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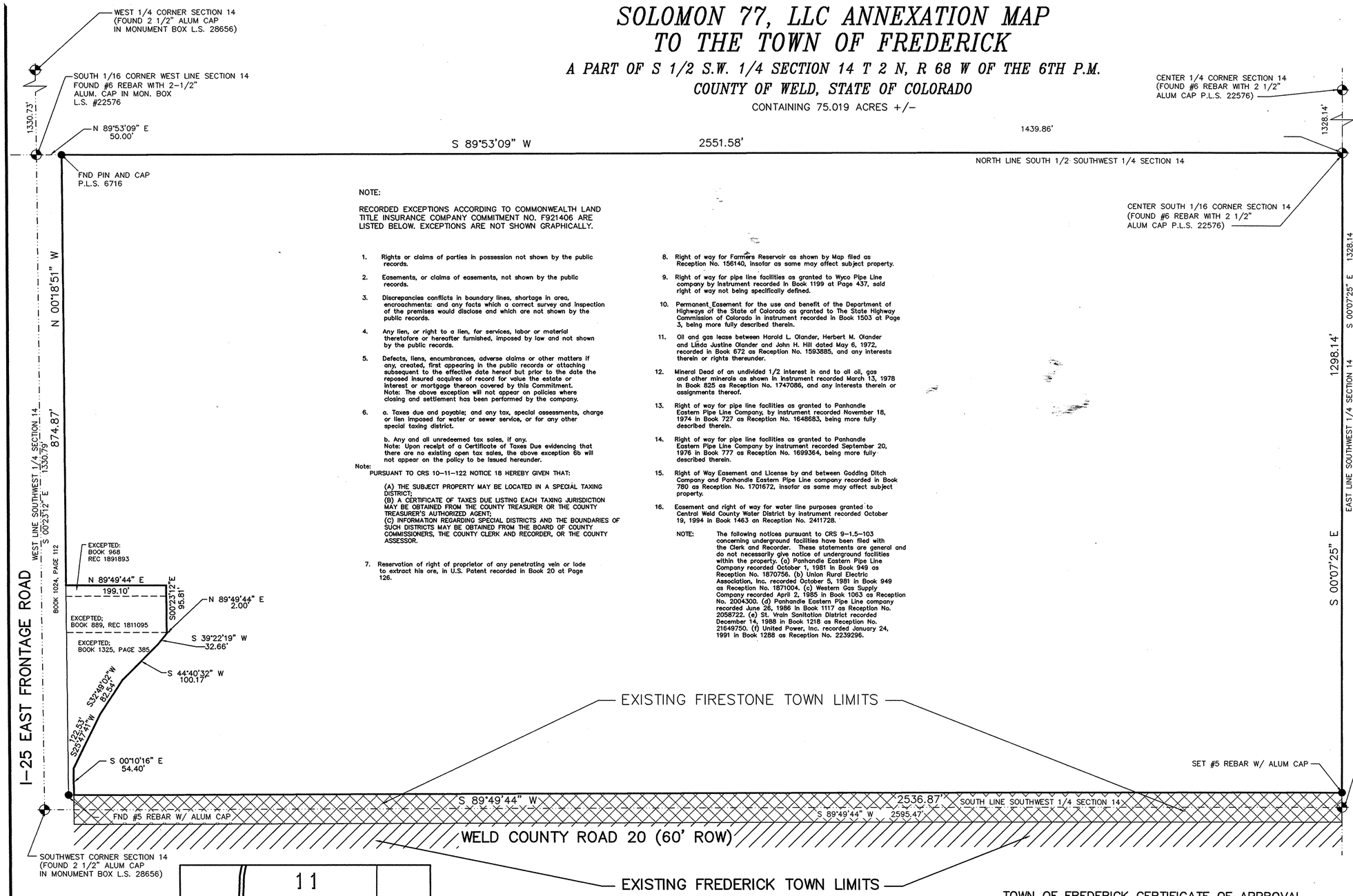
ENV 4740

SOLOMON 77, LLC ANNEXATION MAP TO THE TOWN OF FREDERICK

A PART OF S 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 75.019 ACRES +/-



NOTE:

RECORDED EXCEPTIONS ACCORDING TO COMMONWEALTH LAND TITLE INSURANCE COMPANY COMMITMENT NO. F921406 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 theretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Defects, liens, encumbrances, adverse claims or other matters if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the reposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.
   Note: The above exception will not appear on policies where closing and settlement has been performed by the company.
6. a. Taxes due and payable; and any tax, special assessments, charge or lien imposed for water or sewer service, or for any other special taxing district.
   b. Any and all unredeemed tax sales, if any.
   Note: Upon receipt of a Certificate of Taxes Due evidencing that there are no existing open tax sales, the above exception 6b will not appear on the policy to be issued hereunder.

Note:
PURSUANT TO CRS 10-11-122 NOTICE 18 HEREBY GIVEN THAT:

(A) THE SUBJECT PROPERTY MAY BE LOCATED IN A SPECIAL TAXING DISTRICT;
(B) A CERTIFICATE OF TAXES DUE LISTING EACH TAXING JURISDICTION MAY BE OBTAINED FROM THE COUNTY TREASURER OR THE COUNTY TREASURER'S AUTHORIZED AGENT;
(C) INFORMATION REGARDING SPECIAL DISTRICTS AND THE BOUNDARIES OF SUCH DISTRICTS MAY BE OBTAINED FROM THE BOARD OF COUNTY COMMISSIONERS, THE COUNTY CLERK AND RECORDER, OR THE COUNTY ASSESSOR.

7. Reservation of right of proprietor of any penetrating vein or lode to extract his ore, in U.S. Patent recorded in Book 20 at Page 126.
8. Right of way for Farmers Reservoir as shown by Map filed as Reception No. 156140, insofar as same may affect subject property.
9. Right of way for pipe line facilities as granted to Wyco Pipe Line company by instrument recorded in Book 1199 at Page 437, said right of way not being specifically defined.
10. Permanent Easement for the use and benefit of the Department of Highways of the State of Colorado as granted to The State Highway Commission of Colorado in instrument recorded in Book 1503 at Page 3, being more fully described therein.
11. Oil and gas lease between Harold L. Olander, Herbert M. Olander and Lilda Justine Olander and John H. Hill dated May 6, 1972, recorded in Book 672 as Reception No. 1593885, and any interests therein or rights thereunder.
12. Mineral Dead of an undivided 1/2 interest in and to all oil, gas and other minerals as shown in instrument recorded March 13, 1978 in Book 825 as Reception No. 1747086, and any interests therein or assignments thereof.
13. Right of way for pipe line facilities as granted to Panhandle Eastern Pipe Line Company, by instrument recorded November 18, 1974 in Book 727 as Reception No. 1648683, being more fully described therein.
14. Right of way for pipe line facilities as granted to Panhandle Eastern Pipe Line Company by instrument recorded September 20, 1976 in Book 777 as Reception No. 1699364, being more fully described therein.
15. Right of Way Easement and License by and between Godding Ditch Company and Panhandle Eastern Pipe Line company recorded in Book 780 as Reception No. 1701672, insofar as same may affect subject property.
16. Easement and right of way for water line purposes granted to Central Weld County Water District by instrument recorded October 19, 1994 in Book 1463 an Reception No. 2411728.

NOTE: The following notices pursuant to CRS 9-1.5-103 concerning underground facilities have been filed with the Clerk and Recorder. These statements are general and do not necessarily give notice of underground facilities within the property. (a) Panhandle Eastern Pipe Line Company recorded October 1, 1981 in Book 949 as Reception No. 1870756. (b) Union Rural Electric Association, Inc. recorded October 5, 1981 in Book 949 as Reception No. 1871004. (c) Western Gas Supply Company recorded April 2, 1985 in Book 1063 as Reception No. 2004300. (d) Panhandle Eastern Pipe Line company recorded June 26, 1986 in Book 1117 as Reception No. 2058722. (e) St. Vrain Sanitation District recorded December 14, 1988 in Book 1218 as Reception No. 21649750. (f) United Power, Inc. recorded January 24, 1991 in Book 1288 as Reception No. 2239296.

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTH 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 PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THOSE PORTIONS SHOWN IN BOOK 86 AT PAGE 273, IN BOOK 1024 AT PAGE 112, IN BOOK 1325 AT PAGE 385, IN BOOK 889 AS RECEPTION NO. 1811095 AND IN BOOK 968 AS RECEPTION NO. 1891893, COUNTY OF WELD, STATE OF COLORADO.

OWNERS

KNOW ALL MEN BY THESE PRESENTS THAT SOLOMON 77, LLC, A COLORADO LIMITED LIABILITY COMPANY, IS THE OWNER IN FEE OF THAT REAL PROPERTY AS DESCRIBED ON THE ACCOMPANYING MAP AND THAT SOLOMON 77, LLC, HAS AN EQUITABLE INTEREST IN THE PROPERTY.

SOLOMON 77, LLC,
A COLORADO LIMITED LIABILITY COMPANY

BY Barbara J. Solomon
BARBARA J. SOLOMON, MANAGER

ACKNOWLEDGMENT

STATE OF COLORADO } SS:
COUNTY OF Boulder }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF November 199 7, BY Barbara J. Solomon AS MANAGER, OF SOLOMON 77, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES 6-26-2000

Connie J. Hogan
NOTARY PUBLIC

CONNIE J. HOGAN NOTARY PUBLIC STATE OF COLORADO

CONTIGUITY

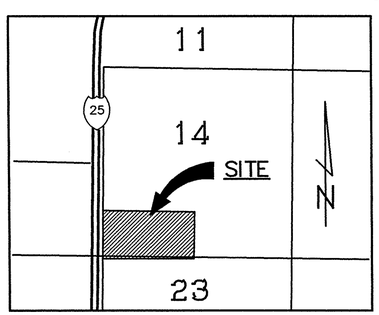
TOTAL PERIMETER ---- 7950.67 FEET
1/6TH TOTAL PERIMETER ---- 1325.11 FEET
PERIMETER CONTIGUOUS TO THE TOWN OF FREDERICK LIMITS ---- 2536.87 FEET

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 BEARINGS

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 CHARLES R. MELVIN 22576 PROFESSIONAL LAND SURVEYOR

TOWN OF FREDERICK CERTIFICATE OF APPROVAL

THIS MAP IS TO BE KNOWN AS "SOLOMON " 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. 469 PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON Sept. 25 199 97, AND RECORDED ON _____, 199____, AS RECEPTION NO. _____, IN THE RECORDS OF THE CLERK & RECORDER OF _____ COUNTY, COLORADO.

Karen Bokesch
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

SOLOMON 77, LLC ANNEXATION MAP

JOB NO	DATE	CAD NO	SHEET NO
221-1	7/7/97	2211ANX1	1 OF 1

S:\dwg\2211\2211ANX1 Wed Nov 12 14:46:25 1997