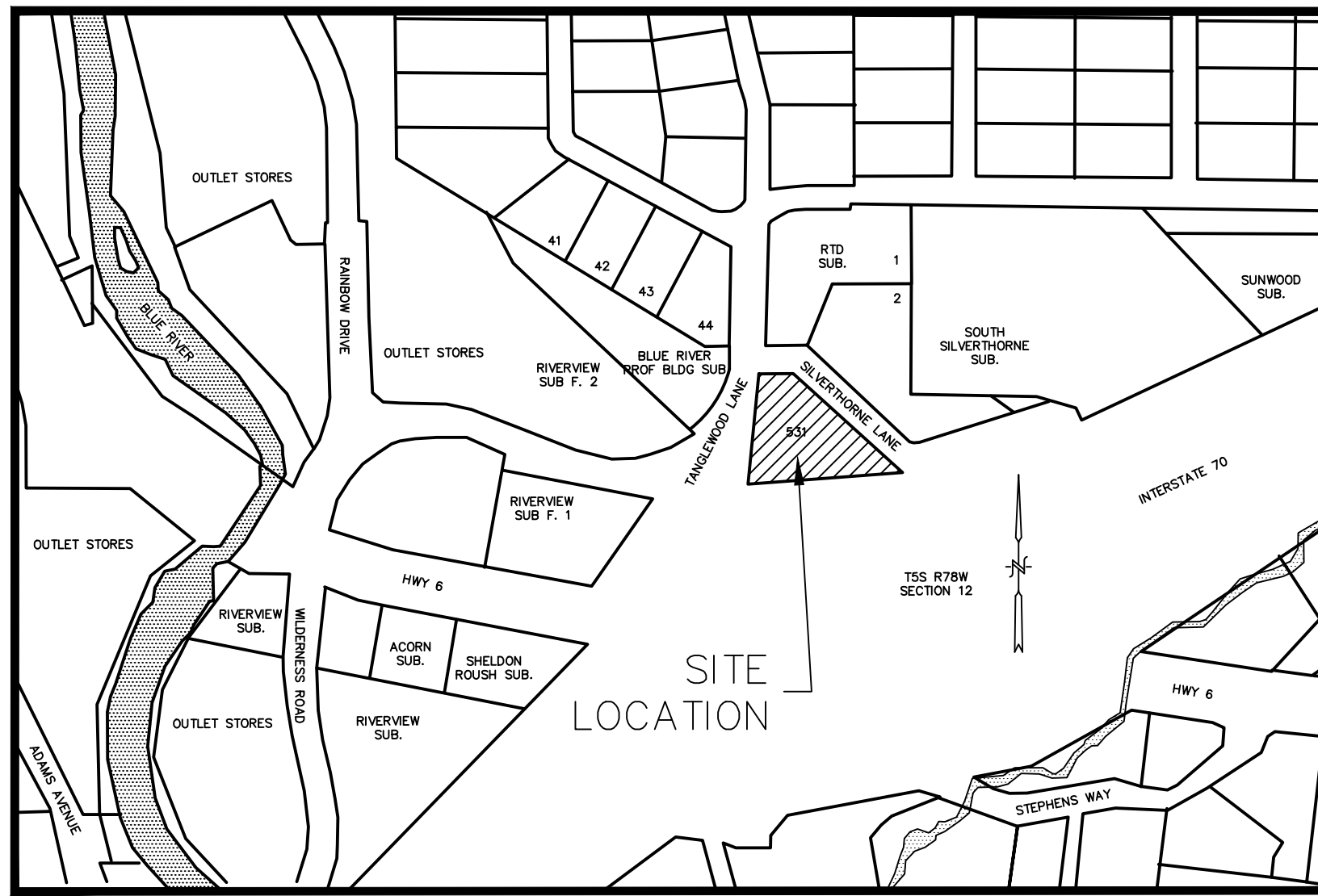


ALTA/ACSM LAND TITLE SURVEY
 A PART OF TRACT H SOUTH, SILVERTHORNE ANNEX
 SOUTHEAST 1/4, SECTION 12, TOWNSHIP 5 SOUTH, RANGE 78 WEST, 6TH P.M.
 SUMMIT COUNTY, COLORADO



VICINITY MAP
 NO SCALE

LEGEND

- FOUND #4 REBAR AND PLASTIC CAP
- FOUND #4 REBAR
- SET REBAR AND PINK CAP (PLS No. 37047)
- ⊗ GATE VALVE
- ⊙ SEWER MANHOLE
- ⊙ LIGHTPOLE
- CONCRETE BOLLARD
- x SPOT ELEVATION
- SS- SEWER MAIN
- W- WATER MAIN
- GAS- GAS LINE
- UGE- UNDERGROUND ELECTRIC LINE
- UGT- UNDERGROUND TELEPHONE LINE (CENTURY LINK)
- UGTV- UNDERGROUND CABLE T.V. LINE

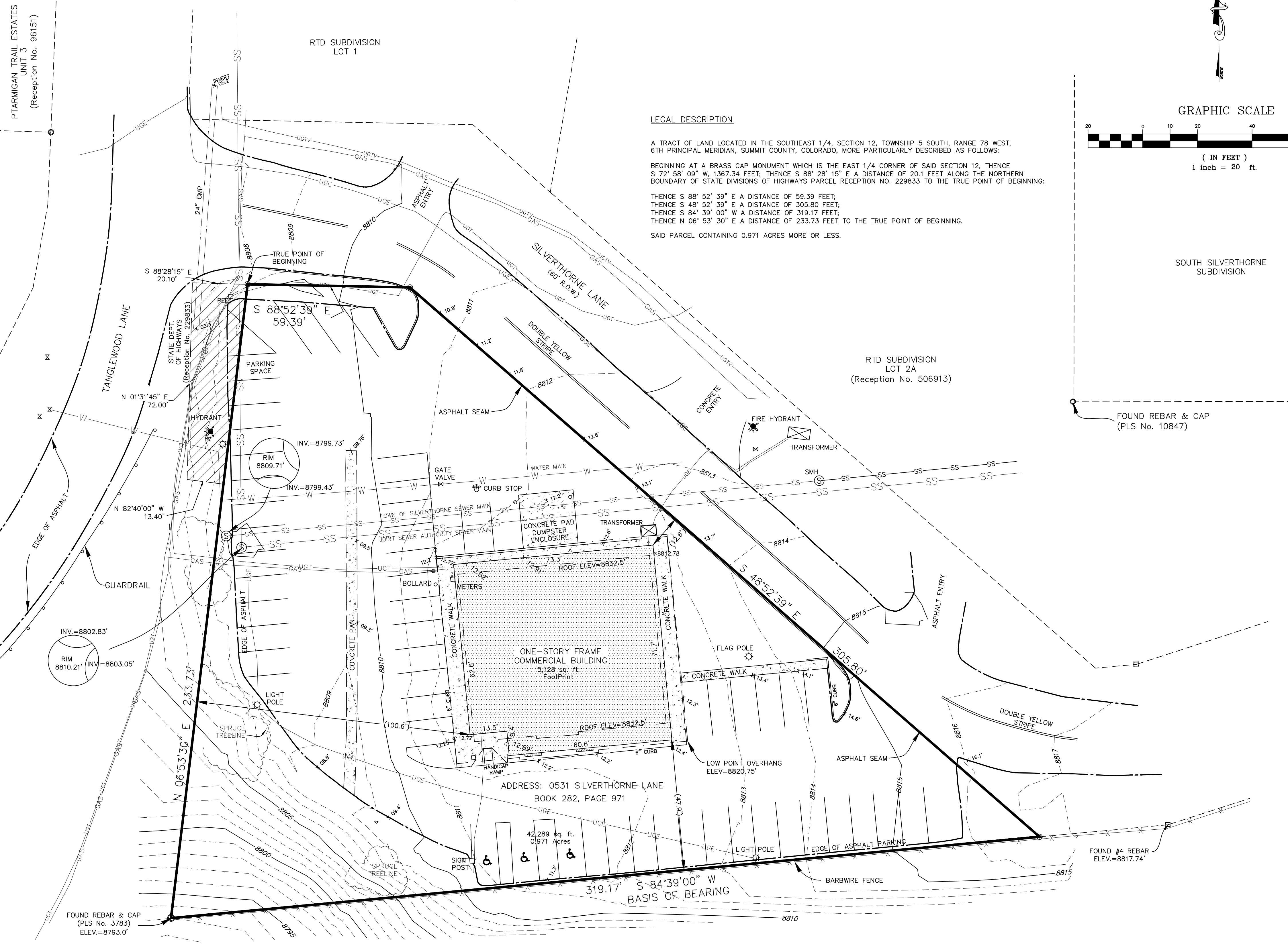
BLUE RIVER PROFESSIONAL BUILDING SUBDIVISION
 LOT 2
 (Reception No. 789183)

RIVERVIEW SUBDIVISION
 FILING No. 2
 LOT 2
 (Reception No. 237482)

PTARMIGAN TRAIL ESTATES
 UNIT 3
 (Reception No. 96151)

- GENERAL NOTES**
- DATES OF FIELD WORK: NOVEMBER 2012 THROUGH APRIL 2013.
 - ORIGINAL LEGAL DESCRIPTION FOUND IN BOOK 282, PAGE 971 EXHIBIT A RECORDED OCTOBER 6, 1976 IN THE SUMMIT COUNTY CLERK AND RECORDER'S OFFICE, SUMMIT COUNTY, COLORADO, EXCEPTING A TRACT OF LAND RECORDED OCTOBER 6, 1981 UNDER RECEPTION NO. 229833.
 - PROJECT BENCHMARK: NATIONAL GEODETIC SURVEY STANDARD DISK MONUMENT SET IN NORTHWEST CORNER PEDESTRIAN BRIDGE OVER STRAIGHT CREEK 1 MILE FROM ON RAMP TO INTERSTATE 70 EASTBOUND. ELEVATION 8814.51'. CONTOUR INTERVAL - ONE FOOT.
 - FLOOD PLAIN DESIGNATION SCALED FROM FEMA MAP NUMBER 08117C0239E DATED NOVEMBER 16, 2011. FLOOD DESIGNATION "ZONE X". AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 - ZONING: PARCEL IS ZONED TOWN OF SILVERTHORNE - "C-1" LIGHT COMMERCIAL ZONE DISTRICT, CHAPTER 4 SILVERTHORNE COMMUNITY DEVELOPMENT.
 - SEWER AND WATER LINE LOCATES NOVEMBER 5, 2012 PER TOWN OF SILVERTHORNE PUBLIC WORKS DEPARTMENT. NO RECORDED UTILITY EASEMENT DOCUMENTS AVAILABLE.
 - PHONE, ELECTRIC, GAS AND CABLE T.V. UNDERGROUND UTILITIES MARKED BY "UNDERGROUND CONSULTING SOLUTIONS" FEBRUARY 12, 2013.
 - BASIS OF BEARINGS: THE FOUND REBAR MONUMENT WITH PLASTIC CAP PLS No. 3783 AT THE SOUTHWEST CORNER OF TRACT H SILVERTHORNE ANNEX AND THE FOUND REBAR MONUMENT ALONG THE SOUTH RIGHT OF WAY OF SILVERTHORNE LANE BEING N 84°39'00" E.
 - BUILDING TIES ARE INDICATED IN PARENTHESES.
 - SCHMIDT LAND SURVEYING, INC. DID NOT PERFORM A TITLE SEARCH OF THE SUBJECT PROPERTY TO ESTABLISH OWNERSHIP, EASEMENTS OR RIGHTS-OF-WAY OF RECORD. DOCUMENTS USED IN THIS ALTA SURVEY WERE PROVIDED BY LAND TITLE GUARANTEE OF SUMMIT COUNTY, ORDER No. M20150508, DATED MARCH 22, 2013 AT 5:00 P.M..

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 CERTIFICATION SHOWN HEREON.



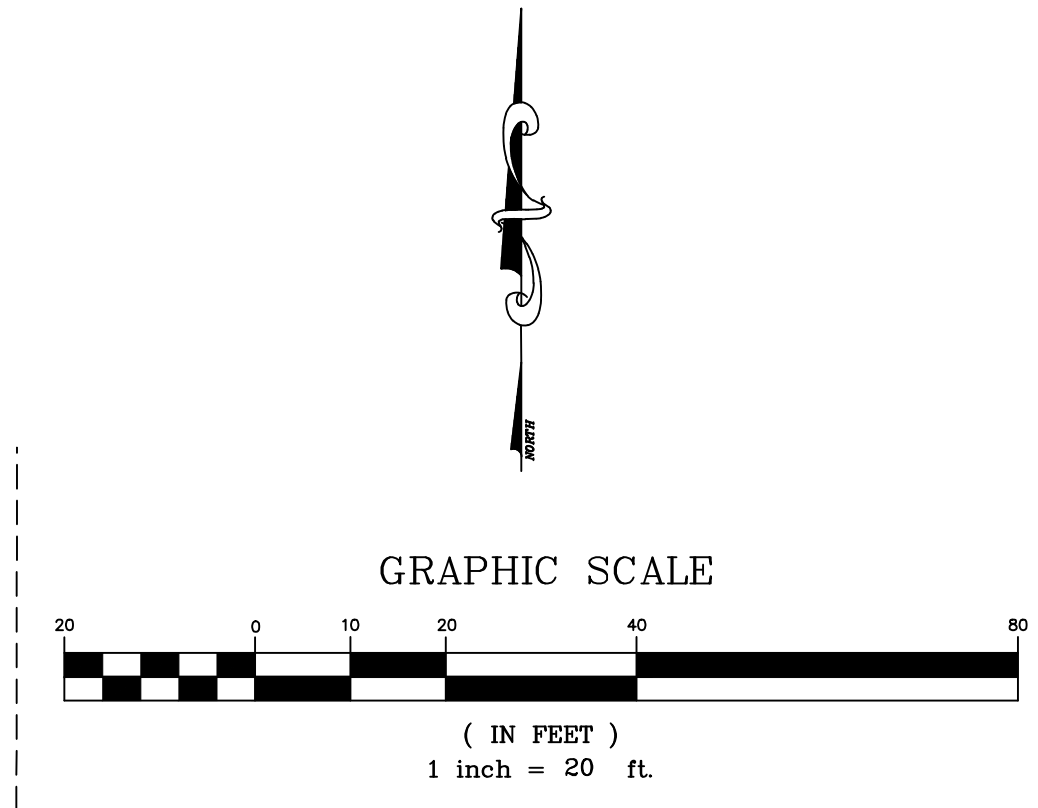
LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHEAST 1/4, SECTION 12, TOWNSHIP 5 SOUTH, RANGE 78 WEST, 6TH PRINCIPAL MERIDIAN, SUMMIT COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A BRASS CAP MONUMENT WHICH IS THE EAST 1/4 CORNER OF SAID SECTION 12, THENCE S 72° 58' 09" W, 1367.34 FEET; THENCE S 88° 28' 15" E A DISTANCE OF 20.1 FEET ALONG THE NORTHERN BOUNDARY OF STATE DIVISIONS OF HIGHWAYS PARCEL RECEPTION NO. 229833 TO THE TRUE POINT OF BEGINNING;

THENCE S 88° 52' 39" E A DISTANCE OF 59.39 FEET;
 THENCE S 48° 52' 39" E A DISTANCE OF 305.80 FEET;
 THENCE S 84° 39' 00" W A DISTANCE OF 319.17 FEET;
 THENCE N 06° 53' 30" E A DISTANCE OF 233.73 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.971 ACRES MORE OR LESS.



SOUTH SILVERTHORNE
 SUBDIVISION

RTD SUBDIVISION
 LOT 2A
 (Reception No. 506913)

FOUND REBAR & CAP
 (PLS No. 10847)

INTERSTATE 70
 RIGHT OF WAY

SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED BEING A REGISTERED LAND SURVEYOR OF THE STATE OF COLORADO, CERTIFIES TO (i) XXXXX COMPANY, A GENERAL PARTNERSHIP, (ii) XXXXX COMPANY AND (iii) LAND TITLE GUARANTEE OF SUMMIT COUNTY AS FOLLOWS:

THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1,2,3,4,5,6a,7a,7b,8,9,11A AND 11b OF TABLE A THEREOF.

DATED THIS 29th DAY OF AUGUST, 2013.

SIGNATURE:
 ELIZABETH K. SCHMIDT
 COLORADO REGISTRATION NUMBER 37047

Drawn EKS	Dwg 1394 ALTA.DWG	Project 1394
Date 8/29/13	Scale 1" = 20'	Sheet 1 of 1

SCHMIDT
 LAND SURVEYING, INC.
 P.O. Box 5761
 FRISCO, CO 80443 970-409-9963