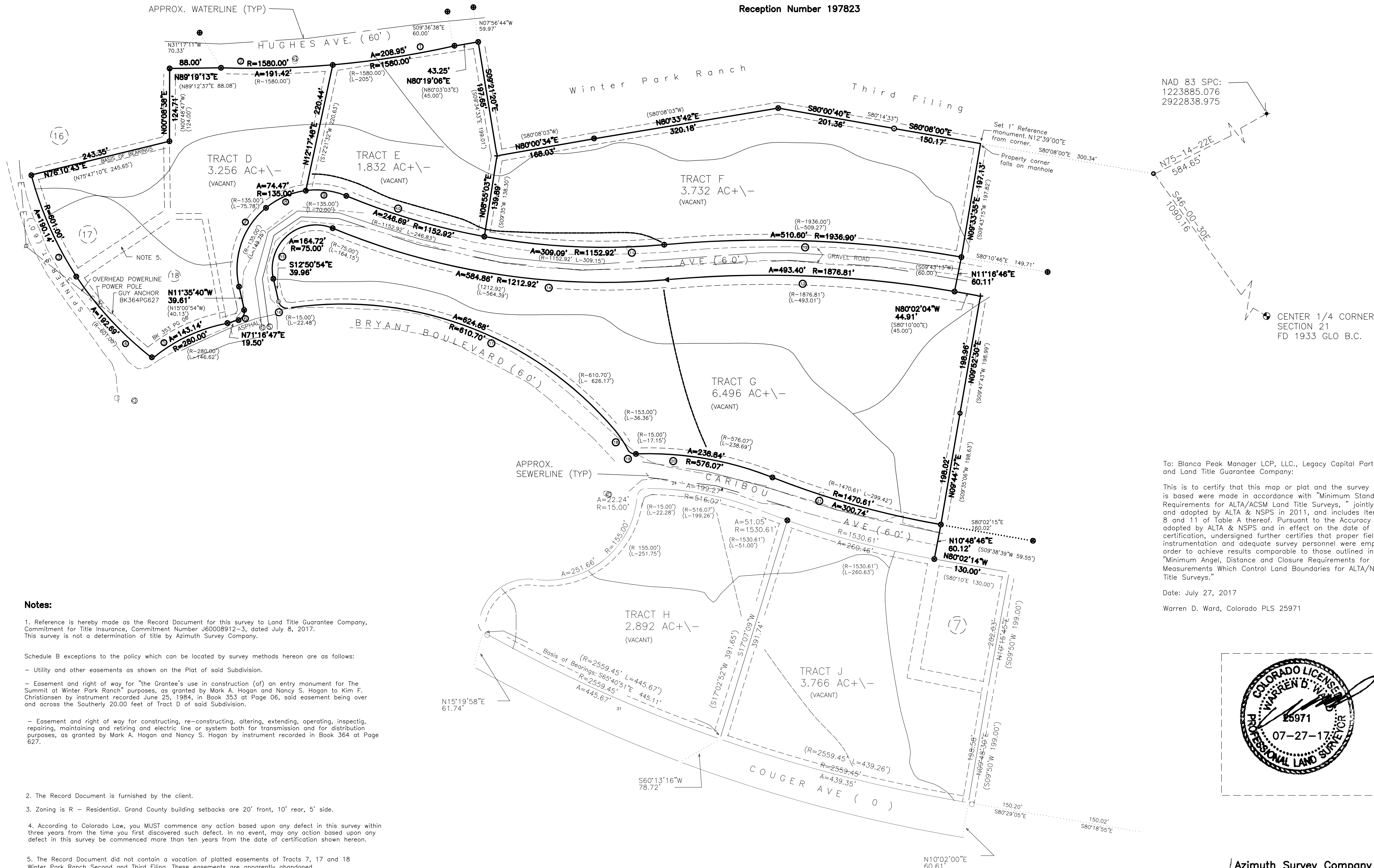


ALTA/NSPS LAND TITLE SURVEY

TRACTS D,E,F,G

THE SUMMIT AT WINTER PARK RANCH
GRAND COUNTY, COLORADO
Part Sec 21, T1S R75W, 6TH PM

Reception Number 197823



NAD 83 SPC:
1223885.076
2922838.975

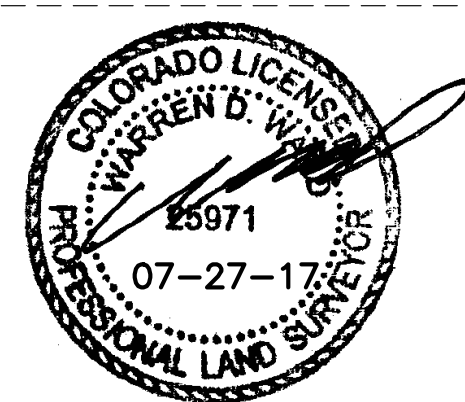
CENTER 1/4 CORNER
SECTION 21
FD 1933 GLO B.C.

To: Blanca Peak Manager LCP, LLC, Legacy Capital Partners, Inc.,
and Land Title Guarantee Company:

This is to certify 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 & NSPS in 2011, and includes items 1, 4, 6, 8 and 11 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA & NSPS 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/NSPS Land Title Surveys."

Date: July 27, 2017

Warren D. Ward, Colorado PLS 25971

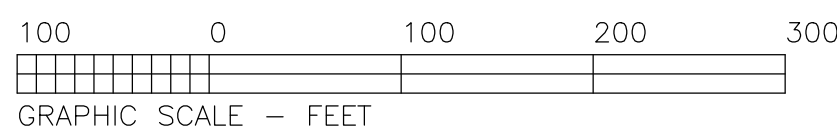


Azimuth Survey Company
PO Box 653, Fraser, CO 80442
(970) 531-1120 f (800) 725-2734

ALTA/NSPS LAND TITLE SURVEY
THE SUMMIT AT WINTER PARK RANCH
TRACTS D, E, F, G
GRAND COUNTY, COLORADO
Part of Section 21, T1S, R75W 6TH P.M.

PREPARED 07-27-17 BY WW JOB A2803

CRD/SCRN A28SUMM/ASBSUMI, LAY: 81-84, 86-88, 59, 60



GRAPHIC SCALE — FEET
BASIS OF BEARINGS:
ASSUMED AZIMUTH BETWEEN ORIGINAL MONUMENTS SHOWN.
N76°10'43"E

LEGEND

- FOUND PLASTIC CAPPED REBAR STAMPED PLS 9184
- FOUND 3/4" PIPE
- FOUND ALUMINUM CAPPED, 1/2" REBAR STAMPED PLS 11415
- FOUND 5/8" REBAR
- FOUND BOAT SPIKE STAMPED LS 3660
- FOUND ALUMINUM CAPPED, 1/2" REBAR STAMPED PLS 25971
- FOUND ANGLE IRON

— PLATTED UTILITY EASEMENT

— EXISTING SKI/PEDESTRIAN TRAIL

— DEDICATED LOCATION OF "POINT TO POINT PEDESTRIAN/SKI TRAIL TO BE PROVIDED BY CONDOMINIUM PLAT DEVELOPER ALONG ANY SKIABLE ROUTE AS DETERMINED BY MARK A HOGAN OR HIS DESIGNEE", PER RECORD PLAT RECEPTION #197823.

- MANHOLE
- FIRE HYDRANT
- WATER VALVE

C-1	1580.00'	208.95'	7°34'38"	208.80'	S81°12'01"W
C-2	1580.00'	191.42'	6°56'29"	191.30'	S88°27'34"W
C-3	601.00'	180.14'	18°07'56"	189.35'	S2°35'43"E
C-4	601.00'	192.69'	18°22'12"	191.87'	S42°54'33"E
C-5	280.00'	143.14'	141°09'	141.69'	N64°50'13"E
C-6	15.00'	22.40'	85°32'34"	20.37'	N29°50'14"E
C-7	135.00'	159.19'	63°15'41"	142.49'	N18°51'54"E
C-8	135.00'	74.47'	31°36'23"	73.53'	N66°19'35"E
C-9	135.00'	71.60'	32°23'15"	70.76'	S62°40'36"E
C-10	1152.92'	246.69'	12°15'34"	246.69'	N73°34'51"W
C-11	1152.92'	309.09'	15°21'39"	308.17'	N87°24'28"W
C-12	1536.80'	510.60'	15°06'19"	509.12'	S87°36'25"E
C-13	1876.81'	493.40'	15°03'46"	491.99'	N87°37'44"W
C-14	1212.92'	584.86'	27°37'40"	579.21'	S11°15'48"E
C-15	75.00'	164.72'	125°50'00"	133.55'	N49°40'33"E
C-16	15.00'	24.35'	92°59'30"	21.76'	S59°20'40"E
C-17	610.70'	624.68'	58°36'28"	597.80'	S69°15'51"E
C-18	155.00'	35.71'	131°11'58"	35.63'	S32°51'34"E
C-19	15.00'	17.73'	67°42'59"	16.71'	S60°53'00"E
C-20	478.07'	236.94'	23°45'19"	237.13'	N75°13'36"W
C-21	1530.61'	260.46'	9°45'00"	260.15'	N75°13'36"W
C-22	1530.61'	956.06'	358°02'31"	51.05'	N69°33'57"W
C-23	516.07'	189.27'	22°07'25"	198.04'	N79°23'50"W
C-24	155.00'	251.66'	93°01'33"	224.91'	S51°02'51"W
C-25	22.62'	86.23'	101°33'	20.53'	S48°02'51"W
C-26	442.00'	8.26'	1°04'14"	8.26'	S15°48'05"W
C-27	15.00'	19.62'	74°53'37"	18.25'	S23°16'27"E
C-28	2559.45'	445.67'	9°58'37"	445.11'	S65°40'51"E
C-29	2559.45'	439.35'	9°50'07"	438.81'	S75°37'41"E
C-30	85.00'	125.39'	84°31'11"	114.36'	S55°18'57"W

Notes:

1. Reference is hereby made as the Record Document for this survey to Land Title Guarantee Company, Commitment for Title Insurance, Commitment Number J60008912-3, dated July 8, 2017. This survey is not a determination of title by Azimuth Survey Company.

Schedule B exceptions to the policy which can be located by survey methods hereon are as follows:
— Utility and other easements as shown on the Plat of said Subdivision.

— Easement and right of way for "the Grantee's use in construction (of) an entry monument for The Summit at Winter Park Ranch" purposes, as granted by Mark A. Hogan and Nancy S. Hogan to Kim F. Christiansen by instrument recorded June 25, 1984, in Book 353 at Page 05, said easement being over and across the Southerly 20.00 feet of Tract D of said Subdivision.

— Easement and right of way for constructing, re-constructing, altering, extending, operating, inspecting, repairing, maintaining and retiring and electric line or system both for transmission and for distribution purposes, as granted by Mark A. Hogan and Nancy S. Hogan by instrument recorded in Book 364 at Page 627.

2. The Record Document is furnished by the client.

3. Zoning is R — Residential. Grand County building setbacks are 20' front, 10' rear, 5' side.

4. According to Colorado Law, you MUST commence any action based upon any defect in this survey within three years from the time you first discovered 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.

5. The Record Document did not contain a vacation of platted easements of Tracts 7, 17 and 18 Winter Park Ranch Second and Third Filing. These easements are apparently abandoned.

6. Former Lot 17 and 18, Winter Park Ranch Second Filing, is apparently replatted into Tract D by virtue of The Summit at Winter Park ranch recorded at Reception No. 197823.

Tract D is listed by the Grand County Assessor as one tract including former Lots 17 and 18.

7. Underground utilities have not been marked, located or shown hereon.

8. Approximate underground water and sewer lines are from 1982 Winter Park West Water and Sanitation plans. Field verification is required.

9. This survey plat shows an area that was field surveyed by the undersigned several times, beginning in 1999. The undersigned, considering the differences in the type of survey measuring equipment normally used between 1999 to 2018, has concluded on this survey that the monuments marking the boundaries of this property are intact and unchanged.