

# ALTA/NSPS LAND TITLE SURVEY

A PORTION OF THE NORTH HALF OF BLOCK 66, GREELEY, SITUATE WITHIN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

**PROPERTY DESCRIPTION(S):**

TITLE COMMITMENT NO. 2562462 (PARCEL A)

PARCEL 1:  
ALL OF LOTS 7 AND 8, BLOCK 66, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

PARCEL 2:  
THE WEST 10 FEET OF LOT 11 AND ALL OF LOTS 12 AND 13, BLOCK 66, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

PARCEL 3:  
LOTS 9 AND 10 AND EAST 15 FEET OF LOT 11, BLOCK 66, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

SAID DESCRIBED PARCEL(S) CONTAIN A TOTAL OF 33,560 SQ. FT OR 0.77 ACRE, MORE OR LESS.

TITLE COMMITMENT NO. 2559661 (PARCEL B)

THE NORTH 140 FEET OF LOTS 14, 15 AND 16, BLOCK 66, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

SAID DESCRIBED PARCEL(S) CONTAIN A TOTAL OF 10,610 SQ. FT OR 0.24 ACRE, MORE OR LESS.

SAID DESCRIBED PARCEL(S) A & B COMBINED CONTAIN A TOTAL OF 44,170 SQ. FT OR 1.01 ACRES, MORE OR LESS.

**NOTES:**

1) Stewart Title Guaranty Company, Commitment No. 2562462, dated February 24, 2025 at 8:00 A.M. and Commitment No. 2559661 dated February 23, 2024 at 8:00 A.M. were used in the process of this survey and the following comments correspond to Schedule B of the commitment .

2) **Schedule B - Section II Exceptions (Commitment No. 2562462):**

- 9. All matters shown on the Map of Greeley as 24738.
  - PLOTTED
- 10. Agreement recorded March 27, 1973 in Book 688 at Reception 1609952. (Affects Parcel 2 and 3).
  - PLOTTED
- 11. All matters as shown on the Property Improvement Survey recorded November 29, 2011 as Reception No. 3808464. (Affects all Parcel).
  - PLOTTED
- 12. Oil and Gas Lease (No Surface Occupancy) recorded March 15, 2013 as Reception No. 3917453, and any and all assignments of record, or otherwise, thereof, or interests therein. (Affects Parcel 1).
  - PLOTTED. LOT 7 & LOT 8, BLOCK 66
- 13. Oil and Gas Lease (No Surface Occupancy) recorded March 15, 2013 as Reception No. 3917477, and any and all assignments of record, or otherwise, thereof, or interests therein. (Affects Parcel 2).
  - PLOTTED. ZONE 5: WEST 10' LOT 11, LOT 12 & LOT 13, BLOCK 66
- 14. Oil and Gas Lease (No Surface Occupancy) recorded March 15, 2013 as Reception No. 3917479, and any and all assignments of record, or otherwise, thereof, or interests therein. (Affects Parcel 2 and 3).
  - PLOTTED. LOT 9, LOT 10 & LOT 11, EXCEPTING THE WEST 10' OF LOT 11, BLOCK 66
- 15. Mineral Quit Claim Deed recorded March 21, 2013 as Reception No. 3918755. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed. (Affects Parcel 1 and 2).
  - PLOTTED. LOT 7 & LOT 8, WEST 10' OF LOT 11, LOT 12 & LOT 13, BLOCK 66
- 16. Ordinance No. 12, 2018 recorded March 22, 2018 as Reception No. 4384879. (Affects All Parcel)
  - NOT PLOTTABLE. BLANKET IN NATURE AND INCLUSIVE OF SUBJECT PARCEL. (BLOCK 66)
- 17. Any and all unrecorded leases or tenancies and any and all parties claiming by, through, or under such leases or tenancies.
  - NOT PLOTTABLE. BLANKET IN NATURE AND INCLUSIVE OF SUBJECT PARCELS.

**LINE LEGEND**

-----	MAP OF GREELEY LOT LINE
-----	RIGHT OF WAY LINE
=====	ALTA BOUNDARY LINE
-----	EASEMENT LINE
-----	PROPERTY LINE
-----	DIMENSION LINE
---C-T-V---	BURIED CABLE
---W---	BURIED WATER
---OHU---	OVERHEAD UTILITY
---X---	WOODEN FENCE
---□---	CHAINLINK FENCE
---FO---	BURIED FIBER OPTIC
---E---	BURIED ELECTRIC
---G---	BURIED GAS
-----	CURB & GUTTER FLOWLINE
-----	MAJOR CONTOUR
-----	MINOR CONTOUR

**SYMBOL LEGEND**

○	FOUND PROPERTY MONUMENT AS DESCRIBED/NOTED HEREON
○	SET PROPERTY MONUMENT SET 18" OF #4 REBAR WITH GREEN PLASTIC CAP, PLS 38670
○	SET PROPERTY MONUMENT SET 1 1/2" MAG NAIL WITH ALUMINUM CAP, PLS 38670
+	SIGN
△	CURBCUT
○	UTILITY POLE
⊙	STORM MANHOLE
⊙	SANITARY SEWER MAN HOLE
○	LIGHT POLE
⊙	BOLLARD
⊙	ELECTRIC PULL BOX
⊙	CLEANOUT
⊙	WATER CURB STOP
⊙	AIR CONDITIONER
●	BOLLARD
⊙	FIRE HYDRANT
⊙	SPIGOT
⊙	IRRIGATION BACK FLOW PREVENTER
⊙	IRRIGATION CONTROL BOX
⊙	ELECTRIC METER
⊙	GAS METER
⊙	WATER METER
⊙	GUY WIRE
⊙	TRAFFIC VAULT
⊙	TRAFFIC SIGNAL POLE
⊙	FIBER OPTIC BOX
⊙	HANDICAP RAMP
⊙	INLET GRATE
⊙	ELECTRIC PANEL/BREAKER
⊙	ELECTRIC PEDESTAL
⊙	TELEPHONE PEDESTAL
⊙	FIBER OPTIC VAULT

**NOTES CONTINUED (SCHEDULE B - SECTION II EXCEPTIONS: (Commitment No. 2559661))**

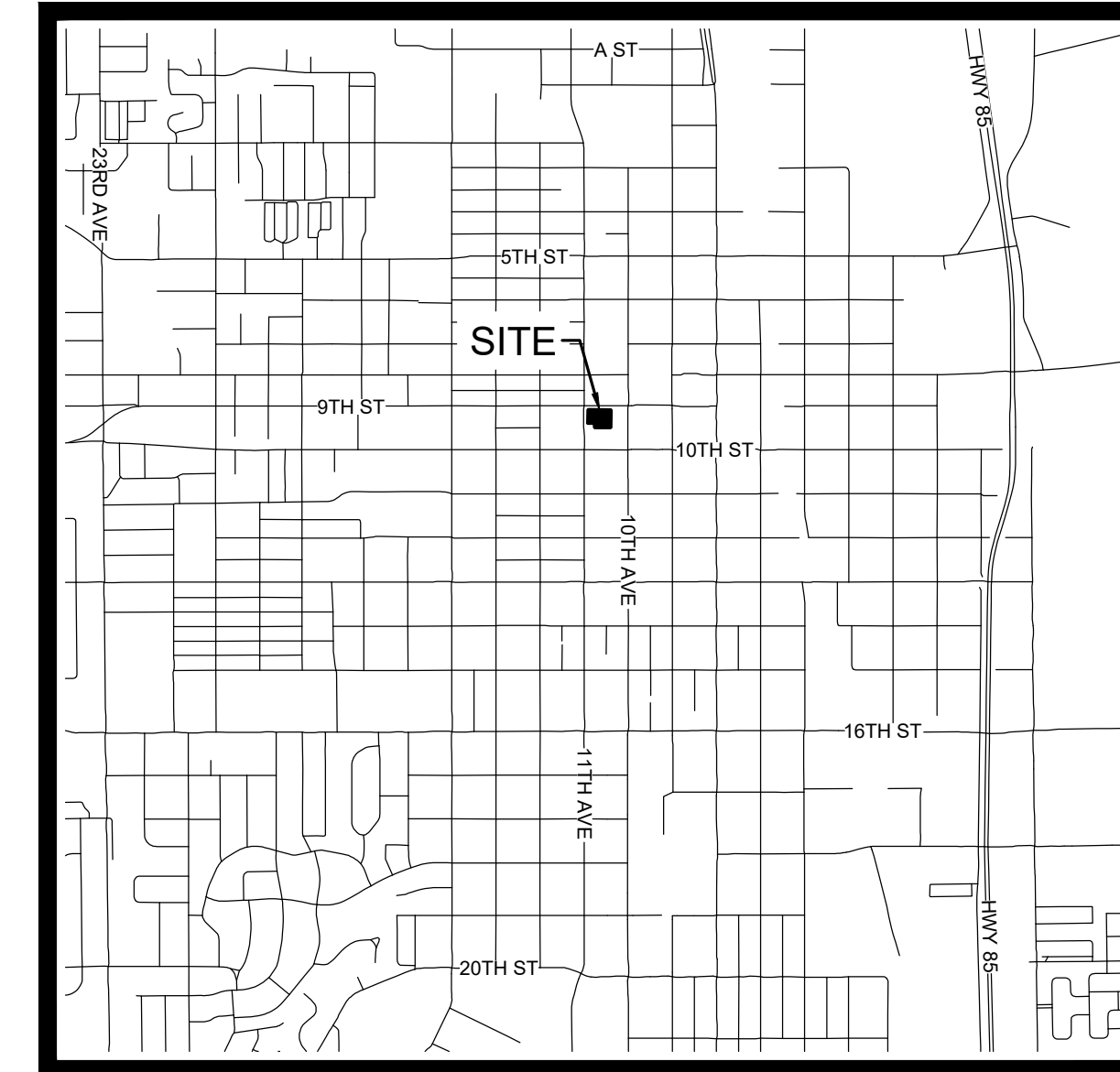
- 9. City of Greeley Ordinance No. 8, 2003 recorded February 19, 2003 as Reception No. 3033543.
  - PLOTTED. ZONE 5: WEST HALF OF BLOCK 66. ZONE 4: EAST HALF OF BLOCK 66
- 10. City of Greeley Ordinance No. 34, 2005 recorded May 24, 2005 as Reception No. 3288780.
  - PLOTTED. ZONE 5: WEST HALF OF BLOCK 66. ZONE 4: EAST HALF OF BLOCK 66
- 11. City of Greeley Ordinance No. 01, 2009 recorded January 19, 2009 as Reception No. 3600153.
  - NOT PLOTTABLE. BLANKET IN NATURE AND INCLUSIVE OF SUBJECT PARCEL. (BLOCK 66)
- 12. Oil and Gas Lease contained in the instrument recorded March 4, 2013 as Document No. 3914232, between Rodney R. Hubbard and Donna Delores Hubbard, lessor, and Mineral Resources, Inc., lessee, and all assignments and/or interests therein or rights thereunder.
  - PLOTTED. NORTH 140' OF LOT 14, LOT 15 & LOT 16, BLOCK 66.
- 13. Request for Notification of Application for Development by Extraction Oil and Gas, LLC, recorded July 12, 2016 at Reception No. 4218393.
  - NOT PLOTTABLE, BLANKET IN NATURE AND INCLUSIVE OF SUBJECT PARCEL.
- 14. City of Greeley Ordinance No. 12, 2018 recorded March 22, 2018 as Reception No. 4384879.
  - NOT PLOTTABLE. BLANKET IN NATURE AND INCLUSIVE OF SUBJECT PARCEL. (BLOCK 66)
- 15. Improvement Location Certificate prepared by Steven Parks, PLS 38348, dated April 20, 2022, Project No. 2022205.
  - PLOTTED.
- 16. Any and all unrecorded leases or tenancies and any and all parties claiming by, through, or under such leases or tenancies.
  - NOT PLOTTABLE, BLANKET IN NATURE AND INCLUSIVE OF SUBJECT PARCEL

**SURVEY NOTES:**

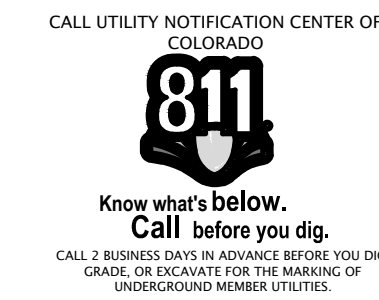
- 1) Parcel A contains 33,560 square feet, or 0.77 acre more or less. Parcel B contains 10,610 square feet or 0.24 acre more or less. Gross land area is 44,170 square feet, or 1.01 acres, more or less.
- 2) There were 6 existing buildings observed within the Subject Property in the process of conducting the field survey.
- 3) There were NO striped parking spaces contained within the boundary of the surveyed area though Lots 7 & 8 is used as an asphalt parking lot. There is additional striped street parking contained within the Right of Way but excluded from the parking count above.
- 4) Access to the Subject Property is from 11th Avenue, 9th Street and the alley between 9th and 10th Street connecting 10th and 11th Avenue.
- 5) The lineal unit of measurement for this survey is U. S. Survey Feet.
- 6) FLOOD ZONE DESIGNATION: According to FIRM Panel 08123C1537F, dated November 30, 2023, this parcel is entirely within "Zone X: Area of Minimal Flood Hazard."
- 7) The Basis of Bearings is the South line of Block 66, Map of Greeley as bearing North 89°31'40" West a distance of 401.88' and monumented as shown on drawing.
- 8) Fieldwork was completed on April 11, 2025.
- 9) Site Address per Weld County Records is 908 11th Avenue and 1014, 1018 & 1020 9th Street, Greeley, CO 80631.
- 10) Vertical datum is NAVD88 and NGS Benchmark "B 392" with a published NAVD88 elevation listed as 4674.77 feet and located with GPS with an elevation of 4674.96 feet was utilized in this survey.

**SURVEYOR'S NOTES:**

1) THOSE DISTANCES AND BEARINGS THAT DEVIATE FROM THE TITLE DESCRIPTION(S)/PLAT OF RECORD HAVE BEEN SHOWN WITH A RECORD (R) AND MEASURED (M) DENOTATION.



VICINITY MAP  
1" = 2000'

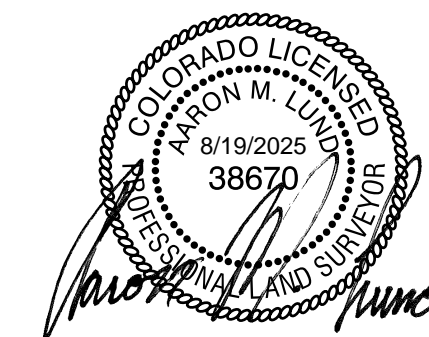


**UTILITY NOTE:**  
THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN ARE BASED ON OBSERVED EVIDENCE AND UTILITY MARKINGS AT TIME OF SURVEY. ADDITIONAL UTILITY LINES MAY EXIST. THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SHOWN AND THE LOCATION OF ANY ADDITIONAL UNDERGROUND UTILITIES SHOULD BE DETERMINED BY CONTACTING "ONE CALL" FOR A UTILITY LOCATE.

**SURVEYING CERTIFICATE**

To: RICHMARK REAL ESTATE PARTNERS LLC, A COLORADO LIMITED LIABILITY COMPANY, WHEELER PROPERTIES LLC, A COLORADO LIMITED LIABILITY COMPANY AND STEWART TITLE GUARANTY COMPANY.

I, Aaron M. Lund, a Registered Professional Land Surveyor in the State of Colorado, do hereby state that this Land Survey Plat was prepared under my personal supervision and checking, and that it is true and correct to the best of my knowledge and belief. This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 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, 5, 7(a) 8, 9, 11(b), and 13 of Table A thereof. The fieldwork was completed on April 11, 2025.



For and on behalf of AXIS Surveying & Land Services, LLC  
Aaron M. Lund  
Registered Professional Land Surveyor LS 38670



SECTION 5 TOWNSHIP 5N RANGE 65W  
NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE SURVEY WITHIN THREE YEARS AFTER YOU DISCOVER EACH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN ONE YEAR AFTER THE DATE OF THE CERTIFICATE SHOWN HEREON.

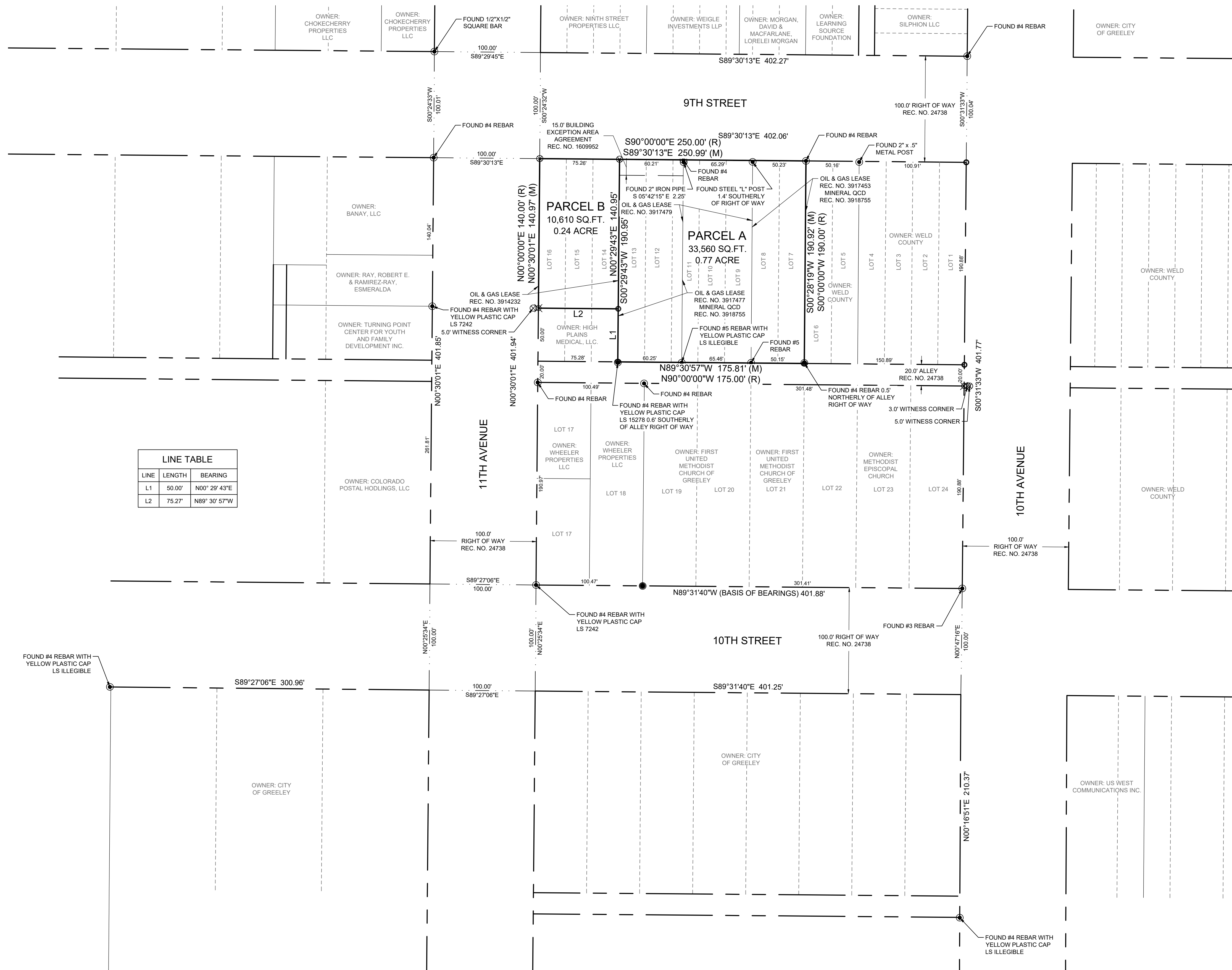
ALTA SURVEY

ALTA/NSPS LAND TITLE SURVEY  
A PORTION OF THE  
N 1/2 B66, MAP OF GREELEY  
55-TENR65W

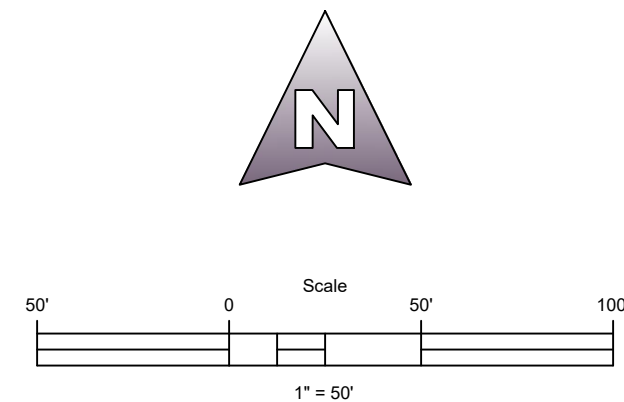
Date 08/19/2025  
Scale 1"=2000'  
Sheet No. 1/3  
Job No. 035-25-002

# ALTA/NSPS LAND TITLE SURVEY

A PORTION OF THE NORTH HALF OF BLOCK 66, GREELEY, SITUATE WITHIN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

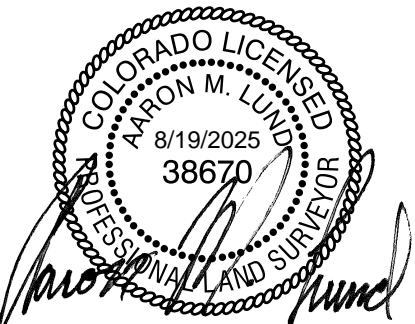


LINE	LENGTH	BEARING
L1	50.00'	N00° 29' 43"E
L2	75.27'	N89° 30' 57"W



SYMBOL LEGEND	
	FOUND PROPERTY MONUMENT AS DESCRIBED/NOTED HEREON
	SET PROPERTY MONUMENT SET 1 1/2" MAG NAIL WITH ALUMINUM CAP, PLS 38670
	SET PROPERTY MONUMENT SET 1 1/2" MAG NAIL WITH ALUMINUM CAP, PLS 38670

LINE LEGEND	
	MAP OF GREELEY LOT LINE
	RIGHT OF WAY LINE
	ALTA BOUNDARY LINE
	EASEMENT LINE
	PROPERTY LINE
	DIMENSION LINE



For and on behalf of AXIS Surveying & Land Services, LLC  
 Aaron M. Lund  
 Registered Professional Land Surveyor LS 38670



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ALTA SURVEY	
1	PREPARED BY
2	DATE
3	REVISION
4	REVISION
5	REVISION
6	REVISION
7	REVISION
8	REVISION
9	REVISION
10	REVISION

ALTA/NSPS LAND TITLE SURVEY  
 A PORTION OF THE  
 N 1/2 B66, MAP OF GREELEY  
 55-T5N-R65W

Date	08/19/2025
Scale	1"=50'
Sheet No.	2/3
Job No.	035-25-002

