



1 TITLE DESCRIPTION

ALL THAT PART OF THE SW 1/4 SECTION 20, LYING SOUTH OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY, TOWNSHIP 14 SOUTH, RANGE 46 WEST OF THE 6TH P.M.;

SITE 2:

BEING ALL OF SECTION 29, TOWNSHIP 14 SOUTH, RANGE 46 WEST OF THE 6TH P.M. AND ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 20 LYING SOUTH OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY, TOWNSHIP 14 SOUTH, RANGE 46 WEST OF THE 6TH P.M., AND ALSO BEING DESCRIBED BY THE FOLLOWING METES AND BOUNDS DESCRIPTION:

COMMENCING AT A FOUND 1.5" ALUMINUM CAP SITUATED WITHIN THE RIGHT-OF-WAY OF U.S. HIGHWAY 40 (A 100' PUBLIC RIGHT-OF-WAY), SAID POINT MARKING THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 14 SOUTH, RANGE 46 WEST; THENCE S01°16'49"E, RUNNING ALONG THE WEST SECTION LINE OF SAID SECTION 29 FOR A DISTANCE OF 149.53' TO THE POINT AND PLACE OF BEGINNING, BEING SITUATED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 40; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING TWO COURSES: 1. N62°33'50"E FOR A DISTANCE OF 1164.02'; 2. ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 10982.03', AN ARC LENGTH OF 1611.28', AND A CHORD BEARING AND DISTANCE OF N67°10'12"E 1609.84' TO A POINT ON THE EAST SECTION LINE OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 14 SOUTH, RANGE 46 WEST; THENCE S01°44'11"E DEPARTING SAID RIGHT-OF-WAY LINE AND RUNNING ALONG THE EAST SECTION LINE FOR A DISTANCE OF 854.76' TO THE NORTH 1/4 CORNER OF SAID SECTION 29; THENCE N87°05'11"E DEPARTING SAID EAST SECTION LINE AND RUNNING ALONG THE NORTH LINE OF SECTION 29, TOWNSHIP 14 SOUTH, RANGE 46 FOR A DISTANCE OF 2652.54' TO A POINT MARKING THE NORTHEAST CORNER OF SAID SECTION 29; THENCE S02°39'04"E DEPARTING SAID NORTH SECTION LINE AND RUNNING ALONG THE EAST SECTION LINE OF SAID SECTION 29 FOR A DISTANCE OF 2646.62' TO A POINT MARKING THE EAST 1/4 CORNER OF SAID SECTION 29; THENCE S01°10'06"E CONTINUING ALONG SAID EAST SECTION LINE FOR A DISTANCE OF 2637.37' TO A POINT MARKING THE SOUTHEAST SECTION CORNER OF SAID SECTION 29; THENCE S86°35'55"W DEPARTING SAID EAST SECTION LINE AND RUNNING ALONG THE SOUTH SECTION LINE OF SAID SECTION 29 FOR A DISTANCE OF 2640.00' TO A POINT MARKING THE SOUTH 1/4 CORNER OF SAID SECTION 29; THENCE S86°33'55"W CONTINUING ALONG THE SOUTH SECTION LINE FOR A DISTANCE OF 2588.54' TO A POINT SITUATED WITHIN THE RIGHT-OF-WAY OF COUNTY ROAD 31 (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), SAID POINT ALSO MARKING THE SOUTHWEST SECTION CORNER OF SAID SECTION 29; THENCE N02°02'33"W DEPARTING SAID SOUTH SECTION LINE AND RUNNING ALONG THE WEST SECTION LINE OF SAID SECTION 29 FOR A DISTANCE OF 2679.82'; THENCE N01°16'49"W CONTINUING ALONG SAID WEST SECTION LINE FOR A DISTANCE OF 2473.31' TO THE POINT OF BEGINNING, CONTAINING 28,770,464 SQUARE FEET OR 660,479 ACRES, MORE OR LESS.

THE LAND SHOWN IN THIS SURVEY IS THE SAME AS LAND RECORDED AS APN: 333529100027 AND 333520300027 AND DESCRIBED IN FIRST AMERICAN NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER NCS-973343-CHAR WITH AN EFFECTIVE DATE OF OCTOBER 09, 2019 AT 5:00 PM.

2 TITLE INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE B ITEMS HEREON ARE FROM FIRST AMERICAN NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-973343-CHAR, DATED OCTOBER 09, 2019 AT 5:00 PM.

5 FLOOD INFORMATION

By graphic plotting only, this property is located in Zone "A" of the Flood Insurance Rate Map, Community Panel No. 06071C-8630-F, which bears an effective date of March 18, 1996 and is located in a special flood hazard area. No field surveying was performed to determine this Zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

Zone "A" - Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Because detailed analyses are not performed for such areas, no depths or base flood elevations are shown within these zones.

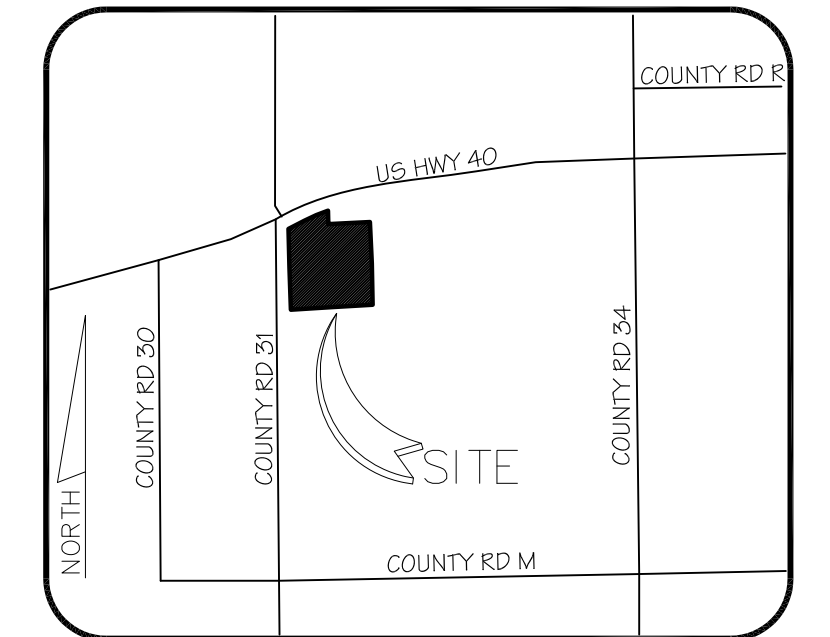
Approved CDS Inc

Surveyors Name: Blew & Associates, P.A.
Address: 3825 N. Shiloh Drive
Fayetteville, AR
Telephone Number: 479-443-4506
email: survey@blewinc.com

7 STATEMENT OF ENCROACHMENTS

NONE OBSERVED.

16 VICINITY MAP



VICINITY MAP NOT TO SCALE

13 LAND AREA

28,770,464 Square Feet ± or 660,479 Acres ±

4 SURVEYOR CERTIFICATION

SURVEY CERTIFIED TO: CHEYENNE COUNTY FARM LLC, A DELAWARE LIMITED LIABILITY COMPANY (BROOKS, PERICE, MCLENDON, HUMPHREY & LEONARD, L.L.P., COMMERCIAL DUE DILIGENCE SERVICES, FIRST AMERICAN TITLE INSURANCE COMPANY)

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 4TH DAY OF SEPTEMBER 2019.



IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND NOT BLUE IN COLOR THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY HAVE BEEN ALTERED. THE ABOVE CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

6 CEMETERY

There is no visible evidence of cemeteries on the subject property at the time of survey.

11 SURVEYOR'S NOTES

- 1. COMPLETED FIELD WORK: SEPTEMBER 4, 2019
- 2. DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
- 3. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT OF ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- 4. THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.
- 5. THE LOCATIONS OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.
- 6. THE NEAREST STREET INTERSECTION IS THAT OF COUNTY ROAD 31 AND HIGHWAY 40, SAID INTERSECTION BEING APPROXIMATELY LOCATED AT THE NW CORNER OF THE SUBJECT PROPERTY.
- 7. PROPERTY HAS DIRECT PHYSICAL ACCESS TO COUNTY ROAD 31. A DEDICATED PUBLIC STREET
- 8. THE BASIS OF BEARING FOR THIS SURVEY IS THE TOWNSHIP LINE OF TOWNSHIP-14-SOUTH HAVING A BEARING OF N87°27'44"E. BEARINGS BASED ON GRID NORTH FOR COLORADO COORDINATE SYSTEM, CENTRAL ZONE, NAD83.
LATITUDE = N 38°48'34.52369"
LONGITUDE = W 102°34'27.51907"
CONVERGENCE ANGLE = N01°50'42.7313"
DISTANCE SHOWN ON PLAT ARE GRID. COMBINED SCALE FACTOR GRID TO GROUND SCALE= 1.00005122844222
- 9. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS; ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.

Key to CDS ALTA Survey

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- 2 TITLE INFORMATION
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- 20 PROJECT ADDRESS

18 Boundary Survey

This survey prepared in accordance with the "2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys" (Effective February 23, 2016)

This Work Coordinated By:
FA Commercial Due Diligence Services Co.

CDS COMMERCIAL DUE DILIGENCE SERVICES
3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Office: 405-253-2444
website: www.firstamclds.com
Toll Free: 888.322.7371

Drwn By: CZM	Date: 10/03/2019
Surveyor Ref.No: 19-4369	Revision: Comments
Aprvd By: ANM	Date: 10/15/2019
Field Date: September 4, 2019	Revision: Comments
Scale: N/A	Date: 10/25/2019
	Revision: Comments
	Date: 10/29/2019
	Revision: Comments

Prepared For:
CHEYENNE COUNTY FARM LLC, A DELAWARE LIMITED LIABILITY COMPANY
Client Ref. No:

20 PROJECT ADDRESS

COUNTY ROAD 31, US HIGHWAY 40

Project Name:
MITCHEL FARM - CO - SITE 2
CDS Project Number:
19-07-0842-2

19 SURVEY DRAWING

17 NORTH ARROW / SCALE



9 LEGEND

	PROPERTY LINE		FOUND MONUMENT AS NOTED
	P.O.B. POINT OF BEGINNING		SET MONUMENT AS NOTED
	P.O.C. POINT OF COMMENCEMENT		COMPUTED POINT
	FENCE		UTILITY POLE
	RAILROAD TRACK		TELEPHONE PEDESTAL
	MEASURED CALL		ELECTRIC METER
	RECORD CALL		LIGHT POLE
	B.H.L. BUILDING HEIGHT LOCATION		YARD HYDRANT
			PIVOT LOCATION
			OVERHEAD ELECTRIC LINES
			EASEMENT LINE

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1(M)	1611.28'	10962.03'	8°24'23"	S 67°10'12" W	1609.84'

LINE TABLE

LINE	BEARING	DISTANCE
L1(M)	N 01°16'49" W	149.53'
L2(M)	N 86°28'11" E	331.21'

ALL OF SECTION 29, T14S, R46W
AND PART OF THE SW 1/4 OF SECTION 20, T14S, R46W
OWNER: DALE MITCHEK, LLC, A DELINQUENT
COLORADO LIMITED LIABILITY COMPANY
APN: 333629100027 & 333620300027
29, 170, 464 SQ. FEET =
660,479 ACRES ±
VACANT LAND

Approved CDS Surveyor
Surveyors Name: Blew & Associates, P.A.
Address: 3825 N. Shiloh Drive
Fayetteville, AR
Telephone Number: 479-443-4506
email: survey@blewinc.com

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Toll Free: 888.322.7371

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Field Date: September 4, 2019	Revision: Comments
Scale: 1" = 300'	Date: 10/25/2019
	Revision: Comments
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	Revision: Comments

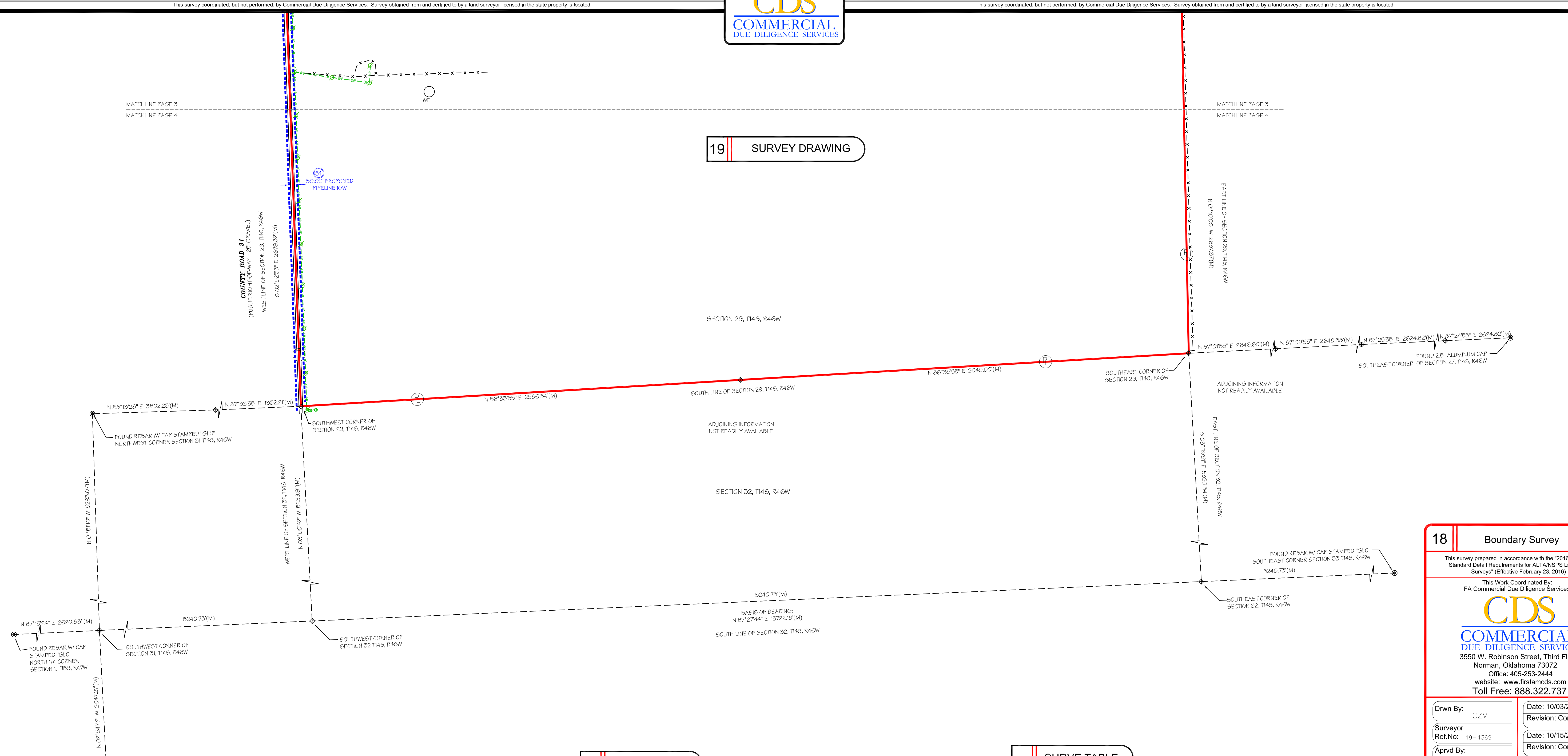
Prepared For:
CHEYENNE COUNTY FARM LLC, A DELAWARE LIMITED LIABILITY COMPANY

Client Ref. No:

20 PROJECT ADDRESS
COUNTY ROAD 31, US HIGHWAY 40

Project Name:
MITCHEK FARM - CO - SITE 2
CDS Project Number:
19-07-0842-2

19 SURVEY DRAWING



9 LEGEND

- PROPERTY LINE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- FENCE
- RAILROAD TRACK
- MEASURED CALL
- RECORD CALL
- BUILDING HEIGHT LOCATION
- FOUND MONUMENT AS NOTED
- SET MONUMENT AS NOTED
- COMPUTED POINT
- UTILITY POLE
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- LIGHT POLE
- YARD HYDRANT
- PIVOT LOCATION
- OVERHEAD ELECTRIC LINES
- EASEMENT LINE

CURVE TABLE

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 COUNTY ROAD 31, US HIGHWAY 40

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 MITCHEK FARM - CO - SITE 2
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3 SCHEDULE 'B' ITEMS

NOTES CORRESPONDING TO SCHEDULE "B":

- RESERVATIONS BY THE UNION PACIFIC LAND COMPANY OF (1) ALL OIL, COAL AND OTHER MINERALS UNDERLYING THE LAND, (2) THE EXCLUSIVE RIGHT TO PROSPECT FOR, MINE AND REMOVE OIL, COAL AND OTHER MINERALS, AND (3) THE RIGHT TO INGRESS AND EGRESS AND REGRESS TO PROSPECT FOR, MINE AND REMOVE OIL, COAL AND OTHER MINERALS, ALL AS CONTAINED IN DEED RECORDED OCTOBER 16, 1905 IN BOOK 19 AT PAGE 111, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. NOTE: AFFECTS ALL OF SECTION 9, TOWNSHIP 14 SOUTH, RANGE 45 WEST. (DOCUMENT IS ILLEGIBLE)

- RIGHT OF WAY FOR DITCHES AND CANALS AS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT NO. 09311 AND AS EVIDENCED BY INSTRUMENT RECORDED MAY 15, 1914 IN BOOK 36 AT PAGE 4. NOTE: AFFECTS THE E 1/4 OF SECTION 32, TOWNSHIP 13 SOUTH, RANGE 45 WEST. (DOES NOT AFFECT)

- MINERAL RIGHTS AS CONVEYED BY MINERAL DEED RECORDED APRIL 19, 1944 IN BOOK 107 AT PAGE 507, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. NOTE: AFFECTS A PORTION OF SECTION 22, TOWNSHIP 13 SOUTH, RANGE 48 WEST. (NOT A SURVEY MATTER)

- RESERVATION OF ONE-HALF OF WHAT MINERALS ARE OWNED FOR A PERIOD OF 10 YEARS AT WHICH TIME THEY REVERT BACK TO THE LAND, PROVIDED, HOWEVER, SELLER WILL CONTINUE TO RECEIVE ROYALTY PAYMENTS ON ANY PRODUCTION ESTABLISHED DURING THE 10 YEAR TIME AS SET FORTH IN WARRANTY DEED RECORDED MARCH 7, 1978 IN BOOK 204 AT PAGE 377. NOTE: AFFECTS THE N 1/2 OF SECTION 35, TOWNSHIP 13 SOUTH, RANGE 46 WEST. (NOT A SURVEY MATTER)

Approved CDS Surveyor
Surveyors Name: Blew & Associates, P.A.
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Prepared For:
Client Ref. No:
20 PROJECT ADDRESS
COUNTY ROAD 31, US HIGHWAY 40
Project Name:
MITCHEK FARM - CO - SITE 2
CDS Project Number:
19-07-0842-2