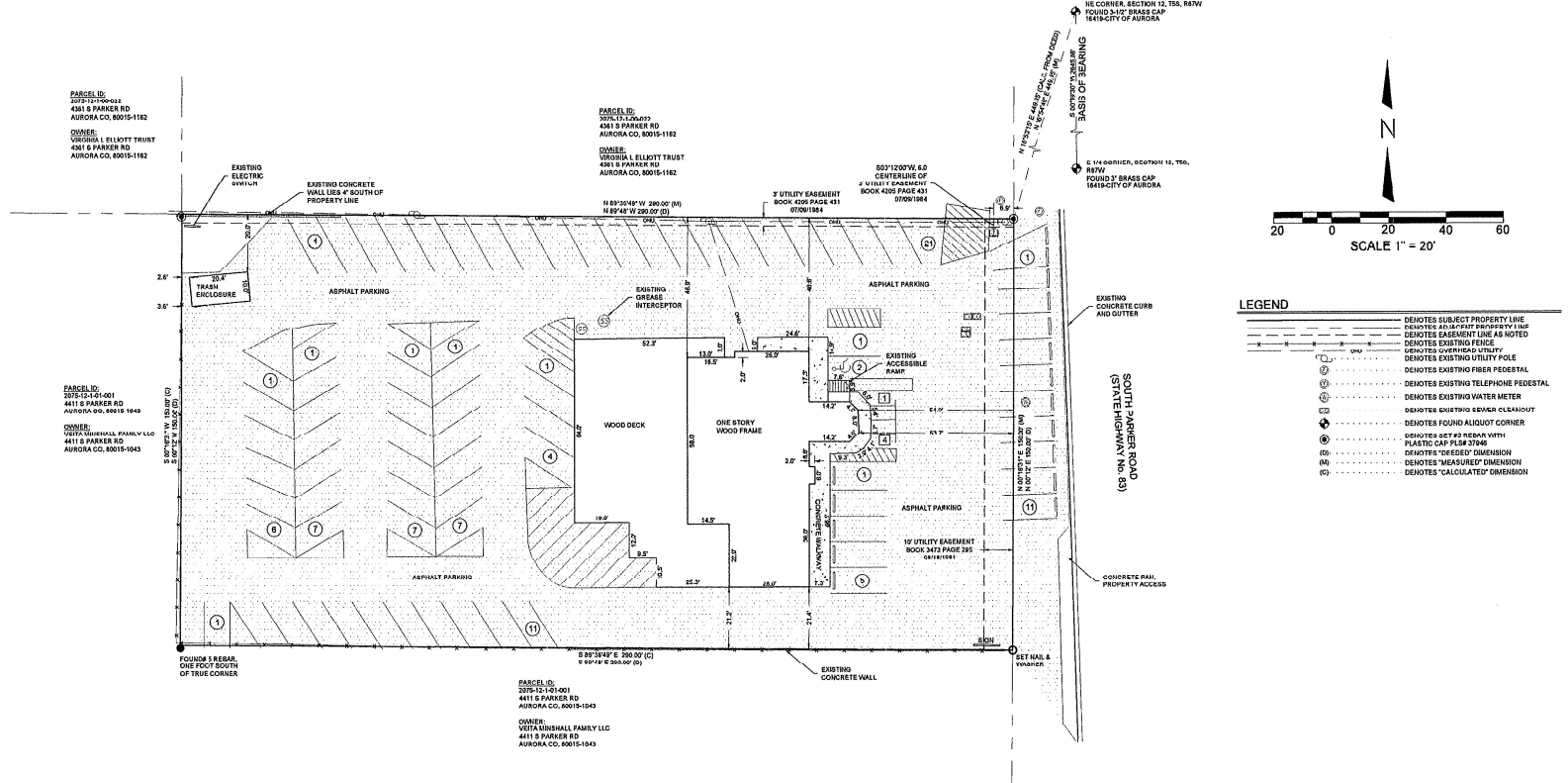


ALTA/NSPS LAND TITLE SURVEY

4385 SOUTH PARKER ROAD, AURORA, CO 80015
COUNTY OF ARAPAHOE, STATE OF COLORADO



PROJECT NO.

REVISIONS		
NO.	DATE	BY

AZIMUTH SURVEYING, INC
111/2 Huron Street, ste 23
Northglenn, Colorado 80234
(303) 720 / 205-4378
azm@azimuthsurveying.com

BOUNDARY SURVEYING
CONSTRUCTION SURVEYING
MAPPING

ALTA/NSPS LAND TITLE SURVEY
4385 SOUTH PARKER ROAD, AURORA, CO 80015
COUNTY OF ARAPAHOE, STATE OF COLORADO

DATE: 06/14/2024

DRAWN BY: JAD/JLR
CHECKED BY: JAD

SHEET NO.
1 OF 1

SURVEY NOTES

- 1) Subject Property is 0.3300 acre as described in the legal description.
- 2) The land area of the subject property is 0.3300 acres as described in the legal description.
- 3) The total of building areas based upon exterior horizontal building on ground surface, not interior usable floor surface is 3,322 square feet.
- 4) The survey was conducted on this parcel, 307 1/2 acres, under a valid deed for the year 2024, as defined by the Public Emergency Management Agency, bearing an effective date of December 17, 2020.
- 5) There are 05 paved parking spaces on the subject property including 04 designated for motorcycles and 1 accessible parking space.
- 6) There are no steps, gaps or gaps between the parcel and the public right of ways.
- 7) No evidence of surface or subsurface drilling, mining or excavation on the property.
- 8) All adjacent property owner information taken from the Arapahoe County Assessor's GIS mapping.
- 9) An initial Schedule B, Section 19 (Exemption of the Commission for Title Insurance Order No. AM/0242424-5, issued by Chicago Title Insurance Company bearing an effective date of May 28, 2024 at 0:00 a.m., the policy is subject to these exceptions and terms as follows:
 - Item 8 EXISTING LEASES AND TENANCIES, IF ANY.
 - Item 9 RIGHT OF PROPRIETOR OF A VEH OR LOOSE TO EXTRACT AND REMOVE HIS ORS THEREFROM WITHOUT THE SAME BE FORGOD TO FURNISH OR INTERFERE THE PREMISES HEREBY GRANTED, AS RESERVED IN UNITED STATES PATENT RECORDED JUNE 11, 1899 IN BOOK 487 AT PAGE 361.
 - Item 10 UTILITY EASEMENT GRANTED TO P.S.C. OF COLORADO RECORDED AUGUST 18, 1891 IN BOOK 3473 AT PAGE 396.
 - Item 11 TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ORDINANCE NO. 05-109, AMENDING CERTAIN UNINCORPORATED LAWS RECORDED NOVEMBER 09, 1981 IN BOOK 2527 AT PAGE 440.
 - Item 12 TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN UTILITY EASEMENT GRANTED UNTO PUBLIC SERVICE COMPANY OF COLORADO AND THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY RECORDED JULY 09, 1984 IN BOOK 4205 AT PAGE 451.
 - Item 13 LEASE BETWEEN S PRO PARTNERSHIP, LESSOR, AND JLR, LTD., LESSEE, AS SHOWN BY LEASE AGREEMENT RECORDED DECEMBER 09, 2015, UNDER RECEPTION NO. 05140728.

LEGAL DESCRIPTION

TO HAVE AND TO HOLD TO THE SAID PARTNERSHIP, THE SAID PARTNERSHIP IS A LIMITED LIABILITY COMPANY, FIRST BANK, ITS SUCCESSORS AND/OR ASSIGNS & Chicago Title Insurance Company.

COMMENCED AT THE NORTHEAST CORNER OF SAID SECTION 12, THENCE SOUTH 89°40' WEST ALONG THE NORTH LINE OF SAID SECTION 12, A DISTANCE OF 162.00 FEET TO A POINT;

THENCE SOUTH 89°40' WEST ALONG THE PRESENT WEST BOUNDARY OF COLORADO HIGHWAY NUMBER 8, A DISTANCE OF 418.00 FEET TO A POINT OF BEGINNING; THENCE SOUTH 89°40' WEST ALONG THE PRESENT WEST BOUNDARY OF COLORADO HIGHWAY NUMBER 8, A DISTANCE OF 380.00 FEET TO A POINT OF BEGINNING; THENCE SOUTH 89°40' WEST ALONG THE PRESENT WEST BOUNDARY OF COLORADO HIGHWAY NUMBER 8, A DISTANCE OF 144.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 89°40' WEST ALONG THE PRESENT WEST BOUNDARY OF COLORADO HIGHWAY NUMBER 8, A DISTANCE OF 162.00 FEET TO A POINT;

THENCE SOUTH 89°40' WEST, A DISTANCE OF 162.00 FEET TO A POINT;

THENCE SOUTH 89°40' WEST, A DISTANCE OF 380.00 FEET TO A POINT;

THENCE NORTH 89°40' WEST, A DISTANCE OF 162.00 FEET TO THE TRUE POINT OF BEGINNING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

GENERAL NOTES:

- 1) ALL DISTANCES ARE MEASURED IN US SURVEY FEET.
- 2) BOOK OF BEARINGS: BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 12, T6S, R67W WITH A BEARING OF SOUTH 90°20'20" WEST A DISTANCE OF 246.88 FEET AS SHOWN ON THE SURVEY RECORDED AT RECEPTION NO. 0180 DATED 01/28/2000

SURVEYOR CERTIFICATE

To R AND R L L C, A COLORADO LIMITED LIABILITY COMPANY, MIDFIRST BANK, ITS SUCCESSORS AND/OR ASSIGNS & Chicago 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 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by the ALTA and the NSPS and includes Items 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 of Table A thereof.

The field work was completed on June 11, 2024.

