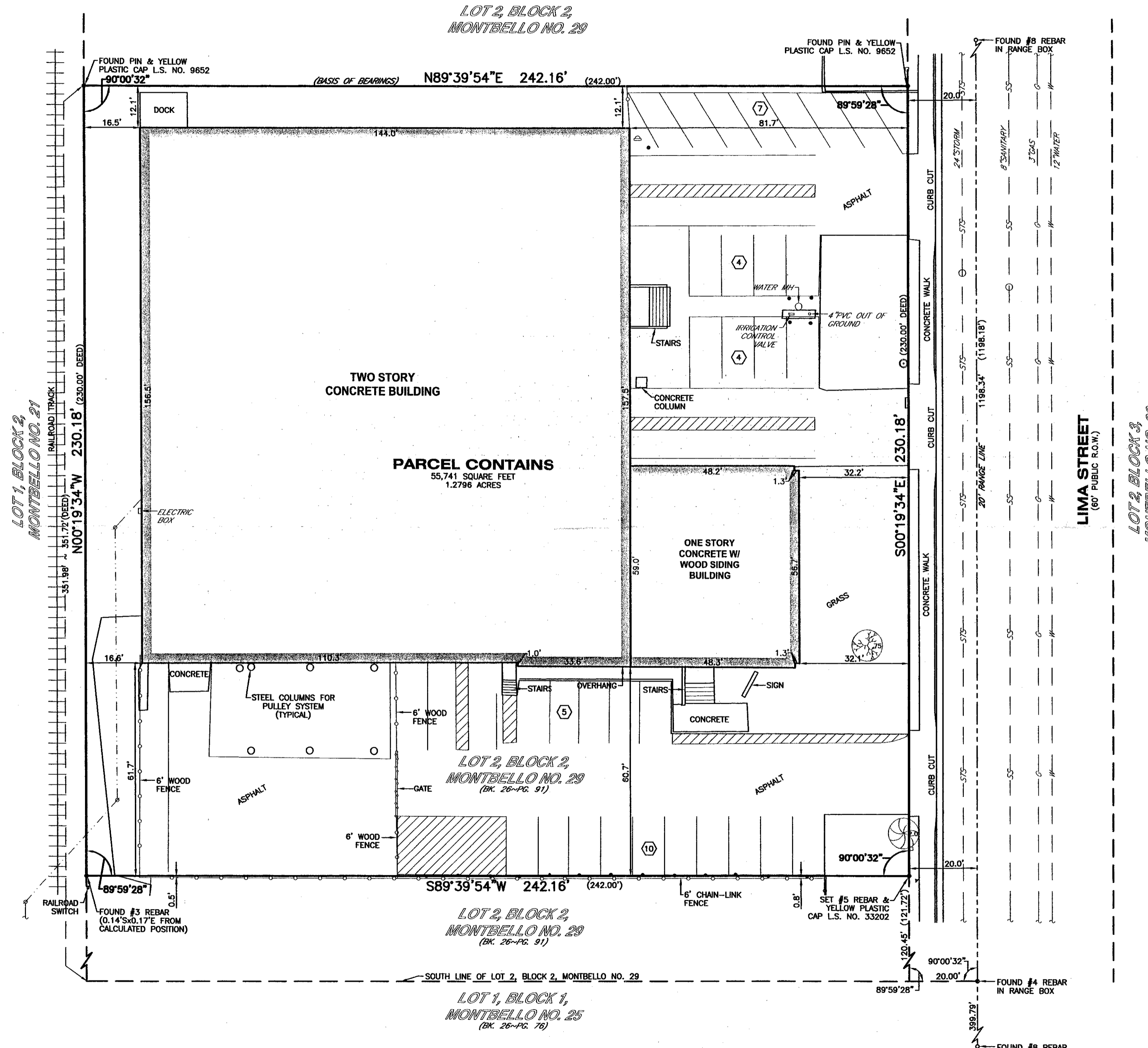


LEGEND	
—G—	GAS LINE
—SS—	SANITARY SEWER LINE
—S—S—	STORM SEWER LINE
—W—	WATER LINE
—O—O—	OVERHEAD UTILITY LINE
—F—	FENCE LINE
•	BOLLARD
⊙	ELECTRICAL METER
⊙	GAS METER
⊙	MANHOLE
⊙	NUMBER OF PARKING STALLS
⊙	POWER POLE
⊙	SIGN
⊙	TELEPHONE PEDESTAL
⊙	WATER METER
⊙	DECIDUOUS TREE DIAMETER OF TRUNK
⊙	EVERGREEN TREE DIAMETER OF TRUNK
(XXX)	PER DEED
(PLAT)	PER THE PLAT OF MONTBELLO NO. 29



LEGAL DESCRIPTION:
THE NORTHERLY 230 FEET (230.32 FEET AS-MEASURED) OF THE SOUTHERLY 351.72 FEET (351.98 FEET AS-MEASURED) OF LOT 2, BLOCK 2, MONTBELLO NO. 29, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

SURVEYOR'S CERTIFICATION:
I, CHARLES N. BECKSTROM A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO HEREBY CERTIFY TO 4995 LIMA STREET, LLC, NORTHSTAR COMMERCIAL PARTNERS, CITYWIDE BANKS, DAVID L. HIDDLESTON, SHERRY A. HIDDLESTON, AND LAND TITLE GUARANTEE COMPANY AS AGENT FOR CHICAGO TITLE INSURANCE COMPANY:
THAT THE SURVEY OF THE PROPERTY DESCRIBED HEREIN IS BASED ON A FIELD SURVEY MADE ON JULY 12, 2004, 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, 3, 4, 7(G), 8, 9, 10 AND 11(G) 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

- NOTES CORRESPONDING TO SCHEDULE B - SECTION 2 OF TITLE COMMITMENT:**
- 10 EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE RECORDED PLAT OF MONTBELLO NO. 29, (APPLIES TO SUBJECT PROPERTY, HOWEVER, CONTAINS NO PLOTTABLE ITEMS).
 - 11 (ITEM INTENTIONALLY DELETED)
 - 12 RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANT OR RESTRICTIONS BASED ON RACE, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS, AS CONTAINED IN INSTRUMENT RECORDED OCTOBER 15, 1971, IN BOOK 396 AT PAGE 367 AND AS AMENDED IN INSTRUMENT RECORDED JULY 24, 1975, IN BOOK 1093 AT PAGE 38. (APPLIES TO SUBJECT PROPERTY, HOWEVER, CONTAINS NO PLOTTABLE ITEMS).
 - 13 (ITEM INTENTIONALLY DELETED)

NOTES:
THIS SURVEY WAS BASED ON TITLE COMMITMENT NUMBER ABC70081872-3 PREPARED BY LAND TITLE GUARANTEE COMPANY AS AGENT FOR CHICAGO TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF NOVEMBER 23, 2004 AT 5:00 P.M., AND DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR FOR OTHER EASEMENTS AND/OR EXCEPTIONS OF RECORD.
BY GRAPHIC PLOTTING ONLY THE SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 080046 0006 D LAST REVISED MARCH 4, 1996. NO OFFICE CALCULATIONS OR FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS INFORMATION.
BEARINGS ARE BASED ON THE ASSUMPTION THAT THE NORTH LINE OF SAID PARCEL BEARS N89°39'54"E AS REFERENCED AND BOUNDED BY THE MONUMENTS SHOWN HEREON.
ALL WATER, STORM SEWER AND SANITARY SEWER UTILITY INFORMATION WAS OBTAINED FROM DRAWINGS PROVIDED BY THE CITY AND COUNTY OF DENVER AND FIELD SURFACE EVIDENCE AT THE TIME OF THIS SURVEY AND IS SHOWN IN AN APPROXIMATE LOCATION ONLY BASED ON SAID DRAWINGS AND FIELD LOCATIONS.
GAS AND ELECTRIC INFORMATION IS BASED ON MAPS PROVIDED BY XCEL ENERGY AND IS SHOWN IN AN APPROXIMATE LOCATION ONLY BASED ON SAID MAPS.
ALL UNDERGROUND UTILITIES SHOULD BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.

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 DEFACTS ANY PUBLIC LAND SURVEY MONUMENT, LAND BOUNDARY MONUMENT, OR ACCESSORY COMMISSIONS 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 LOT 2, BLOCK 2, MONTBELLO NO. 29, SITUATED IN THE SW 1/4 OF SECTION 14, T.35, R.15W., OF THE 6TH P.M. CITY AND COUNTY OF DENVER, STATE OF COLORADO	
4995 LIMA STREET	
PREPARED FOR:	C.B. RICHARD ELLIS 4600 SOUTH STRAUSS STREET, SUITE 100 DENVER, COLORADO 80237 ATTN: BILL THOMPSON
DESIGNED BY:	SAM
DRAWN BY:	SAM
CHECK BY:	CNB
SCALE:	HORIZ: 1"=20'
VERT:	1"=20'
DATE:	07/13/04
FIELD BOOK NO.:	
SURVEY NO.:	04101-C
DRAWER NO.:	C-1785
SHEET NO.:	1 OF 1

