

PROPERTY DESCRIPTION

A tract of land, being shown and described as Riverbend Court on the plat of Prospect Industrial Park recorded April 25, 1979 as Book 1947 at Page 20 at Reception No. 303647 of the Records of Larimer County, located in the Northeast Quarter (NE1/4) of Section Twenty (20), Township Seven North (T.7N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), City of Fort Collins, County of Larimer, State of Colorado and being more particularly described as follows:

COMMENCING at the North Quarter corner of said Section 20 and assuming the North line of the Northwest Quarter of said Section 20 as bearing North 89°02'00" West, as platted, a distance of 2649.40 feet and with all other bearings contained herein relative thereto;

THENCE South 13°48'33" East a distance of 1642.39 feet to the Northeast corner of Lot 5 of said Prospect Industrial Park and to the beginning point of a non-tangent curve and to the **POINT OF BEGINNING**;

THENCE along the arc of said non-tangent curve concave to the Southwest a distance of 92.31 feet, said curve has a Radius of 636.13 feet, a Delta of 08°18'53" and is subtended by a Chord bearing South 39°57'10" East a distance of 92.23 feet to the Cusp of a Curve;

THENCE along the arc of a non-tangent curve concave to the South a distance of 25.19 feet, said curve has a Radius of 15.00 feet, a Delta of 96°12'47" and is subtended by a Chord bearing North 83°54'07" West a distance of 22.33 feet to a Point of Tangency;

THENCE South 47°59'30" West a distance of 237.45 feet to a Point of Curvature;

THENCE along the arc of a curve concave to the Southeast a distance of 12.09 feet, said curve has a Radius of 15.00 feet, a Delta of 46°11'13" and is subtended by a Chord bearing South 24°53'54" West a distance of 11.77 feet to a Point of Reverse Curvature;

THENCE along the arc of a curve concave to the Northeast a distance of 237.69 feet, said curve has a Radius of 50.00 feet, a Delta of 272°22'26" and is subtended by a Chord bearing North 42°00'30" West a distance of 69.23 feet to a Point of Reverse Curvature;

THENCE along the arc of a curve concave to the North a distance of 12.09 feet, said curve has a Radius of 15.00 feet, a Delta of 46°11'13" and is subtended by a Chord bearing North 71°05'06" East a distance of 11.77 feet to a Point of Tangency;

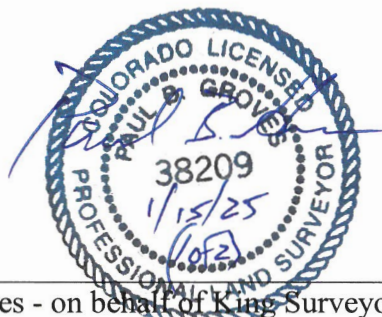
THENCE North 47°59'30" East a distance of 240.68 feet to a Point of Curvature;

THENCE along the arc of a curve concave to the West a distance of 24.11 feet, said curve has a Radius of 15.00 feet, a Delta of 92°06'06" and is subtended by a Chord bearing North 01°56'27" East a distance of 21.60 feet to the **POINT OF BEGINNING**.

Said described parcel of land contains 23,313 Square Feet or 0.535 Acre, more or less (±), and is subject to any rights-of-way or other easements of record or as now existing on said described parcel of land.

SURVEYORS STATEMENT

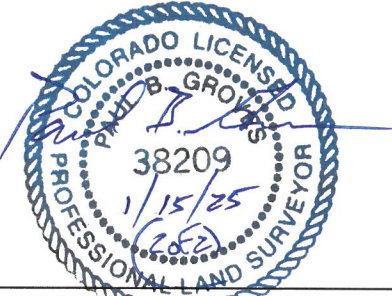
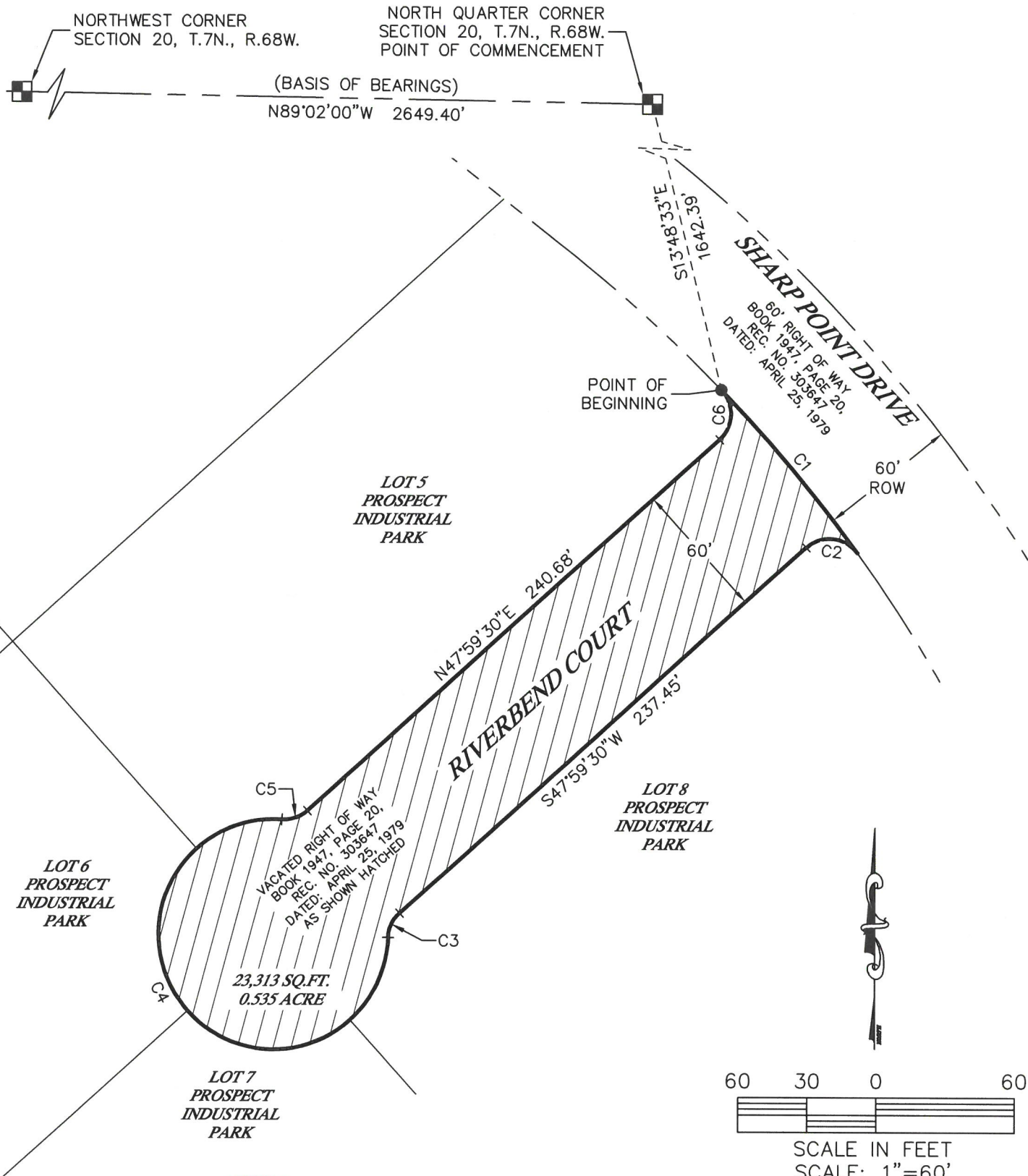
I, Paul B. Groves, a Colorado Licensed Professional Land Surveyor do hereby state that this Property Description was prepared under my personal supervision and checking, and that it is true and correct to the best of my knowledge and belief.



Paul B. Groves - on behalf of King Surveyors
Colorado Licensed Professional
Land Surveyor #38209

KING SURVEYORS
650 East Garden Drive
Windsor, Colorado 80550
(970) 686-5011

EXHIBIT



Paul B. Groves – On Behalf of King Surveyors
 Colorado Licensed Professional
 Land Surveyor #38209

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	92.31'	636.13'	8°18'53"	92.23'	S39°57'10"E
C2	25.19'	15.00'	96°12'47"	22.33'	N83°54'07"W
C3	12.09'	15.00'	46°11'13"	11.77'	S24°53'54"W
C4	237.69'	50.00'	272°22'26"	69.23'	N42°00'30"W
C5	12.09'	15.00'	46°11'13"	11.77'	N71°05'06"E
C6	24.11'	15.00'	92°06'06"	21.60'	N01°56'27"E

NOTE: This exhibit drawing is not intended to be a monumented land survey. Its sole purpose is as a graphic representation to aid in the visualization of the written property description which it accompanies. The written property description supersedes the exhibit drawing.

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)



KING SURVEYORS
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PROJECT NO: 20240494
 DATE: 12/20/24
 CLIENT: LCS BLDG CORP
 DWG: 20240494VACROW
 DRAWN: CSK CHECKED: PG