

Abbreviations on drawings:
 AC = Aluminum Cap
 M = Measured distance
 Conc. = Concrete
 AC Pav't = Asphalt
 L/S = Landscape
 R&L/S = Rock and landscape
 WF = Wood fence - heights as shown
 CLF = Chain link fence - heights as shown
 S/W = Sidewalk
 C & G = Curb and gutter
 CB = Catch basin - sizes as shown
 E = Electric lines
 G = Gas main and services
 SS = Sanitary sewer main - sizes as shown
 W = Water main - sizes as shown
 WS = Water service line
 Typ. = Typical
 RN = Reception number (recording information)
 BK., P. = Book and Page (recording information)

Survey monuments found or set are at ground level unless otherwise noted on the plat.

ALTA Table A Option Items:
 11a. Utilities shown are per visible evidence and utility main maps provided by City of Colorado Springs Utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted.
 16. There was no observed evidence of current earth moving work, building construction or building additions at the time of the survey.
 17. There were no known changes in street right of way lines or observed evidence of recent street or sidewalk construction or repair at the time of the survey.

Bearings are based on the record bearing of N00°08'14"E, per Land Survey recorded 8-24-20 under Reception No. 220900140 in the records of El Paso County, for the east line of the property, monumented on the south by a 2" washer on pk nail, PLS 38390, at ground level, and on the north by a 1" red plastic cap on # 4 rebar, marked LS 27270, 0.2' below grade.

Units of measurement: US Survey Feet

Addresses: 1629, 1639 and 1647 S Nevada Ave, Colorado Springs, CO 80905

Title information was provided by the client as follows:
 Title Company: Old Republic National Title Insurance Company
 Order Number: RND55109480
 Effective Date: 02/06/2023 at 5:00 P.M.
 This survey does not constitute a Title search or opinion.

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.

Flood plain:
 According to the current effective Federal Emergency Management Agency Flood Insurance Rate Map, the subject property is not located within the boundary of the 100 Year Floodplain as shown, and identified on FEMA Mapping Panel No. 08041C0737 G, dated December 7, 2018.
 Site is in Zone 'X' on said FIRM Panel.

Legal description:
PARCEL A:
 LOT 3, ECNO LODGE SUBDIVISION, IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.
PARCEL B:
 THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30 IN TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30, 130 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE SOUTH 90 FEET; THENCE EAST 340.1 FEET; THENCE NORTH 90 FEET; THENCE WEST 340.1 FEET TO THE PLACE OF BEGINNING; EXCEPT THE WEST 50 FEET THEREOF FOR PUBLIC HIGHWAY, IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.
PARCEL C:
 THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30 IN TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M., IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30 WHICH IS A DISTANCE OF 220 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE SOUTH 100 FEET; THENCE EAST 340.1 FEET; THENCE NORTH 100 FEET; THENCE WEST 340.1 FEET TO THE PLACE OF BEGINNING, EXCEPT THE WEST 50 FEET THEREOF FOR PUBLIC ROAD, IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.
 Total Acres: 1.702

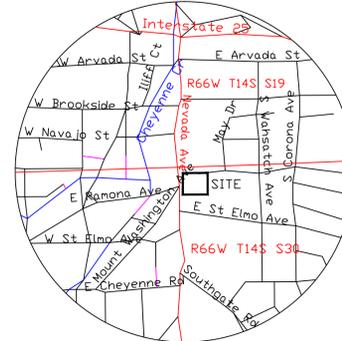
Certification:
 To: South Nevada Investment, LLC, a Colorado Limited Liability Company, as to PARCEL A, Circle S Motel Inc, a Colorado Corporation, as to PARCEL B, and Walter G. Harder, IV, as to PARCEL C
 Old Republic National Title Insurance Company
 Land Title Guarantee Company
 This is to certify 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, 7a, 7b1, 8, 9, 11a, 16, and 17 of Table A thereof. The fieldwork was completed on 5-11-23.

Signed _____ date _____
 OLIVER E. WATTS COLD PE-LS 9853
 For and on behalf of OLIVER E. WATTS, CONSULTING ENGINEER, INC.
 614 Elkton Drive, Colorado Springs, CO 80907 (719) 593-0173
 olliewatts@aol.com
 Celebrating over 44 years in business

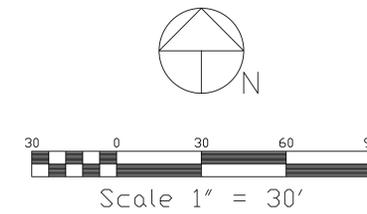
Depositing information:
 Deposited this _____ day of _____, 20____, at _____ o'clock _____ m. In Book DEPST of the county surveyor's land survey plats/right-of-way surveys at Pages _____, Deposit Number _____.

Steve Schleiker
 Clerk and recorder

By: _____
 Deputy



VICINITY MAP
 1"=1000'



- LEGEND:**
- SET 2" AL. CAP, #9853 DN #5 REBAR
 - SET #9853 ZAPPIT DN CONCRETE NAIL
 - ◁ FOUND ORANGE #27270 CAP DN #4 REBAR
 - ◇ FOUND #5 REBAR
 - ◇ FOUND 1/2" IRON PIPE
 - FOUND 3-1/4" AL. CAP, #34583 DN 1/4" PIPE
 - FOUND ILLEG. ZAPPIT DN PK NAIL
 - ⊕ FOUND 2" WASHER #38390 DN PK NAIL
 - STORM SEWER MANHOLE
 - STORM SEWER GRATED INLET
 - WATER METER
 - SEWER MANHOLE
 - GAS METER
 - POWER POLE
 - SEWER CLEANOUT
 - SEWER PROSIGHT POLE

Title notes:
 The following correspond to Schedule B numbers of the above referenced Title Commitment:
 8. EXISTING LEASES AND TENANCIES. This was not addressed by the survey.
 9. THE EFFECT OF INCLUSION OF SUBJECT PROPERTY IN THE SOUTH NEVADA AVENUE AREA URBAN RENEWAL PLAN DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED DECEMBER 08, 2015, UNDER RECEPTION NO. 215131841, affects the site, is blanket in nature and therefore cannot be plotted.
 NOTE: THE FOLLOWING EXCEPTIONS AFFECT PARCEL A
 10. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN PERMANENT EASEMENT AGREEMENT RECORDED JULY 21, 1999 UNDER RECEPTION NO. 99116724, affects Parcel A and is shown on the survey.
 11. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF ECNO LODGE SUBDIVISION RECORDED AUGUST 15, 1999 UNDER RECEPTION NO. 99145659, affects Parcel A. Platted easements are shown on Parcel A.
 12. TERMS, CONDITIONS, AND PROVISIONS CONTAINED IN MEMORANDUM OF OPTION TO PURCHASE RECORDED DECEMBER 08, 2015, UNDER RECEPTION NO. 215131951 AND AMENDMENT TO OPTION AGREEMENT, MEMORANDUM OF OPTION TO PURCHASE AND PURCHASE AND SALE AGREEMENT RECORDED JUNE 15, 2016 UNDER RECEPTION NO. 216064887 AND INSTRUMENT RECORDED FEBRUARY 3, 2022 UNDER RECEPTION NO. 222016490. NOTE: NO FINAL TERMINATION HAS NOT BEEN FOUND OF RECORD. This was not addressed by the survey.
 13. LIS PENDENS IN THE DISTRICT COURT IN AND FOR THE COUNTY OF EL PASO ENTITLED CHEYENNE GROUP LLC, PLAINTIFF(S), VS EDWARD KOOK, DEFENDANT(S), RECORDED MAY 17, 2019, UNDER RECEPTION NO. 219053483, CIVIL ACTION NO. 18CV31663.
 JUDGMENT IN CONNECTION THEREWITH RECORDED MARCH 11, 2020 UNDER RECEPTION NO. 220035727. RELEASE OF SAID JUDGMENT BY CERTIFICATE OF SATISFACTION RECORDED NOVEMBER 22, 2022 UNDER RECEPTION NO. 222143616. This was not addressed by the survey.
 14. NOTICE OF VIOLATION OF HOUSING CODE AS EVIDENCED BY PIKES PEAK REGIONAL BUILDING DEPARTMENT CERTIFICATE OF NON-COMPLIANCE RECORDED MAY 04, 2022 UNDER RECEPTION NO. 222063042. This was not addressed by the survey.
 15. DEED OF TRUST DATED JUNE 13, 2022 FROM SOUTH NEVADA INVESTMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY TO THE PUBLIC TRUSTEE OF EL PASO COUNTY FOR THE USE OF STOCKMENS BANK TO SECURE THE AGGREGATE SUM OF \$500,000.00 RECORDED JULY 14, 2022 UNDER RECEPTION NO. 222095380. This was not addressed by the survey.
 16. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS SHOWN ON IMPROVEMENT LOCATION CERTIFICATE CERTIFIED JANUARY 12, 2018 PREPARED BY ALESSI AND ASSOCIATES, INC., JOB #171857:
 A: CONCRETE RETAINING WALL AND CHAIN LINK FENCE ALONG SOUTHERN PORTION OF SUBJECT PROPERTY IS NOT COINCIDENT WITH THE SURVEYED BOUNDARY LINE.
 All encroachments are shown and listed on the survey.
 NOTE: THE FOLLOWING EXCEPTION AFFECTS PARCEL B
 17. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS OF CABLE TELEVISION INSTALLATION AGREEMENT RECORDED MAY 07, 1993 IN BOOK 6168 AT PAGE 1459 affects Parcel B, is blanket in nature and therefore cannot be plotted.
 NOTE: THE FOLLOWING EXCEPTIONS AFFECT PARCEL C
 18. RESERVATION OF 30 FOOT ROAD RIGHT OF WAY CONTAINED IN DEED RECORDED SEPTEMBER 25, 1875 IN BOOK R AT PAGE 143. This no longer affects Parcel C as the 30' in now a part of Nevada Avenue, shown on the survey.
 19. CONVEYANCE OF 20 FOOT STRIP TO EL PASO COUNTY IN DEED RECORDED MAY 21, 1941 IN BOOK 1005 AT PAGE 36, does not affect the site.
 20. TERMS, CONDITIONS AND PROVISIONS OF CABLE TELEVISION INSTALLATION AGREEMENT RECORDED FEBRUARY 28, 1994 IN BOOK 6388 AT PAGE 1403, is blanket in nature and therefore cannot be plotted.
 21. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS SHOWN ON IMPROVEMENT LOCATION CERTIFICATE CERTIFIED JANUARY 27, 2019, PREPARED BY GROSSED PATHS SURVEYING SERVICES, INC., JOB NO. 09111905.S3:
 A: BUILDING ENCRDACHMENT IN NORTHERN PORTION OF SUBJECT PROPERTY. All encroachments are shown and listed on the survey.

SECTION 30, T.14S., R.66W., 6TH P.M.

DRAWN BY: O.E. WATTS DATE: 2-16-23 DWG. NO.: 23-5308-03 SURVEYED BY: ESW, BJV, 3-15-23, A-6-23, 5-9-23	APPROVED BY: PROJ. NO. DWG.	REVISIONS	OLIVER E. WATTS CONSULTING ENGINEER COLORADO SPRINGS	PROJECT: 1629, 1639, 1647 S NEVADA AVE. LOT 3, ECNO LODGE SUB. PART NWNE 30-14-66 COLORADO SPRINGS	SHT. NAME: ALTA / NSPS LAND TITLE SURVEY	SHT. NO.: 1 OF 1
---	-----------------------------------	-----------	--	---	--	---------------------------