

ALTA/NSPS LAND TITLE SURVEY

LOCATED IN THE SOUTHWEST 1/4, SECTION 3, TOWNSHIP 1 NORTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF HUDSON, COUNTY OF WELD, STATE OF COLORADO

LEGAL DESCRIPTION

CONTAINED WITHIN THE TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES, ORDER NUMBER: NCS-1202421-NAS, WITH A COMMITMENT DATE OF JANUARY 02, 2024 AT 5:00 P.M.:

THAT PORTON OF LOT 1, BISON HIGHWAY MINOR SUBDIVISION RECORDED UNDER RECEPTION NO. 3820807 IN THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER'S OFFICE, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 6 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF HUDSON, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

BASIS OF BEARINGS: THE NORTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR SOUTH 89°44'38" WEST BASED ON NAD83 (2011) COLORADO STATE PLANE NORTH ZONE (501) COORDINATES, BEING MONUMENTED ON THE EAST BY THE CENTER QUARTER-SECTION CORNER OF SAID SECTION 3 BEING A 2.5" ALUMINUM CAP (STAMPING ILLEGIBLE) AND ON THE WEST BY THE WEST QUARTER-SECTION CORNER OF SAID SECTION 3 BEING A 2" ALUMINUM CAP (STAMPING ILLEGIBLE).

COMMENCING AT SAID CENTER QUARTER-SECTION CORNER OF SECTION 3; THENCE SOUTH 00°09'05" WEST A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF WELD COUNTY ROAD 12-1/2; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY OF WELD COUNTY ROAD 12-1/2, SOUTH 89°44'38" WEST A DISTANCE OF 180.39 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY OF WELD COUNTY ROAD 12-1/2, SOUTH 00°15'22" EAST A DISTANCE OF 435.83 FEET; THENCE SOUTH 89°44'38" WEST A DISTANCE OF 290.67 FEET; THENCE NORTH 00°15'22" WEST A DISTANCE OF 435.83 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY OF WELD COUNTY ROAD 12-1/2; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY OF WELD COUNTY ROAD 12-1/2, NORTH 89°44'38" EAST A DISTANCE OF 290.67 TO THE POINT OF BEGINNING.

TITLE COMMITMENT NOTES

PREPARED WITH THE BENEFIT OF THE TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE COMPANY, ORDER NUMBER: NCS-1202421-NAS, WITH A COMMITMENT DATE OF January 02, 2024 AT 5:00 P.M.:

NOTE: THE WORD "AFFECTS" AS USED BELOW, IS HEREBY DEFINED AS: A DETERMINATION THAT THE PROPERTY OR INTERESTS DESCRIBED, WITHIN THE ITEMS LISTED AMONG THE SCHEDULE B PROVIDED, FALLS WITHIN OR TOUCHES THE SURVEYED PROPERTY.

ITEM NUMBERS BELOW REFER TO THOSE ITEMS AS LISTED IN SCHEDULE B OF SAID TITLE COMMITMENT.

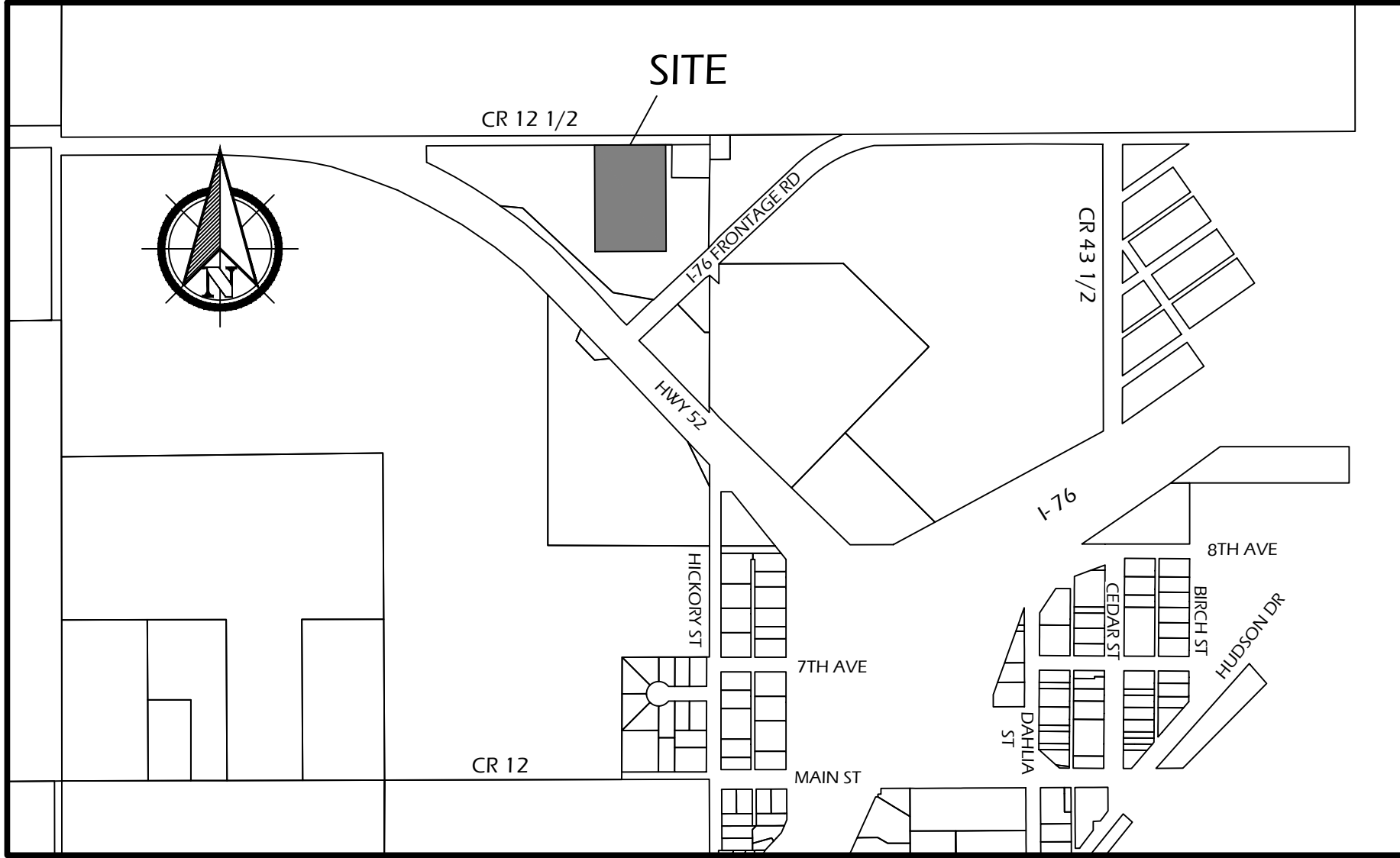
- ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS, BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION THEREOF. **NO ADDITIONAL INFORMATION WAS PROVIDED TO THE SURVEYOR OF RECORD.**
- EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. **NO ADDITIONAL INFORMATION WAS PROVIDED TO THE SURVEYOR OF RECORD.**
- DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, AND ANY FACTS WHICH A CORRECT LAND SURVEY AND INSPECTION OF THE LAND WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS. **THIS SURVEY SERVES TO SATISFY THIS EXCEPTION.**
- ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR, MATERIAL OR EQUIPMENT, UNLESS SUCH LIEN IS SHOWN BY THE PUBLIC RECORDS AT DATE OF POLICY AND NOT OTHERWISE EXCEPTED FROM COVERAGE HEREIN. **NOT ADDRESSED AS PART OF THIS SURVEY.**
- ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET. **NOT ADDRESSED AS PART OF THIS SURVEY.**

NOTE: EXCEPTION NUMBER 5 WILL BE REMOVED FROM THE POLICY PROVIDED THE COMPANY CONDUCTS THE CLOSING AND SETTLEMENT SERVICE FOR THE TRANSACTION IDENTIFIED IN THE COMMITMENT.

- ANY AND ALL UNPAID TAXES, ASSESSMENTS AND UNREDEEMED TAX SALES. **NOT ADDRESSED AS PART OF THIS SURVEY.**
- ANY WATER RIGHTS, CLAIMS OF TITLE TO WATER, IN, ON OR UNDER THE LAND. **NOT ADDRESSED AS PART OF THIS SURVEY.**
- ANY EXISTING LEASES OR TENANCIES. **NOT ADDRESSED AS PART OF THIS SURVEY.**
- ALL MINERAL LANDS, AS RESERVED IN UNITED STATES PATENT NO. 38. **NOT ADDRESSED AS PART OF THIS SURVEY.**

- TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE RIGHT OF WAY RECORDED OCTOBER 4, 1889 IN BOOK 86 AT PAGE 273. **BASED ON THE RAILROAD SECTION MAP ON WELD COUNTY'S WEBSITE, SECTION 3 WAS CLAIMED BY THE RAILROAD AND THEREFORE TAKE OUT OF THE PUBLIC DOMAIN. BASED ON THIS, BOOK 86, PAGE 273 DOES NOT AFFECT THE PROPERTY.**
- TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE AGREEMENT RECORDED NOVEMBER 6, 1890 IN BOOK 97 AT PAGE 248. **AFFECTS THE SURVEYED PROPERTY, NOT A PLOTTABLE ITEM.**
- TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE DEED RECORDED DECEMBER 1, 1925 IN BOOK 779 AT PAGE 492. **AFFECTS THE SURVEYED PROPERTY, NOT PLOTTABLE ITEM.**
- TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE RIGHT OF WAY AGREEMENT RECORDED SEPTEMBER 28, 1931 IN BOOK 920, AT PAGE 625. **AFFECTS THE SURVEYED PROPERTY. THE EXACT LOCATION OF THE PIPELINE RIGHT OF WAY COULD NOT BE DETERMINED BY THE DOCUMENT DESCRIPTION.**
- TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN RESOLUTION RECORDED SEPTEMBER 28, 1931 IN BOOK 920 AT PAGE 627. **THIS DOCUMENT DESCRIBES USE WITHIN COUNTY HIGHWAYS. THE EXACT LOCATION OF THE PIPELINE RIGHT OF WAY COULD NOT BE DETERMINED BY THE DOCUMENT DESCRIPTION.**
- TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE ORDER RECORDED JUNE 3, 1936 IN BOOK 994 AT PAGE 174. **IT APPEARS THAT THE SURVEYED PROPERTY DOES NOT FALL WITHIN THE DESCRIBED LANDS AFFECTED BY THIS ORDER.**
- WATER AS RESERVED IN DEED RECORDED MARCH 17, 1958 IN BOOK 1498 AT PAGE 645. **AFFECTS THE SURVEYED PROPERTY, NOT A PLOTTABLE ITEM.**
- TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE RESOLUTION 142-D RECORDED MARCH 2, 1970 AT RECEPTION NO. 1543196. **AFFECTS COUNTY ROAD 12.5, NOT PLOTTABLE ITEM.**
- OIL AND GAS LEASE RECORDED DECEMBER 23, 1970 AT RECEPTION NO. 1559392, AND ANY AND ASSIGNMENTS THEREOF OR INTERESTS THEREIN. **AFFECTS THE SURVEYED PROPERTY, NOT A PLOTTABLE ITEM.**
- TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS A SET FORTH IN THE RIGHT OF WAY GRANT RECORDED JULY 15, 1975 AT RECEPTION NO. 1665038. **RIGHT OF WAY FALLS WITHIN NORTH ½ SECTION 3 AND THEREFORE DOES NOT AFFECT THE SURVEYED PROPERTY.**
- SITE PLAN MAP RECORDED FEBRUARY 24, 1977 AT RECEPTION NUMBER NO. 1712158. **AFFECTS THE SURVEYED PROPERTY, NOT A PLOTTABLE ITEM.**
- TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE RIGHT OF WAY GRANT RECORDED APRIL 25, 1978 AT RECEPTION NO. 1751458. **RIGHT OF WAY FALLS WITHIN NORTH ½ SECTION 3 AND THEREFORE DOES NOT AFFECT THE SURVEYED PROPERTY.**
- RESERVATION OF OIL, GAS AND OTHER MINERALS AS RESERVED IN DEED RECORDED APRIL 11, 1979 AT RECEPTION NO. 1786999, ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS HEREIN. **AFFECTS THE SURVEYED PROPERTY, NOT A PLOTTABLE ITEM.**
- RESERVATION OF OIL, GAS AND OTHER MINERALS AS RESERVED IN DEED RECORDED MAY 1, 1979 AT RECEPTION NO. 1788963, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. **AFFECTS THE SURVEYED PROPERTY, NOT A PLOTTABLE ITEM.**
- OIL AND GAS LEASE RECORDED MARCH 26, 1981 AT RECEPTION NO. 1853310, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. **AFFECTS THE SURVEYED PROPERTY, NOT A PLOTTABLE ITEM.**
- TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE FINDINGS OF FACT, CONCLUSIONS LAW, JUDGEMENT AND DECREE RECORDED MAY 28, 1986 AT RECEPTION NO. 02055047. **AFFECTS THE SURVEYED PROPERTY, NOT A PLOTTABLE ITEM.**
- TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE NOTICE OF GENERAL DESCRIPTION OF AREA SERVED BY PANHANDLE EASTERN PIPE LINE COMPANY CONCERNING UNDERGROUND FACILITIES RECORDED JUNE 26, 1986 AT RECEPTION

NO. 02058722. **AFFECTS THE SURVEYED PROPERTY, NOT A PLOTTABLE ITEM.**



VICINITY MAP

SCALE: 1" = 600'

TITLE COMMITMENT NOTES (CONT.)

- TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE APPROVAL - CERTIFICATION - DETERMINATION RECORDED FEBRUARY 9, 1987 AT RECEPTION NO. 02087781. **THE LANDS DESCRIBED IN THIS DOCUMENT FALL WITHIN TOWNSHIP 2 NORTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN AND THEREFORE DOES NOT AFFECT THE SURVEYED PROPERTY.**
- TERMS, CONDITIONS PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE NOTICE CONCERNING UNDERGROUND FACILITIES OF UNITED POWER, INC. RECORDED FEBRUARY 24, 1991 AT RECEPTION NO. 02239296. **AFFECTS THE SURVEYED PROPERTY, NOT A PLOTTABLE ITEM.**
- TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE DEED RECORDED OCTOBER 18, 1996 AT RECEPTION NO. 2516217. **AFFECTS THE SURVEYED PROPERTY. THE EASEMENT LISTED IN THIS DOCUMENT DOES NOT FALL WITHIN THE SUBJECT PROPERTY.**
- ANNEXATION MAP RECORDED DECEMBER 1, 2001 AT RECEPTION NO. 2907541. **AFFECTS THE SURVEYED PROPERTY, NO EASEMENTS WERE DEDICATED BY THIS DOCUMENT.**
- ORDINANCE NO. 01-10, SERIES OF 2001, FOR ANNEXATION, RECORDED SEPTEMBER 11, 2002 AT RECEPTION NO. 2986544. NOTE: ANNEXATION MAP IN CONNECTION THEREWITH RECORDED SEPTEMBER 11, 2002 AT RECEPTION NO. 2986545. **AFFECTS THE SURVEYED PROPERTY, NOT A PLOTTABLE ITEM.**
- TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, AND AGREEMENTS AS SET FORTH IN THE CODE ORDINANCE 2004-8 RECORDED OCTOBER 27, 2004 AT RECEPTION NO. 3230882. **AFFECTS THE SURVEYED PROPERTY, NOT A PLOTTABLE ITEM.**
- TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT RECORDED APRIL 21, 2006 AT RECEPTION NO. 3381063. **AFFECTS THE SURVEYED PROPERTY, NOT A PLOTTABLE ITEM.**
- ORDINANCE NO. 08-10, SERIES OF 2008, FOR ANNEXATION, RECORDED NOVEMBER 18, 2008 AT RECEPTION NO. 3590491. NOTE: ANNEXATION MAP IN CONNECTION THEREWITH RECORDED NOVEMBER 18, 2008 AT RECEPTION NO. 3590490. **AFFECTS THE SOUTHEAST QUARTER OF SECTION 3. DOES NOT AFFECT THE SURVEYED PROPERTY.**
- TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE REQUEST FOR NOTIFICATION OF PENDING SURFACE DEVELOPMENT RECORDED FEBRUARY 17, 2009 AT RECEPTION NO. 3605782. **WELL "OTTESEN 1" LISTED WITHIN THIS DOCUMENT DOES NOT FALL WITHIN THE SUBJECT PROPERTY.**
- TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE RESOLUTION RECORDED MARCH 23, 2011 AT RECEPTION NO. 3757832. **THE LOCATION OF ROAD 43.5 RIGHT OF WAY BEING VACATED BY THIS DOCUMENT IS NOT ADJACENT TO THE SUBJECT PROPERTY.**
- EASEMENTS, NOTES, COVENANTS, RESTRICTIONS AND RIGHTS-OF-WAY AS SHOWN ON THE PLAT OF BISON HIGHWAY MINOR SUBDIVISION, RECORDED JANUARY 26, 2012 AT RECEPTION NO. 3820807. **NO PLOTTABLE EASEMENTS OR RIGHT-OF-WAY AFFECTS SURVEYED PROPERTY.** NOTE: AFFIDAVIT IN CONNECTION THEREWITH RECORDED FEBRUARY 22, 2013 AT RECEPTION NO. 3912110. **AFFECTS SURVEYED PROPERTY, NOT A PLOTTABLE ITEM.**
- TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS ASSET FORTH IN THE FINDINGS OF FACT, CONCLUSIONS OF LAW, RULING OF THE REFEREE, AND JUDGEMENT AND DECREE OF THE WATER COURT RECORDED MARCH 12, 2013 AT RECEPTION NO. 3916463. **IT DOES NOT APPEAR THAT THE SUBJECT PROPERTY FALLS WITHIN THE AFFECTED LANDS OF THIS DOCUMENT.**
- ANY TAX, LIEN, FEE OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE NORTHERN COLORADO WATER CONSERVANCY DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED APRIL 28, 2014 AT RECEPTION NO 4012160. **AFFECTS THE SURVEYED PROPERTY, NOT A PLOTTABLE ITEM.**
- ANY TAX, LIEN, FEE OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN NORTHERN COLORADO WATER CONSERVANCY DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED JULY 17, 2014 AT RECEPTION NO. 4031423. **AFFECTS THE SURVEYED PROPERTY, NOT A PLOTTABLE ITEM.**
- HICKORY STREET AND 10TH AVENUE RIGHT OF WAY VACATION AND UTILITY EASEMENT DEDICATION RECORDED MAY 11, 2015 AT RECEPTION NO. 4106321. **THE EASEMENT DESCRIBED IN THE ORDINANCE DOES NOT AFFECT SURVEYED PROPERTY.**
- ORDINANCE NO. 17-01, SERIES OF 2017, FOR, RECORDED AUGUST 15, 2017 AT RECEPTION NO. 4327244. NOTE: ANNEXATION MAP IN CONNECTION THEREWITH RECORDED AUGUST 15, 2017 AT RECEPTION NO. 4327245. **THE SURVEYED PROPERTY DOES NOT FALL WITHIN THE ANNEXATION AREA DESCRIBED IN THESE DOCUMENTS.**
- TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT RECORDED JUNE 28, 2019 AT RECEPTION NO. 4501593. **AFFECTS THE SURVEYED PROPERTY, NOT A PLOTTABLE ITEM.**
- TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE ORDINANCE NO. 19-23, SERIES OF 2019 RECORDED DECEMBER 17, 2019 AT RECEPTION NO. 4551051. **DOES NOT AFFECT SURVEYED PROPERTY.**
- TERM, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE CONSENT RECORDED DECEMBER 15, 2020 AT RECEPTION NO. 4660978. **AFFECTS THE SURVEYED PROPERTY, NOT A PLOTTABLE ITEM.**
- TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE ORDINANCE NO. 19-23, SERIES OF 2019 RECORDED JANUARY 5, 2021 AT RECEPTION NO. 4668057. **DOES NOT AFFECT SURVEYED PROPERTY.**

TITLE COMMITMENT NOTES (CONT.)

- RESERVATION OF OIL, GAS AND OTHER MINERALS AS RESERVED IN BARGAIN AND SALE DEED RECORDED JANUARY 5, 2021 AT RECEPTION NO. 4668059, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. **DOES NOT AFFECT SURVEYED PROPERTY.**
- ORDINANCE NO. 15-06, SERIES OF 2014, FOR VACATION, RECORDED JANUARY 5, 2021 AT RECEPTION NO. 4668060. **THE EASEMENT DESCRIBED IN THE ORDINANCE DOES NOT AFFECT SURVEYED PROPERTY.**
- MINERAL RIGHTS AS CONVEYED BY BARGAIN AND SALE MINERAL DEED RECORDED JANUARY 14, 2021 AT RECEPTION NO. 4671488, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. **AFFECTS THE SURVEYED PROPERTY, NOT A PLOTTABLE ITEM.**
- MINERAL RIGHTS AS CONVEYED BY MINERAL DEED RECORDED JANUARY 15, 2021 AT RECEPTION NO. 4671673 AND ANY AND ALL ASSIGNMENTS THEREOF OR INTEREST THEREIN. **AFFECTS THE SURVEYED PROPERTY, NOT A PLOTTABLE ITEM.**
- MINERAL RIGHTS AS CONVEYED BY MINERAL DEED RECORDED JUNE 8, 2021 AT RECEPTION NO. 4723203, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTEREST THEREIN. **AFFECTS THE SURVEYED PROPERTY, NOT A PLOTTABLE ITEM.**
- DEPARTMENT OF TRANSPORTATION STATE OF COLORADO RECORDED FEBRUARY 22, 2022 AT RECEPTION NO. 4804175. **THIS RIGHT-OF-WAY DOES NOT AFFECT THE SURVEYED PROPERTY.**
- MINERAL RIGHTS AS CONVEYED BY MINERAL DEED RECORDED AUGUST 22, 2022 AT RECEPTION NO. 4850326, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTEREST THEREIN. **AFFECTS THE SURVEYED PROPERTY, NOT A PLOTTABLE ITEM.**
- MINERAL RIGHTS AS CONVEYED BY MINERAL DEED RECORDED AUGUST 26, 2022 AT RECEPTION NO. 4851270, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. **AFFECTS THE SURVEYED PROPERTY, NOT A PLOTTABLE ITEM.**
- TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE REPURCHASE AND OPTION AGREEMENT RECORDED NOVEMBER 17, 2023 AT RECEPTION NO. 4931555. **AFFECTS THE SURVEYED PROPERTY, NOT A PLOTTABLE ITEM.**

GENERAL NOTES

- 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.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY LJA SURVEYING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, LJA SURVEYING RELIED UPON THE TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES, ORDER NUMBER NCS-1202421-NAS WITH A COMMITMENT DATE OF JANUARY 02, 2024 AT 5:00 P.M.
- THE LINEAL UNIT USED IN THE PREPARATION OF THIS SURVEY IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
- THIS SURVEY MAY NOT REFLECT ALL UTILITIES, OR IMPROVEMENTS, IF SUCH ITEMS WERE HIDDEN BY LANDSCAPING, OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS OR TRAILERS, OR WHEN THE SITE WAS COVERED WITH SNOW. AT THE TIME OF SURVEY, THIS SITE WAS NOT COVERED BY SNOW.
- BASIS OF BEARINGS: THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR NORTH 89°44'38" EAST BASED ON NAD83 (2011) COLORADO STATE PLANE NORTH ZONE (501) COORDINATES, BEING MONUMENTED AT THE WEST QUARTER CORNER OF SAID SECTION BY A 2" ALUMINUM CAP 0.5" BELOW GRAVEL SURFACE, STAMPING ILLEGIBLE AND AT THE CENTER QUARTER CORNER BY A 2.5" ALUMINUM CAP 0.6" BELOW GRAVEL SURFACE, STAMPING ILLEGIBLE.
- ADDRESS: THERE WAS NO POSTED ADDRESS. PER THE TITLE COMMITMENT AND WELD COUNTY ASSESSOR'S PROPERTY REPORT, THE SURVEYED PROPERTY IS A PORTION OF THAT PARCEL WHOSE ADDRESS IS 91 EAST BISON HIGHWAY, HUDSON, CO 80642 FOR ENTIRE LOT 1, BISON HIGHWAY MINOR SUBDIVISION FOUND IN RECEPTION NUMBER 3820807. (TABLE A, ITEM NO. 2)
- FLOODPLAIN: THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP (FIRM) - MAP NUMBERS 08123C2135E WITH A MAP EFFECTIVE DATE OF JANUARY 20, 2016. (TABLE A, ITEM NO. 3)
- THE SURVEYED PROPERTY CONTAINS A CALCULATED AREA OF 126,683 SQUARE FEET OR 2.908 ACRES, MORE OR LESS. (TABLE A, ITEM NO. 4)
- SURVEYED PROPERTY IS CLASSIFIED AS ZONE C-1 PER CITY OF HUDSON ZONING MAP. REFER TO MUNICIPAL CODE OF THE TOWN OF HUDSON, COLORADO, CHAPTER 16 ARTICLE 4 SECTION 16-47 FOR MORE INFORMATION. SURVEYOR OF RECORD WAS NOT PROVIDED A ZONING REPORT OR LETTER. (TABLE A, ITEM NO. 6a)
- THIS SURVEY DOES NOT CERTIFY TO SUBSURFACE FEATURES, IMPROVEMENTS, UTILITIES OR BURIED LINES OF ANY TYPE. LOCATION DEPICTED HEREON ARE DERIVED FROM FIELD SURVEY OF UTILITY FLAGGING / PAINT MARKING, PERFORMED BY KINETIC INDUSTRY, ON JULY 31, 2023. (TABLE A, ITEM NO. 11 (b))
- NO BUILDINGS WERE OBSERVED WITHIN THE SUBJECT PROPERTY AT THE TIME OF THIS SURVEY.
- NO PROPOSED CHANGES IN STREET RIGHT-OF-WAYS, SIDEWALKS OR REPAIRS WERE OBSERVED ON THE GROUND OR MADE KNOWN TO SURVEYOR AND/OR THOSE WORKING UNDER HIS SUPERVISION WHILE PREPARING THIS EXHIBIT. (TABLE A, ITEM NO. 17)

SURVEYOR'S CERTIFICATE

TO : ANDREWS FARM HOLDINGS LLC, A COLORADO LIMITED LIABILITY COMPANY
: FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY 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 1, 2, 3, 4, 6a, 8, 11B, 13, 14, 17 AND 18 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON: APRIL 29, 2023

DATE OF PLAT OR MAP: APRIL 30, 2024.

MARK A. HALL, PLS NO. 36073
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF LJA SURVEYING

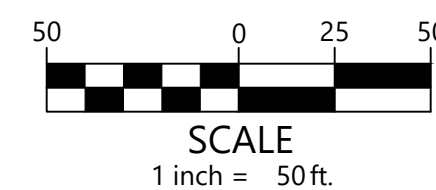


FOR AND ON BEHALF OF
LJA SURVEYING, INC.

LJA SURVEYING		7800 E Union Avenue Suite 575 Denver, CO 80237 303-390-4510 www.lja.com
Date	4/22/2024	Sheet
Job No.	4569-0001	1 of 2

ALTA/NSPS LAND TITLE SURVEY

LOCATED IN THE SOUTHWEST 1/4, SECTION 3, TOWNSHIP 1 NORTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF HUDSON, COUNTY OF WELD, STATE OF COLORADO



OWNER: ROCKY'S AUTOS, INC

POINT OF COMMENCEMENT (P.O.C.)
CENTER 1/4 CORNER, SEC 3
2.5" ALUMINUM CAP
0.6FT BELOW GRAVEL SURFACE
STAMPING ILLEGIBLE

VACATION VESTING PARCEL #9
ORD. NO. 15-06, SERIES OF 2014
REC. NO. 4668060

VACATION VESTING PARCEL #1
ORD. NO. 15-06, SERIES OF 2014
REC. NO. 4668060

VACATION VESTING PARCEL #2
ORD. NO. 15-06, SERIES OF 2014
REC. NO. 4668060

VACATION VESTING PARCEL #3
ORD. NO. 15-06, SERIES OF 2014
REC. NO. 4668060

LOT 2B
HUDSON VILLAGE SQUARE,
AMENDMENT NO. 1
REC. NO. 3820808

OWNER: HUDSON INTERCHANGE

VACATION VESTING PARCEL #4
ORD. NO. 15-06, SERIES OF 2014
REC. NO. 4668060

LOT 1
BISON HIGHWAY MINOR SUB
REC. NO. 3820807
OWNER: ANDREWS FARM
HOLDING LLC, A
COLORADO LIMITED
LIABILITY COMPANY

UTILITY EASEMENT
REC. NO. 4668060

VACATION VESTING PARCEL #8
ORD. NO. 15-06, SERIES OF 2014
REC. NO. 4668060

LOT 1
HUDSON VILLAGE SQUARE
REC. NO. 3481958

OWNER: LOVES TRAVEL STOPS &
COUNTRY STORES, INC.



FOR AND ON BEHALF OF
LJA SURVEYING, INC.

LJA
SURVEYING

7800 E Union Avenue
Suite 575
Denver, CO 80237
303-390-8510
www.lja.com

MONUMENT SYMBOL LEGEND

- ◆ RECOVERED SECTION CORNER AS NOTED HEREON
- 1 RECOVERED 3.25" ALUMINUM CAP STAMPED "CDOT ROW PLS 28657"
- 3 RECOVERED 1.25" YELLOW PLASTIC CAP STAMPED "BAYER LS 6973" 0.1' BELOW GRADE.
- 1 SET 18" LONG NO. 5 REBAR WITH 1-1/4" BLUE PLASTIC CAP STAMPED "LJA SURVEYING PLS 36073" FLUSH WITH GROUND
- (R1) RECORDED DIMENSION PER BISON HIGHWAY MINOR SUBDIVISION PLAT, REC. NO. 3820807
- (R3) RECORDED DIMENSION PER VACATION ORDINANCE NO. 15-06, REC. NO. 4106321

LEGEND

- P.P. - POWER POLE
- ✕ W.V. - WATER VALVE
- ⊙ C.M.P. - CORRUGATED METAL PIPE
- ▴ SIGN POST
- ▢ INLET
- ⊙ R.C.P. - REINFORCED CONCRETE PIPE
- OHE - OVERHEAD ELECTRIC
- UGE - UNDERGROUND ELECTRIC
- GAS - UNDERGROUND GAS LINE
- W - UNDERGROUND WATER LINE
- CTV - UNDERGROUND CABLE TELEVISION LINE
- FENCE

SW 1/4, SEC. 3,
T.1N., R.65W., SIXTH P.M.

LOT 1
BISON HIGHWAY MINOR SUB
REC. NO. 3820807
OWNER: ANDREWS FARM
HOLDING LLC, A
COLORADO LIMITED
LIABILITY COMPANY

EXCEPTION PARCEL
BARGAIN AND SALE DEED
REC. NO. 4668059

UTILITY EASEMENT
REC. NO. 4551051

OWNER: ANDREWS FARM
HOLDING LLC, A
COLORADO LIMITED
LIABILITY COMPANY

LOT 1
BISON HIGHWAY MINOR SUB
REC. NO. 3820807
OWNER: ANDREWS FARM
HOLDING LLC, A
COLORADO LIMITED
LIABILITY COMPANY

N INTERSTATE 76
FRONTAGE ROAD
(80' R.O.W.)
REC. NO. 3820807

LOT 2
BISON HIGHWAY MINOR SUB
REC. NO. 3820807
OWNER: ZIGGIS

LOT 3
BISON HIGHWAY MINOR SUB
REC. NO. 3820807

OWNER: MARK, BEN & LORI
SKOGLUND

S 1/4 CORNER, SEC 3
3" BRASS CAP FLUSH WITH CONC
STAMPED "PFS LS 38065"