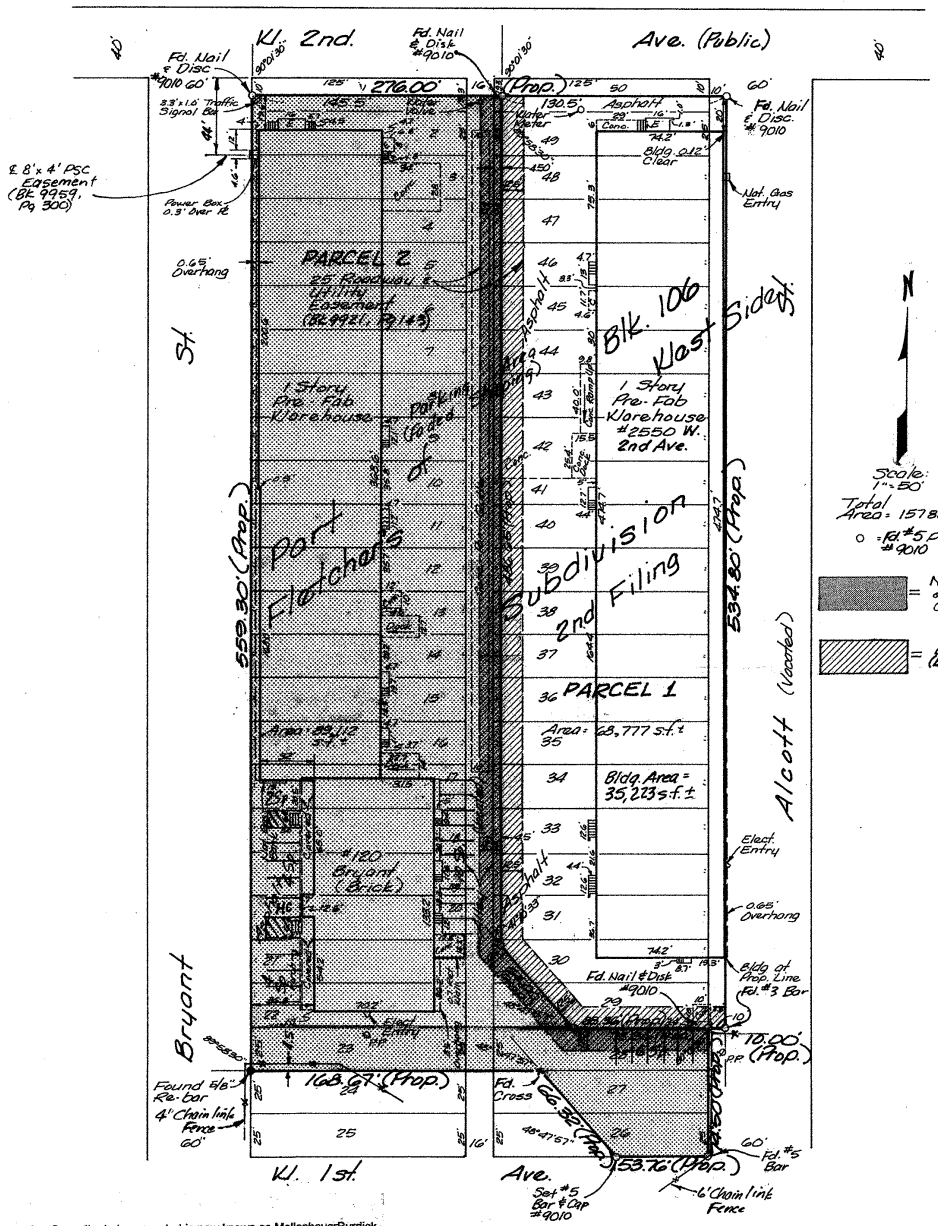
ALTA/ACSM LAND TITLE SURVEY

SECTION 8, T.4S., R.68W. OF THE 6TH P.M.
CITY AND COUNTY OF DENVER, STATE OF COLORADO



ALTA/ACSM CERTIFICATION

TO: VASSILIOS SIRPOLAIDIS and LYNNE SIRPOLAIDIS
W.D.C. HOLDINGS, LLC, a Colorado limited liability company
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 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, 4, 7(a), 8, 9 and 10 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, the undersigned further certifies that the survey measurements were made in accordance with "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for **ALTA/ACSM** Land Title Surveys."

I, Eugene A. Burdick, a Licensed Professional Engineer and Professional Land Surveyor licensed in the State of Colorado, hereby further certify that a field survey of the Property described hereon was conducted under my direction and supervision and completed on September 27, 1983, March 5, 1998 and again on March 8, 2006; that, to the best of my information, knowledge and belief, the attached **Land Survey Plat** correctly shows all boundaries, the location of all pins and monuments, the location of all structures situated on the described parcel, easements, visible encroachments, and any fences, hedges or walls on or within five feet of both sides of all boundaries of said parcel, the location of all visible utilities located on said parcel and all underground utilities for which there is visible surface evidence, and the location of all easements, underground utilities, tunnels for which record evidence is available from the County Clerk and Recorder or for which information was made available based on information contained in **Land Title Guarantee Company** title insurance commitment No. ABB70135163, dated February 2, 2006.

LEGAL DESCRIPTION:

PARCEL 1:

ALL THAT PORTION OF BLOCK 106, **FLETCHER'S WEST SIDE SUBDIVISION SECOND FILING**, AND THAT PORTION OF VACATED ALCOTT STREET LYING ADJACENT AND EAST OF SAID BLOCK 106, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 10 FEET SOUTH AND 10 FEET EAST OF THE NORTHEAST CORNER OF LOT 50 OF SAID BLOCK 106, SAID POINT ALSO BEING ON THE WEST LINE OF THAT PARCEL OF LAND DESCRIBED IN BOOK 2129 AT PAGE 507 OF THE CITY AND COUNTY OF DENVER RECORDS; THENCE SOUTHERLY ALONG A LINE 10 FEET EAST AND PARALLEL TO THE WEST LINE OF SAID VACATED ALCOTT STREET AND ALONG THE WEST LINE EXTENDED OF SAID PARCEL DESCRIBED IN BOOK 2129 AT PAGE 507, A DISTANCE OF 534.80 FEET; THENCE AT AN ANGLE TO THE RIGHT 90 DEGREES 01 MINUTES 30 SECONDS, A DISTANCE OF 88.36 FEET TO A POINT ON THE EASTERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN BOOK 9989 AT PAGE 22 OF THE CITY AND COUNTY OF DENVER RECORDS; THENCE ALONG THE EASTERLY LINE OF SAID PARCEL DESCRIBED IN BOOK 9989 AT PAGE 22 AT AN ANGLE TO THE RIGHT OF 49 DEGREES 47 MINUTES 57 SECONDS A DISTANCE OF 64.00 FEET TO A POINT 4.50 FEET EAST OF EAST LINE OF VACATED 16 FOOT ALLEY; THENCE AT AN ANGLE TO THE RIGHT OF 41 DEGREES 10 MINUTES 33 SECONDS ON A LINE PARALLEL TO AND 4.50 FEET EAST OF THE EAST LINE OF SAID VACATED ALLEY, SAID LINE ALSO BEING THE EAST LINE OF SAID PARCEL DESCRIBED IN BOOK 9989 AT PAGE 22, A DISTANCE OF 486.63 FEET TO A POINT 10 FEET SOUTH AND 4.50 FEET EAST OF THE NORTHWEST CORNER OF LOT 50, SAID POINT ALSO BEING ON THE SOUTH LINE OF THAT PARCEL OF LAND DESCRIBED IN BOOK 439 AT PAGE 359; THENCE AT AN ANGLE TO THE RIGHT OF 90 DEGREES 01 MINUTES 30 SECONDS AND ALONG THE SOUTH LINE OF SAID PARCEL DESCRIBED IN BOOK 439 AT PAGE 359, EXTENDED, A DISTANCE OF 130.50 FEET TO THE **TRUE POINT OF BEGINNING**.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT AND RIGHT OF WAY FOR PRIVATE ROADWAY PURPOSES **TOGETHER WITH** THE NON-EXCLUSIVE RIGHT AND EASEMENT TO INSTALL AND MAINTAIN UTILITY LINES AND CONDUITS AS DEFINED AND DESCRIBED IN EASEMENT AGREEMENT RECORDED AUGUST 28, 1968 IN BOOK 9921 AT PAGE 143, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

COLORADO LICENSED EUGENE ALLAN BURDICK 9010 3-28-06 P.E. AND P.L.S.

For and on behalf of
MollenhauerBurdick, LLC
By
Eugene A. Burdick, PE-PLS
Colorado Reg. No. 9010

Property Address: 2550 W. 2nd Ave.
Part of the NE1/4 of Section 8, T4S, R68W

NOTES:

Burdick Engineering Consultants Incorporated is now known as MollenhauerBurdick, LLC.

NOTICE: 1) 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. 2) Any person who knowingly removes, alters or defaces any Public Land Survey Monument, or land boundary monument, or accessory, commits a Class 2 Misdemeanor pursuant to State Statute 18-4-508 C.R.S.

NOTICE:

This survey does not constitute a title search by MollenhauerBurdick, LLC to determine title or easements of record. Research for this survey was performed in accordance with CRS 38-51-106 and the Rules of Procedure and Board Policy Statements of the State Board of Professional Engineers and Professional Land Surveyors. Title Commitment Number ABB70135163, dated February 2, 2006, at 5:00 p.m. prepared by **Land Title Guarantee Company** was relied upon for all information regarding easements of record, rights of way, title of record and civil court actions of record.

No.	Description	Date	By
4	Review Revisions	3-28-06	eb
3	Update (TO 20046)	3-15-06	eb
2	Review Revisions	4-14-98	eb
1	Update (93062)	3-24-98	eb

REVISIONS

Formerly Known As Prouty Bros. Engr. Co.

CERTIFICATE OF SURVEY

LAND SURVEY PLAT
ALTA/ACSM LAND TITLE SURVEY
Pt. Blk. 106, FLETCHER'S WEST SIDE SUB.
City and County of Denver, Colorado

Date: 10-11-83
Bk. 869 Pg. 77

BURDICK ENGINEERING CONSULTANTS INCORPORATED
Civil Engineering & Land Surveying
2109 S. Wadsworth Blvd. • Garden Level North
Lakewood, CO 80227-2401

Job No. 89531
Sheet No. 1 of 1

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