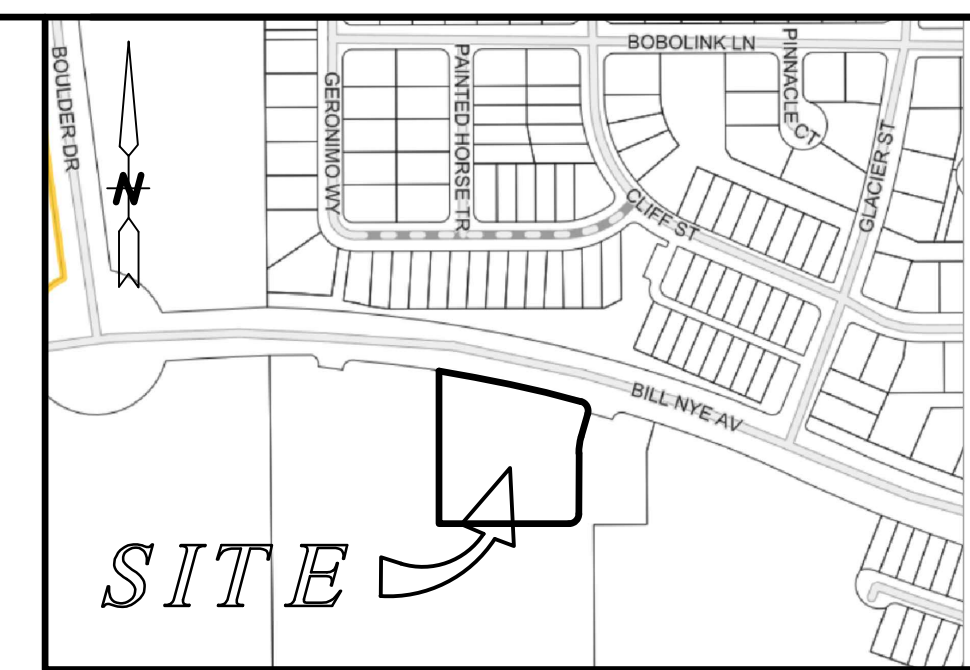


CONCERNING ITEMS CORRESPONDING TO SCHEDULE B, SECTION II, EXCEPTIONS

- Items 1-9 are standard exceptions and are not a survey item.
- Easement, including terms and conditions contained therein: Granted to: American Telephone and Telegraph Company of Wyoming For: communication systems Recorded: April 11, 1968 Recording Information: Book 172 of Photo Records, Page 41 DOES NOT AFFECT SUBJECT PROPERTY - LOCATED EAST OF SITE
 - Easement, including terms and conditions contained therein: Granted to: American Telephone and Telegraph Company of Wyoming For: communication systems Recorded: May 7, 1968 Recording Information: Book 172 of Photo Records, Page 355; assigned to American Telephone and Telegraph Company by Assignment recorded June 14, 1988 in Book 385 of Microfilm Records, Page 392 and in Assignment re-recorded July 8, 1988 in Book 386 of Microfilm Records, Page 321 DOES NOT AFFECT SUBJECT PROPERTY - LOCATED EAST OF SITE
 - Ordinance No. 766, an Ordinance of the City of Laramie, Wyoming For: An Ordinance to Adopt a Major Street Plan Recorded: February 12, 1987 Recording Information: Book 369 of Microfilm Records, Page 890 NOT A SURVEY ITEM
 - Ordinance No. 1269, an Ordinance of the City of Laramie, Wyoming For: An Ordinance to Adopt the August 10, 1992 Revision of the Major Street and Highway Plan Recorded: September 20, 1993 Recording Information: Book 448 of Microfilm Records, Page 565 NOT A SURVEY ITEM
 - Easement, including terms and conditions contained therein: Granted to: Northern Gas of Wyoming Division of K N Energy, Inc. For: pipeline Recorded: September 30, 1994 Recording Information: Book 466 of Microfilm Records, Page 362; as assigned in General Conveyance, Assignment and Bill of Sale recorded April 13, 2007 as Document No. 2007-2332 DOES NOT AFFECT SUBJECT PROPERTY - LOCATED EAST OF SITE
 - Right of Way, including terms and conditions contained therein: Granted to: Kinder Morgan, Inc., a Kansas corporation For: pipeline Recorded: November 3, 2000 Recording Information: Document No. 2000-6901; as assigned in General Conveyance, Assignment and Bill of Sale recorded April 13, 2007 as Document No. 2007-2332 DOES NOT AFFECT SUBJECT PROPERTY - LOCATED EAST OF SITE
 - Major Street and Highway System Plan Map recorded April 3, 2002 as Document No. 2002-2179. NOT A SURVEY ITEM
 - Ordinance No. 1570, an Ordinance of the City of Laramie, Wyoming For: An Ordinance Amending and Adopting the 08 August 2001 Revision of the Major Street and Highway System Plan Map Recorded: January 10, 2003 Recording Information: Document No. 2003-250 NOT A SURVEY ITEM
 - Easement, reservations, restrictions and conditions including terms and conditions contained therein: Granted to: City of Laramie For: water and sewer lines Recorded: September 15, 2003 Recording Information: Document No. 2003-7936 NOW PLATTED AS PART OF BILL NYE AVENUE
 - Easement, including terms and conditions contained therein: Granted to: City of Laramie, Wyoming, a municipal corporation For: water and sewer lines Recorded: September 15, 2003 Recording Information: Document No. 2003-7937 NOW PLATTED AS PART OF BILL NYE AVENUE
 - Ordinance No. 1666, an Ordinance of the City of Laramie, Wyoming For: An Ordinance Annexing the land to the City of Laramie Recorded: December 30, 2005 Recording Information: Document No. 2005-9849 AFFECTS SUBJECT PROPERTY - NOT A SURVEY ITEM
 - Right of Way, including terms and conditions contained therein: Granted to: The City of Laramie, State of Wyoming For: road Recorded: March 2, 2011 Recording Information: Document No. 2011-1123 DOES NOT AFFECT SUBJECT PROPERTY - LOCATED EAST OF SITE
 - Unrecorded Leases and periodic tenancies, if any. UNKNOWN - NOT PLOTTABLE
 - Lack of a sufficient description of the Land. PROVIDED LOT AND BLOCK DESCRIPTION WILL BE VALID ONCE PROPOSED PLAT IS APPROVED AND RECORDED.



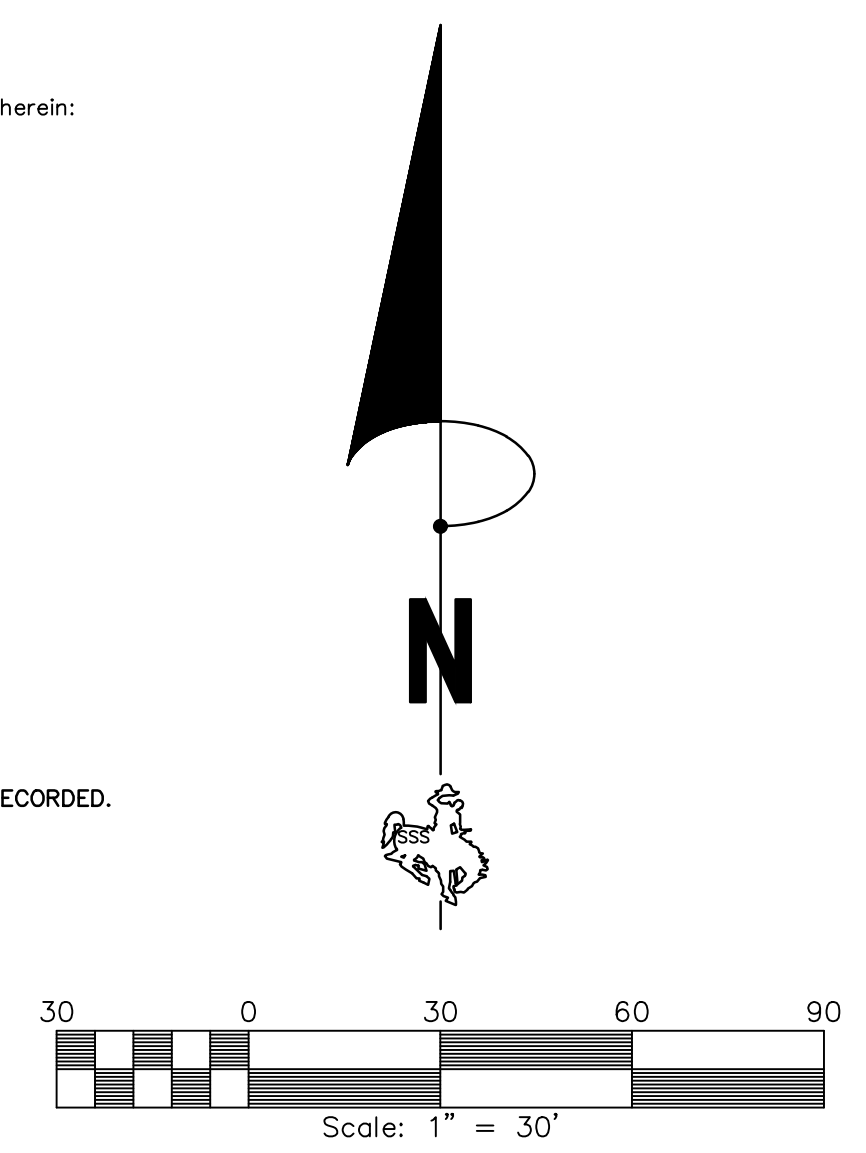
VICINITY MAP (NOT TO SCALE)

TITLE COMMITMENT NOTE

This survey is based on the report by First American Title Insurance Company National Commercial Services, Commitment Number: NS-1192233-KCTV, dated July 19, 2024.

ACCESS NOTE

The subject property physically abuts and has direct physical access Sitting Bull Trail and Red Cloud Trail, each a dedicated public street. Note that the plat prohibits access to adjoining Bill Nye Avenue from subject property.



NOTES CORRESPONDING TO "TABLE A" ITEMS:

- MONUMENTS FOUND OR SET AS SHOWN ON MAP
- ADDRESS - NOT ASSIGNED VACANT LAND
- FLOOD ZONE - SEE FLOOD NOTE
- PARCEL AREA = 82,118± SQ.FT. (1.95 ACRES +/-)
- VERTICAL RELIEF SHOWN ON MAP, ONE FOOT CONTOUR INTERVAL, NAVD88 BASED ON CITY OF LARAMIE CONTROL. SITE BENCHMARK IS NW PROPERTY CORNER OF SITE, AS SHOWN.
- LETTER FROM DEREK TEINI, CITY OF LARAMIE COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR DATED SEPTEMBER 24, 2024, STATES THE SUBJECT PROPERTY "is zoned R3 (Multi-Family Residential). The R3 district is intended to promote the construction of and the continued use of the land for single-family dwellings on medium-size lots with a greater density of land use allowed than in the R2 district. In addition to single-family homes, two-family homes (duplexes) and townhomes are allowed. The district provides for commercial uses that may complement the neighborhood and other uses that would not substantially interfere with the development or continuation of residential uses in this district. Per the R3 zoning district, the property is permitted to allow multi-family housing development, per the requirement of LC 15.10.0002." NO OTHER REQUIRED INFORMATION IS PROVIDED IN THIS LETTER.
- AN EMAIL FROM HILLARY SHIELDS, OF MHEG, TO AUSTIN KNACK, OF OVERLAND PROPERTY GROUP, DATED SEPTEMBER 12, 2024, INDICATES THE FOLLOWING: "The Subject Property is zoned R3 Multifamily, in the Grand View Heights PUD Overlay, which is subject to the following requirements for a multi-family housing development of two buildings / 42 units: Maximum Density: 44 units per acre; Minimum Open Space: 20%; Minimum Lot Area: per approved Site Plan; Minimum Lot Width: per approved Site Plan; Minimum Setbacks: per approved Site Plan; Maximum Height: 50'; Minimum Parking: 1-BR / efficiency: 1 parking space per unit; 2-BR+ 1.5 spaces per unit for first 16 units and 1 space per unit over 16 units (16 x 1.5 + 26 x 1 = 50 spaces required)" THE ABOVE PROVIDES NO PLOTTABLE INFORMATION.
- VACANT LAND - NO BUILDINGS TO DIMENSION
- VACANT LAND - NO BUILDINGS TO SHOW FOOTPRINT
- VACANT LAND - NO BUILDINGS TO SHOW HEIGHT
- SUBSTANTIAL FEATURES SHOWN ON MAP
- VACANT LAND - NO DESIGNATED PARKING
- VACANT LAND - NO PARTY WALLS
- MAPS PROVIDED BY ONE-CALL AND LIMITED MARKINGS AS NOTED IN 11(b)
- UTILITY LOCATIONS SHOWN ON MAP, ONE-CALL OF WYOMING WAS CONTACTED FOR LOCATES, AND PROVIDED SOME MARKINGS. STEIL SURVEYING IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF UTILITY LOCATES.
- NO ADDITIONAL SURVEY REQUIREMENTS BY GOVERNMENTAL AGENCY(S) PROVIDED.
- NAMES OF ADJOINING OWNERS SHOWN ON MAP
- NEAREST INTERSECTING STREET NOT SPECIFIED BY CLIENT. SITE IS AT INTERSECTION OF BILL NYE AVENUE AND PROPOSED RED CLOUD TRAIL.
- BACKGROUND PHOTO FROM AUTODESK GEOPAK DATED 2024 AND MAY HAVE A SLIGHT SHIFT.
- SITE INDICATES RECENT EARTH MOVING ACTIVITIES, NO OTHER CONSTRUCTION ACTIVITIES NOTED.
- NO KNOW PROPOSED CHANGES IN RIGHT OF WAYS EXCEPT AS SHOWN ON PROPOSED PLAT.
- NO OFFSITE EASEMENTS PROVIDED IN TITLE COMMITMENT OR KNOWN.
- INSURANCE COVERAGE IS IN EFFECT.
- ACKNOWLEDGEMENT THAT SURVEY CAN BE USED FOR DESIGN PURPOSES.

SURVEYORS CERTIFICATE

To: First American Title Insurance Company, OPG Grand View Heights Partners, LLC, a Wyoming limited liability company; MHEG Fund 59, LP, a Nebraska limited partnership; MIDWEST HOUSING ASSISTANCE CORPORATION, a Nebraska corporation

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 11(b), 12, 13, 14, 15, 16, 17, 18, 19, and 20 of "Table A" thereof. The field work was completed on August 8, 2024.

Date of Plat or Map: September 4, 2024; REVISED September 26, 2024.

Jeffrey B. Jones
PLS #5910
JOB #24247
jeff@steilsurvey.com



REVISED: 09/26/2024

ERA L1 B2 GRANDVIEW EST ALTA\24267 SOLTERA L1 B2 GRANDVIEW EST ALTA.dwg

LEGEND

- SET 3/8" X 24" LONG REBAR WITH 1/2" ALUMINUM CAP STAMPED "SS P.L.S. 5910"
- ⊕ EXISTING WATER VALVE
- ⊙ EXISTING SANITARY SEWER MANHOLE
- W— EXISTING WATER LINE
- SA— EXISTING SANITARY SEWER LINE
- EXISTING CATCH BASIN
- ▨ EXISTING BITUMINOUS SURFACE
- ▩ EXISTING CONCRETE SURFACE

CURVE TABLE

CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C3	6° 03' 36"	2859.72'	S77° 50' 19"E	302.33'	302.47'
C4	90° 24' 01"	20.00'	S29° 36' 33"E	28.38'	31.55'
C5	15° 33' 43"	125.01'	S7° 48' 24"W	33.85'	33.95'
C6	89° 59' 46"	20.00'	S45° 01' 23"W	28.28'	31.42'

POSSIBLE ENCROACHMENTS NOTE

NO POSSIBLE ENCROACHMENTS WERE OBSERVED AS OF THE DATE OF THE FIELD WORK.

ADDRESS

VACANT LAND - LARAMIE, WYOMING 82070

LEGAL DESCRIPTION

The Land referred to herein below in situated in the County of Albany, State of Wyoming, and is described as follows:
PROPOSED LOT 1, BLOCK 2, GRAND VIEW HEIGHTS ESTATES, CITY OF LARAMIE, ALBANY COUNTY, WYOMING.

(note: the plat of Grand View Heights Estates has not been approved by the City of Laramie, or recorded as of this date.)

The property described and depicted hereon is the same property described in the Title Commitment.

FLOOD NOTE

SAID SURVEYED PROPERTY IS LOCATED WITHIN AN AREA HAVING ZONE DESIGNATION "ZONE X", BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 56001C1770E, WITH A DATE OF IDENTIFICATION JUNE 16, 2011, FOR COMMUNITY NUMBER 560002, CITY OF LARAMIE, ALBANY COUNTY, STATE OF WYOMING, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID SURVEYED PROPERTY IS SITUATED.

ALTA/NSPS LAND TITLE SURVEY FOR OPG GRAND VIEW HEIGHTS PARTNERS, LLC,

LOT 1, BLOCK 2, GRAND VIEW HEIGHTS ESTATES, (PROPOSED) CITY OF LARAMIE, ALBANY COUNTY, WYOMING

PREPARED September, 2024

STEIL SURVEYING SERVICES, LLC
PROFESSIONAL LAND SURVEYORS
PLANNING & DEVELOPMENT SPECIALISTS
1102 WEST 19th ST. CHEYENNE, WY. 82001 ○ (307) 634-7273
756 GILCHRIST ST. WHEATLAND, WY. 82201 ○ (307) 322-9789
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