

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

\_\_\_\_\_  
 Sai Appaji, Remedial Project Manager  
 Superfund and Emergency Management Division  
 U.S. Environmental Protection Agency, Region 8

\_\_\_\_\_  
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 1/2 W 1/2 SW 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 1/2 SE 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 1/2 W 1/2 SW 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 BOOK 2026 AT PAGE 267 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 SOUTHWEST CORNER OF THE WEST 1/2 WEST 1/2 SOUTHWEST 1/4 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.

**PARCEL TWO:**

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 LINE PARALLEL TO AND 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 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.

- FENCE NOT ON PROPERTY LINE
- PROPERTY CORNER FALLS WITHIN FENCED AREA OCCUPIED BY ADJACENT PROPERTY OWNER

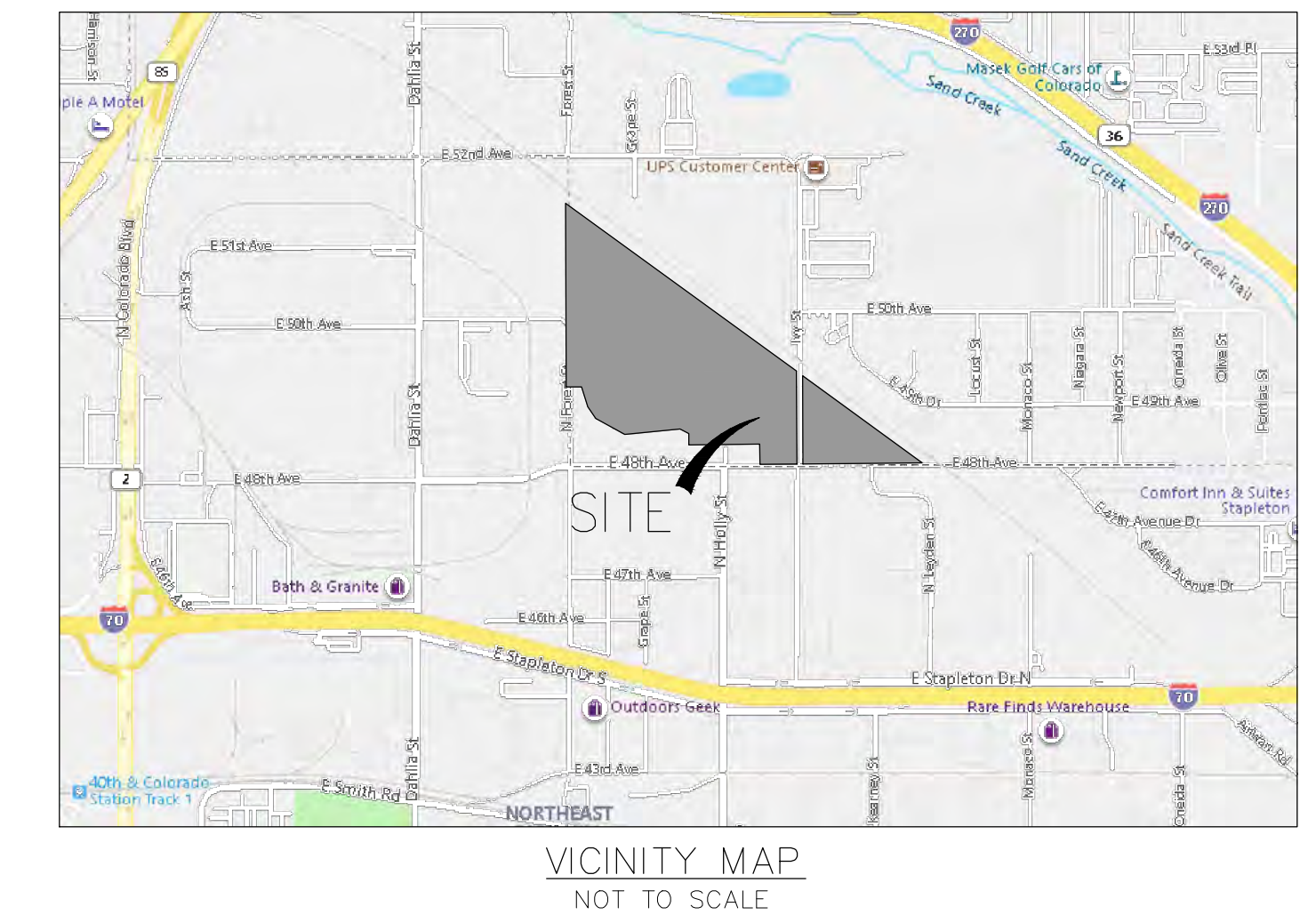
**TITLE EXCEPTIONS**

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.)
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.: BOOK 57 AT PAGE 197 (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.: BOOK 321 AT PAGE 84 (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. 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.: BOOK 321 AT PAGE 86 (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. 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.: BOOK 321 AT PAGE 88 (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 COMPANY  
PURPOSE: CONSTRUCT, OPERATE AND MAINTAIN TELEPHONE AND TELEGRAPH LINES  
RECORDING DATE: JUNE 23, 1933  
RECORDING 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.: BOOK 209 AT PAGE 601 (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 BOOK 948 AT PAGE 1 (AFFECTS THE SUBJECT PROPERTY; BLANKET IN NATURE, NOT PLOTTED)
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 BOOK 1605 AT PAGE 93 (AFFECTS THE SUBJECT PROPERTY; BLANKET IN NATURE, NOT PLOTTED)
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.: BOOK 1829 AT PAGE 290 (DOES NOT AFFECT THE SUBJECT PROPERTY; LOCATED WITHIN THE ROW OF 48TH STREET; PLOTTED)
21. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, EASEMENTS AND OBLIGATIONS CONTAINED IN THE EASEMENT AS SET FORTH BELOW:  
RECORDING DATE: NOVEMBER 10, 1972  
RECORDING NO.: BOOK 1829 AT PAGE 291 (AFFECTS THE SUBJECT PROPERTY; PLOTTED)
22. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, EASEMENTS AND OBLIGATIONS CONTAINED IN THE TEMPORARY CONSTRUCTION EASEMENT AS SET FORTH BELOW:  
RECORDING DATE: OCTOBER 31, 1975  
RECORDING NO.: BOOK 2026 AT PAGE 789 (THIS EASEMENT WOULD AFFECTS THE SUBJECT PROPERTY AND BE PLOTTABLE, BUT IT EXPIRED AFTER IVY STREET WAS COMPLETED)
23. EASEMENTS AS DISCLOSED AND RESERVED BY QUIT CLAIM DEED AS SET FORTH BELOW:  
RECORDING DATE: DECEMBER 20, 1984  
RECORDING NO.: BOOK 2949 AT PAGE 320 (DOES NOT AFFECT THE SUBJECT PROPERTY; THIS EASEMENT FALLS WITHIN RAILROAD RIGHT-OF-WAY; PLOTTED)
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.: BOOK 4403 AT PAGE 909 (AFFECTS THE SUBJECT PROPERTY; PLOTTED)
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 767 (AFFECTS THE SUBJECT PROPERTY; PLOTTED)
26. 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. 2007000063610  
RE-RECORDING DATE: APRIL 21, 2008  
RE-RECORDING NO.: RECEPTION NO. 2008000031499  
  
NOTE: AFFIDAVIT RE: SCRIVNER'S ERROR IN CONNECTION THERewith RECORDED AUGUST 27, 2007 AT RECEPTION NO. 2007000081946 (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. 2008000092304 (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. 2013000101602 (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**  
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

**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 CCH12003177NT 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 CCH12003177NT, LOCAL OFFICE NUMBER 100-0028281-010-102
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'.  
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 IS 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.

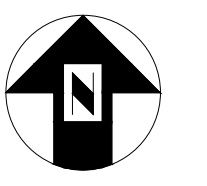
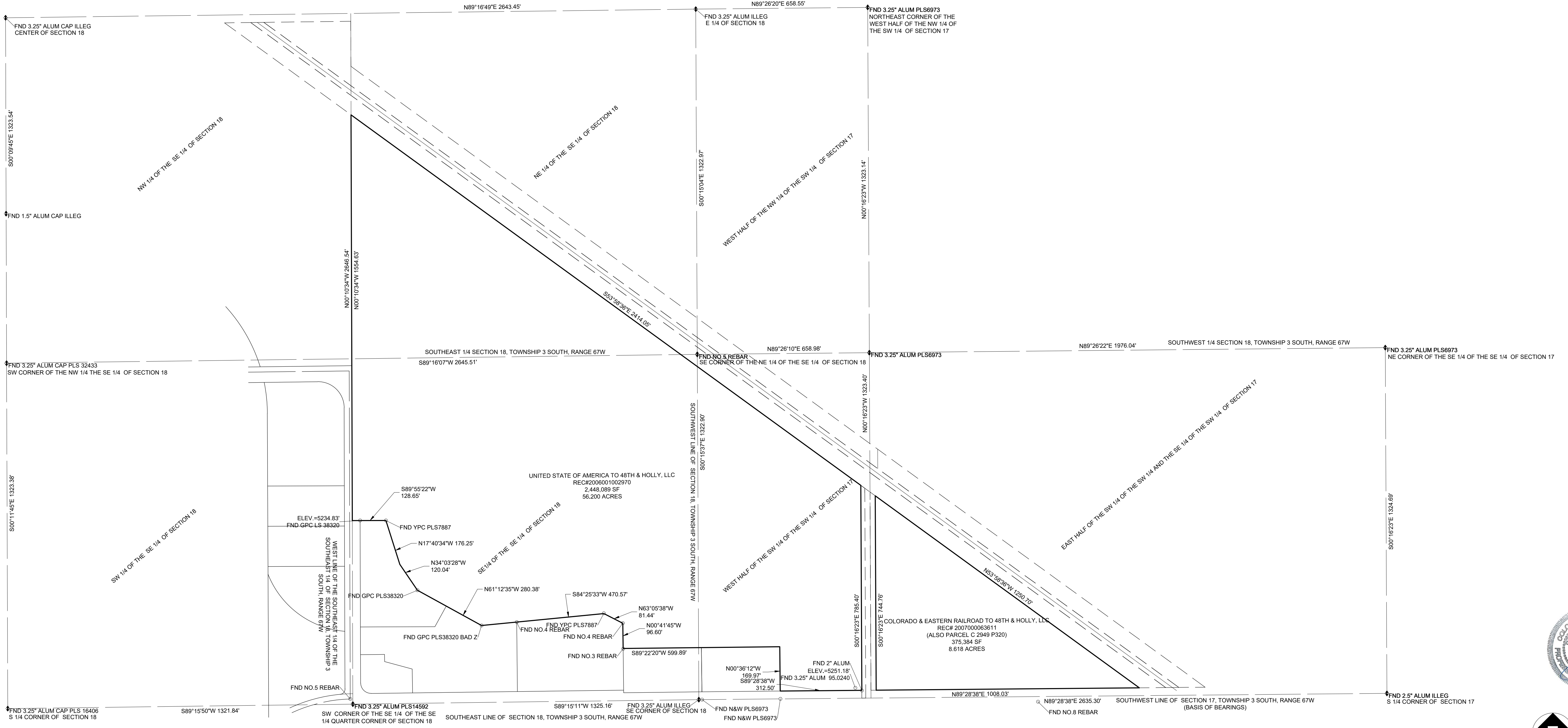
20-300-095

				SHT. NO:	1 OF 3	<p>1675 Broadway Suite 200 Denver, CO 80202 Phone: 303-297-2876 Fax: 303-297-2693</p>
				SCALE:	N/A	
				OWN. BY:	TJB	
				CHK. BY:	DHO	
				PROJ. MGR:	DHO	<p>ALTA/NSPS LAND TITLE SURVEY FOR 48TH &amp; HOLLY ADAMS COUNTY STATE OF COLORADO</p>
				CLIENT APP:		
01	CLIENT COMMENTS	DHO	10/14			
NO.	REVISION-DESCRIPTION	BY	DATE	CHKD	APPD	



# 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



200 0 200  
SCALE: 1" = 200'  
(US SURVEY FEET)

20-300-095

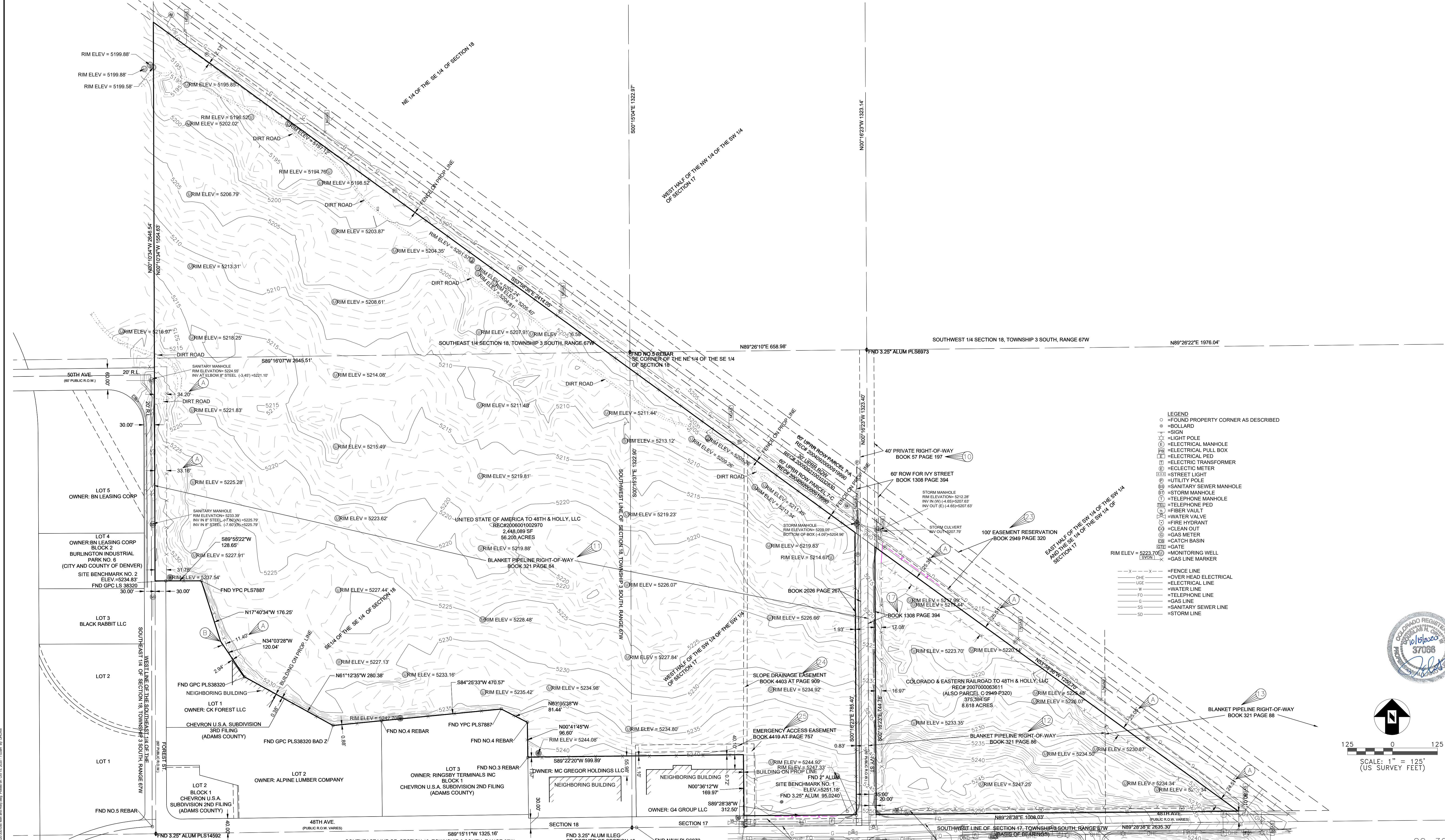
SHEET NO: 2 OF 3		1675 Broadway Suite 200 Denver, CO 80202 Phone: 303-297-2876 Fax: 303-297-2693				
SCALE: 1"=200'						
DWN. BY: TJB	DATE: 07-30-2020	ALTA/NSPS LAND TITLE SURVEY FOR 48TH & HOLLY ADAMS COUNTY STATE OF COLORADO				
CHK. BY:						
PROJ. MGR: DHO	DATE: 07-30-2020					
NO.	REVISION-DESCRIPTION	BY	DATE	CHKD	APPD	CLIENT APP:
01	CLIENT COMMENTS	DHO	10/14			

METRIC: 30039562\_20200730.dwg  
 PLOT: 20-300-095.dwg  
 DATE: 10/14/2020 10:00:00 AM  
 USER: TJB  
 PLOTTER: HP DesignJet T1100e

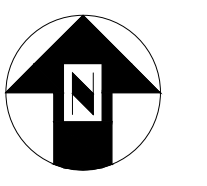


# ALTA/NSPS LAND TITLE SURVEY

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



- LEGEND**
- = FOUND PROPERTY CORNER AS DESCRIBED
  - = BOLLARD
  - = SIGN
  - ☆ = LIGHT POLE
  - ⊖ = ELECTRICAL MANHOLE
  - ⊕ = ELECTRICAL PULL BOX
  - ⊞ = ELECTRICAL PED
  - ⊚ = ELECTRIC TRANSFORMER
  - ⊙ = ELECTRIC METER
  - ⊗ = STREET LIGHT
  - ⊕ = UTILITY POLE
  - ⊙ = SANITARY SEWER MANHOLE
  - ⊙ = STORM MANHOLE
  - ⊙ = TELEPHONE MANHOLE
  - ⊙ = TELEPHONE PED
  - ⊙ = FIBER VAULT
  - ⊙ = WATER VALVE
  - ⊙ = FIRE HYDRANT
  - ⊙ = CLEAN OUT
  - ⊙ = GAS METER
  - ⊙ = CATCH BASIN
  - ⊙ = GATE
  - ⊙ = MONITORING WELL
  - ⊙ = GAS LINE MARKER
- 
- X---X---X--- = FENCE LINE
  - O—O—O—O— = OVER HEAD ELECTRICAL
  - E—E—E—E— = ELECTRICAL LINE
  - W—W—W—W— = WATER LINE
  - FO—FO—FO—FO— = TELEPHONE LINE
  - G—G—G—G— = GAS LINE
  - SS—SS—SS—SS— = SANITARY SEWER LINE
  - SD—SD—SD—SD— = STORM LINE



SCALE: 1" = 125'  
(US SURVEY FEET)

20-300-095

SHT. NO. 3 OF 3		SCALE: 1"=125'	
DWN. BY: TJB	DATE: 07-30-2020	PROJ. MGR: DHO	
CHK. BY:		CLIENT APP:	
NO.	REVISION-DESCRIPTION	BY	DATE
01	CLIENT COMMENTS	DHO	10/14

**WILSON & COMPANY**  
1675 Broadway Suite 200  
Denver, CO 80202  
Phone: 303-297-2876  
Fax: 303-297-2693

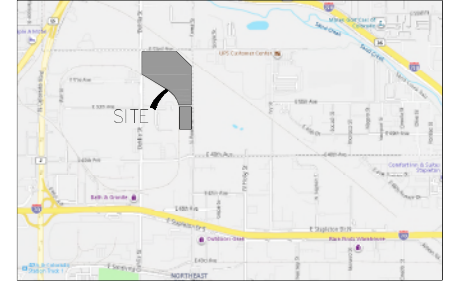
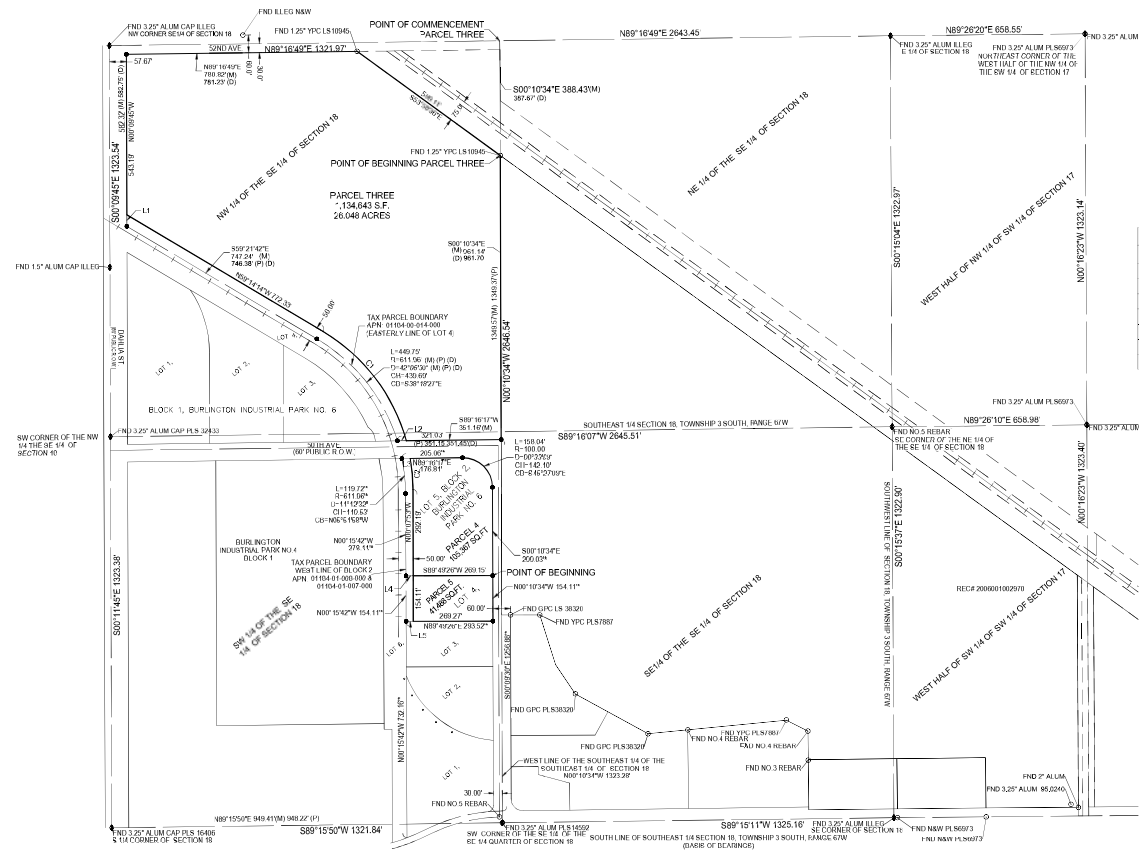
ALTA/NSPS LAND TITLE SURVEY  
FOR  
48TH & HOLLY  
ADAMS COUNTY  
STATE OF COLORADO





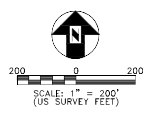
# ALTA/NSPS LAND TITLE SURVEY

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.



**LEGEND**  
 ○ FOUND PROPERTY CORNER AS DESCRIBED  
 ● SET NO. 5 REBAR PLS 38686

Line-Curve Table				
Line #/Curve #	Length	Direction/Delta	Radius	
C1	418.38	04°34'57"	93.86	
C2	125.62	02°42'14"	93.86	
L1	39.13	N02°05'45\"W		
L2	30.13	S89°16'17\"W		
L3	28.25	N89°16'17\"E		
L4	24.60	N89°49'28\"E		
L5	24.25	S89°49'26\"W		



21-300-219

REV	DATE	BY	CHK	APP	DESCRIPTION
2	ADD 50' SETBACK	M.A.	9/30/22	M.A.L.	
1	CLIENT COMMENTS	B.S.	5/4/22	M.A.L.	
	REVISION DESCRIPTION	BY	DATE	CHK'D	APP'D

2 OF 3  
 SCALE: 1"=200'  
 DATE: 09/26/2022  
 DRAWN BY: M.A.  
 CHECKED BY: M.A.L.  
 PROJECT NO: 21-300-219  
 DATE: 09-28-2022

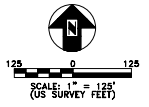
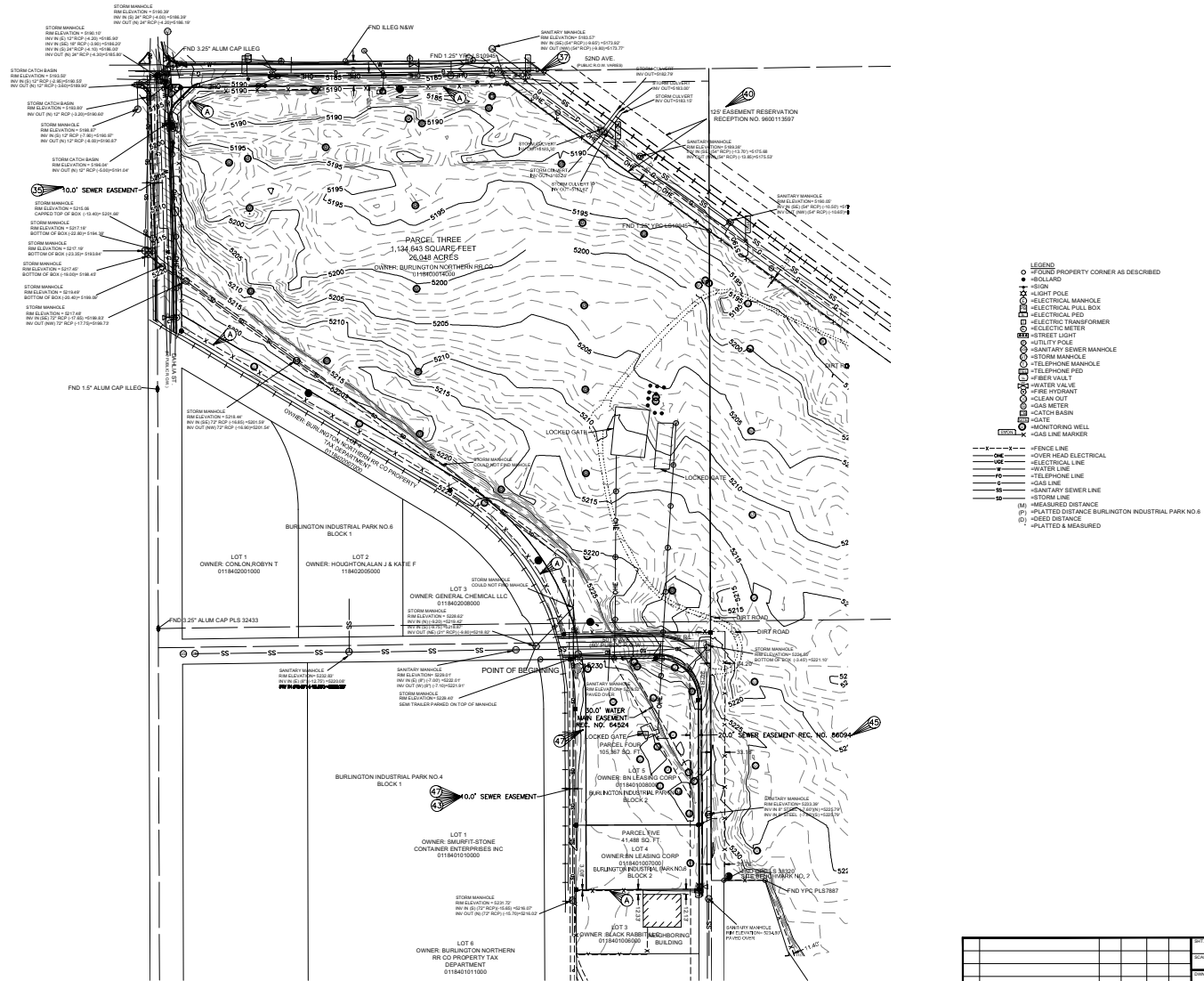
**WILSON & COMPANY**  
 1075 Broadway, Suite 200  
 Denver, CO 80202  
 Phone: 303.252.2911  
 Fax: 303.252.2913

**ALTA/NSPS LAND TITLE SURVEY**  
 FOR  
 52ND & DAHLIA  
 CITY & COUNTY OF DENVER  
 STATE OF COLORADO

WILSON/CST/MSL/BSJ/LJC/DJC

# 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.



21-300-219

<p>1 CLIENT COMMENTS</p> <p>DATE: 5/4/22 ML</p>	<p>3 OF 3</p> <p>SCALE: 1"=125'</p> <p>DATE: 05-03-2022</p> <p>CLIENT APP: 05-03-2022</p>	<p>1875 Broadway, Suite 200 Denver, CO 80202 Phone: 303.297.2018 Fax: 303.297.2050</p> <p><b>WILSON &amp; COMPANY</b></p> <p>ALTA/NSPS LAND TITLE SURVEY FOR DAHLIA CITY &amp; COUNTY OF DENVER STATE OF COLORADO</p> <p>MA INDUSTRIAL PARK NO. 6</p>
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