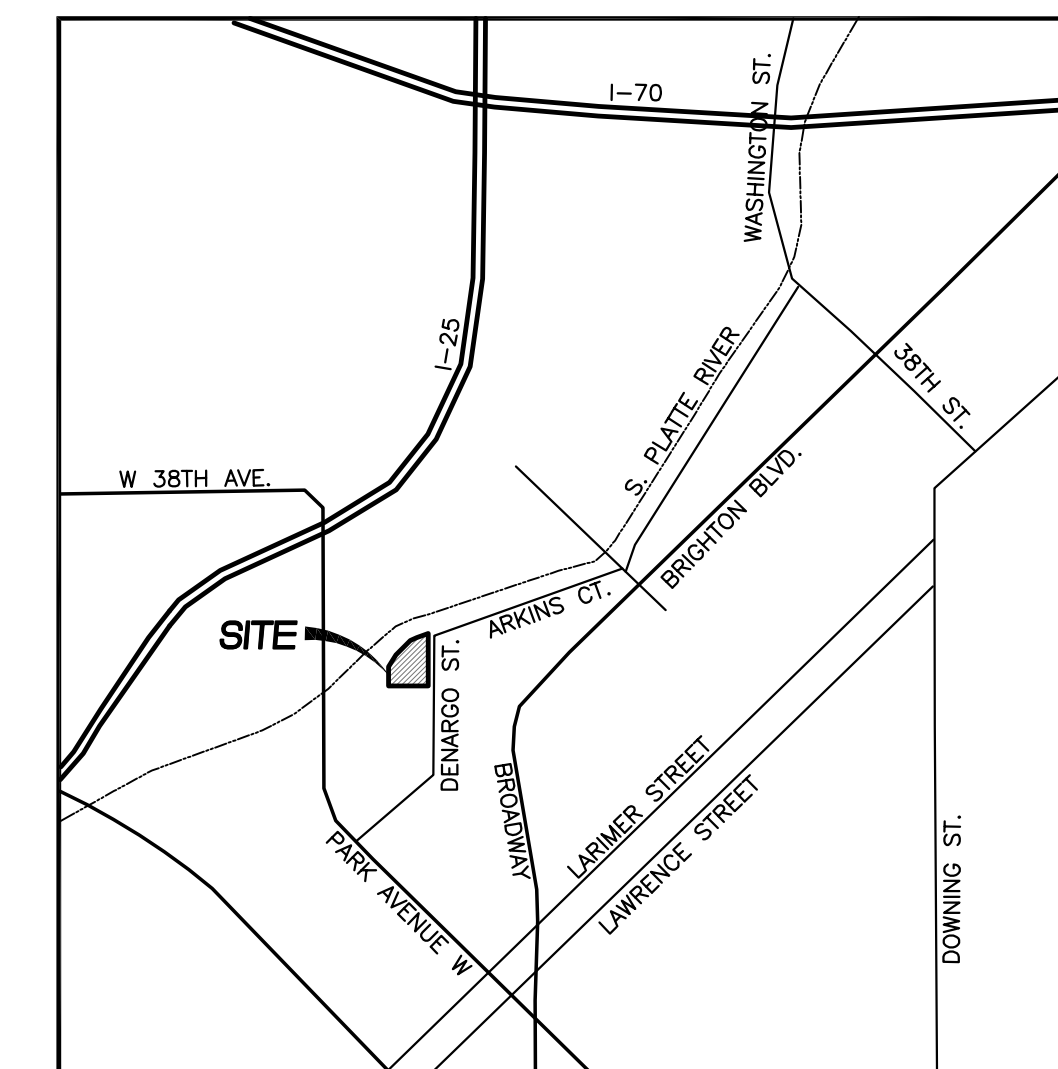


ALTA/ACSM LAND TITLE SURVEY
3325 DENARGO STREET
 LOCATED IN THE WEST 1/2, SECTION 27, T. 3 S., R. 68 W., 6TH P.M.
 CITY & COUNTY OF DENVER, COLORADO



VICINITY MAP
 SCALE: 1"=2000'

TITLE POLICY NOTES

VERMILION PEAK ENGINEERING RELIED UPON TITLE COMMITMENT NO. 597-F0477850-150-LRB, AMENDMENT NO. 4, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF MAY 1, 2014 AT 7:00 A.M. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY OR TITLE OF RECORD IN THE PREPARATION OF THIS SURVEY.

SCHEDULE B - SECTION 2 EXCEPTIONS

1. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT ARE SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND **ARE NOT PLOTTABLE.**
2. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS **ARE NOT PLOTTABLE.**
3. ANY ENROACHMENTS, ENCUMBRANCES, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY PUBLIC RECORDS **ARE SHOWN HEREON.**
4. ANY LIEN OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS **ARE NOT PLOTTABLE.**
5. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES OF RECORD FOR THE VALUE THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT **ARE NOT PLOTTABLE.**
6. (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OF TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B), OR (C) ARE SHOWN BY THE PUBLIC RECORDS. **THESE ITEMS ARE NOT PLOTTABLE.**
7. (A) TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; (B) PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS. **THESE ITEMS ARE NOT PLOTTABLE.**
8. ALL TAXES AND ASSESSMENTS, NOW OR HERETOFORE ASSESSED, DUE OR PAYABLE **ARE NOT PLOTTABLE.**
9. MINERAL RESERVATION OF THE UNION PACIFIC RAILROAD COMPANY, ITS SUCCESSORS AND ASSIGNS, AS CONTAINED IN THE WARRANTY DEED, DATED JUNE 12, 1962 AND RECORDED JULY 5, 1962, IN THE RECORDER'S OFFICE IN THE CITY AND COUNTY OF DENVER, COLORADO, AND RECORDED IN BOOK 8872 AT PAGE 1, WHEREIN THE UNION PACIFIC RAILROAD COMPANY RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, FOREVER, ALL MINERALS AND MINERAL RIGHTS OF EVERY KIND AND CHARACTER NOW KNOWN TO EXIST OR HEREAFTER DISCOVERED, INCLUDING, WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, OIL AND GAS RIGHTS THERETO, TOGETHER WITH THE SOLE, EXCLUSIVE AND PERPETUAL RIGHT TO EXPLORE FOR, REMOVE AND DISPOSE OF, SAID MINERALS BY ANY MEANS OR METHODS SUITABLE TO THE GRANTOR, ITS SUCCESSORS AND ASSIGNS, BUT WITHOUT ENTERING UPON OR USING THE SURFACE OF SAID LANDS HEREBY CONVEYED, AND IN SUCH MANNER AS NOT TO DAMAGE THE SURFACE OF SAID LANDS OR TO INTERFERE WITH THE USE THEREOF BY THE GRANTEE, ITS SUCCESSORS AND ASSIGNS. **THIS ITEM IS NOT PLOTTABLE.**
10. COVENANTS, CONDITIONS AND RESTRICTIONS, WHICH DO NOT INCLUDE A FORFEITURE OR REVERTER CLAUSE, SET FORTH IN GENERAL WARRANTY DEED RECORDED JULY 5, 1962 IN BOOK 8872 AT PAGE 1 PROVIDING SUBSTANTIALLY AS FOLLOWS:
 - A. ALL BUILDINGS AND OTHER STRUCTURES ERECTED UPON THE PREMISES HEREBY CONVEYED DESCRIBED SHALL BE OF SUBSTANTIAL DESIGN AND CONSTRUCTION AND OF A DESIGN AND TYPE SATISFACTORY TO THE GRANTOR. THE ROOF OF EACH SUCH BUILDING SHALL BE OF FIRE-RESISTIVE MATERIAL AND WHEN ANY BUILDING IS WITHOUT SOLID FOUNDATION THE OPENING BETWEEN THE GROUND AND THE FLOOR THEREOF SHALL BE COVERED WITH FIRE-RESISTIVE MATERIAL.
 - B. THE GRANTEE, HIS HEIR AND ASSIGN, SHALL NOT, WITHOUT PRIOR WRITTEN CONSENT OF THE GRANTOR, CONSTRUCT OR PERMIT THE CONSTRUCTION OF ANY RAILROAD TRACK UPON THE SAID PREMISES, AND NO RAILROAD COMPANY, OTHER THAN UNION RAILROAD COMPANY, ITS SUCCESSORS AND ASSIGNS, SHALL BE ALLOWED TO USE ANY TRACE NOW OR HEREAFTER UPON, OR EXTENDING TO, ANY PART OF THE SAID PREMISES WITHOUT THE PERMISSION IN WRITING OF THE GRANTOR.
 - C. SAID PREMISES SHALL NOT BE USED OR OCCUPIED AT ANY TIME FOR ANY PURPOSE OTHER THAN FOR THE PURPOSES OF THE BUSINESS OR MANUFACTURING, WHOLESALING, JOBBING, WAREHOUSING OR BUSINESS OF A KINDRED NATURE FOR THE CONVENIENT AND ECONOMICAL CONDUCT OF WHICH ADJACENT RAILROAD TRACKAGE FACILITIES ARE ORDINARILY REQUIRED.

EACH OF THE FOREGOING COVENANTS, CONDITIONS AND RESTRICTIONS SHALL RUN WITH THE LAND HEREBY CONVEYED, AND A BREACH OF ANY ONE OF THEM, OR THE CONTINUANCE THEREOF, MAY, AT THE OPTION OF THE GRANTOR, ITS SUCCESSORS AND ASSIGNS, BE ENJOINED, ABATED OR REMEDIED BY APPROPRIATE PROCEEDINGS. IT IS UNDERSTOOD, HOWEVER, THAT THE BREACH OF ANY OF THE FOREGOING COVENANTS, CONDITIONS AND RESTRICTIONS SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY MORTGAGE ON SAID PREMISES MADE IN GOOD FAITH AND FOR VALUE, ABATED OR REMEDIED BY PROPER PROCEEDINGS AS AFORESAID; AND PROVIDED FURTHER, THAT EACH AND ALL OF THE FOREGOING COVENANTS, CONDITIONS AND RESTRICTIONS SHALL AT ALL TIMES REMAIN IN FULL FORCE AND EFFECT AGAINST SAID PREMISES, OR ANY PART THEREOF, TITLE TO WHICH IS OBTAINED BY FORECLOSURE OF ANY SUCH MORTGAGE.

NOTE: AFFIRMATIVE PROTECTION AGAINST ITEM NUMBER 11, OF SCHEDULE B, SECTION 2, WILL BE AFFORDED THE OWNER'S POLICY BY MEANS OF ENDORSEMENT 100.6.

THESE ITEMS ARE NOT PLOTTABLE.
11. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE GRANT OF EASEMENT BY AND BETWEEN MILDRED KRITT, LELAND HARRIS KRITT AND LESLIE KELVIN TREGLIA AND DILLION REAL ESTATE CO. RECORDED FEBRUARY 2, 2005 AT RECEPTION NO. 2005019588. **THIS ITEM IS SHOWN HEREON.**

LEGAL DESCRIPTION

ALL THOSE PORTIONS OF BLOCKS 1, 4 AND 5 OF GARDEN ADDITION TO DENVER, OF VACATED WEST BENTON PLACE AND OF VACATED WEST 34TH AVENUE, BOTH IN SAID GARDEN ADDITION, AND OF UNPLATTED PROPERTY IN THE WEST HALF (W 1/2) OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ALL IN THE CITY AND COUNTY OF DENVER, COLORADO, TOGETHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF DENARGO STREET THAT IS 558.41 FEET DISTANCE NORTH FROM THE EAST AND WEST CENTER LINE OF SAID SECTION 27, MEASURED ALONG THE WEST LINE OF SAID DENARGO STREET, WHICH POINT IS 11.45 FEET DISTANCE EAST, MEASURED AT RIGHT ANGLES FROM THE EAST LINE OF SAID GARDEN ADDITION;

THENCE WEST ALONG A STRAIGHT LINE AT RIGHT ANGLES TO SAID EAST LINE OF GARDEN ADDITION, A DISTANCE OF 411.45 FEET TO A POINT IN THE WEST LINE OF LOT 35 IN SAID BLOCK 5 OF GARDEN ADDITION;

THENCE NORTH ALONG SAID WEST LINE OF LOT 35 AND ALONG THE WEST LINE OF LOT 4 OF SAID BLOCK 5 AND ALONG SAID WEST LINE EXTENDED ACROSS SAID VACATED WEST BENTON PLACE, A DISTANCE OF 200 FEET TO THE SOUTHWEST CORNER OF LOT 4 OF SAID BLOCK 4 OF GARDEN ADDITION,

THENCE NORTHEASTERLY ALONG A STRAIGHT LINE A DISTANCE OF 145.8 FEET, MORE OR LESS TO THE NORTHEAST CORNER OF LOT 6 IN SAID BLOCK 4;

THENCE NORTHEASTERLY ALONG A STRAIGHT LINE FORMING AN ANGLE OF 14'02"10" FROM NORTHEAST TO EAST WITH THE LAST DESCRIBED LINE EXTENDED A DISTANCE OF 212.13 FEET, MORE OR LESS, TO A POINT IN THE NORTH LINE OF BLOCK 1 THAT IS 100 FEET DISTANT SOUTHEASTERLY, MEASURED RADIALLY FROM THE SOUTHEASTERLY LINE OF THE OFFICIAL CHANNEL OF THE SOUTH PLATTE RIVER;

THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 516.20 FEET, TANGENT AT ITS POINT OF BEGINNING TO A STRAIGHT LINE FORMING AN ANGLE OF 17'15"10" FROM SOUTHWEST TO WEST WITH THE LAST DESCRIBED LINE AND WITH THE LAST DESCRIBED LINE AND WHICH IS CONCENTRIC WITH AND 100 FEET DISTANT SOUTHEASTERLY FROM SAID SOUTHEASTERLY LINE OF THE OFFICIAL CHANNEL OF THE SOUTH PLATTE RIVER A DISTANCE OF 73.92 FEET;

THENCE NORTHEASTERLY ALONG A STRAIGHT LINE TANGENT TO THE END OF THE LAST DESCRIBED CURVE AND PARALLEL WITH AND 100 FEET DISTANT SOUTHEASTERLY, MEASURED AT RIGHT ANGLES, FROM SAID SOUTHEASTERLY LINE OF THE OFFICIAL CHANNEL OF THE SOUTH PLATTE RIVER, A DISTANCE OF 126.05 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF DENARGO STREET, BEING 11.45 FEET DISTANT EAST, MEASURED AT RIGHT ANGLES, FROM THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID GARDEN ADDITION;

THENCE SOUTH ALONG THE WEST LINE OF DENARGO STREET, BEING A STRAIGHT LINE PARALLEL WITH AND 11.45 FEET DISTANT EAST, MEASURED AT RIGHT ANGLES, FROM THE EAST LINE OF GARDEN ADDITION, AND THE NORTHERLY EXTENSION THEREOF, A DISTANCE OF 546.78 FEET, MORE OR LESS, TO THE POINT OF BEGINNING,

EXCEPT THAT PORTION CONVEYED TO REGIONAL TRANSPORTATION DISTRICT BY WARRANTY DEED RECORDED APRIL 11, 2014 AT RECEPTION NO. 2014041462.

CITY AND COUNTY OF DENVER,
 STATE OF COLORADO.

THE ABOVE LANDS ALSO BEING DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN A PORTION OF BLOCKS 1, 4 AND 5 OF GARDEN ADDITION TO DENVER, OF VACATED WEST BENTON PLACE AND OF VACATED WEST 34TH AVENUE, BOTH IN SAID GARDEN ADDITION, AND OF UNPLATTED PROPERTY IN THE WEST HALF (W 1/2) OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ALL IN THE CITY AND COUNTY OF DENVER, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF DENARGO STREET THAT IS 558.41 FEET DISTANCE NORTH FROM THE EAST AND WEST CENTER LINE OF SAID SECTION 27, MEASURED ALONG THE WEST LINE OF SAID DENARGO STREET, WHICH POINT IS 11.45 FEET DISTANCE EAST, MEASURED AT RIGHT ANGLES FROM THE EAST LINE OF SAID GARDEN ADDITION;

THENCE N90°00'00"W, 411.45 FEET TO THE WEST LINE OF LOT 35 OF SAID BLOCK 5;

THENCE N0°00'00"E ALONG THE WEST LINES OF SAID LOT 35 AND LOT 4 OF SAID BLOCK 5, A DISTANCE OF 92.07 FEET TO THE PARCEL DESCRIBED IN THE WARRANTY DEED RECORDED AT RECEPTION NO. 2014041462, BEING A NON-TANGENT, 1176.07-FOOT RADIUS CURVE;

THENCE NORTHERLY ALONG SAID NON-TANGENT, 1176.07-FOOT RADIUS CURVE (HAVING A CHORD BEARING OF N7°50'13"E AND A CHORD DISTANCE OF 141.38 FEET), CONCAVE WESTERLY THROUGH A CENTRAL ANGLE OF 6°53'31", A DISTANCE OF 141.46 FEET;

THENCE N30°57'50"E, 108.30 FEET TO THE NORTHEAST CORNER OF LOT 6 OF SAID BLOCK 4;

THENCE N45°00'00"E, PARALLEL WITH AND 100 FEET DISTANT SOUTHEASTERLY FROM THE SOUTHEASTERLY LINE OF THE OFFICIAL CHANNEL OF THE SOUTH PLATTE RIVER, 212.13 FEET TO A NON-TANGENT, 516.20-FOOT RADIUS CURVE AT THE WEST LINE OF LOT 13 OF SAID BLOCK 1;

THENCE NORTHEASTERLY, PARALLEL WITH AND 100 FEET DISTANT SOUTHEASTERLY FROM SAID SOUTHEASTERLY LINE OF THE OFFICIAL CHANNEL OF THE SOUTH PLATTE RIVER, ALONG SAID NON-TANGENT, 516.20-FOOT RADIUS CURVE (FROM WHICH THE CENTER BEARS S27°44'50"E), CONCAVE SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 8°12'18", A DISTANCE OF 73.92 FEET;

THENCE N70°27'38"E, PARALLEL WITH AND 100 FEET DISTANT SOUTHEASTERLY FROM SAID SOUTHEASTERLY LINE OF THE OFFICIAL CHANNEL OF THE SOUTH PLATTE RIVER, 126.05 FEET TO SAID WEST RIGHT-OF-WAY LINE OF DENARGO STREET;

THENCE S0°00'00"E ALONG LAST SAID WEST LINE, 546.78 FEET;

CITY AND COUNTY OF DENVER,
 STATE OF COLORADO.

GENERAL NOTES

1. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
2. DATE OF FIELD WORK: MARCH 5, 2014 AND JUNE 23, 2014.
3. THERE IS NO OBSERVED EVIDENCE OF THE SUBJECT PROPERTY BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
4. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 0800460088H, DATED NOVEMBER 20, 2013, THE PROJECT SITE LIES IN ZONE X, WHICH IS DEFINED AS, "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".
5. UTILITIES SHOWN ARE BASED ON VISIBLE FIELD LOCATIONS OR MAPPING RECEIVED FROM THE CITY & COUNTY OF DENVER, DENVER WATER AND XCEL ENERGY. NO EXCAVATIONS WERE PERFORMED BY VERMILION PEAK ENGINEERING, LLC TO VERIFY UNDERGROUND UTILITIES SERVICING THIS PROPERTY. THE UNDERSIGNED SPECIFICALLY CAUTIONS THAT THIS INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE UNDERSIGNED MAKES NO GUARANTEE THAT THE UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. IT IS THE RESPONSIBILITY OF THE USERS TO LOCATE THE UTILITIES. CONTACT THE LOCAL UTILITY CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES.
6. BENCHMARK: CITY AND COUNTY OF DENVER BENCHMARK 5168 LOCATED AT 31ST STREET AND ARKINS COURT CCD BRASS CAP, EAST END OF 31ST STREET BRIDGE, ON CURB, DOWNSTREAM SIDE ELEVATION = 5417.34 (NAVD88)
7. THE SUBJECT PROPERTY CONTAINS AN AREA OF 174,101 SQUARE FEET OR 3.997 ACRES, MORE OR LESS.
8. ZONING: I-B UO-2 (INDUSTRIAL GENERAL, OVERLAY DISTRICT, 2 STORIES)
9. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
10. THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
11. BASIS OF BEARINGS: THE EAST LINE, NW 1/4, SECTION 27 IS ASSUMED TO BEAR S0°00'00"E.

SURVEYOR'S STATEMENT

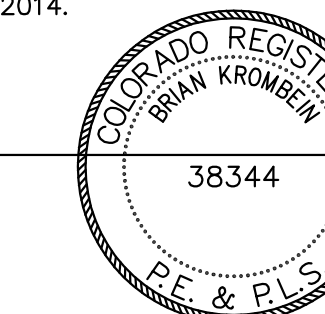
TO FIDELITY NATIONAL TITLE INSURANCE COMPANY AND PROJECT RINO LLC, A DELAWARE LIMITED LIABILITY COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6(a), 6(b), 7(a), 8, 11(b), 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 5, 2014 AND JUNE 23, 2014.

Brian Krombein

6/26/14
 DATE

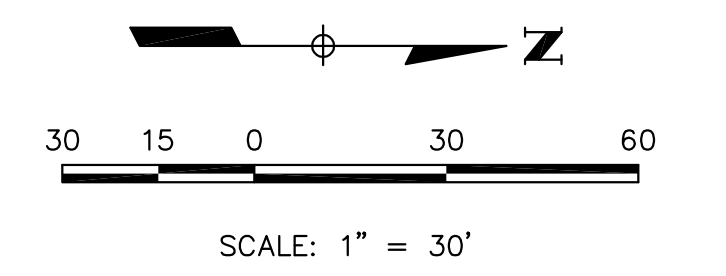
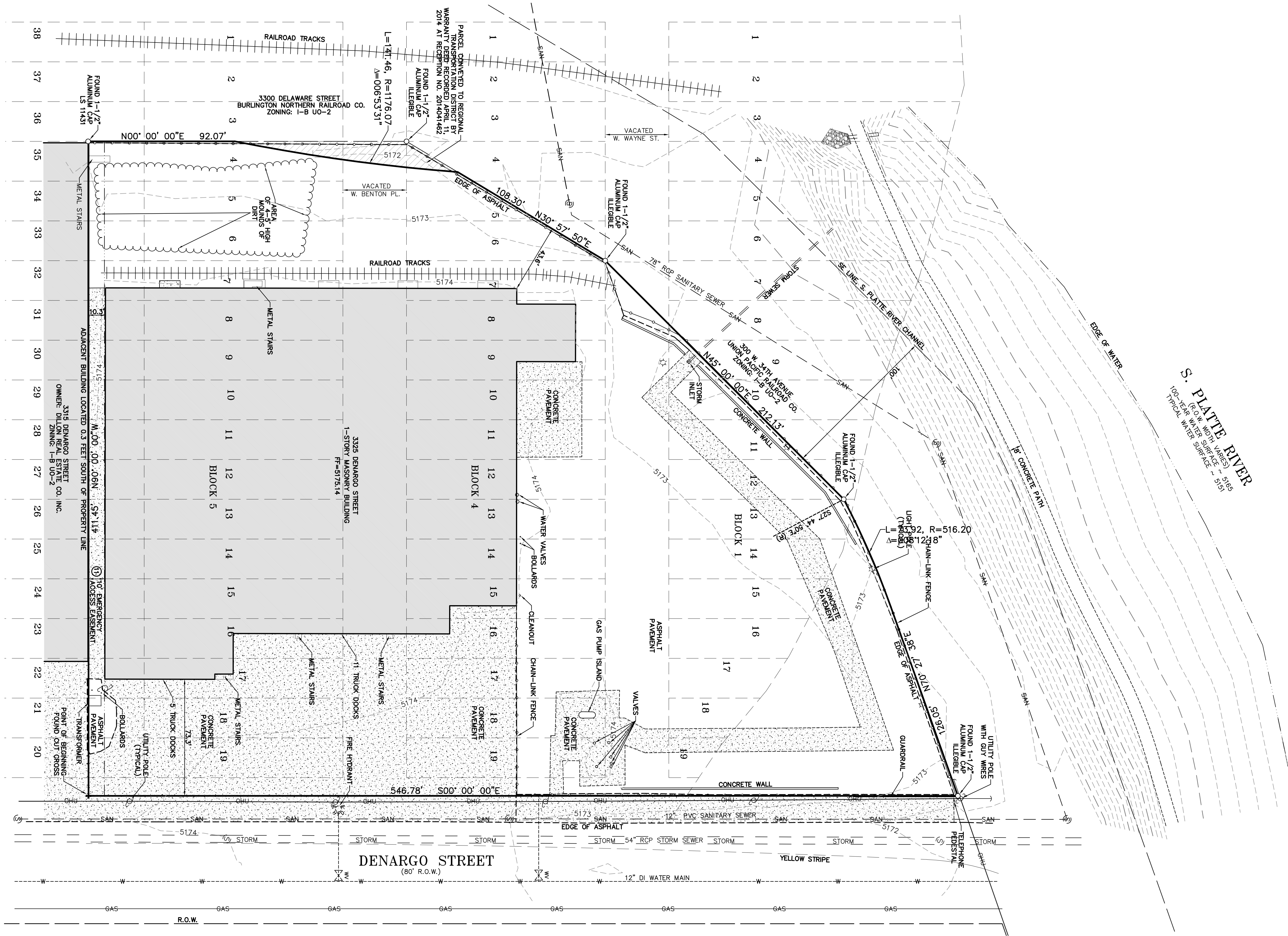
BRIAN KROMBEIN, PE, PLS
 COLORADO PLS NO. 38344
 FOR AND ON BEHALF OF
 VERMILION PEAK ENGINEERING LLC



ALTA SURVEY
 3325 DENARGO STREET
 JOB NO. 14010
 DATE: JUNE 26, 2014
 SHEET 1 OF 2



ALTA/ACSM LAND TITLE SURVEY
3325 DENARGO STREET
 LOCATED IN THE WEST 1/2, SECTION 27, T. 3 S., R. 68 W., 6TH P.M.
 CITY & COUNTY OF DENVER, COLORADO



LEGEND

PROPERTY BOUNDARY	———
EASEMENT	----
RIGHT OF WAY	-----
WATER LINE	—W—
WATER VALVE	W
SANITARY SEWER MAIN	—SAN—
GAS PIPE	—GAS—
OVERHEAD ELECTRIC	—OH—
FENCE	—○—
B-2 EXCEPTION	ⓑ
RAILROAD TRACKS	
LIGHT POLE	⊙
UTILITY POLE	⊙
CONCRETE PAVEMENT	▨

ALTA SURVEY
 3325 DENARGO STREET
 JOB NO. 14010
 DATE: JUNE 26, 2014
 SHEET 2 OF 2

