ALTA/NSPS LAND TITLE SURVEY Parcel Description (PROVIDED BY STEWART TITLE GUARANTY COMPANY) LOT 1, BLOCK 19, VILLAGE OF FIVE PARKS FILING NO. 1 AND VILLAGE SQUARE AT FIVE PARKS CONDOMINIUM MAP, PARCEL A: LOCATED IN THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH P.M., LOT 1, BLOCK 19, VILLAGE OF FIVE PARKS FILING NO. 1, AS SHOWN ON THE PLAT THEREO CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO RECORDED JUNE 8, 2001 AT RECEPTION NO. F1252835, COUNTY OF JEFFERSON, STATE OF COLORADO. DEED RECORDED ON 5/2/2012 AT REC. NO. 2012046275 TOTAL AREA = 2.24 SQ FT, OR 97,846 ACRES, MORE OR LESS PARCEL B: Notes UNIT 111, BUILDING 1, UNITS 211 THROUGH 215, BUILDING 2, 1. STEWART TITLE COMMITMENT NUMBER 19000310981, DATED NOVEMBER 13, 2019 AT UNITS 311 THROUGH 313, BUILDING 3 5: 30 P.M., WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING VILLAGE SQUARE AT FIVE PARKS. ACCORDING TO THE CONDOMINIUM MAP RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY THEREOF RECORDED FEBRUARY 7, 2007, AT RECEPTION NO. 2007015509, IN THE CLERK AND RECORDER OF JEFFERSON COUNTY, COLORADO, AND AS DESCRIBED IN SAID TITLE COMMITMENT. DEFINED AND DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF VILLAGE SQUARE AT FIVE PARKS OWNERS 2. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ASSOCIATION, INC., RECORDED FEBRUARY 7, 2007 AT RECEPTION NO. ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH 2007015508 IN SAID RECORDS, DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY COUNTY OF JEFFERSON. BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN STATE OF COLORADO. PARCELS B & C DEED RECORDED ON 8/28/2008 AT REC. NO. 2008081851 3. THIS ALTA/NSPS LAND TITLE SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF PARCEL A SFINVEST GATEWAY L.P., A CALIFORNIA LIMITED PARTNERSHIP AND STEWART TITLE PARCEL C: DriveSafe Driving Schools - Arvada GUARANTY COMPANY, NAMED IN THE STATEMENT HEREON. SAID STATEMENT DOES NOT UNITS 121 AND 122, BUILDING 1, EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS STATEMENT BY THE UNITS 221 THROUGH 224, BUILDING 2, SURVEYOR NAMING SAID PERSON. UNITS 321 AND 323, BUILDING 3, VILLAGE SQUARE AT FIVE PARKS, ACCORDING TO THE CONDOMINIUM MAP 4. THIS SURVEY IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR. THEREOF RECORDED FEBRUARY 7, 2007, AT RECEPTION NO. 2007015509, IN THE CLERK AND RECORDER OF JEFFERSON COUNTY, COLORADO, AND AS 5. BASIS OF BEARINGS: GPS DERIVED BEARINGS BASED ON A BEARING OF N11°44'53"W DEFINED AND DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS ALONG THE WESTERLY LINE OF LOT 1, BLOCK 19, VILLAGE OF FIVE PARKS FILING NO. 1, AND RESTRICTIONS OF VILLAGE SQUARE AT FIVE PARKS OWNERS BETWEEN A FOUND 1" BRASS TAG, "PLS 28286" AT THE SOUTHWESTERLY CORNER OF LOT 1, BLOCK 19 AND A FOUND 1" BRASS TAG AT THE NORTHWESTERLY CORNER OF ASSOCIATION, INC., RECORDED FEBRUARY 7, 2007 AT RECEPTION NO. LOT 1, BLOCK 19 AS SHOWN HEREON. COLORADO STATE PLANE COORDINATE SYSTEM, 2007015508 IN SAID RECORDS, COUNTY OF JEFFERSON, CENTRAL ZONE, NORTH AMERICAN DATUM 1983 (NAD83). ALL BEARINGS SHOWN STATE OF COLORADO. HEREON ARE RELATIVE THERETO. DEED RECORDED ON 8/28/2008 AT REC. NO. 2008081851 6. ONLY SURFACE EVIDENCE OF UTILITIES VISIBLE AT THE TIME OF THE FIELDWORK IS SHOWN HEREON. ALL UNDERGROUND UTILITIES MUST BE FIELD LOCATED BY THE APPROPRIATE AGENCY OR UTILITY COMPANY PRIOR TO ANY EXCAVATION, PURSUANT TO MAP DATA (C) 2020 GOOGLE C.R.S. SEC. 9-1.5-103. Legend Vicinity Map 7. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND NOT TO SCALE FOUND MONUMENT AS DESCRIBED SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS FOUND 1" BRASS TAG, "PLS 28286" TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC 18-4-508. FOUND 1" BRASS TAG, ILLEGIBLE 8. THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT. SET 1" BRASS TAG "FLATSURV LS16406" AS MEASURED AT TIME OF SURVEY CALCULATED FROM RECORD AND AS MEASURED INFORMATION AS PER THE PLAT OF VILLAGE OF FIVE PARKS FILING NO.

9. SUBSURFACE BUILDINGS, IMPROVEMENTS OR STRUCTURES ARE NOT NECESSARILY SHOWN. BUILDINGS AND OTHER IMPROVEMENTS OR STRUCTURES ON ADJACENT PROPERTIES THAT ARE MORE THAN FIVE (5) FEET FROM ANY OF THE PROPERTY LINES OF THE SUBJECT PROPERTY ARE NOT NECESSARILY SHOWN.

> 10. DATES OF FIELDWORK: OCTOBER 21, 2019 AND DECEMBER 16-17, 2019 (CREW CHIEF C. C. CAMARILLO).

11. THE WORD "CERTIFY" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

12. THE TOTAL AREA OF THE SUBJECT PROPERTY IS 2.24 SQ. FT. OR 97,846 ACRES, MORE OR LESS, PARCEL A IS 49.776 SQ.FT, OF 1.14 ACRES, MORE OR LESS, PARCEL B IS 48,070 SQ.FT., OR 1.10 ACRES, MORE OR LESS. AREA AS SHOWN HEREON IS A RESULTANT FACTOR, NOT A DETERMINATIVE FACTOR, AND MAY CHANGE SIGNIFICANTLY WITH MINOR VARIATIONS IN FIELD MEASUREMENTS OR THE SOFTWARE USED TO PERFORM THE CALCULATIONS. FOR THIS REASON, THE AREA IS SHOWN AS A "MORE OR LESS" FIGURE. AND IS NOT TO BE RELIED UPON AS AN ACCURATE FACTOR FOR REAL ESTATE SALES PURPOSES (ALTA/NSPS LAND TITLE SURVEY TABLE A, OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, ITEM 4).

13. THERE ARE 96 REGULAR PARKING SPACES, 4 HANDICAP SPACES, AND NO MOTORCYCLE SPACES ON THE SUBJECT PROPERTY FOR A TOTAL OF 100 PAINTED PARKING STALLS ON THE SUBJECT PROPERTY (ALTA/NSPS LAND TITLE SURVEY TABLE A, OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, ITEM 9). IN ADDITION, PER RECEPTION NO. 2009123788, THERE ARE 14 OFFSITE REGULAR PARKING SPACES AND 2 OFFSITE HANDICAP SPACES, FOR A TOTAL OF 16 OFFSITE PAINTED PARKING STALLS.

14. OWNERSHIP INFORMATION IS PER JEFFERSON COUNTY WEBSITE AS RESEARCHED ON JANUARY 6, 2019 AND IS SUBJECT TO CHANGE (ALTA/NSPS LAND TITLE SURVEY TABLE A, OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, ITEM 13).

15. THE FOLLOWING DOCUMENTS ARE MENTIONED IN THE ABOVE REFERENCED TITLE DOCUMENT AND ARE SHOWN GRAPHICALLY HEREON. THE FOLLOWING LIST CONTAINS THE TITLE DOCUMENT EXCEPTION NUMBER, DATE RECORDED, RECEPTION NUMBER AND/OR BOOK AND PAGE.

PLAT OF VILLAGE OF FIVE PARKS FILING #14 JUNE 8, 2001 REC# F1252835 AFFIDAVIT OF STREET NAME CHANGE SEPT 6, 2001 REC# F1314266 REC# F1466058 MINOR MODIFICATION OF FINAL PLAT APRIL 18, 2002 #17 JAN 10, 2002 REC# F1399070 WATERLINE EASEMENT #18 MARCH 14, 2002 REC# F1442671 EASEMENT AGREEMENT REC# 2007050603 EASEMENT AGREEMENT #19 MAY 3, 2007 #20 DEC 10, 2009 REC# 2009123789 EMERGENCY ACCESS, FIRE LANE AND UTILITY EASEMENT REC# 2009123790 WATERLINE EASEMENT REC# 2009123788 EASEMENT AND MAINTENANCE #22 DEC 10, 2009 AGREEMENT REC# 2007015509 CONDOMINIUM MAP OF VILLAGE AT FIVE

16. THE FOLLOWING DOCUMENTS ARE MENTIONED IN THE ABOVE REFERENCED TITLE DOCUMENT AND APPEAR TO AFFECT THE SUBJECT PROPERTY BUT CANNOT BE SHOWN GRAPHICALLY. THE FOLLOWING LIST CONTAINS THE TITLE DOCUMENT EXCEPTION NUMBER, DATE RECORDED, RECEPTION NUMBER AND/OR BOOK AND PAGE.

#9 JAN 9, 1987 REC# 87004584 INCLUSION OF PROPERTY WITHIN THE ARVADA FIRE PROTECTION DISTRICT #10 JUNE 19, 1987 REC# 87080599 ANNEXATION AND SUBDIVIDER'S AGREEMENT JULY 9, 1987 REC# 87089237 RE-RECORDED AUG 19, 1999 REC# F0930222 AMENDMENT JUNE 8, 2001 REC# F1252833 AMENDMENT MARCH 14, 2002 REC# F1442669 AMENDMENT REC# F0743725 INCLUSION OF PROPERTY WITHIN THE #11 NOV 25, 1998 WEST POINT METROPOLITAN DISTRICT #12 MAY 18, 2000 REC# F1058613 ZONING ORDINANCE #13 JUNE 8, 2001 REC# F1252834 PLAT OF LEANDER PARKS FILING #1 #15 AUG 17, 2001 REC# F1301216 COVENANTS #16 MARCH 14, 2002 REC# F1442254 COVENANTS REC# 2008044441 MAY 7, 2008 ANNEXATION OF ADDITIONAL LAND MARCH 25, 2008 REC# 2008028199 PARTIAL ASSIGNMENT OF MASTER DECLARANT RIGHTS REC# 2008081843 PARTIAL ASSIGNMENT OF RIGHTS

#23 NOV 23, 2009 REC# 2009117625 LEASE #24 FEB 7, 2007 REC# 2007015508 COVENANTS MARCH 19, 2008 REC# 2008025798 FIRST SUPPLEMENT

NOV 2, 2007 AUG 28, 2008 AUG 28, 2008

REC# 2007123656 ASSIGNMENT OF DECLARANT RIGHTS REC# 2008081844 ASSIGNMENT OF DECLARANT RIGHTS REC# 2008081846 ASSIGNMENT OF DECLARANT RIGHTS

17. FENCES ARE NOT COINCIDENT WITH PARCEL LINES AS SHOWN HEREON.

Surveyor's Certificate

TO SFINVEST GATEWAY L.P., A CALIFORNIA LIMITED PARTNERSHIP AND STEWART TITLE

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, 13, AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON DECEMBER 16, 2019.

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

JOHN B. GUYTON COLORADO P.L.S. #16406 CHAIRMAN & CEO, FLATIRONS, INC.

FILING NO. I ACCEPTED AS 10.0' OFFSET LOT 8 -ACCEPTED AS-10.0' OFFSET <DEREK & ACCEPTED AS 10.0' OFFSET -ACCEPTED AS 10.0' OFFSET

TRACT HH

<WEST POINT

DISTRICT>

.=183.11' (C,P&P1)

R=2460.00' (C,P&P1)

△=4°15'53" (C,P&P1)

CH=N69°02'56"E (C)

CH=N69°16'30"E (P&P1

L=45.47'

R=275.00'

∆=9°28'26"-

45.42' (C)

R = 275.00'

 $\Delta = 9^{\circ}28'32''$

ACCEPTED AS-

10.0' OFFSET

L = 45.48

CH=S71°22'33"W

CH=N71°36'06"E

45.43' (P&P1)

L=39.02' (C,P&P1)

R=25.00' (C,P&P1)

CH=N26°28'11"E (C)

35.18' (C,P&P1)

CH=S26°41'44"W (P&P1)

PARCEL B

PARCEL C

VILLAGE SQUARE AT FIVE

PARKS CONDOMINIUM MAP

L=70.35' (C,P&P1)

R=925.00' (C,P&P1)

△=4°21'27" (C,P&P1)

CH=S73°56'12"W (C)

70.33' (C,P&P1)

103.38' (C.P&P1)

L=23.56'

R=15.00'

-∆=90**°**00'00"

21.21' (C)

L=23.56

R=15.00'

 $\Delta = 90^{\circ}00'00''$

CH=S63°00'58"E

CH=N63°14'31"W

572°29'20"W 319.53' (AM)

CH=S74°09'46"W (P&P1

Δ=89°25'25" (C,P&P1) 183.07' (C,P&P1)

METROPOLITAN

<THOMAS AND CAROLINE

CHAPPELL>

BLOCK 14

VILLAGE OF FIVE PARKS

REBECCA

REC# 2008081845 PARTIAL ASSIGNMENT

PARKS CONDOMINIUM MAP

SIS A DER, 303) 303)

- 2 x 4 r o r x c

A CAL RSHIP

OB NUMBER: 9-73,829

01-07-2020 DRAWN BY: PRESCOTT

HECKED BY: B/ZG/SB

SHEET 1 OF 2

Boundary Closure Report Parcel A

AS PER THE VILLAGE SQUARE AT FIVE PARKS

CONDOMINIUM MAP, REC# 2007015509

LENGTH: 194.65' RADIUS: 2460.00' DELTA: 004°32'01" CHORD: 194.60' COURSE: N75°59'05"E LENGTH: 38.41' RADIUS: 25.00' DELTA: 088°02'24" CHORD: 34.75' COURSE: S62°15'43"E COURSE: S18°14'31"E LENGTH: 175.87' LENGTH: 23.56' RADIUS: 15.00' DELTA: 090°00'00"

CHORD: 21.21' COURSE: S26°45'29"W COURSE: S71°45'29"W LENGTH: 19.34' LENGTH: 36.47' RADIUS: 475.00' DELTA: 004°23'57" CHORD: 36.46' COURSE: S73°57'27"W COURSE: S76°09'26"W LENGTH: 127.35' LENGTH: 46.12' RADIUS: 150.00'

DELTA: 017°36'56" CHORD: 45.94' COURSE: S67°20'52"W COURSE: N11°44'53"W LENGTH: 224.00'

AREA: 49776 SQ. FT. ERROR CLOSURE: 0.00 ERROR NORTH: -0.000

PRECISION 1: 885770000

Boundary Closure Report

Parcel B LENGTH: 183.11' RADIUS: 2460.00' DELTA: 004°15'53" CHORD: 183.07' COURSE: N69°02'56"E COURSE: S24°56'06"E LENGTH: 227.11' LENGTH: 45.47' RADIUS: 275.00' DELTA: 009°28'26" CHORD: 45.42' COURSE: S71°22'33"W LENGTH: 70.35' RADIUS: 925.00' DELTA: 004°21'27" CHORD: 70.33' COURSE: S73°56'12"W COURSE: S71°45'29"W LENGTH: 103.38' LENGTH: 23.56' RADIUS: 15.00' DELTA: 090°00'00" CHORD: 21.21' COURSE: N63°14'31"W COURSE: N18°14'31"W LENGTH: 174.54' LENGTH: 39.02' RADIUS: 25.00'

DELTA: 089°25'25" CHORD: 35.18' COURSE: N26°28'11"E AREA: 48070 SQ. FT. COURSE: S65°51'55"W ERROR CLOSURE: 0.00 EAST: -0.002PRECISION 1: 866540000

ERROR NORTH: -0.001

COURSE: S73°34'01"E EAST: 0.000

Depositing Certificate DEPOSITED THIS ____ DAY OF __, 20__ AT __O'CLOCK __ M. IN BOOK _____, OF LAND SURVEY PLATS AT PAGE ____, OF THE RECORDS OF JEFFERSON COUNTY, COLORADO.

(IN FEET) 1 inch = 50 ft.

GRAPHIC SCALE

L=46.12'

L = 46.11'R=150.00' **└**△=17**°**36'56" 45.94' (C)

R=150.00' $\Delta = 17^{\circ}36'46''$ 45.93' (P)

- ACCEPTED AS 10.0' OFFSET

21.21' (P&P1)

CH=S67°20'52"W CH=S67°34'25"W

S82°52′51"W 128.12′ (AM)

"LS 28286 RP" IN RANGE BOX

FOUND #5 REBAR WITH ORANGE PLASTIC CAP

_=38.41' (C&P

R=25.00'(C&P')

34.75' (C&P)

L=23.56' (AM&P)

R=15.00' (AM&P)

21.21' (AM&P)

S71°45'29"W (C)

19.34' (C&P)

N71°59'02"E

△=90°00'00" (AM&P

CH=S26'45'29"W (AM)

CH = N26°59'02"E (P)

∆=88°02'24" (C&P)

CH=S62°15'43"E (C)

CH=N62°02'10"W (P)

Control Diagram

L=194.65' (C&P)

△=4°32′01″ (C&P)

194.60' (C&P)

PARCEL A

BLOCK 19

VILLAGE OF FIVE

PARKS FILING NO. 1

R=475.00' (C&P)

△=4°23′57" (C&P)

36.46' (C&P)

CH=S73°57'27"W (C)

CH=N74°11'01"E (F

L=36.47' (C&P)

R=2460.00' (C&P)

CH=N75°59'05"E (C)

CH=N76°12'38"E (P

TRACT JJ

<TRIPLE CROWN

AT HASKIN

PARK OWNERS

BLOCK 2

VILLAGE OF FIVE

PARKS FILING NO. 3

REC. NO. F1782670

TRACT KK

<HASKIN PARK OWNERS

ASSOCIATION, INC>