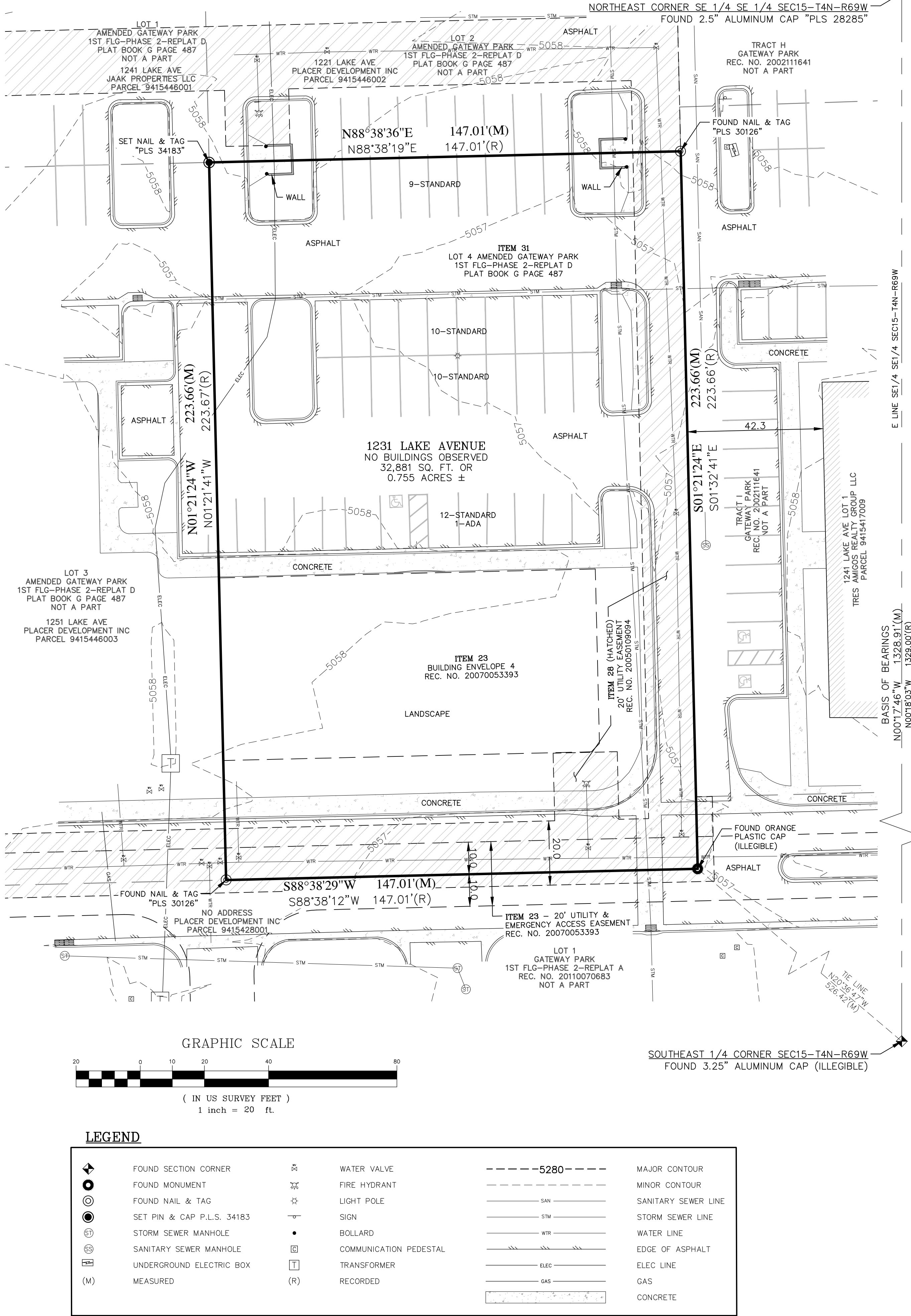


ALTA/NSPS LAND TITLE SURVEY

A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 OF
SECTION 15, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M.,
TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

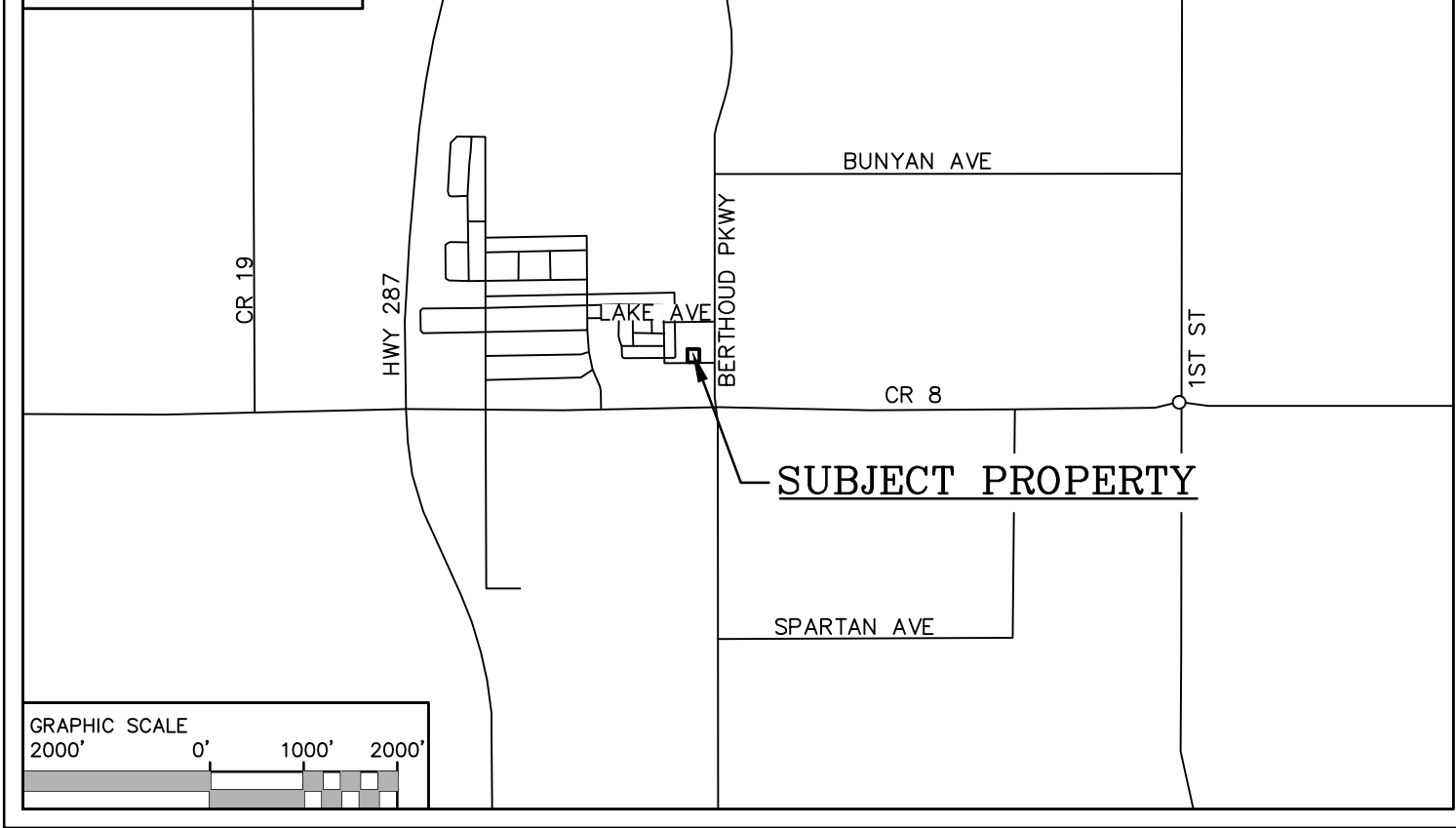
TITLE NOTES

- TITLE COMMITMENT NO. 383-F05738-24 AMENDMENT 2, EFFECTIVE DATE MAY 20, 2024 AT 08:00 AM FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY, WAS RELIED UPON FOR ANY RECORDED EASEMENTS OR RIGHTS OF WAY WHICH MAY AFFECT THE SUBJECT PROPERTY.
- THE FOLLOWING ITEMS FROM SCHEDULE B - SECTION 2 OF THE ABOVE REFERENCED TITLE COMMITMENT POLICY ARE ADDRESSED AS FOLLOWS:
 - AND 2 - AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE
 - 3 - AS SHOWN ON THIS SURVEY
 - 4 THRU 8 - AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE
 - 9 - RESERVATIONS CONTAINED IN THE PATENT FROM: UNITED STATES OF AMERICA TO: UNION PACIFIC RAILWAY COMPANY RECORDING DATE: FEBRUARY 8, 1883 RECORDING NO.: BOOK 29, PAGE 194 WHICH AMONG OTHER THINGS RECITES AS FOLLOWS: "EXCLUDING AND EXCEPTING FROM THE TRANSFER BY THESE PRESENTS "ALL MINERAL LANDS" SHOULD ANY SUCH BE FOUND TO EXIST IN THE TRACTS DESCRIBED IN THE FOREGOING, BUT THIS EXCLUSION AND EXCEPTION, ACCORDING TO THE TERMS OF STATUTE, "SHALL NOT BE CONSTRUED TO INCLUDE COAL AND IRON LAND"
 - 10 - AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE
 - 11 - EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: MOUNTAIN STATES TELEPHONE AND TELEGRAPH CO. PURPOSE: TELEPHONE LINES RECORDING DATE: MARCH 13, 1934 RECORDING NO.: BOOK 637, PAGE 402
 - 12 - (ON ORDER)
 - 13 - TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE MEMORANDUM AS SET FORTH BELOW: RECORDING DATE: JUNE 29, 1943 RECORDING NO.: BOOK 757, PAGE 6
 - 14 - DOES NOT AFFECT SUBJECT PROPERTY, OFFSITE
 - 15 - THIS ITEM INTENTIONALLY DELETED
 - 16 - TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE NOTICE CONCERNING UNDERGROUND FACILITIES OF Poudre VALLEY RURAL ELECTRIC ASSOCIATION AS SET FORTH BELOW: RECORDING DATE: NOVEMBER 16, 1984 RECORDING NO.: BOOK 2298, PAGE 1414
 - 17 - AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE
 - 18 - TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE ORDINANCE NO. 787 AS SET FORTH BELOW: RECORDING DATE: APRIL 6, 1996 RECORDING NO.: RECEPTION NO. 27070
 - 19 - AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE
 - 20 - EASEMENTS, NOTES, TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS AS SHOWN ON THE PLAT OF MATTHEWS FARM 1ST AND 2ND ANNEXATION TO THE TOWN OF BERTHOUD RECORDED APRIL 6, 1998 AT RECEPTION NO. 27071.
 - 21 - AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE
 - 22 - TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE ORDINANCE NO. 831 AS SET FORTH BELOW: RECORDING DATE: DECEMBER 9, 1999 RECORDING NO.: RECEPTION NO. 103302
 - 23 - AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE
 - 24 - THIS ITEM INTENTIONALLY DELETED
 - 25 - TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE DECLARATION OF RESTRICTIVE COVENANT AND MEMORANDUM OF AGREEMENT AS SET FORTH BELOW: RECORDING DATE: DECEMBER 22, 1999 RECORDING NO.: RECEPTION NO. 106378.
 - 26 - AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE
 - 27 - TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE MAP OF EAGLE RANCH 1ST AND 2ND ANNEXATIONS TO THE TOWN OF BERTHOUD AS SET FORTH BELOW: RECORDING DATE: SEPTEMBER 6, 2000 RECORDING NO.: RECEPTION NO. 61009
 - 28 - DOES NOT AFFECT SUBJECT PROPERTY, OFFSITE
 - 29 - TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE FINAL DEVELOPMENT PLAN AS SET FORTH BELOW: RECORDING DATE: OCTOBER 21, 2002 RECORDING NO.: RECEPTION NO. 111642
 - 30 - DOES NOT AFFECT SUBJECT PROPERTY, OFFSITE
 - 31 - TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE DEVELOPMENT AGREEMENT AS SET FORTH BELOW: RECORDING DATE: OCTOBER 21, 2002 RECORDING NO.: RECEPTION NO. 111643 ADDENDUM RECORDED JULY 8, 2013 AT RECEPTION NO. 51689
 - 32 - AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE
 - 33 - TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR GATEWAY PARK MASTER ASSOCIATION AS SET FORTH BELOW: RECORDING DATE: MAY 18, 2004 RECORDING NO.: RECEPTION NO. 47516 AMENDMENT RECORDED APRIL 11, 2014 AT RECEPTION NO. 17970.
 - 34 - AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE
 - 35 - EASEMENTS, NOTES, TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS AS SHOWN ON THE PLAT OF GATEWAY PARK FIRST FILING-PHASE 2, RECORDED JULY 12, 2007 AT RECEPTION NO. 53393.
 - 36 - AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON
 - 37 - EASEMENTS, NOTES, TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS AS SHOWN ON THE PLAT OF GATEWAY PARK FIRST FILING-PHASE 2-REPLAT B, RECORDED JANUARY 14, 2015 AT RECEPTION NO. 20150002177.
 - 38 - DOES NOT AFFECT SUBJECT PROPERTY, OFFSITE
 - 39 - THIS ITEM INTENTIONALLY DELETED
 - 40 - THIS ITEM INTENTIONALLY DELETED
 - 41 - THIS ITEM INTENTIONALLY DELETED
 - 42 - EASEMENT FOR UTILITIES GRANTED TO THE TOWN OF BERTHOUD IN INSTRUMENT RECORDED DECEMBER 22, 2005 AT RECEPTION NO. 20050109094.
 - 43 - AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON
 - 44 - TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE SITE PLAN OF GATEWAY B.D. PUD AMENDMENT AS SET FORTH BELOW: RECORDING DATE: MARCH 23, 2023 RECORDING NO.: PLAT BOOK G AT PAGE 485 AT RECEPTION NO. 20230011169
 - 45 - DOES NOT AFFECT SUBJECT PROPERTY, OFFSITE
 - 46 - TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE FINAL DEVELOPMENT PLAN AMENDMENT, GATEWAY PARK -FIRST FILING, PHASE TWO AS SET FORTH BELOW: RECORDING DATE: MARCH 23, 2023 RECORDING NO.: PLAT BOOK G AT PAGE 486 AT RECEPTION NO. 20230011172
 - 47 - DOES NOT AFFECT SUBJECT PROPERTY, OFFSITE
 - 48 - TERMS, CONDITIONS, RESTRICTIONS, PROVISIONS, NOTES AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON THE PLAT(S) OF SAID SUBDIVISION SET FORTH BELOW: RECORDING DATE: MARCH 23, 2023 RECORDING NO.: PLAT BOOK G AT PAGE 487 AT RECEPTION NO. 11173
 - 49 - AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON
 - 50 - COVENANTS, CONDITIONS AND RESTRICTIONS, WHICH INCLUDE A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AND ANY AND ALL AMENDMENTS THERETO, AS SET FORTH IN THE DOCUMENT RECORDING DATE: APRIL 14, 2004 RECORDING NO.: 20040035065
 - 51 - AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE



VICINITY MAP

SCALE 1"=2000'



LEGAL DESCRIPTION

LOT 4, AMENDED GATEWAY PARK FIRST-FILING-PHASE 2 REPLAT D,
COUNTY OF LARIMER, STATE OF COLORADO

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 CERTIFICATION SHOWN HEREON.
- FALCON SURVEYING, INC. RECOMMENDS ALL INTERESTED PARTIES RETAIN THE SERVICES OF A COMPETENT INDIVIDUAL TO CONSULT PERTINENT DOCUMENTS FOR SPECIFIC DEVELOPMENT RESTRICTIONS AND CRITERIA WHICH MIGHT APPLY TO SUBJECT PARCEL. FALCON SURVEYING, INC. AND THE SURVEYOR OF RECORD ASSUME NO RESPONSIBILITY FOR THE ZONING RESTRICTIONS UPON THE SUBJECT PROPERTY.
- BURIED UTILITIES AND/OR PIPE LINES ARE SHOWN PER VISIBLE SURFACE EVIDENCE AND UTILITY PLANS. ADDITIONAL UTILITIES, IN USE OR ABANDONED, MIGHT EXIST ON, NEAR OR CROSSING THE SUBJECT PROPERTY. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY. WITHOUT EXPRESSING A LEGAL OPINION AS TO THE OWNERSHIP OR NATURE OF THE POTENTIAL OVERHANGS. THE DIMENSIONS OF ALL UTILITY POLE CROSS-MEMBERS AND/OR OVERHANGS SHOWN HEREON ARE LOCATED TO THE BEST OF OUR ABILITY AND ARE APPROXIMATE. FALCON SURVEYING, INC. AND THE SURVEYOR OF RECORD SHALL NOT BE LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES.
- FALCON SURVEYING, INC. DOES NOT HAVE THE EXPERTISE TO ADDRESS THE MINERAL RIGHTS. FALCON SURVEYING, INC. RECOMMENDS ALL INTERESTED PARTIES RETAIN A MINERAL RIGHTS EXPERT TO ADDRESS THESE MATTERS. FALCON SURVEYING, INC. AND THE SURVEYOR OF RECORD ASSUME NO RESPONSIBILITY FOR THE MINERAL RIGHTS UPON THIS TRACT OF LAND.
- DIRECT ACCESS TO PROPERTY FROM A 20-FOOT UTILITY AND EMERGENCY ACCESS EASEMENT (REC. NO. 20070053393) EXISTS AT TIME OF SURVEY. RIGHTS TO ACCESS NOT ADDRESSED BY SURVEYOR.
- SUBJECT PROPERTY LIES IN "ZONE X", (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS PER FLOOD INSURANCE RATE MAP PANEL NO. 08069C1386H, EFFECTIVE 01/15/2021.
- NO KNOWN CHANGES IN STREET RIGHT OF WAY LINES, NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WERE OBSERVED AT TIME OF SURVEY.
- NO WETLAND DELINEATION MARKERS OBSERVED AT TIME OF SURVEY.
- ALL DISTANCES USED ARE IN U.S. SURVEY FEET
- ZONING: SUBJECT PROPERTY ZONED PUD
- BENCHMARK: FOUND NGS BENCHMARK PID "LL1061" NEAR THE INTERSECTION OF HIGHWAY 34 AND COUNTY ROAD 17. NAVD 1988 DATUM ELEVATION=5053.35
- BASIS OF BEARINGS: THE GPS DERIVED EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3.25" ALUMINUM CAP (ILLEGIBLE) BEING THE SOUTHEAST 1/4 CORNER OF SAID SECTION 15 WHENCE A 2.5" ALUMINUM CAP "PLS 28285" BEING THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 15 BEARS NORTH 00°17'46" WEST, A DISTANCE OF 1328.91 FEET WITH ALL BEARINGS HEREIN RELATIVE THERETO.

ALTA/NSPS CERTIFICATION

TO: PLACER DEVELOPMENT, INC., A NEBRASKA CORPORATION;
KJW REAL ESTATE, LLC, A COLORADO LIMITED LIABILITY COMPANY;
FIDELITY NATIONAL TITLE INSURANCE COMPANY;
AMERICAN LAND TITLE ASSOCIATION;

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 THRU 5, 6a, 7 THRU 9, 11, 13, 14, 17 THRU 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 06/06/24.

JEFFREY J. MACKENNA
PLS 34183

DATE: 06/18/24



9940 WEST 25TH AVENUE
LAKEWOOD, CO 80215
303-202-1560
WWW.FALCONSURVEYING.COM

DATE: 06/18/24 JOB NO. 240601
DRAWN BY: CAC CHK'D BY: JYM

DATE OF FIELD SURVEY: 06/06/24 240601_ALTA.DWG