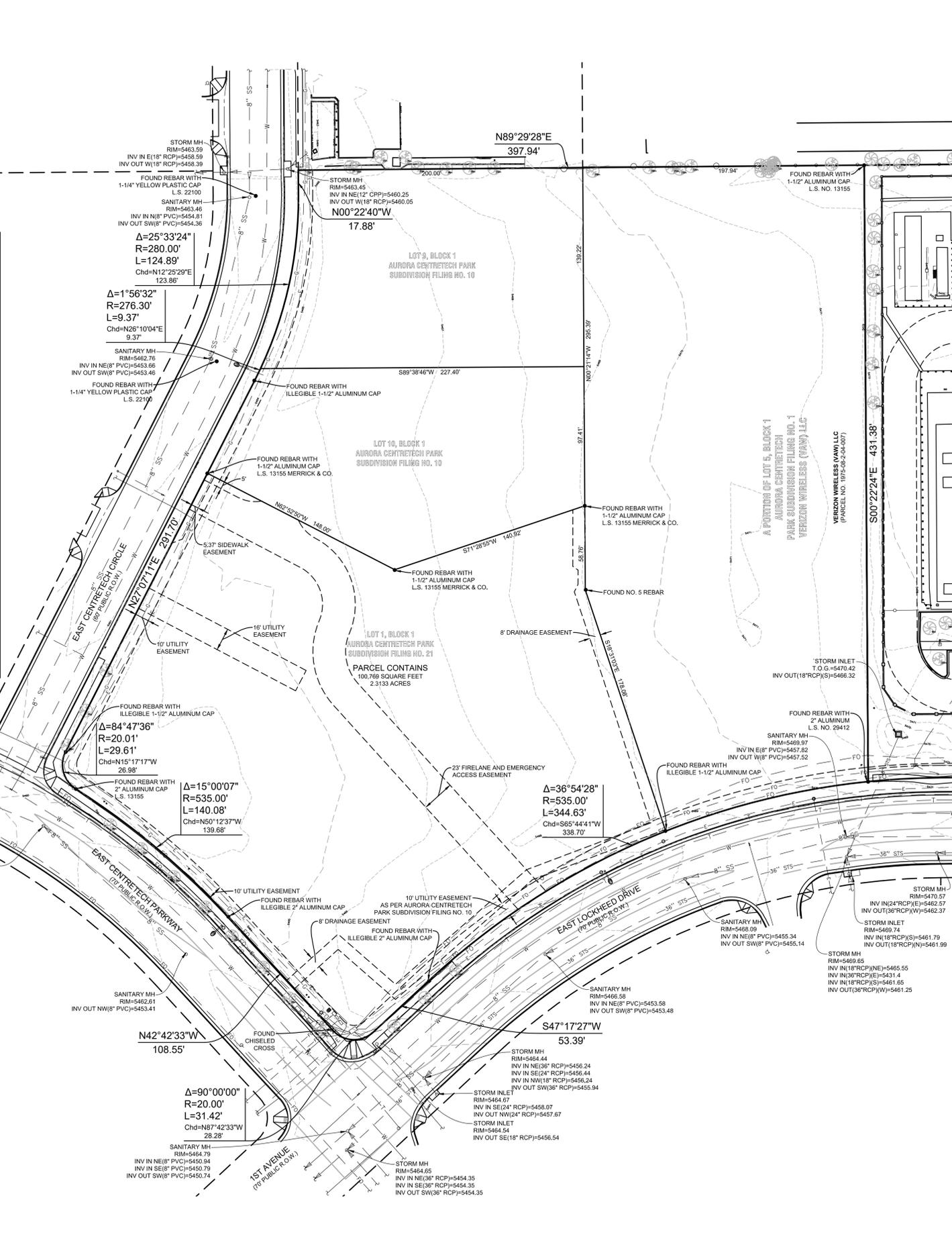


LEGEND	
—E—	ELECTRICAL LINE
—FO—	FIBER-OPTIC LINE
—G—	GAS LINE
—SS—	SANITARY SEWER LINE
—STS—	STORM SEWER LINE
—W—	WATER LINE
—C—	CONTOUR LINE
—F—	FENCE LINE
○	ACCESS PLATE
□	ELECTRICAL METER
□	ELECTRIC TRANSFORMER
○	FIRE HYDRANT
○	IRRIGATION VALVE
○	MANHOLE
○	STREET LIGHT
○	WATER VALVE
○	DECIDUOUS TREE DIAMETER OF TRUNK
○	EVERGREEN TREE DIAMETER OF TRUNK
L/S	LANDSCAPING
R.O.W.	RIGHT-OF-WAY
L.S. NO.	LAND SURVEYOR NUMBER
BK. PG.	BOOK AND PAGE
REC. NO.	RECEPTION NUMBER
(TYP.)	TYPICAL
○	ALIQUOT CORNER
●	FOUND MONUMENT AS DESCRIBED
+	FOUND CHISELED CROSS



- NOTES CORRESPONDING TO SCHEDULE B - SECTION 2 OF TITLE COMMITMENT:**
- SUBJECT TO EASEMENT TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY RECORDED 8/28/1929 IN BOOK 284, PAGE 311, ARAPAHOE COUNTY RECORDS. (1975-08-04-007) (DOCUMENT NOT PROVIDED.)
 - SUBJECT TO DEED FOR PUBLIC STREET FROM MABLE MONROE, WIFE, AND VERNON H. MONROE HUSBAND, TO CITY OF AURORA, COLORADO, RECORDED 1/28/1975 IN BOOK 2306, PAGE 771, ARAPAHOE COUNTY RECORDS. (BOTH PARCELS) (DOCUMENT NOT PROVIDED.)
 - SUBJECT TO RIGHT OF WAY DEED FROM MABLE MONROE AND VERNON H. MONROE TO CITY OF AURORA, COLORADO, RECORDED 1/28/1975 IN BOOK 2306, PAGE 773, ARAPAHOE COUNTY RECORDS. (BOTH PARCELS) (DOCUMENT NOT PROVIDED.)
 - SUBJECT TO AGREEMENT BETWEEN MABLE MONROE AND VERNON H. MONROE AND CITY OF AURORA, COLORADO, RECORDED 2/14/1975 IN BOOK 2310, PAGE 760, ARAPAHOE COUNTY RECORDS. (BOTH PARCELS) (DOCUMENT NOT PROVIDED.)
 - SUBJECT TO COVENANT BY DUECK DEVELOPMENTS, INC. RECORDED 2/23/1983 IN BOOK 3801, PAGE 748, ARAPAHOE COUNTY RECORDS. (BOTH PARCELS) (DOCUMENT NOT PROVIDED.)
 - SUBJECT TO COVENANT BY DUECK DEVELOPMENTS, INC. RECORDED 2/23/1983 IN BOOK 3801, PAGE 750, ARAPAHOE COUNTY RECORDS. (BOTH PARCELS) (DOCUMENT NOT PROVIDED.)
 - SUBJECT TO ORDER AND DECREE CREATING AURORA CENTRETECH METROPOLITAN DISTRICT RECORDED 3/28/1984 IN BOOK 4119, PAGE 47, ARAPAHOE COUNTY RECORDS. (BOTH PARCELS) (DOCUMENT NOT PROVIDED.)
 - SUBJECT TO NOTICE OF ORGANIZATION OF AURORA CENTRETECH METROPOLITAN DISTRICT RECORDED 3/30/1984 IN BOOK 4123, PAGE 34, ARAPAHOE COUNTY RECORDS. (BOTH PARCELS) (DOCUMENT NOT PROVIDED.)
 - SUBJECT TO NOTICE TO THE COUNTY ASSESSOR OF AURORA CENTRETECH METROPOLITAN DISTRICT RECORDED 4/9/1984 IN BOOK 4130, PAGE 62, ARAPAHOE COUNTY RECORDS. (BOTH PARCELS) (DOCUMENT NOT PROVIDED.)
 - SUBJECT TO DECLARATION OF PROTECTIVE COVENANTS OF AURORA CENTRETECH PARK RECORDED 4/12/1984 IN BOOK 4132, PAGE 530, ARAPAHOE COUNTY RECORDS. (BOTH PARCELS) ASSIGNMENT OF DECLARANT'S RIGHTS FROM DUECK INDUSTRIES LTD. TO CENTRETECH LAND INVESTORS, LLC, RECORDED 8/29/1988, DOC # B2198547, ARAPAHOE COUNTY RECORDS. (BOTH PARCELS)
 - ASSIGNMENT OF DECLARANT'S RIGHTS AND WAIVER OF REPURCHASE RIGHTS FROM CENTRETECH LAND INVESTORS, LLC TO AURORA CENTRETECH, LLC, RECORDED 10/17/2002, DOC # B2198546, ARAPAHOE COUNTY RECORDS. (BOTH PARCELS)
 - ASSIGNMENT OF DECLARANT'S RIGHTS FROM DUECK INDUSTRIAL LTD. TO CENTRETECH LAND INVESTORS, LLC, RECORDED 10/17/2002, DOC # B2198547, ARAPAHOE COUNTY RECORDS. (BOTH PARCELS)
 - DECLARATION OF PROTECTIVE COVENANTS OF AURORA CENTRETECH PARK RECORDED 10/17/2002, DOC # B2198548, ARAPAHOE COUNTY RECORDS. (BOTH PARCELS)
 - ANNEXATION TO AURORA CENTRETECH PARK AND AMENDMENT TO PROTECTIVE COVENANTS OF AURORA CENTRETECH PARK RECORDED 9/24/1985 IN BOOK 4553, PAGE 190, ARAPAHOE COUNTY RECORDS. (BOTH PARCELS)
 - SECOND AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS OF AURORA CENTRETECH PARK RECORDED 11/4/2003, DOC # B3245790, ARAPAHOE COUNTY RECORDS. (BOTH PARCELS)
 - ANNEXATION TO AURORA CENTRETECH PARK AND AMENDMENT TO PROTECTIVE COVENANTS OF AURORA CENTRETECH PARK RECORDED 10/17/2002, DOC # B2198549, ARAPAHOE COUNTY RECORDS. (BOTH PARCELS)
 - WAIVER AND RELEASE OF REPURCHASE RIGHTS BY AURORA CENTRETECH, LLC, RECORDED 4/20/2007, DOC # B7050490, ARAPAHOE COUNTY RECORDS. (1975-08-04-007) (DOCUMENT NOT PROVIDED.)
 - SUBJECT TO ANY MATTERS AS MAY BE SHOWN ON SITE PLAN OF CENTRETECH RESEARCH PARK, A PLANNED BUILDING GROUP RECORDED 1/7/1985, DOC # R2488334, ARAPAHOE COUNTY RECORDS. (1975-08-04-007) (THIS ITEM DOES NOT APPLY TO THE SUBJECT PROPERTY.)
 - SUBJECT TO ORDINANCE NO. 85-18 REZONING A PARCEL OF LAND LOCATED SOUTH OF 6TH AVENUE AND 1500 FEET EAST OF CHAMBERS ROAD RECORDED 4/3/1985 IN BOOK 4418, PAGE 282, ARAPAHOE COUNTY RECORDS. (BOTH PARCELS) (THIS ITEM APPLIES TO THE SUBJECT PROPERTY. HOWEVER, IT DOES NOT CONTAIN ANY PLOTTABLE ITEMS.)
 - SUBJECT TO ORDER FOR INCLUSION IN THE MATTER OF AURORA CENTRETECH METROPOLITAN DISTRICT RECORDED 6/3/1985 IN BOOK 4454, PAGE 121, ARAPAHOE COUNTY RECORDS. (BOTH PARCELS) (THIS ITEM APPLIES TO THE SUBJECT PROPERTY. HOWEVER, IT DOES NOT CONTAIN ANY PLOTTABLE ITEMS.)
 - SUBJECT TO PUBLIC SERVICE COMPANY OF COLORADO UTILITY EASEMENT FROM DUECK INDUSTRIES, LTD. RECORDED 10/3/1988 IN BOOK 4563, PAGE 141, ARAPAHOE COUNTY RECORDS. (BOTH PARCELS) (THIS ITEM DOES NOT APPLY TO THE SUBJECT PROPERTY.)
 - SUBJECT TO RIGHT OF WAY AGREEMENT FROM DUECK INDUSTRIES, LTD. TO CITY AND COUNTY OF DENVER RECORDED 11/22/1985 IN BOOK 4605, PAGE 608, ARAPAHOE COUNTY RECORDS. (BOTH PARCELS) (THIS ITEM DOES NOT APPLY TO THE SUBJECT PROPERTY.)
 - SUBJECT TO LICENSE AGREEMENT BETWEEN THE CITY OF AURORA, COLORADO, AND AURORA CENTRETECH PARK ASSOCIATION RECORDED 5/29/1987 IN BOOK 5162, PAGE 584, ARAPAHOE COUNTY RECORDS. (BOTH PARCELS) (THIS ITEM DOES NOT APPLY TO THE SUBJECT PROPERTY.)
 - SUBJECT TO RESOLUTION AURORA CENTRETECH METROPOLITAN DISTRICT ESTABLISHING SIDEWALK IMPROVEMENT FEES RECORDED 4/4/1991 IN BOOK 6126, PAGE 485, ARAPAHOE COUNTY RECORDS. (BOTH PARCELS) (THIS ITEM DOES NOT APPLY TO THE SUBJECT PROPERTY.)
 - SUBJECT TO ANY MATTERS AS MAY BE SHOWN ON PLAT OF SCITOR FACILITY AT CENTRETECH RECORDED 2/21/1996, DOC # A6021072, ARAPAHOE COUNTY RECORDS. (BOTH PARCELS) (THIS ITEM APPLIES TO THE SUBJECT PROPERTY. HOWEVER, IT DOES NOT CONTAIN ANY PLOTTABLE ITEMS.)
 - SUBJECT TO LICENSE AGREEMENT BETWEEN THE CITY OF AURORA, COLORADO, AND TRW, INC. RECORDED 5/21/1997, DOC # A7050533, ARAPAHOE COUNTY RECORDS. (BOTH PARCELS) (THIS ITEM DOES NOT APPLY TO THE SUBJECT PROPERTY.)
 - SUBJECT TO GRANT OF EASEMENT AND AGREEMENT BETWEEN DUECK INDUSTRIES LTD. AND THEODORE H. KRUTTSCHNITT, III AND CATHERINE M. KRUTTSCHNITT RECORDED 11/9/1997, DOC # A7138495, ARAPAHOE COUNTY RECORDS. (BOTH PARCELS) (THIS ITEM DOES NOT APPLY TO THE SUBJECT PROPERTY.)
 - SUBJECT TO DEED CONVEYING WATER AND WATER RIGHTS, DITCH AND DITCH RIGHTS, RESERVOIR AND RESERVOIR RIGHTS, WELLS AND WELL RIGHTS, PUMPS, PIPES AND EQUIPMENT WHETHER SURFACE OR UNDERGROUND FROM DUECK INDUSTRIES LTD. TO CENTRETECH LAND INVESTORS, LLC, RECORDED 8/25/1998, DOC # A8097030, ARAPAHOE COUNTY RECORDS. (BOTH PARCELS) (THIS ITEM DOES NOT APPLY TO THE SUBJECT PROPERTY.)
 - SUBJECT TO DEED CONVEYING WATER AND WATER RIGHTS, DITCH AND DITCH RIGHTS, RESERVOIR AND RESERVOIR RIGHTS, WELLS AND WELL RIGHTS, PUMPS, PIPES AND EQUIPMENT WHETHER SURFACE OR UNDERGROUND FROM DUECK INDUSTRIES LTD. TO CENTRETECH LAND INVESTORS, LLC, RECORDED 12/24/2014, DOC # D4120344, ARAPAHOE COUNTY RECORDS. (BOTH PARCELS) (THIS ITEM APPLIES TO THE SUBJECT PROPERTY. HOWEVER, IT DOES NOT CONTAIN ANY PLOTTABLE ITEMS.)
 - SUBJECT TO SPECIAL DISTRICT PUBLIC DISCLOSURE DOCUMENT AURORA CENTRETECH METROPOLITAN DISTRICT RECORDED 12/24/2014, DOC # D4120344, ARAPAHOE COUNTY RECORDS. (BOTH PARCELS) (THIS ITEM APPLIES TO THE SUBJECT PROPERTY. HOWEVER, IT DOES NOT CONTAIN ANY PLOTTABLE ITEMS.)
 - SUBJECT TO ANY MATTERS AS MAY BE SHOWN ON PLAT OF AURORA CENTRETECH PARK SUBDIVISION FILING NO. 1 RECORDED 11/1/1992 IN PLAT BOOK 59, PAGE 25, ARAPAHOE COUNTY RECORDS. (BOTH PARCELS) (THIS ITEM APPLIES TO THE SUBJECT PROPERTY AND PLOTTABLE ITEMS ARE SHOWN HEREON.)
 - SUBJECT TO ANY MATTERS AS MAY BE SHOWN ON PLAT OF VERIZON WIRELESS SUBDIVISION FILING NO. 1 RECORDED 8/5/2002, DOC # B2141244, ARAPAHOE COUNTY RECORDS. (1975-08-24-001) (THIS ITEM DOES NOT APPLY TO THE SUBJECT PROPERTY.)
 - SUBJECT TO DRAINAGE EASEMENT FROM VERIZON WIRELESS, LLC, TO THE CITY OF AURORA, COLORADO, RECORDED 1/26/2016, DOC # D800381, ARAPAHOE COUNTY RECORDS. (1975-08-24-001) (THIS ITEM DOES NOT APPLY TO THE SUBJECT PROPERTY.)
 - SUBJECT TO LICENSE AGREEMENT BETWEEN THE CITY OF AURORA, COLORADO, AND VERIZON WIRELESS RECORDED 10/13/2017, DOC # D7116654, ARAPAHOE COUNTY RECORDS. (1975-08-24-001) (THIS ITEM DOES NOT APPLY TO THE SUBJECT PROPERTY.) (THIS ITEM DOES NOT APPLY TO THE SUBJECT PROPERTY.)
 - ATTENTION LAND CLOSER. IMMEDIATELY UPON CLOSING, PLEASE NOTIFY AMCS FOR MORTGAGE FILING INSTRUCTIONS. PLEASE CALL AMCS. (NOT ADDRESSED.)

VICINITY MAP SCALE: 1" = 500'

LEGAL DESCRIPTION - PER TITLE COMMITMENT

ALL THAT PARCEL OF LAND IN THE COUNTY OF ARAPAHOE AND STATE OF COLORADO AS MORE FULLY DESCRIBED IN DEED DOCUMENT NUMBER B7050489 DOCUMENT NUMBER 060807 AND PARCEL # 1975-08-24-007 AND 1975-08-24-001, BEING KNOWN AND DESIGNATED AS:

PARCEL NUMBER: 1975-08-24-007 AND 1975-08-24-001

BEING THE SAME PROPERTY ACQUIRED BY VERIZON WIRELESS (VW) LLC DBA VERIZON WIRELESS BY DEED OF AURORA CENTRETECH, LLC, DATED 04/20/2007 AND RECORDED 04/20/2007 IN DOCUMENT NUMBER: B7050489

BEING THE SAME PROPERTY ACQUIRED BY VERIZON WIRELESS (VW) LLC DBA VERIZON WIRELESS BY DEED OF CENTRETECH LAND INVESTORS, LLC, DATED 09/25/2002 AND RECORDED 11/19/2002 IN DOCUMENT NUMBER: B2225057.

LEGAL DESCRIPTION: AS SURVEYED

A PART OF LOT 5, CENTRETECH PARK SUBDIVISION FILING NO. 1,
LOT 9 AND A PART OF LOT 10, BLOCK 1, CENTRETECH PARK SUBDIVISION FILING NO. 10,
LOT 1, BLOCK 1, CENTRETECH PARK SUBDIVISION FILING NO. 21.

CITY OF AURORA,
COUNTY OF ARAPAHOE,
STATE OF COLORADO.

SURVEYOR'S CERTIFICATION:

TO: VERIZON WIRELESS (VW) LLC.

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/NSP LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 7(a), 7(b), 7(c), 8, 9, 10 AND 11 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 23, 2020.

DATE OF PLAT OR MAP: DECEMBER 9, 2021

CHARLES N. BECKSTROM
PROFESSIONAL L.S. NO. 33202
FOR AND ON BEHALF OF
ENGINEERING SERVICE COMPANY
Email: cbeckstrom@engineeringserviceco.com

GENERAL NOTES:

- THIS SURVEY WAS BASED ON TITLE REPORT NUMBER 50011074 PREPARED BY AMC SETTLEMENT SERVICES, WITH AN EFFECTIVE DATE OF JUNE 6, 2020, AND DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR FOR OTHER EASEMENTS AND/OR EXCEPTIONS OF RECORD.
- THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED HEREON CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDING WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A GUARANTEE OF WARRANTY, EITHER EXPRESSED OR IMPLIED.
- BEARINGS ARE BASED ON THE EAST LINE OF THE SE 1/4 OF THE NW 1/4 OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN BEARING S00°22'22"E AS REFERENCED ON THE CITY OF AURORA HORIZONTAL CONTROL NETWORK AND BOUNDED BY THE MONUMENTS SHOWN HEREON.
- BENCHMARK: CITY OF AURORA BM 486608N005 - 5" DIAMETER BRASS CAP AT THE SOUTHWEST CORNER OF CURB OPENING INLET FACING LARADO STREET, AND BEING AT THE SOUTHWEST CORNER OF 6TH AVENUE & LARADO STREET. ELEVATION: 5489.567 FEET (NAD 1988 DATUM), THE CONTOURS SHOWN HEREON ARE AT ONE (1) FOOT INTERVALS.
- BY GRAPHIC PLOTTING ONLY THE SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 080502018K WITH AN EFFECTIVE DATE OF DECEMBER 17, 2010. NO OFFICE CALCULATIONS OR FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS INFORMATION.
- NO ZONING REPORT OR LETTER WAS PROVIDED TO THE SURVEYOR.
- THE LOCATION OF ALL UNDERGROUND UTILITY LINES, IF SHOWN HEREON, ARE BASED ON FIELD LOCATION OF VISIBLE EVIDENCE AND MARKINGS AND MAPPING PROVIDED BY A UTILITY LOCATION SERVICE AND ARE TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. ALL UNDERGROUND UTILITIES SHOULD BE FIELD VERIFIED PRIOR TO ANY DESIGN AND CONSTRUCTION.
- BURIED UTILITIES AND PIPELINES SHOWN HEREON ARE PER VISIBLE AND APPARENT SURFACE EVIDENCE, RECORD DRAWINGS OF THE CONSTRUCTION UTILITY LINES AND/OR LOCATION DERIVED FROM THE FIELD SURVEY OF UTILITY MARKINGS PROVIDED BY AN INDEPENDENT UTILITY LOCATING FIRM. NO GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF SUCH INFORMATION. ENGINEERING SERVICE COMPANY DOES NOT ALLOW FIELD PERSONNEL TO ACCESS UTILITY MANHOLES OR ENCLOSED STRUCTURES, THEREFORE SUB-SURFACE PIPE SIZES IF NOTED HEREIN ARE OBSERVED FROM SURFACE LOCATIONS AND/OR TAKEN FROM RECORD DRAWINGS. IF MORE ACCURATE LOCATIONS AND/OR SIZES OF UNDERGROUND UTILITIES OR PIPELINES ARE REQUIRED, THE UTILITY OR PIPELINE LOCATION AND/OR SIZE WILL HAVE TO BE VERIFIED BY FIELD POT-HOLING. ENGINEERING SERVICE COMPANY AND THE SURVEYOR OF RECORD SHALL NOT BE HELD LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UNDERGROUND UTILITIES AND PIPELINES.
- DISTANCES ON THIS SURVEY ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. ALL DISTANCES ARE EXACTLY 1/1000TH METERS.
- THERE WAS NO VISIBLE EVIDENCE OF CEMETERIES, GRAVESTONES OR BURIAL GROUNDS LOCATED ON THE SUBJECT PROPERTY.

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.

ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, LAND BOUNDARY MONUMENT, OR ACCESSORY COMMENTS A CLASS TWO (2) MISDEMEANOR, PURSUANT TO STATE STATUTE, 18-4-508 OF THE COLORADO REVISED STATUTES.

ENGINEERING SERVICE COMPANY
Creative Solutions Since 1954
14100 East Evans Avenue
Aurora, Colorado 80014
P 303.337.1993
F 303.337.7481
T/F 1.877.273.0669

BRIGHTLIGHTER ENGINEERING LLC.
3253 NORTH GAYLORD STREET
DENVER, COLORADO

ALTA / NSP LAND TITLE SURVEY
A PART OF LOT 1, BLOCK 1, AURORA CENTRETECH PARK SUBDIVISION FILING NO. 21
SITUATED IN THE NW 1/4 OF SECTION 8, T.4S., R.68W., OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

15851 EAST CENTRETECH PARKWAY

Designed By	Sam	Date	08/17/2020
Drawn By	JMS	Survey No.	20-131-S
Checked By	JMS	Project No.	1313.12
Scale	1" = 40'		
Sheet No.	1 OF 1		