

DESCRIPTION

PARCEL A: (FEE SIMPLE)  
A TRACT OF LAND LOCATED IN THE SOUTHWEST ¼ OF SECTION 28, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M., IN THE COUNTY OF EL PASO, STATE OF COLORADO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 28;  
THENCE NORTH 0°28'30" WEST ON THE WEST LINE OF SAID SECTION 28 A DISTANCE OF 824.00 FEET;  
THENCE NORTH 89°31'30" EAST 30.00 FEET TO THE EAST RIGHT OF WAY LINE OF JANITELL ROAD AND THE POINT OF BEGINNING OF THE TRACT HEREBY DESCRIBED;  
THENCE NORTH 89°31'30" EAST 289.00 FEET;  
THENCE NORTH 0°28'30" WEST 130.00 FEET;  
THENCE NORTH 89°31'30" EAST 91.27 FEET;  
THENCE NORTH 0°28'30" WEST 208.60 FEET;  
THENCE SOUTH 89°31'30" WEST 380.27 FEET TO INTERSECT THE EAST RIGHT OF WAY OF JANITELL ROAD;  
THENCE SOUTH 0°28'30" EAST 338.60 ON SAID EAST RIGHT OF WAY LINE TO THE POINT OF BEGINNING, CONTAINING 116,894 SQUARE FEET OR 2.684 ACRES MORE OR LESS.

PARCEL B: (FEE SIMPLE)  
A TRACT OF LAND LOCATED IN THE SOUTHWEST ¼ OF SECTION 28, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M., IN THE COUNTY OF EL PASO, STATE OF COLORADO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 28;  
THENCE NORTH 0°28'30" WEST ON THE WEST LINE OF SAID SECTION 28 A DISTANCE OF 824.00 FEET;  
THENCE NORTH 89°31'30" EAST 30.00 FEET TO THE EAST RIGHT OF WAY LINE OF JANITELL ROAD AND THE POINT OF BEGINNING OF THE TRACT HEREBY DESCRIBED;  
THENCE NORTH 89°31'30" EAST 289.00 FEET;  
THENCE NORTH 0°28'30" WEST 130.00 FEET;  
THENCE NORTH 89°31'30" EAST 91.27 FEET;  
THENCE SOUTH 4°24'3" WEST 154.56 FEET;  
THENCE SOUTH 89°31'30" WEST 367.14 FEET;  
THENCE NORTH 0°28'30" WEST 24.01 FEET ON SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING, CONTAINING 19,980 SQUARE FEET OR 0.459 ACRES MORE OR LESS.

PARCEL C: (EASEMENT)  
NON-EXCLUSIVE EASEMENT OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

COMMENCING AT A POINT ON THE SOUTH LINE OF THE SOUTHWEST ¼ OF SECTION 28, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M. THAT IS 1219.2 FEET NORTH 89°36' EAST FROM THE SOUTHWEST CORNER THEREOF, SAID POINT BEING THE WESTERLY CORNER OF A TRACT OF LAND CONVEYED TO THE COLORADO DEPARTMENT OF HIGHWAYS FOR ROAD RIGHT OF WAY AS DESCRIBED IN BOOK 1975 AT PAGE 400 OF THE RECORDS OF EL PASO COUNTY, COLORADO;  
THENCE SOUTH 89°36' WEST ON THE SOUTH LINE OF THE SOUTHWEST ¼ OF SAID SECTION 28 A DISTANCE OF 607.50 FEET TO INTERSECT THE NORTH LINE OF SAID STATE OF COLORADO ROAD RIGHT OF WAY;  
THENCE NORTH 78°25'30" WEST 203.50 FEET ON SAID NORTH RIGHT OF WAY LINE TO THE POINT OF BEGINNING OF THE COMMON EASEMENT HEREBY DESCRIBED;

THENCE CONTINUE THIS LAST COURSE NORTH 78°25'30" WEST 40.90 FEET;  
THENCE NORTH 1°23'30" EAST 150.20 FEET;  
THENCE NORTH 4°23'54" EAST 154.56 FEET;  
THENCE NORTH 0°28'30" WEST 208.60 FEET;  
THENCE NORTH 89°13'30" EAST 40.28 FEET;  
THENCE SOUTH 0°28'30" EAST 208.60 FEET;  
THENCE SOUTH 4°23'54" WEST 154.56 FEET;  
THENCE SOUTH 1°23'30" WEST 758.54 FEET TO THE POINT OF BEGINNING, COUNTY OF EL PASO, STATE OF COLORADO.

PARCEL D: (EASEMENT)

EASEMENTS FOR INGRESS AND EGRESS OVER THE DRIVEWAYS AND FOR PARKING OVER THE PARKING AREAS AS MORE PARTICULARLY DESCRIBED IN DECLARATION OF EASEMENTS RECORDED JUNE 5, 1996 IN BOOK 6902 AT PAGE 772, COUNTY OF EL PASO, STATE OF COLORADO.

TOTAL PARKING

222 REGULAR PARKING SPACES  
6 HANDICAP PARKING SPACES  
228 TOTAL MARKED PARKING SPACES

NOTE:

1. THIS MAP OR PLAT IS BASED ON THE TITLE COMMITMENT FOR TITLE INSURANCE BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-775616-CO, COMMITMENT DATE FEBRUARY 2, 2016. NO TITLE SEARCH WAS MADE BY HIGHLINE ENGINEERING AND SURVEYING COMPANY TO DETERMINE OWNERSHIP.
2. NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WERE OBSERVED BY THE SURVEYOR.
3. THE SURVEYOR IS AWARE OF NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.
4. THE SURVEYOR DID NOT OBSERVE NO WETLANDS LOCATED ON THE PROPERTY.
5. THE SUBJECT PROPERTY LIES WITHIN OR PARTIALLY WITHIN THE LEGAL DESCRIPTION OR EXHIBITS FOUND IN THE FOLLOWING RECORDED INSTRUMENTS AND MAY THEREFORE BE SUBJECT TO THE TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, OBLIGATIONS AND RESERVATIONS CONTAINED THEREIN:

TC-1 THROUGH TC-5.....  
(NO RECORD PROVIDED)

TC-6.....  
(AS SHOWN)

TC-7.....  
(AFFECTS ALL OF PARCEL A, AND A PORTION OF PARCEL B AND C - AS SHOWN)

TC-8.....  
(AFFECTS ALL OF PARCEL A, AND C)

TC-9.....  
(AFFECTS ALL OF PARCEL A, AND B)

TC-10.....  
(NO RECORD PROVIDED)

1. 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.
2. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.
3. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, AND ANY FACTS WHICH A CORRECT SURVEY AND INSPECTION OF THE LAND WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
4. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN IN THE PUBLIC RECORDS.
5. ANY AND ALL UNPAID TAXES, ASSESSMENTS AND UNREDEEMED TAX SALES.
6. AN EASEMENT FOR ELECTRICAL LINES AND INCIDENTAL PURPOSES GRANTED TO CITY OF COLORADO SPRINGS, AS SET FORTH IN AN INSTRUMENT RECORDED OCTOBER 6, 1970 IN BOOK 2368 AT PAGE 522.
7. TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE MOUNTAIN BELL CONCEALED COMMUNICATIONS WIRING AGREEMENT RECORDED APRIL 3, 1972 IN BOOK 2478 AT PAGE 700.
8. RESERVATION OF WATER WELLS AND WATER RIGHTS APPURTENANT THERETO AS SET FORTH IN WARRANTY DEED RECORDED JULY 17, 1979 IN BOOK 3202 AT PAGE 339.
9. TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE DECLARATION OF EASEMENTS RECORDED JUNE 5, 1996 IN BOOK 6902 AT PAGE 772.
10. EXISTING LEASES AND TENANCIES.

SURVEYORS CERTIFICATE

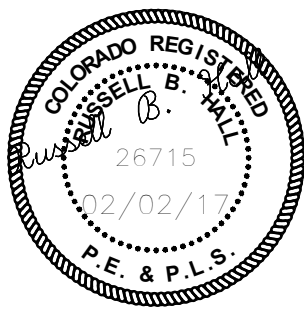
I RUSSELL B. HALL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY TO:

BUFFALO PROPERTY HOLDINGS, LLC  
C/O MOUNTAIN VIEW BANK OF COMMERCE,  
FIRST AMERICAN TITLE INSURANCE COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS:

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, 2, 4, 7(A), 7(B)(1), 7(C), 8, 9, 16, 17 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 1/31/17.

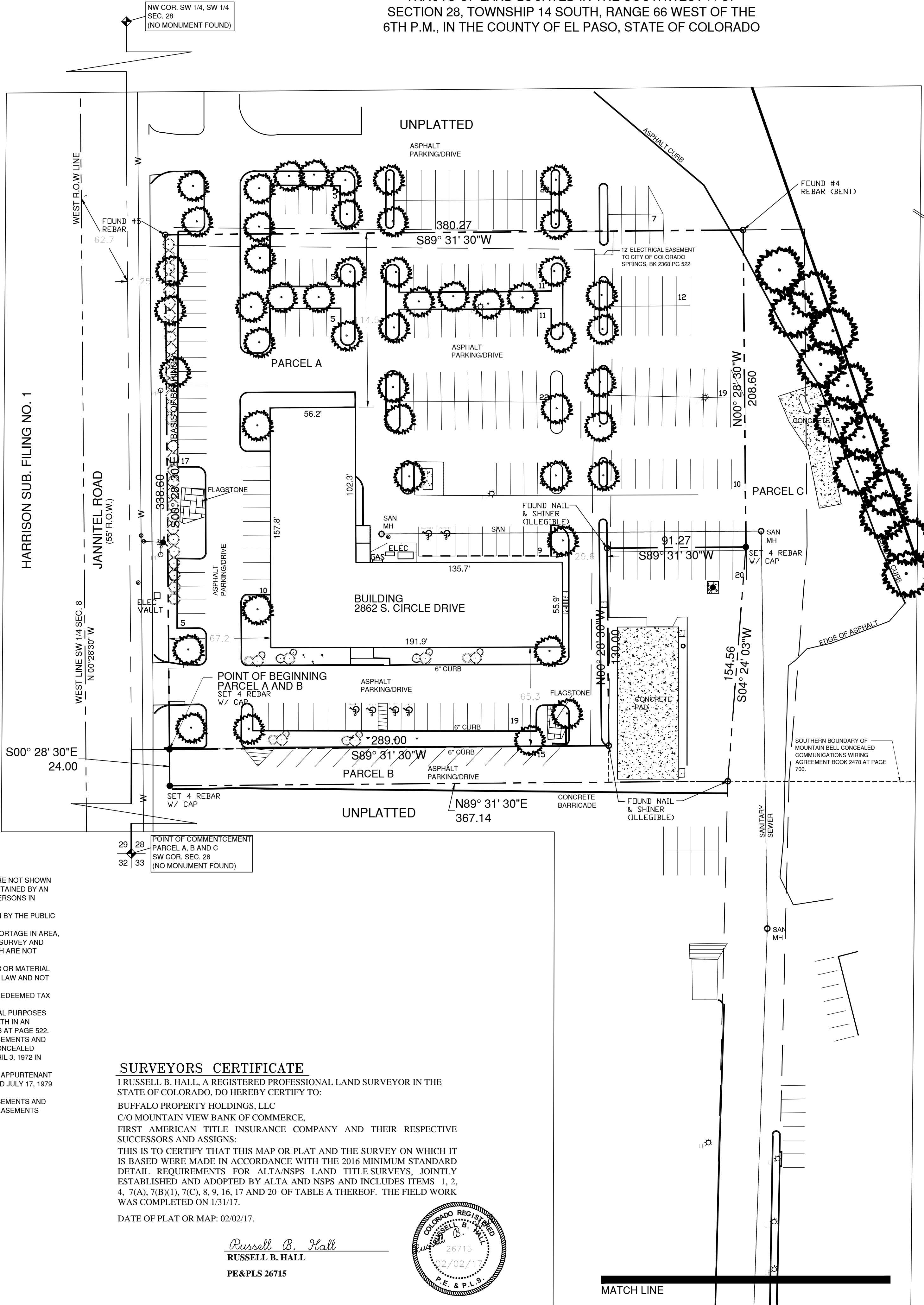
DATE OF PLAT OR MAP: 02/02/17.

*Russell B. Hall*  
RUSSELL B. HALL  
PE&PLS 26715



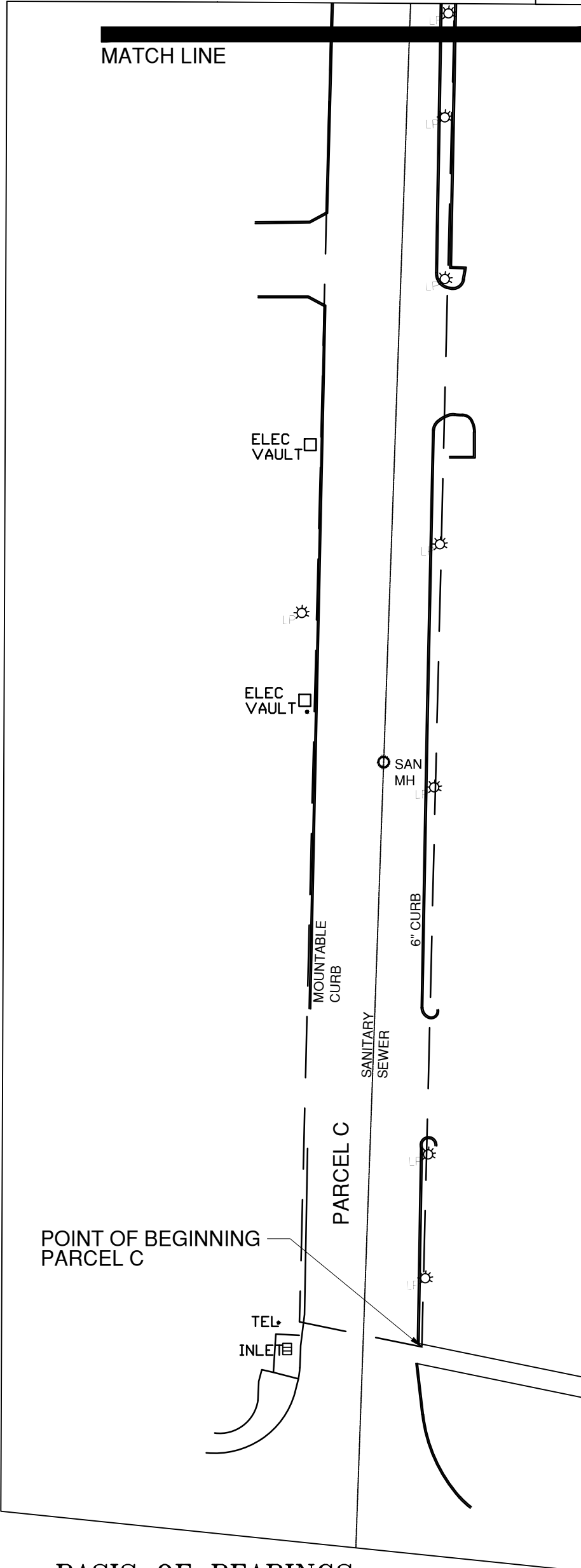
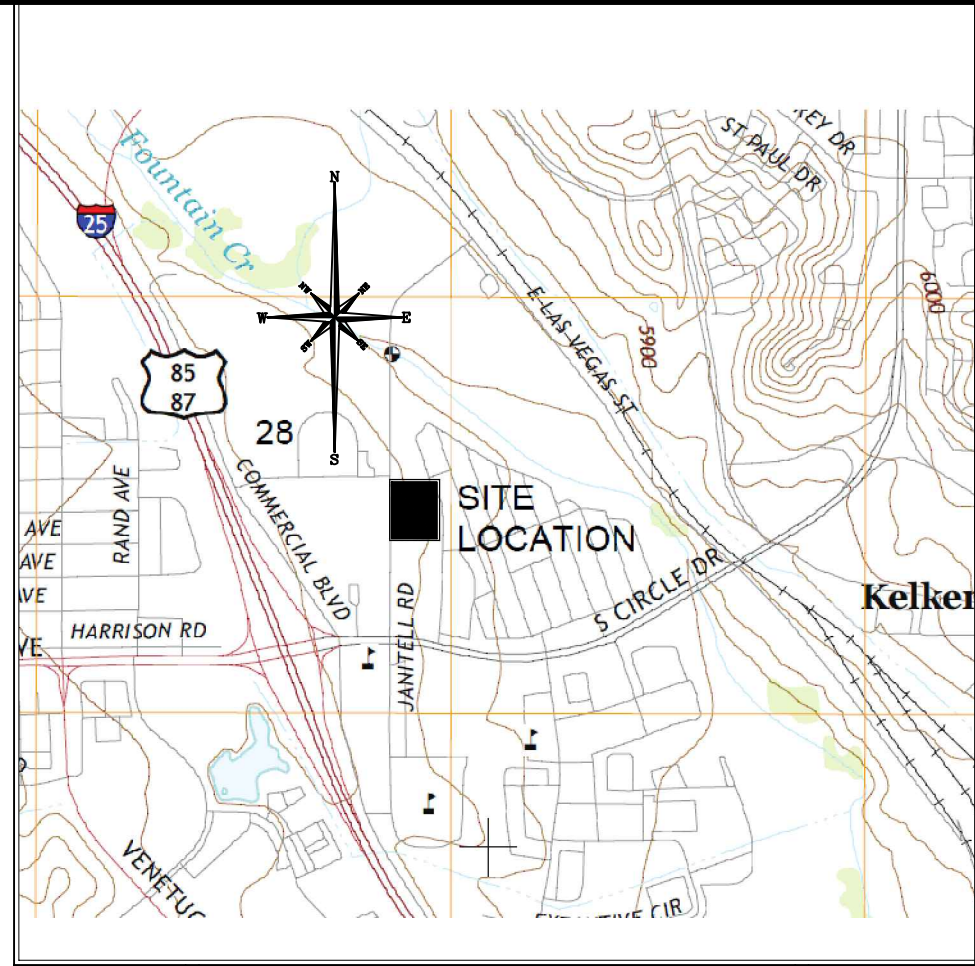
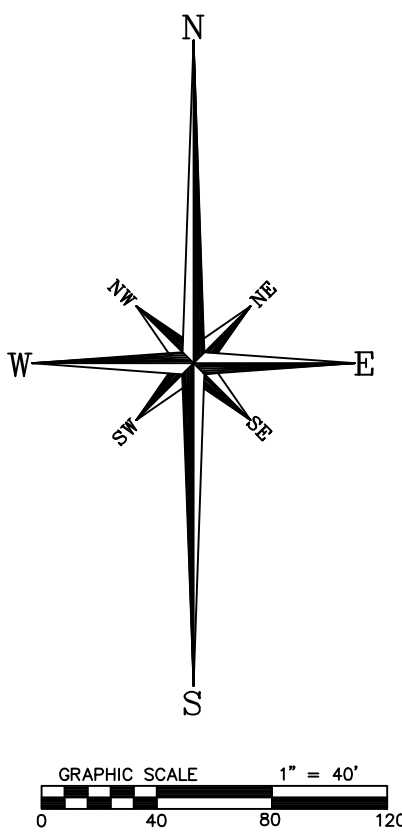
ALTA/NSPS LAND SURVEY PLAT

OF  
TRACTS OF LAND LOCATED IN THE SOUTHWEST ¼ OF  
SECTION 28, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE  
6TH P.M., IN THE COUNTY OF EL PASO, STATE OF COLORADO



LEGEND

- FOUND MONUMENT AS NOTED
- SET NO. 4 REBAR W/ CAP "PLS 26715"
  - TRANSFORMER
  - UTILITY PEDESTAL
  - STORM INLET
  - LIGHTPOLE
  - FENCE
  - WATER MAIN
  - SANITARY SEWER
  - FIRE HYDRANT



BASIS OF BEARINGS

BASIS OF BEARINGS IS THE EASTERLY RIGHT-OF-WAY LINE OF JANITELL ROAD BETWEEN THE NO. 5 REBAR, BEING THE NW CORNER OF PARCEL A, AND THE NO. 4 REBAR, BEING THE SW CORNER OF SAID PARCEL A, IS ASSUMED TO BEAR N 00°28'30" W

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.

**H** **HIGHLINE**  
**ENGINEERING & SURVEYING**  
ENGINEERING CONSULTANTS

PO BOX 1295  
TUCSON, ARIZONA 85716  
DATE OF SURVEY: JAN 31, 2017  
PLAT ISSUED: FEB 02, 2017  
Tel. No. (520) 898-0044  
Fax. No. (520) 898-0025  
JOB NO. 417alta