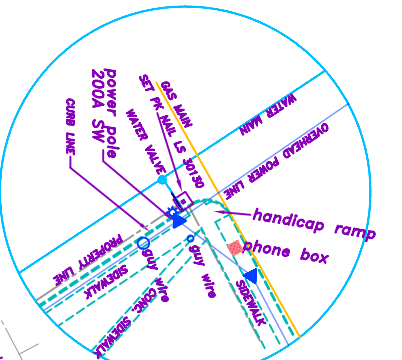


# ALTA Survey Plat

A portion of the Northeast Quarter, Section 30, Township 14 South, Range 66 West of the 6th P.M., in the City of Colorado Springs, El Paso County, State of Colorado

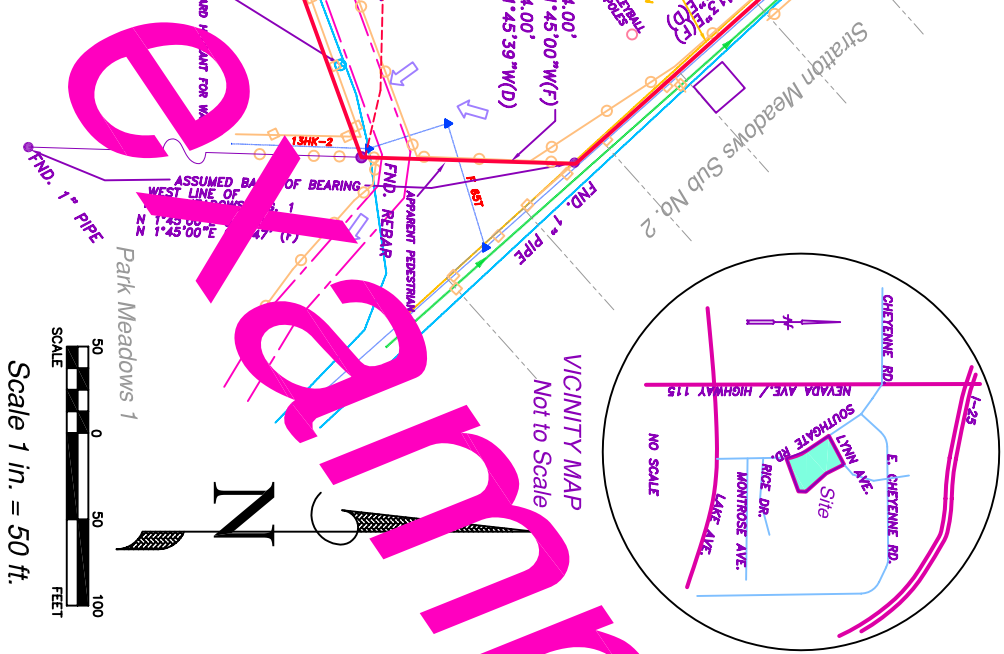
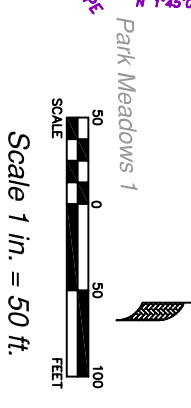


**Legend:**

Symbol	Description
○	Fixed Measurement
○	Found #5 Meter with Yellow Cap (S # 30130
○	Found #5 Meter with Ring (S # 30130)
○	Chain Link Fence
○	Sign
○	Downspout and surface drainage flow direction
○	Surface Drainage Flow Direction
○	Electrical Utility Service mounted on building
○	Electric Meter
○	Gas Meter
○	Phone Box
○	Trash Enclosure
○	Number of Parking Spaces
○	Dead Measurement
○	Foot Orientation
○	Fire Hydrant
○	Handicap Parking

Curved Boundary Data:

R=771.54'(F)	L=5351.24'(F)
R=771.54'(D)	L=331.42'(D)
CH=348.21'(F)	CH=348.39'(D)
NZ0'48'05"W(F)	NZ0'47'03"W(D)



**Zoning:**

**1) Zoning Code**  
R-5 Multi-Family Residential  
Compliance: 40%  
Maximum Building Height: 45 Feet  
Minimum Setbacks: Front 20 Feet, Side 25 Feet, Rear 25 Feet  
Note: All main structures/buildings are within minimum setbacks and maximum building heights. In addition structural improvements do not exceed maximum lot coverage.

**2) Parking**  
209 Total Spaces  
6 Handicap Spaces  
203 Standard Spaces  
Parking Requirements: Table 2.2 (Current Code)  
1.5 dwelling unit @ 24 units = 36 spaces  
2 Bedroom 1.7 dwelling unit @ 89 units = 160 spaces  
3+ Bedroom 2.0 dwelling unit @ 89 units = 180 spaces  
Total with 30 units = 212.2 spaces

**3) Buildings**

Address	Building Number	Size at Ground Level	Height of Building/Side
2001-2003-2005	1	5484.48 SQFT	NW Cor 24.7 Ft
2001-2011	2	2917.62 SQFT	SW Cor 19.4 Ft
2007-2017	3	2922.85 SQFT	NW Cor 19.4 Ft
2019-2021-2023	4	5373.22 SQFT	West Ct 24.9 Ft
2031-2033-2035	5	1035.08 SQFT	East Ct 11.4 Ft
2031-2045	6	1035.08 SQFT	SW Cor 13.7 Ft
2047-2048-2051	8	2919.80 SQFT	West Ct 23.6 Ft
2053-2055-2057	10	4897.88 SQFT	SW Cor 23.6 Ft
2069-2071	12	4833.46 SQFT	East Ct 26.4 Ft
2069-2073	13	3701.72 SQFT	NE Cor 24.9 Ft
2069-2075	14	2912.56 SQFT	NE Cor 20.2 Ft
2069-2078	15	2912.56 SQFT	NE Cor 24.9 Ft
2069-2083	16	5363.94 SQFT	North Ct 25.0 Ft

Note: Subject property constructed 1989. It is assumed that the parking requirements were adequate at that time.

**Legal Description:**  
A tract of land in the North 1/2 of the SE 1/4 and South 1/2 of the NE 1/4 of Section 30, Township 14 South, Range 66 West of the 6th P.M., situated in the City of Colorado Springs, County of El Paso, State of Colorado, more particularly described as follows: Beginning at the NW corner of Lot 1, Block 15, Stratton Meadows Subdivision No. 2, containing 10.29 acres of land more or less; thence (1) S28°58'35"E along the Southeastern line of said Block 15, a distance of 328.10 feet; thence (2) S41°11'13"E along the Southeastern line of said Block 15, a distance of 450.20 feet; thence (3) S01°45'00"W, a distance of 124.00 feet; thence (4) S70°02'43"W, a distance of 578.21 feet; thence (5) S70°02'43"W, a distance of 124.00 feet; thence (6) N20°48'05"W, a distance of 348.21 feet; thence (7) N20°48'05"W, a distance of 348.39 feet; thence (8) N35°30'36"W, a distance of 450.56 feet to the South line of Lynn Avenue as platted in said Stratton Meadows Subdivision No. 2; thence (9) N62°11'25"E along said South line of Lynn Avenue a distance of 534.39 feet to the North line of Lynn Avenue as platted in said Stratton Meadows Subdivision No. 2; containing 10.29 acres of land more or less.

**Surveyor's Statement:**

The undersigned Registered Land Surveyor in the State of Colorado hereby certifies to Action Financial, L.P. and its successors and/or assigns, Commonwealth Land Title Insurance Company, as follows:

- This map or plat and Survey on which it is based were made in accordance with and meets the requirements of the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" duly established and adopted by the American Land Title Association and the American Congress on Surveying and Mapping in 1989 and meets the accuracy requirements for a Class Urban Survey, as defined therein.
- The survey was made on the ground between April 4, and April 12, 2003, by me or under my supervision and other persons duly qualified in this regard. I am a duly Licensed Professional Land Surveyor in the State of Colorado, License No. 20347. I have personally supervised the field work and the preparation of this survey plat. I am a duly Licensed Professional Surveyor in the State of Colorado, License No. 20347.
- The buildings, structures and improvements shown constitute all of the improvements on said property and all are within the boundary line of property, except as noted.
- The record description of the subject property forms mathematically closed figure.
- There are no easements or rights of way which are visible or of which the undersigned has been advised, except as shown.
- There are no easements or rights of way which are visible or of which the undersigned has been advised, except as shown.
- The location of each easement, right of way, servitude, and other matter (above or below ground) affecting the subject property as shown per the Commonwealth Land Title Insurance Company, Commitment No. 2003-2041-2043, is shown on this Survey together with appropriate recording references to the extent that such matters can be located.
- This Subject has access to and from a duly dedicated and accepted public street or highway as shown herein.
- Utilities (water, gas, electric, and sewer) are available and serve the Property. All utility lines enter the premises through existing public streets or through apparent easements of record which are shown on the Survey as platted streets.
- This ALTA Land Survey Plat does not constitute a title search by ALESSI and ASSOCIATES, Inc. to determine the validity of any recorded deed, mortgage, or other instrument affecting the Property. The title of record: ALESSI and ASSOCIATES, Inc. referred to Commonwealth Land Title Insurance Company, Commitment No. 401152 dated March 20, 2003 at 7:30 A.M.
- The survey measurements were made in accordance with the "Minimum Angle, Distance and Closure Requirements" for Survey Measurements which control Land Boundaries for ALTA/ACSM Land Title Surveys.
- A portion of this site is within a flood hazard area designated FEMA, Floodplain as determined by the Flood Insurance Rate Map, Community Flood Hazard Insurance Study, effective 10/10/01. The Flood Insurance Rate Map, Community Flood Hazard Insurance Study, effective 10/10/01, indicates that the subject property is located in a Flood Hazard Area. Field Investigation of elevation grades indicated that the flood plain is confined to the concrete channel located at the South boundary.

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

**County Surveyors Certificate:**  
Deposited this \_\_\_\_\_ day of \_\_\_\_\_, 2003 A.D., at \_\_\_\_\_ O'Clock in Book \_\_\_\_\_ of the County Surveyor's Land Survey Plat/Right of Way Surveys at Page \_\_\_\_\_ of this Land Survey Plat complies with Section 38-51-102, Colorado Revised Statutes.  
\_\_\_\_\_  
Deputy Clerk and Recorder

**NOTICE:**  
This certificate is provided in addition to the certificate of title search and/or examination of the records of the County of El Paso, Colorado, which may be required by the title insurance policy. This certificate is not intended to constitute an opinion or warranty of the surveyor or the title insurance company. It is the responsibility of the title insurance company to verify the accuracy of the survey and this certificate. The surveyor and title insurance company are not responsible for any errors or omissions in this certificate or the survey. The surveyor and title insurance company are not responsible for any errors or omissions in this certificate or the survey.

**Notice:**  
According to Colorado Law you must commence any legal action based upon any defect in this survey within three years after you just 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 certification shown herein.

**ALESSI and ASSOCIATES, Inc.**  
APPRAISERS • ENGINEERS • SURVEYORS  
2989 Broadmoor Valley Road, Suite C  
Colorado Springs, CO 80906  
Tel: 719/548-8832  
Fax: 719/548-2781

A portion of the N1/2 SE1/4 S12 NE 1/4 of Section 30, Township 14 South, Range 66 West, El Paso County, Colorado

Job No. 03-1351 ALTA Survey Plat DATE April 14, 2003