



1 TITLE DESCRIPTION

PARCEL ONE:
LOT 1,
COLORADO CENTRE FOREIGN TRADE ZONE AND BUSINESS PARK FILING NO. 1,
ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 7, 1986 AT RECEPTION NO. 1463836,
COUNTY OF EL PASO, STATE OF COLORADO.

PARCEL TWO:
A TRACT OF LAND LOCATED IN THE WEST 1/4 OF THE NE 1/4 OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M., FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 34 BEARS N09°36'38"E (BASIS OF BEARING - TRUE MERIDIAN), 5280.16 FEET; THENCE S89°51'09"W, 2630.71 FEET ALONG THE SOUTH LINE OF THE SE 1/4 OF SAID SECTION 34 TO THE S 1/4 CORNER OF SAID SECTION 34; THENCE S89°50'25"W, 2630.56 FEET ALONG THE SOUTH LINE OF THE SW 1/4 OF SAID SECTION 34 TO THE SOUTHWEST CORNER OF SAID SECTION 34; THENCE S89°57'09"W, 1314.06 FEET ALONG THE NORTH LINE OF THE NE 1/4 OF SAID SECTION 4 TO THE NORTHEAST CORNER OF THE W 1/4 OF THE NE 1/4 OF SAID SECTION 4; THENCE S00°11'46"E, 30.00 FEET ALONG THE EAST LINE OF THE W 1/4 OF THE NE 1/4 OF SAID SECTION 4 TO THE SOUTH LINE OF THAT 30.00 FOOT STRIP OF LAND CONVEYED TO EL PASO COUNTY AS DESCRIBED IN INSTRUMENT RECORDED IN BOOK 441 AT PAGE 533 OF THE RECORDS OF EL PASO COUNTY, COLORADO AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING S00°11'46"E, 2630.70 FEET ALONG THE EAST LINE OF THE W 1/4 OF THE NE 1/4 OF SAID SECTION 4 TO THE SOUTHWEST CORNER THEREOF;

THENCE N89°56'02"W, 1337.98 FEET ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 4 TO THE CENTER OF SAID SECTION 4;

THENCE N00°19'09"E, 2628.09 FEET ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 4 TO THE SOUTH LINE OF THAT 30.00 FOOT STRIP OF LAND AS DESCRIBED IN SAID BOOK 441 AT PAGE 533;

THENCE N89°57'09"E, 1314.33 FEET ALONG THE SOUTH LINE OF THAT 30.00 FOOT STRIP OF LAND AS DESCRIBED IN SAID BOOK 441 AT PAGE 533 TO THE TRUE POINT OF BEGINNING.

COUNTY OF EL PASO,
STATE OF COLORADO.

THE LAND SHOWN IN THIS SURVEY IS THE SAME AS THAT DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 100-N0018426-020-CN1, AMENDMENT NO. 5, DATED DECEMBER 19, 2018.

2 TITLE INFORMATION

The Title Description and Schedule B items herein are from Fidelity National Title Insurance Company, Commitment No. 100-N0018426-020-CN1, Amendment No. 5, Dated December 19, 2018.

4 SURVEYOR CERTIFICATION

To: Copart, Inc., a Delaware corporation; Fidelity National Title Insurance Company; and Commercial Due Diligence Services.

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, 3, 4, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 14, 16, 17, 18, 19, 20, and 21 (Observed evidence of site use as a solid waste dump, sump or sanitary landfill) of Table A thereof.

The field work was completed on July 31, 2018.

Date of Plat or Map: August 3, 2018.



Gregory A. Clark, Professional Licensed Surveyor
Land Surveyor Number 32430 (CO)
Boundary Boys, LLC
P O Box 2441
Harker Heights, TX 76548
Telephone: 303-709-7899

7 STATEMENT OF ENCROACHMENTS

THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY.

3 SCHEDULE 'B' ITEMS

NOTES CORRESPONDING TO SCHEDULE "B":

- 8 NOT A SURVEY ITEM
THE FOLLOWING AFFECTS PARCEL ONE:
TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION, BY THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO, REGARDING POWERS BOULEVARD/DRENNAN ROAD LOCAL IMPROVEMENT DISTRICT 1985-2 AS SET FORTH BELOW:
RECORDING DATE: JULY 3, 1985
RECORDING NO.: **BOOK 5108 AT PAGE 868 (BLANKET IN NATURE OVER THE SURVEYED PROPERTY)**
- 9 TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE AVIGATION EASEMENT AS SET FORTH BELOW:
RECORDING DATE: DECEMBER 9, 1985
RECORDING NO.: **BOOK 5099 AT PAGE 128 (BLANKET IN NATURE OVER THE SURVEYED PROPERTY)**
- 11 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: AUGUST 19, 1988
RECORDING NO.: **BOOK 5221 AT PAGE 392 (BLANKET IN NATURE OVER THE SURVEYED PROPERTY)**
- 12 TERMS, CONDITIONS, RESTRICTIONS, PROVISIONS, NOTES AND EASEMENTS 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 ON THE PLATS) OF COLORADO CENTRE FOREIGN TRADE ZONE FILING NO. 1, SET FORTH BELOW:
RECORDING DATE: OCTOBER 7, 1986
RECORDING NO.: **PLAT BOOK 84 AT PAGE 47**
NOTE: RATIFICATION STATEMENT RECORDED NOVEMBER 13, 1987 IN **BOOK 5444 AT PAGE 1225 (PLOTTED)**
- 13 TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE AGREEMENT AS SET FORTH BELOW:
RECORDING DATE: OCTOBER 7, 1986
RECORDING NO.: **BOOK 5249 AT PAGE 706 (BLANKET IN NATURE OVER THE SURVEYED PROPERTY)**
- 14 TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE AVIGATION EASEMENT AS SET FORTH BELOW:
RECORDING DATE: MARCH 14, 1988
RECORDING NO.: **BOOK 5484 AT PAGE 496 (BLANKET IN NATURE OVER THE SURVEYED PROPERTY)**
- 15 TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 91-166, GENERAL 89 AS SET FORTH BELOW:
RECORDING DATE: MAY 31, 1991
RECORDING NO.: **BOOK 5843 AT PAGE 719 (BLANKET IN NATURE OVER THE SURVEYED PROPERTY)**
- 16 TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE AMENDED NOTICE TO CONSTRUCT A TOLL ROAD AND DISCLAIMER OF INTEREST AS SET FORTH BELOW:
RECORDING DATE: FEBRUARY 23, 2007
RECORDING NO.: **RECEPTION NO. 207023357 (BLANKET IN NATURE OVER THE SURVEYED PROPERTY)**
THE FOLLOWING AFFECTS PARCEL TWO:
RESERVATIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA
RECORDING DATE: JUNE 4, 1904
RECORDING NO.: **BOOK 54 AT PAGE 66**
WHICH AMONG OTHER THINGS RECITES AS FOLLOWS:
SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING OR OTHER PURPOSES AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS, AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY THE LOCAL CUSTOMS, LAWS AND DECISIONS OF THE COURTS, AND ALSO SUBJECT TO THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ONE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AS PROVIDED BY LAW; AND THE RESERVATION FROM THE LANDS HEREBY GRANTED OF A RIGHT OF WAY THEREON FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES. (BLANKET IN NATURE OVER THE SURVEYED PROPERTY)
- 18 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC.
PURPOSE: TRANSMISSION LINES
RECORDING DATE: NOVEMBER 30, 1978
RECORDING NO.: **BOOK 3114 AT PAGE 310 (BLANKET IN NATURE OVER THE SURVEYED PROPERTY)**
- 19 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC.
PURPOSE: TRANSMISSION LINES
RECORDING DATE: NOVEMBER 30, 1978
RECORDING NO.: **BOOK 3114 AT PAGE 311 (BLANKET IN NATURE OVER THE SURVEYED PROPERTY)**
- 20 THE EFFECT OF NOTICE CONCERNING UNDERGROUND FACILITIES OF THE MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. RECORDED MAY 9, 1983 IN **BOOK 3718 AT PAGE 812 (BLANKET IN NATURE OVER THE SURVEYED PROPERTY)**
- 21 INTENTIONALLY OMITTED.
- 22 ALL RESERVATIONS REFERENCED IN SPECIAL WARRANTY DEED RECORDED OCTOBER 11, 1985 IN **BOOK 6074 AT PAGE 479**, GRANTED TO LOHMEED CORPORATION, A DELAWARE CORPORATION IN DEED RECORDED AUGUST 21, 1986 IN **BOOK 5222 AT PAGE 363 (BLANKET IN NATURE OVER THE SURVEYED PROPERTY)**
- 23 NOT A SURVEY ITEM
- 24 TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE FINDINGS AND DECREE ON HEARING AS SET FORTH BELOW:
RECORDING DATE: NOVEMBER 7, 1988
RECORDING NO.: **BOOK 5574 AT PAGE 525 (BLANKET IN NATURE OVER THE SURVEYED PROPERTY)**
- 25 TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE COLORADO INTERSTATE GAS COMPANY RIGHT-OF-WAY AGREEMENT AS SET FORTH BELOW:
RECORDING DATE: MARCH 21, 2002
RECORDING NO.: **RECEPTION NO. 202045479 (PLOTTED)**
- 26 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: COLORADO INTERSTATE GAS COMPANY
PURPOSE: PIPELINES
RECORDING DATE: MARCH 28, 2003
RECORDING NO.: **RECEPTION NO. 030628555 (PLOTTED)**
- 27 NOT A SURVEY ITEM
THE FOLLOWING AFFECTS ALL PARCELS:
TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 38-18 (A RESOLUTION APPROVING AN AMENDED AND RESTATED BANNING LEWIS RANCH ANNEXATION AGREEMENT) AS SET FORTH BELOW:
RECORDING DATE: OCTOBER 18, 2018
RECORDING NO.: **RECEPTION NO. 218121366 (NOT LOCATED ON SUBJECT PROPERTY)**
- 29

11 SURVEYOR'S NOTES

- 1. This survey does not constitute a title search by Boundary Boys, LLC, to determine ownership or easements of record, rights of way or title of record. Boundary Boys, LLC relied upon Fidelity National Title Insurance Company's, Commitment No. 100-N0018426-020-CN1, Amendment No. 5, Dated December 19, 2018.
- 2. This ALTA/NSPS Land Title Survey, and the information hereon, may not be used for any additional or extended purposes beyond that for which it was intended and may not be used by any parties other than those to which it is certified.
- 3. No observable evidence of earth moving work, building construction or building additions within recent months.
- 4. No observable evidence of changes in street right of way lines completed, and available from the controlling jurisdiction and no observable evidence of recent street or sidewalk construction or repairs.
- 5. Property has direct/physical access (both vehicular and pedestrian) to Foreign Trade Zone Blvd. and Drennan Road, both public rights-of-way. (At the time of the survey there were no gates nor visible access ways into the property from either right-of-way.)
- 6. All statements within the certification, and other references located elsewhere hereon, related to: utilities, improvements, structures, buildings, party walls, parking, easements, servitudes, and encroachments; are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.
- 7. The approximate location of any buried utility or pipe lines are shown as per surface evidence only and markings as a result of CO811 Call Ticket No. A820102159-00A, unless otherwise noted. Boundary Boys, LLC was not supplied As-Built drawings of the constructed utility lines. If any underground utility locations are needed exactly, they will have to be verified by field potholing the existing utilities. Boundary Boys, LLC and the Surveyor of Record shall not be liable for the location of or the failure to note the location of non-visible utilities.
- 8. 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 legal action based upon any defect in this survey be commenced more than ten years from the date of the certificate shown hereon.
- 9. The Surveyor did not observe any area delineated as wetlands by appropriate authorities. Surveyor is not an expert in determining the location of wetland areas.
- 10. There were no visible easements or servitudes benefiting the surveyed property disclosed in the record documents as provided
- 11. No observable evidence of site use as a solid waste dump, sump or sanitary landfill.
- 12. The surveyed boundary, which is the same as described in the title commitment, is contiguous, and contains no gaps, gores, or overlaps.

6 CEMETERY

There is no visible evidence of cemeteries on the subject property at the time of survey.

8 ZONING INFORMATION

SITE RESTRICTION:
Parcel 55041-01-001: ZONE - I-2 (Limited Industrial District)
Parcel 55041-00-001: ZONE - A-5 (Agricultural District)

Parcel 55041-01-001:
SETBACKS
FRONT - 50'
SIDE - 30'
REAR - 50'

HEIGHT: - 45'
Max Lot Coverage: 35%
Parking Requirements:
Industrial Use: 1 Space per 750 square feet.
Parking Spaces Required: Pending

Parcel 55041-00-001:
SETBACKS
FRONT - 25'
SIDE - 25'
REAR - 25'

HEIGHT: - 30'
Max Lot Coverage: None
Parking Requirements:
Sufficient parking for all vehicles used by the operation.

All site restrictions were obtained per the PZR Report for Parcel #s: 55041-00-001 and 55041-01-001, PZR Site No. 121209-1, Date: July 10, 2018.

10 BASIS OF BEARINGS

The platted bearing of N90°00'00"E being the North line of the NE 1/4 of Section 4, Township 15 South, Range 65 West of the 6th P.M., County of El Paso, State of Colorado and being monumented as shown hereon.

12 PARKING INFORMATION

0 Striped Standard Spaces
0 Striped Handicap Spaces
0 Total Striped Parking Spaces

13 LAND AREA

Parcel One:
3,484,633 Square Feet or ±80,000 Acres
Parcel Two:
3,457,183 Square Feet or ±80,051 Acres
Total:
6,971,816 Square Feet or ±160,051 Acres

14 BUILDING AREA

No buildings on subject property

15 BUILDING HEIGHT

No buildings on subject property

5 FLOOD INFORMATION

By graphic plotting only, this property is located in Zone "X" of the Flood Insurance Rate Map, Community Panel No. 08041C0768F, which bears an effective date of March 17, 1997, and is NOT in a special flood hazard area. No field surveying was performed to determine this Zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency. Zone "X" denotes areas outside the 500 year flood plain.

9 LEGEND

●	SET NO. 5 REBAR 18" LONG WITH RED PLASTIC CAP STAMPED "PLS 32430" (UNLESS OTHERWISE NOTED)	⊙	CLEANOUT
⊙	FOUND MONUMENT AS DESCRIBED	⊙	SANITARY MANHOLE
⊕	SECTION CORNER	⊕	STORM GRATE
(M)	MEASURED	⊕	STORM MANHOLE
(D)	DEEDED	⊕	TELEPHONE MANHOLE
(P)	PLATTED	⊕	TELEPHONE PEDESTAL
TE	TRASH ENCLOSURE	⊕	FIRE HYDRANT
⊕	BOLLARD	⊕	WATER VALVE
HT	HEIGHT MEASUREMENT LOCATION	⊕	WATER MANHOLE
—	SIGN	⊕	WATER METER
MAILBOX	MAILBOX	⊕	WATER VAULT
KEY PAD	KEY PAD	⊕	CORRUGATED METAL PIPE
★	LIGHT POLE	⊕	REINFORCED CONCRETE PIPE
ELECTRICAL BOX	ELECTRICAL BOX	⊕	MANHOLE (UNKNOWN TYPE)
ELECTRIC METER	ELECTRIC METER	⊕	VAULT (UNKNOWN TYPE)
ELECTRIC POWER	ELECTRIC POWER	⊕	HANDICAPPED PARKING
ELECTRIC POLE	ELECTRIC POLE	⊕	BRICK
GLY WIRE ANCHOR	GLY WIRE ANCHOR	⊕	CONCRETE
ELECTRIC VAULT	ELECTRIC VAULT	—X—	FENCE
GAS METER	GAS METER	—SS—	SANITARY SEWER
GAS MARKER	GAS MARKER	—PL—	PROPERTY LINE
		—OH—	OVERHEAD ELECTRIC LINE

Approved CDS Surveyor
Survey and Plat by:
Gregory A. Clark
Professional Land Surveyor
Certificate of Authorization Number 32430
Boundary Boys, LLC
PO Box 2441
Harker Heights, TX 76548
Telephone: 303-709-7899
g.clark@boundaryboys.com

Key to CDS ALTA Survey

- 1 TITLE DESCRIPTION
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18 ALTA/NSPS Land Title Survey

This survey prepared in accordance with the "2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys" (Effective February 23, 2016)

This Work Coordinated By:
FA Commercial Due Diligence Services Co.

CDS
COMMERCIAL DUE DILIGENCE SERVICES
3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Office: 405-253-2444
website: www.firstamcads.com
Toll Free: 888.322.7371

Drawn By: TU	Date: 10-2-18
Surveyor Ref.No: 1CDD0527	Revision: #1
Aprvd By: GAC	Date: 10-31-18
Field Date: 7-31-18	Revision: #2
Scale: N/A	Date: 1-8-19
	Revision: #3
	Date:
	Revision:

Prepared For:

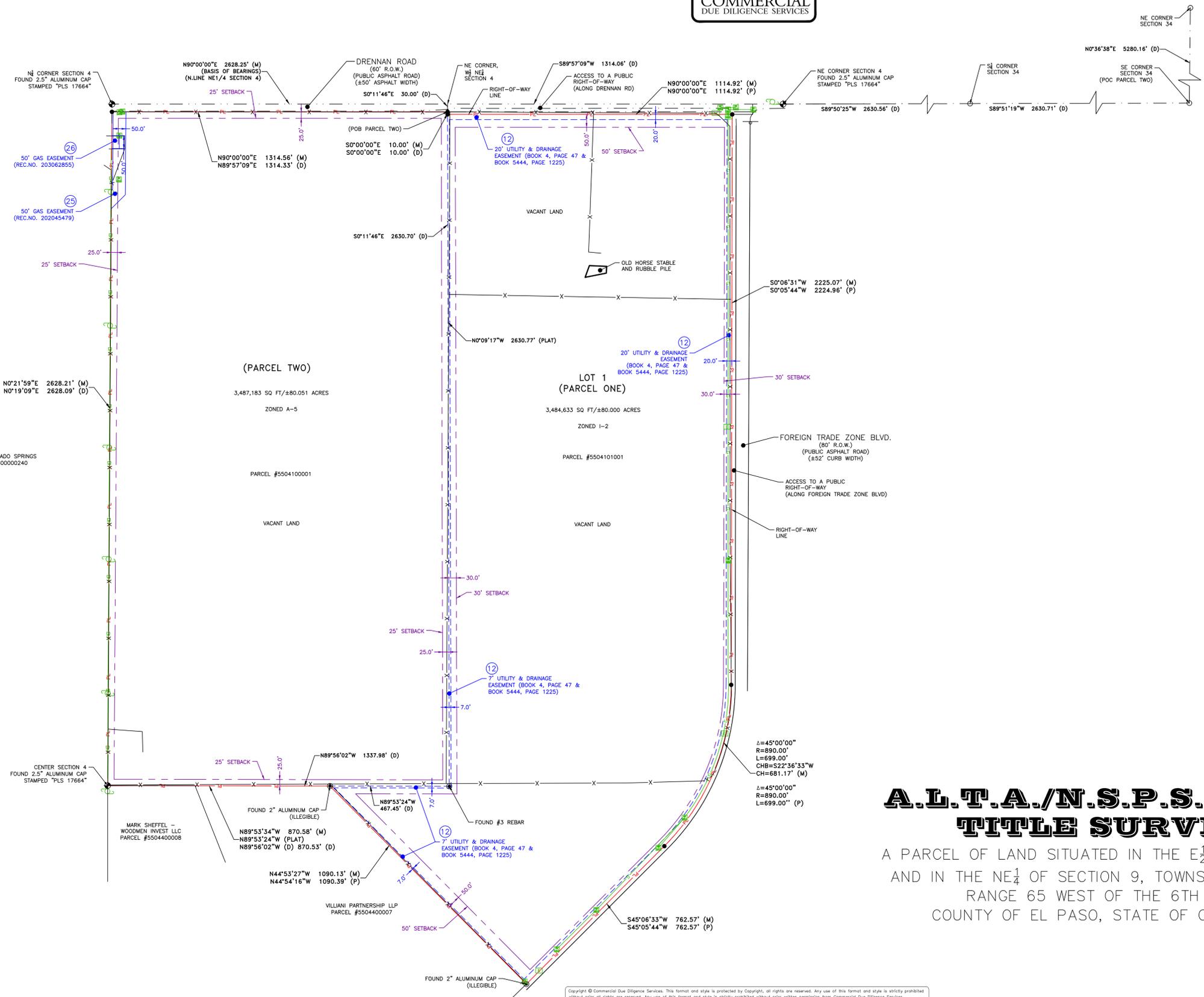
Client Ref. No:

20 PROJECT ADDRESS

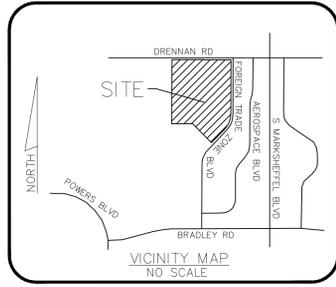
Foreign Trade Zone Blvd,
Colorado Springs, CO

Project Name:
Project Buffalo II

CDS Project Number
18-07-0069:002



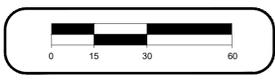
16 VICINITY MAP



Approved CDS Surveyor
Survey and Plot by:
Gregory A. Clark
Professional Land Surveyor
Certificate of Authorization Number 32430
Boundary Boys, LLC
PO Box 3441
Harker Heights, TX 76548
Telephone: 303-709-7899
g.clark@boundaryboys.com

SCALE : 1" = 30'

17 NORTH ARROW / SCALE



18 ALTA/NSPS Land Title Survey

This survey prepared in accordance with the "2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys" (Effective February 23, 2016)

This Work Coordinated By:
FA Commercial Due Diligence Services Co.

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3550 W. Robinson Street, Third Floor
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website: www.firstamcds.com
Toll Free: 888.322.7371

Drawn By: TU	Date: 10-2-18
Surveyor Ref.No: 1CDD0527	Revision: #1
Aprvd By: GAC	Date: 10-31-18
Field Date: 7-31-18	Revision: #2
Scale: 1" = 30'	Date: 1-8-19
	Revision: #3
	Date:
	Revision:

Prepared For:

Client Ref. No:

20 PROJECT ADDRESS

Foreign Trade Zone Blvd,
Colorado Springs, CO

Project Name:
Project Buffalo II

CDS Project Number
18-07-0069:002

**A.L.T.A./N.S.P.S. LAND
TITLE SURVEY**

A PARCEL OF LAND SITUATED IN THE E $\frac{1}{2}$ OF SECTION 4,
AND IN THE NE $\frac{1}{4}$ OF SECTION 9, TOWNSHIP 15 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO

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