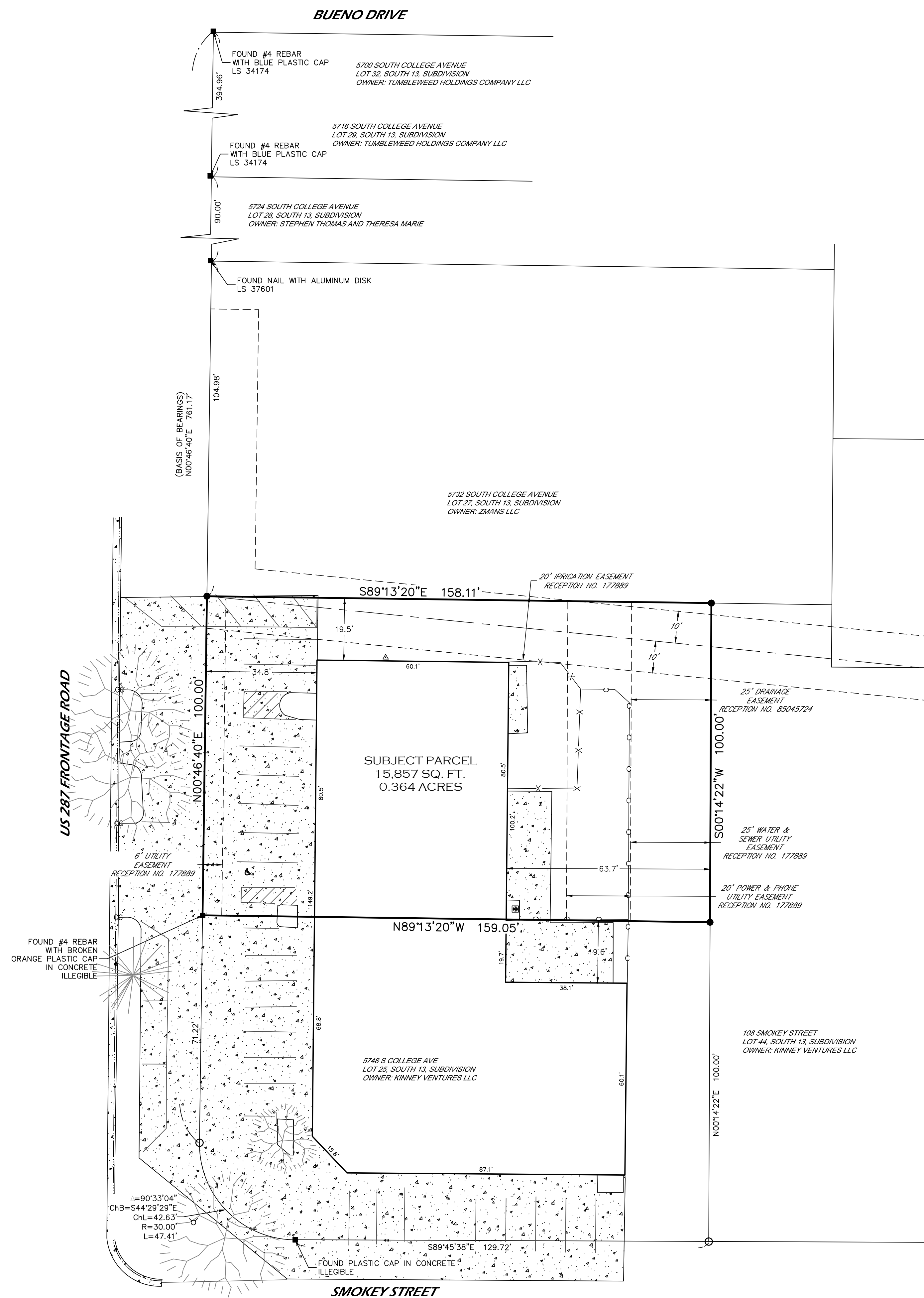


ALTA/NSPS LAND TITLE SURVEY

5740 SOUTH COLLEGE AVENUE, FORT COLLINS, COLORADO

LOT 26, SOUTH 13 SUBDIVISION

SITUATE IN THE NW QUARTER OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE 6TH P.M.



PROPERTY DESCRIPTION

A parcel of land situate in the Northwest Quarter of Section Twelve (12), Township Six North (T.6N.), Range Sixty-nine West (R.69W.) of the Sixth Principal Meridian (6th P.M.) being more particularly described as follows:

Lot 26, South 13 Subdivision, as recorded January 4, 1977, as Reception No. 177889 of the Records of Larimer County Clerk and Recorder

Said parcel contains 15,857 Square Feet or 0.364 Acres more or less by this survey.

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the West line of Lots 25 through 32, South 13 Subdivision, monumented as shown on this drawing, as bearing North 00°46'40" East, being a Grid Bearing of the Colorado State Plane, North Zone, North American Datum 1983/2011, a distance of 761.17 feet and with all other bearings contained herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot".

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. (13-80-105 C.R.S. 2012)

SURVEYOR'S NOTES

- Property address: 5740 South College Avenue, Fort Collins, Colorado
- Parking spaces total 9, Disabled spaces 1, Motorcycle spaces 0, Regular spaces 8, Other spaces 0.
- No observable evidence of earth moving work, building construction or building additions.
- No 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.
- No zoning report or letter per the Table A 6(a)(b) ALTA standards were provided to the surveyor.
- Approximately 204' from 5740 South College Avenue to the nearest intersection of College Avenue and Smokey Street.
- The Subject Property is in flood zone X, "areas determined to be outside the 0.2% annual chance of flooding" per FEMA flood map 08069C1000F, revised December 19, 2006.
- Adjacent parcel ownership provided by county assessor page at the time of survey.

SCHEDULE "B" EXCEPTIONS

- Right of Way easement to construct, operate, maintain, and remove such communication and other facilities as granted to The Mountain States Telephone and Telegraph Company, a Colorado Corporation, by instrument recorded January 11, 1974, in Book 1585 at Page 444. (NOT PLOTTABLE NOT ON SUBJECT PARCEL)
- All matters shown on the plat recorded January 4, 1977, as Reception No. 177889. (PLOTTED)
- Easement and Right of Way granted to The Poudre Valley Rural Electric Association, Inc., recorded November 3, 1980, in Book 2082 at Page 929 as Reception No. 386299. (NOT PLOTTABLE NO SPECIFIC LOCATION)
- Right(s) of way, including its terms and conditions, whether in fee or easement only, for surface water, as granted to Jerry L. Forte, in instrument recorded September 9, 1985, as Reception No. 85045724. (PLOTTED)
- Development Agreement recorded June 18, 2013, as Reception No. 20130046173. (NOT PLOTTABLE)

SURVEYOR'S CERTIFICATE

To: Quattro Development LLC, an Illinois limited liability company
5740 South College Avenue, LLC, a Colorado limited liability company
Stewart Title 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 of ALTA/NSPS Land Title Surveys, jointly established and adopted by the ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a)(b), 7(a), 8, 9, 13, 14, 16, 17 and 18 of the Table A thereof. The field work was completed on February 8, 2023.

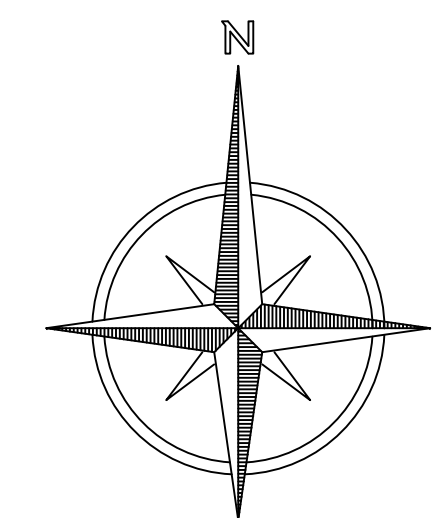
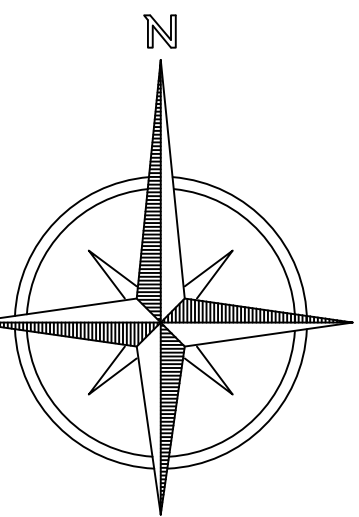
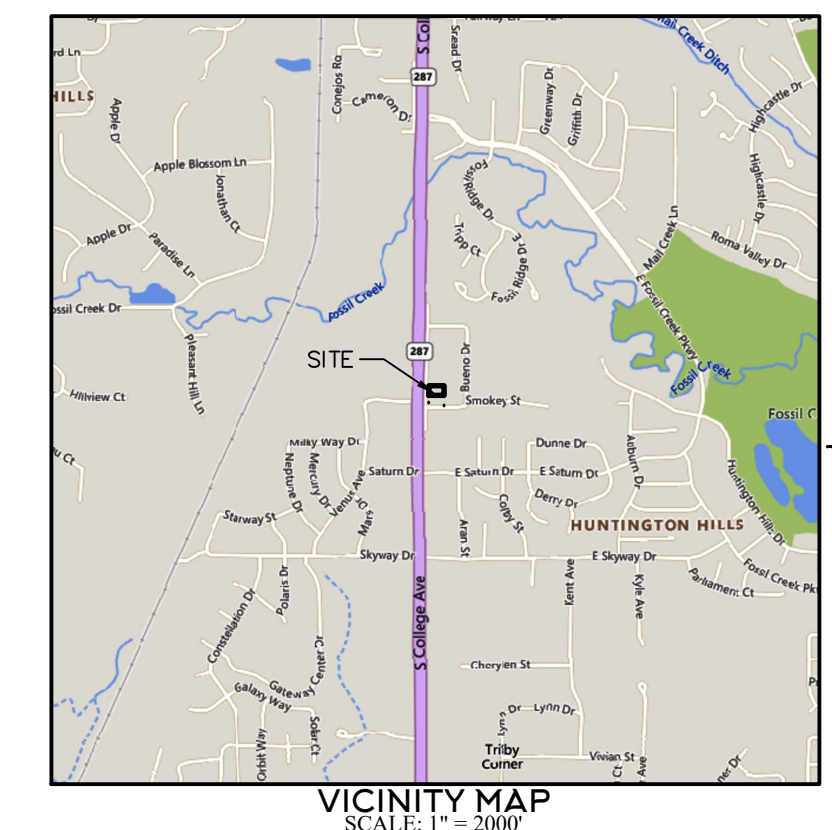
Date of Plat or Map: February 16, 2023.

PRELIMINARY

Steven Parks - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348
stevenp@majesticsurveying.com

For all information regarding easements, rights-of-way and title of records, Majestic Surveying, LLC relied upon Title Commitment Number 1930559, dated January 19, 2023, as prepared by Stewart Title Company to delineate the aforesaid information. This survey does not constitute a title search by Majestic Surveying, LLC to determine ownership or easements of record.

This certificate does not extend to any unnamed parties or the successors and/or assigns of Quattro Development LLC, an Illinois limited liability company, 5740 South College Avenue, LLC, a Colorado limited liability company, Stewart Title Company.



0 20 40 Feet

LEGEND

AC UNIT	EDGE OF ASPHALT
GAS METER	FENCE
CURB CUT	CHAIN LINK FENCE
DECIDUOUS TREE	FLOW LINE
HANDICAP RAMP	BOUNDARY LINE
FIRE HYDRANT	EASEMENT LINE
FOUND MONUMENT AS DESCRIBED	CALCULATED POSITION
SET 24" OF #4 REBAR WITH RED PLASTIC CAP LS 38348	CONTROL POINT



PROJECT NO: 2023035	NAME: 5740 S COLLEGE AVE	REVISIONS:	DATE:
DATE: 2-16-2023	CLIENT: QUATTRO DEVELOPMENT		
DRAWN BY: MCF	FILE NAME: 2023035ALTA		
CHECKED BY: MB	SCALE: 1" = 20'		

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SHEET 1 OF 1