

LEGAL DESCRIPTION:

THE WEST 1/2 OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EXCEPT THE SOUTHEAST 1/4 SOUTHWEST 1/4 OF SAID SECTION 2, AND EXCEPT THE SOUTHWEST 1/4 SOUTHWEST 1/4 OF SAID SECTION 2, AND EXCEPT THAT PART CONVEYED TO DEPARTMENT OF HIGHWAYS IN BOOK 1099 AT PAGE 474, COUNTY OF ARAPAHOE, STATE OF COLORADO, CONTAINING 231.89 ACRES, MORE OR LESS.

NOTES:

- 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 CERTIFICATION SHOWN HEREON.
- LAND TITLE GUARANTEE COMPANY, ORDER NO: ABZ70842822-7, EFFECTIVE DATE: OCTOBER 10, 2024, WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY.
- ALL DIMENSIONS ARE AS MEASURED. ALL UNITS ARE U.S. SURVEY FEET. MEASUREMENTS REPORTED ON THIS SURVEY ARE BETWEEN FOUND MONUMENTS.
- SUBJECT PROPERTY LIES IN AREA OF MINIMAL FLOOD HAZARD " ZONE X" PER FIRM RATE MAP NO. 08005C02351: DATED 9/28/2018.
- NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.
- NO CONDITIONS REGARDING RIGHT OF WAY CHANGES WERE REPORTED OR OBSERVED.
- APPARENT ENCROACHMENTS ARE NOTED ON THIS PLAT. NO RECORD OF EASEMENT FOR POWER LINE RUNNING ADJACENT TO MANILA ROAD WAS REFERENCED IN THE TITLE COMMITMENT.

SCHEDULE B-II (EXCEPTIONS)

- ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND.
- EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS.
- ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.
- ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE OF THE PROPOSED INSURED ACQUIRES OF RECORD FOR VALUE THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.
- (A) TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; (B) PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS.
- (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER.
- EXISTING LEASES AND TENANCIES, IF ANY.
- CONVEYANCE AND WAIVER OF RIGHTS TO DIRECTLY ACCESS COLORADO STATE HIGHWAY NO. 8 IN DEED RECORDED DECEMBER 9, 1958 IN BOOK 1099 AT PAGE 476. (SHOWN ON SURVEY)
- OIL AND GAS LEASE RECORDED JULY 19, 2010 UNDER RECEPTION NO. D0069108 AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTEREST THEREIN. (UNPLOTTABLE, NOT SHOWN ON SURVEY)

AMENDMENT TO OIL AND GAS LEASE RECORDED JULY 5, 2011 UNDER RECEPTION NO. D1063071. AFFIDAVIT OF PRODUCTION RECORDED MARCH 25, 2014 UNDER RECEPTION NO. D4023674.
AMENDMENT AND RATIFICATION OF PAID UP OIL AND GAS LEASE RECORDED SEPTEMBER 18, 2018 UNDER RECEPTION NO. D8092530.

NOTE: THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN.

11. OIL AND GAS LEASE RECORDED JULY 18, 2013 UNDER RECEPTION NO. D3090141 AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTEREST THEREIN. (UNPLOTTABLE, NOT SHOWN ON SURVEY)

DECLARATION OF POOLED UNIT RECORDED DECEMBER 12, 2013 UNDER RECEPTION NO. D3148028.
AMENDMENT AND RATIFICATION OF PAID UP OIL AND GAS LEASE RECORDED SEPTEMBER 18, 2018 UNDER RECEPTION NO. D8092530.

NOTE: THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN.

12. GRANT OF ALL MINERALS INTERESTS, SUBJECT TO RESERVATIONS AND RESTRICTIONS AS CONTAINED IN MINERAL AND ROYALTY DEED RECORDED SEPTEMBER 17, 2018 UNDER RECEPTION NO. D8092060. (UNPLOTTABLE, NOT SHOWN ON SURVEY)

13. RIGHTS OF THE PUBLIC IN AND TO A RIGHT OF WAY OVER THE WESTERLY BOUNDARY OF THE SUBJECT PROPERTY FOR MANILLA ROAD AKA GORDON ROAD NO. A 76 AKA COUNTY RD. 113, IN ARAPAHOE COUNTY, AS SET FORTH IN UNRECORDED ARAPAHOE COUNTY COMMISSIONER'S RESOLUTION DATED IN JUNE 1920, IN COUNTY COMMISSIONER'S BK 6 P 278, AND ACCOMPANYING MAP THEREWITH. SAID COMMISSIONER'S RESOLUTION AND MAP ARE STORED AS OUR IMAGE 69250236

14. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS SHOWN ON ALTA/NSPS LAND TITLE SURVEY CERTIFIED SEPTEMBER 03, 2024 LAST REVISED OCTOBER 10, 2024. PREPARED BY SOUDER, MILLER & ASSOCIATES, SURVEYORS, JOB #2028973. SAID DOCUMENT STORED AS OUR IMAGE 70038146

A. OVERHEAD UTILITY LINES ARE LOCATED ALONG AND TRAVERSE THE WESTERLY BOUNDARY OF THE PROPERTY.

B. FENCES ARE NOT ENTIRELY COINCIDENT WITH BOUNDARY LINES.

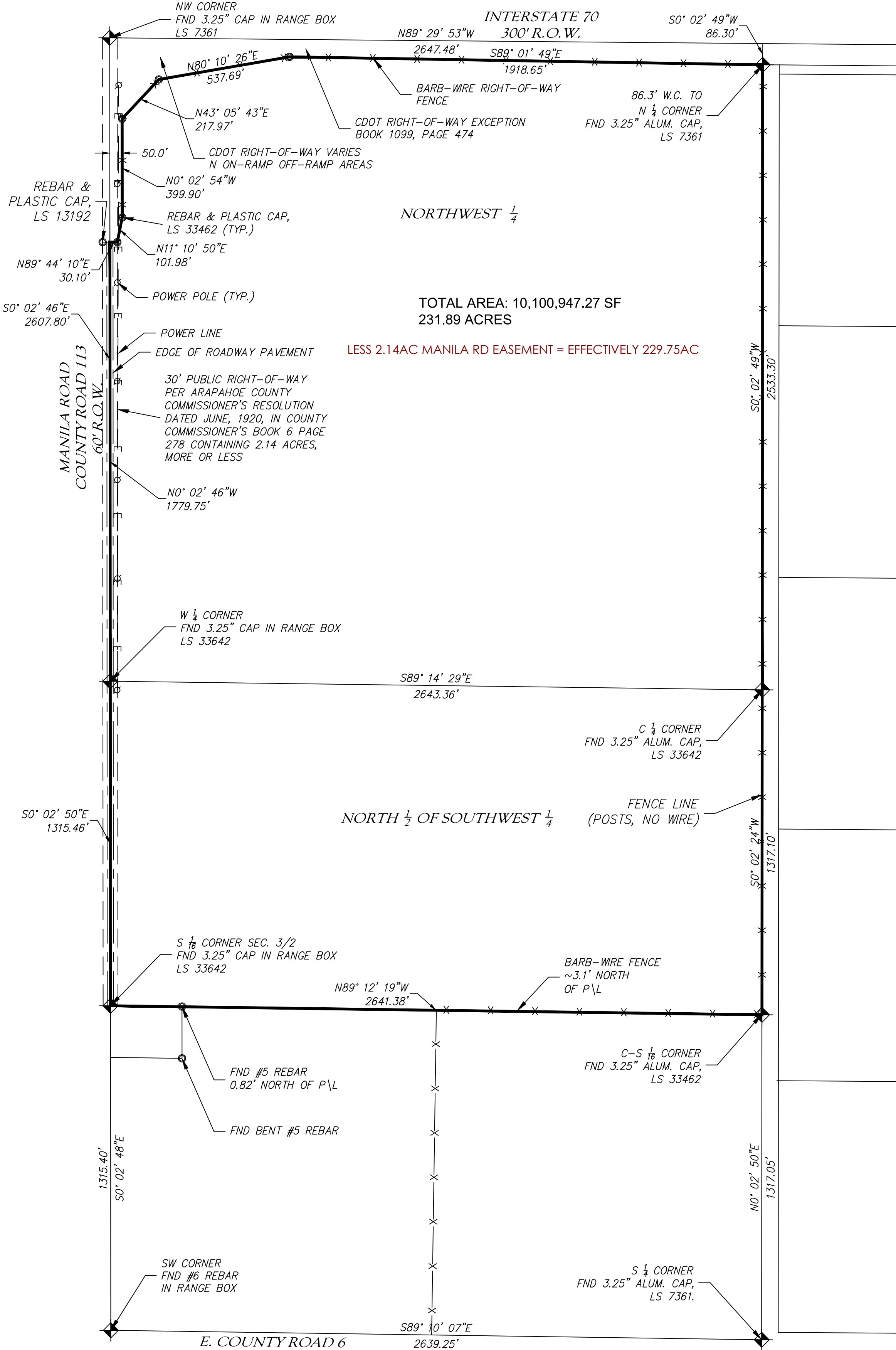
SURVEYOR'S CERTIFICATION:

I, FRANCIS GORDON KUENN, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF DO HEREBY CERTIFY TO, CHICAGO TITLE INSURANCE COMPANY, LAND TITLE GUARANTEE COMPANY, S&M, LLC, A COLORADO LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR RESPECTIVE INTERESTS MAY APPEAR, 1410 VERA SANTA FE, LLC, A COLORADO LIMITED LIABILITY COMPANY, ESSEX TITLE LLC, THAT THIS ALTA SURVEY OF 1410 & 1420 SOUTH SANTA FE DRIVE WAS MADE UNDER MY DIRECT RESPONSIBILITY, SUPERVISION, AND CHECKING. INFORMATION ON THIS PLAT COMPLIES WITH SECTION 38-51-106 AND 38-33.3-209, COLORADO REVISED STATUTES. ALL NOTES SHOWN HEREON ARE A PART OF THIS CERTIFICATION. THE SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SOUDER MILLER AND ASSOCIATES, TO DETERMINE OWNERSHIP OF THIS TRACT OR TO VERIFY THE DESCRIPTION SHOWN; THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS. I FURTHER CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WAS 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, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 13, 16, 19 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON AUGUST 24, 2024.

DATE OF PLAT OR MAP: OCTOBER 10, 2024.

ALTA/NSPS LAND TITLE SURVEY
SITUATED IN THE W 1/2 OF SECTION 2, T4S, R64W, 6th P.M.
COUNTY OF ARAPAHOE,
STATE OF COLORADO



Rev #	Date	Description	By	Chkd



Souder, Miller & Associates
Engineering • Environmental • Surveying
Serving the Southwest & Rocky Mountains
5610 Ward Road, Suite 130
Arvada, CO 80003
Phone (303) 239-9011 Toll-Free (877) 299-0942 Fax (303) 239-0745
www.soudermiller.com

DENVER

SECTION 2, T4S, R64W
ARAPAHOE COUNTY
ALTA/NSPS LAND TITLE SURVEY

Designed	Drawn	Checked
WA	WA	FGK
Date: October 2024		
Scale: Horiz: -- Vert: --		
Project No: 2D28973		
Sheet: 1-1		