

ALTA/ACSM LAND TITLE SURVEY

PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOGETHER WITH PART OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 76 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF GRANBY, COUNTY OF GRAND, STATE OF COLORADO
SHEET 1 OF 2

TITLE COMMITMENT LEGAL DESCRIPTION:

THAT PORTION OF SECTION 6 AND SECTION 7, TOWNSHIP 1 NORTH, RANGE 76 WEST OF THE SIXTH P.M., GRAND COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL INFORMATION CONTAINED HEREIN IS BASED UPON THE LOCATION OF THE EXISTING B.L.M. BRASS CAP MONUMENTS AS ESTABLISHED BY THE BUREAU OF LAND MANAGEMENT DEPENDENT RESURVEY OF A PORTION OF TOWNSHIP 1 NORTH, RANGE 76 WEST OF THE SIXTH P.M., ACCEPTED OCTOBER 10, 1979 AND FILED IN THE COLORADO STATE OFFICE NOVEMBER 1, 1979.

CONSIDERING THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW/4) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SAID SECTION 7 AS EVIDENCED BY AN EXISTING B.L.M. BRASS CAP MONUMENT AT THE NORTHWEST CORNER OF THE NORTHWEST ONE-QUARTER (NW/4) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SAID SECTION 7 AND AN EXISTING B.L.M. BRASS CAP MONUMENT AT THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER (NW/4) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SAID SECTION 7 AS BEARING SOUTH 89°11'02" EAST AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST ONE-QUARTER (NW/4) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SAID SECTION 7;

THENCE ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW/4) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SAID SECTION 7, SOUTH 89°11'02" EAST, 980.44 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW/4) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SAID SECTION 7, SOUTH 89°11'02" EAST, 334.12 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER (NW/4) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SAID SECTION 7;

THENCE ALONG THE EAST LINE OF THE NORTHWEST ONE-QUARTER (NW/4) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SAID SECTION 7, SOUTH 07°12'35" WEST, 1,277.49 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER (NW/4) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SAID SECTION 7 AS EVIDENCED BY AN EXISTING B.L.M. BRASS CAP MONUMENT, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (NE1/4) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SAID SECTION 7;

THENCE ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (NE1/4) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SAID SECTION 7, SOUTH 87°57'16" EAST, 912.53 FEET;

THENCE NORTH 02°02'44" EAST, 75.00 FEET;

THENCE SOUTH 87°57'16" EAST, 114.54 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF HIGHWAY 40, SAID POINT BEING ON A CURVE CONCAVE TO THE SOUTHWEST, HAVING A PARTIAL CENTRAL ANGLE OF 01°51'52" AND A RADIUS OF 1,282.50 FEET, A RADIAL LINE THROUGH SAID POINT BEARS NORTH 82°24'55" EAST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID WEST RIGHT-OF-WAY LINE 41.73 FEET TO THE END OF SAID CURVE, A RADIAL LINE THROUGH SAID END OF CURVE BEARS NORTH 80°33'03" EAST;

THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF SAID HIGHWAY 40, NORTH 00°58'57" WEST, 243.40 FEET TO AN EXISTING HIGHWAY RIGHT-OF-WAY MARKER SET IN CONCRETE;

THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF SAID HIGHWAY 40, NORTH 14°24'04" WEST, 19.16 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED RECORDED IN BOOK 151, PAGE 17, RECORDS OF SAID COUNTY;

THENCE ALONG THE SOUTH AND WEST AND NORTH LINES OF SAID DESCRIBED PARCEL THE FOLLOWING COURSES AND DISTANCES;

NORTH 78°54'04" WEST, 232.66 FEET;

THENCE NORTH 14°24'04" WEST, 572.10 FEET;

THENCE NORTH 75°35'56" EAST, 210.00 FEET TO THE NORTHEAST CORNER OF SAID DESCRIBED PARCEL, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF SAID HIGHWAY 40;

THENCE ALONG SAID WEST RIGHT-OF-WAY LINE NORTH 14°24'04" WEST, 781.76 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED RECORDED IN BOOK 194, PAGE 624, RECORDS OF SAID COUNTY;

THENCE ALONG THE SOUTH AND WEST AND NORTH LINES OF SAID DESCRIBED PARCEL THE FOLLOWING COURSES AND DISTANCES;

SOUTH 75°35'56" WEST, 300.00 FEET;

THENCE NORTH 14°24'04" WEST, 382.76 FEET;

THENCE SOUTH 89°54'04" EAST, 330.53 FEET TO THE NORTHEAST CORNER OF SAID DESCRIBED PARCEL, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF SAID HIGHWAY 40;

THENCE ALONG SAID WEST RIGHT-OF-WAY LINE NORTH 14°24'04" WEST, 61.97 FEET; THENCE NORTH 89°54'04" WEST, 695.50 FEET;

THENCE SOUTH 04°06'34" WEST, 836.61 FEET, MORE OR LESS TO THE TRUE POINT OF BEGINNING;

EXCEPT: ANY PORTION OF SUBJECT PROPERTY LYING WITHIN PROPERTY DESCRIBED IN BOOK 154 AT PAGE 119.

SURVEYED LEGAL DESCRIPTION:

PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOGETHER WITH PART OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 76 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF GRANBY, COUNTY OF GRAND, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7 AND CONSIDERING THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7 TO BEAR SOUTH 88°54'31" EAST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE SOUTH 88°54'31" EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7, A DISTANCE OF 980.44 FEET TO THE SOUTHWEST CORNER OF CLUBHOUSE CABINS AND THE VILLAGE AT SADDLE RIDGE, GRAND RANCH AND CLUB, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED AT RECEPTION NO. 2001-011667 OF THE RECORDS OF THE GRAND COUNTY CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING;

THENCE NORTH 04°23'26" EAST, ALONG THE EAST LINE OF SAID SUBDIVISION, A DISTANCE OF 836.60 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN BOOK 150 AT PAGE 229 OF THE RECORDS OF THE GRAND COUNTY CLERK AND RECORDER; THENCE SOUTH 89°37'25" EAST, ALONG THE SOUTH LINE OF SAID PARCEL DESCRIBED IN BOOK 150 AT PAGE 229, A DISTANCE OF 695.50 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 40;

THENCE SOUTH 14°07'25" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 72.66 FEET TO A POINT ON THE BOUNDARY OF THAT TRACT OF LAND DESCRIBED IN BOOK 154 AT PAGE 119 OF THE RECORDS OF THE GRAND COUNTY CLERK AND RECORDER;

THENCE ALONG THE BOUNDARY OF SAID TRACT THE FOLLOWING THREE (3) COURSES:

- 1) THENCE NORTH 89°37'25" WEST, A DISTANCE OF 330.53 FEET;
- 2) THENCE SOUTH 14°07'25" EAST, A DISTANCE OF 382.76 FEET;
- 3) THENCE NORTH 75°52'35" EAST, A DISTANCE OF 300.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 40;

THENCE SOUTH 14°07'25" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 771.08 FEET TO A POINT ON THE BOUNDARY OF THAT PARCEL OF LAND DESCRIBED IN BOOK 151 AT PAGE 17 OF THE RECORDS OF THE GRAND COUNTY CLERK AND RECORDER;

THENCE ALONG THE BOUNDARY OF SAID PARCEL THE FOLLOWING THREE (3) COURSES:

- 1) THENCE SOUTH 75°52'35" WEST, A DISTANCE OF 210.00 FEET;
- 2) THENCE SOUTH 14°07'25" EAST, A DISTANCE OF 572.10 FEET;
- 3) THENCE SOUTH 78°37'25" EAST, A DISTANCE OF 232.66 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 40;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

- 1) THENCE SOUTH 14°07'25" EAST, A DISTANCE OF 19.16 FEET TO AN EXISTING HIGHWAY RIGHT-OF-WAY MARKER SET IN CONCRETE;
- 2) THENCE SOUTH 00°39'16" EAST, A DISTANCE OF 243.43 FEET TO A POINT ON A CURVE;
- 3) THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 01°51'53", A RADIUS OF 1,282.50 FEET, AN ARC LENGTH OF 41.63 FEET, AND A CHORD THAT BEARS SOUTH 08°11'36" EAST;

THENCE NORTH 87°41'00" WEST, A DISTANCE OF 114.25 FEET;

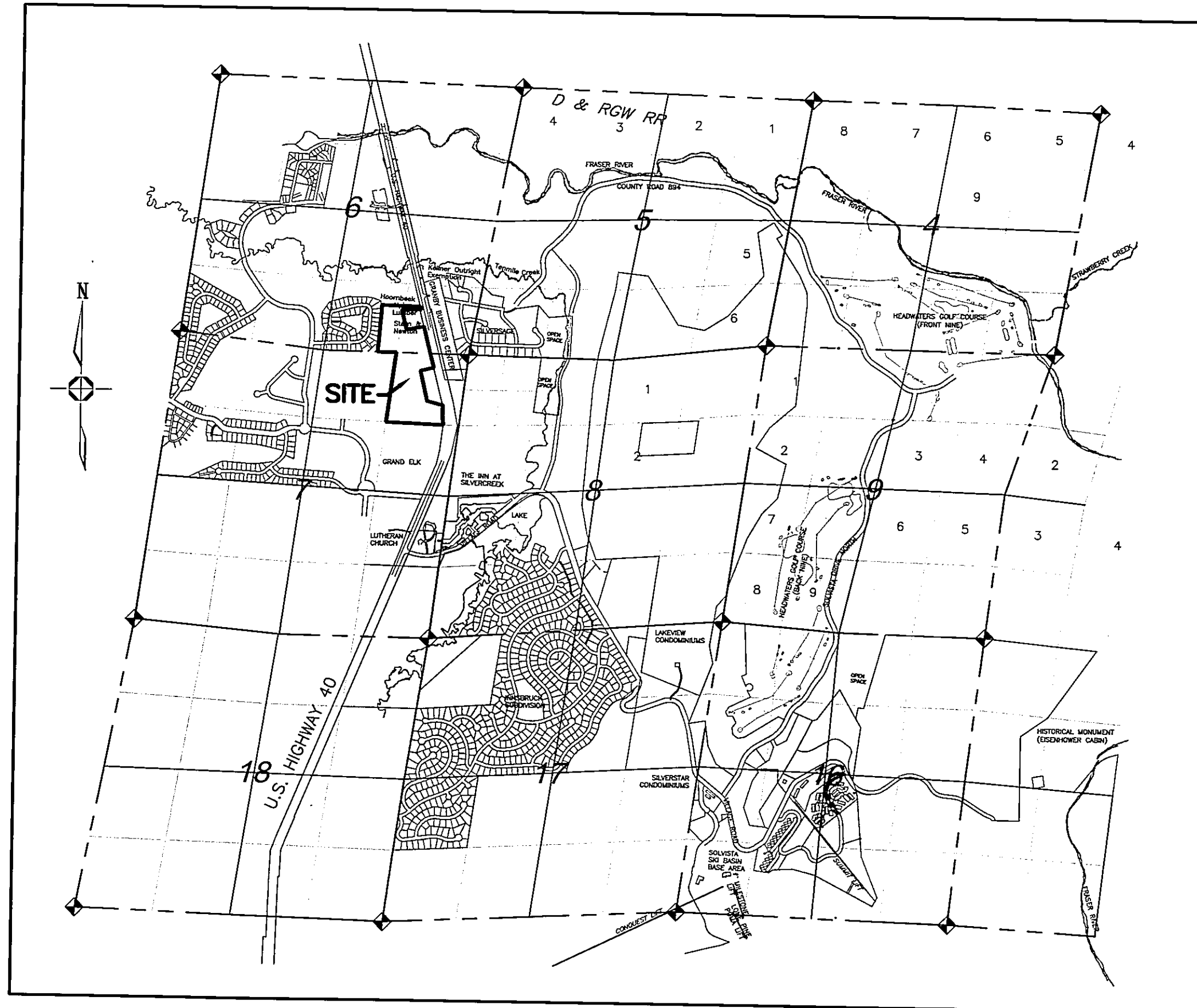
THENCE SOUTH 02°19'00" WEST, A DISTANCE OF 75.00 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7;

THENCE NORTH 87°41'00" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 912.53 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7;

THENCE NORTH 07°29'02" EAST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7, A DISTANCE OF 1,277.55 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 7;

THENCE NORTH 88°54'31" WEST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7, A DISTANCE OF 334.14 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS AN AREA OF 1,534,658 SQUARE FEET OR 35.23 ACRES, MORE OR LESS.



VICINITY MAP
SCALE 1" = 2000'

NOTES:

1. 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.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT, ACCESSORY OR LEGAL LAND BOUNDARY MONUMENT COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY CARROLL & LANGE, INC. TO DETERMINE OWNERSHIP OF EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, CARROLL & LANGE, INC. RELIED UPON THE TITLE COMMITMENT OF RECORD AS NOTED HEREON.
4. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.
5. BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 76 WEST OF THE SIXTH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR SOUTH 88°54'31" EAST, AND IS MONUMENTED AS SHOWN HEREON.
6. THIS PROPERTY MAY CONTAIN UNDERGROUND UTILITIES. ONLY VISIBLE SURFACE EVIDENCE OF UTILITIES WAS LOCATED AS A PART OF THIS SURVEY AND IS SHOWN HEREON.
7. BASED ON A REVIEW OF THE TITLE COMMITMENT AS NOTED HEREON, THE FOLLOWING SCHEDULE B-2 EXCEPTIONS ARE NOTED:

EXCEPTION 7 - RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED OCTOBER 30, 1925, IN BOOK 53 AT PAGE 165. NOT ADDRESSED BY THIS SURVEY.

EXCEPTION 8 - ONE-HALF OF THE MINERALS OF WHATEVER NATURE, INCLUDING OIL AND GAS RIGHTS, AS RESERVED TO ANTONIA MARTE A/K/A ANTONIO MARTE AND MARKUS MARTE A/K/A MARCUS MARTE BY INSTRUMENTS RECORDED JUNE 10, 1957, IN BOOK 212 AT PAGE 419 AND MAY 1, 1970, IN BOOK 170 AT PAGE 391. INTEREST IS NOT LOCATED WITHIN THE SUBJECT PROPERTY.

EXCEPTION 9 - TERMS, CONDITIONS AND PROVISIONS OF WARRANTY AGREEMENT BETWEEN VAL MORITZ DEVELOPMENT COMPANY AND GRAND COUNTY, COLORADO, RECORDED NOVEMBER 29, 1972, IN BOOK 192 AT PAGE 516 AND AMENDED IN BOOK 234 AT PAGE 928. NOT ADDRESSED BY THIS SURVEY.

EXCEPTION 10 - RESTRICTIONS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, AS CONTAINED IN INSTRUMENT RECORDED JUNE 1, 1983, IN BOOK 329 AT PAGE 338 AS AMENDED BY INSTRUMENT RECORDED DECEMBER 12, 1997 AT RECEPTION NO. 9701141. NOTE: ASSIGNMENT OF RIGHTS UNDER DECLARATION RECORDED JUNE 2, 2005, AT RECEPTION NO. 2005-005675. NOT ADDRESSED BY THIS SURVEY.

EXCEPTION 11 - TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS OF AGREEMENT WITH GRANBY SANITATION DISTRICT RECORDED JANUARY 7, 1982, IN BOOK 304 AT PAGE 561. NOT ADDRESSED BY THIS SURVEY.

EXCEPTION 12 - EASEMENT AND RIGHT OF WAY TO CONSTRUCT, OPERATE AND MAINTAIN ITS ELECTRIC TRANSMISSION OR DISTRIBUTION LINES OR SYSTEM AND APPURTENANCES PURPOSES, AS GRANTED TO MOUNTAIN PARKS ELECTRIC BY INSTRUMENT RECORDED SEPTEMBER 4, 1953, IN BOOK 106 AT PAGE 466 AND MARCH 13, 1970, IN BOOK 169 AT PAGE 632, IN WHICH THE SPECIFIC LOCATION OF SAID EASEMENT IS NOT DEFINED. THE EASEMENT DESCRIBED IN BOOK 106 AT PAGE 466 DOES NOT SPECIFY A PLOTTABLE LOCATION. THE EASEMENT DESCRIBED IN BOOK 169 AT PAGE 632 IS NOT CONTAINED WITHIN THE SUBJECT PROPERTY.

EXCEPTION 13 - EASEMENT AND RIGHT OF WAY FOR ROAD PURPOSES, AS GRANTED BY W. ORAN CLARIDGE AND KAREN CLARIDGE TO SILVERCREEK DEVELOPMENT COMPANY, A COLORADO GENERAL PARTNERSHIP BY INSTRUMENT RECORDED OCTOBER 25, 1985, IN BOOK 383 AT PAGE 581, SAID EASEMENT BEING 60 FEET IN WIDTH ALONG THE NORTHERLY BOUNDARY OF SUBJECT PROPERTY. AS SHOWN.

NOTES CONTINUED:

EXCEPTION 14 - EASEMENT AND RIGHT OF WAY FOR INGRESS AND EGRESS PURPOSES, AS GRANTED BY W. ORAN CLARIDGE AND KAREN CLARIDGE TO INDIAN MEADOWS PARTNERS, ET AL BY INSTRUMENT RECORDED JUNE 3, 1988, IN BOOK 435 AT PAGE 742, SAID EASEMENT BEING 60 FEET IN WIDTH ALONG THE NORTHERLY BOUNDARY OF SUBJECT PROPERTY. AS SHOWN.

EXCEPTION 15 - EASEMENT AND RIGHT OF WAY FOR ACCESS AND UTILITY PURPOSES, AS GRANTED BY PLAZA RESOURCES COMPANY TO SILVERCREEK WATER AND SANITATION DISTRICT BY INSTRUMENT RECORDED DECEMBER 5, 1994, AT RECEPTION NOS. 94013402, 94013403 AND 94013404. RECEPTION NO. 94013402 CONVEYS A TWENTY (20) FOOT WIDE EASEMENT FOR WATER AND SEWER UTILITIES AND ACCESS, BUT DOES NOT SPECIFY A PLOTTABLE LOCATION. RECEPTION NO. 94013404 CONVEYS AN EASEMENT FOR WATER AND SEWER UTILITIES AND ACCESS, BUT DOES NOT SPECIFY A PLOTTABLE LOCATION.

EXCEPTION 16 - RESTRICTIONS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, AS CONTAINED IN INSTRUMENT RECORDED MAY 11, 2000, AT RECEPTION NO. 2000-004332 AND THE EFFECT OF LARGE PLANNED COMMUNITY AFFIDAVIT SILVER CREEK DEVELOPMENT AREA RECORDED MAY 11, 2000, AT RECEPTION NO. 2000-004333, AND AMENDMENT TO LARGE PLANNED COMMUNITY AFFIDAVIT RECORDED NOVEMBER 25, 2003, AT RECEPTION NO. 2003-015429. NOTE: ASSIGNMENT OF DECLARANTS RIGHTS RECORDED JUNE 2, 2005, AT RECEPTION NO. 2005-005673. NOT ADDRESSED BY THIS SURVEY.

EXCEPTION 17 - ORDINANCE NO. 578 BY THE TOWN OF GRANBY RECORDED MARCH 6, 2003, AT RECEPTION NO. 2003-002985. NOT ADDRESSED BY THIS SURVEY.

EXCEPTION 18 - ANNEXATION AND DEVELOPMENT AGREEMENT RECORDED MARCH 6, 2003, AT RECEPTION NO. 2003-002997. NOT ADDRESSED BY THIS SURVEY.

EXCEPTION 19 - PLANNED DEVELOPMENT OVERLAY DISTRICT PRELIMINARY PLAN FOR SOLVISTA GOLF AND SKI RANCH RECORDED MARCH 6, 2003, AT RECEPTION NO. 2003-002998, AS AMENDED BY INSTRUMENT RECORDED NOVEMBER 25, 2003, AT RECEPTION NO. 2003-015429 AND THE FIRST AMENDMENT RECORDED FEBRUARY 28, 2005, AT RECEPTION NO. 2005-001961. NOT ADDRESSED BY THIS SURVEY.

EXCEPTION 20 - DECLARATION OF COVENANT, SOLVISTA GOLF AND SKI RANCH RECORDED AUGUST 14, 2003, AT RECEPTION NO. 2003-010318. NOTE: ASSIGNMENT OF RIGHTS UNDER CONTRACT RECORDED JUNE 2, 2005, AT RECEPTION NO. 2005-005675. NOT ADDRESSED BY THIS SURVEY.

EXCEPTION 21 - SIGN STANDARDS AND EXTERIOR LIGHTING STANDARDS FOR GRANBY RANCH AS CONTAINED IN TOWN OF GRANBY RESOLUTION NO. 2005-01-11A RECORDED MARCH 15, 2005, AT RECEPTION NO. 2005-002631. NOT ADDRESSED BY THIS SURVEY.

EXCEPTION 22 - DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED MAY 11, 2000, AT RECEPTION NO. 2000-004336. NOTE: ASSIGNMENT OF DECLARANTS RIGHTS RECORDED JUNE 2, 2005, AT RECEPTION NO. 2005-005674. NOT ADDRESSED BY THIS SURVEY.

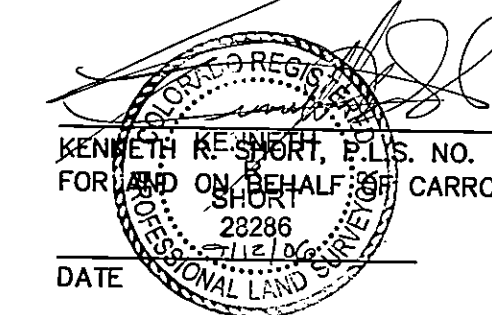
EXCEPTION 23 - CAPITAL FACILITIES FEE AGREEMENT RECORDED JUNE 2, 2005, AT RECEPTION NO. 2005-005677. NOT ADDRESSED BY THIS SURVEY.

EXCEPTION 24 - AMENITY FEE AGREEMENT RECORDED JUNE 2, 2005, AT RECEPTION NO. 2005-005678. NOT ADDRESSED BY THIS SURVEY.

8. THE PARCEL DESCRIBED IN BOOK 154 AT PAGE 119, SUBSEQUENTLY DESCRIBED IN BOOK 194 AT PAGE 624, AND SUBSEQUENTLY PLATTED AS OCEANSPRAY OULTRIGHT EXEMPTION RECORDED UNDER RECEPTION NO. 285776, IS DIFFICULT TO PLACE WITH CERTAINTY BECAUSE THE THREE DOCUMENTS HAVE CONFLICTING TIES TO THE NORTHEAST CORNER OF SECTION 7. HOWEVER, ALL DOCUMENTS AGREE THAT THE EASTERLY BOUNDARY OF THE PARCEL IN QUESTION IS TO BE THE US HIGHWAY 40 RIGHT-OF-WAY LINE. ADDITIONALLY, ALL OF THE DOCUMENTS AGREE THAT THE PARCEL IN QUESTION IS TO HAVE 72 FEET NORTH OF A 20-FOOT JOG IN THE RIGHT-OF-WAY AND 228 FEET SOUTH OF SAID JOG. IN OUR LOCATION OF THE PARCEL IN QUESTION, WE HAVE HONORED THE ABOVE MENTIONED DISTANCES ALONG THE HIGHWAY 40 RIGHT-OF-WAY LINE. FURTHERMORE, THE PARCEL LINES AS SURVEYED FIT THE LINES OF OCCUPATION AND EXISTING IMPROVEMENTS.
9. THE RIGHT-OF-WAY FOR US HIGHWAY 40 WAS ESTABLISHED WITH INFORMATION PROVIDED BY KEITH SOURS, PLS, REGION 3 RIGHT-OF-WAY DEPARTMENT, FROM FOUND COLORADO DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MONUMENTS, AND THOSE UNRECORDED LEGAL DESCRIPTIONS PROVIDED BY CDOT AND REFERENCED TO COLORADO STATE HIGHWAY DEPARTMENT RIGHT-OF-WAY PLANS FOR PROJECT NUMBER F 005-3(21).
10. DATE OF FIELDWORK: 26 AUGUST 2005

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY TO GRANBY REALTY HOLDINGS LLC, A COLORADO LIMITED LIABILITY COMPANY, AND TITLE COMPANY OF THE ROCKIES, INC. THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH MINIMUM STANDARD "DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1999, AND INCLUDES ITEMS 1, 2, 4, 8, 10, 11A, 15, AND 16 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT 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".



KENNETH R. SHORT, P.L.S. NO. 28286
FORWARD ON BEHALF OF CARROLL & LANGE, INC.

DATE

COUNTY SURVEYOR'S CERTIFICATE

DEPOSITED THIS ____ DAY OF _____, 20____, AT _____ M., IN BOOK _____ OF THE COUNTY SURVEYOR'S LAND SURVEY PLAT / RIGHT-OF-WAY SURVEYS AT PAGE _____ RECEPTION NO. _____

COUNTY SURVEYOR

THIS MAP WAS PREPARED WITH TITLE COMPANY OF THE ROCKIES COMMITMENT NUMBER 1106074-C, EFFECTIVE DATE JULY 11, 2005

10					
9					
8					
7					
6					
5					
4					
3					
2					
1					
NO.	REVISIONS	DATE	BY	CHECKED BY:	DATE

PROJECT: GRANBY RANCH COMMERCIAL WEST
TITLE: ALTA/ACSM LAND TITLE SURVEY
DESIGNED BY:
DRAWN BY: JGB
CHECKED BY: JGB
SCALE: NONE
SHEET 1 OF 2
JOB NO. 3418
FILE NO. COMM-1
DATE: 08-15-05

STATE OF COLORADO } SS.
County of GRAND }
Filed for record this 26
day of June, 2007
at _____ o'clock, P.M.
Recorded in Book _____ Page _____
By _____ Deputy

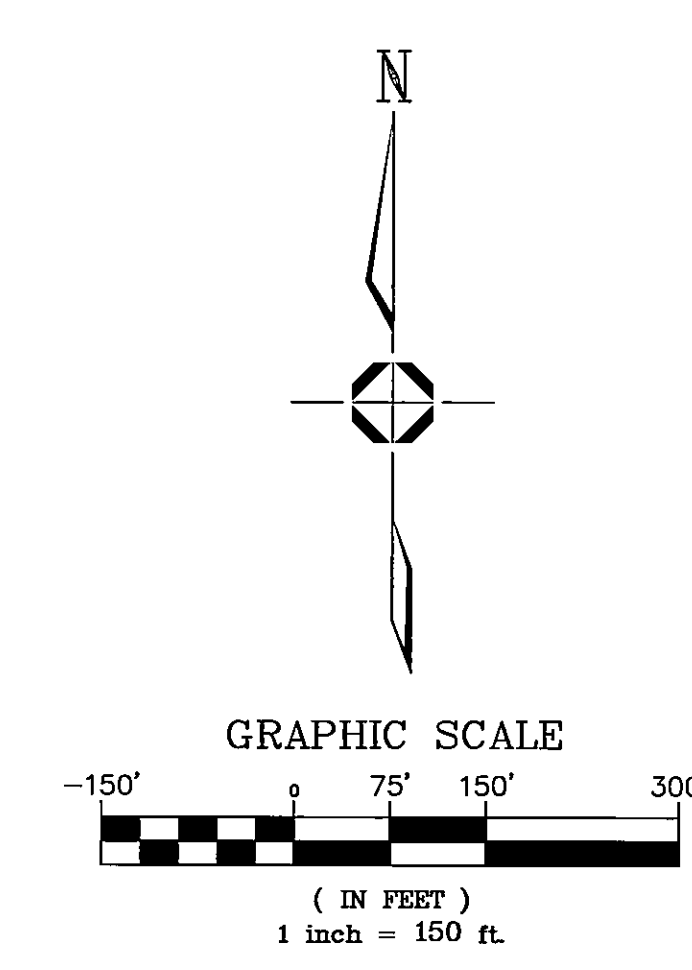
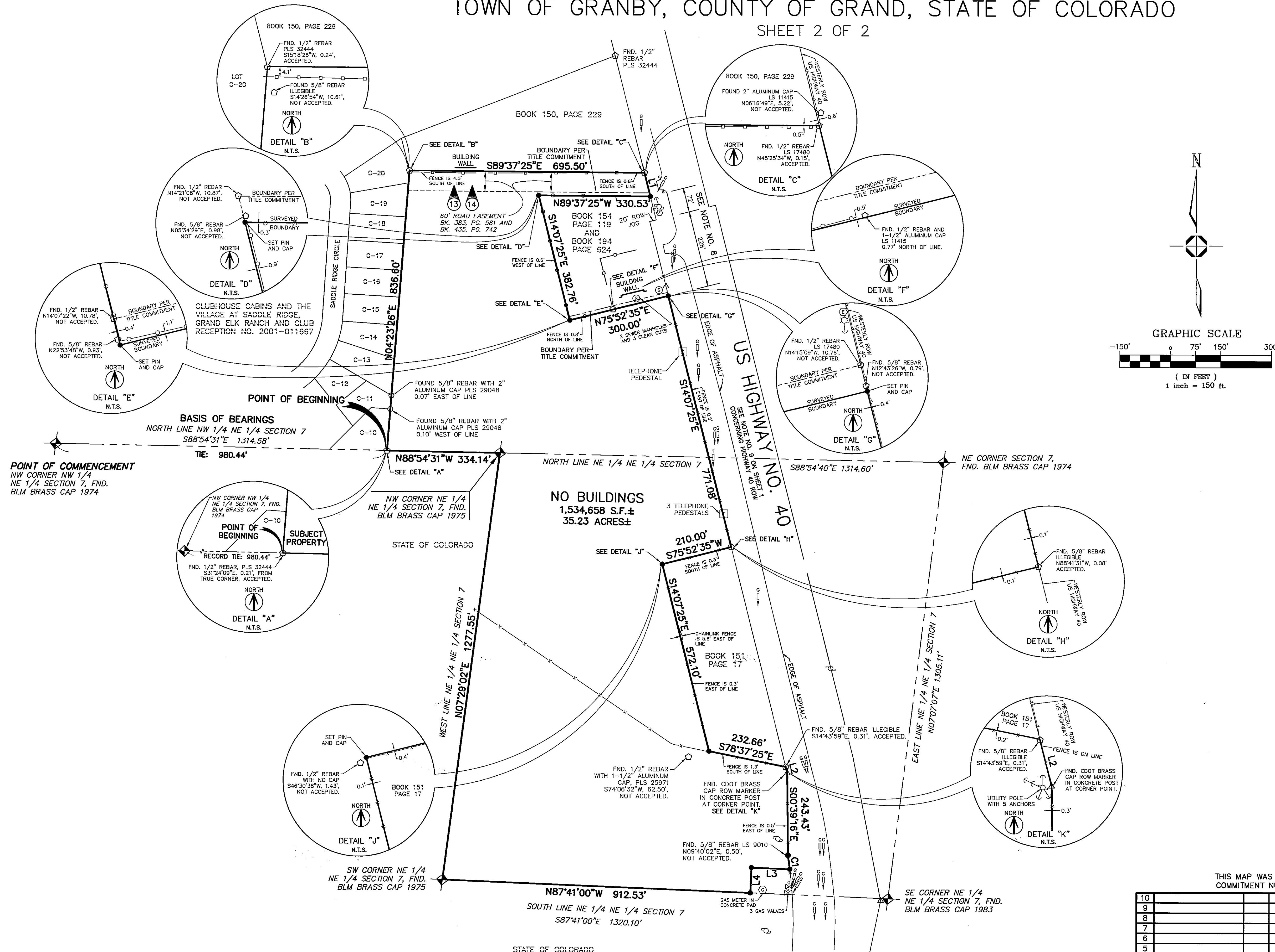
LS1732

Fees \$ 40

ALTA/ACSM LAND TITLE SURVEY

PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOGETHER WITH PART OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 76 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF GRANBY, COUNTY OF GRAND, STATE OF COLORADO

SHEET 2 OF 2



SYMBOL LEGEND	
	FOUND SECTION CORNER AS INDICATED
	SET 18" NO. 5 REBAR AND 1-1/2" GRANGE PLASTIC CAP STAMPED LS NO. 28286
	FOUND BRASS CAP ROW MARKER IN CONCRETE
	FOUND BOUNDARY CORNER MONUMENT AS INDICATED
	TITLE COMMITMENT EXCEPTION IDENTIFIER
	SANITARY SEWER MANHOLE
	UTILITY POLE
	UTILITY POLE ANCHOR
	TELEPHONE PEDESTAL
	GAS METER
	GAS VALVE
	LIGHT POLE
	FLARED END SECTION
	ELECTRIC METER
	SEWER CLEAN OUT
	TELEPHONE MARKER
	GAS MARKER
	ALIQUOT LINE
	SUBJECT PROPERTY BOUNDARY LINE
	EASEMENT LINE
	BOUNDARY LINE PER TITLE COMMITMENT
	WIRE FENCE
	WOODEN FENCE
	CHAIN LINK FENCE

LINE TABLE		
LINE	LENGTH	BEARING
L1	72.66'	S14°07'25"E
L2	19.16'	S14°07'25"E
L3	114.25'	N87°41'00"W
L4	75.00'	S02°19'00"W

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	BEARING
C1	01°51'35"	1282.50'	41.63'	S08°11'36"E

LS 1732

THIS MAP WAS PREPARED WITH TITLE COMPANY OF THE ROCKIES COMMITMENT NUMBER 1106074-C, EFFECTIVE DATE JULY 11, 2005

10				
9				
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4				
3				
2				
1				
NO.	REVISIONS	DATE	CHECKED BY:	DATE

Carroll & Lange
Professional Engineers & Land Surveyors
165 South Union Blvd., Suite 156
Lakewood, Colorado 80228
(303) 980-0200

PROJECT: GRANBY RANCH COMMERCIAL WEST
TITLE: ALTA/ACSM LAND TITLE SURVEY
DESIGNED BY:
DRAWN BY: JGB
CHECKED BY: [Signature]
SCALE: 1"=150'
SHEET 2 OF 2
JOB NO. 3418
FILE NO. COMM-1

STATE OF COLORADO
County of GRAND
Filed for record this 28th day of June, 2007
at _____ o'clock _____ M.
Recorded in Book _____ Page _____
Deputy