

A.L.T.A./N.S.P.S. Land Title Survey

A PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 1 OF 2

LAND DESCRIPTION

THE FOLLOWING LEGAL DESCRIPTION WAS TAKEN FROM FIRST AMERICAN TITLE INSURANCE TITLE COMMITMENT FILE NO. 5509-4025761, HAVING AN EFFECTIVE DATE OF DECEMBER 22, 2022 AT 8:00 A.M.

LOT 2, BLOCK 1, AURORA CENTRETECH PARK SUBDIVISION FILING NO. 12, AMENDMENT NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

ALSO KNOWN AS: 15950 E. 6TH AVENUE, AURORA, CO.

CONTAINS: ±39,993 SQ. FT. OR ±0.918 ACRES MORE OR LESS.

BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M. IS ASSUMED TO BEAR NORTH 89°55'43" EAST A DISTANCE OF 2,646.08 FEET, AS DEFINED AND MEASURED BETWEEN A FOUND 2.5" ALUMINUM CAP STAMPED "PLS 38356 2018" IN A RANGE BOX AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER SAID SECTION 8 AND BY A 3.25" ALUMINUM CAP STAMPED "PLS NO. 25369" IN RANGE BOX AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER SAID SECTION 8, AS SHOWN HEREON.

PROJECT BENCHMARK

PROJECT BENCHMARK: NGS BENCHMARK "A 407", FOUND STEEL ROD AT THE INTERSECTION OF EAST 6TH AVENUE AND CHAMBERS ROAD, NORTH OF A UTILITY POLE.

PUBLISHED NAVD 88 ELEVATION = 5439.03 U.S. SURVEY FEET

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 08005C0181L, WHICH BEARS AN EFFECTIVE DATE OF 9/04/2020 PER FEMA FLOOD MAP SERVICE CENTER, FOUND AT <https://msc.fema.gov/portal/home>. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

TITLE COMMITMENT

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY POWER SURVEYING COMPANY INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, RIGHT-OF-WAY, AND TITLE OF RECORD. POWER SURVEYING COMPANY INC. RELIED UPON FIRST AMERICAN TITLE INSURANCE TITLE COMMITMENT FILE NO. 5509-4025761, HAVING AN EFFECTIVE DATE OF DECEMBER 22, 2022 AT 8:00 A.M. FOR THIS INFORMATION.

UNDERGROUND UTILITIES

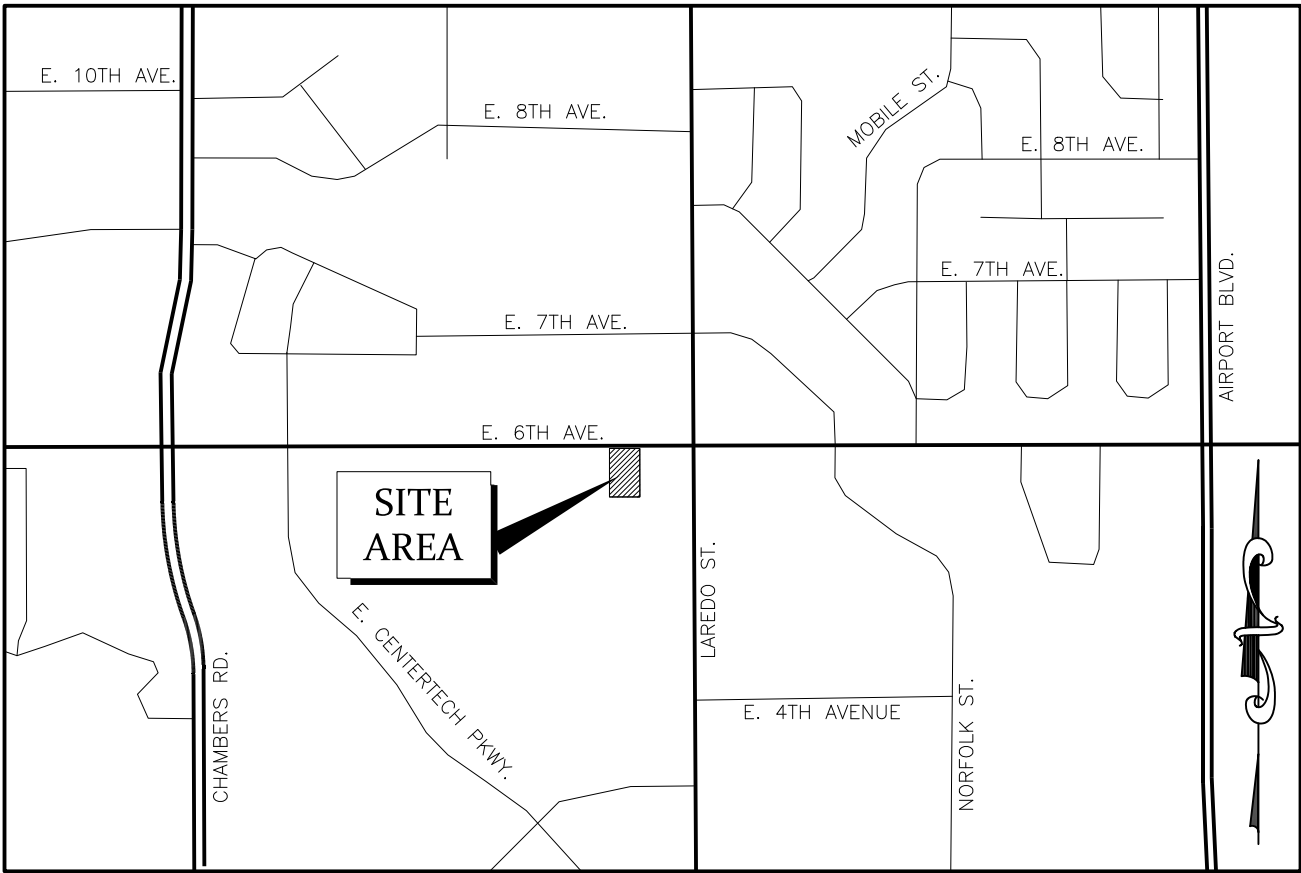
THE UNDERGROUND UTILITIES SHOWN HEREON WERE LOCATED FROM SURFACE EVIDENCE, VISIBLE PIN FLAGS AND PAINT MARKINGS SUPPLIED BY UTILIO, LLC, UTILITY LOCATION SERVICES ON 10/24/2022. SAID UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE IN NATURE. FOR EXACT LOCATIONS OF ALL UNDERGROUND UTILITIES, POT-HOLING IS RECOMMENDED. THIS SURVEYOR HAS NOT PHYSICALLY OR ACTUALLY LOCATED ANY UNDERGROUND UTILITIES SHOWN HEREON. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED ALTHOUGH DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. CALL THE UNDERGROUND UTILITY NOTIFICATION CENTER OF COLORADO. DIAL 811 OR 800.922.1987 FOR ALL LOCATE REQUESTS AT LEAST THREE BUSINESS DAYS PRIOR TO ANY CONSTRUCTION OR EXCAVATION.

ZONING DATA

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A ZONING REPORT

AREAS OF CONCERN

- 2.6' OVERLAP BETWEEN SUBDIVISION PLATS.
- 0.2' OVERLAP BETWEEN SUBDIVISION PLATS.



VICINITY MAP

SCALE: 1"=1000'

TITLE COMMITMENT EXCEPTIONS

THE FOLLOWING SCHEDULE B ITEMS WERE TAKEN FROM FIRST AMERICAN TITLE INSURANCE TITLE COMMITMENT FILE NO. 5509-4025761, HAVING AN EFFECTIVE DATE OF DECEMBER 22, 2022 AT 8:00 A.M.

ITEMS 1-9, ARE STANDARD TITLE EXCEPTIONS AND/OR ARE NOT MATTERS OR ISSUES THAT PERTAIN TO THIS SURVEY.

- THE RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT OR REMOVE HIS ORE SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES THEREBY GRANTED AS RESERVED IN UNITED STATES PATENT RECORDED SEPTEMBER 29, 1883 IN BOOK A57 AT PAGE 160, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTEREST THEREIN. [PERTAINS TO SUBJECT PROPERTY, NO CONDITIONS PLOTTABLE]
- ANY ASSESSMENT OR LIEN OF LOCAL IMPROVEMENT DISTRICT NO. 6-82, AS DISCLOSED BY THE INSTRUMENT RECORDED FEBRUARY 7, 1983 IN BOOK 3791 AT PAGE 137. [PERTAINS TO SUBJECT PROPERTY, NO CONDITIONS PLOTTABLE]
- COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND LIEN RIGHTS, WHICH DO NOT INCLUDE A FORFEITURE OR REVERTER CLAUSE, SET FORTH IN THE DECLARATION, RECORDED APRIL 12, 1984 IN BOOK 4132 AT PAGE 530 AND AMENDED SEPTEMBER 24, 1985 IN BOOK 4553 AT PAGE 190. [PERTAINS TO SUBJECT PROPERTY, NO CONDITIONS PLOTTABLE]
- ANY ASSESSMENT OR LIEN OF AURORA CENTRETECH METROPOLITAN, AS DISCLOSED BY THE INSTRUMENT RECORDED JUNE 3, 1985 IN BOOK 4454 AT PAGE 121. [PERTAINS TO SUBJECT PROPERTY, NO CONDITIONS PLOTTABLE]
- TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE DECLARATION OF PLANNED BUILDING GROUP RECORDED DECEMBER 23, 1985 IN BOOK 4630 AT PAGE 33. [PERTAINS TO SUBJECT PROPERTY, NO CONDITIONS PLOTTABLE]
- NOTES AND EASEMENTS AS SHOWN ON THE RECORDED PLAT OF AURORA CENTRETECH PARK SUBDIVISION FILING NO. 12, RECORDED JANUARY 6, 1986 AT RECEPTION NO. 2618039, MAP 87 PAGE 56. [PERTAINS TO SUBJECT PROPERTY, PLOTTED AND SHOWN HEREON]
- TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE PLANNED BUILDING GROUP CENTRETECH TRANSP INDUSTRIAL SERVICE CENTER RECORDED JANUARY 13, 1986 IN BOOK 4645 AT RECEPTION NO. 2620674. [PERTAINS TO SUBJECT PROPERTY, PLOTTED AND SHOWN HEREON]
- TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE COVENANT RECORDED FEBRUARY 14, 1986 IN BOOK 4673 AT PAGE 20. [PERTAINS TO SUBJECT PROPERTY, NO CONDITIONS PLOTTABLE]
- AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO, BY THE INSTRUMENT RECORDED JANUARY 11, 1988 IN BOOK 5347 AT PAGE 380, UPON THE TERMS AND CONDITIONS SET FORTH IN THE INSTRUMENT. [DOES NOT AFFECT SUBJECT PROPERTY, NOT PLOTTED AND SHOWN HEREON]
- TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE AAA TRANSMISSION AND CAR CARE CENTER SITE PLAN AND USE APPROVAL RECORDED SEPTEMBER 3, 1997 AT RECEPTION NO. A7110266. [PERTAINS TO SUBJECT PROPERTY, PLOTTED AND SHOWN HEREON]
- TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, EASEMENTS AND OBLIGATIONS CONTAINED IN THE UTILITY EASEMENT RECORDED OCTOBER 17, 1997 AT RECEPTION NO. A7131857. [PERTAINS TO SUBJECT PROPERTY, PLOTTED AND SHOWN HEREON]
- TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS, EASEMENTS, AND RESTRICTIONS, IF ANY, AS CONTAINED IN AVIGATION EASEMENT RECORDED FEBRUARY 13, 2014 AT RECEPTION NO. D4012262. [PERTAINS TO SUBJECT PROPERTY, NO CONDITIONS PLOTTABLE]
- NOTES AND EASEMENTS AS SHOWN ON THE PLAT OF AURORA CENTRETECH PARK SUBDIVISION FILING NO. 12, AMENDMENT NO. 1 RECORDED OCTOBER 13, 2017 IN PLAT BOOK 513 AT PAGE 27. [PERTAINS TO SUBJECT PROPERTY, PLOTTED AND SHOWN HEREON]
- DEED OF TRUST FROM ALAIN HERNANDEZ DELGADO AND ARACELI SUAREZ MARIN TO SECURE AN INDEBTEDNESS IN THE PRINCIPAL SUM OF \$270,000.00, AND ANY OTHER AMOUNTS AND/OR OBLIGATIONS SECURED THEREBY, DATED SEPTEMBER 20, 2020, AND RECORDED NOVEMBER 03, 2020 AT RECEPTION NO. E0150880.

TRUSTEE: PUBLIC TRUSTEE OF ARAPAHOE COUNTY BENEFICIARY: CUTBERTO HERNANDEZ [PERTAINS TO SUBJECT PROPERTY, NO CONDITIONS PLOTTABLE]
- ANY LOSS OR DAMAGE ARISING FROM THE FACT THAT THE FENCE LINES ON OR NEAR THE BOUNDARY LINES OF THE SUBJECT PROPERTY DO NOT COINCIDE WITH THE EXACT BOUNDARY LINES. [AFFECTS SUBJECT PROPERTY, PLOTTED AND SHOWN HEREON]

SURVEYOR NOTES

- SURVEY PREPARED BY: POWER SURVEYING CO., INC.
6911 BROADWAY
DENVER, CO 80221
PHONE: 303-702-1617
EMAIL: rgabriel@powersurveying.com
JOB NO: 22-213
- FIELD SURVEY COMPLETION DATE: NOVEMBER 4, 2022
- 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 STATE STATUTE 18-4-508, CRS.
- THIS A.L.T.A. WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTIES AS NAMED IN THE CERTIFICATE AS SHOWN HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED ENTITY OR PERSON WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMING SUCH PERSON OR ENTITY.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, EASEMENTS, SERVITUDES, AND AREA OF CONCERNS; ARE BASED SOLELY ON ABOVE GROUND VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON. NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION.
- THIS FIRM IS NOT AN EXPERT IN THE INTERPRETATION OF COMPLEX ZONING ORDINANCES; COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY.
- THIS A.L.T.A./N.S.P.S. LAND TITLE SURVEY CONSISTS OF TWO (2) SHEETS AND SHOULD NOT BE CONSIDERED COMPLETE UNLESS BOTH SHEETS ARE INCLUDED AS A SET.
- UNIT OF MEASUREMENT = US SURVEY FOOT, DEFINED AS EXACTLY 1200/3937 METER.
- AS OF THE DATE OF THIS SURVEY, NOVEMBER 4, 2022, THERE ARE A TOTAL OF 10 STANDARD PARKING SPACES ON THE SUBJECT PROPERTY.
- AS OF THE DATE OF THE SURVEY, NOVEMBER 4, 2022, THERE WERE NO SUBSTANTIAL AREAS OF REFUSE.
- THE SUBJECT PROPERTY HAS DIRECT PEDESTRIAN AND VEHICULAR ACCESS TO AND FROM EAST 6TH AVENUE, A PAVED AND PUBLIC RIGHT-OF-WAY.
- AS OF THE DATE OF THIS SURVEY, NOVEMBER 4, 2022, THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.
- AS OF THE DATE OF THIS SURVEY, NOVEMBER 4, 2022, THERE WERE NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES, MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. AS OF THE DATE OF THIS SURVEY THERE WAS NOT EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK

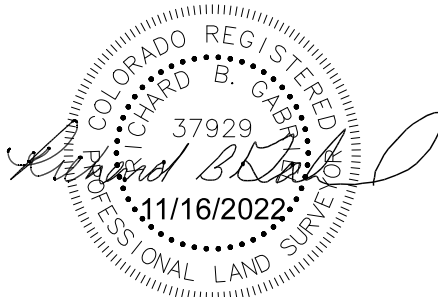
SURVEYOR'S CERTIFICATE

TO: ALAIN HERNANDEZ:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 11, 13, 14, 16, 17, AND 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 11/04/2022.

RICHARD B. GABRIEL, P.L.S.
Colorado License No. 37929
for and on behalf of Power Surveying Company, Inc.
6911 Broadway
Denver, CO 80221
www.powersurveying.com




COUNTY CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
COUNTY OF ARAPAHOE } S.S.

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT ____O'CLOCK ____,M.,
_____, 20__.

BY: _____
DEPUTY CLERK

PLAT # _____ OF LAND SURVEYS

 6911 BROADWAY DENVER, COLORADO 80221 PH: 303-702-1617 FAX: 303-702-1488 WWW.POWERSURVEYING.COM	TYPE OF SUBMITTAL:	ALTA / NSPS
	PREPARATION DATE:	11/16/2022
	REVISION DATE:	01/12/2023
	REVISION DATE:	
	DRAWN BY: JRY	REVIEWED BY: RBG
	JOB NO. 22-213	DWG: 22-213 ALTA REV 1.dwg
SHEET 1 OF 2		

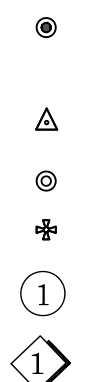
A.L.T.A./N.S.P.S. Land Title Survey

A PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 2 OF 2

LEGEND - SYMBOLS

SET REBAR & PLASTIC CAP,
MARKED "PLS 37929" TYPICAL,
UNLESS NOTED OTHERWISE
RANGE LINE CALCULATED
POSITION AS SHOWN
FOUND MONUMENT, AS NOTED
CROSS
EXCEPTION NUMBER FROM
TITLE COMMITMENT
AREA OF CONCERN

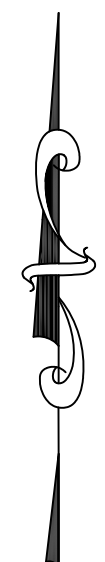


LEGEND - LINETYPES & SYMBOLS

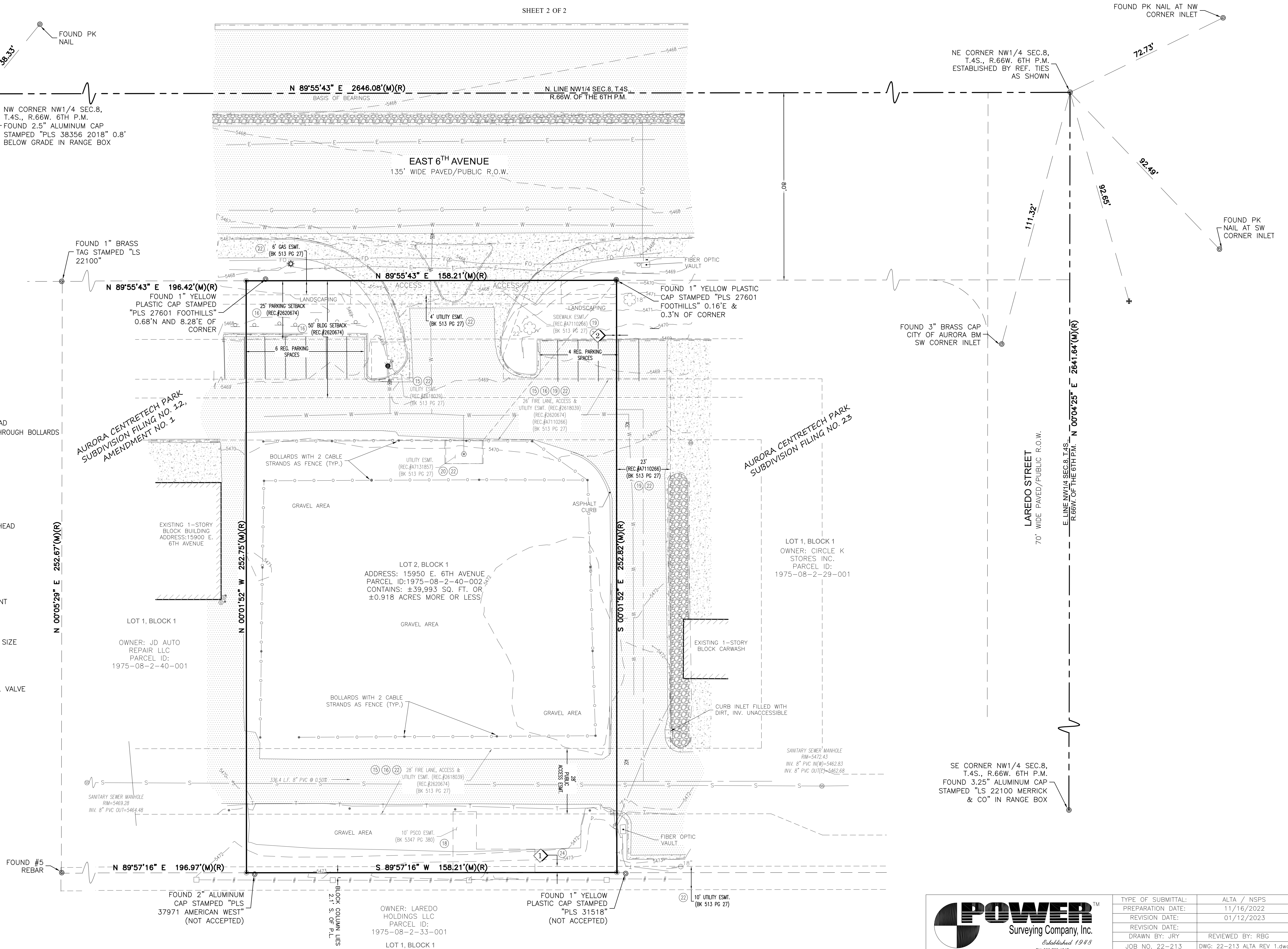
PROPERTY BOUNDARY
BLOCK LINES
RANGE LINE
SECTION LINE
BUILDING OVERHANG
CABLE TELEVISION
DITCH
EASEMENT
ELECTRIC LINE - BURIED
ELECTRIC LINE - OVERHEAD
FENCE - 2 STRAND CABLE THROUGH BOLLARDS
FENCE - STEEL
FENCE - WOOD
FLOWLINE
GAS LINE
GATE
RAIL ROAD TRACKS
SANITARY SEWER LINE
STORM DRAIN
TELEPHONE LINE - OVERHEAD
TIE LINE
WATERLINE
AREA OF CONCERN
SPOT ELEVATION



TELEPHONE PEDESTAL
SANITARY MANHOLE
GAS METER
BOLLARD
LIGHT POLE
SIGN
CLEANOUT
TREE WITH CALIPER SIZE
WATER METER
WATER VALVE
FIRE HYDRANT
IRRIGATION CONTROL VALVE



HORIZ. SCALE: 1" = 20'



TYPE OF SUBMITTAL:	ALTA / NSPS
PREPARATION DATE:	11/16/2022
REVISION DATE:	01/12/2023
REVISION DATE:	
DRAWN BY: JRY	REVIEWED BY: RBG
JOB NO. 22-213	DWG: 22-213 ALTA REV 1.dwg

SHEET 2 OF 2