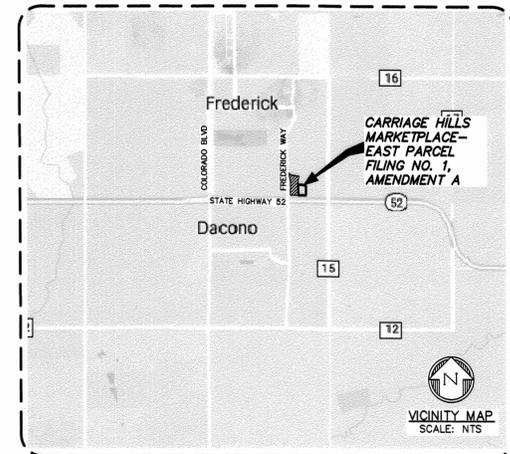


SUBDIVISION AMENDMENT PLAT

CARRIAGE HILLS MARKETPLACE—EAST PARCEL FILING NO. 1, AMENDMENT A

A REPLAT OF A PART OF THE SE1/4 OF SECTION 31,
 T2N, R67W OF THE 6TH P.M.,
 TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.
 AREA = 1.101 ACRES, MORE OR LESS.



DEVELOPER / APPLICANT GRANT REAL ESTATE, LLC
 2130 MOUNTAIN VIEW AVE., SUITE 101
 LONGMONT, CO 80501
 (303) 324-3320
 ATTN: AARON D. GRANT

ENGINEERING / SURVEYOR CIVILARTS
 1500 KANSAS AVENUE, SUITE 2-E
 LONGMONT, COLORADO 80501
 (303) 682-1131
 ATTN: GARY T. WHITT, PE

OWNER EAST FILING LOT 1, LLC
 1093 S. YORK ST.
 DENVER, CO 80209-4650

DATE OF PREPARATION SEPTEMBER 13, 2019
DATE OF REVISION AUGUST 26, 2020

CERTIFICATE OF OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT EAST FILING LOT 1, LLC BEING THE OWNER OF CERTAIN LANDS IN FREDERICK, COLORADO, DESCRIBED AS FOLLOWS:
 LOT 1, CARRIAGE HILLS MARKETPLACE—EAST PARCEL FILING NO. 1, A SUBDIVISION LOCATED IN THE SE1/4 OF SECTION 31, T2N, R67W OF THE 6TH P.M., TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.

HAVE LAID OUT THIS SUBDIVISION AMENDMENT PLAT OF THE ABOVE DESCRIBED LAND UNDER THE NAME AND STYLE OF "CARRIAGE HILLS MARKETPLACE—EAST PARCEL FILING NO. 1, AMENDMENT A," THIS DESCRIBED SUBDIVISION AMENDMENT PLAT CONTAINS 1.101 ACRES MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD.

EXECUTED THIS 26th DAY OF August 2020

[Signature]
 FOR: EAST FILING LOT 1, LLC.

STATE OF COLORADO }
 COUNTY OF WELD } SS

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY Aaron D. Grant ACTING IN HIS CAPACITY AS OWNER OF EAST FILING LOT 1, LLC. THIS DAY OF August 2020

WITNESS MY HAND AND SEAL [Signature]
 MY COMMISSION EXPIRES 8/31/2023

Jamal Mangelsen
 NOTARY PUBLIC

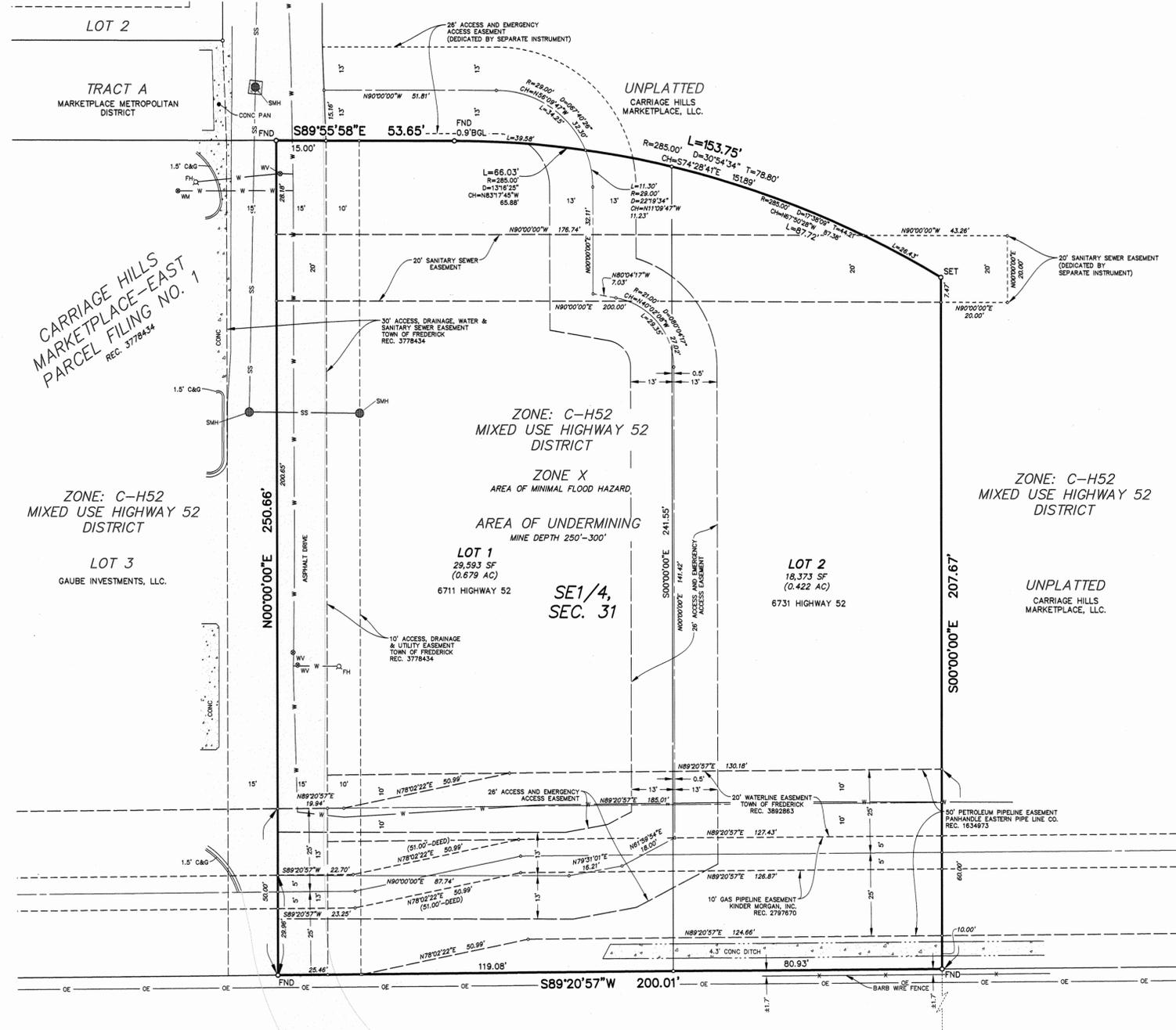
LEGEND

| | |
|-----------|--------------------------------|
| UTILITIES | |
| EB | ELECTRIC BOX |
| FH | FIRE HYDRANT |
| PP | POWER POLE |
| SAN | SANITARY, SANITARY SEWER |
| TWS | TELEPHONE/TELECOM WARNING SIGN |
| WM | WATER METER |
| WV | WATER VALVE |
| PIPE | |
| FES | FLARED END SECTION |
| RCP | REINFORCED CONCRETE PIPE |
| MISC. | |
| AC | ACRES |
| ALUM | ALUMINUM |
| BGL | BELOW GROUND LEVEL |
| BK | BOOK |
| C&G | CURB & GUTTER |
| CONC | CONCRETE |
| MKD | MARKED |
| PAGE | PAGE |
| ± | MORE OR LESS |
| REC | RECEPTION NO. |
| ROW | RIGHT-OF-WAY |
| SF | SQUARE FEET |

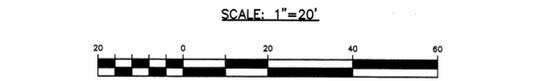
LEGEND

| | |
|---------------|---|
| FEATURES | |
| —X—X— | FENCE |
| ---- | DITCH OR DRAINAGE |
| ---- | ASPHALT ROAD |
| ---- | CONCRETE |
| — | PROPERTY CORNER |
| UTILITY LINES | |
| F | FIBER OPTIC/TELECOM LINE |
| G | GAS LINE |
| SS | SANITARY SEWER LINE |
| W | WATER LINE |
| OE | OVERHEAD ELECTRIC LINE |
| MONUMENTS | |
| SET | SET #5 REBAR, 24" LONG, W/ 2" ALUM. CAP MKD. "CIVILARTS PLS 24305" FLUSH W/ GROUND LEVEL. |
| FND | FOUND #5 REBAR W/ 2" ALUM. CAP MKD. "CIVILARTS PLS 24305" FLUSH W/ GROUND LEVEL. |
| NFS | MONUMENT NOT FOUND OR SET. |

SE1/4 COR. SEC. 31
 FOUND #5 REBAR W/ 2-1/2" ALUM. CAP MKD. "ALBERS DREXEL & POHLY LS 24305 1997".



STATE HIGHWAY NO. 52
 THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO
 SPECIAL WARRANTY DEED
 BK. 1552, PG. 144



- NOTES**
- BEARINGS SHOWN ON THIS MAP ARE BASED ON THE ASSUMPTION THAT THE SOUTH LINE OF THE SE1/4 OF SECTION 31, T2N, R67W OF THE 6TH P.M., BEARS N89°14'57"E AS MONUMENTED AND SHOWN HEREON.
 - SET 24" LONG #5 REBAR WITH 2 INCH ALUMINUM CAP MARKED "CIVILARTS PLS 24305" FLUSH W/ GROUND LEVEL WHERE NOTED "SET". FOUND #5 REBAR WITH 2 INCH ALUMINUM CAP MARKED "CIVILARTS PLS 24305" FLUSH W/ GROUND LEVEL WHERE NOTED "FND". DID NOT FIND OR SET A MONUMENT WHERE NOTED "NFS".
 - RECORDED EASEMENTS AND RIGHTS-OF-WAY, IF ANY, ARE SHOWN ON THIS MAP AS DISCLOSED IN LAND TITLE GUARANTEE COMPANY PROPERTY INFORMATION BINDER NO. FCIF25165621 DATED MAY 14, 2019. NO ADDITIONAL RESEARCH WAS COMPLETED.
 - APPARENT EASEMENTS AND RIGHTS-OF-WAY SUCH AS DITCHES, VISIBLE SURFACE FEATURES AND EVIDENCE OF UTILITY LINES AND FACILITIES, AND OVERHEAD UTILITY LINES AS MAY BE INDICATED ON THIS MAP, ARE SHOWN FROM FIELD LOCATION AND MAY INDICATE A REAL PROPERTY RIGHT. NO ADDITIONAL RESEARCH WAS COMPLETED.
 - ACCORDING TO THE FIRM FLOOD INSURANCE RATE MAP, MAP NUMBER 08123C2083E, EFFECTIVE DATE JANUARY 20, 2016, PANEL 2083 OF 2250, WELD COUNTY, COLORADO AND INCORPORATED AREAS, THE SUBJECT PROPERTY LIES WITHIN ZONE X OF OTHER AREAS - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THE POSITION OF ANY AREA DESIGNATED ON THE FIRM MAP RELATIVE TO THE SUBJECT PROPERTY, AS MAY BE NOTED OR SHOWN ON THIS MAP, IS BASED ON GRAPHICALLY SPOTTING OR SCALING THE BOUNDARIES OF THE SUBJECT PROPERTY RELATIVE TO IDENTIFIABLE FEATURES, SUCH AS ROADS, DRAINAGES, OR REFERENCED SECTION LINES, AND MAY NOT BE ACCURATE. CLIENT IS RESPONSIBLE FOR VERIFYING ALL FLOOD MATTERS.
 - THAT COMMUNICATION EASEMENT GRANTED TO AMERICAN TELEPHONE AND TELEGRAPH CO. AS DESCRIBED IN INSTRUMENT RECORDED JUNE 23, 1945, IN BOOK 1156 AT PAGE 552, IS NOT MATHEMATICALLY DESCRIBED AND THEREFORE IS NOT SHOWN ON THIS MAP.
 - LINEAR DIMENSIONS SHOWN ON THIS MAP ARE U.S. SURVEY FEET.
 - CERTIFICATION DEFINED: THE USE OF THE WORDS "CERTIFY" AND/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; WAS PERFORMED BY OR UNDER THE REGISTERED PROFESSIONAL LAND SURVEYOR IN RESPONSIBLE CHARGE; IS BASED ON THE PROFESSIONAL LAND SURVEYOR'S KNOWLEDGE, INFORMATION, AND BELIEF; IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE; AND DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. (RULE 6.2.2 OF THE BYLAWS AND RULES OF THE STATE BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS)
 - LEGAL DESCRIPTION PREPARED BY FRANK N. DREXEL, 1500 KANSAS AVENUE, SUITE 2-E, LONGMONT, COLORADO, 80501 (CRS 38-35-106.5).

LAND USE TABLE

| DESCRIPTION | TOTAL AREA | % OF TOTAL | ZONING | LAND USE |
|-------------|-------------|------------|--------|------------------------------------|
| LOT 1 | 29,593 S.F. | 61.7% | C-H52 | MIXED-USE COMMERCIAL BUILDING SITE |
| LOT 2 | 18,373 S.F. | 38.3% | C-H52 | MIXED-USE COMMERCIAL BUILDING SITE |
| TOTAL | 47,966 SF | 100% | C-H52 | MIXED-USE COMMERCIAL BUILDING SITE |

STAFF CERTIFICATE OF APPROVAL

THIS SUBDIVISION AMENDMENT PLAT OF THE "CARRIAGE HILLS MARKETPLACE—EAST PARCEL FILING NO. 1, AMENDMENT A" BEING LOT 1, CARRIAGE HILLS MARKETPLACE—EAST PARCEL FILING NO. 1, A SUBDIVISION LOCATED IN THE SE1/4 OF SECTION 31, T2N, R67W OF THE 6TH P.M., TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO, IS APPROVED AND ACCEPTED BY THE TOWN OF FREDERICK PLANNING DEPARTMENT THIS 10th DAY OF September 2020, IN ACCORDANCE WITH SECTION 4.11.2 OF THE LAND USE CODE FOR SUBDIVISION AMENDMENTS.

[Signature]
 PLANNING DIRECTOR

NOTICE

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO ACTION BASED UPON ANY DEFECT IN THIS SURVEY, BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

SURVEYING CERTIFICATE

I, FRANK N. DREXEL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SUBDIVISION AMENDMENT PLAT SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND.

I FURTHER CERTIFY THAT THIS SUBDIVISION AMENDMENT PLAT AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS 26th DAY OF AUGUST 2020

[Signature]
 FRANK N. DREXEL
 COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 24305
 DATE: AUGUST 26, 2020

SE COR. SEC. 31
 T2N, R67W, 6TH P.M.
 FOUND #5 REBAR W/ 3-1/4" ALUM. CAP MKD. "MORAE & SHORT INC LS 7242 1995" IN MONUMENT BOX.

CIVILARTS
 ENGINEERING : 1500 Kansas Ave., Suite 2-E
 PLANNING : Longmont, CO 80501
 SURVEYING : P 303.682.1131
 F 303.682.1149