

# ALTA/NSPS LAND TITLE SURVEY

SITUATED IN THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 4 SOUTH,  
RANGE 67 WEST OF THE 6TH P.M.  
COUNTY OF ARAPAHOE, STATE OF COLORADO.

## LEGAL DESCRIPTION:

**PARCEL 1:**  
LOT 1, BLOCK 1, HIGHLINE APARTMENTS FILING NO. 1, THE PLAT OF WHICH IS RECORDED JULY 23, 1971 IN PLAT BOOK 21 PAGE 26 UNDER RECEPTION NO. 1240008,  
COUNTY OF ARAPAHOE, STATE OF COLORADO.

**PARCEL 2:**  
AN INGRESS AND EGRESS EASEMENT 25.00 FEET IN WIDTH IN LOT 1, BLOCK 1, HIGHLINE APARTMENTS FILING NO. 1 AND IN LOT 1, BLOCK 1, HIGHLINE APARTMENTS FILING NO. 2, ALL IN THE CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, AS CREATED IN THAT CERTAIN EASEMENT DEDICATION RECORDED JANUARY 11, 1973 IN BOOK 2092 AT PAGE 41, THE CENTERLINE OF SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1, HIGHLINE APARTMENTS FILING NO. 1;  
THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1, 35.00 FEET TO THE POINT OF BEGINNING;  
THENCE ON AN ANGLE TO THE RIGHT OF 89°40'05" AND PARALLEL TO THE SOUTH LINE OF SAID LOT 1, 248.00 FEET TO THE EAST LINE OF SAID LOT 1, SAID LINE ALSO BEING THE WEST LINE OF LOT 1, BLOCK 1, HIGHLINE APARTMENTS FILING NO. 2;  
THENCE ON AN ANGLE TO THE LEFT 89°40'05" AND ALONG SAID LINE 546.50 FEET TO A POINT 33.50 FEET NORTH OF THE NORTH LINE OF LOT 1, BLOCK 1, HIGHLINE APARTMENTS FILING NO. 1;  
THENCE ON AN ANGLE TO THE LEFT OF 89°40'05" AND ALONG A LINE PARALLEL TO SAID NORTH LINE, SAID LINE ALSO BEING IN HIGHLINE APARTMENTS FILING NO. 2, 248.00 FEET TO THE EAST RIGHT OF WAY LINE OF SOUTH IRONTON STREET, SAID POINT BEING THE POINT OF TERMINUS.

COUNTY OF ARAPAHOE, STATE OF COLORADO.

**PARCEL 3:**  
AN INGRESS AND EGRESS EASEMENT AS CREATED BY THAT CERTAIN EASEMENT DEDICATION RECORDED JANUARY 11, 1973 IN BOOK 2092 PAGE 41 AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1, HIGHLINE APARTMENTS FILING NO. 1;  
THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1, 33.00 FEET TO THE POINT OF BEGINNING;  
THENCE ON AN ANGLE TO THE LEFT OF 90°19'55", 248.00 FEET TO THE POINT OF TERMINUS.

COUNTY OF ARAPAHOE, STATE OF COLORADO.

**PARCEL 4:**  
A PART OF LOT 1, BLOCK 1, HIGHLINE APARTMENTS FILING NO. 2, BEING A PART OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

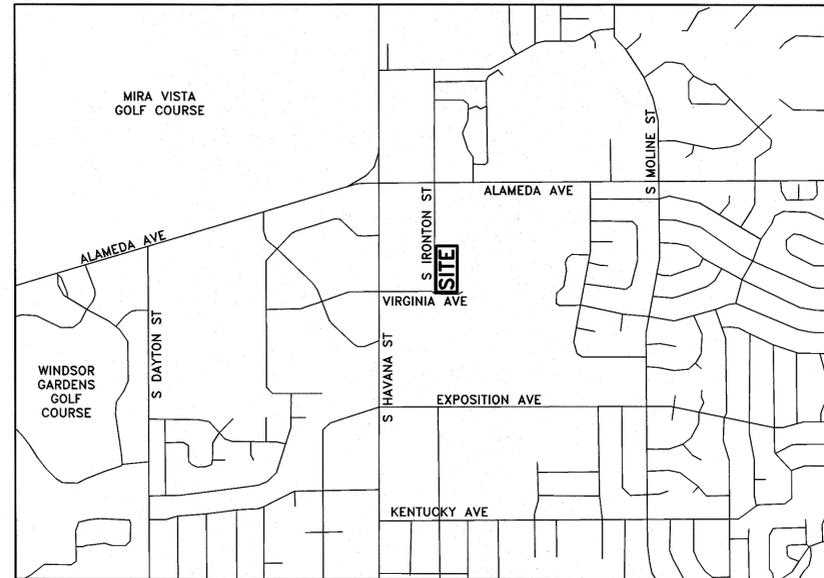
COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 14; THENCE EASTERLY ALONG THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID NORTHWEST ONE-QUARTER 907.00 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 1; THENCE ON AN ANGLE TO THE LEFT OF 89°10'05" (89°40'05") AND ALONG THE WEST LINE OF SAID BLOCK 1, 388.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE AFORESAID COURSE 160.00 FEET; THENCE ON AN ANGLE TO THE RIGHT OF 89°40'05", 107.35 FEET TO A POINT ON THE EAST LINE OF SAID BLOCK 1; THENCE ON AN ANGLE TO THE RIGHT OF 70°12'30" AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 360.00 FEET, A CENTRAL ANGLE OF 25°24'15", AN ARC DISTANCE OF 159.62 FEET TO A POINT OF TANGENT; THENCE ALONG SAID EAST LINE AND ALONG SAID TANGENT 39.38 FEET; THENCE ON AN ANGLE TO THE RIGHT OF 135°31'40", 221.27 FEET TO THE POINT OF BEGINNING.

COUNTY OF ARAPAHOE, STATE OF COLORADO.

## NOTES:

- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY HARRIS KOCHER SMITH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, HARRIS KOCHER SMITH RELIED UPON COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. 100-00011576-020-EG1, AMENDMENT NO. 1 ISSUED BY FIDELITY NATIONAL TITLE GROUP AND HAVING AN EFFECTIVE DATE OF NOVEMBER 8, 2017, AT 7:00 A.M.
- 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.
- BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE SUBJECT PROPERTY, MONUMENTED BY A #4 REBAR WITH PLASTIC CAP PLS 13191 AT EACH END, AS BEARING N90°00'00"E.
- TABLE A #3 - SURVEYED PROPERTY FALLS WITHIN ZONE X OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PLAN NO. 08005C0179K, DATED DECEMBER 17, 2010. ZONE X IS DEFINED AS AREAS OUTSIDE THE 0.2-PERCENT ANNUAL CHANCE FLOODPLAIN.
- TABLE A #6(a)(b) - PER THE SKYLINE VIEW APARTMENTS ZONING REPORT PROVIDED BY ZONING-INFO, INC. DATED 11/22/2017, THE PROPERTY IS ZONED R-4, HIGH DENSITY MULTI FAMILY RESIDENTIAL DISTRICT (MIN. 10895F SITE AREA, DU). THE SURVEYED PROPERTY HAS THE FOLLOWING REQUIREMENTS:
 

A. MINIMUM BUILDING AND PARKING SETBACK REQUIREMENTS:	REQUIRED/ALLOWED
FROM SOUTH IRONTON STREET	20 FEET
FROM VIRGINIA AVENUE	20 FEET
ABUTTING RESIDENTIAL	10 FEET
ACCESSORY STRUCTURE	5 FEET
MAXIMUM BUILDING HEIGHT:	60 FEET
B. FLOOR AREA RESTRICTIONS:	121,968 SQUARE FEET
C. PARKING REQUIREMENTS:	210 SPACES
- TABLE A #9 - THERE WERE A TOTAL OF 152 STRIPED PARKING SPACES OBSERVED, OF WHICH 10 ARE DESIGNATED AS HANDICAP ACCESSIBLE.
- TABLE A #11 - UTILITIES SHOWN HEREON ARE FROM VISIBLE FIELD INFORMATION AND UTILITY MAPS. UTILITY LOCATES WERE NOT PROVIDED FOR THIS SURVEY. THE UTILITY MAPS USED FOR THIS SURVEY INCLUDE THE CITY OF AURORA WATER DEPARTMENT STORM SEWER, WATER AND SANITARY SEWER MAPS; AND EXCEL ENERGY GAS AND ELECTRIC MAPS. HARRIS KOCHER SMITH DOES NOT GUARANTEE THESE LOCATIONS OR THAT THE UTILITIES SHOWN HEREON COMPRISE ALL UTILITIES IN THIS AREA, EITHER IN SERVICE OR ABANDONED. FOR THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES, CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO AND THE APPROPRIATE UTILITY COMPANY PRIOR TO CONSTRUCTION.
- TABLE A #16 - THERE WAS NO EVIDENCE OF RECENT EARTH MOVING, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS AT THE TIME OF THIS SURVEY.
- THE LINEAR UNITS FOR THIS SURVEY ARE U.S. SURVEY FEET.



VICINITY MAP  
SCALE: 1"=1000'

## NOTES: (CONTINUED):

- INGRESS TO AND EGRESS FROM THE PROPERTY IS PROVIDED BY SOUTH IRONTON STREET, THE SAME BEING A PAVED, DEDICATED PUBLIC RIGHT-OF-WAY.
- EASEMENT DESCRIBED AT BOOK 1959 AT PAGE 125 DESCRIBES A GAS EASEMENT BY SKETCH ONLY. SAID SKETCH IS ILLEGIBLE, DOES NOT IDENTIFY A WIDTH FOR SAID EASEMENT, AND CANNOT BE PLOTTED GRAPHICALLY. THE LOCATION OF THE GAS LINE SHOWN HEREON IS APPROXIMATE ONLY.
- AT THE TIME FIELD WORK WAS PERFORMED, THERE WAS NO OBSERVABLE EVIDENCE OF THE SURVEYED PROPERTY BEING USED AS A CEMETERY OR BURIAL GROUND.
- THE LINEAR UNITS FOR THIS SURVEY ARE U.S. SURVEY FEET.
- THE LEGAL DESCRIPTION HEREON DESCRIBES THE SAME REAL PROPERTY WHICH IS DESCRIBED IN THE TITLE COMMITMENT REFERENCED IN NOTE 1.
- THE SURVEYED PROPERTY IS SUBJECT TO THE TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, OBLIGATIONS AND RESERVATIONS CONTAINED IN THE FOLLOWING RECORDED DOCUMENTS IN THE TITLE COMMITMENT AS REFERENCED IN NOTE 1. (ITALIC TEXT IS THE SURVEYOR'S PARENTHETICAL NOTE)
  - INDICATES THE EXCEPTION NUMBER WITHIN THE SCHEDULE B-2 OF THE TITLE COMMITMENT REFERENCED IN NOTE 1. (EXCEPTIONS 1-6 ARE STANDARD EXCEPTIONS)
  - EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
    - GRANTED TO: RIVERA INVESTMENT CO., A COLORADO CORPORATION
    - PURPOSE: UTILITY EASEMENT
    - RECORDING DATE: DECEMBER 18, 1970
    - RECORDING NO.: BOOK 1900 PAGE 83
    - (AS SHOWN)
  - EASEMENTS, NOTES, TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS AS SHOWN ON THE PLAT OF HIGHLINE APARTMENTS FILING NO. 1:
    - RECORDING DATE: JULY 23, 1971
    - RECORDING NO.: RECEPTION NO. 1240008
    - A) AN EASEMENT FOR GAS OVER THE WEST 6 FEET OF THE LAND.
    - B) AN EASEMENT FOR UTILITIES AND DRAINAGE OVER THE SOUTHERLY 30 FEET OF THE LAND.
    - (AS SHOWN)
  - EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
    - GRANTED TO: PUBLIC SERVICE COMPANY OF COLORADO
    - PURPOSE: GAS DISTRIBUTION MAIN SYSTEM
    - RECORDING DATE: SEPTEMBER 20, 1971
    - RECORDING NO.: BOOK 1959 PAGE 125
    - (CANNOT BE PLOTTED - SEE NOTE 1)

## NOTES: (CONTINUED):

- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
  - GRANTED TO: PUBLIC SERVICE COMPANY OF COLORADO
  - PURPOSE: ELECTRIC UTILITY EASEMENT
  - RECORDING DATE: OCTOBER 6, 1971
  - RECORDING NO.: BOOK 1963 PAGE 566
  - (AS SHOWN)
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
  - GRANTED TO: PUBLIC SERVICE COMPANY OF COLORADO
  - PURPOSE: UTILITY EASEMENT
  - RECORDING DATE: MARCH 23, 1972
  - RECORDING NO.: BOOK 2004 PAGE 64
  - (CANNOT BE PLOTTED, BLANKET IN NATURE)
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
  - GRANTED TO: PROPERTY OWNERS
  - PURPOSE: VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS
  - RECORDING DATE: JANUARY 11, 1973
  - RECORDING NO.: BOOK 2092 PAGE 41
  - (AS SHOWN)
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
  - GRANTED TO: PROPERTY OWNERS
  - PURPOSE: RECREATION EASEMENT
  - RECORDING DATE: JANUARY 18, 1973
  - RECORDING NO.: BOOK 2093 PAGE 639
  - (AS SHOWN)
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
  - GRANTED TO: COMCAST OF COLORADO IX, LLC
  - PURPOSE: BROADBAND COMMUNICATION SYSTEM
  - RECORDING DATE: SEPTEMBER 27, 2011
  - RECORDING NO.: RECEPTION NO. D1892481
  - (CANNOT BE PLOTTED, BLANKET IN NATURE)
- TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE UNRECORDED STANDARD LAUNDRY ROOM LEASE BY AND BETWEEN CRP/TBG PARK EAST, L.P., A DELAWARE LIMITED PARTNERSHIP AS LANDLORD, AND CONNACH CORPORATION, A DELAWARE CORPORATION AS TENANT. (CANNOT BE PLOTTED)
- ANY EXISTING LEASES OR TENANCIES, AND ANY AND ALL PARTIES CLAIMING BY, THROUGH OR UNDER SAID LESSEES. (CANNOT BE PLOTTED)
- MATTERS DISCLOSED BY THE ALTA/ACSM LAND TITLE SURVEY BY HARRIS KOCHER SMITH, DATED AUGUST 27, 2014, AS JOB NO. 140802 TO WIT:
  - A. THE FACT THAT A FENCE LINE RUNNING ALONG THE NORTH PROPERTY LINE LIES 0.5 FEET NORTH OF THE NORTH PROPERTY LINE.
  - B. THE FACT THAT A FENCE SURROUNDING THE TENNIS COURT FACILITIES LYING WITHIN THE COMMON RECREATIONAL EASEMENT RECORDED IN BOOK 2093 AT PAGE 639 ENCLOSES OVER THE NORTHWEST BOUNDARY LINE OF SAID EASEMENT.
  - C. THE FACT THAT PORTIONS OF THE EXISTING BUILDINGS ON THE PROPERTY ENCRDACH INTO THE LANDSCAPING SET BACK LINES ALONG THE WEST PROPERTY LINES. (REFERENCE IS TO A PREVIOUS VERSION OF THIS SURVEY)

## SURVEYOR'S CERTIFICATION:

TO:  
BERKADIA COMMERCIAL MORTGAGE LLC AND FANNIE MAE, THEIR SUCCESSORS AND ASSIGNS;  
SKYLINE VIEW APARTMENT PROPERTY, LLC;  
CHICAGO 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 SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a,b), 7(a), 8, 9, 10(a), 11, 13, 16, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 13, 2017.

DATE OF PLAT OR MAP: 12-19-17

AARON MURPHY, PLS 38162  
FOR AND ON BEHALF OF  
HARRIS KOCHER SMITH



CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

CHECKED BY: AWM  
DRAWN BY: AWM



456 S IRONTON ST

SKYLINE VIEW APARTMENTS  
COVER

ISSUE DATE: 12-14-2017	PROJECT #: 171112
DATE	REVISION COMMENTS
12-15-17	

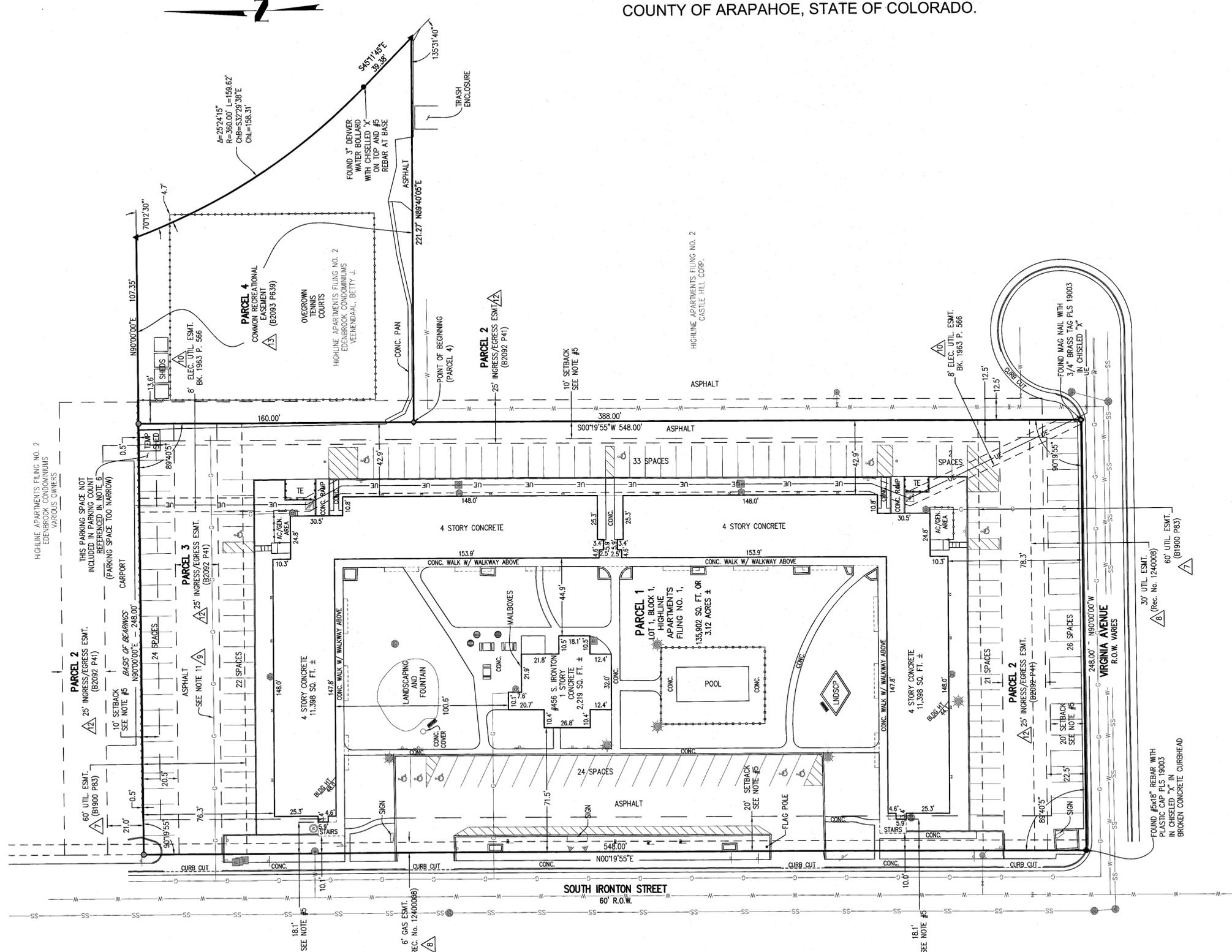
SHEET NO.

1

1 OF 2

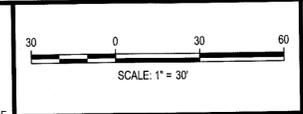
# ALTA/NSPS LAND TITLE SURVEY

SITUATED IN THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 4 SOUTH,  
RANGE 67 WEST OF THE 6TH P.M.  
COUNTY OF ARAPAHOE, STATE OF COLORADO.



- ### LEGEND
- ✱ FOUND CHISELED "X"
  - FOUND #4 REBAR WITH PLASTIC CAP PLS 13191
  - FOUND MONUMENT, AS NOTED
  - ▲ FOUND #5 REBAR WITH YELLOW PLASTIC CAP PLS 19003
  - ◆ FOUND 3/4" BRASS TAG PLS 19003
  - SANITARY MANHOLE
  - CLEANOUT
  - SS — SANITARY LINE
  - WATER MANHOLE
  - FIRE HYDRANT
  - ⊗ WATER VALVE
  - WATER STAND PIPE W/ 2 4" PVC PIPES
  - W — WATER LINE
  - TELECOM PEDESTAL
  - TELECOM MANHOLE
  - CABLE PEDESTAL
  - ⊕ ELECTRIC TRANSFORMER
  - ELECTRIC METER
  - UE — UNDERGROUND ELECTRIC LINE
  - ☀ LIGHT POLE
  - ▲ FLOOD LIGHT
  - GAS METER
  - G — GAS LINE
  - ▭ TIMBER WALL/EDGING
  - ▭ SIGN
  - ♿ HANDICAP PARKING
  - ⊕ TRASH ENCLOSURE
  - DOWNSPOUT
  - BOLLARD
  - ▭ BENCH
  - ▭ PICNIC TABLE
  - BBQ GRILL
  - F — FENCE

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH

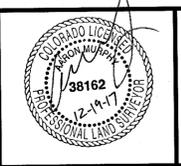


**HKS HARRIS KOCHER SMITH**  
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P: 303-623-6300 F: 303-623-6311  
HarrisKocherSmith.com

456 S IRONTON ST

SKYLINE VIEW APARTMENTS  
SITE

ISSUE DATE: 12-14-2017	PROJECT #: 171112
DATE: 12-15-17	REVISION COMMENTS:
PER COMMENTS:	



SHEET NO.  
**2**  
2 OF 2

CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG. GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

CHECKED BY: AWM  
DRAWN BY: AWM