### 11/1/2022

### 7am

Received by EPA Region VIII Hearing Clerk

### UNITED STATES ENVIRONMENTAL PROTECTION AGENCY, REGION 8

) IN THE MATTER OF: ) Sand Creek Superfund Site ) Operable Units 3 & 6 ) Commerce City, Colorado ) Triangle Logistics Center, LLC ) Purchaser

CERCLA Docket No. CERCLA-08-2022-0005

# MINOR MODIFICATION TO APPENDIX 4

The following document is a modified Appendix 4 (Surveys & Legal Descriptions of the Property), with minor revisions to only pages four (4) through six (6) of the appendix (pages 274-276 of the Settlement). Otherwise, there is no further modification to the Settlement.

During the Purchaser's due diligence period, before an Effective Date has been identified for the Settlement, the intended boundary of a portion of the Property to be sold to the Purchaser was shifted approximately ten (10) feet. This minor modification to Appendix 4, impacting the definition of Property, will not impact any Work, except that a number of additional gas monitoring wells, considered point of compliance points pursuant to the Record of Decision, will be located outside the Property boundary, and Appendix 4 will accurately reflect the Property boundary when an Effective Date is identified.

Pursuant to Paragraph 116 of the Settlement, this minor modification is memorialized and effective as of the date of signature below, when this minor modification is provided to all Parties to the Settlement.

UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

Date

# Appendix 4 – Surveys & Legal Descriptions of the Property

# LEGAL DESCRIPTION

### PARCEL ONE:

A TRACT OF LAND SITUATE IN THE COUNTY OF ADAMS, STATE OF COLORADO, SECTIONS 17 AND 18, TOWNSHIP 3 SOUTH. RANGE 67 WEST OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF SAID SECTION 17, A DISTANCE OF 20.00 FEET WESTERLY FROM THE SOUTHEAST CORNER OF THE W  $\frac{1}{2}$  W  $\frac{1}{2}$  SW  $\frac{1}{4}$  OF SAID SECTION 17;

THENCE ALONG SAID SOUTHERLY LINE, BEARING SOUTH 89°50'54" WEST, A DISTANCE OF 326.55 FEET TO A POINT WHICH IS 312.27 FEET EASTERLY FROM THE SOUTHWEST CORNER OF SAID SECTION 17;

THENCE ALONG A LINE BEARING NORTH 0°23'07" WEST, A DISTANCE OF 201.27 FEET; THENCE ALONG A LINE BEARING SOUTH 89°36'53" WEST, A DISTANCE OF 600.00 FEET; THENCE ALONG A LINE BEARING NORTH 0°18'17" WEST, A DISTANCE OF 96.54 FEET; THENCE ALONG A LINE BEARING NORTH 62°43'23" WEST, A DISTANCE OF 81.44 FEET; THENCE ALONG A LINE BEARING SOUTH 84°48'31" WEST, A DISTANCE OF 470.20 FEET; THENCE ALONG A LINE BEARING NORTH 60°55'35" WEST, A DISTANCE OF 280.38 FEET; THENCE ALONG A LINE BEARING NORTH 33°38'41" WEST, A DISTANCE OF 120.04 FEET; THENCE ALONG A LINE BEARING NORTH 17°15'47" WEST, A DISTANCE OF 177.03 FEET;

THENCE ALONG A LINE BEARING NORTH 89°51'05" WEST, A DISTANCE OF 129.37 FEET TO A POINT ON THE WESTERLY LINE OF E 1/2 SE 1/4 OF SAID SECTION 18, WHICH SAID POINT IS A DISTANCE OF 703.84 FEET FROM THE SOUTHWEST CORNER OF SAID E  $\frac{1}{2}$  SE  $\frac{1}{4}$  OF SECTION 18;

THENCE ALONG SAID WESTERLY LINE, BEARING NORTH 0°08'55" EAST, A DISTANCE OF 1561.52 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF THE ROCK ISLAND RAILROAD RIGHT OF WAY;

THENCE ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, BEARING SOUTH 53°23'46" EAST, A DISTANCE OF 2441.53 FEET TO A POINT ON THE WESTERLY LINE OF IVY STREET, WHICH SAID POINT IS 20.00 FEET WEST OF THE EASTERLY LINE OF THE W  $\frac{1}{2}$  W  $\frac{1}{2}$  SW  $\frac{1}{4}$  OF SAID SECTION 17;

THENCE ALONG SAID WESTERLY LINE OF IVY STREET, BEARING SOUTH 0°06'34" WEST, A DISTANCE OF 798.94 FEET TO THE POINT OF BEGINNING,

EXCEPT ANY PORTION THEREOF CONVEYED TO THE CITY OF COMMERCE CITY BY DEED RECORDED OCTOBER 29, 1975 IN <u>book 2026 at page 267</u> to wit:

A TRACT OF LAND LOCATED IN THE COUNTY OF ADAMS, STATE OF COLORADO, SECTION 17, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF SAID SECTION 17, A DISTANCE OF 20 FEET WESTERLY FROM THE SOUTHEAST CORNER OF THE WEST ½ WEST ½ SOUTHWEST ¼ OF SAID SECTION 17;

THENCE SOUTH 89°50'54" WEST, A DISTANCE OF 15 FEET;

THENCE NORTH 00°06'34" WEST, A DISTANCE OF 810.12 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE ROCK ISLAND RAILROAD;

THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, SOUTH 53°23'46" EAST, A DISTANCE OF 18.68 FEET; THENCE SOUTH 00°06'34" EAST, A DISTANCE OF 798.94 FEET TO THE POINT OF BEGINNING.

COUNTY OF ADAMS, STATE OF COLORADO.

<u>Parcel two:</u>

LINE PARALLEL TO AND

THAT PART OF THE SW 1/4 OF SECTION 17. TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SW 1/4 OF SAID SECTION 17;

THENCE EAST ALONG THE SOUTH LINE OF SAID SECTION 17, 640 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING EAST ALONG SAID SOUTH LINE OF SECTION 17, 1075 FEET TO A POINT OF INTERSECTION WITH A

50 FEET SOUTHWESTERLY OF THE CENTERLINE OF THE MAIN TRACK OF THE COLORADO AND EASTERN RAILROAD AS SAME IS PRESENTLY LAID OUT AND LOCATED;

THENCE NORTHWESTERLY ALONG SAID PARALLEL LINE 50 FEET SOUTHWESTERLY OF SAID MAIN TRACK CENTERLINE, 1360 FEET TO A POINT, SAID POINT BEING THE POINT OF INTERSECTION WITH THE NORTH/SOUTH CENTERLINE OF THE SW 1/4 OF THE SW 1/4 OF SECTION 17;

THENCE SOUTH ALONG SAID NORTH/SOUTH CENTERLINE TO THE POINT OF BEGINNING,

EXCEPT THAT PORTION CONVEYED TO THE CITY OF COMMERCE CITY BY DEED RECORDED JULY 25, 1966 IN BOOK 1308 AT PAGE 392, COUNTY OF ADAMS, STATE OF COLORADO.

## STATEMENT OF POTENTIAL ENCROACHMENTS:

THE ITEMS SHOWN ON THIS TABLE, ARE ALL OF THE POTENTIAL ENCROACHMENTS KNOWN TO THE UNDERSIGNED SURVEYOR.

(A) FENCE NOT ON PROPERTY LINE

(B) property corner falls within fenced area occupied by adjacent property owner

# TITLE EVCEDTIONS

		ILL LAGLE HUNJ	
	9.	ANY RIGHT OF WAY OR INTEREST OF THE PUBLIC AND/OR THE CITY OF COMMERCE CITY IN AND TO EAST 48TH AVENUE. (THIS EXCEPTION DOES NOT AFFECT THE SUBJECT PROPERTY. THE AREA IS SHOWN AS A 60' ROW CENTERED ON THE SECTION LINE ALONG E 48TH AND ABUTS THE SUBJECT PROPERTY.)	LOCATED IN THE SO TOWN
	10.	TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, EASEMENTS AND OBLIGATIONS CONTAINED IN THE GRANT OF RIGHT OF WAY AS SET FORTH BELOW: RECORDING DATE: OCTOBER 13, 1911 RECORDING NO.: <u>BOOK 57 AT PAGE 197</u> (DOES NOT AFFECT THE SUBJECT PROPERTY; PLOTTED, FALLS WITHIN THE RIGHT-OF-WAY OF IVY STREET)	
	11.	TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, EASEMENTS AND OBLIGATIONS CONTAINED IN THE RIGHT OF WAY CONTRACT AS SET FORTH BELOW: RECORDING DATE: JULY 19, 1948 RECORDING NO.: <u>BOOK 321 AT PAGE 84</u> (AFFECTS THE SUBJECT PROPERTY; THIS EXCEPTION IS BLANKET IN NATURE, BUT ONLY AFFECTS A PORTION OF THE SUBJECT PROPERTY; THE AREA IT IMPACTS HAS BEEN PLOTTED)	
12	12.	TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, EASEMENTS AND OBLIGATIONS CONTAINED IN THE RIGHT OF WAY CONTRACT AS SET FORTH BELOW: RECORDING DATE: JULY 19, 1948 RECORDING NO.: <u>BOOK 321 AT PAGE 86</u> (AFFECTS THE SUBJECT PROPERTY; THIS EXCEPTION IS BLANKET IN NATURE, BUT ONLY AFFECTS A PORTION OF THE SUBJECT PROPERTY; THE AREA IT IMPACTS HAS BEEN PLOTTED)	
13	13.	TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, EASEMENTS AND OBLIGATIONS CONTAINED IN THE RIGHT OF WAY CONTRACT AS SET FORTH BELOW: RECORDING DATE: JULY 19, 1946 RECORDING NO.: <u>BOOK 321 AT PAGE 88</u> (AFFECTS THE SUBJECT PROPERTY; THIS EXCEPTION IS BLANKET IN NATURE, BUT ONLY AFFECTS A PORTION OF THE SUBJECT PROPERTY; THE AREA IT IMPACTS HAS BEEN PLOTTED)	
	14.	EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:GRANTED TO:AMERICAN TELEPHONE AND TELEGRAPH COMPANYPURPOSE:CONSTRUCT, OPERATE AND MAINTAIN TELEPHONE AND TELEGRAPH LINESRECORDING DATE:JUNE 23, 1933RECORDING NO:BOOK 209 AT PAGE 599 (AFFECTS THE SUBJECT PROPERTY; BLANKET IN NATURE, NOT PLOTTED)	
	15.	EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: AMERICAN TELEPHONE AND TELEGRAPH COMPANY PURPOSE: CONSTRUCT, OPERATE AND MAINTAIN TELEPHONE AND TELEGRAPH LINES RECORDING DATE: JUNE 23, 1933 RECORDING NO: <u>BOOK 209 AT PAGE 601</u> (AFFECTS THE SUBJECT PROPERTY; BLANKET IN NATURE, NOT PLOTTED)	
	16.	ANY TAXES OR ASSESSMENTS BY REASON OF THE INCLUSION OF THE LAND IN THE SOUTH ADAMS COUNTY WATER AND SANITATION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED JANUARY 19, 1962 IN <u>BOOK 948 AT PAGE 1</u> . (AFFECTS THE SUBJECT PROPERTY; BLANKET IN NATURE, NOT PLOTTED)	
(17)	17.	TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, EASEMENTS AND OBLIGATIONS CONTAINED IN THE EASEMENT AS SET FORTH BELOW: RECORDING DATE: JULY 25, 1966 RECORDING NO.: BOOK 1308 AT PAGE 394 (AFFECTS THE SUBJECT PROPERTY; PLOTTED)	
	18.	TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, EASEMENTS AND OBLIGATIONS CONTAINED IN THE AGREEMENT FOR EASEMENT   AS SET FORTH BELOW:   RECORDING DATE: AUGUST 9, 1966   RECORDING NO.: BOOK 1311 AT PAGE 294 (AFFECTS THE SUBJECT PROPERTY; BLANKET IN NATURE, NOT PLOTTED)	
	19.	ANY TAXES OR ASSESSMENTS BY REASON OF THE INCLUSION OF THE LAND IN THE INDUSTRIAL PARK WATER AND SANITATION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED JUNE 12, 1970 IN <u>BOOK 1605 AT PAGE 93</u> . (AFFECTS THE SUBJECT PROPERTY; BLANKET IN NATURE, NOT PLOTTED)	
20	20.	. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, EASEMENTS AND OBLIGATIONS CONTAINED IN THE EASEMENT AND RIGHT OF WAY AS SET FORTH BELOW: RECORDING DATE: NOVEMBER 10, 1972 RECORDING NO.: <u>BOOK 1829 AT PAGE 290</u> (DOES NOT AFFECT THE SUBJECT PROPERTY; LOCATED WITHIN THE ROW OF 48TH STREET; PLOTTED)	
21)	21.	TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, EASEMENTS AND OBLIGATIONS CONTAINED IN THE EASEMENT AS SET FORTH BELOW: RECORDING DATE: NOVEMBER 10, 1972	
	22.	RECORDING NO.: <u>BOOK 1829 AT PAGE 291</u> (AFFECTS THE SUBJECT PROPERTY; PLOTTED)	
		EASEMENT AS SET FORTH BELOW: RECORDING DATE: OCTOBER 31, 1975 RECORDING NO.: <u>BOOK 2026 AT PAGE 789</u> (THIS EASEMENT WOULD AFFECTS THE SUBJECT PROPERTY AND BE PLOTTABLE, BUT IT EXPIRED AFTER IVY STREET WAS COMPLETED)	
(23)	23.	. EASEMENTS AS DISCLOSED AND RESERVED BY QUIT CLAIM DEED AS SET FORTH BELOW: RECORDING DATE: DECEMBER 20, 1984 RECORDING NO.: <u>BOOK 2949 AT PAGE 320</u> (DOES NOT AFFECT THE SUBJECT PROPERTY; THIS EASEMENT FALLS WITHIN RAILROAD RIGHT-OF-WAY; PLOTTED)	
24)	24.	. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, EASEMENTS AND OBLIGATIONS CONTAINED IN THE SLOPE/DRAINAGE EASEMENT AS SET FORTH BELOW: RECORDING DATE: OCTOBER 7, 1994 RECORDING NO.: <u>BOOK 4403 AT PAGE 909</u> (AFFECTS THE SUBJECT PROPERTY; PLOTTED)	
25	25.	. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, EASEMENTS AND OBLIGATIONS CONTAINED IN THE EMERGENCY ACCESS EASEMENT AS SET FORTH BELOW: RECORDING DATE: NOVEMBER 4, 1994 RECORDING NO.: BOOK 4419 AT PAGE 757 (AFFECTS THE SUBJECT PROPERTY; PLOTTED)	
	26.	RECORDING NODOOK THIS ATTAOL 757 (AFFECTS THE SOBLET FROFERENT, FECTED). RESERVATIONS, RESTRICTIONS, COVENANTS, EXCEPTIONS, NOTIFICATIONS, CONDITIONS, AGREEMENT AND EASEMENTS AS SET FORTH, GRANTED AND RESERVED IN QUIT CLAIM DEED BY AND BETWEEN UNITED STATES OF AMERICA, ACTING BY AND THROUGH THE ADMINISTRATOR OF GENERAL SERVICES ADMINISTRATION, AND 48TH AND HOLLY, L.L.C., A COLORADO LIMITED LIABILITY COMPANY AS SET FORTH BELOW: RECORDING DATE:NOVEMBER 21, 2006 RECORDING NO.:RECEPTION NO.2006001002970 (AFFECTS THE SUBJECT PROPERTY; BLANKET IN NATURE, NOT PLOTTED)	
	27.	. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE ENVIRONMENTAL COVENANT AS SET FORTH BELOW: RECORDING DATE: JULY 2, 2007 RECORDING NO.: RECEPTION NO. <u>2007000063610</u> RE-RECORDING DATE: APRIL 21, 2008 RE-RECORDING NO.: RECEPTION NO. <u>2008000031499</u>	
		NOTE: AFFIDAVIT RE: SCRIVNER'S ERROR IN CONNECTION THEREWITH RECORDED AUGUST 27, 2007 AT RECEPTION NO. <u>2007000081946</u> . (AFFECTS THE SUBJECT PROPERTY; BLANKET IN NATURE NOT PLOTTED)	
	28.	. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, EASEMENTS AND OBLIGATIONS CONTAINED IN THE ASSIGNMENT OF RIGHTS OF WAY, EASEMENTS, PERMITS AND LICENSES AS SET FORTH BELOW: RECORDING DATE: NOVEMBER 24, 2008 RECORDING NO.: RECEPTION NO. <u>2008000092304</u> (AFFECTS THE SUBJECT PROPERTY; BLANKET IN NATURE NOT PLOTTED)	
	29.	. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, EASEMENTS AND OBLIGATIONS CONTAINED IN THE NON-FEE PROPERTY ASSIGNMENT AND CONVEYANCE AGREEMENT AS SET FORTH BELOW: RECORDING DATE: DECEMBER 3, 2013 RECORDING NO.: RECEPTION NO. <u>2013000101602</u> (MAY AFFECT THE SUBJECT PROPERTY. TWO LOCATIONS IN THIS DOCUMENT REFERENCE THE SECTION 18, T3S, R67W AS THE IMPACTED AREA. THE SUBJECT PROPERTY IS A PORTION OF THE EAST 1/2 OF THE SE 1/4 OF SECTION 18, T3S, R67W. BECAUSE THE EXACT LOCATION OF THE RIGHTS TRANSFERRED IS NOT SPECIFIED THIS DOCUMENT MAY IMPACT THE SUBJECT PROPERTY; BLANKET IN NATURE, NOT PLOTTED)	

# ALTA/NSPS LAND TITLE SURVEY OUTHEAST QUARTER OF SECTION 18, AND THE SOUTHWEST QUARTER OF SECTION 17, NSHIP 3 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, ADAMS COUNTY, 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 DISCOVER SUCH DEFECT. IN NO EVENT MAY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE CERTIFICATION SHOWN HEREON.

2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY WILSON AND COMPANY TO DETERMINE TITLE OR EASEMENTS OF RECORD. RESEARCH FOR THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH CRS 38-51-106 AND THE RULES OF PROCEDURE AND BOARD POLICY STATEMENTS OF THE STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, SPECIFICALLY THOSE BOARD RULES AND POLICY STATEMENTS RELATING TO THE DEPICTION OF EASEMENTS AND RIGHTS OF WAY ON SUBDIVISION PLATS. TITLE COMMITMENT NUMBER CCHI2003177NT REV 10/19/20, DATED OCTOBER 2, 2020, PREPARED BY CHICAGO TITLE INSURANCE COMPANY WAS RELIED UPON FOR ALL INFORMATION REGARDING EASEMENTS OF RECORD, RIGHTS OF WAY, TITLE OF RECORD AND CIVIL COURT ACTIONS OF RECORD.

3. THE PROPERTY SURVEYED IS THE SAME PROPERTY AS DESCRIBED IN THE TITLE COMMITMENT, PREPARED BY CHICAGO TITLE INSURANCE COMPANY NCS NUMBER CCHI2003177NT, LOCAL OFFICE NUMBER 100-N0028281-010-T02

4. BASIS OF BEARINGS: BEARINGS USED HEREIN ARE BASED ON SOUTHWEST LINE OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 67W., BEING N89°28'38"E USING ADAMS COUNTY CONTROL NETWORK, AS MONUMENTED AT THE SE CORNER OF SECTION 18 WITH A FOUND 3.25" ALUM ILLEGIBLE. AND MONUMENTED AT SOUTH 1/4 CORNER OF SECTION 17 WITH A FOUND 2.5" ALUM ILLEGIBLE.

5. THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X, DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN", AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 08001C0616H, REVISED MARCH 5, 2007.

6. PROJECT BENCHMARK: COUNTY OF ADAMS BENCHMARK 95.0240, BEING AN ADAMS COUNTY 3.25" ALUMINUM CAP, IN RANGE BOX AT THE INTERSECTION OF IVY ST AND E. 48TH AVE. HAVING AN ELEVATION OF 5251.18 FEET (NAVD 88). 7. SITE BENCHMARKS WERE ESTABLISHED FOR THIS SITE AS DETAILED BELOW.

SITE B.M. NO.1: ADAMS COUNTY 3.25" ALUMINUM CAP, IN RANGE BOX AT THE INTERSECTION OF IVY ST AND E. 48TH AVE. HAVING AN ELEVATION OF 5251.18 FEET (NAVD 88).

SITE B.M. NO.2: FOUND GREEN PLASTIC CAP, LS 38320 AT THE SOUTHWEST CORNER OF SUBJECT PROPERTY LOT 9 HAVING AN ELEVATION OF 5234.83'.

8. PER THE CITY OF COMMERCE CITY ZONING GIS, THE SUBJECT PROPERTY IS ZONED I-3-HEAVY INTENSITY INDUSTRIAL DISTRICT.

9. TO THE BEST OF MY KNOWLEDGE, THERE ARE NO PROPOSED CHANGES IN STREET RIGHTS-OF-WAY AFFECTING THE SUBJECT PROPERTY, AND, EXCEPT AS NOTED, THERE VISIBLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION or repairs.

10. A VISUAL INSPECTION OF THE SITE INDICATED THAT THE SITE WAS PREVIOUSLY USED AS A LANDFILL. THE CONTENTS OF THAT LANDFILL ARE UNKNOWN.

11. A VISUAL INSPECTION OF THE SITE INDICATED NO EVIDENCE OF EARTH MOVING, BUILDING CONSTRUCTION OR BUILDING REPAIRS.

12. A VISUAL INSPECTION OF THE SITE OBSERVED NO WETLAND DELINEATION MARKS.

13. MANY OF THE MONITORING & TESTING WELLS DEPICTED ON THIS PROPERTY WERE LOCKED AND COULD NOT BE OPENED DURING THE SURVEY. THE ELEVATION SHOWS IS THE TOP OF THE EXTERIOR OF THE HOUSING STRUCTURE. 14. THE SUBJECT PROPERTY HAS ACCESS TO FOREST STREET AND 48TH AVENUE, BOTH DEDICATED PUBLIC RIGHTS-OF-WAY.



SURVEYOR'S CERTIFICATE:

TO: 48TH & HOLLY, LLC, A COLORADO LIMITED LIABILITY COMPANY; CHICAGO TITLE INSURANCE COMPANY; 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 1-5, 8, 11, 13, 16, 17, 19 AND 20 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON 8-27-2020

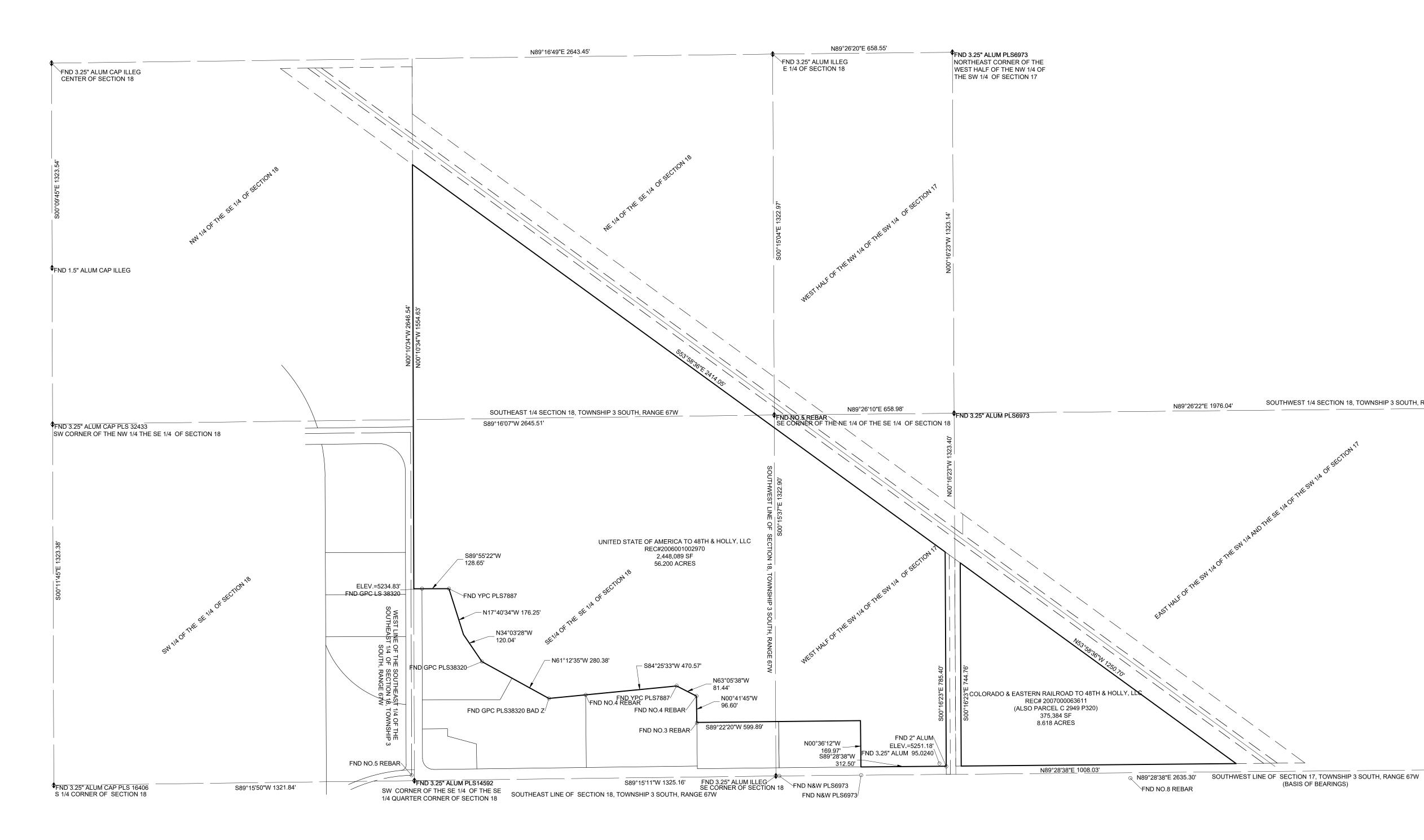
DATE OF PLAT OR MAP: 8-31-2020



DOUGLAS H, ORT III , PLS 37066 THIS SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.

20-300-095

						SCALE:	DF 3 I/A	<b>WILSON</b> <b>&amp; COMPANY</b> 1675 Broadway Suite 200 Denver, CO 80202 Phone: 303-297-2976 Fax: 303-297-2693
						DWN. BY: TJB CHK. BY:	DATE: 7-30-2020	ALTA/NSPS LAND TITLE SURVEY FOR 48TH & HOLLY
01	CLIENT COMMENTS	DHO	10/14			PROJ. MGR: DHO	7-30-2020	ADAMS COUNTY STATE OF COLORADO
NO.	REVISION-DESCRIPTION	BY	DATE	CHK'D	APP'D	CLIENT APP:		

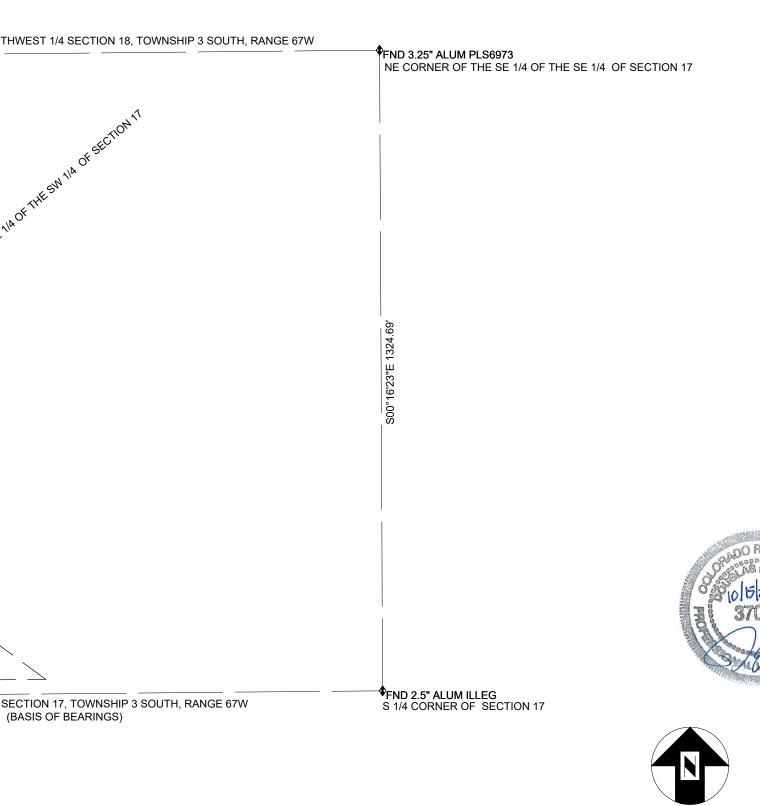


ALTA/NSPS LAND TITLE SURVEY LOCATED IN THE SOUTHEAST QUARTER OF SECTION 18, AND THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, ADAMS COUNTY, STATE OF COLORADO

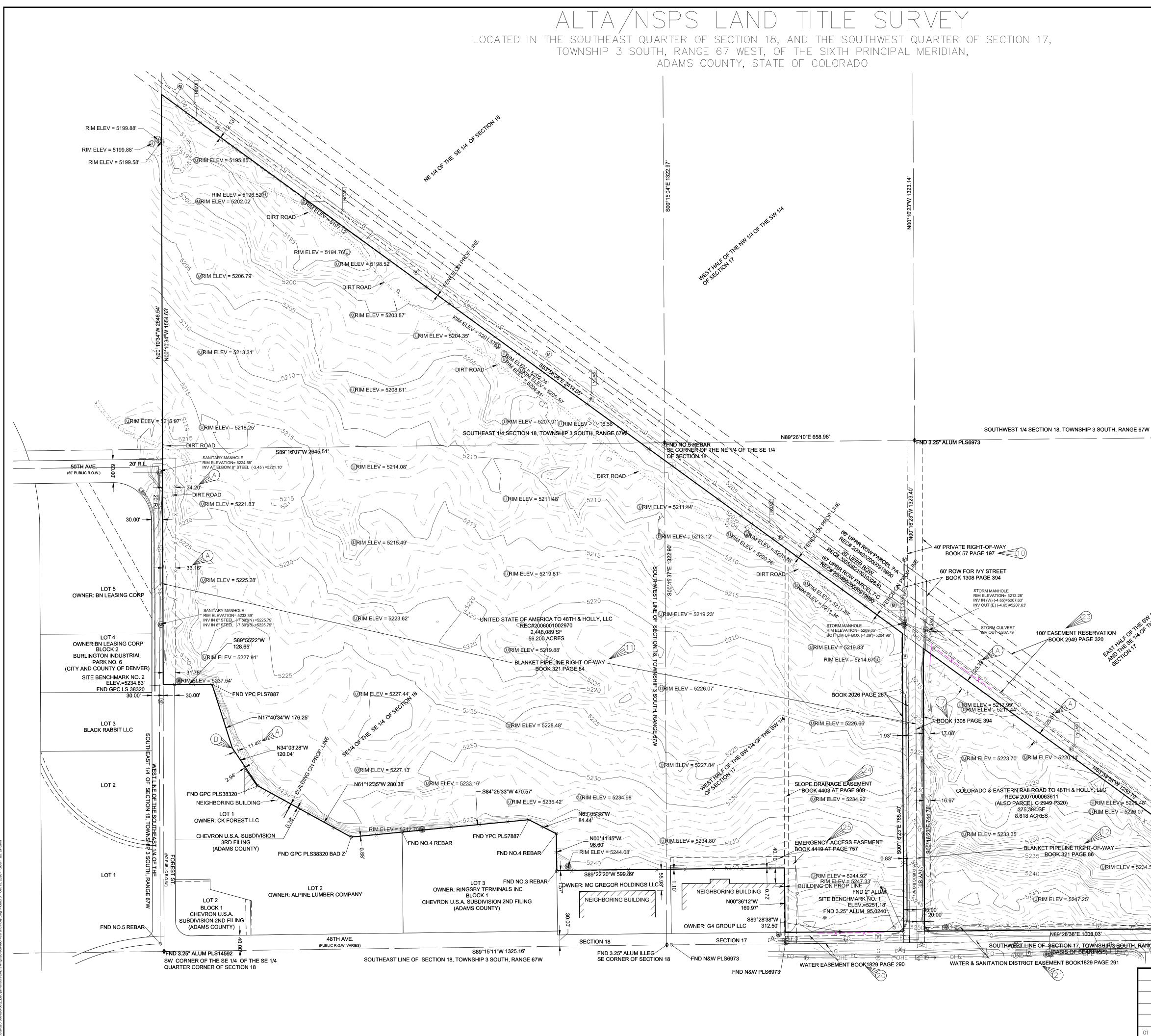
								20-300-093
						SCALE:	2 OF 3 1"=200'	<b>WILSON</b> <b>&amp; COMPANY</b> 1675 Broadway Suite 200 Denver, CO 80202 Phone: 303-297-2976 Fax: 303-297-2693
						DWN. BY: TJB CHK. BY:	DATE: 07-30-2020	ALTA/NSPS LAND TITLE SURVEY FOR
01	CLIENT COMMENTS	DHO	10/14			PROJ. MGR: DHO	07-30-2020	48TH & HOLLY ADAMS COUNTY STATE OF COLORADO
NO.	REVISION-DESCRIPTION	BY	DATE	CHK'D	APP'D	CLIENT APP:		

								20-300-095
						SHT. NO:	OF 3	WILSON 1675 Broadway Suite 200 Denver, CO 80202
	_					SCALE: 1":	=200'	<b>&amp;COMPANY</b> Phone: 303-297-2976 Fax: 303-297-2693
						DWN. BY: TJB	DATE: 07-30-2020	ALTA/NSPS LAND TITLE SURVEY
						CHK. BY:		FOR 48TH & HOLLY
C	)1	CLIENT COMMENTS	DHO	10/14		PROJ. MGR: DHO	07-30-2020	
N	0	REVISION-DESCRIPTION	BY	DATE	СНК'D	CLIENT APP:		STATE OF COLORADO

SCALE: 1" = 200' (US SURVEY FEET)



SOUTHWEST 1/4 SECTION 18, TOWNSHIP 3 SOUTH, RANGE 67W



3) SERVATION OF THE SW <sup>1/4</sup> GE 320 EAST THE SE TA EAST THE SE TO NT	○ =FC ◎ =BC 	SHT POLE ECTRICAL MANHOLE ECTRICAL PULL BOX ECTRICAL PED ECTRIC TRANSFORME CLECTIC METER REET LIGHT TILITY POLE INITARY SEWER MANH TORM MANHOLE CHEPHONE MANHOLE ILEPHONE PED BER VAULT ATER VALVE RE HYDRANT EAN OUT AS METER ITCH BASIN ATE	ĒR	SCRIBED			
N53-38-36 TW 72-30-0 LY, ELC @RIM ELEV = 522-548'		INCE LINE (ER HEAD ELECTRICAL ECTRICAL LINE ATER LINE LEPHONE LINE AS LINE INITARY SEWER LINE ORM LINE	_	7			BE STORE STORES
0RIM ELEV = 5226.07 12 4T-OF-WAY 86	A 30 <sup>2</sup> 10 <sup>2</sup>		PIPELINE R		VAY	12	$25 \qquad 0 \qquad 125$ SCALE: 1" = 125' (US SURVEY FEET)
29 PAGE 291	A A A A A A A A A A A A A A A A A A A			SHT	3 C	DF 3	20-300-095 <b>WILSON</b> <b>&amp;COMPANY</b> 1675 Broadway Suite 200 Denver, CO 80202 Phone: 303-297-2976 Fax: 303-297-2693
01 NO.	CLIENT COMMENTS REVISION-DESCRIPTION	DHO 10/14 BY DATE		CHK	N. BY: TJB . BY: J. MGR: DHO INT APP:	DATE: 07-30-2020 07-30-2020	ALTA/NSPS LAND TITLE SURVEY FOR 48TH & HOLLY ADAMS COUNTY STATE OF COLORADO

N89°26'22"E 1976.04'

#### LEGAL DESCRIPTION

PARCEL ONE AND TWO ARE NOT PART OF THIS SURVEY

PARCEL THREE:

### ALL THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS, TO WIT:

COMMENCING AT THE NORTHEAST CORNER OF THE W1/2 OF THE SE1/4 OF SAID SECTION 18, FROM WHENCE THE NORTHWEST CORNER OF SAID SE1/4 BEARS S8916'49W, 1321.97 FEET;

THENCE S0010'34'E ALONG THE EAST LINE OF SAID W1/2, 388.43 FEET TO A REBAR WITH CAP LS 10945 AND THE POINT OF DECINNING OF THE PARCEL TO BE DESCRIBED.

OF DECOMPANY OF THE THEORY OF DECOMPANY OF DEVELOPMENT OF DEVELOPMENT OF DECOMPOSITION OF DEVELOPMENT OF DEVELO THENCE S8916'17'W ALONG SAID NORTH LINE OF 50TH AVENUE, 321.03 FEET TO A POINT 50.00 FEET PERPENDICULAR

DISTANCE NORTHEASTERLY OF THE BURLINGTON NORTHERN RAILROAD COMPANY NEAR TRACK CENTERLINE (06-23-2022): THENCE NORTHWESTERLY PARALLEL WITH AND 50.00 FEET NORTHEASTERLY OF SAID TRACK CENTERLINE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 623.66 FEET FOR AN ARC DISTANCE OF 476.38 FEET (CHORD BEARING N37'21'15'W, 464.89 FEET) TO A POINT OF TANGENCY;

THENCE N59'14'14'W, PARALLEL WITH SAID TRACK CENTERLINE, 772.33 FEET TO THE INTERSECTION WITH THE EAST LINE OF DAHLIA STREET, ACCORDING TO THE RECORDED PLAT THEREOF;

THENCE NO0'09'45'W ALONG SAID EAST LINE OF DAHLIA STREET, 543.19 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF 52ND AVENUE: THENCE N8916'49'E ALONG SAID SOUTH LINE, 780.82 FEET:

THENCE \$53'58'36'E, 599.11 FEET TO THE POINT OF BEGINNING;

THE ABOVE DESCRIBED TRACT CONTAINS 26.048 ACRES MORE OR LESS

#### PARCEL FOUR:

ALL THAT PORTION OF LOT 5, BLOCK 2, BURLINGTON INDUSTRIAL PARK NO, 6 IN THE SW1/4 OF THE SE1/4 OF SECTION 18, TOWNSHIP 3 SOUTH, RANCE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, GTY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIED AS FOLLOWS, TO WT:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 5, THENCE S89'49'26 W ALONG THE SOUTH LINE OF SAID LOT 5, 269.15 FEET TO A POINT 50.00 FEET FEMPENDICULAR DISTANCE EAST OF THE BURLINGTON NORTHERN RAILROAD COMPANY NEAR TRACK CENTERLINE (06-23-2022);

THENCE NO0'07'53'W ALONG A LINE PARALLEL WITH AND 50.00 FEET EAST OF SAID TRACK CENTERLINE 292.19 FEET TO A POINT ON A CURVE TO THE LEFT: THENCE CONTINUING PARALLEL WITH SAID TRACK CENTERLINE ALONG SAID CURVE TO THE LEFT 105.62 FEET WITH A RADIUS OF 623.66 FEET, DELTA ANGLE 942'14", AND A CHORD BEARING NO4"59'00"W, 105.50 FEET TO THE NORTH LINE OF SAID

THENCE N89'16'17'E, ALONG SAID NORTH LINE, 176.81 FEET TO A POINT ON A CURVE TO THE RIGHT;

THENCE ALONG SAID CURVE TO THE RIGHT 158.04 FEET WITH A RADIUS OF 100.00 FEET, DFI TA ANGLE 90"33" OP". AND A CHORD BEARING \$45'27'09'E, 142.10 FEET TO THE WEST LINE OF FOREST STREET ACCORDING TO THE RECORDED PLAT THENCE S0010'34'E, ALONG SAID WEST LINE, 299.03 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 105,367 SQUARE FEET, 2.419 ACRES MORE OR LESS

#### PARCEL FIVE:

ALL THAT PORTION OF LOT 4, BLOCK 2, BURLINGTON INDUSTRIAL PARK NO. 6 IN THE SWI/4 OF THE SEI/4 OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS, TO WT:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4, THENCE S89'49'26'W ALONG THE NORTH LINE OF SAID LOT 4, 299.15 FEET TO A POINT 50.00 FEET PERPENDICULAR DISTANCE EAST OF THE BURLINGTON NORTHERN RAILROAD COMPANY NEAR TRACK CENTERLINE (06-23-2022):

THENCE S00'07'53'E ALONG A LINE PARALLEL WITH AND 50.00 FEET EAST OF SAID TRACK CENTERLINE 154.11 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 4;

THENCE N8949'26'E, ALONG SAID SOUTH LINE, 269.27 FEET TO A POINT ON THE WEST LINE OF FOREST STREET ACCORDING TO THE RECORDED PLAT THEREOF; THENCE N00'10'34"W, ALONG SAID WEST LINE, 154.11 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 41,488 SQUARE FEET, 0.952 ACRES MORE OR LESS.

#### SURVEYOR'S CERTIFICATE:

TC: 48TH & HOLLY, LLC, A COLORADO LIMITED LIABILITY COMPANY; CA INDUSTRIAL HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BNS: RAILWAY COMPANY, A DELAWARE CORPORATION, BN LEASING CORPORATION, A DELAWARE CORPORATION, NAD CHCAGO TITLE INSURANCE 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 ASPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 8, 11(8), 13, 16-18 AND 19 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON 03-08-2022 DATE OF PLAT OR MAP: 07-29-2022



MICHAEL J. LINDQUIST, PLS 38666 THIS SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.

### TITLE EXCEPTIONS

EXCEPTIONS 9-30 AFFECT PARCEL ONE AND TWO WHICH ARE NOT PART OF THIS SURVEY THE FOLLOWING AFFECT PARCEL THREE:

31. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, EASEMENTS AND OBLIGATIONS CONTAINED IN THE RIGHT OF WAY EASEMENT AS GRAVIED TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY AS SET FORTH BELOW:

RECORDING DATE: DECEMBER 16, 1927 REFORDING NO.: BOCK 163 AT PAGE 27D (ADAMS COUNTY RECORDS) (BLANKET N NATURE; NOT PLOTTED) 32. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, EASEMENTS AND OBLIGATIONS CONTAINED IN THE EASEMENT AS GRANTED TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY AS SET FORTH BELOW.

RECORDING DATE: JUNE 23, 1933 RECORDING NO.: BOOK 209 AT PAGE 601 (ADAMS COUNTY RECORDS) (DOS NOT AFFECT SUBJECT PROPERTY; BLANKET N NATURE NOT PLOTED)

33. THE EFFECT OF SURVEY RECORDED NOVEMBER 9, 1950 IN BOOK 407 AT PAGE 235. (ADAMS COUNTY RECORDS) (BLANKET IN NATURE; NOT PLOTTED) 34. ANY TAXES OR ASSESSMENTS BY REASON OF THE INCLUSION OF THE LAND IN THE SOUTH ADAMS COUNTY WATER AND SANITATION DISTRICT, AS EVIDENCED BY INSTRUMENT AS SET FORTH BELOW:

RECORDING DATE: SEPTEMBER 20, 1951 RECORDING NO.: BOOK 427 AT PAGE 548 (ADAMS COUNTY RECORDS) (BLANKET IN NATURE; NOT PLOTED) 35 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A

5. EASUBDIT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENT OCIDADES: GRANTED TO: CITY AND COUNTY OF DENVER PURPOSE: SENER RECORDING DATE: DECUMER 4, 1953 RECORDING DATE: DECUMER 4, 1953

- 36, TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CON-BELOW: RECORDING DATE: JANUARY 17, 1980 RECORDING NO.: RECEPTION NO. 48466 (BLANKET IN NATURE; NOT PLOTTED) TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND ORIGATIONS, CONTAINED IN THE ORDINANCE AS SET FORTH
- 37. THE EFFECT OF SURVEY RECORDED JULY 15, 1986 AT RECEPTION NO. 663189, (ADAMS COUNTY RECORDS) (PLOTTED)

36. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE NOTICE AS SET FORTH BELOW: RECORDING DATE: APRIL 2, 1990 RECORDING NO.: RECEPTION NO. 336082 (ADAMS COUNTY RECORDS) (AFFECTS ENTIRE PARCEL, BLANKET IN NATURE NOT PLOTTED)

TERNS, CONDITIONS, PROMISIONS, AGREEMENTS AND OBLICATIONS CONTAINED IN THE UNLATERAL ADMINISTRATIVE R FOR Redeal, design/releval, action as set forth below Reing OATE: fermary 14, 1994 Reing No.: Reception No. 9400027856 (Affects Entre Parcel, Blanket In Nature; not Plotted)

- -40. TENIS CONDITIONS, PROVINCINS, ADREEMENTS, EASEMENTS AND OBLICATIONS CONTAINED IN THE MEMORANDUM OF ESSMENT AS 317 TORTH BELOW RECORDING DATE: AUGUST 14, 1998 RECORDING DATE: AUGUST 14, 1998

41. TERUS, CONDITIONS, PROVISIONS, AGREEMENTS, EASEMENTS AND OBLIGATIONS CONTAINED IN THE EASEMENT AS GRAVIED TO PHILLIPS PETRICALUM AS DISCLOSED BY ASSIGNMENT OF RIGHTS OF WAY, EASEMENT, PERMITS AND LICENSES AS 257 TORTH RELOR RECORDING IN: RELEPTION IN J. 2008000023204 (ADMIS COUNTY RECORDS) (BLANKET IN NATURE; NOT PLOTTED)

THE FOLLOWING AFFECT PARCELS FOUR AND FIVE:

- 42. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RGHTS INCIDENTAL THERETO, AS GRAVIED IN A DOWNTO: DEVICES THE ADDRESS OF A DEVICE PURPOSE: SERVER RECORDEND AS DECOMBER 4, 1953 RECORDEND AS DECOMBER 4, 1953
- 43. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRAVIED IN A DOCUMENT: DOCUMENT: GRAVIED TO: CITY AND COUNTY OF DRAVERS (43) DOCUMENT: GRANTED TO: CITY AND COUNTY OF DERVER PURPOSE: SEMER RECORDING DATE: SEPTEMBER 13, 1954 RECORDING NO: BOOK 7536 AT PAGE 80 (PLOTTED)

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A 

45. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: -45 DOCUMENT: GRANTED TO: CITY AND COUNTY OF DERVER PURPOSE: SEWER RECORDING DATE: DECEMBER 9, 1977 RECORDING NO: RECEPTION NO. 86094 (PLOTTED)

46. RESERVATION OF A FULRIODE DESEMBNT. INCLUDION THE RIGHT, FRUNCLEE AND EASUMENT TO CONSTRUCT, MINTAIN, REPAR, RICHA, USC, OFFRATE OVER, REPLACE OF REMOVE FULRIADOL TRACKS DRANGE FACILIES. AND APPURTUNANCE THERETO AS RESERVED IN CORRECTION GUT CLAM DIEDL RECEPTION ING 87459, RECORDED ON SEPTIMERE 20. DISG. (DOS NOT AFTECT SARCET FORMETY, GAMMET IN NATURE NOT HOUTED)

47. EASEMENTS AND RIGHTS OF WAY AS SHOWN ON PLAT MAP RECORDED ON APRIL 21, 1975 AT 27/94. NOTE: QUIT CLAIM DEEDS RECORDED ON JUNE 2, 1978 AT RECEPTION NO. 64524 AND OCTOBER 22, 1985 AT RECEPTION 1081988 EXTINGUISH PRIOR DEDICATED EASEMENTS. (PLOTTED)

ENCROACHMENTS:

DEROROHIMMENTS THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY MAY FENCES, BUILDINOS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY, AND NO ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES, FENCES OR OTHER IMPROVEMENTS STUATED ON ADDINING PREMISES, ENCEYT AS FOLLOWS:

A) FENCE NOT ON PROPERTY LINE

### GENERAL NOTES

1. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE MAY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY MTHINT THREE YEARS AFTER YOU DISCOVER SUCH DEFECT IN NO EVENT MAY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE CERTIFICATION SHOWN HEREON.

3. BASS OF BEARINGS: BEARINGS USED IMPRIEM AND RAVE DAYS ON SOUTH LIVE OF THE SOUTHARTH OF SECTION 18, TOMOSHIP 3 SOUTH RAVE, EVA, USED SENSISTIE USER GAMS CONTY CONTROL HERDRER, AS MOUNDANTED AT THE SE CONNER OF SECTION 18 WITH A FOUND 3.25° ALUM ILLEGREL AND MONUMENTED AT SW CORNER OF THE SE 1/4 OF SECTION 18 WITH A FOUND 3.5° FES 14592.

4. THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X, DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN", AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 080046009H, REVISED NOVEMBER 20, 2013. WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS STUATED.

5. PROJECT BENCHMARK: COUNTY OF ADAMS BENCHMARK 95.0240, BEING AN ADAMS COUNTY 3.25" ALUMINUM CAP, IN RANGE BOX AT THE INTERSECTION OF IVY ST AND E. 48TH AVE. HAVING AN ELEVATION OF 5251.18 FEET (NAVD 88).

6. SITE BENCHMARKS WERE ESTABLISHED FOR THIS SITE AS DETAILED BELOW.

SITE B.M. NO.1: ADAMS COUNTY 3.25" ALUMINUM CAP, IN RANGE BOX AT THE INTERSECTION OF IVY ST AND E. 48TH AVE. HAVING AN ELEVATION OF 5251.18 FEET (NAVD 88).

SITE B.M. NO.2: FOUND GREEN PLASTIC CAP, LS 38320 AT THE SOUTHWEST CORNER OF SUBJECT PROPERTY LOT 9 HAVING AN ELEVATION OF 5234.83'.

7. PER THE CITY AND COUNTY OF DENVER ZONING, THE SUBJECT PROPERTY IS ZONED I-B, UO-2 (INDUSTRIAL - GENERAL (I-B))

8. TO THE BEST OF MY KNOWLEDGE, THERE ARE NO PROPOSED CHANGES IN STREET RIGHTS-OF-WAY AFFECTING THE SUBJECT PROPERTY, AND, EXCEPT AS NOTED, THERE VISIBLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

9. A VISUAL INSPECTION OF THE SITE INDICATED THAT THE SITE WAS PREVIOUSLY USED AS A LANDFILL. THE CONTENTS OF THAT LANDFILL ARE UNKNOWN. 10. A VISUAL INSPECTION OF THE SITE INDICATED NO EVIDENCE OF EARTH MOVING, BUILDING CONSTRUCTION OR BUILDING REPAIRS.

11. A VISUAL INSPECTION OF THE SITE OBSERVED NO WETLAND DELINEATION MARKS.

12. MANY OF THE MONITORING & TESTING WELLS DEPICTED ON THIS PROPERTY WERE LOCKED AND COULD NOT BE OPENED DURING THE SURVEY.

13. CLOSED FIGURE: THE RECORD DESCRIPTION OF THE PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE.

14. UTILITIES: THE SUBJECT PROPERTY HAS ACCESS TO PUBLIC UTILITIES FROM THE PUBLIC STREETS ADJACENT TO THE SUBJECT PROPERTY, VISIBLE UTILITIES SERVING OR CROSSING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD, DECEPT AS SHOWN ON SURVEY.

15. UTURES. EVIDANCE OF UNDERGOUND UTURES EXISTING ON OR SERVING THE SURVEYED PROBRETY (IN ADDITON TO THE DESKRYCH EVIDENCE OF UTURES REGULTED PUBLISHT TO SECTION 540 JAS DETEINING DY PUNA BUDGO REPORTS PROVIDED BY CLEHT (NONE PROVIDED) OR MARKINGS COORDINATED BY THE SURVEYEGY PUBLISHINT TO A PRIVATE UTURY (LOCATE PEDUSEL UNDERGROUND UTURES SURVEYED MON SHOWIN AS MARKED BY LINGERGROUND CONSULTINGS SOUTIONS NOVEMBER 411 2021.

16. NO SERVING OF ADJOINING PROPERTY: [EXCEPT AS SHOWN ON THE SURVEY.] THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR UTILITIES, DRAINAGE, STRUCTURAL SUPPORT OR INGRESS OR EGRESS.

17. RESTRICTIONS, EASEMENTS AND OTHER MATTERS: EXCEPT AS SHOWN AND NOTED ON THIS SURVEY, BASED ON A CAREFUL PHYSICAL INSPECTION OF THE SUBJECT PROPERTY AND MATTERS OF RECORD OR PROVIDED BY THE THILE COMPANY OR CLIENT, THERE ARE NO VIBLE: (1) HEIDTO RE ULK RESTRICTIONS, SETBACK, ULBS, PARKING REQUIREMENTS, PARTY WALLS, ENCROCHMENTS OR OVERWINDS OF ANY MEROVEMENTS UPON ANY EASEMENT, RIGHT-OF-WAY OR ADJACENT LWD OR EDUCRACHMENTS INFOVEMENTS, OCALED ON ADJACENT LUDON ANY EASEMENT, RIGHT-OF-WAY OR ADJACENT LWD OR EDUCRACHMENTS OR OVERWINDS OF ANY MEROVEMENTS UPON ANY EASEMENT, RIGHT-OF-WAY OR ADJACENT LWD OR EDUCRACHMENT TABLE; OR (0) EASEMENTS, RIGHTS-OF-WAY, PARTY WALLS, OR BUILDING STRUCTURES OR OTHER MEROVEMENTS, COMPLICIT, OFTFOLLY DESTIMATE ION UP FR. FLOOD FLANG OF FLOOD PRIOR AREAS, STRUCTURES, STRUMS, CARELS, RIFERS, RORES, CREEKS, RIFERS, RORES, RORES,

(NOT APPLICABLE THIS SURVEY)

19 ACCURACY THE SURVEY AND THE INFORMATION COURSES AND DISTANCES SHOWN THEREON ARE ACCURATE

20. IMPROVEMENTS: THE SURVEY ACCURATELY SHOWS THE LOCATION OF ALL BUILDINGS, VISIBLE STRUCTURES AND OTHER VISIBLE IMPROVEMENTS SITUATED ON THE PREMISES.

21. SETBACKS: ALL SET BACK, SIDE YARD AND REAR YARD LINES SHOWN ON THE RECORDED PLAT OR SET FORTH IN THE APPLICABLE ZONING ORDINANCE ARE SHOWN ON THE SURVEY. NO ZONING BINDER WAS PROVIDED.

22. DRAINAGE: THE SURVEY SHOWS THE LOCATION OF ALL VISIBLE STORM DRAINAGE APPURTENANCES FOR THE COLLECTION AND DISPOSAL OF ALL ROOF AND SURFACE DRAINAGE. STORM DRAINAGE STRUCTURES SHOW AS FOUND FROM A REASONABLE SEARCH DURING THE PERFORMANCE OF THIS SURVEY.

23. DISCHARGE: TO THE BEST OF MY KNOWLEDGE ANY DISCHARGE INTO STREAMS, RIVERS OR OTHER CONVEYANCE SYSTEM IS SHOWN ON THE SURVEY.

24. VERTICAL RELIEF: WITH THE SOURCE OF INFORMATION (GROUND SURVEY AND/OR AERIAL MAP), CONTOUR INTERVAL, DATUM, WITH ORIGINATING BENCHMARK, IF APPLICABLE,

25. IDENTIFYING TITLES: THE IDENTIFYING TITLES OF ALL RECORDED PLATS, FILED MAPS, RIGHT OF WAY MAPS OR SIMILAR DOCUMENTS WHICH THE SURVEY REPRESENTS, WHOLLY OR IN PART, WITH THEIR RECORDING OR FILING DATA.

26 THE PELATIONSHIP OF THE BOUNDARIES OF THE SURVEYED PROPERTY WITH ITS ADJOINERS F.G. CONTIGUITY GAPS OVERLAPS) 28. THE RELATIONSHIP OF THE BOUNDARIES OF THE SURVEYED PROPERTY WITH ITS AUDIONERS E.G., CONTIDUITY, GAYS, OYERARS), WHERE ASCERTIANALE FROM DOLUMENTS PROVIDED TO RO (BTANDE THE SURVEYED RUBGINHT) OSCITION 4 AUD/OR FROM WHERE ASCERTIANEL FROM DOLUMENTS PROVIDED TO RO (BTANDE THE SURVEYED RUBGINHT) OSCITION 4 AUD/OR FROM WHERE ASCERTIANEL FROM DOLUMENTS PROVIDED TO RO (BTANDE THE SURVEYED) RUBGINHT ON THE RECORDING DEVICE AND THE FINAL PLATE ON THE SURVEYED WHEN ASCERTISTIC OF ANY DAR'S OR OVERLAR'S EXTMENT HIGGE PARCELS SHALL BE UDNIFIED. WHERE GAR'S OR OVERLAR'S ARE UDHIFTED, THE SURVEYOR SHALL PROFIT OR U DON DELIVERY OF THE FINAL PLATE ON AND, DISCLOSE THIS TO THE INSURES AND CLEMT. FOR NON-PLATED AUDIONIC LAND. RECORDING DATA IDENTIFYING AUDIONIC TRACTS ACCORDING TO CURRENT PUBLIC RECORDS. FOR PLATED AUDIONIC LAND. RECORDING DATA OF THE SUBMISION PLAT.

								21-300-219
						SHT.NO: 1 OF	3	WILSON 1675 Broadway Suite 200 Deriver, CO 85202
						SCALE: N//	λ.	&COMPANY Phone 303-297-2976 Fac: 303-297-2093
							DATE:	ALTA/NSPS LAND TITLE SURVEY
						TJB Own RY	03-02-2022	FOR
2	RI REMOVE BINSF SETBACK FROM PARCELS	MJL	7/20/22	MJL		MJL ROOT MOD	7/21/22	52ND & DAHLIA
1	CLIENT COMMENTS	TJB	5/4/22	NJL.		MJL		CITY & COUNTY OF DENVER STATE OF COLORADO
ND.	REVISION-DESCRIPTION	8Y	DATE	OHKD	APPD	CLIENT APP:		MUNDOUISTOWI SONCO COM

### ALTA/NSPS LAND TITLE SURVEY

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, & LOTS 4 & 5, BLOCK 2, BURLINGTON INDUSTRIAL PARK NO. 6 CITY AND COUNTY OF DENVER, STATE OF COLORADO.

