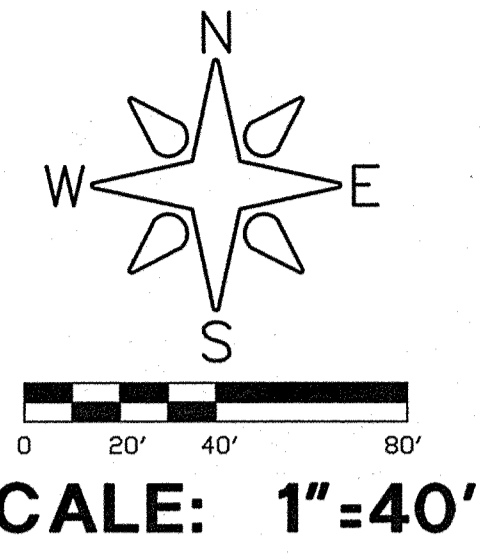


N 1/4 CORNER,
SECTION 34,
T. 5S., R. 69W.
POINT OF
COMMENCEMENT



- LEGEND**
- DENOTES: FOUND #4 REBAR & CAP, 'COSTIN' ILLEGIBLE
 - DENOTES: FOUND #5 REBAR & CAP, L. S. 29546
 - x-x DENOTES: FENCE LINE
 - DENOTES: CONCRETE
 - E — DENOTES: BURIED ELECTRIC LINE PER MARKERS
 - P — DENOTES: OVER ELECTRIC LINE
 - V — DENOTES: BURIED WATER LINE
 - ⊗ DENOTES: WATER VALVE

LEGAL DESCRIPTION: FROM TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-660019-CO, EFFECTIVE DATE 08-19-2014 AT 5:00 P.M.

A PARCEL OF LAND BEING OWNERSHIP PARCEL G-2, FAIRVIEW HEIGHTS, PART OF BLOCKS 23, 24 AND 25, EXEMPTION SURVEY NO. 3, RECORDED AUGUST 4, 1982 AT RECEPTION NO. 82053414, ALL BEING A PART OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 34, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN; THENCE SOUTH 00°00'00" WEST (ASSUMED BEARING) ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 34 AND ALONG THE CENTERLINE OF SOUTH GARRISON STREET A DISTANCE OF 880.34 FEET; THENCE NORTH 90°00'00" EAST A DISTANCE OF 30.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SOUTH GARRISON STREET, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°57'43" EAST A DISTANCE OF 638.27 FEET; THENCE SOUTH 00°02'17" WEST A DISTANCE OF 404.71 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF FAIRVIEW ROAD; THENCE SOUTH 89°27'29" WEST AND CONTINUING ALONG THE NORTH RIGHT OF WAY LINE OF SAID FAIRVIEW ROAD A DISTANCE OF 622.89 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE RIGHT, AND DEPARTING SAID NORTH RIGHT OF WAY LINE OF FAIRVIEW ROAD, HAVING A CENTRAL ANGLE OF 90°32'30", A RADIUS OF 15.00 FEET, AND AN ARC LENGTH OF 23.70 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SOUTH GARRISON STREET; THENCE NORTH 00°00'00" EAST AND CONTINUING ALONG THE SAID EAST RIGHT OF WAY LINE OF SOUTH GARRISON STREET A DISTANCE OF 896.03 FEET TO THE TRUE POINT OF BEGINNING, COUNTY OF JEFFERSON, STATE OF COLORADO.

BASIS FOR BEARINGS:
FROM THE PLAT OF FAIRVIEW HEIGHTS, PART OF BLOCKS 23, 24 AND 25, EXEMPTION SURVEY NO. 3 RECORDED AUGUST 04, 1982, IN RECEPTION NO. 82008621, JEFFERSON COUNTY, COLORADO RECORDS; THE NORTH OF PARCEL G-2 BEARS SOUTH 89°57'43" EAST. ALL BEARINGS SHOWN IN THIS DRAWING ARE RELATIVE THERETO. MONUMENTS ARE AS SHOWN HEREON.

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 CERTIFICATION SHOWN HEREON.

THE LINEAL UNITS USED AND SHOWN HEREON IS U.S. SURVEY FOOT. THE FENCE DIMENSION INDICATES ON WHICH SIDE OF THE LINE THE FENCE IS ON.

THE UTILITIES SHOWN ON THIS SURVEY WERE MADE BY VISIBLE EVIDENCE. THERE MAY BE BURIED UTILITIES ON OR ADJACENT TO THIS PROPERTY THAT ARE NOT SHOWN DUE TO INSUFFICIENT SURFACE EVIDENCE. NO STATEMENT IS MADE CONCERNING SUBSURFACE CONDITIONS OR THE EXISTENCE OF OVERHEAD OR UNDERGROUND CONTAINERS OR FACILITIES WHICH MAY AFFECT THE DEVELOPMENT OF THIS TRACT.

EXCEPT AS SHOWN OR SPECIFICALLY STATED, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; COMPATIBILITY OF THIS DESCRIPTION WITH THOSE OF ADJACENT TRACTS OF LAND OR RIGHTS-OF-WAY, BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS, ANY OTHER FACTS.

ADDITIONAL TABLE A NOTES:
ITEM 4 - THIS PARCEL OF LAND CONTAINS 260,271 SQUARE FEET OR 5.975 ACRES MORE OR LESS.
ITEM 5 - BENCHMARK: PER THE NATIONAL GEODETIC SURVEY DATA SHEET FOR DESIGNATION: MARSTON, PID: KK1466, A 3-1/4" BRASS NSG LOGO CAP STAMPED: MARSTON, 1977, IN A 12" CONCRETE CASSON FLUSH WITH THE GROUND. ELEVATION: 5675.18 NAVD 1983 DATUM.
T.B.M.: THE NORTH POINT OF CURVE RETURN ALONG THE EAST RIGHT-OF-WAY LINE OF SOUTH GARRISON STREET THE TOP OF THE #5 REBAR AND CAP, L.S. 29546.
ELEVATION: 5654.50.
ITEM 7(B)(1) - THERE ARE NO BUILDINGS ON THIS SITE.
ITEM 8 - THERE ARE NO CONCRETE OR ASPHALT AREAS ON THIS SITE.
ITEM 11(A) - THERE MAY BE BURIED UTILITIES ON OR ADJACENT TO THIS PROPERTY THAT ARE NOT SHOWN DUE TO INSUFFICIENT SURFACE EVIDENCE. NO STATEMENT IS MADE CONCERNING SUBSURFACE CONDITIONS OR THE EXISTENCE OF OVERHEAD OR UNDERGROUND CONTAINERS OR FACILITIES WHICH MAY AFFECT THE DEVELOPMENT OF THIS TRACT.
ITEM 16 - NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITION ON THIS SITE AT THE TIME OF THE FIELD WORK.

EXCEPT AS SHOWN OR SPECIFICALLY STATED, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS, ANY OTHER FACTS.

EXCEPT AS SHOWN OR SPECIFICALLY STATED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-660019-CO, EFFECTIVE DATE: AUGUST 19, 2014 AT 5:00 P.M. THIS PARCEL SUBJECT TO THE EXCEPTIONS CONTAINED UNDER SCHEDULE B - SECTION 2:

FOR OWNERSHIP OF THIS TRACT OF LAND, EASEMENTS AND/OR ENCUMBRANCES AFFECTING THIS TRACT OF LAND, R.W. BAYER & ASSOCIATES RELIED UPON FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-660019-CO, EFFECTIVE DATE: AUGUST 19, 2014 AT 5:00 P.M.

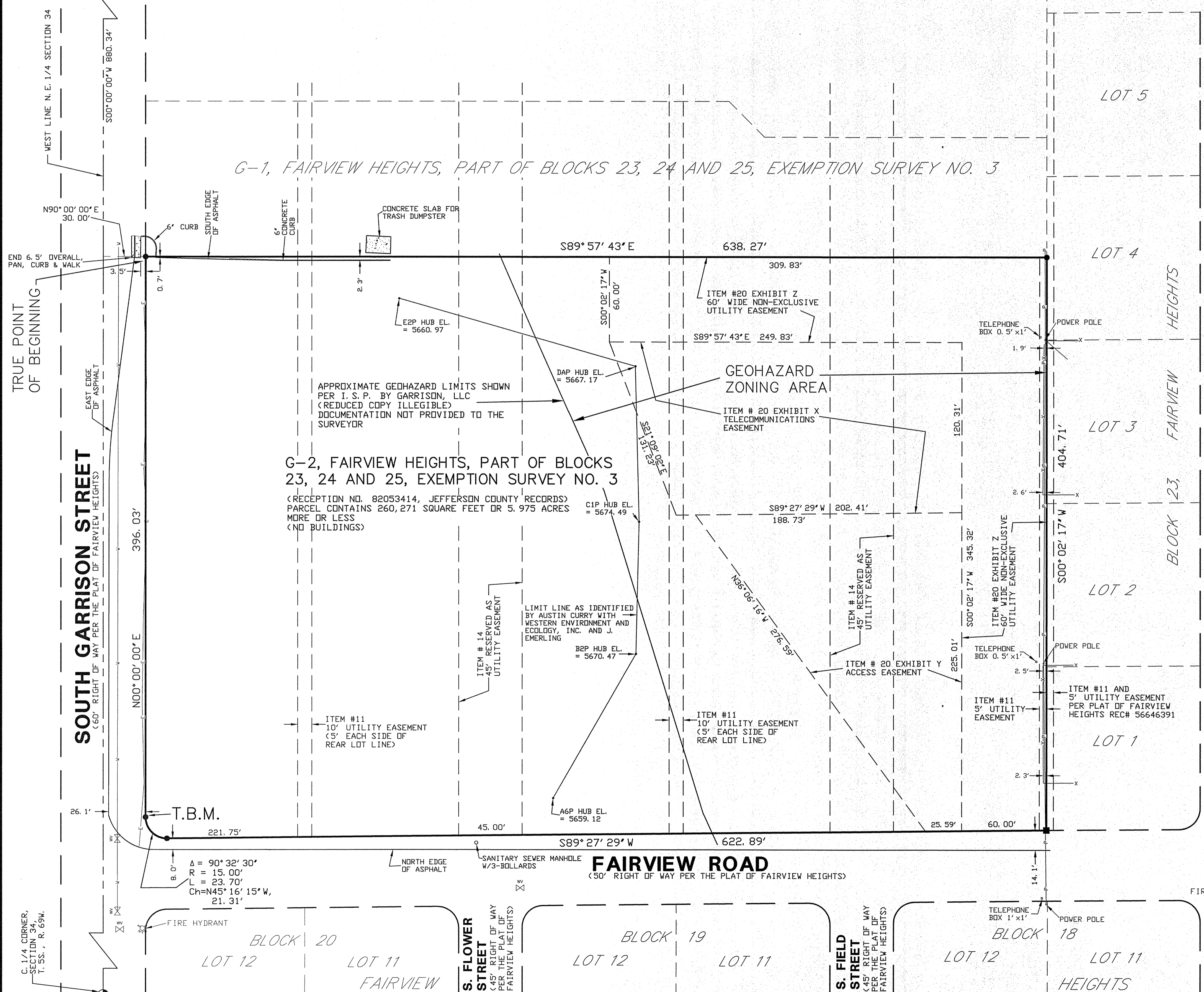
G-1, FAIRVIEW HEIGHTS, PART OF BLOCKS 23, 24 AND 25, EXEMPTION SURVEY NO. 3

G-2, FAIRVIEW HEIGHTS, PART OF BLOCKS 23, 24 AND 25, EXEMPTION SURVEY NO. 3

(RECEPTION NO. 82053414, JEFFERSON COUNTY RECORDS)
PARCEL CONTAINS 260,271 SQUARE FEET OR 5.975 ACRES
MORE OR LESS
(NO BUILDINGS)

FAIRVIEW ROAD
(50' RIGHT OF WAY PER THE PLAT OF FAIRVIEW HEIGHTS)

SOUTH EVERETT STREET
BLOCK 23, FAIRVIEW HEIGHTS



CERTIFICATE OF SURVEY:
I HEREBY CERTIFY TO: EQUITY FUNDING, LLC, A COLORADO LIMITED LIABILITY COMPANY, 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 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 7(A), 8, 9, AND 11(A), AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 15, 2016.

RAYMOND W. BAYER
REGISTRATION NO. 06979,
WITHIN THE STATE OF COLORADO
DATE: _____

COUNTY SURVEYOR'S CERTIFICATE:
DEPOSITED THIS _____ DAY OF _____, 20____, AT _____ M., IN BOOK _____ OF THE COUNTY SURVEYOR'S LAND SURVEY PLATS / RIGHTS OF WAY SURVEYS AT PAGE _____, RECEPTION NO. _____. THIS LAND SURVEY PLAT COMPLIES WITH SECTION 38-51-106, COLORADO REVISED STATUTES.

COUNTY SURVEYOR _____

R.W. BAYER & ASSOCIATES, INC.
2090 EAST 104TH AVENUE, SUITE 200
THORNTON, COLORADO 80233-4316
(303) 452-4433 rwbsurveying@hotmail.com

CAD FILE: D15245/D15245.DWG REVISIONS

ALTA/ACSM LAND TITLE SURVEY
OWNERSHIP PARCEL G-2, FAIRVIEW HEIGHTS, PART OF BLOCKS 23, 24 AND 25, EXEMPTION SURVEY NO. 3, BEING A PART OF THE NORTHEAST ONE-QUARTER OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO.

SCALE: 1"=40'	DATE: JAN. 15, 2016	DRW BY: G.A.B.	CKD BY: R.B.	PROJ. NO.: 2016-245
BOOK: 684	PAGE: 57	FILE NO.: 34-5S.69-2L	SHEET: 1 OF 1	