

**LEGAL DESCRIPTION:**

The land referred to herein below is situated in the County of Larimer, State of Colorado, and described as follows:

Outlot B, SOUTH COLLEGE STORAGE, according to the plat recorded October 9, 2017 at Reception No. 20170067828, City of Fort Collins, County of Larimer, State of Colorado.

TOGETHER WITH rights of ingress and egress as granted by Declaration of Restrictions and Grant of Easements by Front Range Limited Partnership recorded January 13, 2004 at Reception No. 2004-0003376.

**TITLE EXCEPTIONS:**

Right-of-Way as granted to Poudre Valley Rural Electric Association to construct, operate and maintain an electric transmission or distribution line recorded April 5, 1974 in Book 1595, page 814 at Reception No. 84616. Affects subject property and is blanket.

Right-of-Way as granted to Poudre Valley Rural Electric Association to construct, operate and maintain an electric transmission or distribution line recorded August 27, 1980 in Book 2065, page 347 at Reception No. 375513. The location of said right-of-way is not described in the document.

Right-of-Way as granted to Poudre Valley Rural Electric Association to construct, operate and maintain an electric transmission or distribution line recorded August 27, 1980 in Book 2065, page 352 at Reception No. 375515. The exact location of said right-of-way is not described in the document.

Terms and conditions contained in Easement and Right-of-Way Agreement by and between Front Range Limited Partnership, Jensen Enterprises, Inc., and South Fort Collins Sanitation District to install, operate and maintain sanitary sewer lines recorded January 19, 1996 at Reception No. 96004315. Does not affect subject property.

Terms and conditions contained in Easement and Right-of-Way Agreement by and between Front Range Limited Partnership, Jensen Enterprises, Inc., and South Fort Collins Sanitation District to install, operate and maintain sanitary sewer lines recorded January 19, 1996 at Reception No. 96004316. Affects subject property. Document provided is difficult to read. This survey relied on the plat of South College Storage to plot the location of the easement.

Terms and conditions contained in Declaration of Restrictions and Grant of Easements for ingress and egress and incidental purposes by Front Range Limited Partnership recorded January 13, 2004 at Reception No. 2004-0003376.

Right-of-Way Easement as granted to Poudre Valley Rural Electric Association, Inc. to construct, operate and maintain overhead and/or underground electric facilities recorded May 10, 2004 at Reception No. 2004-0044324. Does not affect subject property.

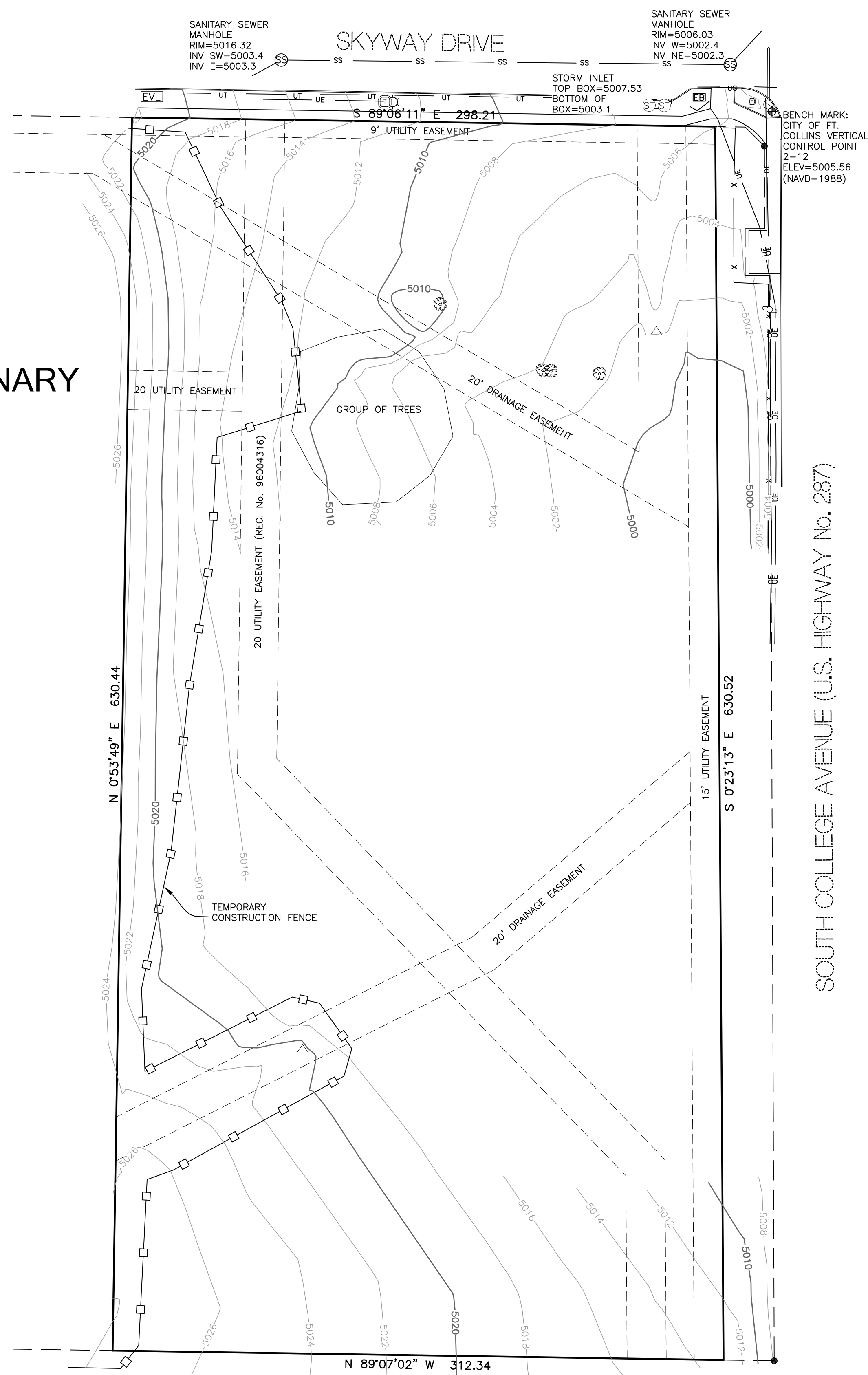
Terms and conditions contained in unrecorded Development Agreement as memorialized by Memorandum of Development Agreement by and between Lithia Real Estate, Inc. and Front Range Limited Partnership recorded January 12, 2006 at Reception No. 2006-0002803. Affects subject property and is blanket.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of South College Storage, as recorded October 9, 2017 at Reception No. 20170067828, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). Affects subject property. Said easements are plotted hereon.

Terms and conditions contained in Development Agreement by and between the City of Fort Collins, Colorado and South College Self Storage Group, LLC recorded October 16, 2017 at Reception No. 20170069535 as affected by Amendment Agreement No. 1 recorded March 7, 2018 at Reception No. 20180013462. Affects subject property and is blanket.

**NOTES:**

- This survey does not constitute a title search by Compass Surveying & Mapping, LLC to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, Compass Surveying & Mapping, LLC relied upon a Commitment for Title Insurance prepared by Thomas Title and Escrow Agency, File No. 3275TAZ with an effective date of July 23, 2018 at 8:00 A.M.
- FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map, Map Number 08069C1000 F effective date December 16, 2006, indicates that this parcel of land is located in Zone X (area of minimal flood hazard).
- This property contains a calculated area of \_\_\_\_\_ square feet (\_\_\_\_\_ acres), more or less.
- No zoning information was provided by the client.
- Parking: None
- Any utilities shown have been located from field survey information and utility markings provided by others. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities shown are in the exact location indicated although he does state that they are located as accurately as possible from the information available. This surveyor has not physically located the underground utilities.
- Basis of bearings is the \_\_\_\_\_, monumented as shown and assumed to bear South \_\_\_ degrees \_\_\_ minutes \_\_\_ seconds West.
- Field work was completed on December 6, 2018.
- The lineal units used in this drawing are U.S. Survey Feet.
- Easements and other public documents shown or noted on this survey were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.
- This ALTA/NSPS Land Title Survey was prepared for the exclusive use of persons/parties listed in certification. Said statement does not extend to any unnamed person/parties without an express statement by the surveyor naming said person/parties.
- 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 be commenced more than ten years from the date of the certification shown hereon.
- Bench Mark: City of Fort Collins bench mark 2-12. Elevation = 5005.56 (NAVD-1988).



PRELIMINARY

PRELIMINARY

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PRELIMINARY

**SURVEYOR'S CERTIFICATION:**

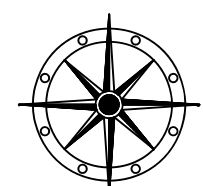
To: CDG - College & Skyway L.L.C., CenterPointe Development Group, LLC, South College Self Storage Group, LLC, Starbucks Corporation, Thomas Title & Escrow and Name of Lender TBD:

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), 8, and 9 of Table A thereof.

Pursuant to Colorado State Board Of Licensure For Professional Land Surveyors Rule 6.2.2 the undersigned further certifies that this map or plat was prepared by me or under my responsible charge, is accurate to the best of my knowledge, information and belief, is in accordance with applicable standards of practice and is not a guaranty or warranty, either expressed or implied.

Date of Plat or Map: \_\_\_\_\_

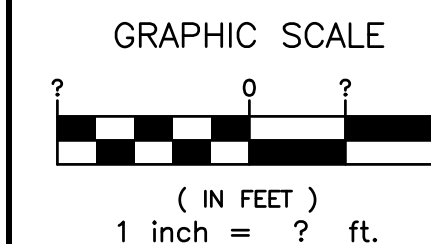
Mark S. Johannes  
Colorado Professional Land Surveyor No. 32439  
For and on behalf of Compass Surveying and Mapping, LLC



COMPASS SURVEYING & MAPPING, LLC  
721 SOUTH 23RD STREET, SUITE B  
COLORADO SPRINGS, CO 80904  
719-354-4120  
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**ALTA/NSPS  
LAND TITLE SURVEY**

A PORTION OF OUTLOT B, SOUTH COLLEGE STORAGE  
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 11,  
TOWNSHIP 16 NORTH, RANGE 69 WEST OF THE 6TH P.M.,  
CITY OF FORT COLLINS, LARIMER COUNTY, COLORADO



REVISIONS:	

PROJECT No. 18290  
JANUARY \_\_, 201\_\_  
SHEET 1 OF 1