

ALTA/NSPS LAND TITLE SURVEY

A PART OF THE EAST HALF OF SECTION 23, THE NORTH HALF OF SECTION 26 AND A PORTION OF SECTION 27 AND SECTION 28
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6th P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LEGAL DESCRIPTION

PARCEL A:

SECTION 27, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
EXCEPT THE NORTH 30 FEET THEREOF FOR EAST JEWELL AVENUE, AND

EXCEPT THAT PORTION CONVEYED TO THE TRUST FOR PUBLIC LAND IN SPECIAL WARRANTY DEED RECORDED
FEBRUARY 21, 2018 UNDER RECEPTION NO. D8017133, COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL B:

THE NORTH HALF OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL
MERIDIAN,

EXCEPT THAT PORTION CONVEYED TO ARAPAHOE COUNTY, COLORADO BY SPECIAL WARRANTY DEED
RECORDED AUGUST 22, 2012 UNDER RECEPTION NO. D2093075, COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL C:

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 65 WEST
OF THE 6TH PRINCIPAL MERIDIAN,

EXCEPT THAT PORTION CONVEYED TO ARAPAHOE COUNTY, COLORADO BY SPECIAL WARRANTY DEED
RECORDED AUGUST 22, 2012 UNDER RECEPTION NO. D2093074,

AND

THE NORTH HALF OF THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF SECTION 23,
TOWNSHIP 4 SOUTH, RANGE 6TH PRINCIPAL MERIDIAN,

EXCEPT THAT PORTION TAKEN BY THE UNITED STATES OF AMERICA IN DECLARATION OF TAKING RECORDED MARCH
22, 1993 IN BOOK 6848 AT PAGE 647, COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL D:

THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF
THE 6TH PRINCIPAL MERIDIAN, LYING EAST AND NORTH OF COUNTY ROAD NO. 29, COUNTY OF ARAPAHOE, STATE OF
COLORADO.

EXCEPT THAT PORTION, IF ANY, LYING WITHIN THE LAND DESCRIBED IN DEED RECORDED MAY 5, 1989 IN BOOK 5685
AT PAGE 336.

ALTA/NSPS TABLE "A" ITEMS

PURSUANT TO OUR CLIENTS REQUEST, THE FOLLOWING ITEMS FROM "TABLE A – OPTIONAL SURVEY RESPONSIBILITIES
AND SPECIFICATIONS" FOR ALTA/NSPS LAND TITLE SURVEYS, WERE ADDRESSED AND, IF APPLICABLE, ARE SHOWN ON
OUR SURVEY: 1, 2, 3, 4, 6, 13, 14 AND 16.

A–1: BOUNDARY MONUMENTS WERE SET (AND OR) RECOVERED AS SHOWN ON SHEETS 4, 5, 6, 7 AND 8.

A–2: THE ADDRESS OF THE SUBJECT PROPERTY WAS NOT OBSERVED DURING THE PROCESS OF THIS SURVEY.

A–3: ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM)
PANEL 08005C0216M, REVISED SEPTEMBER 4, 2020, PANEL 08005C0217L, REVISED APRIL 18, 2018 AND
PANEL 08005C0209L, REVISED FEBRUARY 17, 2017, THE SURVEYED LAND IS WITHIN FLOOD ZONE X, AN
AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

A–4: TOTAL AREA OF SURVEYED LAND: 53,666,599 SQUARE FEET (1232.016 ACRES), MORE OR LESS.

A–8: SUBSTANTIAL FEATURES OBSERVED ARE AS SHOWN ON SHEETS 4, 5, 6, 7 AND 8..

A–13: ADJACENT PROPERTY OWNERSHIPS ARE AS SHOWN ON SHEETS SHEETS 4, 5, 6, 7 AND 8.

A–14: THE NEAREST INTERSECTION IS AT THE NORTHWEST CORNER OF THE INTERSECTION OF E JEWELL AVENUE
AND HUDSON ROAD BEING ADJACENT TO SAID PROPERTY.

A–16: NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS
OBSERVED DURING THIS SURVEY.

TITLE COMMITMENT NOTES

THIS ALTA/NSPS LAND TITLE SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY CVL, A WESTWOOD TEAM TO
DETERMINE OWNERSHIP OF THIS PROPERTY. VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS
DESCRIPTION WITH THAT OF ADJACENT PROPERTIES, OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION
REGARDING EASEMENTS, RIGHT-OF-WAY OR TITLE OF RECORD, CVL, A WESTWOOD TEAM RELIED UPON TITLE
COMMITMENT ORDER NO. **RD070701252**, PREPARED BY LAND TITLE GUARANTEE COMPANY, DATED JUNE 09, 2021 AT
5:00 P.M. THE FOLLOWING COMMENTS ARE IN REGARDS TO SAID TITLE COMMITMENT. THE NUMBERS IN OUR TITLE
COMMITMENT NOTES CORRESPOND TO THE NUMBERING SYSTEM USED IN SAID TITLE COMMITMENT.

EXCEPT AS OTHERWISE EXPRESSLY NOTED IN NOTES BELOW, CVL, A WESTWOOD TEAM DID NOT EXAMINE OR ADDRESS
THE EFFECTS, FEE OR ASSESSMENT DUE, TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, RESERVATIONS AND/OR
RESTRICTIONS CONTAINED IN THE DOCUMENTS REFERRED TO IN ANY ITEMS SHOWN IN THE TITLE COMMITMENT. THIS
SURVEY SHOWS OR OTHERWISE ADDRESSES ONLY THE GEOGRAPHIC LOCATION OF ANY IDENTIFIABLE PROPERTY
DESCRIPTION CONTAINED IN THOSE DOCUMENTS.

SCHEDULE B–1 OF THE ABOVE TITLE COMMITMENT CONTAINS REQUIREMENTS REGARDING LIENS, TAXES, MORTGAGES
AND LEASES THAT WERE NOT EXAMINED OR ADDRESSED BY CVL CONSULTANTS OF COLORADO, INC.

BASED ON A REVIEW OF THE TITLE COMMITMENT AS NOTED HEREON, THE FOLLOWING SCHEDULE B–2 EXCEPTIONS
ARE NOTED WITH SURVEYOR COMMENTS IN AN ***ITALIC TEXT STYLE***:

- EXISTING LEASES AND TENANCIES, IF ANY.
[NONE PROVIDED OR OBSERVED]
- RIGHTS OF THE PUBLIC, CITY OF AURORA AND COUNTY OF ARAPAHOE IN AND TO EAST YALE AVENUE AND
EAST JEWELL AVENUE AS SHOWN ON THE ARAPAHOE COUNTY ASSESSOR'S MAPS OF RECORD.
[AS SHOWN]
- RESERVATIONS AS CONTAINED IN PATENT OF THE UNITED STATES RECORDED AUGUST 13, 2015 UNDER
RECEPTION NO. D5098566.
[AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE]
- RESERVATIONS BY THE UNION PACIFIC RAILWAY COMPANY OF:
(1) ALL OIL, COAL AND OTHER MINERALS UNDERLYING SUBJECT PROPERTY,
(2) THE EXCLUSIVE RIGHT TO PROSPECT FOR, MINE AND REMOVE OIL, COAL AND OTHER MINERALS, AND
(3) THE RIGHT OF INGRESS AND EGRESS AND REGRESS TO PROSPECT FOR, MINE AND REMOVE OIL, COAL AND
OTHER MINERALS, ALL AS CONTAINED IN DEED RECORDED OCTOBER 11, 1902 IN
BOOK 472 AT PAGE 334.
NOTE: DEEDS REGARDING SAID RESERVATIONS RECORDED APRIL 16, 1971 IN BOOK 1920 AT PAGE 247, OCTOBER
16, 1974 IN BOOK 2282 AT PAGE 612, AUGUST 7, 1979 IN BOOK 3049 AT PAGE 335 AND NOVEMBER 23, 1998
UNDER RECEPTION NO. A8189797.
[AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE]

TITLE COMMITMENT NOTES - (CONTINUED)

- ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE BENNETT FIRE
PROTECTION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED AUGUST 11, 1989, IN BOOK 5749 AT PAGE
779.
[NOTE: AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE]
- REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT AS EVIDENCED BY INSTRUMENT RECORDED MAY 16, 2002
UNDER RECEPTION NO. B2090867.
[NOTE: AFFECTS SUBJECT PROPERTY - ALL OF SECTION 27]
- DEED OF TRUST DATED APRIL 13, 2005, FROM COTTONWOOD CREEK INVESTORS, LLC, A COLORADO LIMITED
LIABILITY COMPANY TO THE PUBLIC TRUSTEE OF ARAPAHOE COUNTY, COLORADO FOR THE USE OF GLENN O.
FENNEL, VICTOR D. L'ESPERANCE AND DELMAR G. PENCE TO SECURE THE SUM OF \$10,080,000.00 RECORDED
APRIL 14, 2005, UNDER RECEPTION NO. B5053264.
FIRST AMENDMENT TO SAID DEED OF TRUST RECORDED MAY 12, 2009 UNDER RECEPTION NO. B9049152,
SECOND AMENDMENT RECORDED JANUARY 13, 2011 UNDER RECEPTION NO. D1004923,
THIRD AMENDMENT RECORDED AUGUST 24, 2011 UNDER RECEPTION NO. D1081238.
SUBORDINATION AGREEMENTS IN CONJUNCTION WITH SAID DEED OF TRUST RECORDED SEPTEMBER 1, 2011 UNDER
RECEPTION NO. D1084177 AND AUGUST 22, 2012 UNDER RECEPTION NO. D2093078.
AUTHORIZATION TO DISBURSE FUNDS RECORDED APRIL 27, 2015 UNDER RECEPTION NO. D5041396.
AUTHORIZATION TO DISBURSE FUNDS RECORDED APRIL 27, 2015 UNDER RECEPTION NO. D5041397.
[NOTE: AFFECTS SUBJECT PROPERTY - DEED OF TRUST]
- TERMS, CONDITIONS AND PROVISIONS OF INTERCREDITOR AGREEMENT DATED APRIL 13, 2005 BY AND BETWEEN
GLENN O. FENNEL, VICTOR D. L'ESPERANCE AND DELMAR G. PENCE AND BANK MIDWEST, N.A. RECORDED APRIL
14, 2005 UNDER RECEPTION NO. B5053269.
[NOTE: AFFECTS SUBJECT PROPERTY - INCLUDES ALL OF SUBJECT PROPERTY]
- TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ANNEXATION AGREEMENT
RECORDED APRIL 10, 2007 UNDER RECEPTION NO. B7044752.
[NOTE: AFFECTS SUBJECT PROPERTY - ANNEXATION AGREEMENT]
- TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN MEMORANDUM OF AGREEMENT
AND LEASE RECORDED DECEMBER 21, 2012 UNDER RECEPTION NO. D2147993, AFFIDAVIT OF EXTENSION OF OIL
AND GAS LEASE RECORDED APRIL 13, 2018 UNDER RECEPTION NO. D8035972.
AFFIDAVIT OF EXTENSION OF OIL AND GAS LEASE RECORDED DECEMBER 20, 2018 UNDER RECEPTION NO.
D8124326.
NOTE: THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING
THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN.
[NOTE: AFFECTS SUBJECT PROPERTY - ALL OF SECTION 27]
- EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE COTTONWOOD CREEK
#4–65–27–1H OIL & GAS WELL PERMIT MAP RECORDED MARCH 31, 2014 UNDER RECEPTION NO. D4025440.
[NOTE: AFFECTS SUBJECT PROPERTY - AS SHOWN]
- TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN
RIGHT-OF-WAY GRANT RECORDED JUNE 12, 2014 UNDER RECEPTION NO. D4050580.
AMENDMENT OF RIGHT-OF-WAY GRANT RECORDED JULY 19, 2017 UNDER RECEPTION NO. D7081630.
SECOND AMENDMENT OF RIGHT-OF-WAY GRANT RECORDED FEBRUARY 15, 2018 UNDER RECEPTION NO.
D8015416.
THIRD AMENDMENT OF RIGHT-OF-WAY GRANT RECORDED FEBRUARY 13, 2019 UNDER RECEPTION NO. D9012602.
FOURTH AMENDMENT TO RIGHT-OF-WAY RECORDED OCTOBER 11, 2019 UNDER RECEPTION NO. D9109320.
PARTIAL ASSIGNMENT OF RIGHT-OF-WAY RECORDED FEBRUARY 28, 2020 UNDER RECEPTION NO. E0025087.
[NOTE: AFFECTS SUBJECT PROPERTY - AS SHOWN]
- TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN MASTER LICENCE AGREEMENT
RECORDED DECEMBER 08, 2014 UNDER RECEPTION NO. D4114859.
ADDENDUM TO MASTER LICENCE AGREEMENT RECORDED APRIL 6, 2015 UNDER RECEPTION NO. D5033136.
[NOTE: AFFECTS SUBJECT PROPERTY - LICENSE AGREEMENT NOT SHOWN]
- ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE COTTONWOOD
CREEK METROPOLITAN DISTRICT NOS 1–5, AS EVIDENCED BY INSTRUMENT RECORDED JUNE 23, 2015, UNDER
RECEPTION NO. D5065657.
SPECIAL DISTRICT PUBLIC DISCLOSURE RECORDED JUNE 23, 2015 UNDER RECEPTION NO. D5065657.
DISCLOSURE TO PURCHASERS RECORDED JANUARY 11, 2017 UNDER RECEPTION NO. D7003469.
[NOTE: AFFECTS SUBJECT PROPERTY - METROPOLITAN DISTRICT 1 AFFECTS PARCEL A & D]
- EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO, FOR UTILITIES, AND INCIDENTAL PURPOSES,
BY INSTRUMENT RECORDED JANUARY 05, 2016, UNDER RECEPTION NO. D6000836.
[NOTE: AFFECTS SUBJECT PROPERTY - AS SHOWN]
- TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN
SURFACE USE AGREEMENT RECORDED AUGUST 25, 2016 UNDER RECEPTION NO. D6094781.
[NOTE: AFFECTS SUBJECT PROPERTY - AS SHOWN]
- TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN MASTER LICENSE AGREEMENT
RECORDED NOVEMBER 17, 2017 UNDER RECEPTION NO. D7130767.
ADDENDUM TO MASTER LICENSE AGREEMENT RECORDED APRIL 1, 2019 UNDER RECEPTION NO. D9027287.
ADDENDUM TO MASTER LICENSE AGREEMENT RECORDED JULY 30, 2019 UNDER RECEPTION NO. D9075868.
[NOTE: AFFECTS SUBJECT PROPERTY - LICENSE AGREEMENT NOT SHOWN]
- EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE CONTEXTUAL SITE PLAN
COTTONWOOD CREEK #4–65 27–28 PHASE 1, OIL AND GAS WELL PERMIT MAP RECORDED JANUARY 10, 2018
UNDER RECEPTION NO. D8003555.
[NOTE: AFFECTS SUBJECT PROPERTY - AS SHOWN]
- TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN MEMORANDUM RECORDED
JANUARY 22, 2018 UNDER RECEPTION NO. D8008788.
[NOTE: AFFECTS SUBJECT PROPERTY - MEMORANDUM AFFECTS SE 1/4 SECTION 28 & SECTION 27]
- TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN
MEMORANDUM OF AGREEMENT REGARDING ROADWAY VACATION RECORDED FEBRUARY 21, 2018 UNDER RECEPTION
NO. D8017132.
[NOTE: AFFECTS SUBJECT PROPERTY - YALE AVE ROADWAY VACATION]
- TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN MEMORANDUM OF DEDICATION
RECORDED JUNE 20, 2018 UNDER RECEPTION NO. D7130767.
[NOTE: AFFECTS SUBJECT PROPERTY - ALL OF SUBJECT PROPERTY]
- TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN MEMORANDUM OF AGREEMENT
RECORDED OCTOBER 12, 2018 UNDER RECEPTION NO. D8101267.
[NOTE: AFFECTS SUBJECT PROPERTY - ALL OF SUBJECT PROPERTY]
- TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN MEMORANDUM OF AGREEMENT
RECORDED OCTOBER 12, 2018 UNDER RECEPTION NO. D8101275.
[NOTE: AFFECTS SUBJECT PROPERTY - ALL OF SUBJECT PROPERTY]
- TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN MEMORANDUM OF AGREEMENT
RECORDED OCTOBER 12, 2018 UNDER RECEPTION NO. D8101324.
[NOTE: AFFECTS SUBJECT PROPERTY - ALL OF SUBJECT PROPERTY]
- TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN MEMORANDUM OF CONNECTION,
DEDICATION AND TRANSPORTATION AGREEMENT RECORDED JANUARY 23, 2019 UNDER RECEPTION NO. D9006387.
[NOTE: AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE]
- TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN
PUBLIC SERVICE COMPANY OF COLORADO EASEMENT RECORDED JULY 31, 2019 UNDER RECEPTION NO.
D9076727.
[NOTE: AFFECTS SUBJECT PROPERTY - AS SHOWN]
- TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN MEMORANDUM OF AGREEMENT
RECORDED APRIL 15, 2020 UNDER RECEPTION NO. E0045368.
[NOTE: AFFECTS SUBJECT PROPERTY - ALL OF SUBJECT PROPERTY]

TITLE COMMITMENT NOTES - (CONTINUED)

- TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN MASTER LICENSE AGREEMENT
RECORDED JUNE 24, 2020 UNDER RECEPTION NO. E0075892.
[NOTE: AFFECTS SUBJECT PROPERTY - LICENSE AGREEMENT NOT SHOWN]
- REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT AS EVIDENCED BY INSTRUMENT RECORDED SEPTEMBER
15, 2020 UNDER RECEPTION NO. E0121737.
[NOTE: AFFECTS SUBJECT PROPERTY - ALL OF SECTION 27]
- EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE CRUDE OIL PIPELINE –
SITE PLAN RECORDED JULY 28, 2020 UNDER RECEPTION NO. E0094608.
[NOTE: AFFECTS SUBJECT PROPERTY - CRUDE OIL PIPELINE SITE PLAN]
- EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE NATURAL GAS PIPELINE
GATHERING SYSTEM AS-BUILT SITE PLAN RECORDED NOVEMBER 6, 2020 UNDER RECEPTION NO. E0153558.
(ITEMS 2 THROUGH 31 AFFECT PARCEL A)
[NOTE: AFFECTS SUBJECT PROPERTY - AS-BUILT SITE PLAN]
- RIGHTS OF THE PUBLIC, CITY OF AURORA AND COUNTY OF ARAPAHOE IN AND TO EAST YALE AVENUE AND
EAST JEWELL AVENUE AS SHOWN ON THE ARAPAHOE COUNTY ASSESSOR'S MAPS OF RECORD.
[NOTE: AFFECTS SUBJECT PROPERTY - RIGHT OF WAY REFLECTED IN BOUNDARY]
- RESERVATIONS AS CONTAINED IN PATENT OF THE UNITED STATES RECORDED JUNE 12, 1893 IN BOOK A57 AT
PAGE 70.
[NOTE: AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE]
- THE EFFECT OF INCLUSION OF SUBJECT PROPERTY IN THE BENNETT FIRE PROTECTION DISTRICT, AS EVIDENCED
BY INSTRUMENT RECORDED AUGUST 11, 1989, IN BOOK 5749 AT PAGE 779.
[NOTE: AFFECTS SUBJECT PROPERTY - AFFECTS PARCEL A, B & D]
- DEED OF TRUST DATED APRIL 13, 2005, FROM COTTONWOOD CREEK INVESTORS, LLC, A COLORADO LIMITED
LIABILITY COMPANY TO THE PUBLIC TRUSTEE OF ARAPAHOE COUNTY, COLORADO FOR THE USE OF GLENN O.
FENNEL, VICTOR D. L'ESPERANCE AND DELMAR G. PENCE TO SECURE THE SUM OF \$10,080,000.00 RECORDED
APRIL 14, 2005, UNDER RECEPTION NO. B5053264.
FIRST AMENDMENT TO SAID DEED OF TRUST RECORDED MAY 12, 2009 UNDER RECEPTION NO. B9049152,
SECOND AMENDMENT RECORDED JANUARY 13, 2011 UNDER RECEPTION NO. D1004923,
THIRD AMENDMENT RECORDED AUGUST 24, 2011 UNDER RECEPTION NO. D1081238.
SUBORDINATION AGREEMENTS IN CONJUNCTION WITH SAID DEED OF TRUST RECORDED SEPTEMBER 1, 2011 UNDER
RECEPTION NO. D1084177 AND AUGUST 22, 2012 UNDER RECEPTION NO. D2093078.
AUTHORIZATION TO DISBURSE FUNDS RECORDED APRIL 27, 2015 UNDER RECEPTION NO. D5041396.
AUTHORIZATION TO DISBURSE FUNDS RECORDED APRIL 27, 2015 UNDER RECEPTION NO. D5041397.
[NOTE: AFFECTS SUBJECT PROPERTY - DEED OF TRUST]
- TERMS, CONDITIONS AND PROVISIONS OF INTERCREDITOR AGREEMENT DATED APRIL 13, 2005 BY AND BETWEEN
GLENN O. FENNEL, VICTOR D. L'ESPERANCE AND DELMAR G. PENCE AND BANK MIDWEST, N.A. RECORDED APRIL
14, 2005 UNDER RECEPTION NO. B5053269.
[NOTE: AFFECTS SUBJECT PROPERTY - ALL OF SUBJECT PROPERTY]
- THE EFFECT OF NOTICE OF REFERENCE RULING CONCERNING THE APPLICATION FOR WATER RIGHTS OF COTTONWOOD
CREEK INVESTORS, LLC, CASE NUMBER:05CW139 RECORDED FEBRUARY 6, 2008 UNDER RECEPTION NO.
B8015056.
[NOTE: AFFECTS SUBJECT PROPERTY - WATER RIGHTS AFFECT ALL OF SUBJECT PROPERTY]
- OIL AND GAS LEASE BETWEEN COTTONWOOD CREEK INVESTORS, LLC, LESSOR, AND ANADARKO E&P COMPANY
LP, LESSEE, AS SHOWN BY MEMORANDUM OF LEASE RECORDED AUGUST 29, 2011, UNDER RECEPTION NO.
D1082658.
APPLICATION IN CONJUNCTION THEREWITH RECORDED SEPTEMBER 2, 2011 UNDER RECEPTION NO. D1084755.
AFFIDAVIT OF EXERCISE OF OPTIONS TO EXTEND OIL AND GAS LEASES IN CONJUNCTION THEREWITH RECORDED
OCTOBER 28, 2014 UNDER RECEPTION NO. D4101415.
AFFIDAVIT OF PRODUCTION RECORDED JANUARY 7, 2015 UNDER RECEPTION NO. D5002006.
DECLARATION OF POOLED UNIT RECORDED DECEMBER 12, 2018 UNDER RECEPTION NO. D8121376.
NOTE: THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING
THE INTEREST OF THE LESSOR ARE NOT SHOWN HEREIN.
[NOTE: AFFECTS SUBJECT PROPERTY - AFFECTS PARCELS B, C & D]
- TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN MEMORANDUM OF SURFACE USE
AGREEMENT RECORDED AUGUST 29, 2011 UNDER RECEPTION NO. D1082659.
[NOTE: AFFECTS SUBJECT PROPERTY - AFFECTS PARCELS B, C & D]
- TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN
PERMANENT DRAINAGE EASEMENT RECORDED AUGUST 22, 2012 UNDER RECEPTION NO. D2093076.
[NOTE: AFFECTS SUBJECT PROPERTY - AS SHOWN]
- TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN
RIGHT-OF-WAY GRANT RECORDED JUNE 12, 2014 UNDER RECEPTION NO. D4050580.
AMENDMENT OF RIGHT-OF-WAY GRANT RECORDED JULY 19, 2017 UNDER RECEPTION NO. D7081630.
SECOND AMENDMENT OF RIGHT-OF-WAY GRANT RECORDED FEBRUARY 15, 2018 UNDER RECEPTION NO.
D8015416.
THIRD AMENDMENT OF RIGHT-OF-WAY GRANT RECORDED FEBRUARY 13, 2019 UNDER RECEPTION NO. D9012602.
FOURTH AMENDMENT TO RIGHT-OF-WAY RECORDED OCTOBER 11, 2019 UNDER RECEPTION NO. D9109320.
PARTIAL ASSIGNMENT OF RIGHT-OF-WAY RECORDED FEBRUARY 28, 2020 UNDER RECEPTION NO. E0025087.
[NOTE: AFFECTS SUBJECT PROPERTY - AS SHOWN]
- THE EFFECT OF AFFIDAVIT OF SURFACE INSPECTION RECORDED FEBRUARY 3, 2015 UNDER RECEPTION NO.
D5010807.
[NOTE: AFFECTS SUBJECT PROPERTY - ALL SECTION 26]
- TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN
SURFACE USE AGREEMENT RECORDED AUGUST 25, 2016 UNDER RECEPTION NO. D6094781.
[NOTE: AFFECTS SUBJECT PROPERTY - AS SHOWN]
- TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN
PERMANENT UTILITY EASEMENT AGREEMENT RECORDED DECEMBER 19, 2016 UNDER RECEPTION NO. D6146843.
[NOTE: AFFECTS SUBJECT PROPERTY - AS SHOWN]
- TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN MASTER LICENSE AGREEMENT
RECORDED NOVEMBER 17, 2017 UNDER RECEPTION NO. D7130767.
ADDENDUM TO MASTER LICENSE AGREEMENT RECORDED APRIL 1, 2019 UNDER RECEPTION NO. D9027287.
ADDENDUM TO MASTER LICENSE AGREEMENT RECORDED JULY 30, 2019 UNDER RECEPTION NO. D9075868.
[NOTE: AFFECTS SUBJECT PROPERTY - LICENSE AGREEMENT NOT SHOWN]
- TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN MEMORANDUM OF DEDICATION
RECORDED JUNE 20, 2018 UNDER RECEPTION NO. D8059944.
[NOTE: AFFECTS SUBJECT PROPERTY - ALL OF SUBJECT PROPERTY]
- SPECIAL WARRANTY AND BARGAIN AND SALE DEEDS CONVEYING WATER RIGHTS RECORDED JULY 9, 2018 UNDER
RECEPTION NOS. D806812 AND D8066821.
[NOTE: AFFECTS SUBJECT PROPERTY - WATER RIGHTS AS SHOWN]
- TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ORDINANCE RECORDED AUGUST
02, 2018 UNDER RECEPTION NO. D8076563.
[NOTE: AFFECTS SUBJECT PROPERTY - ANNEXATION AGREEMENT AFFECTS PARCEL B & C]
- TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ORDINANCE RECORDED AUGUST
02, 2018 UNDER RECEPTION NO. D8076566.
[NOTE: AFFECTS SUBJECT PROPERTY - ANNEXATION AGREEMENT AFFECTS PARCEL B]
- TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ORDINANCE RECORDED AUGUST
02, 2018 UNDER RECEPTION NO. D8076573.
[NOTE: AFFECTS SUBJECT PROPERTY - ANNEXATION AGREEMENT AFFECTS PARCEL B & C]
- TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ANNEXATION AGREEMENT
RECORDED AUGUST 02, 2018 UNDER RECEPTION NO. D8076578.
[NOTE: AFFECTS SUBJECT PROPERTY - ANNEXATION AGREEMENT]
- TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ORDINANCE RECORDED AUGUST
02, 2018 UNDER RECEPTION NO. D8076583.
[NOTE: AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE]

VICINITY MAP

1" = 3000'



PROPERTY
LOCATION

SURVEYOR'S CERTIFICATE

TO:

COTTONWOOD CREEK INVESTORS, LLC, A COLORADO LIMITED LIABILITY COMPANY; TO LAND TITLE
GUARANTEE COMPANY; AND TO OLD REPUBLIC 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, 2, 3, 4, 8,
13, 14 AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 20, 2021.

DATE OF PLAT OR MAP: JUNE 16, 2021



KEVIN J. KUCHARCZYK, P.L.S. NO. 34591
FOR AND ON BEHALF OF
CVL, A WESTWOOD TEAM

LAND SURVEY DEPOSITING CERTIFICATE

DEPOSITED THIS _____ DAY OF _____, 20____ A.D. AT _____

O'CLOCK _____ M, IN BOOK _____ OF LAND SURVEY PLATS AT PAGE _____,

DEPOSIT NO. _____

RECORDS OF _____ COUNTY, COLORADO.

SIGNED: _____

TITLE: _____

BY: _____



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ALTA/NSPS LAND TITLE SURVEY

A PART OF THE EAST HALF OF SECTION 23, THE NORTH HALF OF SECTION 26 AND A PORTION OF SECTION 27 AND SECTION 28
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6th P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

TITLE COMMITMENT NOTES - (CONTINUED)

53. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN VESTED PROPERTY RIGHTS DEVELOPMENT AGREEMENT PERTAINING TO COTTONWOOD CREEK ANNEXATION NOS. 1, 2 AND 3 RECORDED SEPTEMBER 05, 2018 UNDER RECEPTION NO. D8085944.
[NOTE:AFFECTS SUBJECT PROPERTY - ANNEXATION AGREEMENT]
54. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN MEMORANDUM OF AGREEMENT RECORDED OCTOBER 12, 2018 UNDER RECEPTION NO. D8101267.
[NOTE:AFFECTS SUBJECT PROPERTY - ALL OF SUBJECT PROPERTY]
55. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN MEMORANDUM OF AGREEMENT RECORDED OCTOBER 12, 2018 UNDER RECEPTION NO. D8101275.
[NOTE:AFFECTS SUBJECT PROPERTY - ALL OF SUBJECT PROPERTY]
56. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN MEMORANDUM OF AGREEMENT RECORDED OCTOBER 12, 2018 UNDER RECEPTION NO. D8101324.
[NOTE:AFFECTS SUBJECT PROPERTY - ALL OF SUBJECT PROPERTY]
57. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE COTTONWOOD CREEK MD NOS 1 TO 5, AS EVIDENCED BY INSTRUMENT RECORDED OCTOBER 16, 2018, UNDER RECEPTION NO. D8102216.
[NOTE:AFFECTS SUBJECT PROPERTY - METROPOLITAN DISTRICT AFFECTS PARCEL B & C]
58. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF EAST AURORA ANNEXATION FRAMEWORK DEVELOPMENT PLAN RECORDED NOVEMBER 13, 2018 UNDER RECEPTION NO. D8111506.
[NOTE:AFFECTS SUBJECT PROPERTY - FRAMEWORK DEVELOPMENT PLAN]
59. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN MEMORANDUM OF CONNECTION, DEDICATION AND TRANSPORTATION AGREEMENT RECORDED JANUARY 23, 2019 UNDER RECEPTION NO. D9006387.
[NOTE:AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE]
- (60) EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE COTTONWOOD CREEK NORTH OIL & GAS WELL PERMIT MAP RECORDED JUNE 18, 2019 UNDER RECEPTION NO. D9058272.
[NOTE:AFFECTS SUBJECT PROPERTY - WELLS AS SHOWN]
61. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN DEVELOPMENT AGREEMENT REGARDING COTTONWOOD CREEK ANNEXATION NOS. 1, 2 AND 3 RECORDED JANUARY 10, 2020 UNDER RECEPTION NO. E0003832.
[NOTE:AFFECTS SUBJECT PROPERTY - DEVELOPMENT AGREEMENT]
62. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN MEMORANDUM OF AGREEMENT RECORDED APRIL 15, 2020 UNDER RECEPTION NO. E0045368.
[NOTE:AFFECTS SUBJECT PROPERTY - ALL OF SUBJECT PROPERTY]
63. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE CRUDE OIL PIPELINE – SITE PLAN RECORDED JULY 28, 2020 UNDER RECEPTION NO. E0094608.
[NOTE:AFFECTS SUBJECT PROPERTY - CRUDE OIL PIPELINE SITE PLAN]
64. REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT AS EVIDENCED BY INSTRUMENT RECORDED SEPTEMBER 15, 2020 UNDER RECEPTION NO. E0121736.
[NOTE:AFFECTS SUBJECT PROPERTY - ALL OF SECTION 26]
65. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE NATURAL GAS PIPELINE GATHERING SYSTEM AS–BUILT SITE PLAN RECORDED NOVEMBER 6, 2020 UNDER RECEPTION NO. E0153558.
[NOTE:AFFECTS SUBJECT PROPERTY - GAS PIPELINE AS-BUILT]
- (ITEMS 32 THROUGH 65 AFFECT PARCEL B)
- (66) RIGHTS OF THE PUBLIC, CITY OF AURORA AND COUNTY OF ARAPAHOE IN AND TO EAST JEWELL AVENUE AND SOUTH HUDSON MILE ROAD AS SHOWN ON THE ARAPAHOE COUNTY ASSESSOR'S MAPS OF RECORD.
[NOTE:AFFECTS SUBJECT PROPERTY - REFLECTED IN BOUNDARY AND AS SHOWN]
67. RESERVATIONS BY THE UNION PACIFIC RAILWAY COMPANY OF:
(1) ALL OIL, COAL AND OTHER MINERALS UNDERLYING SUBJECT PROPERTY,
(2) THE EXCLUSIVE RIGHT TO PROSPECT FOR, MINE AND REMOVE OIL, COAL AND OTHER MINERALS, AND
(3) THE RIGHT OF INGRESS AND EGRESS AND REGRESS TO PROSPECT FOR, MINE AND REMOVE OIL, COAL AND OTHER MINERALS, ALL AS CONTAINED IN DEED RECORDED DECEMBER 14, 1897, IN BOOK A72 AT PAGE 237.
NOTE: DEEDS REGARDING SAID RESERVATIONS RECORDED APRIL 16, 1971 IN BOOK 1920 AT PAGE 247 AND NOVEMBER 23, 1998 UNDER RECEPTION NO. A8189797.
[NOTE:AFFECTS SUBJECT PROPERTY - E 1/2 SECTION 23]
68. REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT AS EVIDENCED BY INSTRUMENT RECORDED MAY 16, 2002 UNDER RECEPTION NO. B2090864.
[NOTE:AFFECTS SUBJECT PROPERTY - ALL SECTION 23]
69. DEED OF TRUST DATED APRIL 13, 2005, FROM COTTONWOOD CREEK INVESTORS, LLC, A COLORADO LIMITED LIABILITY COMPANY TO THE PUBLIC TRUSTEE OF ARAPAHOE COUNTY, COLORADO FOR THE USE OF GLENN O. FENNEL, VICTOR D. L'ESPERANCE AND DELMAR G. PENCE TO SECURE THE SUM OF \$10,080,000.00 RECORDED APRIL 14, 2005, UNDER RECEPTION NO. B5053264.
FIRST AMENDMENT TO SAID DEED OF TRUST RECORDED MAY 12, 2009 UNDER RECEPTION NO. B9049152,
SECOND AMENDMENT RECORDED JANUARY 13, 2011 UNDER RECEPTION NO. D1004923,
THIRD AMENDMENT RECORDED AUGUST 24, 2011 UNDER RECEPTION NO. D1081238,
SUBORDINATION AGREEMENTS IN CONJUNCTION WITH SAID DEED OF TRUST RECORDED SEPTEMBER 1, 2011 UNDER RECEPTION NO. D1084177 AND AUGUST 22, 2012 UNDER RECEPTION NO. D2093077.
AUTHORIZATION TO DISBURSE FUNDS RECORDED APRIL 27, 2015 UNDER RECEPTION NO. D5041396,
AUTHORIZATION TO DISBURSE FUNDS RECORDED APRIL 27, 2015 UNDER RECEPTION NO. D5041397.
[NOTE:AFFECTS SUBJECT PROPERTY - DEED OF TRUST]
70. TERMS, CONDITIONS AND PROVISIONS OF INTERCREDITOR AGREEMENT DATED APRIL 13, 2005 BY AND BETWEEN GLENN O. FENNEL, VICTOR D. L'ESPERANCE AND DELMAR G. PENCE AND BANK MIDWEST, N.A. RECORDED APRIL 14, 2005 UNDER RECEPTION NO. B5053268.
[NOTE:AFFECTS SUBJECT PROPERTY - ALL OF SUBJECT PROPERTY]
71. THE EFFECT OF NOTICE OF REFEEE RULING CONCERNING THE APPLICATION FOR WATER RIGHTS OF COTTONWOOD CREEK INVESTORS, LLC, CASE NUMBER:05CW139 RECORDED FEBRUARY 6, 2008 UNDER RECEPTION NO. B8015058.
[NOTE:AFFECTS SUBJECT PROPERTY - ALL OF SUBJECT PROPERTY]
72. OIL AND GAS LEASE BETWEEN COTTONWOOD CREEK INVESTORS, LLC, LESSOR, AND ANADARKO E&P COMPANY LP, LESSEE, AS SHOWN BY MEMORANDUM OF LEASE RECORDED AUGUST 29, 2011, UNDER RECEPTION NO. D1082658.
APPLICATION IN CONJUNCTION THEREWITH RECORDED SEPTEMBER 2, 2011 UNDER RECEPTION NO. D1084755.
AFFIDAVIT OF EXERCISE OF OPTIONS TO EXTEND OIL AND GAS LEASES IN CONJUNCTION THEREWITH RECORDED OCTOBER 28, 2014 UNDER RECEPTION NO. D4101415.
AFFIDAVIT OF PRODUCTION RECORDED JANUARY 7, 2015 UNDER RECEPTION NO. D5002006.
NOTE: THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN.
[NOTE:AFFECTS SUBJECT PROPERTY - AFFECTS PARCELS B, C & D]
73. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN MEMORANDUM OF SURFACE USE AGREEMENT RECORDED AUGUST 29, 2011 UNDER RECEPTION NO. D1082659.
[NOTE:AFFECTS SUBJECT PROPERTY - AFFECTS PARCELS B, C & D]
- (74) TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN PERMANENT DRAINAGE EASEMENT RECORDED AUGUST 22, 2012 UNDER RECEPTION NO. D2093077.
[NOTE:AFFECTS SUBJECT PROPERTY - AS SHOWN]
75. THE EFFECT OF AFFIDAVIT OF SURFACE INSPECTION RECORDED AUGUST 19, 2013 UNDER RECEPTION NO. D3104346.
[NOTE:AFFECTS SUBJECT PROPERTY - ALL SECTION 23]
- (76) TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN SURFACE USE AGREEMENT RECORDED AUGUST 25, 2016 UNDER RECEPTION NO. D6094781.
[NOTE:AFFECTS SUBJECT PROPERTY - AS SHOWN]
77. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN MASTER LICENSE AGREEMENT RECORDED NOVEMBER 17, 2017 UNDER RECEPTION NO. D7130767.
[NOTE:AFFECTS SUBJECT PROPERTY - LICENSE AGREEMENT NOT SHOWN]

TITLE COMMITMENT NOTES - (CONTINUED)

78. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN MEMORANDUM OF DEDICATION RECORDED JUNE 20, 2018 UNDER RECEPTION NO. D8059944.
[NOTE:AFFECTS SUBJECT PROPERTY - ALL OF SUBJECT PROPERTY]
- (79) SPECIAL WARRANTY AND BARGAIN AND SALE DEEDS CONVEYING WATER RIGHTS RECORDED JULY 9, 2018 UNDER RECEPTION NOS. D8066512 AND D8066521.
[NOTE:AFFECTS SUBJECT PROPERTY - WATER RIGHTS AS SHOWN]
80. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ORDINANCE RECORDED AUGUST 02, 2018 UNDER RECEPTION NO. 8076564.
[NOTE:AFFECTS SUBJECT PROPERTY - ANNEXATION AGREEMENT AFFECTS PARCEL C]
81. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ORDINANCE RECORDED AUGUST 02, 2018 UNDER RECEPTION NO. D8076565.
[NOTE:AFFECTS SUBJECT PROPERTY - ANNEXATION AGREEMENT AFFECTS PARCEL C]
82. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ORDINANCE RECORDED AUGUST 02, 2018 UNDER RECEPTION NO. D8076563.
[NOTE:AFFECTS SUBJECT PROPERTY - ANNEXATION AGREEMENT AFFECTS PARCEL B & C]
83. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ORDINANCE RECORDED AUGUST 02, 2018 UNDER RECEPTION NO. D8076573.
[NOTE:AFFECTS SUBJECT PROPERTY - ANNEXATION AGREEMENT AFFECTS PARCEL B & C]
84. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ANNEXATION AGREEMENT RECORDED AUGUST 02, 2018 UNDER RECEPTION NO. D8078578.
[NOTE:AFFECTS SUBJECT PROPERTY - ANNEXATION AGREEMENT]
85. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ORDINANCE RECORDED AUGUST 02, 2018 UNDER RECEPTION NO. D8076583.
[NOTE:AFFECTS SUBJECT PROPERTY - AFFECTS PARCEL B & C]
86. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN VESTED PROPERTY RIGHTS DEVELOPMENT AGREEMENT PERTAINING TO COTTONWOOD CREEK ANNEXATION NOS. 1, 2 AND 3 RECORDED SEPTEMBER 05, 2018 UNDER RECEPTION NO. D8088504.
[NOTE:AFFECTS SUBJECT PROPERTY - COTTONWOOD CREEK ANNEXATIONS]
87. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN MEMORANDUM OF AGREEMENT RECORDED OCTOBER 12, 2018 UNDER RECEPTION NO. D8101267.
[NOTE:AFFECTS SUBJECT PROPERTY - ALL OF SUBJECT PROPERTY]
88. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN MEMORANDUM OF AGREEMENT RECORDED OCTOBER 12, 2018 UNDER RECEPTION NO. D8101275.
[NOTE:AFFECTS SUBJECT PROPERTY - ALL OF SUBJECT PROPERTY]
89. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN MEMORANDUM OF AGREEMENT RECORDED OCTOBER 12, 2018 UNDER RECEPTION NO. D8101324.
[NOTE:AFFECTS SUBJECT PROPERTY - ALL OF SUBJECT PROPERTY]
90. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE COTTONWOOD CREEK MD NOS 1 TO 5, AS EVIDENCED BY INSTRUMENT RECORDED OCTOBER 16, 2018, UNDER RECEPTION NO. D8102216.
[NOTE:AFFECTS SUBJECT PROPERTY - COTTONWOOD CREEK METROPOLITAN DISTRICTS AFFECT PARCEL B & C]
91. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF EAST AURORA ANNEXATION FRAMEWORK DEVELOPMENT PLAN RECORDED NOVEMBER 13, 2018 UNDER RECEPTION NO. D8111506.
[NOTE:AFFECTS SUBJECT PROPERTY - FRAMEWORK DEVELOPMENT PLAN]
92. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN MEMORANDUM OF CONNECTION, DEDICATION AND TRANSPORTATION AGREEMENT RECORDED JANUARY 23, 2019 UNDER RECEPTION NO. D9006387.
[NOTE:AFFECTS SUBJECT PROPERTY - ALL OF SUBJECT PROPERTY]
93. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN PARTIAL ASSIGNMENT OF RIGHT-OF-WAY RECORDED FEBRUARY 28, 2020 UNDER RECEPTION NO. E0025087.
[NOTE:AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE]
94. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN DEVELOPMENT AGREEMENT REGARDING COTTONWOOD CREEK ANNEXATION NOS. 1, 2 AND 3 RECORDED JANUARY 10, 2020 UNDER RECEPTION NO. E0003832.
[NOTE:AFFECTS SUBJECT PROPERTY - COTTONWOOD CREEK ANNEXATIONS]
95. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN MEMORANDUM OF AGREEMENT RECORDED APRIL 15, 2020 UNDER RECEPTION NO. E0045368.
[NOTE:AFFECTS SUBJECT PROPERTY - ALL OF SUBJECT PROPERTY]
96. REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT AS EVIDENCED BY INSTRUMENT RECORDED SEPTEMBER 15, 2020 UNDER RECEPTION NO. E0121713.
[NOTE:AFFECTS SUBJECT PROPERTY - ALL SECTION 23]
97. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE CRUDE OIL PIPELINE – SITE PLAN RECORDED JULY 28, 2020 UNDER RECEPTION NO. E0094608.
[NOTE:AFFECTS SUBJECT PROPERTY - CRUDE OIL PIPELINE SITE PLAN]
98. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE NATURAL GAS PIPELINE GATHERING SYSTEM AS–BUILT SITE PLAN RECORDED NOVEMBER 6, 2020 UNDER RECEPTION NO. E0153558.
[NOTE:AFFECTS SUBJECT PROPERTY - NATURAL GAS PIPELINE AS-BUILT SITE PLAN]
- (ITEMS 66 THROUGH 98 AFFECT PARCEL C)
- (99) RIGHTS OF THE PUBLIC, CITY OF AURORA AND COUNTY OF ARAPAHOE IN AND TO EAST YALE AVENUE AND COLORADO ROAD 83.
[NOTE:AFFECTS SUBJECT PROPERTY - REFLECTED IN BOUNDARY AS SHOWN]
100. RESERVATIONS AS CONTAINED IN PATENT OF THE UNITED STATES RECORDED SEPTEMBER 11, 1894 IN BOOK A57 AT PAGE 80.
[NOTE:AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE]
101. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE BENNETT FIRE PROTECTION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED AUGUST 11, 1989, IN BOOK 5749 AT PAGE 779.
[NOTE:AFFECTS SUBJECT PROPERTY - AFFECTS PARCELS A, B & D]
102. DEED OF TRUST DATED APRIL 13, 2005, FROM COTTONWOOD CREEK INVESTORS, LLC, A COLORADO LIMITED LIABILITY COMPANY TO THE PUBLIC TRUSTEE OF ARAPAHOE COUNTY, COLORADO FOR THE USE OF GLENN O. FENNEL, VICTOR D. L'ESPERANCE AND DELMAR G. PENCE TO SECURE THE SUM OF \$10,080,000.00 RECORDED APRIL 14, 2005, UNDER RECEPTION NO. B5053264. FIRST AMENDMENT TO SAID DEED OF TRUST RECORDED MAY 12, 2009 UNDER RECEPTION NO. B9049152,
SECOND AMENDMENT RECORDED JANUARY 13, 2011 UNDER RECEPTION NO. D1004923,
THIRD AMENDMENT RECORDED AUGUST 24, 2011 UNDER RECEPTION NO. D1081238,
SUBORDINATION AGREEMENTS IN CONJUNCTION WITH SAID DEED OF TRUST RECORDED SEPTEMBER 1, 2011 UNDER RECEPTION NO. D1084177 AND AUGUST 22, 2012 UNDER RECEPTION NO. D2093078.
AUTHORIZATION TO DISBURSE FUNDS RECORDED APRIL 27, 2015 UNDER RECEPTION NO. D5041396,
AUTHORIZATION TO DISBURSE FUNDS RECORDED APRIL 27, 2015 UNDER RECEPTION NO. D5041397.
[NOTE: AFFECTS SUBJECT PROPERTY - DEED OF TRUST]
103. TERMS, CONDITIONS AND PROVISIONS OF INTERCREDITOR AGREEMENT RECORDED APRIL 14, 2005 UNDER RECEPTION NO. B5053269.
[NOTE: AFFECTS SUBJECT PROPERTY - ALL OF SUBJECT PROPERTY]
104. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ANNEXATION AGREEMENT RECORDED APRIL 10, 2007 UNDER RECEPTION NO. B7044752.
[NOTE: AFFECTS SUBJECT PROPERTY - ANNEXATION AGREEMENT AFFECTS PARCEL A & D]
105. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ORDINANCE RECORDED APRIL 23, 2007 UNDER RECEPTION NO. B7051150.
[NOTE: AFFECTS SUBJECT PROPERTY - ANNEXATION AGREEMENT AFFECTS PARCEL A & D]
106. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ORDINANCE RECORDED APRIL 23, 2007 UNDER RECEPTION NO. B7051151.
[NOTE: AFFECTS SUBJECT PROPERTY - ANNEXATION AGREEMENT AFFECTS PARCEL A & D]

TITLE COMMITMENT NOTES - (CONTINUED)

107. SPECIAL WARRANTY DEED CONVEYING WATER RIGHTS RECORDED JUNE 12, 2007 UNDER RECEPTION NO. B7074676.
[NOTE:AFFECTS SUBJECT PROPERTY - WATER RIGHTS AFFECT ALL OF PARCEL A & D]
108. OIL AND GAS LEASE BETWEEN COTTONWOOD CREEK INVESTORS, LLC, LESSOR, AND ANADARKO E&P COMPANY LP, LESSEE, AS SHOWN BY MEMORANDUM OF LEASE RECORDED AUGUST 29, 2011, UNDER RECEPTION NO. D1082658.
AFFIDAVIT OF EXERCISE OF OPTIONS TO EXTEND OIL AND GAS LEASES RECORDED OCTOBER 28, 2014 UNDER RECEPTION NO. D4101415.
NOTE: THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN.
[NOTE:AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE]
109. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN MEMORANDUM OF SURFACE USE AGREEMENT RECORDED AUGUST 29, 2011 UNDER RECEPTION NO. D1082659.
[NOTE:AFFECTS SUBJECT PROPERTY - AFFECTS PARCEL B, C & D]
- (110) TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN SURFACE USE AGREEMENT RECORDED AUGUST 25, 2016 UNDER RECEPTION NO. D6094781.
[NOTE:AFFECTS SUBJECT PROPERTY - AS SHOWN]
111. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE COTTONWOOD CREEK METROPOLITAN DISTRICT NO. 1, AS EVIDENCED BY INSTRUMENT RECORDED JUNE 23, 2015, UNDER RECEPTION NO. D5065652.
[NOTE: AFFECTS SUBJECT PROPERTY - METROPOLITAN DISTRICT AFFECTS PARCEL A & D]
112. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE COTTONWOOD CREEK METROPOLITAN DISTRICT NO. 2, AS EVIDENCED BY INSTRUMENT RECORDED JUNE 23, 2015, UNDER RECEPTION NO. D5065653.
[NOTE: DOES NOT AFFECTS SUBJECT PROPERTY - OUTSIDE OF PARCEL D]
113. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE COTTONWOOD CREEK METROPOLITAN DISTRICT NO. 3, AS EVIDENCED BY INSTRUMENT RECORDED JUNE 23, 2015, UNDER RECEPTION NO. D5065654.
[NOTE: DOES NOT AFFECTS SUBJECT PROPERTY - OUTSIDE OF PARCEL D]
114. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE COTTONWOOD CREEK METROPOLITAN DISTRICT NO. 4, AS EVIDENCED BY INSTRUMENT RECORDED JUNE 23, 2015, UNDER RECEPTION NO. D5065655.
[NOTE: DOES NOT AFFECTS SUBJECT PROPERTY - OUTSIDE OF PARCEL D]
115. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE COTTONWOOD CREEK METROPOLITAN DISTRICT NO. 5, AS EVIDENCED BY INSTRUMENT RECORDED JUNE 23, 2015, UNDER RECEPTION NO. D5065656.
[NOTE: DOES NOT AFFECTS SUBJECT PROPERTY - OUTSIDE OF PARCEL D]
116. TERMS, CONDITIONS AND PROVISIONS OF SPECIAL DISTRICT PUBLIC DISCLOSURE RECORDED JUNE 23, 2015 AT RECEPTION NO. D5065657.
[NOTE: AFFECTS SUBJECT PROPERTY - AFFECTS PARCEL A & D]
117. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN AFFIDAVIT OF SURFACE INSPECTION RECORDED MAY 10, 2017 UNDER RECEPTION NO. D7052938.
[NOTE: AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE]
- (118) ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE COTTONWOOD CREEK MD NOS 1 TO 5, AS EVIDENCED BY INSTRUMENT RECORDED JANUARY 16, 2018, UNDER RECEPTION NO. D8004817 AND RECEPTION NO. D8004819, 2018 UNDER RECEPTION NO. D8004819 AND RECORDED JANUARY 16, 2018 UNDER RECEPTION NO. D8004819 AND RECORDED JANUARY 16, 2018 UNDER RECEPTION NO. D8004820. DISCLOSURE TO PURCHASERS RECORDED JANUARY 11, 2017 UNDER RECEPTION NO. D7003469.
[NOTE: AFFECTS SUBJECT PROPERTY - AS SHOWN]
119. TERMS, CONDITIONS AND PROVISIONS OF ORDERS FOR EXCLUSION RECORDED JANUARY 17, 2018 AT RECEPTION NOS. D8005759, D8005760, D8005761 AND D8005762.
[NOTE: DOES NOT AFFECTS SUBJECT PROPERTY - OUTSIDE OF PARCEL D]
120. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN MEMORANDUM RECORDED JANUARY 22, 2018 UNDER RECEPTION NO. D8006788.
[NOTE: AFFECTS SUBJECT PROPERTY - AFFECTS PARCEL A & D]
121. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN MEMORANDUM OF AGREEMENT REGARDING ROADWAY VACATION RECORDED FEBRUARY 21, 2018 UNDER RECEPTION NO. D8017132.
[NOTE: AFFECTS SUBJECT PROPERTY - ROADWAY VACATION]
122. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN MEMORANDUM OF DEDICATION RECORDED JUNE 22, 2018 UNDER RECEPTION NO. D8059944.
[NOTE: AFFECTS SUBJECT PROPERTY - ALL OF SUBJECT PROPERTY]
123. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN MEMORANDUM OF AGREEMENT RECORDED OCTOBER 12, 2018 UNDER RECEPTION NO. D8101267.
[NOTE: AFFECTS SUBJECT PROPERTY - ALL OF SUBJECT PROPERTY]
124. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN MEMORANDUM OF AGREEMENT RECORDED OCTOBER 12, 2018 UNDER RECEPTION NO. D8101275.
[NOTE: AFFECTS SUBJECT PROPERTY - ALL OF SUBJECT PROPERTY]
125. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN MEMORANDUM OF AGREEMENT RECORDED OCTOBER 12, 2018 UNDER RECEPTION NO. D8101324.
[NOTE: AFFECTS SUBJECT PROPERTY - ALL OF SUBJECT PROPERTY]
126. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN MEMORANDUM OF CONNECTION, DEDICATION AND TRANSPORTATION AGREEMENT (DEDICATION OF CRUDE OIL) RECORDED JANUARY 23, 2019 UNDER RECEPTION NO. D9006387.
[NOTE: AFFECTS SUBJECT PROPERTY - ALL OF SUBJECT PROPERTY]
127. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN MEMORANDUM OF AGREEMENT RECORDED APRIL 15, 2020 UNDER RECEPTION NO. E0045368.
[NOTE: AFFECTS SUBJECT PROPERTY - ALL OF SUBJECT PROPERTY]
128. REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT AS EVIDENCED BY INSTRUMENT RECORDED SEPTEMBER 15, 2020 UNDER RECEPTION NO. E0121738.
[NOTE: AFFECTS SUBJECT PROPERTY - ALL OF SECTION 28]
- (129) TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN PUBLIC SERVICE COMPANY OF COLORADO EASEMENT RECORDED MAY 07, 2021 UNDER RECEPTION NO. E1075425.
NOTE: THIS BINDER IS NOT A REPORT OR REPRESENTATION AS TO MINERAL INTERESTS, AND SHOULD NOT BE USED, OR RELIED UPON, IN CONNECTION WITH THE NOTICE REQUIREMENTS THAT ARE SET FORTH IN CRS 24–65.5–103.
NOTE: THIS BINDER DOES NOT REFLECT THE STATUS OF TITLE TO WATER RIGHTS OR REPRESENTATION OF SAID RIGHTS, RECORDED OR NOT.
NOTE: ADDITIONAL UPDATES TO THE EFFECTIVE DATE OF THE BINDER MAY BE REQUESTED BY THE PROPOSED INSURED. ONE UPDATE IS INCLUDED WITH THIS BINDER AT NO ADDITIONAL COST. ANY ADDITIONAL UPDATES WILL BE ISSUED AT THE COST OF \$125 PER UPDATE. FOR EACH UPDATE PROVIDED, A REVISED BINDER WILL BE ISSUED SHOWING A NEW EFFECTIVE DATE AND ANY MATTERS RECORDED SINCE THE EFFECTIVE DATE OF THE PREVIOUS BINDER.
[NOTE: AFFECTS SUBJECT PROPERTY - AS SHOWN]

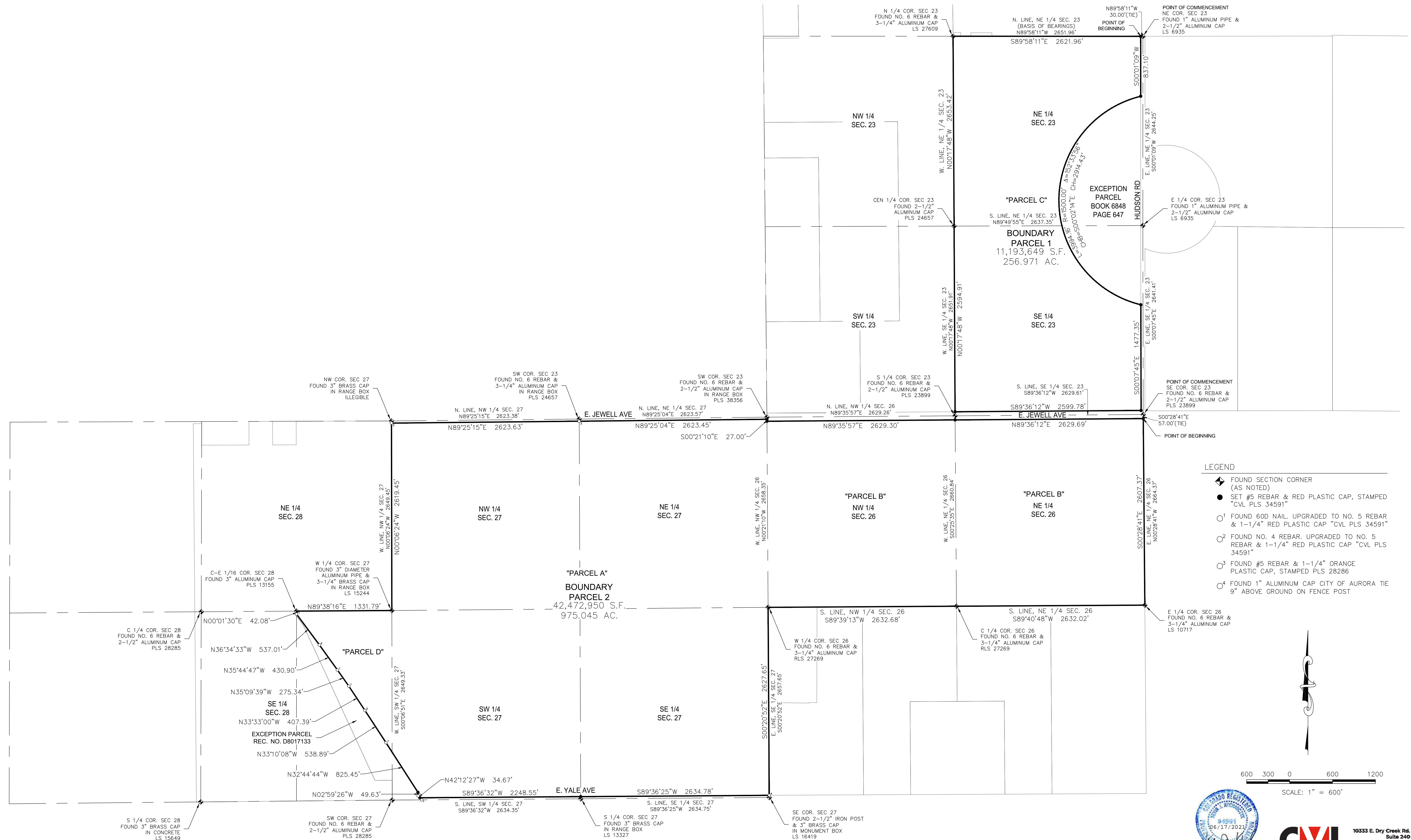
GENERAL NOTES

- 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 HEREIN.
- THIS ALTA/NSPS LAND TITLE SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED IN THE STATEMENT HEREON. THE STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT AN EXPRESS RESTATMENT BY THE SURVEYOR NAMING SAID PERSON OR ENTITY.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18–4–508, C.R.S.
- THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPLE MERIDIAN BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 23 BY A FOUND 2-1/2 INCH DIAMETER ALUMINUM CAP SET BY LS 8935 WHENCE THE NORTH QUARTER CORNER OF SAID SECTION 23 BEING MONUMENTED BY A FOUND NO. 6 REBAR WITH A 3-1/4 INCH ALUMINUM CAP SET BY LS 27609 IS ASSUMED TO BEAR NORTH 89°58'11" WEST, A DISTANCE OF 2651.96 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.
- ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF THE COUNTY OF ARAPAHOE, COLORADO.
- STANDARD OF CARE: SURVEYING SERVICES PROVIDED BY CVL, A WESTWOOD TEAM TO COMPLETE THIS ALTA/NSPS LAND TITLE SURVEY WAS PERFORMED IN A MANNER CONSISTENT WITH THE DEGREE OF CARE AND SKILL, ORDINARILY EXERCISED BY MEMBERS OF THE SAME PROFESSION PRACTICING UNDER SIMILAR CIRCUMSTANCES INCLUDING STANDARD OF CARE AT THE TIME THE SERVICES WERE PROVIDED.
- THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
- THE LAST FIELD INSPECTION OF THIS SITE WAS ON MARCH 24, 2021.



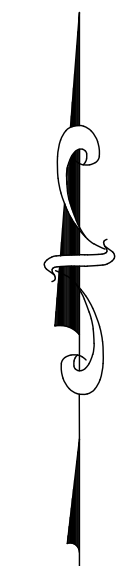
ALTA/NSPS LAND TITLE SURVEY

A PART OF THE EAST HALF OF SECTION 23, THE NORTH HALF OF SECTION 26 AND A PORTION OF SECTION 27 AND SECTION 28
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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



LEGEND

- ◆ FOUND SECTION CORNER
(AS NOTED)
- SET #5 REBAR & RED PLASTIC CAP, STAMPED
"CVL PLS 34591"
- ¹ FOUND 60D NAIL, UPGRADED TO NO. 5 REBAR
& 1-1/4" RED PLASTIC CAP "CVL PLS 34591"
- ² FOUND NO. 4 REBAR, UPGRADED TO NO. 5
REBAR & 1-1/4" RED PLASTIC CAP "CVL PLS
34591"
- ³ FOUND #5 REBAR & 1-1/4" ORANGE
PLASTIC CAP, STAMPED PLS 28286
- ⁴ FOUND 1" ALUMINUM CAP CITY OF AURORA TIE
9" ABOVE GROUND ON FENCE POST



600 300 0 600 1200

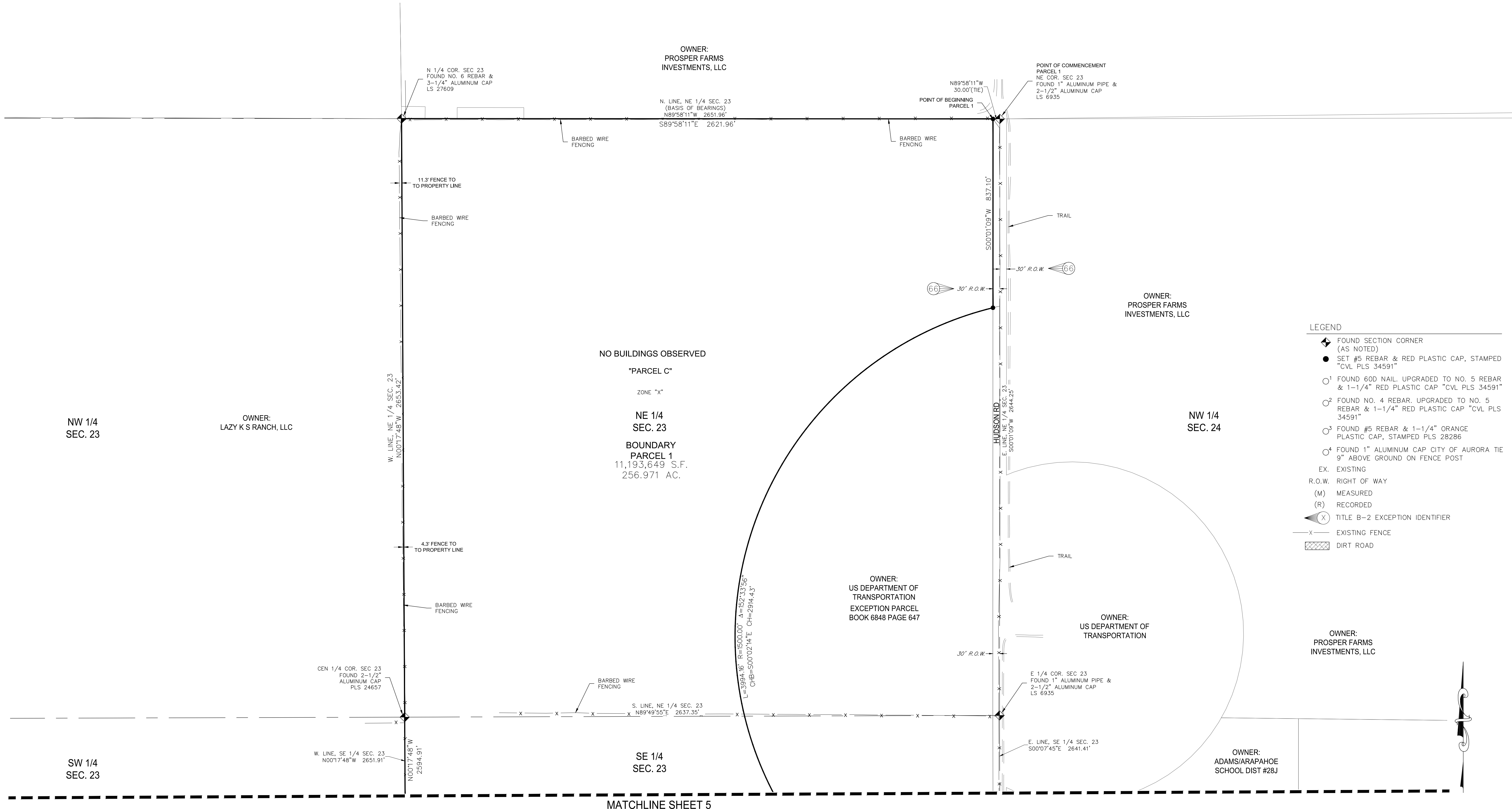
SCALE: 1" = 600'



333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: 720.482.952
www.cvlinc.net
westwoodps.com

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 - EX. EXISTING
 - R.O.W. RIGHT OF WAY
 - (M) MEASURED
 - (R) RECORDED
 - TITLE B-2 EXCEPTION IDENTIFIER
 - EXISTING FENCE
 - DIRT ROAD



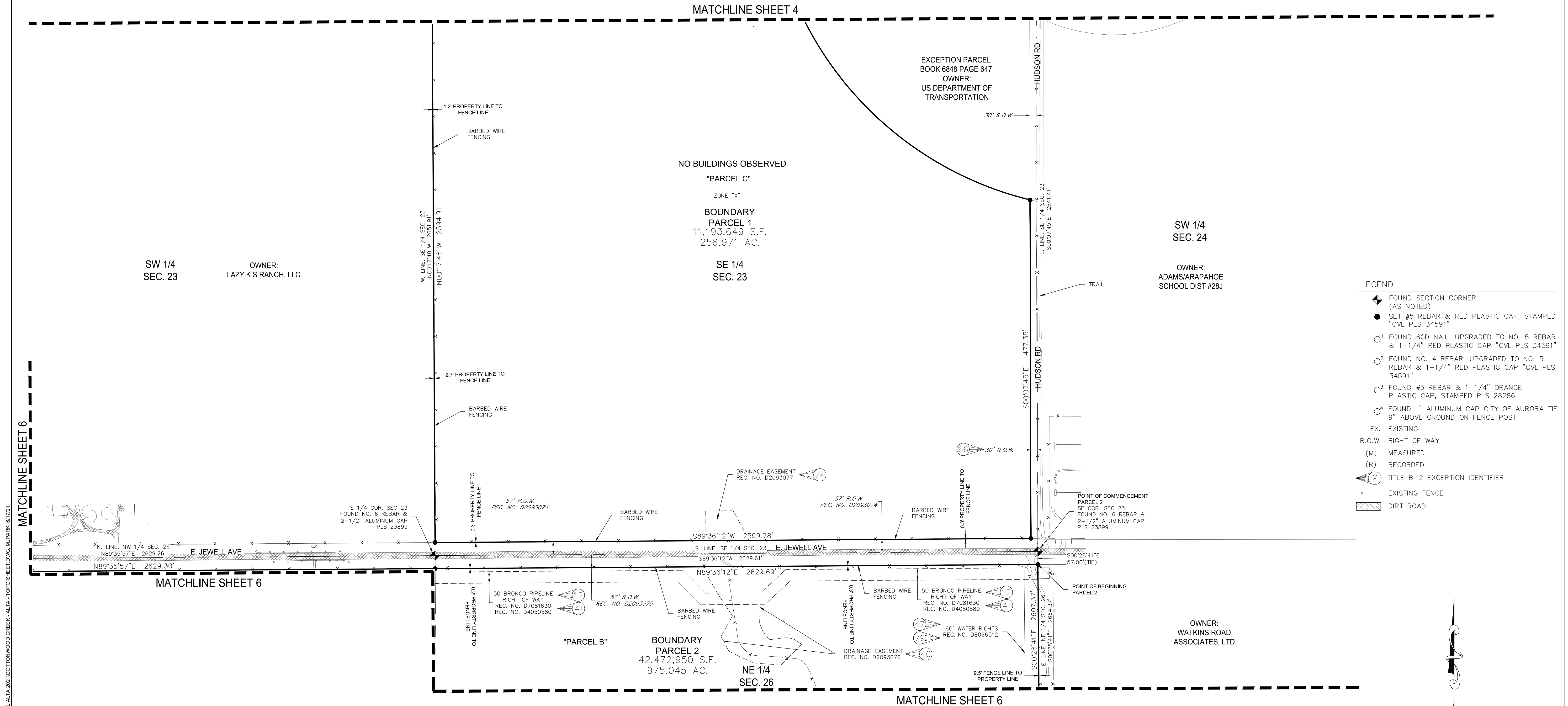
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SCALE: 1" = 200'

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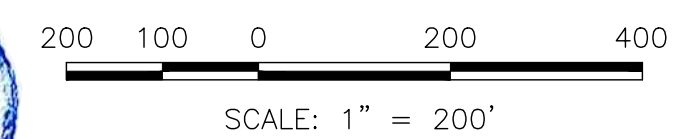
N:\PROJECTS\COTTONWOOD CREEK\CAD\SURVEY\CVL ALTA 2021\COTTONWOOD CREEK - ALTA - TOPO SHEET DWG.MXD, 6/17/21

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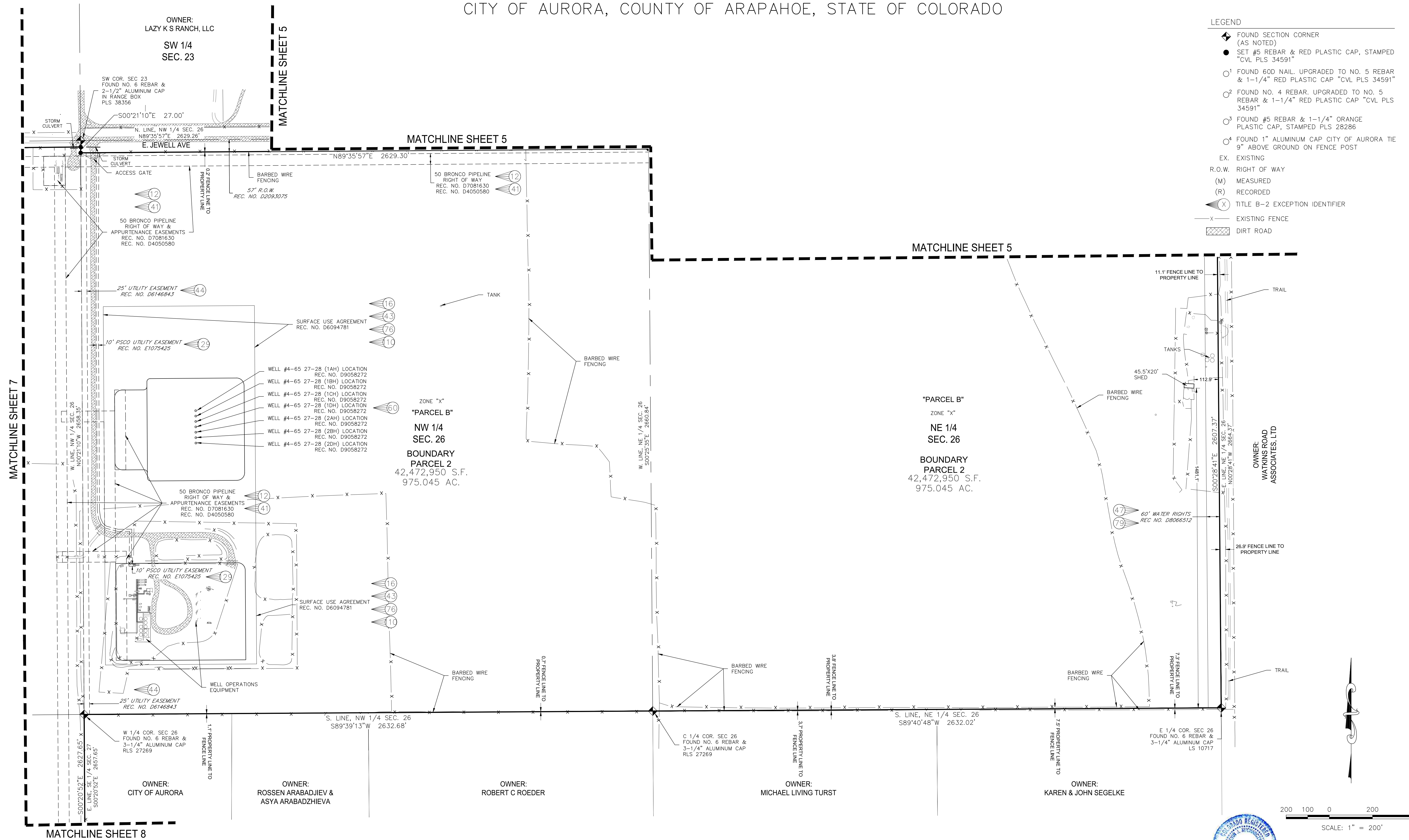
SCALE: 1" = 200'

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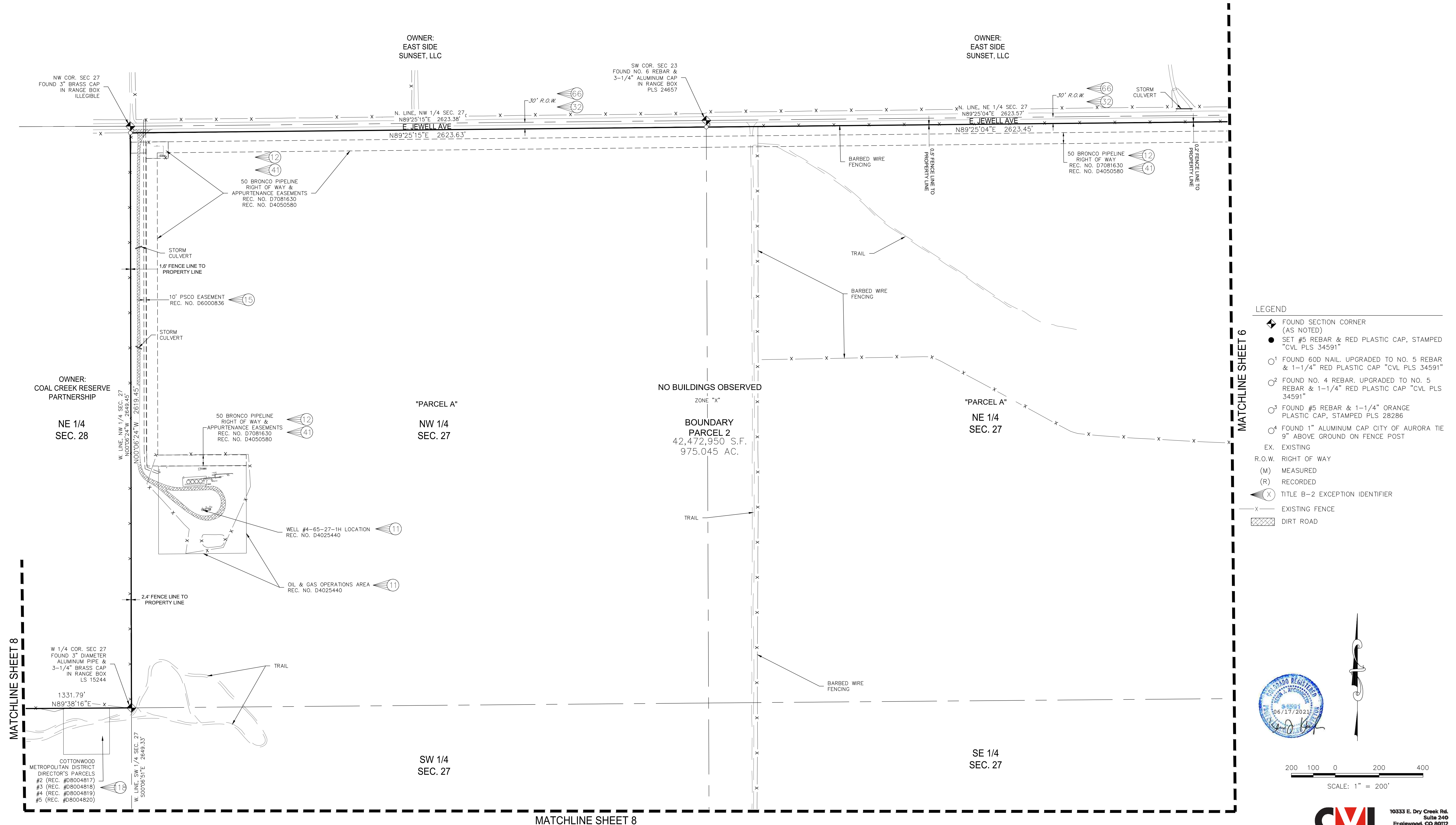
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SHEET 6 OF 8

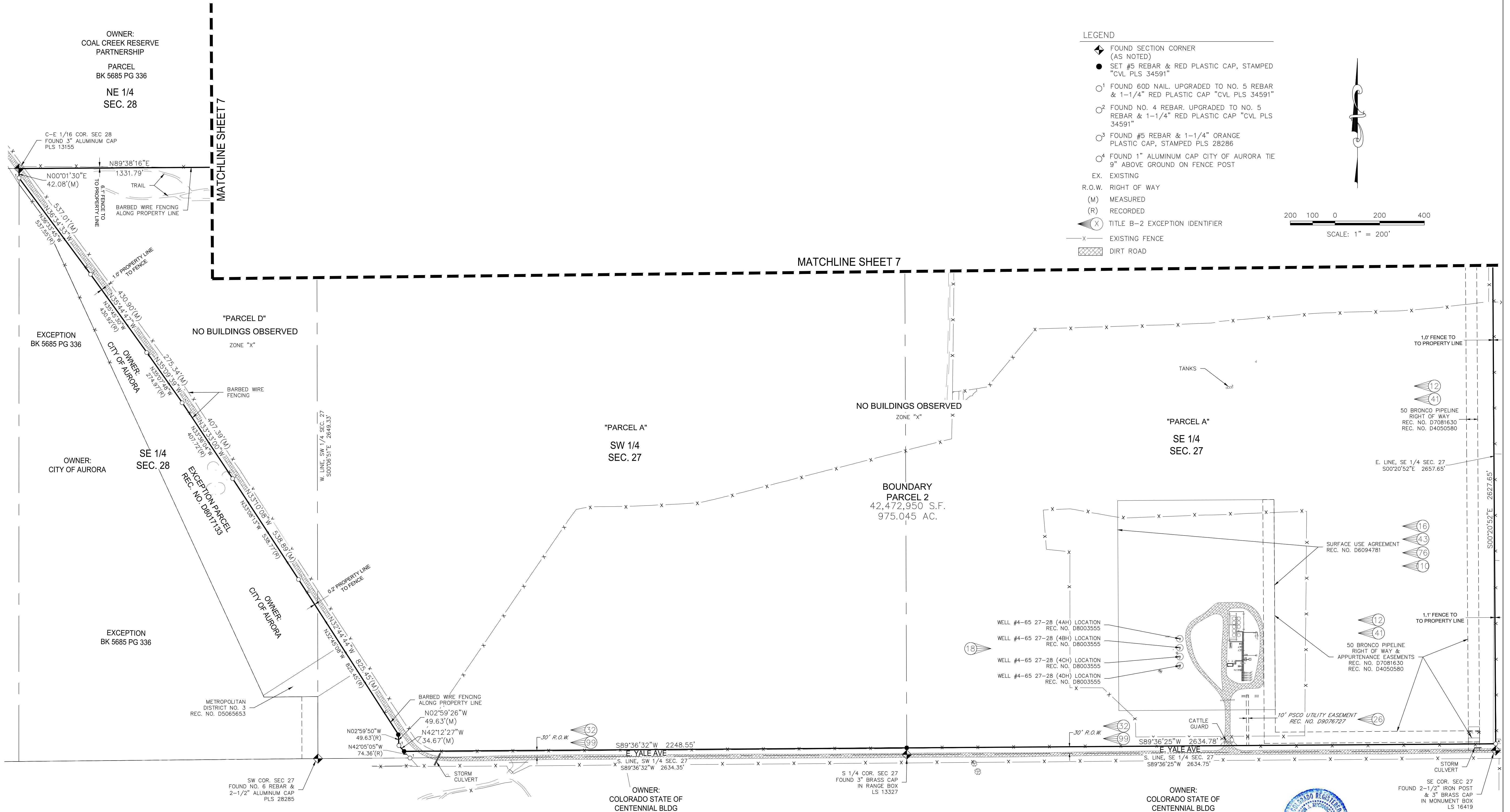
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