

IMPROVEMENT LOCATION CERTIFICATE

LEGAL DESCRIPTION:
PARCEL A:

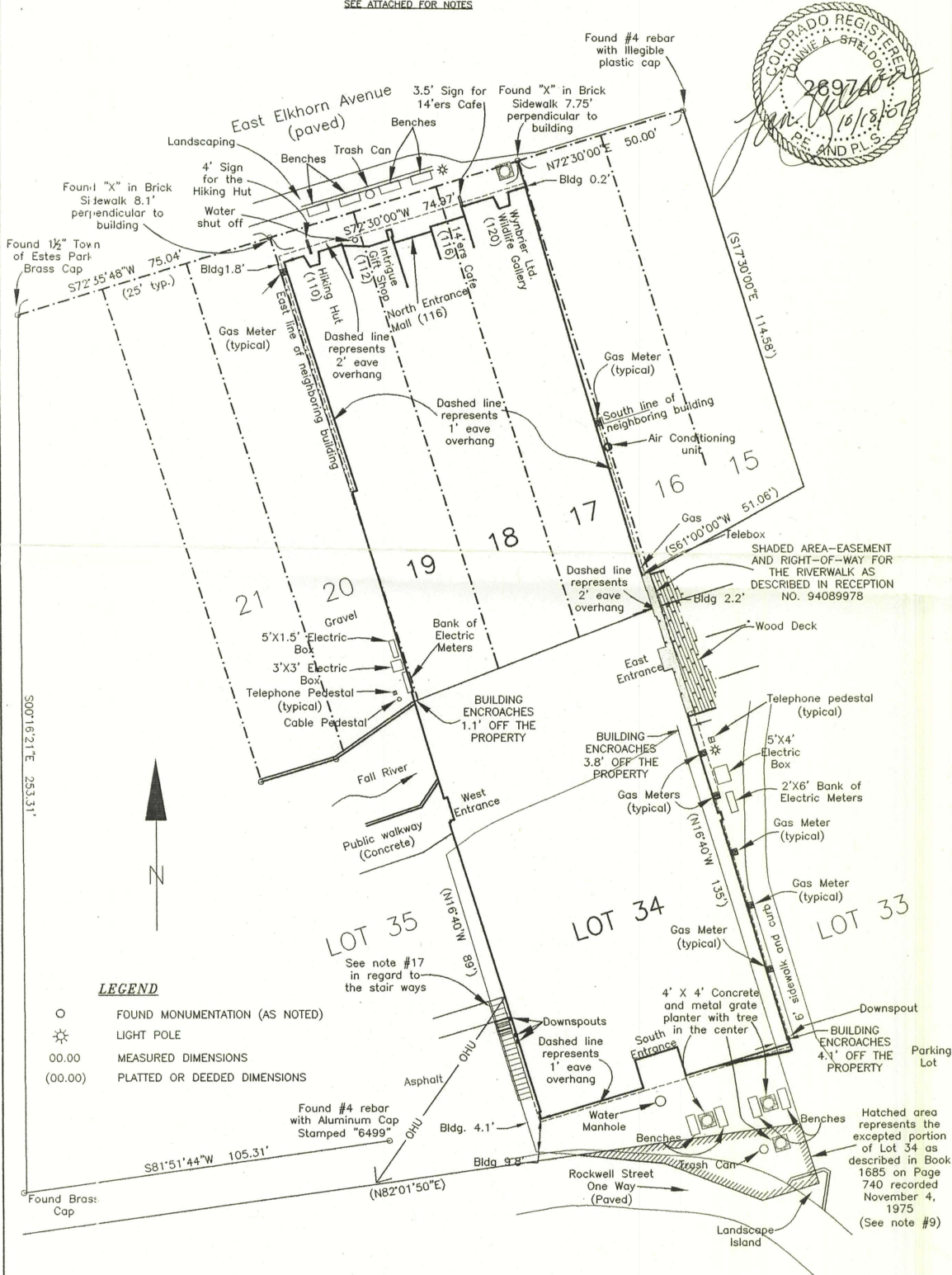
PAGE 1 OF 3

LOTS 17, 18, AND 19, BLOCK 5 TOWN OF ESTES PARK, ACCORDING TO THE SECOND AMENDED PLAT THEREOF COUNTY OF LARIMER, STATE OF COLORADO

PARCEL B:

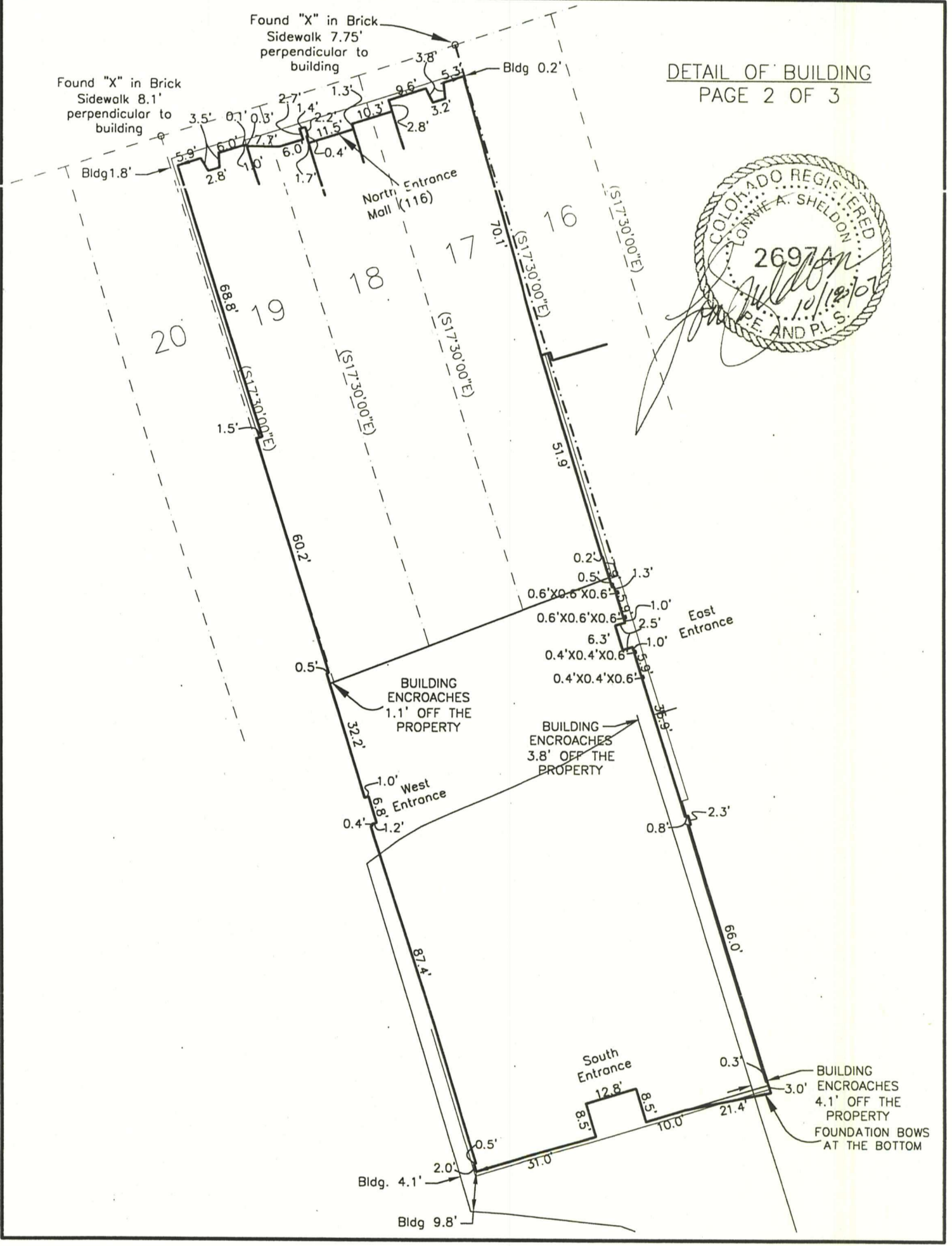
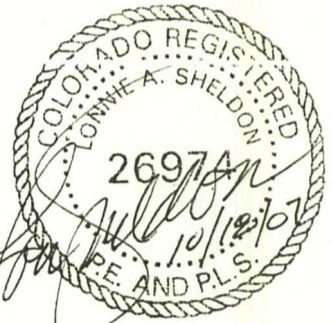
LOT 34 SECO ID RIVERSIDE SUBDIVISION TO THE TOWN OF ESTES PARK EXCEPT A PARCEL OF LAND CONVEYED TO THE TOWN OF ESTES PARK, COLORADO, IN DEED RECORDED NOVEMBER 4, 1975 IN BOOK 1685 AT PAGE 740 COUNTY OF LARIMER, STATE OF COLORADO

SEE ATTACHED FOR NOTES



DRAWN	DATE	VAN HORN ENGINEERING	SCALE	PROJ. NO.
EMO	10-18-07	1043 Fish Creek Road - Estes Park, CO 80517 Phone: (970) 586-9388 - Fax: (970) 586-8101	1" = 30'	2007-10-15

DETAIL OF BUILDING
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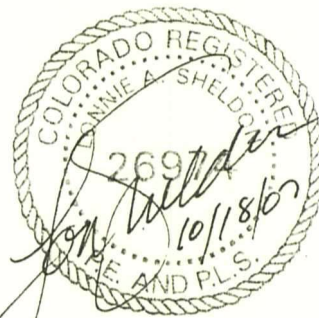


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1. North American Title Insurance Company file No.: 35100-07-00719 CNAL (dated September 21, 2007), Second Riverside Subdivision Plat, Second Amended Plat of the Town of Estes Park and Project No. 54-3-1 a Plat of Lots 17, 18, 19, Block 5 Town of Estes Park performed by Van Horn Engineering and Surveying, Inc. were used for ownership and easement information. No other research was performed.
2. Bearings are relative to the first mentioned bearing in Title Commitment Exception No. 11 recorded at Reception No. 94089978, showing that the southern line of the right-of-way for Elkhorn Avenue bears North 72 degrees 30 minutes East. The found monumentation along the northern property line ("x"s in walk) were used for this bearing reference.
3. Neither the Plat of record for the Town of Estes Park, nor the Plat of record for the Second Riverside Subdivision contain bearings for all of the external boundary lines for the subject property. This is not uncommon for plats of that vintage (early 1900's). However, this makes retracement and surveying a difficult task unless there is existing local monumentation (property corners in place). The northerly portion of this property is monumented on the north and the improvements fit relatively well to these monuments and lines (as shown on this ILC). The southerly portion of this property is not monumented at all. The property lines shown for the Second Riverside Subdivision Plat were electronically scanned and are placed from the brass cap that monuments the southwesterly corner of Lot 42 of that plat. As this ILC shows, the southerly portion of the building does not fit the plat as shown. Further surveying of neighboring properties (buildings and off-site monumentation) will help to better depict the plat lines. Given this lack of monumentation, and poor platted line "fit", a boundary survey is recommended.
4. This commercial building is constructed over a FEMA regulated river (Fall River). Floodplain limits were not requested and are not shown on this ILC.
5. This commercial building is constructed as a two-story stucco and rock-brick building.
6. This commercial building has an open apparent public walkway that runs north to south that connects Rockwell Street to Elkhorn Avenue. There is also a similar east to west walkway paralleling the river.
7. The sidewalk, benches, and tree rings on the property, lying south of the south edge of the building appear to be owned and maintained by the Town of Estes Park.
8. Storm drainage from this building (from downspouts or by sheet flow) does discharge and cross neighboring properties.
9. The legal description in the Title Commitment excepts Book 1685, Page 740. This exception is tied to an offsite monument that was not surveyed to for this ILC. It is shown as a best fit location.
10. Title Commitment Exception No. 1 and 2 are for documents not shown by public record.
11. Title Commitment Exception No. 8 is for easements shown on the recorded plat of Town of Estes Park. No easements are shown on these lots on said Plat.
12. Title Commitment Exception No. 9 is for for easements shown on the recorded plat of Second Riverside Subdivision to the Town of Estes Park. No easements are shown on these lots on said Plat.
13. Title Commitment Exception No. 10 is for matters contained in deed recorded February 11, 1985 at Reception No. 856950. Regarding access and the rights to a tile wall. Neither of which are shown hereon.
14. Title Commitment Exception No. 11 is for an easement agreement recorded at reception No. 94089978. It is for a pedestrian walkway across the subject property granted to Estes Park Urban Renewal Authority (shown hereon).
15. The business names given (and the addresses in parenthesis for each) is current posted information.
16. There are two sets of stairs at the South West corner of the subject building, one over the other. The lower stairway is used for access to the building to the West. The upper stair way is used both for the building to the West and for an upper level access to the subject building.

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR NORTH AMERICAN TITLE COMPANY, 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 FUTURE IMPROVEMENT LINES.

I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, OCTOBER 18, 2007, 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.



LONNIE A. SHELDON
CO PE. & LS. #26974

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EMO	10-18-07		NO SCALE	PROJ. NO.