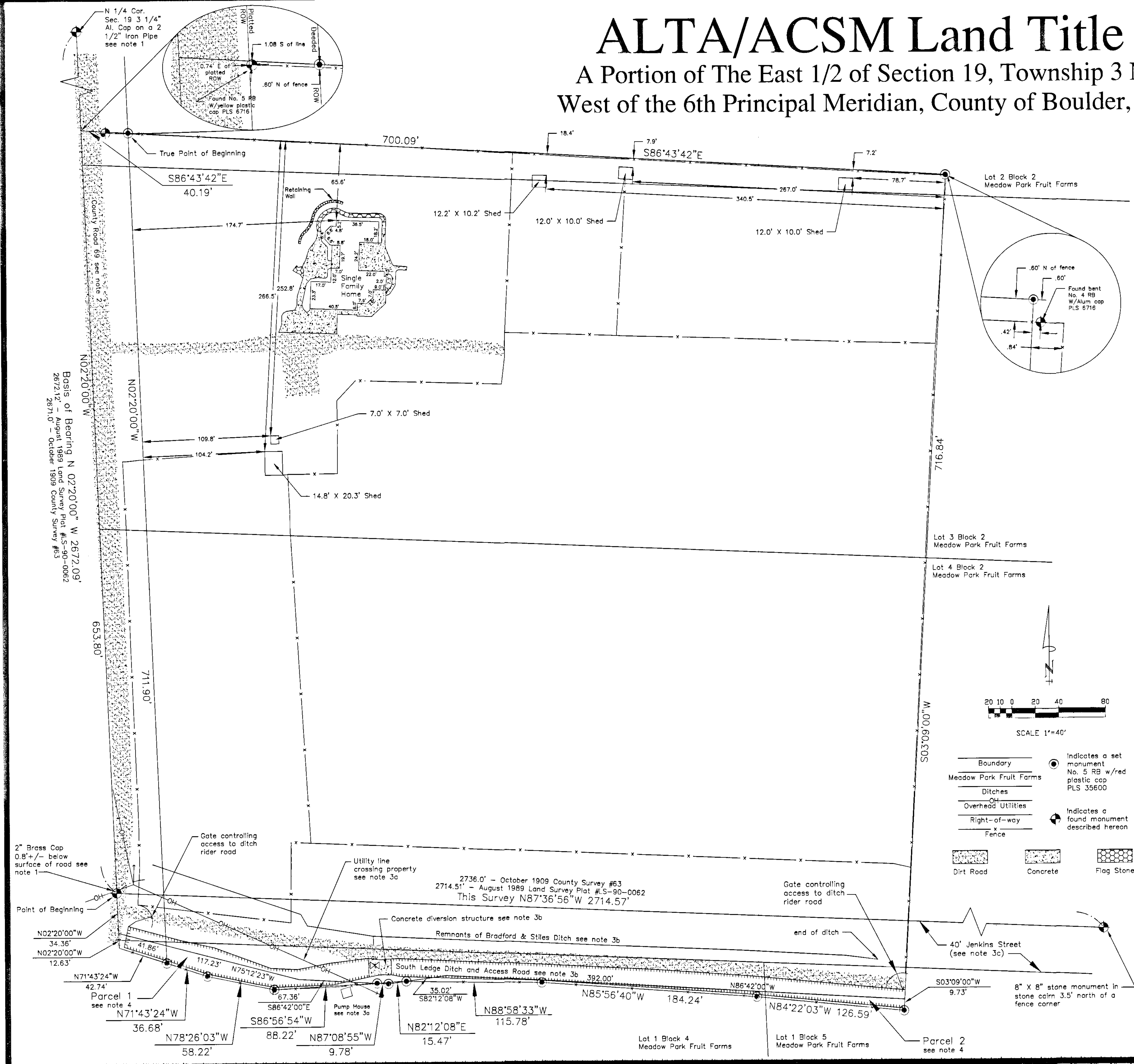


ALTA/ACSM Land Title Survey

A Portion of The East 1/2 of Section 19, Township 3 North, Range 70 West of the 6th Principal Meridian, County of Boulder, State of Colorado



LEGAL DESCRIPTION:

A parcel of land consisting of portions of Lots 2, 3 and 4, Block 2, Lot 1, Block 4, Lot 1, Block 5; as shown on the plat of Meadow Park Fruit Farms, Lyons, Colorado recorded in Map Book 4, Page 5 Boulder County Records, including those parcels described in litigation guarantee by First American Title Insurance Corporation commitment No. H 215100, less that portion Deeded to Boulder County on Page 109 Page 53, Boulder County Records; located in the East Half (E1/2) of Section 19, Township 3 North, Range 70 West of the 6th P.M. Boulder County, Colorado, and more particularly described as follows:

Beginning at the Center Corner of said Section 19, said corner being monumented by a 2 inch brass cap marked with a cross and inscribed "Center Section 19" from which it is assumed that the North Centerline of said Section 19 bears North 2°20' West and the North 1/4 corner of said Section 19, is monumented by a 3 1/4" aluminum cap on a 2 1/2" iron pipe marked as "1/4 COR" common to Sections 19 and 18, T. 3 N., R. 70 W., 1992, RLS 4846 with all bearings contained herein considered relative thereto;

Thence North 2° 20' 00" West, along the North-South centerline of said Section 19 a distance of 653.80 feet to a point on the North Boundary of the parcel described in Lawyers Title Insurance Corporation commitment No.60257-0991;

Thence North 86° 43'42" West 40.19 feet to a point on the Easterly side of that Parcel described in Book 109 Page 53, dedicated to Boulder County and currently known as County Road 66, said point being The True Point of Beginning;

Thence along an existing fence line South 86° 43' 42" East, a distance of 700.09 feet;

Thence along an existing fence line South 3° 09' 00" West, a distance of 716.84 feet;

Thence along the South boundary of Parcel 2 as described in litigation guarantee by First American Title Insurance Corporation commitment No. H 215100 the following 3 courses and distances:

1. North 84° 22' 03" West, a distance of 126.59 feet;
2. North 85° 56' 40" West, a distance of 184.24 feet;
3. North 88° 58' 33" West, a distance of 115.78 feet

to a point on the South Boundary of the parcel described in Lawyers Title Insurance Corporation commitment No.60257-0991;

Thence South 82° 12' 08" West, a distance of 15.47 feet;

Thence North 87° 08' 55" West, a distance of 9.78 feet;

Thence along the South boundary of Parcel 1 as described in litigation guarantee by First American Title Insurance Corporation No. H 215100 the following 3 courses and distances:

1. South 86° 56' 54" West, a distance of 88.22 feet;
2. North 78° 26' 03" West, a distance of 58.22 feet;
3. North 71° 43' 24" West, a distance of 36.68 feet

to a point on the easterly boundary of said County Road 66;

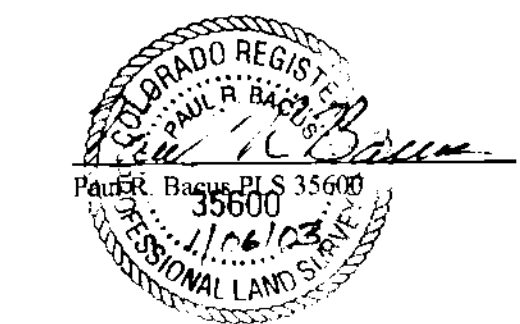
Thence North 2° 20' 00" West along said easterly boundary, a distance of 711.90 feet to The True Point of Beginning. Said parcel contains 10.92 acres more or less.

NOTES:

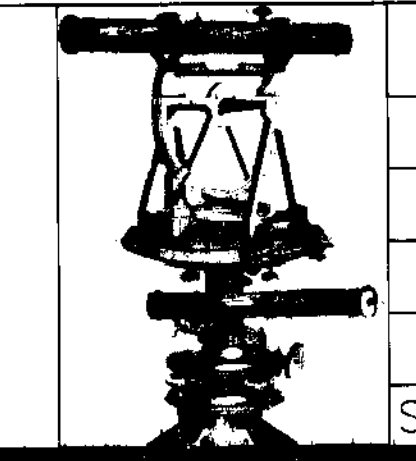
1. Basis of bearings is the North Centerline of said Section 19 which it is assumed to bear North 2°20' West being monumented at the center corner of said Section 19 by a 2 inch brass cap marked with a cross and inscribed "Center Section 19" and the North 1/4 corner of said Section 19, monumented by a 3 1/4" aluminum cap on a 2 1/2" iron pipe marked as "1/4 COR" common to Sections 19 and 18, T. 3 N., R. 70 W., 1992, RLS 4846 from which all bearings contained herein are considered relative thereto.
2. According to the records of Boulder County Right of Way Department Road Book page 274 and 275 a deed recorded on Page 53, Book 109 of Boulder County Records on 20th of October 1886, a parcel of land was conveyed to Boulder County as part of County Road 69, AKA Booth Avenue, the portion of this deed that impacts the boundary of this parcel is a strip of land 40 feet in width lying directly east of the north-south centerline of Section 19, Township 3 North, Range 70 West of the 6th Principle Meridian.
3. The following three notes refer to issues brought up in Lawyers Title Insurance Corporation commitment No.60257-0991.
 - a. According to Schedule B Section 2 Item 8 An easement for electric lines across this property was granted to the Poudre Valley Electric Association recorded July 26, 1979 on Film 1074 as Reception No. 350519, no specific location is set forth in this document. Physical evidence suggests that all or part of this agreement refers to a power line supplying power to a pumping station south of this property as shown in this survey.
 - b. According to Schedule B Section 2 Item 10 "Such rights as may exist in the Reese & Stiles Ditch, the Bradford and Stiles Ditch and the South Ledge Ditch over said land as shown on the recorded plat of said subdivision". South Ledge ditch as shown on this plat has a well-established ditch rider road and structures in place that indicate it is in current use. Physical evidence of the Reese and Stiles appears to be a concrete lined ditch that is contained north of this boundary. The Bradford and Stiles ditch which according to the plat of Meadow Park Fruit Farms diverged from South Ledge Ditch west of the north-south centerline section 19 appears to divert at a concrete structure on the south part of the property now and lacks any structure for the transfer of water across County Road 69 and does not extend beyond the easterly boundary of this parcel.
 - c. According to Schedule B Section 2 Item 11 "Such rights that may exist in and to Jenkins St. over said land as shown on the recorded plat of said subdivision". The Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys paragraph 5 (h), states, "All easements referenced by a record document which have been delivered to the Surveyor both those burdening and those benefiting the property surveyed, indicating recorded information." Jenkins street is shown on the plat of "Meadow Park Fruit Farms" specifying that it is 40 feet wide and is shown to be directly south of and parallel to the south line of the NE 1/4 of Section 19, Township 3 North, Range 70 West. This plat was filed with the recorder of Boulder County on the 6th day of April 1910, but it has no indication that the County Commissioners accepted it and the rights-of-way were not dedicated to anyone. Further it shows up on the county assessors maps 1203191 (incorrectly placed) and 1203190 this is a public record but does not by its self establish transfer of ownership, past or present. Finally the published county road map shows an unnamed road in this vicinity, but Boulder County does not claim any rights to a road in this vicinity. I have found no discernible physical evidence of any roadway within the limits of this geometry to suggest that it was acted upon as a roadway either public or private. I have found substantial physical evidence barring access across this area.
4. Evidence of constructive possession outside of the bounds of the deeded boundary lines of this property as shown in a survey of the remnants of an existing fence line made by myself on June 19th 2002 and referenced by title commitment No. H 215100 by First American Title Insurance Company those portions lying outside of the right of way deeded to Boulder County per book 109 page 53 are included in the legal description and are depicted in their entirety as Parcel 1 and Parcel 2 on this plat.

CERTIFICATION:

To John Ingold, Lawyers Title Insurance Corporation and First American Title Insurance Company:
 This is to certify that this 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 1999, and includes items 1, 4, 7a, 8, 10 and 15 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".



Bacus Land Surveying
 808 Bass Circle
 Lafayette, CO 80026
 Phone : (720) 890-0182



DATE: 12/20/2002
 SCALE: 1" = 40'
 DRAWN BY: PRB
 JOB: 02036
 REVISION NO.
 SHEET 1 OF 1