

STAFFORD BUSINESS PARK ALTA SURVEY COAKES

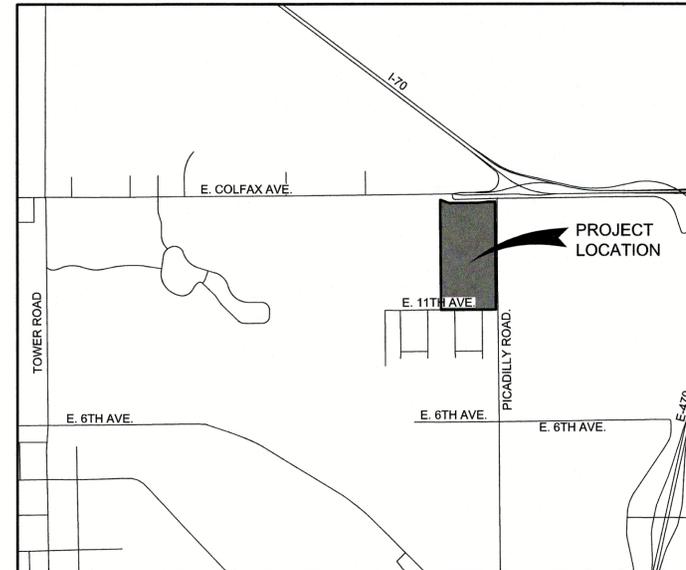
LOCATED IN SECTION 2, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE
6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LEGAL DESCRIPTION:

E1/2 NE1/4 EXCLUDING ROADS SECTION 2, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO EXCEPTING THEREFROM THOSE PORTIONS THEREOF CONVEYED IN DEEDS RECORDED DECEMBER 23, 1929 IN BOOK 292 AT PAGE 314, FEBRUARY 16, 1955 IN BOOK 901 AT PAGE 459, FEBRUARY 16, 1955 IN BOOK 901 AT PAGE 461, JULY 18, 1956 IN BOOK 976 AT PAGE 239, MARCH 12, 1965 IN BOOK 1582 AT PAGE 432 AND APRIL 6, 1965 IN BOOK 1587 AT PAGE 243.

GENERAL NOTES:

1. 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.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY WARE MALCOMB TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, WARE MALCOMB RELIED UPON CHICAGO TITLE INSURANCE COMPANY COMMITMENT FILE NUMBER: 100-N0019480-010-TO2, HAVING AN EFFECTIVE DATE SEPTEMBER 28, 2018.
4. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.
5. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., WHICH IS ASSUMED TO BEAR SOUTH 00°27'45" EAST AND IS MONUMENTED AS SHOWN HEREON.
6. THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT. THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY DEFINES THE U.S. SURVEY FOOT AS 1200/3937 METERS.
7. BASED ON A REVIEW OF FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 08005C0201L, REVISED FEBRUARY 17, 2017, SUBJECT PROPERTY IS IN ZONE X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.
8. UNDERGROUND UTILITIES: THIS PROPERTY CONTAINS UNDERGROUND UTILITIES THAT WERE MARKED WITH PAINT MARKS ON THE SURFACE BY DIVERSIFIED UNDERGROUND APRIL 10TH, 2018. THE PAINT MARKS WERE THEN SURVEYED BY CONVENTIONAL SURVEY METHODS AND THE LOCATIONS OF THE UNDERGROUND UTILITY LINES ARE SHOWN HEREON. WARE MALCOMB ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF THE POSITION OF THESE UNDERGROUND UTILITY LINES. EXCAVATION MAY BE REQUIRED TO OBTAIN MORE ACCURATE LOCATIONS.
9. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
10. THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
11. A CERTIFICATE OF PROFESSIONAL LIABILITY INSURANCE WILL BE FURNISHED UPON REQUEST.
12. THE TOPOGRAPHY SHOWN HEREON WAS PREPARED BY LANDMARK MAPPING, LTD. BASED ON AERIAL PHOTOGRAPHY FROM AN OVER FLIGHT ON MARCH 19TH, 2018. GROUND CONTROL BY WARE MALCOMB. THE CONTOUR INTERVAL IS ONE FOOT. THE BENCHMARK FOR THIS PROJECT IS CITY OF AURORA BENCHMARK 17-35, A 3" BRASS CAP AT THE SW CORNER OF SOUTH PICADILLY ROAD AND EAST 11TH AVENUE. ELEVATION = 5527.28 NAVD 88 DATUM.
13. THERE IS NO KNOWN CHANGES TO STREET RIGHT-OF-WAY LINES. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK REPAIRS OR CONSTRUCTION IN THE PROCESS OF CONDUCTING THE FIELD WORK FOR THIS SURVEY.
14. A ZONING REPORT OR LETTER WAS NOT PROVIDED FOR THE SURVEY TO DETERMINE CURRENT ZONING, SETBACK REQUIREMENTS, HEIGHT AND FLOOR SPACE AREA RESTRICTIONS, AND PARKING REQUIREMENTS.



VICINITY MAP

1" = 2000'

SURVEYOR'S CERTIFICATION

TO: CHICAGO TITLE INSURANCE COMPANY
NCS COLORADO, A DIVISION OF FIDELITY NATIONAL TITLE
NORTHPOINT DEVELOPMENT, LLC, A MISSOURI LIMITED LIABILITY 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, 6a, 6b, 7a, 8, 11, 13, 16, AND, 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 04/14/2018.

DATE OF PLAT OR MAP: 10-31-18



THOMAS D. STAAB, PLS
COLORADO PLS NO. 25965
FOR AND ON BEHALF OF
WARE MALCOMB

COUNTY SURVEYOR'S CERTIFICATE

DEPOSITED THIS _____ DAY OF _____, 20____
AT _____, M.,
IN BOOK _____ OF THE COUNTY SURVEYOR'S LAND SURVEY
PLAT / RIGHT-OF-WAY SURVEYS AT PAGE _____, RECEPTION
NO. _____.

COUNTY SURVEYOR _____

JOB NO. DCS18-4014
DATE: 10/31/2018
SCALE: NA
Sheet 1 of 3

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waremalcomb.com

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

NO.	DATE	REMARKS
DRAWN BY: AJ	PAJPM:	TS

STAFFORD BUSINESS PARK ALTA SURVEY COAKES

LOCATED IN SECTION 2, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE
6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

TITLE COMMITMENT NOTES:

BASED ON A REVIEW OF FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 100-N0019480-010-TO2, EFFECTIVE DATE SEPTEMBER 28, 2018, THE FOLLOWING SURVEY COMMENTS TO THE SCHEDULE B - SECTION 2 EXCEPTIONS ARE NOTED:

EXCEPTIONS 1 THROUGH 8 ARE STANDARD EXCEPTIONS AND ARE NOT ADDRESSED BY THIS SURVEY.

9) RESERVATIONS CONTAINED IN THE PATENT

FROM:THE UNITED STATES OF AMERICATO:ENOS GREENFIELDPATENT NO:4537WHICH AMONG OTHER THINGS RECITES AS FOLLOWS:

SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING, OR OTHER PURPOSES AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS, AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY LOCAL CUSTOMS, LAWS AND DECISIONS OF THE COURTS; AND ALSO SUBJECT TO THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODGE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AS PROVIDED BY LAW.

(THE DOCUMENT AFFECTS THE SUBJECT PROPERTY. NOT A SURVEY MATTER, NOT ADDRESSED BY THIS SURVEY.)

10) TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, OBLIGATIONS AND EACH AND EVERY RIGHT OR RIGHTS OF ACCESS OF THE GRANTOR CONTAINED IN THE INSTRUMENT AS SET FORTH BELOW:
RECORDING DATE:FEBRUARY 16, 1955
RECORDING NO.:BOOK 901 AT PAGE 457

(THE DOCUMENT IS AN ACCESS LIMITATION GRANTED TO THE STATE HIGHWAY COMMISSION OF COLORADO AS SHOWN HEREON.)

11) TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, OBLIGATIONS AND EACH AND EVERY RIGHT OR RIGHTS OF ACCESS OF THE GRANTOR CONTAINED IN THE INSTRUMENT AS SET FORTH BELOW:
RECORDING DATE:JULY 18, 1956
RECORDING NO.:BOOK 976 AT PAGE 241

(THE DOCUMENT IS AN ACCESS LIMITATION GRANTED TO THE STATE HIGHWAY COMMISSION OF COLORADO AS SHOWN HEREON.)

12) UNDIVIDED ONE-HALF INTEREST IN ALL OIL, GAS AND OTHER MINERAL RIGHTS RESERVED IN THE INSTRUMENT SET FORTH BELOW, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN: RESERVED BY:LOUIS W. COGHILL AND ELSPETH HILL COGHILLRECORDING DATE:DECEMBER 4, 1958RECORDING NO.:BOOK 995 AT PAGE 292

(THE DOCUMENT AFFECTS THE NORTHEAST QUARTER OF SECTION 2. NOT A SURVEY MATTER, NOT ADDRESSED BY THIS SURVEY.)

13) ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF THE LAND IN THE AURORA HOSPITAL DISTRICT, AS EVIDENCED BY INSTRUMENT(S) RECORDED JUNE 28, 1962 IN BOOK 1351 AT PAGE 259.

(THE DOCUMENT IS BLANKET IN NATURE OVER THE SUBJECT PROPERTY. NOT A SURVEY MATTER, NOT ADDRESSED BY THIS SURVEY.)

14) TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, OBLIGATIONS AND EACH AND EVERY RIGHT OR RIGHTS OF ACCESS OF THE GRANTOR CONTAINED IN THE INSTRUMENT AS SET FORTH BELOW:
RECORDING DATE: MARCH 12, 1965
RECORDING NO.:BOOK 1582 AT PAGE 434

(THE DOCUMENT AFFECTS THE SUBJECT PROPERTY. NOT A SURVEY MATTER, NOT ADDRESSED BY THIS SURVEY.)

15) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN A DOCUMENT:
PURPOSE:PERPETUAL AIR OR FLIGHT EASEMENT, ALSO REFERRED TO AS "AVIGATION RIGHTS."RECORDING DATE:MAY 2, 1973RECORDING NO:BOOK 2124 AT PAGE 100AFFECTS:ALL THE AIR SPACE ABOVE SAID LAND.REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

(THE DOCUMENT IS BLANKET IN NATURE OVER THE SUBJECT PROPERTY. NOT A SURVEY MATTER, NOT ADDRESSED BY THIS SURVEY.)

16) TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE ANNEXATION AGREEMENT AS SET FORTH BELOW:
RECORDING DATE:MAY 2, 1973
RECORDING NO.:BOOK 2124 AT PAGE 105

ANNEXATION ORDINANCE NO. 73-45
RECORDING DATE:MAY 22, 1973
RECORDING NO.:BOOK 2130 AT PAGE 379

(THE DOCUMENTS ARE BLANKET IN NATURE OVER THE SUBJECT PROPERTY. NOT A SURVEY MATTER, NOT ADDRESSED BY THIS SURVEY.)

17) UNDIVIDED INTEREST IN ALL OIL, GAS AND OTHER MINERAL RIGHTS GRANTED BY THE INSTRUMENT(S) SET FORTH BELOW, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN:
RECORDING DATE:MAY 6, 1974
RECORDING NO.:BOOK 2236 AT PAGE 3

RECORDING DATE:JANUARY 24, 1975RECORDING NO.:BOOK 2306 AT PAGE 235RECORDING DATE:JANUARY 14, 2003RECORDING NO.:RECEPTION NO. B3009558RECORDING DATE:JANUARY 14, 2003RECORDING NO.:RECEPTION NO. B3009559RECORDING DATE:APRIL 2, 2004RECORDING NO.:RECEPTION NO. B4059628RECORDING DATE:OCTOBER 30, 2008RECORDING NO.:RECEPTION NO. B6154538RECORDING DATE:JUNE 6, 2008RECORDING NO.:RECEPTION NO. B8064870RECORDING DATE:SEPTEMBER 8, 2008RECORDING NO.:RECEPTION NO. B8100498RECORDING DATE:NOVEMBER 14, 2012RECORDING NO.:RECEPTION NO. D2131392

(THE DOCUMENTS AFFECT THE SUBJECT PROPERTY. NOT A SURVEY MATTER, NOT ADDRESSED BY THIS SURVEY.)

18) EASEMENTS, TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RIGHT OF WAY EASEMENT AS SET FORTH BELOW:
RECORDING DATE: JULY 22, 1985
RECORDING NO.: BOOK 4495 AT PAGE 219

(THE DOCUMENT AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.)

19) ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF THE LAND IN THE E-470 PUBLIC HIGHWAY AUTHORITY, AS EVIDENCED BY INSTRUMENT(S) RECORDED DECEMBER 19, 1995 AT RECEPTION NO. A5133865 AND DECEMBER 19, 1995 AT RECEPTION NO. A5133863.

(THE DOCUMENTS AFFECT THE SUBJECT PROPERTY. NOT A SURVEY MATTER, NOT ADDRESSED BY THIS SURVEY.)

20) AN OIL AND GAS LEASE FOR THE TERM THEREIN PROVIDED WITH CERTAIN COVENANTS, CONDITIONS AND PROVISIONS, TOGETHER WITH EASEMENTS, IF ANY, AS SET FORTH THEREIN, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.

RECORDING DATE:DECEMBER 16, 2011
RECORDING NO:RECEPTION NO. D1124393

INSTRUMENTS PURPORTING TO RELEASE SAID OIL AND GAS LEASE
RECORDING DATE:MARCH 6, 2017RECORDING NO:RECEPTION NO. D7025767RECORDING DATE:MARCH 6, 2017RECORDING NO:RECEPTION NO. D7025783RECORDING DATE:MARCH 30, 2017RECORDING NO:RECEPTION NO. D7035933

(THE DOCUMENTS AFFECT THE SUBJECT PROPERTY. NOT A SURVEY MATTER, NOT ADDRESSED BY THIS SURVEY.)

21) AN OIL AND GAS LEASE FOR THE TERM THEREIN PROVIDED WITH CERTAIN COVENANTS, CONDITIONS AND PROVISIONS, TOGETHER WITH EASEMENTS, IF ANY, AS SET FORTH THEREIN, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.

RECORDING DATE:DECEMBER 16, 2011
RECORDING NO:RECEPTION NO. D1124414

INSTRUMENTS PURPORTING TO RELEASE SAID OIL AND GAS LEASE
RECORDING DATE:MARCH 6, 2017RECORDING NO:RECEPTION NO. D7025768RECORDING DATE:MARCH 6, 2017RECORDING NO:RECEPTION NO. D7025784RECORDING DATE:MARCH 30, 2017RECORDING NO:RECEPTION NO. D7035932

(THE DOCUMENTS AFFECT THE SUBJECT PROPERTY. NOT A SURVEY MATTER, NOT ADDRESSED BY THIS SURVEY.)

22) AN OIL AND GAS LEASE FOR THE TERM THEREIN PROVIDED WITH CERTAIN COVENANTS, CONDITIONS AND PROVISIONS, TOGETHER WITH EASEMENTS, IF ANY, AS SET FORTH THEREIN, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.

RECORDING DATE:DECEMBER 16, 2011
RECORDING NO:RECEPTION NO. D1124416

AMENDMENT TO OIL AND GAS LEASE
RECORDING DATE:APRIL 9, 2012
RECORDING NO:RECEPTION NO. D2038612

INSTRUMENTS PURPORTING TO RELEASE SAID OIL AND GAS LEASE
RECORDING DATE:MARCH 6, 2017RECORDING NO:RECEPTION NO. D7025776RECORDING DATE:MARCH 30, 2017RECORDING NO:RECEPTION NO. D7035934

(THE DOCUMENTS AFFECT THE SUBJECT PROPERTY. NOT A SURVEY MATTER, NOT ADDRESSED BY THIS SURVEY.)

23) AN OIL AND GAS LEASE FOR THE TERM THEREIN PROVIDED WITH CERTAIN COVENANTS, CONDITIONS AND PROVISIONS, TOGETHER WITH EASEMENTS, IF ANY, AS SET FORTH THEREIN, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.

RECORDING DATE: DECEMBER 16, 2011
RECORDING NO: RECEPTION NO. D1124419

AMENDMENT TO OIL AND GAS LEASE
RECORDING DATE:APRIL 9, 2012
RECORDING NO:RECEPTION NO. D2038614

(THE DOCUMENTS AFFECT THE SUBJECT PROPERTY. NOT A SURVEY MATTER, NOT ADDRESSED BY THIS SURVEY.)

24) AN OIL AND GAS LEASE FOR THE TERM THEREIN PROVIDED WITH CERTAIN COVENANTS, CONDITIONS AND PROVISIONS, TOGETHER WITH EASEMENTS, IF ANY, AS SET FORTH THEREIN, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.

RECORDING DATE:DECEMBER 27, 2011
RECORDING NO:RECEPTION NO. 1127355

AMENDMENT TO OIL AND GAS LEASE
RECORDING DATE:APRIL 9, 2012
RECORDING NO:RECEPTION NO. D2038613

(THE DOCUMENTS AFFECT THE SUBJECT PROPERTY. NOT A SURVEY MATTER, NOT ADDRESSED BY THIS SURVEY.)

25) TERMS, COVENANTS, CONDITIONS, RESTRICTIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE DEED IN TRUST AS SET FORTH BELOW:
RECORDING DATE:MAY 13, 2013
RECORDING NO.:RECEPTION NO. D3059422

(THE DOCUMENTS AFFECT THE SUBJECT PROPERTY. NOT A SURVEY MATTER, NOT ADDRESSED BY THIS SURVEY.)

26) AN OIL AND GAS LEASE FOR THE TERM THEREIN PROVIDED WITH CERTAIN COVENANTS, CONDITIONS AND PROVISIONS, TOGETHER WITH EASEMENTS, IF ANY, AS SET FORTH THEREIN, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.

RECORDING DATE:APRIL 28, 2017
RECORDING NO:RECEPTION NO. D7047652

(THE DOCUMENT AFFECTS THE SUBJECT PROPERTY. NOT A SURVEY MATTER, NOT ADDRESSED BY THIS SURVEY.)

27) AN OIL AND GAS LEASE FOR THE TERM THEREIN PROVIDED WITH CERTAIN COVENANTS, CONDITIONS AND PROVISIONS, TOGETHER WITH EASEMENTS, IF ANY, AS SET FORTH THEREIN, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.

RECORDING DATE:APRIL 28, 2017
RECORDING NO:RECEPTION NO. D7047653

(THE DOCUMENT AFFECTS THE SUBJECT PROPERTY. NOT A SURVEY MATTER, NOT ADDRESSED BY THIS SURVEY.)

28) AN OIL AND GAS LEASE FOR THE TERM THEREIN PROVIDED WITH CERTAIN COVENANTS, CONDITIONS AND PROVISIONS, TOGETHER WITH EASEMENTS, IF ANY, AS SET FORTH THEREIN, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.

RECORDING DATE:APRIL 28, 2017
RECORDING NO: RECEPTION NO. D7047654

(THE DOCUMENT AFFECTS THE SUBJECT PROPERTY. NOT A SURVEY MATTER, NOT ADDRESSED BY THIS SURVEY.)



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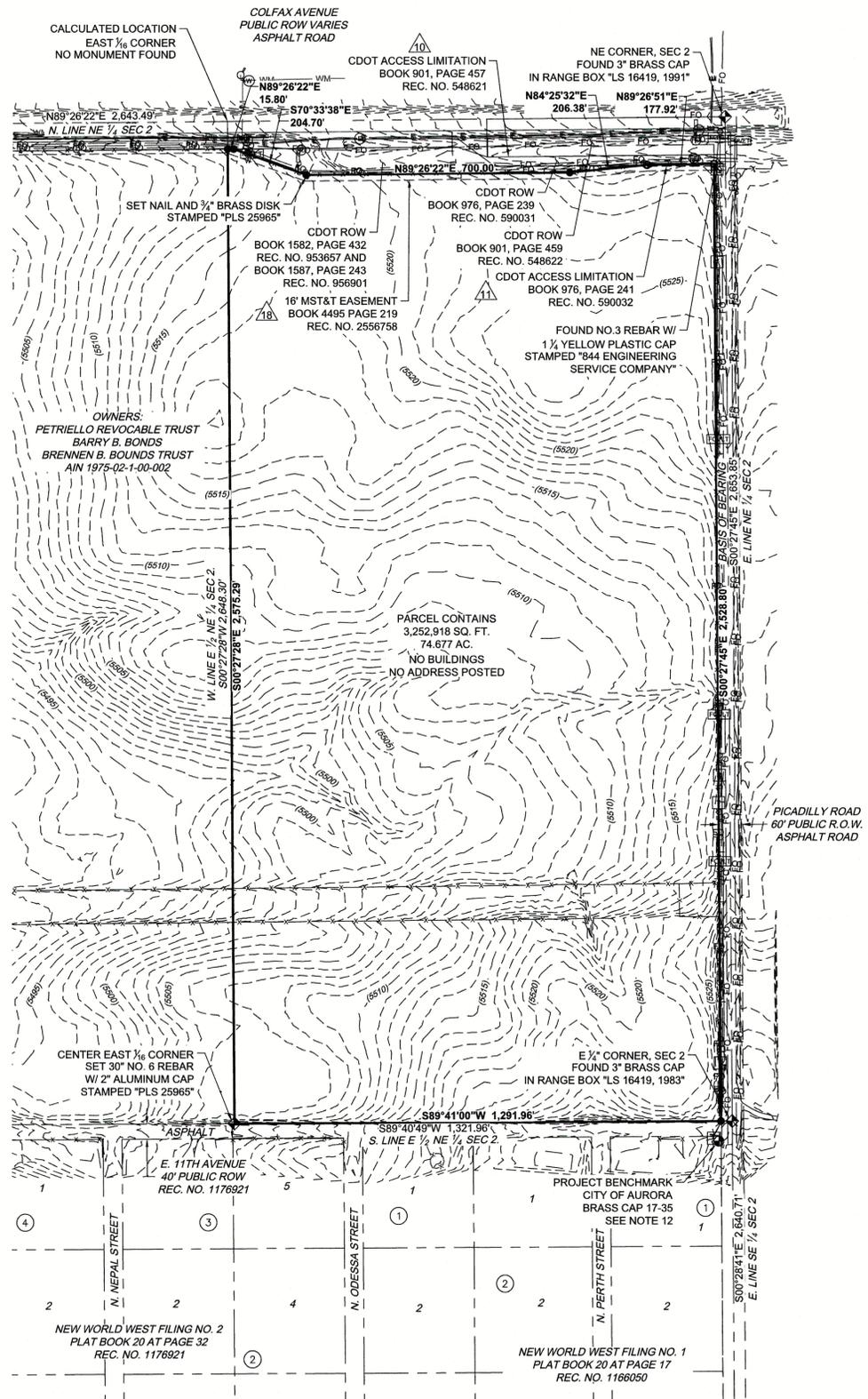
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JOB NO. DCS18-4014
DATE: 10/31/2018
SCALE: NA
Sheet 2 of 3

NO.	DATE	REMARKS
DRAWN BY:	AJ	PA/PM: TS

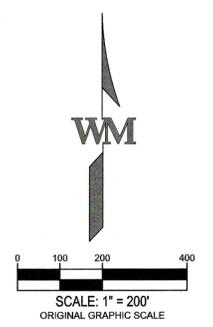
STAFFORD BUSINESS PARK ALTA SURVEY COAKES

LOCATED IN SECTION 2, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE
6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



LEGEND

- SECTION LINE
- SITE BOUNDARY
- - - EXISTING EASEMENT
- - - EXISTING RIGHT-OF-WAY
- - - EXISTING LOT LINE
- FOUND MONUMENT AS NOTED
- SET NAIL AND 3/4" BRASS DISK STAMPED "PLS 25965" UNLESS NOTED OTHERWISE
- ◆ SECTION CORNER AS NOTED
- SQ. FT. SQUARE FEET
- ROW RIGHT-OF-WAY
- REC. NO. RECEPTION NUMBER
- CDOT COLORADO DEPARTMENT OF TRANSPORTATION
- ▲ B2 TITLE EXCEPTION IDENTIFIER
- BARBWARE FENCE
- E EXISTING UNDERGROUND ELECTRIC
- FO EXISTING UNDERGROUND FIBER OPTIC
- T EXISTING UNDERGROUND TELEPHONE
- WM EXISTING UNDERGROUND WATER
- EXISTING STORM SEWER
- ⊠ WATER VALVE
- ⊞ FIRE HYDRANT
- ⊙ WATER MANHOLE
- VENT
- ⊕ ELECTRICAL MANHOLE
- ⊙ TELEPHONE MANHOLE
- ⊞ TELEPHONE PEDESTAL
- ⊙ FIBER OPTIC MANHOLE
- FOULT FIBER OPTIC VAULT
- ⊙ SANITARY SEWER MANHOLE
- FOULT FIBER OPTIC MARKER
- WATER MARKER
- SANITARY SEWER MARKER
- BM BENCHMARK
- (C) CALCULATED



JOB NO. DCS18-4014
DATE: 10/31/2018
SCALE: 1" = 200'
Sheet 3 of 3

990 south broadway
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CIVIL ENGINEERING & SURVEYING

NO.	DATE	REMARKS
DRAWN BY:	AJ	PA/PM: TS

STAFFORD BUSINESS PARK ALTA SURVEY SELL - BOUNDS - PETRIELLO

LOCATED IN SECTION 2, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE
6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

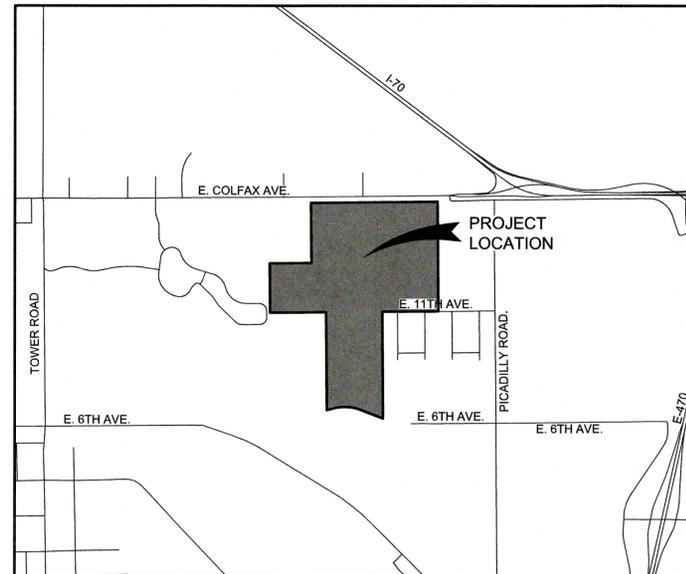
LEGAL DESCRIPTION:

PARCEL ONE:
THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION TWO (2), TOWNSHIP FOUR (4) SOUTH, RANGE SIXTY-SIX (66) WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO. EXCEPT THAT PORTION OF SUBJECT PROPERTY CONVEYED TO THE STATE HIGHWAY COMMISSION OF COLORADO IN QUIT CLAIM DEED RECORDED FEBRUARY 28, 1955 IN BOOK 903 AT PAGE 363, ARAPAHOE COUNTY RECORDS. EXCEPT THAT PORTION OF SUBJECT PROPERTY CONVEYED TO THE STATE HIGHWAY COMMISSION OF COLORADO IN RIGHT-OF-WAY DEED RECORDED FEBRUARY 16, 1955 IN BOOK 901 AT PAGE 465, ARAPAHOE COUNTY RECORDS. EXCEPT THAT PORTION DESCRIBED IN WARRANTY DEED RECORDED AUGUST 6, 2001 AT RECEPTION NO. B1129385, ARAPAHOE COUNTY RECORDS. EXCEPT THAT PORTION DESCRIBED IN QUIT CLAIM DEED RECORDED OCTOBER 21, 2005 AT RECEPTION NO. B5158711, ARAPAHOE COUNTY RECORDS. EXCEPT THAT PORTION DESCRIBED IN WARRANTY DEED RECORDED JANUARY 8, 2018 AT RECEPTION NO. D8002516, ARAPAHOE COUNTY RECORDS. EXCEPT ANY PORTION OF SUBJECT PROPERTY LYING WITHIN PUBLIC ROADS. (FOR INFORMATIONAL PURPOSES ONLY: APN: 1975-02-2-00-010)

PARCEL TWO:
THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWO (2), TOWNSHIP FOUR (4) SOUTH, RANGE SIXTY-SIX (66) WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO. EXCEPT THOSE PORTIONS CONVEYED TO THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO DESCRIBED IN DEEDS RECORDED DECEMBER 23, 1929 IN BOOK 292 AT PAGE 314 AND FEBRUARY 16, 1955 IN BOOK 901 AT PAGE 459 AND FEBRUARY 16, 1955 IN BOOK 901 AT PAGE 461 AND JULY 18, 1956 IN BOOK 976 AT PAGE 239 AND MARCH 12, 1965 IN BOOK 1582 AT PAGE 432, ARAPAHOE COUNTY RECORDS. (FOR INFORMATIONAL PURPOSES ONLY: APN: 1975-02-1-00-002)

PARCEL THREE:
THE EAST HALF (E 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION TWO (2), TOWNSHIP FOUR (4) SOUTH, RANGE SIXTY-SIX (66) WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO. EXCEPT THAT PORTION OF SUBJECT PROPERTY CONVEYED TO THE STATE HIGHWAY COMMISSION OF COLORADO IN QUIT CLAIM DEED RECORDED FEBRUARY 28, 1955 IN BOOK 903 AT PAGE 363, ARAPAHOE COUNTY RECORDS. EXCEPT THAT PORTION OF SUBJECT PROPERTY CONVEYED TO THE STATE HIGHWAY COMMISSION OF COLORADO IN RIGHT-OF-WAY DEED RECORDED FEBRUARY 16, 1955 IN BOOK 901 AT PAGE 465, ARAPAHOE COUNTY RECORDS. EXCEPT ANY PORTION OF SUBJECT PROPERTY LYING WITHIN PUBLIC ROADS. (FOR INFORMATIONAL PURPOSES ONLY: APN: 1975-02-2-00-006)

PARCEL FOUR:
THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION TWO (2), TOWNSHIP FOUR (4) SOUTH, RANGE SIXTY-SIX (66) WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO. EXCEPT THAT PORTION OF SUBJECT PROPERTY CONVEYED TO THE CITY OF AURORA, COLORADO, IN WARRANTY DEED RECORDED FEBRUARY 12, 2018 AT RECEPTION NO. D8014075, ARAPAHOE COUNTY RECORDS. EXCEPT ANY PORTION OF SUBJECT PROPERTY LYING WITHIN PUBLIC ROADS. (FOR INFORMATIONAL PURPOSES ONLY: APN: 1975-02-3-00-003)



VICINITY MAP
1" = 2000'

GENERAL NOTES:

1. 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.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY WARE MALCOMB TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, WARE MALCOMB RELIED UPON CHICAGO TITLE INSURANCE COMPANY COMMITMENT FILE NUMBER: 100-N0019529-010-T02 AMENDMENT NO. 1, HAVING AN EFFECTIVE DATE OCTOBER 4, 2018.
4. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.
5. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., WHICH IS ASSUMED TO BEAR NORTH 69°26'11" EAST AND IS MONUMENTED AS SHOWN HEREON.
6. THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT. THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY DEFINES THE U.S. SURVEY FOOT AS 1200/3937 METERS.
7. BASED ON A REVIEW OF FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 08005C0201L, REVISED FEBRUARY 17, 2017, SUBJECT PROPERTY IS IN ZONE X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.
8. UNDERGROUND UTILITIES: THIS PROPERTY CONTAINS UNDERGROUND UTILITIES THAT WERE MARKED WITH PAINT MARKS ON THE SURFACE BY DIVERSIFIED UNDERGROUND APRIL 10TH, 2018. THE PAINT MARKS WERE THEN SURVEYED BY CONVENTIONAL SURVEY METHODS AND THE LOCATIONS OF THE UNDERGROUND UTILITY LINES ARE SHOWN HEREON. WARE MALCOMB ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF THE POSITION OF THESE UNDERGROUND UTILITY LINES. EXCAVATION MAY BE REQUIRED TO OBTAIN MORE ACCURATE LOCATIONS.
9. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
10. THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
11. A CERTIFICATE OF PROFESSIONAL LIABILITY INSURANCE WILL BE FURNISHED UPON REQUEST.
12. THE TOPOGRAPHY SHOWN HEREON WAS PREPARED BY LANDMARK MAPPING, LTD. BASED ON AERIAL PHOTOGRAPHY FROM AN OVER FLIGHT ON MARCH 19TH, 2018. GROUND CONTROL BY WARE MALCOMB. THE CONTOUR INTERVAL IS ONE FOOT. THE BENCHMARK FOR THIS PROJECT IS CITY OF AURORA BENCHMARK 17-35, A 3" BRASS CAP AT THE SW CORNER OF SOUTH PICADILLY ROAD AND EAST 11TH AVENUE. ELEVATION = 5527.28 NAVD 88 DATUM.
13. THERE IS NO KNOWN CHANGES TO STREET RIGHT-OF-WAY LINES. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK REPAIRS OR CONSTRUCTION IN THE PROCESS OF CONDUCTING THE FIELD WORK FOR THIS SURVEY.
14. A ZONING REPORT OR LETTER WAS NOT PROVIDED FOR THIS SURVEY TO DETERMINE CURRENT ZONING, SETBACK REQUIREMENTS, HEIGHT AND FLOOR SPACE AREA RESTRICTIONS, AND PARKING REQUIREMENTS.

SURVEYOR'S CERTIFICATION

TO: CHICAGO TITLE INSURANCE COMPANY
NCS COLORADO, A DIVISION OF FIDELITY NATIONAL TITLE
NORTHPOINT DEVELOPMENT, LLC, A MISSOURI LIMITED LIABILITY 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/NPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6a, 6b, 7a, 8, 11, 13, 16, AND, 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 04/14/2018.

DATE OF PLAT OR MAP: 10-31-18



THOMAS D. STAAB, PLS
COLORADO PLS NO. 25965
FOR AND ON BEHALF OF
WARE MALCOMB

COUNTY SURVEYOR'S CERTIFICATE

DEPOSITED THIS _____ DAY OF _____, 20____
AT _____ M.,
IN BOOK _____ OF THE COUNTY SURVEYOR'S LAND SURVEY
PLAT / RIGHT-OF-WAY SURVEYS AT PAGE _____, RECEPTION NO. _____

COUNTY SURVEYOR

JOB NO.	DCS18-4121
DATE	10/31/2018
SCALE	NA
Sheet	1 of 4

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suite 230
denver, co 80209
p 303.561.3333
waremalcomb.com

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

NO.	DATE	REMARKS
DRAWN BY:	AJ	PA/PM: TS

STAFFORD BUSINESS PARK ALTA SURVEY SELL - BOUNDS - PETRIELLO

LOCATED IN SECTION 2, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE
6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

TITLE COMMITMENT NOTES:

BASED ON A REVIEW OF FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 100-N0019529-010-TO2, AMENDMENT NO. 1, EFFECTIVE DATE OCTOBER 4, 2018, THE FOLLOWING SURVEY COMMENTS TO THE SCHEDULE B - SECTION 2 EXCEPTIONS ARE NOTED:

EXCEPTIONS 1 THROUGH 8 ARE STANDARD EXCEPTIONS AND ARE NOT ADDRESSED BY THIS SURVEY.

9. RESERVATIONS CONTAINED IN THE PATENT:
FROM: THE UNITED STATES OF AMERICA
RECORDING DATE: JULY 3, 1888
RECORDING NO.: PATENT NO. 4537, BLM RECORDS

WHICH AMONG OTHER THINGS RECITES AS FOLLOWS:
A RIGHT OF WAY THEREON FOR DITCHES OR RESERVOIRS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES OF AMERICA.
THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED AS PROVIDED BY LAW.
(AFFECTS PARCEL TWO)
(THE DOCUMENT AFFECTS PARCEL TWO. NOT A SURVEY MATTER, NOT ADDRESSED BY THIS SURVEY.)

10. RESERVATIONS CONTAINED IN THE PATENT:
FROM: THE UNITED STATES OF AMERICA
TO: FREDERICK SCHWARZ
RECORDING DATE: AUGUST 19, 1891
RECORDING NO.: PATENT NO. 12500, BLM RECORDS

WHICH AMONG OTHER THINGS RECITES AS FOLLOWS:
A RIGHT OF WAY THEREON FOR DITCHES OR RESERVOIRS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES OF AMERICA.
THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED AS PROVIDED BY LAW.
(AFFECTS PARCELS ONE AND THREE)
(THE DOCUMENT AFFECTS PARCELS ONE AND THREE. NOT A SURVEY MATTER, NOT ADDRESSED BY THIS SURVEY.)

11. RESERVATIONS CONTAINED IN THE PATENT:
FROM: THE UNITED STATES OF AMERICA
TO: JOHN J. LICHTER
RECORDING DATE: DECEMBER 20, 1892
RECORDING NO.: PATENT NO. 16007, BLM RECORDS

WHICH AMONG OTHER THINGS RECITES AS FOLLOWS:
A RIGHT OF WAY THEREON FOR DITCHES OR RESERVOIRS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES OF AMERICA.
THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED AS PROVIDED BY LAW.
(AFFECTS PARCEL FOUR)
(THE DOCUMENT AFFECTS PARCEL FOUR. NOT A SURVEY MATTER, NOT ADDRESSED BY THIS SURVEY.)

12. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, A COLORADO CORPORATION
PURPOSE: UNDERGROUND UTILITIES
RECORDING DATE: MAY 13, 1960
RECORDING NO.: BOOK 1189 PAGE 477 (AFFECTS PARCELS ONE AND THREE)
(THE DOCUMENT DOES NOT AFFECT THE SUBJECT PROPERTY. (THE DOCUMENT AFFECTS PARCEL FOUR AS SHOWN HEREON.))

13. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, A COLORADO CORPORATION
PURPOSE: UNDERGROUND UTILITIES
RECORDING DATE: MAY 13, 1960
RECORDING NO.: BOOK 1189 PAGE 479
(THE DOCUMENT DOES NOT AFFECT THE SUBJECT PROPERTY.)

14. ANY TAXES OR ASSESSMENTS BY REASON OF THE INCLUSION OF THE LAND IN THE AURORA HOSPITAL DISTRICT:
RECORDING DATE: JUNE 28, 1962
RECORDING NO.: BOOK 1351 PAGE 259
(AFFECTS ALL PARCELS)
(THE DOCUMENT IS BLANKET IN NATURE OVER THE SUBJECT PROPERTY. NOT A SURVEY MATTER, NOT ADDRESSED BY THIS SURVEY.)

15. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE COVENANT AS SET FORTH BELOW:
RECORDING DATE: APRIL 3, 1973
RECORDING NO.: BOOK 1854 PAGE 650 (ADAMS COUNTY) AND RE-RECORDED MAY 2, 1973 IN BOOK 2124 PAGE 100
(AFFECTS PARCELS ONE, THREE AND FOUR)
(THE DOCUMENT AFFECTS PARCELS ONE, THREE AND FOUR. NOT A SURVEY MATTER, NOT ADDRESSED BY THIS SURVEY.)

16. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE ANNEXATION AGREEMENT AS SET FORTH BELOW:
RECORDING DATE: APRIL 3, 1973
RECORDING NO.: BOOK 1854 PAGE 653 (ADAMS COUNTY) AND RE-RECORDED MAY 2, 1973 IN BOOK 2124 PAGE 105
(AFFECTS PARCELS ONE, THREE AND FOUR)
(THE DOCUMENT AFFECTS PARCELS ONE, THREE AND FOUR. NOT A SURVEY MATTER, NOT ADDRESSED BY THIS SURVEY.)

17. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE ORDINANCE NO. 73-45 AS SET FORTH BELOW:
RECORDING DATE: MAY 22, 1973
RECORDING NO.: BOOK 2130 PAGE 379
(AFFECTS PARCELS ONE, THREE AND FOUR)
(THE DOCUMENT IS BLANKET IN NATURE OVER THE SUBJECT PROPEERTY. NOT A SURVEY MATTER, NOT ADDRESSED BY THIS SURVEY.)

18. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE EXCLUSIVE RIGHT-OF-WAY EASEMENT GRANTED TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY AS SET FORTH BELOW:
RECORDING DATE: FEBRUARY 25, 1985
RECORDING NO.: BOOK 4376 AT PAGE 314
(AFFECTS PARCEL TWO)
(THE DOCUMENT AFFECTS PARCEL TWO AS SHOWN HEREON.)

19. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, A COLORADO CORPORATION
PURPOSE: COMMUNICATION FACILITIES
RECORDING DATE: AUGUST 28, 1985
RECORDING NO.: BOOK 4529 PAGE 664
(THE DOCUMENT AFFECTS PARCELS ONE AND THREE AS SHOWN HEREON.)

20. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: U S WEST COMMUNICATIONS INC., A COLORADO CORPORATION
PURPOSE: TELECOMMUNICATIONS FACILITIES
RECORDING DATE: JANUARY 15, 1992
RECORDING NO.: BOOK 6352 AT PAGE 68
(THE DOCUMENT DOES NOT AFFECT THE SUBJECT PROPERTY.)

21. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION OF THE BOARD OF DIRECTORS OF THE E-470 PUBLIC HIGHWAY AUTHORITY AS SET FORTH BELOW:
RECORDING DATE: DECEMBER 19, 1995
RECORDING NO.: RECEPTION NO. A5133863
AMENDMENT TO CERTIFICATE OF ORGANIZATION FOR THE E-470 PUBLIC HIGHWAY AUTHORITY:
RECORDING DATE: DECEMBER 19, 1995
RECORDING NO.: RECEPTION NO. A5133865
(AFFECTS ALL PARCELS)
(THE DOCUMENT IS BLANKET IN NATURE OVER THE SUBJECT PROPEERTY. NOT A SURVEY MATTER, NOT ADDRESSED BY THIS SURVEY.)

22. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE UTILITY EASEMENT AS SET FORTH BELOW:
RECORDING DATE: OCTOBER 30, 1998
RECORDING NO.: RECEPTION NO. A8173496
(THE DOCUMENT DOES NOT AFFECT THE SUBJECT PROPERTY.)

23. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE UTILITY EASEMENT AS SET FORTH BELOW:
RECORDING DATE: OCTOBER 30, 1998
RECORDING NO.: RECEPTION NO. A8173497
(THE DOCUMENT DOES NOT AFFECT THE SUBJECT PROPERTY.)

24. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: THE CITY OF AURORA, COLORADO
PURPOSE: WATER, SEWER AND STORM DRAINAGE EASEMENT
RECORDING DATE: JANUARY 11, 1999
RECORDING NO.: RECEPTION NO. A9004997
(THE DOCUMENT DOES NOT AFFECT THE SUBJECT PROPERTY.)

25. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: THE CITY OF AURORA, COLORADO
PURPOSE: WATER, SEWER AND STORM DRAINAGE EASEMENT
RECORDING DATE: JANUARY 11, 1999
RECORDING NO.: RECEPTION NO. A9004999
(THE DOCUMENT DOES NOT AFFECT THE SUBJECT PROPERTY.)

26. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: ICG TELECOM GROUP, INC., A COLORADO CORPORATION
PURPOSE: TELECOMMUNICATION LINES AND FACILITIES
RECORDING DATE: FEBRUARY 12, 1999
RECORDING NO.: RECEPTION NO. A9025270
(THE DOCUMENT DOES NOT AFFECT THE SUBJECT PROPERTY.)

27. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE MUTUAL GRANT OF EASEMENT AGREEMENT AS SET FORTH BELOW:
RECORDING DATE: JULY 24, 2006
RECORDING NO.: RECEPTION NO. B6106397
(AFFECTS PARCELS ONE, THREE AND FOUR)
(THE DOCUMENT AFFECTS PARCELS ONE, THREE AND FOUR IN THE APPROXIMATE LOCATION SHOWN HEREON.)

28. SUBJECT TO THE FACT THAT PERSONAL REPRESENTATIVE'S DEED OF DISTRIBUTION RECORDED JANUARY 16, 2007 AT RECEPTION NO. B7006855 CONTAINS AN INCORRECT SPELLING OF THE DECEASED ("BRYON" INSTEAD OF THE CORRECT "BYRON").
(AFFECTS PARCEL FOUR)
(THE DOCUMENT AFFECTS PARCEL FOUR. NOT A SURVEY MATTER, NOT ADDRESSED BY THIS SURVEY.)

29. AN OIL AND GAS LEASE FOR THE TERM THEREIN PROVIDED WITH CERTAIN COVENANTS, CONDITIONS AND PROVISIONS, TOGETHER WITH EASEMENTS, IF ANY, AS SET FORTH THEREIN, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.
RECORDING DATE: APRIL 28, 2017 RECORDING NO.: RECEPTION NO. D7047652
ASSIGNMENT AND BILL OF SALE:
RECORDING DATE: NOVEMBER 16, 2017
RECORDING NO.: RECEPTION NO. D7130642
(AFFECTS PARCELS ONE, THREE AND FOUR)
(THE DOCUMENTS AFFECT PARCELS ONE, THREE AND FOUR. NOT A SURVEY MATTER, NOT ADDRESSED BY THIS SURVEY.)

30. AN OIL AND GAS LEASE FOR THE TERM THEREIN PROVIDED WITH CERTAIN COVENANTS, CONDITIONS AND PROVISIONS, TOGETHER WITH EASEMENTS, IF ANY, AS SET FORTH THEREIN, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.
RECORDING DATE: APRIL 28, 2017 RECORDING NO.: RECEPTION NO. D7047653
ASSIGNMENT AND BILL OF SALE:
RECORDING DATE: NOVEMBER 16, 2017
RECORDING NO.: RECEPTION NO. D7130642
(AFFECTS ALL PARCELS)
(THE DOCUMENTS AFFECT ALL PARCELS. NOT A SURVEY MATTER, NOT ADDRESSED BY THIS SURVEY.)

31. AN OIL AND GAS LEASE FOR THE TERM THEREIN PROVIDED WITH CERTAIN COVENANTS, CONDITIONS AND PROVISIONS, TOGETHER WITH EASEMENTS, IF ANY, AS SET FORTH THEREIN, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.
RECORDING DATE: APRIL 28, 2017 RECORDING NO.: RECEPTION NO. D7047654
ASSIGNMENT AND BILL OF SALE:
RECORDING DATE: NOVEMBER 16, 2017
RECORDING NO.: RECEPTION NO. D7130642
(AFFECTS ALL PARCELS)
(THE DOCUMENTS AFFECT ALL PARCELS. NOT A SURVEY MATTER, NOT ADDRESSED BY THIS SURVEY.)

32. AN OIL AND GAS LEASE FOR THE TERM THEREIN PROVIDED WITH CERTAIN COVENANTS, CONDITIONS AND PROVISIONS, TOGETHER WITH EASEMENTS, IF ANY, AS SET FORTH THEREIN, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.
RECORDING DATE: MAY 10, 2017 RECORDING NO.: RECEPTION NO. D7052848
ASSIGNMENT AND BILL OF SALE:
RECORDING DATE: NOVEMBER 16, 2017
RECORDING NO.: RECEPTION NO. D7130642
(AFFECTS ALL PARCELS)
(THE DOCUMENTS AFFECT ALL PARCELS. NOT A SURVEY MATTER, NOT ADDRESSED BY THIS SURVEY.)

33. AN OIL AND GAS LEASE FOR THE TERM THEREIN PROVIDED WITH CERTAIN COVENANTS, CONDITIONS AND PROVISIONS, TOGETHER WITH EASEMENTS, IF ANY, AS SET FORTH THEREIN, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.
RECORDING DATE: MAY 10, 2017
RECORDING NO.: RECEPTION NO. D7052850
(AFFECTS PARCEL THREE)
(THE DOCUMENT AFFECTS PARCEL THREE. NOT A SURVEY MATTER, NOT ADDRESSED BY THIS SURVEY.)

34. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: THE CITY OF AURORA, COLORADO
PURPOSE: SLOPE EASEMENT
RECORDING DATE: FEBRUARY 12, 2018
RECORDING NO.: RECEPTION NO. B8014076
(AFFECTS PARCEL FOUR)
(THE DOCUMENT AFFECTS PARCEL FOUR AS SHOWN HEREON.)

35. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: THE CITY OF AURORA
PURPOSE: DRAINAGE AND UTILITY EASEMENT
RECORDING DATE: FEBRUARY 12, 2018
RECORDING NO.: (AFFECTS PARCEL FOUR) RECEPTION NO. D8014077
(THE DOCUMENT AFFECTS PARCEL FOUR AS SHOWN HEREON.)



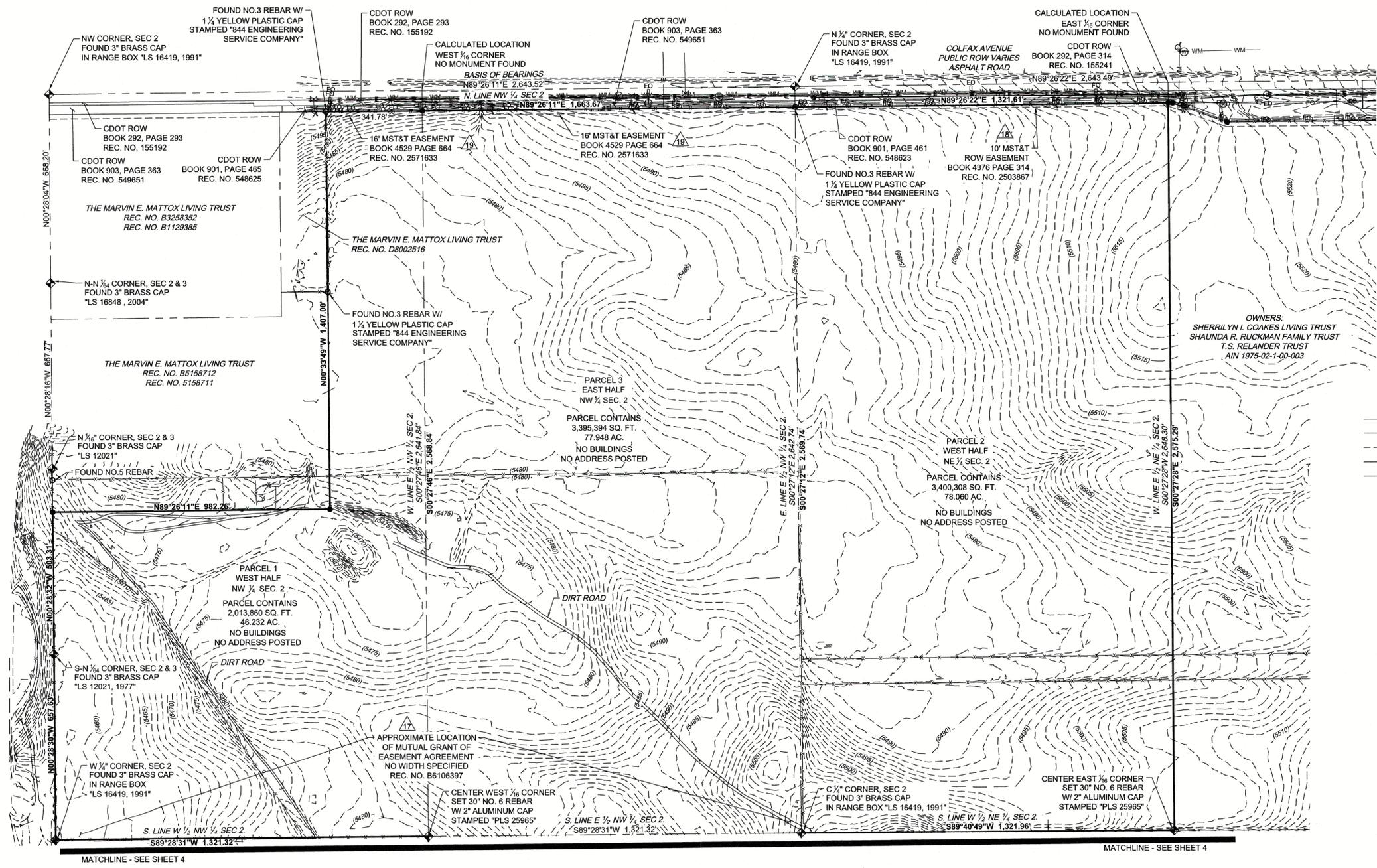
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JOB NO. DCS18-4121		
DATE: 10/31/2018		
SCALE: NA		
Sheet 2 of 4		
NO.	DATE	REMARKS
DRAWN BY: AJ	PA/PM: TS	

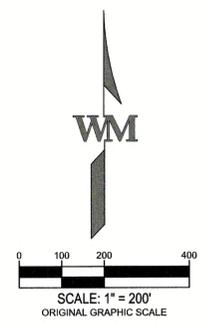
STAFFORD BUSINESS PARK ALTA SURVEY SELL - BOUNDS - PETRIELLO

LOCATED IN SECTION 2, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE
6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



LEGEND

- SECTION LINE
- SITE BOUNDARY
- - - EXISTING EASEMENT
- - - EXISTING RIGHT-OF-WAY
- - - EXISTING LOT LINE
- FOUND MONUMENT AS NOTED
- SET NAIL AND 3/4" BRASS DISK STAMPED "PLS 25965" UNLESS NOTED OTHERWISE
- ◆ SECTION CORNER AS NOTED
- SQ. FT. SQUARE FEET
- ROW RIGHT-OF-WAY
- REC. NO. RECEPTION NUMBER
- CDOT COLORADO DEPARTMENT OF TRANSPORTATION
- ▲ B2 TITLE EXCEPTION IDENTIFIER
- BARBWIRE FENCE
- - - EXISTING UNDERGROUND ELECTRIC
- - - EXISTING UNDERGROUND FIBER OPTIC
- - - EXISTING UNDERGROUND TELEPHONE
- - - EXISTING UNDERGROUND WATER
- - - EXISTING STORM SEWER
- ⊗ WATER VALVE
- ⊕ FIRE HYDRANT
- ⊙ WATER MANHOLE
- ⊖ VENT
- ⊕ ELECTRICAL MANHOLE
- ⊕ TELEPHONE MANHOLE
- ⊕ TELEPHONE PEDESTAL
- ⊕ FIBER OPTIC MANHOLE
- ⊕ FIBER OPTIC VAULT
- ⊕ SANITARY SEWER MANHOLE
- ⊕ FIBER OPTIC MARKER
- ⊕ WATER MARKER
- ⊕ SANITARY SEWER MARKER
- BM BENCHMARK
- (C) CALCULATED



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JOB NO. DCS18-4121
DATE: 10/31/2018
SCALE: 1" = 200'
Sheet 3 of 4

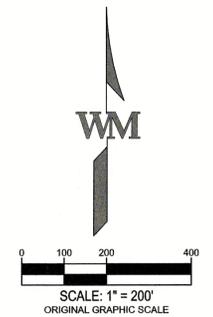
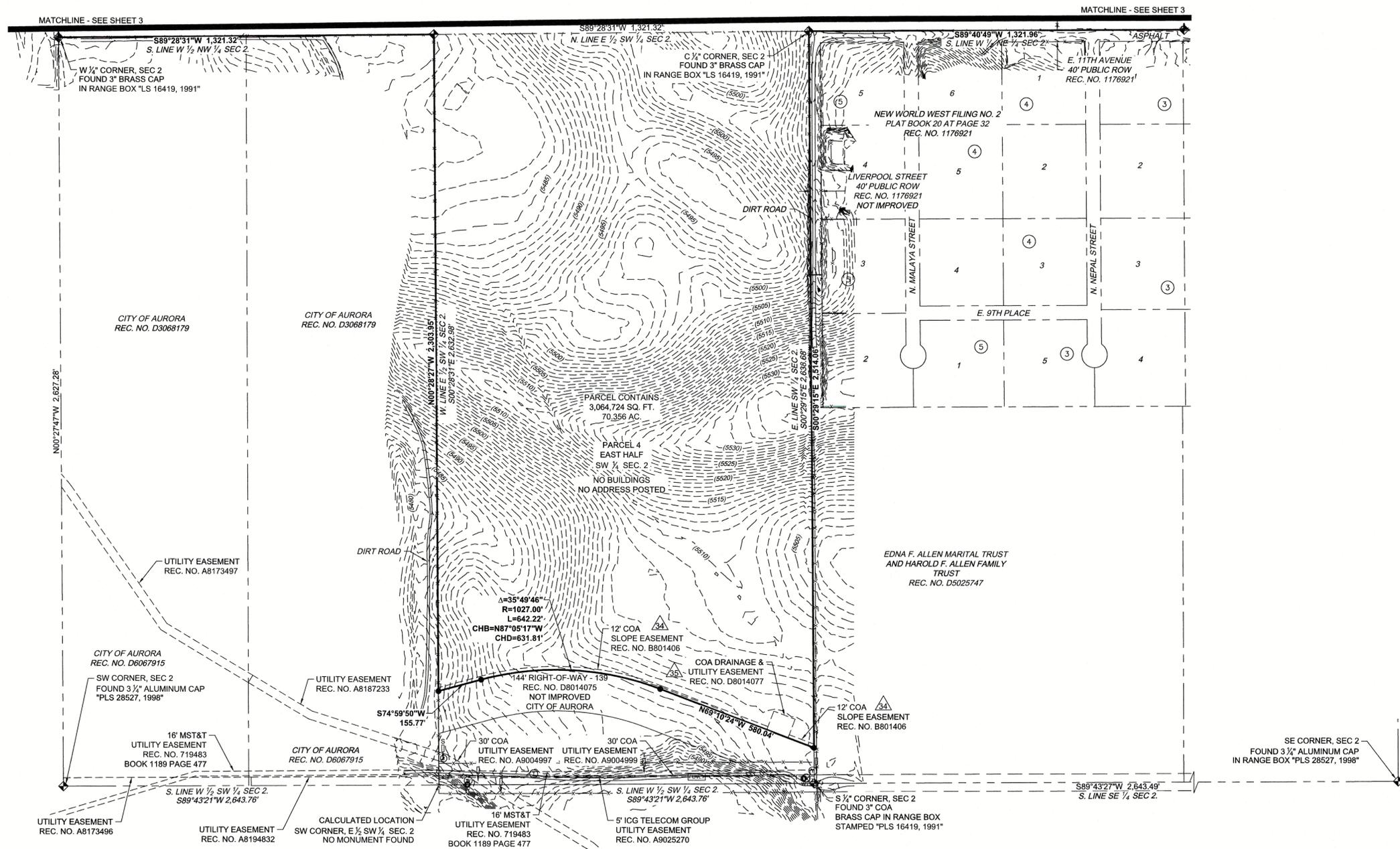
NO.	DATE	REMARKS
DRAWN BY:	AJ	PA/PM: TS

STAFFORD BUSINESS PARK ALTA SURVEY SELL - BOUNDS - PETRIELLO

LOCATED IN SECTION 2, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE
6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LEGEND

- SECTION LINE
- SITE BOUNDARY
- - - - - EXISTING EASEMENT
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- - - - - EXISTING LOT LINE
- FOUND MONUMENT AS NOTED
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- SQ. FT. SQUARE FEET
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- CDOT COLORADO DEPARTMENT OF TRANSPORTATION
- △ B2 TITLE EXCEPTION IDENTIFIER
- x-x-x- BARB WIRE FENCE
- E- EXISTING UNDERGROUND ELECTRIC
- FO- EXISTING UNDERGROUND FIBER OPTIC
- T- EXISTING UNDERGROUND TELEPHONE
- WM- EXISTING UNDERGROUND WATER
- SS- EXISTING STORM SEWER
- WATER VALVE
- FIRE HYDRANT
- WATER MANHOLE
- VENT
- ELECTRICAL MANHOLE
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- FIBER OPTIC MANHOLE
- FIBER OPTIC VAULT
- SANITARY SEWER MANHOLE
- FIBER OPTIC MARKER
- WATER MARKER
- SANITARY SEWER MARKER
- BM BENCHMARK
- (C) CALCULATED



JOB NO.	DCS18-4121
DATE:	10/31/2018
SCALE:	1" = 200'
Sheet	4 of 4

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