

VICINITY MAP SCALE: 1"=200'

NOTES CORRESPONDING TO SCHEDULE B - SECTION 2 OF TITLE COMMITMENT:

THE FOLLOWING MATTERS AFFECT PARCELS ONE AND TWO:

- 9 RESERVATIONS BY THE UNION PACIFIC LAND COMPANY OF (1) ALL OIL, COAL AND OTHER MINERALS UNDERLYING THE LAND, (2) THE EXCLUSIVE RIGHT TO PROSPECT FOR, MINE AND REMOVE OIL, COAL AND OTHER MINERALS, AND (3) THE RIGHT TO INGRESS AND EGRESS AND REGRESS TO PROSPECT FOR, MINE AND REMOVE OIL, COAL AND OTHER MINERALS, (4) 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, ALL AS CONTAINED IN DEED RECORDED FEBRUARY 13, 1913 IN BOOK 66 AT PAGE 17, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. NOTE: QUITCLAIM DEED IN CONNECTION THEREWITH RECORDED APRIL 16, 1971 IN BOOK 1920 AT PAGE 247. NOTE: MINERAL DEED IN CONNECTION THEREWITH RECORDED AUGUST 11, 1972 IN BOOK 2046 AT PAGE 370. NOTE: QUITCLAIM DEED IN CONNECTION THEREWITH RECORDED MARCH 14, 1977 IN BOOK 2560 AT PAGE 725. NOTE: MINERAL DEED IN CONNECTION THEREWITH RECORDED APRIL 1, 1977 IN BOOK 2568 AT PAGE 677. NOTE: RELEASE AND QUITCLAIM DEED IN CONNECTION THEREWITH RECORDED NOVEMBER 23, 1998 AT RECEPTION NO. A5198797. NOTE: REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT IN CONNECTION THEREWITH RECORDED MAY 16, 2002 AT RECEPTION NO. B2090875. (APPLIES TO THE SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)
- 10 ANY TAX, LIEN, FEE OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE E-470 PUBLIC HIGHWAY AUTHORITY, AS EVIDENCED BY INSTRUMENT RECORDED MAY 12, 1988 IN BOOK 5431 AT PAGE 706. NOTE: CERTIFICATE IN CONNECTION THEREWITH RECORDED DECEMBER 19, 1995 AT RECEPTION NO. A5133863 AND AMENDMENT TO CERTIFICATE OF ORGANIZATION FOR THE E-470 PUBLIC HIGHWAY AUTHORITY IN CONNECTION THEREWITH RECORDED DECEMBER 19, 1995 AT RECEPTION NO. A5133865. (APPLIES TO THE SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)

THE FOLLOWING MATTERS AFFECT PARCEL ONE:

- 11 TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE HOFFMAN/HALL PROPERTY PUD MAP RECORDED JANUARY 12, 1987 AT RECEPTION NO. 2779200. (APPLIES TO THE SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)
- 12 TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE ORDINANCE NO. 86-168 RECORDED JANUARY 26, 1987 IN BOOK 5028 AT PAGE 646. (APPLIES TO THE SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)
- 13 TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE ANNEXATION AGREEMENT RECORDED APRIL 11, 1988 IN BOOK 5668 AT PAGE 570. (APPLIES TO THE SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)
- 14 TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, RESERVATIONS, RESTRICTIONS, EASEMENTS, RIGHTS OR RIGHTS OF ACCESS AND AGREEMENTS AS SET FORTH IN THE RULE AND ORDER RECORDED DECEMBER 13, 1996 AT RECEPTION NO. A6157198. (APPLIES TO THE SUBJECT PROPERTY, PLOTTABLE ITEMS ARE SHOWN HEREON.)
- 15 ORDINANCE NO. 2000-31, FOR REZONING, RECORDED JUNE 1, 2000 AT RECEPTION NO. B0065459. (APPLIES TO THE SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)

THE FOLLOWING MATTERS AFFECT PARCEL TWO:

- 16 TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE CRIPPEN PROPERTY PUD MAP RECORDED JANUARY 12, 1987 AT RECEPTION NO. 2779202. (APPLIES TO THE SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)
- 17 TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE ORDINANCE NO. 86-17 RECORDED JANUARY 26, 1987 IN BOOK 5028 AT PAGE 641. (APPLIES TO THE SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)
- 18 TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE ANNEXATION AGREEMENT RECORDED JANUARY 11, 1989 IN BOOK 5668 AT PAGE 593. (APPLIES TO THE SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)
- 19 TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS, RESERVATIONS, RIGHT OR RIGHTS OF ACCESS AND AGREEMENTS AS SET FORTH IN THE RULE AND ORDER RECORDED FEBRUARY 23, 1998 AT RECEPTION NO. A8023870. (APPLIES TO THE SUBJECT PROPERTY, PLOTTABLE ITEMS ARE SHOWN HEREON.)
- 20 ORDINANCE NO. 2000-70, FOR REZONING, RECORDED AUGUST 16, 2000 AT RECEPTION NO. B0101810. (APPLIES TO THE SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)

GENERAL NOTES:

1. THIS SURVEY WAS BASED ON TITLE COMMITMENT NUMBER 3020-1015414 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, WITH A COMMITMENT DATE OF JUNE 3, 2020 AT 5:00 P.M., AND DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR FOR OTHER EASEMENTS AND/OR EXCEPTIONS OF RECORD.
2. THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED HEREON CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDING WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A GUARANTY OF WARRANTY, EITHER EXPRESSED OR IMPLIED.
3. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED IN THE SURVEYOR'S CERTIFICATION HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT AN EXPRESS WRITTEN RECERTIFICATION BY THE SURVEYOR OF RECORD NAMING SAID PERSON OR ENTITY.
4. BEARINGS ARE BASED ON THE EAST LINE OF THE SE 1/4 OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN BEARING N00°28'24"W PER THE CITY OF AURORA, COLORADO HORIZONTAL CONTROL NETWORK AND BOUNDED BY THE MONUMENTS SHOWN HEREON.
5. THE ADDRESS OF THE SURVEYED PROPERTY IS: VACANT LAND
6. BY GRAPHIC PLOTTING ONLY THE SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 08005C021K WITH AN EFFECTIVE DATE OF DECEMBER 16, 2010 - PANEL NOT PRINTED. NO OFFICE CALCULATIONS OR FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS INFORMATION.
7. BENCHMARK: CITY OF AURORA BM #456625SE002 - RAILROAD SPIKE IN POWER POLE - WEST SIDE OF GUN CLUB ROAD (HWY 30) 0.25 MILES NORTH OF YALE LAND LINE. ELEVATION: 5671.27 FEET (NAVD 1988 DATUM). THE CONTOURS SHOWN HEREON ARE AT ONE (1) FOOT INTERVALS.
8. NO ZONING REPORT OR LETTER WAS PROVIDED TO THE SURVEYOR.
9. NO BUILDINGS OR PARKING STALLS WERE OBSERVED ON THE SUBJECT PROPERTY AS IT IS VACANT.
10. ALL UTILITY INFORMATION WAS OBTAINED FROM FIELD SURFACE EVIDENCE AT THE TIME OF THIS SURVEY AND IS SHOWN IN AN APPROXIMATE LOCATION ONLY BASED ON SAID FIELD OBSERVATIONS.
11. ALL UNDERGROUND UTILITIES SHOULD BE FIELD VERIFIED PRIOR TO ANY DESIGN AND CONSTRUCTION.
12. BURIED UTILITIES AND PIPELINES SHOWN HEREON ARE PER VISIBLE AND APPARENT SURFACE EVIDENCE, RECORD DRAWINGS OF THE CONSTRUCTION UTILITY LINES AND/OR LOCATION DERIVED FROM THE FIELD SURVEY OF UTILITY MARKINGS PROVIDED BY AN INDEPENDENT UTILITY LOCATING FIRM. NO GUARANTY OR WARRANTY, EITHER EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF SUCH INFORMATION. ENGINEERING SERVICE COMPANY DOES NOT ALLOW FIELD PERSONAL TO ACCESS UTILITY MANHOLES OR ENCLOSED STRUCTURES, THEREFORE SUB-SURFACE PIPE SIZES IF NOTED HEREIN ARE OBSERVED FROM SURFACE LOCATIONS AND/OR TAKEN FROM RECORD DRAWINGS. IF MORE ACCURATE LOCATIONS AND/OR SIZES OF UNDERGROUND UTILITIES OF PIPELINES ARE REQUIRED, THE UTILITY OR PIPELINE LOCATION AND/OR SIZE WILL HAVE TO BE VERIFIED BY FIELD POTHOLING. ENGINEERING SERVICE COMPANY AND THE SURVEYOR OF RECORD SHALL NOT BE HELD LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UNDERGROUND UTILITIES AND PIPELINES.
13. THERE WAS NO VISIBLE EVIDENCE OF CEMETERIES, GRAVESITES OR BURIAL GROUNDS LOCATED ON THE SUBJECT PROPERTY.
14. ALL PARCELS SHOWN HEREON ARE CONTIGUOUS AND CONTAIN NO GORES, GAPS OR OVERLAPS ALONG THEIR COMMON BOUNDARIES.
15. DISTANCES ON THIS SURVEY ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.

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 BE BROUGHT UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, LAND BOUNDARY MONUMENT, OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR, PURSUANT TO STATE STATUTE 18-4-508 OF THE COLORADO REVISED STATUTES.

LEGAL DESCRIPTION: AS PROVIDED

PARCEL ONE

A PARCEL OF LAND SITUATED IN THE SOUTH HALF OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE SOUTHEAST CORNER OF SECTION 25, SOUTH 89 DEGREES 17 MINUTES 12 SECONDS WEST, 2229.31 FEET, ALONG THE SOUTH SECTION LINE OF SECTION 25, TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 17 MINUTES 12 SECONDS WEST, 410.14 FEET, ALONG THE SOUTH SECTION LINE OF SECTION 25, TO THE SOUTH 1/4 CORNER OF SECTION 25; THENCE SOUTH 89 DEGREES 17 MINUTES 07 SECONDS WEST, 276.03 FEET, ALONG THE SOUTH SECTION LINE OF SECTION 25; THENCE NORTH 12 DEGREES 54 MINUTES 14 SECONDS WEST, 1688.03 FEET, TO A LINE 100 RODS NORTH OF THE SOUTHEAST CORNER AND THE SOUTHWEST CORNER OF SECTION 25; THENCE NORTH 89 DEGREES 17 MINUTES 10 SECONDS EAST, 794.63 FEET, ALONG THE LINE 100 RODS NORTH OF THE SOUTHEAST CORNER AND THE SOUTHWEST CORNER OF SECTION 25, TO THE WEST BOUNDARY OF E-470; THENCE ALONG THE WEST BOUNDARY OF E-470, THE FOLLOWING THREE COURSES:

1. SOUTH 07 DEGREES 43 MINUTES 18 SECONDS EAST, 1120.96 FEET;
2. SOUTH 10 DEGREES 56 MINUTES 37 SECONDS EAST, 338.71 FEET;
3. SOUTH 14 DEGREES 45 MINUTES 37 SECONDS EAST, 210.36 FEET TO THE POINT OF BEGINNING.

PARCEL TWO

A PARCEL OF LAND BEING A PART OF THE SOUTH 1/2 OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M.; THENCE NORTH 00°28'15" WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 25 A DISTANCE OF 1650.06 FEET; THENCE SOUTH 89°31'07" WEST A DISTANCE OF 2477.58 FEET TO THE SOUTHWEST CORNER OF PARCEL TK-74 (EAST-470 R.O.W.) AS SHOWN IN RULE AND ORDER RECORDED FEBRUARY 23, 1998 UNDER RECEPTION NO. A8023870, ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE, SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 89°31'07" WEST A DISTANCE OF 733.39 FEET TO THE SOUTHEAST CORNER OF PARCEL TK-74-1 (EAST-470 ACCESS ROAD) AS SHOWN IN SAID RULE AND ORDER; THENCE THE FOLLOWING FIVE (5) COURSES ALONG THE EASTERLY R.O.W. LINE OF SAID ACCESS ROAD:

1. THENCE NORTH 12°40'31" WEST A DISTANCE OF 6.42 FEET TO A POINT OF CURVE;
2. THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 12°40'52", A RADIUS OF 370.00 FEET, AN ARC LENGTH OF 81.89 FEET, A CHORD BEARING OF NORTH 06°20'05" WEST AND A CHORD LENGTH OF 81.73 FEET TO A POINT OF TANGENT;
3. THENCE ALONG SAID TANGENT NORTH 00°00'21" EAST A DISTANCE OF 193.83 FEET TO A POINT OF CURVE;
4. THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 17°38'21", A RADIUS OF 430.00 FEET, AN ARC LENGTH OF 132.38 FEET, A CHORD BEARING OF NORTH 08°48'50" WEST AND A CHORD LENGTH OF 131.86 FEET TO A POINT OF TANGENT;
5. THENCE NORTH 17°38'01" WEST ALONG SAID TANGENT A DISTANCE OF 280.64 FEET TO THE NORTHEAST CORNER OF SAID PARCEL TK-74-1 (ACCESS ROAD);

THENCE NORTH 89°27'14" EAST A DISTANCE OF 762.32 FEET TO THE NORTHWEST CORNER OF SAID PARCEL TK-74 (EAST-470 R.O.W.); THENCE SOUTH 06°56'50" EAST ALONG THE WESTERLY R.O.W. LINE OF SAID PARCEL TK-74 A DISTANCE OF 657.52 FEET; THENCE SOUTH 07°29'21" EAST CONTINUING ALONG SAID WESTERLY R.O.W. LINE A DISTANCE OF 8.51 FEET TO THE POINT OF BEGINNING.

ASSURANCE NOTE: THE ABOVE LEGAL DESCRIPTION DESCRIBES ALL THAT LAND INSURED IN SECTION A(5) OF TITLE COMMITMENT NUMBER 3020-1015414 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH A COMMITMENT DATE OF JUNE 3, 2020 AT 5:00 P.M.

SURVEYOR'S CERTIFICATION:

TO: DB ENDEAVORS, LLC, A COLORADO LIMITED LIABILITY COMPANY; MACRITCHE STORAGE VENTURES LLC, A DELAWARE 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 2016 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), 7(a), 7(b), 7(c), 8, 9, AND 11 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 5, 2020.

DATE OF PLAT OR MAP: JUNE 11, 2020

CHARLES N. BECKSTROM
PROFESSIONAL L.S. NO. 33202
FOR AND ON BEHALF OF
ENGINEERING SERVICE COMPANY
Email: cbeckstrom@engineeringserviceco.com



ENGINEERING SERVICE COMPANY
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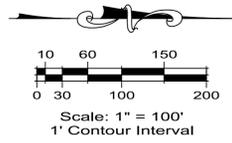
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Revisions	Date

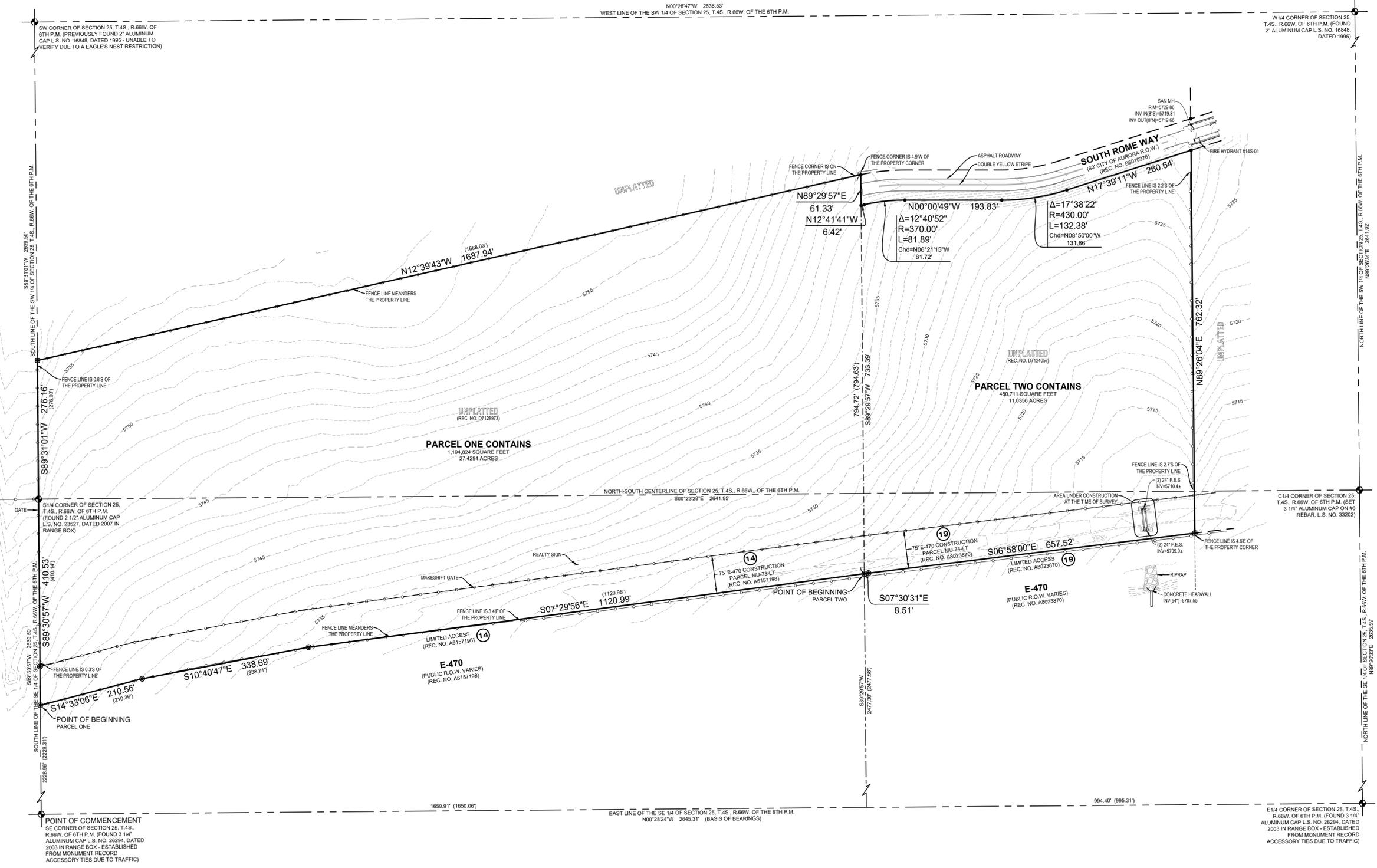
MACRITCHE
142 HAWLEY STREET, SUITE 5
GRAYSLAKE, ILLINOIS 60030
ATTN: BEN LOKHORST

ALTA/NSPS LAND TITLE SURVEY
A PARCEL OF LAND SITUATED IN THE S 1/2 OF SECTION 25,
T.4S., R.66W., OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
SOUTH ROME WAY, SOUTH OF E-470 & EAST JEWELL AVENUE

Designed By: CNB	Date: 08/11/2020
Drawn By: JDP	Survey No: 20-104-S
Checked By: CNB, JDP	Project No: 1478.1
Field Book No: 208	Scale: N/A
Sheet No: 1	OF 2



LEGEND	
—SS—	SANITARY SEWER LINE
—STS—	STORM SEWER LINE
—W—	WATER LINE
---5700---	CONTOUR LINE
—○—	FENCE LINE
▲	FIRE HYDRANT
○	MANHOLE
▼	SIGN
⊕	WATER VALVE
R.O.W.	RIGHT-OF-WAY
L.S. NO.	LAND SURVEYOR NUMBER
REC. NO.	RECEPTION NUMBER
(XX.XX)	RECORD DISTANCE
⊙	ALIQUOT CORNER
●	FOUND 2" ALUMINUM CAP L.S. NO. 28649
⊙	FOUND 2.5" ALUMINUM CAP L.S. NO. 28649 - E470 ROW
■	FOUND 2" ALUMINUM CAP L.S. NO. 23527





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ENGINEERING SERVICE COMPANY
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Revisions:	Description:

Prepared for:

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GRAYSLAKE, ILLINOIS 60030
ATTN: BEN LOKHORST

ALTA / NSPS LAND TITLE SURVEY
A PARCEL OF LAND SITUATED IN THE S 1/2 OF SECTION 25,
T.4S., R.66W., OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
SOUTH ROME WAY, SOUTH OF E-470 & EAST JEWELL AVENUE

Designed By: CNB	Date: 08/11/2020
Drawn By: JDP	Survey No.: 20-104-S
Checked By: CNB, JDP	Project No.: 1478.1
Field Book No.: 236	Scale: 1" = 100'
Sheet No.:	2 OF 2