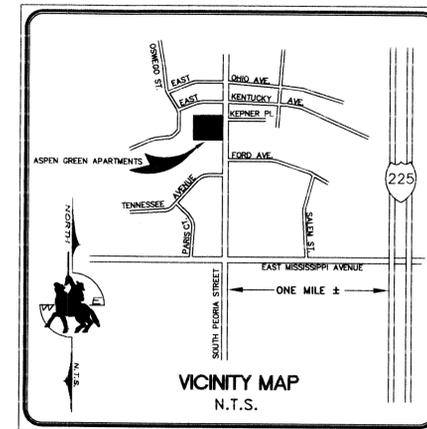


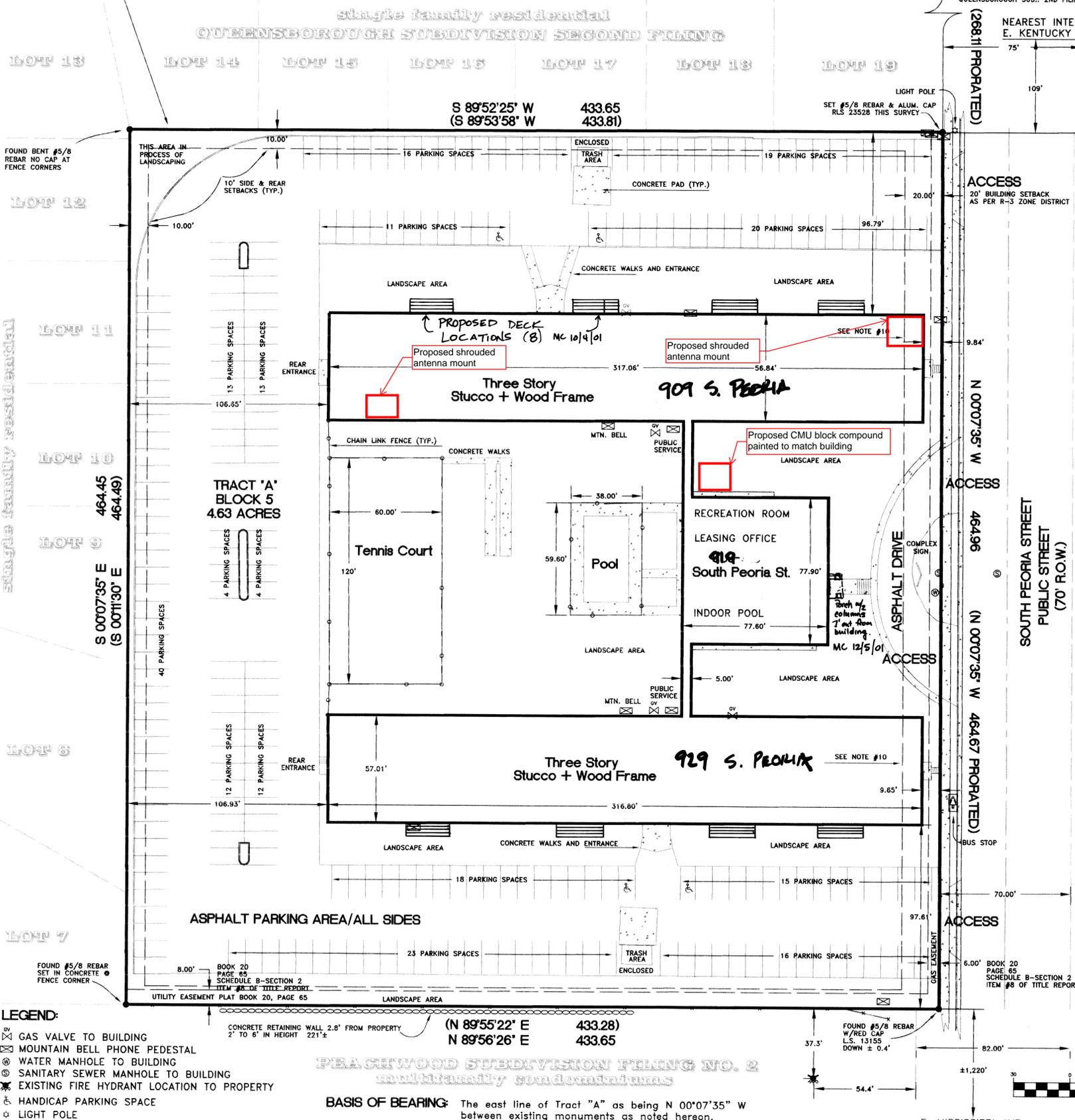
A.L.T.A./ACSM LAND TITLE SURVEY

ASPEN GREEN APARTMENTS

CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



FENCES ON EXISTING PROPERTY
EXISTING 6" CEDAR WOOD FENCE
NORTH, WEST AND SOUTH PROPERTY LINES
OLD, LEANING AND VARIES NO MORE THAN
± 0.3' - 0.8' FROM PROPERTY LINE ON
SUBJECT PROPERTY



LEGAL DESCRIPTION:

Tract A,
Block 5,
QUEENSBOROUGH SUBDIVISION SECOND FILING,
County of Arapahoe,
State of Colorado.

FLOOD INFORMATION:

Subject property lies in Zone X, areas determined to be outside the 500 year flood plain limits according to the FEMA/HUD Flood Insurance Rate Map Community Panel No. 080002 0180 F, dated September 7, 1998.

NOTES:

- (1) According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.
- (2) This plat was prepared for the person or entity named in the certificate hereon. Said certificate does not extend to any unnamed person without an express recertification by the surveyor naming said person.
- (3) This survey has been based on Security Title Guaranty Co. commitment application no. G035467A99, dated April 28, 1999 and does not constitute a title search by John D. Willey to determine ownership or easements of record.
- (4) Subject property lies outside the limits of the 500 year flood zone.
- (5) Positional tolerance is 1:10,000
- (6) Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a class 2 misdemeanor pursuant to state statute 18-4-508 C.R.S.
- (7) o denotes set or found monument as noted hereon.
- (8) (00.00) = as measured dimensions
- (9) Item #9 of Title Report-An easement for utilities and incidental purposes granted to Public Service Company of Colorado by instrument recorded June 29, 1973 in Book 2142 at Page 368. (Applies to Tract "A", Block 5, no specific location given.)
- (10) Subject property is zoned R-3 and requires a minimum front setback of 20 feet. Existing structures encroach into setback as noted hereon. This restriction is the current zoning resolution and may not have been in effect at the time of this development.
- (11) Total handicap parking = 4, total regular parking = 232
- (12) Total acreage = 4.63 acres or 201,520 square feet, more or less.
- (13) Item #8 of Title Report-6' gas easement and 8' utility easement as per Book 20, Page 65, Arapahoe County.

SURVEYOR'S CERTIFICATE:

- The undersigned, being a registered surveyor of the State of Colorado certifies to PW FUNDING INC., a Delaware corporation, FANNIE MAE, its successors and assigns, SECURITY TITLE GUARANTY CO., GREENFIELD INVESTMENTS, LLC, and FIRST AMERICAN TITLE INS. CO. the following:
1. 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 the American Land Title Association and the American Congress on Surveying and Mapping in 1992 and this Survey meets the requirements for an Urban Survey as defined therein.
 2. The survey was made on the ground between May 24th and May 29th, 1999 and correctly shows the area of the subject property, the location and type of all buildings, structures and other improvements situated on the subject property, and any other matters situated on the subject property.
 3. There are no visible easements or rights of way of which the undersigned has been advised.
 4. There are no observable, above ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets or alleys, or (b) by the improvements on adjoining properties, streets or alleys upon the subject property.
 5. The location of each easement, right of way, servitude and other matter affecting the subject property and listed in the title insurance commitment dated April 28, 1999, issued by SECURITY TITLE GUARANTY CO., commitment no. G035467A99 with respect to the subject property, has been shown on the survey, together with appropriate recording references, to the extent that such matters can be located. The property shown on the survey is the property described in the title commitment. The location of all improvements on the subject property is in accord with minimum setback provisions and restrictions of records referenced in such title commitment.
 6. The subject property has access to and from a duly dedicated and accepted public street or highway.
 7. The subject property does not serve any adjoining property for drainage, utilities or ingress or egress.
 8. The record description of the subject property forms a mathematically closed figure.
 9. No portion of the property shown on the survey lies within a Special Hazard Area, as described on the Flood Insurance Rate Map for the community in which the subject property is located.

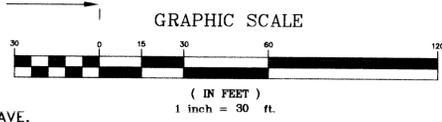
The parties listed above are entitled to rely on the survey and this certificate as being true and accurate.



PLANNING DIRECTOR Deise M. Balkas DATE 9-20-00

By: John D. Willey, RLS
2756B West 107th Ct
Westminster, Colorado 80234
(303) 635-1673

Colorado Registration No. 23528
Dated: June 7, 1999



- #### LEGEND:
- ⊗ GAS VALVE TO BUILDING
 - ⊗ MOUNTAIN BELL PHONE PEDESTAL
 - ⊗ WATER MANHOLE TO BUILDING
 - ⊗ SANITARY SEWER MANHOLE TO BUILDING
 - ⊗ EXISTING FIRE HYDRANT LOCATION TO PROPERTY
 - ⊗ HANDICAP PARKING SPACE
 - ⊗ LIGHT POLE

PEACHWOOD SUBDIVISION FILING NO. 2
multifamily condominiums

BASIS OF BEARING: The east line of Tract "A" as being N 00°07'35" W between existing monuments as noted hereon.

* MC 10/4/01, 12/5/01