

ALTA/ACSM LAND TITLE SURVEY
OF THE N 1/2 OF THE NE 1/4 OF SECTION 33, TOWNSHIP 8 NORTH,
RANGE 69 WEST, OF THE 6TH P.M., LARIMER COUNTY, COLORADO

LEGAL DESCRIPTION:

THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 8 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO.

SURVEYOR'S CERTIFICATE

AUGUST 4, 2010

I, GARY K. HAMMER A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, ON THE BASIS OF MY KNOWLEDGE, INFORMATION, AND BELIEF, DO HEREBY CERTIFY TO RESOURCE LAND HOLDINGS, LLC A COLORADO LIMITED LIABILITY COMPANY, AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY THAT IN AUGUST, 2010, TO NORMAL STANDARDS OF CARE OF A PROFESSIONAL LAND SURVEYOR PRACTICING IN THE STATE OF COLORADO, 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, ACSM, AND NSPS IN 2005, AND INCLUDES ITEMS 1-2, 5, 8, 10, 11a & b, 13-14 AND 17 (SURVEY INSIDE AND OUTSIDE OF SLURRY WALL), 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, UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS." DIMENSIONS AND BEARINGS, SHOWN HEREON, ACCURATELY REPRESENT SAID LAND SURVEY. VISIBLE AND APPARENT IMPROVEMENTS WERE FOUND TO BE LOCATED IN RELATION TO THE RECORD TITLE LINES AS SHOWN; VISIBLE AND APPARENT EASEMENTS AND RIGHTS-OF-WAY IN EVIDENCE OR KNOWN TO ME AND VISIBLE AND APPARENT ENCROACHMENTS BY OR ON THE PREMISES ARE AS SHOWN. THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY HAMMER LAND SURVEYING, INC. TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD.

DATE:-----

GARY K. HAMMER PLS
COLORADO PLS 24307

TITLE COMMITMENT NOTES:

FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY OR TITLE OF RECORD, HAMMER LAND SURVEYING, INC. RELIED UPON TITLE COMMITMENT NO. FC25096471 PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY DATED JULY 01, 2010 AT 5:00 P.M.

THE FOLLOWING COMMENTS ARE IN REGARDS TO THE ABOVE-REFERENCED TITLE COMMITMENT NO. FC25096471 THE NUMBERS IN OUR COMMENTS CORRESPOND TO THE NUMBERING SYSTEM USED IN SAID TITLE COMMITMENT.

SCHEDULE A:

1. NOTED ABOVE JULY 01, 2010 AT 5:00 P.M.

2-4. HAMMER LAND SURVEYING DID NOT EXAMINE OR ADDRESS THESE ITEMS.

5. THE LEGAL DESCRIPTION OF THE LAND SURVEYED IS SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

SCHEDULE B-SECTION 1 REQUIREMENTS:

1-4. HAMMER LAND SURVEYING DID NOT EXAMINE OR ADDRESS THESE ITEMS.

SCHEDULE B-2 EXCEPTIONS:

- VISIBLE AND APPARENT EVIDENCE OF RIGHTS, INTERESTS, OR CLAIMS OF PARTIES IN POSSESSION ARE SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE AND BELIEF.
- VISIBLE AND APPARENT EVIDENCE OF EASEMENTS OR CLAIMS OF EASEMENTS ARE SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE AND BELIEF.
- VISIBLE AND APPARENT DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA AND ENCROACHMENTS ARE SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE AND BELIEF.
8. HAMMER LAND SURVEYING, INC. DID NOT EXAMINE OR ADDRESS THESE ITEMS.
- EASEMENT GRANTED TO THE CITY OF GREELEY, A MUNICIPAL CORPORATION, FOR UNDERGROUND PIPELINE, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED JUNE 06, 1953, IN BOOK 951 AT PAGE 66 IS SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE AND BELIEF. LOCATION OF WATERLINE FROM MARKOUTS DOES NOT MATCH LEGAL DESCRIPTION. (SEE SURVEYORS NOTE 6)
- HAMMER LAND SURVEYING, INC. DID NOT EXAMINE OR ADDRESS THIS ITEM.

11. EASEMENT GRANTED TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FOR COMMUNICATION FACILITIES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED OCTOBER 07, 1988, UNDER RECEPTION NO. 88048480 IS SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

12. EASEMENT GRANTED TO THE WEST FORT COLLINS WATER DISTRICT, FOR WATER TRANSMISSION OR DISTRIBUTION LINE OR SYSTEM, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED NOVEMBER 08, 1988 UNDER RECEPTION NO. 88054033 IS SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

13. HAMMER LAND SURVEYING, INC. DID NOT EXAMINE OR ADDRESS THIS ITEM.

14. EASEMENT GRANTED TO LARIMER COUNTY, COLORADO, FOR DRAINAGE AND INCIDENTAL PURPOSES BY INSTRUMENT RECORDED FEBRUARY 07, 2002 UNDER RECEPTION NO. 2002014477 IS SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

15. EASEMENT GRANTED TO LARIMER COUNTY, COLORADO, FOR DRAINAGE AND INCIDENTAL PURPOSES BY INSTRUMENT RECORDED FEBRUARY 07, 2002 UNDER RECEPTION NO. 2002014478 IS SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

16. HAMMER LAND SURVEYING, INC. DID NOT EXAMINE OR ADDRESS THIS ITEM.

17. RIGHT OF WAY FOR COUNTY ROAD 546 (OLD HIGHWAY 287), TAFT HILL ROAD, AND BROOKHILL ROAD AS THE SAME EXIST AND/OR USED ARE SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

NOTICE:
ACCORDING TO COLORADO LAW YOUR MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

TITLE COMMITMENT NOTES CONT:

SCHEDULE B-2 EXCEPTIONS CONT:

18. THE ROAD RIGHT OF WAY AS DEDICATED IN THE DOCUMENT RECORDED FEBRUARY 07, 2002 AT RECEPTION NO. 2002014479 IS SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

19. ROAD RIGHT OF WAY AS CREATED BY INSTRUMENT RECORDED DECEMBER 31, 1889 IN ROAD BOOK 4 AT PAGE 34 ALONG THE NORTH AND EAST SIDE OF THE PROPERTY IS SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

20. HAMMER LAND SURVEYING DID NOT EXAMINE OR ADDRESS THIS ITEM.

21. THE WATER LINE AND FENCES AS REFERENCED FROM THE ALTA/ACSM LAND TITLE SURVEY DATED APRIL 1, 2008, JOB#0732.0231.00 BY TST, INC. ARE SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE AND BELIEF.OUR KNOWLEDGE AND BELIEF.

SURVEYOR'S NOTES:

1. BASIS OF BEARING: ASSUMING THE EAST LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4, OF SECTION 33 TOWNSHIP 8 NORTH, RANGE 67 WEST BEARS NORTH 00°26'21" WEST BETWEEN A FOUND 3" UNREADABLE BRASS CAP AT THE NORTHEAST SECTION CORNER AND A 2 1/2" ALUM. CAP PLS 33193 AT THE NORTH 1/16 CORNER. AND WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.

2. THE FOLLOWING ITEMS FROM "TABLE A-OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS" FOR ALTA/ACSM LAND TITLE SURVEYS, WERE ADDRESSED AND, IF APPLICABLE SHOWN ON THIS SURVEY (THE NUMBERING SEQUENCE USED IS THE SAME AS "TABLE A"): 1-2, 5, 8, 10, 11a & b, 13-14 AND 17 (SURVEY INSIDE AND OUTSIDE OF SLURRY WALL).

3. ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF LARIMER COUNTY, COLORADO.

4. EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESERVATIONS, RESTRICTIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME.

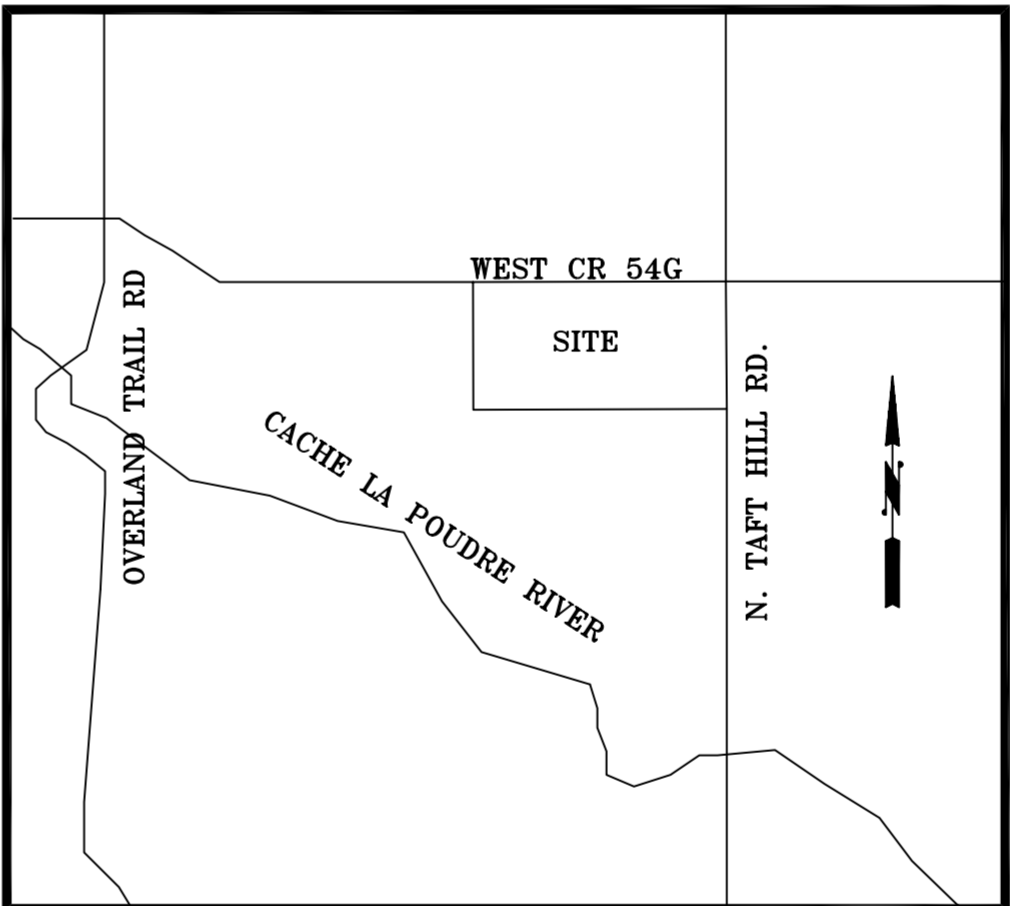
5. (FOR "TABLE A" ITEM 11) UTILITIES AND/OR PIPE LINES ARE SHOWN PER VISIBLE AND APPARENT SURFACE EVIDENCE. IF MORE ACCURATE LOCATIONS OF UNDERGROUND UTILITIES ARE REQUIRED THE UTILITY WILL HAVE TO BE VERIFIED BY POT-HOLING. SURVEYOR OF RECORD SHALL NOT BE LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES.

6. BARB WIRE FENCE ALONG THE SOUTH SIDE OF PROPERTY ENCROACHES INTO PROPERTY CREATING AN AREA OF CONCERN ACCORDING TO ADJACENT LANDOWNER SEAWORTH THE FENCE HAS EXISTED IN ITS PRESENT LOCATION FOR OVER 60 YEARS. ADVERSER POSSESSION MAY BE OCCURRING OR HAVE ALREADY RIPPENED.

7. NO EVIDENCE OF EXISTING RIGHT OF WAY APPEARAS TO EXIST FOR BROOKHILL ROAD ALONG THE WEST SIDE OF PROPERTY. ROAD APPEARS TO BE A PRIVATE ROAD ACCESSING ADJACENT PROPERTIES WITH NO ACCESS TO SUBJECT SITE.

8. VERTICAL ELEVATIONS ARE BASED UPON NGS BENCH MARK F 358 RESET WHICH LIES JUST SOUTH OF THE AMERICAN LEGION BUILDING AS SHOWN ON THE DRAWING. ELEVATION OF BENCHMARK IS 5035.50 NAVD 88 DATUM.

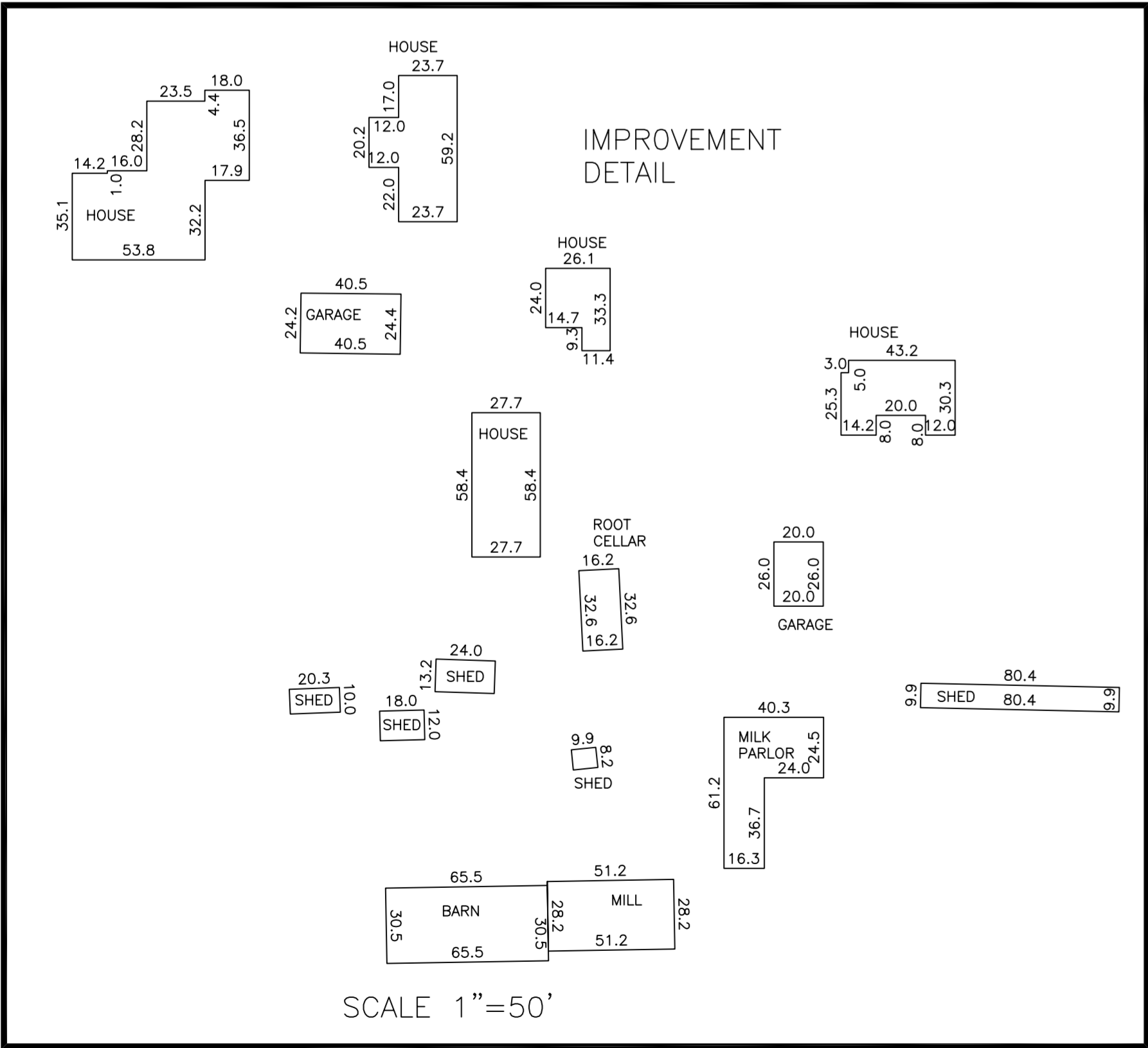
9. LAST FIELD INSPECTION OF THE PROPERTY WAS AUGUST 7, 2010.



VICINITY MAP 1" = 2000'

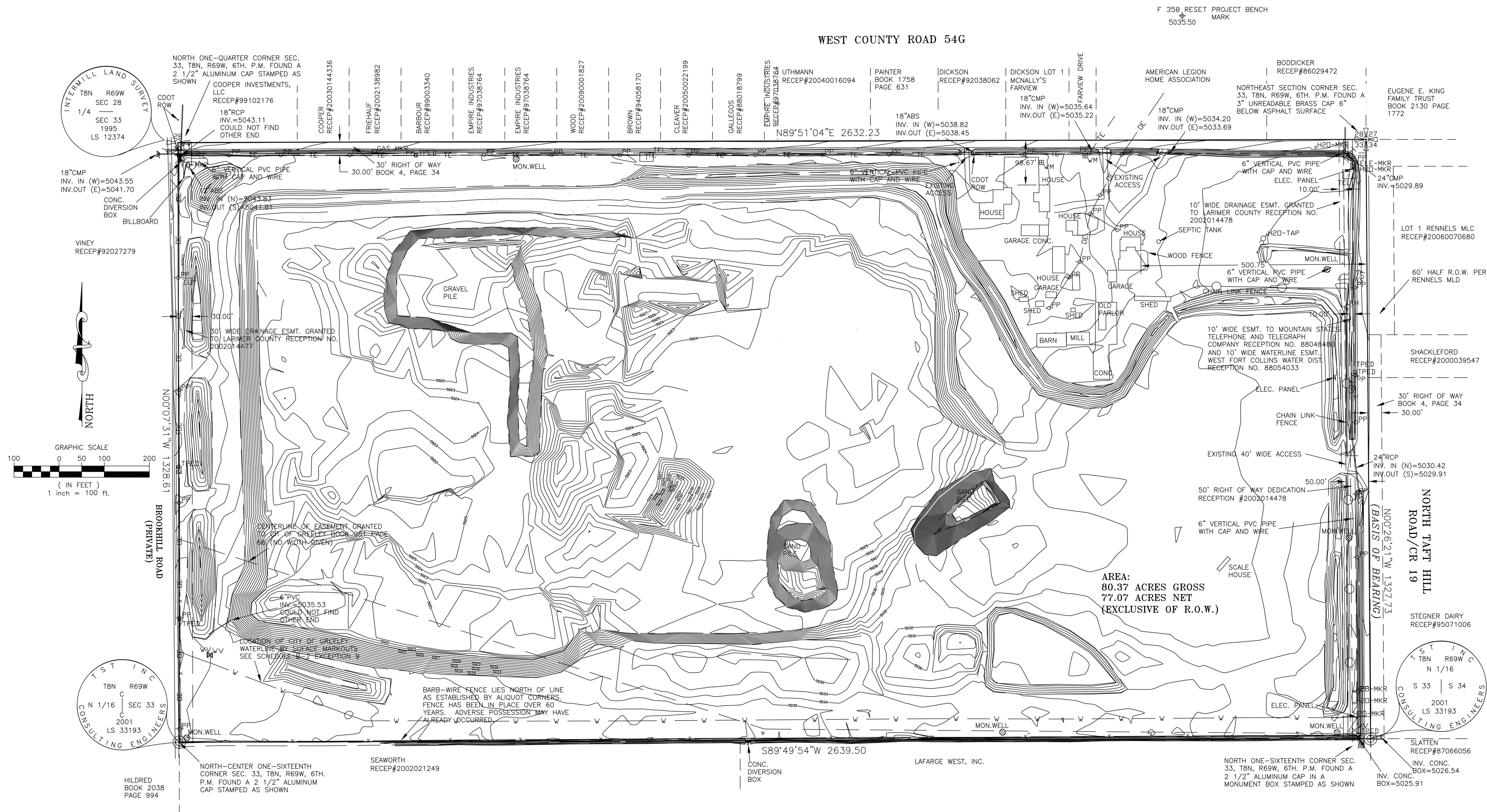
LEGEND

- = FOUND OR SET SECTION CORNER AS NOTED
- = FOUND OR SET ONE-QUARTER CORNER AS NOTED.
- = FOUND OR SET CORNER AS NOTED.
- = POWER POLE WITH OVERHEAD ELECTRIC
- = OVERHEAD ELECTRIC
- = OVERHEAD TELEPHONE
- = TELEPHONE PEDISTAL
- = TELEPHONE MARKER
- = GAS MARKER
- = TELEPHONE VAULT
- = WATER VALVE
- = WATER MARKER



NO.	DATE	DESCRIPTION	BY	CLIENT: RESOURCE LAND HOLDINGS LLC 1205 WEST ELIZABETH STREET PMB#134 FORT COLLINS, CO 80521	HAMMER LAND SURVEYING, INC. 4350 HIGHWAY 66 LONGMONT, CO 80504 PH: 970-535-9318	ALTA/ACSM LAND TITLE SURVEY SECTION 33, TOWNSHIP 8 NORTH, RANGE 69 WEST, 6TH P.M.	SECTION 33, TOWNSHIP 8 NORTH RANGE 69 WEST, 6TH P.M.
							DATE: 8/09/10
							JOB#10017ALTA PAGE 1 OF 2

ALTA/ACSM LAND TITLE SURVEY
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