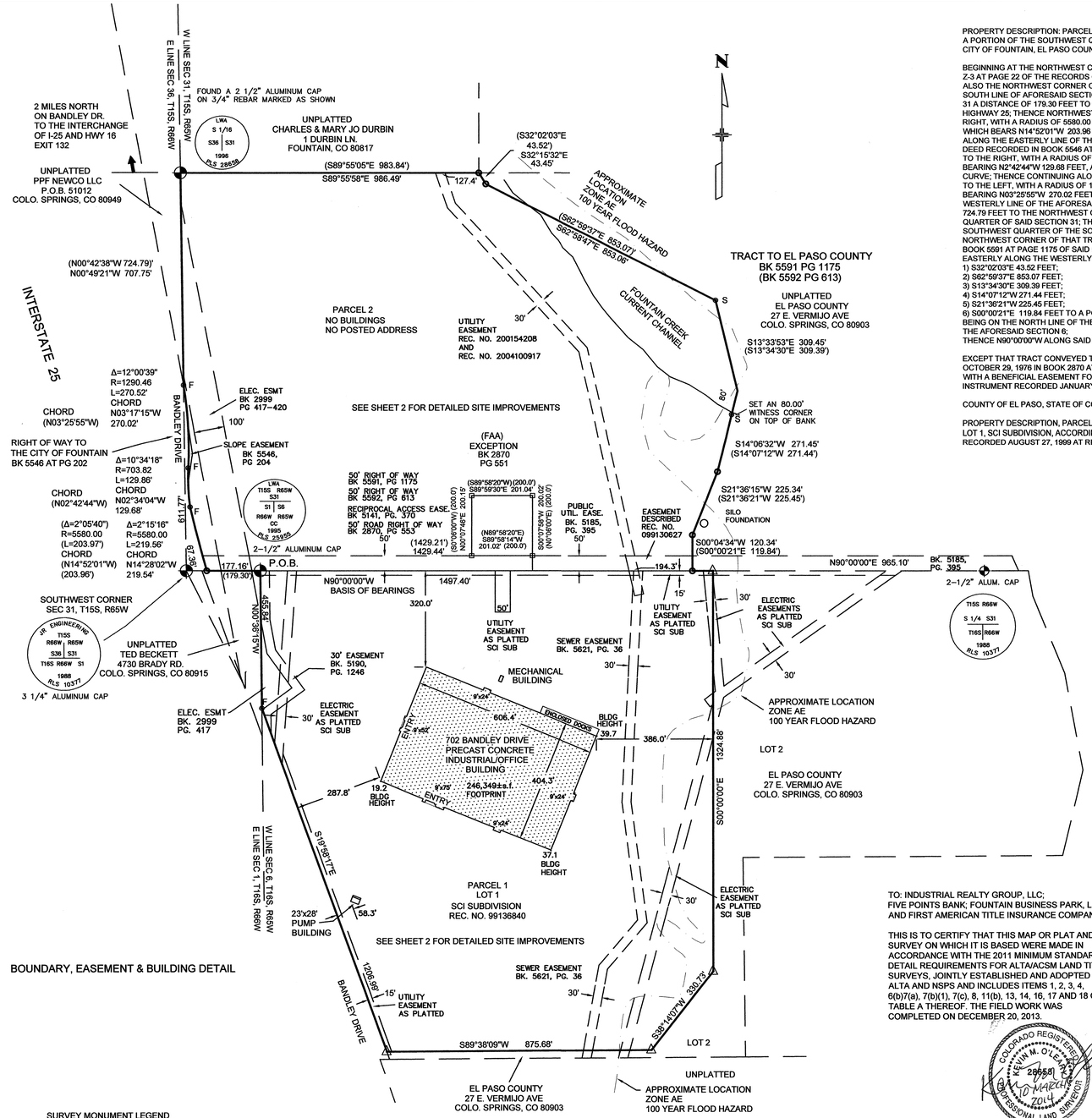


BOUNDARY, EASEMENT & BUILDING DETAIL

SURVEY MONUMENT LEGEND

- FOUND/SET AN 5/8" DIAMETER REBAR 18" IN LENGTH WITH A 1-1/2" ALUMINUM CAP STAMPED "LWA PLS 28658"
- FOUND A 5/8' DIA REBAR AND 1-1/2" DIA. ALUMINUM CAP "JR ENG LS 10377"
- FOUND A 1/2" DIA REBAR AND PLASTIC CAP "LS 2154"
- FOUND ALIQUOT CORNER AS SHOWN.
- FOUND REBAR AND CAP PLS 20681

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

PROPERTY DESCRIPTION: PARCEL TWO:
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 31, T15S, R65W OF THE 6TH P.M. IN THE CITY OF FOUNTAIN, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF "COTTONWOOD PARK" AS RECORDED IN PLAT BOOK Z-3 AT PAGE 22 OF THE RECORDS OF SAID EL PASO COUNTY, SAID NORTHWEST CORNER BEING ALSO THE NORTHWEST CORNER OF SECTION 6, T16S, R65W OF THE 6TH P.M. AND A POINT ON THE SOUTH LINE OF AFORESAID SECTION 31; THENCE N90°00'00"W ALONG SAID SOUTH LINE OF SECTION 31 A DISTANCE OF 179.30 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 25; THENCE NORTHWESTERLY ALONG SAID EASTERLY LINE AND ON A CURVE TO THE RIGHT, WITH A RADIUS OF 5580.00 FEET, A CENTRAL ANGLE OF 02°05'40", THE LONG CHORD OF WHICH BEARS N14°52'01"W 203.96 FEET, AN ARC DISTANCE OF 203.97 FEET; THENCE NORTHERLY ALONG THE EASTERLY LINE OF THE ROAD RIGHT-OF-WAY DEEDED TO THE CITY OF FOUNTAIN BY A DEED RECORDED IN BOOK 5546 AT PAGE 202 OF THE EL PASO COUNTY RECORDS, AND ON A CURVE TO THE RIGHT, WITH A RADIUS OF 703.82 FEET, A CENTRAL ANGLE OF 10°34'18", A LONG CHORD BEARING N2°42'44"W 129.68 FEET, AN ARC DISTANCE OF 129.86 FEET TO A POINT OF REVERSE CURVE; THENCE CONTINUING ALONG THE EASTERLY LINE OF SAID RIGHT-OF-WAY AND ON A CURVE TO THE LEFT, WITH A RADIUS OF 1290.46 FEET, A CENTRAL ANGLE OF 12°00'39", A LONG CHORD BEARING N03°25'55"W 270.02 FEET, AN ARC DISTANCE OF 270.52 FEET TO A POINT ON THE WESTERLY LINE OF THE AFORESAID SOUTHWEST QUARTER OF SECTION 31; THENCE N00°42'38"W 724.79 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 31; THENCE S89°55'05"E ALONG THE NORTHERLY LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 983.84 FEET TO THE NORTHWEST CORNER OF THAT TRACT CONVEYED TO EL PASO COUNTY BY DEED RECORDED IN BOOK 5591 AT PAGE 1175 OF SAID EL PASO COUNTY RECORDS; THENCE SOUTHERLY AND EASTERLY ALONG THE WESTERLY LINE OF SAID TRACT THE FOLLOWING SIX (6) COURSES:
1) S32°02'03"E 43.52 FEET;
2) S62°59'37"E 853.07 FEET;
3) S13°34'30"E 309.39 FEET;
4) S14°07'12"W 271.44 FEET;
5) S21°36'21"W 225.45 FEET;
6) S00°00'21"E 119.84 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 31, SAID POINT ALSO BEING ON THE NORTH LINE OF THE AFORESAID "COTTONWOOD PARK" AND THE NORTH LINE OF THE AFORESAID SECTION 6:
THENCE N90°00'00"W ALONG SAID LINE 1429.21 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT TRACT CONVEYED TO THE UNITED STATES GOVERNMENT BY A DEED RECORDED OCTOBER 29, 1976 IN BOOK 2870 AT PAGE 551 OF SAID EL PASO COUNTY RECORDS, TOGETHER WITH A BENEFICIAL EASEMENT FOR UTILITY AND DRAINAGE PURPOSES AS SET FORTH IN AN INSTRUMENT RECORDED JANUARY 3, 1989 IN BOOK 5592 AT PAGE 613,

COUNTY OF EL PASO, STATE OF COLORADO.

PROPERTY DESCRIPTION, PARCEL ONE:
LOT 1, SCI SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 27, 1999 AT RECEPTION NO. 99136840.

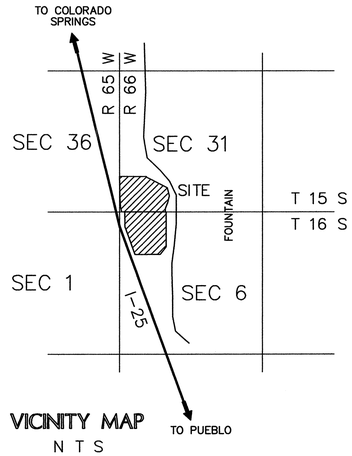
TO: INDUSTRIAL REALTY GROUP, LLC;
FIVE POINTS BANK; FOUNTAIN BUSINESS PARK, LLC;
AND FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 6(b)7(a), 7(b)(1), 7(c), 8, 11(b), 13, 14, 16, 17 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 20, 2013.

COLORADO REGISTERED KEVIN M. O'LEARY 28658 10 MARCH 2014 PROFESSIONAL LAND SURVEYOR

KEVIN M. O'LEARY
COLORADO P.L.S. #28658
FOR AND ON BEHALF OF
LWA LAND SURVEYING, INC.

"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."



VICINITY MAP
N T S

GENERAL NOTES:

1. FLOOD ZONE; A PORTION OF THE SUBJECT PROPERTY LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA, ZONE AE, AS DESIGNATED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP, PANEL NO. 08041C0354 F, EFFECTIVE DATE MARCH 17, 1997.

2. PARCEL 1 CONTAINS 2,110,663 SQUARE FEET, BEING 48.45 ACRES, MORE OR LESS.
PARCEL 2 CONTAINS 2,096,757 SQUARE FEET, BEING 48.13 ACRES, MORE OR LESS. (49.058 - 0.923 FAA = 48.13)

3. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE SURVEYOR OR ITS REPRESENTATIVE. THE OWNER SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK.

4. THERE IS NO EVIDENCE OF EARTH MOVING, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

5. THE UNDERSIGNED DOES NOT HAVE ANY KNOWLEDGE OF PROPOSED CHANGES OF STREET RIGHT OF WAY LINES.

6. THERE IS NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

7. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH LINE OF THE LOT 1, SCI SUBDIVISION N 90°00'00" W - 1497.40 BASED ON THE SUBDIVISION PLAT. THE LINE IS MONUMENTED AS SHOWN.

8. DIMENSIONS SHOWN ARE FIELD MEASUREMENTS. DIMENSIONS SHOWN IN PARANTHESIS ARE DIMENSIONS OF RECORD THAT VARY FROM FIELD MEASUREMENTS.

9. UNITS OF MEASURE ARE U.S. SURVEY FEET

10. PARCEL 1 AND 2 ARE ZONED PI - PLANNED INDUSTRIAL DISTRICT BY THE CITY OF FOUNTAIN.
DIMENSIONAL REQUIREMENTS:
MINIMUM LOT AREA (20,000 sf); MINIMUM LOT WIDTH (100'); MAXIMUM IMPERVIOUS COVERAGE (90%); MINIMUM OPEN SPACE (15%); MAXIMUM BUILDING HEIGHT (30'); MINIMUM FRONT YARD SETBACK (20'); MINIMUM SIDE YARD SETBACK (15'); MINIMUM REAR YARD SETBACK (20');
THE EXISTING BUILDING HEIGHT EXCEEDS THE MAXIMUM HEIGHT ON THE EAST SIDE OF THE BUILDING. THE CITY OF FOUNTAIN DETERMINES ZONING COMPLIANCE.

TITLE NOTES:

RESEARCH FOR RECORDED RIGHTS OF WAY AND EASEMENTS WAS DONE BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER NCS-642825-SC, EFFECTIVE DATE MARCH 9, 2014.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY LWA LAND SURVEYING, INC. OR KEVIN M. O'LEARY.

SCHEDULE B-2; EXCEPTIONS:
1-3. NOT EXAMINED AS PART OF THIS SURVEY.
(4-8 - AFFECT PARCEL 1)
4. ACCESS TO INTERSTATE 25 IS LIMITED BY THE DEEDS RECORDED IN BOOK 1523 AT PAGE 362 AND 363. THERE IS NO PHYSICAL ACCESS TO I-25 ADJACENT TO THE SUBJECT PROPERTY. ACCESS IS FROM BANDLEY DRIVE WHICH ACCESSES AN INTERCHANGE APPROXIMATELY 2 MILES NORTH OF THE SITE.
5. THE PROPERTY IS SUBJECT TO THE SUBDIVISION PLAT OF COTTONWOOD PARK.
6. THE PROPERTY IS SUBJECT TO THE UTILITY EASEMENT RECORDED IN BOOK 5190 AT PAGE 1246 AND SHOWN HEREON.
7. THE PROPERTY IS SUBJECT TO THE SEWER LINE EASEMENT RECORDED IN BOOK 5621 AT PAGE 36 AND SHOWN HEREON.
8. THE PROPERTY IS SUBJECT TO THE SUBDIVISION PLAT OF SCI SUBDIVISION, EASEMENTS SHOWN HEREON.
(9-15 - AFFECT PARCEL 2)
9. ACCESS TO INTERSTATE 25 IS LIMITED BY THE DEEDS RECORDED IN BOOK 1523 AT PAGE 362 AND 363. THERE IS NO PHYSICAL ACCESS TO I-25 ADJACENT TO THE SUBJECT PROPERTY. ACCESS IS FROM BANDLEY DRIVE WHICH ACCESSES AN INTERCHANGE APPROXIMATELY 2 MILES NORTH OF THE SITE.
10. THE PROPERTY IS INCLUDED IN THE FOUNTAIN SANITATION DISTRICT BY THE DEED RECORDED IN BOOK 5032 AT PAGE 994.
11. THE PROPERTY IS SUBJECT TO THE RECIPROCAL ACCESS EASEMENT RECORDED IN BOOK 5141 AT PAGE 370 AND SHOWN HEREON.
12. THE PROPERTY IS SUBJECT TO THE EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES GRANTED TO THE CITY OF FOUNTAIN, AS SET FORTH IN AN INSTRUMENT RECORDED JUNE 13, 1986 IN IN BOOK 5185 AT PAGE 395. NOTE: THIS ITEM IS PART OF MULTIPLE EASEMENTS RECORDED JUNE 13, 1986 IN BOOK 5185 AT PAGE 376. THE EASEMENT IS SHOWN HEREON.
13. THE PROPERTY IS SUBJECT TO THE SLOPE EASEMENT RECORDED IN BOOK 5546 AT PAGE 204 AND SHOWN HEREON.
14. THE PROPERTY MAY BE SUBJECT TO THE DRAINAGE AND UTILITY EASEMENT RECORDED IN BOOK 5592 AT PAGE 613. THAT DESCRIPTION IS NOT SPECIFIC IN LOCATION AND MAY NOT BE REQUIRED NOW THAT THE CHANNEL FOR FOUNTAIN CREEK HAS MOVED SIGNIFICANTLY. THE 50' PERPETUAL EASEMENT FOR ACCESS IS SHOWN HEREON.
15. THE PROPERTY IS SUBJECT TO THE AGREEMENT RECORDED AT RECEPTION NO. 094124981.
(16-21 - AFFECT BOTH PARCELS)
16. THE PROPERTY IS SUBJECT TO THE UTILITY EASEMENT RECORDED IN BOOK 2999 AT PAGE 417 AND SHOWN HEREON.
17. THE PROPERTY MAY BE SUBJECT TO THE ZONING AGREEMENT RECORDED IN BOOK 3694 AT PAGE 323 AND RELEASE OF OF A PORTION OF THE AGREEMENT RECORDED IN BOOK 5087 AT PAGE 357.
18. THE PROPERTY IS SUBJECT TO THE ZONING ORDINANCE NO. 610 RECORDED IN BOOK 3694 AT PAGE 328.
19. THE PROPERTY IS SUBJECT TO THE UTILITY EASEMENT RECORDED AT RECEPTION NO. 200154208 AND SHOWN HEREON.
20. THE PROPERTY IS SUBJECT TO THE UTILITY EASEMENT RECORDED AT RECEPTION NO. 204100917 AND SHOWN HEREON.
21. PREVIOUSLY DICLOSED SURVEY MATTERS.

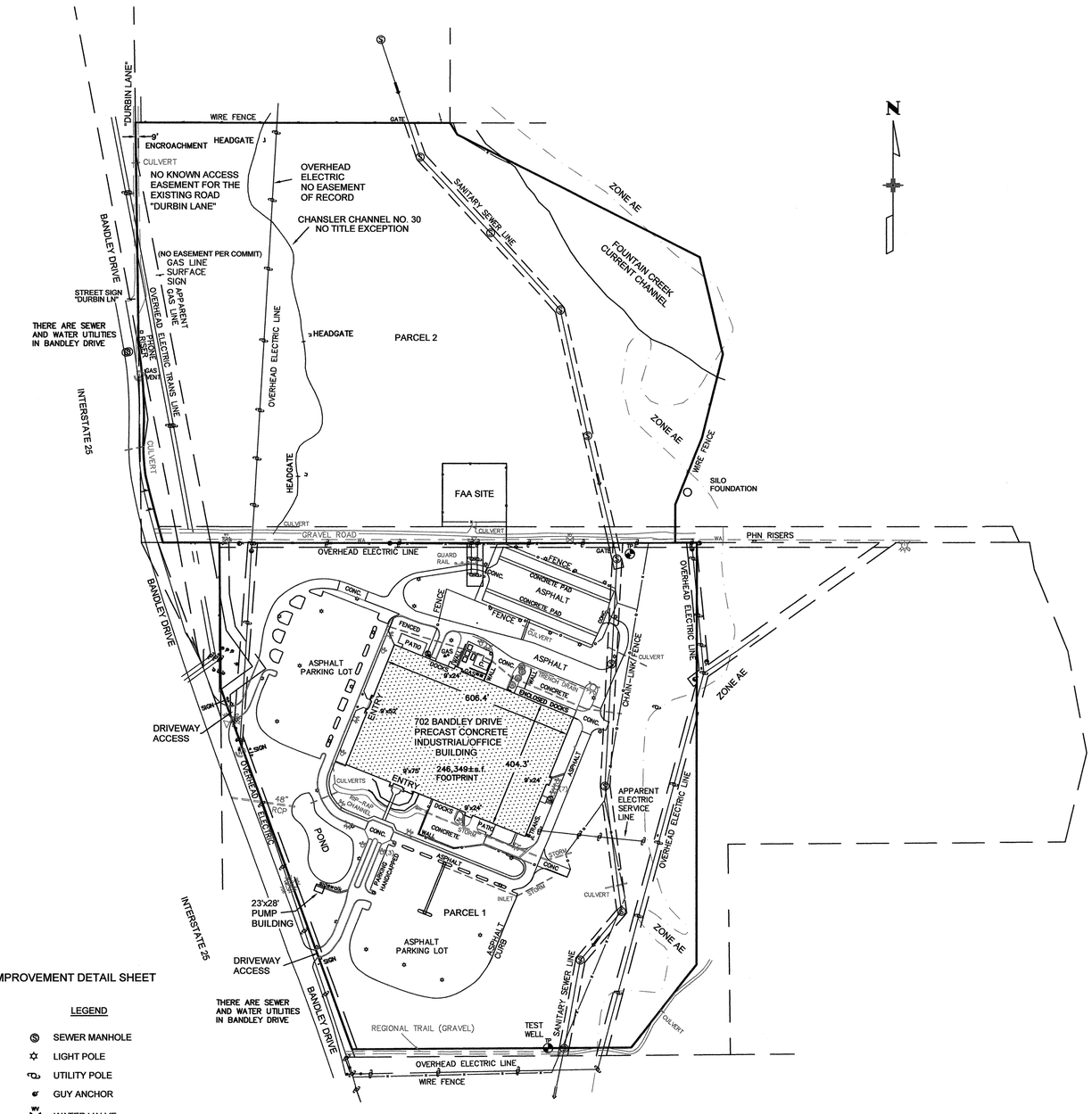
REVISIONS:
PER BUYER'S OBJECTION LETTER 2/3/14 KMO
REVISE TITLE NOTES 2-4-14 KMO
REVISE TITLE NOTES 12-2-14 KMO

BENCHMARK:

LWA LAND SURVEYING, INC.
2906 BEACON STREET, SUITE B
COLORADO SPRINGS, CO 80907
TELEPHONE (719) 636-5179 FAX (719) 636-5199

DRAWING: SCI-06
SCALE 1"=200'
DATE 12/24/13
DRAWN BY: KMO
CHECKED BY: THK
PROJECT NO. 13089
SHEET 1 OF 2

ALTA/ACSM LAND TITLE SURVEY
SEC. 31, T15S, R65W, 6th PM
SEC. 6, T16S, R65W, 6th PM
SCI PROPERTY, FOUNTAIN, CO



IMPROVEMENT DETAIL SHEET

LEGEND

- SEWER MANHOLE
- LIGHT POLE
- UTILITY POLE
- GUY ANCHOR
- WATER VALVE
- FIRE HYDRANT
- WATER SHUTOFF VALVE(S)
- WATER MANHOLE
- GAS VALVE

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

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SHEET 2 OF 2

ALTA/ACSM LAND TITLE SURVEY
SEC. 31, T15S, R65W, 6th PM
SEC. 6, T16S, R65W, 6th PM
SCI PROPERTY, FOUNTAIN, CO