

PROPERTY DESCRIPTION

PARCEL I: The Southwest Quarter of Section 2, Township 4 North, Range 68 West of the 6th P.M., Weld County, Colorado, EXCEPT the following described portions: 1.) That portion deeded to Weld County by Deed recorded April 8, 1933 in Book 945 at Page 266 described as follows: All of the North 16 1/2 feet of the South 46 1/2 feet of the Southwest Quarter of Section 2, Township 4 North, Range 68 West of the 6th P.M., Weld County, Colorado. 2.) That portion deeded to Weld County by Deed recorded October 1, 1941 in Book 1084 at Page 305 described as follows: A tract or parcel of land for Highway Right of Way, in the Southwest Quarter of Section 2, Township 4 North, Range 68 West of the 6th P.M., Weld County, Colorado, and said tract of land or parcel being more particularly described as follows: Beginning at the Southwest corner of said Section 2, Township 4 North, Range 68 West; Thence North 00° 12' 1/2" West, a distance of 2,639.7 feet; Thence North 89° 32' 1/2" East, a distance of 43.1 feet; Thence Southerly, on a curve to the right, whose radius is 5,780.00 feet (the chord of which bears South 01° 36' 1/2" East a distance of 283.00 feet), for a distance of 283.00 feet; Thence 50 feet Easterly of, normally distant from and parallel with the centerline of project, South 00° 12' 1/2" East, a distance of 2,357.4 feet; Thence North 89° 42' 1/2" West, a distance of 50.0 feet, more or less, to the Point of Beginning. 3.) That portion deeded to the Department of Highways, State of Colorado by Deed recorded May 10, 1957 in Book 1477 at Page 386 being described as follows: A tract or parcel of Land, No. 1 of Grantee's Project S 0053 (1) in the South half of the Southwest Quarter of Section 2, Township 4 North, Range 68 West; said tract or parcel being more particularly described as follows: Beginning at a point on the existing East right of way of U.S. Highway No. 87 from which point the Southwest corner of Section 2, Township 4 North, Range 68 West of the 6th P.M., bears South 20° 42' 30" West a distance of 139.9 feet; 1.) Thence South 45° 27' 30" East, a distance of 70.4 feet; 2.) Thence North 89° 18' 30" East, a distance of 2339.1 feet; 3.) Thence along the arc of a curve to the right, having a radius of 5,780.0 feet, a distance of 124.4 feet; 4.) Thence South 89° 27' 30" East, a distance of 84.1 feet to a point on the East line of the Southwest Quarter of Section 2; 5.) Thence along the East line of the Southwest Quarter of Section 2, South 00° 05' 30" West, a distance of 91.2 feet to the Southwest corner of the Southwest Quarter of Section 2; 6.) Thence along the South line of the Southwest Quarter of Section 2, South 89° 36' 30" West, a distance of 2647.1 feet to the Southwest corner of Section 2; 7.) Thence along the West line of the Southwest Quarter of Section 2, North 00° 13' 30" West, a distance of 130.3 feet; 8.) Thence North 89° 18' 30" East, a distance of 50.0 feet, more or less, to the Point of Beginning. 4.) That portion deeded to the Department of Highways, State of Colorado, by Deed recorded November 7, 1960 in Book 1570 at Page 618 described as follows: A tract or parcel of Land, No. 20 of Grantee's Project No. 125-3 (16) 251, in the Southwest Quarter of the Southwest Quarter of Section 2, Township 4 North, Range 68 West of the 6th P.M., in Weld County, Colorado said tract or parcel being more particularly defined as follows: Beginning at a point on the South line of Section 2, Township 4 North, Range 68 West; from which the Southwest corner of Section 2 bears North 89° 43' 30" West, a distance of 880.0 feet; 1.) Thence North 89° 43' 30" West, along the South line of Section 2, a distance of 880.0 feet to the Southwest corner of Section 2; 2.) Thence North 0° 13' 30" West, along the South line of Section 2, a distance of 1,038.1 feet; 3.) Thence North 89° 46' 30" East, a distance of 50.0 feet; 4.) Thence South 14° 08' 30" East, a distance of 956.3 feet; 5.) Thence South 82° 40' 30" East, a distance of 605.2 feet to the North right of way of a County Road; 6.) Thence South 0° 13' 30" East, a distance of 38.00 feet, more or less, to the Point of Beginning. EXCEPTING THEREFROM the following described property: Part of the Southwest 1/4 of Section 2, Township 4 North, Range 68 West of the 6th P.M., Weld County, Colorado, described as follows: Commencing at the South 1/4 corner of said Section 2 from whence the center 1/4 corner of said Section 2 bears North 00° 02' 49" West, 2651.92 feet; Thence North 00° 02' 49" West, 94.33 feet along the East line of the said SW 1/4, to its intersection with the North right of way line of State Highway No. 60, the Point of Beginning; Thence Westerly and Northwesterly along the North and Northeasterly right of way line of said State Highway No. 60, as follows: North 89° 25' 51" West, 85.37 feet, along the arc of a 5780.0 foot radius curve to the left, 124.42 feet (chord bears South 89° 57' 09" West, 124.42 feet); South 89° 20' 09" West, 2012.53 feet; North 82° 19' 35" West, 146.88 feet and North 14° 07' 02" West, 955.37 feet; Thence departing from said right of way line North 89° 20' 09" East, 1897.03 feet; Thence North 00° 02' 49" West, 1603.78 feet parallel with the East line of said SW 1/4 to a point on the North line of the said SW 1/4; Thence North 89° 19' 34" East, 703.13 feet along the North line of the said SW 1/4 to the NE corner of the said SW 1/4 (the center 1/4 corner of said Section 2); Thence South 00° 02' 49" East, 2557.59 feet along the East line of said SW 1/4 to the Point of Beginning. FURTHER EXCEPTING THEREFROM any portion that may lie within the above as to parcel shown in deed to the Colorado Department of Transportation recorded November 19, 2021 at Reception No. 4778141. PARCEL II: Part of the Southwest 1/4 of Section 2, Township 4 North, Range 68 West of the 6th P.M., Weld County, Colorado, described as follows: Commencing at the South 1/4 corner of said Section 2 from whence the center 1/4 corner of said Section 2 bears North 00° 02' 49" West, 2651.92 feet; Thence North 00° 02' 49" West, 94.33 feet along the East line of the said SW 1/4, to its intersection with the North right of way line of State Highway No. 60, the Point of Beginning; Thence Westerly and Northwesterly along the North and Northeasterly right of way line of said State Highway No. 60, as follows: North 89° 25' 51" West, 85.37 feet, along the arc of a 5780.0 foot radius curve to the left, 124.42 feet (chord bears South 89° 57' 09" West, 124.42 feet); South 89° 20' 09" West, 2012.53 feet; North 82° 19' 35" West, 146.88 feet and North 14° 07' 02" West, 955.37 feet; Thence departing from said right of way line North 89° 20' 09" East, 1897.03 feet; Thence North 00° 02' 49" West, 1603.78 feet parallel with the East line of said SW 1/4 to a point on the North line of the said SW 1/4; Thence North 89° 19' 34" East, 703.13 feet along the North line of the said SW 1/4, to the NE corner of the said SW 1/4 (the center 1/4 corner of said Section 2); Thence South 00° 02' 49" East, 2557.59 feet along the East line of said SW 1/4 to the Point of Beginning. EXCEPTING THEREFROM that parcel of land conveyed in Deed from Pratt Management Company, LLC to State of Colorado, Department of Transportation of the City and County of Denver recorded April 9, 2001 as Reception No. 2838884. FURTHER EXCEPTING THEREFROM any portion that may lie within the above as to parcel shown in deed to the Colorado Department of Transportation recorded November 19, 2021 at Reception No. 4778141. All in the County of Weld, State of Colorado

Said parcel contains 6,420,131 Square Feet or 147.386 Acres more or less by this survey.

SURVEYOR'S CERTIFICATE

I, Steven Parks, a Colorado Licensed Professional Land Surveyor, do hereby state that this Zoning Map is an accurate representation of the property to the best of my knowledge, belief, and in my professional opinion. I further state that this certificate does not extend to any unnamed parties or the successors and/or assigns.

PRELIMINARY

Steven Parks - On Behalf of Majestic Surveying, LLC Colorado Licensed Professional Land Surveyor #38348

OWNER: i-25 Johnstown Partners LLC, a Colorado limited liability company By: _____ As: _____ Witness my hand and seal this _____ day of _____, 20__.

NOTARIAL CERTIFICATE

STATE OF COLORADO) COUNTY OF WELD) The foregoing instrument was acknowledged before me by _____ as _____ this _____ day of _____, 20__.

Witness my Hand and Official Seal.

My commission expires: _____.

LIENHOLDERS

By: _____ As: _____

Witness my hand and seal this _____ day of _____, 20__.

NOTARIAL CERTIFICATE

STATE OF COLORADO) COUNTY OF WELD) The foregoing instrument was acknowledged before me by _____ as _____ this _____ day of _____, 20__.

Witness my Hand and Official Seal.

My commission expires: _____.

TOWN COUNCIL APPROVAL

This Map to be known as NORTH RIDGE ZONING MAP is approved and accepted to the Town of Johnstown, Colorado by Ordinance Number _____, passed and adopted on final reading at a regular meeting of the Town Council of the Town of Johnstown, Colorado held on the _____ day of _____, 20__.

Mayor _____ Attest: _____ Town Clerk

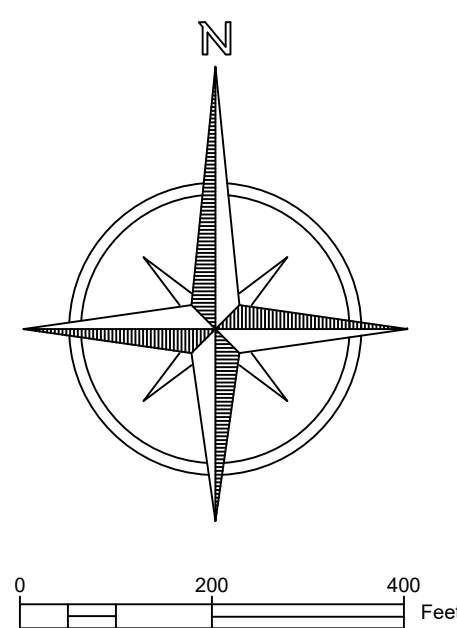
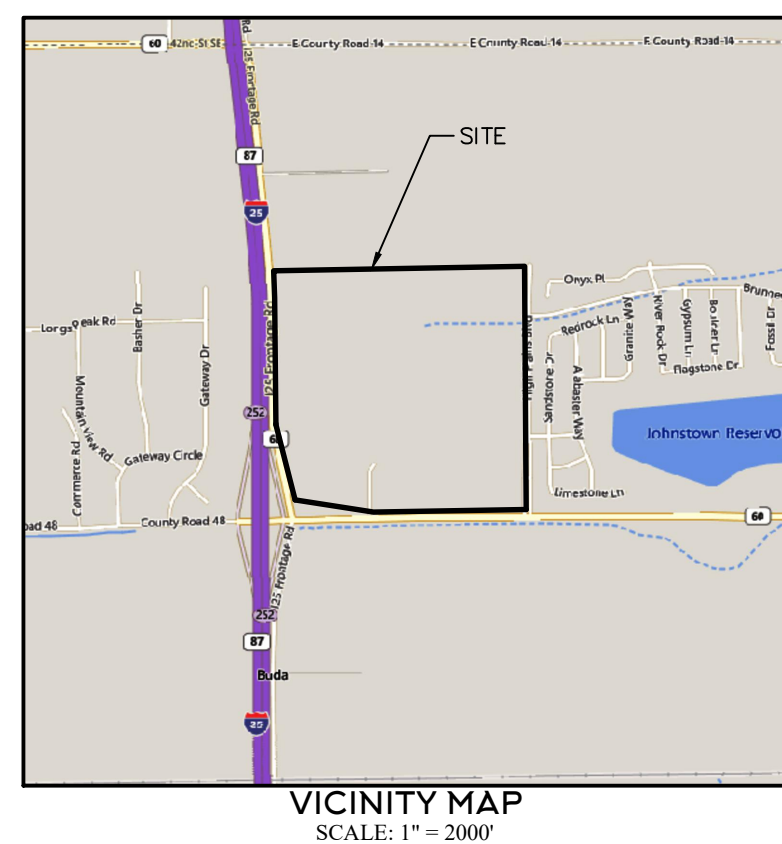
BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the South line of the Southwest Quarter of Section 2, Township 4 North, Range 68 West of the 6th P.M., monumented as shown on this plat, as bearing South 89° 13' 50" West, a distance of 1320.19 feet and with all other bearings contained herein relative thereto.

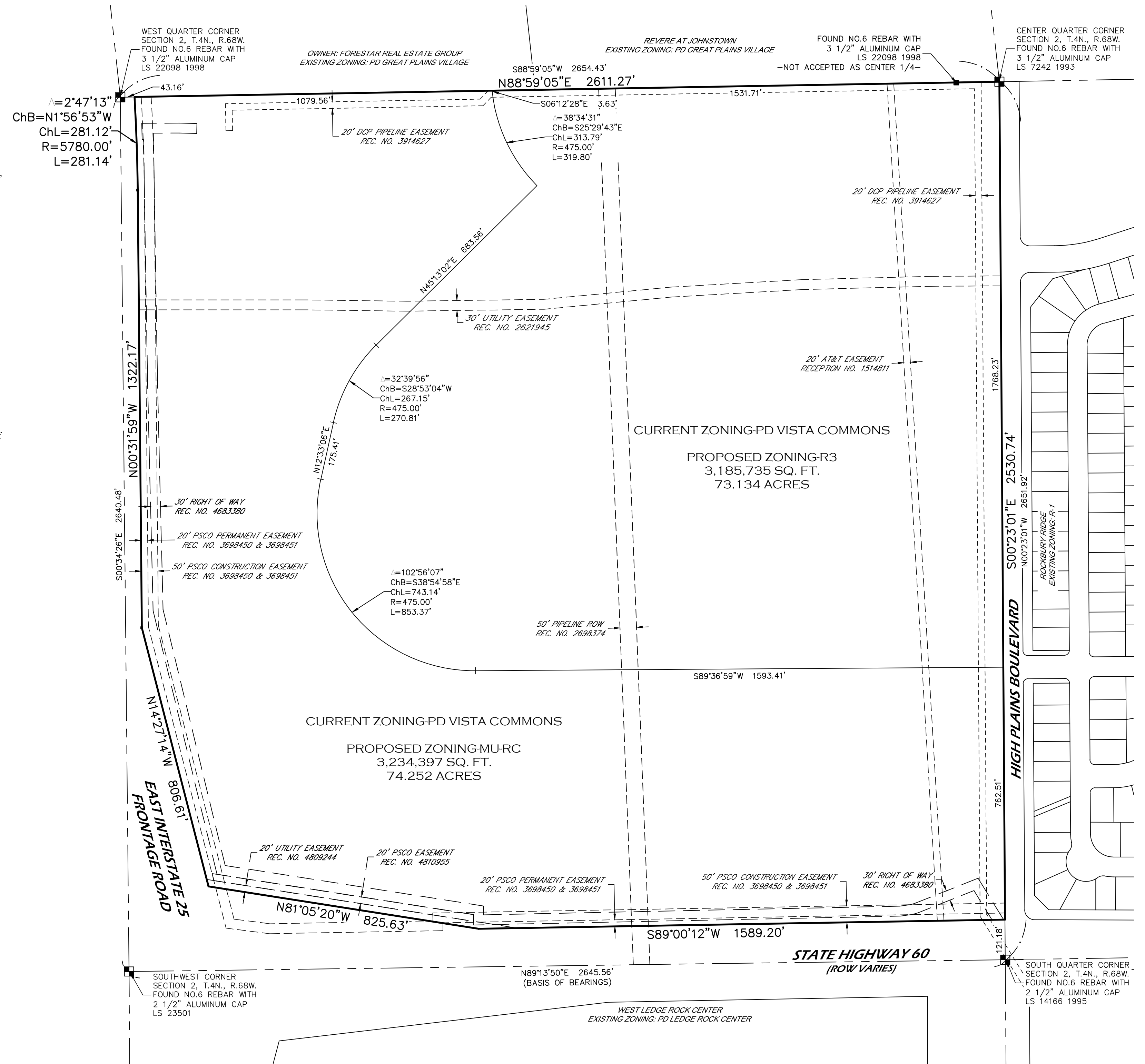
The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

TITLE COMMITMENT NOTE

For all information regarding easements, rights-of-way and title of records, Majestic Surveying, LLC relied upon Title Commitment Number 100-N0034108-030-TII, Amendment No. 3, dated June 6, 2023, as prepared by North American Title Company of Colorado to delineate the aforesaid information. This survey does not constitute a title search by Majestic Surveying, LLC to determine ownership or easements of record.



VISTA COMMONS ZONING MAP TOWN OF JOHNSTOWN, COLORADO SITUATE IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M. TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO 147.386 ACRES



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)

Table with project details: PROJECT NO: 2023319, PROJECT NAME: VISTA COMMONS, REVISIONS, DATE: 9-25-23, CLIENT: I-25 JOHNSTOWN PARTNERS, FILE NAME: 2023319ZONE, SCALE: 1" = 200'