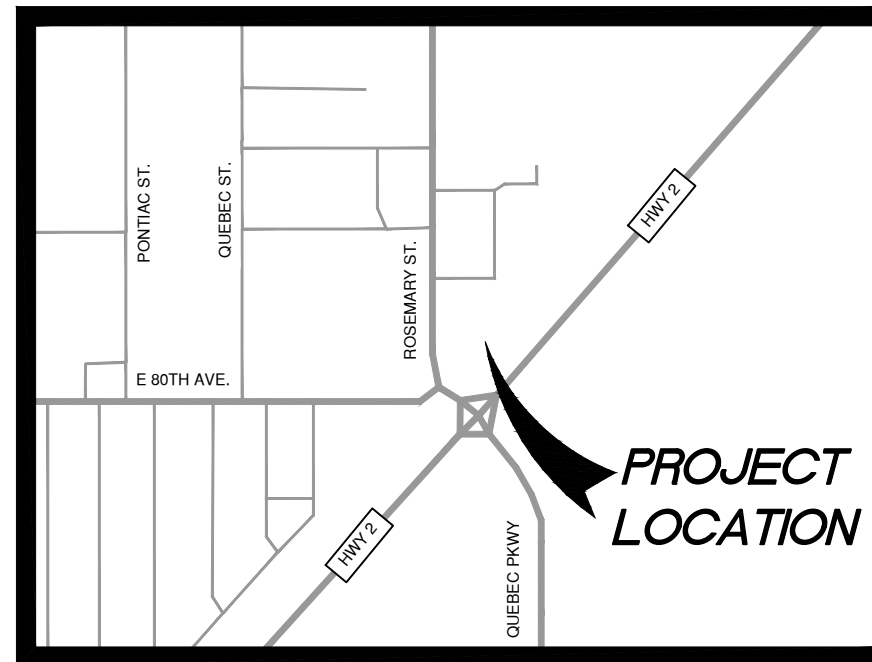


# ALTA/NSPS LAND TITLE SURVEY

## A PARCEL OF LAND LOCATED IN THE SW 1/4 OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M. CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

### SURVEYOR'S NOTES:

- RIDGETOP ENGINEERING AND SURVEYING DOES NOT HAVE THE EXPERTISE TO ADDRESS MINERAL RIGHTS, AND RECOMMENDS THE OWNER RETAIN AN EXPERT TO ADDRESS THESE MATTERS. RIDGETOP ENGINEERING AND SURVEYING ASSUMES NO RESPONSIBILITY FOR THE MINERAL RIGHTS UPON THIS TRACT OF LAND.
- THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY RIDGETOP ENGINEERING AND SURVEYING. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, OR TITLE OF RECORD, RIDGETOP ENGINEERING AND SURVEYING RELIED ON THE ALTA COMMITMENT FOR TITLE INSURANCE BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS-1146269-CO, COMMITMENT DATE: SEPTEMBER 07, 2022 AT 5:00 PM.
- THE LINEAL UNIT USED IN THE PREPARATION OF THIS SURVEY IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
- BASIS OF BEARINGS: CONSIDERING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M., AS BEARING NORTH 89°52'31" EAST, MONUMENTED BY A 3-1/4" ALUMINUM CAP, LS 27269 IN RANGE BOX, AT THE WEST AND MONUMENTED BY A 3-1/4" ALUMINUM CAP, LS 29414 AT THE EAST, WITH ALL OTHER BEARINGS CONTAINED HEREIN, RELATIVE THERETO.
- CONSISTENT WITH THE ALTA/NSPS TABLE "A" ITEM 1, MONUMENTS ARE FOUND OR SET SHOWN HEREON.
- CONSISTENT WITH THE ALTA/NSPS TABLE "A" ITEM 2, THE ADDRESS FOR THE ALTA PARCEL IS 8050 ROSEMARY ST., COMMERCE CITY, COLORADO.
- CONSISTENT WITH THE ALTA/NSPS TABLE "A" ITEM 3, BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD, AS ESTABLISHED BY FEMA NATIONAL FLOOD HAZARD LAYER FIRMETTE, WHICH SHOWS FLOOD HAZARD INFORMATION THAT IS DERIVED DIRECTLY FROM THE AUTHORITATIVE NFHL WEB SERVICES PROVIDED BY FEMA. THE FIRMETTE WAS EXPORTED ON 8/24/2022 AT 10:26 A.M. AND DOES NOT REFLECT CHANGES OR AMENDMENTS SUBSEQUENT TO THIS DATE AND TIME. THE NFHL AND EFFECTIVE INFORMATION MAY CHANGE OR BECOME SUPERSEDED BY NEW DATA OVERTIME. FEMA FLOOD PANEL NO 08001C0609H, DATE 3/5/2007, IS CURRENTLY NOT PRINTED.
- CONSISTENT WITH THE ALTA/NSPS TABLE "A" ITEM 4, THE GROSS LAND AREA IS 104,489 S.F OR 2.399 ACRES, MORE OR LESS.
- CONSISTENT WITH THE ALTA/NSPS TABLE "A" ITEM 6(A), NO ZONING REPORT WAS PROVIDED.
- CONSISTENT WITH THE ALTA/NSPS TABLE "A" ITEM 7(A), EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL ARE SHOWN HEREON.
- CONSISTENT WITH THE ALTA/NSPS TABLE "A" ITEM 7(B.1), SQUARE FOOTAGE OF EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL ARE SHOWN HEREON.
- CONSISTENT WITH THE ALTA/NSPS TABLE "A" ITEM 7(C), MEASURED HEIGHT OF ALL BUILDINGS ABOVE GRADE ARE SHOWN HEREON.
- CONSISTENT WITH THE ALTA/NSPS TABLE "A" ITEM 8, SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE SHOWN HEREON.
- CONSISTENT WITH THE ALTA/NSPS TABLE "A" ITEM 9, NO DESIGNATED PARKING SPACES WERE OBSERVABLE AT THE TIME OF FIELD WORK.
- CONSISTENT WITH THE ALTA/NSPS TABLE "A" ITEM 13, NAMES OF ADJOINING OWNERS ARE SHOWN AS LISTED ON THE ADAMS COUNTY ASSESSOR'S GIS MAP.
- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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 CERTIFICATION SHOWN HEREON.
- A SURVEY OF THE SUBJECT PARCEL WAS DONE BY LAWRENCE J. BUCAR IN CARE OF COLORADO ILC LAND SURVEYING. AS RECORDED IN BOOK 1 PAGE 5909 OF THE LAND SURVEY PLAT RECORDS IN ADAMS COUNTY CO. I BELIEVE THIS SURVEY WAS FLAWED. THE MONUMENTS AND THE RECORD SURVEY IS DISPUTED BY THE EVIDENCE FOUND ON SITE AND OTHER DOCUMENTS OF RECORD.



### TITLE COMMITMENT SCHEDULE B-II EXCEPTION NOTES:

(ITEMS 1-8 ARE NON-SPECIFIC IN NATURE AND THEREFORE NOT SHOWN)

- ANY TAX, LIEN, FEE OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE SOUTH ADAMS COUNTY WATER AND SANITATION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED AUGUST 16, 1973 IN BOOK 1882 AT PAGE 980. (BLANKET IN NATURE, NO PLOTTABLE ITEMS)
- ANY TAX, LIEN, FEE OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE THE CENTRAL COLORADO WATER CONSERVANCY DISTRICT AND THE GROUND WATER MANAGEMENT SUBDISTRICT OF CENTRAL COLORADO WATER CONSERVANCY DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED JULY 14, 1986 IN BOOK 3170 AT PAGE 738. (BLANKET IN NATURE, NO PLOTTABLE ITEMS)
- ORDINANCE NO. AN-68-86, FOR ANNEXATION, RECORDED AUGUST 21, 1986 IN BOOK 3189 AT PAGE 639. (BLANKET IN NATURE, NO PLOTTABLE ITEMS)
- AN-68-86 ANNEXATION MAP RECORDED AUGUST 21, 1986 IN FILE NO. 16, MAP NO. 452, AT RECEPTION NO. B672606. (BLANKET IN NATURE, NO PLOTTABLE ITEMS)
- TERMS, CONDITIONS, RESTRICTIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE NOTICE OF RESTRICTIONS ON TRANSFER OF REAL ESTATE IN SUBDIVISIONS HEREIN DESCRIBED RECORDED MAY 9, 1989 IN BOOK 3562 AT PAGE 447. (SUBJECT PARCEL IS NOT A PORTION OF ANY SUBDIVISION SPECIFICALLY NAMED IN THE DOCUMENT)
- ANY RIGHTS, INTERESTS, OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS SHOWN ON THE ALTA/NSPS LAND TITLE SURVEY DATED AUGUST 25, 2022, PREPARED BY MICHAEL DAVID LANG FOR AND ON BEHALF OF RIDGETOP ENGINEERING AND SURVEYING, AS PROJECT NO. 22-120-003.

A) A PORTION OF THE FENCE ALONG THE NORTHERLY LINE IS NOT COINCIDENT WITH THE BOUNDARY LINE

### LEGAL DESCRIPTION:

FROM ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS-1146269-CO.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ADAMS, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS:

THOSE PORTIONS OF BLOCKS 92 AND 93, IRONDALE, AND OF VACATED STREETS AND ALLEYS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF BLOCK 92 WITH THE NORTHWESTERLY LINE OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD COMPANY RIGHT OF WAY;  
 THENCE NORTHEASTERLY, ALONG THE NORTHWESTERLY LINE 581.33 FEET TO THE TRUE POINT OF BEGINNING;  
 THENCE ON AN ANGLE TO THE LEFT OF 120°59'52" A DISTANCE OF 191.23 FEET;  
 THENCE ON AN ANGLE TO THE LEFT OF 4°37'24" A DISTANCE OF 81.8 FEET;  
 THENCE ON AN ANGLE TO THE RIGHT OF 2°04'00" A DISTANCE OF 174.3 FEET, MORE OR LESS, TO THE WEST LINE OF BLOCK 92;  
 THENCE SOUTH ALONG SAID WEST LINE, TO THE NORTH LINE (OR EXTENDED NORTH LINE) OF THE PARCEL DESCRIBED IN BOOK 1317 AT PAGE 104;  
 THENCE EASTERLY ALONG SAID NORTH LINE (AND EXTENDED NORTH LINE) OF THE PARCEL DESCRIBED IN BOOK 1317 AT PAGE 104, TO THE NORTHWESTERLY RIGHT OF WAY LINE OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD COMPANY;  
 THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE TO THE TRUE POINT OF BEGINNING,  
 EXCEPT ANY PORTION OF SAID PARCEL LYING WITHIN ROSEMARY STREET, AND EXCEPT THAT PORTION SET FORTH IN DEED RECORDED JANUARY 25, 2007 AS RECEPTION NO. 2007000009112, COUNTY OF ADAMS, STATE OF COLORADO.

### CERTIFICATE OF SURVEYOR:

TO: QUICKTRIP CORPORATION, AN OKLAHOMA CORPORATION, GARY T. MATSUDA AND CINDY Y. MATSUDA, 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 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, 6(A), 7(A,B.1.&C) 8, 9, AND 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON AUGUST 24TH, 2022.

DATE OF PLAT OR MAP: 11/02/22

MICHAEL DAVID LANG, PROFESSIONAL LAND SURVEYOR  
 COLORADO REGISTRATION NO. 37053  
 FOR AND ON BEHALF OF RIDGETOP ENGINEERING AND SURVEYING

### CLERK AND RECORDER'S CERTIFICATE

THIS MAP WAS FILED FOR RECORD IN THE OFFICE OF ADAMS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO,

AT \_\_\_\_\_ M. ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

BY: \_\_\_\_\_ DEPUTY \_\_\_\_\_ COUNTY CLERK AND RECORDER

RECEPTION NO. \_\_\_\_\_

### SURVEYOR COMMENT DEFINITIONS FOR TITLE EXCEPTIONS:

- (NO PLOTTABLE ITEMS WITHIN SUBJECT PARCEL) - THIS STATEMENT IS TO MAKE CLEAR THAT THE EXCEPTION DOES NOT HAVE A RE-TRACEABLE DESCRIPTION THAT IS ALL OR IN PART, COINCIDENT WITH THE BOUNDARY OF THE SUBJECT PARCEL.
- (BLANKET IN NATURE, NO PLOTTABLE ITEMS) - IN REVIEW OF THE EXCEPTION, IT APPEARS TO AFFECT THE SUBJECT PARCEL. HOWEVER, THE EXCEPTION DOES NOT INCLUDE A DESCRIPTION THAT IS RE-TRACEABLE BY THE SURVEYOR.
- (SHOWN HEREON) - THIS EXCEPTION INCLUDES SOME DESCRIPTION THAT CAN BE SHOWN BY THE SURVEYOR IN THE GRAPHICAL PART OF THE ALTA. ON THE GRAPHICAL PAGE, THE EXCEPTION NUMBER WILL BE NOTED NEAR THE LINWORK REPRESENTING THE EXCEPTION.

DATE	REQUEST BY	CHECK

Project: 22-226-001  
 Drawing: ALTA01  
 Drafted By: BA  
 Date: 11/02/2022  
 Rev. Date:   
 Check By: ML

**ALTA/NSPS LAND TITLE SURVEY**  
 A PARCEL OF LAND LOCATED IN THE SW 1/4 OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M. CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

541 E. GARDEN DRIVE  
 UNIT N  
 WINDSOR, CO 80550  
 970-663-4552



