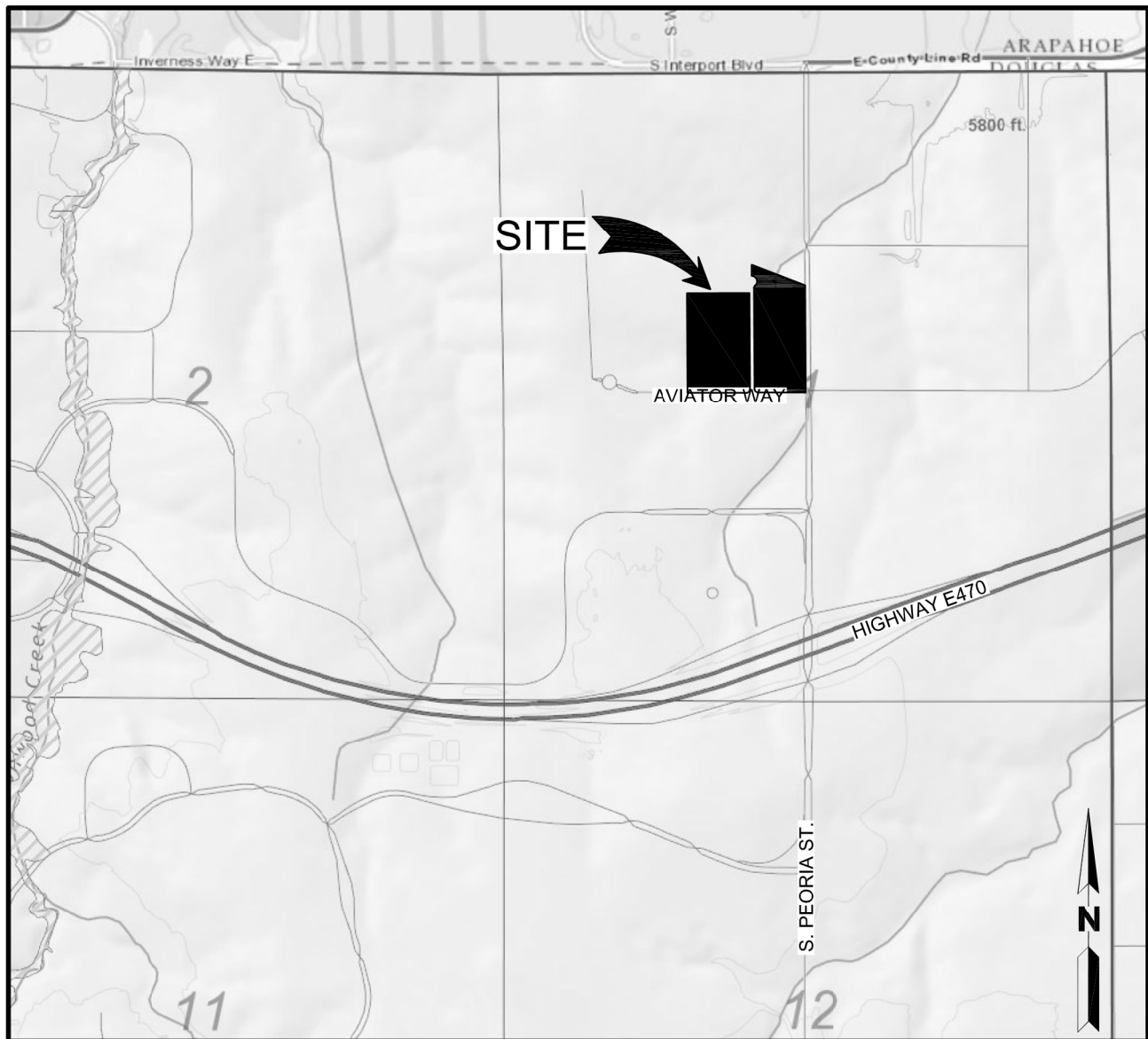


ALTA/NSPS LAND TITLE SURVEY

LOTS 2A-1A AND 3A-1, MERIDIAN INTERNATIONAL BUSINESS CENTER FILING NO. 6, 7TH AMENDMENT

PARCELS OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 6 SOUTH,
RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS,
STATE OF COLORADO

SHEET 1 OF 3



VICINITY MAP

SCALE: 1" = 1/2 MILE

LEGAL DESCRIPTION PER TITLE COMMITMENT ORDER NO. 00502375-201-T21-DK2

LOT 2A-1A, MERIDIAN INTERNATIONAL BUSINESS CENTER FILING NO. 6, 7TH AMENDMENT, AS PER THE PLAT THEREOF RECORDED MARCH 5, 2018 AT RECEPTION NO. 2018012975, COUNTY OF DOUGLAS, STATE OF COLORADO.

LEGAL DESCRIPTION PER TITLE COMMITMENT ORDER NO. 00502496-201-T21-DK2

LOT 3A-1, MERIDIAN INTERNATIONAL BUSINESS CENTER FILING NO. 6, 7TH AMENDMENT, AS PER THE PLAT THEREOF RECORDED MARCH 5, 2018 AT RECEPTION NO. 2018012975, COUNTY OF DOUGLAS, STATE OF COLORADO.

NOTES

- THIS SURVEY DOES NOT CONSTITUTE A TITLE OR OWNERSHIP SEARCH BY MARTIN/MARTIN ENGINEERING. ALL OWNERSHIP, EASEMENT AND PUBLIC RECORD INFORMATION WAS BASED ON THE TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE CO., NATIONAL COMMERCIAL SERVICES, ORDER NO. 00502375-201-T21-DK2, WITH AN EFFECTIVE DATE OF DECEMBER 28, 2024 AND TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE CO., NATIONAL COMMERCIAL SERVICES, ORDER NO. 00502496-201-T21-DK2, WITH AN EFFECTIVE DATE OF JANUARY 10, 2024.
- FIELD WORK WAS DONE FEBRUARY 2024.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-580, C.R.S.
- NO ADDRESS DISCLOSED IN RECORD DOCUMENTS OR OBSERVED WHILE CONDUCTING THE SURVEY.
- UTILITIES DEPICTED HEREON, DO NOT COMPLY WITH ASCE 38 UTILITY LOCATE STANDARD QUALITY LEVEL A OR B, UNLESS A SEPARATE PLAN SHEET ENTITLED "ASCE 38 UTILITY QUALITY LEVEL B PLAN (A&B)", STAMPED BY A COLORADO PE, IS INCLUDED IN THE PLAN SET. THE UTILITY LOCATES SHOWN HEREON REPRESENT ASCE QUALITY LEVEL D, THUS THE CONTRACTOR IS REQUIRED TO VERIFY THE ACTUAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL COMPLY WITH ALL THE PROVISIONS OF SENATE BILL 18-167 THAT REQUIRE NOTIFICATION OF THE NOTIFICATION ASSOCIATION AND COMPLIANCE WITH CURRENT 811 PROGRAM REQUIREMENTS.

FOR UNDERGROUND UTILITIES MARTIN / MARTIN INC. RELIED UPON LOCATIONS AND MARKINGS PROVIDED BY UNDERGROUND CONSULTING SOLUTIONS.

TITLE COMMITMENT SCHEDULE B-2 EXCEPTIONS PER TITLE COMMITMENT ORDER NO. 00502375-201-T21-DK2

- PROPERTY IS SUBJECT TO ANY EXISTING LEASES OR TENANCIES, AND ANY AND ALL PARTIES CLAIMING BY, THROUGH OR UNDER SAID LEASES. (NOT SURVEY RELATED)
- PROPERTY IS SUBJECT TO ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF THE LAND IN THE LINCOLN PARK WEST METROPOLITAN DISTRICT, AS EVIDENCED BY INSTRUMENT(S) RECORDED: RECORDING DATE: OCTOBER 14, 1976. RECORDING NO.: BOOK 296 AT PAGE 563. NOTE: AMENDED SERVICE PLAN RECORDED OCTOBER 6, 1981 IN BOOK 423 AT PAGE 802. NOTE: ORDER OF ADDITIONAL LAND RECORDED DECEMBER 21, 1984 IN BOOK 555 AT PAGE 173. NOTE: ORDER CHANGING THE NAME OF THE ABOVE DISTRICT TO MERIDIAN METROPOLITAN DISTRICT RECORDED MARCH 11, 1985 IN BOOK 564 AT PAGE 805. NOTE: ORDER OF INCLUSION RECORDED JUNE 21, 1991 IN BOOK 977 AT PAGE 654. NOTE: INCLUSION AGREEMENTS RECORDED AUGUST 30, 1991 IN BOOK 991 AT PAGE 309 AND IN BOOK 991 AT PAGE 327. NOTE: ORDER AND DECREE TO CONSOLIDATE DISTRICTS RECORDED JANUARY 10, 2022 AT RECEPTION NO. 2022002150. (BLANKET)
- PROPERTY IS SUBJECT TO THE EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE ARAPAHOE COUNTY PUBLIC AIRPORT AUTHORITY AS PROVIDED IN A DOCUMENT: PURPOSE: PERPETUAL AIR OR FLIGHT EASEMENT, ALSO REFERRED TO AS "AVIGATION RIGHTS." RECORDING DATE: MAY 17, 1984. RECORDING NO.: BOOK 521 AT PAGE 699. AFFECTS: ALL THE AIR SPACE ABOVE SAID LAND. REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (BLANKET)

TITLE COMMITMENT SCHEDULE B-2 EXCEPTIONS PER TITLE COMMITMENT ORDER NO. 00502375-201-T21-DK2 (CONT.)

- PROPERTY IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE AMENDMENT AND RESTATEMENT OF DECLARATION OF PROTECTIVE COVENANTS OF MERIDIAN 901 CORPORATION: RECORDING DATE: NOVEMBER 2, 1984. RECORDING NO.: BOOK 546 AT PAGE 750. NOTE: APPLICATION TO THE ABOVE RECORDED JANUARY 7, 1985 IN BOOK 557 AT PAGE 368 AND IN BOOK 557 AT PAGE 373. NOTE: DESIGNATION OF NEW DECLARANT RECORDED AUGUST 6, 1985 IN BOOK 588 AT PAGE 235. NOTE: APPLICATIONS RECORDED DECEMBER 26, 1990 IN BOOK 944 AT PAGE 1078 AND IN BOOK 944 AT PAGE 1092. NOTE: WAIVER OF RIGHT TO REPURCHASE AND RIGHT OF FIRST REFUSAL RECORDED DECEMBER 31, 1998 IN BOOK 1649 AT PAGE 1524. NOTE: DESIGNATION OF NEW DECLARANT AND NOTICE OF CHANGE OF ADDRESS RECORDED FEBRUARY 2, 2006 AT RECEPTION NO. 2006009609. NOTE: NOTICE OF CHANGE OF ADDRESS RECORDED APRIL 8, 2010 AT RECEPTION NO. 2010022089. (BLANKET)
- PROPERTY IS SUBJECT TO ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF THE LAND IN THE CHERRY CREEK BASIN AUTHORITY, AS EVIDENCED BY INSTRUMENT(S) RECORDED: RECORDING DATE: MAY 6, 1988. RECORDING NO.: BOOK 790 AT PAGE 718. (BLANKET)
- PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE DEVELOPMENT AGREEMENT AS SET FORTH BELOW: RECORDING DATE: NOVEMBER 15, 1988. RECORDING NO.: BOOK 825 AT PAGE 650. NOTE: FIRST AMENDMENT TO THE ABOVE RECORDED AUGUST 20, 1991 IN BOOK 989 AT PAGE 262. NOTE: SECOND AMENDMENT TO THE ABOVE RECORDED AUGUST 24, 2023 AT RECEPTION NO. 2023036600. (BLANKET)
- PROPERTY IS SUBJECT TO ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF THE LAND IN THE E-470 PUBLIC HIGHWAY AUTHORITY, AS EVIDENCED BY INSTRUMENT(S) RECORDED: RECORDING DATE: DECEMBER 19, 1995. RECORDING NO.: BOOK 1307 AT PAGE 235. (BLANKET)

TITLE COMMITMENT SCHEDULE B-2 EXCEPTIONS PER TITLE COMMITMENT ORDER NO. 00502375-201-T21-DK2 (CONT.)

- PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE MERIDIAN INTERNATIONAL BUSINESS CENTER PLANNED DEVELOPMENT GUIDE AS SET FORTH BELOW: RECORDING DATE: NOVEMBER 7, 1988. RECORDING NO.: RECEPTION NO. 8826036. NOTE: AMENDED DEVELOPMENT GUIDE RECORDED SEPTEMBER 6, 1989 AT RECEPTION NO. 8920536. NOTE: AMENDED AND RE-STATEMENT DEVELOPMENT PLAN RECORDED JUNE 11, 1991 AT RECEPTION NO. 9117610. NOTE: THIRD AMENDMENT TO THE ABOVE RECORDED JUNE 28, 1995 AT RECEPTION NO. 9528707. NOTE: FOURTH AMENDMENT TO THE ABOVE RECORDED MARCH 2, 2000 AT RECEPTION NO. 13903. NOTE: FIFTH AMENDMENT TO THE ABOVE RECORDED DECEMBER 27, 2002 AT RECEPTION NO. 2002141506. NOTE: SIXTH AMENDMENT TO THE ABOVE RECORDED JUNE 17, 2003 AT RECEPTION NO. 2003090076. NOTE: SEVENTH AMENDMENT TO THE ABOVE RECORDED AUGUST 24, 2004 AT RECEPTION NO. 2004088414. NOTE: ADMINISTRATIVE AMENDMENT TO THE SIXTH AMENDMENT RECORDED DECEMBER 17, 2004 AT RECEPTION NO. 2004128119. NOTE: EIGHTH AMENDMENT TO THE ABOVE RECORDED FEBRUARY 16, 2005 AT RECEPTION NO. 2005014103. NOTE: NINTH AMENDMENT TO THE ABOVE RECORDED MAY 9, 2006 AT RECEPTION NO. 2006039127. NOTE: TENTH AMENDMENT TO THE ABOVE RECORDED APRIL 25, 2007 AT RECEPTION NO. 2007032970. NOTE: ELEVENTH AMENDMENT TO THE ABOVE RECORDED APRIL 29, 2008 AT RECEPTION NO. 2008030093. NOTE: TWELFTH AMENDMENT TO THE ABOVE RECORDED APRIL 22, 2011 AT RECEPTION NO. 2011025553. NOTE: THIRTEENTH AMENDMENT TO THE ABOVE RECORDED JULY 14, 2011 AT RECEPTION NO. 2011042263. NOTE: FOURTEENTH AMENDMENT TO THE ABOVE RECORDED SEPTEMBER 24, 2013 AT RECEPTION NO. 2013078449. NOTE: FIFTEENTH AMENDMENT TO THE ABOVE RECORDED JUNE 21, 2018 AT RECEPTION NO. 2018037509. NOTE: SIXTEENTH AMENDMENT TO THE ABOVE RECORDED MARCH 19, 2019 AT RECEPTION NO. 2019013932. (BLANKET)
- PROPERTY IS SUBJECT TO THE MATTERS AS SHOWN IN THE DEDICATION STATEMENT AND NOTES NUMBERED 3, 5 AND 6, THE 25 FOOT MERIDIAN METROPOLITAN DISTRICT UTILITY EASEMENT, ALL AS SHOWN ON THE PRIOR PLAT FOR MERIDIAN INTERNATIONAL BUSINESS CENTER FILING NO. 6, AS SET FORTH IN THE INSTRUMENT: RECORDING DATE: DECEMBER 20, 1999. RECORDING NO.: RECEPTION NO. 99104981. (SHOWN)
- PROPERTY IS SUBJECT TO THE MATTERS AS SHOWN IN THE DEDICATION STATEMENT, NOTES NUMBERED 3, 5, 6, 7, 8 AND 9, ALL AS SHOWN ON THE PRIOR PLAT OF MERIDIAN INTERNATIONAL BUSINESS CENTER FILING NO. 6, 1ST AMENDMENT, AS SET FORTH IN THE INSTRUMENT: RECORDING DATE: APRIL 13, 2000. RECORDING NO.: RECEPTION NO. 24733. (SHOWN)

CONTINUED ON PAGE 2 OF 3

FLOOD CERTIFICATION

BY GRAPHIC PLOTTING ONLY THIS PROPERTY IS IN FLOOD ZONE X PER THE FLOOD INSURANCE RATE MAPS FOR THE COUNTY OF DOUGLAS, STATE OF COLORADO, PANEL NUMBERS 08035C0061H , DATED FEBRUARY 17, 2017 AND 08035C0062H, DATED SEPTEMBER 04, 2020.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE WESTERLY LINE OF LOT 2A-1A, MERIDIAN INTERNATIONAL BUSINESS CENTER #6, 7TH AMENDMENT ASSUMED TO BEAR S00°14'59"E BEING MONUMENTED BY A FOUND #4 REBAR WITH CAP PLS #23899 AT THE NORTHWEST CORNER OF LOT 2A-1A AND A FOUND #4 REBAR WITH CAP PLS #23899 AT THE SOUTHWEST CORNER OF LOT 2A-1A.

SURVEYOR'S CERTIFICATION

TO: SHEA COLORADO, LLC, A COLORADO LIMITED LIABILITY COMPANY AND FIDELITY NATIONAL TITLE INSURANCE CO., NATIONAL COMMERCIAL SERVICES:

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 1, 2, 3, 4, 8, 11(b) AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 2, 2024.

DATE OF PLAT MAP: FEBRUARY 07, 2024.



SCOTT A. AREHART
PLS #38314
FOR AND ON BEHALF OF
MARTIN/MARTIN, INC.

NOTICE

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON A 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 THIS CERTIFICATION SHOWN HEREON.

FEBRUARY 07, 2024

MARTIN/MARTIN
CONSULTING ENGINEERS
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
MAIN 303.431.6100 MARTINMARTIN.COM
SURVEY@MARTINMARTIN.COM

Plot Date:
02/07/24 Arebort

Project Manager:
S. AREBART

Location:
G:\BUCKLE\23.0136-Shea Helix Warehouses\SURVEY\ALTA01-24\ALTA01-24.dwg

Drawn By:
JUAREZ

Job Number:
23.0136.C.06

Sheet Number:
2 OF 3

Surveyed By:
SG

ALTA/NSPS LAND TITLE SURVEY

LOTS 2A-1A AND 3A-1, MERIDIAN INTERNATIONAL BUSINESS CENTER FILING NO. 6, 7TH AMENDMENT

PARCELS OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 6 SOUTH,
RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS,
STATE OF COLORADO

SHEET 2 OF 3

TITLE COMMITMENT SCHEDULE B-2 EXCEPTIONS PER TITLE
COMMITMENT ORDER NO. 00502375-201-T21-DK2 (CONT.)

13. PROPERTY IS SUBJECT TO THE MATTERS AS SHOWN IN THE DEDICATION STATEMENT, NOTES NUMBERED 3, 5, 6, 7, 8 AND 9, ALL AS SHOWN ON THE PRIOR PLAT OF MERIDIAN INTERNATIONAL BUSINESS CENTER FILING NO. 6, 1ST AMENDMENT, AS SET FORTH IN THE INSTRUMENT:
RECORDING DATE: APRIL 13, 2000.
RECORDING NO.: RECEPTION NO. 24733. (SHOWN)
18. PROPERTY IS SUBJECT TO THE MATTERS AS SHOWN IN THE DEDICATION STATEMENT, THE MATTERS SHOWN IN THE BOARD OF COUNTY COMMISSIONERS CERTIFICATE, NOTES NUMBERED 3, 4, 5, 6, AND 7, THE DRAINAGE EASEMENT, ALL AS SHOWN ON THE PRIOR PLAT OF MERIDIAN INTERNATIONAL BUSINESS CENTER FILING 6, 5TH AMENDMENT, AS SET FORTH IN THE INSTRUMENT:
RECORDING DATE: MARCH 16, 2004.
RECORDING NO.: RECEPTION NO. 2004026512. (SHOWN)
19. PROPERTY IS SUBJECT TO ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF THE LAND IN THE SOUTHEAST PUBLIC IMPROVEMENT METROPOLITAN DISTRICT, AS EVIDENCED BY INSTRUMENT(S) RECORDED
RECORDING DATE: APRIL 8, 2004.
RECORDING NO.: RECEPTION NO. 2004035426. (BLANKET)
20. PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. R-004-180 APPROVING AN INTERGOVERNMENTAL AGREEMENT AS SET FORTH BELOW:
RECORDING DATE: NOVEMBER 10, 2004.
RECORDING NO.: RECEPTION NO. 2004115422. (BLANKET)
21. PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE TEMPORARY ACCESS EASEMENT AGREEMENT BY AND BETWEEN SHEA COLORADO, LLC AND DOUGLAS COUNTY AS SET FORTH BELOW:
RECORDING DATE: FEBRUARY 16, 2017.
RECORDING NO.: RECEPTION NO. 2017011567. (NO LEGAL DESCRIPTION GIVEN FOR EASEMENT, AFFECTS PROPERTY)
22. PROPERTY IS SUBJECT TO THE EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: MERIDIAN METROPOLITAN DISTRICT PURPOSE: DRAINAGE SWALES AND RELATED PURPOSES
RECORDING DATE: FEBRUARY 16, 2017.
RECORDING NO.: RECEPTION NO. 2017011568. (SHOWN)
23. PROPERTY IS SUBJECT TO THE EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: MERIDIAN METROPOLITAN DISTRICT PURPOSE: DRAINAGE AND WATER, SANITARY SEWER AND STORM SEWER LINES
RECORDING DATE: FEBRUARY 8, 2018.
RECORDING NO.: RECEPTION NO. 2018007846. (SHOWN)
24. PROPERTY IS SUBJECT TO GENERAL NOTES NUMBERED 4 AND 6, THE DRAINAGE STATEMENT, AND THE 18 FOOT SIDEWALK EASEMENT, ALL AS SHOWN ON THE PLAT FOR MERIDIAN INTERNATIONAL BUSINESS CENTER, FILING NO. 6, 7TH AMENDMENT, AS SET FORTH IN THE INSTRUMENT:
RECORDING DATE: MARCH 5, 2018.
RECORDING NO.: RECEPTION NO. 2018012975. (SHOWN)

TITLE COMMITMENT SCHEDULE B-2 EXCEPTIONS PER TITLE
COMMITMENT ORDER NO. 00502496-201-T21-DK2

8. PROPERTY IS SUBJECT TO ANY EXISTING LEASES OR TENANCIES, AND ANY AND ALL PARTIES CLAIMING BY, THROUGH OR UNDER SAID LEASES. (NOT SURVEY RELATED)
9. RESERVATIONS CONTAINED IN THE PATENT:
FROM: THE UNITED STATES OF AMERICA
TO: UNION PACIFIC RAILWAY COMPANY
RECORDING DATE: FEBRUARY 25, 1897 RECORDING NO.: COCOAA NO. 043702. BLM RECORDS WHICH AMONG OTHER THINGS RECITES AS FOLLOWS: "ALL MINERAL LANDS" HEREIN RESERVED. (OFF PROPERTY)
10. PROPERTY IS SUBJECT TO THE EFFECT OF THE INCLUSION OF THE SUBJECT PROPERTY IN THE LINCOLN PARK WEST METROPOLITAN DISTRICT, AS DISCLOSED BY THE INSTRUMENT:
RECORDING DATE: OCTOBER 6, 1981 RECORDING NO.: BOOK 423 PAGE 802
ORDER OF THE DISTRICT COURT, COUNTY OF DOUGLAS, CHANGING THE NAME OF THE ABOVE STATED DISTRICT TO MERIDIAN METROPOLITAN DISTRICT:
RECORDING DATE: MARCH 11, 1985 RECORDING NO.: BOOK 564 PAGE 805
ORDER AND DECREE TO CONSOLIDATE DISTRICTS:
RECORDING DATE: JANUARY 10, 2022.
RECORDING NO.: RECEPTION NO. 2022002150. (BLANKET)
11. PROPERTY IS SUBJECT TO ALL ITEMS AS SET FORTH AND SHOWN ON THE PROPOSED MASTER PLAN OF MERIDIAN:
RECORDING DATE: JULY 16, 1981.
RECORDING NO.: RECEPTION NO. 271188. (BLANKET, NO EASEMENTS CREATED)
12. PROPERTY IS SUBJECT TO THE EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: THE ARAPAHOE COUNTY PUBLIC AIRPORT AUTHORITY PURPOSE: AVIGATION AND HAZARD EASEMENT
RECORDING DATE: MAY 17, 1984.
RECORDING NO.: BOOK 521 PAGE 699. (BLANKET)

TITLE COMMITMENT SCHEDULE B-2 EXCEPTIONS PER TITLE
COMMITMENT ORDER NO. 00502496-201-T21-DK2 (CONT.)

13. PROPERTY IS SUBJECT TO THE EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: THE LINCOLN PARK WEST METROPOLITAN DISTRICT PURPOSE: WATER LINES, MAIN AND FACILITIES
RECORDING DATE: AUGUST 8, 1984.
RECORDING NO.: BOOK 533 PAGE 451. (SHOWN)
14. PROPERTY IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT:
RECORDING DATE: NOVEMBER 2, 1984.
RECORDING NO.: BOOK 546 PAGE 750
APPLICATION (IN REGARDS THERETO):
RECORDING DATE: JANUARY 7, 1985.
RECORDING NO.: BOOK 557 PAGE 368
APPLICATION (IN REGARDS THERETO):
RECORDING DATE: JANUARY 7, 1985.
RECORDING NO.: BOOK 557 PAGE 373
DESIGNATION OF NEW DECLARANT:
RECORDING DATE: AUGUST 6, 1985.
RECORDING NO.: BOOK 588 PAGE 235
APPLICATION (IN REGARDS THERETO):
RECORDING DATE: DECEMBER 26, 1990 RECORDING NO.: BOOK 944 PAGE 1078
APPLICATION (IN REGARDS THERETO):
RECORDING DATE: DECEMBER 26, 1990.
RECORDING NO.: BOOK 944 PAGE 1092
WAIVER (IN REGARDS THERETO):
RECORDING DATE: DECEMBER 31, 1998 RECORDING NO.: BOOK 1649 AT PAGE 1524
DESIGNATION OF NEW DECLARANT AND NOTICE OF CHANGE OF ADDRESS:
RECORDING DATE: FEBRUARY 2, 2006.
RECORDING NO.: RECEPTION NO. 2006009609
NOTICE OF CHANGE OF ADDRESS:
RECORDING DATE: APRIL 8, 2010.
RECORDING NO.: RECEPTION NO. 2010022089. (BLANKET)
15. PROPERTY IS SUBJECT TO THE EFFECT OF THE INCLUSION OF THE SUBJECT PROPERTY IN THE CHERRY CREEK BASIN AUTHORITY, AS DISCLOSED BY THE INSTRUMENT:
RECORDING DATE: MAY 6, 1988.
RECORDING NO.: BOOK 790 PAGE 718. (BLANKET)
16. PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE MERIDIAN INTERNATIONAL BUSINESS CENTER PLANNED DEVELOPMENT, DEVELOPMENT GUIDE AS SET FORTH BELOW:
RECORDING DATE: NOVEMBER 7, 1988.
RECORDING NO.: RECEPTION NO. 8826036
MERIDIAN INTERNATIONAL BUSINESS CENTER PLANNED DEVELOPMENT, AMENDED DEVELOPMENT GUIDE:
RECORDING DATE: SEPTEMBER 6, 1989.
RECORDING NO.: RECEPTION NO. 8920536
MERIDIAN INTERNATIONAL BUSINESS CENTER PLANNED DEVELOPMENT, 2ND AMENDMENT:
RECORDING DATE: JUNE 11, 1991.
RECORDING NO.: RECEPTION NO. 9117610
MERIDIAN INTERNATIONAL BUSINESS CENTER PLANNED DEVELOPMENT, 3RD AMENDMENT:
RECORDING DATE: JUNE 28, 1995.
RECORDING NO.: RECEPTION NO. 9528707
MERIDIAN INTERNATIONAL BUSINESS CENTER PLANNED DEVELOPMENT, 4TH AMENDMENT:
RECORDING DATE: MARCH 2, 2000.
RECORDING NO.: RECEPTION NO. 200013903
MERIDIAN INTERNATIONAL BUSINESS CENTER PLANNED DEVELOPMENT, 5TH AMENDMENT:
RECORDING DATE: DECEMBER 27, 2002.
RECORDING NO.: RECEPTION NO. 2002141506
MERIDIAN INTERNATIONAL BUSINESS CENTER PLANNED DEVELOPMENT, 6TH AMENDMENT:
RECORDING DATE: JUNE 17, 2003.
RECORDING NO.: RECEPTION NO. 2003090076
MERIDIAN INTERNATIONAL BUSINESS CENTER PLANNED DEVELOPMENT, 7TH AMENDMENT:
RECORDING DATE: DECEMBER 17, 2004.
RECORDING NO.: RECEPTION NO. 2004128119
MERIDIAN INTERNATIONAL BUSINESS CENTER PLANNED DEVELOPMENT, 7TH AMENDMENT:
RECORDING DATE: AUGUST 24, 2004.
RECORDING NO.: RECEPTION NO. 2004088414
MERIDIAN INTERNATIONAL BUSINESS CENTER PLANNED DEVELOPMENT, 8TH AMENDMENT:
RECORDING DATE: FEBRUARY 16, 2005.
RECORDING NO.: RECEPTION NO. 2005014103
MERIDIAN INTERNATIONAL BUSINESS CENTER PLANNED DEVELOPMENT, 9TH AMENDMENT:
RECORDING DATE: MAY 9, 2006.
RECORDING NO.: RECEPTION NO. 2006039127
MERIDIAN INTERNATIONAL BUSINESS CENTER PLANNED DEVELOPMENT, 10TH AMENDMENT:
RECORDING DATE: APRIL 25, 2007.
RECORDING NO.: RECEPTION NO. 2007032970
MERIDIAN INTERNATIONAL BUSINESS CENTER PLANNED DEVELOPMENT (PD)
15TH AMENDMENT:
RECORDING DATE: JUNE 21, 2018.
RECORDING NO.: RECEPTION NO. 2018037509. (BLANKET)

TITLE COMMITMENT SCHEDULE B-2 EXCEPTIONS PER TITLE
COMMITMENT ORDER NO. 00502496-201-T21-DK2 (CONT.)

17. PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE DEVELOPMENT AGREEMENT:
RECORDING DATE: NOVEMBER 15, 1988 RECORDING NO.: BOOK 825 PAGE 650
FIRST AMENDMENT TO DEVELOPMENT AGREEMENT:
RECORDING DATE: AUGUST 20, 1991.
RECORDING NO.: BOOK 989 PAGE 262
SECOND AMENDMENT TO DEVELOPMENT AGREEMENT:
RECORDING DATE: AUGUST 24, 2023.
RECORDING NO.: RECEPTION NO. 2023036600. (BLANKET)
18. PROPERTY IS SUBJECT TO THE EFFECT OF THE AMENDMENT TO CERTIFICATE OF ORGANIZATION FOR THE E-470 PUBLIC HIGHWAY AUTHORITY:
RECORDING DATE: DECEMBER 19, 1995.
RECORDING NO.: BOOK 1307 PAGE 235. (BLANKET)
19. PROPERTY IS SUBJECT TO ALL ITEMS AS SET FORTH AND SHOWN ON THE PLATS OF MERIDIAN INTERNATIONAL BUSINESS CENTER FILING NO. 6:
RECORDING DATE: DECEMBER 20, 1999.
RECORDING NO.: RECEPTION NO. 99104981. (SHOWN)
20. PROPERTY IS SUBJECT TO THE EASEMENTS AND NOTES AS SHOWN ON THE PLAT OF MERIDIAN INTERNATIONAL BUSINESS CENTER FILING NO. 6, 1ST AMENDMENT:
RECORDING DATE: APRIL 13, 2000.
RECORDING NO.: RECEPTION NO. 200024733
PLAT CORRECTION CERTIFICATE:
RECORDING DATE: DECEMBER 15, 2000.
RECORDING NO.: BOOK 1935 PAGE 1593. (SHOWN)
21. PROPERTY IS SUBJECT TO THE EFFECT OF THE INCLUSION OF THE SUBJECT PROPERTY IN THE SOUTHEAST PUBLIC IMPROVEMENT METROPOLITAN DISTRICT, AS DISCLOSED BY THE INSTRUMENT:
RECORDING DATE: APRIL 8, 2004.
RECORDING NO.: RECEPTION NO. 2004035426
RESOLUTION NO. R-004-180:
RECORDING DATE: NOVEMBER 10, 2004.
RECORDING NO.: RECEPTION NO. 2004115422. (BLANKET)
22. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: MERIDIAN METROPOLITAN DISTRICT PURPOSE: WATER WELL EASEMENT AND APPURTENANCES
RECORDING DATE: NOVEMBER 21, 2008 RECORDING NO.: RECEPTION NO. 2008079876. (OFF PROPERTY)
23. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: PUBLIC SERVICE COMPANY OF COLORADO PURPOSE: PUBLIC UTILITIES
RECORDING DATE: JULY 14, 2009.
RECORDING NO.: RECEPTION NO. 2009055910. (OFF PROPERTY)
24. PROPERTY IS SUBJECT TO THE EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: DOUGLAS COUNTY PURPOSE: TEMPORARY ACCESS EASEMENT
RECORDING DATE: FEBRUARY 16, 2017.
RECORDING NO.: RECEPTION NO. 2017011567. (NO LEGAL DESCRIPTION GIVEN FOR EASEMENT, AFFECTS PROPERTY)
25. PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, EASEMENTS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE EASEMENT AGREEMENT AS SET FORTH BELOW:
RECORDING DATE: FEBRUARY 16, 2017.
RECORDING NO.: RECEPTION NO. 2017011568 (SHOWN)
26. PROPERTY IS SUBJECT TO THE EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: MERIDIAN METROPOLITAN DISTRICT PURPOSE: WATER LINES, SANITARY SEWER LINES, STORM SEWER LINES AND APPURTENANCES
RECORDING DATE: FEBRUARY 8, 2018.
RECORDING NO.: RECEPTION NO. 2018007846. (SHOWN)
27. PROPERTY IS SUBJECT TO THE EASEMENTS AND NOTES AS SHOWN ON THE PLAT OF MERIDIAN INTERNATIONAL BUSINESS CENTER FILING NO. 6 SEVENTH AMENDMENT:
RECORDING DATE: MARCH 5, 2018.
RECORDING NO.: RECEPTION NO. 2018012975. (SHOWN)

38314

02/07/24

ALTA/NSPS LAND SURVEY

MARTIN/MARTIN

CONSULTING ENGINEERS

12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
MAIN 303.431.6100 MARTINMARTIN.COM
SURVEY@MARTINMARTIN.COM

FEBRUARY 07, 2024

ALTA/NSPS LAND TITLE SURVEY
LOTS 2A-1A AND 3A-1, MERIDIAN INTERNATIONAL BUSINESS CENTER FILING NO. 6, 7TH AMENDMENT

PARCELS OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 6 SOUTH,
RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS,
STATE OF COLORADO

SHEET 3 OF 3

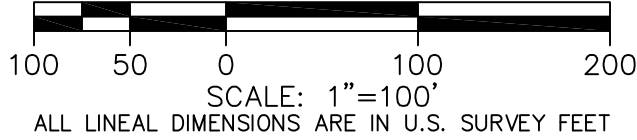
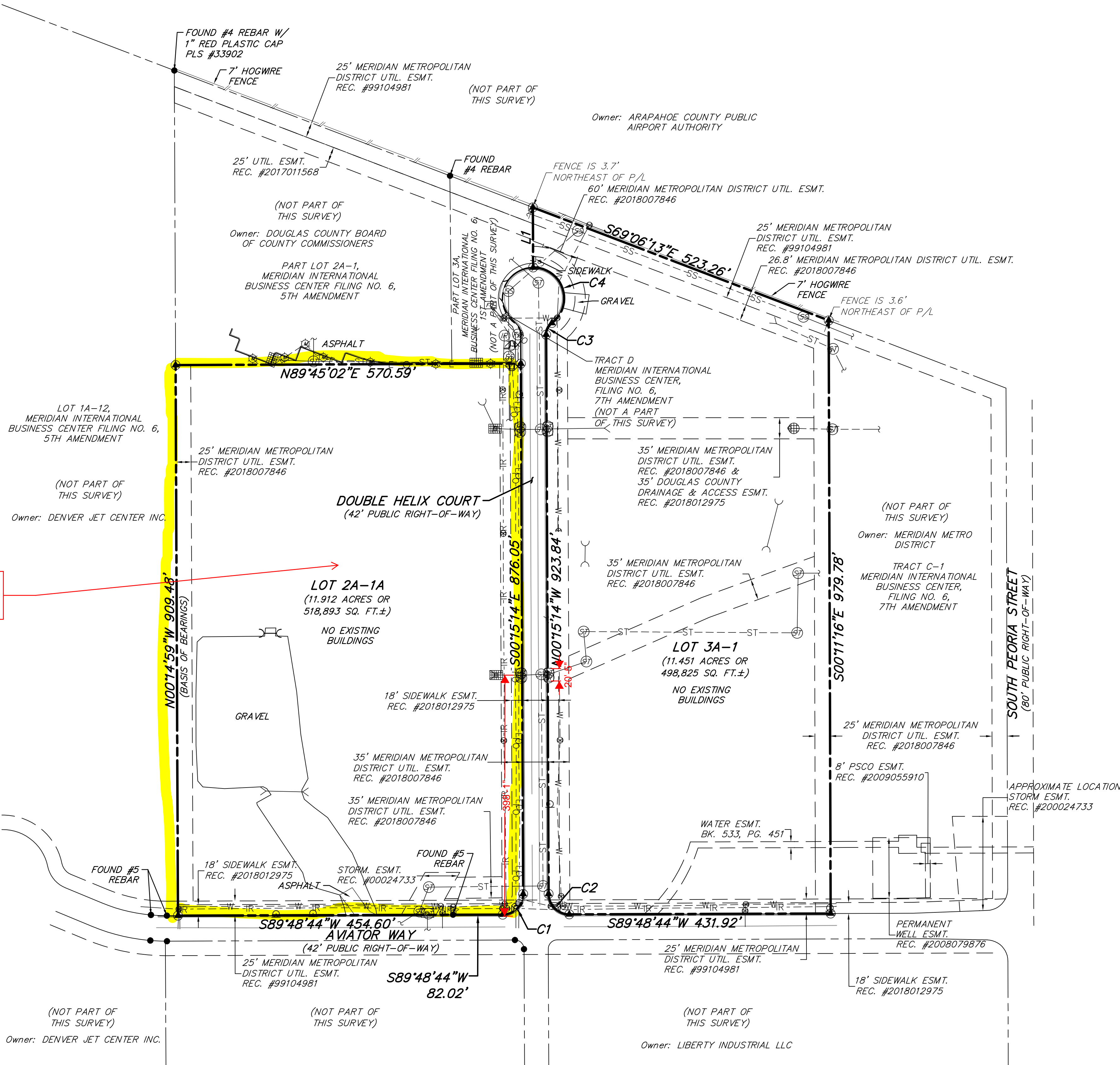
LEGEND

- PROPERTY LINE
--- RIGHT-OF-WAY
--- EASEMENT
--- CURB AND GUTTER
--- 5500 --- CONTOUR
--- SS --- SANITARY SEWER
--- ST --- STORM SEWER
--- W --- WATER LINE
--- E --- ELECTRIC LINE
--- OHU --- OVERHEAD UTILITY LINE
--- T --- TELEPHONE CABLE
--- FO --- FIBER OPTIC LINE
--- G --- GAS LINE
--- TV --- CABLE TV
--- FIRE HYDRANT
--- LIGHT POLE-METAL
--- UTILITY POLE
--- SANITARY MANHOLE
--- STORM MANHOLE
--- WATER MANHOLE
--- WATER VALVE
--- WATER METER
--- FIRE STAND PIPE
--- CLEAN OUT
--- CURB INLET
--- AREA INLET
--- TELEPHONE BOX
--- ELECTRIC BOX
--- CABLE TV BOX
--- IRRIGATION BOX
--- GAS METER
--- SIGN
--- PROPERTY CORNER
--- DECIDUOUS TREE
--- PINE TREE
--- BUSH/SHRUB
--- FOUND 18" #4 REBAR
--- W/ 1" YELLOW PLASTIC
--- CAP PLS #23899

Project Site

| CURVE TABLE | | | | | |
|-------------|-------------|--------|------------|-----------------|--------------|
| NUMBER | DELTA ANGLE | RADIUS | ARC LENGTH | CHORD DIRECTION | CHORD LENGTH |
| C1 | 90°03'58" | 34.00' | 53.45' | S44°46'45"W | 48.11' |
| C2 | 89°56'08" | 34.00' | 53.37' | N45°13'15"W | 48.06' |
| C3 | 53°07'48" | 24.00' | 22.26' | N26°18'40"E | 21.47' |
| C4 | 143°07'52" | 51.00' | 127.40' | N18°41'22"W | 96.77' |

| LINE TABLE | | |
|------------|-------------|----------|
| NUMBER | DIRECTION | DISTANCE |
| L1 | N00°15'13"W | 99.23' |



FEBRUARY 07, 2024

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Location: G:\BUCKLE\23.0136-Shea Helix Warehouse\SURVEY\ALTA01-24\ALTA01-24.dwg
Drawn By: JUAREZ
Job Number: 23.0136.C.06
Sheet Number: 3 OF 3

Project Manager: S. AREHART
Surveyed By: SG

Plot Date: 02/07/24 Arehart

MARTIN/MARTIN assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.