



**ROCHE**  
& COMPANY



**FOR SALE**



**2625-2635 3RD AVENUE**  
a cherry creek north property





## Offering:

- Property: 2625-2635 E. 3rd Avenue, Denver, CO 80206
- Lot Size: 18,750 SF
- Building Size: 10,510 SF
- Zoning: CCN\*
- Asking Price: Undisclosed, Contact Broker at 720-560-5605







ALTA / ACSM LAND TITLE SURVEY

PART OF  
**THE NORTHWEST 1/4 OF SECTION 12,  
 TOWNSHIP 4 SOUTH, RANGE 68 WEST,  
 OF THE 6TH. P.M.**  
 BEING ALSO A PART OF  
**BLOCK 35, HARMANS SUBDIVISION,  
 CITY AND COUNTY OF DENVER,  
 STATE OF COLORADO**

**LEGAL DESCRIPTION**

PER TITLE COMMITMENT NO. ABC70128089; (SEE NOTE NO. 5)

THE NORTH 37 1/2 FEET AND THE SOUTH 82 1/2 FEET OF PLOT 10 AND THE SOUTH 1/2 OF PLOT 9, BLOCK 35, HARMANS SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

TOTAL AREA OF SUBJECT PROPERTY IS 18,750 SQUARE FEET OR 0.4304 ACRE.

PROPERTY ADDRESS  
 3625 EAST 3RD AVENUE

**NOTES**

- 1.) THIS ALTA/ACSM LAND TITLE SURVEY IS A RESURVEY OF THE NORTH 37 1/2 FEET AND THE SOUTH 82 1/2 FEET OF PLOT 10 AND THE SOUTH 1/2 OF PLOT 9, BLOCK 35, HARMANS SUBDIVISION, AS RECORDED AT THE CLERK AND RECORDER IN THE CITY AND COUNTY OF DENVER ON THE 4TH DAY OF MARCH, 1882.
- 2.) ALTHOUGH EVERY EFFORT WAS MADE TO ACCURATELY LOCATE ALL UTILITY LINES AND ALL UTILITY EASEMENTS, THE LOCATION MUST BE VERIFIED PRIOR TO ANY DIGGING OR CONSTRUCTION.
- 3.) COLORADO STATE LAW CRS 8-15-101 STATES THAT EVERYONE PLANNING TO DIG IN OR NEAR A PUBLIC ROAD, STREET, ALLEY, RIGHT-OF-WAY, OR UTILITY EASEMENT TO NOTIFY THE UTILITY NOTIFICATION CENTER OF COLORADO OF YOUR INTENT, TWO (2) BUSINESS DAYS BEFORE YOU DIG - CALL 1-800-922-1987 OR 334-8700 IN METRO DENVER TO LOCATE, BURIED LINES.
- 4.) ALL ANGLES AND DISTANCES SHOWN ARE ACTUAL MEASUREMENTS UNLESS OTHERWISE NOTED.
- 5.) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY COLORADO ENGINEERING AND SURVEYING, INC. TO DETERMINE OWNERSHIP AND EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY AND TITLE OF RECORD WE RELIED UPON TITLE COMMITMENT NO. ABC70128089.  
 EFFECTIVE DATE: NOVEMBER 17TH, 2005 AT 5:00 P.M.  
 BY: LAND TITLE GUARANTEE COMPANY
- 6.) THE WORD "CERTIFY" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EXPRESSED OR IMPLIED.
- 7.) DATE OF FIELD WORK: 12 - 9 - 2005
- 8.) ACCORDING TO COLORADO LAW YOU MUST COMMENCE LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON A DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE CERTIFICATION SHOWN HEREON.
- 9.) THERE ARE A TOTAL OF 50 PARKING SPACES. THE ARE 16 PAINTED (OR STRIPED) PARKING SPACES UNDER THE SECOND LEVEL OF THE BUILDING. THE ARE 34 PARKING SPACES THAT ARE NOT PAINTED (OR STRIPED) IN THE ASPHALT PARKING AREA. THERE IS A NO HAND-CAP PARKING SPACES DESIGNATED.
- 10.) THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

**FLOOD CERTIFICATION**

I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS NOT LOCATED IN A 100 YEAR FLOOD PLAIN ACCORDING TO THE MOST CURRENT FLOOD INSURANCE RATE MAP (FIRM) PRODUCED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).  
 MAPS ARE DATED SEPTEMBER 28TH, 1990  
 COMMUNITY NO. 88008  
 PANEL NO. 0018 - C  
 ZONE: "X"

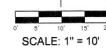
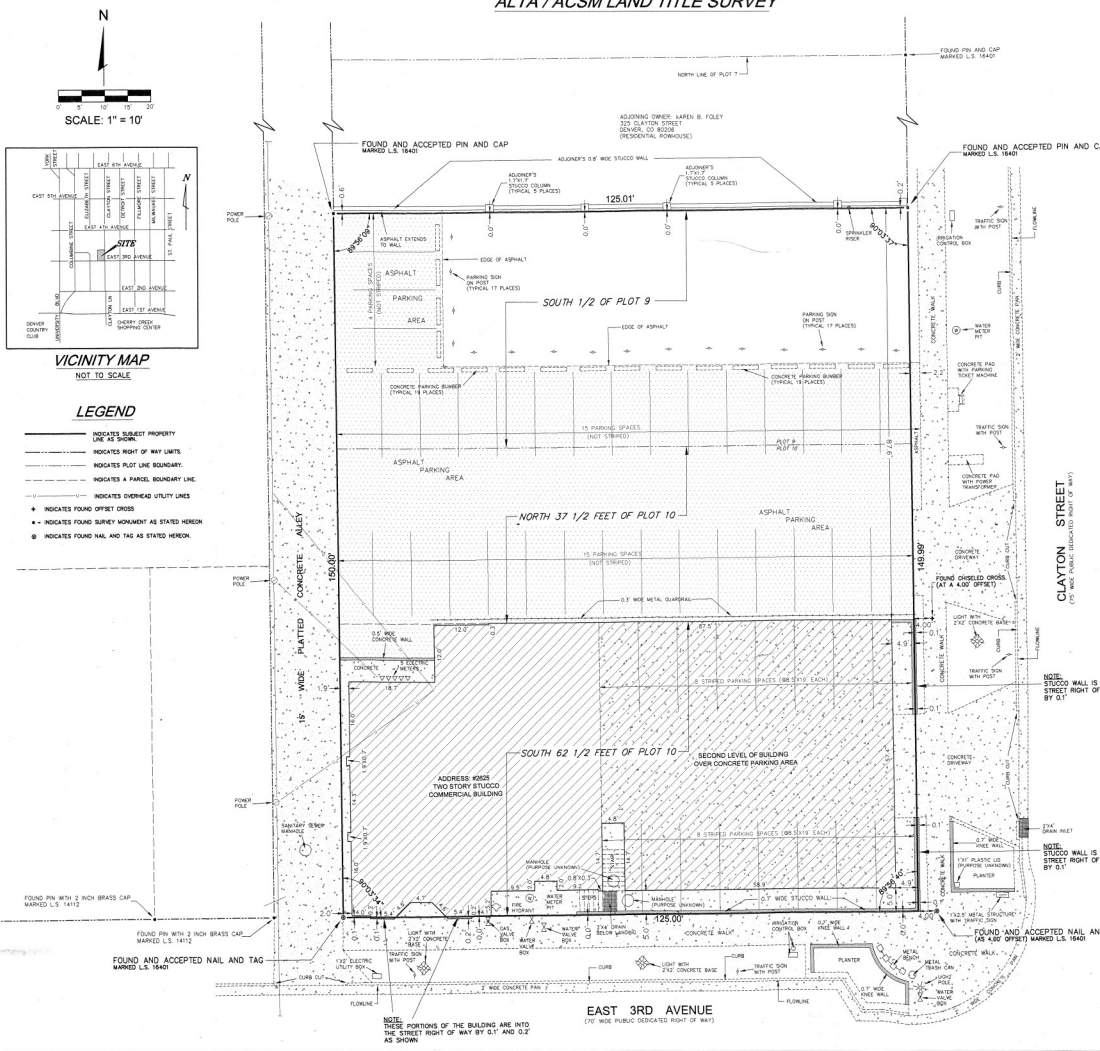
**SURVEYORS CERTIFICATION**

TO: SARKISIAN PROPERTIES LLC  
 BILL CORPORATION, A COLORADO CORPORATION  
 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 THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1998, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 8, 11(G), 13 AND 14 OF TABLE A HEREOF PURSUANT TO THE ACCURACY STANDARDS FOR CERTIFICATION, ALTA, ACSM, AND NSPS AND IN EFFECT OF THE STATE OF COLORADO'S REGULATIONS AND THE EFFECT OF THE STATE OF COLORADO'S REGULATIONS RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL ERROR.

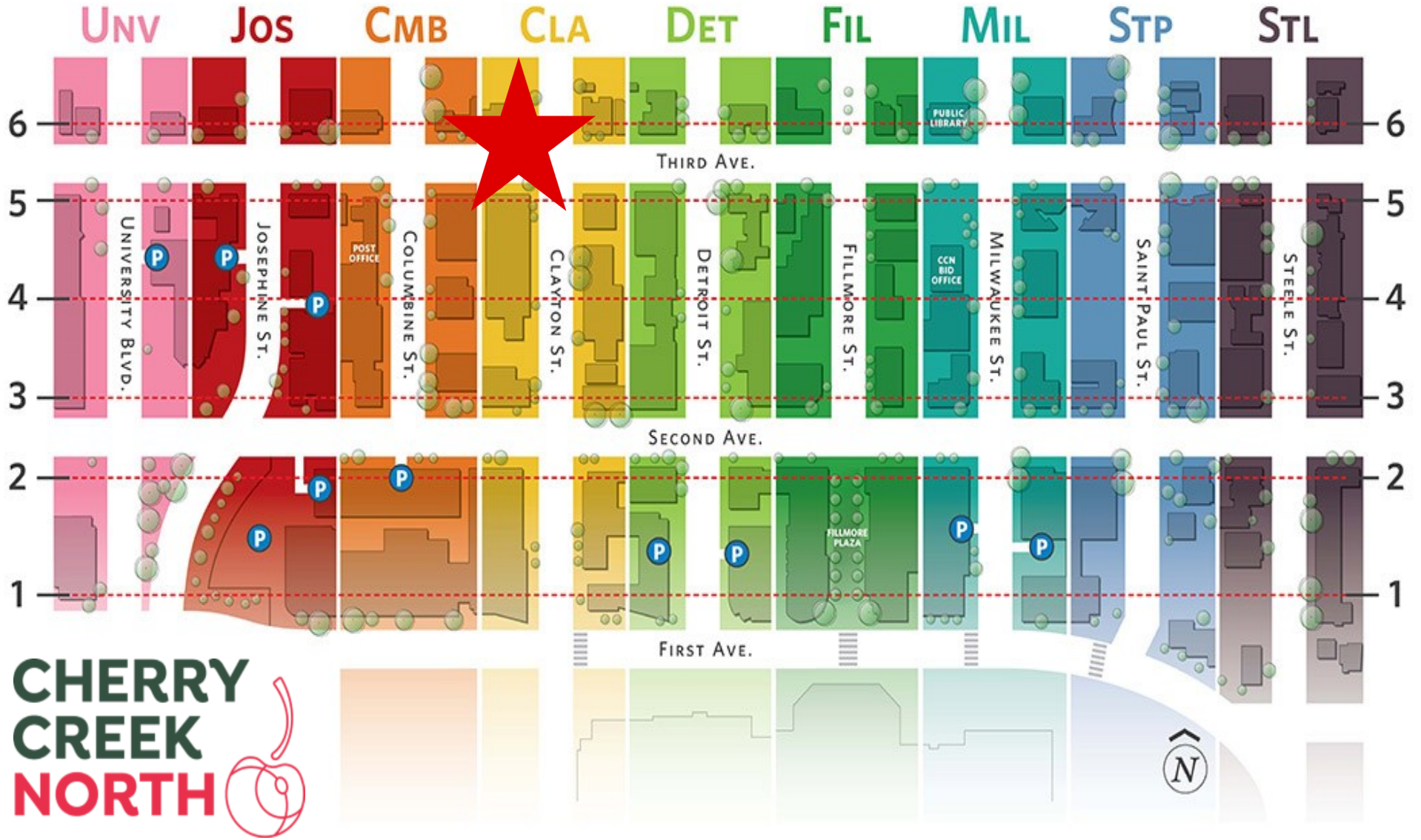
DATE SIGNED

RONALD W. FLANAGAN RPLS 2698



**LEGEND**

- INDICATES SUBJECT PROPERTY
- INDICATES RIGHT OF WAY LIMITS
- INDICATES PLOT LINE BOUNDARY
- INDICATES A PARCEL BOUNDARY LINE
- INDICATES OVERHEAD UTILITY LINES
- INDICATES FOUND OFFSET CROSS
- INDICATES FOUND SURVEY MONUMENT AS STATED HEREON
- INDICATES FOUND NAIL AND TAG AS STATED HEREON







De**CHERRY**  
**CREEK**  
**NORTH**





**Roche Fore**

Principal / Managing Broker

**Roche & Company**

219 Detroit Street

Denver, Colorado 80206

Web: [www.rochecompany.com](http://www.rochecompany.com)

Email: [roche@rochecompany.com](mailto:roche@rochecompany.com)