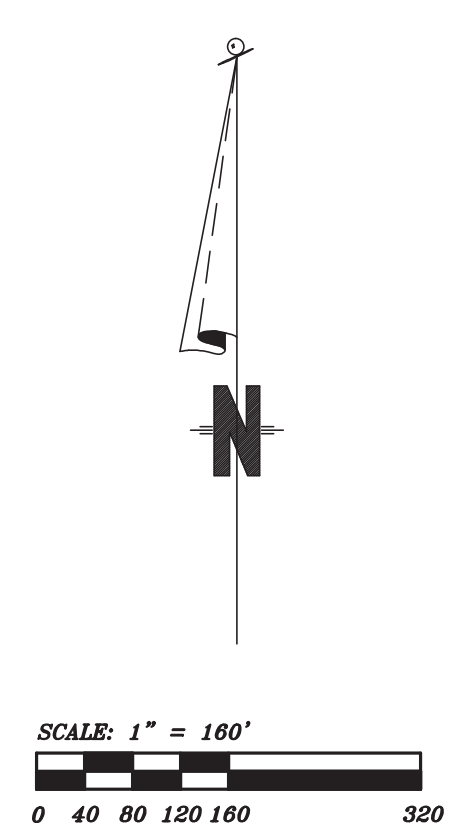
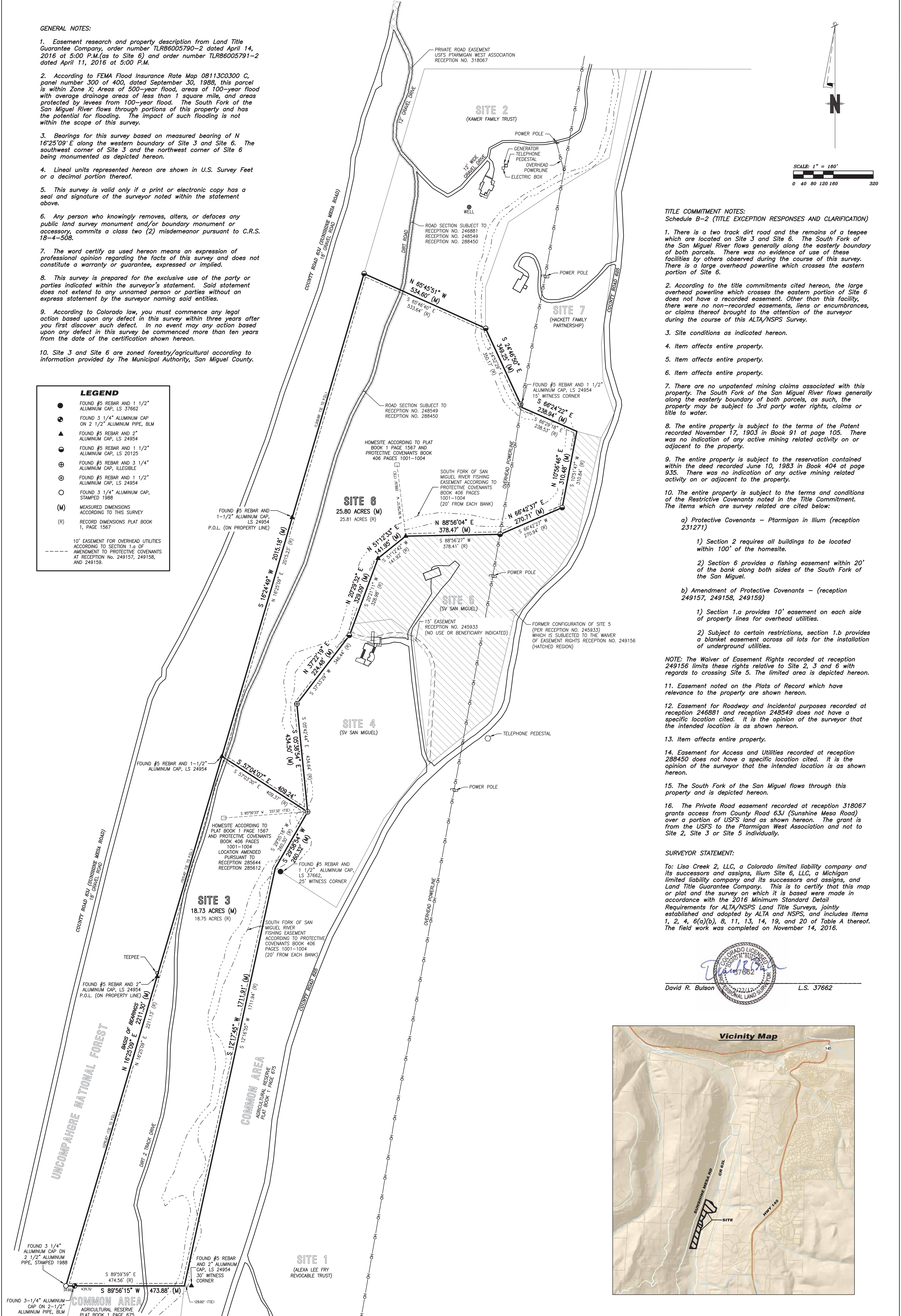


**GENERAL NOTES:**

- Easement research and property description from Land Title Guarantee Company, order number TLR86005790-2 dated April 14, 2016 at 5:00 P.M. (as to Site 6) and order number TLR86005791-2 dated April 11, 2016 at 5:00 P.M.
- According to FEMA Flood Insurance Rate Map 08113C0300 C, panel number 300 of 400, dated September 30, 1988, this parcel is within Zone X; Areas of 500-year flood, areas of 100-year flood with average drainage areas of less than 1 square mile, and areas protected by levees from 100-year flood. The South Fork of the San Miguel River flows through portions of this property and has the potential for flooding. The impact of such flooding is not within the scope of this survey.
- Bearings for this survey based on measured bearing of N 16°25'09" E along the western boundary of Site 3 and Site 6. The southwest corner of Site 3 and the northwest corner of Site 6 being monumented as depicted hereon.
- Lineal units represented hereon are shown in U.S. Survey Feet or a decimal portion thereof.
- This survey is valid only if a print or electronic copy has a seal and signature of the surveyor noted within the statement above.
- Any person who knowingly removes, alters, or defaces any public land survey monument and/or boundary monument or accessory, commits a class two (2) misdemeanor pursuant to C.R.S. 18-4-508.
- The word certify as used hereon means an expression of professional opinion regarding the facts of this survey and does not constitute a warranty or guarantee, expressed or implied.
- This survey is prepared for the exclusive use of the party or parties indicated within the surveyor's statement. Said statement does not extend to any unnamed person or parties without an express statement by the surveyor naming said entities.
- According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you first discover 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 the certification shown hereon.
- Site 3 and Site 6 are zoned forestry/agricultural according to information provided by The Municipal Authority, San Miguel County.

LEGEND	
●	FOUND #5 REBAR AND 1 1/2" ALUMINUM CAP, LS 37662
○	FOUND 3 1/4" ALUMINUM CAP ON 2 1/2" ALUMINUM PIPE, BLM
▲	FOUND #5 REBAR AND 2" ALUMINUM CAP, LS 24954
●	FOUND #5 REBAR AND 1 1/2" ALUMINUM CAP, LS 20125
⊕	FOUND #5 REBAR AND 3 1/4" ALUMINUM CAP, ILLEGIBLE
○	FOUND #5 REBAR AND 1 1/2" ALUMINUM CAP, LS 24954
○	FOUND 3 1/4" ALUMINUM CAP, STAMPED 1988
(M)	MEASURED DIMENSIONS ACCORDING TO THIS SURVEY
(R)	RECORD DIMENSIONS PLAT BOOK 1, PAGE 1567
---	10' EASEMENT FOR OVERHEAD UTILITIES ACCORDING TO SECTION 1.a OF AMENDMENT TO PROTECTIVE COVENANTS AT RECEPTION NO. 249157, 249158, AND 249159.



**TITLE COMMITMENT NOTES:**  
Schedule B-2 (TITLE EXCEPTION RESPONSES AND CLARIFICATION)

- There is a two track dirt road and the remains of a teepee which are located on Site 3 and Site 6. The South Fork of the San Miguel River flows generally along the easterly boundary of both parcels. There was no evidence of use of these facilities by others observed during the course of this survey. There is a large overhead powerline which crosses the eastern portion of Site 6.
- According to the title commitments cited hereon, the large overhead powerline which crosses the eastern portion of Site 6 does not have a recorded easement. Other than this facility, there were no non-recorded easements, liens or encumbrances, or claims thereof brought to the attention of the surveyor during the course of this ALTA/NSPS Survey.
- Site conditions as indicated hereon.
- Item affects entire property.
- Item affects entire property.
- Item affects entire property.
- There are no unpatented mining claims associated with this property. The South Fork of the San Miguel River flows generally along the easterly boundary of both parcels, as such, the property may be subject to 3rd party water rights, claims or title to water.
- The entire property is subject to the terms of the Patent recorded November 17, 1903 in Book 91 at page 105. There was no indication of any active mining related activity on or adjacent to the property.
- The entire property is subject to the reservation contained within the deed recorded June 10, 1983 in Book 404 at page 935. There was no indication of any active mining related activity on or adjacent to the property.
- The entire property is subject to the terms and conditions of the Restrictive Covenants noted in the Title Commitment. The items which are survey related are cited below:

- a) Protective Covenants - Ptarmigan in Ilium (reception 231271)
- Section 2 requires all buildings to be located within 100' of the homestead.
  - Section 6 provides a fishing easement within 20' of the bank along both sides of the South Fork of the San Miguel.
- b) Amendment of Protective Covenants - (reception 249157, 249158, 249159)
- Section 1.a provides 10' easement on each side of property lines for overhead utilities.
  - Subject to certain restrictions, section 1.b provides a blanket easement across all lots for the installation of underground utilities.

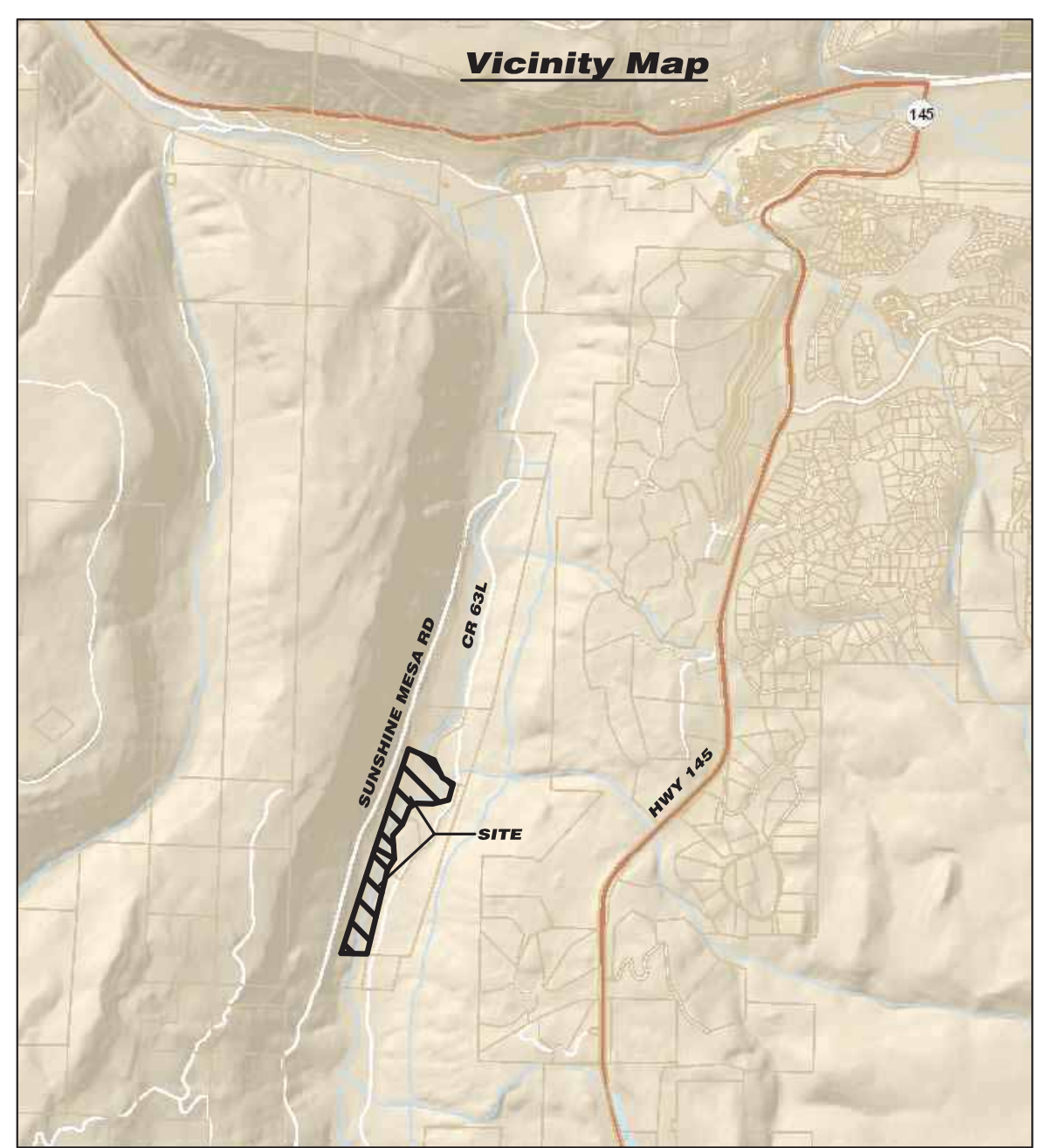
NOTE: The Waiver of Easement Rights recorded at reception 249156 limits these rights relative to Site 2, 3 and 6 with regards to crossing Site 5. The limited area is depicted hereon.

- Easement noted on the Plats of Record which have relevance to the property are shown hereon.
- Easement for Roadway and Incidental purposes recorded at reception 248881 and reception 248549 does not have a specific location cited. It is the opinion of the surveyor that the intended location is as shown hereon.
- Item affects entire property.
- Easement for Access and Utilities recorded at reception 288450 does not have a specific location cited. It is the opinion of the surveyor that the intended location is as shown hereon.
- The South Fork of the San Miguel flows through this property and is depicted hereon.
- The Private Road easement recorded at reception 318067 grants access from County Road 63J (Sunshine Mesa Road) over a portion of USFS land as shown hereon. The grant is from the USFS to the Ptarmigan West Association and not to Site 2, Site 3 or Site 5 individually.

**SURVEYOR STATEMENT:**  
To: Lisa Creek 2, LLC, a Colorado limited liability company and its successors and assigns, Ilium Site 6, LLC, a Michigan limited liability company and its successors and assigns, 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 the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 4, 6(a)(b), 8, 11, 13, 14, 19, and 20 of Table A thereof. The field work was completed on November 14, 2016.



David R. Bulson L.S. 37662



**ALTA/NSPS Land Title Survey**  
Site 3 and Site 6, Ptarmigan in Ilium,  
San Miguel County, Colorado

Project Mgr:	DB
Technician:	CB
Checked by:	AL
Start date:	11-04-16



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