

ALTA/ACSM LAND TITLE SURVEY

PARCEL 4 - SHAMROCK PROPERTIES

A PARCEL OF LAND LOCATED IN THE NORTH ONE HALF OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 1 OF 2

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED THE NORTH HALF OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 12; THENCE S0°31'13"E ALONG THE WESTERLY LINE OF SAID SECTION 12, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST 6TH AVE.; THENCE N89°17'33"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 30.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF PICCADILLY ROAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE N89°17'33"E ALONG THE SOUTHERLY RIGHT-OF-WAY OF E. 6TH AVE., A DISTANCE OF 2622.79 FEET TO A POINT ON THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 12; THENCE N89°16'37"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 1327.04 FEET; THENCE S00°22'21"E ALONG THE EASTERLY LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 12 A DISTANCE OF 352.72 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF E-470 AS RECORDED IN RECEPTION NUMBER A81734982); THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING 9 COURSES: 1) 190.50 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 549.41 FEET, A CENTRAL ANGLE OF 19°51'58" AND A CHORD WHICH BEARS S24°01'29"W A DISTANCE OF 189.55 FEET; 2) THENCE S33°57'28"W A DISTANCE OF 1604.46 FEET; 3) THENCE 321.04 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 689.41 FEET, A CENTRAL ANGLE OF 26°40'50" AND A CHORD WHICH BEARS S20°37'03"W A DISTANCE OF 318.14 FEET; 4) THENCE S89°42'12"W A DISTANCE OF 227.87 FEET; 5) THENCE S00°25'36"E ALONG THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 12, A DISTANCE OF 60.00 FEET; 6) THENCE S89°42'12"W A DISTANCE OF 20.00 FEET; 7) THENCE S00°25'36"E A DISTANCE OF 100.00 FEET; 8) THENCE N89°42'12"E A DISTANCE OF 20.00 FEET; 9) THENCE S00°25'36"E ALONG THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 12, A DISTANCE OF 315.83' FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 12; THENCE S89°21'51"W ALONG THE SOUTHERLY LINE OF THE NORTHWEST QUARTER OF SECTION 12 A DISTANCE OF 1050.00 FEET; TO A POINT ON THE EASTERLY LINE OF A PARCEL OF LAND RECORDED AT BOOK 2909 AT PAGE 576; THENCE ALONG THE EASTERLY AND NORTHERLY LINE OF SAID PARCEL RECORDED AT BOOK 2909 AT PAGE 576 THE FOLLOWING 2 COURSES: 1) N23°08'19"W A DISTANCE OF 1209.75 FEET; 2) THENCE N79°34'36"W A DISTANCE OF 1123.69 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF PICCADILLY ROAD; THENCE N00°31'13"W ALONG SAID EASTERLY RIGHT-OF-WAY A DISTANCE OF 200.00 FEET; THENCE ALONG THE SOUTHERLY, EASTERLY AND NORTHERLY LINE OF A PARCEL OF LAND RECORDED AT BOOK 4230 AT PAGE 187 THE FOLLOWING 3 COURSES: 1) N89°17'33"E A DISTANCE OF 1019.11 FEET; 2) THENCE N00°31'13"W A DISTANCE OF 210.29 FEET; 3) THENCE S89°17'33"W A DISTANCE OF 1019.11 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF PICCADILLY ROAD; THENCE N00°31'13"W ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 868.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 157.025 ACRES MORE OR LESS

NOTES

- 1.) THIS SURVEY DOES NOT CONSTITUTE A TITLE OR OWNERSHIP SEARCH BY MARTIN/MARTIN ENGINEERING. ALL OWNERSHIP, EASEMENT AND PUBLIC RECORD INFORMATION WAS BASED ON THE TITLE COMMITMENT PREPARED BY LAND TITLE GUARANTEE COMPANY, COMMITMENT NO. ABD70196201-3, DATED OCTOBER 31, 2007 AT 5:00 P.M.
- 2.) FIELD WORK WAS DONE AUGUST 2005 AND REVERIFIED DECEMBER 2007
- 3.) PROPERTY IS SUBJECT TO THE RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED MAY 15, 1895, IN BOOK A57 AT PAGE 508 (BLANKET) (AFFECTS THE NORTHWEST 1/4 OF SECTION 12)
- 4.) PROPERTY IS SUBJECT TO THE RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT #8901, DATED DECEMBER 12, 1890, UNDER RECEPTION NO. 434 (BLANKET) (AFFECTS THE NORTHEAST 1/4 OF SECTION 12)
- 5.) PROPERTY IS SUBJECT TO AN EASEMENT AND RIGHT OF WAY AS GRANTED TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY BY INSTRUMENT RECORDED MARCH 19, 1929 IN BOOK 278 AT PAGE 324 (BLANKET)
- 6.) PROPERTY IS SUBJECT TO THE RIGHT OF WAY AGREEMENT FOR THE COLORADO INTERSTATE GAS COMPANY OVER THE NE 1/4 OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST RECORDED MARCH 2, 1960 IN BOOK 1178 AT PAGE 116. (BLANKET ACROSS NE 1/4 OF SECTION 12)
- 7.) INTENTIONALLY DELETED
- 8.) PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE SCHOOL SITE AGREEMENT RECORDED MARCH 6, 1991 IN BOOK 6108 AT PAGE 106.
- 9.) PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN GENERAL DEVELOPMENT PLAN NEVIN-RINGSBURG PROPERTIES RECORDED MARCH 12, 1991 UNDER RECEPTION NO. 0017848
- 10.) PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE ORDINANCE NO. 90-130 RECORDED MARCH 12, 1991 IN BOOK 6111 AT PAGE 284.
- 11.) INTENTIONALLY DELETED
- 12.) PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE AGREEMENT RECORDED MARCH 25, 1991 IN BOOK 6118 AT PAGE 207.
- 13.) PROPERTY IS SUBJECT TO THE WATER AND WATER RIGHTS AS CONVEYED TO THE CITY OF AURORA RECORDED MAY 7, 1991 IN BOOK 6150 AT PAGE 787.
- 14.) PROPERTY IS SUBJECT TO THE EASEMENT GRANTED TO U S WEST COMMUNICATIONS, INC., A COLORADO CORPORATION, FOR TELECOMMUNICATIONS FACILITIES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED JULY 22, 1993, IN BOOK 7042 AT PAGE 228
- 15.) PROPERTY IS SUBJECT TO ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE E-470 PUBLIC HIGHWAY AUTHORITY, AS EVIDENCED BY INSTRUMENT RECORDED DECEMBER 19, 1995, UNDER RECEPTION NO. A5133863 AND INSTRUMENT RECORDED DECEMBER 19, 1995 UNDER RECEPTION NO. A5133865
- 16.) PROPERTY IS SUBJECT TO THE OBLIGATIONS AS TO THE OUTSTANDING INDEBTEDNESS OF THE SABLE ALTURA FIRE PROTECTION DISTRICT AS SET FORTH INORDER RECORDED OCTOBER 18, 1996 UNDER RECEPTION NO. A6134319
- 17.) PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN RULE AND ORDER RECORDED OCTOBER 30, 1998 UNDER RECEPTION NO. A8173498 AS FURTHER DEFINED IN THE SECOND AMENDED PETITION IN CONDEMNATION, ARAPAHOE COUNTY DISTRICT COURT CASE #96-CV-1152.
- 18.) PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE ORDINANCE NO. 2000-114 RECORDED DECEMBER 6, 2000 AT RECEPTION NO. B0157887.
- 19.) PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN PASTURE LEASE EXECUTED BY HAROLD ATTEBERRY, LESSEE, AS DISCLOSED IN DEED OF TRUST RECORDED DECEMBER 29, 2005 UNDER RECEPTION NO. B5194304
- 20.) PROPERTY IS SUBJECT TO THE RIGHTS OF ACCESS AS LIMITED BY THE E-470 PUBLIC HIGHWAY AUTHORITY

FLOOD CERTIFICATION

BY GRAPHIC PLOTTING ONLY THIS PROPERTY IS MOSTLY IN IN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN) WITH A SMALL PORTION TO THE SOUTH BEING IN IN FLOOD ZONE "X" SHADED (AREAS OF 500 YEAR FLOOD; AREAS OF 100 YEAR FLOOD WITH AVERAGE DEPTHS OF 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100 YEAR FLOOD) PER THE FLOOD INSURANCE RATE MAP FOR THE CITY OF AURORA, STATE OF COLORADO, PANEL NUMBER 080002 205 E, DATED AUGUST 16, 1995.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEARING N89°17'33"E, BEING MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP IN RANGE BOX LS #28257 AT THE NORTHWEST CORNER OF SECTION 12, AND A FOUND 3-1/4" ALUMINUM CAP 3" BELOW SURFACE LS #28257 AT THE NORTH QUARTER CORNER OF SECTION 12.

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 _____

SURVEYOR'S CERTIFICATION

TO: EDWARD R. SCOTT, AURORA ONE REAL ESTATE, L.P., A TEXAS LIMITED PARTNERSHIP, AURORA ONE MANAGEMENT COMPANY, LLC, A TEXAS LIMITED LIABILITY COMPANY, PROFESSORS CAPITAL, INC., AN ARIZONA CORPORATION, PROFESSORS FUND V, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, FULLER AND COMPANY AND LAND TITLE GUARANTEE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES NO ITEMS OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.

RICHARD A. NOBBE
PLS # 23899

NOTICE

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON A 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 THIS CERTIFICATION SHOWN HEREON.

DECEMBER 06, 2007



CAD INFORMATION
Paper Space
Plot view: PLOT
Dwg. Name: ALTA12-07.dwg
Other View: _____
Model Space
Plan view(s): PLAN
Profile View(s): _____
Plot Date: 12/06/07
Tab Name: Cover
X References: _____
Project Manager: R. NOBBE
Designed By: _____
Location: G:\SURVEY\Shamrock Properties\6th-Gunclub-Picadilly\ALTA12-07A
Drawn By: AREHART
Job Number: 18107.C.87
Sheet Number: 1 OF 2

ALTA/ACSM LAND TITLE SURVEY

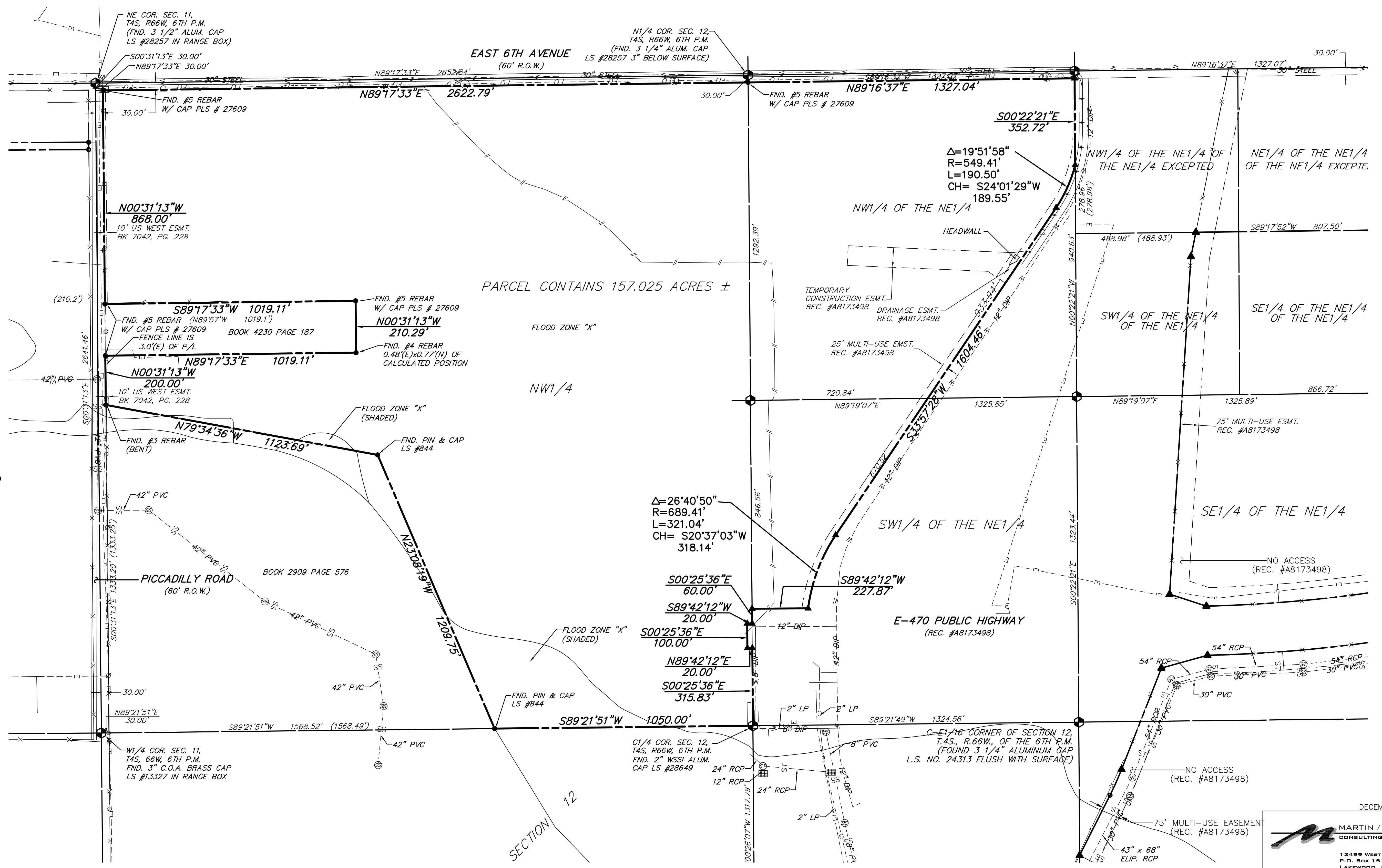
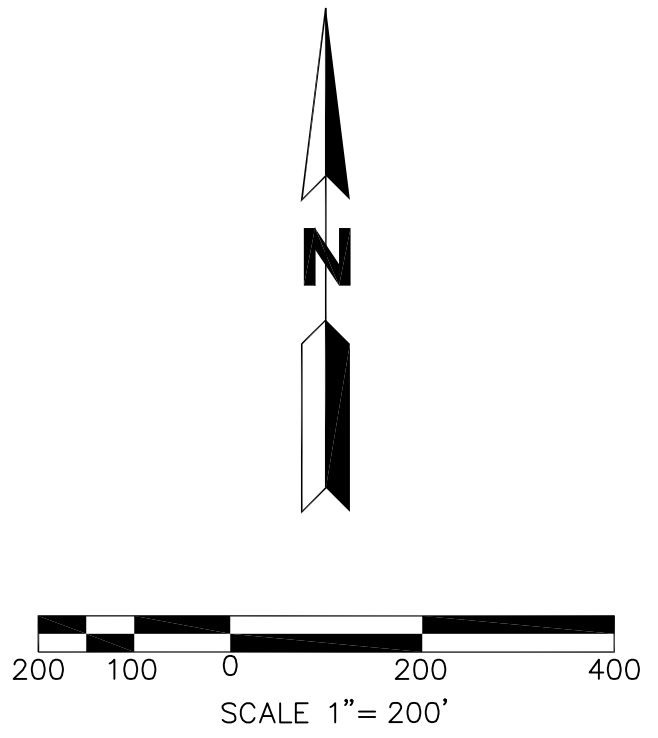
PARCEL 4 - SHAMROCK PROPERTIES

A PARCEL OF LAND LOCATED IN THE NORTH ONE HALF OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 2 OF 2

Location: G:\SURVEY\Shamrock Properties\6th-Gunclub-ALTA12-07A
 Project Manager: R. NOBBE
 Drawn By: AREHART
 Job Number: 18107.C.87
 Sheet Number: 2 OF 2
 Plot Date: 12/06/07
 Tab Name: Sht-2
 Profile View(s):
 Model Space
 Paper Space
 Plot view(s): PLAN
 Other View:
 Dwg. Name: ALTA12-07.dwg

LEGEND	
---	PROPERTY LINE
- - - -	RIGHT-OF-WAY
---	EASEMENT
---	CURB AND GUTTER
---	CONTOUR
SS	SANITARY SEWER
ST	STORM SEWER
W	WATER LINE
E	ELECTRIC LINE
OHU	OVERHEAD UTILITY LINE
T	TELEPHONE CABLE
FO	FIBER OPTIC LINE
G	GAS LINE
TV	CABLE TV
---	FENCE
⊕	FIRE HYDRANT
⊕	LIGHT POLE-METAL
⊕	UTILITY POLE
⊕	SANITARY MANHOLE
⊕	STORM MANHOLE
⊕	WATER MANHOLE
⊕	WATER VALVE
⊕	WATER METER
⊕	FIRE STAND PIPE
⊕	CLEAN OUT
⊕	CURB INLET
⊕	AREA INLET
⊕	TELEPHONE BOX
⊕	ELECTRIC BOX
⊕	CABLE TV BOX
⊕	IRRIGATION BOX
⊕	GAS METER
⊕	SIGN
⊕	PROPERTY CORNER
⊕	DECIDUOUS TREE
⊕	PINE TREE
⊕	BUSH/SHRUB
⊕	FOUND #5 REBAR W/ CAP PLS # 28649
⊕	FOUND PINS AS DESCRIBED



PARCEL CONTAINS 157.025 ACRES ±

NW1/4

SW1/4 OF THE NE1/4

SE1/4 OF THE NE1/4

MARTIN/MARTIN assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractor's responsibility to field verify the location of all utilities prior to the commencement of any construction.

DECEMBER 6, 2007

MARTIN / MARTIN
 CONSULTING ENGINEERS

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