

AN ALTA/ACSM LAND TITLE SURVEY PLAT OF THE
 2033 KEN PRATT BOULEVARD PROPERTY
 LONGMONT, COLORADO, A.K.A.
LOT 5, THE VILLAGE AT BURLINGTON
 A SUBDIVISION LOCATED IN
 THE NORTHWEST 1/4 OF SECTION 16, T2N, R69W
 OF THE 6TH P.M., CITY OF LONGMONT,
 COUNTY OF BOULDER, STATE OF COLORADO
 TOTAL AREA (AS PLATTED) = 61,677 SQ. FT. ± (1.416 ACRES)

PROPERTY DESCRIPTION
 (PER FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT NO.
 508-F0507947-017-PNB, DATED FEBRUARY 19, 2015)

LOT 5, THE VILLAGE AT BURLINGTON, AS PER THE PLAT RECORDED AUGUST 28, 1997 AT
 RECEPTION NO. 1726495, COUNTY OF BOULDER, STATE OF COLORADO.

NOTES:

- THE PROPERTY SURVEYED AND SHOWN HEREON IS THE SAME PROPERTY AS DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 508-F0507947-017-PNB, DATED FEBRUARY 19, 2015. SAID TITLE COMMITMENT WAS ENTIRELY RELIED UPON FOR THE LEGAL DESCRIPTION AND RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND OTHER ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY. THIS MAP DOES NOT REPRESENT A TITLE SEARCH PERFORMED BY BOULDER LAND CONSULTANTS, INC. OR THE UNDERSIGNED.
- BASIS OF BEARINGS SHOWN HEREON IS THE NORTHWESTERLY LINE OF LOT 5, THE VILLAGE AT BURLINGTON, MONUMENTED AS SHOWN HEREON, AND DESCRIBED TO BEAR S 53°40'39" W ON THE RECORDED PLAT OF THE VILLAGE AT BURLINGTON (PLANFILE P-41, F-1, #46 - RECEPTION NO. 1726495 - BOULDER COUNTY RECORDS).
- UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON INFORMATION PROVIDED IN 2000 TO BOULDER LAND CONSULTANTS, INC. BY PRATT MANAGEMENT COMPANY, LLC AND IN 2000 BY CHRISTOPHERSON COMMERCIAL BUILDERS, INC. THIS INFORMATION DID NOT INCLUDE AS-BUILT LOCATIONS OF UNDERGROUND UTILITIES AND NO FIELD IDENTIFICATION OF UNDERGROUND UTILITIES WAS PROVIDED. UNDERGROUND IRRIGATION AND/OR SPRINKLER LINES ARE NOT SHOWN HEREON. SOME ADDITIONAL SURFACE FLAGS AND PAINT INDICATING THE PRESENCE OF UNDERGROUND UTILITIES WERE OBSERVED IN MARCH 2015 AND THAT INFORMATION IS REFLECTED HEREON. HOWEVER, THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON MAY NOT BE COMPLETE OR FULLY ACCURATE. ALL UNDERGROUND UTILITIES SHOULD BE FIELD LOCATED BY THE APPROPRIATE UTILITY ENTITY PRIOR TO ANY CONSTRUCTION, EXCAVATION OR DESIGN WORK AFFECTING THE SUBJECT PROPERTY.
- ACCORDING TO THE AGREEMENT IN FURTHERANCE OF ANNEXATION FOR THE VILLAGE AT BURLINGTON ANNEXATION TO THE CITY OF LONGMONT, RECORDED AS RECEPTION NO. 1692847 OF THE BOULDER COUNTY RECORDS, THE SUBJECT PROPERTY IS ZONED AS "PUD-MU" (PLANNED UNIT DEVELOPMENT - MIXED USE).
- ACCORDING TO THE DESIGN GUIDELINES (DATED 01/20/99) AS ADMINISTERED BY THE VILLAGE AT BURLINGTON ARCHITECTURAL CONTROL COMMITTEE, THE SETBACKS FOR THE SUBJECT PROPERTY ARE AS FOLLOWS:
 - MINIMUM BUILDING SETBACK FROM ARTERIAL STREETS (HOVER ST. AND KEN PRATT BLVD.) IS 35 FEET.
 - MINIMUM BUILDING SETBACK FROM ACCESS EASEMENTS AND INTERIOR LOT LINES IS 10 FEET PLUS AN ADDITIONAL 6 INCHES OF SETBACK FOR EACH 1 FOOT (OR PORTION THEREOF) OF ALL BUILDING HEIGHT OVER 10 FEET ALONG THE FRONTAGE. WALL HEIGHT TO BE MEASURED FROM GRADE TO THE TOP OF WALL OR TOP OF SLOPED ROOF SURFACE AT FACE OF WALL.
 - MINIMUM PARKING SETBACK IS 20 FEET FROM ARTERIAL STREETS AND 10 FEET FROM ACCESS EASEMENTS AND INTERIOR LOT LINES.
- ACCORDING TO THE DESIGN GUIDELINES (DATED 01/20/99) AS ADMINISTERED BY THE VILLAGE AT BURLINGTON ARCHITECTURAL CONTROL COMMITTEE, THE MAXIMUM ALLOWABLE HEIGHT OF BUILDINGS (COMMERCIAL/RETAIL/OFFICE USES) IS 35 FEET. NO BUILDING STRUCTURE OR APPURTENANCE SHALL EXCEED A HEIGHT OF 12' ABOVE THE FINISHED BUILDING ROOFTOP, EXCEPT AS SPECIFICALLY APPROVED IN WRITING. THE BUILDING AS CONSTRUCTED COMPLIES WITH BOTH REQUIREMENTS.
- AT TIME OF SURVEY, THERE WERE 94 REGULAR PARKING SPACES AND 4 DISABLED ACCESS PARKING SPACES ESTABLISHED ON THE SUBJECT PROPERTY.
- ACCORDING TO SCHEDULE B-2 OF THE ABOVE DESCRIBED TITLE COMMITMENT, THE PROPERTY DESCRIBED HEREON IS SUBJECT TO THE FOLLOWING:
 - EXCEPTION NO. 7: ANY EXISTING LEASES OR TENANCIES, AND ANY AND ALL PARTIES CLAIMING BY, THROUGH OR UNDER SAID LESSEES;
 - EXCEPTION NO. 8: BOOK 883 AT PAGE 383 (ALL RIGHTS TO ANY AND ALL MINERALS, ORES, METALS OF ANY KIND AND CHARACTER, AND ALL COALS, ASPHALTUM, OIL, AND GAS, OR OTHER LIKE SUBSTANCES IN OR UNDER THE LAND, THE RIGHTS OF INGRESS AND EGRESS FOR THE PURPOSE OF MINING, TOGETHER WITH ENOUGH OF THE SURFACE OF THE SAME AS MAY BE NECESSARY FOR THE PROPER AND CONVENIENT WORKING OF SUCH MINERALS, AND SUBSTANCES, AS RESERVED IN PATENT FROM THE STATE OF COLORADO);
 - EXCEPTION NO. 9: BOOK 618 AT PAGE 6 (RESERVATIONS, EXCEPTIONS AND PROVISIONS CONTAINED IN PATENT FROM THE STATE OF COLORADO, AND IN THE ACTS AUTHORIZING THE ISSUANCE THEREOF);

CONTINUED...

NOTES (CONTINUED)

- EXCEPTION NO. 10: FILM 1287 AT RECEPTION NO. 598956 (RESERVATIONS, EXCEPTIONS AND PROVISIONS CONTAINED IN PATENT FROM THE STATE OF COLORADO, AND IN THE ACTS AUTHORIZING THE ISSUANCE THEREOF);
- EXCEPTION NO. 11: FILM 1371, RECEPTION NO. 710880 (OIL & GAS LEASE BETWEEN THE STATE OF COLORADO ACTING BY AND THROUGH THE STATE BOARD OF LAND COMMISSIONERS AND WESTERN PETROLEUM CORPORATION), FILM 2001, RECEPTION NO. 1456621 (TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS CONTAINED IN THAT CERTAIN WAIVER OF SURFACE RIGHTS);
- EXCEPTION NO. 12: RECEPTION NO. 1692846 (TERMS, CONDITIONS, AND RESTRICTIONS OF ORDINANCE 96-78);
- EXCEPTION NO. 13: RECEPTION NO. 1692847 (TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS OF THAT ANNEXATION AGREEMENT BY AND BETWEEN THE CITY OF LONGMONT, COLORADO, A MUNICIPAL CORPORATION AND PRATT MANAGEMENT COMPANY, A LIMITED LIABILITY COMPANY);
- EXCEPTION NO. 14: RECEPTION #1726495 (SUBJECT TO THE NO ACCESS TO HIGHWAY 119 NOTE AND THE CITY OF LONGMONT ELECTRIC DEPARTMENT NOTE AND THE 6 FOOT GAS EASEMENT AND 15 FOOT UTILITY EASEMENT, ALL AS SHOWN ON THE PLAT FOR THE VILLAGE AT BURLINGTON);
- EXCEPTION NO. 15: RECEPTION #1733176 (ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF THE LAND IN THE NORTHERN COLORADO WATER CONSERVANCY DISTRICT, AS EVIDENCED BY INSTRUMENT(S));
- EXCEPTION NO. 16: RECEPTION NO. 1738920 (TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE MEMORANDUM OF AGREEMENT FOR PUBLIC IMPROVEMENTS) RECEPTION NO. 2531831 (ACCEPTANCE OF PUBLIC IMPROVEMENTS BY THE CITY OF LONGMONT);
- EXCEPTION NO. 17: RECEPTION NO. 1762569 (COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE VILLAGE AT BURLINGTON);
- EXCEPTION NO. 18: RECEPTION NO. 1956887 (RESTRICTIONS SET FORTH IN WARRANTY DEED BETWEEN PRATT MANAGEMENT COMPANY, A LIMITED LIABILITY COMPANY, AND FCCA ACQUISITION CORPORATION, A DELAWARE CORPORATION, AS GRANTEE);
- THE PROPERTY DESCRIBED HEREON DOES NOT LIE WITHIN A 100-YEAR FLOOD HAZARD AREA AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 0801020294A DATED DECEMBER 18, 2012. LOCATIONS OF FLOOD HAZARD AREAS ARE SUBJECT TO CHANGE.
- ACCORDING TO INFORMATION PROVIDED BY THE CITY OF LONGMONT PLANNING DEPARTMENT THE SUBJECT PROPERTY IS ZONED: PLANNED UNIT DEVELOPMENT - MIXED USE
- THE DIMENSIONS SHOWN HEREON ARE IN U. S. SURVEY FEET.
- THE ORIGINAL SURVEY FOR THE SUBJECT PROPERTY WAS PERFORMED IN FEBRUARY OF 2000. THE PERIMETER BOUNDARY DIMENSIONS SHOWN HEREON REFLECT THOSE AS INDICATED ON THE RECORDED PLAT OF THE VILLAGE AT BURLINGTON. LOCATION OF RECOVERED PROPERTY MARKERS WERE FOUND TO BE +/- 0.1' OF THE PLATTED POSITION.
- CERTIFICATION DEFINED: THE USE OF THE WORDS "CERTIFY" OR "CERTIFICATION" BY A REGISTERED PROFESSIONAL LAND SURVEYOR CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS AND FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED. (PER COLORADO STATE BOARD RULE NO. 6.2.2).
- IN ACCORDANCE WITH C.R.S. 13-80-105:
 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 BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

SURVEYOR'S CERTIFICATION

TO FIDELITY NATIONAL TITLE INSURANCE COMPANY, 2033 KEN PRATT BOULEVARD, LLC, A COLORADO LIMITED LIABILITY COMPANY, AEI INCOME & GROWTH FUND XVII LIMITED PARTNERSHIP, A MINNESOTA LIMITED PARTNERSHIP AND AEI ACCREDITED INVESTOR FUND 2002 LIMITED PARTNERSHIP, A MINNESOTA LIMITED PARTNERSHIP:
 THIS IS TO CERTIFY THAT, SUBJECT TO THE NOTES SHOWN HEREON, THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NPS AND INCLUDES ITEMS 1,2,3,4,5(1),7(1)(C),8,9,11(1),13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 3, 2015.

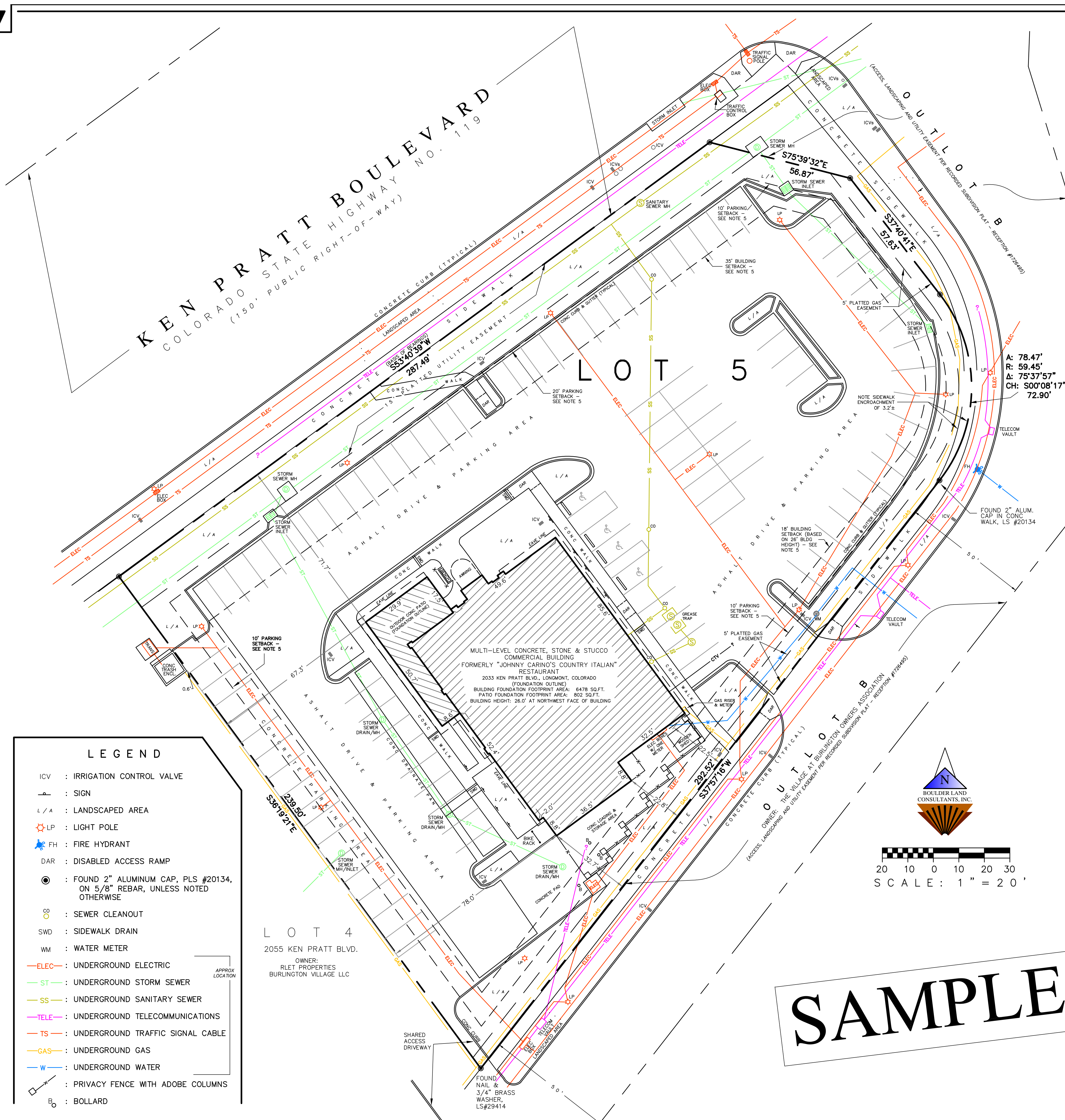
DATE OF PLAT OR MAP: MARCH 9, 2015

JASON EMERY
 COLORADO LICENSED PROFESSIONAL
 LAND SURVEYOR NO. 20134
 FOR AND ON BEHALF OF
 BOULDER LAND CONSULTANTS, INC.

THIS MAP WAS PREPARED BY

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AALTSP: 2033 KEN PRATT BLVD
 LONGMONT, CO



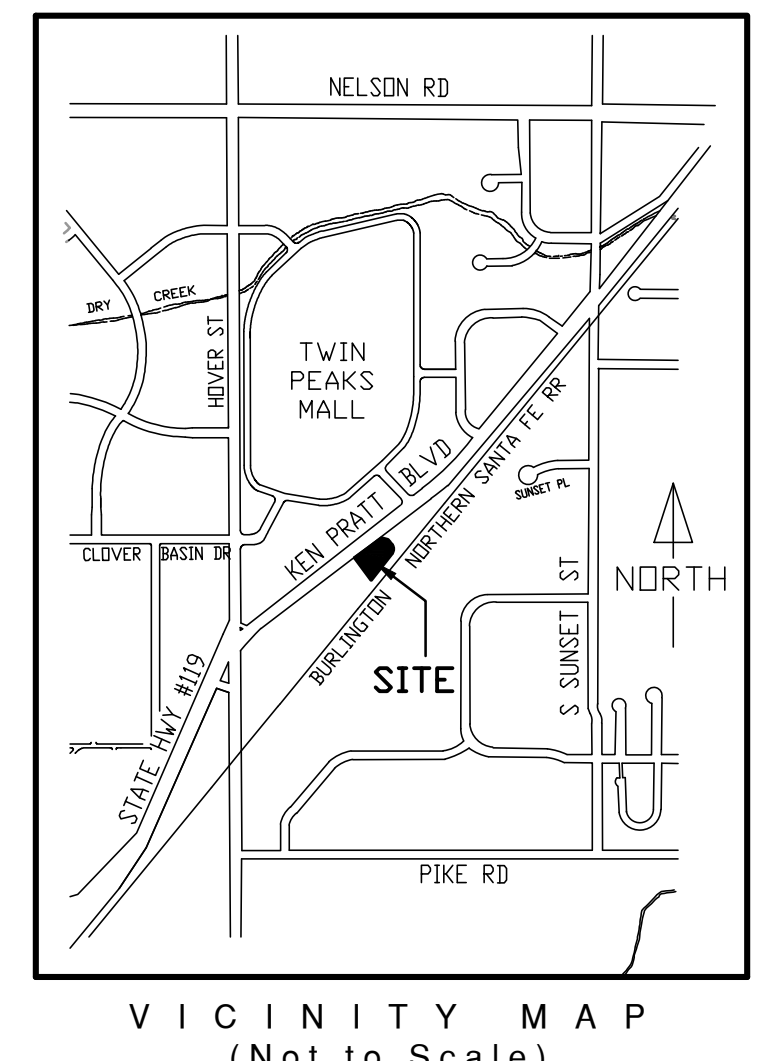
LEGEND

- ICV : IRRIGATION CONTROL VALVE
- : SIGN
- L/A : LANDSCAPED AREA
- LP : LIGHT POLE
- FH : FIRE HYDRANT
- DAR : DISABLED ACCESS RAMP
- : FOUND 2" ALUMINUM CAP, PLS #20134, ON 5/8" REBAR, UNLESS NOTED OTHERWISE
- : SEWER CLEANOUT
- SWD : SIDEWALK DRAIN
- WM : WATER METER
- ELEC— : UNDERGROUND ELECTRIC
- ST— : UNDERGROUND STORM SEWER
- SS— : UNDERGROUND SANITARY SEWER
- TELE— : UNDERGROUND TELECOMMUNICATIONS
- TS— : UNDERGROUND TRAFFIC SIGNAL CABLE
- GAS— : UNDERGROUND GAS
- W— : UNDERGROUND WATER
- : PRIVACY FENCE WITH ADOBE COLUMNS
- ⊙ : BOLLARD

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SCALE: 1" = 20'



SAMPLE

DRAWING: '0815AS11W'
 BLC, INC. PROJECT NO. 50815