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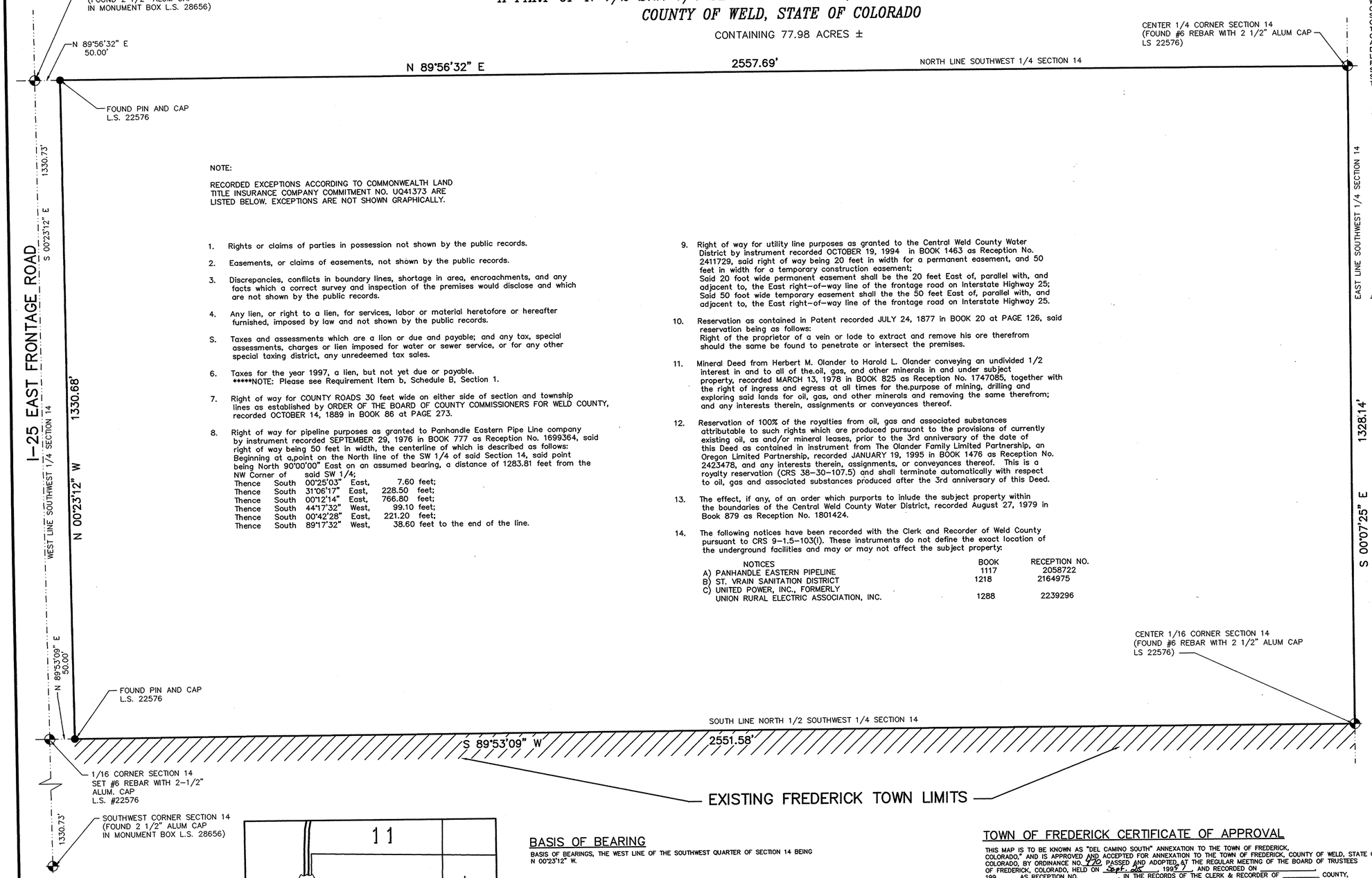
DEL CAMINO SOUTH, LLC ANNEXATION MAP TO THE TOWN OF FREDERICK

A PART OF N 1/2 S.W. 1/4 SECTION 14 T 2 N, R 68 W OF THE 6TH P.M. COUNTY OF WELD, STATE OF COLORADO

CONTAINING 77.98 ACRES ±



NOTE:

RECORDED EXCEPTIONS ACCORDING TO COMMONWEALTH LAND TITLE INSURANCE COMPANY COMMITMENT NO. UQ41373 ARE LISTED BELOW. EXCEPTIONS ARE NOT SHOWN GRAPHICALLY.

1. Rights or claims of parties in possession not shown by the public records.
2. Easements, or claims of easements, not shown by the public records.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey and inspection of the premises would disclose and which are not shown by the public records.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Taxes and assessments which are a lion or due and payable; and any tax, special assessments, charges or lien imposed for water or sewer service, or for any other special taxing district, any unredeemed tax sales.
6. Taxes for the year 1997, a lien, but not yet due or payable.
   *****NOTE: Please see Requirement Item b, Schedule B, Section 1.
7. Right of way for COUNTY ROADS 30 feet wide on either side of section and township lines as established by ORDER OF THE BOARD OF COUNTY COMMISSIONERS FOR WELD COUNTY, recorded OCTOBER 14, 1889 in BOOK 86 at PAGE 273.
8. Right of way for pipeline purposes as granted to Panhandle Eastern Pipe Line company by instrument recorded SEPTEMBER 29, 1976 in BOOK 777 as Reception No. 1699364, said right of way being 50 feet in width, the centerline of which is described as follows:
   Beginning at a point on the North line of the SW 1/4 of said Section 14, said point being North 90°00'00" East on an assumed bearing, a distance of 1283.81 feet from the NW Corner of said SW 1/4;

Thence	South	00°25'03"	East,	7.60 feet;
Thence	South	31°06'17"	East,	228.50 feet;
Thence	South	00°12'14"	East,	766.80 feet;
Thence	South	44°17'32"	West,	99.10 feet;
Thence	South	00°42'28"	East,	221.20 feet;
Thence	South	89°17'32"	West,	38.60 feet to the end of the line.

9. Right of way for utility line purposes as granted to the Central Weld County Water District by instrument recorded OCTOBER 19, 1994 in BOOK 1463 as Reception No. 2411729, said right of way being 20 feet in width for a permanent easement, and 50 feet in width for a temporary construction easement;
   Said 20 foot wide permanent easement shall be the 20 feet East of, parallel with, and adjacent to, the East right-of-way line of the frontage road on Interstate Highway 25;
   Said 50 foot wide temporary easement shall the the 50 feet East of, parallel with, and adjacent to, the East right-of-way line of the frontage road on Interstate Highway 25.
10. Reservation as contained in Patent recorded JULY 24, 1877 in BOOK 20 at PAGE 126, said reservation being as follows:
    Right of the proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises.
11. Mineral Deed from Herbert M. Olander to Harold L. Olander conveying an undivided 1/2 interest in and to all of the oil, gas, and other minerals in and under subject property, recorded MARCH 13, 1978 in BOOK 825 as Reception No. 1747085, together with the right of ingress and egress at all times for the purpose of mining, drilling and exploring said lands for oil, gas, and other minerals and removing the same therefrom; and any interests therein, assignments or conveyances thereof.
12. Reservation of 100% of the royalties from oil, gas and associated substances attributable to such rights which are produced pursuant to the provisions of currently existing oil, as and/or mineral leases, prior to the 3rd anniversary of the date of this Deed as contained in instrument from The Olander Family Limited Partnership, an Oregon Limited Partnership, recorded JANUARY 19, 1995 in BOOK 1476 as Reception No. 2423478, and any interests therein, assignments, or conveyances thereof. This is a royalty reservation (CRS 38-30-107.5) and shall terminate automatically with respect to oil, gas and associated substances produced after the 3rd anniversary of this Deed.
13. The effect, if any, of an order which purports to inlude the subject property within the boundaries of the Central Weld County Water District, recorded August 27, 1979 in Book 879 as Reception No. 1801424.
14. The following notices have been recorded with the Clerk and Recorder of Weld County pursuant to CRS 9-1.5-103(1). These instruments do not define the exact location of the underground facilities and may or may not affect the subject property:

NOTICES	BOOK	RECEPTION NO.
A) PANHANDLE EASTERN PIPELINE	1117	2058722
B) ST. VRAIN SANITATION DISTRICT	1218	2164975
C) UNITED POWER, INC., FORMERLY UNION RURAL ELECTRIC ASSOCIATION, INC.	1288	2239296

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 14; THENCE S 89° 56'32" E ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14, A DISTANCE OF 50.00 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF A PARCEL OF LAND AS DESCRIBED IN BOOK 1024 AT PAGE 112 OF THE WELD COUNTY CLERK AND RECORDER; THENCE CONTINUING N 89° 56'32" E AND ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14, A DISTANCE OF 2557.69 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 14; THENCE S 00° 07'25" E ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14, A DISTANCE OF 1328.14 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 14; THENCE S89° 53'09"W ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 14, A DISTANCE OF 2551.58 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID PARCEL OF THE LAND RECORDED IN BOOK 1024 AT PAGE 112; THENCE N 00° 23'12" W ALONG A LINE THAT IS 50.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14, SAID LINE ALSO BEING THE EAST RIGHT-OF-WAY LINE OF SAID PARCEL OF LAND RECORDED IN BOOK 1024 AT PAGE 112, A DISTANCE OF 1330.68 FEET TO THE TRUE POINT OF BEGINNING. CONTAINING 77.98 ACRES MORE OR LESS.

OWNERS

KNOW ALL MEN BY THESE PRESENTS THAT DEL CAMINO SOUTH, LLC, A COLORADO LIMITED LIABILITY COMPANY, IS THE OWNER IN FEE OF THAT REAL PROPERTY AS DESCRIBED ON THE ACCOMPANYING MAP AND THAT DEL CAMINO SOUTH, LLC, HAS AN EQUITABLE INTEREST IN THE PROPERTY.

DEL CAMINO SOUTH, LLC,
A COLORADO LIMITED LIABILITY COMPANY

BY Ken Kanemoto
KEN KANEMOTO, MEMBER

CONNIE J. HOGAN NOTARY PUBLIC STATE OF COLORADO

ACKNOWLEDGMENT

STATE OF COLORADO }
COUNTY OF BOULDER } SS:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF November 199 7, BY KEN KANEMOTO AS MEMBER, OF DEL CAMINO SOUTH, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 6-26-2000

Connie J. Hogan
NOTARY PUBLIC

CONTIGUITY

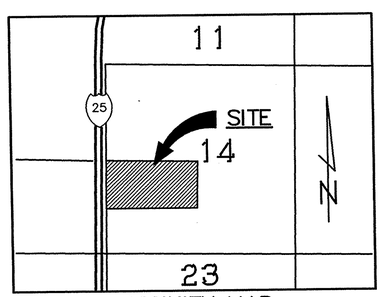
TOTAL PERIMETER ---- 7768.10 FEET
1/6TH TOTAL PERIMETER ---- 1294.68 FEET
PERIMETER CONTIGUOUS TO THE TOWN OF FREDERICK LIMITS ---- 2551.58 FEET

NORTH

100 0 50 100 200
ORIGINAL SCALE: 1"=100'

NOTICE:
THIS MAP IS FOR ANNEXATION PURPOSES ONLY, IT IS NOT INTENDED TO BE A LAND SURVEY, OR LAND SURVEY PLAT.

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



VICINITY MAP

BASIS OF BEARING

BASIS OF BEARINGS, THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 14 BEING N 00°23'12" W.

SURVEYOR'S CERTIFICATE

I, CHARLES R. MELVIN, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ACCOMPANYING MAP WAS MADE UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING AND THAT IT IS A TRUE AND CORRECT REPRESENTATION OF THE AREA TO BE ANNEXED TO THE TOWN OF FREDERICK, COLORADO, AND IS WHOLLY CONTAINED WITHIN THE PARCEL DESCRIBED IN THE LEGAL DESCRIPTION OF THE PETITION FOR ANNEXATION. I ALSO CERTIFY THAT THERE IS THE REQUIRED CONTIGUITY NECESSARY FOR ANNEXATION TO THE TOWN OF FREDERICK, COLORADO.

Charles R. Melvin
CHARLES R. MELVIN
COLORADO REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 22576

DATE 11/24/97

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR CHARLES R. MELVIN 22576

TOWN OF FREDERICK CERTIFICATE OF APPROVAL

THIS MAP IS TO BE KNOWN AS "DEL CAMINO SOUTH" ANNEXATION TO THE TOWN OF FREDERICK, COLORADO," AND IS APPROVED AND ACCEPTED FOR ANNEXATION TO THE TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO, BY ORDINANCE NO. 220 PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON Sept. 25, 199 7, AND RECORDED ON _____, 199_____ AS RECEPTION NO. _____, IN THE RECORDS OF THE CLERK & RECORDER OF _____ COUNTY, COLORADO.

Karen Wilcoxsen
TOWN CLERK

RECORDER'S CERTIFICATE

THIS ANNEXATION MAP WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF WELD COUNTY AT ___.M. ON THE _____ DAY OF _____, A.D., 199____ IN BOOK _____, PAGE _____, MAP _____, RECEPTION NO. _____.

COUNTY CLERK AND RECORDER

BY: DEPUTY

MELVIN SURVEYING
4755 SHOUP PLACE
BOULDER, COLORADO 80303
1-303-499-2175

DEL CAMINO SOUTH, LLC ANNEXATION MAP

JOB NO	DATE	CAD NO	SHEET NO
221-1	6/27/97	2211ANX2	1 OF 1

S:\dwg\2211\2211ANX2 Wed Nov 12 12:54:21 1997