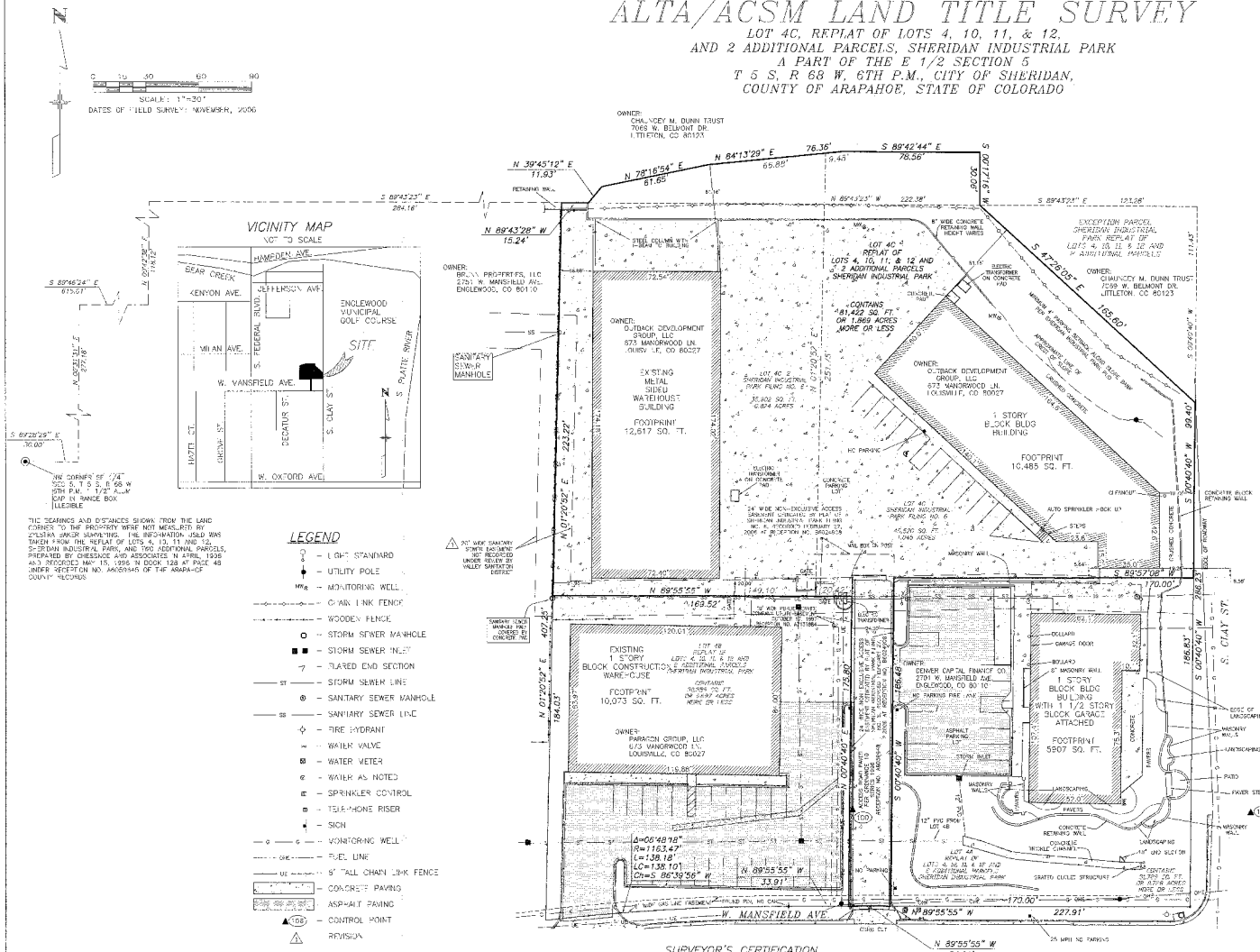
ALTA/ACSM LAND TITLE SURVEY

LOT 4C, REPLAT OF LOTS 4, 10, 11, & 12,
AND 2 ADDITIONAL PARCELS, SHERIDAN INDUSTRIAL PARK
A PART OF THE E 1/2 SECTION 5
T 5 S, R 68 W, 6TH P.M., CITY OF SHERIDAN,
COUNTY OF ARAPAHOE, STATE OF COLORADO



LEGAL DESCRIPTION

LOT 4C, REPLAT OF LOTS 4, 10, 11 AND 12 SHERIDAN INDUSTRIAL PARK, ACCORDING TO THE PLAT THEREOF RECORDED MAY 15, 1996 UNDER RECEPTION NO. A6059645, COUNTY OF ARAPAHOE, STATE OF COLORADO.

THE ABOVE LEGAL DESCRIPTION WAS TAKEN FROM TITLE COMMITMENT ORDER NO. ABC7009340, ISSUED BY LAND TITLE GUARANTEE COMPANY.

SEE ALSO NOTE 10.

NOTES

1. BASIS OF BEARINGS: THE WEST LINE OF LOT 4B BEARS N 01°20'52" E, AS SHOWN ON THE REPLAT OF LOTS 4, 10, 11 AND 12, SHERIDAN INDUSTRIAL PARK AND TWO ADDITIONAL PARCELS, PREPARED BY CHESSIDE AND ASSOCIATES IN APRIL 1996 AND RECORDED MAY 15, 1996 IN BOOK 128 AT PAGE 48 UNDER RECEPTION NO. A6059645 OF THE ARAPAHOE COUNTY RECORDS.

2. THE LOCATIONS OF THE UNDERGROUND UTILITIES AS SHOWN ON THIS SURVEY ARE BASED UPON SURFACE EVIDENCE ONLY, AND MAY NOT BE IN THE EXACT LOCATION SHOWN ON THIS DRAWING. ALL UNDERGROUND LINES MUST BE LOCATED PRIOR TO ANY DIGGING OR EXCAVATING. CALL UTILITY NOTIFICATION CENTER OF COLORADO AT 1-800-922-1987 OR 303-534-6700 IN METRO DENVER FOR UTILITY LOCATES.

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 THE CERTIFICATION SHOWN HEREON.

4. IN REGARD TO THE FLOOD ZONE, THE PROPERTY IS WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP NUMBER 08005C0145 J, REVISED AUGUST 16, 1995.

5. SETBACKS PER SHERIDAN INDUSTRIAL PARK PUD. PARKING SETBACK OF 10 FEET ALONG MANSFIELD AVENUE. BUILDING SETBACK IS 1 FOOT PER 3 FEET OF BUILDING HEIGHT, WITH A MINIMUM OF 10 FEET.

6. THIS SURVEY WAS PREPARED WITH BENEFIT OF TITLE INSURANCE COMMITMENT POLICY NO. ABC7010934C ISSUED BY LAND TITLE GUARANTEE COMPANY, WITH AN EFFECTIVE DATE OF AUGUST 11, 2006.

7. SUBJECT TO THE FOLLOWING EXCEPTIONS:
   - B-1-6. EXISTING LEASES AND TENANCIES, IF ANY.
   - B-1-7. TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE NO. 25, SERIES OF 1985, AN ORDINANCE RECODING A PORTION OF SAID LAND RECORDED OCTOBER 11, 1985 IN BOOK 4560 AT PAGE 178. (AFFECTS ENTIRE PARCEL)
   - B-1-8. ANY TAX, LIEN, FEE OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE VALLEY SANITATION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED JUNE 3, 1993, IN BOOK 6962 AT PAGE 533. (AFFECTS ENTIRE PARCEL)
   - B-1-9. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF SHERIDAN INDUSTRIAL PARK AND THE FINAL SITE DEVELOPMENT PLAN AND CONCEPTUAL LANDSCAPE PLAN ATTACHED THERETO RECORDED JUNE 18, 1993 UNDER RECEPTION NO. 75135. (AFFECTS ENTIRE PARCEL)
   - B-1-10. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATION AND NOTES ON THE PLAT OF REPLAT OF LOTS 4, 10, 11 AND 12 SHERIDAN INDUSTRIAL PARK RECORDED MAY 15, 1996 UNDER RECEPTION NO. A6059645. (AFFECTS ENTIRE PARCEL)
   - B-1-11. TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE NO. 10, SERIES 1996, AN ORDINANCE APPROVING A RESUBDIVISION OF LOTS 4, 10, 11 AND 12 OF THE SHERIDAN INDUSTRIAL PARK SUBDIVISION RECORDED MAY 15, 1996 AT RECEPTION NO. A6059645. (AFFECTS ENTIRE PARCEL)
   - B-1-12. EASEMENT GRANTED TO VALLEY SANITATION DISTRICT, FOR UNDERGROUND SEWER LINES, AND INCIDENTAL PURPOSES, BY THE INSTRUMENT RECORDED SEPTEMBER 10, 1996 UNDER RECEPTION NO. A6121846. (SHOWN)
   - B-1-13. TERMS, CONDITIONS AND PROVISIONS OF AN UNRECORDED LEASE DATED MAY 21, 1997 AND EXTENSION OF PREVIOUS LEASE DATED JUNE 16, 1997 IN FAVOR OF RETAINING WALL SYSTEMS, INC., A COLORADO CORPORATION, AS DISCLOSED BY SUBORDINATION AGREEMENT RECORDED AUGUST 13, 1997 UNDER RECEPTION NO. A7100350. (AFFECTS ENTIRE PARCEL)
   - B-1-14. ANY RIGHTS OR INTERESTS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS SHOWN ON ALTA/ACSM LAND TITLE SURVEY DATED JULY 15, 2005 PREPARED BY ZYLSTRA BAKER SURVEYING, INC., JOB NO. MMS-0707:
     - ENCROACHMENT OF THE EXISTING BUILDING ONTO THE 20' SANITARY SEWER EASEMENT.
     - ENCROACHMENT OF THE FENCE ONTO THE ADJACENT PROPERTY.
     - EXCROACHMENT OF THE RETAINING WALL ONTO THE ADJACENT PROPERTY.
     - SANITARY SEWER LINE LIES OUTSIDE OF THE RECORDED EASEMENT.

8. NO GUARANTEES AS TO THE ACCURACY OF THE INFORMATION CONTAINED ON THE ATTACHED DRAWING IS EITHER STATED OR IMPLIED UNLESS THIS COPY BEARS AN ORIGINAL SIGNATURE OF THE PROFESSIONAL LAND SURVEYOR NAMED HEREON.

9. SINCE THE ISSUANCE OF THE TITLE COMMITMENT REFERENCED IN THE LEGAL DESCRIPTION AND NOTE 7 ABOVE, LOT 4C HAS BEEN SUBDIVIDED INTO TWO LOTS (4C-1 AND 4C-2) BY THE PLAT OF SHERIDAN INDUSTRIAL PARK FILING NO. 6, RECORDED FEBRUARY 27, 2006 AT RECEPTION NO. B6024908. A 24 FOOT WIDE NON-EXCLUSIVE ACCESS EASEMENT WAS ALSO DEDICATED BY SAID PLAT.

10. STRIPED PARKING SPACES IN LOT 4C (BY SHERIDAN INDUSTRIAL PARK FILING NO. 6 LOT NUMBER):

    LOT 4C-1:
    1 HANDICAP SPACE
    10 STANDARD SPACES

    LOT 4C-2:
    NO STRIPED SPACES

11. THE SANITARY SEWER EASEMENT REFERRED TO IN NOTE 7, B-2-12 IS TO BE VACATED AND A NEW EASEMENT, WHICH IS NOW ENCROACHED UPON BY THE BUILDINGS, IS TO BE DEDICATED. THIS PROCESS IS CURRENTLY UNDER REVIEW BY THE VALLEY SANITATION DISTRICT.

SURVEYOR'S CERTIFICATION

TO: RETAINING WALL SYSTEMS
LAND TITLE GUARANTEE COMPANY
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 2005, AND INCLUDES ITEMS 2, 3, 4, 6, 7(a), 7(b)(1), 8, 9, 10, 11(a) AND 13 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 IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR 29028

STEVEN D. CARSTENS
PROFESSIONAL LAND SURVEYOR
COLORADO NO. 29028

NO	DATE	REVISION	BY
1	3/21/07	REVISE SANITARY EASEMENT	JRT

ZYLSTRA BAKER SURVEYING, INC.
1510 WEST ILIFF AVENUE • ENGLEWOOD, CO 80110
PHONE (303) 781-0700 FAX (303) 781-4195
E-MAIL — mail@zbsinc.net

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A PART OF THE E 1/2 SECTION 5
T 5 S, R 68 W, 6TH P.M.
ARAPAHOE COUNTY, STATE OF COLORADO

CLIENT: RETAINING WALL SYSTEMS

F.B. 1027	CK. SJD	
DR. JRT	DATE 1/25/07	1102

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