

LEGAL DESCRIPTION:

PARCEL I: Lot 1, AIRPORT AND POWERS FILING NO. 2, In the City of Colorado Springs, recorded April 26, 2002 at Reception No. 202067425, As amended by Surveyor's Affidavit of Amendment recorded May 6, 2002 at Reception No. 202073744, County of El Paso, State of Colorado.

PARCEL II: Beneficial easements as contained in Declaration of Covenants, Conditions and Restrictions for Airport and Powers Center recorded April 3, 2002 at Reception No. 202053531, County of El Paso, State of Colorado.

TITLE EXCEPTIONS:

Items 1 - 8 are standard exceptions. "Affects the surveyed property" is defined as the whether or not the plotted easement, right of way or servitude lies within, touches or crosses the surveyed property. Items noted as "blanket in nature" are not shown hereon. Surveyor's comments are shown in underlined text below.

- 9. Sixty-foot sewer easement as described in Declaration of Taking recorded December 29, 1943 in Book 1041 at Page 44. Affects the surveyed property and is shown hereon.
10. Right of Way granted to Colorado Interstate Gas Company, for pipeline purposes, recorded January 3, 1949 in Book 1198 at Page 268. Affects the surveyed property and is blanket in nature.
11. Agreements with the City of Colorado Springs with reference to utility services and annexation fees as recorded March 29, 1971 in Book 2398 at Page 34 and recorded May 27, 1971 in Book 2411 at Page 292. Affects the surveyed property, but contains no plottable items.
12. Agreement regarding Special Improvements associated with Airport Road recorded October 29, 1975 in Book 2787 at Page 259. Does not affect the surveyed property.
13. Standard Avigation Easement (For Horizontal Surface) recorded February 7, 2000 at Reception No. 200013070. Affects the surveyed property and is blanket in nature.
14. Easements, notes, restrictions and rights-of-way, as set forth on the plat of Airport and Powers Filing No. 1, recorded February 25, 2000 at Reception No. 200018935. Affects the surveyed property, but contains no plottable or citable references.
NOTE: Ratification Statement recorded February 25, 2000 at Reception No. 200019069. Affects the surveyed property, but contains no plottable items.
NOTE: Quit Claim Deed (Easement), the utilities portion only of the 50 ft. Public Access and Utility easement, recorded December 28, 2010 at Reception No. 210132248. Does not affect the surveyed property.
15. Terms, conditions, provisions and obligations contained in Permanent Easement Agreement recorded May 14, 2001 at Reception No. 201062637. Affects the surveyed property and is shown hereon.
16. Only those Access and Utility Easements contained within the Declaration of Covenants, Conditions and Restrictions for Airport and Powers Center recorded April 3, 2002 at Reception No. 202053531 existing as of the termination of the CR (March 20, 2022). Affects the surveyed property and is blanket in nature.
[Intentionally deleted.] (NOTE: Use Restrictions as contained in First Amendment recorded May 30, 2002 at Reception No. 202087613.)
[Intentionally deleted.] (NOTE: Assignment of Declarant Rights recorded January 10, 2019 at Reception No. 219003171.)
17. Easements, notes, restrictions and rights-of-way, as set forth on the plat of Airport and Powers Filing No. 2, recorded April 26, 2002, at Reception No. 202067425.
NOTE: Surveyor's Affidavit of Amendment recorded May 6, 2002 at Reception No. 202073744. Affects the surveyed property and is shown hereon.
18. Terms, conditions, provisions and obligations contained in Permanent Easement Agreement recorded August 8, 2007 at Reception No. 207104184. Affects the surveyed property and is shown hereon.
19. Existing leases and tenancies.
NOTE: Upon receipt by the Company of the Commercial Lien Affidavit, this exception may be modified or deleted.
20. Terms, conditions, provisions and obligations contained in Grant of Nonexclusive Easement for Ingress and Egress and for Utilities recorded December 09, 2022 at Reception No. 222148396. Affects the surveyed property and is shown hereon.
21. Grant of Right of Way to the City of Colorado Springs, recorded March 21, 1972 in Book 2475 at Page 778. Affects the surveyed property and is shown hereon.
22. Easements, notes, restrictions and rights-of-way, as set forth on the plat of Colorado Springs Dirt Company Filing No. 1, recorded December 13, 1984 in Book X3 at Page 93. Affects the surveyed property, but contains no plottable or citable references.
23. Each and every right of access to Airport Road and Powers Boulevard as set forth in Deeds recorded May 16, 1997 at Reception No. 97055174. and recorded May 16, 1997 at Reception No. 97055175.
Reception No. 97055174 does not affect the surveyed property. The parcel is a part of the road right-of-way. Reception No. 97055175, Page 1 cites Exhibit "A" which was not provided. Exhibit "B" was provided. Exhibit "B" does affect the surveyed property and is blanket in nature.
24. Terms, conditions, provisions, burdens, obligations as set forth in Road Maintenance Agreement recorded February 2, 2000 at Reception No. 200011457. Affects the surveyed property, but contains no plottable items.
25. Terms, conditions, provisions, burdens, obligations contained in Quit Claim Deed (Easement), the utilities portion only of the 50 ft. Public Access and Utility easement, recorded December 28, 2010 at Reception No. 210132248. This document is cited in Exception Number 14.

NOTES:

- 1. 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 Stewart Title Guaranty Company, Commitment No. 22000220568 with an effective date of December 17, 2022 at 5:30 P.M.
2. As to Table A Item No. 2: The property address is 515 Airport Creek Point, Colorado Springs, Colorado 80916.
3. As to Table A Item No. 3: FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map, Map Number 08041C0753G effective date December 7, 2018, indicates that this parcel of land is located in Zone X (areas determined to be outside the 0.2% chance annual floodplain).
4. As to Table A Item No. 4: This property contains a calculated area of 36,793 square feet (0.8447 acres), more or less.
5. As to Table A Item No. 5: The contours shown hereon are at a one (1.0) foot interval and were obtained from the field survey. The vertical datum is NAVD88. The primary bench mark is the northeast corner of the surveyed property being a found CDOT Type 1 monument, 3-1/4" aluminum cap flush with the ground marked "CDOT PLS NO 9014 ROW MONUMENT POINT NUMBER 3332", Elevation=6,121.72 U.S. Survey Feet. The secondary bench mark is the northwest corner of the surveyed property being a found 1" red plastic cap 0.1 feet below ground marked "LDC PLS 20681", Elevation=6,116.62 U.S. Survey feet.
6. As to Table A Item No. 6 (a): No zoning information was provided by the client.
7. As to Table A Item No. 7 (a): No buildings were observed during the course of the survey.
8. As to Table A Item No. 8: All substantial features observed during the course of performing the field work are shown hereon. One (1) area is labeled "Area of Concern" wherein utilities appear to be outside the easement.
9. As to Table A Item No. 9: There are no parking spaces.
10. As to Table A Item No. 11 (b): 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. The manholes shown were opened to confirm the type of utility present.
11. As to Table A Item No. 13: The names of adjoining owners according to current tax records are shown hereon.
12. As to Table A Item No. 14: The distance to the nearest intersecting street is 680 feet (beginning at the southwest corner of the surveyed property, along the private access easement to Airport Creek Point to the centerline intersection with Airport Road).
13. As to Table A Item No. 16: There was no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the field work.
14. As to Table A Item No. 17: There was no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the field work.
15. As to Table A Item No. 18: There are no plottable offsite easements.
16. BASIS OF BEARINGS: All bearings are grid bearings of the Colorado State Plane Coordinate System, Central Zone, North American Datum of 1983 (2011) established using a combination of conventional surveying methods and a global positioning system (GPS) survey grade receiver linked to the Leica GPS Real-Time-Network known as SmartNet. The basis of bearings is the east line of Lot 1, monumented as shown, bearing South 03 degrees 33 minutes 13 seconds West a distance of 288.91 feet.
17. The field work was completed on January 4, 2023.
18. The lined units used in this drawing are U.S. Survey Feet.
19. 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.
20. 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.
21. 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.

SURVEYOR'S CERTIFICATION:

To: VIA Real Estate, LLC; 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 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-5, 6(a), 7(a), 8, 9, 11(b), 13, 14, 16, 17, 18, 19, and 20 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: January 10, 2023

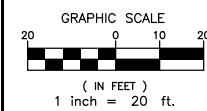


Eric R. White
Colorado Professional Land Surveyor No. 38278
For and on behalf of Compass Surveying and Mapping, LLC

DEPOSITING CERTIFICATE:

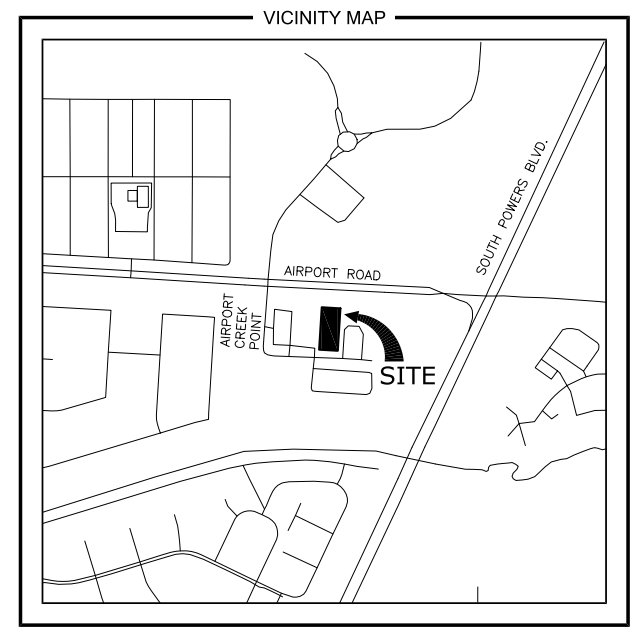
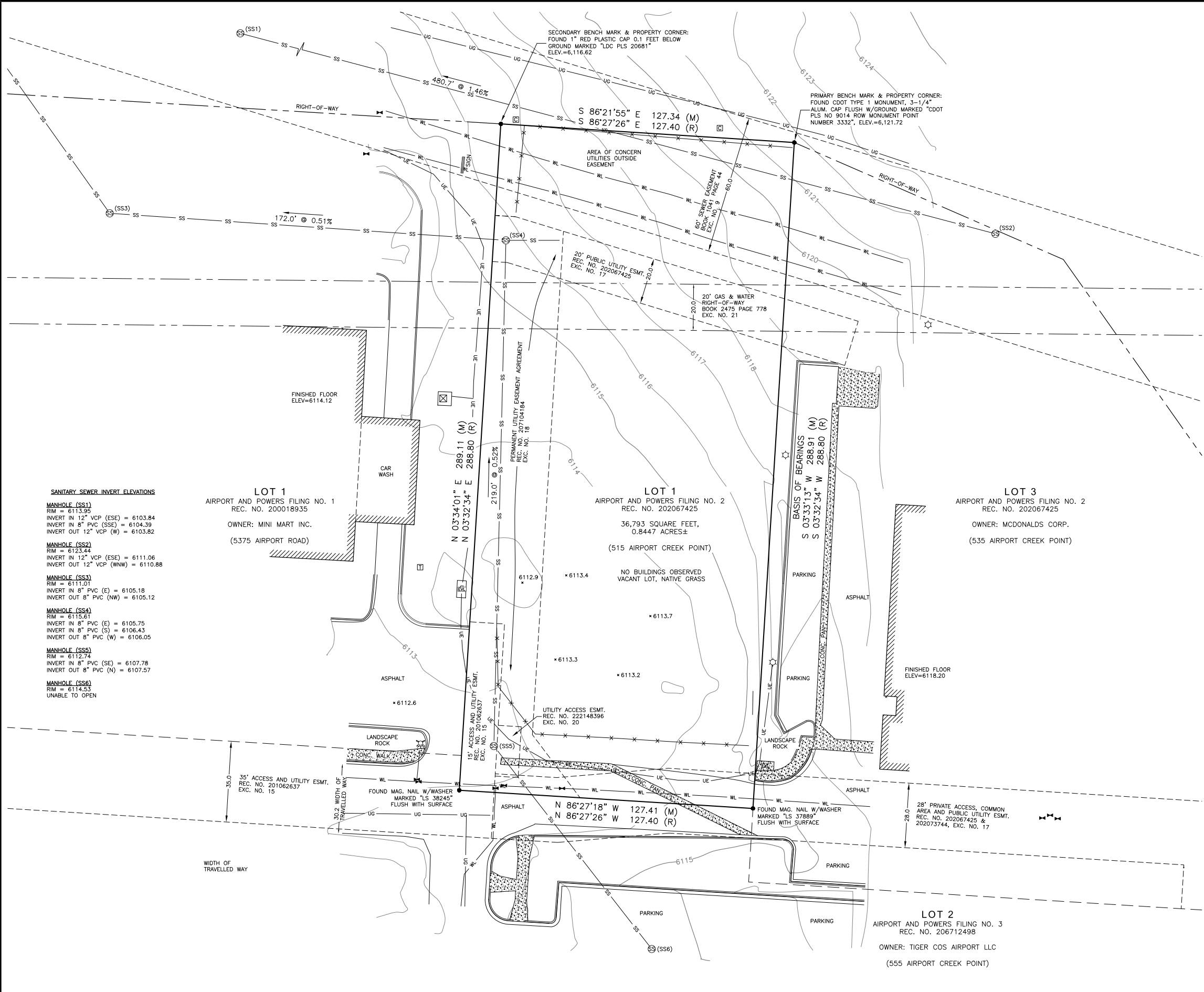
Deposited this \_\_\_ day of \_\_\_, A.D. 20\_\_\_ at \_\_\_ o'clock \_\_\_ M. in Book \_\_\_ of Land Survey Plats, at Page(s) \_\_\_, Deposit Number \_\_\_ of the records of the Clerk and Recorder's Office of El Paso County, Colorado.

By: Deputy



REVISIONS:

Table with 2 columns: Field (DATE, DRAWN BY, CHECKED BY, SHEET) and Value (JANUARY 10, 2023, ERW, MSJ, 1 OF 2). Includes PROJECT NO. 22340.



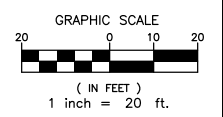
**SYMBOL LEGEND**

- (M) MEASURED BEARINGS AND DISTANCES
- (R) BEARINGS AND DISTANCES FROM THE RECORDED PLAT AIRPORT AND POWERS FIL. NO. 2, REC. NO. 202067425
- MONUMENT - FOUND AS NOTED
- CABLE TV PEDESTAL
- ☆ ELECTRIC LIGHT POLE
- ⊠ ELECTRIC TRANSFORMER
- ⊞ ELECTRIC VAULT
- ⊕ FIRE HYDRANT
- ⊙ SANITARY SEWER MANHOLE
- ⊞ TELEPHONE PEDESTAL
- ⊕ WATER VALVE
- x—x— FENCE - BARBED WIRE
- fo— FIBER OPTIC
- ss— SANITARY SEWER
- ue— UNDERGROUND ELECTRIC
- ug— UNDERGROUND GAS
- wl— WATER LINE
- ▨ CONCRETE

COMPASS SURVEYING & MAPPING, LLC  
 3253 WEST CAREFREE CIRCLE  
 COLORADO SPRINGS, CO 80917  
 719-354-4120  
 WWW.CSAMLLC.COM

# ALT/NSPS LAND TITLE SURVEY

LOT 1, AIRPORT AND POWERS FILING NO. 2  
 A PORTION OF THE NORTHEAST QUARTER OF SECTION 24,  
 TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
 CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO



**REVISIONS:**

NO.	DATE	DESCRIPTION

PROJECT NO.	22340
DATE:	JANUARY 10, 2023
DRAWN BY:	ERW
CHECKED BY:	MSJ
SHEET:	2 OF 2

