

ALTA/NSPS LAND TITLE SURVEY

8025 PONTIAC STREET

Lot 1, HODAPP AND BURDS SUBDIVISION FILING NO. 2, SITUATE IN THE SOUTHEAST QUARTER
OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO.

TITLE EXCEPTIONS:

9. ORDINANCE NO. AN-60-85, ANNEXING INTO THE CITY OF COMMERCE CITY RECORDED DECEMBER 5, 1985 IN BOOK 3581 AT PAGE 348.
NOTE: ANNEXATION MAP RECORDED DECEMBER 5, 1985 AT RECEPTION NO. 8616450. AFFECTS PROPERTY, NOT PLOTTABLE
10. NOTICE OF RESTRICTIONS ON TRANSFER OF REAL ESTATE IN SUBDIVISIONS RECORDED MAY 9, 1989 IN BOOK 3562 AT PAGE 447. AFFECTS PROPERTY, NOT PLOTTABLE
11. DEVELOPMENT AGREEMENT CITY OF COMMERCE CITY RECORDED JANUARY 16, 1996 IN BOOK 4863 AT PAGE 405. AFFECTS PROPERTY, NOT PLOTTED
12. EASEMENTS, NOTES, RESTRICTIONS AND RIGHTS-OF-WAY, AS SET FORTH ON THE PLAT OF HODAPP AND BURDS RECORDED JULY 10, 1998, AT RECEPTION NO. C019274. AFFECTS PROPERTY, PLOTTED
NOTE: AFFIDAVIT OF CORRECTION RECORDED AUGUST 16, 1998 IN BOOK 4818 AT PAGE 585.
NOTE: AMENDMENT OF EASEMENT RECORDED JULY 17, 2006 AT RECEPTION NO. 20060717000716370..
13. ORDER OF INCLUSION IN THE MATTER OF THE SOUTH ADAMS COUNTY WATER AND SANITATION DISTRICT RECORDED JULY 11, 2000 IN BOOK 6252 AT PAGE 431. AFFECTS PROPERTY, NOT PLOTTED
14. CONVEYANCE OF GROUND WATER RIGHTS RECORDED SEPTEMBER 11, 2000 IN BOOK 6252 AT PAGE 459. AFFECTS PROPERTY, NOT PLOTTABLE
15. LANDOWNER'S PETITION AND CONSENT TO INCLUDE REAL ESTATE RECORDED FEBRUARY 3, 2006 AT RECEPTION NO. 2006020300120950. CAN NOT CONFIRM IF THIS ITEM AFFECTS THE SUBJECT PROPERTY AS THE ITEM IS BY CSIC LLC BUT NOTES LEGAL DESCRIPTION OF PROPERTY DESCRIBED IN EXHIBIT A. EXHIBIT A WAS NOT INCLUDED IN THE DOCUMENT. NOT PLOTTED
16. AGREEMENT FOR INCLUSION (GENERAL SERVICE AREA) IN SOUTH ADAMS COUNTY WATER AND SANITATION DISTRICT RECORDED FEBRUARY 3, 2006 AT RECEPTION NO. 2006020300120950. CAN NOT CONFIRM IF THIS ITEM AFFECTS THE SUBJECT PROPERTY AS THE ITEM IS BY CSIC LLC BUT NOTES LEGAL DESCRIPTION OF PROPERTY ATTACHED AS APPENDIX A. APPENDIX A WAS NOT INCLUDED IN THE DOCUMENT. NOT PLOTTED
17. CONVEYANCE OF GROUND WATER RIGHTS RECORDED FEBRUARY 3, 2006 AT RECEPTION NO. 2006020300120950. CAN NOT CONFIRM IF THIS ITEM AFFECTS THE SUBJECT PROPERTY AS THE ITEM IS BY CSIC LLC BUT NOTES LEGAL DESCRIPTION OF PROPERTY DESCRIBED IN EXHIBIT A. EXHIBIT A WAS NOT INCLUDED IN THE DOCUMENT. NOT PLOTTED
18. [INTENTIONALLY DELETED] (TERMS, PROVISIONS, CONDITIONS AND OBLIGATIONS CONTAINED IN RESTRICTIONS RECORDED NOVEMBER 29, 2006 AT RECEPTION NO. 2006010105156.) NOT PROVIDED DOCUMENT
19. EASEMENTS, NOTES, RESTRICTIONS AND RIGHTS-OF-WAY, AS SET FORTH ON THE PLAT OF HODAPP AND BURDS SUBDIVISION FILING NO. 2, RECORDED MAY 21, 2007, AT RECEPTION NO. 2007000045892.
NOTE: AFFIDAVIT OF CORRECTION RECORDED JULY 17, 2007 AT RECEPTION NO. 20070000088214.
NOTE: PLAT RATIFICATION RECORDED JULY 16, 2013 AT RECEPTION NO. 20130000069099.
AFFECTS PROPERTY, PLOTTED
20. [INTENTIONALLY DELETED] (DEVELOPMENT AGREEMENT BETWEEN PROPERTY OWNERS AND DEVELOPER RECORDED FEBRUARY 24, 2010 AT RECEPTION NO. 2010000011898.) NOT PLOTTABLE
ITEM 2 (SANITARY SEWER) DOES NOT AFFECT SUBJECT PROPERTY IN REGARDS TO THE EXTENSION TO LOT D
21. EXISTING LEASES AND TENANCIES. NOTE: UPON RECEIPT BY THE COMPANY OF THE COMMERCIAL LIEN AFFIDAVIT, THIS EXCEPTION MAY BE MODIFIED OR DELETED.
22. [INTENTIONALLY DELETED] (ANY LIEN, OR RIGHT OF LIEN, BY CLAIMANTS OF ANY TIER, FOR SERVICES, LABOR, MATERIAL OR EQUIPMENT, HERETOFORE OR HEREAFTER FURNISHED TO OR FOR THE BENEFIT OF, OR CONTRACTED FOR OR ASSUMED BY, GOOD INVESTMENT PARTNERS LLC, A COLORADO LIMITED LIABILITY COMPANY, OR ANY AFFILIATE, SUBSIDIARY, OR AGENT OF GOOD INVESTMENT PARTNERS LLC, A COLORADO LIMITED LIABILITY COMPANY, AND IMPOSED BY LAW AND NOT RECORDED IN THE PUBLIC RECORDS.)
23. THE FOLLOWING MATTERS DISCLOSED BY ALTA/NSPS LAND TITLE SURVEY, DATED APRIL 26, 2025, PREPARED BY COTTONWOOD SURVEYING, UNDER JOB NO. 2025-27ALTA, TO WIT:
A) FENCE LINES, AS NOW LOCATED, DO NOT COINCIDE WITH BOUNDARY LINES OF SUBJECT PROPERTY.
B) PARKING SPACES AND WHEEL STOPS ENCROACH ONTO PROPERTY TO THE SOUTH.

ALTA TABLE A ITEMS

1. MONUMENTATION AS SHOWN
2. SHOWN ON SHEET 2 OF 2
3. INDICATED IN NOTE 5, SHEET 1 OF 2
4. AS NOTED ON SHEET 2 OF 2
- 7(A)(B)(C), AS NOTED ON SHEET 2 OF 2
8. AS SHOWN ON SHEET 2 OF 2
9. AS SHOWN ON SHEET 2 OF 2
- 11(A)(B), AS SHOWN ON SHEET 2 OF 2
13. AS SHOWN ON SHEET 2 OF 2
14. AS SHOWN ON SHEET 2 OF 2
16. NO EVIDENCE OF ANY RECENT EARTH MOVING, BUILDING CONSTRUCTION OR BUILDING ADDITIONS
17. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS. NO PROPOSED STREET RIGHT-OF-WAY CHANGES
18. AS NOTED ON SHEET 2 OF 2

ADDRESS:
LOT 1, HODAPP AND BURDS SUBDIVISION FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO

LEGAL DESCRIPTION:
LOT 1, HODAPP AND BURDS SUBDIVISION FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO

CERTIFICATION:

GOOD INVESTMENT PARTNERS LLC, A COLORADO LIMITED LIABILITY COMPANY,
PONTIAC CIP LLC, A COLORADO LIMITED LIABILITY COMPANY,
FIRSTBANK, A COLORADO STATE BANKING CORPORATION,
CSIC, LLC, A COLORADO LIMITED LIABILITY COMPANY
AND STEWART TITLE GUARANTY 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, 7(A)(B)(C), 8, 9, 11(A)(B), 13, 14, 16, 18 AND 19 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON 04/30/2025

DATE OF PLATOR MAP 04/26/2025


HAROLD J. PONSERELLA P. 25796

HAROLD J. PONSERELLA
Digitally signed by HAROLD J. PONSERELLA
Date: 2025.06.04
16:10:34 -06'00'

NOTES:

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY CSSA, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, CSSA, INC. RELIED UPON COMMITMENT NO. 25000310128-REVISION NO. 7, BY STEWART TITLE GUARANTY COMPANY, COMMITMENT DATE: MAY 27, 2025 AT 5:00 P.M.
2. 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.
3. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO(2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, OF THE COLORADO REVISED STATUTE.
4. UTILITIES: A UTILITY LOCATE WAS PERFORMED BY KINETIC ENERGY SERVICES, LLC, DBA PRO-VAC, LLC.
5. THE SUBJECT PROPERTY LIES WITHIN ZONE(S) X, AS SHOWN ON THE FEMA FLOOD HAZARD MAP NO. 0800100608A AND 0800100609H EFFECTIVE DATE 03/05/2007.
6. DISTANCES SHOWN HEREON ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200 / 3937 METERS.
7. ACCORDING TO THE COLORADO OIL/GAS COMMISSION MAP NO ACTIVE OR ABANDONED WELLS LIE WITHIN THE SUBJECT PROPERTY.
8. BEARINGS ARE BASED UPON THE SOUTH LINE OF SOUTHEAST QUARTER OF SECTION 29 AS SHOWN ON HODAPP AND BURDS SUBDIVISION FILING NO. 2 AS RECORDED UNDER RECEPTION NO. 2007000045892 IN THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF ADAMS COUNTY, WHICH BEARS S89°48'45"W AND IS MONUMENTED AT THE SOUTHEAST CORNER OF SAID SECTION 29 BY A 3-1/4 INCH ALUMINUM CAP MARKED AMERICAN WEST PLS 27268 T25 S29S28 E S32S33 R67W 2006 IN A MONUMENT WELL AND AT THE SOUTH ONE-QUARTER CORNER BY A 3-1/4 INCH ALUMINUM CAP UNREADABLE IN A MONUMENT WELL.
9. THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO PONTIAC STREET, A PUBLICLY DEDICATED RIGHT-OF-WAY.
10. THE PROPERTY DESCRIBED AND DEPICTED ON THIS SURVEY IS THE SAME PROPERTY DESCRIBED IN THE TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY COMPANY, AS COMMITMENT NO. 25000310128-REVISION NO. 7, WITH A COMMITMENT DATE OF MAY 27, 2025.

1. REVISION
 2. REV PER TITLE REV 6 5/19/2025
 3. REV PER COMMENTS 5/28/2025
 4. REV PER TITLE REV 7 6/3/2025

**COTTONWOOD SURVEYING
AND ASSOCIATES, INC.**
 P.O. BOX 694
 STRASBURG, COLORADO
 (303) 549-7992

Design
Drawn PONS
Check

Scale AS NOTED

Filename 2025-27ALTA

**ALTA/NSPS LAND
TITLE SURVEY**
8025 PONTIAC STREET
 Lot 1, HODAPP AND BURDS SUB. FIL. NO. 2,
 SE1/4 SEC. 29, T. 2S., R. 67W. OF 6TH P.M.,
 COUNTY OF ADAMS,
 STATE OF COLORADO.

Date 5/15/2025

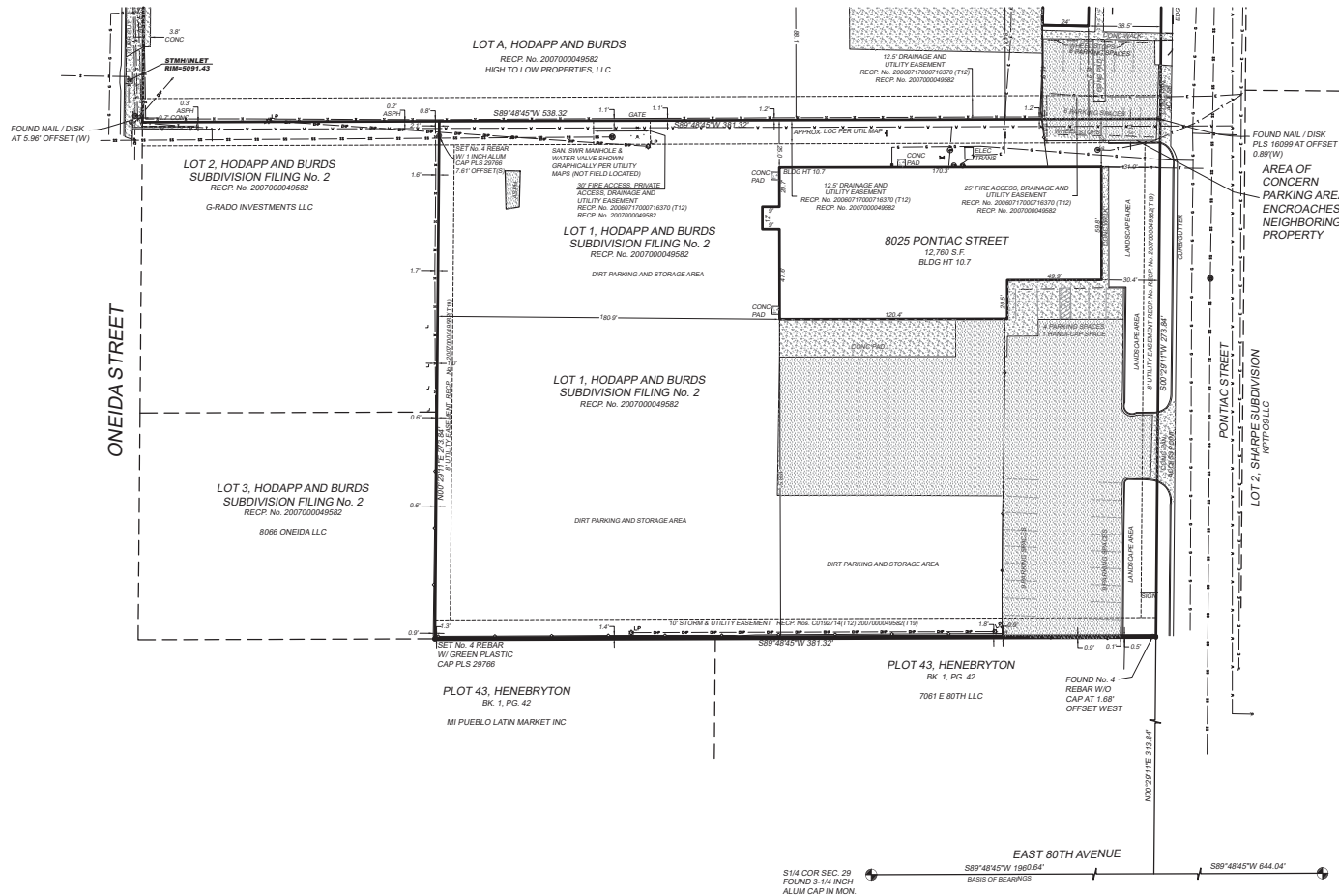
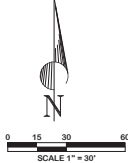
Job No. 2025-27

Sheet of

1 2

ALTA/NSPS LAND TITLE SURVEY 8025 PONTIAC STREET

Lot 1, HODAPP AND BURDS SUBDIVISION FILING NO. 2, SITUATE IN THE SOUTHEAST QUARTER
OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO.



LEGEND

- STORM SEWER LINE
 - UTILITY EASEMENT
 - OVERHEAD ELECTRIC LINE
 - WOOD FENCE
 - SANITARY SEWER LINE
 - WATER LINE
 - UNDERGROUND TELEPHONE LINE
 - UNDERGROUND FIBER OPTIC LINE
 - UNDERGROUND ELECTRIC LINE
 - CHAIN LINK FENCE
 - GAS LINE
 - WATER LINE
 - WOOD RAILROAD TIE RETAINING WALL
 - GUY WIRE
 - WOOD UTILITY POLE WITH LIGHT
 - HANDICAP PARKING SPACE
 - SIGN
 - WATER METER
 - WATER VALVE
 - UTILITY POLE
 - ELECTRIC METER
 - GAS METER
 - BOLLARD POST
 - FIRE HYDRANT
 - SANITARY SEWER MANHOLE
 - TELEPHONE RISER
 - STORM SEWER MANHOLE
- ASPH ASPHALT
CONC CONCRETE
(T12) TITLE EXCEPTION SCHEDULE B-2 ITEM

1. REVISION
 2. REV PER COMMENTS 5/28/2025
 3. REV ORR TITLE REV 7/6/2025

**COTTONWOOD SURVEYING
AND ASSOCIATES, INC.**
 P.O. BOX 694
 STRASBURG, COLORADO
 (303) 549-7992

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 Draw PONS
 Check
 Scale AS NOTED
 Filename 2025-27ALTA

**ALTA/NSPS LAND
TITLE SURVEY**
8025 PONTIAC STREET
 Lot 1, HODAPP AND BURDS SUB. FIL. NO. 2,
 SE 1/4 SEC. 29, T. 2S., R. 67W., OF 6TH P.M.,
 COUNTY OF ADAMS,
 STATE OF COLORADO.

Date 5/15/2025
 Job No. 2025-27
 Sheet of 2

THE FIELDWORK WAS COMPLETED ON 04/29/2025.
 DATE OF PLAT 05/15/2025

 HAROLD J. PONSERELLA PLS 29786

HAROLD J. PONSERELLA
 Digitally signed by
 HAROLD J. PONSERELLA
 Date: 2025.06.04
 16:11:54 -06'00'

S1/4 COR. SEC. 29
 FOUND 3-1/4 INCH
 ALUM. CAP IN MON.
 WELL UNREADABLE

EAST 80TH AVENUE
 S89°48'45"W 1960.64'
 BASIS OF BEARINGS

SE COR. SEC 29
 FOUND 3-1/4 INCH ALUM. CAP
 MARKED AMERICAN WEST
 PLS 27288 IN MON. WELL