

PRELIMINARY UTILITY REPORT

for

QuikTrip No. 4273

***Wolfensberger Road & Caprice Drive
Castle Rock, Douglas County, Colorado 80109***

***Prepared For (Owner/Developer):
QuikTrip Corporation
5725 Foxridge Drive
Mission, Kansas 66202***

***Prepared By (Engineer):
Midwest Design Group
P.O. Box 860015
Shawnee, Kansas 66286-0015
913.248.9385***

Date Submitted: 04/18/2025

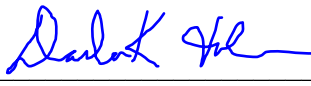
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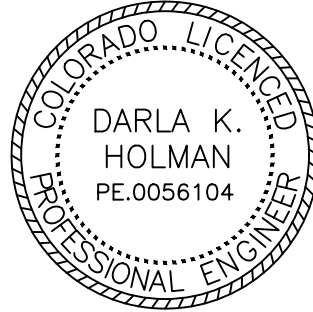
Revision No.	Description	Date

UTILITY REPORT APPROVAL BLOCKS

Engineer's Statement:

The enclosed utility report, and exhibits, were prepared by me or under my direct supervision and is correct to the best of my knowledge and belief. Said utility report has been prepared in accordance with applicable Town of Castle Rock criteria and is in conformance with the master utility plans for the affected area. I accept responsibility for any liability caused by negligent acts, errors, or omissions on my part in preparing this report.

Signature: 
Registered Professional Engineer
State Of Colorado No. 0056104
(Affix Seal)



Owner/Developer's Statement:

As Owner/Developer of Land(s) identified within this report, I agree to proceed, implement and comply with all recommendations and requirements outlined herein.

QuikTrip Corporation
Name of Developer

 Real Estate Project Manager
Authorized Signature

TABLE OF CONTENTS

PROJECT LOCATION AND DESCRIPTION	4
CALCULATED WATER DEMANDS	4
EXISTING WATER SYSTEM	4
PROPOSED WATER SYSTEM	5
CALCULATED WASTEWATER FLOWS	5
EXISTING WASTEWATER SYSTEM	5
PROPOSED WASTEWATER SYSTEM	6
POTENTIAL PERMITTING REQUIREMENTS.....	6
REFERENCES	6
APPENDICES	7
Appendix A – Vicinity Map	
Appendix B – Utility Map	
Appendix C – Site Development Plan	
Appendix D – Utility Plan	
Appendix E – ALTA Survey	

PROJECT LOCATION AND DESCRIPTION

QuikTrip Corporation is proposing to build a new convenience store with fuel offerings on the northwest corner of the intersection of Wolfensberger Road and Caprice Drive in Castle Rock, Douglas County, Colorado. This will be an infill development. The existing property is developed commercial land. The property currently contains a former restaurant, a strip center and a restaurant in a standalone structure.

The property is bordered on the north by a commercial property (Safelite AutoGlass), on the west by a commercial property (OYO Hotel), on the east by Caprice Drive, and on the south by Wolfensberger Road.

The QuikTrip development will include a convenience store, auto fuel canopy, parking lot, and private drive entrances. The store will be oriented to face Wolfensberger Road (south) with an auto fuel canopy west of the store. The new QuikTrip facility will be constructed on properties currently platted as *Lot 1A, Village North Amended Subdivision Reception #254392 (Parcel #2505-023-12-008)* and *Lot 1 and Lot 2, William's Subdivision Reception #348102 & Correction #9021814 (Parcel #2505-023-13-012)*. The entire property is currently zoned B (Business/Commercial) and is also in the Wolfensberger North Overlay District and contains 80,520 s.f. The Site Plan (C100) is included in Appendix C of this report for reference.

CALCULATED WATER DEMANDS

The following domestic water demands have been calculated using the Town of Castle Rock Water System Design Manual:

Average Day Demand* (ADD) = 1,200 GPD/Acre X 2 Acre = 2,400 GPD

Maximum Day Demand (MDD) = 2,400 GPD X 2.5 = 6,000 GPD

Peak Hour Demands (PHD) = 2,400 GPD X 5.5 = 13,200 GPD

*Based on land use of industrial/other commercial.

The following irrigation water demands have been provided by the site irrigation designer:

EXISTING WATER SYSTEM

From the Town's utility map, there is a 6" PVC water main that reaches the northwest corner of the property, a 12" DIP water main along the north side of Wolfensberger Road and an 8" DIP water main along the west side of Caprice Drive. There appears to be four (4) existing water service lines to this property.

207 W Wolfensberger Road - There is an existing external 1-1/2" commercial water meter with irrigation at the northwest corner of the property that services this former restaurant. This service appears to tap off the existing 6" PVC water main north of the OYO Hotel. This service line and meter will be removed. The existing water main will dead end at an existing fire hydrant.

1001, 1003, 1007 & 1011 Caprice Drive (Strip Center) - The strip center appears to get their water service from the 12" DIP water main along the north side of Wolfensberger Road. The meter appears to be located inside the building. The water service size and meter are unknown. This service line and meter will be removed.

107 W Wolfensberger Road - The existing restaurant at 107 W Wolfensberger Road appears to have two service lines from the existing 8" DIP water main along the west side of Caprice Drive. These two water service lines will be utilized for QuikTrip's domestic and irrigation services, if the size is adequate.

Fire Hydrant Coverage - There are two existing fire hydrants that will provide fire protection for this property. There is an existing fire hydrant at the northwest corner of the property (as mentioned earlier) that is connected to the 6" water main north of the OYO Hotel. There is an existing fire hydrant at the southeast corner of the property that is connected to the 12" water main along the north side of Wolfensberger Road. Both are called out on the Utility Plan.

Fire flow tests need to be performed at each of the existing fire hydrants if current data is not available.

PROPOSED WATER SYSTEM

As stated above, QuikTrip will utilize the two existing water service lines that currently service 107 W Wolfensberger Road, if they are adequately sized. Since records are not available indicating the size, QuikTrip will determine the size during subsurface utility exploration (SUE operations). If the service lines are not large enough, they will be capped at the main and new service lines will be tapped.

CALCULATED WASTEWATER FLOWS

The following domestic water demands have been calculated using the Town of Castle Rock Wastewater Collection Design Manual:

Average Day Wastewater Flows* (ADF) = 600 GPD/AC X 2 Acres = 1,200 GPD (.0012 MGD)

Peaking Factor = $3.65 \times (0.0012^{-0.168}) = 11.30 > 5$; therefore PF = 5

Peak Design Flows (PDF) = (1,200 GPD X 5) + (1,200 X 0.10) = 6,120 GPD (.00612 MGD)

*Based on land use of industrial/other commercial.

EXISTING WASTEWATER SYSTEM

There is an existing 8" VCP sanitary sewer main on the north side of the OYO Hotel that extends to the northwest corner of the QuikTrip property. There is an existing 8" VCP sanitary sewer main under Caprice Drive that extends to the northeast corner of the QuikTrip property.

207 W Wolfensberger Road - It is assumed the sanitary sewer service line from the former restaurant at 207 W Wolfensberger Road ties into the main north of the OYO Hotel. The existing sanitary sewer service line will be located during SUE operations. This existing service will be capped at the main. This property has a grease interceptor that will be removed during demolition operations.

1001, 1003, 1007 & 1011 Caprice Drive (Strip Center) - The sanitary sewer service line location for the strip center is unknown. The sanitary sewer service location will be determined during SUE operations. The sewer service line will be disconnected at the main once the location is determined.

107 W Wolfensberger Road - The existing restaurant sanitary sewer service appears to connect to the sanitary sewer main along Caprice Drive. This sewer service will be utilized by QuikTrip. According to the ALTA survey (included in the Appendix), the existing service line size and condition will need to be verified with the SUE operations. There is an existing grease interceptor servicing this property that will be removed during demolition operations.

PROPOSED WASTEWATER SYSTEM

As stated above, the existing service line for 107 W Wolfensberger Road will be utilized for the QuikTrip facility if the size and condition are adequate. If the existing sewer service is not of adequate size and condition it will be replaced in its entirety.

POTENTIAL PERMITTING REQUIREMENTS

Town of Castle Rock Building Permit
Colorado Department of Public Health & Environment (CDPHE)

REFERENCES

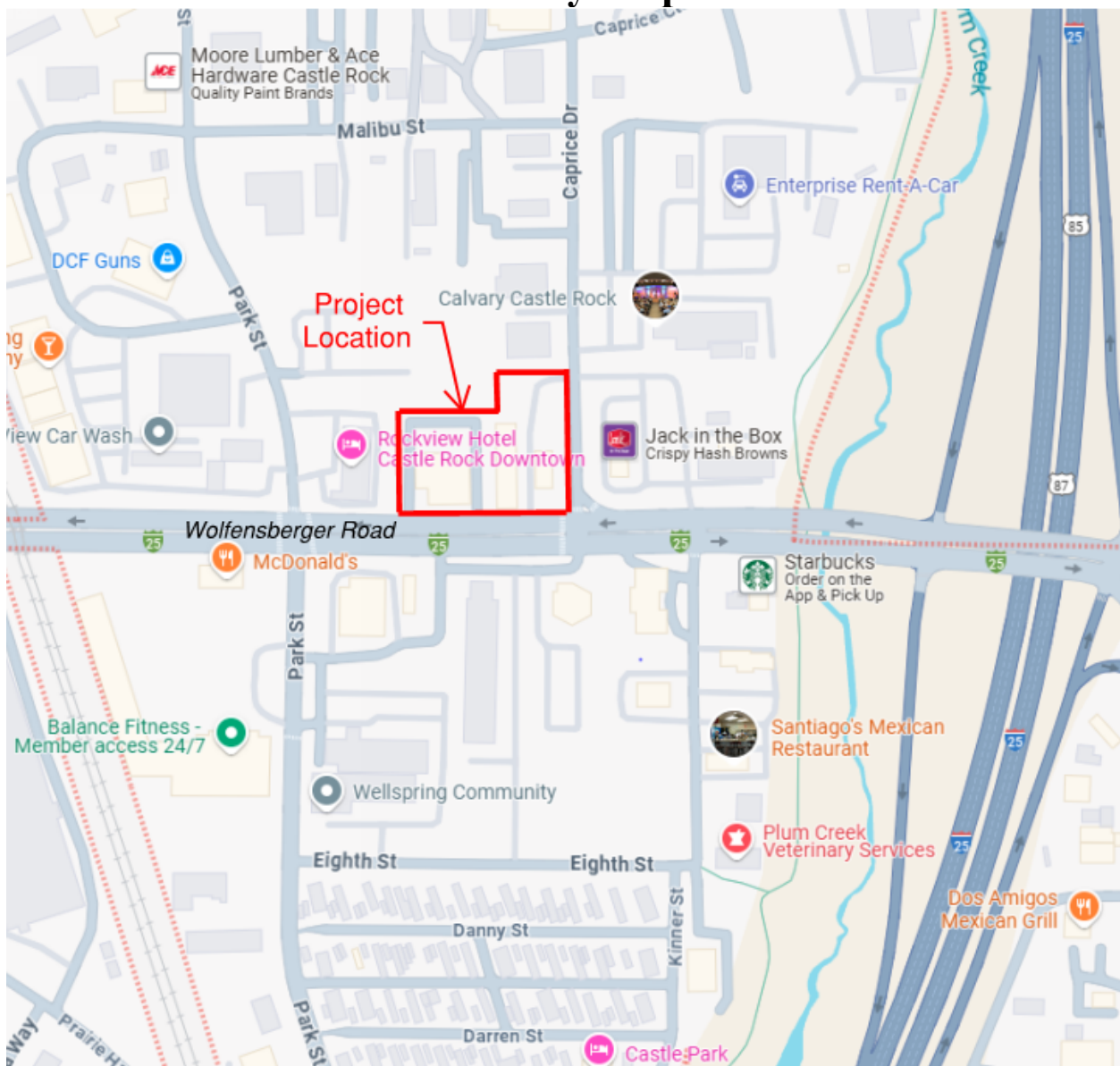
Town of Castle Rock Wastewater Collection Design
Town of Castle Rock Water System Design
Colorado Department of Public Health & Environment (CDPHE)
Town of Castle Rock Utilities Department

QuikTrip No. 4273

***Wolfensberger Road & Caprice Drive
Castle Rock, Douglas County, Colorado 80109***

APPENDIX A

Vicinity Map

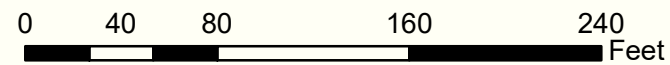
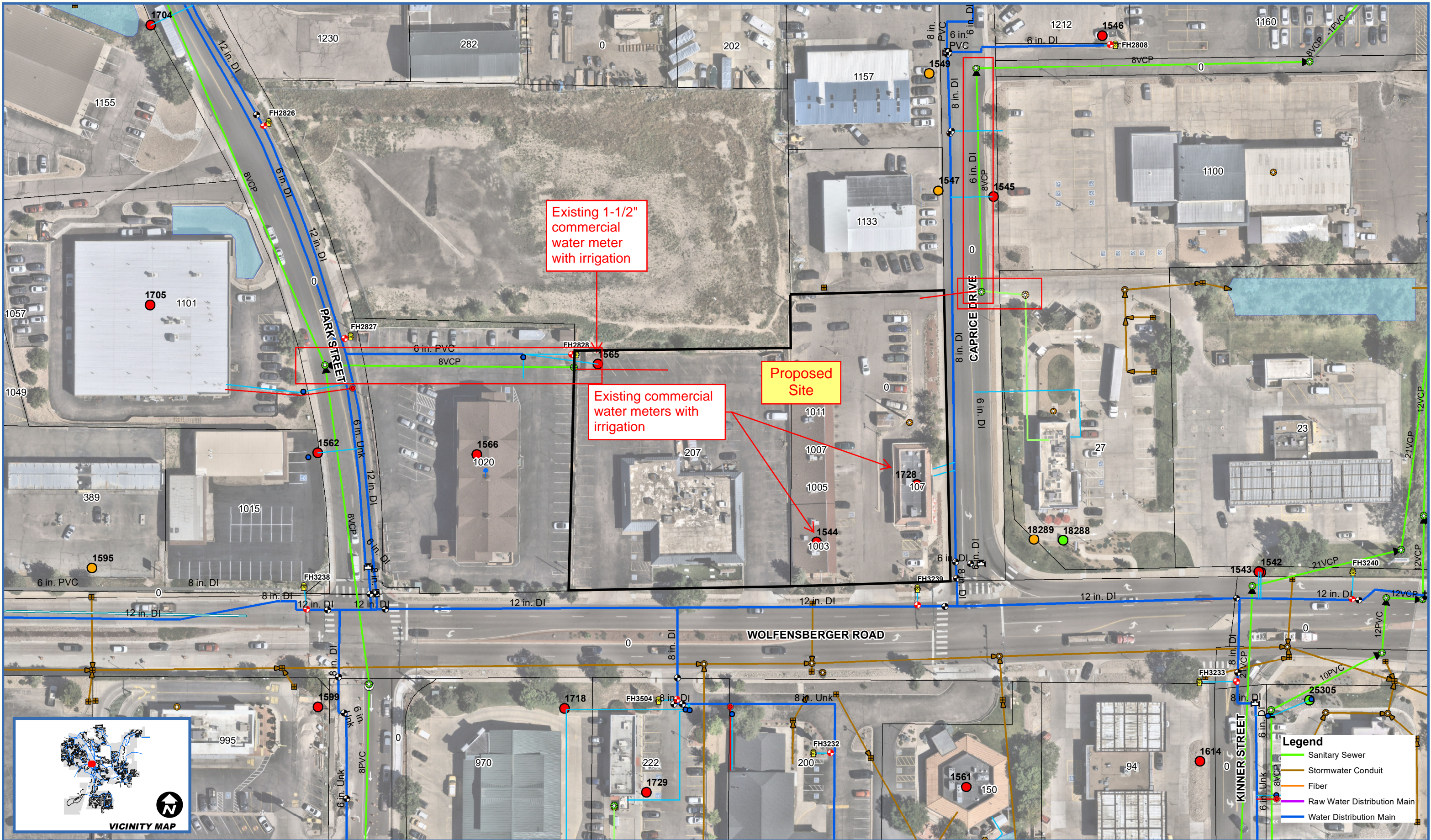


QuikTrip No. 4273

***Wolfensberger Road & Caprice Drive
Castle Rock, Douglas County, Colorado 80109***

APPENDIX B

Utility Map



1 inch = 80 feet



Disclaimer: The data presented has been compiled from various sources, each of which introduces varying degrees of inaccuracies or inconsistencies. Such discrepancies in data are inherent in and supplying this product the Town of Castle Rock assumes no liability for its use or accuracy. Questions or comments regarding the cartographic composition of this map including, but not limited to, errors, omissions, corrections, and/or updates, should be directed to the Utilities Department, Town of Castle Rock, (720) 733-6900. Copyright 2024, Town of Castle Rock Utilities Mapping.

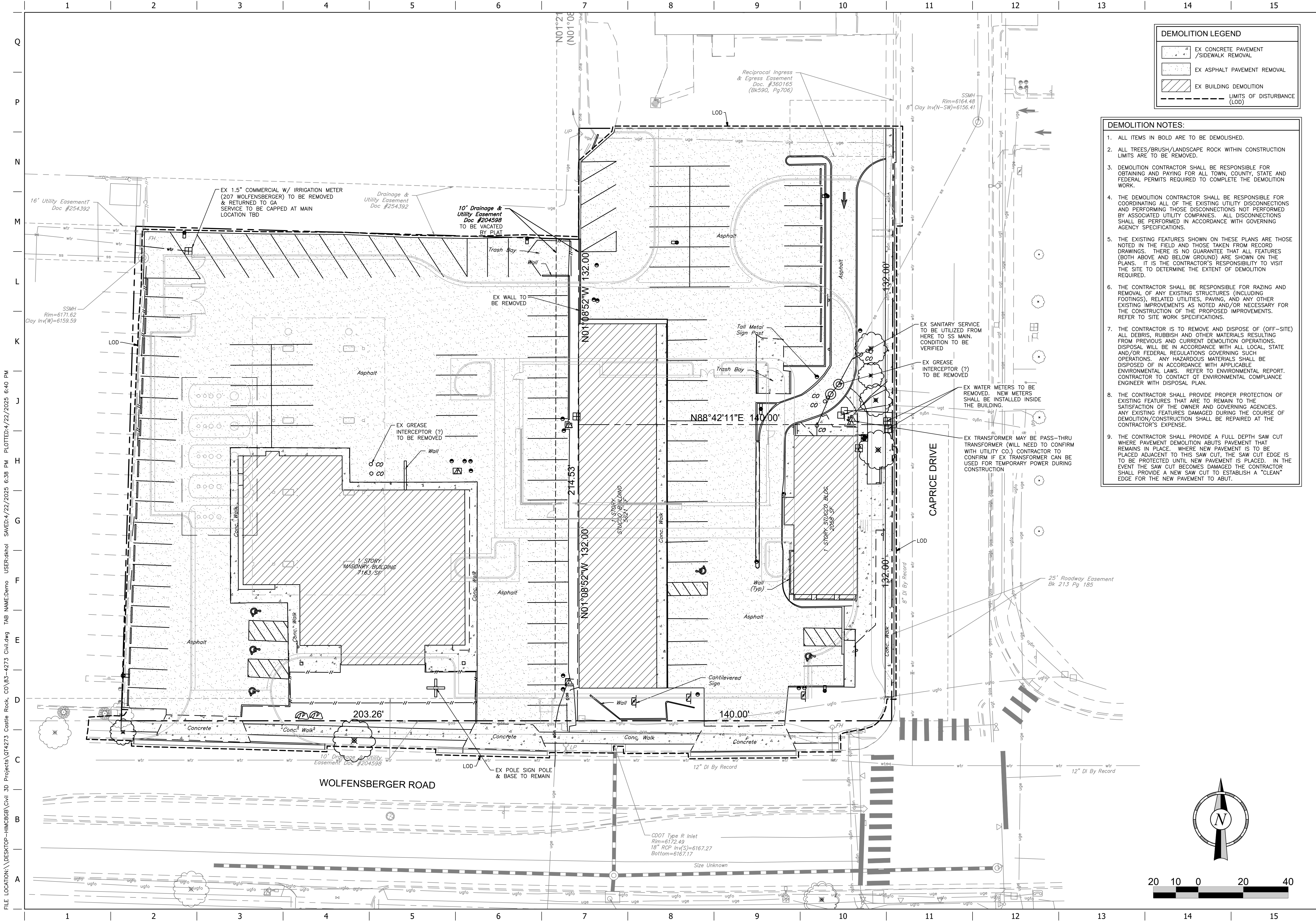
**CASTLE ROCK
UTILITIES MAP
(INTERNAL USE ONLY)**

QuikTrip No. 4273

***Wolfensberger Road & Caprice Drive
Castle Rock, Douglas County, Colorado 80109***

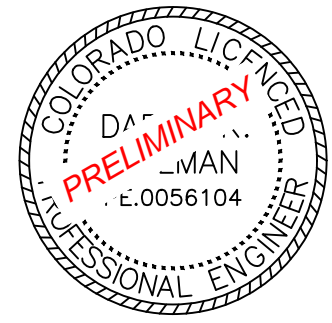
APPENDIX C

Site Development Plan



DEMOLITION LEGEND	
	EX CONCRETE PAVEMENT /SIDEWALK REMOVAL
	EX ASPHALT PAVEMENT REMOVAL
	EX BUILDING DEMOLITION
	LIMITS OF DISTURBANCE (LOD)

- DEMOLITION NOTES:**
- ALL ITEMS IN BOLD ARE TO BE DEMOLISHED.
 - ALL TREES/BRUSH/LANDSCAPE ROCK WITHIN CONSTRUCTION LIMITS ARE TO BE REMOVED.
 - DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL TOWN, COUNTY, STATE, AND FEDERAL PERMITS REQUIRED TO COMPLETE THE DEMOLITION WORK.
 - THE DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL OF THE EXISTING UTILITY DISCONNECTIONS AND PERFORMING THOSE DISCONNECTIONS NOT PERFORMED BY ASSOCIATED UTILITY COMPANIES. ALL DISCONNECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH GOVERNING AGENCY SPECIFICATIONS.
 - THE EXISTING FEATURES SHOWN ON THESE PLANS ARE THOSE NOTED IN THE FIELD AND THOSE TAKEN FROM RECORD DRAWINGS. THERE IS NO GUARANTEE THAT ALL FEATURES (BOTH ABOVE AND BELOW GROUND) ARE SHOWN ON THE PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE TO DETERMINE THE EXTENT OF DEMOLITION REQUIRED.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR RAZING AND REMOVAL OF ANY EXISTING STRUCTURES (INCLUDING FOOTINGS), RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED AND/OR NECESSARY FOR THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS. REFER TO SITE WORK SPECIFICATIONS.
 - THE CONTRACTOR IS TO REMOVE AND DISPOSE OF (OFF-SITE) ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS. ANY HAZARDOUS MATERIALS SHALL BE DISPOSED OF IN ACCORDANCE WITH APPLICABLE ENVIRONMENTAL LAWS. REFER TO ENVIRONMENTAL REPORT. CONTRACTOR TO CONTACT OF ENVIRONMENTAL COMPLIANCE ENGINEER WITH DISPOSAL PLAN.
 - THE CONTRACTOR SHALL PROVIDE PROPER PROTECTION OF EXISTING FEATURES THAT ARE TO REMAIN TO THE SATISFACTION OF THE OWNER AND GOVERNING AGENCIES. ANY EXISTING FEATURES DAMAGED DURING THE COURSE OF DEMOLITION/CONSTRUCTION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
 - THE CONTRACTOR SHALL PROVIDE A FULL DEPTH SAW CUT WHERE PAVEMENT DEMOLITION ABUTS PAVEMENT THAT REMAINS IN PLACE. WHERE NEW PAVEMENT IS TO BE PLACED ADJACENT TO THIS SAW CUT, THE SAW CUT EDGE IS TO BE PROTECTED UNTIL NEW PAVEMENT IS PLACED. IN THE EVENT THE SAW CUT BECOMES DAMAGED THE CONTRACTOR SHALL PROVIDE A NEW SAW CUT TO ESTABLISH A "CLEAN" EDGE FOR THE NEW PAVEMENT TO ABUT.



PROJECT NO.: 83-4273

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Kansas City
PO Box 860015
Shawnee, KS 66286-0015
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QuikTrip No. 4273
WOLFENSBERGER ROAD & CAPRICE DRIVE
CASTLE ROCK, DOUGLAS COUNTY, COLORADO 80109



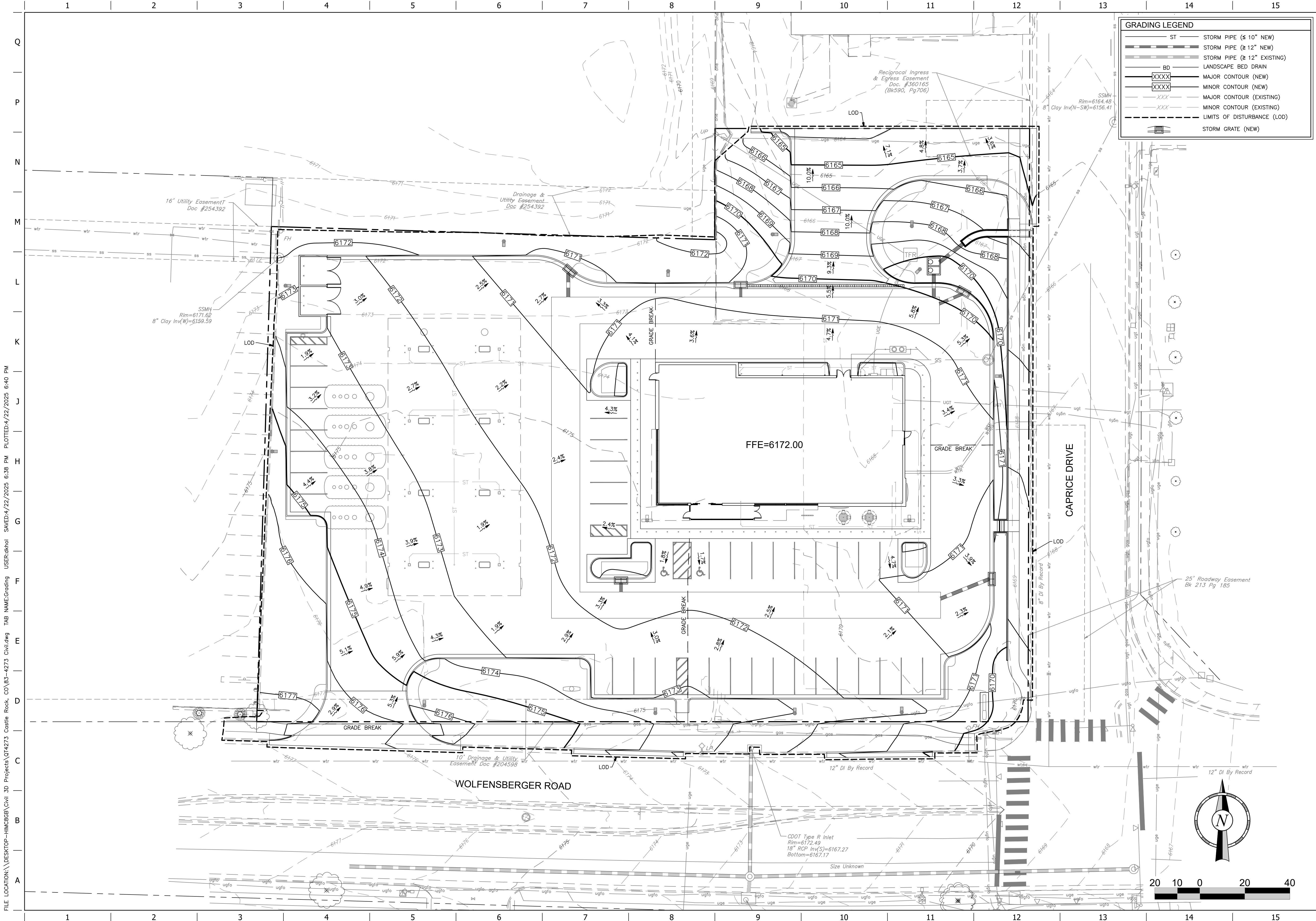
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DIVISION: 83
VERSION: 001
DESIGNED BY: DKH
DRAWN BY: CSH
REVIEWED BY: AMG

REV	DATE	DESCRIPTION

SHEET TITLE:
**SITE DEVELOPMENT PLAN
DEMOLITION PLAN**

SHEET NUMBER:
3 OF 23

ORIGINAL ISSUE DATE: 04/22/2025



GRADING LEGEND	
ST	STORM PIPE (≤ 10" NEW)
ST	STORM PIPE (≥ 12" NEW)
ST	STORM PIPE (≥ 12" EXISTING)
BD	LANDSCAPE BED DRAIN
XXXX	MAJOR CONTOUR (NEW)
XXXX	MINOR CONTOUR (NEW)
XXXX	MAJOR CONTOUR (EXISTING)
XXXX	MINOR CONTOUR (EXISTING)
---	LIMITS OF DISTURBANCE (LOD)
ST	STORM GRATE (NEW)



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WOLFENBERGER ROAD & CAPRICE DRIVE
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REV	DATE	DESCRIPTION

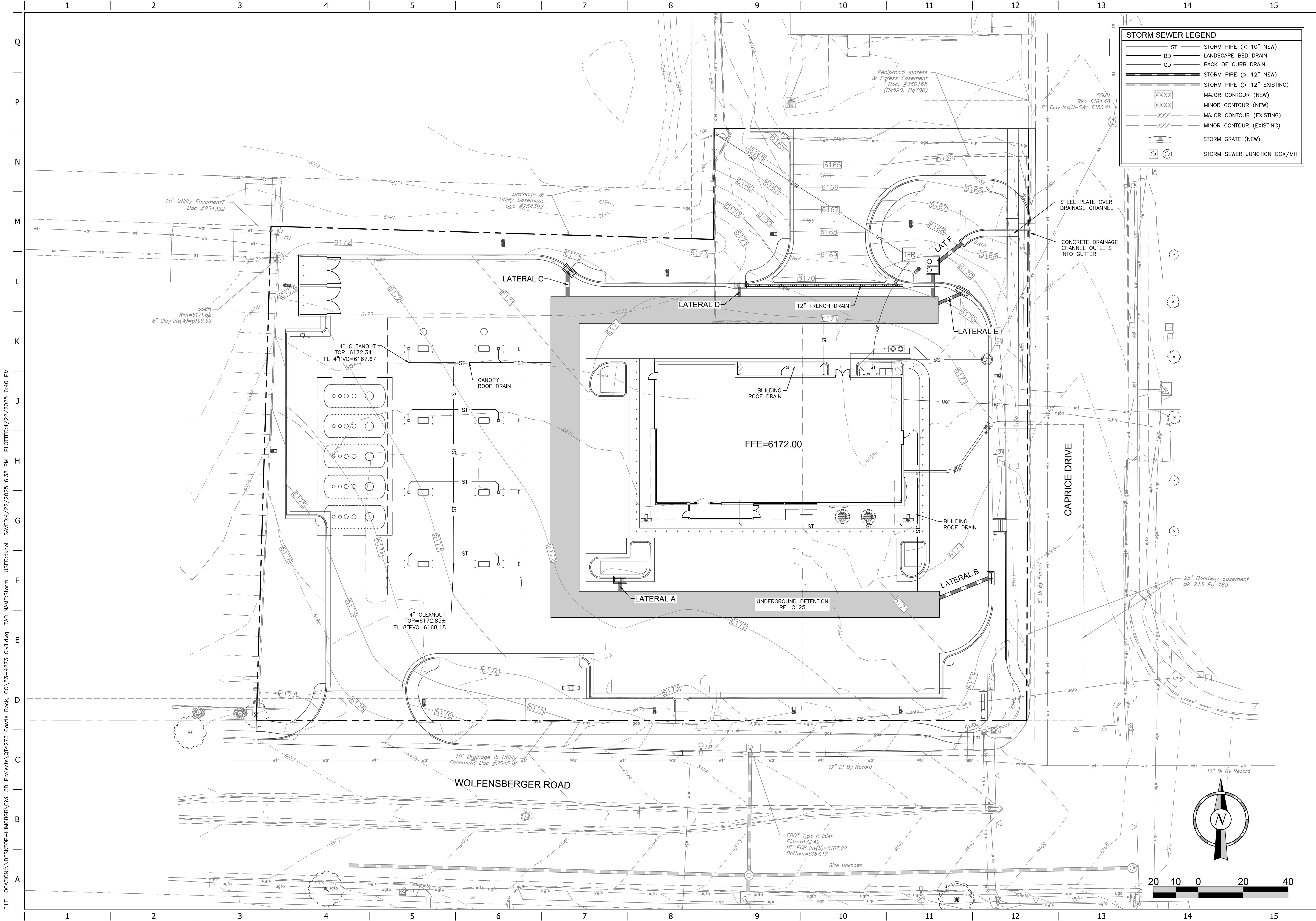
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SITE DEVELOPMENT PLAN
GRADING PLAN

SHEET NUMBER:

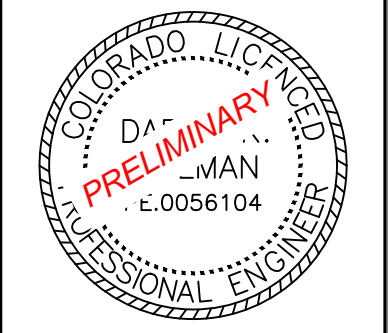
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STORM SEWER LEGEND

- ST — STORM PIPE (< 10" NEW)
- BD — LANDSCAPE BED DRAIN
- CD — BACK OF CURB DRAIN
- — STORM PIPE (> 12" NEW)
- — STORM PIPE (> 12" EXISTING)
- XXXX — MAJOR CONTOUR (NEW)
- XXXX — MINOR CONTOUR (NEW)
- XXX — MAJOR CONTOUR (EXISTING)
- XXX — MINOR CONTOUR (EXISTING)
- — STORM GRATE (NEW)
- — STORM SEWER JUNCTION BOX/MH



PROJECT NO.: 83-4273

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QuikTrip No. 4273
WOLFENSBERGER ROAD & CAPRICE DRIVE
CASTLE ROCK, DOUGLAS COUNTY, COLORADO 80109



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DIVISION: 83
VERSION: 001
DESIGNED BY: DKH
DRAWN BY: CSH
REVIEWED BY: AMG

REV	DATE	DESCRIPTION

SHEET TITLE:
SITE DEVELOPMENT PLAN
STORM SEWER PLAN

SHEET NUMBER:
8 OF 23

ORIGINAL ISSUE DATE: 04/22/2025

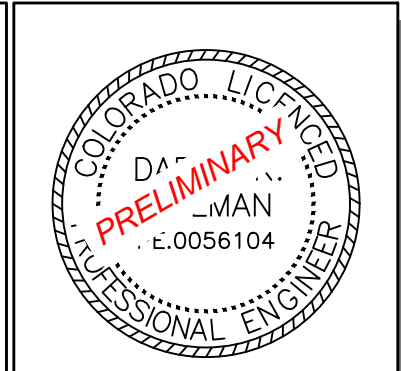
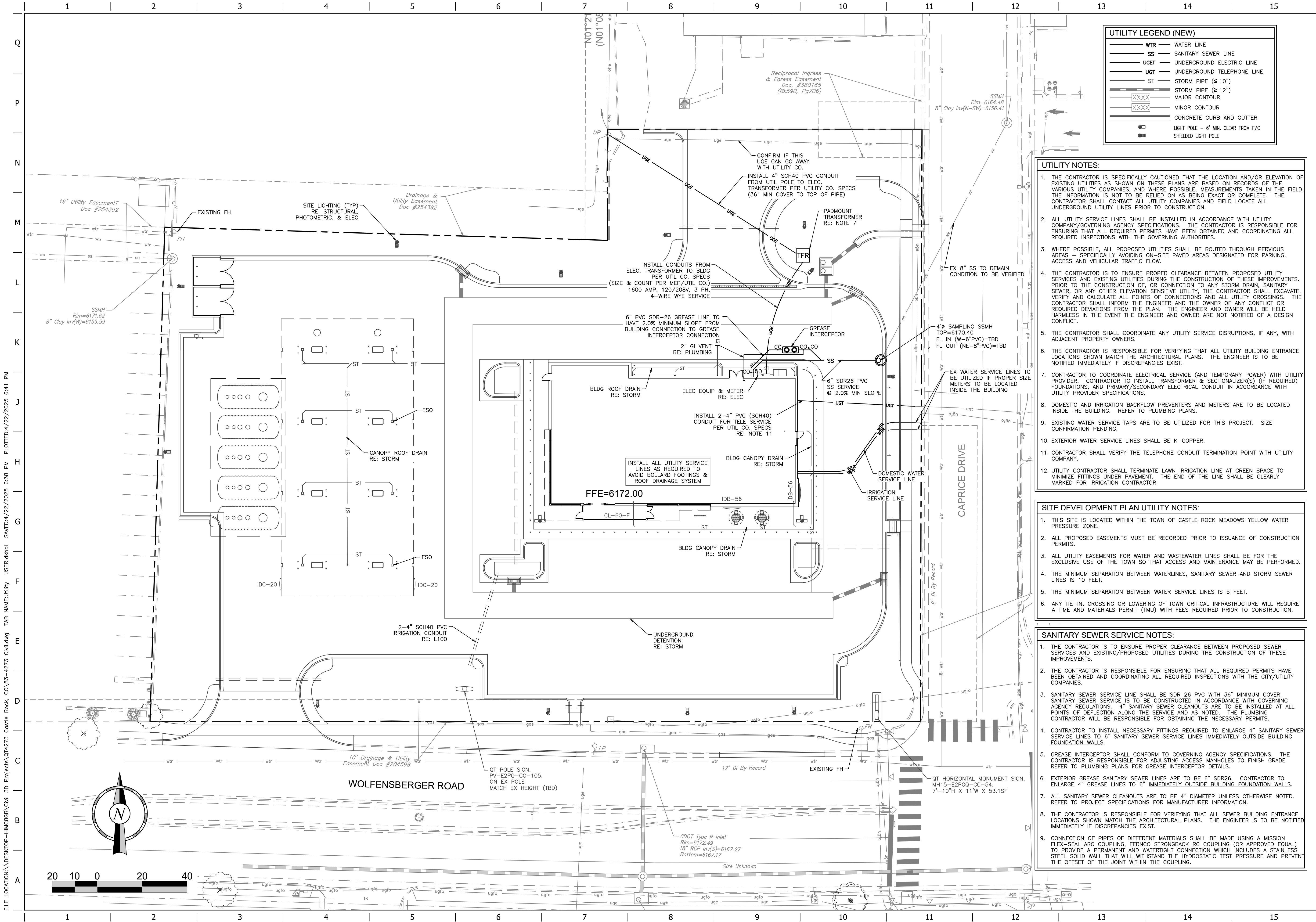
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QuikTrip No. 4273

***Wolfensberger Road & Caprice Drive
Castle Rock, Douglas County, Colorado 80109***

APPENDIX D

Utility Plan



PROJECT NO.:83-4273



PO Box 860015
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P 913.248.9385

QuikTrip No. 4273
WOLFENBERGER ROAD & CAPRICE DRIVE
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VERSION: 001
DESIGNED BY: DKH
DRAWN BY: CSH
REVIEWED BY: AMG

REV	DATE	DESCRIPTION

SHEET TITLE:
**SITE DEVELOPMENT PLAN
UTILITY PLAN**

SHEET NUMBER:

14 OF 23

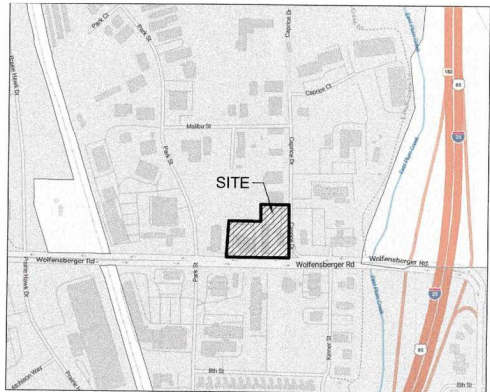
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QuikTrip No. 4273

***Wolfensberger Road & Caprice Drive
Castle Rock, Douglas County, Colorado 80109***

APPENDIX E

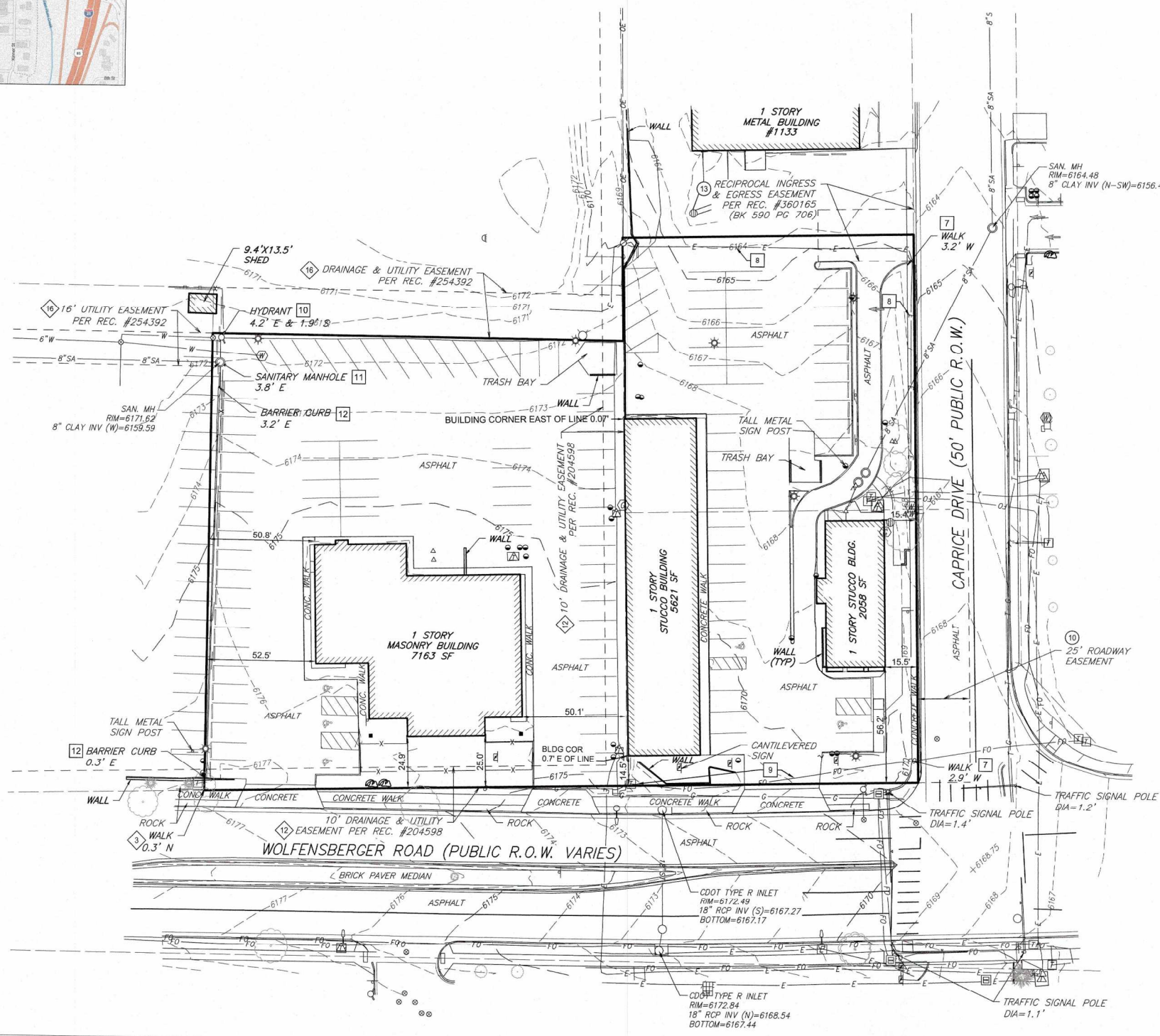
ALTA Survey



Location Map
Not to Scale

ALTA / NSPS LAND TITLE SURVEY

A PART OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

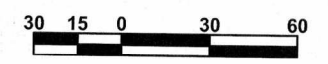


- ### LEGEND
- BOULDER
 - POST - BOLLARD
 - SIGN
 - SANITARY / COMBINATION / SEPTIC MANHOLE
 - STORM MANHOLE
 - INLET - RECTANGLE
 - INLET - ROUND
 - WATER METER
 - WATER SERVICE SHUTOFF
 - WATER VALVE
 - FIRE HYDRANT
 - GAS METER
 - ELECTRIC METER
 - ELECTRIC PEDESTAL
 - ELECTRIC LIGHT - POST
 - ELECTRIC LIGHT - AREA / YARD
 - ELECTRIC LIGHT - PARKING LOT
 - ELECTRIC LIGHT - STREET
 - ELECTRIC TRANSFORMER
 - COMMUNICATIONS HANDHOLE / VAULT
 - COMMUNICATIONS PEDESTAL
 - CLEANOUT
 - UTILITY POLE
 - GUY WIRE
 - TRAFFIC CABINET
 - TRAFFIC SIGNAL W/ MAST
 - TRAFFIC BOX / HAND HOLE
 - BUSH
 - DECIDUOUS TREE
 - EVERGREEN TREE
 - BUILDING LINE
 - FENCE LINE
 - STORM SEWER LINE
 - SANITARY SEWER LINE
 - COMMUNICATION LINE
 - OVERHEAD ELECTRIC LINE
 - UNDERGROUND ELECTRIC LINE
 - WATER LINE
 - NATURAL GAS LINE
 - FIBER OPTIC LINE
 - GROUND CONTOUR WITH ELEVATION
 - SUBJECT PROPERTY BOUNDARY
 - PARCEL LINE
 - RIGHT OF WAY LINE (R.O.W.)
 - EASEMENT LINE
 - SCHEDULE B PART II EXCEPTION NOTE REFERENCE NUMBER (PER FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FILE NO. 00505501-201-TH74NB)
 - SCHEDULE B PART II EXCEPTION NOTE REFERENCE NUMBER (PER FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FILE NO. 00505502-201-TH74NB)
 - GENERAL NOTES

BENCHMARKS:

BM #102: SET MAG NAIL WITH WASHER IN ASPHALT ON THE SOUTHEAST SIDE OF A WATER METER LOCATED NEAR THE NORTHWEST CORNER OF LOT 1A. ELEV=6171.73

BM #105: SET MAG NAIL WITH WASHER IN ASPHALT PARKING LOT NEAR THE SOUTHEAST CORNER OF LOT 1A. ELEV=6175.39



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Engineers | Architects | Surveyors | Scientists
PROJECT NO.: 02402156.001

QuikTrip No. 4273
CASTLE ROCK, COLORADO



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DIVISION:
VERSION: 001
DESIGNED BY: DBD
DRAWN BY: SJP
REVIEWED BY: JDA

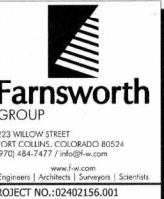
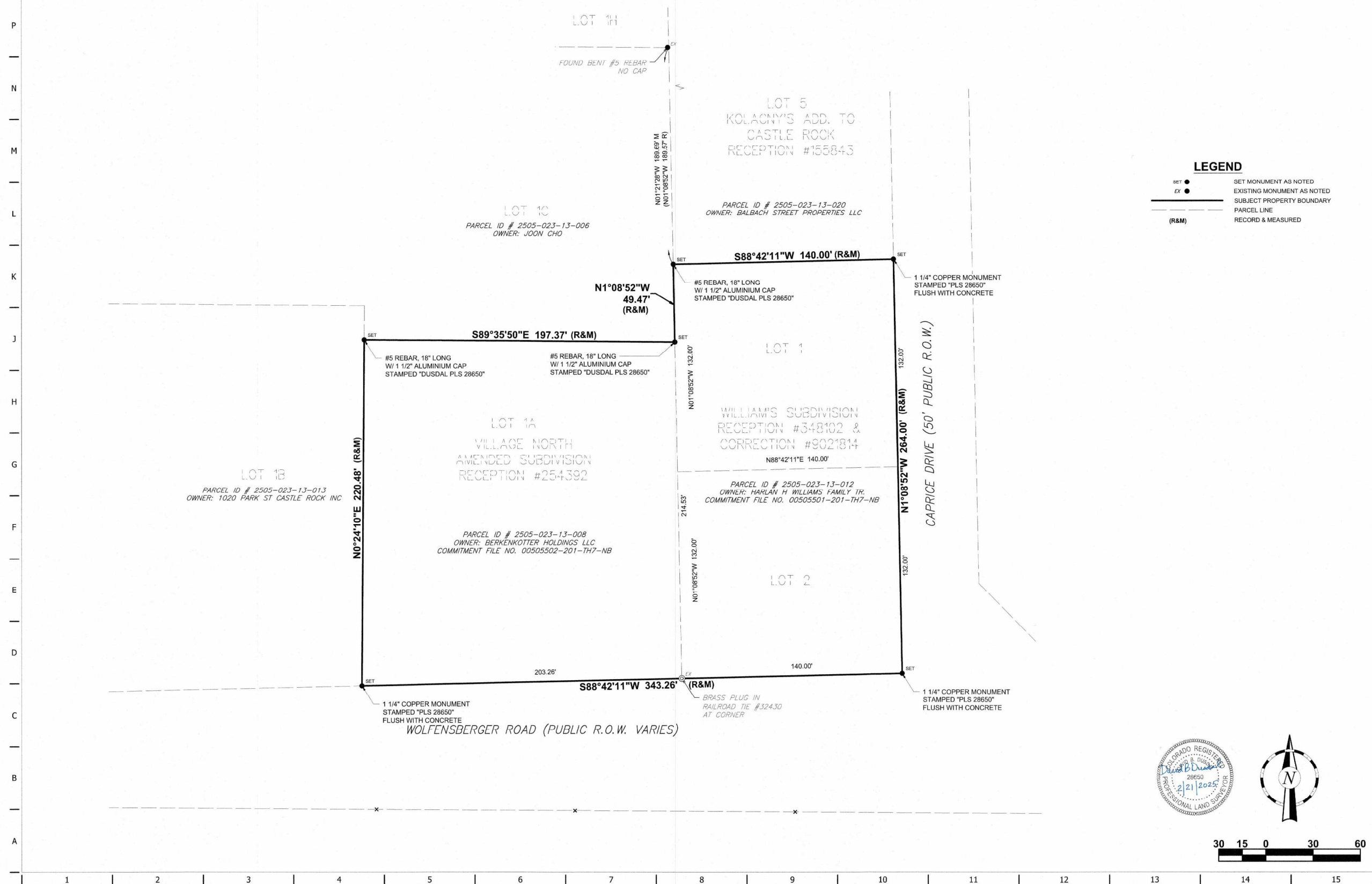
REV	DATE	DESCRIPTION
SJP	02/20/25	ADJUSTED BASED ON REV. CONTROL

ORIGINAL ISSUE DATE: 01/17/2025

SHEET TITLE:
ALTA/NSPS LAND TITLE
SURVEY

SHEET NUMBER:
1

A PART OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



QuikTrip No. 4273



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DIVISION:
VERSION: 001
DESIGNED BY: DBD
DRAWN BY: SJP
REVIEWED BY: JDA

[illegible]

SHEET TITLE:

ALTA/NSPS LAND TITLE
SURVEY

SHEET NUMBER:

2

A PART OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

3



	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Q	ALTA / NSPS LAND TITLE SURVEY A PART OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO														
P	SCHEDULE B - PART II EXCEPTIONS														
N	PER FIDELITY NATIONAL TITLE INSURANCE COMPANY FILE NO. 00505502-201-THT-NB (PARCEL 2)														
M	ITEMS 1, 4-5, 7-8, 17 AND 20 ARE NOT SURVEY RELATED ITEMS.														
L	EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. IF ANY SUCH EASEMENTS OR CLAIMS ARE KNOWN, THEY ARE SHOWN HEREON.														
K	ANY ENCROACHMENTS, ENCUMBRANCES, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY PUBLIC RECORDS. AS SHOWN HEREON, IF ANY.														
J	WATER RIGHTS, CLAIMS OF TITLE TO WATER, WHETHER OR NOT THESE MATTERS ARE SHOWN BY THE PUBLIC RECORDS. NO RIGHTS OR CLAIMS ARE WERE PROVIDED TO THE SURVEYOR OTHER THANK THOSE, IF ANY, WITHIN THE PROVIDED TITLE COMMITMENTS.														
H	RESERVATIONS CONTAINED IN THE PATENT FROM: THE UNITED STATES RECORDING DATE: SEPTEMBER 26, 1887 RECORDING NO.: BOOK S AT PAGE 210 WHICH AMONG OTHER THINGS RECITES AS FOLLOWS: SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING OR OTHER PURPOSES AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS, AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY THE LOCAL CUSTOMS, LAWS AND DECISIONS OF THE COURTS; AND ALSO SUBJECT TO THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRARE OR INTERSECT THE PREMISES HEREBY GRANTED, AS PROVIDED BY LAW; AND THE RESERVATION FROM THE LANDS HEREBY GRANTED OF A RIGHT OF WAY THEREON FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES.														
G	NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.														
F	TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, EASEMENTS AND OBLIGATIONS CONTAINED IN THE DEED AS SET FORTH BELOW: RECORDING DATE: JUNE 26, 1973 RECORDING NO.: BOOK 248 AT PAGE 620 THE REFERENCED EASEMENT DOES NOT APPEAR TO AFFECT THE SURVEYED PROPERTY AS IT IS NOT COINCIDENT WITH THE SURVEYED PROPERTY, THEREFORE IS NOT SHOWN.														
E	TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE ANNEXATION AND DEVELOPMENT AGREEMENT AS SET FORTH BELOW: RECORDING DATE: APRIL 16, 1974 RECORDING NO.: BOOK 261 AT PAGE 660 NOT PLOTTABLE , SEE DOCUMENT FOR PARTICULARS														
D	EASEMENTS, NOTES, TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE PLAT OF VILLAGE NORTH AS SET FORTH BELOW: RECORDING DATE: AUGUST 15, 1977 RECORDING NO.: RECEPTION NO. 204598 THE SURVEYED PROPERTY IS SUBJECT TO THE EASEMENTS, NOTES, TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS AS CONTAINED AND GRANTED ON THE REFERENCED PLAT. THE 10' WIDE DRAINAGE AND UTILITY EASEMENT IS SHOWN HEREON. SEE ALSO SCHEDULE B, ITEM 16 NOTE.														
C	TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE ORDINANCE NO. 2.46, RELATING TO ANNEXATION OF PROPERTY AS SET FORTH BELOW: RECORDING DATE: SEPTEMBER 19, 1977 RECORDING NO.: BOOK 315 AT PAGE 129 NOT PLOTTABLE , SEE DOCUMENT FOR PARTICULARS														
B	COVENANTS, CONDITIONS, RESTRICTIONS AND ASSESSMENTS WHICH DO NOT INCLUDE A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, AND ANY AND ALL AMENDMENTS THERETO, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE PROTECTIVE COVENANTS OF VILLAGE NORTH. RECORDING DATE: FEBRUARY 2, 1978 RECORDING NO: BOOK 324 AT PAGE 733 NOT PLOTTABLE RELATED TO DEVELOPMENT, BUILDING AND USE OF THE PROPERTIES SEE DOCUMENT FOR PARTICULARS.														
A	AMENDMENT THERETO: RECORDING DATE: DECEMBER 3, 1980 RECORDING NO.: BOOK 401 AT PAGE 220 NOT PLOTTABLE , SEE DOCUMENT FOR PARTICULARS														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15

15.

TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE ORDINANCE NO. 3.58,
RELATING TO ZONING AS SET FORTH BELOW:
RECORDING DATE: FEBRUARY 26, 1980
RECORDING NO.: BOOK 382 AT PAGE 942

NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS

16.

EASEMENTS, NOTES, TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE PLAT OF VILLAGE NORTH AMENDED AS SET FORTH BELOW:
RECORDING DATE: JULY 7, 1980
RECORDING NO.: RECEPTION NO. 254392

ADJACENT EASEMENTS LOCATED ALONG THE NORTH LINE AND NEAR THE NORTHWEST CORNER OF THE SUBJECT PROPERTY ARE PLOTTED AND SHOWN HEREON, SEE PLAT FOR PARTICULARS FOR NOTES, TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS IF ANY.

RATIFICATIONS OF PLAT:
RECORDING DATE: JULY 21, 1980
RECORDING NO.: BOOK 390 AT PAGE 588
AND
RECORDING DATE: JULY 28, 1980
RECORDING NO.: BOOK 390 AT PAGE 1023

NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS

18.

TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE SITE DEVELOPMENT PLAN NON-MATERIAL AMENDMENT AS SET FORTH BELOW:
RECORDING DATE: JANUARY 31, 2022
RECORDING NO.: RECEPTION NO. 2022007003

NOT PLOTTABLE, PURPOSE OF THE PLAN WAS RELATED TO REVISIONS TO THE LANDSCAPE PLAN.

19.

A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW,
RECORDING DATE: JULY 2, 2021
RECORDING NO: RECEPTION NO. 2021081115
RE-RECORDING DATE: APRIL 26, 2022
RE-RECORDING NO.: RECEPTION NO. 2022030006
ASSIGNMENT OF RENTS:
RECORDING DATE: JULY 2, 2021
RECORDING NO.: RECEPTION NO. 2021081304

NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS

ALTANSPPS LAND TITLE SURVEY TABLE A NOTES

ITEM 1:

MONUMENTS AS SHOWN ON THIS SURVEY.

ITEM 2:

ACCORDING TO THE DOUGLAS COUNTY GIS PAGE THE ADDRESS FOR PARCEL 1 (ASSESSORS PARCEL NO. 250502313012) IS "107 WOLFENSBERGER ROAD, CASTLE ROCK, COLORADO 80109 AND PARCEL 2 (ASSESSORS PARCEL NO. 250502313008) IS "207 WOLFENSBERGER ROAD, CASTLE ROCK, COLORADO 80109.

ITEM 3:

THE SUBJECT PROPERTY LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S NATIONAL FLOOD INSURANCE RATE MAP NO. 08035C0188G, DATED OF MARCH 16, 2016 FOR THE TOWN OF CASTLE ROCK (COMMUNITY #080050), COLORADO.

ITEM 4:

THE GROSS LAND AREA OF THE SUBJECT PROPERTY IS 80,520 SQUARE FEET OR 1.848 ACRES, MORE OR LESS. OF THE OVERALL AREA, PARCEL 1 IS 36,960 SQUARE FEET OR 0.848 ACRE, MORE OR LESS AND PARCEL 2 IS 43,560 SQUARE FEET OR 1.000 ACRE, MORE OR LESS.

ITEM 5:

GROUND CONTOUR ELEVATIONS SHOWN HEREON ARE ESTABLISHED FROM SPOT ELEVATIONS TAKEN FOR THIS SURVEY REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88).

ITEM 6(A):

NO ZONING REPORT OR LETTER WAS PROVIDED FOR THE BENEFIT OF THIS SURVEY. ACCORDING TO THE TOWN OF CASTLE ROCK ZONING MAP (ONLINE GIS MAP), PARCELS 1 AND 2 OF THE SUBJECT PROPERTY ARE CLASSIFIED AS "B - BUSINESS/COMMERCIAL" WITHIN AN OVERLAY DISTRICT.

ITEM 6(B):

NO ZONING REPORT OR LETTER WAS PROVIDED FOR THE BENEFIT OF THIS SURVEY. THEREFORE, ZONING setbacks are NOT SHOWN.

ITEM 7(A):

THE EXTERIOR DIMENSIONS AT GROUND LEVEL OF ALL BUILDINGS LOCATED ON THE SUBJECT PROPERTY ARE AS SHOWN HEREON.

ITEM 8:

SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING FIELD WORK FOR THIS SURVEY ARE SHOWN HEREON.

ITEM 9:

THERE ARE A TOTAL OF 118 PARKING SPACES OBSERVED ON THE SUBJECT PROPERTY, OF WHICH 115 ARE STANDARD SPACES AND 3 ARE HANDICAP SPACES AS SHOWN HEREON.

ITEM 11(A):

THE UTILITIES SHOWN ON THIS PLAT HAVE BEEN LOCATED FROM FIELD OBSERVATIONS OF MARKINGS AND IMPROVEMENTS. UTILITY PLANS WERE NOT PROVIDED, AND A PRIVATE UTILITY LOCATE WAS NOT REQUESTED BY THE CLIENT. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

ITEM 11(B):

A PRIVATE UTILITY LOCATE WAS NOT REQUESTED BY THE CLIENT.

ITEM 13:

ADJACENT OWNERS ARE AS SHOWN ON THIS SURVEY, AS IDENTIFIED ON THE DOUGLAS COUNTY ASSESSOR GIS WEBSITE.

ITEM 14:

THE SUBJECT PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF WOLFENSBERGER ROAD AND CAPRICE DRIVE, CASTLE ROCK, DOUGLAS COUNTY, COLORADO.

ITEM 16:

THERE WAS NO EVIDENCE OF CURRENT EARTH MOVING OR NEW BUILDING CONSTRUCTION ON THE SUBJECT PROPERTY AT THE TIME OF THE FIELDWORK FOR THIS SURVEY.

ITEM 17:

THERE WAS NO INFORMATION MADE AVAILABLE TO THE SURVEYOR REGARDING CHANGES IN STREET RIGHT-OF-WAY. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED DURING THE FIELDWORK FOR THIS SURVEY.

ITEM 18:

BASED UPON THE TITLE COMMITMENT AND SUPPORTING DOCUMENTS, IF THERE ARE ANY APPURTENANT OFFSITE EASEMENTS THAT BENEFIT THE PROPERTY, THEY ARE SHOWN HEREON.

ITEM 20(A):

ROAD STRIPPING, CURB CUTS, AND MEDIANS LOCATED WITHIN ADJACENT STREETS WERE OBTAINED AS PART OF THIS SERVICE.

ITEM 20(B):

THE GROUND CONTOURS WITHIN ADJACENT STREETS WERE OBTAINED AS PART OF THIS SURVEY. SPOT ELEVATIONS WERE OBTAINED AND AVAILABLE TO THE CLIENT BUT ARE NOT SHOWN HEREON.

ITEM 20(C):

SPOT ELEVATIONS ACQUIRED AT THE CENTER OF ROAD INTERSECTIONS ARE AS SHOWN HEREON.

ITEM 20(D):

SPOT ELEVATIONS OF ANY CURBS ON THE ADJACENT STREETS WERE OBTAINED AND AVAIL ABLE TO THE CLIENT BUT ARE NOT SHOWN HEREON.

ITEM 20(E):

SURFACE CONTOURS ALONG THE CENTERLINE OF STREETS, TOPS OF CURB, GUTTER FLOWLINE, AND DITCH FLOWLINES LOCATED ALONG THE ADJACENT STREETS ARE AS SHOWN HEREON.

ITEM 20(G):

GROUND CONTOURS OF EXISTING PAVED AREAS (DRIVEWAYS) ADJACENT TO

