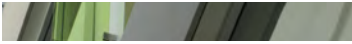


MEETING MINUTES #2



Date: February 6, 2013
Project: Salida Elementary School
Project No: 1290.00
Reference: DAG Meeting no 2
Location: Longfellow Elementary School - Principal Estell's Office

Attendees:

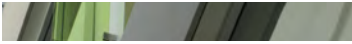
DW	Darryl Webb	Salida SD
DE	Dan Estell	LES
JC	Jeff Chamberlin	RLH Engineering
DS	Derek Spinuzzi	RLH Engineering
AW	Anne Weber-Williams	BWG Architects
SS	Scott Sondrup	BWG Architects

Re: Attached List for Additional Attendees.

Action Key: NAR - No Action Required AR - Action Required

No	Item	Action
1	Chaffee County is not set to issue the Building Permit. The design team will pursue permit through the State. BWG will send the notice of the project to the State and schedule a meeting to review the schedule and the process as soon as floor plans are refined.	
2	The teachers on the DAG shared lists of requests from the school staff. Dan's received feedback from Jeff Blondeau, the IT director requesting a MDF room large enough for a workbench. ESL needs an office and classroom space	
3	Schematic Design drawings and narrative will be issued before Spring Break on 3-22-13 for the DAG's review 3-25 to 4-5. The documents will be posted off the web site for community access. The following phases of the project are as follows: <ul style="list-style-type: none"> • Design Development: 8 April to 3 June 2013 • Design Development Owner's Review and CMGC: 3 first week of June • July-August: Phase 1 construction for site utilities. • Construction Documents: 24 June to 9 September 2013 • Building Permit in September 2013 • Building Construction - Phase 2: 1 October to 2 June - 8 months. 	
4	The contractor requested the construction schedule be extended to 9 months. There is room to start construction in September 2013 with a phased permit with the State. Jeff is suggesting the District to adjust the School Calendar with a start of school on August 25 instead of August 18 2013.	
5	Site Diagram and Program Arrangement	
6	Site design influence - site forces: <ul style="list-style-type: none"> • Views • Drainage and grading • Sanitary sewer line through the north side of the site • Connection points to the community for pedestrian and bicycle • Optimal exposure for daylighting 	

MEETING MINUTES #2



No	Item	Action
7	<p>Design Criteria are:</p> <ul style="list-style-type: none"> • Locate the administration as a beacon for the entrance of the school. Good visibility from the administration site • The center portion is dedicated to the public functions gym, cafeteria, music and lobby isolated from the academic wings on either side. • Music room/stage can either be raised 2 feet from the rest of the first floor or level with the lobby/academic wing with the Gym and cafeteria sank 2 feet. • Bike path on 8th and 7th street are the major bike access Consideration for school expansion. 	
8	Options: Options 1-3 are 2-story configuration and are minor variation of the Music/Gym/Cafeteria layouts.	
9	<p>Option 3 – Is the DAG preferred option:</p> <ul style="list-style-type: none"> • With the Library located above the administration allows this volume to be a 2-story beacon with the public feature of the library on the second floor. This configuration allows for a two-story Lobby/Commons with clearstory windows. • Library on the second floor is a wonderful feature taking advantage of the views. • Allow for great presence and supervision. • Music is isolate on the west side of the gym, which is good for noise. • Great alignment of stage/gym/cafeteria 	
10	<p>Option 4:</p> <ul style="list-style-type: none"> • A one-story facility • It does not provide good orientation for daylighting and energy efficiency • The entry is hidden with administration not allowing for good supervision • The large area of roof to maintain is not conducive to energy savings • The Playground is not connected to the building • The Commons is not consolidated in one large space and not usable • Security is an issue with the interior courtyard. 	
	Next Meeting	
	20 February 2013, 3:30-5:30 PM	

These notes are considered to be an accurate accounting of the meeting. If any discrepancy exists, please contact our office, in writing, as soon as possible.

Respectfully Submitted,
Anne Weber

prepared by: AW
cc: All Present, File

MEETING ATTENDANCE

Date: 6 FEB 2013
 Project: SALIDA LONGFELLOW ES
 Project No:
 Reference: DAG No 2
 Location: SALIDA KESNER BLDG

Attendees:

Name	Representing	Email	Phone
Darryl Webb	R-32	Jdwebb@salida.k12.co.us	719-530-5295
Sally Tameler	Longfellow	stameler@salida.k12.co.us	530-5213
Elizabeth Amettis	Longfellow	eamettis@salida.k12.co.us	530-5278
RICHARD BROWN	MET	MET.SALIDA@CHAFFET.NET	539-2312
JOHN PLESSLIN	DSI	JPLESSLIN@PLESSLINSTRUCTURES.COM	539-0855
DAN ESTELL	LES	D.ESTELL@SALIDA.K12.CO.US	530-5264
Betty Schwitzer	LES	B.Schwitzer@salida.k12.co.us	530-5261
Jeff Chamberlain	R325/RLA	jchamberlain@theengineering.com	303-216-1322
Rusty Granzella	R325 GRA	russellgranzella@yahoo.com	221-22861
WANT SWEDDIN	R325 FACIL.	W.SWEDDIN@SALIDA.K12.CO.US	530-5449
Jamie Giorno	Longfellow	jgiorno@salida.k12.co.us	530-5285
Penny Kitson	Longfellow	pkitson@salida.k12.co.us	530-5275
CHRISTIAN EKSTROM	HASELDEN	christianekstrom@haselden.com	303 325 6166



SITE DIAGRAM
 SCALE 1" = 40'-0"

ALTA/ACSM LAND TITLE SURVEY

A parcel located in the NW1/4 of Section 5, Township 49 North, Range 9 East of the 6th P.M. Chaffee County, State of Colorado.

SALIDA ELEMENTARY SCHOOL OPTION 1

SHADED AREA (90%) - 51,200

- ACADEMICS
- LIBRARY / MEDIA CENTER
- STUDENT COMMONS
- FITNESS (GYM)
- ADMINISTRATION
- SUPPORT
- CIRCULATION

FIRST FLOOR DIAGRAM

SECOND FLOOR DIAGRAM

ITEMS CORRESPONDING TO SCHEDULE B:

2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.

6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof, (c) water rights, claims of title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records. (NOT A SURVEY ITEM)

8. Reservation of right of proprietor of any penetrating vein or lode to extract his ore, in U.S. Patent recorded November 29, 1881 in Book 20 at Page 495. (NOT A SURVEY ITEM)

9. Note: The following notices pursuant to CRS-9-1-5-103 concerning underground facilities have been filed with the Clerk and Recorder. These statements are general and do not necessarily give notice of underground facilities within the subject property:

a) Mountain Bell Telephone Company filed November 2, 1981 at Reception No. 211211 (BLANKET EASEMENT)

b) Public Service Company of Colorado filed November 2, 1981 at Reception No. 211929 (BLANKET EASEMENT)

c) Greeley Gas Company filed November 18, 1981 at Reception No. 212196 (BLANKET EASEMENT)

d) Western Slope Gas Company recorded December 11, 1981 at Reception No. 212569 and filed May 24, 1985 at Reception No. 234357 (Company name amended to "Western Gas Supply Company" by Certificate recorded June 27, 1988 in Book 497 at Page 103) (BLANKET EASEMENT)

e) Letter from Utility Notification Center of Colorado disclosing local facilities access through "One Call System" recorded September 14, 1988 in Book 498 at Page 950 (NOT A SURVEY ITEM)

PARKING AND BENCHMARK NOTE

Parking on 8th Street and on spaces defined in gravel parking lot.

LAND AREA: Acres: 5.30 Square Feet: 23,090.79

TRAVERSE CLOSURE: Error of Closure:

Elevations are based on National Geodetic survey bench mark "K7", B.M. 902, 0.6 feet above ground, set in top of the northwest end of the northeast concrete pier of the tank located near Fifth and I Street. Local bench marks are shown hereon.

LEGAL DESCRIPTION

Parcel I
Lots No. 20, 21, 22 and 23, 24, 25 and 26, Block No. 104, Roller's Addition to the City of Salida, Chaffee County, Colorado

Parcel II
Lots No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 and 26, in Block No. 1, Roller's Addition to the City of Salida, Chaffee County, Colorado

Parcel III
Beginning at a point where the corner of Block No. Eighty-seven (87) at the intersection of Eighth and "I" Streets in Sackett's Addition to the Town of Salida bears South 50°45' East 60 feet variation 14" East; Thence North 39°13' East along the line of "H" Street 325 feet to a point whence the Northwest corner of Block No. 87 bears South 50°45' East 60 feet and the Southeast corner of Block No. Eighty-nine (89) bears North 39°13' East 60 feet; Thence North 50°45' West 325 feet along the line of "I" Street to a point; Thence South 50°45' East 325 feet along the line of Eighth Street to a place of beginning, being 325 feet by 325 feet situated as per description in the Northeast Quarter of the Northwest Quarter of Section Five (5) in Township Forty-nine (49) North, Range Nine (9) East of the N.M. P.M., Chaffee County, Colorado

Parcel IV
The northeasterly-southwesterly alley in Block No. 1 of Roller's Addition to the City of Salida, and that part of "I" Street lying adjacent to Block No. 1, and to Parcel III above, between Seventh and Eighth Streets in Roller's Addition to the City of Salida, Chaffee County, Colorado

And

All of that portion of "I" Street lying between Seventh Street and Eighth Street in the City of Salida, Chaffee County, Colorado.

And

All of the platted alley located in Block No. 1 of Roller's Addition to the City of Salida lying between Seventh Street and Eighth Street, Chaffee County, Colorado.

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN Fidelity National Title Insurance Company, COMMITMENT NO. 59710419369.625-YK0, EFFECTIVE DATE July 26, 2012 at 7:00 a.m.

SITE RESTRICTIONS:

Zone: R-2 Medium Density Residential - Public School (limited Impact Review)

Setback Restrictions:
Front: -17' R' High: -5'
Side: -5'
Rear: -5'

Parking Requirements: 1 space per employee, plus 1 per 6 enrolled students.

All Site Restrictions were obtained per Chaffee County (Planning & Zoning).
Contact Name: Don Reimer Title: Director
Contact Number: 719.339.5365

FLOOD NOTE

By graphic plotting only, this property appears to be in Zone C of the Flood Insurance Rate Map, Community Panel Number 080011 0001 B, which bears an effective date of September 30, 1982 and is not in a Special Flood Hazard Area. By research or phone call to the National Flood Insurance Program (800.638.6670) we have learned that the community does currently participate in the program.

BASIS OF BEARINGS:

Bearing based on the following: The southwest line of High School Block and Block 1, bears N51°19'36"W (monumental) as shown.

STATEMENT OF ENCROACHMENTS:

There are no encroachments.

CERTIFICATION

ALTA/ACSM LAND TITLE SURVEY

To: Salida School District R-32-J, The State of Colorado, Zions First National Bank and Fidelity National Title Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2011, and includes Items 1, 2, 3, 4, 5, 6(a)(b), 7(a), 7(b)(1)(2), 8, 9, 10(a), 11(a)(b), 13, 14, 16, 17, 18, 19, 20(a)(b) of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Colorado, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Date: _____

(signed) _____ (seal)

Registration No. _____

LEGEND

- AS NOTED HEREON
- SET AS NOTED HEREON
- POWER POLE
- TELEPHONE PEDESTAL
- TREE AS NOTED
- STOP SIGN
- GUY WIRE
- SANITARY SEWER
- STORM DRAIN
- FLAG POLE
- SIGN
- UGP - UNDERGROUND POWER
- UGT - UNDERGROUND TELEPHONE
- W - WATER LINE
- G - GAS LINE
- UF - UNDERGROUND FIBER OPTIC
- OP - OVERHEAD POWER
- FO - FIBER OPTIC
- F - FENCE
- GM - GAS METER
- WV - WATER VALVE
- P.O.E. - POINT OF ENTRY SHOWN AS CONCRETE
- G - GRASS
- RL - ROCK LANDSCAPE

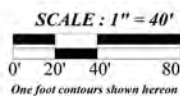
VICINITY MAP-NIS

DATE	REVISION DESCRIPTION	BY:

Salida School District No. R-32-J
350 West 8th St.
Salida, CO

SURVEYOR'S JOB # S12-45 SHT 1 OF 1
Dwn By: KJD
8/28/2012

This Survey prepared By:
Alta Surveys of Colorado, Inc.
813, B Desertflower Blvd
Pueblo, CO 81001



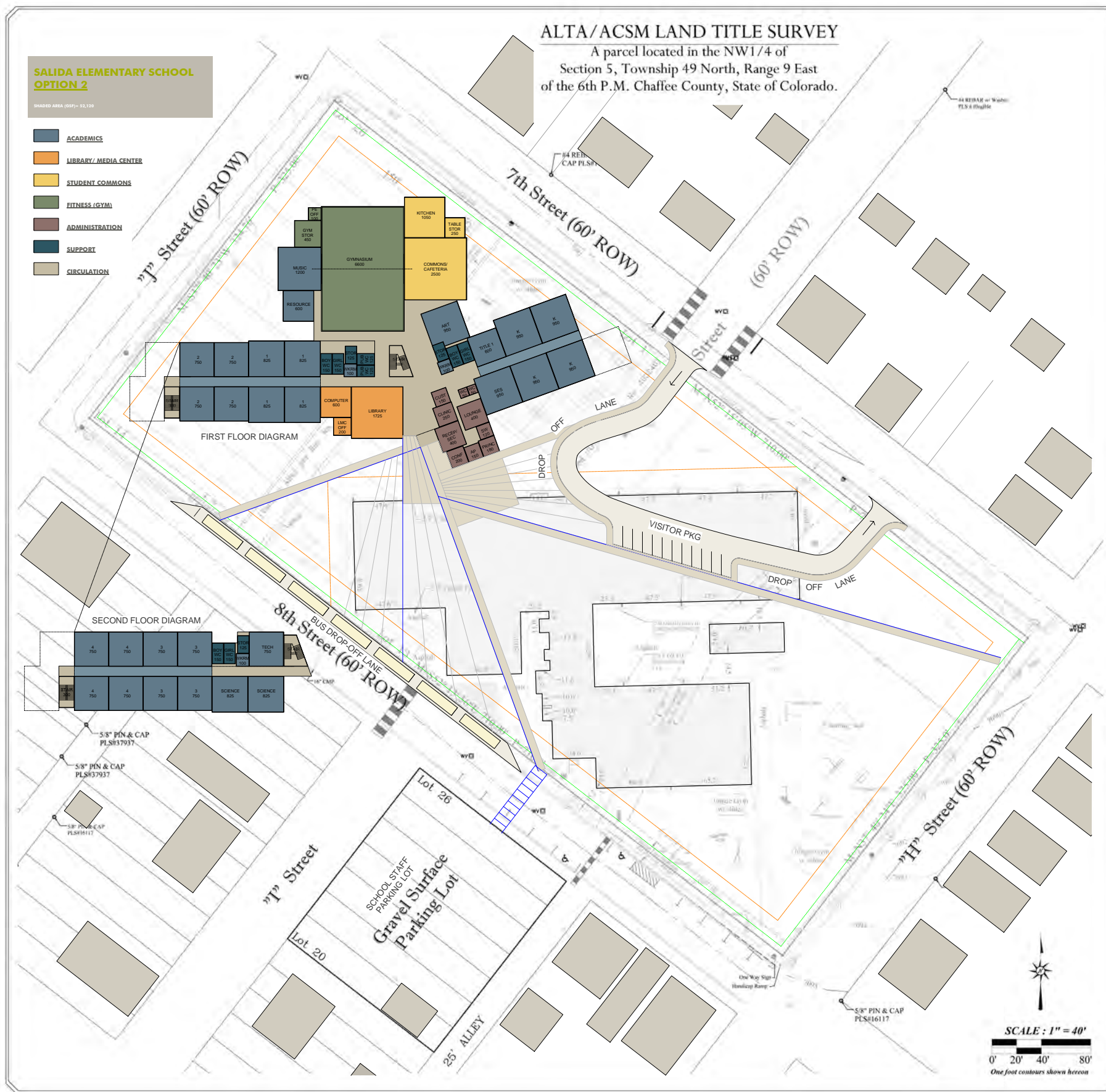
ALTA/ACSM LAND TITLE SURVEY

A parcel located in the NW1/4 of Section 5, Township 49 North, Range 9 East of the 6th P.M. Chaffee County, State of Colorado.

SALIDA ELEMENTARY SCHOOL OPTION 2

SHADED AREA (OPTION 2) S1212

- ACADEMICS
- LIBRARY/MEDIA CENTER
- STUDENT COMMONS
- FITNESS (GYM)
- ADMINISTRATION
- SUPPORT
- CIRCULATION



ITEMS CORRESPONDING TO SCHEDULE B:

2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims of title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records. (NOT A SURVEY ITEM)
8. Reservation of right of proprietor of any penetrating vein or lode to extract his ore, in U.S. Patent recorded November 29, 1881 in Book 20 at Page 495. (NOT A SURVEY ITEM)
9. Note: The following notices pursuant to CRS 9-1.5-103 concerning underground facilities within the subject property:
 - a) Mountain Bell Telephone Company filed November 2, 1981 at Reception No. 211211 (BLANKET EASEMENT)
 - b) Public Service Company of Colorado filed November 2, 1981 at Reception No. 211929 (BLANKET EASEMENT)
 - c) Greeley Gas Company filed November 18, 1981 at Reception No. 212196 (BLANKET EASEMENT)
 - d) Western Slope Gas Company recorded December 11, 1981 at Reception No. 212569 and filed May 24, 1985 at Reception No. 234357 (Company name amended to "Western Gas Supply Company" by Certificate recorded June 27, 1988 in Book 497 at Page 103) (BLANKET EASEMENT)
 - e) Letter from Utility Notification Center of Colorado disclosing local facilities access through "One Call System" recorded September 14, 1988 in Book 498 at Page 950 (NOT A SURVEY ITEM)

PARKING AND BENCHMARK NOTE

Parking is on Street and no spaces defined in gravel parking lot.
LAND AREA: Acres: 5.90 Square Feet: 75,098.29
TRAVERSE CLOSURE: Error of Closure:

Elevations are based on National Geodetic survey bench mark "KT", JK 802, 0.6 feet above ground, set in top of the northwest end of the northeast concrete pier of the tank located near Fifth and I Street. Local bench marks are shown hereon.

SITE RESTRICTIONS:

Zoning: R-2 Medium Density Residential - Public School (Limited Impact Review)
 Setback Restrictions:
 Front: 37'-6" Height: 5'-0"
 Side: 5'-0"
 Rear: 20'-0"
 Parking Requirements: 1 space per employee, plus 1 per 4 enrolled students.
 All Site Restrictions were obtained per Chaffee County (Planning & Zoning)
 Contact Name: Dan Reiser Title: Director
 Contact Number: 719-549-5163

FLOOD NOTE
 By graphic plotting only, this property appears to be in Zone C of the Flood Insurance Rate Map, Community Flood Number 090311 (000) B, which bears an effective date of September 30, 1983 and is not in a Special Flood Hazard Area. By research on phone call to the National Flood Insurance Program (800-658-6620) we have learned that this community does currently participate in the program.

BASIS OF BEARINGS:
 Bearing based on the following: The southwest line of High School Block and Block 1, bears S 27° 19' 00" W as monumented as shown.

STATEMENT OF ENCROACHMENTS:
 There are no encroachments.

LEGAL DESCRIPTION

Parcel I
 Lots No. 20, 21, 22 and 23, 24, 25 and 26, Block No. 104, Roller's Addition to the City of Salida, Chaffee County, Colorado

Parcel II
 Lots No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 and 26, in Block No. 1, Roller's Addition to the City of Salida, Chaffee County, Colorado

Parcel III
 Beginning at a point whence the corner of Block No. Eighty-seven (87) at the intersection of Eighth and "H" Streets in Sackett's Addition to the Town of Salida bears South 50°45' East 60 feet variation 14" East; Thence North 39°15' East along the line of "H" Street 325 feet to a point whence the Northwest corner of Block No. 87 bears South 50°45' East 60 feet and the Southeast corner of Block No. Eighty-nine (89) bears North 39° 15' East 60 feet; Thence North 50°45' West 325 feet along the line of Seventh Street to a point; Thence South 39°15' West 325 feet along the line of "T" Street to a point; Thence South 50°45' East 325 feet along the line of Eighth Street to a place of beginning, being 325 feet by 325 feet situated as per descriptions in the Northeast Quarter of the Northwest Quarter of Section five (5) in Township Forty nine (49) North, Range Nine (9) East of the N.M. P.M., Chaffee County, Colorado

Parcel IV
 The northeasterly-southwesterly alley in Block No. 1 of Roller's Addition to the City of Salida, and that part of "T" Street lying adjacent to Block No. 1, and to Parcel III above, between Seventh and Eighth Streets in Roller's Addition to the City of Salida, Chaffee County, Colorado

And:
 All of that portion of "T" Street lying between Seventh Street and Eighth Street in the City of Salida, Chaffee County, Colorado.

And:
 All of the platted alley located in Block No. 1 of Roller's Addition to the City of Salida lying between Seventh Street and Eighth Street, Chaffee County, Colorado.

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN Fidelity National Title Insurance Company, COMMITMENT NO. 397-40419-369-653-380, EFFECTIVE DATE July 26, 2012 at 7:00 a.m.

CERTIFICATION

ALTA/ACSM LAND TITLE SURVEY

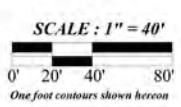
To: Salida School District R-32-J, The State of Colorado, Zions First National Bank and Fidelity National Title Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2011, and includes Items 1, 2, 3, 4, 5, 6(a)(b), 7(a), 7(b)(1)(2), 8, 9, 10(a), 11(a)(b), 13, 14, 16, 17, 18, 19, 20(a)(b) of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Colorado, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Date: _____
 (signed) _____ (seal)
 Registration No. _____

LEGEND

- AS NOTED HEREON
- SET AS NOTED HEREON
- POWER POLE
- TELEPHONE PEDESTAL
- TREE AS NOTED
- STOP SIGN
- GUY WIRE
- SANITARY SEWER
- STORM DRAIN
- FLAG POLE
- SIGN
- UNDERGROUND POWER
- UNDERGROUND TELEPHONE
- WATER LINE
- GAS LINE
- UNDERGROUND FIBER OPTIC
- OVERHEAD POWER
- FIBER OPTIC
- FENCE
- GAS METER
- WATER VALVE
- POINT OF ENTRY SHOWN AS
- CONCRETE
- GRASS
- ROCK LANDSCAPE



REVISION DESCRIPTION

DATE	REVISION DESCRIPTION	BY

Salida School District No. R-32-J
 350 West 8th St.
 Salida, CO

SURVEYOR'S JOB # S12-45 SHT 1 OF 1
 Dwn By: KJD
 8/28/2012

This Survey prepared By:
 Alta Surveys of Colorado, Inc.
 813, B Desertflower Blvd
 Pueblo, CO 81001



ALTA/ACSM LAND TITLE SURVEY

A parcel located in the NW1/4 of Section 5, Township 49 North, Range 9 East of the 6th P.M. Chaffee County, State of Colorado.

SALIDA ELEMENTARY SCHOOL OPTION 3

SHARED AREA (SHT) - 32,000

- ACADEMICS
- LIBRARY / MEDIA CENTER
- STUDENT COMMONS
- FITNESS (GYM)
- ADMINISTRATION
- SUPPORT
- CIRCULATION

7th Street (60' ROW)

7th Street (60' ROW)

7th Street (60' ROW)

7th Street (60' ROW)

7th Street (60' ROW)

FIRST FLOOR DIAGRAM

SECOND FLOOR DIAGRAM

VISITOR PKG

BUS DROP-OFF LANE

DROP OFF LANE

5/8" PIN & CAP PLS#37937

5/8" PIN & CAP PLS#37937

5/8" PIN & CAP PLS#16117

5/8" PIN & CAP PLS#16117

7th Street

7th Street

7th Street (60' ROW)

25' ALLEY

SCHOOL STAFF PARKING LOT

Gravel Surface Parking Lot



ITEMS CORRESPONDING TO SCHEDULE B:

2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims of title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records. (NOT A SURVEY ITEM)
8. Reservation of right of proprietor of any penetrating vein or lode to extract his ore, in U.S. Patent recorded November 29, 1881 in Book 20 at Page 495. (NOT A SURVEY ITEM)
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 - c) Greeley Gas Company filed November 18, 1981 at Reception No. 212196 (BLANKET EASEMENT)
 - d) Western Slope Gas Company recorded December 11, 1981 at Reception No. 212569 and filed May 24, 1985 at Reception No. 234357 (Company name amended to "Western Gas Supply Company" by Certificate recorded June 27, 1988 in Book 497 at Page 103) (BLANKET EASEMENT)
 - e) Letter from Utility Notification Center of Colorado disclosing local facilities access through "One Call System" recorded September 14, 1988 in Book 498 at Page 950 (NOT A SURVEY ITEM)

PARKING AND BENCHMARK NOTE

Parking is on 7th Street and an area defined in gravel parking lot.

LAND AREA: Acres: 3.30 Square Feet: 73,099.79

TRAVERSE CLOSURE: Error of Closure:

Elevations are based on National Geodetic Survey bench mark "K2", IR 802, 0.6 feet above ground, set in top of the northeast end of the northeast concrete pier of the tank located near 7th and 13th Street. Local bench marks are shown hereon.

SITE RESTRICTIONS:

Zone: R-2 Medium Density Residential - Public School (Limited Impact Review)

Setback Restrictions: Front: 37' 6" Height: 54' Side: 5' Rear: 20'

Parking Requirements: 1 space per employee, plus 1 per 8 enrolled students.

All Site Restrictions were obtained per Chaffee County (Planning & Zoning) Contact Name: Don Reiner Title: Director Contact Number: 738-580-1565

FLOOD NOTE

By graphic plotting only, this property appears to be in Zone C of the Flood Insurance Rate Map, Community Panel Number 000101 (0001) B, which has an effective date of September 30, 1982 and is not in a Special Flood Hazard Area. By research or please call to the National Flood Insurance Program (800-638-6627) we have learned that this community does currently participate in the program.

BASIS OF BEARINGS:

Bearing based on the following: The southwest line of High School Block and Block 1, bears S52°19'16"W monumented as shown.

STATEMENT OF ENCROACHMENTS:

There are no encroachments.

LEGAL DESCRIPTION

Parcel I
Lots No. 20, 21, 22 and 23, 24, 25 and 26, Block No. 104, Roller's Addition to the City of Salida, Chaffee County, Colorado

Parcel II
Lots No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 and 26, in Block No. 1, Roller's Addition to the City of Salida, Chaffee County, Colorado

Parcel III
Beginning at a point where the corner of Block No. Eighty-seven (87) at the intersection of Eighth and "H" Streets in Sackett's Addition to the Town of Salida bears South 50°45' East 60 feet and Thence North 39°15' East along the line of "H" Street 325 feet to a point where the Northwest corner of Block No. Eighty-nine (89) bears North 39°15' East 60 feet; Thence North 50°45' West 325 feet along the line of Seventh Street to a point; Thence South 19°15' West 125 feet along the line of "I" Street to a point; Thence South 50°45' East 325 feet along the line of Eighth Street to a place of beginning, being 325 feet by 325 feet situated as per description in the Northeast Quarter of the Northwest Quarter of Section five (5) in Township Forty-nine (49) North, Range Nine (9) East of the N.M. P.M., Chaffee County, Colorado

Parcel IV
The northeasterly southwesterly alley in Block No. 1 of Roller's Addition to the City of Salida, and that part of "I" Street lying adjacent to Block No. 1, and to Parcel III above, between Seventh and Eighth Streets in Roller's Addition to the City of Salida, Chaffee County, Colorado

And

All of that portion of "I" Street lying between Seventh Street and Eighth Street in the City of Salida, Chaffee County, Colorado.

And

All of the platted alley located in Block No. 1 of Roller's Addition to the City of Salida lying between Seventh Street and Eighth Street, Chaffee County, Colorado.

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN Fidelity National Title Insurance Company, COMMITMENT NO. 59748419369.635 YK0, EFFECTIVE DATE July 26, 2012 at 7:00 a.m.

CERTIFICATION

ALTA/ACSM LAND TITLE SURVEY

To: Salida School District R-23-J, The State of Colorado, Zoom First National Bank and Fidelity National Title Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2011, and includes Items 1, 2, 3, 4, 5, 6(a)(b), 7(a), 7(b)(1)(2), 8, 9, 10(a), 11(a)(b), 13, 14, 16, 17, 18, 19, 20(a)(b) of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Colorado, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Date: _____

(signed) _____ (seal)

Registration No. _____

LEGEND

- AS NOTED HEREON
- SET AS NOTED HEREON
- POWER POLE
- TELEPHONE PEDESTAL
- TREE AS NOTED
- STOP SIGN
- CITY WIRE
- SANITARY SEWER
- STORM DRAIN
- FLAG POLE
- SIGN
- UNDERGROUND POWER
- UNDERGROUND TELEPHONE
- WATER LINE
- GAS LINE
- UNDERGROUND FIBER OPTIC
- OVERHEAD POWER
- FIBER OPTIC
- FENCE
- GW GAS METER
- WV GAS VALVE
- P.O.E. POINT OF ENTRY SHOWN AS
- CONCRETE
- GRASS
- ROCK LANDSCAPE



DATE	REVISION DESCRIPTION	BY:

Salida School District No. R-32-J
350 West 8th St.
Salida, CO

SURVEYOR'S JOB # S12-45 SHT 1 OF 1
Dwn By: KJD
8/28/2012

This Survey prepared By:
Alta Surveys of Colorado, Inc.
813, B Desertflower Blvd
Pueblo, CO 81001

**SALIDA ELEMENTARY SCHOOL
OPTION 4**

SHADED AREA (60' - 52.500)

ALTA/ACSM LAND TITLE SURVEY

A parcel located in the NW1/4 of
Section 5, Township 49 North, Range 9 East
of the 6th P.M. Chaffee County, State of Colorado.



ITEMS CORRESPONDING TO SCHEDULE B:

7. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims of title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records. (NOT A SURVEY ITEM)
8. Reservation of right of proprietor of any penetrating vein or lode to extract his ore, in U.S. Patent recorded November 29, 1881 in Book 20 at Page 495. (NOT A SURVEY ITEM)
9. Note: The following notices pursuant to CRS-9-1.5-103 concerning underground facilities have been filed with the Clerk and Recorder. These statements are general and do not necessarily give notice of underground facilities within the subject property:
 - a) Mountain Bell Telephone Company filed November 2, 1981 at Reception No. 211211 (BLANKET EASEMENT)
 - b) Public Service Company of Colorado filed November 2, 1981 at Reception No. 211929 (BLANKET EASEMENT)
 - c) Greeley Gas Company filed November 18, 1981 at Reception No. 212196 (BLANKET EASEMENT)
 - d) Western Slope Gas Company recorded December 11, 1981 at Reception No. 212569 and filed May 24, 1985 at Reception No. 234357 (Company name amended to "Western Gas Supply Company" by Certificate recorded June 27, 1988 in Book 497 at Page 103) (BLANKET EASEMENT)
 - e) Letter from Utility Notification Center of Colorado disclosing local facilities access through "One Call System" recorded September 14, 1988 in Book 498 at Page 950 (NOT A SURVEY ITEM)

PARKING AND BENCHMARK NOTE

Parking is on Street and no spaces defined to gravel parking lot.

LAND AREA: Acres: 5.30 Square Feet: 23,090.79

TRAVERSE CLOSURE: Error of Closure:

Elevations are based on National Geodetic Survey bench mark "K2", JK 503, 0.6 feet above ground, set in top of the northeast corner of the northeast concrete part of the located near Fifth and I Street. Local bench marks are shown hereon.

SITE RESTRICTIONS:

Zone: R-2 Medium Density Residential - Public School (Limited Impact Review)

Setback Restrictions:
Front: 17'-6" Height: 10'
Side: 5'
Rear: 20'

Parking Requirements: 1 space per employee, plus 1 per 4 enrolled students.

All Site Restrictions were obtained per Chaffee County (Planning & Zoning)
Contact Name: Don Reimer Title: Director
Contact Number: 719-530-5565

FLOOD NOTE

By graphic plotting only, this property appears to be in Zone C of the Flood Insurance Rate Map, Community Panel Number 080011 0001 B, which bears an effective date of September 30, 1992 and is not a Special Flood Hazard Area. By research or phone call to the National Flood Insurance Program (800-638-6630) we have learned that the community does currently participate in the program.

BASIS OF BEARINGS:

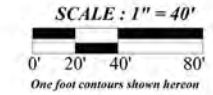
Bearing based on the following: The southwest line of High School Block and Block I, bears N52°19'36"W monumented as shown.

STATEMENT OF ENCROACHMENTS:

There are no encroachments.

LEGEND

- | | |
|---------------------|--------------------------------|
| AS NOTED HEREON | UNDERGROUND POWER |
| SET AS NOTED HEREON | UNDERGROUND TELEPHONE |
| POWER POLE | WATER LINE |
| TELEPHONE PEDESTAL | GAS LINE |
| TREE AS NOTED | UNDERGROUND FIBER OPTIC |
| STOP SIGN | OVERHEAD POWER |
| GUY WIRE | FIBER OPTIC |
| SANITARY SEWER | FENCE |
| STORM DRAIN | GAS METER |
| FLAG POLE | WATER VALVE |
| SIGN | P.O.E. POINT OF ENTRY SHOWN AS |
| | CONCRETE |
| | GRASS |
| | ROCK LANDSCAPE |



LEGAL DESCRIPTION

Parcel I
Lots No. 20, 21, 22 and 23, 24, 25 and 26, Block No. 104, Roller's Addition to the City of Salida, Chaffee County, Colorado

Parcel II
Lots No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 and 26, in Block No. 1, Roller's Addition to the City of Salida, Chaffee County, Colorado

Parcel III
Beginning at a point where the corner of Block No. Eighty-seven (87) at the intersection of Eighth and "H" Streets in Sackett's Addition to the Town of Salida bears South 50°45' East 60 feet variation 14° East; Thence North 39°15' East along the line of "H" Street 325 feet to a point where the Northwest corner of Block No. 87 bears South 50°45' East 60 feet and the Southwest corner of Block No. Eighty-nine (89) bears North 39°15' East 60 feet; Thence North 50°45' West 325 feet along the line of Seventh Street to a point; Thence South 39°15' West 325 feet along the line of "I" Street to a point; Thence South 50°45' East 325 feet along the line of Eighth Street to a place of beginning, being 325 feet by 325 feet situated as per description in the Northeast Quarter of the Northwest Quarter of Section five (5) in Township Forty-nine (49) North, Range Nine (9) East of the N.M. P.M., Chaffee County, Colorado

Parcel IV
The northeasterly-southwesterly alley in Block No. 1 of Roller's Addition to the City of Salida, and that part of "I" Street lying adjacent to Block No. 1, and to Parcel III above, between Seventh and Eighth Streets in Roller's Addition to the City of Salida, Chaffee County, Colorado.

And

All of that portion of "I" Street lying between Seventh Street and Eighth Street in the City of Salida, Chaffee County, Colorado.

And

All of the platted alley located in Block No. 1 of Roller's Addition to the City of Salida lying between Seventh Street and Eighth Street, Chaffee County, Colorado.

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN Fidelity National Title Insurance Company, COMMITMENT NO. 597-40419669-625-YK0, EFFECTIVE DATE July 26, 2012 at 7:00 a.m.

CERTIFICATION

ALTA/ACSM LAND TITLE SURVEY

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