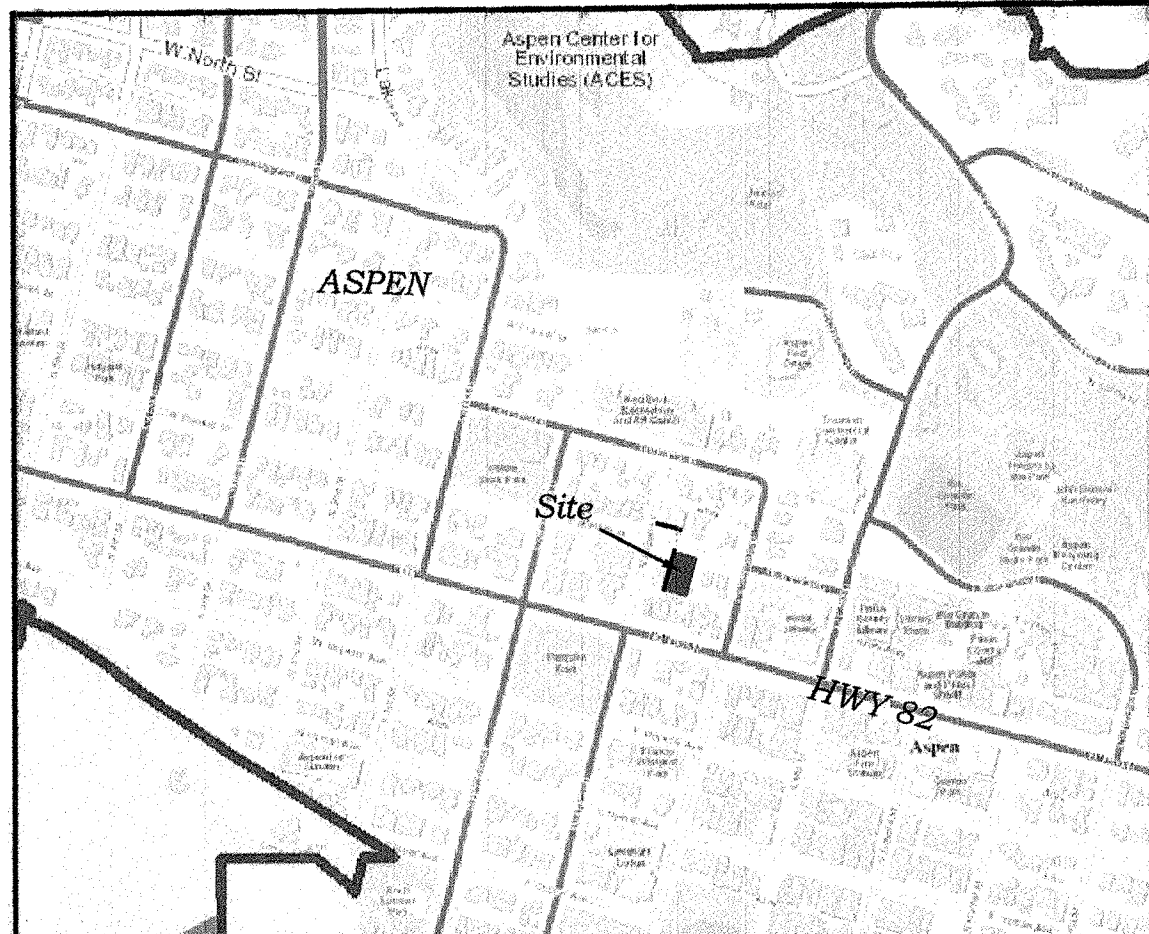
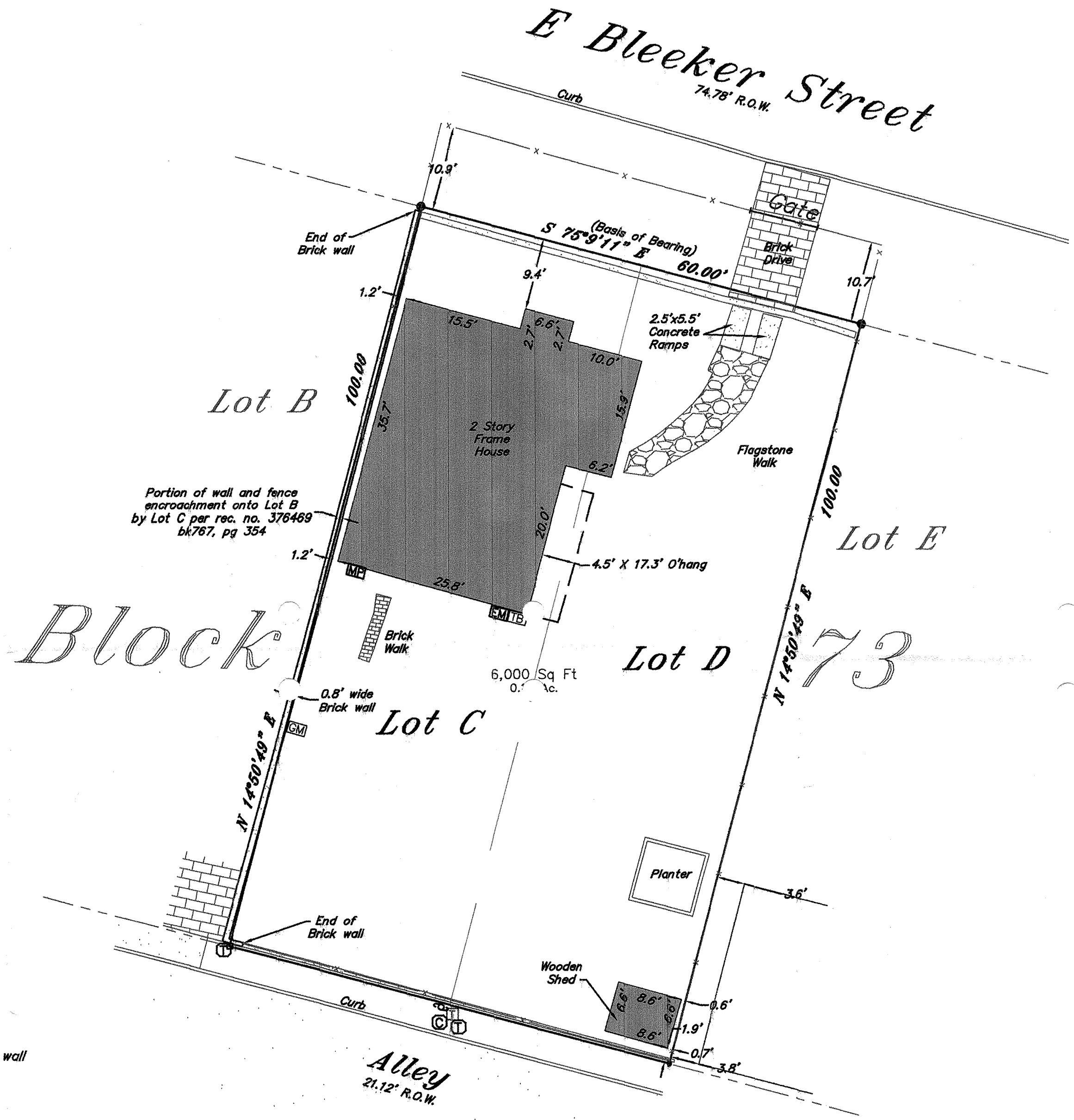


IMPROVEMENT SURVEY PLAT

Lots C and D together with a portion of Lot B, Block 73, City and Townsite of Aspen, County of Pitkin, State of Colorado.



VICINITY MAP
SCALE: 1" = 1000'



THE LAND REFERRED TO IN THIS PITKIN COUNTY TITLE, INC. COMMITMENT DATED FEBRUARY 9, 2015 IS LOCATED IN THE COUNTY OF PITKIN COUNTY, STATE OF COLORADO, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOTS C AND D, TOGETHER WITH A PORTION OF LOT B TO THE WEST FACE OF THE WALL AND FENCE IN PLACE AS IT ENCROACHES UPON LOT B FROM LOT C, BLOCK 73, CITY AND TOWNSITE OF ASPEN, PITKIN COUNTY, STATE OF COLORADO.

THIS PROPERTY IS SUBJECT TO THE FOLLOWING EXCEPTIONS PER SAID TITLE COMMITMENT CASE NO. PCT24313W2

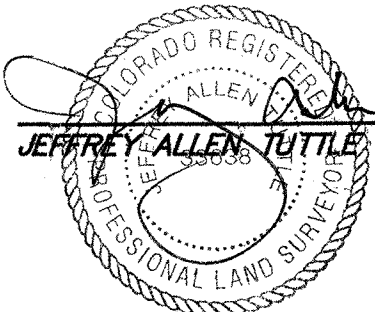
7. Reservations and exceptions as set forth in the Deed from the City of Aspen recorded October 7, 1887 in Book 59 at Page 13 providing as follows: "That no title shall be hereby acquired to any mine of gold, silver, cinnabar or copper or to any valid mining claim or possession held under existing laws".
8. Terms, conditions, provisions and obligations as set forth in Quit Claim Deed from the City of Aspen to Mary Eshbaugh Hayes recorded July 31, 1978 as Reception No. 206188 in Book 352 at Page 251.
9. Terms, conditions, provisions and obligations as set forth in Decree Quieting Title recorded October 11, 1994 as Reception No. 376469 in Book 767 at Page 354.
10. Encroachments and all matters as disclosed by Survey of Tuttle Surveying Services dated February 21, 2015 as Job No. Z: 2015\209BLEEKER.

LEGEND AND NOTES:

- ● INDICATES FOUND NO.5 REBAR WITH A YELLOW PLASTIC CAP (ILLEGIBLE)
- ● INDICATES FOUND NO.5 REBAR WITH A YELLOW PLASTIC CAP L.S. NO. 16401
- □ INDICATES SET NO.5 REBAR WITH A RED PLASTIC CAP L.S. NO. 33638
- DATE OF SURVEY: FEBRUARY 18, 2015
- UNIT OF MEASUREMENT: US SURVEY FOOT
- BEARINGS ARE BASED UPON A FOUND NO.5 REBAR WITH A YELLOW PLASTIC CAP (ILLEGIBLE) AT NORTHWESTERLY CORNER LOT C AND A FOUND NO.5 REBAR WITH A YELLOW PLASTIC CAP (ILLEGIBLE) AT NORTHEASTERLY CORNER OF SAID LOT D ALL IN SAID BLOCK 73 USING A BEARING OF N 75°09'11" E BETWEEN THE TWO DESCRIBED MONUMENTS.
- THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY THIS SURVEYOR TO DETERMINE OWNERSHIP OR TO DISCOVER EASEMENTS OR OTHER ENCUMBRANCES OF RECORD. ALL INFORMATION PERTAINING TO OWNERSHIP, EASEMENTS OR OTHER ENCUMBRANCES OF RECORD HAS BEEN TAKEN FROM THIS PITKIN COUNTY TITLE, INC. COMMITMENT DATED FEBRUARY 9, 2015 CASE NO. PCT24313W2.

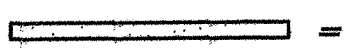
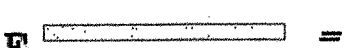
SURVEYOR'S CERTIFICATE:

I, JEFFREY ALLEN TUTTLE, BEING A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY TO THE MARY E. AND JAMES L. HAYES FAMILY LIMITED PARTNERSHIP, L.L.P., 209 BLEEKER LLC, A COLORADO LIMITED LIABILITY COMPANY AND PITKIN COUNTY TITLE, INC. THAT THIS IMPROVEMENT SURVEY WAS PREPARED FROM AN ACTUAL MONUMENTED LAND SURVEY AND CHECKING; THAT IT IS CORRECT TO THE BEST OF MY BELIEF AND KNOWLEDGE AND THAT ALL DIMENSIONS, BOTH LINEAR AND ANGULAR WERE DETERMINED BY AN ACCURATE CONTROL SURVEY IN THE FIELD WHICH BALANCED AND CLOSED WITHIN A LIMIT OF 1 IN 15,000 (WHICH COMPLIES WITH COLORADO PROFESSIONAL STANDARDS FOR A LAND SURVEY PLAT AND THE CURRENT ACCURACY STANDARDS FOR ALTA/ACSM LAND TITLE SURVEYS); I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, FEBRUARY 18, 2015, EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL EXCEPT AS SHOWN AND THAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.

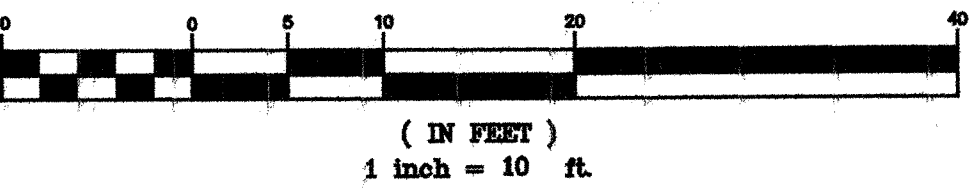

 JEFFREY ALLEN TUTTLE L.S. 33638
 DATE 02/14/15

LEGEND

- ⊞ = Transformer
- ⊕ = Utility Pole
- ⊙ = Cable Pedestal
- EM = Electric Meter
- GM = Gas Meter
- TB = Telephone Box
- ⊕ = Telephone Pedestal
- MP = Metal Utility Pipe
- = Fence

-  = 0.8' wide Brick Wall
-  = 0.8' Concrete Retaining wall

GRAPHIC SCALE



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 legal action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

TUTTLE SURVEYING SERVICES
 727 Blake Avenue
 Glenwood Springs, Colorado 81601
 (970) 928-9708 (FAX 947-9007)
 Email- jeff@tss-us.com



IMPROVEMENT SURVEY PLAT

209 East Bleeker Street
 Aspen, Colorado. 81611

Drawn by: DMC
 Date: 02/24/2015
 Z: 2015\209BLEEKER\209BLEEKER.DWG