

TITLE COMMITMENT INFORMATION

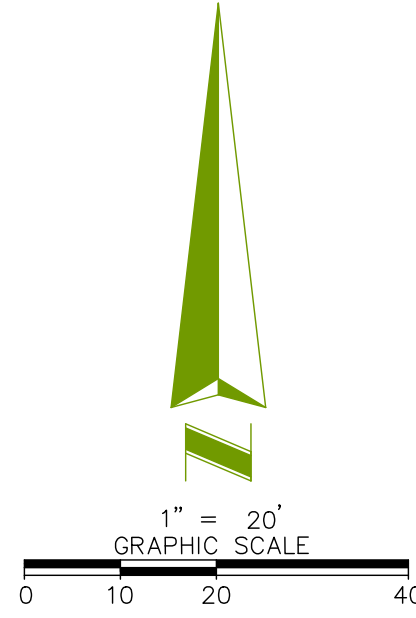
THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN STEWART TITLE GUARANTY COMPANY, COMMITMENT FILE NO.: 2200020854, WITH A DATE OF MARCH 20, 2023.

LEGAL DESCRIPTION
(AS DESCRIBED IN THE TITLE COMMITMENT)

PARCEL I:
THE EAST 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 89 WEST OF THE 6TH P.M., JEFFERSON COUNTY, COLORADO, DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT LYING 135 FEET NORTH AND 30 FEET WEST OF THE SOUTHWEST CORNER OF SAID TRACT OF LAND AND THENCE RUNNING NORTH 100 FEET, THENCE WEST 125 FEET, THENCE SOUTH 100 FEET, THENCE EAST 125 FEET TO SAID POINT OF BEGINNING EXCEPT ANY PORTION TAKEN BY THE CITY OF LAKEWOOD IN RULE AND ORDER RECORDED MAY 8, 1987 AT RECEPTION NO. 87061139 AND RERECORDED MAY 18, 1987 AT RECEPTION NO. 87064517 AND RULE AND ORDER RECORDED NOVEMBER 19, 1987 AT RECEPTION NO. 87140530, COUNTY OF JEFFERSON, STATE OF COLORADO.

PARCEL II:
BENEFICIAL EASEMENTS AS CONTAINED IN EASEMENTS RESERVED AND GRANTED IN DEED RECORDED AUGUST 20, 1986 AT RECEPTION NO. 86096715, COUNTY OF JEFFERSON, STATE OF COLORADO.

SURVEYOR'S NOTES:
1. RECEPTION NO. 87061139 AND 87064517 DO NOT AFFECT THE SUBJECT PROPERTY.



NOTES CORRESPONDING TO SCHEDULE B

- 9 - MEMORANDUM OF AGREEMENT RECORDED MAY 19, 1972 IN BOOK 2376 AT PAGE 967. **AFFECTS, NOTHING TO PLOT**
- 10 - TERMS, PROVISIONS, CONDITIONS AND OBLIGATIONS CONTAINED IN EASEMENTS RESERVED AND GRANTED IN DEED RECORDED AUGUST 20, 1986 AT RECEPTION NO. 86096715. NOTE: AS SHOWN ON SURVEY. **AFFECTS AND BENEFITS, AS SHOWN**
- 11 - INTENTIONALLY DELETED
- 12 - EASEMENT AND RIGHTS OF WAY CONTAINED IN RULE AND ORDER RECORDED NOVEMBER 19, 1987 AT RECEPTION NO. 87140530. **AFFECTS, AS SHOWN**
- 13 - MATTERS SHOWN ON MAP RECORDED DECEMBER 30, 2014 AT RECEPTION NO. 2014110982. **AFFECTS, NOTHING TO PLOT**

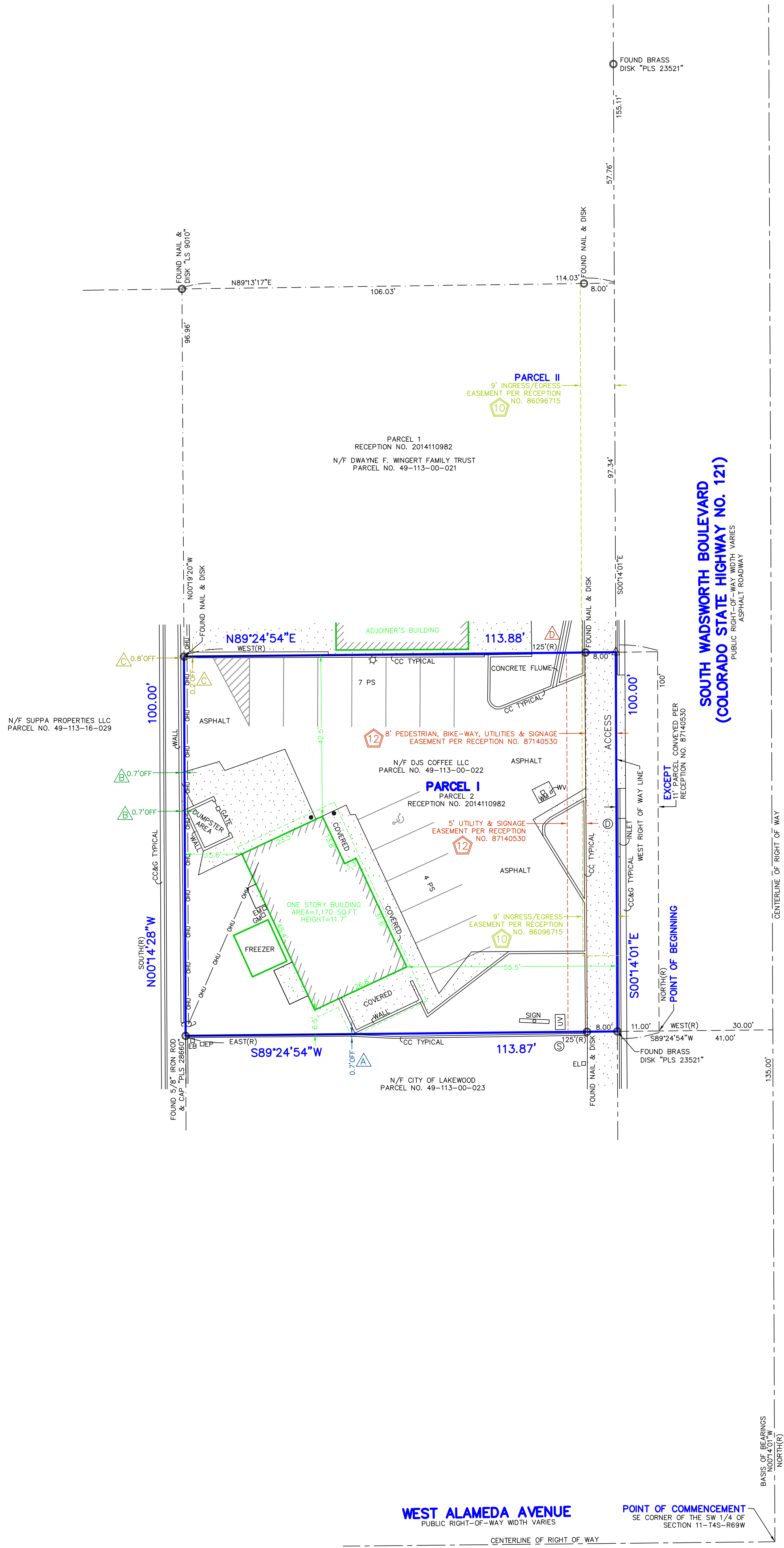
LEGEND

	CONCRETE SURFACE		CONCRETE CURB
	NO PARKING AREA		CONCRETE CURB & GUTTER
	HANDICAP PARKING SPACE		WATER VALVE
	PARKING SPACE(S)		STORM MANHOLE
	UTILITY VAULT		SANITARY MANHOLE
	ELECTRIC LID		UTILITY POLE
	WATER METER		LIGHT POLE
	ELECTRIC METER		OVERHEAD UTILITY LINE
	ELECTRIC PANEL		CENTER RIGHT-OF-WAY LINE
	FOUND MONUMENT		RIGHT-OF-WAY LINE
	COMPUTED POINT (NO MONUMENT)		ADJOINING BOUNDARY LINE
	(R) RECORD		EASEMENT LINE
	N/F GM NOW OR FORMERLY GAS METER		GOVERNMENT LAND LINE
			SETBACK LINE
			SUBJECT PROPERTY LINE

STATEMENT OF SIGNIFICANT OBSERVATIONS

THE STATEMENTS BELOW CONTAIN OPINIONS BASED ON FIELD OBSERVATIONS AND MAY OR MAY NOT COINCIDE WITH THE FACTS RELATIVE TO MATTERS OF PUBLIC RECORDS, ACTUAL USE OF THE PROPERTY, USE OF IMPROVEMENTS TO THE PROPERTY, OR ACTUAL PROPER ACCESS.

- COVERED AREA CROSSES OFF OF SUBJECT PROPERTY BY AT MOST 0.7'.
- CONCRETE CROSSES OFF OF SUBJECT PROPERTY BY AT MOST 0.7'.
- CURBING CROSSES OFF OF SUBJECT PROPERTY BY AT MOST 0.8'.
- CONCRETE FLUME CROSSES OFF OF SUBJECT PROPERTY AS SHOWN.



VICINITY MAP



SHEET 1 OF 1

LAND AREA

11,387 SQUARE FEET
0.261 ACRES

PARKING

REGULAR= 11
HANDICAP= 1
TOTAL= 12

FLOOD INFORMATION

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MC.FEMA.GOV, AND BY A GRAPHICAL DETERMINATION ONLY, THIS PROPERTY IS LOCATED ON:
NFIP FIRMAP PROPERTY FLOODED IN: 05050304F
HAVING AN EFFECTIVE DATE OF: 02-05-2014
ZONE "X" - MINIMAL RISK, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

BEARING BASIS

BEARING ARE BASED ON THE CENTERLINE OF SOUTH WADSWORTH BOULEVARD BEING N0°14'01"W, PER RECEPTION NO. 2014110982.

GENERAL NOTES

1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN, WITHOUT EXCAVATION UTILITY INFORMATION MAY BE INCOMPLETE, INACCURATE AND UNRELIABLE.
2. 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.
3. THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO A DEDICATED PUBLIC HIGHWAY KNOWN AS SOUTH WADSWORTH BOULEVARD (COLORADO STATE HIGHWAY NO. 121).
4. BASED ON LIMITED AND RUDIMENTARY SURFACE OBSERVATIONS, THERE DO NOT APPEAR TO BE ANY CEMETERIES AND OR BURIAL GROUNDS ON SITE. HOWEVER, A QUALIFIED PROFESSIONAL IN THIS FIELD WAS NOT CONSULTED FOR ABSOLUTE CONFORMATION.
5. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT TIME OF SURVEY.
6. WITHOUT EXPRESSING A LEGAL OPINION THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.
7. BUILDING AREAS BASED ON THE FOOTPRINT ONLY.
8. NO INFORMATION WAS PROVIDED TO THE SURVEYOR TO INDICATE PROPOSED CHANGES IN STREET RIGHT-OF-WAY, NO EVIDENCE OF RECENT STREET OR SIDEWALK REPAIRS WAS OBSERVED AT TIME OF SURVEY.
9. THIS SURVEY DOCUMENT IS NOT VALID WITHOUT THE AUTHORIZED SEAL AND SIGNATURE OF A PROFESSIONAL SURVEYOR. IN ADDITION, ANY CHANGES TO THIS SURVEY DOCUMENT BY OTHER THAN THE PROFESSIONAL SURVEYOR NAMED HEREON INVALIDATES THE SURVEY DOCUMENT.
10. 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.
11. ALL DISTANCES ARE HORIZONTAL GROUND (U.S. SURVEY FEET).
12. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS AFTER THE DATE OF CERTIFICATION SHOWN HEREON.

ALTA/NSPS LAND TITLE SURVEY

AEI JOB # 475538
265 SOUTH WADSWORTH BOULEVARD,
CITY OF LAKEWOOD
JEFFERSON COUNTY, COLORADO

SITE PICTURE



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

DATE	REVISION HISTORY	BY	SURVEYOR JOB NUMBER:
03/21/23	CLIENT COMMENTS	UB	475538
04/07/23	REVISED TITLE COMMITMENT	UB	SCALE: 1" = 20'
			DRAWN BY: KH/UB
			APPROVED BY: DEJ

ALTA/NSPS LAND TITLE SURVEY CERTIFICATION

TO: LAKEWOOD WADSWORTH PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY; STEARNS BANK, N.A.; 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 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 13, 16, AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 02/26/2023. DATE OF PLAT OR MAP: 04/07/2023.

PRELIMINARY

REGISTERED SURVEYOR: DON E. JOHNSON DATED
PROFESSIONAL LAND SURVEYOR NO.: 34593
STATE OF COLORADO
(FOR THE FIRM AEI CONSULTANTS)