

3624 EAST MULBERRY STREET, FORT COLLINS, COLORADO

SITUATE IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M.

PARCEL 1:

TRACT OF LAND LOCATED IN THE SE1/4 OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE S 1/4 CORNER OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M., (CONSIDERING THE WEST LINE OF THE SAID S 1/4 OF SECTION 9 AS BEARING N 00 DEGREES 1034' 4" E AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO); THENCE S 89 DEGREES 12' E 476.27 FEET; THENCE N 0 DEGREES 48' 351.84 FEET; THENCE N 89 DEGREES 12' W 195.51 FEET; THENCE N 00 DEGREES 48' E 199.43 FEET; THENCE N 89 DEGREES 12' W 286.76 FEET TO THE WEST LINE OF SAID S 1/4; THENCE S 0 DEGREES 1034' 4" W ALONG THE WEST LINE OF SAID S 1/4 55.31 FEET TO THE POINT OF BEGINNING;

EXCEPT THE PORTION THEREOF IN CENTRO 2ND BUSINESS PARK, AND EXCEPT RIGHT OF WAY FOR EAST MULBERRY STREET AND FRONTAGE ROAD AND EXCEPT TRACTS CONVEYED BY DEEDS OF RECORD, RECEPTION NO. 85061120, 85062800, 87003500, 89017778, OF THE RECORDS IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF LARIMER, COUNTY OF LARIMER, STATE OF COLORADO.

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M. OF LARIMER COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 9 AS BEARING SOUTH 89 DEGREES 12' 00" EAST AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 9, THENCE ALONG THE SAID SOUTH LINE SOUTH 89 DEGREES 12' 00" EAST 636.55 FEET TO THE EAST BOUNDARY OF THE PLAT OF CENTRO 2ND BUSINESS PARK PHASE I A PLAT OF RECORD WITH THE CLERK AND RECORDER OF THE SAID LARIMER COUNTY; THENCE ALONG THE SAID EAST BOUNDARY NORTH 00 DEGREES 22' 00" EAST 351.85 FEET TO THE NORTHEAST CORNER OF THE SAID PLAT AND TO THE SOUTH BOUNDARY OF THAT CERTAIN TRACT OF LAND AS DESCRIBED AT RECEPTION NO. 87003500 RECORDS OF THE SAID CLERK AND RECORDER; THENCE ALONG THE NORTH BOUNDARY OF THE SAID PLAT AND THE SOUTH BOUNDARY OF THE SAID TRACT NORTH 89 DEGREES 12' 00" WEST 183.40 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE ALONG THE WEST BOUNDARY OF THE SAID TRACT RECORDED AT RECEPTION NO. 87003500 NORTH 00 DEGREES 48' 00" EAST 171.00 FEET TO THE SOUTH BOUNDARY OF THAT CERTAIN TRACT OF LAND AS DESCRIBED AT RECEPTION NO. 85062800 RECORDS OF THE SAID CLERK AND RECORDER; THENCE ALONG THE SAID SOUTH BOUNDARY NORTH 00 DEGREES 12' 00" WEST 91.18 FEET TO SOUTHWEST CORNER OF LAST MENTIONED TRACT; THENCE NORTH 00 DEGREES 07' 00" WEST 28.44 FEET ALONG WEST BOUNDARY OF SAID TRACT; THENCE NORTH 89 DEGREES 12' 00" WEST 183.40 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE ALONG THE SAID CLERK AND RECORDER; THENCE SOUTH 00 DEGREES 48' 00" WEST 199.43 FEET TO THE WESTERLY PROLONGATION OF THE SAID SOUTH BOUNDARY OF THE TRACT RECORDED AT RECEPTION NO. 87003500; THENCE ALONG THE SAID WESTERLY PROLONGATION SOUTH 89 DEGREES 12' 00" EAST 169.73 FEET TO THE POINT OF BEGINNING, COUNTY OF LARIMER, STATE OF COLORADO.

Said parcel contains 238,837 Square Feet or 5.483 Acres more or less by this survey.

9. The right of proprietor of a vein or lode to extract or remove his ore should the same be found to penetrate or intersect the premises thereby granted as reserved in United States patent recorded June 06, 1882 in Book 32 at Page 11; and any and all assignments thereof or interests therein. (NOT PLOTTABLE)
10. Notice concerning underground facilities of Poudre Valley Rural Electric Association Inc. recorded November 16, 1984 in Book 20 at Page 141 (NOT PLOTTABLE)
11. One active water tap and four standby taps in East Larimer County Water District and one active sewer tap in Boxelder Sanitation District as evidenced in Deed recorded October 21, 1992 at Reception No. 92065931. (NOT PLOTTABLE)
12. The effect of Joint Stipulation and Motion to Adopt Stipulation as an Order of the Court and Order Granting Joint Stipulation and Motion to Adopt Stipulation as an Order of the Court in Case No. 95CV220, Division 1, District Court Larimer County, as evidenced in Deed recorded May 30, 1995 at Reception No.(s) 95030016 and 95030017. (NOT PLOTTABLE)
13. Right of Way easement as granted to Poudre Valley Rural Electric Association, Inc. in instrument recorded June 30, 1997 at Reception No. 97041218. (PLOTTED)
14. Terms, agreements, provisions, conditions, obligations, easements, and restrictions, if any, as contained in Findings and Resolutions recorded December 27, 2006 at Reception No. 2005-0110291. (NOT PLOTTABLE)
15. Permanent Exclusive Water Easement by and between Pheasant Run Partners, LLC, a Colorado limited liability company and City of Greeley, a municipal corporation in instrument recorded October 17, 2006 at Reception No. 2006-0078387. (PLOTTED)
16. Terms, agreements, provisions, conditions, obligations, easements, and restrictions, if any, as contained in Resolution No. 1132007R006, Resolution Declaring Larimer County Public Improvement District No. 38 organized recorded November 13, 2007 at Reception No. 20070084870. (NOT PLOTTABLE)
17. Any and all easement by deed of inclusion in the Northern Colorado Water Conservancy District, as evidenced by instrument recorded September 30, 2010 at Reception No. 20100058874. (NOT PLOTTABLE)
18. Terms, agreements, provisions, conditions, obligations, easements, and restrictions, if any, as contained in Courtesy Notice of Sanitary Sewer Service Disconnection recorded January 05, 2011 at Reception No. 20110001364. (NOT PLOTTABLE)
19. Terms, agreements, provisions, conditions, obligations, easements, and restrictions, if any, as contained in Findings and Resolutions Approving PVREA Proposed Fiber Optic Line Flood Plain Special Service recorded November 18, 2020 at Reception No. 20200006239. (NOT PLOTTABLE)
20. Right of Way for State Highway 106, 14 also known as East Mulberry Street, as established and or used. (PLOTTED)
21. Any and all easement by deed or tenements. (NOT PLOTTABLE)
22. An Oil and Gas Lease, executed by Elizabeth E. Kath, et al. as Lessor(s) and by F. H. Gower as Lessee(s) for a primary term of 5 years, dated February 13, 1959, recorded March 18, 1959 in Book 1088 at Page 461; and any and all assignments thereof or interests therein. (NOT PLOTTABLE)

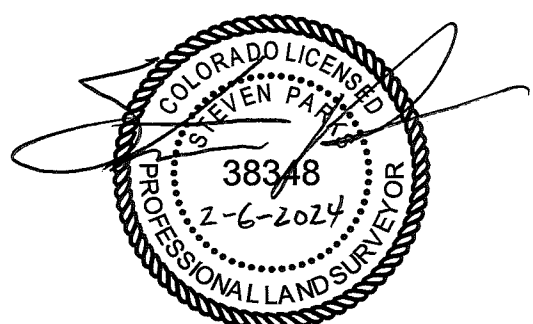
1. Property address: 3624 East Mulberry Street, Fort Collins, CO

2. Parking spaces total 0, Disabled spaces 0, Motorcycle spaces 0, Regular spaces 0, Other spaces 0.
3. No observable evidence of earth moving work, building construction or building additions.
4. No changes in street right of way lines either completed or proposed, and available from the controlling jurisdiction observable evidence of recent street or sidewalk construction or repairs.
5. Underground utility marking shown was provided by Primo Utility Locating Services, LLC.
6. The Subject Property is in flood zone AO/AE, per FEMA flood map LOMR 17-08-1354P, revised October, 2020.
7. Adjacent parcel ownership provided by county assessor page at the time of survey.

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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 of ALTA/NSPS Land Title Surveys, jointly established and adopted by the ALTA and NSPS, and includes Items 1, 2, 4, 5, 7(a), 8, 9, 11(b), 13 and 16 of the Table A thereof. The field work was completed on January 31, 2024.

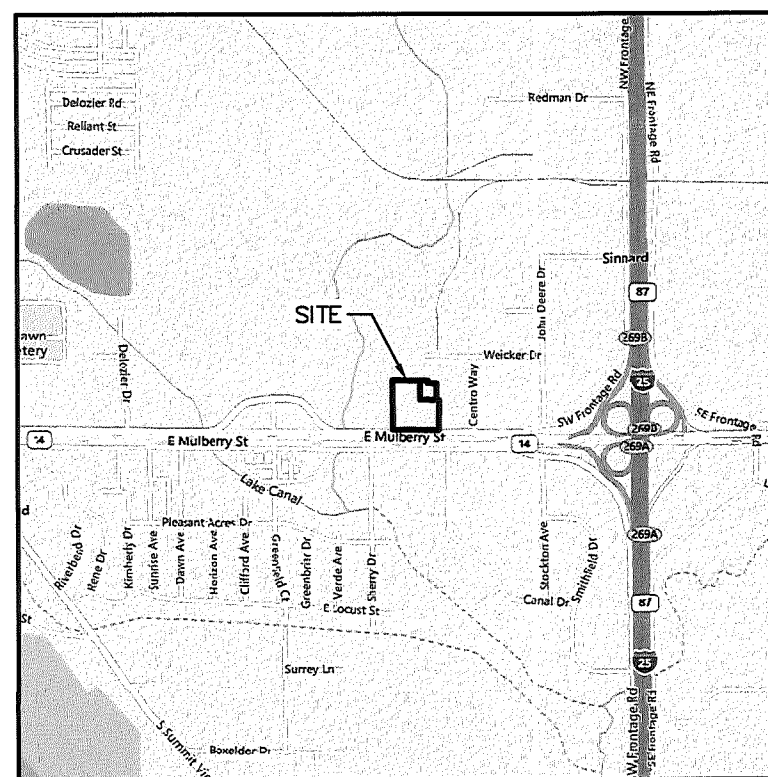
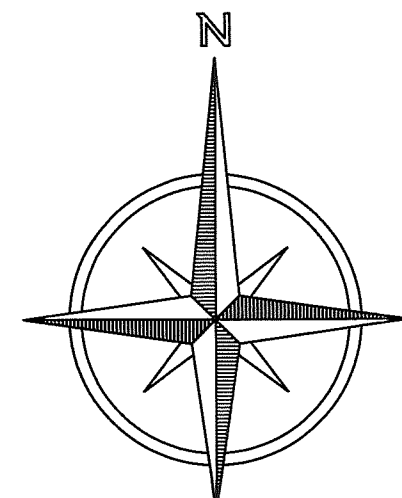
Date of Plat or Map: February 6, 2024.



Steven Parks - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348
stevenp@majesticsurveying.com

For all information regarding easements, rights-of-way and title of records, Majestic Surveying, LLC relied upon Title Commitment Number 5524-3844010, dated October 18, 2021, as prepared by First American Title Insurance Company to delineate the aforesaid information.

This certificate does not extend to any unnamed parties or the successors and/or assigns of Greager Farm LLC.



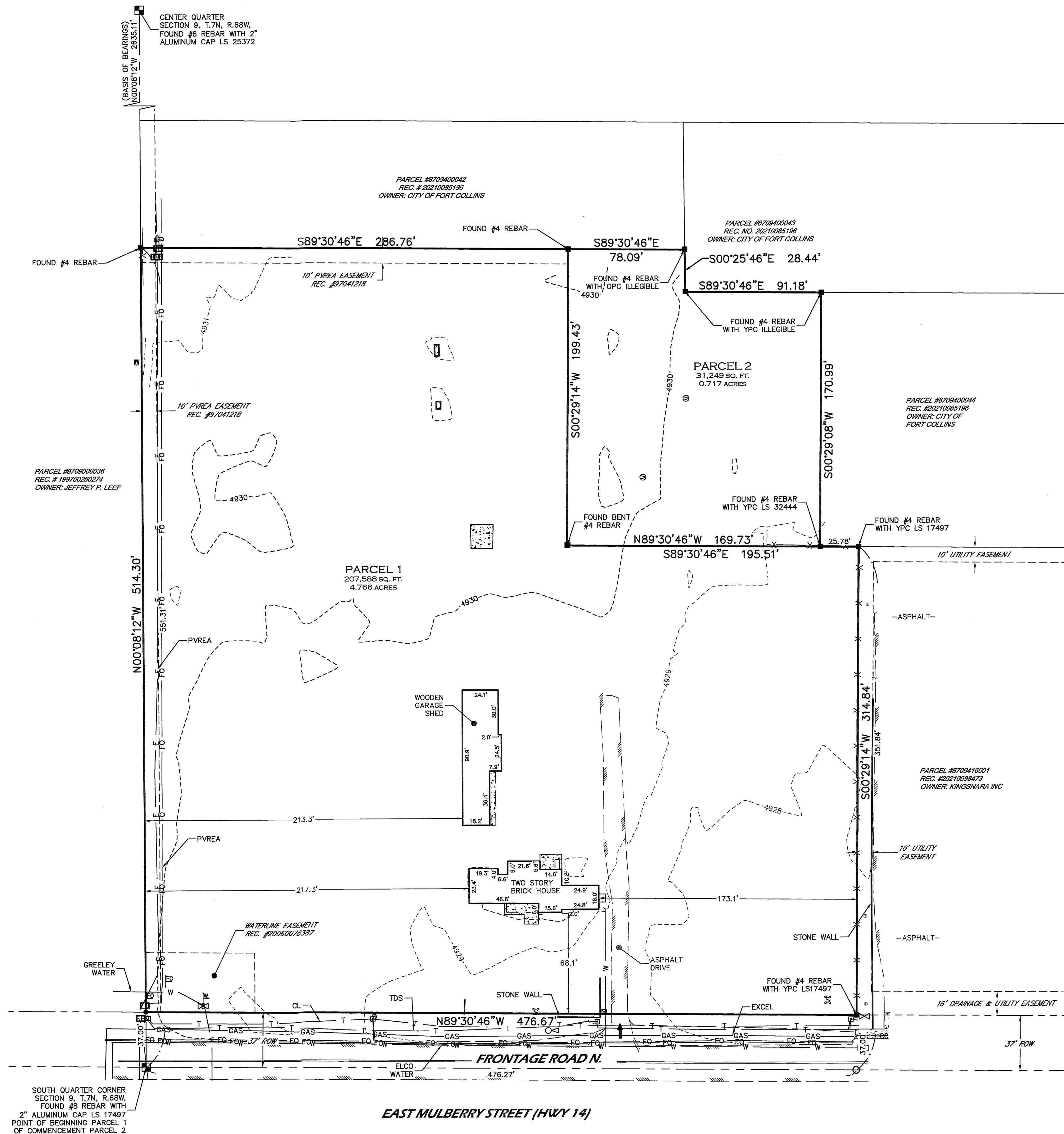
LEGEND

Ø	POWER POLE	— E —	ELECTRIC LOCATE
⊞	ELECTRIC BOX	— X — X —	FENCE
⊞	ELECTRIC PEDESTAL	— // —	EDGE OF ASPHALT
⊞	ELECTRIC MARKER	— FO —	FIBER OPTIC LOCATE
⊞	WATER VALVE	— — — — —	FLOW LINE
⊞	FIRE HYDRANT	— GAS —	GAS LOCATE
⊞	WATER SPOUT	— — — — —	EDGE OF GRAVEL
⊞	WATER MARKER	— OHU —	OVERHEAD UTILITY
⊞	WATER METER	— W —	WATER LOCATE
⊞	FIBER OPTIC MARKER	— — — — —	EDGE OF LANDSCAPING
⊞	FIBER OPTIC VAULT	— SS —	SANITARY LINE
⊞	TELEPHONE PEDESTAL	— OHT —	OVERHEAD TELEPHONE
⊞	GAS MARKER	— T —	TELEPHONE LOCATE
⊞	SANITARY MANHOLE	— — — — —	BOUNDARY LINE
⊞	FENCE GATE	— — — — —	EASEMENT LINE
⊞	SIGN	— — — — —	RIGHT OF WAY LINE
⊞	STEEL POST	— — — — —	SECTION LINE
⊞	T-POST	— — — — —	CENTERLINE
⊞	WOOD POST	■	ALIQUOT CORNER AS DESCRIBED
⊞	LANDSCAPE ROCK	■	FOUND MONUMENT AS DESCRIBED
➡	ACCESS POINT	○	CALCULATED POSITION
		●	SET 24" OF #4 REBAR WITH RED PLASTIC CAP LS 38348

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

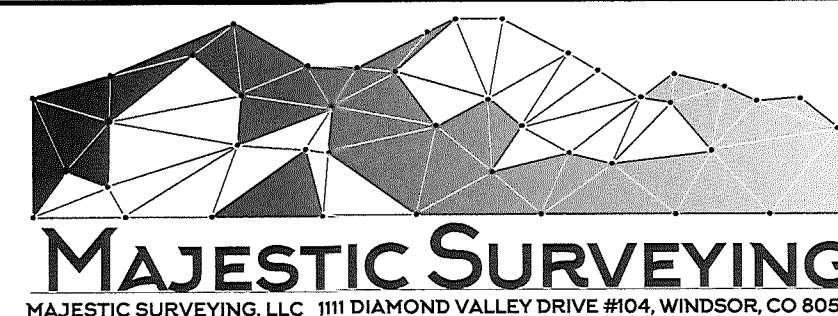
Assuming the West line of the Southeast Quarter of Section 9, Township 7 North, Range 68 West of the 6th P.M., monumented as shown on this drawing, as bearing North 00°08'12" West, being a Grid Bearing of the Colorado State Plane, North Zone, North American Datum 1983/2011, a distance of 2635.11 feet and with all other bearings contained herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot".



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. (13-80-105 C.R.S. 2012)



PROJECT NO: 2023443	NAME: 3624 EAST MULBERRY	REVISIONS:	DATE:
DATE: 1-31-2024	CLIENT: GREAGER		
DRAWN BY: SIP	FILE NAME: 2023443ALTA		
CHECKED BY: CK	SCALE: 1" = 40'		