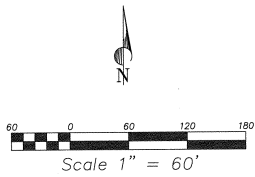


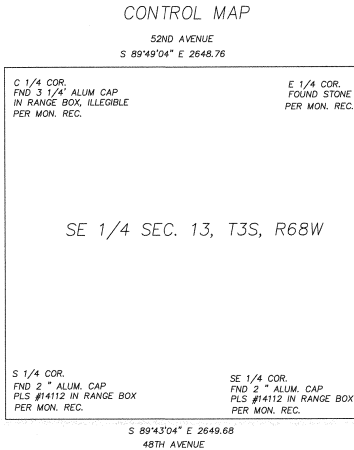
ALTA/ACSM LAND SURVEY PLAT

LOCATED IN THE SE 1/4, SECTION 13, T.3S, R.68 W., OF THE 6TH P.M.,
CITY AND COUNTY OF DENVER, STATE OF COLORADO



Standard Notes:

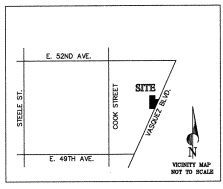
- Notice: According to Colorado Law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.
- Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a Class Two (2) Misdemeanor pursuant to the State Statute 18-4-508, C.R.S.
- This survey does not constitute a title search by AAA Surveying Services, LLC to determine ownership or easements of record. For all information regarding easements, right-of-way or title of record, AAA Surveying Services, LLC relied upon recorded plat, and information supplied by client.
- Basis of Bearing: Assumed S89°49'04"E on the North line of the SE 1/4 of said Sec. 13 between found monuments at the C 1/4 corner and E 1/4 corner as noted on survey.
- Zoning: I-1 General Industrial District, per City and County of Denver Zoning Code, 20' Front Setback, no side or rear set setbacks required unless property abuts on R District or a B Zone. Bulk plane is 45 degree or 1 foot horizontal for each 1 foot of vertical.



SE 1/4 SEC. 13, T3S, R68W

Schedule B-2 Exceptions:

- 1-2 NOT A SURVEY MATTER
- 3 SURVEY SHOWN HEREON
- 4-7 NOT A SURVEY MATTER
- 8 EASEMENT AND R.O.W. FOR DRAINAGE FACILITIES RECEPTION #2001100652 REC. JUNE 20, 2001(DOESN'T EFFECT SUBJECT PROPERTY.)
- 9 LOT ZONE DESIGNATION EFFECTS PROPERTY AS SHOWN ON SURVEY. (ALSO IS PARCEL 2)

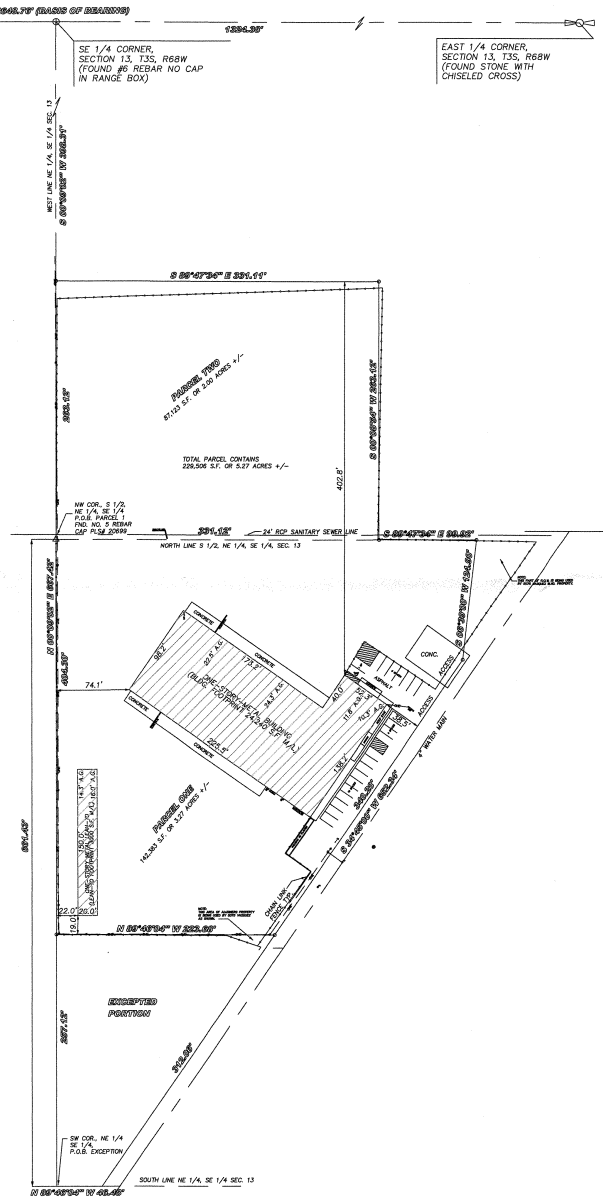


Legend

▲ FOUND PIN/YELLOW CAP PLS#1412	○ FOUND PIN/YELLOW CAP PLS# 20699	(P) PLAT VARIES FROM MEASURED	OHF OVERHEAD POWER
+ FOUND CROSS	⊗ TELE MANHOLE	⊠ TRAFFIC BOX	
⊗ ELEC METER	⊠ TELE PEDESTAL	— GAS	
* LIGHT POLE/FENCE COR.	— WATER METER	— WATER	
⊗ FIRE HYDRANT	⊗ WATER VALVE	— TRAFFIC LINE	
⊗ GAS METER	⊠ INLET		
⊗ MANHOLE	⊠ SPRINKLER CONTROL		
⊗ POWER POLE	⊠ ELEC. BOX		
⊠ CLEAN OUT	⊠ STORM MANHOLE		
⊗ MONITOR WELL	⊠ AREA LIGHT		
⊠ METAL BOX	⊠ SIGN		
— FENCE LINE			

UTILITY NOTE:

Location of utilities is based on records of various utility companies and where possible measurements taken in the field. The utility information shown hereon is not to be relied upon as being exact or complete, and it is not guaranteed that the utilities shown hereon comprise all such utilities either in service or abandoned. The utility locations are not guaranteed to be in the exact location and before any use or construction the Colorado Utility Location Center should be contacted 48 hours prior to any construction to flag and field locate said utilities.



This survey is made for the benefit of: Tap & Derrick II, LLC, and Land Title Guarantee Company, I, Richard E. Heinz, a Registered Land Surveyor in the State of Colorado, do hereby certify to the aforesaid parties, their successors and assigns, as of the date set forth above, that I have made a careful survey of a tract of land (the "Premises") described as follows:

Parcel One:
A portion of the Northeast quarter of the Southeast quarter of Section 13, Township 3 South, Range 68 West of the 6th P.M., City and County of Denver, State of Colorado, described as follows:

Beginning at the Northwest corner of the South one-half of the Northeast quarter of the Southeast quarter of said Section 13; thence South 89°47'34" East along the North line of the South one-half of the Northeast quarter of the Southeast quarter of said Section 13, a distance of 431.04 feet more or less, to a point on the Northwestern right of way of Vasquez Boulevard, as established by deed to the City and County of Denver, recorded in Book 5375 at Page 145 of the records in the office of the Clerk and Recorder of said City and County of Denver; thence South 63°00' West along said Northwestern right of way of Vasquez Boulevard, a distance of 124.80 feet; thence continuing along said Northwestern right of way of Vasquez Boulevard, South 34°45' West a distance of 652.34 feet, more or less, to the intersection of said right of way and the South line of the Northeast quarter of the Southeast quarter of said Section 13; thence departing from said right of way, North 89°46'04" West along the South line of the Northeast quarter of the Southeast quarter of said Section 13, a distance of 48.48 feet to the Southwest quarter of the Northeast quarter of the Southeast quarter of said Section 13; thence North 0°02' East along the West line of the Northeast quarter of the Southeast quarter of said Section 13, a distance of 661.43 feet, more or less, to the Point of Beginning.

EXCEPT that portion of the Northeast quarter of the Southeast one-quarter of Section 13, Township 3 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, Colorado, described as follows:
Beginning at the Southwest corner of the Northeast quarter of the Southeast quarter of said Section 13; thence South 89°46'04" East on the South line of the Northeast quarter of the Southeast quarter of said Section 13, a distance of 48.48 feet to a point on the Westerly line of Vasquez Blvd; thence North 34°45'00" East on the Westerly line of Vasquez Blvd., a distance of 312.08 feet; thence North 89°46'04" West and parallel with the South line of the Northeast quarter of the Southeast quarter of said Section 13, a distance of 223.68 feet to a point on the West line of the Northeast quarter of the Southeast quarter of said Section 13; thence South 0°02' West on the West line of the Northeast quarter of the Southeast quarter of said Section 13, a distance of 257.12 feet to the Point of Beginning.

City and County of Denver, State of Colorado.

Parcel Two:
The South 263.12 of the West half (W1/2) of the Northwest quarter (NW 1/4) of the Northeast quarter (NE 1/4) of the Southeast quarter (SE 1/4) of Section 13, Township 3 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, State of Colorado.

- The survey reflected by this map or plat was actually made upon the ground, and this map or plat and the survey on which it is based were made at least in accordance with the minimum standards established by the State of Colorado for surveys and is in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1-4, 6, 7(a,b,c), 8-10, 11(a,b), and 17, of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion as a land surveyor registered in the State of Colorado, the maximum Relative Positional Accuracy does not exceed that which is specified therein.
- The survey correctly shows the location of all buildings, structures and other improvements situated on the Premises.
- All visible above ground utilities serving the Premises enter through adjoining public streets and/or easements of record; that except as shown, there are no visible easements or rights of way across said Premises; that the property described hereon is the same as the property described in Fidelity National Title Insurance Co. Commitment No. F214330 with an effective date of February 4, 2008 and that all easements, covenants and restrictions referenced in said title commitment, or easements which the undersigned has been advised or has knowledge, have been plotted hereon or otherwise noted as to their effect on the subject property.
- There are no encroachments onto adjoining premises, streets or alleys by any buildings, structures or other improvements, and no encroachments onto said Premises by buildings, structures or other improvements situated on adjoining premises, except as shown;
- The property has direct physical access to Vasquez Frontage Road, a public street or highway.
- The property has 21 regular and 1 handicap striped parking spaces.
- Per FEMA map No. 0804080870 dated 11-17-05 the property lies in Flood Zone X, an area determined to be outside the 0.2% annual chance floodplain.
- No observable change in street right of way lines or recent repair of sidewalks or streets, however subject property is using and has part of the right of way for Vasquez Frontage Road fence.

Richard E. Heinz, Reg. Land Surveyor No. 16116

Indexing Statement:

Deposited this ___ Day of _____, 2008 At
M. in Book _____ of the County Surveyors Land
Survey/Right of Way Surveys at Page(s) _____
Reception Number _____
County Surveyor/Deputy County Surveyor

AAA SURVEYING SERVICES, LLC. Date: 01/15/08
PROFESSIONAL LAND SURVEYORS JOB NO. 08-0130
P.O. BOX 2055, ARVADA, CO. 80001 Drawn: JP Check: RH
PHONE (303) 819-7015 FAX (303) 940-4927 Scale 1"=20'