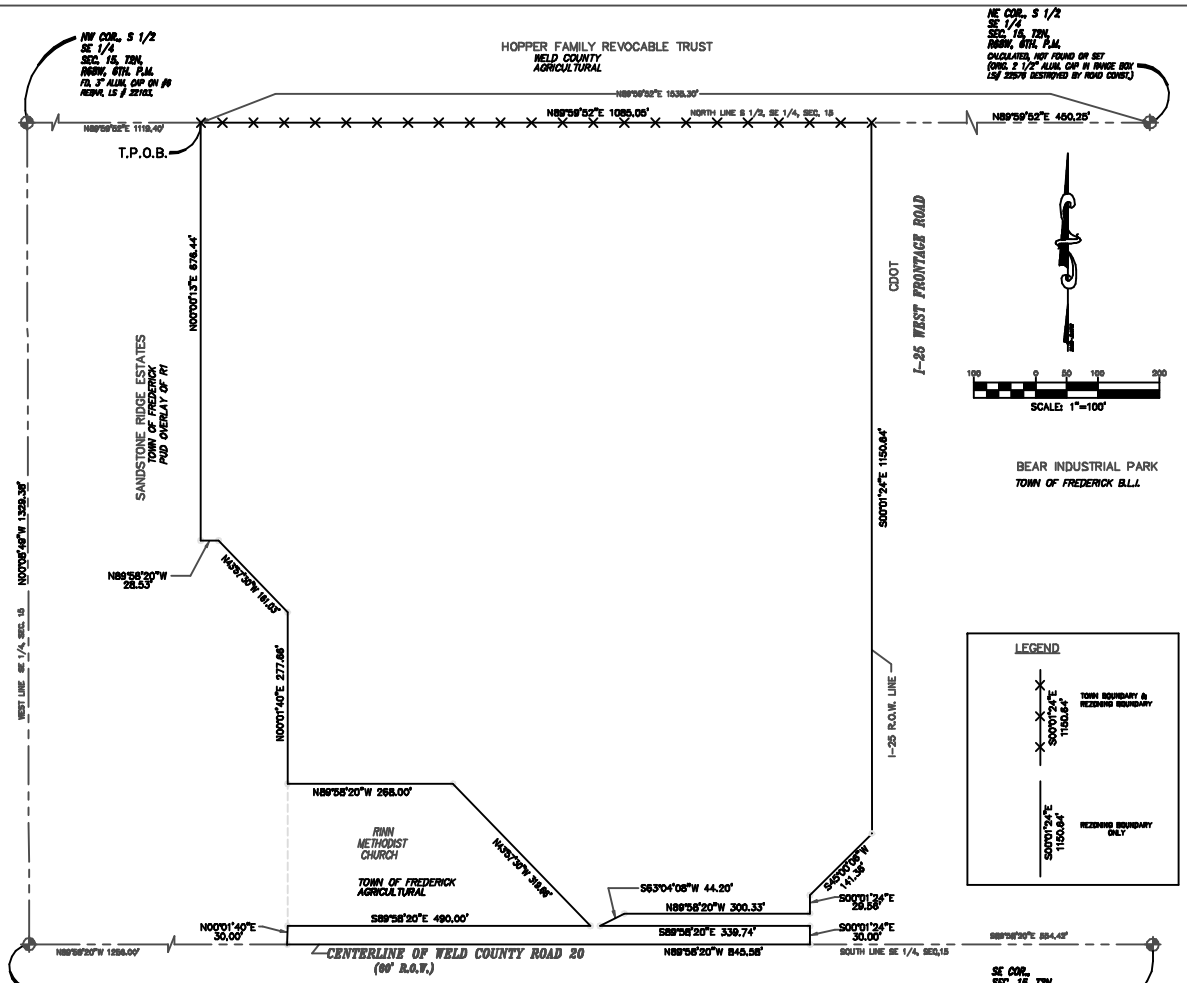


CERTIFICATE OF OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS THAT DILLON FAMILY, L.L.C., AND GUARANTY BANK AND TRUST COMPANY, BEING THE OWNERS, MORTGAGEE OR LIEN HOLDER OF CERTAIN LANDS IN FREDERICK, COLORADO, HAVE CAUSED AN AMENDMENT TO THE OFFICIAL ZONING MAP OF THE TOWN OF FREDERICK TO BE PREPARED FOR SAID LAND TO SHOW HOW THE LOT, PARCEL OR TRACT WILL BE DEVELOPED. THE LAND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ONE-QUARTER OF SAID SECTION 15, THENCE ALONG THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER NORTH 00°06'46" WEST 1329.38 FEET TO THE NORTHWEST CORNER OF SAID SOUTH ONE-HALF; THENCE ALONG THE NORTH LINE OF SAID SOUTH ONE-HALF N89°59'52"E 1119.40 FEET TO THE TRUE POINT OF BEGINNING, BEING THE NORTHEAST CORNER OF THE SANDSTONE RIDGE ESTATES SUBDIVISION; THENCE CONTINUING ALONG SAID NORTH LINE OF SAID SOUTH ONE-HALF NORTH 89°59'52" EAST 1085.05 FEET TO A POINT ON THE WEST LINE OF THAT PARCEL OF LAND CONVEYED TO THE COLORADO DEPARTMENT OF TRANSPORTATION BY DEED RECORDED FEBRUARY 20, 2007 AT RECEPTION #3456347 IN WELD COUNTY, COLORADO, WHENCE THE NORTHEAST CORNER OF SAID SOUTH ONE-HALF BEARS NORTH 89°59'52" EAST 450.25 FEET; THENCE ALONG THE WEST LINE OF SAID PARCEL THE FOLLOWING THREE COURSES: SOUTH 00°01'24" EAST 1150.64 FEET; SOUTH 45°00'08" WEST 141.36 FEET; SOUTH 00°01'24" EAST 29.58 FEET; THENCE NORTH 89°58'20" WEST 300.33 FEET; THENCE SOUTH 63°04'08" WEST 44.20 FEET; THENCE SOUTH 89°58'20" EAST 339.74 FEET TO THE WEST LINE OF SAID ABOVE PARCEL WITH RECEPTION #3456347; THENCE ALONG SAID WEST LINE SOUTH 00°01'24" EAST 30.00 FEET TO THE SOUTH LINE OF SAID SECTION 15; THENCE ALONG SAID SOUTH LINE NORTH 89°58'20" WEST 845.58 FEET; THENCE NORTH 00°01'40" EAST 30.00 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED BY DEED RECORDED JANUARY 16, 1959 IN BOOK 1522 AT PAGE 385 WELD COUNTY, COLORADO; THENCE ALONG SAID PARCEL THE FOLLOWING THREE COURSES: SOUTH 89°58'20" EAST 490.00 FEET; NORTH 43°57'30" WEST 318.66 FEET; NORTH 89°58'20" WEST 268.00 FEET TO THE EAST LINE OF THE SANDSTONE RIDGE ESTATES SUBDIVISION; THENCE NORTH ALONG SAID EAST LINE THE FOLLOWING FOUR COURSES: NORTH 00°01'40" EAST 277.66 FEET; NORTH 43°57'30" WEST 161.03 FEET; NORTH 89°58'20" WEST 28.53 FEET; NORTH 00°00'13" EAST 676.44 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 28.742 ACRES, MORE OR LESS.

THUS DESCRIBED TRACT CONTAINS 28.742 ACRES MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAYS EXISTING AND/OR OF PUBLIC RECORD, DO HEREBY AMEND THE OFFICIAL ZONING MAP OF THE TOWN OF FREDERICK, WELD COUNTY, COLORADO AS DEPICTED HEREON, SUBJECT TO APPROVAL BY THE BOARD OF TRUSTEES OF THE TOWN OF FREDERICK.

EXECUTED THIS _____ DAY OF _____, 2010

DILLON FAMILY, LLC

_____

BY JACK C. DILLON, MANAGER

GUARANTY BANK AND TRUST COMPANY

_____

BY: MEL GREEN, SENIOR VICE-PRESIDENT

STATE OF COLORADO }
} SS
COUNTY OF }

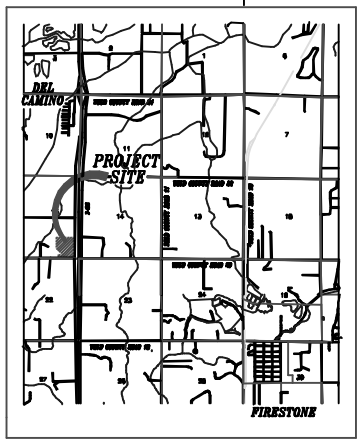
THE FOREGOING CERTIFICATE OF OWNERSHIP AND MAINTENANCE WAS ACKNOWLEDGEDBEFORE ME BY JACK C. DILLON, ACTING IN HIS CAPACITY AS MANAGER OF DILLON FAMILY, LLC AND MEL GREEN, ACTING IN HIS CAPACITY AS SENIOR VICE-PRESIDENT OF GUARANTY BANK AND TRUST COMPANY, THIS _____ DAY OF _____, 2010.

WITNESS MY HAND AND SEAL _____

MY COMMISSION EXPIRES _____

_____

NOTARY PUBLIC



VICINITY MAP
1" = 4000'±

OWNER

DILLON FAMILY, LLC
138 SO. DOWNING ST.
DENVER, CO 80209
PHONE: (303) 488-3211

SURVEYOR

RONALD W. ADAMS, COLORADO PROFESSIONAL LAND SURVEYOR, NO. 13446
11858 N COUNTY LINE RD 1
BERTHOUD, COLORADO 80513
PHONE (970) 532-3381

PLANNING COMMISSION CERTIFICATE:

APPROVED BY THE FREDERICK PLANNING COMMISSION WITH PLANNING COMMISSION RESOLUTION 20____-____ THIS _____ DAY OF _____, 2010.

_____

JEFF ROEHRIG, CHAIRMAN

_____

KATHY LARSON, PLANNING COMMISSION SECRETARY

SURVEYOR'S CERTIFICATE:

I, RONALD W. ADAMS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ZONING AMENDMENT MAP SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND.

I FURTHER CERTIFY THAT THIS MAP AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION ON THIS _____ DAY OF _____, 2010.

BY _____ (SEAL)
RONALD W. ADAMS P.L.S. NO. 13446

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES:

THE AMENDMENT TO THE OFFICIAL ZONING MAP IS TO BE KNOWN AS SANDSTONE RIDGE BUSINESS PARK ZONING AMENDMENT AND IS APPROVED AND ACCEPTED BY ORDINANCE NO. _____, PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON _____, 2010.

ALL CONDITIONS, TERMS, AND SPECIFICATIONS DESIGNATED OR DESCRIBED HEREIN SHALL BE BINDING ON THE OWNER, ITS HEIRS, SUCCESSORS, AND ASSIGN'S

_____
MAYOR

ATTEST:

_____
TOWN CLERK

BASIS OF BEARING

THE SOUTH LINE OF THE SE 1/4 OF SEC. 15
BEARING N89°58'20"W

PROPOSED ZONING:

BLI

TOTAL ACREAGE:

28.742 ACRES, MORE OR LESS

SANDSTONE RIDGE BUSINESS PARK
TOWN OF FREDERICK, COLORADO

ZONING AMENDMENT

DILLON FAMILY LLC

E. WAYNE WENTWORTH
CIVIL ENGINEERING DESIGN
326 MAIN STREET, SUITE 2
LONGMONT, COLORADO 80501
PHONE (303)772-1177
FAX (303) 772-8853 CELLULAR (303) 775-7989

REVISIONS	
DATE	BY
8/1/10	BWW
8/24/10	BWW

REZONE3-1-10.DWG	8/17/09	NOTED	98.016.00	SHEET 1 OF 1