

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 34 AND THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND THE NORTHWEST QUARTER OF SECTION 2 AND THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS AND ARAPAHOE, STATE OF COLORADO.

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 34, MONUMENTED BY A 2.5" ALUMINIUM CAP MARKED "PLS 28285 2013", FROM WHICH THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 34, BEARS SOUTH 00°10'48" EAST, TO THE EAST QUARTER CORNER OF SAID SECTION 34, MONUMENTED BY A 2.5" ALUMINUM CAP MARKED "PLS 28285 2013", WITH ALL BEARINGS HEREIN RELATIVE THERETO; THENCE SOUTH 00°10'48" EAST, ALONG SAID EAST LINE, A DISTANCE OF 30.00 FEET TO THE SOUTHERLY RIGHT OF WAY OF EAST 26TH AVENUE, AS RECORDED IN BOOK 5 AT PAGE 504 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER; THENCE SOUTH 89°55'08" WEST, ALONG SAID SOUTHERLY RIGHT OF WAY, A DISTANCE OF 662.77 FEET TO THE WEST LINE OF A PARCEL OF LAND DESCRIBED IN WARRANTY DEED RECORDED MARCH 21, 1978 IN BOOK 2222 AT PAGE 990 OF SAID RECORDS AND POINT OF BEGINNING; THENCE SOUTH 00°12'49" EAST, ALONG SAID WEST LINE AND THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER, A DISTANCE OF 2,599.93 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34; THENCE NORTH 89°42'54" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 661.25 FEET TO SAID EAST QUARTER CORNER OF SECTION 34; THENCE NORTH 89°54'04" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35, A DISTANCE OF 2645.84 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00°13'43" EAST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1921.71 FEET TO THE NORTHERLY RIGHT OF WAY OF THE UNION PACIFIC RAILROAD; THENCE SOUTH 53°03'48" WEST, ALONG SAID NORTHERLY RIGHT OF WAY, A DISTANCE OF 568.69 FEET TO A TANGENT CURVE TO THE RIGHT; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY AND CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 51°33'20", A RADIUS OF 2664.02 FEET, AN ARC LENGTH OF 2,397.13 FEET AND A CHORD THAT BEARS SOUTH 78°50'28" WEST, A DISTANCE OF 2,317.07 FEET TO A POINT OF TANGENCY; THENCE NORTH 75°22'52" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY, A DISTANCE OF 2,521.05 FEET TO THE SOUTHEASTERLY LINE OF THE PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED MAY 6, 2019 AT RECEPTION NO. 20190000033370 OF SAID RECORDS, AND A LINE 120.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34; THENCE NORTH 00°18'44" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 2,058.48 FEET TO THE NORTHEASTERLY LINE OF SAID PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED, AND TO A LINE 120.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34; THENCE NORTH 00°18'49" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 2,606.58 FEET TO SAID SOUTHERLY RIGHT OF WAY OF EAST 26TH AVENUE; THENCE NORTH 89°55'08" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY, A DISTANCE OF 1,868.31 FEET TO THE POINT OF BEGINNING, COUNTY OF ADAMS, STATE OF COLORADO.

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 FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. ABC70718664-3, WITH AN EFFECTIVE DATE OF NOVEMBER 18, 2022 AT 5:00 P.M.

FIELD WORK WAS DONE DECEMBER 2022.

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 ADDRESS DISCLOSED IN RECORD DOCUMENTS OR OBSERVED WHILE CONDUCTING THE SURVEY.

UTILITIES DEPICTED HEREON, DO NOT COMPLY WITH ASCE 38 UTILITY LOCATE STANDARD QUALITY LEVEL A OR B, UNLESS A SEPARATE PLAN SHEET ENTITLED "ASCE 38 UTILITY QUALITY LEVEL B PLAN (A&B)", STAMPED BY A COLORADO PE, IS INCLUDED IN THE PLAN SET. THE UTILITY LOCATES SHOWN HEREON REPRESENT ASCE QUALITY LEVEL D, THUS THE CONTRACTOR IS REQUIRED TO VERIFY THE ACTUAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL COMPLY WITH ALL THE PROVISIONS OF SENATE BILL 18-167 THAT REQUIRE NOTIFICATION OF THE NOTIFICATION ASSOCIATION AND COMPLIANCE WITH CURRENT 811 PROGRAM REQUIREMENTS.

FOR UNDERGROUND UTILITIES MARTIN / MARTIN INC. RELIED UPON LOCATIONS AND MARKINGS PROVIDED BY UNDERGROUND CONSULTING SOLUTIONS.

NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING, BUILDING CONSTRUCTION OR BUILDING REPAIRS.

NO KNOWN CHANGES IN STREET RIGHT-OF-WAY COMPLETED OR PROPOSED.

TITLE COMMITMENT SCHEDULE B-2 EXCEPTIONS

PROPERTY IS SUBJECT TO THE

8. PROPERTY IS SUBJECT TO THE EXISTING LEASES OR TENANCIES, IF ANY. (NOT SURVEY RELATED)

9. 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 AND RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AS RESERVED IN UNITED STATES PATENT RECORDED JUNE 2, 1891 AT RECEPTION NO. 2896. (AFFECTS SECTION 2)

10. PROPERTY IS SUBJECT TO ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE BENNETT FIRE PROTECTION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED OCTOBER 02, 1962, IN BOOK 1018 AT PAGE 159, ADAMS COUNTY RECORDS, AND OCTOBER 2, 1962 IN BOOK 1376 AT PAGE 111, ARAPAHOE COUNTY RECORDS. (AFFECTS ALL SECTIONS) . (BLANKET)

11. PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS AND PROVISIONS OF ANNEXATION AGREEMENT RECORDED JANUARY 26, 1987 IN BOOK 3265 AT PAGE 698, ADAMS COUNTY RECORDS, AND JANUARY 26, 1987 IN BOOK 5028 AT PAGE 377, ARAPAHOE COUNTY RECORDS. (AFFECTS ALL SECTIONS) . (BLANKET)

12. PROPERTY IS SUBJECT TO THE EFFECT OF AMENDMENT TO ZONING REGULATION RECORDED MAY 23, 1991 IN BOOK 3780 AT PAGE 622. (AFFECTS ALL SECTIONS) . (BLANKET)

13. PROPERTY IS SUBJECT TO THE RESERVATIONS BY THE UNION PACIFIC LAND COMPANY OF:

(1) ALL OIL, COAL AND OTHER MINERALS UNDERLYING SUBJECT PROPERTY,
(2) THE EXCLUSIVE RIGHT TO PROSPECT FOR, MINE AND REMOVE OIL, COAL AND OTHER MINERALS, AND
(3) THE RIGHT OF INGRESS AND EGRESS AND REGRESS TO PROSPECT FOR, MINE AND REMOVE OIL, COAL AND OTHER MINERALS, ALL AS CONTAINED IN DEED RECORDED OCTOBER 01, 1906, IN BOOK 25 AT PAGE 158. (AFFECTS SECTION 35) . (BLANKET)

14. PROPERTY IS SUBJECT TO ALL OIL, COAL AND OTHER MINERALS AS RESERVED IN DEED FROM UNION PACIFIC LAND CO. TO J.M. GINGRICH, RECORDED APRIL 5, 1910 IN BOOK 36 AT PAGE 197, TOGETHER WITH THE RESERVATIONS AND EASEMENTS PROVIDING AS FOLLOWS: THE EXCLUSIVE RIGHT TO PROSPECT IN AND UPON SAID LAND FOR COAL AND OTHER MINERALS THEREIN, OR WHICH MAY BE SUPPOSED TO BE THEREIN, AND TO MINE FOR AND REMOVE FROM SAID LAND ALL COAL AND OTHER MINERALS WHICH MAY BE FOUND THEREON BY ANYONE. THE RIGHT OF INGRESS, EGRESS AND REGRESS UPON SAID LAND, TO PROSPECT FOR, MINE AND REMOVE ANY AND ALL SUCH COAL OR OTHER MINERALS, AND THE RIGHT TO USE SO MUCH OF SAID LAND AS MAY BE CONVENIENT OR NECESSARY FOR THE RIGHT OF WAY TO AND FROM SUCH PROSPECT PLACES OR MINES AND FOR THE CONVENIENT AND PROPER OPERATION OF SUCH PROSPECT PLACES, MINES AND FOR ROADS AND APPROACHES THERETO OR FOR REMOVAL THEREFROM OF COAL, MINERAL, MACHINERY OR OTHER MATERIAL. THE RIGHT TO UNION PACIFIC RAILROAD COMPANY TO MAINTAIN AND OPERATE ITS RAILROAD IN ITS PRESENT FORM OF CONSTRUCTION, AND TO MAKE ANY CHANGE IN THE FORM OF CONSTRUCTION OR METHOD OF OPERATION OF SAID RAILROAD, AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTERESTS THEREIN. (AFFECTS SECTION 3) (BLANKET)

15. 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 AND RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AS RESERVED IN UNITED STATES PATENT RECORDED SEPTEMBER 27, 1892 AT RECEPTION NO. 3335. (AFFECTS SECTION 34) (BLANKET)

16. PROPERTY IS SUBJECT TO THE REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT AS EVIDENCED BY INSTRUMENT RECORDED MAY 20, 2002 UNDER RECEPTION NO. C0971432. (AFFECTS SECTION 35) (BLANKET)

17. PROPERTY IS SUBJECT TO THE OIL AND GAS LEASE RECORDED SEPTEMBER 17, 2010 UNDER RECEPTION NO. 2010000062417 AND RE-RECORDED FEBRUARY 6, 2012 AT RECEPTION NO. 2012000008580 AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTEREST THEREIN.
PARTIAL RELEASE OF OIL AND GAS LEASE RECORDED JANUARY 21, 2011 AT RECEPTION NO. 2011000004828. AFFIDAVIT OF PRODUCTION RECORDED NOVEMBER 19, 2014 AT RECEPTION NO. 2014000081188. (AFFECTS SECTIONS 34 AND 35) (BLANKET)

18. PROPERTY IS SUBJECT TO THE PAID-UP OIL AND GAS LEASE RECORDED MARCH 21, 2011 UNDER RECEPTION NO. 2011000019791 AND RE-RECORDED FEBRUARY 14, 2012 AT RECEPTION NO. 2012000010497 AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTEREST THEREIN. (AFFECTS SECTION 34) (BLANKET)

19. PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ROYALTY DEED RECORDED MARCH 04, 2014 UNDER RECEPTION NO. D4017874. (AFFECTS SECTIONS 34 AND 2) (NOT SURVEY RELATED)

20. PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ROYALTY DEED RECORDED MARCH 20, 2014 UNDER RECEPTION NO. 2014000016636. (AFFECTS SECTION 34) (NOT SURVEY RELATED)

21. PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ROYALTY DEED RECORDED MARCH 20, 2014 UNDER RECEPTION NO. 2014000016645. (AFFECTS SECTION 34) (NOT SURVEY RELATED)

22. PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ROYALTY DEED RECORDED MARCH 24, 2014 UNDER RECEPTION NO. 2014000017467. (AFFECTS SECTION 34) (NOT SURVEY RELATED)

23. PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ROYALTY DEED RECORDED AUGUST 21, 2018 UNDER RECEPTION NO. 2018000067813. (AFFECTS SECTION 34) (NOT SURVEY RELATED)

24. PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ROYALTY DEED RECORDED AUGUST 21, 2018 UNDER RECEPTION NO. 2018000067814. (AFFECTS SECTION 34) (NOT SURVEY RELATED)

25. PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ROYALTY DEED OF CORRECTION RECORDED SEPTEMBER 05, 2018 UNDER RECEPTION NO. 2018000072348. (AFFECT SECTION 34) (NOT SURVEY RELATED)

26. PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EXCLUSIVE PIPELINE EASEMENT RECORDED OCTOBER 05, 2018 UNDER RECEPTION NO. 2018000081164. (AFFECTS SECTION 34) (SHOWN)

27. PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN MEMORANDUM OF RIGHT OF WAY AGREEMENT RECORDED JUNE 17, 2019 UNDER RECEPTION NO. 2019000046588. (AFFECTS SECTIONS 34 AND 35) (SHOWN)

28. PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION NO. 2019-482 APPROVING APPLICATION IN CASE # RCU2018-00032 JAMASCO PIPELINE RECORDED AUGUST 16, 2019 UNDER RECEPTION NO. 2019000066499. (AFFECTS SECTIONS 34 AND 35) (SHOWN)

29. PROPERTY IS SUBJECT TO THE REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT AS EVIDENCED BY INSTRUMENT RECORDED SEPTEMBER 01, 2020 UNDER RECEPTION NO. 2020000085790. (AFFECTS SECTION 34) (NOT SURVEY RELATED)

30. PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN PIPELINE EASEMENT AGREEMENT BY AND BETWEEN FISCHAHNS, LLC, A COLORADO LIMITED LIABILITY COMPANY AND CRESTONE PEAK RESOURCES MIDSTREAM

LLC, A DELAWARE CORPORATION RECORDED JANUARY 14, 2021 UNDER RECEPTION NO. 2021000005095. (AFFECTS SECTION 34) (SHOWN)

31. PROPERTY IS SUBJECT TO THE OIL AND GAS LEASE RECORDED MAY 12, 2010 UNDER RECEPTION NO. D0045407 AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTEREST THEREIN.

AFFIDAVIT OF PRODUCTION RECORDED DECEMBER 21, 2017 AT RECEPTION NO. D7143750. (AFFECTS SECTION 2) (BLANKET)

32. PROPERTY IS SUBJECT TO THE OIL AND GAS LEASE RECORDED MAY 12, 2010 UNDER RECEPTION NO. D0045409 AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTEREST THEREIN. (AFFECTS SECTIONS 34 AND 35) (BLANKET)

33. PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ROYALTY DEED RECORDED MARCH 19, 2014 UNDER RECEPTION NO. D4021843. (AFFECTS SECTION 2) (NOT SURVEY RELATED)

34. PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ROYALTY DEED RECORDED MARCH 19, 2014 UNDER RECEPTION NO. D4021897. (AFFECTS SECTION 2) (NOT SURVEY RELATED)

35. PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ROYALTY DEED RECORDED MARCH 24, 2014 UNDER RECEPTION NO. D4023155. (AFFECTS SECTION 2) (NOT SURVEY RELATED)

36. PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ROYALTY DEED RECORDED MARCH 24, 2014 UNDER RECEPTION NO. D4023156. (AFFECTS SECTION 2) (NOT SURVEY RELATED)

37. PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ROYALTY DEED RECORDED SEPTEMBER 30, 2015 UNDER RECEPTION NO. D5111854. (AFFECTS PARCEL 2) (NOT SURVEY RELATED)

38. PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN MINERAL DEED GRANTED UNTO THE MOORE OIL & GAS TRUST RECORDED AUGUST 21, 2018 UNDER RECEPTION NO. D8083130. (AFFECTS SECTION 2) (NOT SURVEY RELATED)

39. PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN MINERAL DEED GRANTED UNTO THE FRANCIS OIL & GAS TRUST RECORDED AUGUST 21, 2018 UNDER RECEPTION NO. D8083131 AND MINERAL DEED OF CORRECTION RECORDED SEPTEMBER 5, 2018 AT RECEPTION NO. D8088684. (AFFECTS SECTION 2) (NOT SURVEY RELATED)

40. PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN NOTICE OF PURCHASE AND SALE AGREEMENT RECORDED DECEMBER 07, 2021 UNDER RECEPTION NO. 2021000141998. (AFFECTS SECTION 34) (NOT SURVEY RELATED)

41. PROPERTY IS SUBJECT TO ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE BLUE EAGLE METROPOLITAN DISTRICT NO. 1, AS EVIDENCED BY INSTRUMENT RECORDED DECEMBER 15, 2021, UNDER RECEPTION NO. 2021000145730. (BLANKET)

42. PROPERTY IS SUBJECT TO ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE BLUE EAGLE METROPOLITAN DISTRICT NO. 2, AS EVIDENCED BY INSTRUMENT RECORDED DECEMBER 15, 2021, UNDER RECEPTION NO. 2021000145731. (BLANKET)

43. PROPERTY IS SUBJECT TO ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE BLUE EAGLE METROPOLITAN DISTRICT NO. 3, AS EVIDENCED BY INSTRUMENT RECORDED DECEMBER 15, 2021, UNDER RECEPTION NO. 2021000145732. (BLANKET)

44. PROPERTY IS SUBJECT TO ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE BLUE EAGLE METROPOLITAN DISTRICT NO. 4, AS EVIDENCED BY INSTRUMENT RECORDED DECEMBER 15, 2021, UNDER RECEPTION NO. 2021000145733. (BLANKET)

45. PROPERTY IS SUBJECT TO ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE BLUE EAGLE METROPOLITAN DISTRICT NO. 5, AS EVIDENCED BY INSTRUMENT RECORDED DECEMBER 15, 2021, UNDER RECEPTION NO. 2021000145734. (BLANKET)

46. PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN MINERAL DEED RECORDED FEBRUARY 23, 2022 UNDER RECEPTION NO. 2022000016299. (AFFECTS SECTION 34) (NOT SURVEY RELATED)

FLOOD CERTIFICATION

FLOOD ZONE X AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER THE FLOOD INSURANCE RATE MAP FOR INCORPORATED AREAS AND THE CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, PANEL NUMBER 08005C0207K, DATED DECEMBER 17, 2010.

FLOOD ZONE X AREAS OF MINIMAL FLOOD HAZARD AND FLOOD ZONE A AREAS WITH NO BASE FLOOD ELEVATIONS DETERMINED PER THE FLOOD INSURANCE RATE MAP FOR INCORPORATED AREAS AND ADAMS COUNTY, STATE OF COLORADO, PANEL NUMBER 08001C0669J, DATED SEPTEMBER 28, 2018.

FLOOD ZONE X AREAS OF MINIMAL FLOOD HAZARD AND FLOOD ZONE A AREAS WITH NO BASE FLOOD ELEVATIONS DETERMINED PER THE FLOOD INSURANCE RATE MAP FOR INCORPORATED AREAS AND THE CITY OF AURORA, ARAPAHOE COUNTY, STATE OF COLORADO, PANEL NUMBER 08005C0069L, DATED SEPTEMBER 28, 2018.

ZONING

NO ZONING INFORMATION WAS SUPPLIED BY THE INSURER AS REQUIRED BY ALTA STANDARDS.

PARKING

THERE ARE NO CLEARLY MARKED PARKING SPACES ON SUBJECT PROPERTY.

BASIS OF BEARINGS

BEARINGS ARE BASED ON _____

SURVEYOR'S CERTIFICATION

TO: INDUSTRIAL VI ENTERPRISES, LLC, A DELAWARE LIMITED LIABILITY COMPANY; FISCHAHS, LLC, A COLORADO LIMITED LIABILITY COMPANY AND FIRST AMERICAN 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, 2, 3, 4, 5, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 11(B), 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 14, 2022.

DATE OF PLAT MAP: _____.

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.

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 _____.