

LOT M (EXCEPT THE NORTH 14 CITY FEET OF THE WEST 12 FEET) AND LOT N -& TOWNSITE OF ASPEN BLOCK 88

SECTION 18, CITY OF ASPEN, COUNTY OF PITKIN, STATE **TOWNSHIP** 10 SOUTH, RANGE 84 WEST OF COLORADO OF THE 6TH PM

STEWART TITLE GUARANTY COMPANY TITLE COMMITMENT PROPERTY DESCRIPTION: 2018.

COUNTY OF PITKIN, STATE OF COLORADO LOT M (EXCEPT THE NORTH 14 FEET OF THE WEST 12 FEET) AND LOT N, BLOCK 88, CITY AND TOWNSITE OF ASPEN.

LOT M AND LOT N CONTAINED IN THE LEGAL DESCRIPTION OTHER, WITHOUT ANY GAPS, GORES, OR OVERLAPS.

THE ABOVE DESCRIBED LAND AND SHOWN HEREON, IS THE SAME AS DESCRIBED IN STEWART TITLE GUARANTY COMPANY, FILE NO. 01330-107716, BEARING AN EFFECTIVE DATE OF JANUARY 5, 2018, AND ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED & THEIR EFFECT ON THE SUBJECT PROPERTY.

ED AS

ST COOPER AVENUE

S. HUNTER STREET

EAST HYMAN AVENUE

THE SUBJECT PROPERTY LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE OF 500-YEAR FLOOD PLAIN, ACCORDING TO FEMA NATIONAL FLOOD INSURANCE PROGRAM RATE MAP FOR THE CITY OF ASPEN COMMUNITY PANEL NUMBER 08097C0204C HAVING AN EFFECTIVE DATE OF JUNE 4, 1987.

TITLE EXCEPTIONS NOTES

EXCEPTIONS APPLY TO PARCEL TWO ONLY: STEWART TITLE GUARANTY COMPANY TITLE COMMITMENT NO. 01330-107716, EFFECTIVE DATE: JANUA

SURVEY NOTES:

VICINITY MAP

SCALE 1" = 500'

BASIS OF BEARINGS FOR THIS SURVEY IS A BEARING OF N75°09'11"W BETWEEN A 1-1/2" ALUMINUM TAG LS25947 AND A 1-1/2" ALUMINUM TAB LS16129 AS SHOWN HEREON.

11.) MULTIPURPOSE EASEMENT AGREEMENT RECORDED SEPTEMBER 16, 1976 IN BOOK 316 AT PAGE 714. AFFECTS THE SUBJECT PROPERTY AND EASEMENT IS SHOWN HEREON. 10.) RESERVATIONS AND EXCEPTIONS IN THE DEEDS FROM CITY OF ASPEN RECORDED IN BOOK 49 AT PAGE 284 AND IN BOOK 59 AT PAGE 264 PROVIDING " NO TITLE SHALL BE HEREBY ACQUIRED TO ANY MINE OF GOLD, SILVER, CINNABAR OR COPPER OR TO ANY VALID MINING CLAIM OR POSSESSION HELD UNDER EXISTING LAWS". AFFECTS THE SUBJECT PROPERTY, BUT CAN NOT BE GRAPHICALLY SHOWN HEREON. THE SURVEYOR DID NOT OBSERVE ANY EQUIPMENT OR ACTION ASSOCIATED WITH THE PROCESS OF MINING ON THE SUBJECT PROPERTY OF THIS SURVEY.

12.) TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS CONTAINED IN THE DEED RECORDED NOVEMBER 12, 1958 IN BOOK 186 AT PAGE 11 AS RECEPTION NO. 107234. AFFECTS THE EAST 10 FEET OF THE LOT N AND IS SHOWN HEREON.

15.) RESOLUTION BY ASPEN HISTORIC PRESERVATION COMMISSION RECORDED JANUARY 14, 2014 AS RECEPTION NO. 607265. AFFECTS THE SUBJECT PROPERTY, BUT CAN NOT BE GRAPHICALLY SHOWN HEREON. 14.) REVOCABLE ENCROACHMENT LICENSE RECORDED NOVEMBER 12, 2003 AS RECEPTION NO. OVERHEAD AWNINGS AND IS SHOWN HEREON. 13.) AGREEMENT RECORDED MAY 20, 2003 AS RECEPTION NO. 483036. AFFECTS THE EAST 10 FEET OF THE LOT N AND IS SHOWN HEREON. RS THE

PROPERTY ZONING REPORT

PROVIDED BY THE PLANNING AND ZONING RESOURCE COMPANY

PROPERTY IS ZONED: COMMERCIAL CORE (CC) AND ALSO LOCATED IN THE HISTORIC DISTRICT. EXISTING LAND USE: MULTI FAMILY ON THE GROUND FLOOR (3 UNITS) Jnd floor (5 units) and commercial

MINIMUM FRONT SETBACK:
MINIMUM SIDE SETBACK:
MINIMUM REAR SETBACK:
MAXIMUM HFIGHT: APPROXIMATE BUILDING FOOTPRINT APPROXIMATE GROSS FLOOR AREA: ARKING SPACE FORMULA: AXIMOW PEIGHT: ISTING BUILDING HEIGHT: JILDING DENSITY FORMULA 3 STORIES / 22.5 FEET

MAXIMUM FLOOR AREA RATIO: 2.25:1

EXISTING: 10,347 / 5,849 = 1.76:1

3,955 SQUARE FEET

10,347 SQUARE FEET (PER RENT ROLL) COMMERCIAL 3 PER 1,000 SQUARE FEET (10,347 / 1,000 X 3 = 31)
31 TOTAL PARKING SPACES
NO PARKING SPACES REGULAR OR
HANDICAP EXISTING ON THE SUBJECT
PROPERTY

NO PARKING SPACES, REGULAR OF HANDICAP EXIST ON THE SUBJECT PROPERTY. AT THE TIME OF THE FIELD SURVEY THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK BUILDING CONSTRUCTION OR BUILDING ADDITIONS. LINEAR UNITS USED TO PERFORM THIS SURVEY WERE U.S. SURVEY FEET. AT THE TIME OF THE FIELD SURVEY THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION AND THE SURVEYOR IS NOT AWARE OF ANY PROPOSED CHANGES TO THE STREET RIGHT-OF-WAY LINES. THIS ALTA/NSPS LAND TITLE SURVEY IS BASED ON THE OFFICIAL MAP OF THE CITY OF RECEPTION NO. 109023 AND CORNERS FOUND IN PLACE AS SHOWN HEREON.

AT THE TIME OF THE FIELD SURVEY THERE AS NO OBSERVED EVIDENCE OF WETLAND MARKERS OR WETLAND DELINEATION.

THE SUBJECT PROPERTY HAS DIRECT AND UNRESTRICTED VEHICULAR AND PEDESTRIAN ACCESS TO EAST HYMAN AVENUE AND THE ALLEY OF BLOCK 88, EACH BEING AN IMPROVED, PAVED, DEDICATED AND OPEN RIGHT-OF-WAY. THE RIGHT-OF-WAY LINE OF SAID STREET AND ALLEY AND THE BOUNDARY LINE OF THE SUBJECT PROPERTY ARE COTERMINOUS AND CONTAIN NO INTERVENING STRIPS, GAPS, GORES OR OVERLAPS.

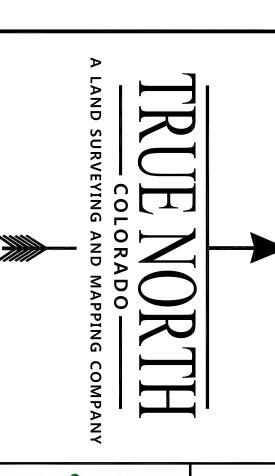
SURVEYOR'S CERTIFICATION

THE UNDERSIGNED, BEING A REGISTERED SURVEYOR OF THE STATE OF COLORADO, CERTIFIES TO (i) HUNT FINANCE COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, (ii) STEWART TITLE GUARANTY COMPANY, ITS SUCCESSORS AND ASSIGNS AND (iii) 410 AH LLC, 426 EAST HYMAN AVE LLC, 514 AH LLC, 415 EAST HYMAN AVE LLC, 419 AH LLC AND DURANT AH LLC, EACH A COLORADO LIMITED LIABILITY COMPANY AS FOLLOWS:

THE FIELDWORK WAS COMPLETED ON JAN THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), (b)(1), (c), 8, 9, 11(observed), 13, 14, 16, 17, 18, 19 and 20 of TABLE A THEREOF.

DATE OF PLAT OR MAP: JANUARY 29, 2018.

ODNEY P. KISER CENSED PROFESSIONAL LAND SURVEYOR OLORADO REGISTRATION NO. 38215 RUE NORTH COLORADO, LLC. 970)945-1105



SCALE:



410 AH LLC
ALTA/NSPS LAND TITLE SURVEY
410 E. HYMAN AVENUE - CITY OF ASPEN
COUNTY OF PITKIN - STATE OF COLORADO

SHEET 1 OF 1

TRUE NORTH COLORADO LLC.
A LAND SURVEYING AND MAPPING COMPANY
1118 BENNETT AVENUE
GLENWOOD SPRINGS, COLORADO 81601
(970) 945-1105
www.truenorthcolorado.com

PROJECT NO: 2018-104 RPK
SURVEYED
LDV