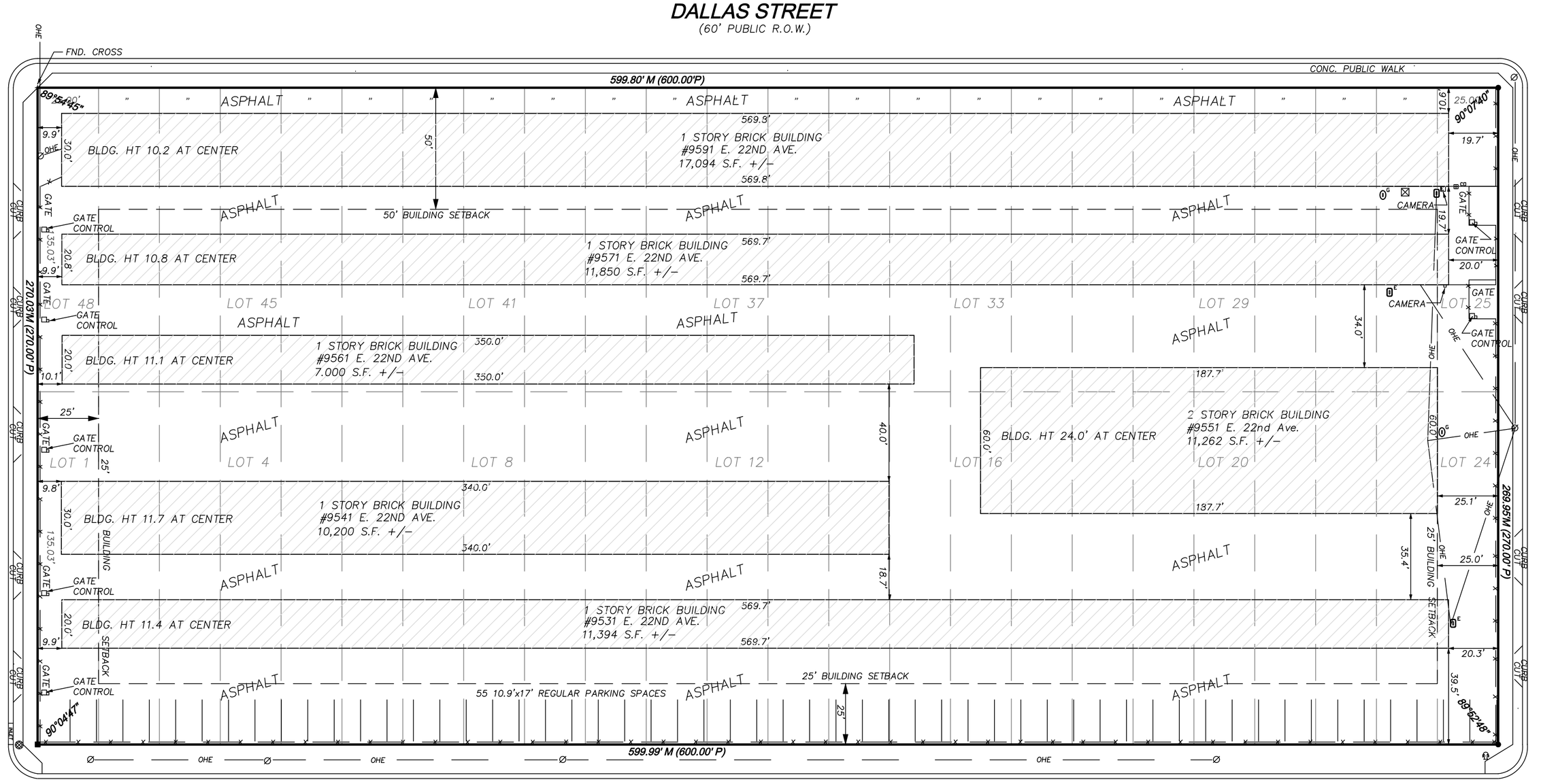
ALTA/ACSM LAND SURVEY PLAT

PART OF THE NW 1/4, SECTION 34, T.3S., R.67W., OF THE 6TH P.M.,
COUNTY OF ADAMS, STATE OF COLORADO

Scale 1" = 30'

30 0 30 60 90



Surveyor's Certificate:

This survey is made for the benefit of: NorthMarq Capital, Lehman Brothers Bank, FSB, its successors and assigns, Denver Lock–Ur–Own, LLC and Stewart Title Guaranty 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:

Lots 1 through 48, inclusive Block 34, Together with the vacated alley adjacent to all or any part of said lots, New England Heights, County of Adams,
State of Colorado.

1. 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 surveyors 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), (b1) and (c), 8–10, 11(a), 14, and 16–18 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.
2. The survey correctly shows the location of all buildings, structures and other improvements situated on the Premises.
3. All visible 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 Stewart Title Commitment No. 90181873 JB–1st Revision with an effective date of April 12, 2007 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;
4. 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;
5. Said described property is located within an area having a Zone Designation Zone X an area determined to be outside the Special Flood Hazard Area per Flood Certificate and LOMA/LOMR dated 4–26–07 by First American Flood Data Services revising Rate Map No. 0800002 panel 0040E, with a date of identification of August 16, 1995, in Adams County, State of Colorado, which is the current Flood Insurance Rate Map for the community in which said Premises is situated;
6. The property has direct physical access to East 22nd Ave. and East 23rd Ave., a public street or highway;
7. The number of striped parking spaces located on the subject property is 55, and to the extent possible, are graphically shown hereon.
8. All set back, side yard and rear yard lines shown on the recorded plat or set forth in the applicable zoning ordinance are shown on the survey.
9. (16) No recent evidence of building construction or earth moving.
10. (17) No observable evidence of street construction or changes of street right of ways.
11. (18) No observable evidence of site being used as solid waste dump or sanitary landfill.

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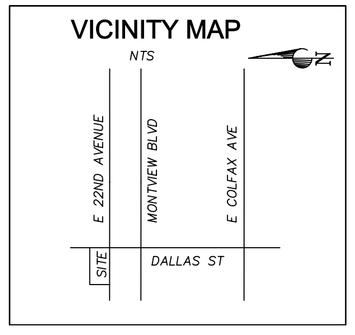
Richard E. Heinz, Reg. Land Surveyor No. 16116

Title Exceptions Schedule B-2:

1–2 Are not survey matters.
3 Survey shown hereon.
4–10 Are not survey matters.

VICINITY MAP



LEGEND

- FOUND NO. 4 REBAR
- FOUND NO. 5 REBAR
- FOUND PIN/CAP ILLEGIBLE
- POWER POLE
- ELEC. BOX
- ELEC. METER
- FIRE HYDRANT
- SAN MANHOLE
- UNDERGROUND ELEC. MARKER
- SIGN
- WATER MANHOLE
- FENCE LINE
- OHE OVERHEAD ELECTRIC
- M P MEASURED PLAT
- TELE. PEDESTAL
- WATER METER
- WATER VALVE
- MONITOR WELL
- CLEAN OUT
- GAS METER
- W WATER LINE
- DROP INLET
- ELEC. VAULT
- A.C. UNIT
- S SWITCH BOX
- C CABLE TV BOX
- ROUND LID

Standard Notes:

1. Notice: According to Colorado law you must commence any legal action based upon the 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 certification shown hereon.

2. 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 Statue 18–4–508, C.R.S.

3. 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 Title Commitment No. 90181873 JB 1st Revision by Stewart Title, dated April 12, 2007, recorded plat, and information supplied by client.

5. Subject property contains 162,000 square feet or 3.72 acres more or less.

6. Zoning: M–1 per City of Aurora, Co, Mini–Storage Garages are permitted. Zone district M–1 is subject to a Public Hearing by Section 41–493 of the City of Aurora Building Code Book.
According to City of Aurora Planning Dept. Building Setbacks listed below do not apply to subject property buildings due to the fact they existed prior to the effective date of any restriction. Any new construction will be subject to current restrictions.

Setback Requirements:
25' from East 22nd Ave., East 23rd Ave., and Clinton St.
50' from Dallas St.

Indexing Statement:

Deposited this____ Day of_____ 2007 At _____ M. In Book_____ of the County Surveyors Land Survey/Right of Way Surveys at Page(s) ____, Reception Number _____.

AAA SURVEYING SERVICES, LLC.
PROFESSIONAL LAND SURVEYOR'S
P.O. BOX 2055, ARVADA, CO. 80001
PHONE (303) 519–7015 FAX (303) 940–4927

Date: 04/20/07
Drawn RH Check JP
JOB NO. 07–0036
Scale 1"=30'