

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

LOTS 23 AND 24, BLOCK 3, WEST BROADWAY
ADDITION, A PORTION OF THE NW 1/4 OF SECTION 22, T4S, R68W
OF THE 6TH PM, CITY AND COUNTY OF DENVER, STATE OF COLORADO

LEGAL DESCRIPTION:

LOTS 23 AND 24, BLOCK 3,
WEST BROADWAY ADDITION,
EXCEPTING THEREFROM THAT PART GRANTED TO THE CITY AND COUNTY OF DENVER, A
MUNICIPAL CORPORATION IN THE DECREE OF CONDEMNATION RECORDED MARCH 8, 1985
AT RECEPTION NO. 086446,
CITY AND COUNTY OF DENVER, STATE OF COLORADO.

GENERAL NOTES:

1. 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.
2. 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.
3. 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 STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. 90177664 LR, EFFECTIVE DATE: APRIL 8, 2006..
4. THERE IS ADEQUATE INGRESS TO AND EGRESS FROM THE SUBJECT PROPERTY PROVIDED BY BANNOCK STREET.
5. THIS SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.

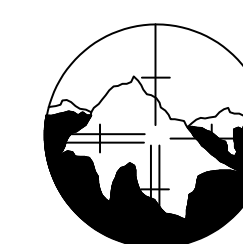
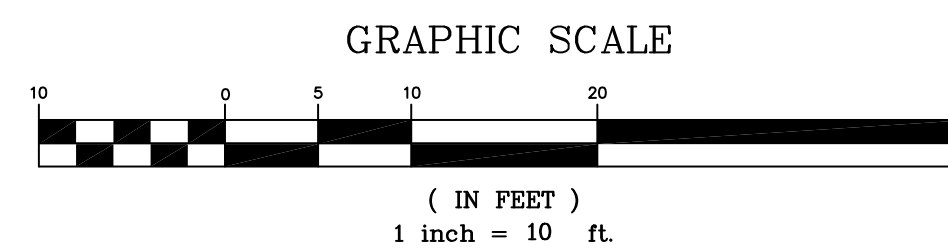
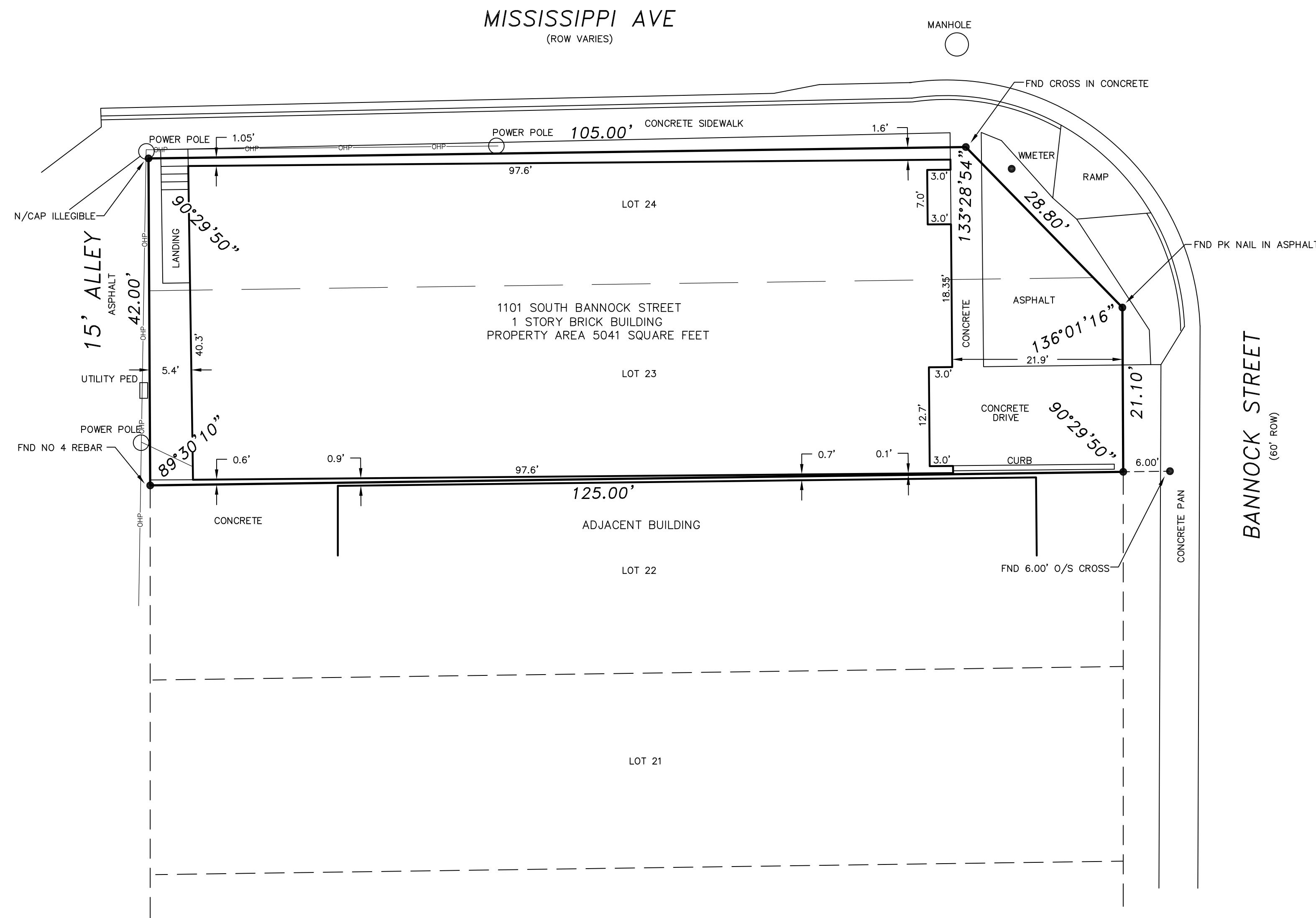
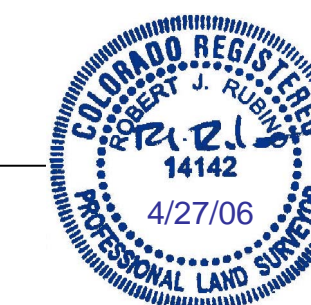
EXCEPTIONS:

NONE

SURVEYOR'S CERTIFICATE:

TO:
C70 LAND, LLC, A COLORADO LIMITED LIABILITY COMPANY;
MICHAEL J. BINGO, JR.
STEWART TITLE GUARANTY 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 1999, 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



prepared by:
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REVISIONS	
DRAWING NO: 06130.DWG	SHEET 1 OF 1
DATE OF SURVEY: 04/24/06	DATE OF DRAWING: 04/26/06
DRAWN BY: BR	PROJECT NO: 06130