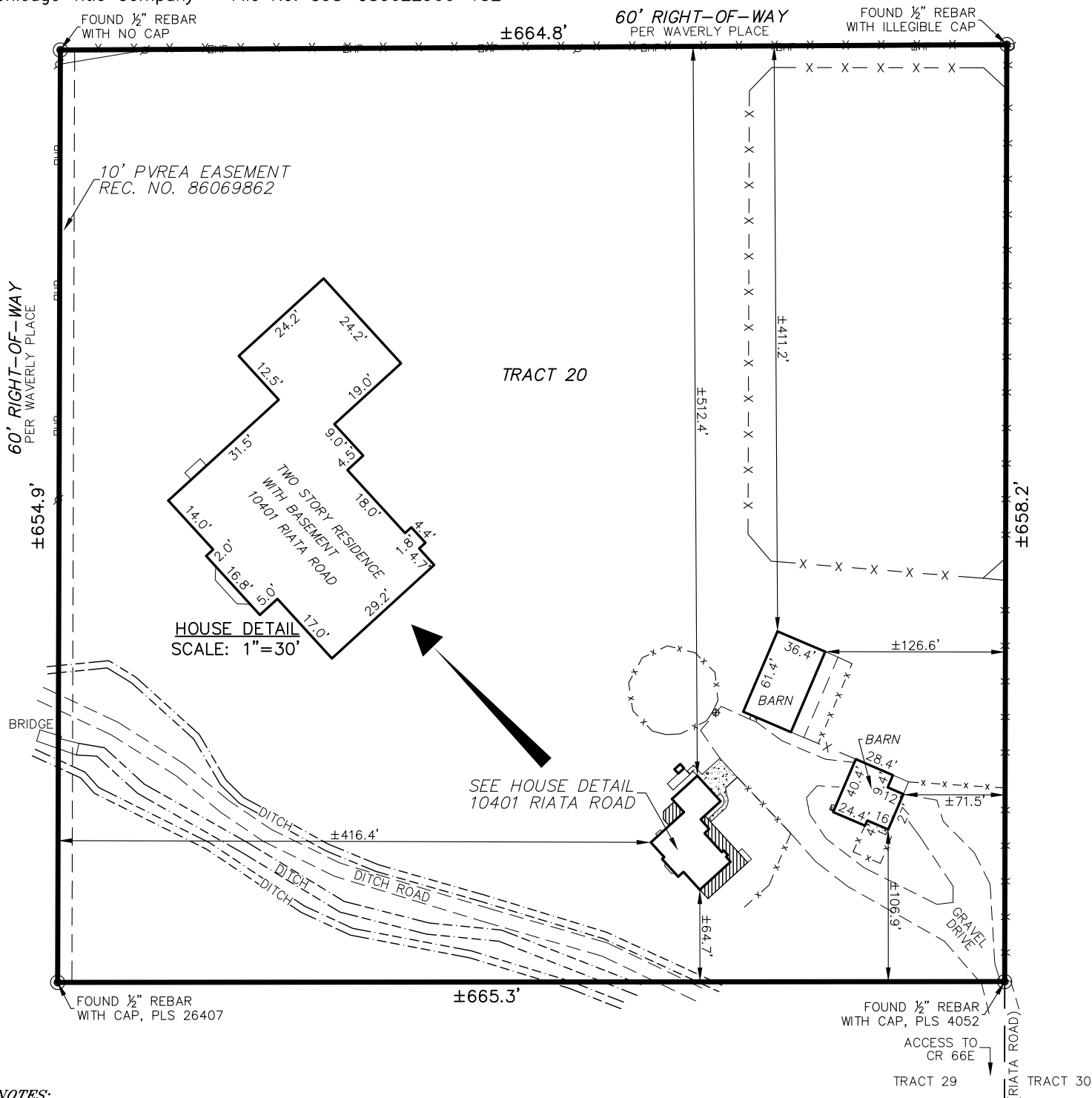


PROPERTY DESCRIPTION:

SOURCE:

Chicago Title Company – File No. 598-CS0622966-152



NOTES:

1.) ALL LOT DIMENSIONS, EASEMENTS AND RIGHTS-OF-WAY SHOWN HEREON ARE TAKEN FROM THE PLAT OF WAVERLY PLACE. LOT DIMENSIONS DO NOT REFLECT THOSE OF AN ACTUAL BOUNDARY SURVEY AND THIS CERTIFICATE DOES NOT ESTABLISH PROPERTY CORNERS. THE LOCATION OF PROPERTY LINES CAN ONLY BE DETERMINED BY A MONUMENTED BOUNDARY SURVEY. THE FENCE LOCATIONS SHOWN HEREON (-X-) ARE APPROXIMATE. OWNERSHIP OF FENCES CANNOT BE DETERMINED BY AN IMPROVEMENT LOCATION CERTIFICATE.

2.) THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR THE USE OF THE COMPANIES LISTED HEREON FOR A SPECIFIC TRANSACTION AND IS NOT TO BE USED AGAIN WITHOUT THE RE-CERTIFICATION OF THE SURVEYOR. THIS CERTIFICATE IS ONLY VALID FOR 90 DAYS FROM THE DATE OF SIGNATURE. EDMONDS LAND SURVEYING, INC. WILL NOT BE LIABLE FOR MORE THAN THE COST OF THIS IMPROVEMENT LOCATION CERTIFICATE AND THEN ONLY TO THE PERSON OR COMPANY FOR WHICH THE IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR. ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS DOCUMENT WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS DOCUMENT BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

IMPROVEMENT LOCATION CERTIFICATE

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR **C3 REAL ESTATE SOLUTIONS, LLC.** THAT IT IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT, AND IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES. THIS CERTIFICATE IS VALID ONLY FOR USE BY **C3 REAL ESTATE SOLUTIONS, LLC** AND DESCRIBES THE PARCELS APPEARANCE ON **APRIL 28, 2025.** I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, **APRIL 28, 2025.** EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL EXCEPT AS NOTED.

THIS IMPROVEMENT LOCATION CERTIFICATE IS
CERTIFIED TO THE FOLLOWING, AND DOES NOT
EXTEND TO ANY UNNAMED PARTY WITHOUT
THE RE-CERTIFICATION OF THE SURVEYOR:

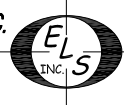
BUYER: *N/A*

LENDER: N/A

TITLE CO.: CHICAGO TITLE COMPANY



EDMONDS LAND SURVEYING, INC.
P.O. BOX 641
KERSEY, CO 80644
PHONE: (970) 686-6970



PROPERTY ADDRESS 10401 RIATA ROAD FORT COLLINS, CO	
SCALE: 1"=100'	FORMAT: 8.5"x14"
DATE: 05/01/25	FIELD BK: P
DWG BY: RME	PROJ. NO.: 25-138