

PROPERTY DESCRIPTION:

Lot 1, Block 1 of Nickerson's Subdivision, recorded in Book C2, Page 539, official records of Arapahoe County, Colorado

LEGAL DESCRIPTION OF LEASE AREA:

A portion of Lot 1, Block 1 of Nickerson's Subdivision, recorded in Book C2, Page 539, official records of Arapahoe County, Colorado, being more particularly described as follows:

COMMENCING at the northeast corner of said Lot 1; thence along the east line of said Lot 1, S00°55'00"E (Bearings are based on Geodetic North according to WGS 84 projection. Bearings are relative to those shown upon said plat of Nickerson Subdivision, if rotated 00°55'45" clockwise), a distance of 236.44 feet; thence leaving said east line, S89°05'00"W, a distance of 274.46 feet to the POINT OF BEGINNING; thence S00°55'00"E, a distance of 50.00 feet; thence S89°05'00"W, a distance of 50.00 feet; thence N00°55'00"W, a distance of 50.00 feet; thence N89°05'00"E, a distance of 50.00 feet to the POINT OF BEGINNING.

Said parcel contains 2,500 S.F. or 0.057 acres, more or less.

LEGAL DESCRIPTION OF UTILITY EASEMENT A:

A portion of Lot 1, Block 1 of Nickerson's Subdivision, recorded in Book C2, Page 539, official records of Arapahoe County, Colorado, being more particularly described as follows:

COMMENCING at the northeast corner of said Lot 1; thence along the east line of said Lot 1, S00°55'00"E (Bearings are based on Geodetic North according to WGS 84 projection. Bearings are relative to those shown upon said plat of Nickerson Subdivision, if rotated 00°55'45" clockwise), a distance of 236.44 feet; thence leaving said east line, S89°05'00"W, a distance of 274.46 feet; thence S89°05'00"W, a distance of 44.00 feet to the POINT OF BEGINNING; thence S89°05'00"W, a distance of 6.00 feet, thence N00°55'00"W, a distance of 6.00 feet; thence N89°05'00"E, a distance of 6.00 feet; thence S00°55'00"E, a distance of 6.00 feet to the POINT OF BEGINNING.

Said parcel contains 36 S.F. or 0.001 acres, more or less.

LEGAL DESCRIPTION OF UTILITY EASEMENT B:

A portion of Lot 1, Block 1 of Nickerson's Subdivision, recorded in Book C2, Page 539, official records of Arapahoe County, Colorado, being more particularly described as follows:

A strip of land, 5 feet in width, lying 2.5 feet on each side of the following described centerline:

COMMENCING at the northeast corner of said Lot 1; thence along the east line of said Lot 1, S00°55'00"E (Bearings are based on Geodetic North according to WGS 84 projection. Bearings are relative to those shown upon said plat of Nickerson Subdivision, if rotated 00°55'45" clockwise), a distance of 236.44 feet; thence leaving said east line, S89°05'00"W, a distance of 274.46 feet; thence S00°55'00"W, a distance of 50.00 feet; thence S89°05'00"W, a distance of 47.50 feet to the POINT OF BEGINNING; thence S00°55'00"E, a distance of 69.20 feet, more or less, to a point on the south line of said Lot 1, said point also being the POINT OF TERMINUS.

Sidelines of said strip extend or shorten as necessary to intersect the lines that the POINT OF BEGINNING and the POINT OF TERMINUS are a part of.

Said parcel contains 346 S.F. or 0.008 acres, more or less.

LEGAL DESCRIPTION OF ACCESS AND UTILITY EASEMENT A:

A portion of Lot 1, Block 1 of Nickerson's Subdivision, recorded in Book C2, Page 539, official records of Arapahoe County, Colorado, being more particularly described as follows:

A strip of land, 20 feet in width, lying 10 feet on each side of the following described centerline:

COMMENCING at the northeast corner of said Lot 1; thence along the east line of said Lot 1, S00°55'00"E (Bearings are based on Geodetic North according to WGS 84 projection. Bearings are relative to those shown upon said plat of Nickerson Subdivision, if rotated 00°55'45" clockwise), a distance of 236.44 feet; thence leaving said east line, S89°05'00"W, a distance of 274.46 feet; thence S00°55'00"W, a distance of 50.00 feet; thence S89°05'00"W, a distance of 50.00 feet; thence N00°55'00"W, a distance of 25.00 feet to the POINT OF BEGINNING; thence S89°05'00"W, a distance of 99.20 feet; thence N00°55'00"W, a distance of 261.35 feet, more or less, to a point on the north line of said Lot 1, said point also being the POINT OF TERMINUS.

Sidelines of said strip extend or shorten as necessary to intersect the lines that the POINT OF BEGINNING and the POINT OF TERMINUS are a part of.

Said parcel contains 7,211 S.F. or 0.166 acres, more or less.

LEGAL DESCRIPTION OF ACCESS AND UTILITY EASEMENT B:

A portion of that parcel described in that deed recorded in Book 1987, Page 530, in the Records of Arapahoe County, Colorado, being more particularly described as follows:

A strip of land, 20 feet in width, lying 10 feet on each side of the following described centerline:

COMMENCING at the northeast corner of Lot 1, Block 1 of Nickerson's Subdivision, recorded in Book C2, Page 539, official records of Arapahoe County, Colorado; thence along the west right-of-way line of South Lansing Street, N00°55'00"W (Bearings are based on Geodetic North according to WGS 84 projection. Bearings are relative to those shown upon said plat of Nickerson Subdivision, if rotated 00°55'45" clockwise), a distance of 19.18 feet to the POINT OF BEGINNING; thence leaving said west right-of-way line, S89°04'15"W, a distance of 423.66 feet; thence S00°55'00"E, a distance of 19.18 feet, more or less, to a point on the north line of Lot 1, said point also being the POINT OF TERMINUS.

Sidelines of said strip extend or shorten as necessary to intersect the lines that the POINT OF BEGINNING and the POINT OF TERMINUS are a part of.

Said parcel contains 8,857 S.F. or 0.203 acres, more or less.

SCHEDULE B2 EXCEPTIONS:

Item No.

8. Plat of Nickerson Subdivision recorded in Plat Book 23, Page 62.  
-AFFECTS SURVEY AREA, SHOWN HEREON.
9. Plat of Aurora Branch YMCA Planned Building Group recorded in Instrument No. 2414645.  
-AFFECTS SURVEY AREA, NOT SURVEY RELATED.
10. Terms, provisions, covenants, conditions, restrictions, reservations, easements, charges, assessments and liens provided in a Deed or Covenants, Conditions and Restrictions recorded in Deed Book 1950, Page 733, 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.  
-AFFECTS PARENT PARCEL, DOCUMENT CHANGED ZONING TO R-4.
11. Utility Easement in favor of The City of Aurora, Colorado, a municipal corporation, set forth in instrument recorded on 06/04/1984 in Deed Book 4173, Page 353.  
-AFFECTS SURVEY AREA, SHOWN HEREON.
12. Terms, provisions, covenants, conditions, restrictions, reservations, easements, charges, assessments and liens provided in a Deed or Covenants, Conditions and Restrictions recorded in Instrument No. B2030379, 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.  
-AFFECTS PARENT PARCEL, NOT SURVEY RELATED.
13. Deed of Trust from Ethiopian Evangelical Church-Denver, a Colorado non-profit corporation, Grantor(s), to The Public Trustee of the County, Trustee(s), in favor of Mennonite Brethren Loan Fund, dated 11/20/2012, and recorded 11/21/2012 in Reception No. D2134496, in the original amount of \$2,052,424.00.  
-AFFECTS PARENT PARCEL, NOT SURVEY RELATED.
14. Deed of Trust from Ethiopian Evangelical Church-Denver, Grantor(s), to The Public Trustee of the County, Trustee(s), in favor of Mennonite Brethren Loan Fund, dated 08/05/2013, and recorded 08/09/2013 in Reception No. D3100879, in the original amount of \$265,000.00.  
-AFFECTS PARENT PARCEL, NOT SURVEY RELATED.
15. Third Deed of Trust from Ethiopian Evangelical Church-Denver, a Colorado non-profit organization, Grantor(s), to The Public Trustee of the County, Trustee(s), in favor of Mennonite Brethren Loan Fund, a Kansas non-profit corporation, dated 10/04/2013, and recorded 10/07/2013 in Reception No. D3125243, in the original amount of \$104,000.00.  
-AFFECTS PARENT PARCEL, NOT SURVEY RELATED.
16. Deed of Trust from Ethiopian Evangelical Church-Denver, a Colorado nonprofit corporation, Grantor(s), to The Public Trustee of the County, Trustee(s), in favor of Mennonite Brethren Loan Fund, dated 10/05/2015, and recorded 10/07/2015 in Reception No. D5114963, in the original amount of \$178,419.00.  
-AFFECTS PARENT PARCEL, NOT SURVEY RELATED.

Items not listed above are determined non-survey related items and are not plotted hereon.

NOTES:

1. The purpose of this survey is to depict the existing physical improvements at the time of the survey and to define the limits of a lease area and easements appurtenant thereto. This survey is not a boundary survey nor does it represent a monumented land survey. This survey is not intended to be used for the creation, conveyance, or transfer of any fee simple parcel. Monuments shown hereon are for reference only and are not intended to be relied upon for the establishment of any boundary shown on this document. No monuments were established from this survey.
2. Any underground utilities shown have been located from field survey information. The surveyor makes no guarantee 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 indicated although he does certify that they are located as accurately as possible from the information available.
3. 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 to the right to grant the same.
4. FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map, Map Number 08005C0178K effective date December 17, 2010, indicates this parcel of land is located in Zone X (Areas determined to be outside the the 0.2% annual chance floodplain).
5. This survey does not constitute a title search by Clark Land Surveying, Inc. to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, Clark Land Surveying, Inc. relied upon a Search Report, prepared by Fidelity National Title Insurance Company with an order number of 25033861, dated 4/24/2017.
6. Elevations are based on NAVD 88 datum.
7. BENCHMARK: Mag Nail in Asphalt, as shown. Elevation: 5466.47" (NAVD 88).
8. BASIS OF BEARINGS: Bearings are based on Geodetic North according to WGS 84 projection. Bearings are relative to those shown upon the plat Nickerson Subdivision, according to the map or plat thereof, recorded in Book C2, Page 549 of the Official Public Records of Arapahoe County, Colorado, if rotated 00°55'45" clockwise.
9. Field work for this survey was completed on April 11, 2017.
10. This site is zoned "R-4" (High Density Multi-Family Residential District) per City of Aurora Planning Department. Building Setbacks:  
Front: 25'  
Side: 25'  
Rear: 25'  
Height: 60'
11. The subject property is commonly known as Ethiopian Evangelical Church, with an address of 445 South Lansing Street.
12. There were no visible encroachments at time of survey.

SURVEYOR'S STATEMENT:

I hereby certify to Eco-Site, and Fidelity National Title Insurance Company:

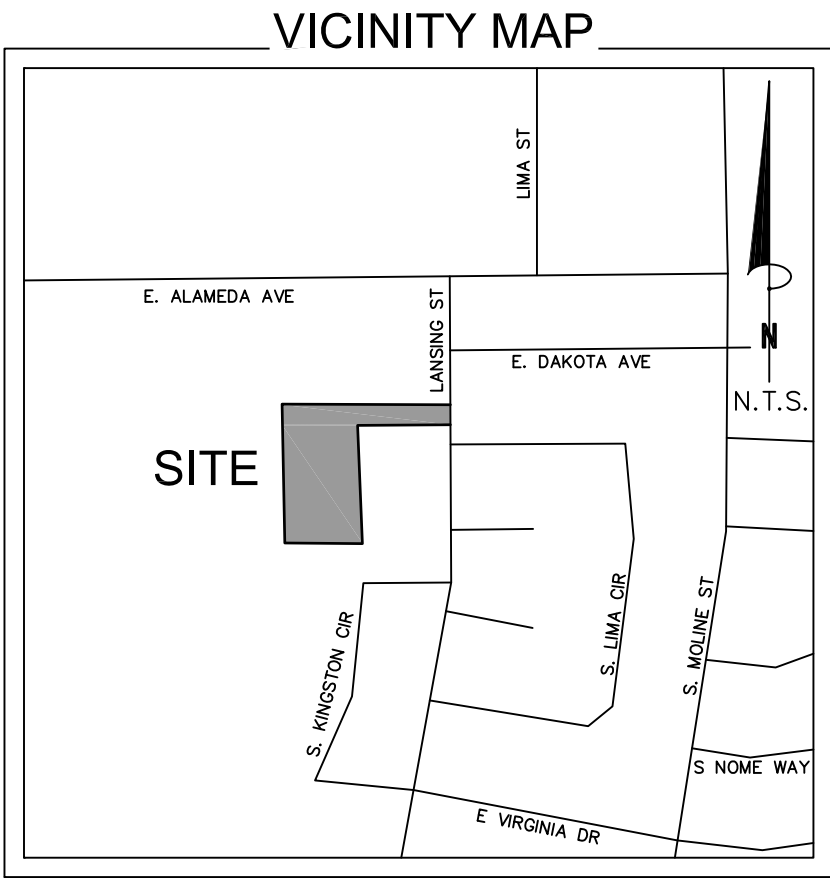
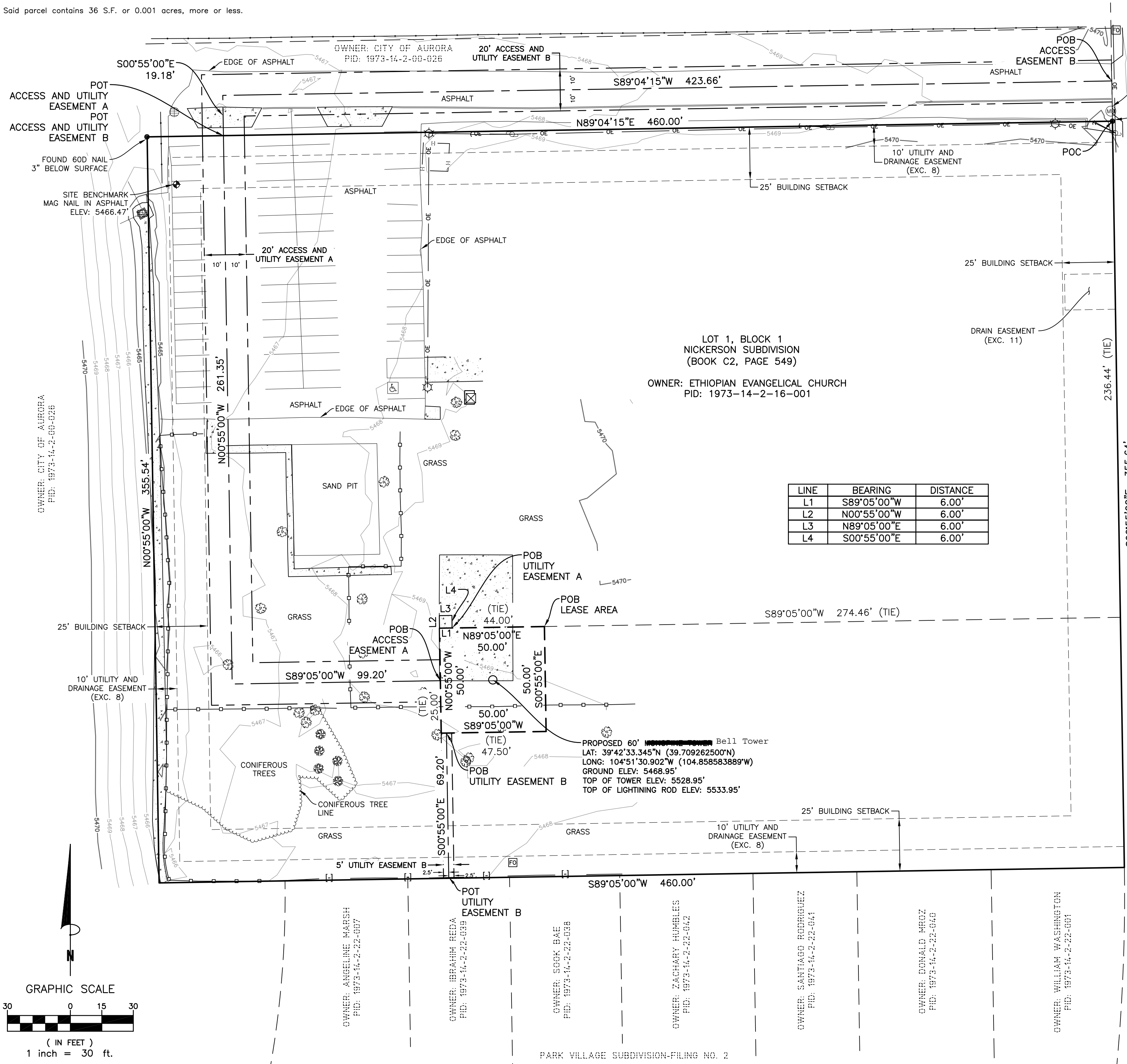
On the basis of my knowledge, information and belief, I hereby state and declare that this drawing was prepared under my direct supervision to the standard of care of surveyors practicing in the State of Colorado and that the information shown hereon is true and correct to the best of my knowledge and belief.

This statement is neither a warranty nor a guarantee, either expressed or implied.



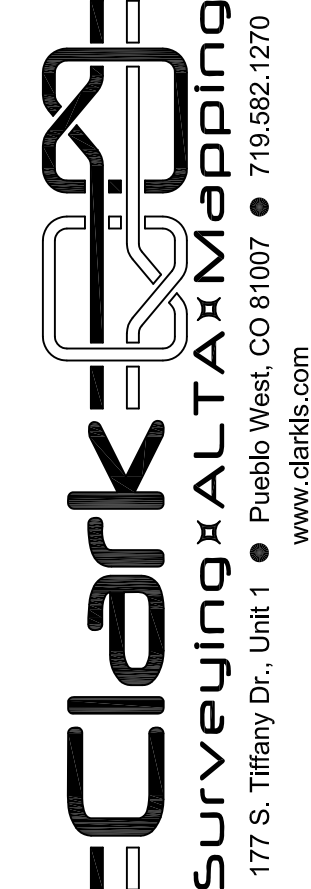
Justin A. Crosson  
Colorado Professional Land Surveyor No. 38066  
For and on behalf of Clark Land Surveying, Inc.

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.



LEGEND

- STORM INLET (ROUND)  
STORM INLET (RECTANGLE)  
LIGHT POLE  
ELECTRIC TRANSFORMER  
GUYWIRE  
UTILITY POLE  
FIBEROPTIC PEDESTAL  
UNKNOWN MANHOLE  
HANDICAP PARKING  
CONIFEROUS TREE  
DECIDUOUS TREE  
STORM LINE (UNDERGROUND)  
ELECTRIC LINE (OVERHEAD)  
CHAIN LINK FENCE  
WOOD FENCE  
STRAND FENCE  
TREE LINE  
CONCRETE AREA



Revisions	No.	Description	By	Date
	3	Revise Utility Easement A	AMF	7/1/2017
	2	Changed Numbering on B2 Exceptions	GAP	6/05/2017
	1	Add Title	GAP	5/24/2017

SITE NAME:  
CO-0080 Aurora

RAW LAND SURVEY A PORTION OF THE NW1/4 OF SECTION 14 TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M. Changed Numbering of B2 Exceptions	Drawn By: AMF	Date: 4/19/2017
	Checked By: JAC	Sheet 1 of 1
Project No. 170243		