

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN LAND TITLE GUARANTEE COMPANY, COMMITMENT FILE NO.: ABZ70626793, WITH AN EFFECTIVE DATE OF 6/27/2019.

LEGAL DESCRIPTION
(AS DESCRIBED IN THE TITLE COMMITMENT)

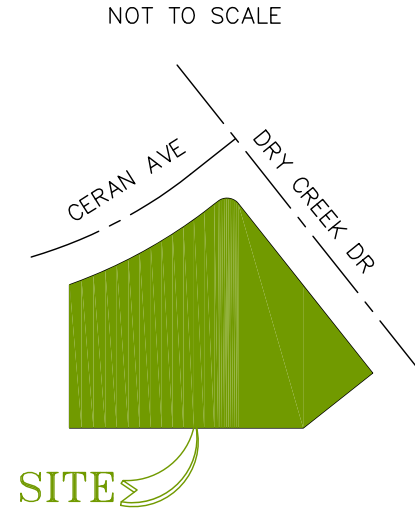
PARCEL 1:
LOT 1, ST. VRAIN CENTRE PARCEL G SECOND FILING, COUNTY OF BOULDER, STATE OF COLORADO.

PARCEL 2:
A NON-EXCLUSIVE ACCESS EASEMENT FOR VEHICULAR AND PEDESTRIAN USE AS SET FORTH AND DESCRIBED IN EASEMENT AGREEMENT RECORDED MARCH 16, 1998 UNDER RECEPTION NO. 1781507

ZONING DATA

ZONING ITEM	REQUIRED	PARKING REQUIREMENTS
ZONING DESIGNATION	MU-R	3 SPACES PER 1,000 SQ FT.
		34 REQUIRED.
MAX BUILDING HEIGHT	4 STORY	
BUILDING SETBACKS		
STREET	10'	
SIDE	NONE	
REAR	NONE	
NOTES:	SOURCE: PARTNER ENGINEERING	
	REPORT DATE: 9/5/19	
	REPORT #: 19-256544.1	

VICINITY MAP
NOT TO SCALE



SHEET 1 OF 1

LAND AREA

52,101 SQUARE FEET
1.196 ACRES

PARKING

REGULAR= 34
HANDICAP= 2
TOTAL= 36

FLOOD INFORMATION

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" ON FLOOD INSURANCE RATE MAP NUMBER 08013C02894, WHICH BEARS AN EFFECTIVE DATE OF 12/18/2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM.

BEARING BASIS

BEARINGS SHOWN HEREON ARE BASED ON GPS OBSERVATION.

GENERAL NOTES

- NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO CERAN AVENUE AND INDIRECT AND DIRECT PHYSICAL ACCESS TO DRY CREEK DRIVE, BOTH ARE DEDICATED PUBLIC STREETS OR HIGHWAYS.
- BASED ON SURFACE OBSERVATIONS BY A NOVICE (SURVEYOR) THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.
- BUILDING AREAS SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY.
- NO APPARENT CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION, NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A PROFESSIONAL LICENSED SURVEYOR. ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- NO ATTEMPT WAS MADE TO DETERMINE WETLANDS OR OTHER ENVIRONMENTAL ISSUES, UNLESS OTHERWISE NOTED.
- TITLE WORK FOR THIS ALTA SURVEY WAS FURNISHED TO AEI CONSULTANTS BY THE CLIENT. NO TITLE SEARCH WAS PERFORMED BY AEI CONSULTANTS. AEI CONSULTANTS DOES NOT ACCEPT ANY LIABILITY FOR ERRORS, OMISSIONS OR DEFICIENCIES DUE TO INACCURACIES IN THE TITLE WORK.

NOTES CORRESPONDING TO SCHEDULE B

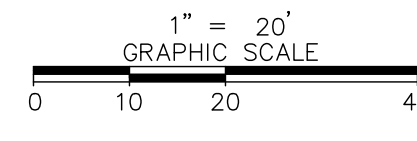
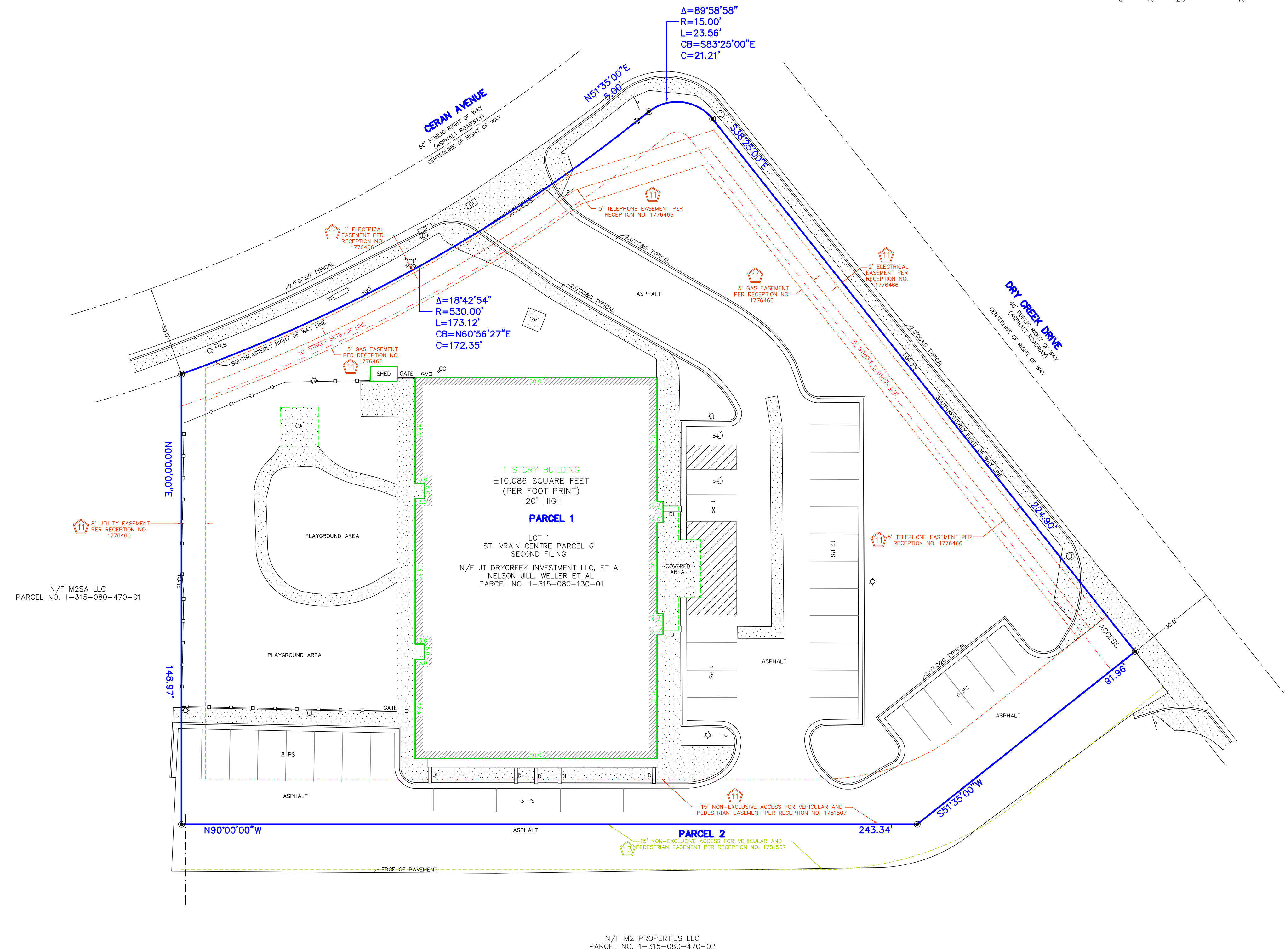
- TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT RECORDED JUNE 20, 1988 UNDER RECEPTION NO. 925099. (AFFECTS, NOTHING TO PLOT)
- RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED JULY 22, 1988, UNDER RECEPTION NO. 931509 AND SUPPLEMENT RECORDED MARCH 16, 1998 UNDER RECEPTION NO. 1781505. (AFFECTS, NOTHING TO PLOT)
- EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF ST. VRAIN CENTRE PARCEL G SECOND FILING RECORDED MARCH 02, 1998 UNDER RECEPTION NO. 1776466. (AFFECTS, AS SHOWN)
- THE EFFECT OF CONDITIONAL USE SITE PLAN ST. VRAIN CENTRE PARCEL G 2ND FILING, RECORDED MARCH 27, 1998, UNDER RECEPTION NO. 1785051. (AFFECTS, NOTHING TO PLOT)
- TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENT AGREEMENT RECORDED MARCH 16, 1998 UNDER RECEPTION NO. 1781507. (AFFECTS, AS SHOWN)

LEGEND

SQ.FT.	SQUARE FEET	N/F	NOW OR FORMALLY
[Symbol]	CONCRETE SURFACE	CC	CONCRETE CURB
[Symbol]	NO PARKING AREA	CC&G	CONCRETE CURB & GUTTER
[Symbol]	HANDICAP PARKING SPACE	GM	GAS METER
[Symbol]	PARKING SPACE(S)	CI	CURB INLET
[Symbol]	TRANSFORMER	DI	DRAINAGE INLET
[Symbol]	COVERED AREA	WV	WATER VALVE
[Symbol]	TELEPHONE RISER	EB	ELECTRIC BOY
[Symbol]	CLEAN OUT	[Symbol]	STORM MANHOLE
[Symbol]	CENTRAL ANGLE	[Symbol]	LIGHT POLE
[Symbol]	ARC LENGTH	[Symbol]	FIRE HYDRANT
[Symbol]	RADIUS	[Symbol]	SIGN
[Symbol]	CHORD BEARING	[Symbol]	WOOD PANEL FENCE
[Symbol]	CHORD LENGTH	[Symbol]	METAL FENCE
[Symbol]	PROPERTY CORNER (NOT FOUND OR SET)		
[Symbol]	FOUND CORNER AS SHOWN		

STATEMENT OF ENCROACHMENTS

NONE APPARENT



ALTA/NSPS LAND TITLE SURVEY

AEI JOB #409021
1011 DRY CREEK DRIVE
BOULDER COUNTY LONGMONT, CO

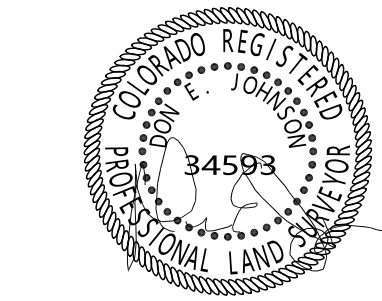
SITE PICTURE



COORDINATED BY:
AEI Consultants
 AEI CONSULTANTS
 2500 CAMINO DIABLO
 WALNUT CREEK, CA 94597
 TELEPHONE: 925.746.6000
 EMAIL: SURVEYS@AEICONSULTANTS.COM

ALTA/NSPS LAND TITLE SURVEY CERTIFICATION

TO: LAND TITLE GUARANTEE COMPANY, QUATTRO LONGMONT, LLC, AND MCREIF SUBREIT, LLC AND ITS SUCCESSORS AND ASSIGNS:
 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, 6(c), 6(b), 7(c), 7(b)(1), 7(c), 8, 9, 13, 14, 16, 17, AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 08/05/2019. DATE OF PLAT OR MAP: 08/05/2019.



REGISTERED SURVEYOR: DON E. JOHNSON
 PROFESSIONAL LAND SURVEYOR NO.: PL5.34593
 STATE OF COLORADO
 10/10/19 DATED

DATE	REVISION HISTORY	BY	SURVEYOR JOB NUMBER: 409021
			SCALE: 1" = 20'
			DRAWN BY: BEC
			APPROVED BY: DEJ