

**NOTES:**

NO ADJACENT PROPERTY OWNER INFORMATION WAS PROVIDED FOR THIS SURVEY.

THIS SURVEY, AND ALL EXCEPTIONS AND EASEMENTS PERTAINING HERETO, IS BASED ON INFORMATION CONTAINED IN TITLE COMMITMENT NO. AB70031413 AS PREPARED BY LAND TITLE GUARANTEE COMPANY, BEARING AN EFFECTIVE DATE OF JULY 23, 2003 AS WELL AS INFORMATION CONTAINED IN TITLE COMMITMENT NO. AB70036318 AS PREPARED BY LAND TITLE GUARANTEE COMPANY, BEARING AN EFFECTIVE DATE OF JULY 28, 2003 (AS TO LEGAL DESCRIPTION ONLY), AS WELL AS AN IMPROVEMENT SURVEY PLAT PREPARED BY ROBINSON/DALTON CONSULTING, INC. JOB NO. A2377.00, DATED AUGUST 30, 1991 AND DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR.

NO INFORMATION FOR UNDERGROUND WATER AND SANITARY SEWER UTILITY INFORMATION COULD BE OBTAINED FROM THE CITY OF GLENN, PLEASANT VIEW WATER AND SANITATION DISTRICT OR CONSOLIDATED MUTUAL WATER DISTRICT, HOWEVER FIELD SURFACE EVIDENCE IS SHOWN HEREON. ALL UNDERGROUND GAS AND ELECTRIC UTILITY INFORMATION IS BASED ON MAPS PROVIDED BY PUBLIC SERVICE COMPANY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. NO INFORMATION ON UNDERGROUND TELEPHONE LINES COULD BE OBTAINED FOR THIS SURVEY, HOWEVER OVERHEAD WIRES ALONG THE SOUTH PROPERTY LINE ARE FOR BOTH TELEPHONE AND ELECTRICAL USE.

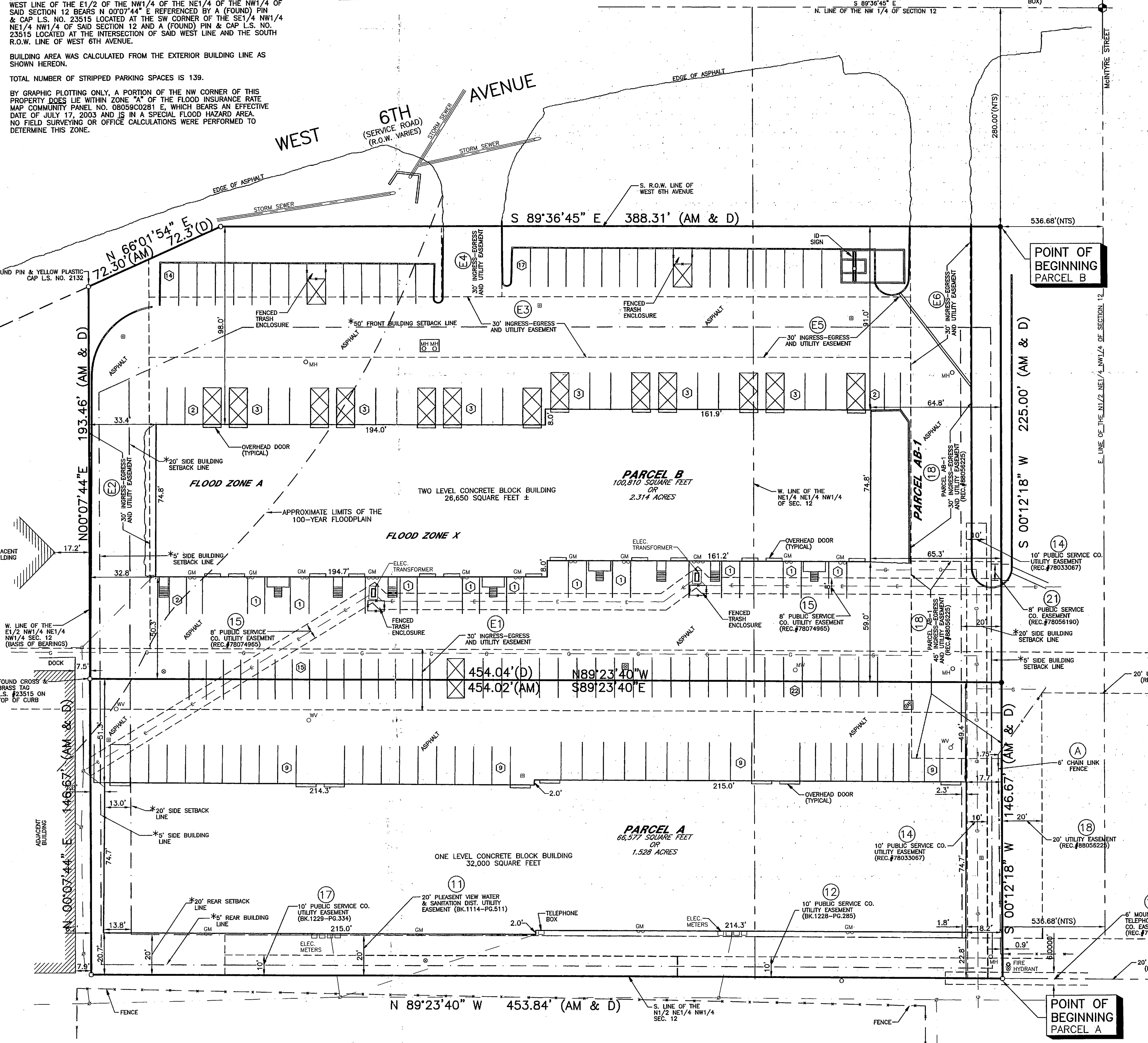
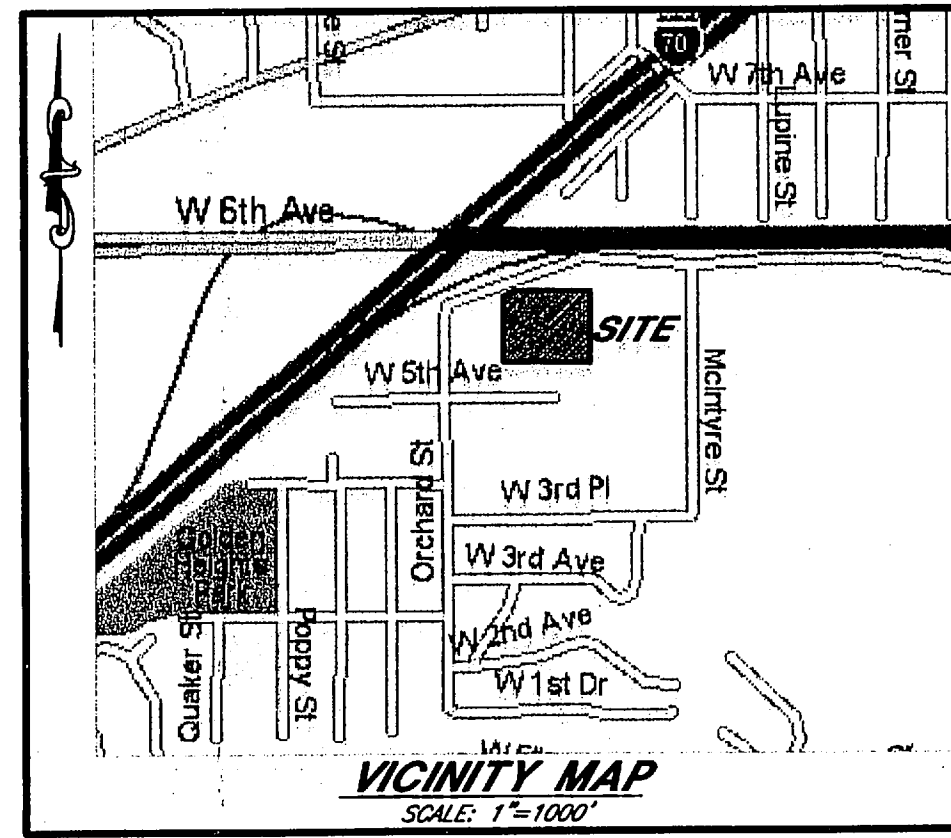
\*THIS SITE WAS ZONED I-3 IN 1988, ACCORDING TO OFFICIALS AT THE JEFFERSON COUNTY, COLORADO PLANNING AND ZONING DEPARTMENT. SETBACKS WITHIN THIS ZONE ARE 50 FEET FROM ANY R.O.W. AND 20 FEET FROM ANY SIDE OR REAR PROPERTY LINE. PRIOR TO THIS ZONING, SETBACKS WERE 50 FEET FROM ANY R.O.W. AND 5 FEET FROM ANY SIDE OR REAR PROPERTY LINE. THE EXISTING BUILDINGS ON THIS SITE WERE CONSTRUCTED PRIOR TO THE 1988 ZONING AND THEREFORE ARE NOT IN VIOLATION OF THE SETBACKS. HOWEVER, ANY NEW CONSTRUCTION MUST COMPLY WITH THE SETBACKS AS FIRST STATED ABOVE IN THE 1988 I-3 ZONE DISTRICT.

BEARINGS USED ON THIS SURVEY ARE BASED ON THE ASSUMPTION THAT THE WEST LINE OF THE E1/2 OF THE NE1/4 OF THE NW1/4 OF SAID SECTION 12 BEARS N 0°07'44" E REFERENCED BY A (FOUND) PIN & CAP L.S. NO. 23515 LOCATED AT THE SW CORNER OF THE SE1/4 NW1/4 NE1/4 NW1/4 OF SAID SECTION 12 AND A (FOUND) PIN & CAP L.S. NO. 23515 LOCATED AT THE INTERSECTION OF SAID WEST LINE AND THE SOUTH R.O.W. LINE OF WEST 6TH AVENUE.

BUILDING AREA WAS CALCULATED FROM THE EXTERIOR BUILDING LINE AS SHOWN HEREON.

TOTAL NUMBER OF STRIPPED PARKING SPACES IS 139.

BY GRAPHIC PLOTTING ONLY, A PORTION OF THE NW CORNER OF THIS PROPERTY DOES NOT LIE WITHIN ZONE "A" OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 080802021 E WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 2003 AND IS IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING OR OFFICE CALCULATIONS WERE PERFORMED TO DETERMINE THIS ZONE.



**NOTES CORRESPONDING TO SCHEDULE B - SECTION 2 OF TITLE COMMITMENT:**

10. RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED MAY 03, 1875, IN BOOK T AT PAGE 541. (APPLIES TO THE SUBJECT PROPERTY, HOWEVER, CONTAINS NO PLOTTABLE ITEMS).
11. EASEMENT FOR WATER PIPE LINE AND APPURTENANCES THERETO AS GRANTED TO PLEASANT VIEW WATER AND SANITATION DISTRICT IN INSTRUMENT RECORDED APRIL 15, 1958, IN BOOK 1114 AT PAGE 511. (APPLIES TO THE SUBJECT PROPERTY, PLOTTABLE ITEMS SHOWN HEREON).
12. UTILITY EASEMENT AS GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO IN INSTRUMENT RECORDED OCTOBER 15, 1958, IN BOOK 1228 AT PAGE 285. (APPLIES TO THE SUBJECT PROPERTY, PLOTTABLE ITEMS SHOWN HEREON).
13. TERMS, PROVISIONS AND CONDITIONS OF PLATTING EXEMPTION AGREEMENT AS CONTAINED IN INSTRUMENT RECORDED MARCH 06, 1978, UNDER RECEPTION NO. 78019437. (APPLIES TO THE SUBJECT PROPERTY, HOWEVER, CONTAINS NO PLOTTABLE ITEMS).
14. UTILITY EASEMENT AS GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO IN INSTRUMENT RECORDED APRIL 14, 1978, UNDER RECEPTION NO. 78033067. (APPLIES TO THE SUBJECT PROPERTY, PLOTTABLE ITEMS SHOWN HEREON).
15. UTILITY EASEMENT AS GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO IN INSTRUMENT RECORDED AUGUST 16, 1978, UNDER RECEPTION NO. 78033067. (APPLIES TO THE SUBJECT PROPERTY, PLOTTABLE ITEMS SHOWN HEREON).
16. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE PLEASANT VIEW WATER AND SANITATION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED JANUARY 24, 1959, IN BOOK 1101 AT PAGE 187 AND 189. (APPLIES TO THE SUBJECT PROPERTY, HOWEVER, CONTAINS NO PLOTTABLE ITEMS).
17. UTILITY EASEMENT AS GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO IN INSTRUMENT RECORDED OCTOBER 21, 1958, IN BOOK 1229 AT PAGE 334. (APPLIES TO THE SUBJECT PROPERTY, PLOTTABLE ITEMS SHOWN HEREON).
18. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN ADJOINING OWNERS AGREEMENT CREATING A PERPETUAL DRIVEWAY EASEMENT AND SEWER MAINTENANCE EASEMENT RECORDED JUNE 09, 1988 UNDER RECEPTION NO. 88056225 AND AS SET FORTH IN DEED RECORDED JUNE 9, 1988 UNDER RECEPTION NO. 88056227. (APPLIES TO THE SUBJECT PROPERTY, PLOTTABLE ITEMS SHOWN HEREON).
19. RIGHT OF WAY EASEMENT AS GRANTED TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY IN INSTRUMENT RECORDED SEPTEMBER 15, 1978, UNDER RECEPTION NO. 78085399. (APPLIES TO THE SUBJECT PROPERTY, PLOTTABLE ITEMS SHOWN HEREON).
20. UTILITY EASEMENT AS GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO IN INSTRUMENT RECORDED SEPTEMBER 26, 1979, UNDER RECEPTION NO. 78056190. (APPLIES TO THE SUBJECT PROPERTY, HOWEVER IT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON).
21. UTILITY EASEMENT AS GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO IN INSTRUMENT RECORDED JUNE 22, 1978, UNDER RECEPTION NO. 78056190. (APPLIES TO THE SUBJECT PROPERTY, APPROXIMATE LOCATION SHOWN HEREON).

**OTHER POSSIBLE EASEMENTS:**

E. EASEMENT FOR EXISTING UTILITIES AS SHOWN ON THE IMPROVEMENT SURVEY PLAT OF ROBINSON/DALTON CONSULTING, INC. JOB NO. A2377.00, DATED AUGUST 30, 1991. EASEMENTS PLOTTED AND DELINEATED AS FOLLOWS: (ALL OF THE FOLLOWING SITUATED IN SECTION 12, T.4S., R.70W., OF THE 6TH P.M., JEFFERSON COUNTY, COLORADO.)

- E1. THE NORTH 30 FEET OF THE SOUTH 161.67 FEET OF THE N1/2 NE1/4 NW1/4 EXCEPT THE EAST 536.68 FEET THEREOF.
- E2. THE WEST 30 FEET OF THE E1/2 NW1/4 NE1/4 NW1/4 LYING SOUTH OF THE SOUTH R.O.W. LINE OF WEST 6TH AVENUE.
- E3. THE SOUTH 30 FEET OF THE NORTH 345 FEET OF THE E1/2 NW1/4 NE1/4 NW1/4 EXCEPT THE WEST 30 FEET THEREOF.
- E4. THE SOUTH 30 FEET OF THE NORTH 315 FEET OF THE WEST 30 FEET OF THE EAST 814.99 FEET OF THE N1/2 NE1/4 NW1/4.
- E5. THE SOUTH 30 FEET OF THE NORTH 345 FEET OF THE NE1/4 NE1/4 NW1/4, EXCEPT THE EAST 581.68 FEET THEREOF.
- E6. THE WEST 30 FEET OF THE EAST 581.68 FEET OF THE N1/2 NE1/4 NW1/4 LYING SOUTH OF WEST 6TH AVENUE, EXCEPT THE SOUTH 161.67 FEET THEREOF.

**AREA OF CONCERN:**

A. CHAIN LINK FENCE, 6 FEET HIGH ENCLOSES ONTO THE SUBJECT PROPERTY ALONG THE SOUTHERN PORTION OF THE EASTERLY PROPERTY LINE FROM THE ADJACENT PROPERTY TO THE EAST.

**LEGAL DESCRIPTION:**

PARCEL A:  
THAT PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTH 1/2 NORTHEAST 1/4 NORTHWEST 1/4 OF SAID SECTION 12, WHICH POINT IS 536.68 FEET WEST OF THE EAST LINE THEREOF; THENCE NORTH 89 DEGREES 23 MINUTES 40 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTH 1/2 NORTHEAST 1/4 NORTHWEST 1/4 OF SAID SECTION 12, A DISTANCE OF 453.84 FEET TO THE WEST LINE OF THE EAST 1/2 NORTHEAST 1/4 NORTHWEST 1/4 OF SAID SECTION 12; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST FOR THE BASIS OF BEARINGS; THENCE NORTH 0 DEGREES 07 MINUTES 44 SECONDS EAST ALONG THE WEST LINE OF THE EAST 1/2 NORTHEAST 1/4 NORTHWEST 1/4 OF SAID SECTION 12, A DISTANCE OF 146.67 FEET; THENCE SOUTH 89 DEGREES 23 MINUTES 40 SECONDS EAST, PARALLEL WITH THE SOUTH LINE OF THE NORTH 1/2 NORTHEAST 1/4 NORTHWEST 1/4 OF SAID SECTION 12, A DISTANCE OF 454.04 FEET TO A POINT 536.68 FEET WEST OF THE EAST LINE OF THE NORTH 1/2 NORTHEAST 1/4 NORTHWEST 1/4 OF SAID SECTION 12; THENCE SOUTH 0 DEGREES 12 MINUTES 18 SECONDS WEST, PARALLEL WITH THE SOUTH LINE OF THE NORTH 1/2 NORTHEAST 1/4 NORTHWEST 1/4 OF SAID SECTION 12, A DISTANCE OF 454.04 FEET TO THE POINT OF BEGINNING, COUNTY OF JEFFERSON, STATE OF COLORADO.

PARCEL A CONTAINS (66,577 SQUARE FEET) 1.528 ACRES.

PARCEL B:  
THAT PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE SOUTH LINE OF WEST 6TH AVENUE, WHICH POINT IS 536.68 FEET WEST OF THE EAST LINE OF THE NORTH 1/2 NORTHEAST 1/4 NORTHWEST 1/4 OF SAID SECTION 12; THENCE NORTH 0 DEGREES 12 MINUTES 18 SECONDS WEST, PARALLEL WITH THE EAST LINE OF THE NORTH 1/2 NORTHEAST 1/4 NORTHWEST 1/4 OF SAID SECTION 12, A DISTANCE OF 225.00 FEET TO A POINT 146.67 FEET NORTH OF THE SOUTH LINE OF THE NORTH 1/2 NORTHEAST 1/4 NORTHWEST 1/4 OF SAID SECTION 12; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST FOR THE BASIS OF BEARINGS; THENCE NORTH 89 DEGREES 23 MINUTES 40 SECONDS WEST, PARALLEL WITH THE SOUTH LINE OF THE NORTH 1/2 NORTHEAST 1/4 NORTHWEST 1/4 OF SAID SECTION 12, A DISTANCE OF 454.04 FEET TO THE WEST LINE OF THE EAST 1/2 NORTHEAST 1/4 NORTHWEST 1/4 OF SAID SECTION 12; THENCE NORTH 0 DEGREES 07 MINUTES 44 SECONDS EAST ALONG THE WEST LINE OF THE EAST 1/2 NORTHEAST 1/4 NORTHWEST 1/4 OF SAID SECTION 12, A DISTANCE OF 146.67 FEET; THENCE SOUTH 89 DEGREES 23 MINUTES 40 SECONDS WEST, PARALLEL WITH THE SOUTH LINE OF THE NORTH 1/2 NORTHEAST 1/4 NORTHWEST 1/4 OF SAID SECTION 12, A DISTANCE OF 454.04 FEET TO THE POINT OF BEGINNING, COUNTY OF JEFFERSON, STATE OF COLORADO.

PARCEL B CONTAINS (100,810 SQUARE FEET) 2.314 ACRES.

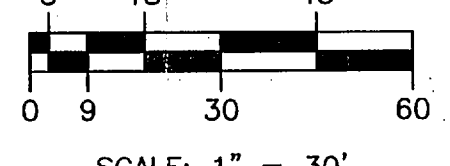
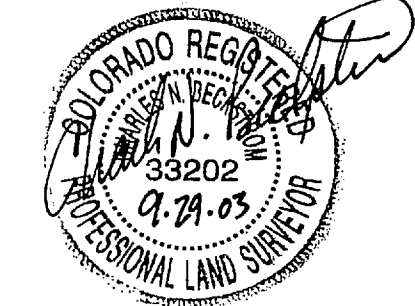
TOTAL AREA OF PARCELS A AND B CONTAIN (167,387 SQUARE FEET) 3.8427 ACRES.

PARCEL AB-1:  
NON-EXCLUSIVE EASEMENTS FOR SEWER, WATER AND OTHER UTILITY LINES AND FACILITIES SET FORTH IN ADJOINING OWNERS AGREEMENT CREATING A PERPETUAL DRIVEWAY EASEMENT AND SEWER MAINTENANCE EASEMENT RECORDED JUNE 9, 1988 UNDER RECEPTION NO. 88056225 AND AS RESERVED IN WARRANTY DEED RECORDED JUNE 9, 1988 UNDER RECEPTION NO. 88056227.

**SURVEYOR'S CERTIFICATION:**

I, CHARLES N. BECKSTROM, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO HEREBY CERTIFY TO THE ACCURACY OF THE SURVEY AND THE CORRECTNESS OF THE BEARINGS, CORE INVESTORS I, L.L.C. LAND TITLE GUARANTEE CO. AND KEYBANK NATIONAL ASSOCIATION:  
THAT THE SURVEY OF THE PROPERTY DESCRIBED HEREIN IS BASED ON A FIELD SURVEY MADE ON SEPTEMBER 11, 2003, BY ME OR DIRECTLY UNDER MY SUPERVISION AND CHECKING IN ACCORDANCE WITH THE "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, 2, 3, 4, 5, 7(a), 7(b), 8, 9, 10 AND 11(c) OF TABLE "A" THEREOF AND THAT THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE, AND TO THE BEST OF MY KNOWLEDGE (1) CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY, (2) EXCEPT AS SHOWN ON THE SURVEY, THERE ARE NO DISCREPANCIES BETWEEN THE BOUNDARY LINES OF THE PROPERTY AS SHOWN ON THE SURVEY AND AS DESCRIBED IN THE LEGAL DESCRIPTION, (3) EXCEPT AS SHOWN ON THE SURVEY, THE BOUNDARY LINES OF THE PROPERTY ARE CONTIGUOUS WITH THE BOUNDARY LINE OF ALL ADJACENT PARCELS, ROADS, HIGHWAYS, STREETS OR ALLEYS, AND (4) THE SURVEY ACCURATELY SETS FORTH THE LOCATION, IF ANY, OF ALL FLOOD ZONE DESIGNATIONS ON THE PROPERTY.

CHARLES N. BECKSTROM  
PROFESSIONAL L.S. NO. 33202  
DATE OF SURVEY: SEPTEMBER 11, 2003



**LEGEND**

- FOUND PIN & YELLOW PLASTIC CAP L.S. NO. 23515 UNLESS NOTED OTHERWISE
- NOTHING FOUND OR SET
- (D) AS SHOWN IN LEGAL DESCRIPTION AS PER TITLE COMMITMENT (DEED)
- (AM) AS MEASURED (OR CALCULATED)
- ⊙ NUMBER OF PARKING SPACES
- ⊖ POWER POLE WITH OVERHEAD WIRES
- ⊕ WATER VALVE
- E- UNDERGROUND ELECTRIC LINE
- G- UNDERGROUND GAS LINE
- M/H MANHOLE
- GM GAS METERS
- ⊙ MONITOR WELL
- ⊕ WATER METER

**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.

ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, LAND BOUNDARY MONUMENT, OR ACCESSORY COMBATS A CLASS TWO (2) MISDEMEANOR, PURSUANT TO STATE STATUTE 18-4-508 OF THE COLORADO REVISED STATUTES.

**ALTA / ACSM LAND TITLE SURVEY**  
A PART OF THE N 1/2 OF THE NE 1/4 OF THE NW 1/4 OF SECTION 12, T.4S., R.70W., OF THE 6TH P.M., COUNTY OF JEFFERSON, STATE OF COLORADO

15700-15844 WEST 6TH AVENUE

PREPARED FOR: **HIGHLINE GROUP**  
1522 BLAKE STREET, SUITE 200  
DENVER, COLORADO 80202  
ATTN: DAVID PUGH

DESIGNED BY: CNB  
DRAWN BY: CNB  
CHECK BY: CNB  
SCALE: 1"=30'  
VERT: 1"=30'  
HORIZ: 1"=30'

DATE: 09-18-2003  
FIELD BOOK NO.:  
SURVEY NO.: 03156-C  
DRAWER NO.: C-1878  
SHEET NO.: 1 OF 1

**Engineering Service Company**  
1300 South Polanco Street, Suite 126  
Aurora, Colorado 80012  
Phone: (303) 337-1393 Fax: (303) 337-7481  
engineers-surveyors