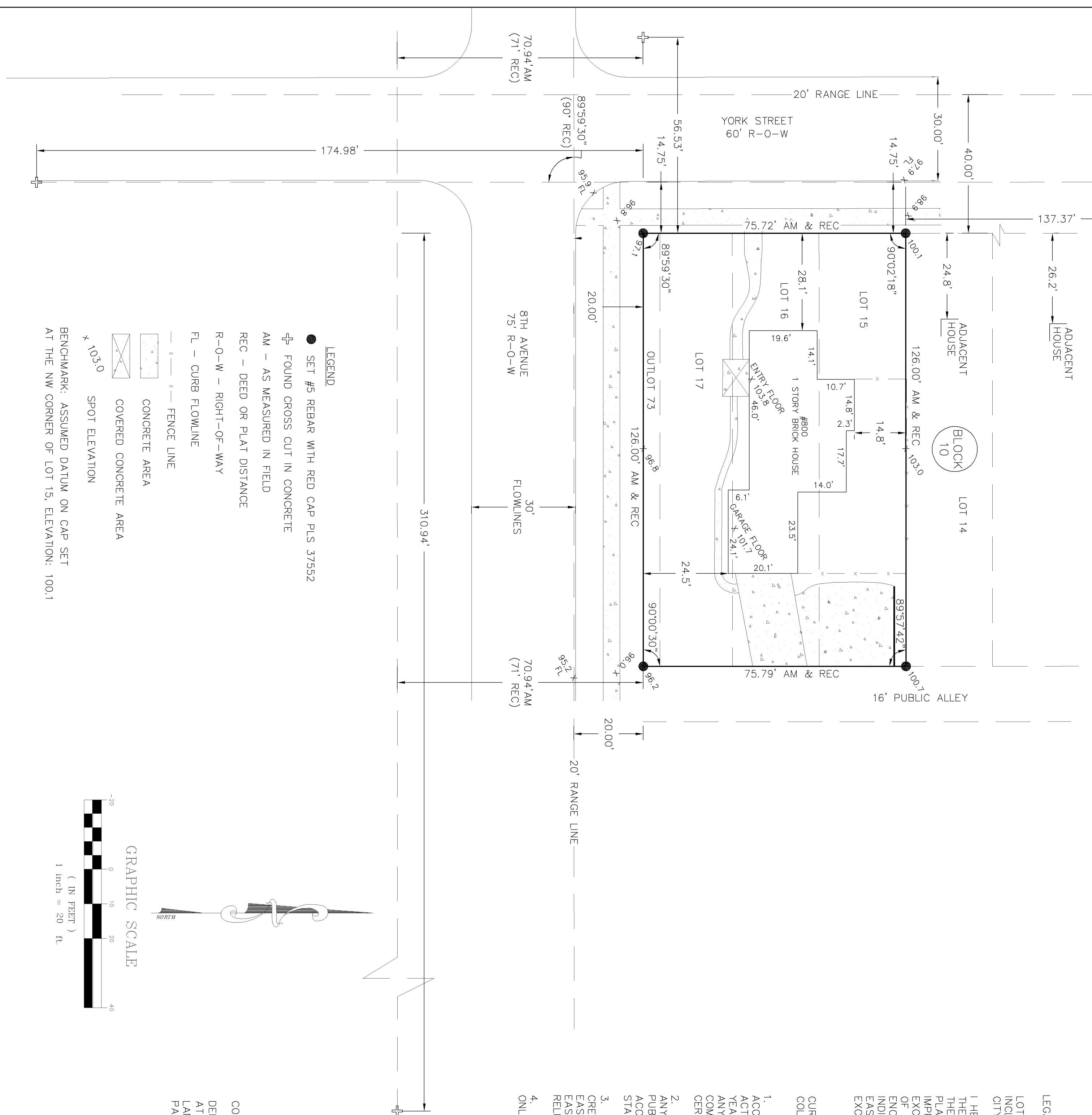


BOUNDARY, IMPROVEMENT AND TOPOGRAPHIC SURVEY

PARCEL LOCATED IN THE SE 1/4 OF SECTION 2 TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
800 YORK STREET



LEGAL DESCRIPTION

LOTS 15, 16 AND 17, BLOCK 10, MORGAN'S CAPITOL HILL SUBDIVISION, INCLUDING OUTLOT 73, AS SHOWN ON THE OFFICIAL RESURVEY THEREOF, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

I HEREBY CERTIFY THAT ON JUNE 7, 2006, A SURVEY WAS MADE OF THE ABOVE DESCRIBED PROPERTY UNDER MY DIRECT SUPERVISION AND THE CORNERS WERE SET AS SHOWN, HOLDING FOUND POINTS AND PLAT DISTANCES WHEREVER POSSIBLE. I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE PARCEL ON THIS DATE, JUNE 7, 2006, EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES EXCEPT AS INDICATED, AND THAT THERE IS NO EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.

CURTIS E CARROLL, PLS
COLORADO #37552

1. 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.

2. MONUMENT DEFACING STATEMENT:
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 STATE STATUTE 18-4-508, C.R.S.

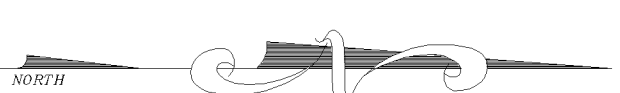
3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY BEAR CREEK LAND SURVEYING (SURVEYOR) TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY OR TITLE OF RECORD, THE SURVEYOR RELIED UPON RECORDED PLAT AND INFORMATION SUPPLIED BY CLIENT

4. PROFESSIONAL LAND SURVEYOR SEAL, DEPICTED HEREON, VALID ONLY WITH WET SIGNATURE AND DATE WRITTEN THROUGH IT.

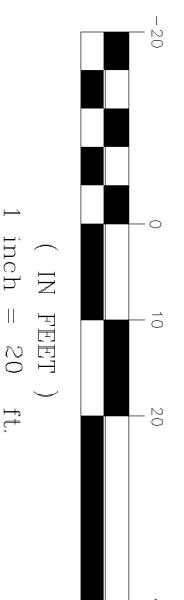
LEGEND

- SET #5 REBAR WITH RED CAP PLS 37552
- ⊕ FOUND CROSS CUT IN CONCRETE
- AM - AS MEASURED IN FIELD
- REC - DEED OR PLAT DISTANCE
- R-O-W - RIGHT-OF-WAY
- FL - CURB FLOWLINE
- x — FENCE LINE
- ▭ CONCRETE AREA
- ▨ COVERED CONCRETE AREA
- x 103.0 SPOT ELEVATION

BENCHMARK: ASSUMED DATUM ON CAP SET AT THE NW CORNER OF LOT 15, ELEVATION: 100.1



GRAPHIC SCALE



COUNTY SURVEYOR'S CERTIFICATE:
DEPOSITED THIS _____ DAY OF _____, 20____
AT _____ M. IN BOOK _____ OF THE COUNTY SURVEYOR'S
LAND SURVEY PLATS/RIGHT-OF-WAY SURVEYS AT
PAGE _____ RECEPTION NUMBER _____

BEAR CREEK LAND SURVEYING

8801 WEST JEWELL PLACE
LAKEWOOD, CO 80227
PHONE (720)-933-4791

800 YORK STREET

DRAWN BY: CEC

JN. 642