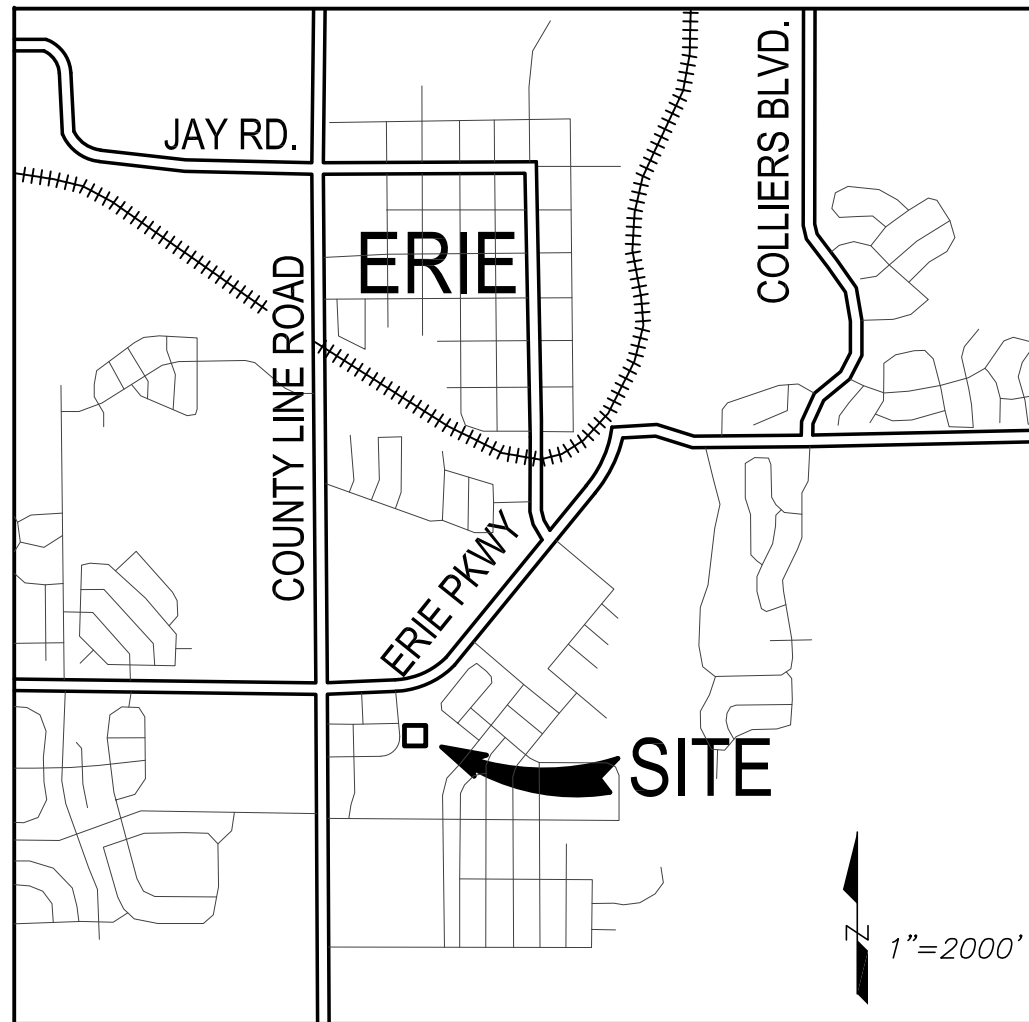


COAL CREEK CENTER 4TH AMENDMENT

SUBDIVISION OF LOT 5, COAL CREEK CENTER, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19,
TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
1.885 ACRES – 2 LOTS
MS-001014-2018



VICINITY MAP

NOTES:

1) 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.

2) BEARINGS ARE BASED ON THE SOUTH LINE OF LOT 5, BEING S89°20'52"W BETWEEN THE SOUTHEAST CORNER (1.5" PLASTIC CAP, PLS 29414) AND THE SOUTHWEST CORNER (NAIL/SHINER LS 29414 SET AT 1' OFFSET IN WALK)

3) COAL CREEK CENTER PLAT: RECORDED 06/11/2008 AT RECEPTION NO. 3559889.

4) AIRPORT INFLUENCE AREA NOTE: DUE TO THE PROXIMITY OF THE PROPERTY TO THE ERIE MUNICIPAL AIRPORT, THERE WILL BE AIRCRAFT PASSING OVER THE PROPERTY. AIRCRAFT PASSAGE MAY RESULT IN NOISE AND OTHER IMPACTS ON THE PROPERTY. AIRCRAFT MAY CROSS PROPERTY AT LOW ALTITUDE IN ACCORDANCE WITH FAA REGULATIONS. THE FREQUENCY OF AIRCRAFT PASSING OVER THE PROPERTY MAY INCREASE IN THE FUTURE. THE OWNERS, THEIR HEIRS, SUCCESSORS AND ASSIGNS SPECIFICALLY ACKNOWLEDGE THE RIGHT OF PASSAGE OVER THE PROPERTY FOR AIRCRAFT AND AGREE TO HOLD HARMLESS THE TOWN OF ERIE FOR AIRCRAFT OPERATIONS. SEE PERMANENT AVIGATION EASEMENT AGREEMENT RECORDED 09/16/2004 AT RECEPTION NO. 3219272 IN THE RECORDS OF WELD COUNTY, COLORADO.

5) UNLESS OTHERWISE NOTED, ALL EXISTING EASEMENTS ARE FROM THE COAL CREEK COMMONS PLAT, RECORDED 06/11/2008 AT RECEPTION NO. 3559889.

6) 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.

7) THE FOLLOWING IS FROM THE COAL CREEK CENTER PLAT AND APPLY TO THIS MINOR AMENDMENT:

3) DUE TO THE PROXIMITY OF THE PROPERTY TO THE ERIE MUNICIPAL AIRPORT, THERE WILL BE AIRCRAFT PASSING OVER THE PROPERTY. AIRCRAFT PASSAGE MAY RESULT IN NOISE AND OTHER IMPACTS ON THE PROPERTY. AIRCRAFT MAY CROSS PROPERTY AT LOW ALTITUDE IN ACCORDANCE WITH FAA REGULATIONS. THE FREQUENCY OF AIRCRAFT PASSING OVER THE PROPERTY MAY INCREASE IN THE FUTURE. THE OWNERS, THEIR HEIRS, SUCCESSORS AND ASSIGNS SPECIFICALLY ACKNOWLEDGE THE RIGHT OF PASSAGE OVER THE PROPERTY FOR AIRCRAFT AND AGREE TO HOLD HARMLESS THE TOWN OF ERIE FOR AIRCRAFT OPERATIONS. SEE PERMANENT AVIGATION EASEMENT AGREEMENT RECORDED 09/16/2004 AT RECEPTION NO. 3219272 IN THE RECORDS OF WELD COUNTY, COLORADO.

10) UNDERMINING PLAT NOTE: NOTICE IS HEREBY PROVIDED TO ALL INTERESTED PARTIES, INCLUDING BUT NOT LIMITED TO CURRENT OR FUTURE OWNERS OR INTEREST HOLDERS OF THE REAL PROPERTY DESCRIBED IN THIS PLAT ("THE PROPERTY"), OR ANY PORTION THEREOF, AND THEIR ASSIGNEES AND SUCCESSORS-IN-INTEREST, THAT:

A. THE PROPERTY WAS SUBJECT TO UNDERGROUND MINING OPERATIONS;
B. A REPORT OF MINED SUBSIDENCE STUDY, ERIE COMMERCIAL CENTER, ERIE, COLORADO, PSI REPORT NO. 532-65075 (THE "UNDERMINING REPORT"), WAS PREPARED AND SUBMITTED TO THE TOWN OF ERIE AS PART OF THE DEVELOPMENT APPROVALS FOR THE PROPERTY. THE UNDERMINING REPORT WAS PREPARED BY PROFESSIONAL SERVICE INDUSTRIES, INC., A COLORADO CORPORATION; AND
C. BY ACQUIRING TITLE TO OR AN INTEREST IN ANY PORTION OF THE PROPERTY, A CURRENT OR FUTURE OWNER OR INTEREST OWNER IN THE PROPERTY ACKNOWLEDGES THE EXISTENCE OF SUCH UNDERMINING AND THE UNDERMINING REPORT AND ASSUMES ALL RISKS RELATING TO SUCH UNDERMINING.

THIS NOTICE MAY HAVE SIGNIFICANT LEGAL RAMIFICATIONS. INTERESTED PARTIES ARE HEREBY ADVISED TO SEEK LEGAL CONSULTATION PRIOR TO ACQUIRING ANY INTEREST IN THE PROPERTY. THE PROPERTY IS UNDERMINED AND MAY REQUIRE SPECIAL FOUNDATION CONSTRUCTION TECHNIQUES.

11) EASEMENT FOR EMERGENCY ACCESS: AN EASEMENT OVER AND THROUGH ALL OR ANY PORTION OF THE PROPERTY ON WHICH BUILDING IMPROVEMENTS ARE NOT NOW OR HEREAFTER CONSTRUCTED IS HEREBY GRANTED TO THE TOWN FOR POLICE, FIRE, AMBULANCE AND OTHER RESCUE PERSONNEL IN THE LAWFUL PERFORMANCE OF THEIR FUNCTIONS.

13) EASEMENT FOR CROSS ACCESS: AN EASEMENT IS HEREBY GRANTED TO THE PUBLIC FOR REASONABLE ACCESS, INGRESS AND EGRESS OVER ALL PAVED DRIVEWAYS, ROADWAYS AND WALKWAYS AS PRESENTLY OR HEREAFTER CONSTRUCTED AND CONSTITUTING A PART OF THE COMMON AREA, SO AS TO PROVIDE FOR THE PASSAGE OF MOTOR VEHICLES AND PEDESTRIANS BETWEEN ALL PORTIONS OF THE COMMON AREA OF SUCH LOTS INTENDED FOR SUCH PURPOSES, AND TO AND FROM ALL ADJUTING STREETS OR RIGHTS OF WAY FURNISHING ACCESS TO SUCH LOTS. FOR THE PURPOSE OF THIS NOTE 13, "COMMON AREA" SHALL MEAN THOSE PORTIONS OF THE LOTS THAT ARE: (i) SUBJECT TO AN APPROVED SITE PLAN BY THE TOWN; AND (ii) OUTSIDE OF EXTERIOR WALLS OF BUILDINGS OR OTHER STRUCTURES FROM TIME TO TIME LOCATED ON THE LOTS, AND WHICH ARE IMPROVED AS (WITHOUT LIMITATION) PARKING AREAS, LANDSCAPED AREAS, DRIVEWAYS, ROADWAYS, WALKWAYS, LIGHT STANDARDS, CURBING, PAVING, ENTRANCES, EXITS AND OTHER SIMILAR EXTERIOR SITE IMPROVEMENTS. THE RIGHTS GRANTED HEREIN SHALL BE EFFECTIVE AS TO ANY INDIVIDUAL LOT ONLY FOLLOWING THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR IMPROVEMENTS ON SUCH LOT.

8. ENTIRE PROPERTY LIES IN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FLOOD INSURANCE RATE MAP NUMBER 08013C0441J WITH A REVISION DATE OF 12/16/2012.

9. ACCORDING TO TOWN OF ERIE ZONING MAP DATED 10/16/2017, PROPERTY IS ZONED LI (LIGHT INDUSTRIAL)

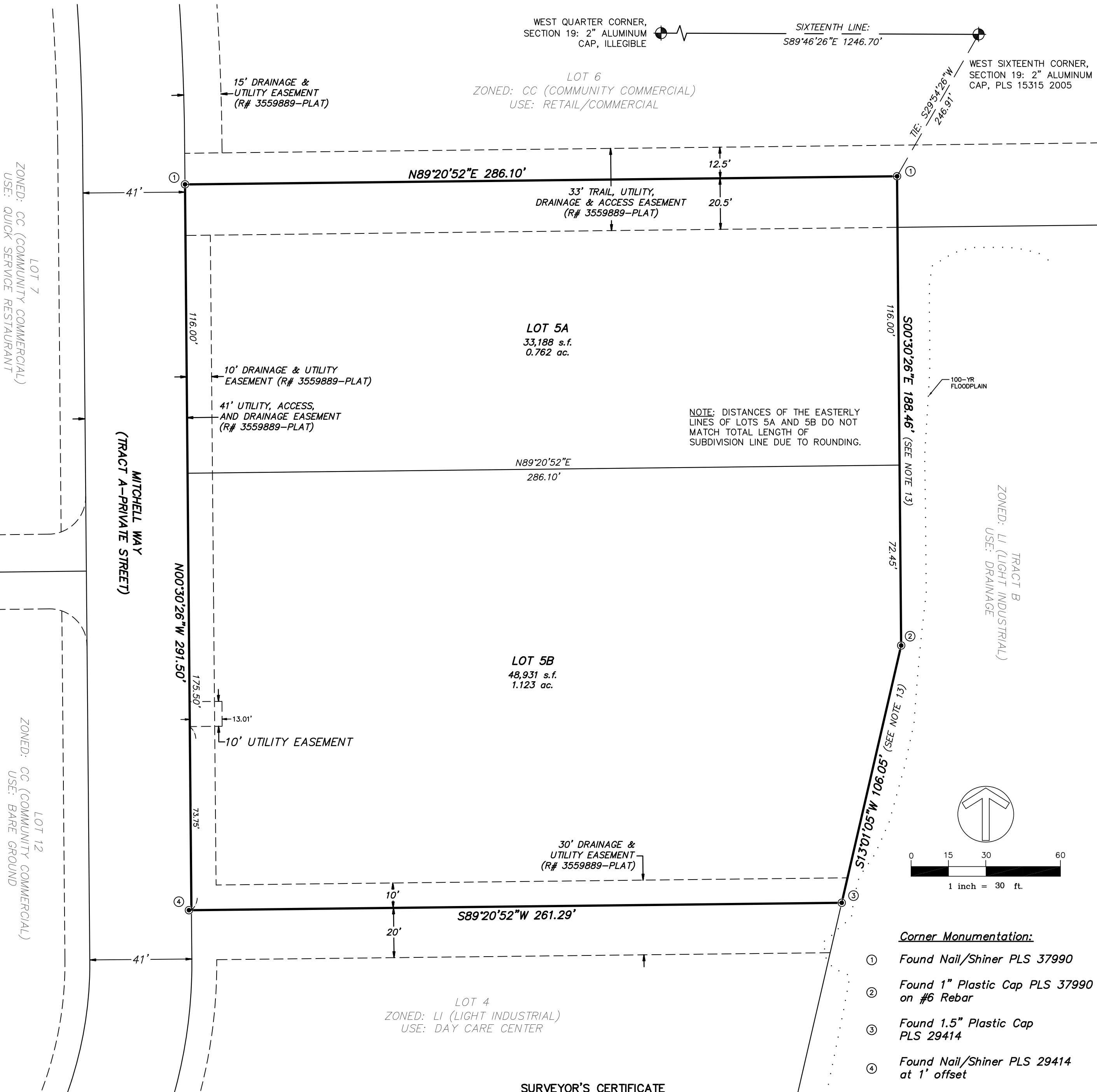
10. TITLE COMMITMENT NO. FCC25169439, PREPARED BY LAND TITLE GUARANTEE COMPANY WITH AN EFFECTIVE DATE OF 10/15/2019 WAS USED IN THE PREPARATION OF THIS PLAT.

11. AN AFFIDAVIT OF CORRECTION OF PLAT HAS BEEN RECORDED 06/13/2018 AT RECEPTION NO. 4406915 TO CORRECT THE WESTERLY LINE DISTANCE OF LOT 5. DISTANCES SHOWN ON THIS PLAT MATCH CORRECTED DISTANCES.

12. NO ACCESS TO LOT 5A SHALL BE PROVIDED FROM MITCHELL WAY. ACCESS SHALL BE PROVIDED FROM THE ACCESS EASEMENT ALONG THE NORTHERN PROPERTY LINE.

13. ORIGINAL COAL CREEK CENTER PLAT HAD INCORRECT DISTANCES ALONG EASTERLY LINE OF LOT 5 AND WAS CORRECTED BY AFFIDAVIT OF CORRECTION OF PLAT RECORDED AT RECEPTION NO. 4406915.

14. LINEAR DISTANCES ARE U.S. SURVEY FEET.



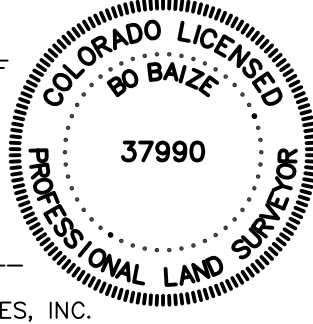
| LAND SUMMARY CHART | | |
|----------------------|-----------|-----------------|
| TYPE | AREA | % OF TOTAL AREA |
| NON RESIDENTIAL LOTS | 1.885 Ac. | 100.0% |
| TRACTS | — | — |
| PUBLIC ROW | — | — |
| TOTAL: | 1.885 Ac. | 100.0% |

SURVEYOR'S CERTIFICATE

I, BO BAIZE, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON JUNE 12, 2018 BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE TOWN OF ERIE UNIFIED DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____ A.D., 20____

BO BAIZE,
FOR AND ON BEHALF OF HURST AND ASSOCIATES, INC.
COLORADO PLS NO. 37990



CERTIFICATE OF OWNERSHIP AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES OR LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF ERIE, COUNTY OF WELD, COLORADO, DESCRIBED AS FOLLOWS:

LOT 5 OF "COAL CREEK CENTER", TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, CONTAINING 1.885 ACRES, MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, TRACTS, STREETS AND EASEMENTS AS SHOWN HEREON, UNDER THE NAME AND SUBDIVISION OF "COAL CREEK CENTER 4TH AMENDMENT", THE NOT PREVIOUSLY DEDICATED UTILITY EASEMENT NOTED HEREON IS DEDICATED AND CONVEYED TO THE TOWN OF ERIE, COLORADO FOR PUBLIC USES AND PURPOSES AS NOTED HEREON.

EXECUTED THIS _____ DAY OF _____ A.D. 20____

QUATTRO ERIE, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY
BY: QUATTRO DEVELOPMENT, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, ITS MANAGER

BY: ROBERT WALTERS _____ DATE _____
AS: MEMBER

ACKNOWLEDGMENT

STATE OF ILLINOIS _____) SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ A.D., 20____ BY ROBERT WALTERS AS MEMBER OF QUATTRO DEVELOPMENT, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, MANAGER OF QUATTRO ERIE, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES _____

NOTARY PUBLIC

LEINHOLDERS SIGNATURE:

ASSOCIATED BANK, NATIONAL ASSOCIATION

BY: _____ DATE _____
AS: _____

ACKNOWLEDGMENT

STATE OF _____) SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ A.D., 20____ BY _____ AS _____ OF ASSOCIATED BANK, NATIONAL ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES _____

NOTARY PUBLIC

TITLE VERIFICATION CERTIFICATE

WE, LAND TITLE GUARANTEE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE OWNER ABOVE, SUBJECT TO THOSE MATTERS SHOWN IN TITLE COMMITMENT FCC25169439.

BY: _____ DATE _____
AS: _____

ACKNOWLEDGMENT

STATE OF COLORADO _____) SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ A.D., 20____ BY _____ AS _____

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES _____

NOTARY PUBLIC

BOARD OF TRUSTEES APPROVAL CERTIFICATE

THIS PLAT TO BE KNOWN AS "COAL CREEK CENTER 4TH AMENDMENT" IS APPROVED AND ACCEPTED BY RESOLUTION NO. _____ PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF ERIE, COLORADO, ON THE _____ DAY OF _____ 20____

ATTEST: _____
MAYOR TOWN CLERK

PLANNING AND DEVELOPMENT APPROVAL CERTIFICATE

THIS PLAT IS HEREBY APPROVED BY THE TOWN OF ERIE PLANNING AND DEVELOPMENT DIRECTOR THIS _____ DAY OF _____ 20____

PLANNING AND DEVELOPMENT DIRECTOR _____

SCALE VERIFICATION

BAR IS ONE INCH
ON ORIGINAL DRAWING

IF NOT ONE INCH ON THIS SHEET
ADJUST SCALES ACCORDINGLY

| NO. | DESCRIPTION | # | DATE | BY |
|-----|---|---|----------|----|
| | | | | |
| 1 | Original Survey | | 07/12/19 | Ba |
| 2 | Revisions per 09/17/19 comments | | 09/20/19 | Ba |
| 3 | Edt. title, add BDT for easement per 10/4 email | | 10/10/19 | Ba |
| 4 | Update title commitment, averaging info | | 10/25/19 | Ba |
| 5 | Update per town attorney comments | | 10/29/19 | Ba |

| REVISIONS | |
|-----------|---|
| NO. | DESCRIPTION |
| 1 | Original Survey |
| 2 | Revisions per 09/17/19 comments |
| 3 | Edt. title, add BDT for easement per 10/4 email |
| 4 | Update title commitment, averaging info |
| 5 | Update per town attorney comments |

HURST & ASSOCIATES, INC.
1265 S Public Road Suite B
Louisville, CO 80026
303.449.9105

HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

COAL CREEK CENTER
4TH AMENDMENT
ERIE, COLORADO

| | | |
|------------------------|--|--------------------|
| DRAWN BY: BO | DESIGNED BY: BO | APPROVED BY: BO |
| JOB NUMBER: 2568-01 | DATE: 10/30/19 | SCALE: 1"=30' |
| SHEET NO: 1 OF 1 | FILE LOCATION: G:\2018\SURVEY\COAL CR CENTER 4TH AMEND PLAT | |