

TITLE POLICY SCHEDULE B EXCEPTIONS

- 1816 RACE STREET:** (WESTCOR LAND TITLE INSURANCE COMPANY POLICY NO. OP-54-C01089-17130285, 5/6/25)
 1-7) STANDARD EXCEPTIONS (NOT CHARTABLE - EHRHART LAND SURVEYING, LLC (ELS) DID NOT ADDRESS THESE ITEMS)
 8) UNPATENTED MINING CLAIMS; RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN THE ACTS AUTHORIZING THE ISSUANCE OF SAID PATENTS. (NOT CHARTABLE)
 9) EASEMENTS, RIGHTS OF WAY, ROADS, NOTES, TERMS, CONDITIONS, PROVISIONS, RESTRICTIONS, COVENANTS, AGREEMENTS AND OBLIGATIONS AS SHOWN ON THE PLAT OF SECOND FILING ON MCCULLOUGH'S ADDITION TO DENVER, RECORDED 08/19/1882 IN PLAT BOOK 3, PAGE 9. (NO EASEMENTS)
- 2001-2005 E. 18TH AVENUE:** (FIRST AMERICAN TITLE INSURANCE COMPANY POLICY NO. 2011408-2181, 3/1/13)
 1) ANY AND ALL UNPAID TAXES AND ASSESSMENTS. (NOT CHARTABLE)
 2) RESTRICTIONS AS CONTAINED IN ORDINANCE NO. 238, SERIES OF 1975, RECORDED IN BOOK 1069 AT PAGE 175. (NOT CHARTABLE)
 3) ZONING CHANGE AS CONTAINED IN ORDINANCE NO. 551, SERIES OF 1983, RECORDED IN BOOK 2935 AT PAGE 75. (NOT CHARTABLE)
 4) ZONING CHANGE AS CONTAINED IN ORDINANCE NO. 397, SERIES OF 1985, RECORDED AT RECEPTION 044359. (NOT CHARTABLE)

ALTA TABLE A	
ITEM	OPTIONAL SURVEYOR RESPONSIBILITIES & SPECIFICATIONS
1	MONUMENTS PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES IN CLOSE PROXIMITY TO THE CORNER. - SHOWN HEREON
2	ADDRESS: 1816 RACE STREET, DENVER, CO 80206 & 2001-2005 E. 18TH AVENUE, DENVER, CO 80206
3	FLOOD ZONE CLASSIFICATION: SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" (AREAS OF LESS THAN 0.2% ANNUAL CHANCE FLOOD) PER FLOOD INSURANCE RATE MAP FOR CITY & COUNTY OF DENVER, COLORADO AND INCORPORATED AREAS, MAP NUMBER 0800460202G, REVISED NOVEMBER 17, 2005.
4	GROSS LAND AREA: 12,508 SQ. FT. OR 0.287 ACRE AS SURVEYED
7a	EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL. - SHOWN HEREON
13	NAMES OF ADJOINING OWNERS OF PLATTED LANDS ACCORDING TO CURRENT PUBLIC RECORDS. - SHOWN HEREON

LEGAL DESCRIPTION:

1816 RACE STREET: (PER DEED AT RECEPTION NO. 2025042371, 5/6/2025)
 LOTS 25 AND 26, BLOCK 5, SECOND FILING OF MCCULLOUGH'S ADDITION TO DENVER, CITY & COUNTY OF DENVER, STATE OF COLORADO.

2001-2005 E. 18TH AVENUE: (PER DEED AT RECEPTION NO. 2012181512, 12/31/2012)
 LOTS 27 AND 28, BLOCK 5, SECOND FILING OF MCCULLOUGH'S ADDITION TO DENVER, CITY & COUNTY OF DENVER, STATE OF COLORADO.

CONTAINING 12,508 SQUARE FEET OR 0.287 ACRE, MORE OR LESS.

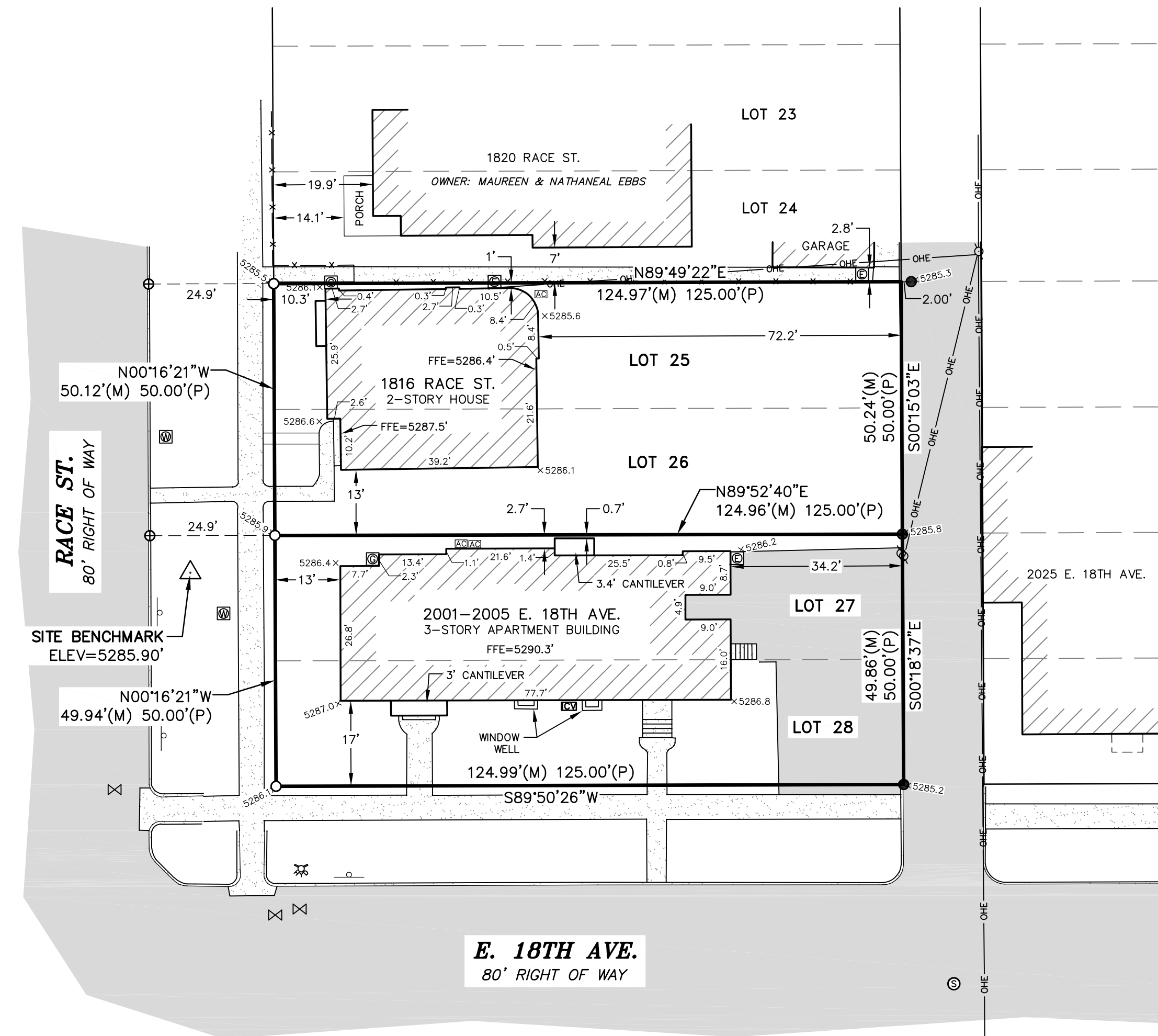
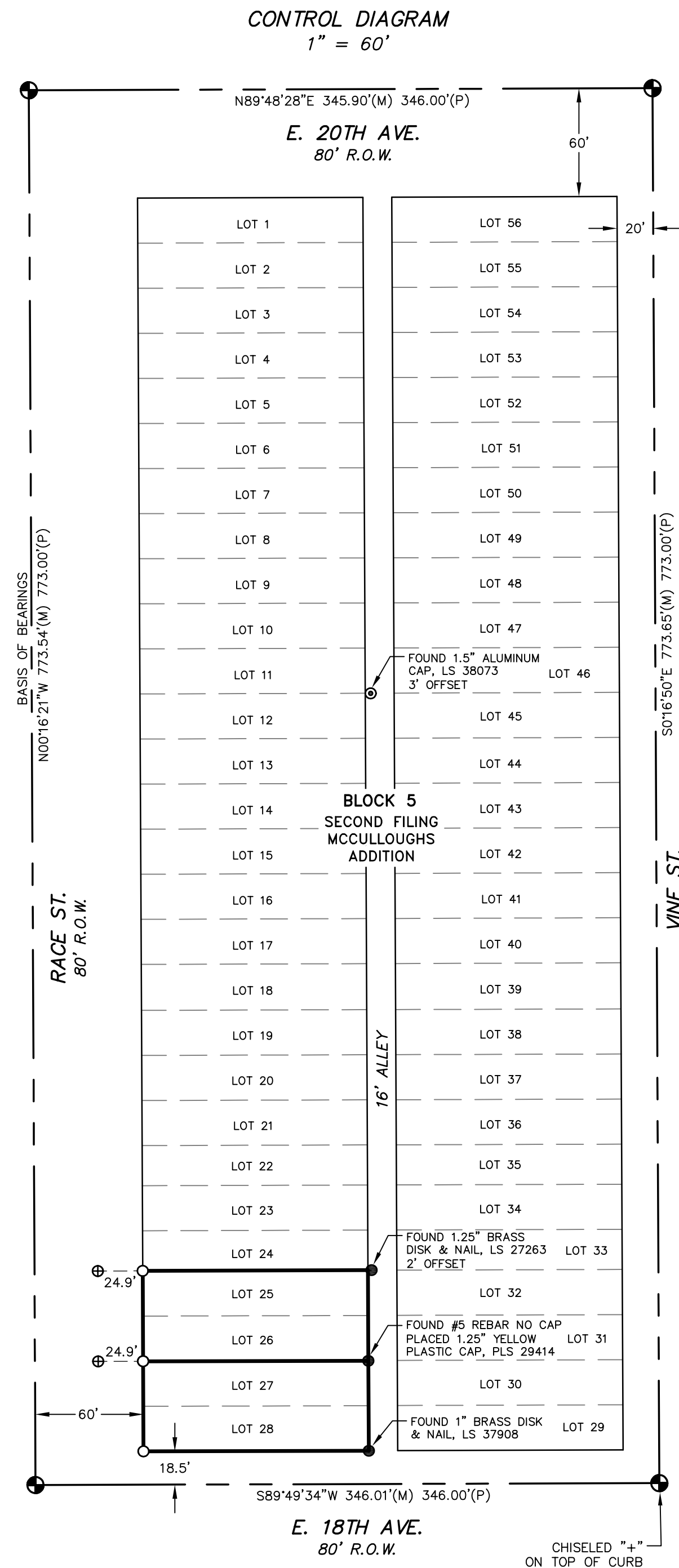
NOTES:

- THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF PERSONS NAMED IN THE STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS STATEMENT BY THE SURVEYOR NAMING SAID PERSON.
- THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY EHRHART LAND SURVEYING, LLC TO DETERMINE OWNERSHIP OF THIS TRACT OR VERIFY EASEMENTS OF RECORD. REFERENCE IS MADE TO WESTCOR LAND TITLE INSURANCE COMPANY POLICY NO. OP-54-C01089-17130285 DATED MAY 6, 2025, AND FIRST AMERICAN TITLE INSURANCE COMPANY POLICY NO. 2011408-2181 DATED MARCH 1, 2013 FROM WHICH THIS SURVEY IS BASED. THIS PROPERTY IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS RELATING TO THE USE AND CHARACTER OF THE LAND AND ALL MATTERS APPEARING OF PUBLIC RECORD AND AS MAY BE DISCLOSED BY A MORE RECENT TITLE COMMITMENT OR REPORT.
- EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESERVATIONS, RESTRICTIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME.
- LINEAL UNITS USED ARE U.S. SURVEY FEET.
- BASIS OF BEARINGS: THE RANGE LINE ALONG RACE STREET BETWEEN EAST 20TH AVENUE AND EAST 18TH AVENUE, BEARING N00°16'21"W (ASSUMED), A DISTANCE OF 773.54 FEET, MONUMENTED AS SHOWN HEREON.
- BENCHMARK: CITY & COUNTY OF DENVER "175B" - CCD BRASS CAP AT THE SOUTHEAST CORNER OF YORK STREET & 17TH AVENUE - ELEV=5292.91' (NAVD88-GEOD18)
 SITE BENCHMARK: #5 REBAR WITH 1.25" ORANGE PLASTIC CAP "CONTROL POINT" - ELEV=5285.90' (NAVD88-GEOD18)
- UTILITY LOCATIONS AND PIPE SIZES SHOWN ARE FROM VISIBLE SURFACE EVIDENCE. UNDERGROUND IMPROVEMENTS ARE NOT SHOWN. FOR SPECIFIC LOCATIONS DURING CONSTRUCTION CALL THE UTILITY NOTIFICATION CENTER OF COLORADO AT 1-800-922-1987.
- ALL RIGHT-OF-WAY AND LOT AND BLOCK INFORMATION WAS TAKEN FROM THE PLAT OF SECOND FILING OF MCCULLOUGH'S ADDITION DENVER RECORDED AUGUST 18, 1882 IN BOOK 4 AT PAGE 45.
- 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 SURVEYOR'S STATEMENT SHOWN HEREON.
- PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.B.2, THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

SURVEYOR'S STATEMENT:

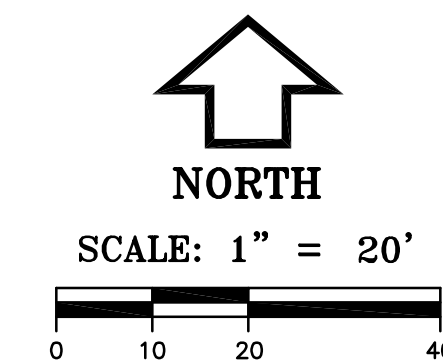
TO LONGS ROAD RANCH LLC & WESTCOR LAND TITLE INSURANCE COMPANY:
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 7, 9, AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 1, 2025.

John P. Ehrhart
 JOHN P. EHRHART
 COLORADO P.L.S. #29414
 EHRHART LAND SURVEYING, LLC
 PO BOX 930, ERIE, CO 80516
 PHONE: 303-828-3340



LEGEND

- FOUND RANGE POINT
3.25" ALUMINUM CAP, LS 9489
- UNLESS NOTED OTHERWISE
- FOUND MONUMENT AS DESCRIBED
- ⊕ FOUND CHISELED "+" IN CONCRETE
- 24.9' OFFSET
- SET #5 REBAR WITH 1.25" YELLOW PLASTIC CAP, EHRHART PLS 29414
- (P) PLATTED DISTANCE
- (M) MEASURED DISTANCE
- △ SITE BENCHMARK
- ⊕ ELECTRIC METER
- ⊕ GAS METER
- ⊕ WATER METER
- ⊕ AIR CONDITIONER
- ⊕ IRRIGATION CONTROL VALVE
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊕ SEWER MANHOLE
- POWER POLE
- OHE- OVERHEAD ELECTRIC LINE
- X- FENCE
- S- SIGN
- ▨ CONCRETE
- ▨ ASPHALT
- ▨ BUILDING



ALTA/NSPS LAND TITLE SURVEY
1816 RACE ST. & 2001-2005 E. 18TH AVE.
 LOTS 25-28, BLOCK 5, MCCULLOUGH'S ADD 2ND FLG
 SE 1/4 SECTION 35, T3S, R68W OF THE 6TH P.M.
 CITY & COUNTY OF DENVER, STATE OF COLORADO

 P.O. Box 930 • Erie, Colorado 80516 (303) 828-3340 www.coloradodots.com	SHEET: 1 OF 1
	DATE: 8/26/25
	DRAWN BY: OLB
	PROJECT: S255295