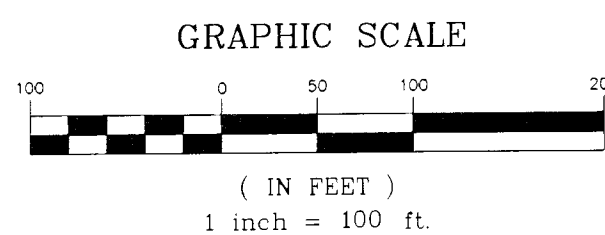


FALCON POINTE APARTMENTS

4244 S. HYDRAULIC

WICHITA, KANSAS



NOTES:

- 1) SURVEY DATE: July 9, 2002.
 - 2) RECORD INFORMATION: Title Commitment No. 00585947, provided by Security Abstract & Title Company
- SURVEYED PREMISES SUBJECT TO:
Community Unit Plan - CUP DP-31
Board of Zoning Appeals - BZA 11-82
Board of Zoning Appeals - BZA 23-87
- 3) FLOOD ZONE DESIGNATION: According to the FEMA/FIRM Community Panel No. 200328 0035 B, effective May 15, 1996, the property shown hereon is located in Zone C, an area of minimal flooding.
 - 4) AREA: PARCEL #1: 894,740.14 Sq. Ft. ± / 20.54 Acres ±
PARCEL #2: 649,852.96 Sq. Ft. ± / 14.92 Acres ±
PARCEL #3: 244,887.18 Sq. Ft. ± / 5.62 Acres ±
 - 5) PARKING: REGULAR SPACES = 352
HANDICAP SPACES = 10
TOTAL SPACES = 362
 - 6) BUILDING COMPOSITION: Concrete and Wood Frame Construction.

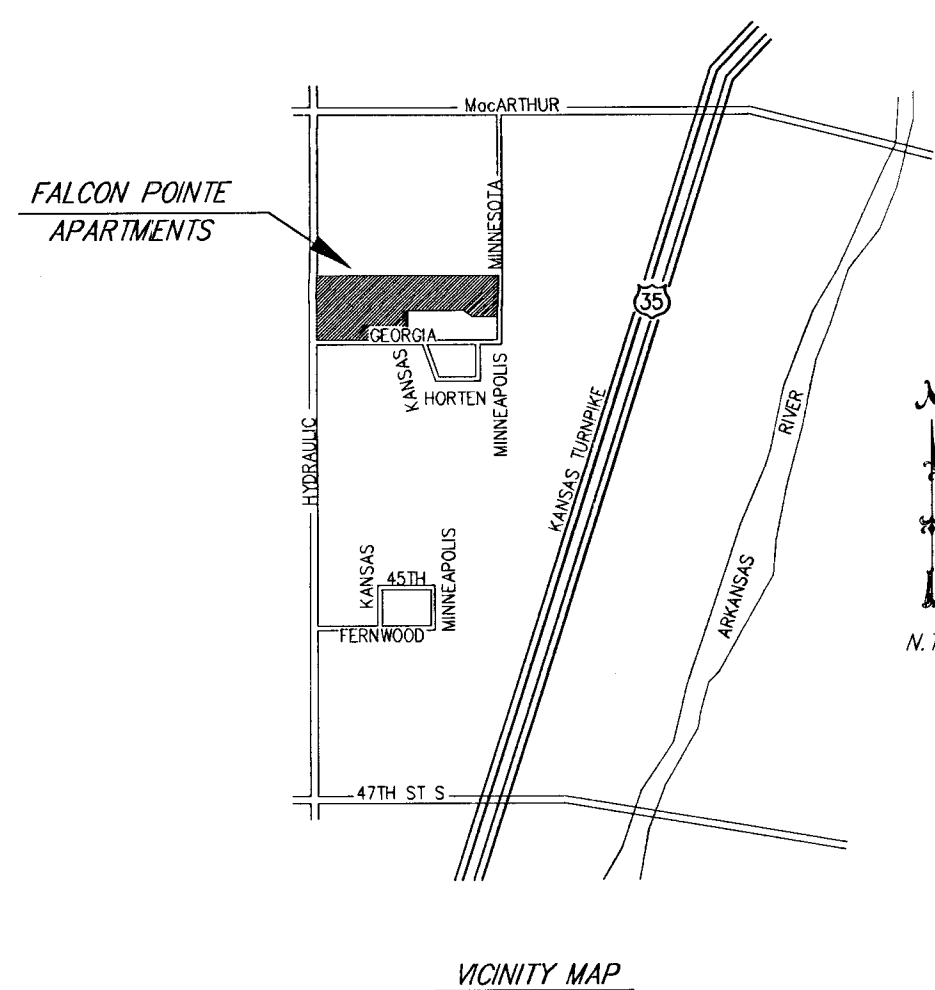
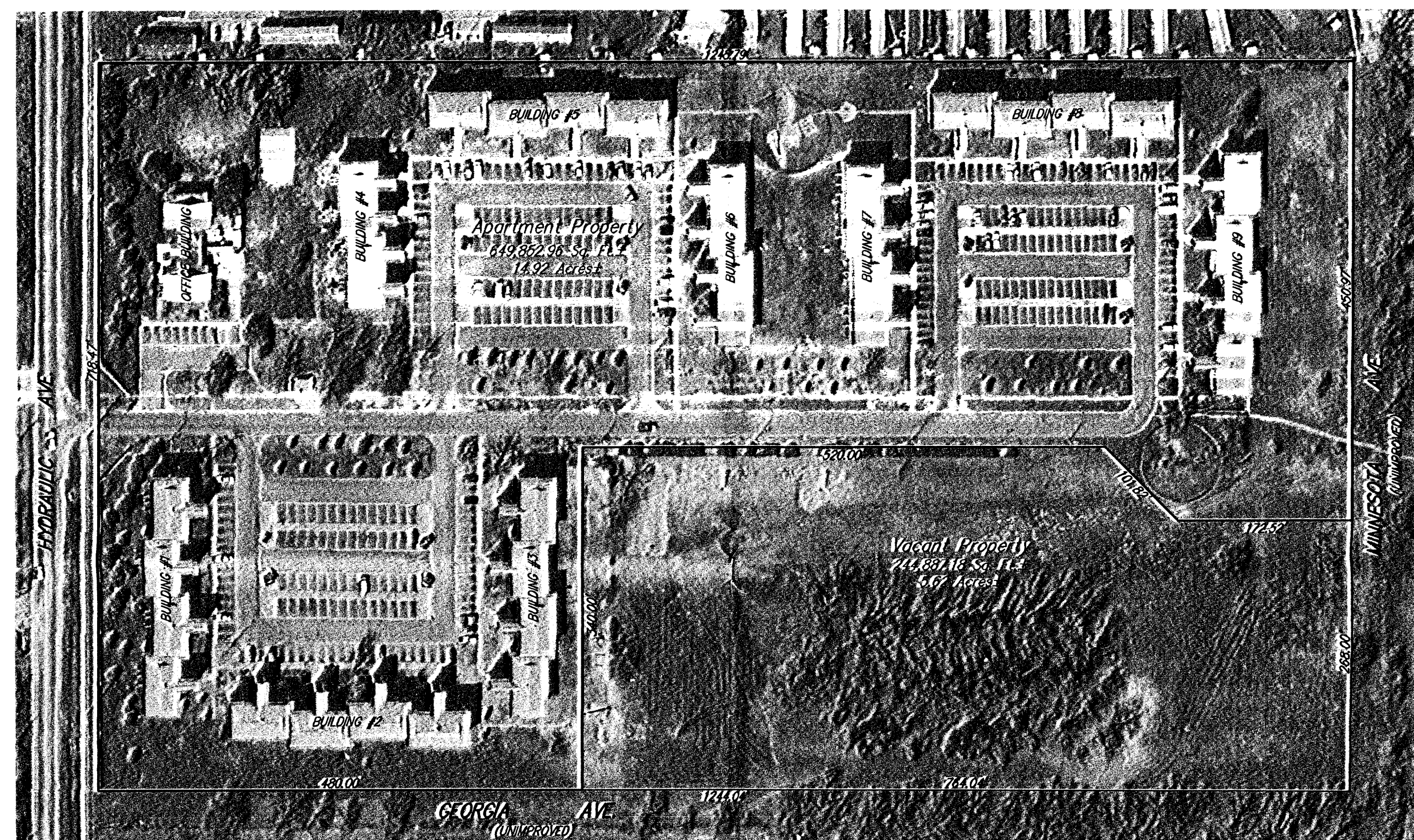


TABLE "A"
OPTIONAL SURVEY RESPONSIBILITIES
AND SPECIFICATIONS
as per
Minimum Standard Detail Requirements for
ALTA/ACSM
LAND TITLE SURVEYS
as adopted by
American Land Title Association
American Congress on Surveying & Mapping
National Society of Professional Surveyors
1999

<ul style="list-style-type: none"> ✓ 1. Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the property, unless already marked or referred to by an existing monument or witness to the corner. ✓ 2. Vicinity map showing the property surveyed in reference to nearby highway(s) or major street intersection(s). ✓ 3. Flood zone designation (with proper annotation based on Federal Flood Insurance Rate Maps or the state or local equivalent, by scaled map location and graphic plotting only). ✓ 4. Land area as specified by the client. ✓ 5. Contours and the datum of the elevations. ✓ 6. Identify, and show if possible, setback, height and bulk restrictions of record or dictated by applicable zoning or building codes (in addition to those recorded in subdivision maps), if none, so stated. ✓ 7. (a) Exterior dimensions of all buildings at ground level (b) Square footage of: (1) exterior budget of all buildings, or gross floor area of all buildings, at ground level (2) other areas to be defined by the client (c) Height of all buildings above grade at a defined location. ✓ 8. Substantial, visible improvements (in addition to buildings) such as signs, parking areas or structures, swimming pools, etc. ✓ 9. Parking areas and, if striped, the striping and the type (e.g., handicapped, motorcycle, regular, etc.) and number of parking spaces. 	<ul style="list-style-type: none"> ✓ 10. Indication of access to public way such as curb cuts, driveways. 11. Location of utilities (representative examples of which are shown below) existing on or serving the surveyed property as determined by: ✓ (a) Observed evidence ✓ (b) Observed evidence together with plans and markings provided by client, utility companies, and other appropriate sources (with reference as to the source of information) * railroad tracks and sidings * manholes, catch basins, valve vaults or other surface indication of subterranean uses * wires and cables (including their function) crossing the surveyed premises, all poles on or within 100 feet of the surveyed premises, and the dimensions of all crosswalks or overhangs affecting the surveyed premises; and * utility company installations on the surveyed premises. 12. Governmental Agency survey-related requirements as specified by the client. 13. Names of adjoining owners of platted lands. 14. Observable evidence of earth moving work, building construction or building additions within recent months. ✓ 15. Any changes in street right of way lines either completed or proposed, and available from the controlling jurisdiction. Observable evidence of recent street or sidewalk construction or repairs. ✓ 16. Observable evidence of site use as a solid waste dump, sump or sanitary landfill.
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NOTE:
Location of all utilities shown on this drawing, reflect the best information available, consisting of both field observation and information from the records of the various utility companies. Before completing any final design or beginning any excavation on this site, contact the appropriate utility companies for verification of the utility locations.

Kansas One-Call 687-2470

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED:

Stillwater National Bank and Trust Company, N.A.
U.S. Department of Housing and Urban Development
Froggatte & Associates, L.L.C., a Kansas limited liability company
Arbor Commercial Mortgage, LLC
First American Title Insurance Company of Kansas

LEGAL DESCRIPTION:

PARCEL #1:
Lot 1, Block A, New Hope Addition to Wichita, Sedgwick County, Kansas.


PARCEL #2:
Apartment Property;
Lot 1, Block A, New Hope Addition to Wichita, Sedgwick County, Kansas, except that part described as commencing at the S.W. Corner of said Lot 1; thence East, along the South line of said Lot 1, 480 feet for a place of beginning; thence North, parallel with the West line of said Lot 1, 340 feet; thence East, parallel with the South line of said Lot 1, 520 feet; thence Southeasterly, with a deflection angle to the right of 45°00', 101.82 feet; thence East, with a deflection angle to the left of 45°00', 172.52 feet to the East line of said Lot 1; thence South, along the East line of said Lot 1, 268 feet to the S.E. Corner of said Lot 1; thence West, along the South line of said Lot 1, 764.04 feet to the place of beginning.

PARCEL #3:
Vacant Property;
That part of Lot 1, Block A, New Hope Addition to Wichita, Sedgwick County, Kansas, described as commencing at the S.W. Corner of said Lot 1; thence East, along the South line of said Lot 1, 480 feet for a place of beginning; thence North, parallel with the West line of said Lot 1, 340 feet; thence East, parallel with the South line of said Lot 1, 520 feet; thence Southeasterly, with a deflection angle to the right of 45°00', 101.82 feet; thence East, with a deflection angle to the left of 45°00', 172.52 feet to the East line of said Lot 1; thence South, along the East line of said Lot 1, 268 feet to the S.E. Corner of said Lot 1; thence West, along the South line of said Lot 1, 764.04 feet to the place of beginning.

I hereby certify to Stillwater National Bank and Trust Company, N.A., U.S. Department of Housing and Urban Development (HUD), Froggatte & Associates, L.L.C., a Kansas limited liability company, Arbor Commercial Mortgage, LLC, First American Title Insurance Company of Kansas and to their successors and assigns, that:

I made an on the ground survey per record description of the land shown hereon located in Wichita, Sedgwick County, Kansas, on July 9, 2002; and that it and this map was made in accordance with the HUD Survey Instructions and Report, form HUD-2457, and the requirements for an Urban Survey, as defined in the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys dated 1992, updated 1999.

To the best of my knowledge, belief and information, except as shown hereon: There are no encroachments either way across property lines; title lines and lines of actual possession are the same, and the premises are free of any (subject to a) 100/500 year return frequency flood hazard, and such flood free (flood) condition is shown on the Federal Flood Insurance Rate Map, Community Panel No. 200328 0035 B.

Date: _____

 Mark A. Savoy RLS #788
 Surveyor