

SCHEDULE B - SECTION 2 TITLE EXCEPTION COMMENTS:

- EASEMENT AND RIGHT OF WAY AS RESERVED IN THE DEED RECORDED MARCH 14, 1890 IN BOOK 559 AT PAGE 534. (PLOTTED AND SHOWN HEREON)
- RIGHT OF WAY AS CONVEYED TO JAMES BURRELL JACKSON IN THE RIGHT OF WAY RECORDED MARCH 14, 1890 IN BOOK 579 AT PAGE 211. (PLOTTED AND SHOWN HEREON)
- EASEMENT AND RIGHT OF WAY AS RESERVED IN THE DEEDS RECORDED APRIL 9, 1892 IN BOOK 789 AT PAGES 305, 306 AND 307. (PLOTTED AND SHOWN HEREON)
- EASEMENT AND RIGHT OF WAY AS RESERVED IN THE DEED RECORDED OCTOBER 14, 1892 IN BOOK 848 AT PAGE 214. (PLOTTED AND SHOWN HEREON)
- EASEMENT AND RIGHT OF WAY AS RESERVED IN THE DEED RECORDED FEBRUARY 12, 1898 IN BOOK 1179 AT PAGE 602. (PLOTTED AND SHOWN HEREON)
- EXCEPTING THE RIGHTS OF THE ADJOINING PROPERTY OWNERS IN AND TO A RIGHT OF WAY OVER THE EAST 16 FEET OF PARCEL #2 OF SAID DEED, AND ALSO EXCEPTING ALL WATER AND WATER RIGHTS, AS SET FORTH IN THE DEED RECORDED OCTOBER 11, 1949 IN BOOK 6613 AT PAGE 501 AND AS SET FORTH IN THE DEED RECORDED JUNE 1, 1952 IN BOOK 7139 AT PAGE 325. (PLOTTED AND SHOWN HEREON)
- TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE GRANT OF PRIVATE CROSSING EASEMENT AS SET FORTH BELOW:  
RECORDING DATE: JANUARY 23, 1952  
RECORDING NO.: BOOK 7054 AT PAGE 419 AND RECORDED FEBRUARY 15, 1960 IN BOOK 8472 AT PAGE 465.  
RECORDING NO.: RECEPTION NO. 169255 (PLOTTED AND SHOWN HEREON)

# A.L.T.A./A.C.S.M. LAND TITLE SURVEY

## A PORTION OF THE SE 1/4 OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M. CITY AND COUNTY OF DENVER, STATE OF COLORADO

LEGAL DESCRIPTION:

PARCEL ONE:  
A TRACT OF LAND WHICH LIES IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 16;  
THENCE SOUTH ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION, A DISTANCE OF 330.18 FEET;  
THENCE EASTERLY ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTH 1/2 OF SAID SECTION, A DISTANCE OF 150.00 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE NORTH AND PARALLEL TO PREVIOUSLY DESCRIBED WEST LINE, A DISTANCE OF 529.86 FEET;  
THENCE ON A 90 DEGREES 00 MINUTES 00 SECONDS ANGLE TO THE RIGHT, A DISTANCE OF 5.00 FEET;  
THENCE ON A 90 DEGREES 00 MINUTES 00 SECONDS ANGLE TO THE LEFT, A DISTANCE OF 130.06 FEET;  
THENCE ON A 90 DEGREES 00 MINUTES 00 SECONDS ANGLE TO THE LEFT, A DISTANCE OF 5.00 FEET;  
THENCE NORTHERLY AND PARALLEL TO PREVIOUSLY DESCRIBED WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION, A DISTANCE OF 330.12 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 16 WHICH POINT LIES 150 FEET EAST OF THE WEST LINE OF THE EAST 1/2 OF SAID SOUTHWEST 1/4;  
THENCE EASTERLY ALONG SAID SOUTH LINE, A DISTANCE OF 211.29 FEET TO THE WEST RIGHT-OF-WAY LINE OF THE COLORADO AND SOUTHERN RAILROAD;  
THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 990.03 FEET;  
THENCE ON A RIGHT DEFLECTION ANGLE OF 88 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 180.35 FEET TO THE TRUE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL TWO:  
A PORTION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING A STRIP OF LAND 25 FEET IN WIDTH THE SOUTH LINE OF WHICH IS DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN;  
THENCE WEST ALONG THE SOUTH LINE OF SAID NORTH 1/2, A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION, SAID POINT BEING THE INTERSECTION OF THE WEST LINE OF SOUTH JASON STREET AND THE SOUTH LINE OF SAID NORTH 1/2;  
THENCE WEST ALONG SAID NORTH 1/2, A DISTANCE OF 214.65 FEET TO THE WEST RIGHT-OF-WAY LINE OF THE COLORADO AND SOUTHERN RAILROAD AND THE POINT OF ENDING OF THIS DESCRIPTION, CITY AND COUNTY OF DENVER, STATE OF COLORADO, EXCEPT THAT PORTION OF SUBJECT PROPERTY LYING WITHIN THE COLORADO & SOUTHERN RAILWAY RIGHT-OF-WAY, (FORMERLY THE DENVER SOUTH PLATTE & PACIFIC RAILROAD RIGHT-OF-WAY.

PARCEL THREE:  
PRIVATE CROSSING EASEMENT BEING 16 FEET IN WIDTH AS GRANTED IN INSTRUMENT RECORDED FEBRUARY 15, 1960 IN BOOK 8472 AT PAGE 465, THE CENTERLINE OF SAID EASEMENT DESCRIBED AS FOLLOWS:  
BEGINNING ON THE EAST BOUNDARY OF THE RAILROAD RIGHT-OF-WAY OF THE PARTY OF THE FIRST PART, AT A POINT 148 FEET NORTH OF THE NORTH LINE OF WEST ADA PLACE, EXTENDED, AND 375 FEET, MORE OR LESS, EAST OF THE EAST LINE OF SOUTH LIPAN STREET, RUNNING THENCE WEST SIXTY-SIX (66) FEET, MORE OR LESS, TO THE WEST BOUNDARY LINE OF SAID RAILROAD EASEMENT AND RIGHT-OF-WAY AS CONTAINED IN INSTRUMENT RECORDED MARCH 3, 1958 IN BOOK 8155 AT PAGE 197 DESCRIBED AS FOLLOWS:  
THE NORTH 25 FEET OF THE FOLLOWING DESCRIBED TRACT: NORTH 150 FEET OF WEST 150 FEET OF NORTHWEST 1/4, SOUTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, EXCEPT THE WEST 30 FEET OF SAID TRACT, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

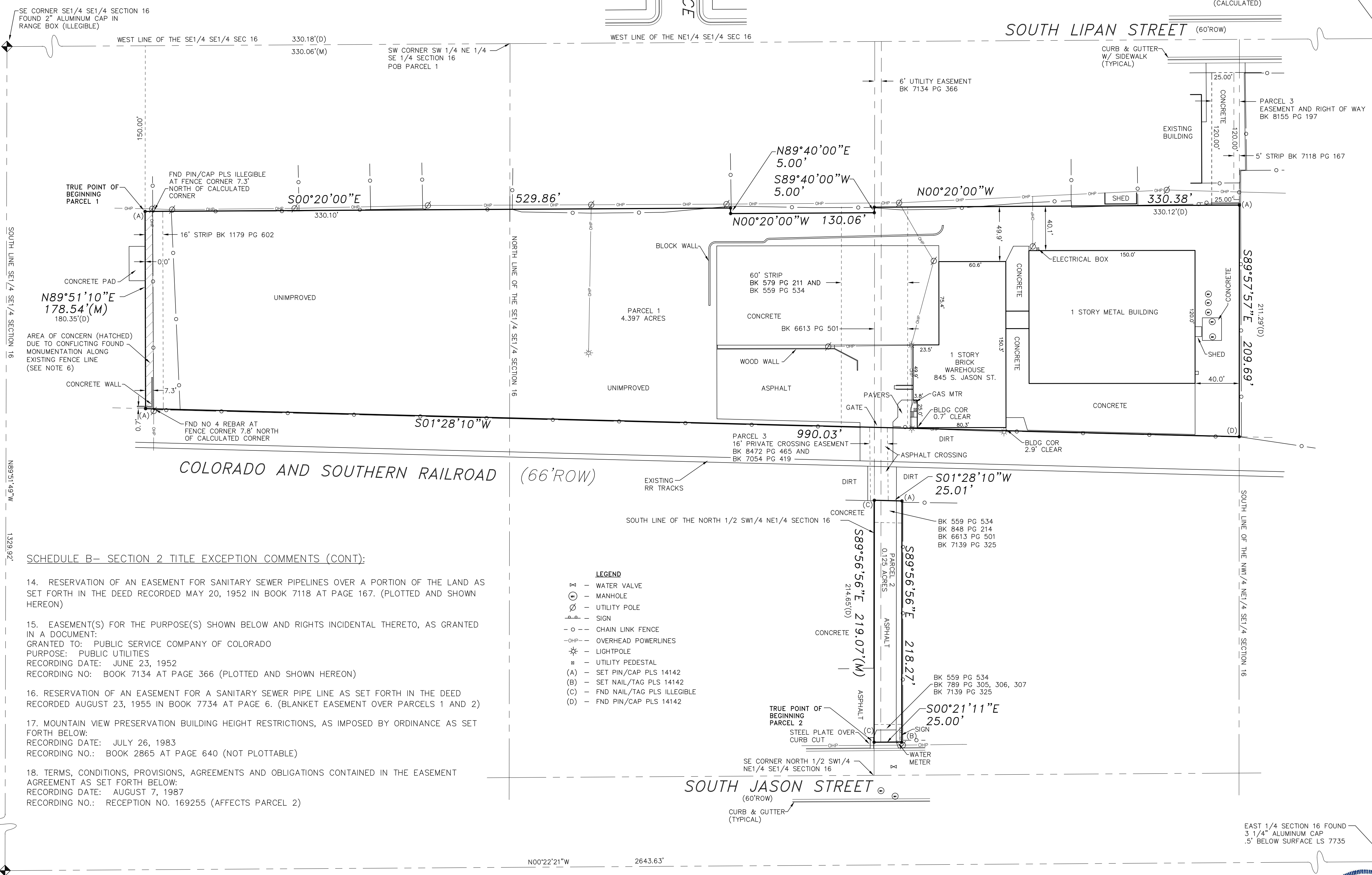
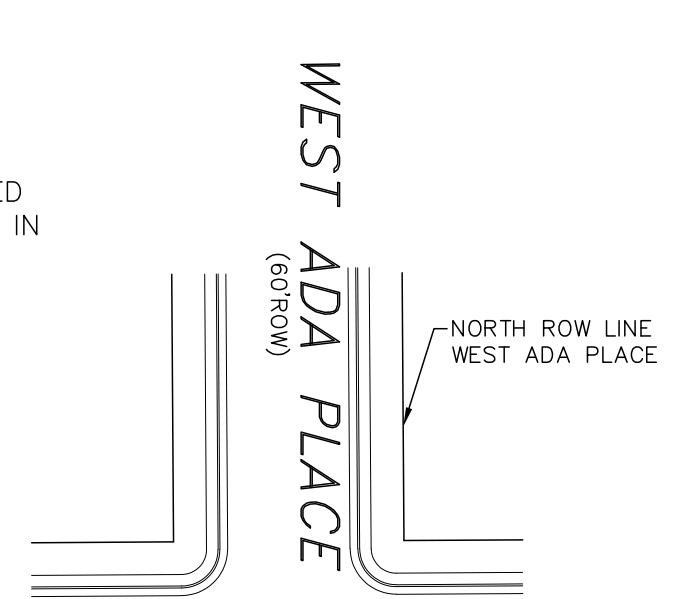
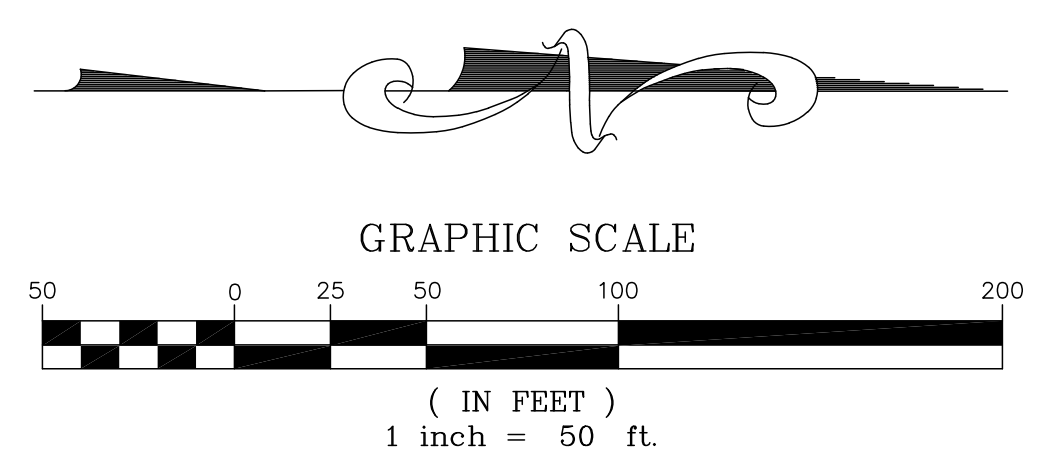
GENERAL NOTES:

- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.
- THIS A.L.T.A./A.C.S.M. LAND TITLE SURVEY, AND THE INFORMATION HEREON, MAY NOT BE USED FOR ANY ADDITIONAL OR EXTENDED PURPOSES BEYOND THAT FOR WHICH IT WAS INTENDED AND MAY NOT BE USED BY ANY PARTIES OTHER THAN THOSE TO WHICH IT IS CERTIFIED.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY RUBINO SURVEYING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, RIGHT OF WAY OR TITLE OF RECORD. RUBINO SURVEYING RELIED UPON CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 2120336 CMT, EFFECTIVE NOVEMBER 14, 2012.
- THE BEARINGS ARE BASED ON AN ASSUMED BEARING OF N00°22'21"W ALONG THE EAST LINE OF THE SE 1/4 OF SECTION 16 BETWEEN MONUMENTS FOUND AND DESCRIBED HEREON.
- THIS SURVEY IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
- THE SOUTH LINE OF THE SUBJECT PROPERTY WAS BASED ON THE BREAKDOWN OF THE SOUTHWEST 1/4 OF SECTION 19 AND THE LEGAL DESCRIPTION CALLS TO ALIQUOT LINES OF SECTION 19.

SURVEYOR'S CERTIFICATE:

TO:  
UNITED RAILROAD SERVICES CO.;  
GENERAL ELECTRIC CAPITAL CORPORATION;  
CHICAGO TITLE INSURANCE COMPANY;  
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 2011, AND INCLUDES ITEMS 1, 4, 7(a), 8, 9, 10 AND 11(a) OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION, AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

Robert J. Rubino  
ROBERT J. RUBINO, PLS 14142



SCHEDULE B- SECTION 2 TITLE EXCEPTION COMMENTS (CONT):

- RESERVATION OF AN EASEMENT FOR SANITARY SEWER PIPELINES OVER A PORTION OF THE LAND AS SET FORTH IN THE DEED RECORDED MAY 20, 1952 IN BOOK 7118 AT PAGE 167. (PLOTTED AND SHOWN HEREON)
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
GRANTED TO: PUBLIC SERVICE COMPANY OF COLORADO  
PURPOSE: PUBLIC UTILITIES  
RECORDING DATE: JUNE 23, 1952  
RECORDING NO.: BOOK 7134 AT PAGE 366 (PLOTTED AND SHOWN HEREON)
- RESERVATION OF AN EASEMENT FOR A SANITARY SEWER PIPE LINE AS SET FORTH IN THE DEED RECORDED AUGUST 23, 1955 IN BOOK 7734 AT PAGE 6. (BLANKET EASEMENT OVER PARCELS 1 AND 2)
- MOUNTAIN VIEW PRESERVATION BUILDING HEIGHT RESTRICTIONS, AS IMPOSED BY ORDINANCE AS SET FORTH BELOW:  
RECORDING DATE: JULY 26, 1983  
RECORDING NO.: BOOK 2865 AT PAGE 640 (NOT PLOTTABLE)
- TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE EASEMENT AGREEMENT AS SET FORTH BELOW:  
RECORDING DATE: AUGUST 7, 1987  
RECORDING NO.: RECEPTION NO. 169255 (AFFECTS PARCEL 2)

- LEGEND
- WATER VALVE
  - MANHOLE
  - UTILITY POLE
  - SIGN
  - CHAIN LINK FENCE
  - OVERHEAD POWERLINES
  - LIGHTPOLE
  - UTILITY PEDESTAL
  - (A) - SET PIN/CAP PLS 14142
  - (B) - SET NAIL/TAG PLS 14142
  - (C) - FND NAIL/TAG PLS ILLEGIBLE
  - (D) - FND PIN/CAP PLS 14142



prepared by:  
RUBINO SURVEYING  
3312 AIRPORT ROAD  
BOULDER, COLORADO 80301  
(303) 464-9515

FIELD INSPECTED AND REVISED 11/29/12	
DRAWING NO: 12198.DWG	SHEET 1 OF 1
DATE OF SURVEY: 1/13/98	DATE OF DRAWING: 1/25/98
DRAWN BY: BR	PROJECT NO:12198 (98101)



# ALTA/ACSM LAND TITLE SURVEY

A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 4 SOUTH,  
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
CITY AND COUNTY OF DENVER,  
STATE OF COLORADO  
SHEET 1 OF 2

## LEGAL DESCRIPTION -- TITLE COMMITMENT

THE LAND REFERRED TO IN SCHEDULE A IS SITUATED IN THE COUNTY OF DENVER, STATE OF COLORADO AND IS DESCRIBED AS FOLLOWS:

THAT PART OF THE SOUTH 1/2 NORTHEAST 1/4 SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 30 FEET FROM WEST LINE AND 30 FEET SOUTH FROM NORTH LINE OF SOUTH 1/2 NORTH 1/2 NORTHEAST 1/4 SOUTHEAST 1/4 OF SAID SECTION 16;  
THENCE SOUTH 300 FEET TO A POINT IN SOUTH LINE OF SAID NORTH 1/2 NORTHEAST 1/4 SOUTHEAST 1/4 OF SAID SECTION 16, 30 FEET EAST FROM SOUTHWEST CORNER OF SAID NORTH 1/2 ONE-QUARTER SOUTHEAST 1/4 OF SAID SECTION 16;  
THENCE EAST ALONG SAID SOUTH LINE OF NORTH 1/2 NORTHEAST 1/4 SOUTHEAST 1/4 OF SAID SECTION 16, 325 FEET 5 INCHES, MORE OR LESS, TO INTERSECTION OF SAID SOUTH LINE OF NORTH 1/2 NORTHEAST 1/4 SOUTHEAST 1/4 OF SAID SECTION 16 WITH WESTERLY LINE OF RIGHT OF WAY OF DENVER SOUTH PARK AND PACIFIC RAILROAD COMPANY;  
THENCE A LITTLE EASTERLY OR NORTH ALONG SAID WESTERLY LINE OF SAID RIGHT OF WAY TO A POINT ON SAID LINE 30 FEET SOUTH OF NORTH LINE OF SAID SOUTH 1/2 NORTH 1/2 NORTHEAST 1/4 SOUTHEAST 1/4 OF SAID SECTION 16;  
THENCE WEST 334 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING,  
CITY AND COUNTY OF DENVER, STATE OF COLORADO.

AND

ALL THAT PORTION OF THE NORTH 1/2 NORTHWEST 1/4 NORTHEAST 1/4 SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, LYING WEST OF THE RIGHT OF WAY OF THE COLORADO AND SOUTHERN RAILWAY COMPANY, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

EXCEPT THE WEST 30 FEET.

AND A STRIP OF LAND 30 FEET IN WIDTH OFF THE ENTIRE NORTH SIDE OF THAT PORTION OF THE SOUTH 1/2 OF SAID NORTHWEST 1/4 NORTHEAST 1/4 SAID SECTION 16 LYING WEST OF THE RIGHT OF WAY OF SAID THE COLORADO AND SOUTHERLY RAILWAY COMPANY, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

EXCEPT THE WEST 30 FEET.

ALSO DESCRIBED AS:

A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M.;  
THENCE SOUTH 89°49'56" EAST ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 SOUTHEAST 1/4 A DISTANCE OF 30.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SOUTH LIPAN STREET, THE TRUE POINT OF BEGINNING;  
THENCE CONTINUING ALONG THE NORTH LINE SAID NORTHEAST 1/4 SOUTHEAST 1/4, SOUTH 89°49'56" EAST A DISTANCE OF 343.81 FEET TO A POINT ON THE WEST LINE OF THE BURLINGTON NORTHERN RAILWAY COMPANY RIGHT OF WAY;  
THENCE SOUTHERLY ALONG SAID WEST RIGHT OF WAY LINE AND ALONG THE ARC OF A CURVE TO THE RIGHT, CENTRAL ANGLE= 4°27'41", RADIUS = 1967.00 FEET, AN ARC LENGTH OF 153.16 TO A POINT OF TANGENCY, THE CHORD OF SAID ARC BEARS SOUTH 00°35'38" EAST A DISTANCE OF 153.13 FEET;  
THENCE CONTINUING SOUTHERLY ALONG SAID WEST RIGHT OF WAY LINE, SOUTH 1°38'12" WEST A DISTANCE OF 507.40 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16;  
THENCE LEAVING SAID WEST RIGHT OF WAY LINE, NORTH 89°47'59" WEST ALONG SAID SOUTH LINE A DISTANCE OF 329.40 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SOUTH LIPAN STREET;  
THENCE NORTH 00°07'48" WEST ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 660.17 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

## NOTES


- 1) TITLE COMMITMENT NO. NCS-684787-CO EFFECTIVE DATE AUGUST 05, 2014 AT 5:00 P.M. FROM FIRST AMERICAN TITLE INSURANCE COMPANY--NCS, WAS RELIED UPON FOR ANY RECORDED EASEMENTS OR RIGHTS OF WAY WHICH MAY AFFECT THE SUBJECT PROPERTY.
- 2) THE FOLLOWING ITEMS FROM SCHEDULE B -- SECTION 2 OF THE ABOVE REFERENCED TITLE COMMITMENT POLICY ARE ADDRESSED AS FOLLOWS:
  - 1 AND 2 -- AFFECTS SUBJECT PROPERTY, NOT PLOTABLE
  - 3 -- AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON
  - 4 THROUGH 10 -- AFFECTS SUBJECT PROPERTY, NOT PLOTABLE
  - 11 THROUGH 12 -- AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON
  - 13 THROUGH 14 -- AFFECTS SUBJECT PROPERTY, NOT PLOTABLE
- 3) NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.
- 4) FALCON SURVEYING, INC. RECOMMENDS ALL INTERESTED PARTIES RETAIN THE SERVICES OF A COMPETENT INDIVIDUAL TO CONSULT PERTINENT DOCUMENTS FOR SPECIFIC DEVELOPMENT RESTRICTIONS AND CRITERIA WHICH MIGHT APPLY TO SUBJECT PARCEL. FALCON SURVEYING, INC. AND THE SURVEYOR OF RECORD ASSUME NO RESPONSIBILITY FOR THE ZONING RESTRICTIONS UPON THE SUBJECT PROPERTY.
- 5) BURIED UTILITIES AND/OR PIPE LINES ARE SHOWN PER VISIBLE SURFACE EVIDENCE AND UTILITY PLANS. ADDITIONAL UTILITIES, IN USE OR ABANDONED, MIGHT EXIST ON, NEAR OR CROSSING THE SUBJECT PROPERTY. FALCON SURVEYING, INC. AND THE SURVEYOR OF RECORD SHALL NOT BE LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES.
- 6) FALCON SURVEYING, INC. DOES NOT HAVE THE EXPERTISE TO ADDRESS THE MINERAL RIGHTS. FALCON SURVEYING, INC. RECOMMENDS ALL INTERESTED PARTIES RETAIN A MINERAL RIGHTS EXPERT TO ADDRESS THESE MATTERS. FALCON SURVEYING, INC. AND THE SURVEYOR OF RECORD ASSUME NO RESPONSIBILITY FOR THE MINERAL RIGHTS UPON THIS TRACT OF LAND.
- 7) FALCON SURVEYING, INC. DOES NOT HAVE THE EXPERTISE TO ADDRESS THE ACCESS RIGHTS TO AND FROM PUBLIC RIGHTS OF WAY. FALCON SURVEYING, INC. RECOMMENDS ALL INTERESTED PARTIES CONSULT WITH THE LOCAL GOVERNMENT ON THESE MATTERS. FALCON SURVEYING, INC. AND THE SURVEYOR OF RECORD ASSUME NO RESPONSIBILITY FOR THE ACCESS RIGHTS UPON THIS TRACT OF LAND.
- 8) SUBJECT PROPERTY LIES IN "ZONE X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS PER FLOOD INSURANCE RATE MAP PANEL NO. 08059C0211F, DATED FEBRUARY 5, 2014.
- 9) NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- 10) NO KNOWN CHANGES IN STREET RIGHT OF WAY LINES, NO OBSERVED EVIDENCE OF RECENT STREET R SIDEWALK CONSTRUCTION OR REPAIRS.
- 11) NO OBSERVED EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

## ALTA/ACSM CERTIFICATION

TO: MIMA GRADA II, LLC, A COLORADO LIMITED LIABILITY COMPANY; SALVADOR BONILLA AND JUVENTINA BONILLA AND FIRST AMERICAN TITLE INSURANCE COMPANY;

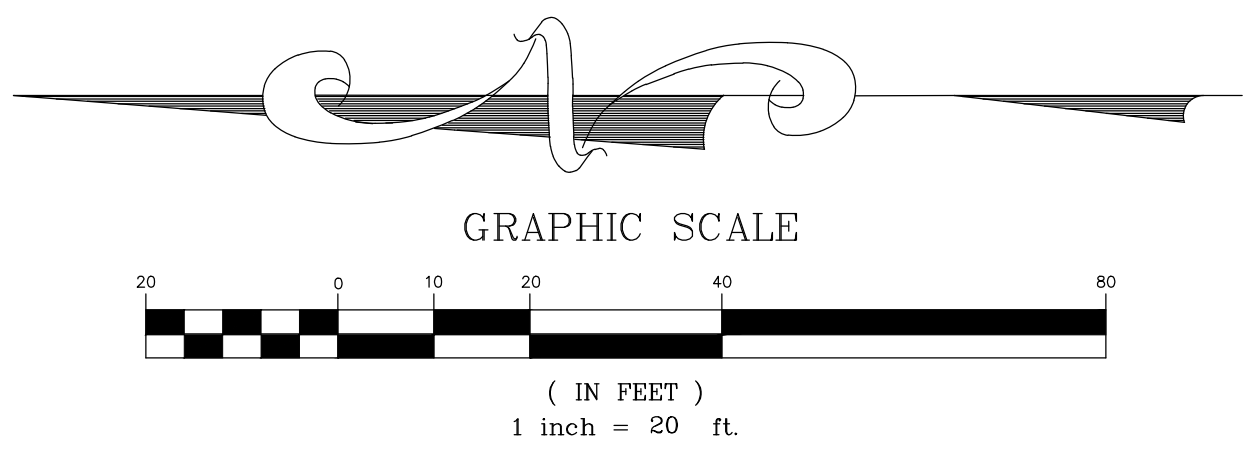
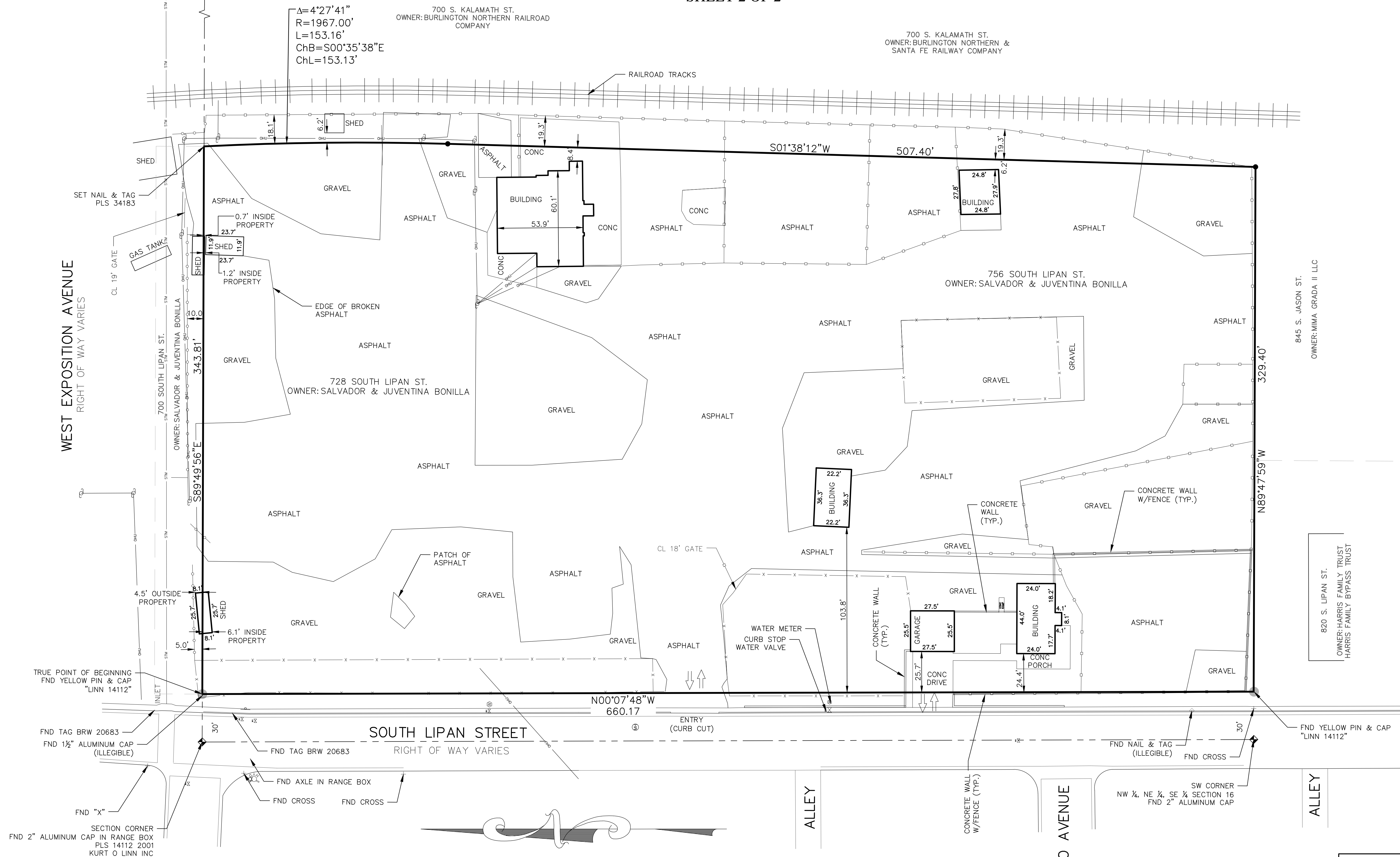
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS, IN 2011, AND INCLUDES ITEMS 1 THRU 4, 6a, 7a, 8, 9, 11a, 13, AND 16 THRU 18 AND 21. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS." DATE: 09/10/14.

JEFFREY J. MACKENNA P.L.S. 34183 DATE: 09/10/2014

	9940 WEST 25TH AVENUE LAKEWOOD, CO 80215 303-202-1560 WWW.FALCONSURVEYING.COM	
	DATE: 09/10/14	REV:
DRAWN BY: JAN	CHK'D BY: J.M.	JOB NO. 140818
DATE OF FIELD SURVEY: 08/29/14	140818_ALTA.DWG	

# ALTA/ACSM LAND TITLE SURVEY

A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 4 SOUTH,  
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
CITY AND COUNTY OF DENVER,  
STATE OF COLORADO  
SHEET 2 OF 2



	9940 WEST 25TH AVENUE LAKEWOOD, CO 80215 303-202-1560 WWW.FALCONSURVEYING.COM	
	DATE: 09/10/14	REV:
DRAWN BY: JAN	CHK'D BY: J.M	JOB NO. 140818
DATE OF FIELD SURVEY: 08/29/14		140818_ALTA.DWG

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