

ALTA/NSPS LAND TITLE SURVEY

LOT 1C, THE SHOPPING CENTER OF THORNTON, AMENDMENT NO. 4, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23,
TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M.,
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 5

Parcel Description

(PROVIDED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY)

LOT 1C, THE SHOPPING CENTER OF THORNTON, AMENDMENT NO. 4, AS PER THE PLAT RECORDED JUNE 12, 2020 AT RECEPTION NUMBER 53549, RECORDS OF THE COUNTY OF ADAMS, STATE OF COLORADO.

Notes

- COMMONWEALTH LAND TITLE INSURANCE COMPANY BINDER NUMBER 597-HS0855979-412, DATED JANUARY 29, 2026 AT 8:00 A.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 BINDER.
- 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 CITY OF THORNTON AND COMMONWEALTH LAND TITLE INSURANCE 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 N00°03'37"E ALONG THE EASTERLY RIGHT-OF-WAY LINE OF WASHINGTON STREET, BETWEEN A FOUND 1" BRASS TAG, ILLEGIBLE AT THE SOUTHWESTERLY CORNER OF LOT 1C, THE SHOPPING CENTER OF THORNTON, AMENDMENT NO. 4 RECORDED ON 6/12/2020 AT RECEPTION NO. 53549 AND A FOUND 1" BRASS TAG, "PLS 37051" AT THE NORTHWEST CORNER OF LOT 3B, THE SHOPPING CENTER OF THORNTON, AMENDMENT NO. 3, RECORDED ON JUNE 12, 2013 AT RECEPTION NO. 50544 AS SHOWN HEREON. COLORADO STATE PLANE COORDINATE SYSTEM, NORTH 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. 9-1.5-103.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS 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.
- FLOOD INFORMATION: THE SUBJECT PROPERTY IS LOCATED IN ZONE X UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP; COMMUNITY-PANEL NO. 08001C-0601 J, DATED 12/2/2021. FLOOD INFORMATION IS SUBJECT TO CHANGE (ALTA/NSPS LAND TITLE SURVEY TABLE A, OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, ITEM 3).
- DATES OF FIELDWORK: FEBRUARY 5, 2026.
- ALL MONUMENTS ARE AT GRADE UNLESS OTHERWISE NOTED. DISTANCE ABOVE OR BELOW GRADE INDICATED NUMERICALLY HEREON.
- 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 681,169 SQ. FT. OR 15.64 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).
- A ZONING LETTER OR REPORT WAS NOT PROVIDED TO THIS SURVEYOR. (ALTA/NSPS LAND TITLE SURVEY TABLE A, OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, ITEM 6).
- THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK (ALTA/NSPS LAND TITLE SURVEY TABLE A, OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, ITEM 16).

- MONUMENTS NOT ACCEPTED WERE FOUND TO BE OUTSIDE OF A REASONABLE ERROR ELLIPSE BASED ON OTHER LOCALLY FOUND MONUMENTS. THEY WERE NOT ACCEPTED AS ORIGINAL, UNDISTURBED MONUMENTS.
- 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.


#9	MAR. 2, 1942	BOOK 277 PAGE 131	EASEMENT
#10	APR. 2, 1963	BOOK 1057 PAGE 77	OBLIGATIONS IN PERMIT
#11	JUN. 30, 1971	BOOK 1720 PAGE 102	EASEMENT
#12	MAR. 8, 1973	BOOK 1849 PAGE 692	EASEMENT
#13	JAN. 12, 1979	BOOK 2309 PAGE 641	LEASE
	JAN. 21, 2021	REC# 7305	ASSIGNMENT AND ASSUMPTION
#15	MAR. 13, 2001	REC# 772159	PLAT OF THE SHOPPING CENTER OF THORNTON AMENDMENT NO. 1
#16	MAY 21, 2024	REC# 26975	EASEMENT
#17	OCT. 4, 2005	REC# 1083760	AGREEMENT
#19	AUG. 27, 2007	REC# 81986	ORDER
#20	MAY 11, 2010	REC# 31062	PLAT OF THORNTON AMENDMENT NO. 2
#22	JUN. 12, 2013	REC# 50544	PLAT OF THE SHOPPING CENTER OF THORNTON, AMENDMENT NO. 3
#24	JUN. 12, 2020	REC# 53549	PLAT OF THE SHOPPING CENTER OF THORNTON, AMENDMENT NO. 4
- 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.

#8	JUL. 7, 1887	BOOK A11 PAGE 352	RESERVATIONS IN DEED
	APR. 14, 1971	BOOK 1684 PAGE 271	QUITCLAIM DEED
	MAY 20, 2002	REC# 971477	REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT
#10	NOV. 1, 2002	REC# 1046948	SUPPLEMENT
#14	OCT. 15, 1982	BOOK 2686 PAGE 491	COVENANTS
#16	MAR. 16, 2001	REC# 774166	AGREEMENT
#18	JUN. 12, 2006	REC# 597130	TEMPORARY RIGHT OF ENTRY
#21	DEC. 27, 2010	REC# 89749	AGREEMENT
#23	JUN. 18, 2013	REC# 51847	RECIPROCAL CROSS EASEMENT AND PARKING EASEMENT (BLANKET OVER AND BETWEEN LOTS 1C AND 2C)
	JUN. 25, 2013	REC# 54328	RE-RECORDED
#25	APR. 8, 2021	REC# 43270	COVENANTS
#26	APR. 23, 2024	REC# 21123	ORDER
- FENCES AND WALLS ARE NOT COINCIDENT WITH PARCEL LINES AS SHOWN HEREON.

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ALTA/NSPS LAND TITLE SURVEY
PREPARED FOR
City of Thornton
&
Others (See Note 3)
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Land Surveying Services
www.FlatironsInc.com
655 FOURTH AVE
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(303) 776-1733




JOB NUMBER:
26-83,627

DATE:
02-20-2026

DRAWN BY:
E. PRESCOTT

CHECKED BY:
JJK/TDH/JZG

SHEET 1 OF 5

Surveyor's Certificate

TO CITY OF THORNTON AND COMMONWEALTH LAND TITLE INSURANCE 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, 2, 3, 4, 6(A), 7(A), 8, AND 16 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON FEBRUARY 5, 2026.

DATE OF PLAT OR MAP: FEBRUARY 20, 2026

PURSUANT TO COLORADO STATE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS RULE 1.6(B)(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.

JESS J. KUNTZ
COLORADO P.L.S. #38409
VICE PRESIDENT, FLATIRON, INC.

BY:EPRESCOTT FILE:83627 ALTA_C24.DWG DATE:2/20/2026 10:34 AM

Depositing Certificate

DEPOSITED THIS _____ DAY OF _____, 20__ AT ___O'CLOCK ___ M. IN BOOK _____ OF LAND SURVEY PLATS AT PAGE _____ OF THE RECORDS OF ADAMS COUNTY, COLORADO.

SIGNED: _____

TITLE: _____

BY: _____

ALTA/NSPS LAND TITLE SURVEY

LOT 1C, THE SHOPPING CENTER OF THORNTON, AMENDMENT NO. 4, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23,
TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M.,
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 2 OF 5



Vicinity Map
NOT TO SCALE

Legend

- FOUND MONUMENT AS DESCRIBED
- ¹ FOUND #5 REBAR WITH 1 1/4" BLUE PLASTIC CAP, ILLEGIBLE
- ² FOUND #5 REBAR WITH 1 1/4" YELLOW PLASTIC CAP "PLS 31158"
- ³ FOUND #5 REBAR WITH 1 1/4" BLUE PLASTIC CAP "R&R ENG SURV LS 37051"
- ⊕ FOUND 1" BRASS TAG (ILLEGIBLE), UNLESS OTHERWISE DESCRIBED
- FOUND 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRONS INC 38409"
- ¹ SET 1" BRASS TAG "FLATSURV LS38409"
- ² SET 2" ALUMINUM DISK WITH MAG NAIL "FLATIRONS SURVEYING LS 38409"
- (AM) AS MEASURED AT TIME OF SURVEY
- (C) CALCULATED FROM RECORD AND AS MEASURED INFORMATION
- (P) AS PER THE PLAT OF THE SHOPPING CENTER OF THORNTON, AMENDMENT NO. 4 RECORDED ON 6/12/2020 AT REC. NO. 53549 (#24)
- (P1) AS PER THE PLAT OF THORNTON AMENDMENT NO. 2 RECORDED ON 5/11/2010 AT REC. NO. 31062 (#20)

- (P2) AS PER THE PLAT OF THE SHOPPING CENTER OF THORNTON AMENDMENT NO. 3 RECORDED ON 6/12/2013 AT REC. NO. 50544 (#22)
- ▭ CONCRETE
- ▨ EDGE OF ASPHALT
- x—x— FENCE
- p— SIGN
- ⊗ BOLLARD
- 🌳 DECIDUOUS TREE
- 🌲 CONIFEROUS TREE
- ⊕ WATER MANHOLE
- ⊕ WATER VALVE
- ⊕ WATER METER
- ⊕ MONITOR WELL
- 🔥 FIRE HYDRANT
- ⊕ IRRIGATION VALVE
- ⊕ SANITARY SEWER MANHOLE
- ⊕ CLEANOUT

- ▭ GRATE INLET
- ⊗ TRANSFORMER
- EM ELECTRIC METER
- ER ELECTRIC RISER
- EV ELECTRIC VAULT
- ☀ LIGHT POLE
- ow— OVERHEAD UTILITY LINE
- 🌳 UTILITY POLE
- GUY WIRE
- ⊕ TRAFFIC LIGHT
- EV TRAFFIC VAULT
- FOR FIBEROPTIC RISER
- FOV FIBEROPTIC VAULT
- ⊕ GAS VALVE
- GM GAS METER
- ⊕ TEST HOLE
- POST
- #XX EXCEPTION NO. (SEE NOTE 18)

REVISION	DATE
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ALTA/NSPS LAND TITLE SURVEY
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&
Others (See Note 3)

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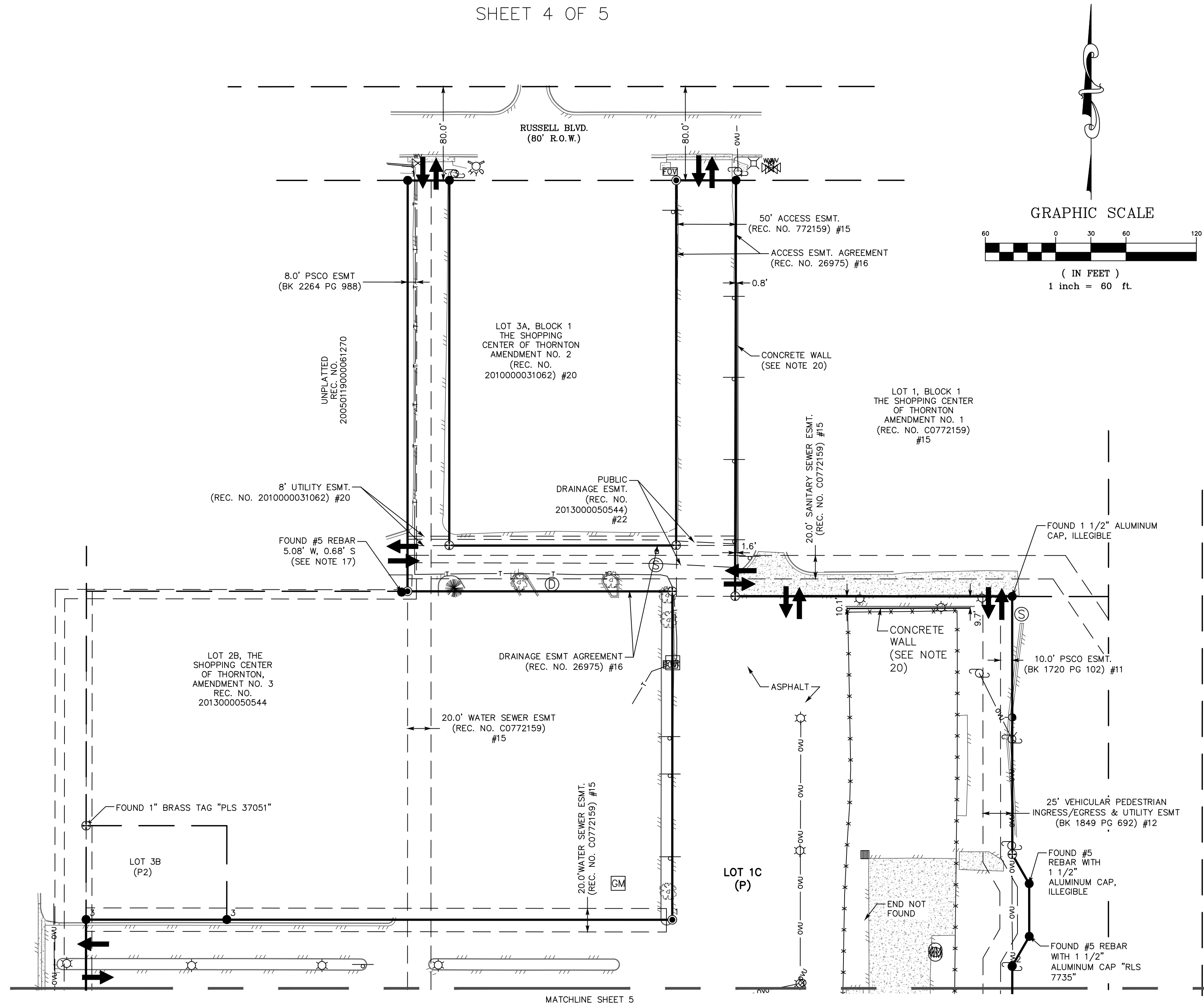
DRAWN BY:
E. PRESCOTT

CHECKED BY:
JJK/TDH/JZG

SHEET 2 OF 5

ALTA/NSPS LAND TITLE SURVEY

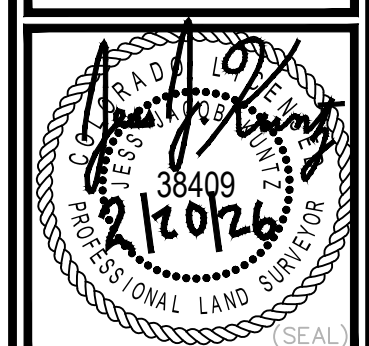
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SHEET 4 OF 5



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BY:EPRESCOTT, FILE:83627, ALTA, C24.DWG, DATE:2/20/2026, 10:34 AM

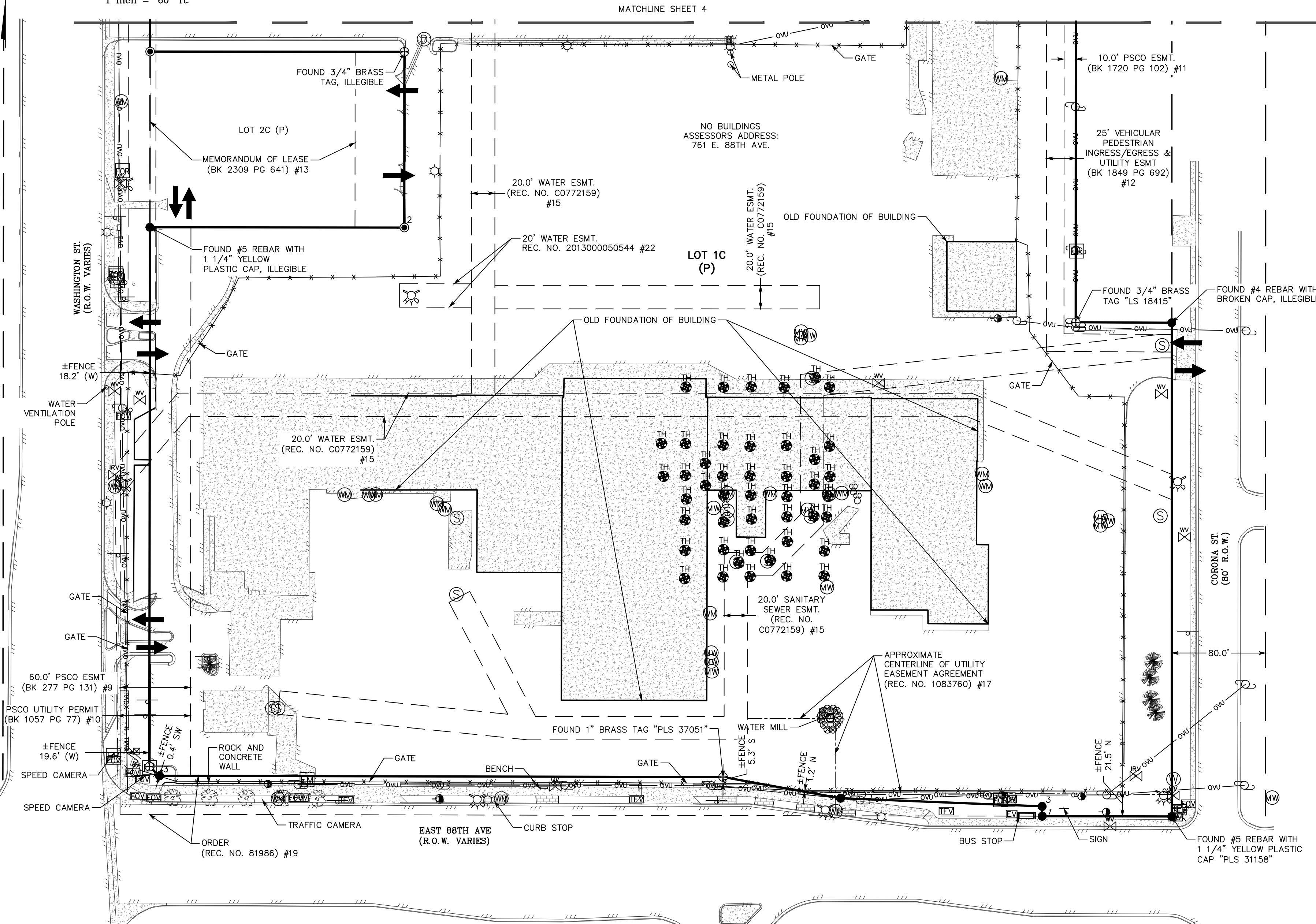
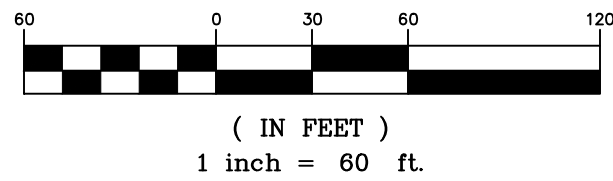
MATCHLINE SHEET 5

ALTA/NSPS LAND TITLE SURVEY

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SHEET 5 OF 5

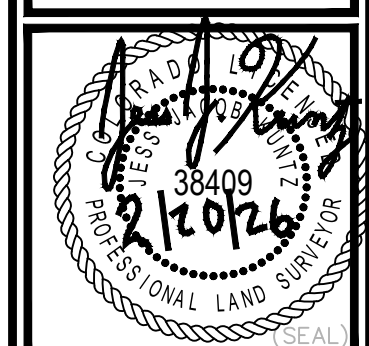
GRAPHIC SCALE



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