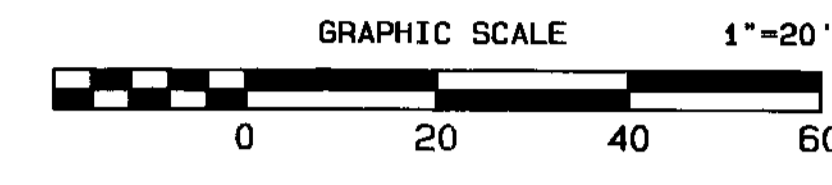


ALTA/NSPS LAND TITLE SURVEY

In Section 11, Township 8 South, Range 67 West, 6th P.M, Douglas County, Colorado

Surveyor's notes pertaining to Land Title Guarantee Company, Commitment No. ABJ70622584-3, dated September 5, 2019, (effective August 29, 2019) Schedule B, Section 2 Exceptions:

- Any facts, rights, interests, or claims thereof, not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land. *Not a survey related item, therefore not researched or addressed.*
- Easements, liens or encumbrances, or claims thereof, not shown by the Public Records. *None.*
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records. *As shown - (pillars, & Ent ATM to the East).*
- Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records. *Not a survey related item, therefore not researched or addressed.*
- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment. *Not a survey related item, therefore not researched or addressed.*
- (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records. *Not a survey related item, therefore not researched or addressed.*
- (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights claims or title to water. *Not a survey related item, therefore not researched or addressed.*
- EXISTING LEASES AND TENANCIES, IF ANY. *Not a survey related item, therefore not researched or addressed.*
- TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN TRUCK TURN AROUND EASEMENT RECORDED SEPTEMBER 07, 1976 IN BOOK 294 AT PAGE 1032. *Easement located in Lot 2, Castle Plaza South - First Amend - Does not affect.*
- TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN GRANT OF EASEMENT RECORDED NOVEMBER 13, 1981 IN BOOK 427 AT PAGE 70. *As shown.*
- EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF CASTLE PLAZA SOUTH RECORDED NOVEMBER 13, 1981 UNDER RECEPTION NO. 277320. *As shown.*
- TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS RECORDED AUGUST 26, 1983 IN BOOK 487 AT PAGE 993. *As shown.*
- TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENT AGREEMENT RECORDED AUGUST 21, 1984 IN BOOK 535 AT PAGE 682. *Does affect subject property - however not survey related.*
- TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN TOWN OF CASTLE ROCK ORDINANCE NO. 89-36 RECORDED JANUARY 05, 1990 IN BOOK 892 AT PAGE 230. *Not a survey related item, therefore not researched or addressed.*
- TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ANNEXATION MAP RECORDED JULY 22, 1994 UNDER RECEPTION NO. 9438946. *Does affect subject property - however not survey related.*
- TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENT AND ACCESS AGREEMENT RECORDED JUNE 25, 1996 IN BOOK 1351 AT PAGE 980. *As shown.*
- 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 DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CASTLE ROCK SHOPPING CENTER RECORDED SEPTEMBER 20, 1996, IN BOOK 1371 AT PAGE 644 AND FIRST AMENDMENT THERETO RECORDED APRIL 7, 2017 UNDER RECEPTION NO. 2017023611. *Does affect subject property - however not survey related.*
- EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF CASTLE PLAZA SOUTH-FIRST AMENDMENT RECORDED SEPTEMBER 20, 1996 UNDER RECEPTION NO. 9551124. *As shown.*
- TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN WATER COURT DECREE RECORDED MAY 04, 1999 IN BOOK 1702 AT PAGE 183. *Not a survey related item, therefore not researched or addressed.*
- TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN LICENSE AGREEMENT RECORDED SEPTEMBER 18, 2003 UNDER RECEPTION NO. 2003139639. *Not a survey related item, therefore not researched or addressed.*
- TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN AGREEMENT REGARDING POST CLOSING MATTERS RECORDED JANUARY 04, 2006 UNDER RECEPTION NO. 2006000879. *Does affect subject property - however not survey related.*
- TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN SITE DEVELOPMENT PLAN RECORDED AUGUST 14, 2017 UNDER RECEPTION NO. 2017055187. *Does affect subject property - however not survey related.*
- LEASE BETWEEN KKG-I, LTD, LESSOR, AND ENT CREDIT UNION, LESSEE, AS SHOWN BY LEASE AGREEMENT DATED DECEMBER 16, 2016 SAID DOCUMENT STORED AS OUR ESI 31798580. *Not a survey related item, therefore not researched or addressed.*
- EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF CASTLE PLAZA SOUTH FIFTH AMENDMENT RECORDED AUGUST 27, 2019 UNDER RECEPTION NO. 2019053508. *As shown hereon.*



ZONING: PER CASTLE ROCK ZONING CHAPTER 17.42 - DOWNTOWN OVERLAY DISTRICT
Subject property is Zoned B Business/Commercial within the Downtown Overlay District Development Standards.

- A. Maximum lot coverage: 100% of lot area
 - B. Minimum side yard: zero feet
 - C. Minimum front yard: zero feet
 - D. Minimum rear yard: zero feet
 - E. Maximum building setback: A minimum of 25% percent of a buildings linear footage facing a public roadway must have a setback of zero- to 20-feet with a direct pedestrian connection.
 - F. Maximum fence height: 10-feet
 - G. Multifamily residential units must each be a minimum of 500 square feet in size and must each have an individual kitchen and individual bathroom.
- Building Heights:
Building Height is limited to four stories, with a maximum height of 60-feet. A buildings crown cannot exceed the sixty-foot building height limitation.

PROPERTY DESCRIPTION:
PER LAND TITLE GUARANTEE COMPANY
COMMITMENT NO. ABJ70622584-3, DATED SEPTEMBER 5, 2019.
LOT 6A, CASTLE PLAZA SOUTH FIFTH AMENDMENT
COUNTY OF DOUGLAS, STATE OF COLORADO.

CERTIFICATE OF SURVEY:
To Land Title Guarantee Company, Quattro Development LLC, Quattro Castle Rock, LLC an Illinois limited liability company and to Centerwest Partners - Venture 1, LLP, a Colorado limited liability partnership:
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, 5 6(a), 6(b), 8, 9, 11, 13, 14, 16, 17, and 18 of Table A thereof. The fieldwork was completed on June 17, 2019.
Date of Plat or Map: _____
Registration: _____

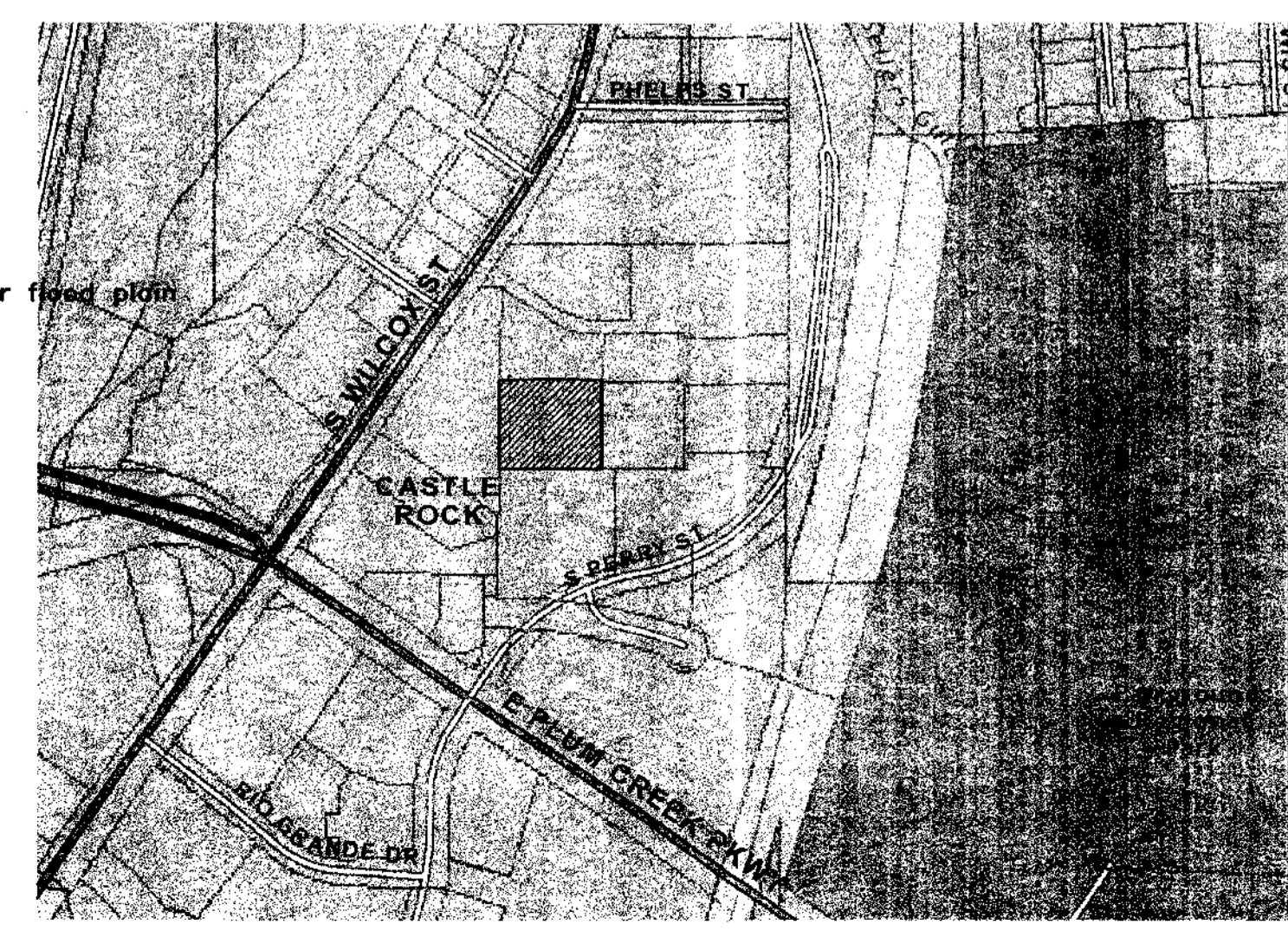
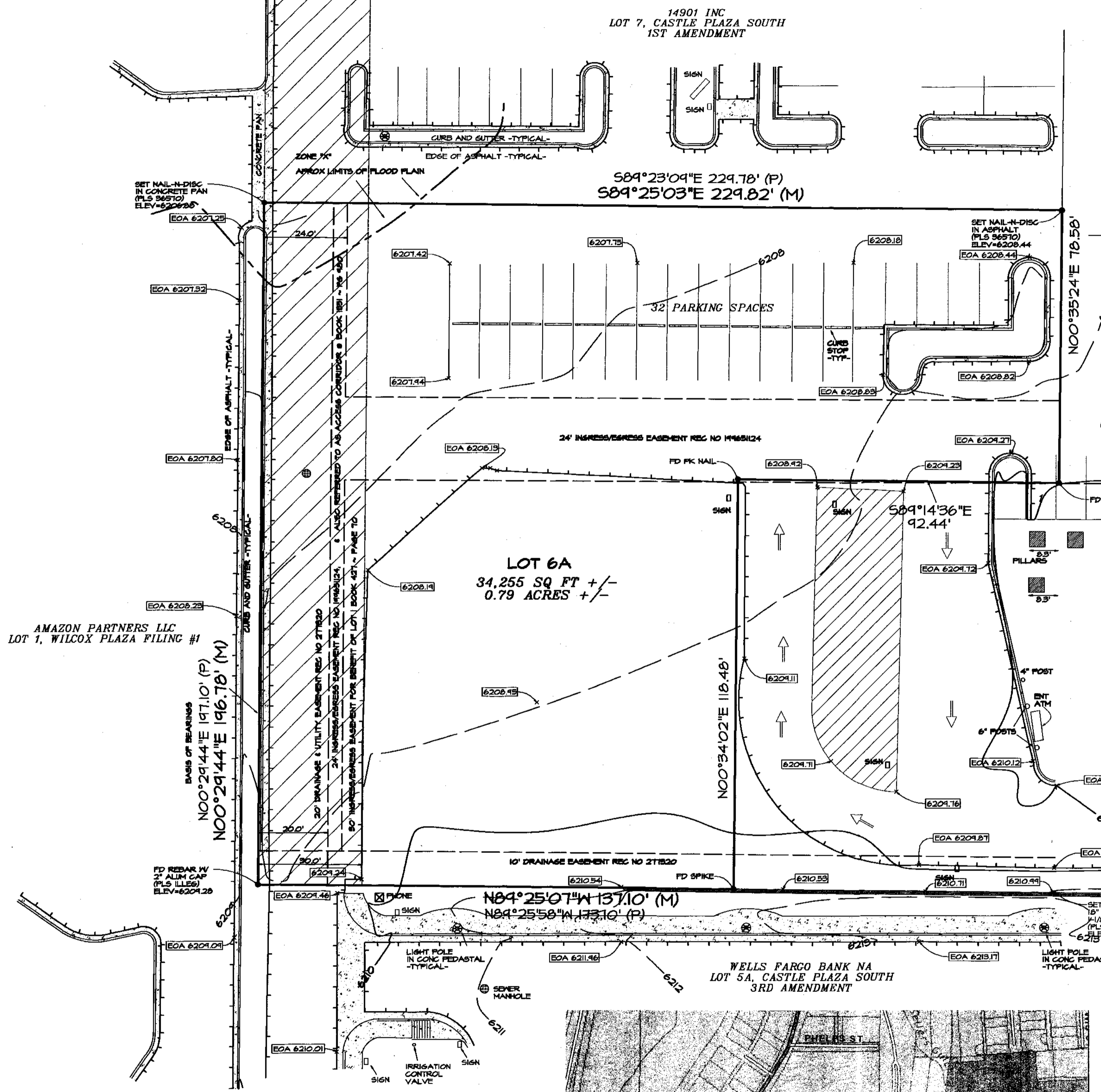
Signed _____
Johnny Calvin Hicks and _____
Professional Law Surveyor
behalf of David E. Archer & Assoc., Inc.

DOUGLAS COUNTY BENCHMARK:
DCBM 3020015
ELEVATION = 6255.22 (NAVD88)

* CONTOUR INTERVAL = 1.0'

VICINITY MAP
-NTS-

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.



- NOTES:
- The Northwest corner of subject property shown hereon does lie within a 100 year fixed plan per Firm Map No. 08035C0301G, Dated: March 16, 2016.
 - There are 33 regular marked parking spaces on subject property.
 - Bearings are based on the consideration that the West line of Lot 6 bears N00°29'44"E as shown hereon between the monuments identified.
 - There is no known address for subject property. According to Douglas County Assessor, property is Vacant Land.
 - Table A, item 7(a) - refers to building dimensions. N/A
 - There was no evidence of recent earth moving work, or building construction observed in the process of conducting the fieldwork.
 - There was no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
 - There were no field delineation of wetlands markers observed in the process of conducting the fieldwork.

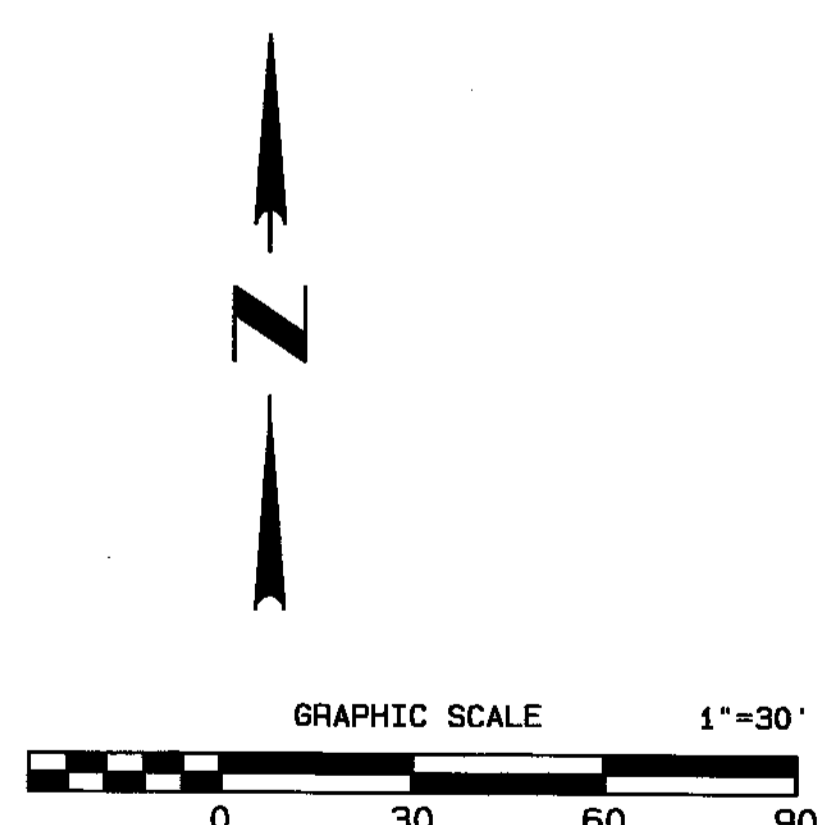
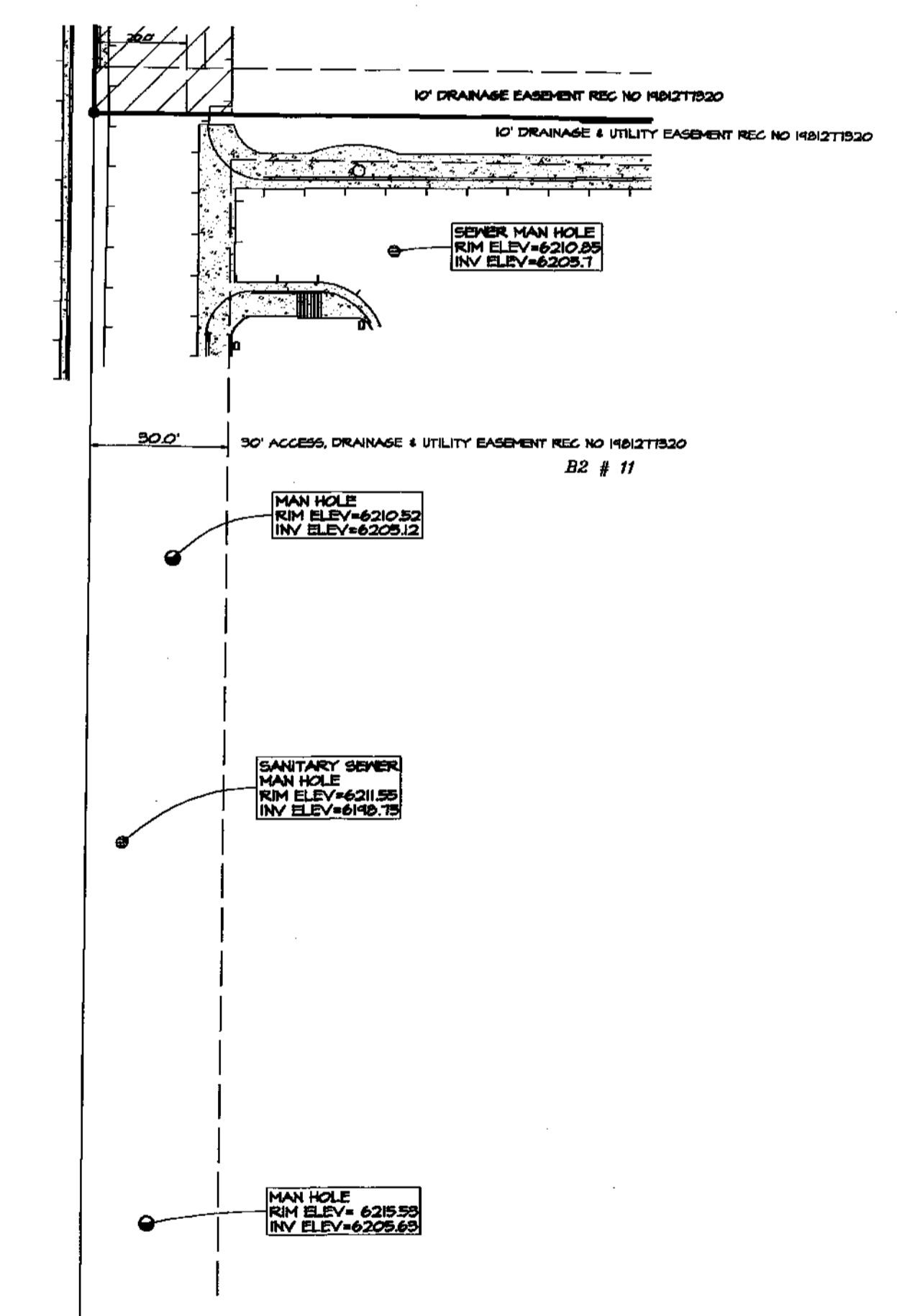
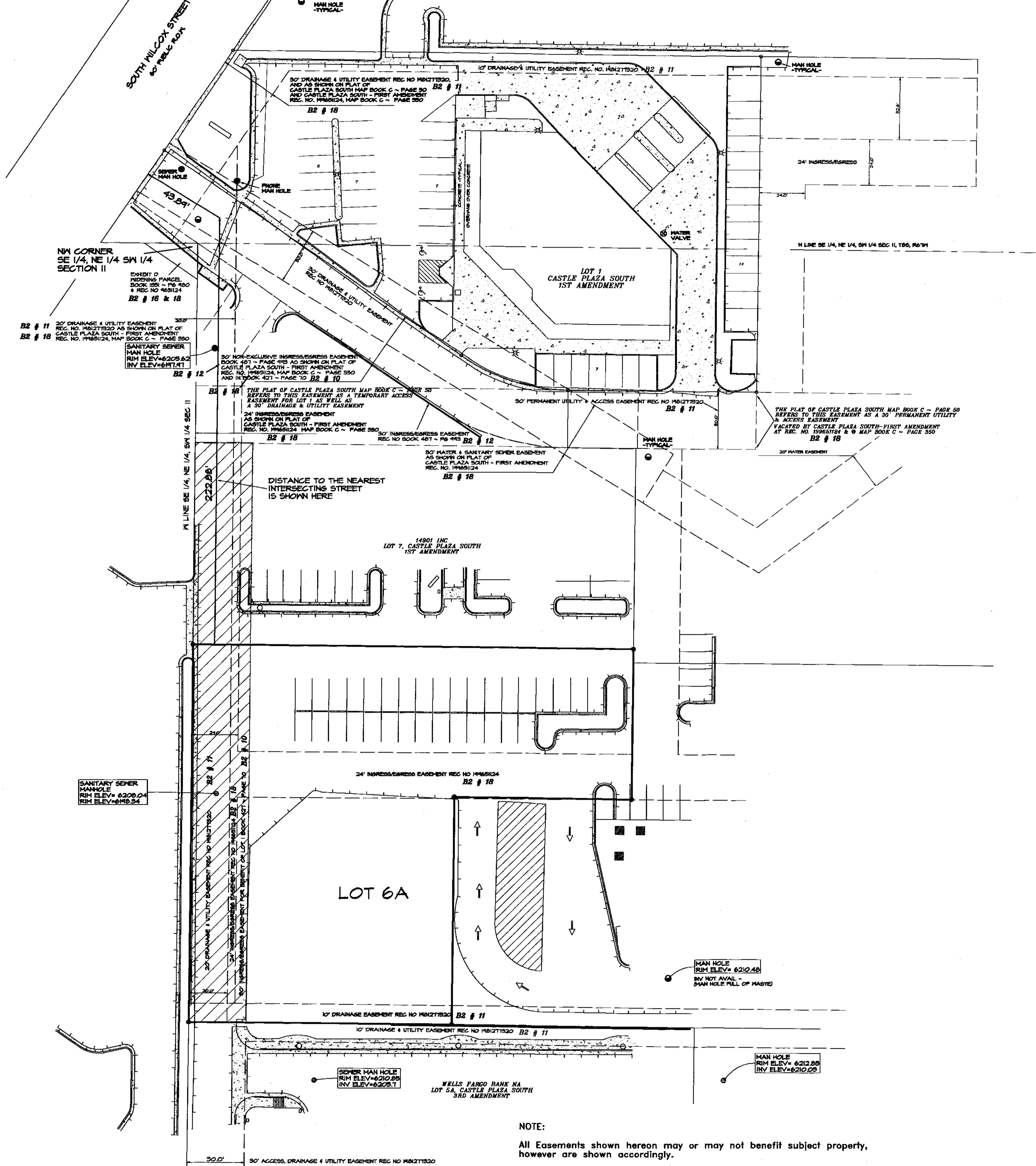
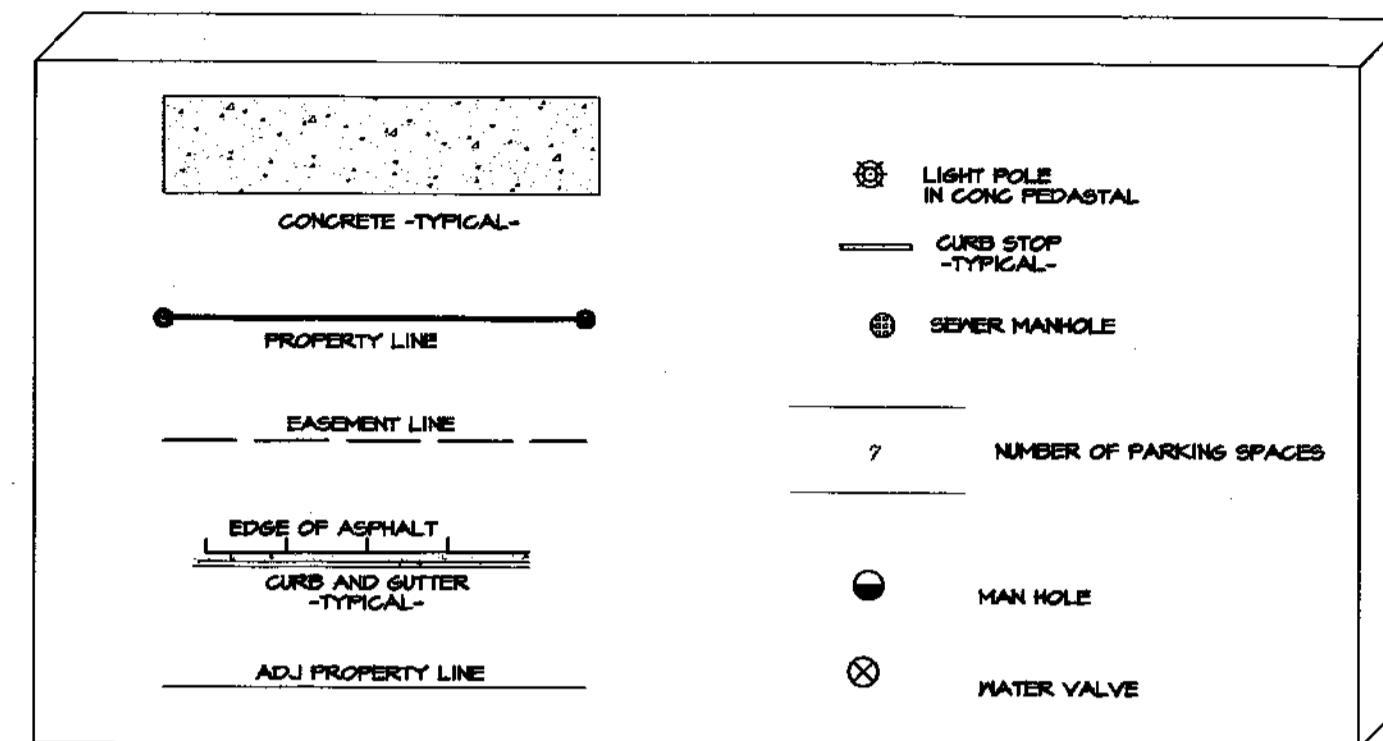
REVISORS REV 7-23-2019 MLD REV 4-13-2019 MLD	DAVID E. ARCHER & ASSOCIATES, INC. LAND DEVELOPMENT CONSULTING SURVEYING & ENGINEERING PHONE (303) 688-4642 105 WILCOX ST. CASTLE ROCK, COLORADO 80104	SCALE AS SHOWN DATE 6-19-2019 JOB NO. 19-0474 CLIENT QUATTRO DEVELOPMENT LLC	SHEET 1 OF 2 JOB NUMBER 19-0474
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FRI Sep 19 10:34:36 2019

EASEMENTS OF SERVITUDE DETAIL 1"=30'

PART OF BLOCK 1
FIRST AMENDED PLAT OF CASTLE PLAZA
DOUGLAS PUBLIC LIBRARY DISTRICT

LEGEND



NOTE:
All Easements shown hereon may or may not benefit subject property,
however are shown accordingly.

"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."

REVISIONS	REV 7-23-2019 MLD
	REV 4-13-2019 MLD

DAVID E. ARCHER & ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTING SURVEYING & ENGINEERING
PHONE (303) 688-4842
105 WILCOX ST. CASTLE ROCK, COLORADO 80104

SCALE AS SHOWN
DATE 6-14-2019
BY MLD
CHKD BY MLD
APPROVED BY MLD

TITLE: ALTANSPS LAND TITLE SURVEY
220 South Wilcox
In Sec. 11, Township 8 South, Range 67 West,
6th PM, Douglas County, Colorado.
CLIENT: QUATTRO DEVELOPMENT LLC
JOB NUMBER: 19-0474
Sheet 2 of 2

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Fri Sep 15 10:50:17 2019