COLORADO ENGINEERING & SURVEYING, INC.

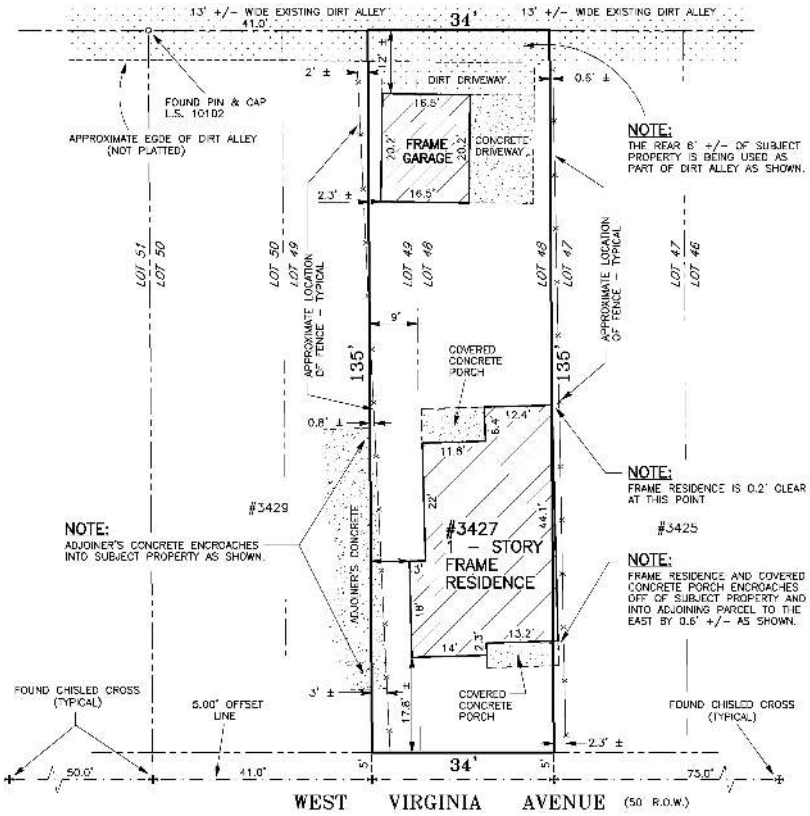
NO. **2001-03585**

OLIVAS / GUNZALEZ

www.copls.com

3470 S. SHERMAN ST. STE. 2 **ENGLEWOOD, CO. 80113** **(303) 761-8055**

SCALE 1" = 30' *Surveying Colorado Since 1972* *FAX:* (303) 761-0841



LEGAL DESCRIPTION:

LOTS 48 AND THE EAST 9 FEET OF LOT 49, BLOCK 11, ADAMS PARK
CITY AND COUNTY OF DENVER, STATE OF COLORADO.
ALSO KNOWN AS 3427 W VIRGINIA AVE

CENSUS TRACT 45.02

FLOOD CERTIFICATION
This community does participate in the National Flood Insurance Program X This community does not participate in the National Flood Insurance Program ___

I hereby certify that the property described hereon Is Not located within a flood hazard boundary, (zone "X"), according to the most current flood insurance rate map (FIRM), produced by the Federal Emergency Management Agency (FEMA).

Flood hazard maps dated September 28, 1990 Community number 080046 Panel number 0013 - C

IMPROVEMENT LOCATION CERTIFICATE
I hereby certify that this improvement location certificate was prepared for Client that it is not a land survey plat or improvement survey plat, and that it is not to be relied upon for the establishment of fence, building, or other improvement lines.

I further certify that the improvements on the above described parcel on this date June 7, 2001 except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

I further certify that the location of improvements shown hereon are based upon the location of monuments in the area, and that this document does not purport to be an Improvement Survey Plat, and is subject to any inaccuracies that a subsequent Improvement Survey Plat would disclose. The surveyor makes no warranty or representation concerning fences and their location in relation to the boundary lines, unless specifically noted.

Evidence used to determine the apparent deed lines:
As shown and stated on this drawing as "Found", if no monuments were found at the subject property, the apparent deed lines were based upon an analytical correlation between occupation lines, as built improvements (public & private), street right-of-way lines, etc., An Improvement Survey Plat may yield different results.

Record title, Deed and Legal Description:
This information was supplied to Colorado Engineering & Surveying, Inc.; no title search was conducted by CES.
All information pertaining to deed lines and easements were derived from the recorded plat, unless otherwise noted and stated.

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By _____

Date June 7, 2001