

Parcel Description

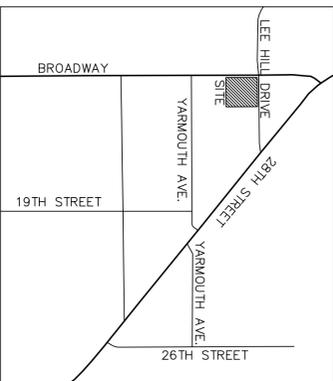
(PROVIDED BY LAND TITLE GUARANTEE COMPANY)

THE NORTHWEST QUARTER (NW/4) OF THE SOUTHWEST QUARTER (SW/4) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M., COUNTY OF BOULDER, COLORADO, EXCEPTING THE NORTHERLY 50 FEET THEREOF FOR ROAD RIGHT-OF-WAY.

Legend

- ALLOT SECTION CORNER
- FOUND MONUMENT AS NOTED
- SET NO. 5 REBAR WITH 1 1/2" ALUMINUM CAP STAMPED FLATIRONS SURV. 16406
- SET 1 1/2" ALUMINUM CAP STAMPED FLATIRONS SURV. 16406 IN CONCRETE BENCHMARK
- FIRE HYDRANT
- WATER VALVE
- ELECTRIC METER
- TRANSFORMER
- TELCO RISER
- GAS METER
- ELECTRIC RISER
- TELCO MANHOLE
- YARD LIGHT
- UTILITY POLE
- GUY ANCHOR
- SIGN
- UNKNOWN MANHOLE
- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- AREA DRAIN
- TRAFFIC RANGE BOX
- DECIDUOUS TREE W/ TRUNK CALIPER
- CONIFEROUS TREE W/ TRUNK CALIPER
- AIR CONDITIONER PAD
- MONITOR WELL
- CONCRETE
- PER DB & CO. LAND SURVEY PLAT DATED 03-05-1999 AS MEASURED AT TIME OF SURVEY
- BOLLARD
- FENCE
- GAS LINE
- SANITARY SEWER LINE
- WATER LINE
- ELECTRIC LINE
- OVERHEAD UTILITY
- EASEMENT LINE
- STORM SEWER LINE
- FIBER OPTIC LINE
- TELEPHONE LINE
- INDICATION OF ACCESS
- SIDEWALK EASEMENT
- GRAVEL ROAD
- EDGE OF ASPHALT
- CORRUGATED METAL PIPE
- CMP

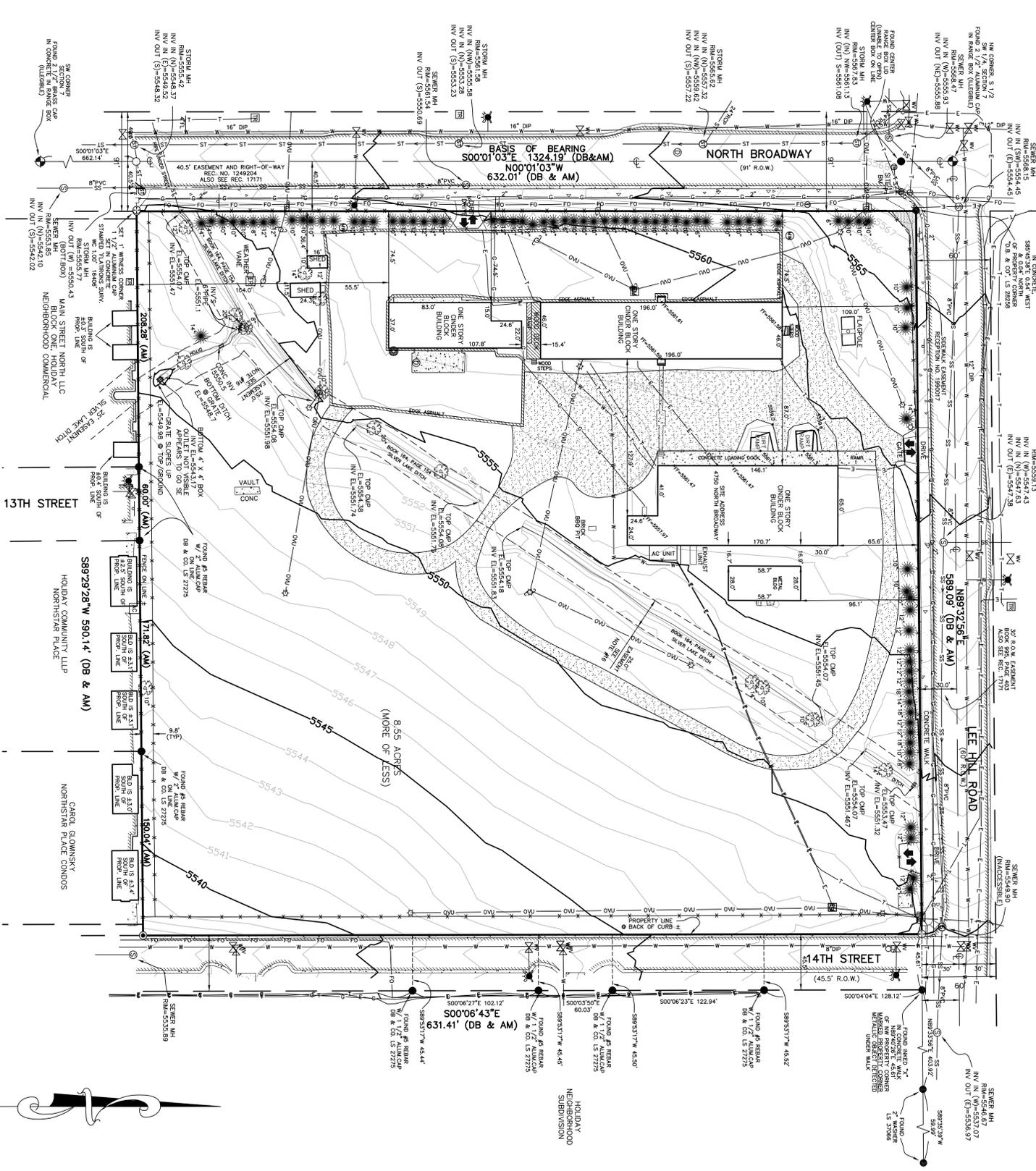
Vicinity Map



ALTA/ACSM LAND TITLE SURVEY

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M., CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO

TOTAL AREA = 372,454 SQ FT, OR 8.55 ACRES, MORE OR LESS
SHEET 1 OF 1

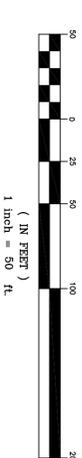


Map Check

COURSE: S 89°-29'-29" W
DISTANCE: 590.14
COURSE: N 00°-01'-03" W
DISTANCE: 632.01
COURSE: N 89°-32'-06" E
DISTANCE: 589.09
COURSE: S 00°-06'-43" E
DISTANCE: 631.41

AREA: 372,453.72
MAPCHECK CLOSURE - (USES LISTED COURSES & COORDINATES)
ERROR OF CLOSURE: 0.004
PRECISION: 1: 548987.94

GRAPHIC SCALE



Notes

- 1) LAND TITLE GUARANTEE COMPANY COMMITMENT NUMBER W020026656, DATED SEPTEMBER 17TH, 2008 AT 5:00 P.M., WAS EXTERNALLY RELEASD UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.
- 2) 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.
- 3) THIS ALTA/ACSM LAND TITLE SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF ARMORY REDEVELOPMENT PARTNERS, LLC AND LAND TITLE GUARANTEE COMPANY, NAMED IN THE STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS STATEMENT BY THE SURVEYOR NAMING SAID PERSON.
- 4) THIS SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
- 5) BASIS OF BEARING: ASSUMED 500°01'03"E ALONG WEST LINE OF NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO.
- 6) THE LOCATIONS FOR UNDERGROUND UTILITIES ARE BASED UPON VISIBLE SURFACE EVIDENCE, UTILITY LOCATORS AND RECORD DRAWINGS. ADDITIONAL BURIED UTILITIES AND STRUCTURES MAY BE ENCOUNTERED IN ANY EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES AND STRUCTURES. ALL UNDERGROUND UTILITIES MUST BE FIELD LOCATED BY THE APPROPRIATE AGENCY OR UTILITY COMPANY PRIOR TO ANY EXCAVATION. PURSUANT TO C.R.S. SEC. 9-1-3-103.
- 7) ANY PERSON WHO KNOWS, Y REMOVS, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITTS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC. 18-4-508.
- 8) THE CONTOURS REPRESENTED HEREON WERE INTERPOLATED BY ACTUAL MEASURED CIVIL 3D LAND DESKTOP COMPANION (DIGITAL TERRAIN MODELING) RELEASE 2008 SOFTWARE BETWEEN ACTUAL MEASURED SPOT ELEVATIONS. DEPENDING ON THE QUALITY OF THE DATA PROVIDED, THE CONTOUR REPRESENTATION OF THE SITE TOPOGRAPHY, THIS TOPOGRAPHIC MAP IS FOR SITE EVALUATION AND TO SHOW SURFACE DRAINAGE FEATURES. ADDITIONAL TOPOGRAPHIC OBSERVATIONS MAY BE NECESSARY IN SPECIFIC AREAS OF DESIGN.
- 9) SITE BENCHMARK: INCORPORATION A CITY OF BOULDER BENCHMARK "V-1-1" HAVING A CITY OF BOULDER DATUM ELEVATION OF 5568.47 ON CHESTED BOX ON TOP CURB @ SE CORNER OF INTERSECTION OF NORTH BROADWAY & LEE HILL ROAD, AS SHOWN HEREON.
- 10) SUBSURFACE BUILDINGS, IMPROVEMENTS OR STRUCTURES ARE NOT NECESSARILY SHOWN. BUILDINGS AND OTHER IMPROVEMENTS OR STRUCTURES ON ADJACENT PROPERTIES THAT ARE MORE THAN FIVE (5) FEET FROM ANY OF THE PROPERTY LINES OF THE SUBJECT PROPERTY ARE NOT NECESSARILY SHOWN.
- 11) FLOOD INFORMATION: THE SUBJECT PROPERTY IS LOCATED IN ZONE X UNSHARED AREA LOCATED OUTSIDE THE 500 YEAR FLOODPLAIN ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 0801300395 F, DATED JUNE 2, 1995. FLOOD INFORMATION IS SUBJECT TO CHANGE.
- 12) DATES OF FIELD WORK: ORIGINAL SURVEY WAS PERFORMED BY FLATIRONS INC. AS JOB NO. 05-49232 AS AN IMPROVEMENT SURVEY PLAT RECORDED AS LS 06-0058 IN BOULDER COUNTY CLERK AND RECORDER OFFICE FEBRUARY 2, 2006. ORIGINAL FIELD WORK WAS PERFORMED ON AUGUST - SEPTEMBER, 2005 AND ADDITIONAL FIELD WORK PERFORMED OCTOBER 15-24, 2008.
- 13) THE FOLLOWING DOCUMENTS ARE MENTIONED IN THE ABOVE REFERENCED TITLE COMMITMENT AND APPEAR TO AFFECT THE SUBJECT PROPERTY BUT CANNOT BE SHOWN GRAPHICALLY BECAUSE THEY FOLLOWING LIST CONTAINS THE TITLE COMMENT EXCEPTION NUMBER, DATE RECORDED, RECEIPTION NUMBER AND/OR BOOK AND PAGE.
EX. NO. DATE DESCRIPTION
9 JULY 16, 1888 BK 75 PG 460 RIGHT OF PROPRIETOR OF A VEIN OR LODE
11 NOV. 7, 1935 BK 935 PG 403 RESERVATIONS
12 NOV. 18, 1992 REC 1249922 BOLIDER ORDINANCE NO. 57148
13 DEC. 16, 1992 REC 1249203 ANNEXATION AGREEMENT
14 FEB. 28, 1994 REC 1398750 INCLUSION OF PROPERTY IN THE NORTHERN COLORADO WATER CONSERVANCY DISTRICT MEMORANDUM OF LEASE AND OPTION
18 OCT. 18, 2001 REC 2209153
- 14) THE WORD "CERTIFY" AS SHOWN AND USED HEREON MEANS AN EXPRESS AND DOES NOT CONSTITUTE A WARRANTY OR PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND IS NOT NECESSARILY A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
- 15) THE SUBJECT PROPERTY IS ZONED UNIMD USE 1 / UN-1 AND RESIDENTIAL - MIXED 2/ RMX-2. PER THE CITY OF BOULDER, AS RESEARCHED ON OCTOBER 20, 2008, THE RESTRICTIONS ARE AS FOLLOWS:
FRONT SETBACK: 15' SIDE SETBACK: 0' OR 5' REAR SETBACK: 10'
MAXIMUM BUILDING HEIGHT: 35'
FLOOR SPACE AREA: 15,000 SQ. FT.
RESIDENTIAL - MIXED 2
FRONT SETBACK: 15' SIDE SETBACK: 0' (ATTACHED DUS), 1' PER 2' OF BLDG. HEIGHT, 5' MIN. (DETACHED DUS)
REAR SETBACK: 20'
MAXIMUM BUILDING HEIGHT: 35'
FLOOR SPACE AREA: MAXIMUM FAR IS 0'
- 16) THE INFORMATION CONTAINED IN BOOK 164, PAGE 154 RELATING TO THE SILVER LAKE DITCH IS PARTIALLY ILLEGIBLE. IN SAID DOCUMENT PROVIDED BY LAND TITLE GUARANTEE COMPANY, SAID DOCUMENT CALLS FOR A 25 FOOT RIGHT OF WAY WIDTH. THE CENTERLINE OF SAID DITCH IS NOT PRECISELY DESCRIBED AND THE DITCH RIGHT OF WAY SHOWN HEREON IS BASED ON THE ACTUAL LOCATION OF THE DITCH AT THE TIME OF SURVEY. ACCORDING TO SILVER LAKE DITCH COMPANY THE EASEMENT IS NOT CENTERED ON THE DITCH. THE EASEMENT IS 10 FEET NORTHWEST OF THE CENTER LINE FOR SAND DITCH AND 15' SOUTHEAST OF THE CENTER LINE FOR SAND DITCH AS GENERALLY SHOWN HEREON.

Surveyor's Certificate

TO ARMORY REDEVELOPMENT PARTNERS, LLC AND LAND TITLE GUARANTEE COMPANY:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE UNDER MY DIRECT SUPERVISION, 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 1-6, 7A, 8, 10, 11B AND 13 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, I UNDERSIGNED FURTHER CERTIFIED THAT IN MY RELATIVE POSITIONAL ACCURACY, THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

JOHN B. GUYTON
COLORADO P.L.S. #16406
CHAIRMAN & CEO, FLATIRONS, INC.

FSI JOB NO. 08-55197

ALTA/ACSM LAND TITLE SURVEY

PREPARED FOR	ARMORY REDEVELOPMENT PARTNERS, LLC
OTHERS (See Note 3)	
SHEET 1 OF 1	
DRAWN BY	K.O. WOLLMAN
DATE	10-27-08
FSI JOB NO.	08-55197
FLATIRONS Inc.	Surveying, Engineering & Geomatics
655 FOURTH AVENUE	LOANOUT, CO 80501
PH: (303) 442-8001	FAX: (303) 776-1733
FAX: (303) 442-8030	PH: (303) 776-4359
DATE:	
REVISIONS:	
CHECKED BY:	
DATE:	

Depositing Certificate

SUBMITTED TO BOULDER COUNTY LAND USE FOR RECORDING ON THIS _____ DAY OF _____ 200__