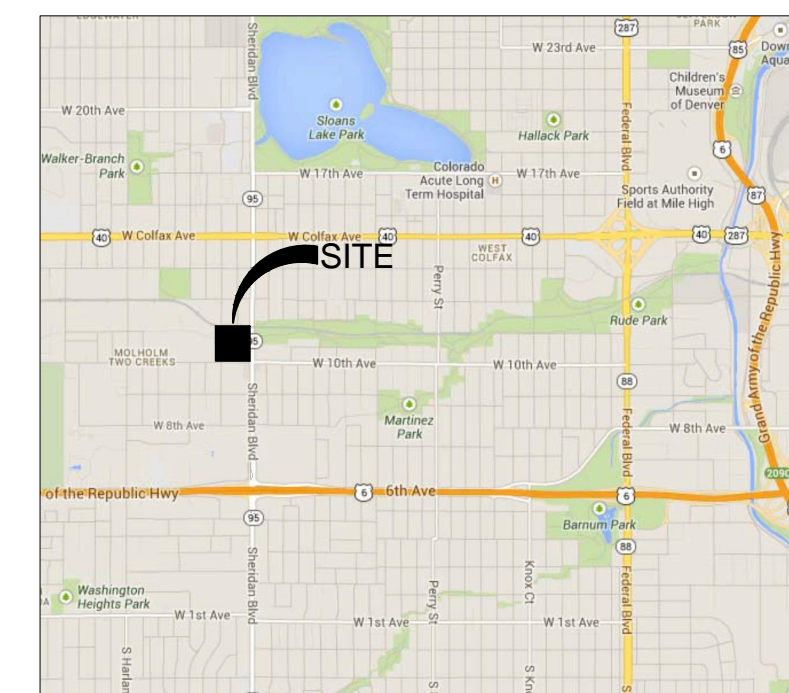


# ALTA/ACSM LAND TITLE SURVEY

## PORTIONS OF LOT 1, BLOCK 1, RUNYAN'S SUBDIVISION FILING NO. 2

### BEING IN THE NE 1/4 OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN

### CITY AND COUNTY OF DENVER, STATE OF COLORADO



VICINITY MAP

**PARCEL DESCRIPTIONS:**

**PARCEL 2:**  
A PORTION OF LOT 1, BLOCK 1 RUNYAN'S SUBDIVISION FILING NO. 2, ACCORDING TO THE PLAT RECORDED APRIL 23, 2013 UNDER RECEPTION NO. 2013057844, LOCATED IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 69 WEST OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 1 (A FOUND 3 1/4" ALUMINUM CAP STAMPED "LS 28286 1996"); WHEN THE NORTH SIXTEENTH CORNER OF SAID SECTION 1 AND SECTION 6, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M. (A FOUND 3 1/4" ALUMINUM CAP STAMPED "PLS34579 2005") BEARS N00°03'21"W (BASIS OF BEARING - ASSUMED) A DISTANCE OF 1321.09 FEET;  
THENCE N66°04'52"W A DISTANCE OF 453.59 [543.59] FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1 TO THE POINT OF BEGINNING;  
THENCE N00°03'21"W COINCIDENT WITH THE WEST LINE OF SAID LOT 1, BLOCK 1 A DISTANCE OF 72.25 FEET;  
THENCE N89°28'14"E A DISTANCE OF 98.00 FEET TO THE EAST LINE OF SAID LOT 1, BLOCK 1;  
THENCE S00°03'21"E COINCIDENT WITH SAID EAST LINE A DISTANCE OF 72.25 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1;  
THENCE S89°28'14"W COINCIDENT WITH THE SOUTH LINE OF SAID LOT 1, BLOCK 1 A DISTANCE OF 98 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**PARCEL DESCRIPTIONS:**

**PARCEL 3:**  
A PORTION OF LOT 1, BLOCK 1, RUNYAN'S SUBDIVISION FILING NO. 2, ACCORDING TO THE PLAT RECORDED APRIL 23, 2013 UNDER RECEPTION NO. 2013057844, LOCATED IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 69 WEST OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 1 (A FOUND 3 1/4" ALUMINUM CAP STAMPED "LS 28286 1996"); WHEN THE NORTH SIXTEENTH CORNER OF SAID SECTION 1 AND SECTION 6, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M. (A FOUND 3 1/4" ALUMINUM CAP STAMPED "PLS 34579 2005") BEARS N00°03'21"W (BASIS OF BEARING - ASSUMED) A DISTANCE OF 1321.09 FEET;  
THENCE N48°25'50"W A DISTANCE OF 664.47 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 1 TO THE POINT OF BEGINNING;  
THENCE N89°28'21"E COINCIDENT WITH THE NORTH LINE OF SAID LOT 1, BLOCK 1 A DISTANCE OF 98.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1;  
THENCE S00°03'21"E COINCIDENT WITH THE EAST LINE OF SAID LOT 1, BLOCK 1 A DISTANCE OF 148.24 FEET;  
THENCE S89°28'14"W A DISTANCE OF 98.00 FEET TO THE WEST LINE OF SAID LOT 1, BLOCK 1;  
THENCE N00°03'21"W COINCIDENT WITH SAID WEST LINE A DISTANCE OF 148.25 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**PARCEL 4:**  
A PORTION OF LOT 1, BLOCK 1 [2], RUNYAN'S SUBDIVISION FILING NO. 2, ACCORDING TO THE PLAT RECORDED APRIL 23, 2013 UNDER RECEPTION NO. 2013057844, LOCATED IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 69 WEST OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 1 (A FOUND 3 1/4" ALUMINUM CAP STAMPED "LS 28286 1996"); WHEN THE NORTH SIXTEENTH CORNER OF SAID SECTION 1 AND SECTION 6, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M. (A FOUND 3 1/4" ALUMINUM CAP STAMPED "PLS 34579 2005") BEARS N00°03'21"W (BASIS OF BEARING - ASSUMED) A DISTANCE OF 1321.09 FEET;  
THENCE N47°42'15"W A DISTANCE OF 346.38 FEET TO THE POINT OF BEGINNING;  
THENCE S89°56'39"W A DISTANCE OF 27.49 FEET;  
THENCE S00°00'00"W A DISTANCE OF 10.00 FEET;  
THENCE S89°56'39"W A DISTANCE OF 54.22 FEET TO THE WEST LINE OF SAID LOT 1, BLOCK 1 [2], ALSO BEING THE EAST RIGHT OF WAY LINE OF AMES STREET, AS DEDICATED BY SAID RUNYAN'S SUBDIVISION FILING NO. 2,  
THENCE FOLLOWING THREE (3) COURSES COINCIDENT WITH SAID WEST LINE OF LOT 1, BLOCK 1, AND SAID EAST RIGHT OF WAY LINE OF AMES STREET:  
1) N00°03'21"W A DISTANCE OF 20.00 FEET;  
2) S89°48'55"W A DISTANCE OF 1.00 FEET;  
3) N00°03'21"W A DISTANCE OF 199.35 FEET TO A NORTHWEST CORNER OF SAID LOT 1, BLOCK 1 [2];  
THENCE N89°28'21"E COINCIDENT WITH A NORTH LINE OF SAID LOT 1, BLOCK 1 [2] A DISTANCE OF 52.71 FEET, THENCE S00°03'19"E A DISTANCE OF 30.00 FEET;  
THENCE N89°28'21"E A DISTANCE OF 30.00 FEET;  
THENCE S00°03'19"E A DISTANCE OF 180.03 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO

**TITLE COMMITMENT PARCEL 3/4:**

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, BPS, LLC RELIED UPON COMMITMENT FOR TITLE INSURANCE NUMBER ABC70401136, ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, HAVING AN EFFECTIVE DATE OF JANUARY 16, 2014 AT 5:00 P.M.

**SCHEDULE B - SECTION 2 ITEMS**

- 1-8. STANDARD EXCEPTIONS.
9. EASEMENT GRANTED TO COLORADO TELEPHONE CO., FOR UTILITY LINES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED JUNE 04, 1909, IN BOOK 140 AT PAGE 486 (JEFFERSON COUNTY RECORDS).  
*(AFFECTS SUBJECT PROPERTY - NOT SHOWN)*
10. RIGHT OF WAY FOR ELECTRIC TRANSMISSION LINES, AS CONVEYED IN INSTRUMENT RECORDED APRIL 22, 1924 IN BOOK 259 AT PAGE 345. (JEFFERSON COUNTY RECORDS)  
*(DOES NOT AFFECTS SUBJECT PROPERTY - POWER LINES ARE TO THE NORTH)*
11. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN AGREEMENT RECORDED OCTOBER 10, 1960 IN BOOK 1310 AT PAGE 423.  
*(AFFECTS SUBJECT PROPERTY - NOT SHOWN)*
12. RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON THE PLAT OF RUNYAN'S SUBDIVISION RECORDED OCTOBER 20, 1964, UNDER RECEPTION NO. 658391.  
*(AFFECTS SUBJECT PROPERTY - AS SHOWN)*
13. STANDARD LAUNDRY ROOM LEASE BETWEEN WARREN SINGLETON ASSOC., LESSOR, AND COIN WASHER CO., LESSEE, AS SHOWN BY INSTRUMENT RECORDED DECEMBER 05, 1979, IN BOOK 214 AT PAGE 359, ABSTRACT OF EXTENDED LEASE RECORDED NOVEMBER 23, 2001 UNDER RECEPTION NO. 2001198167.  
*(NOT A SURVEY ISSUE)*
14. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN CABLE TELEVISION INSTALLATION AGREEMENT RECORDED AUGUST 02, 1984 UNDER RECEPTION NO. 098849.  
*(AFFECTS SUBJECT PROPERTY)*
15. EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO, FOR TRANSMISSION, DISTRIBUTION OF ELECTRICITY AND FOR THE TRANSMISSION OF COMMUNICATION SIGNALS, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED MARCH 06, 2013, UNDER RECEPTION NO. 2013030939.  
*(AFFECTS SUBJECT PROPERTY - AS SHOWN)*
16. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENT AGREEMENT BY AND BETWEEN RTD ASSET ACQUISITION AUTHORITY, INC., A COLORADO NON-PROFIT CORPORATION AND CITY AND COUNTY OF DENVER, ACTING BY AND THROUGH ITS BOARD OF WATER COMMISSIONERS RECORDED MARCH 26, 2013 UNDER RECEPTION NO. 2013041520.  
*(LIES WITHIN AMES STREET RIGHT-OF-WAY - AFFECTS SUBJECT PROPERTY - AS SHOWN)*
17. LEASE BETWEEN RTD ASSET ACQUISITION AUTHORITY, INC., LESSOR, AND REGIONAL TRANSPORTATION DISTRICT, LESSEE, AS SHOWN BY LEASE PURCHASE AGREEMENT RECORDED DECEMBER 15, 2010, UNDER RECEPTION NO. 2010146232.  
*(AFFECTS SUBJECT PROPERTY - NOT A SURVEY ISSUE)*
18. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF RUNYAN'S SUBDIVISION FILING NO. 2 RECORDED APRIL 23, 2013 UNDER RECEPTION NO. 2013057844.  
*(AFFECTS SUBJECT PROPERTY - AS SHOWN)*

**TITLE COMMITMENT PARCEL 2:**

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, BPS, LLC RELIED UPON COMMITMENT FOR TITLE INSURANCE NUMBER ABC70401119, ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, HAVING AN EFFECTIVE DATE OF JANUARY 16, 2014 AT 5:00 P.M.

**SCHEDULE B - SECTION 2 ITEMS**

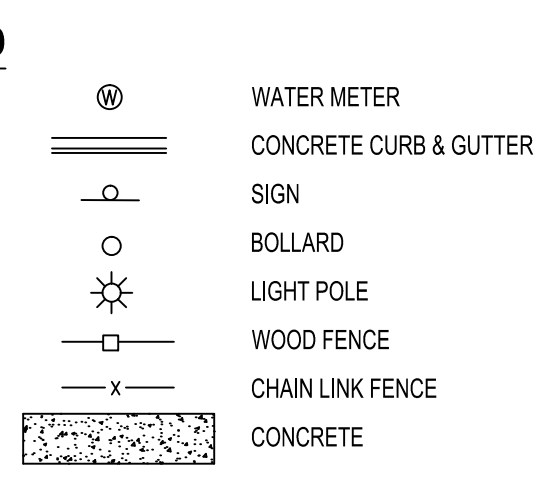
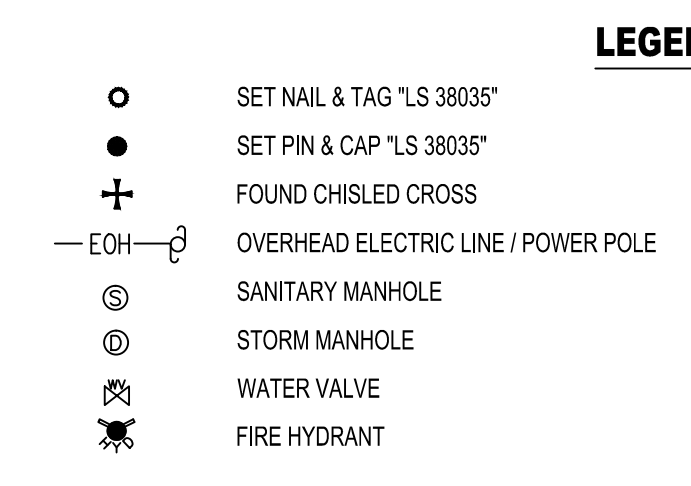
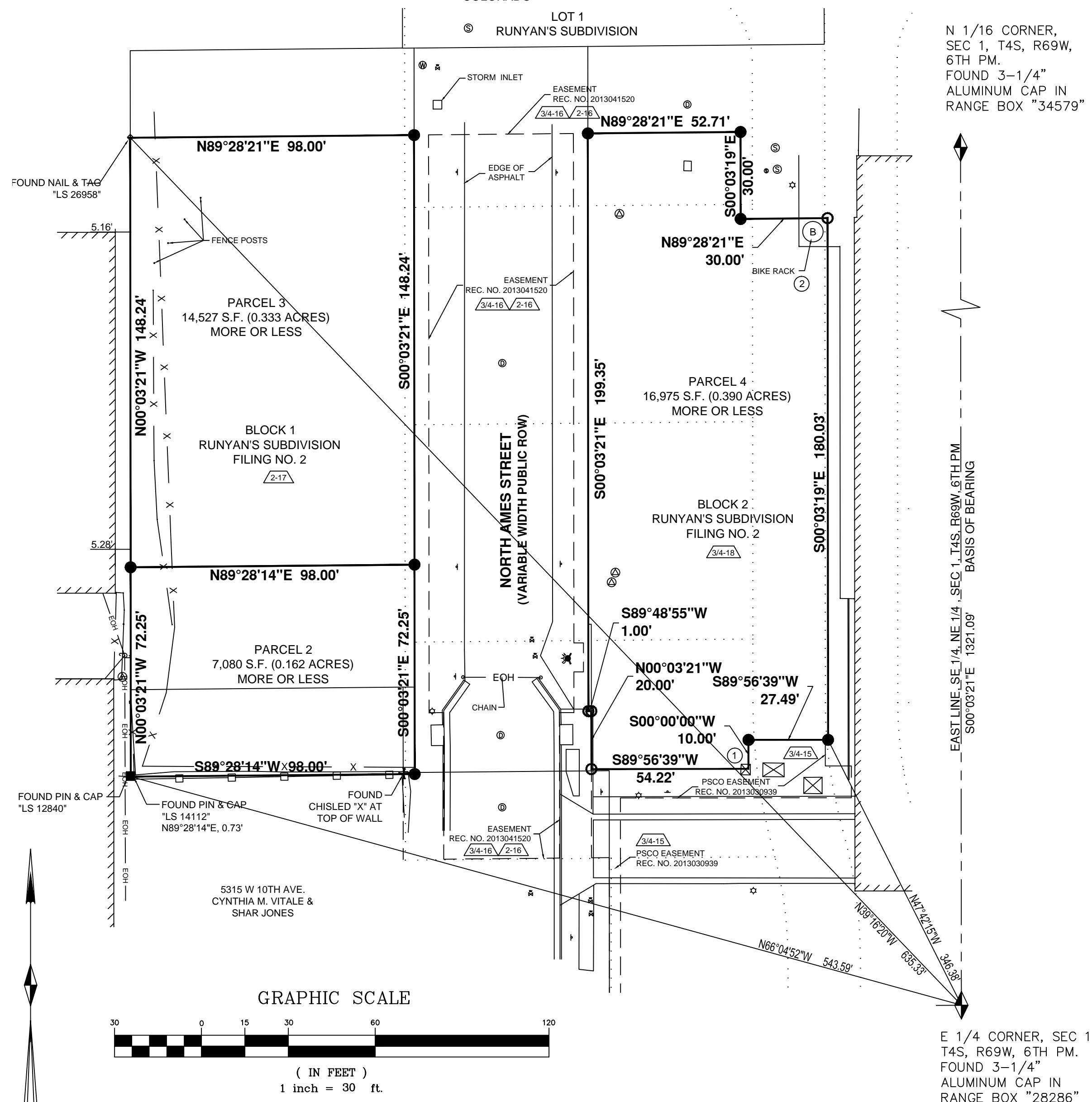
- 1-8. STANDARD EXCEPTIONS.
9. EASEMENT GRANTED TO COLORADO TELEPHONE CO., FOR UTILITY LINES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED JUNE 04, 1909, IN BOOK 140 AT PAGE 486 (JEFFERSON COUNTY RECORDS).  
*(AFFECTS SUBJECT PROPERTY - NOT SHOWN)*
10. RIGHT OF WAY FOR ELECTRIC TRANSMISSION LINES, AS CONVEYED IN INSTRUMENT RECORDED APRIL 22, 1924 IN BOOK 259 AT PAGE 345. (JEFFERSON COUNTY RECORDS)  
*(AFFECTS SUBJECT PROPERTY - EASEMENT CANNOT BE PLOTTED WITH INFORMATION AVAILABLE)*
11. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN AGREEMENT RECORDED OCTOBER 10, 1960 IN BOOK 1310 AT PAGE 423.  
*(AFFECTS SUBJECT PROPERTY - NOT SHOWN)*
12. RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON THE PLAT OF RUNYAN'S SUBDIVISION RECORDED OCTOBER 20, 1964, UNDER RECEPTION NO. 658391.  
*(AFFECTS SUBJECT PROPERTY - AS SHOWN)*
13. STANDARD LAUNDRY ROOM LEASE BETWEEN WARREN SINGLETON ASSOC., LESSOR, AND COIN WASHER CO., LESSEE, AS SHOWN BY INSTRUMENT RECORDED DECEMBER 05, 1979, IN BOOK 214 AT PAGE 359, ABSTRACT OF EXTENDED LEASE RECORDED NOVEMBER 23, 2001 UNDER RECEPTION NO. 2001198167.  
*(NOT A SURVEY ISSUE)*
14. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN CABLE TELEVISION INSTALLATION AGREEMENT RECORDED AUGUST 02, 1984 UNDER RECEPTION NO. 098849.  
*(AFFECTS SUBJECT PROPERTY)*
15. LEASE BETWEEN RTD ASSET ACQUISITION AUTHORITY, INC., LESSOR, AND REGIONAL TRANSPORTATION DISTRICT, LESSEE, AS SHOWN BY LEASE PURCHASE AGREEMENT RECORDED DECEMBER 15, 2010, UNDER RECEPTION NO. 2010146232.  
*(AFFECTS SUBJECT PROPERTY - NOT A SURVEY ISSUE)*
16. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENT AGREEMENT RECORDED MARCH 26, 2013 UNDER RECEPTION NO. 2013041520.  
*(AFFECTS SUBJECT PROPERTY - AS SHOWN)*
17. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF RUNYAN'S SUBDIVISION FILING NO. 2 RECORDED APRIL 23, 2013 UNDER RECEPTION NO. 2013057844.  
*(AFFECTS SUBJECT PROPERTY - AS SHOWN)*

**GENERAL NOTES:**

1. ZONING: ALL PARCELS ARE ZONED C-MX-8 IN THE 2010 DENVER ZONING CODE. PARCELS ARE SUBJECT TO APPLICABLE CODES.
2. UTILITIES AS SHOWN HEREON ARE FROM FIELD LOCATIONS OF VISIBLE SURFACE EVIDENCE ONLY. BPS, LLC DOES NOT GUARANTEE THAT THE UTILITIES AS SHOWN ON THIS ALTA/ACSM LAND TITLE SURVEY COMPRISE ALL SURFACE OR UNDERGROUND UTILITIES, WHETHER IN SERVICE OR ABANDONED.
3. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, T4S, R69W, 6TH PM, MONUMENTED AT THE SOUTH END BY A 3-1/4" ALUMINUM CAP "LS 28286" IN A RANGE BOX AND AT THE NORTH END BY A 3-1/4" ALUMINUM CAP "LS 34579" IN A RANGE BOX; BEARING N00°03'21"W (ASSUMED).
4. THE SUBJECT PROPERTY LIES ENTIRELY WITHIN ZONE X (UNSHADED) BASED ON FEMA FIRM PANEL NUMBER 0800460181G, DATED NOVEMBER 17, 2005. ZONE X IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE OF FLOOD.
5. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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.
6. ALL DIMENSIONS ARE IN US SURVEY FEET.

**AREA OF CONCERN:**

- ① TRANSFORMER LIES ON SUBJECT PROPERTY AND NOT WITHIN THE EASEMENT. PROPERTY CORNER LIES ON TRANSFORMER - NOT SET.
- ② CONCRETE AND BIKE RACK ENCRACH INTO SUBJECT PROPERTY.



**INDEXING STATEMENT:**

DEPOSITED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013, AT \_\_\_\_\_ M., IN BOOK \_\_\_\_\_ OF THE COUNTY SURVEYOR'S LAND SURVEY / RIGHT OF WAY SURVEYS LAND SURVEY AT PAGE(S) \_\_\_\_\_ RECEPTION NO. \_\_\_\_\_

COUNTY SURVEYOR / DEPUTY COUNTY SURVEYOR

**SURVEYOR'S CERTIFICATION:**

TO: ULC CLT, LLC, A COLORADO LIMITED LIABILITY COMPANY; RTD ASSET ACQUISITION AUTHORITY, INC., A COLORADO NON-PROFIT CORPORATION; FIRSTBANK OF COLORADO; AND LAND TITLE GUARANTEE COOMPANY.

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 1-4, 6a, 7a, 8, 9, 11(A), AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JAN 10, 2014.

DATE OF MAP: FEBRUARY 3, 2014

ALAN H. BAILEY CO PLS 38035  
FOR AND ON BEHALF OF  
BAILEY PROFESSIONALSOLUTIONS, LLC



REVISED:		SHEET 1 OF 1	
<b>ALTA/ACSM LAND TITLE SURVEY</b>			
PORTIONS OF LOT 1, BLOCK 1, RUNYAN'S SUBDIVISION FILING NO. 2 BEING IN THE NE 1/4 OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN CITY AND COUNTY OF DENVER, STATE OF COLORADO			
PROJECT:	ULC-13-01	 <b>BAILEY PROFESSIONAL SOLUTIONS</b> <small>BAILEY PROFESSIONAL SOLUTIONS, LLC 5737 SOUTH KENTON STREET ENGLEWOOD, CO 80111 303.587.1672 BAILEYPROFESSIONALSOLUTIONS.COM</small>	<b>BAILEY PROFESSIONAL SOLUTIONS</b>
DRAWING FILE:	BPS-SURVEY-BASE		
DATE:	2/3/2014		
DRAWN:	AHB		
CHECKED:	AHB		
FIELD BOOK:	106		