

ALTA/NSPS LAND TITLE SURVEY

LOT 1, BLOCK 1, R&B CORPORATE PARK - AURORA SUBDIVISION FILING NO. 3,
IN THE SOUTHWEST QUARTER OF SECTION 19, T4S, R66W OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

TITLE COMMITMENT/REPORT INFORMATION

THIS MAP DOES NOT REPRESENT A TITLE SEARCH BY GALLOWAY & COMPANY, INC. TO DETERMINE OWNERSHIP OR THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT OF WAY OR TITLE THEREOF, GALLOWAY & COMPANY INC. RELIED UPON THE INFORMATION OR TITLE COMMITMENT/REPORT PROVIDED AT THE TIME OF SURVEY BY THE CLIENT.

TITLE COMMITMENT PROVIDED BY CLIENT AND PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. CO248939/CO-14311-16, WITH AN EFFECTIVE DATE OF NOVEMBER 7, 2016.

11. RESERVATIONS FOR THE BENEFIT OF UNION PACIFIC RAILWAY COMPANY, RECORDED OCTOBER 20, 1893 IN BOOK A70, PAGE 329, PROVIDING SUBSTANTIALLY AS FOLLOWS:

RESERVING UNTO SAID COMPANY AND ITS ASSIGNS, ALL COAL THAT MAY BE FOUND UNDERNEATH THE SURFACE OF LAND HEREIN DESCRIBED AND THE EXCLUSIVE RIGHT TO PROSPECT AND MINE FOR SAME, ALSO SUCH RIGHT OF WAY AND OTHER GROUNDS AS MAY APPEAR NECESSARY FOR PROPER WORKING OF ANY COAL MINES THAT MAY BE DEVELOPED UPON SAID PREMISES, AND FOR TRANSPORTATION OF COAL FROM SAME, AS LIMITED BY INSTRUMENT, RECORDED MAY 28, 1967, IN BOOK 1702, PAGE 34, WHEREIN THE UNION PACIFIC RAILROAD COMPANY, SUCCESSOR TO THE UNION PACIFIC RAILWAY COMPANY RELINQUISHED ITS RIGHT TO ENTER UPON OR DAMAGE THE SURFACE OF THE LAND, AND AS QUIT CLAIMED TO THE UNION PACIFIC LAND RESOURCES CORPORATION, IN INSTRUMENT, RECORDED APRIL 16, 1971, IN BOOK 1902, PAGE 247. (AFFECTS SUBJECT PROPERTY AND BLANKET IN NATURE.)

12. EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED MAY 27, 1948 IN BOOK 609, PAGE 144. (AFFECTS SUBJECT PROPERTY AND SHOWN HEREON.)

13. EASEMENT GRANTED TO THE MOUNTAIN STATES TELEPHONE & TELEGRAPH COMPANY FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED MAY 23, 1978 IN BOOK 2780, PAGE 438. (AFFECTS SUBJECT PROPERTY AND SHOWN HEREON.)

14. COVENANT PERTAINING TO THE OVERFLIGHT OF AIRCRAFT, ABOVE A PLANE 750 FEET ABOVE GROUND LEVEL, RECORDED FEBRUARY 11, 1982 IN BOOK 3577, PAGE 626, AND RECORDED SEPTEMBER 17, 1984 IN BOOK 4263, PAGE 53. (NOT SURVEY RELATED)

15. TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS CONTAINED IN THE DECLARATION OF PLANNED BUILDING GROUP, RECORDED SEPTEMBER 17, 1984 IN BOOK 4263, PAGE 71. (AFFECTS SUBJECT PROPERTY AND BLANKET IN NATURE)

16. TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS CONTAINED ON THE PLANNED BUILDING GROUP MAP FOR TURNMAR STORAGE, RECORDED SEPTEMBER 17, 1984 IN BOOK 4263, AT RECEPTION NO. 2452367. (AFFECTS SUBJECT PROPERTY AND BLANKET IN NATURE)

17. TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS CONTAINED IN REVOCABLE LICENSE FOR THE INSTALLATION OF SPRINKLER HEADS, RECORDED OCTOBER 9, 1984 IN BOOK 4279, PAGE 335. (NOT SURVEY RELATED)

18. EASEMENT GRANTED TO THE CITY OF AURORA FOR WATER, SEWER & STORM DRAINAGE, TRANSMISSION LINES, AND INCIDENTAL PURPOSES, RECORDED, JUNE 25, 1985 IN BOOK 4473, PAGE 30. (AFFECTS SUBJECT PROPERTY AND SHOWN HEREON.)

19. EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JULY 25, 1985 IN BOOK 4498, PAGE 568. (AFFECTS SUBJECT PROPERTY AND SHOWN HEREON.)

20. TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS CONTAINED IN REVOCABLE LICENSE FOR THE REPAIR AND MAINTENANCE OF A RETAINING WALL, RECORDED JANUARY 29, 1986 IN BOOK 4658, PAGE 92. (AFFECTS SUBJECT PROPERTY, RETAINING WALL IS SHOWN)

21. COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION, OR NATIONAL ORIGIN, AS SHOWN ON THE RECORDED PLAT OF SAID SUBDIVISION AND AS SHOWN ON THE RECORDED PLAT OF R & B CORPORATE PARK AURORA SUBDIVISION NO. 3, RECORDED IN PLAT BOOK 78, PAGE 48, PROVIDING AS FOLLOWS:

A) EASEMENT FOR UTILITY AND DRAINAGE PURPOSES OVER THE NORTHERLY 10 FEET, EASTERLY 10 FEET AND SOUTHERLY 10 FEET OF THE WITHIN DESCRIBED PROPERTY;
B) EASEMENTS 16 FEET AND 26 FEET WIDE FOR FIRE LANE AND UTILITY PURPOSES, 16 FEET AND 45 FEET WIDE FOR UTILITY PURPOSES.

COVENANTS, CONDITIONS, AND RESTRICTIONS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, AS SHOWN ON THE RECORDED PLAT OF SAID SUBDIVISION, PROVIDING AS FOLLOWS:

THE UNDERSIGNED OWNERS, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE WITH THE CITY OF AURORA, THAT NO STRUCTURE CONSTRUCTED ON ANY PORTION OF THE PLATTED LAND SHOWN HEREIN SHALL BE OCCUPIED OR USED UNLESS AND UNTIL ALL PUBLIC IMPROVEMENTS AS DEFINED BY ARTICLE XXII, CHAPTER 41, OF THE CITY CODE OF AURORA, COLORADO, ARE IN PLACE AND ACCEPTED BY THE CITY, OR CASH FUNDS OR OTHER SECURITY FOR THE SAME ARE ESCROWED WITH THE CITY OF AURORA, AND CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED BY THE CITY.

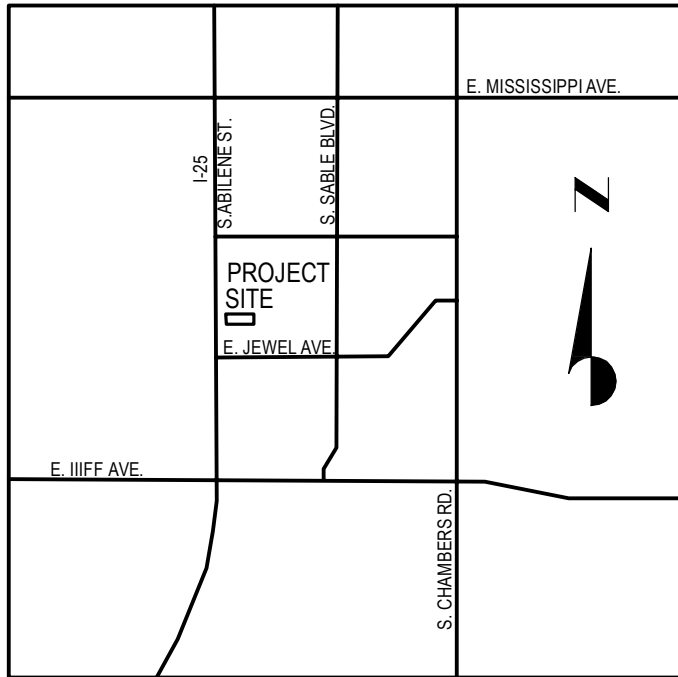
(ALL AFFECT SUBJECT PROPERTY AND SHOWN HEREON.)

22. COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION, OR NATIONAL ORIGIN, AS SHOWN ON THE RECORDED PLAT OF SAID SUBDIVISION AND AS SHOWN ON THE RECORDED PLAT OF R & B CORPORATE PARK AURORA SUBDIVISION NO. 1 RECORDED IN PLAT BOOK 54, PAGE 67 AND R & B CORPORATE PARK AURORA SUBDIVISION NO. 3 RECORDED IN PLAT BOOK 78, PAGE 48, PROVIDING AS FOLLOWS:

1) RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS AND SHALL BE POSTED "NO PARKING FIRE LANE".

2) THE EASEMENT AREA WITHIN EACH LOT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT, EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.

(AFFECTS SUBJECT PROPERTY AND SHOWN HEREON.)



VICINITY MAP
NOT TO SCALE

AREA OF CONCERN (A.O.C.)

- FIRE LANE ACCESS EASEMENT ENCROACHES EXISTING BUILDING
- FIRE LANE ACCESS EASEMENT ENCROACHES EXISTING BUILDING
- FIRE LANE ACCESS EASEMENT ENCROACHES EXISTING BUILDING
- UTILITY EASEMENT ENCROACHES EXISTING BUILDING

PROPERTY DESCRIPTION

LOT 1, BLOCK 1, R&B CORPORATE PARK - AURORA SUBDIVISION FILING NO. 3,
IN THE SOUTHWEST QUARTER OF SECTION 19, T4S, R66W OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

GENERAL NOTES

- ACCESS TO THE PROPERTY IS OBTAINED DIRECTLY VIA ACCESS FROM SOUTH ABILENE STREET.
- FIELD WORK WAS COMPLETED ON: NOVEMBER 17, 2016.
- BASIS OF BEARING: BEARINGS ARE BASED ON THE WESTERN SECTION LINE OF THE SOUTHWEST 1/4, SECTION 19, T.4 S., R. 66 W AND IS ASSUMED TO BEAR N00°40'03"W, MONUMENTED AS SHOWN.
- UTILITY NOTE: THE LOCATION OF UTILITIES SHOWN HEREON WAS ESTABLISHED FROM SURFACE EVIDENCE. EXISTING UTILITY MARKERS AND UTILITY LOCATES FROM A UTILITY CONTRACTOR. THE EXACT LOCATION OF BURIED UTILITIES IS UNCERTAIN. PRIOR TO ANY EXCAVATION THE CONTRACTOR SHOULD CONTACT THE UTILITY NOTIFICATION CENTER. THE SURVEYOR MAKES NO GUARANTEE EITHER EXPRESSED OR IMPLIED THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION DEPICTED ALTHOUGH THE UTILITIES ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE AT THE TIME OF THE SURVEY. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- THIS MAP OR PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED IN THE SURVEYOR'S STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RE-STATEMENT BY THE SURVEYOR.
- PER THE FEMA FLOOD INSURANCE RATE MAPS (FIRM), MAP NO. 080805C0187K, HAVING AN MAP REVISED DATE OF DECEMBER 17, 2010, INDICATES THE SUBJECT PROPERTY TO BE DESIGNATED AS ZONE X (OUTSIDE 0.2% CHANCE OF FLOOD). THIS SURVEY MAKES THIS STATEMENT BY GRAPHIC PLOTTING ONLY. THE SURVEYOR RECOMMENDS A FLOOD STUDY IF MORE INFORMATION IS REQUIRED.
- ALL LINEAL MEASUREMENTS SHOWN ARE GROUND DISTANCES AND U.S. SURVEY FEET.
- EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED ON THIS SURVEY WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESTRICTIONS, EXCLUSIONS, CONDITIONS, OBLIGATIONS, TERMS OR AS THE RIGHT TO GRANT THE SAME.
- CAUTION: THE SURVEYOR PREPARING THIS MAP WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THIS MAP. ALL CHANGES TO THIS EXHIBIT MUST BE APPROVED IN WRITING BY THE SURVEYOR IN CHARGE.
- SITE WAS NOT VACANT AT THE TIME OF SURVEY.
- THERE WAS NO OBSERVABLE EVIDENCE OR CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF SURVEY.
- NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES WERE DISCOVERED AT THE TIME OF SURVEY.
- THERE WAS NO OBSERVABLE EVIDENCE OF THE SITE USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL AT THE TIME OF SURVEY.
- 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 COMMENCE MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. C.R.S. 13-80-105(3)(A).
- THE SITE CONTAINS 30 PARKING SPACES (INCLUDING 2 HANDICAP SPACES).
- THERE WERE NO FIELD DELINEATION OF WETLANDS AT TIME OF SURVEY.
- ELEVATIONS SHOWN ARE NAVD 88 AND ARE BASED ON THE CITY OF AURORA, BENCHMARK 4S6619SW001 (EL.V. = 5,601.76'), DESCRIBED AS TWO (2) CHISELED SQS T/ CONC PEDESTAL AT THE SW LEG OF POWER TOWER #148, LOCATED AT THE EASE SIDE OF ABILENE ST. SAID TOWER IS THE 1ST TOWER SOUTH OF EAST FLORIDA.
- OFFSITE EASEMENTS THAT BENEFIT THE SUBJECT PROPERTY ARE SHOWN HEREON.
- THE WATERLINES SHOWN (AS LABELED) ARE APPROXIMATE & ARE BASED ON A COMBINATION OF UTILITY MARKINGS & CITY OF AURORA WATER UTILITY MAPS

SURVEYOR'S CERTIFICATE:

TO: PUBLIC STORAGE & OLD REPUBLIC NATIONAL 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 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEY, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(a), 7(b1), 8, 9, 11, 13, 14, 16 AND 19 OF TABLE A THEREOF.

BRIAN J. DENNIS
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38069
PROJECT NO.: PS0000028
FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC.

THIS MAP IS AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF THE GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.

PROJECT NO.: PS0000028
DRAWN BY: AAY
CHECKED BY: BJD
DATE: NOVEMBER 21, 2016

SHEET

1 OF 2

Galloway
Planning, Architecture, Engineering.

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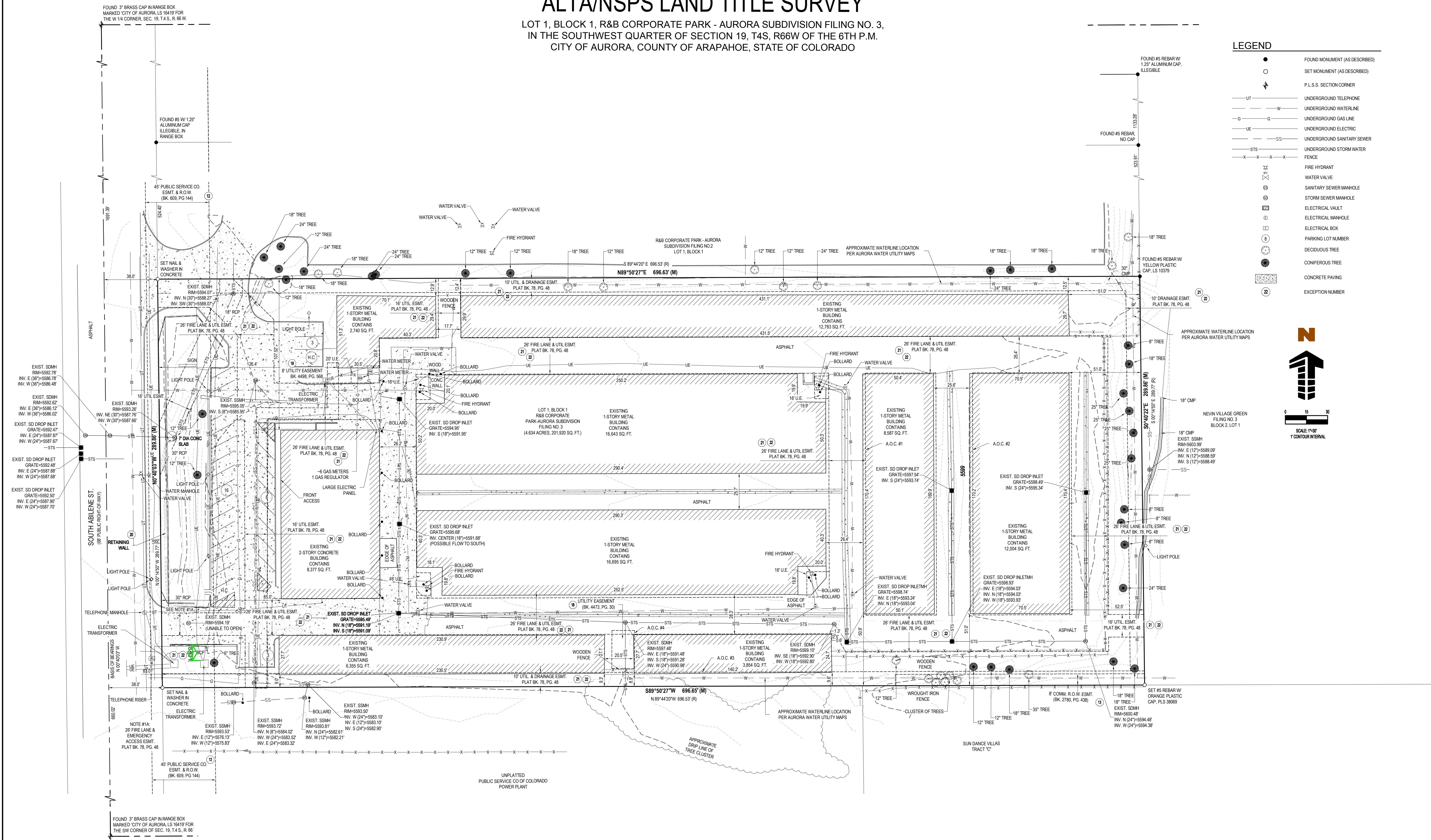
1.	11/28/2016	UPDATE DRAWING WITH NEW TITLE COMMITMENT	AY
2.	12/19/2016	UPDATE UTILITIES	AY
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ALTA/NSPS LAND TITLE SURVEY

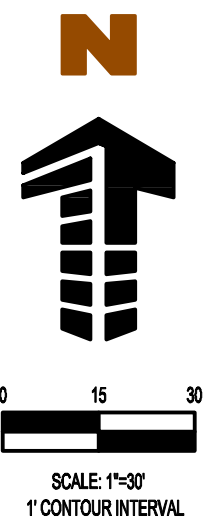
1710 SOUTH ABILENE STREET
CITY OF AURORA, 80012
COUNTY OF ARAPAHOE, COLORADO

ALTANSPTS LAND TITLE SURVEY

LOT 1, BLOCK 1, R&B CORPORATE PARK - AURORA SUBDIVISION FILING NO. 3,
IN THE SOUTHWEST QUARTER OF SECTION 19, T4S, R66W OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



LEGEND	
●	FOUND MONUMENT (AS DESCRIBED)
○	SET MONUMENT (AS DESCRIBED)
+	P.L.S.S. SECTION CORNER
—UT—	UNDERGROUND TELEPHONE
—W—	UNDERGROUND WATERLINE
—G—	UNDERGROUND GAS LINE
—UE—	UNDERGROUND ELECTRIC
—SS—	UNDERGROUND SANITARY SEWER
—STS—	UNDERGROUND STORM WATER
—X—X—X—X—	FENCE
⊕	FIRE HYDRANT
⊕	WATER VALVE
⊕	SANITARY SEWER MANHOLE
⊕	STORM SEWER MANHOLE
⊕	ELECTRICAL VAULT
⊕	ELECTRICAL MANHOLE
⊕	ELECTRICAL BOX
⊕	PARKING LOT NUMBER
⊕	DECIDUOUS TREE
⊕	CONIFEROUS TREE
⊕	CONCRETE PAVING
⊕	EXCEPTION NUMBER



#	DATE	ISSUE / DESCRIPTION	INT.
1	11/28/2016	UPDATE DRAWING WITH NEW TITLE COMMITMENT	AY
2	12/19/2016	UPDATE UTILITIES	AY