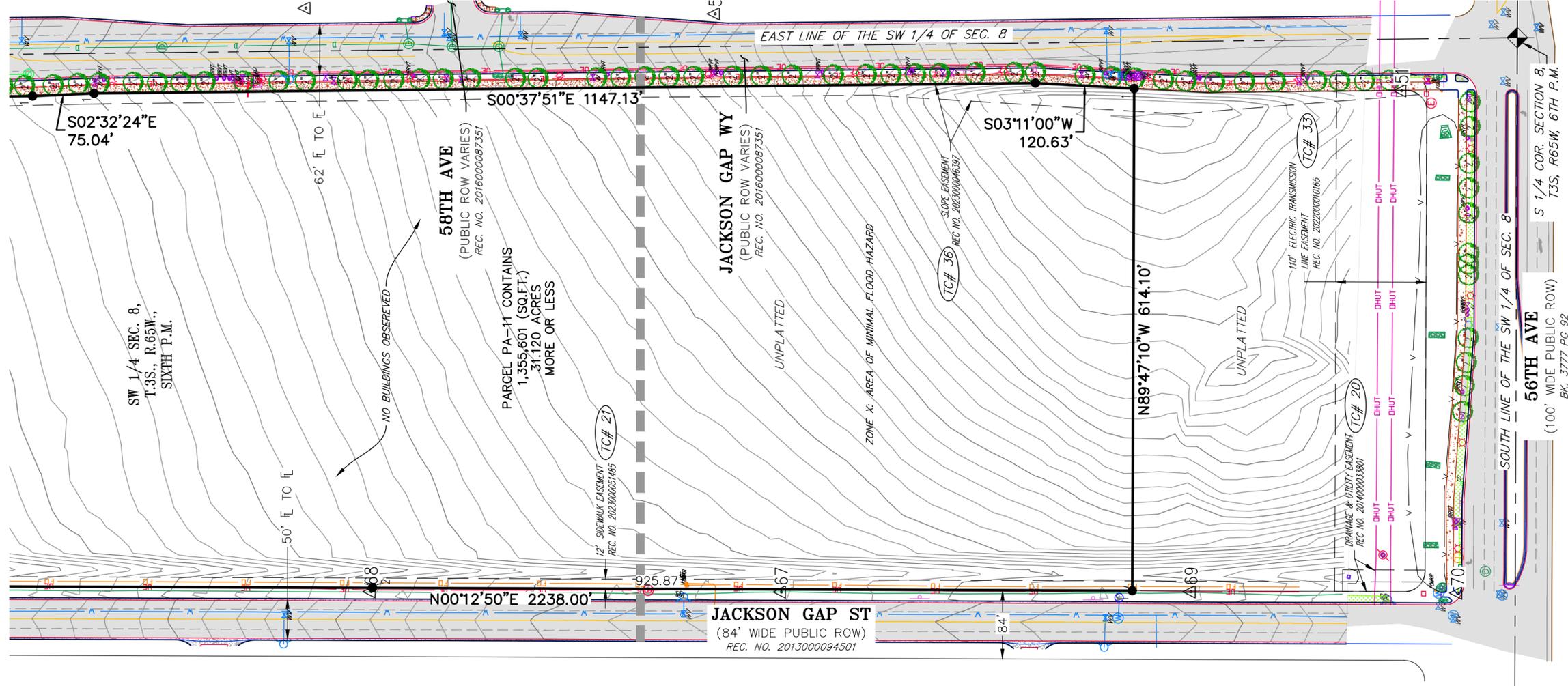
JOB NO. 201824-01



# ALTA/NSPS LAND TITLE SURVEY

A PARCEL LOCATED IN THE WEST HALF OF SECTION 8,  
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SEE SHEET 3



### LEGEND

PLSS CORNER AS NOTED

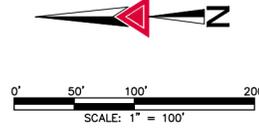
- FOUND NO. 5 X 18" REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38367"
- NO. 6 REBAR WITH NO CAP

(TC# XX) TITLE COMMITMENT - SCHEDULE B PART II EXCEPTIONS

ALL BEARINGS AND DISTANCES SHOWN ARE MEASURED AND RECORD UNLESS NOTED OTHERWISE.

### TOPOGRAPHIC LEGEND

	SANITARY CLEANOUT
	SANITARY MANHOLE
	SANITARY UNDERGROUND
	RIPRAP
	STORM LINE UNDERGROUND
	STORM INLET
	STORM FES
	STORM MANHOLE
	WATER FIRE HYDRANT
	WATER LINE UNDERGROUND
	WATER MANHOLE
	WATER METER
	WATER VALVE
	WATER STOPBOX
	ELECTRIC MH
	ELECTRIC METER
	ELECTRIC POLE
	ELECTRIC TRANSFORMER
	ELECTRIC UNDERGROUND
	LIGHT POLE
	ELECTRIC VAULT
	TELEPHONE MANHOLE
	FIBER OPTIC UNDERGROUND
	FIBER OPTIC MKR
	FIBER OPTIC VAULT
	IRRIGATION CONTROL BOX
	IRRIGATION METER
	IRRIGATION VALVE
	IRRIGATION VAULT
	VENT PIPE
	OVERHEAD UTILITY
	EX CONT-MJR
	EX CONT-MNR
	LANDSCAPE EDGE
	TREE DECIDUOUS
	METAL POST
	HANDICAP RAMP
	SIDEWALK
	EDGE ASPHALT
	EDGE CONCRETE
	CURB LIP OF GUTTER
	CURB TOP BACK
	FLOWLINE
	CURB TOP FACE
	CHASE
	PAN FLOWLINE
	LINEMARKING WHITE STRIPE DASHED
	LINEMARKING WHITE STRIPE SOLID
	LINEMARKING YELLOW STRIPE SOLID
	BOLLARD
	DELINEATOR
	SIGN
	WALL



FOR REVIEW

<p>ALTA/NSPS LAND TITLE SURVEY W 1/2 SEC. 8, T.3S., R.65W., 6TH P.M. ADAMS COUNTY, COLORADO</p>		<p>SCALE 1" = 100'</p>	
<p>PREPARED FOR INTERPARK LLC 200 NORTH LASALLE STREET, SUITE 400 CHICAGO, IL 60601</p>		<p>DATE 10/07/2024</p>	
<p>300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</p>		<p>DATE BY COMMENT</p>	
<p>AZTEC CONSULTANTS, INC.</p>		<p>DATE BY COMMENT</p>	
<p>SHEET FOUR</p>		<p>OF 4 SHEETS</p>	
<p>JOB NO. 201824-01</p>		<p>FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC</p>	