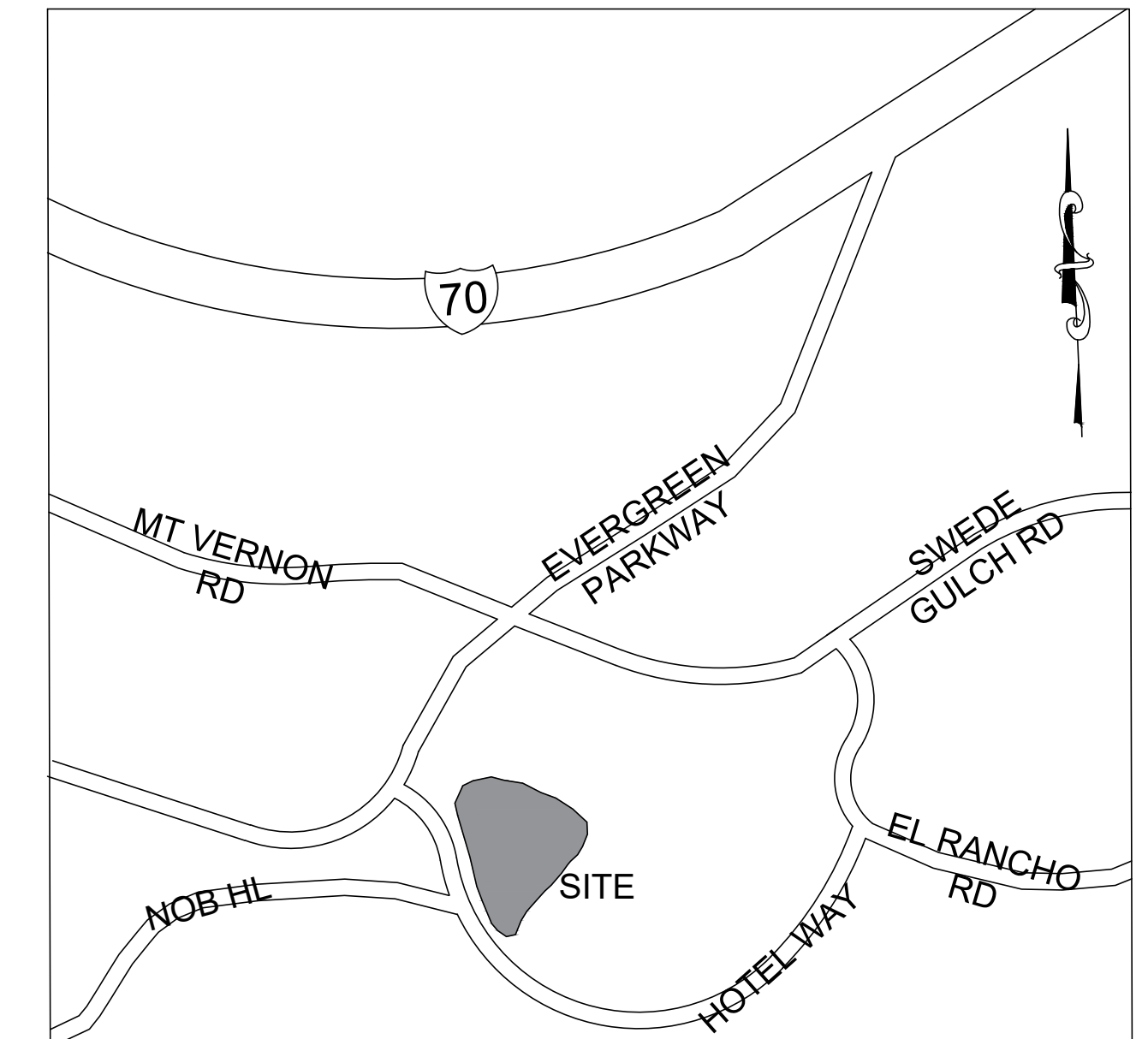


ALTA/NSPS LAND TITLE SURVEY

A PARCEL LOCATED WITHIN THE SW 1/4 SECTION 15, TOWNSHIP 4 SOUTH, RANGE 71 WEST,
6TH P.M., COUNTY OF JEFFERSON, COLORADO

VICINITY MAP
NOT TO SCALE



SCHEDULE B-2 EXCEPTIONS

1. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS, BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION THEREOF. **STANDARD EXCEPTION, NOT PLOTTABLE.**
 2. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. **NONE RECOVERED BY SURVEYOR.**
 3. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, AND ANY FACTS WHICH A CORRECT LAND SURVEY AND INSPECTION OF THE LAND WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS. **AFFECTS AND PLOTTED HEREON.**
 4. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL THEREFOR OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN IN THE PUBLIC RECORDS. **STANDARD EXCEPTION, NOT PLOTTABLE.**
 5. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHED, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET. **STANDARD EXCEPTION, NOT PLOTTABLE.**
 6. ANY AND ALL UNPAID TAXES, ASSESSMENTS AND UNREDEEMED TAX SALES. **STANDARD EXCEPTION, NOT PLOTTABLE.**
 7. UNPATENTED MINING CLAIMS, RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF. **STANDARD EXCEPTION, NOT PLOTTABLE.**
 8. ANY WATER RIGHTS, CLAIMS OF TITLE TO WATER, IN, ON OR UNDER THE LAND. **STANDARD EXCEPTION, NOT PLOTTABLE.**
 9. ANY EXISTING LEASES OR TENANCIES. **STANDARD EXCEPTION, NOT PLOTTABLE.**
 10. RESERVATIONS MADE BY THE UNION PACIFIC RAILWAY COMPANY IN DEED RECORDED APRIL 27, 1907 IN BOOK 136, PAGE 19, PROVIDING SUBSTANTIALLY AS FOLLOWS: RESERVING UNTO THE COMPANY AND ITS ASSIGNS ALL COAL THAT MAY BE FOUND UNDERNEATH SURFACE OF LAND HEREIN DESCRIBED AND THE EXCLUSIVE RIGHT TO PROSPECT AND MINE FOR SAME, ALSO SUCH RIGHT OF WAY AND OTHER GROUNDS AS MAY APPEAR NECESSARY FOR PROPER WORKING OF ANY COAL MINES THAT MAY BE DEVELOPED UPON SAID PREMISES, AND FOR TRANSPORTATION OF COAL FROM SAME, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTEREST THEREIN. **AFFECTS AND IS BLANKET IN NATURE, NOT PLOTTABLE.**
- NOTE: RELINQUISHMENT OF RIGHTS TO ENTER SURFACE BY UNION PACIFIC LAND RESOURCES CORPORATION, SUCCESSOR TO UNION PACIFIC RAILWAY COMPANY RECORDED NOVEMBER 23, 1998 AT RECEPTION NO. F0741256. **AFFECTS AND IS BLANKET IN NATURE, NOT PLOTTABLE.**
11. AN EASEMENT FOR ELECTRIC AND POWER LINE PURPOSES AND INCIDENTAL PURPOSES GRANTED TO CLARENCE S. SMITH, AS SET FORTH IN AN INSTRUMENT RECORDED JANUARY 15, 1929 IN BOOK 310 AT PAGE 401. **AFFECTS AND IS BLANKET IN NATURE, NOT PLOTTABLE.**
 12. BURDENS AND OBLIGATIONS CONTAINED IN CERTIFICATION AND AUTHORIZATION TO AMEND ZONING MAP NO. 50 RECORDED JUNE 3, 1976 IN BOOK 2859, PAGE 679. **AFFECTS, NOT PLOTTABLE.**
 13. TERMS AND CONDITIONS CONTAINED IN PLATTING EXEMPTION AGREEMENT UNDER CASE NO. E41-8-76 RECORDED AUGUST 30, 1976 IN BOOK 2896, PAGE 184. **AFFECTS, NOT PLOTTABLE.**
 14. AN EASEMENT FOR ACCESS AND INCIDENTAL PURPOSES AS RESERVED IN DEED RECORDED JULY 18, 1977 IN BOOK 3036 AT PAGE 453. **AFFECTS AND IS BLANKET IN NATURE, NOT PLOTTABLE.**
 15. RIGHTS IN A CERTAIN LEASE WITH THE STATE OF COLORADO DEPARTMENT OF HIGHWAYS AS DISCLOSED BY DEED TO FRANCIS L. HILDENBRAND RECORDED DECEMBER 29, 1978 AT RECEPTION NO. 78118887 AS CONVEYED UNDER DEEDS TO GAYNO, INC. RECORDED DECEMBER 29, 1978 AT RECEPTION NUMBERS: 78118887 AND 78118891 AND BY DEED RECORDED FEBRUARY 5, 1979 AT RECEPTION 79011445. **AFFECTS, NOT PLOTTABLE.**
 16. RESERVATIONS TO CUT AND REMOVE TIMBER BY ANDREW L. MARTISCHANG AND JOE ANNE MARTISCHANG RECORDED SEPTEMBER 7, 1979 AT RECEPTION NO. 79081446. **AFFECTS, NOT PLOTTABLE.**
 17. TERMS AND CONDITIONS CONTAINED IN PLATTING EXEMPTION AGREEMENT UNDER CASE NO. E99-12-79 RECORDED FEBRUARY 5, 1980 AT RECEPTION NO. 80091913. **AFFECTS, NOT PLOTTABLE.**
 18. TERMS AND CONDITIONS CONTAINED IN TAP PURCHASE AGREEMENT BY AND BETWEEN EVERGREEN METROPOLITAN DISTRICT AND EL RANCHO METROPOLITAN DISTRICT RECORDED JUNE 8, 1983 AT RECEPTION NO. 83051443. **AFFECTS, NOT PLOTTABLE.**
 19. TERMS AND CONDITIONS CONTAINED IN CERTIFICATION AND AUTHORIZATION TO AMEND ZONING MAP NO. 210 RECORDED JANUARY 7, 1986 AT RECEPTION NO. 86001828. **AFFECTS, NOT PLOTTABLE.**
 20. TERMS AND CONDITIONS CONTAINED IN SUBDIVISION IMPROVEMENTS AGREEMENT BY AND BETWEEN BRUCE E. SHEPARD, GEORGE ALAN HALLEY AND GAYNO, INC. AND THE BOARD OF COUNTY COMMISSIONERS RECORDED OCTOBER 5, 1989 AT RECEPTION NO. 89086664. **AFFECTS, NOT PLOTTABLE.**
 21. AN EASEMENT FOR CONSTRUCT, OPERATE AND MAINTAIN A DRAINAGE SYSTEM AND INCIDENTAL PURPOSES GRANTED TO COUNTY OF JEFFERSON, AS SET FORTH IN AN INSTRUMENT RECORDED OCTOBER 6, 1989 AT RECEPTION NO. 89086673. **AFFECTS AND IS BLANKET IN NATURE, NOT PLOTTABLE.**
 22. AN EASEMENT FOR CONSTRUCT, OPERATE AND MAINTAIN UTILITY, LANDSCAPE, DRAINAGE, PEDESTRIAN, ROAD MAINTENANCE AND SIGNAGE AND INCIDENTAL PURPOSES GRANTED TO COUNTY OF JEFFERSON, AS SET FORTH IN AN INSTRUMENT RECORDED OCTOBER 6, 1989 AT RECEPTION NO. 89086674. **AFFECTS AND IS BLANKET IN NATURE, NOT PLOTTABLE.**
 23. TERMS, CONDITIONS, BURDENS AND OBLIGATIONS DISCLOSED BY ORDER OF INCLUSION IN RE: THE MATTER OF THE EL RANCHO METROPOLITAN DISTRICT RECORDED DECEMBER 28, 1989 AT RECEPTION NO. 89112261. **AFFECTS, NOT PLOTTABLE.**
 24. COVENANTS, CONDITIONS, RESTRICTIONS, PROVISIONS, EASEMENTS AND ASSESSMENTS AS SET FORTH IN COVENANTS, CONDITIONS AND RESTRICTIONS OF THE TEPEES RECORDED APRIL 17, 1994 AT RECEPTION NO. 94003531, AS AFFECTED BY AMENDMENT TO COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JANUARY 8, 1999 AT RECEPTION NO. F0774592, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN, AND ANY AND ALL AMENDMENTS, ASSIGNMENTS, OR ANNEXATIONS THERETO. **AFFECTS, NOT PLOTTABLE.**
 25. THIS ITEM HAS BEEN INTENTIONALLY DELETED
 26. THIS ITEM HAS BEEN INTENTIONALLY DELETED
 27. THIS ITEM HAS BEEN INTENTIONALLY DELETED
 28. THIS ITEM HAS BEEN INTENTIONALLY DELETED
 29. THIS ITEM HAS BEEN INTENTIONALLY DELETED
 30. THIS ITEM HAS BEEN INTENTIONALLY DELETED
 31. THIS ITEM HAS BEEN INTENTIONALLY DELETED

SCHEDULE B-2 EXCEPTIONS

33. THIS ITEM HAS BEEN INTENTIONALLY DELETED
34. THIS ITEM HAS BEEN INTENTIONALLY DELETED
35. THIS ITEM HAS BEEN INTENTIONALLY DELETED
36. THIS ITEM HAS BEEN INTENTIONALLY DELETED
37. THIS ITEM HAS BEEN INTENTIONALLY DELETED
38. THIS ITEM HAS BEEN INTENTIONALLY DELETED
39. THIS ITEM HAS BEEN INTENTIONALLY DELETED
40. THIS ITEM HAS BEEN INTENTIONALLY DELETED
41. THIS ITEM HAS BEEN INTENTIONALLY DELETED
42. THIS ITEM HAS BEEN INTENTIONALLY DELETED
43. THIS ITEM HAS BEEN INTENTIONALLY DELETED
44. THIS ITEM HAS BEEN INTENTIONALLY DELETED
45. THIS ITEM HAS BEEN INTENTIONALLY DELETED
46. THIS ITEM HAS BEEN INTENTIONALLY DELETED
47. THIS ITEM HAS BEEN INTENTIONALLY DELETED
48. TERMS AND CONDITIONS CONTAINED IN EASEMENT AGREEMENT BY AND BETWEEN CROSSROADS COMMERCIAL CENTER, LTD., LLLP AND 69TH PLACE, LLC RECORDED APRIL 15, 2003 AT RECEPTION NO. F1726199. **AFFECTS, PLOTTED HEREON.**
49. THIS ITEM HAS BEEN INTENTIONALLY DELETED
50. EASEMENT AS GRANTED TO THE COUNTY OF JEFFERSON TO CONSTRUCT, OPERATE AND MAINTAIN DRAINAGE FACILITIES RECORDED MAY 22, 2003 AT RECEPTION NO. F1759154. **AFFECTS, PLOTTED HEREON.**
51. EASEMENT AS GRANTED TO THE COUNTY OF JEFFERSON TO CONSTRUCT, OPERATE AND MAINTAIN DRAINAGE FACILITIES RECORDED MAY 22, 2003 AT RECEPTION NO. F1759155. **AFFECTS, PLOTTED HEREON.**
52. NOTES, TERMS AND PROVISIONS CONTAINED ON SITE DEVELOPMENT PLAN - SHELL EXPRESS FOR THE TEPEES EXEMPTION SURVEY NO. 1 RECORDED MAY 29, 2003 AT RECEPTION NO. F1763615. **AFFECTS AND IS BLANKET IN NATURE, PLOTTED HEREON.**
53. THE EFFECT OF CERTIFICATE OF COMPLIANCE PERTAINING TO COLLATERAL SECURITY AND TAP AVAILABILITY RECORDED MAY 29, 2003 AT RECEPTION NO. F1763276. **AFFECTS TO AFFECT, NOT PLOTTABLE.**
54. COVENANTS, CONDITIONS, RESTRICTIONS AND PROVISIONS AS SET FORTH IN DECLARATION OF RESTRICTIVE COVENANT RECORDED JULY 25, 2003 AT RECEPTION NO. F1817061, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN, AND ANY AND ALL AMENDMENTS, ASSIGNMENTS, OR ANNEXATIONS THERETO. **AFFECTS AND IS BLANKET IN NATURE, NOT PLOTTABLE.**
55. THIS ITEM HAS BEEN INTENTIONALLY DELETED
56. TERMS AND CONDITIONS CONTAINED IN DECLARATION OF GRADING EASEMENT BY CROSSROADS COMMERCIAL CENTER, LTD., LLLP RECORDED MAY 3, 2004 AT RECEPTION NO. F2017915. **AFFECTS, AS PLOTTED HEREON.**
57. TERMS AND CONDITIONS CONTAINED IN DENSITY TRANSFER AGREEMENT BY CROSSROADS COMMERCIAL CENTER, LTD., LLLP RECORDED NOVEMBER 17, 2004 AT RECEPTION NO. F2129362. **AFFECTS AND IS BLANKET IN NATURE, NOT PLOTTABLE.**
58. THIS ITEM HAS BEEN INTENTIONALLY DELETED
59. THIS ITEM HAS BEEN INTENTIONALLY DELETED
60. TERMS AND CONDITIONS CONTAINED IN GRADING SETBACK AGREEMENT BY AND BETWEEN CROSSROADS COMMERCIAL CENTER, LTD., LLLP AND 69TH PLACE, LLC RECORDED JUNE 3, 2005 AT RECEPTION NO. 2005027438. **AFFECTS, AS PLOTTED HEREON.**
61. PROVISIONS OF THE PLAT OF THE TEPEES, RECORDED OCTOBER 5, 1989 AT RECEPTION NO. 89086665 OF THE PUBLIC RECORDS OF JEFFERSON COUNTY, COLORADO. **AFFECTS AND IS BLANKET IN NATURE, NOT PLOTTABLE.**
62. PROVISIONS OF THE PLAT OF THE TEPEES EXEMPTION SURVEY NO. 1 RECORDED JANUARY 5, 1994 AT RECEPTION NO. 94003531 OF THE PUBLIC RECORDS OF JEFFERSON COUNTY, COLORADO. **AFFECTS, AS PLOTTED HEREON.**
63. PROVISIONS OF THE PLAT OF THE TEPEES EXEMPTION SURVEY NO. 2 RECORDED MARCH 14, 1994 AT RECEPTION NO. 94047798 OF THE PUBLIC RECORDS OF JEFFERSON COUNTY, COLORADO. **AFFECTS AND IS BLANKET IN NATURE, NOT PLOTTABLE.**
64. PROVISIONS OF THE PLAT OF TEPEES FILING NO. 2 RECORDED DECEMBER 30, 2004 AT RECEPTION NO. F2151997 OF THE PUBLIC RECORDS OF JEFFERSON COUNTY, COLORADO. **AFFECTS, AS PLOTTED HEREON.**
65. RESERVATIONS AS RESERVED IN WARRANTY DEED RECORDED JUNE 3, 2005 AT RECEPTION NO. 2005027439. **AFFECTS AND IS BLANKET IN NATURE, NOT PLOTTABLE.**
66. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY AN ALTA/NSPS SURVEY MADE BY COLORADO ILC SERVICES ON JULY 31, 2019 LAST REVISED AUGUST 01, 2019, DESIGNATED 19-7-507: AS SHOWN HEREON.
67. NO SURVEY MATTERS

LEGAL DESCRIPTION (RECORD)

LOT 5, TEPEES FILING NO. 2, COUNTY OF JEFFERSON, STATE OF COLORADO

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 DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
3. THE WORD "CERTIFY" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EXPRESSED OR IMPLIED.
4. SURVEYOR WAS PROVIDED WITH FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT FILE NUMBER NCS-972097-CO DATED 7/29/19. THIS TITLE COMMITMENT AND ALONG WITH THE SUBDIVISION PLAT "TEPEES FILING NO. 2" AND ALONG WITH OTHER SURVEYS OF RECORD WERE ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.
5. BASIS OF BEARINGS: BEARINGS ARE BASED ON GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, SOUTHERN ZONE, NAD83, THE BEARING OF THE SOUTHEASTERLY LINE OF LOT 5, AS SHOWN HEREON IS S44°10'05"W WITH ALL BEARINGS BEING RELATIVE THERETO.
6. ALL DISTANCES ARE GROUND MEASUREMENTS IN U.S. SURVEY FEET, DEFINED AS EXACTLY 1200/3937 METERS.
7. THE SUBJECT PARCEL OUTSIDE THE AREA OF MINIMAL FLOODING, ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FIRM PANEL NUMBER 08059C0255F WITH A MAP EFFECTIVE DATE OF 02/05/2014
8. GROSS LAND AREA IS 23745.00 SQUARE FEET OR 0.545 ACRES MORE OR LESS
9. OWNERS OF ADJACENT PROPERTIES, AS SHOWN IS BASED ON THE JEFFERSON COUNTY ASSESSORS RECORDS.
10. PARKING TABULATION: 9 STANDARDS SPOTS, 2 HANDICAP STALLS

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY 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, 7(A)(C), 8, 11, 13 AND 20, OF TABLE A THEREOF, THIS SURVEY REFLECTS FIELD CONDITIONS ON 7/31/19.

PURSUANT TO COLORADO STATE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE UNDERSIGNED FURTHER CERTIFIES THAT THIS MAP OR PLAT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.



DAVID L. SWANSON P.L.S. 36070

PAGE 1 OF 2

ALTA/NSPS SURVEY PLAT OF:
29107 Hotel Way, Evergreen, CO 80429

PREPARED FOR:

GOOD JOHN LLC

JOB NUMBER

19-7-507



3000 LAWRENCE ST. STE.111
DENVER, CO 80205
303-668-75540

DRAWN BY:

ACS

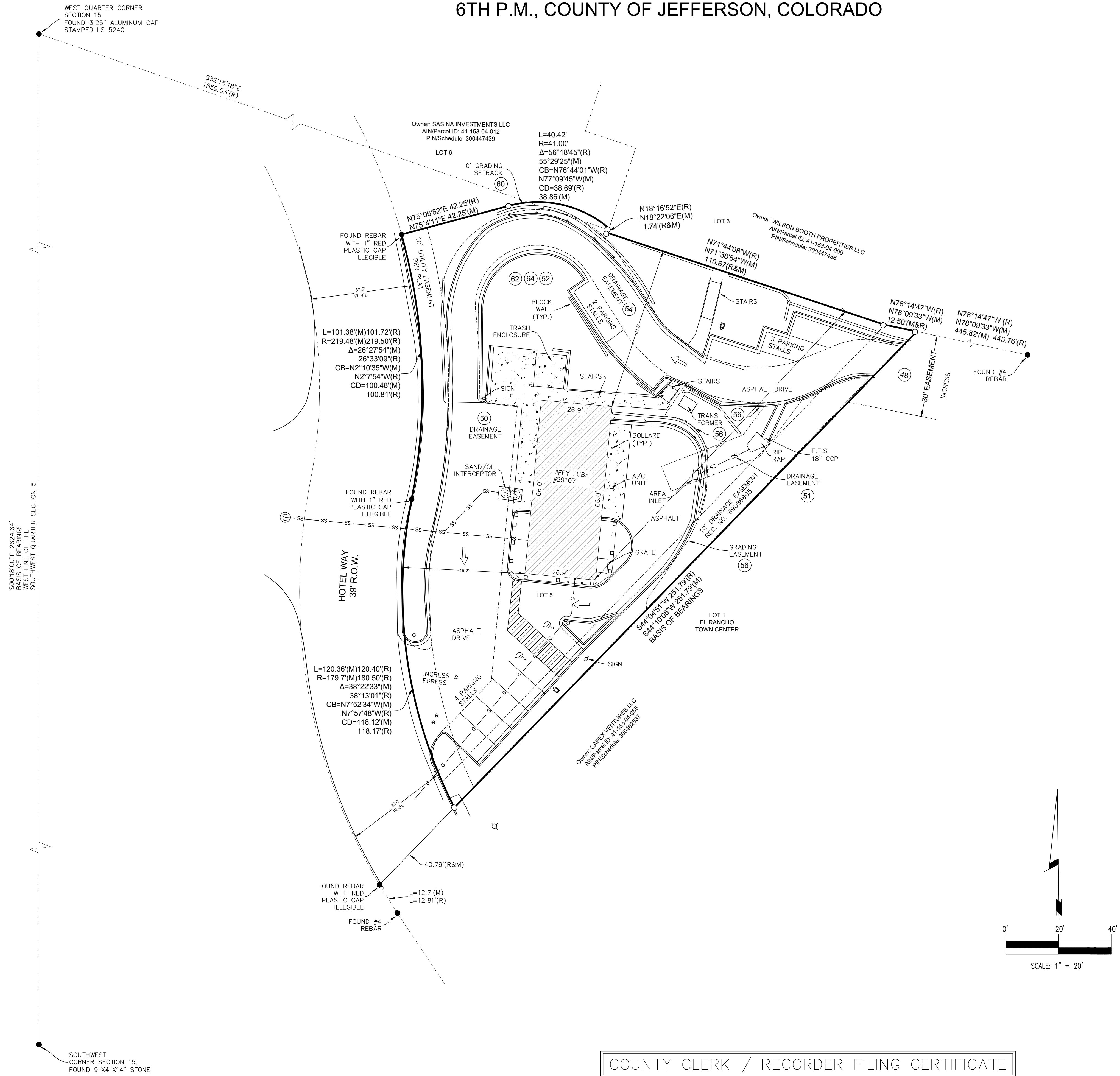
COUNTY CLERK / RECORDER FILING CERTIFICATE

DEPOSITED THIS ___ DAY OF _____, 2___, IN BOOK _____, PAGE _____, RECEPTION No. _____, COUNTY CLERK / RECORDER.

NO.	DATE	REVISION
1	8/13/19	
1	8/9/19	
0	8/1/19	

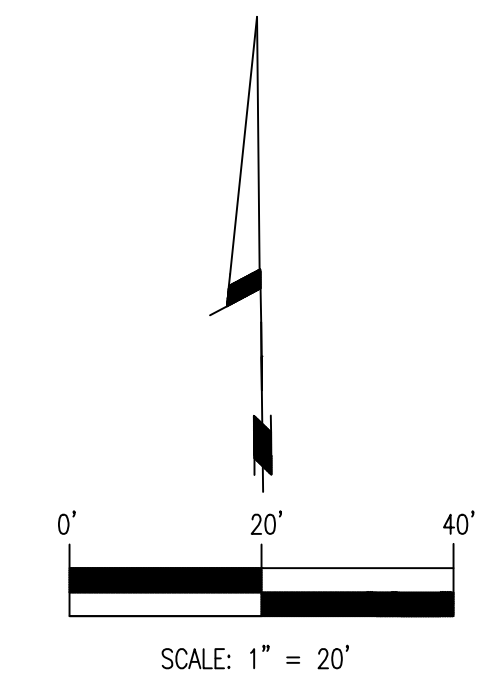
ALTA/NSPS LAND TITLE SURVEY

A PARCEL LOCATED WITHIN THE SW 1/4 SECTION 15, TOWNSHIP 4 SOUTH, RANGE 71 WEST,
6TH P.M., COUNTY OF JEFFERSON, COLORADO



LEGEND

- = SET REBAR W/PLASTIC CAP LS# 36070
- = FOUND MONUMENT AS NOTED
- (R) = RECORD INFORMATION
- (M) = MEASURED
- ☐ = LIGHT POLE
- ⊗ = GAS METER
- ⊕ = WATER VALVE
- ⊙ = FIRE HYDRANT
- ⊙ = MANHOLE
- ⊗ = HANDICAP PARKING SPACE
- = BOLLARD
- = PROPERTY LINE
- - - = LOT LINE
- x - x - = FENCE LINE
- ST - ST - = STORM LINE
- G - G - = GAS LINE
- ▭ = CONCRETE



ALTA/NSPS SURVEY PLAT OF:
29107 Hotel Way, Evergreen, CO 80429

PREPARED FOR:
GOOD JOHN LLC

NO.	DATE	REVISION
1	8/13/19	
1	8/9/19	
0	8/1/19	



3000 LAWRENCE ST. STE.111
DENVER, CO 80205
303-668-75540

JOB NUMBER
19-7-507
DRAWN BY:
ACS

COUNTY CLERK / RECORDER FILING CERTIFICATE

DEPOSITED THIS ___ DAY OF _____, 2___, IN BOOK _____ PAGE _____ RECEPTION No. _____
COUNTY CLERK / RECORDER.