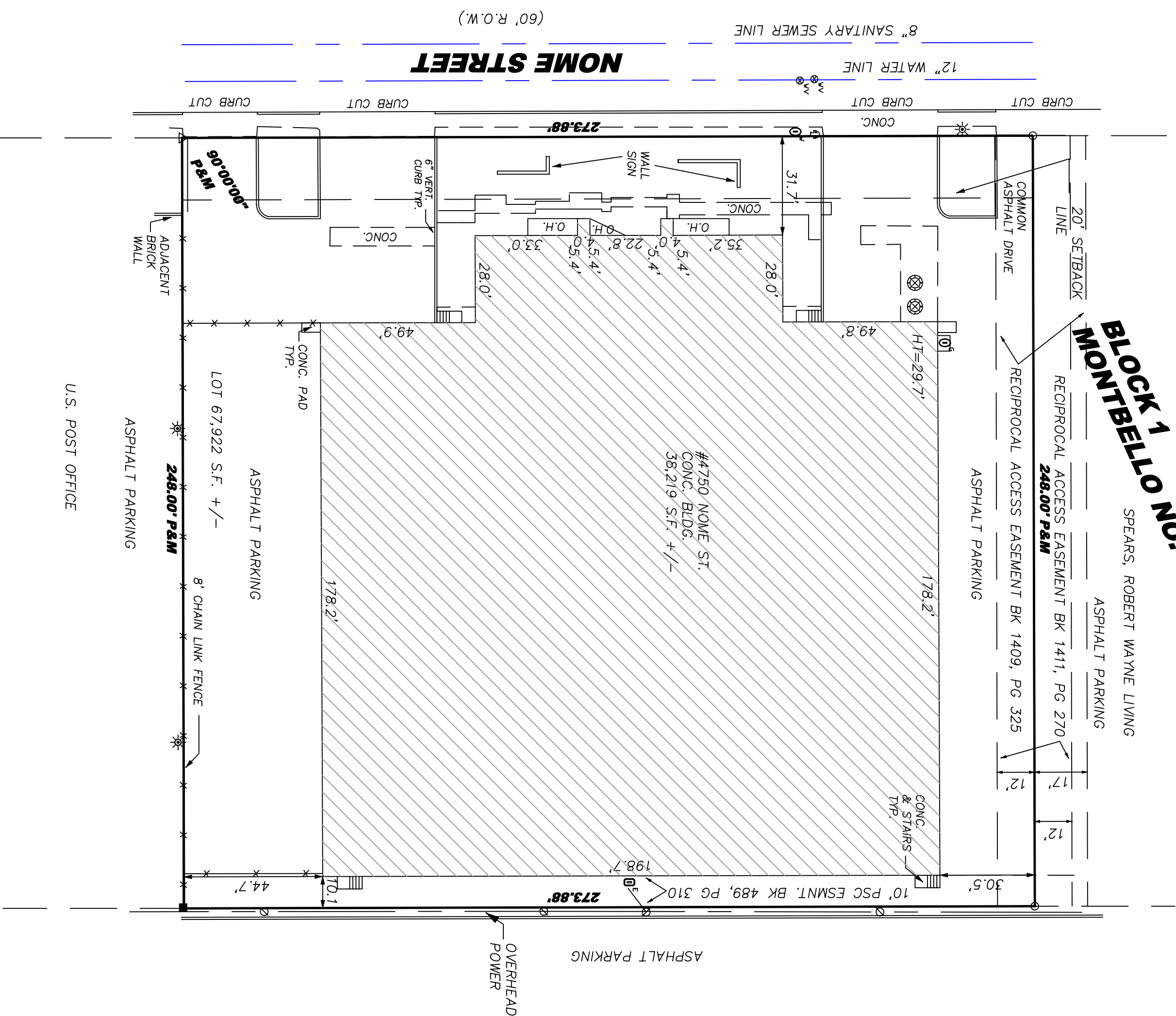


ALTA/ACSM LAND SURVEY PLAT

LOCATED IN THE SE 1/4, SEC. 14, & NE 1/4 SEC. 23, T.3S, R.67 W, OF THE 6TH P.M.,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

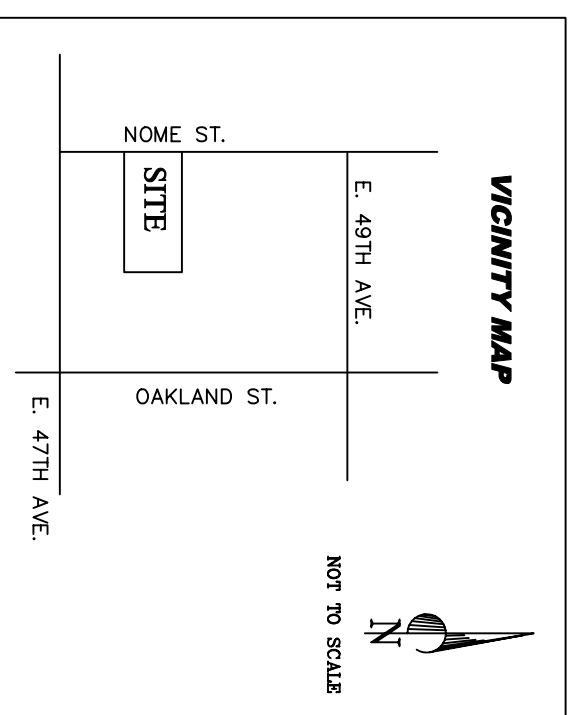
BLOCKBELT NO. 31

SPEARS, ROBERT WAYNE LIVING



TITLE EXCEPTIONS B, SECTION 2:

- 1-2 Are not survey matters.
- 3- Survey shown hereon.
- 4-9 Are not survey matters.
- 10-Easement to PSC of Colo. at Bk 489, Pg 310 affects property as shown.
- 11-Reciprocal Access easement agreement at Bk 1409, Pg 325 affects property as shown.
- 12-Reciprocal Access easement agreement at Bk 1411, Pg 270 affects property as shown.
- 13-Not a survey matter.



LEGEND	
△	FOUND NO. 5 REBAR/CAP PLS.#16401
○	SET NO. 5 REBAR/CAP PLS.#16116
■	SET TAG PLS.#16116
(P)	PLAT VARIES FROM MEASURED
+	FOUND CROSS
⊖	ELEC METER
⊕	TELE PEDESTAL
*	LIGHT POLE
⊖	WATER METER
⊕	FIRE HYDRANT
⊖	GAS METER
⊕	MANHOLE
⊖	POWER POLE
⊕	CLEAN OUT

AAA SURVEYING SERVICES, LLC.
PROFESSIONAL LAND SURVEYORS
P.O. BOX 2055, ARVADA, CO. 80001
PHONE (303) 519-7015 FAX (303) 940-4927

Date: 11/06/06
JOB NO. 06-0564
DRAWN: RH CHECK: JP
Scale 1"=30'

SURVEYOR'S CERTIFICATE:

This survey is made for the benefit of: Gubb & Ellis Company, Land Title Guarantee Company, and WDC Holdings, LLC d/b/a Northstar Commercial Partners.
I, Richard E. Heinz, a Registered Land Surveyor in the State of Colorado, do hereby certify to the aforesaid parties, their successors and assigns, as of the date set forth above, that I have made a careful survey of a tract of land (the "Premises") described as follows:

The North 273.88 feet of the South 544.88 feet of Block 1, Montbello No. 31, City and County of Denver, State of Colorado.

- The survey reflected by this map or plat was actually made upon the ground, and this map or plat and the survey on which it is based were made at least in accordance with the minimum standards established by the State of Colorado for surveyors and is in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1-4, 6, 7(d), (b1), and (c) 8-10, 11B, 14 and 17 of Table A therof. 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 maximum Relative Positional Accuracy does not exceed that which is specified therein.
- The survey correctly shows the location of all buildings, structures and other improvements situated on the Premises.
- All visible above ground utilities serving the Premises enter through adjoining public streets and/or easements of record; that except as shown, there are no visible easements or rights of way across said Premises; that the property described hereon is the same as the property described in Land Title Guarantee Co. Commitment No. ABB70165116 with an effective date of October 25, 2006 and that all easements, covenants and restrictions referenced in said title commitment, or easements which the undersigned has been advised or has knowledge, have been plotted hereon or otherwise noted as to their effect on the subject property.
- There are no encroachments onto adjoining premises, streets or alleys by any buildings, structures or other improvements, and no encroachments onto said Premises by buildings, structures or other improvements situated on adjoining Premises except as shown.
- Said described property is located within an area having a Zone Designation Zone X by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 0800460111G, with a date of identification of 11/17/05, for Community Number 080046, in City and County of Denver, State of Colorado, which is the current Flood Insurance Rate Map for the community in which said Premises is situated.
- The property has direct physical access to Nome St, a public street or highway.
- There are no striped parking spaces located on the subject property.
- All set back, side yard and rear yard lines shown on the recorded plat or set forth in the applicable zoning ordinance are shown on the survey.
- No observable evidence of proposed or recent street or sidewalk repairs, or changes of R.O.W. lines.

Richard E. Heinz, Reg. Land Surveyor No. 16116

STANDARD NOTES:

- Notice: 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.
- Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a Class Two (2) Misdemeanor pursuant to the State Statute 18-4-508, C.R.S.
- This survey does not constitute a title search by AAA Surveying Services, LLC to determine ownership or easements of record. For all information regarding easements, right-of-way or title of record, AAA Surveying Services, LLC relied upon recorded plat, Title Commitment ABB70165116 by Land Title Guarantee Co. dated 10-25-06, and information supplied by client.
- Property Zoning 11. Setbacks Rear None, Side None, Front 20'.
- Location of utilities is based on records of various utility companies and where possible measurements taken in the field. The utility information shown hereon is not to be relied upon as being exact or complete, and it is not guaranteed that the utilities shown hereon comprise all such utilities either in service or abandoned. The utility locations are not guaranteed to be in the exact location and before any use or construction the Colorado Utility Location Center should be contacted 48 hours prior to any construction to flag and field locate said utilities. Gas maps were not available. Storm sewer is in 47th Ave.

INDEXING STATEMENT:

Deposited this _____ Day of _____, 2006 At _____ M. In Book _____ of the County Surveyors Land Survey/Right of Way Surveys at Page(s) _____, Reception Number _____.