

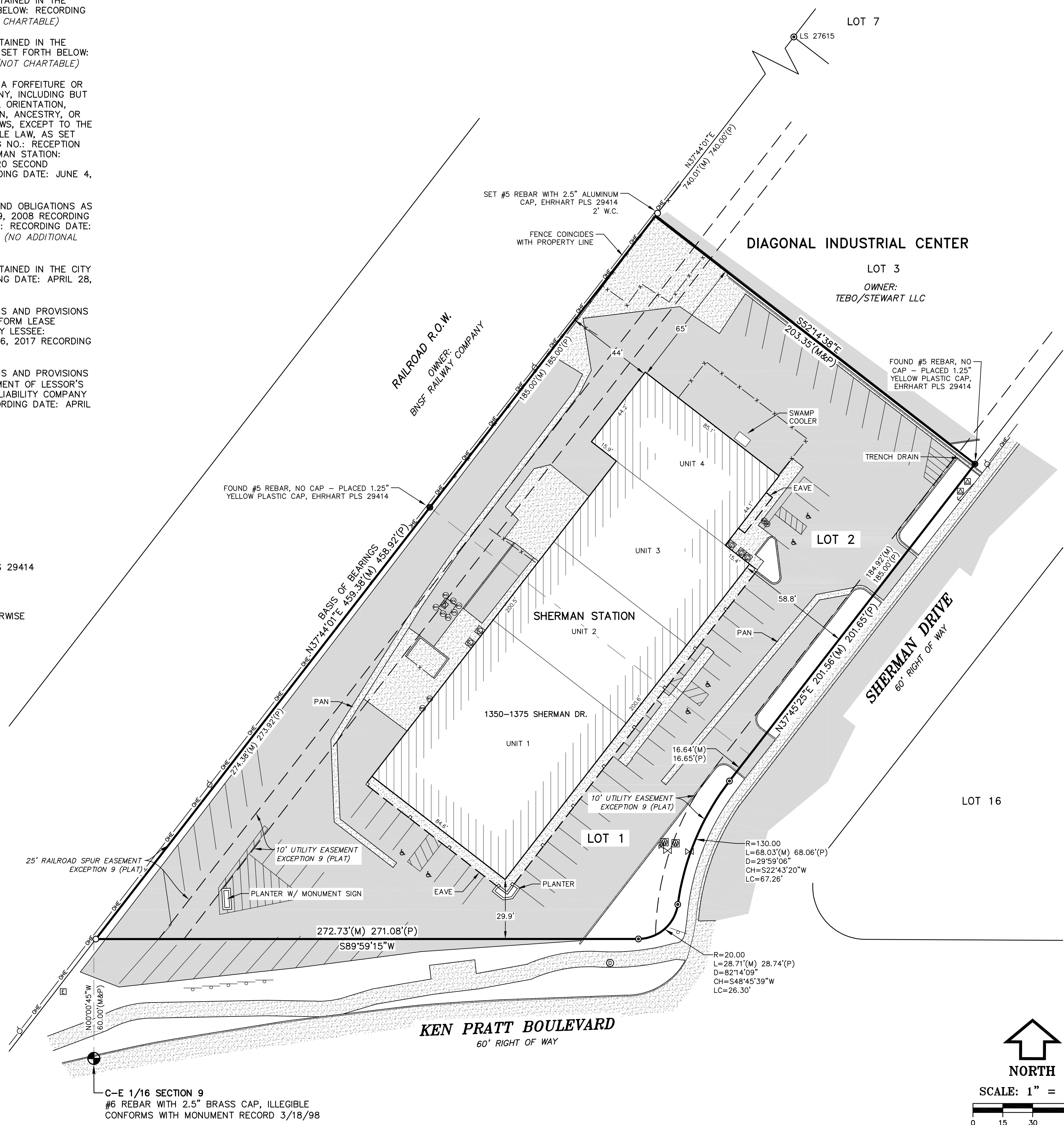
TITLE POLICY SCHEDULE B EXCEPTIONS

- 1-7) STANDARD EXCEPTIONS (NOT CHARTABLE - EHRHART LAND SURVEYING, LLC (ELS) DID NOT ADDRESS THESE ITEMS)
- 8) ANY EXISTING LEASES OR TENANCIES, AND ANY AND ALL PARTIES CLAIMING BY, THROUGH OR UNDER SAID LEASES. (NOT CHARTABLE)
- 9) EASEMENTS SHOWN ON THE PLAT OF DIAGONAL INDUSTRIAL CENTER: RECORDING DATE: JULY 23, 1973 RECORDING NO.: BOOK R42 PAGE 47 (SHOWN HEREON)
- 10) TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE MEMORANDUM OF AGREEMENT FOR SITE PLAN IMPROVEMENTS AS SET FORTH BELOW: RECORDING DATE: SEPTEMBER 19, 1973 RECORDING NO.: RECEPTION NO. 081103 (NOT CHARTABLE)
- 11) TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE MEMORANDUM OF AGREEMENT FOR PUBLIC IMPROVEMENTS AS SET FORTH BELOW: RECORDING DATE: SEPTEMBER 19, 1973 RECORDING NO.: RECEPTION NO. 081104 (NOT CHARTABLE)
- 12) TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE MEMORANDUM OF UNDERSTANDING CONCERNING PUBLIC IMPROVEMENTS AS SET FORTH BELOW: RECORDING DATE: MAY 2, 1983 RECORDING NO.: RECEPTION NO. 547088 (NOT CHARTABLE)
- 13) COVENANTS, CONDITIONS AND RESTRICTIONS, WHICH DO NOT INCLUDE A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT: RECORDING DATE: AUGUST 19, 2008 RECORDING NO.: RECEPTION NO. 2950367 FIRST SUPPLEMENT TO CONDOMINIUM DECLARATION OF SHERMAN STATION: RECORDING DATE: APRIL 1, 2015 RECORDING NO.: RECEPTION NO. 03437020 SECOND SUPPLEMENT TO CONDOMINIUM DECLARATION OF SHERMAN STATION RECORDING DATE: JUNE 4, 2018 RECORDING NO.: RECEPTION NO. 03658571 (NOT CHARTABLE)
- 14) EASEMENTS, NOTES, TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, AND OBLIGATIONS AS SHOWN ON THE PLAT OF SHERMAN STATION: RECORDING DATE: AUGUST 19, 2008 RECORDING NO.: RECEPTION NO. 2950368 AMENDED AND RESTATED CONDOMINIUM MAP: RECORDING DATE: APRIL 1, 2015 RECORDING NO.: RECEPTION NO. 03437021 AFFECTS UNIT 3 (NO ADDITIONAL EASEMENTS)
- 15) TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE CITY OF LONGMONT NOTICE OF PLAN APPROVAL AS SET FORTH BELOW: RECORDING DATE: APRIL 28, 2014 RECORDING NO.: RECEPTION NO. 3377578 (NOT CHARTABLE)
- 16) AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT: ENTITLED: SHORT FORM LEASE LESSOR: NOVA SHERMAN AZ, LLC, A COLORADO LIMITED LIABILITY COMPANY LESSEE: AUTOZONE PARTS, INC., A NEVADA CORPORATION RECORDING DATE: JUNE 6, 2017 RECORDING NO.: RECEPTION NO. 03596313 (NOT CHARTABLE)
- 17) AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT: ENTITLED: ASSIGNMENT OF LESSOR'S INTEREST IN LEASES LESSOR: NOVA SHERMAN, LLC, A COLORADO LIMITED LIABILITY COMPANY LESSEE: STANDARD INSURANCE COMPANY, AN OREGON CORPORATION RECORDING DATE: APRIL 7, 2015 RECORDING NO.: RECEPTION NO. 03437820 (NOT CHARTABLE)

LEGEND

- SET #5 REBAR WITH 1.25" YELLOW PLASTIC CAP, EHRHART PLS 29414 - UNLESS NOTED OTHERWISE
- FOUND MONUMENT AS DESCRIBED
- ⊙ FOUND 1.5" ALUMINUM CAP, LS 28283 - UNLESS NOTED OTHERWISE
- ⊕ FOUND SECTION CORNER AS DESCRIBED
- (P) PLATTED DISTANCE
- (M) MEASURED DISTANCE
- (R) RECORDED DISTANCE - CONDO MAP
- W.C. WITNESS CORNER
- Ⓜ ELECTRIC METER
- Ⓜ GAS METER
- Ⓜ WATER METER
- Ⓜ ELECTRIC TRANSFORMER
- Ⓜ POWER POLE
- O— OVERHEAD ELECTRIC LINE
- G— GUY WIRE
- Ⓜ WATER VALVE
- Ⓜ GAS VALVE
- Ⓜ STORM MANHOLE
- Ⓜ SEWER CLEANOUT
- Ⓜ BOLLARD
- S— SIGN
- X— FENCE
- ▨ CONCRETE
- ▨ ASPHALT
- ▨ BUILDING

ALTA TABLE A	
ITEM	OPTIONAL SURVEYOR RESPONSIBILITIES & SPECIFICATIONS
1	MONUMENTS PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES IN CLOSE PROXIMITY TO THE CORNER. - SHOWN HEREON
2	ADDRESS: 1350-1375 SHERMAN DRIVE, LONGMONT, CO 80501
3	FLOOD ZONE CLASSIFICATION: SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" (AREAS OF LESS THAN 0.2% ANNUAL CHANCE FLOOD) PER FLOOD INSURANCE RATE MAP FOR BOULDER COUNTY, COLORADO AND INCORPORATED AREAS, MAP NUMBER 08013C0288J, REVISED DECEMBER 18, 2012.
4	GROSS LAND AREA: 78,284 SQ. FT. OR 1.797 ACRES AS SURVEYED
7a	EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL. - SHOWN HEREON
13	NAMES OF ADJOINING OWNERS OF PLATTED LANDS ACCORDING TO CURRENT PUBLIC RECORDS. - SHOWN HEREON



LEGAL DESCRIPTION:

CONDOMINIUM LEGAL DESCRIPTION: (PER DEED, RECORDED MAY 22, 2020 AT RECEPTION NO. 03785890 & FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 100-00100122-200-8E8, DATED AUGUST 15, 2023)

UNITS 1, 2, 3 AND 4, SHERMAN STATION, ACCORDING TO THE CONDOMINIUM DECLARATION THEREOF RECORDED ON AUGUST 19, 2008 UNDER RECEPTION NO. 2950367, AND FIRST SUPPLEMENT THERETO RECORDED APRIL 1, 2015 UNDER RECEPTION NO. 03437020, AND THE CONDOMINIUM MAP THEREOF RECORDED ON AUGUST 19, 2008 UNDER RECEPTION NO. 2950368, AND AMENDED AND RESTATED CONDOMINIUM MAP THEREOF RECORDED APRIL 1, 2015, UNDER RECEPTION NO. 03437021 IN THE RECORDS OF THE CLERK AND RECORDER OF THE COUNTY OF BOULDER, STATE OF COLORADO.

LAND LEGAL DESCRIPTION: (PER PLAT, RECORDED JULY 23, 1973 IN PLAN FILE P-4 F-2 NO. 47)

LOTS 1 AND 2, DIAGONAL INDUSTRIAL CENTER, COUNTY OF BOULDER, STATE OF COLORADO.

CONTAINING 78,284 SQUARE FEET OR 1.797 ACRES, MORE OR LESS.

NOTES:

- 1) THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF PERSONS NAMED IN THE STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS STATEMENT BY THE SURVEYOR NAMING SAID PERSON.
- 2) THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY EHRHART LAND SURVEYING, LLC TO DETERMINE OWNERSHIP OF THIS TRACT OR VERIFY EASEMENTS OF RECORD. REFERENCE IS MADE TO FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 100-00100122-200-8E8, WITH A COMMITMENT DATE OF AUGUST 15, 2023 FROM WHICH THIS SURVEY IS BASED. THIS PROPERTY IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS RELATING TO THE USE AND CHARACTER OF THE LAND AND ALL MATTERS APPEARING OF PUBLIC RECORD AND AS MAY BE DISCLOSED BY A MORE RECENT TITLE COMMITMENT OR REPORT.
- 3) EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESERVATIONS, RESTRICTIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME.
- 4) LINEAL UNITS USED ARE U.S. SURVEY FEET.
- 5) BASIS OF BEARINGS: THE NORTHWESTERLY LINE OF THE SUBJECT PROPERTY, BEARING N37°44'01"E (ASSUMED), A DISTANCE OF 459.38 FEET, MONUMENTED AS SHOWN HEREON.
- 6) UTILITY LOCATIONS AND PIPE SIZES SHOWN ARE FROM VISIBLE SURFACE EVIDENCE. UNDERGROUND IMPROVEMENTS ARE NOT SHOWN. FOR SPECIFIC LOCATIONS DURING CONSTRUCTION CALL THE UTILITY NOTIFICATION CENTER OF COLORADO AT 1-800-922-1987.
- 7) ALL RIGHT-OF-WAY, EASEMENT, LOT AND BLOCK INFORMATION WAS TAKEN FROM THE PLAT OF DIAGONAL INDUSTRIAL CENTER, RECORDED JULY 23, 1973 IN PLAN FILE R P-4 F-2 NO. 47.
- 8) 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 SURVEYOR'S STATEMENT SHOWN HEREON.
- 9) 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 GUARANTEE, 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.

SURVEYOR'S STATEMENT:

TO IRONSTONE INDUSTRIAL 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 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 7-a, AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 26, 2023.

Signature of John P. Ehrhart
 JOHN P. EHRHART
 COLORADO P.L.S. #29414
 EHRHART LAND SURVEYING, LLC
 PO BOX 930, ERIE, CO 80516
 PHONE: 303-828-3340

ALTA/NSPS LAND TITLE SURVEY
1350-1375 SHERMAN DRIVE
LOTS 1 & 2, DIAGONAL INDUSTRIAL CENTER
NE 1/4 SECTION 9, T2N, R69W OF THE 6TH P.M.
CITY OF LONGMONT, COUNTY OF BOULDER, STATE OF COLORADO

EHRHART
 LAND SURVEYING

P.O. Box 930 • Erie, Colorado 80516
 (303) 828-3340
 www.coloradodots.com

SHEET:	1 OF 1
DATE:	10/6/23
DRAWN BY:	OLB
PROJECT:	S235277

