ALTA/NSPS LAND TITLE SURVEY

13725 STRUTHERS ROAD, IN EL PASO COUNTY, COLORADO

PARCEL DESCRIPTION: 13725 Struthers Road

Lot 1,
ACADEMY VILLAGE FILING NO. 3,
County of El Paso,
State of Colorado;

Containing 2.171 acres (94,562 square feet), more or less.

SURVEYOR'S STATEMENT: To COMMUNITY BANKS OF COLORADO, a division of NBH BANK, a Colorado Banking Corporation, successor by merger with PN BANK, formerly known as PEOPLES NATIONAL BANK LEADVILLE, formerly known as PEOPLES NATIONAL BANK, formerly known as PEOPLES NATIONAL BANK COLORADO, AIR ACADEMY FEDERAL CREDIT UNION, its successors and/or assigns, MCLANE KEYSTONE LLC, a Colorado Limited Liability Company, and LAND TITLE GUARANTEE COMPANY as Agent for OLD REPUBLIC NATIONAL 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 2016 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, 6(a), 7(a), 8, 9, 11, 13, 16 and 17 of Table A thereof. The fieldwork was completed on February 23, 2021.

The requirements of Title 38 of the Colorado Revised Statutes, 1973, as amended, have been met to the best of my professional knowledge, belief and opinion.

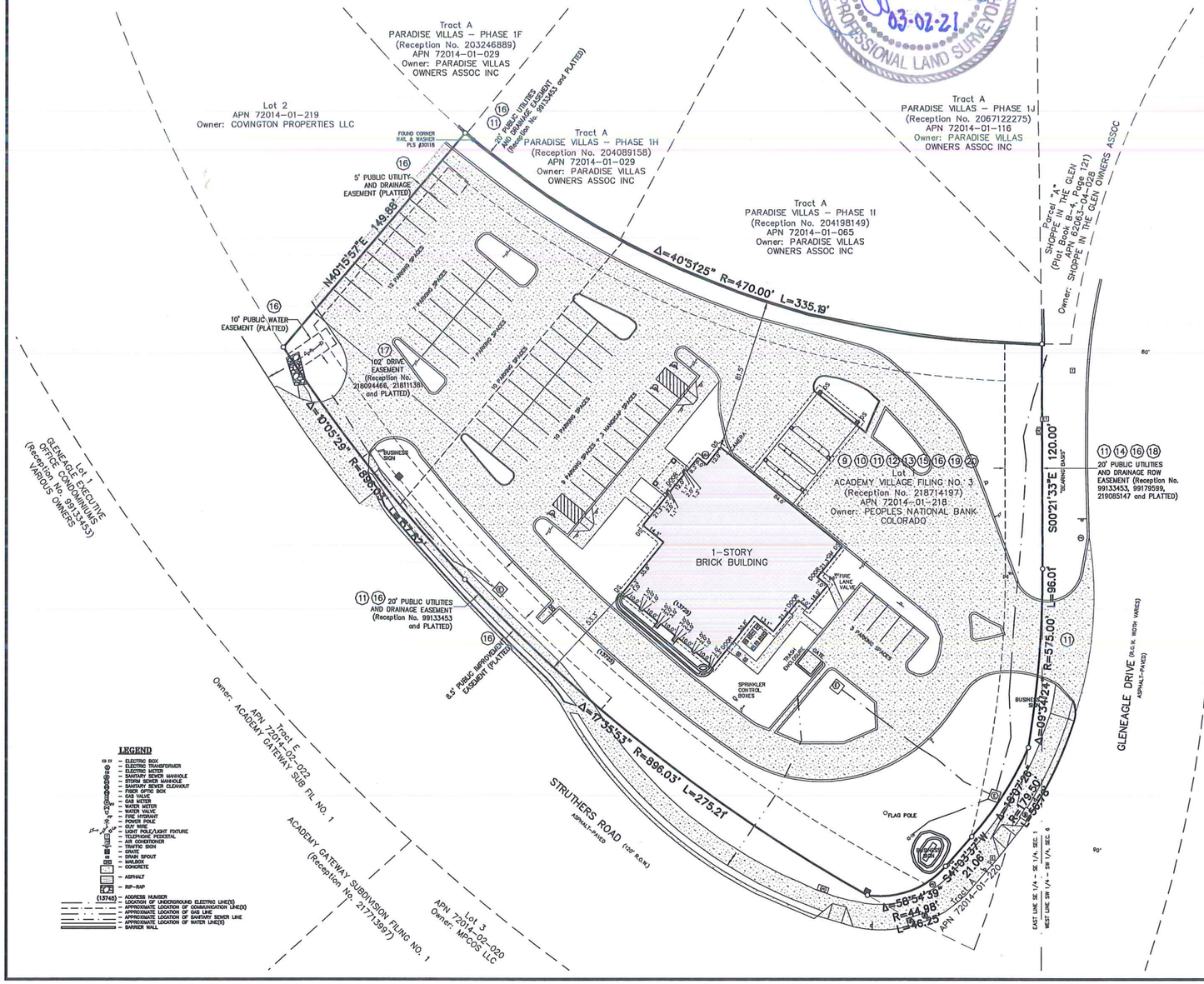
Date of Plat or Map: March 2, 2021

David V. Hostetler
Colorado Professional Land Surveyor No. 20681

COLORADO REGISTERED DAVID V. HOSTETLER 20681 PROFESSIONAL LAND SURVEYOR 03-02-21

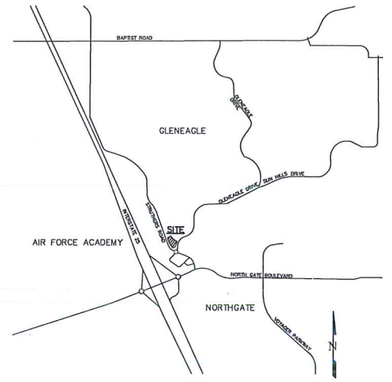
NOTES:

1. ○ – Indicates survey monument "to be set" with a No. 4 rebar with red plastic cap, PLS No. 20681, except where noted otherwise.
   ● – Indicates survey monument found as noted.
   (10) – Indicates title commitment exception number.
2. Visible evidence of underground utility and/or underground improvement line use on or adjacent to these parcels exists, as shown hereon. Actual underground line existence between common components cannot be determined without specific location by the servicing authority, potholing, and measurement thereafter. Utility companies servicing this area include: COLORADO SPRINGS UTILITIES, MOUNTAIN VIEW ELECTRIC ASSOCIATION, DONALA WATER AND SANITATION DISTRICT, COMCAST and CENTURY LINK. All utility lines shown on this survey are approximate underground locations, except where noted otherwise.
3. Basis of Bearings: All bearings are relative to the Easterly line of Lot 1, monumented as shown and assumed to bear S00°21'33"E, a distance of 120.00 feet.

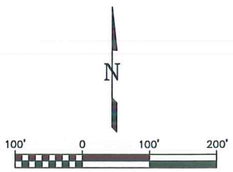


LEGEND

- ELECTRIC BOX
- ELECTRIC TRANSFORMER
- ELECTRIC METER
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- FIBER OPTIC BOX
- GAS VALVE
- GAS METER
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- POWER POLE
- CATV TERMINAL
- LIGHT POLE/LIGHT FIXTURE
- TELEPHONE PEDESTAL
- AIR CONDITIONER
- TRAFFIC SIGN
- GRATE
- DRAIN SPOUT
- MAILBOX
- CONCRETE
- ASPHALT
- RIP-RAP
- (13745) – ADDRESS NUMBER
- LOCATION OF UNDERGROUND ELECTRIC LINE(S)
- APPROXIMATE LOCATION OF COMMUNICATION LINE(S)
- APPROXIMATE LOCATION OF GAS LINE(S)
- APPROXIMATE LOCATION OF SANITARY SEWER LINE
- APPROXIMATE LOCATION OF WATER LINE(S)
- BARRIER WALL



VICINITY MAP
N.T.S.



SCALE: 1" = 30'

NOTES (continued . . .):

4. FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map, Map Number 08041C0287 G and 08041C0290 G, effective date December 7, 2018, indicates the area in the vicinity of this parcel of land to be a Zone X "white" (area determined to be out of the 500 year flood plain).
5. This survey does not constitute a title search by LDC, Inc. to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of record, LDC, Inc. relied upon an ALTA Commitment, prepared by LAND TITLE GUARANTEE COMPANY as Agent for OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, Order No. SC55092248, effective date January 4, 2021 at 5:00 p.m.

   Schedule B, Part II (Exceptions):

   NOTE: Items 4 (lien, right to lien, etc.), 5 (defects, liens, encumberances, etc.), 6 (taxes or assessments, etc.), 7 (unpatented mining claims, reservations or exceptions in patents, etc., water rights, claims or title to water) and 8 (existing leases or tenancies) were not examined or addressed by LDC, Inc. in the capacity of a Professional Land Surveyor.

   Item 9 – THE EFFECT OF INCLUSION OF THE SUBJECT PROPERTY IN THE DONALA WATER AND SANITATION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED AUGUST 30, 1973 IN BOOK 2618 AT PAGE 373 . . . "blanket" inclusion conditions applicable to this property.

   Item 10 – TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED DECEMBER 19, 1996 UNDER RECEPTION NO. 96156158 . . . "blanket" agreement conditions applicable to this property.

   Item 11 – EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF ACADEMY VILLAGE FILING NO. 2, RECORDED AUGUST 20, 1999 UNDER RECEPTION NO. 99133453. RESOLUTION NO. 99-281 IN CONNECTION WITH SAID PLAT RECORDED JUNE 23, 2000 UNDER RECEPTION NO. 200073011 . . . as shown hereon with "blanket" resolution agreements.

   Item 12 – TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED AUGUST 20, 1999 UNDER RECEPTION NO. 99133455 . . . "blanket" agreement conditions applicable to this property.

   Item 13 – TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN MAINTENANCE AGREEMENT RECORDED AUGUST 20, 1999 UNDER RECEPTION NO. 99133456 AND JANUARY 7, 2000 UNDER RECEPTION NO. 200002172 . . . maintenance agreement conditions applicable to this property.

   Item 14 – RIGHT OF WAY EASEMENT AS GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC., A COLORADO CORPORATION IN INSTRUMENT RECORDED NOVEMBER 29, 1999, UNDER RECEPTION NO. 99179599 . . . as shown hereon.

   Item 15 – TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION NO. 18-238 APPROVAL OF VACATION AND REPLAT RECORDED JUNE 12, 2018 UNDER RECEPTION NO. 218067227 . . . "blanket" conditions applicable to this property.

   Item 16 – EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF ACADEMY VILLAGE FILING NO. 3 RECORDED AUGUST 01, 2018 UNDER RECEPTION NO. 218714197 . . . as shown hereon.

   Item 17 – TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN APPROVAL OF EASEMENT RECORDED AUGUST 15, 2018 UNDER RECEPTION NO. 218094466 AND ACCESS EASEMENT AND MAINTENANCE AGREEMENT RECORDED SEPTEMBER 25, 2018 UNDER RECEPTION NO. 218111381 . . . as shown hereon.

   Item 18 – TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN GRANT OF RIGHT OF WAY RECORDED JULY 25, 2019 UNDER RECEPTION NO. 219085147 . . . as shown hereon.

   Item 19 – TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN SUBDIVISION IMPROVEMENTS AGREEMENTS RECORDED AUGUST 15, 2018 UNDER RECEPTION NO. 218094464 . . . "blanket" agreement conditions applicable to this property.

   Item 20 – TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ACADEMY VILLAGE FILING NO. 3 ESCROW AGREEMENT RECORDED AUGUST 15, 2018 UNDER RECEPTION NO. 218094465 . . . "blanket" escrow agreement conditions applicable to this property.
6. This site is zoned "CS" Commercial Service.
7. Gleneagle Drive and Struthers Road are improved public rights-of-way. Struthers Road is a median-divided accessway.
8. There is no observable evidence of earthmoving work, building construction or building additions within recent months on this lot, but the adjacent lot directly to the Northwest is under construction. There is no known plan for changes in the street right-of-way lines. There is no observable evidence of recent street or sidewalk construction or repair. There is no observable evidence of the site use as a cemetery, solid waste dump, sump or sanitary landfill. No wetland areas have been designated within this development.

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.

CALL BEFORE YOU DIG . . . 811 DIAL 811
48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS FOR LOCATING AND MARKING GAS, ELECTRIC, WATER AND SEWER LINES

REVISIONS			
No.	Description	By	Date

H Scale: 1" = 30'
V Scale: N/A
Designed By: N/A
Drawn By: BRH
Checked By: DVH
Date: 01/20/21

Land Development Consultants, Inc.
PLANNING · SURVEYING
www.ldc-inc.com · TEL: (719) 528-6133 · FAX: (719) 528-6848
3598 MAIZELAND ROAD · COLORADO SPRINGS, CO 80909

ALTA/NSPS LAND TITLE SURVEY
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 12 SOUTH, RANGE 67 WEST OF THE 6TH P.M., IN EL PASO COUNTY, COLORADO

Project No.: 21004

Sheet: 1 of 1

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