

IMPROVEMENT LOCATION CERTIFICATE

ADDRESSES: 1720 LOGAN STREET
401 EAST 17TH AVENUE

CLIENT: ORLIN HOLDINGS LLC

LAND DESCRIPTION (PER DEED REC. NO 2016148445):

LOTS 15 AND 16, BLOCK 283,
CLEMENTS ADDITION TO CITY OF DENVER,
STATE OF COLORADO.
ALSO KNOWN AND NUMBERED AS 1720 LOGAN STREET

TOGETHER WITH
LOTS 17 TO 20, INCLUSIVE, BLOCK 283,
CLEMENTS ADDITION TO CITY OF DENVER,
STATE OF COLORADO.
ALSO KNOWN AND NUMBERED AS 401 EAST 17TH AVENUE

THIS IMPROVEMENT LOCATION CERTIFICATE WAS PERFORMED WITHOUT THE
BENEFIT OF A TITLE COMMITMENT.

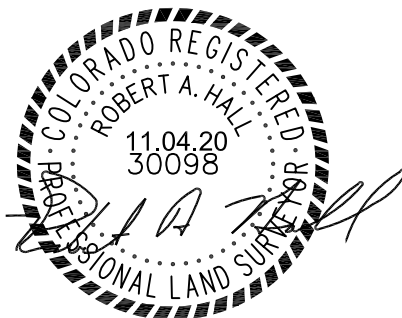
THIS IMPROVEMENT LOCATION CERTIFICATE DOES NOT ESTABLISH PROPERTY
CORNERS AND IS INTENDED ONLY TO GIVE THE GENERAL SITUATION OF THE
CURRENT VISUAL IMPROVEMENTS. GILLIANS WILL NOT BE LIABLE FOR MORE THAN
THE COST OF THIS IMPROVEMENT LOCATION CERTIFICATE, AND THEN ONLY TO THE
PARTY SPECIFICALLY SHOWN HEREON.

ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF I HEREBY CERTIFY
THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR ORLIN
HOLDINGS LLC, UNDER MY SUPERVISION AND 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.
THIS CERTIFICATE IS VALID ONLY FOR USE BY ORLIN HOLDINGS LLC AND
DESCRIBES THE PARCEL'S APPEARANCE ON THE DATE SHOWN HEREON.

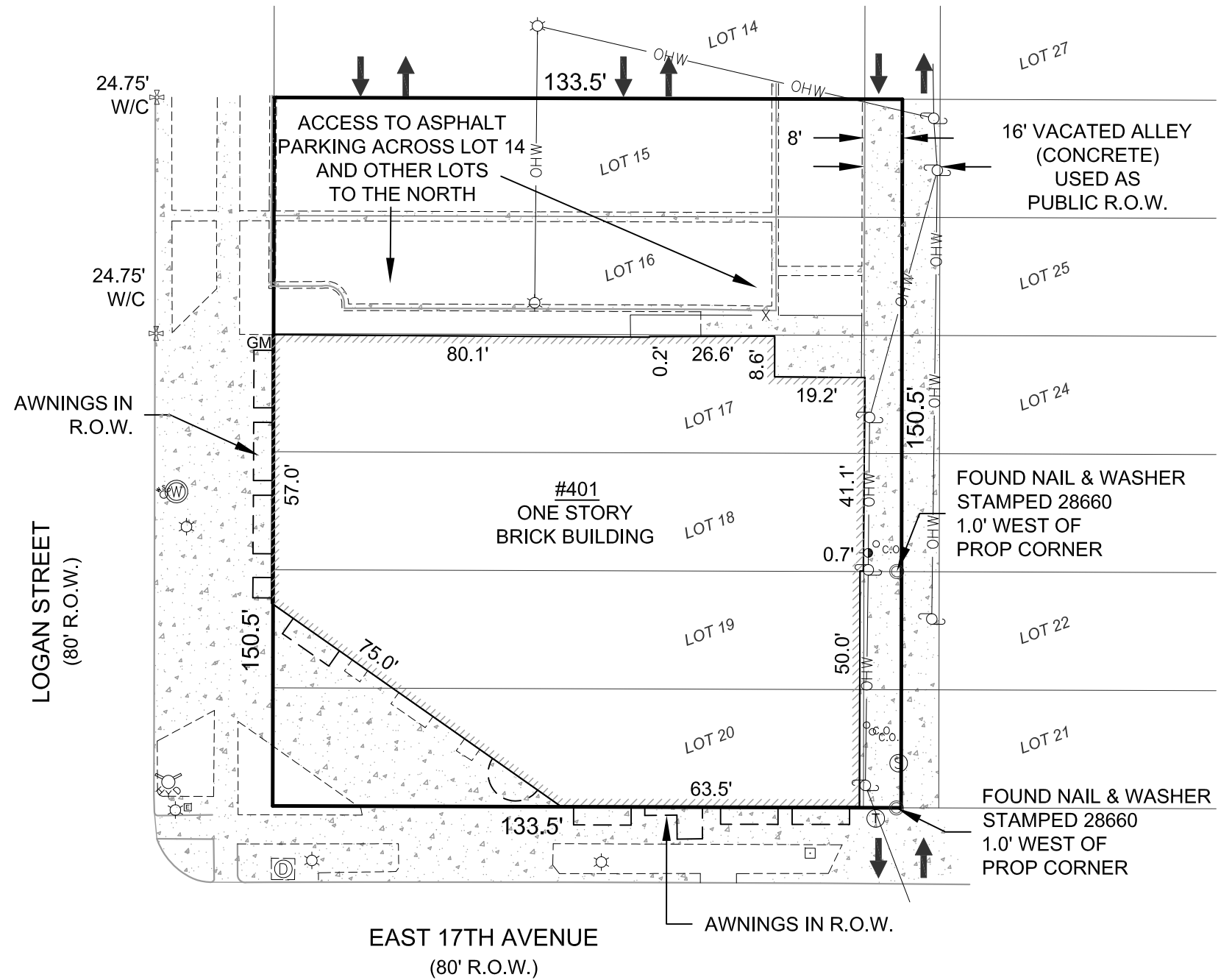
I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL
ON THIS DATE, EXCEPT UTILITY CONNECTIONS, FENCES AND LANDSCAPING, ARE
ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT
THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY
IMPROVEMENTS ON ANY ADJOINING PREMISES, 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.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL
ACTION BASED UPON ANY DEFECT IN THIS CERTIFICATE WITHIN THREE YEARS YOU
FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY
DEFECT IN THIS CERTIFICATE BE COMMENCED MORE THAN TEN YEARS FROM THE
CERTIFICATION DATE SHOWN HEREON.

ROBERT A. HALL
COLORADO P.L.S. 30098
FOR & ON BEHALF OF
GILLIANS LAND CONSULTANTS



SCALE: 1"=30'



GILLIANS LAND CONSULTANTS
P.O. BOX 746358
ARVADA, CO 80006-6358
303-972-6640 www.gillianslc.com

JOB NO.: 162-20
DRAWN: DRH
ISSUE DATE: 11-04-2020
FILE: 162-20 ILC