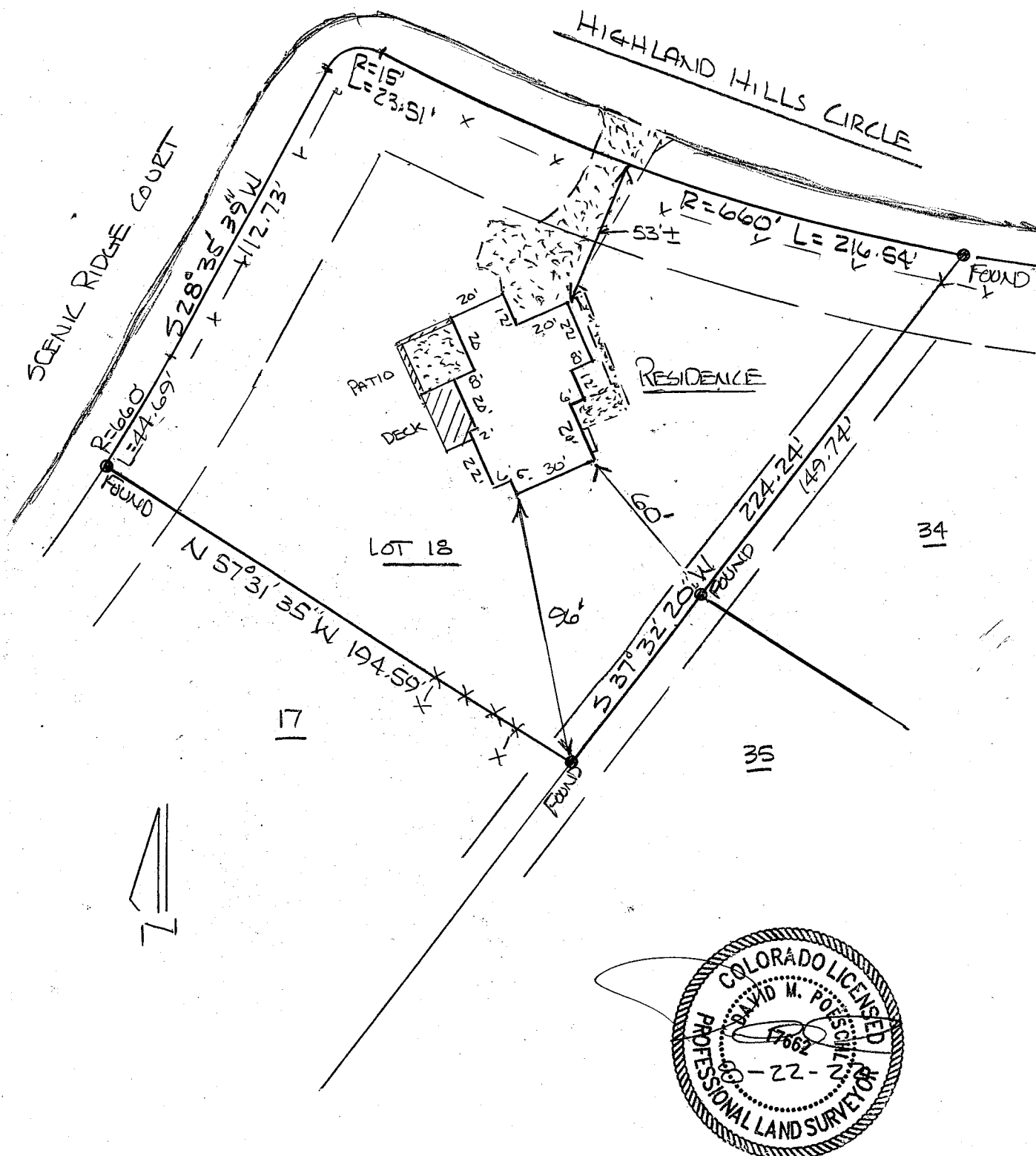


# IMPROVEMENT LOCATION CERTIFICATE

**LEGAL DESCRIPTION**

LOT 18, HIGHLAND HILLS P.U.D., THIRD FILING, County of Larimer, State of Colorado

Source: HERITAGE TITLE COMPANY HS0805428



**Notes:**

- 1) The exact location of property lines, fence lines and utilities can only be determined by a monumented boundary survey. The fence locations shown on this sketch are approximate. Ownership of fences cannot be determined by an Improvement Location Certificate.
- 2) Unless otherwise noted, all easements shown hereon are obtained from recorded Plat.
- 3) Buyer should be aware that easements and underground utilities may exist that are not specifically defined in recorded documents, or are not recorded.
- 4) Landstar ILC, LLC and its owners and employees, will not be liable for more than the cost of this Improvement Location Certificate and then only to those parties certified to herein or in our files by signed work authorization.

David M. Poeschl LS #17662

**Legend:** UE utility easement      ———— Property Line  
 -x-x- fence      O/S offset      WC witness corner  
 U&DE utility & drainage easement      ROW right of way

**BUYER/BORROWER:** RASOULI/RABIEI      **LENDER:** tbd  
**ADDRESS:** 5888 HIGHLAND HILLS CIRCLE, FORT COLLINS

**TITLE CO:** HERITAGE TITLE COMPANY

**CERTIFICATE:** I hereby certify that this Improvement Location Certificate was prepared for C3 REAL ESTATE SOLUTIONS that it is not a land survey plat or improvement survey plat, and that 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 BUYER/BORROWER AS SHOWN and C3 REAL ESTATE SOLUTIONS and describes the parcel's appearance on 8-22-22.

I further certify that the improvements on the above described parcel on this date, 8-22-22, 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.

SCALE: 1" = 50'      DRAWN BY: DP      FILE/JOB NO.: C8543      REVISED: