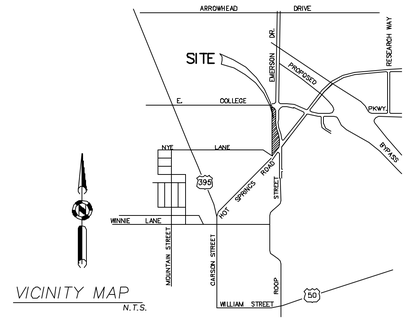
ALTA / ACSM
LAND TITLE SURVEY
OF
LOTS 1 THRU 15, COLLEGE PARK VILLAGE
APN'S 02-052-14 THRU 28



VICINITY MAP
N.T.S.

SURVEYOR'S CERTIFICATE

To William K. Kolstad, Lawrence M. Janus, Henry R. Butler, Deborah L. Butler, Willroko Corporation, Inc., and Stewart Title of Carson City.
This is to certify that this map or plat and the survey on which is is based were made 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 2, 3, 4, 6, 7(a), 7(b)(1), 8, 9, 10, 11(a)(as to utilities, surface matters only) and 13 of Table A thereof. Pursuant to the Accuracy Standards as adopted by the 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 Nevada, the Relative Positional Accuracy of this Survey does not exceeed that which is specified therein.

Date: _____

_____
David L. Bratcher PLS 14346

NOTES:

1) *THE LAND AREA OF THE SUBJECT PROPERTY IS 156,560 SQUARE FEET, OR 3.59 ACRES, MORE OR LESS.*
2) *PER CARSON CITY COMMUNITY DEVELOPMENT, SUBJECT PROPERTY IS ZONED MULTIFAMILY APARTMENTS (MFA 18.06.120 PER CARSON CITY TITLE 18). SETBACKS ARE: 20' FRONT, 10' SIDE AND REAR. SETBACKS MAY BE REDUCED FOR CERTAIN ARCHITECTURAL STRUCTURES PER 18.05.115; FRONT SETBACK LINE OF 18' AND REAR SETBACK LINE OF 19' APPEAR ON PLANS FOR THIS DEVELOPMENT APPROVED UNDER CARSON CITY PERMIT NO. 98-1308).*

BASIS OF BEARING:

THE BASIS OF BEARINGS FOR THIS SURVEY IS COLLEGE PARK VILLAGE SUBDIVISION, FILED FOR RECORD SEPTEMBER 18, 1997, IN BOOK 8 OF MAPS, PAGE 2238 AS DOCUMENT No. 207892, OFFICIAL RECORDS OF CARSON CITY, NEVADA.

FLOOD ZONE INFORMATION

SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD DESIGNATIONS OF ZONE B AND ZONE C BY SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP No. 0035 B, WITH A EFFECTIVE DATE OF MARCH 4, 1986, FOR COMMUNITY NO. 320001, IN CARSON CITY, NEVADA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

REFERENCES

1. *PARCEL MAP #873 FOR GORNIK, FILE #2072*
2. *PARCEL MAP #899 FOR AILES, FILE #5490*
3. *LOT LINE DELETION, DOC. #357209*

UNIT DENSITY

UNITS OBSERVED ON SITE = 58
MAXIMUM UNITS PERMITTED BY ZONING = 89

PARKING SPACE TABLE

	TOTAL EXISTING	REQUIRED BY ZONING
REGULAR	127	2 PER UNIT = 116
HANDICAP	0 MARKED	5 PER 101-150 SPACES UNIT = 5 (PER UBC SECTION 1108)
TOTAL	127	121

UTILITY INFORMATION

SBC NEVADA BELL
DIANA CALLAHAN, SR/WA
645 E. PLUMB LANE, ROOM C259
RENO, NV 89520
PHONE 775-333-4388

SOUTHWEST GAS CORPORATION
LARRY GIBSON
400 EAGLE STATION LANE
CARSON CITY, NV 89701
P. O. BOX 1190
CARSON CITY, 89702
PHONE 775-887-2863

CHARTER COMMUNICATIONS
JIM GALYAN
1338 CENTERVILLE LANE
GARDNERVILLE, NV 89410
PHONE 775-783-8004 EXT. 119

SIERRA PACIFIC
MIKE PRICE
875 EAST LONG STREET
CARSON CITY, NV. 89706
PHONE 775-834-2909

LEGAL DESCRIPTION PER STEWART TITLE OF CARSON CITY ORDER No. 06022330-JH DATED: OCTOBER 2, 2006

The land referred to herein is situated in the State of Nevada, County of, described as follows:

PARCEL 1:
Lots 1, 3, 5, 6 and 11 as shown on the final Map for COLLEGE PARK VILLAGE SUBDIVISION Filed for Record in the Office of the Carson City Recorder on September 18, 1997, in Book 8 of Maps, Page 2238, Document No. 207892, Official Records of Carson City, State of Nevada.

EXCEPTING THAT PORTION OF LAND DEED TO CARSON CITY, A POLITICAL SUBDIVISION OF THE STATE OF NEVADA, FILED FOR RECORD IN THE OFFICE OF THE CARSON CITY RECORDER ON MAY 19, 2006, AS DOCUMENT NO.'s 353932, 353933, 353936, OFFICIAL RECORDS OF CARSON CITY, STATE OF NEVADA.
ASSESSOR'S PARCEL NO. 002-052-14 AS TO LOT 1, 002-052-33 AS TO LOT 3, 002-052-31 AS TO LOT 5, 002-052-30 AS TO LOT 6,
002-052-24 AS TO LOT 11

PARCEL 2:
Lots 2 AND 4 as shown on the final Map for COLLEGE PARK VILLAGE SUBDIVISION Filed for Record in the Office of the Carson City Recorder on September 18, 1997, in Book 8 of Maps, Page 2238, Document No. 207892, Official Records of Carson City, State of Nevada.

EXCEPTING THAT PORTION OF LAND DEED TO CARSON CITY, A POLITICAL SUBDIVISION OF THE STATE OF NEVADA, FILED FOR RECORD IN THE OFFICE OF THE CARSON CITY RECORDER ON MAY 19, 2006, AS DOCUMENT NO. 353934, OFFICIAL RECORDS OF CARSON CITY, STATE OF NEVADA.
ASSESSOR'S PARCEL NO. 002-052-15 AS TO LOT 2, 002-052-32 AS TO LOT 4

PARCEL 3:
Lots 7, 8, 9, 10 INCLUSIVE, 12, 13 AND 14 INCLUSIVE as shown on the final Map for COLLEGE PARK VILLAGE SUBDIVISION Filed for Record in the Office of the Carson City Recorder on September 18, 1997, in Book 8 of Maps, Page 2238, Document No. 207892, Official Records of Carson City, State of Nevada.

EXCEPTING THAT PORTION OF LAND DEED TO CARSON CITY, A POLITICAL SUBDIVISION OF THE STATE OF NEVADA, FILED FOR RECORD IN THE OFFICE OF THE CARSON CITY RECORDER ON MAY 19, 2006, AS DOCUMENT NO. 353935, OFFICIAL RECORDS OF CARSON CITY, STATE OF NEVADA.
ASSESSOR'S PARCEL NO. 002-052-29 AS TO LOT 7, 002-052-21 AS TO LOT 8, 002-052-22 AS TO LOT 9, 002-052-23 AS TO LOT 10,
002-052-25 AS TO LOT 12, 002-052-26 AS TO LOT 13, 002-052-27 AS TO LOT 14

PARCEL 4:
Lot 15 as shown on the final Map for COLLEGE PARK VILLAGE SUBDIVISION Filed for Record in the Office of the Carson City Recorder on September 18, 1997, in Book 8 of Maps, Page 2238, Document No. 207892, Official Records of Carson City, State of Nevada.
ASSESSOR'S PARCEL NO. 002-052-28

EXCEPTIONS PER STEWART TITLE OF CARSON CITY ORDER No. 06022330-JH DATED: OCTOBER 2, 2006 SHOWN OR NOTED ON THIS SURVEY

(4) Easements, dedications, reservations, provisions, relinquishments, recitals, building set back lines, certificates, and any other matters as provided for or delineated on the College Park Subdivision map referenced in the legal description contained herein. Reference is hereby made to said Plat for particulars. If one is not included herewith, one will be furnished upon request.

(5) An easement affecting a portion of said land for the purposes stated herein, together with incidental rights thereto, Granted to : CARSON CITY. Purpose : avigation and clear zone easement. Recorded : November 14, 1978 in Book 243, Page 187, as Document No. 83651, Official Records of Carson City, Nevada.

(6) An easement affecting a portion of said land for the purposes stated herein, together with incidental rights thereto, Granted to : CARSON CITY AIRPORT AUTHORITY, a political subdivision of the State of Nevada. Purpose : granting an easement in the airspace above said property for the passage of aircraft as now or hereafter may be necessary or desirable. Recorded : August 14, 1996 as Document No. 192727, Official Records of Carson City, Nevada.

(7) An avigation easement affecting a portion of said land for the purposes stated herein together with incidental rights thereto Grantor : COLLEGE TOWN ASSOCIATES, LLC. Grantee :CARSON CITY AIRPORT AUTHORITY, a political subdivision of Nevada. Purpose : Passage of aircraft above property. Recorded : July 11, 1997 as Document No. 205206, Official Records of Carson City, Nevada.
Upon and subject to all of the terms therein provided.

(8) Declaration of Easement and maintenance agreement upon the terms and conditions contained therein. Recorded : July 18, 1998 as Document No. 205492, Official Records of Carson City, Nevada

(14) PROVISION AS CONTAINED IN DEDICATION OF LAND FOR PUBLIC PURPOSES. Recorded : MAY 19, 2006 as Document No. 353933, Official Records of CARSON CITY, Nevada. AFFECTS LOT 3 OF PARCEL 1

(15) PROVISION AS CONTAINED IN DEDICATION OF LAND FOR PUBLIC PURPOSES. Recorded : MAY 19, 2006 as Document No. 353936, Official Records of CARSON CITY, Nevada. AFFECTS LOT 5 OF PARCEL 1

(16) PROVISION AS CONTAINED IN DEDICATION OF LAND FOR PUBLIC PURPOSES. Recorded : MAY 19, 2006 as Document No. 353932, Official Records of CARSON CITY, Nevada. AFFECTS LOT 6 OF PARCEL 1

(19) PROVISION AS CONTAINED IN DEDICATION OF LAND FOR PUBLIC PURPOSES. Recorded : MAY 19, 2006 as Document No. 353934, Official Records of CARSON CITY, Nevada. AFFECTS LOT 4 OF PARCEL 2

(28) PROVISION AS CONTAINED IN DEDICATION OF LAND FOR PUBLIC PURPOSES. Recorded : MAY 19, 2006 as Document No. 353935, Official Records of CARSON CITY, Nevada. AFFECTS LOT 7 OF PARCEL 13

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COLLEGE PARK VILLAGE

ALTA/ACSM LAND TITLE SURVEY
COLLEGE PARK VILLAGE - LOTS 1 THRU 15
APN'S 2-052-14 THRU 28

CARSON CITY NEVADA

REV	DATE	DESCRIPTION	BY

SHEET 1 of 3

DATE: 1-2-07
DRAWN BY: JPW
DESIGNED BY:
CHECKED BY: DLB
JOB NO.: COLLEGE PARK

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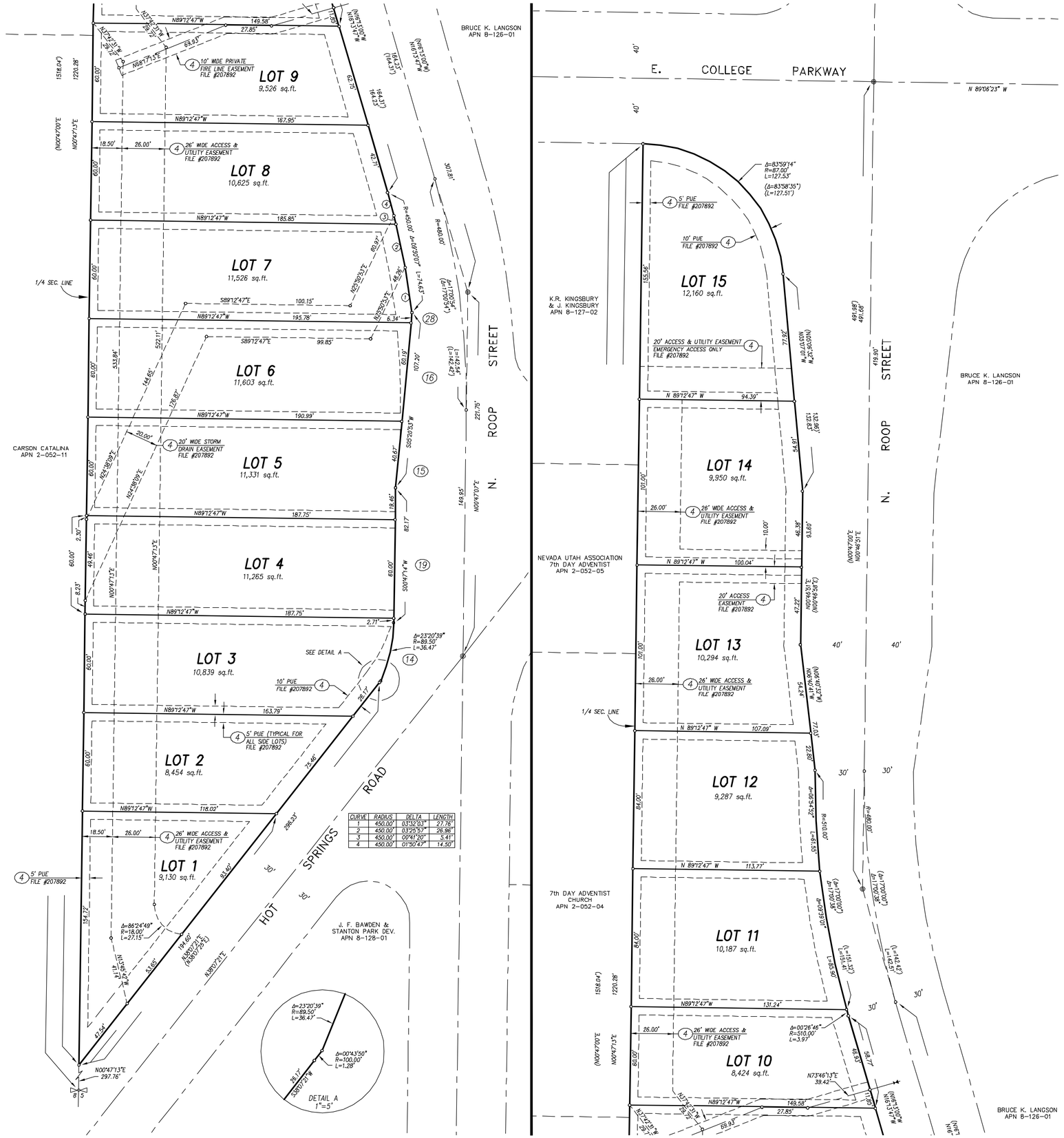
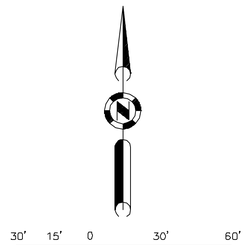
ALTA / ACSM LAND TITLE SURVEY

OF

LOTS 1 THRU 15, COLLEGE PARK VILLAGE
APN'S 02-052-14 THRU 28





LEGEND

- CENTERLINE
- RIGHT OF WAY LINE
- EASMENT LINE
- ADJACENT PROPERTY LINE
- (4) TITLE REPORT EXCEPTION NUMBER
- DIMENSION POINT, NOTHING FOUND OR SET

NOTE:

THE WESTERLY RIGHT OF WAY OF ROOP STREET SHOWN ALONG LOTS 3 THRU 7 IS PER THE FOLLOWING DOCUMENTS:

(14) *LOT 3 – DOCUMENT No. 353933*
(19) *LOT 4 – DOCUMENT No. 353934*
(15) *LOT 5 – DOCUMENT No. 353936*
(16) *LOT 6 – DOCUMENT No. 353932*
(28) *LOT 7 – DOCUMENT No. 353935*

BASIS OF BEARING:

THE BASIS OF BEARINGS FOR THIS SURVEY IS COLLEGE PARK VILLAGE SUBDIVISION, FILED FOR RECORD SEPTEMBER 18, 1997, IN BOOK 8 OF MAPS, PAGE 2238 AS DOCUMENT No. 207892, OFFICIAL RECORDS OF CARSON CITY, NEVADA.

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COLLEGE PARK VILLAGE - LOTS 1 THRU 15
APN'S 2-052-14 THRU 28

CARSON CITY NEVADA

REV | DATE | DESCRIPTION | BY

SHEET 2 of 3

DATE: 1-2-07
DRAWN BY: JPW
DESIGNED BY:
CHECKED BY: DLB
JOB NO.: COLLEGE PARK

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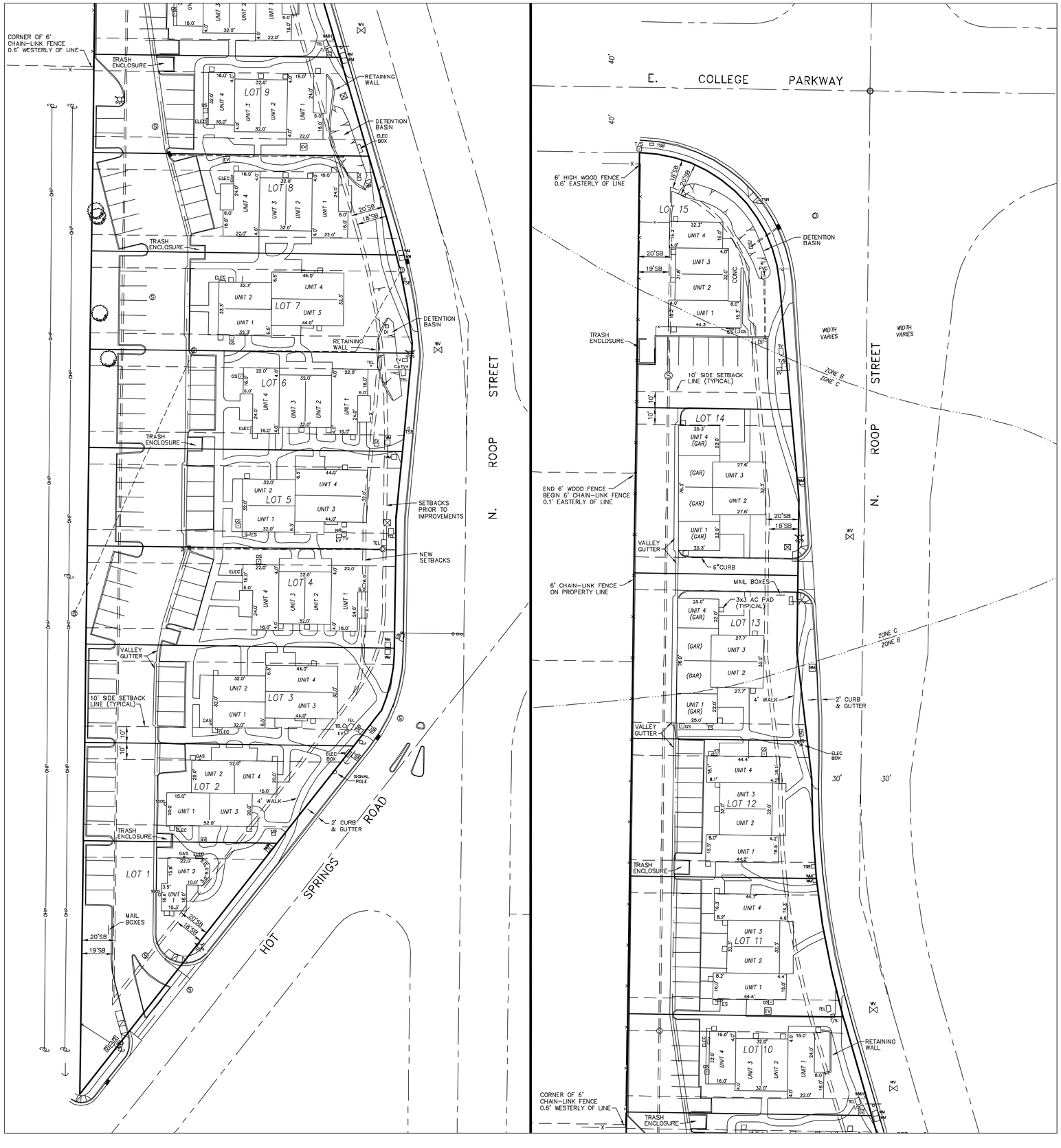

ALTA / ACSM LAND TITLE SURVEY

OF

LOTS 1 THRU 15, COLLEGE PARK VILLAGE APN'S 02-052-14 THRU 28

30' 15' 0 30' 60'

SCALE: 1"= 30'

LEGEND

- CENTERLINE
- RIGHT OF WAY LINE
- FENCE AS SHOWN
- OVERHEAD POWER LINES
- FOUND MONUMENT IN WELL
- FIRE HYDRANT
- UTILITY POLE
- GUY WIRE
- WATER VALVE
- GATE VALVE
- WATER MANHOLE
- WATER BOX
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- STORM DRAIN MANHOLE
- DRAINAGE INLET
- CURB INLET
- CATCH BASIN
- GAS SERVICE
- TELEPHONE UTILITY
- POWER MANHOLE
- WATER METER
- GAS METER
- ELECTRIC SERVICE
- POWER VAULT
- ELECTRIC BOX
- NEVADA BELL UTILITY
- TV CABLE
- CABLE TV BOX
- TELEVISION UTILITY
- POWER TRANSFORMER
- TELEPHONE STRADLER – UG CABLE
- LIGHT POLE
- TRAFFIC SIGNAL LIGHT
- TRAFFIC SIGNAL BOX
- TREE
- SIGN
- CONC CONCRETE
- SB SETBACK

BUILDING	AREA
LOT 1 BUILDING	653 Sq. Ft.
LOT 2 BUILDING	2,080 Sq. Ft.
LOT 3 BUILDING	2,432 Sq. Ft.
LOT 4 BUILDING	2,496 Sq. Ft.
LOT 5 BUILDING	2,432 Sq. Ft.
LOT 6 BUILDING	2,496 Sq. Ft.
LOT 7 BUILDING	2,464 Sq. Ft.
LOT 8 BUILDING	2,496 Sq. Ft.
LOT 9 BUILDING	2,272 Sq. Ft.
LOT 10 BUILDING	2,272 Sq. Ft.
LOT 11 BUILDING	2,474 Sq. Ft.
LOT 12 BUILDING	2,468 Sq. Ft.
LOT 13 BUILDING	2,787 Sq. Ft.
LOT 14 BUILDING	2,822 Sq. Ft.
LOT 15 BUILDING	2,273 Sq. Ft.

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SHEET 3 of 3

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