

ALTA/NSPS LAND TITLE SURVEY

LOT 1, BLOCK 19, VILLAGE OF FIVE PARKS FILING NO. 1 AND VILLAGE SQUARE AT FIVE PARKS CONDOMINIUM MAP,
LOCATED IN THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,
CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 1 OF 2

TOTAL AREA = 2.24 SQ FT, OR 97,846 ACRES, MORE OR LESS

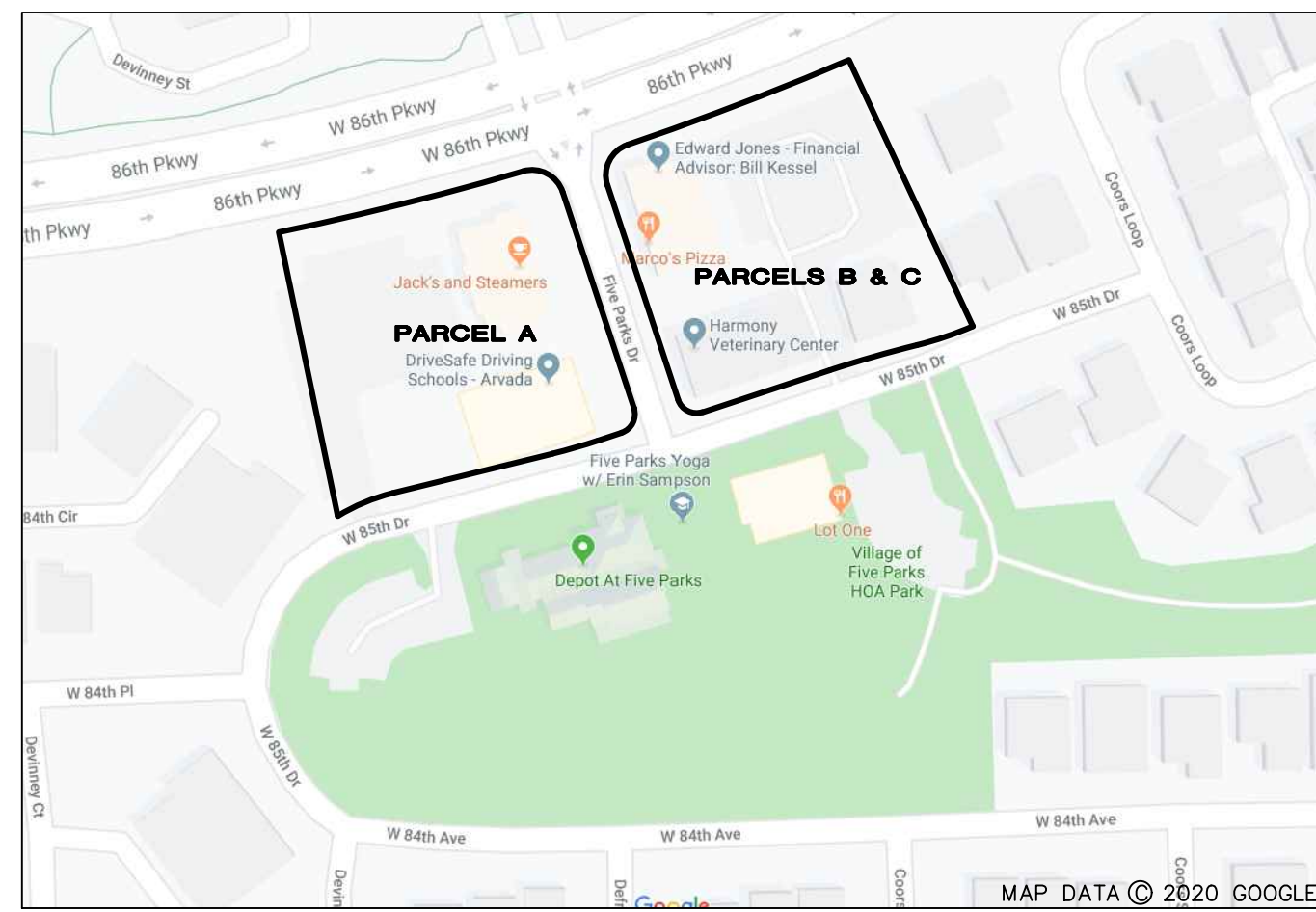
Parcel Description

(PROVIDED BY STEWART TITLE GUARANTY COMPANY)

PARCEL A:
LOT 1, BLOCK 19,
VILLAGE OF FIVE PARKS FILING NO. 1, AS SHOWN ON THE PLAT THEREOF
RECORDED JUNE 8, 2001 AT RECEPTION NO. F1252835,
COUNTY OF JEFFERSON,
STATE OF COLORADO.
DEED RECORDED ON 5/2/2012 AT REC. NO. 2012046275

PARCEL B:
UNIT 111, BUILDING 1,
UNITS 211 THROUGH 215, BUILDING 2,
UNITS 311 THROUGH 313, BUILDING 3,
VILLAGE SQUARE AT FIVE PARKS, ACCORDING TO THE CONDOMINIUM MAP
THEREOF RECORDED FEBRUARY 7, 2007, AT RECEPTION NO. 2007015509, IN
THE CLERK AND RECORDER OF JEFFERSON COUNTY, COLORADO, AND AS
DEFINED AND DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS OF VILLAGE SQUARE AT FIVE PARKS OWNERS
ASSOCIATION, INC., RECORDED FEBRUARY 7, 2007 AT RECEPTION NO.
2007015508 IN SAID RECORDS,
COUNTY OF JEFFERSON,
STATE OF COLORADO.
DEED RECORDED ON 8/28/2008 AT REC. NO. 2008081851

PARCEL C:
UNITS 121 AND 122, BUILDING 1,
UNITS 221 THROUGH 224, BUILDING 2,
UNITS 321 AND 323, BUILDING 3,
VILLAGE SQUARE AT FIVE PARKS, ACCORDING TO THE CONDOMINIUM MAP
THEREOF RECORDED FEBRUARY 7, 2007, AT RECEPTION NO. 2007015509, IN
THE CLERK AND RECORDER OF JEFFERSON COUNTY, COLORADO, AND AS
DEFINED AND DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS OF VILLAGE SQUARE AT FIVE PARKS OWNERS
ASSOCIATION, INC., RECORDED FEBRUARY 7, 2007 AT RECEPTION NO.
2007015508 IN SAID RECORDS,
COUNTY OF JEFFERSON,
STATE OF COLORADO.
DEED RECORDED ON 8/28/2008 AT REC. NO. 2008081851



Vicinity Map
NOT TO SCALE

Notes

- STEWART TITLE COMMITMENT NUMBER 19000310981, DATED NOVEMBER 13, 2019 AT 5:30 P.M., WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.
- 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.
- THIS ALTA/NSPS LAND TITLE SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF SFINVEST GATEWAY L.P., A CALIFORNIA LIMITED PARTNERSHIP AND STEWART TITLE GUARANTY COMPANY, NAMED IN THE STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS STATEMENT BY THE SURVEYOR NAMING SAID PERSON.
- THIS SURVEY IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
- BASIS OF BEARINGS: GPS DERIVED BEARINGS BASED ON A BEARING OF N11°44'53"W ALONG THE WESTERLY LINE OF LOT 1, BLOCK 19, VILLAGE OF FIVE PARKS FILING NO. 1, 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 LOT 1, BLOCK 19 AS SHOWN HEREON. COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983 (NAD83). ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- 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 C.R.S. SEC. 9-1.5-10.3.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC 18-4-508.
- THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
- 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.
- DATES OF FIELDWORK: OCTOBER 21, 2019 AND DECEMBER 16-17, 2019 (CREW CHIEF C. C. CAMARILLO).
- 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.
- 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).
- 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.
- 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).
- 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.

Legend

- FOUND MONUMENT AS DESCRIBED
- ⊕ FOUND 1" BRASS TAG, "PLS 28286"
- ⊕¹ FOUND 1" BRASS TAG, ILLEGIBLE
- ⊕¹ SET 1" BRASS TAG "FLATSURV L516406"
- (AM) AS MEASURED AT TIME OF SURVEY
- (C) CALCULATED FROM RECORD AND AS MEASURED INFORMATION
- (P) AS PER THE PLAT OF VILLAGE OF FIVE PARKS FILING NO. 1, REC# F1252835
- (P1) AS PER THE VILLAGE SQUARE AT FIVE PARKS CONDOMINIUM MAP, REC# 2007015509

Boundary Closure Report

Parcel A

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 COURSE: S73°34'01"E
ERROR NORTH: -0.000 EAST: 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
COURSE: S71°45'29"W LENGTH: 103.38'
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.
ERROR CLOSURE: 0.00 COURSE: S65°51'55"W
ERROR NORTH: -0.001 EAST: -0.002
PRECISION 1: 866540000

Depositing Certificate

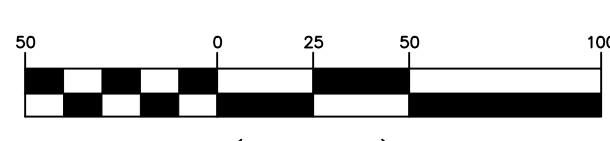
DEPOSITED THIS _____ DAY OF _____ 20____ AT ____O'CLOCK ____ M. IN
BOOK _____ OF LAND SURVEY PLATS AT PAGE _____ OF THE
RECORDS OF JEFFERSON COUNTY, COLORADO.

SIGNED: _____

TITLE: _____

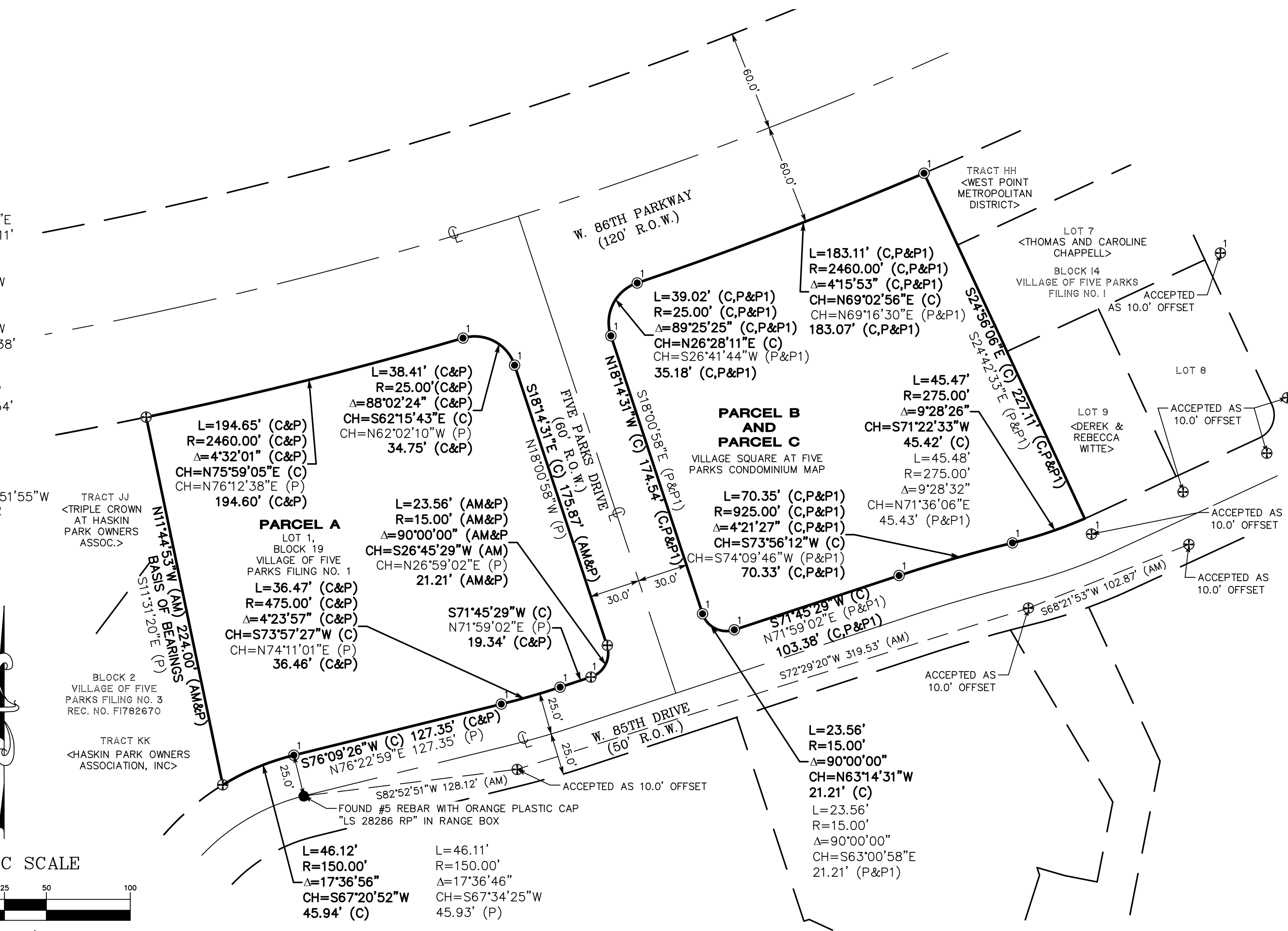
BY: _____

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

Control Diagram



Surveyor's Certificate

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

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 IMPLIED.

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

DATE	
REVISION	
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ALTA/NSPS LAND TITLE SURVEY
PREPARED FOR
SFINVEST GATEWAY L.P., A CALIFORNIA LIMITED PARTNERSHIP
STEWART TITLE GUARANTY COMPANY
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PH: (303) 776-1733
FAX: (303) 776-4355

JOB NUMBER:
19-73,829
DATE:
01-07-2020
DRAWN BY:
E. PRESCOTT
CHECKED BY:
BB/ZG/SB

SHEET 1 OF 2

BY:PRESCOTT FILE:73829-ALTA C19.DWG DATE:1/7/2020 10:55 AM