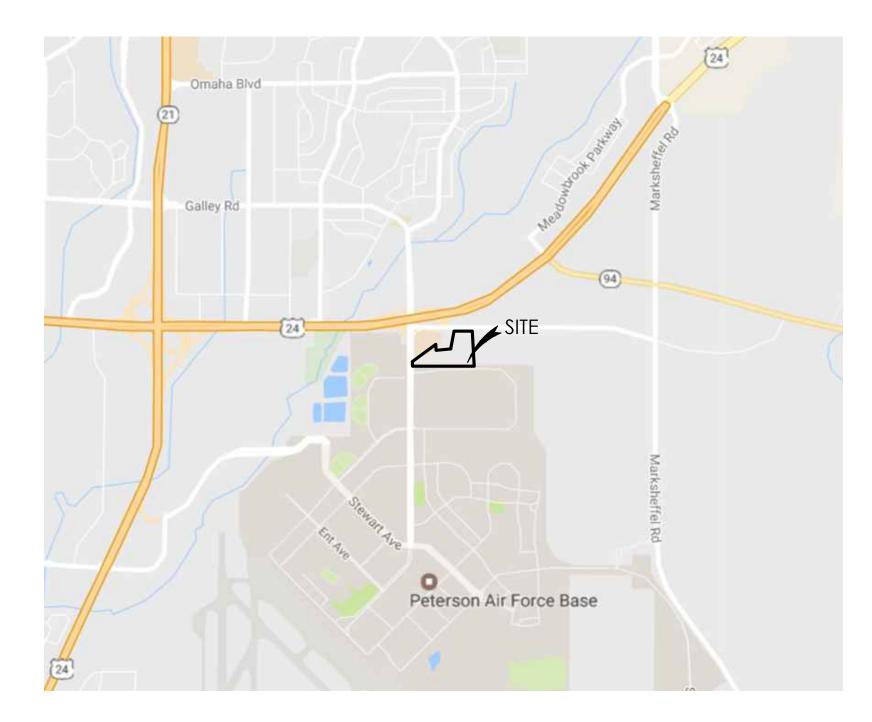
ALTA/NSPS LAND TITLE SURVEY LOT 1, COWPERWOOD SAIC SITUATED IN THE NORTHWEST ONE-QUARTER OF SECTION 17 TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF EL PASO, STATE OF COLORADO

B2 EXCEPTIONS:

- 6 AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES AND INCIDENTAL PURPOSES GRANTED TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, AS SET FORTH IN AN INSTRUMENT RECORDED SEPTEMBER 25, 1972 IN BOOK 2525 AT PAGE 935. [PLOTTED AND SHOWN HEREON]
- AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES AND INCIDENTAL PURPOSES GRANTED TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, AS SET FORTH IN AN INSTRUMENT RECORDED MARCH 30, 1984 IN BOOK 3851 AT PAGE 1466. [PLOTTED AND SHOWN HEREON]
- TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE 8 ^{8.} AGREEMENT AND EASEMENT "AS BUILT" RECORDED NOVEMBER 22, 1994 IN BOOK 6566 AT PAGE 682. [PLOTTED AND SHOWN HEREON]
- و**ک** 9. TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE GRANT OF EASEMENT RECORDED FEBRUARY 27, 1995 IN BOOK 6609 AT PAGE 61. [PLOTTED AND SHOWN HEREON]
- 10. TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE GRANT OF EASEMENT RECORDED DECEMBER 7, 1995 IN BOOK 6779 AT PAGE 2. [PLOTTED AND SHOWN HEREON]
- 11. LEASE BY AND BETWEEN DONALD AND EILEEN KVOLS, AS LESSOR, AND WESTERN PCS III LICENSE CORPORATION, AS LESSEE, AS EVIDENCED BY MEMORANDUM OF LEASE RECORDED JANUARY 13, 1997 AT RECEPTION NO. 97004020. [NO CONDITIONS PLOTTABLE]
- 12. TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE COVENANT AND AGREEMENT RECORDED FEBRUARY 26, 1997 AT RECEPTION NO. 97021340. [NO CONDITIONS PLOTTABLE]
- 13. TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE RESOLUTION NO. 97-78. LAND USE-30 RECORDED APRIL 4, 1997 AT RECEPTION NO. 97038656. [NO CONDITIONS PLOTTABLE]
- 14. TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE NOTICE OF CHEROKEE METROPOLITAN DISTRICT WATER DISTRIBUTION SYSTEM AND SEWAGE COLLECTION SYSTEM RECOVERY AGREEMENT RECORDED JUNE 19, 2001 AT RECEPTION NO. 201084507. [NO CONDITIONS PLOTTABLE]
- 15. TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE GRANT OF EASEMENT RECORDED JULY 6, 2001 AT RECEPTION NO. 201095053. [PLOTTED AND SHOWN HEREON]
- 16. LEASE BY AND BETWEEN K VENTURES, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP, AS LESSOR, AND NEXTEL WEST CORP., A DELAWARE CORPORATION, D/B/A NEXTEL COMMUNICATIONS, AS LESSEE, AS EVIDENCED BY MEMORANDUM OF AGREEMENT RECORDED JUNE 9, 2003 AT RECEPTION NO. 203126317. [NO CONDITIONS PLOTTABLE]
- 17. TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE RESOLUTION NO. 03-391 RECORDED MARCH 8, 2004 AT RECEPTION NO. 204038525. [NO CONDITIONS PLOTTABLE]
- 18. LEASE BY AND BETWEEN L VENTURES LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP, AS LESSOR, AND AT&T WIRELESS PCS, LLC, A DELAWARE LIMITED LIABILITY COMPANY D/B/A/ AT&T WIRELESS, BY AT&T WIRELESS SERVICES, INC., A DELAWARE CORPORATION, AS LESSEE, AS EVIDENCED BY MEMORANDUM OF LEASE RECORDED JUNE 30, 2004 AT RECEPTION NO. 204108944. [NO CONDITIONS PLOTTABLE]
- 19. TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE RESOLUTION NO. 05-207 RECORDED JUNE 23, 2005 AT RECEPTION NO. 205093750. [NO CONDITIONS PLOTTABLE]
- 20. TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE RESOLUTION NO. 05-208 RECORDED JUNE 23. 2005 AT RECEPTION NO. 205093751. [NO CONDITIONS PLOTTABLE]
- 21. TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE SUBDIVISION IMPROVEMENT AGREEMENT RECORDED AUGUST 9, 2005 AT RECEPTION NO. 205122344. [NO CONDITIONS PLOTTABLE]
- 22. TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE PRIVATE DETENTION BASIN MAINTENANCE AGREEMENT AND EASEMENT RECORDED AUGUST 9, 2005 AT RECEPTION NO. 205122345.
 - [NO CONDITIONS PLOTTABLE]
- 23 23. EASEMENTS, NOTES, COVENANTS, RESTRICTIONS AND RIGHTS-OF-WAY AS SHOWN ON THE PLAT OF COWPERWOOD SAIC, RECORDED AUGUST 9, 2005 AT RECEPTION 205122346. NOTE: AFFIDAVIT OF CORRECTION IN CONNECTION THEREWITH RECORDED AUGUST 16, 2005 AT RECEPTION NO.205127101. [PLOTTED AND SHOWN HEREON]
- 24. LEASE BY AND BETWEEN CAMPUS POINT REALTY CORPORATION, A CALIFORNIA CORPORATION, AS LESSOR, AND K VENTURES LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP, AS LESSEE, AS EVIDENCED BY GROUND LEASE RECORDED AUGUST 11, 2005 AT RECEPTION NO. 205123884. [PLOTTED AND SHOWN HEREON]
- 25. TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE RESOLUTION NO. 05--262 RECORDED SEPTEMBER 23, 2005 AT RECEPTION NO. 205149822. [NO CONDITIONS PLOTTABLE]
- 26. TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE RESOLUTION NO. 09-346 RECORDED OCTOBER 28, 2009 AT RECEPTION NO. 209125358. [NO CONDITIONS PLOTTABLE]
- 27 27. TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE PERMANENT EASEMENT AGREEMENT RECORDED AUGUST 22, 2013 AT RECEPTION NO. 213108225. [PLOTTED AND SHOWN HEREON]
- 28. TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE ADMINISTRATIVELY APPROVED PERMIT ISSUED TO CONDUCT A DESIGNATED ACTIVITY OF STATE INTEREST RECORDED FEBRUARY 19, 2014 AT RECEPTION NO. 214013392. [NO CONDITIONS PLOTTABLE]
- 29. RESERVATIONS AS SET FORTH IN SPECIAL WARRANTY DEED BY AND BETWEEN K VENTURES, L.L.L.P. AND CAMPUS POINT REALTY CORPORATION RECORDED AUGUST 11, 2005 AT RECEPTION NO. 205123883. [NO CONDITIONS PLOTTABLE]



VICINITY MAP NOT TO SCALE

CERTIFICATION:

TO: LEIDOS REALTY, LLC, A DELAWARE LIMITED LIABILITY COMPANY; FIRST AMERICAN TITLE INSURANCE COMPANY; EDUCATION CAPITAL SOLUTIONS, LLC, A DELAWARE LIMITED LIABILITY COMPANY;

AND EACH OF THEIR RESPECTIVE SUCCESSORS AND ASSIGNS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IS 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, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 20, 2013.



CAMERON M. WATSON, PLS COLORADO LICENSE NUMBER 38311 FOR AND ON BEHALF OF POINT CONSULTING, LLC 8460 W KEN CARYL AVE LITTLETON, CO 80128 (720) 258-6836 cwatson@pnt-llc.com

LEGAL DESCRIPTION:

LOT 1,

SURVEYOR'S NOTES:

SETBACKS: PERIMETER: 25' MIN HEIGHT:

- PARKING SPACES.

- BUILDING ADDITIONS.

COWPERWOOD SAIC, COUNTY OF EL PASO, STATE OF COLORADO,

EXCEPTING THEREFROM THOSE IMPROVEMENTS RESERVED IN SPECIAL WARRANTY DEED BY AND BETWEEN K VENTURES, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP AND CAMPUS POINT REALTY CORPORATION, A CALIFORNIA CORPORATION RECORDED AUGUST 11, 2005 AT RECEPTION NO. 205123883 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

1. 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.

2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY POINT CONSULTING, LLC. FOR INFORMATION REGARDING BOUNDARY, EASEMENTS AND TITLE, POINT CONSULTING, LLC RELIED UPON THE FOLLOWING FIRST AMERICAN TITLE INSURANCE COMPANY:

COMMITMENT NO. NCS-830697-CHI2, EFFECTIVE DATE OF JANUARY 8, 2017 AT 5:00 P.M

3. BASIS OF BEARINGS: S89°53'54"E, BEING THE NORTH LINE OF LOT 1, COWPERWOOD SAIC AS MEASURED BETWEEN THE MONUMENT FOUND AND SHOWN HEREON.

4. FLOOD ZONE DESIGNATION: ACCORDING TO FLOOD INSURANCE RATE MAP (F.I.R.M.) NUMBER 08041C0754F, WITH AN EFFECTIVE DATE OF MARCH 17, 1997, THE ENTIRE PROPERTY LIES ENTIRELY WITHIN THE FOLLOWING ZONE DESIGNATION:

ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ZONING: THE SUBJECT PROPERTY IS ZONED CS - COMMERCIAL SERVICE. PER PHONE CALL WITH EL PASO COUNTY PLANNING DEPARTMENT.

45' MAX

6. UNIT OF MEASURE: U.S. SURVEY FOOT

7. OBSERVED PARKING SPACES: 313 REGULAR PARKING SPACES, 8 HANDICAP PARKING SPACES, 321 TOTAL

8. THE UTILITIES SHOWN HEREON WERE LOCATED FROM SURFACE EVIDENCE ONLY. FOR EXACT LOCATIONS OF ALL UNDERGROUND UTILITIES, POT-HOLING IS RECOMMENDED. THE SURVEYOR HAS NOT PHYSICALLY OR ACTUALLY LOCATED ANY UNDERGROUND UTILITIES.

9. THE SUBJECT PROPERTY CONTAINS 620,417 SQUARE FEET OR 14.2428 ACRES, MORE OR LESS.

10. PUBLISHED PROPERTY ADDRESS: 360 COMMAND VIEW, COLORADO SPRINGS, CO.

11. THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR

13. THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

14. THERE WAS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

15. THERE WERE NO DELINEATED WETLAND AREAS OBSERVED.

ALTA/NSPS LAND TITLE SURVEY ALTA/NSPS LAND TITLE SURVEY THE DIRECT SUPERVISION OF CAMERON M. WATSON COLORADO SPRINGS, CO LICENSE NO. 38311 FOR AND ON	<u></u>	0F 720-258-6836	www.pnt-llc.com	38311		
	ALTA/NSPS LAND TITLE SURVEY					