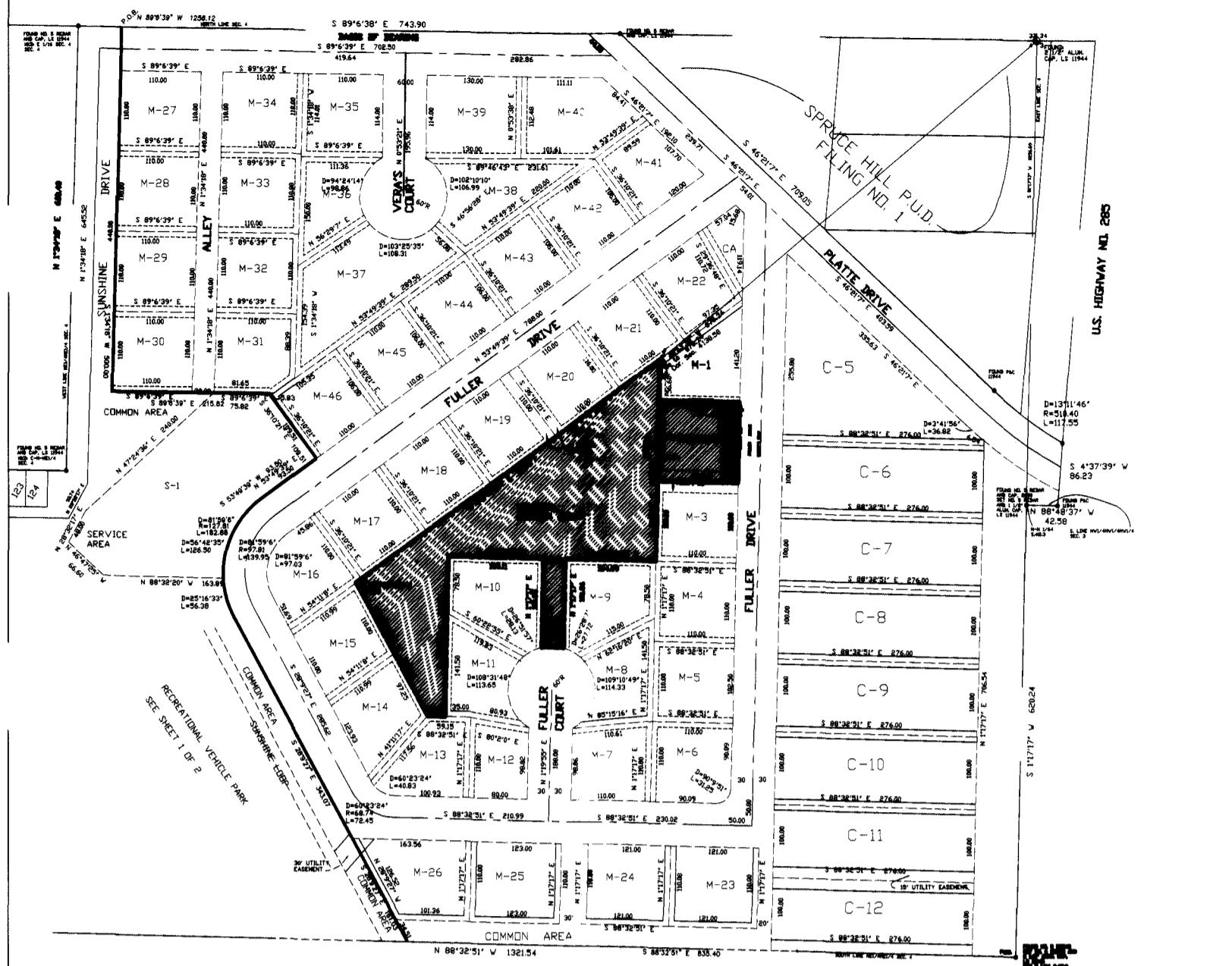


VICINITY MAP



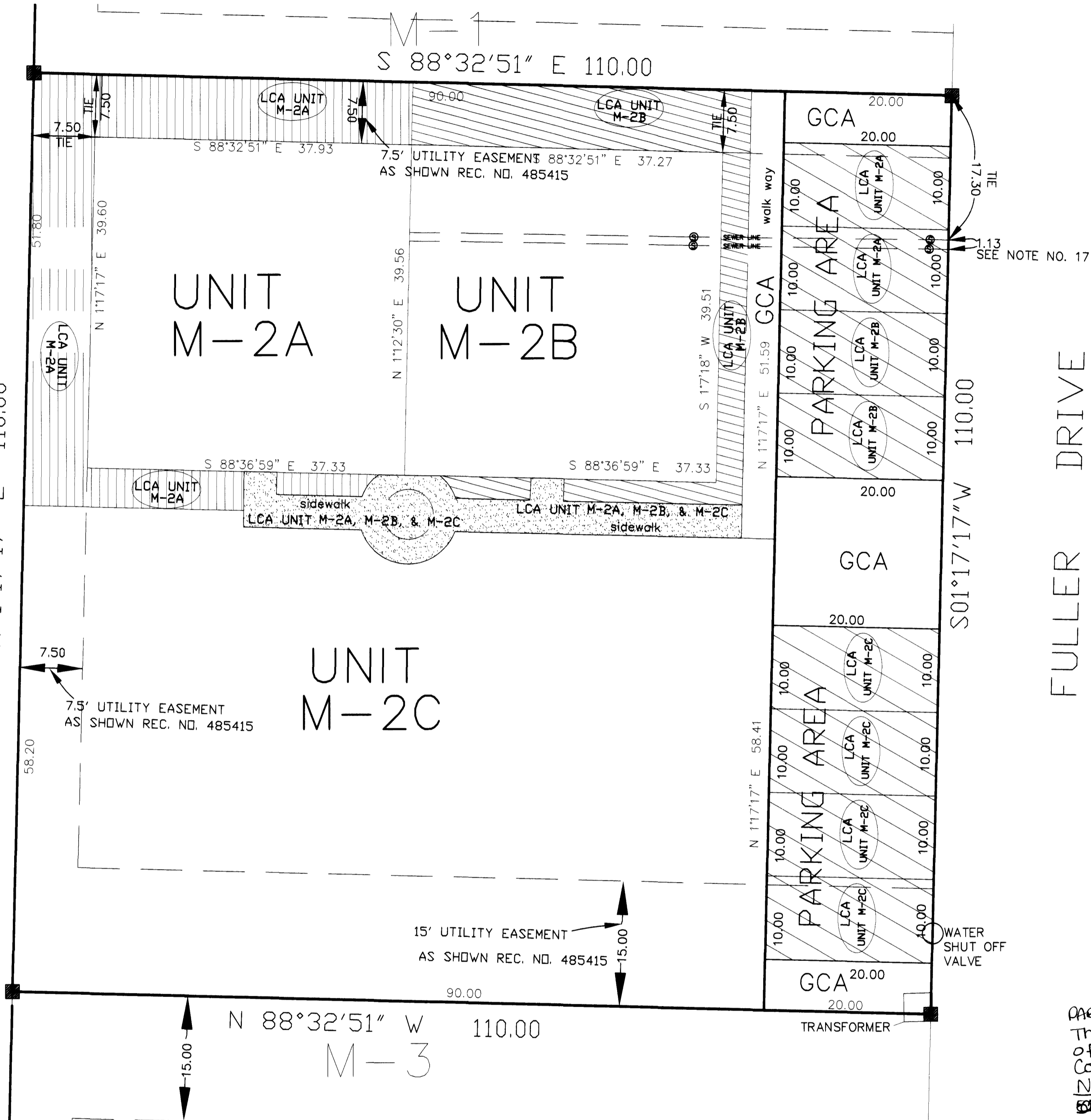
Condominium Plat of THE RANCH AT SPRUCE HILL LOT M-2 & COMMON AREA, SPRUCE HILL, FILING NO. 2 Sec. 4, T.10 S., R. 77 W. 6th P.M. PARK COUNTY, COLORADO

- LEGEND
• INDICATES FOUND MONUMENT AS SHOWN
■ INDICATES SET NO. 5 REBAR WITH 1 1/2" ALUM. CAP. LS 11944
() INDICATES FIELD MEASUREMENTS UNLESS OTHERWISE NOTED.
ALL TIES ARE PERPENDICULAR TO PROPERTY LINES

TITLE COMMITMENT NOTES

THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY TETRA TECH INC. TO DETERMINE OWNERSHIP OF THIS TRACT. VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY OR TITLE OF RECORD, TETRA TECH INC. RELIED UPON THE TITLE COMMITMENT BY: SECURITY TITLE GUARANTEE INSURANCE COMPANY, COMMITMENT NO. X61809A03 C-2.

Condominium Plat The Ranch at Spruce Hill Spruce Hill Sec 4-10S-77W lot 2



OWNERSHIP CERTIFICATE

Know all men by these presents that FC SPRUCE HILL, LLC, being the declarant under the Condominium Declaration for The Ranch at Spruce Hill recorded under Reception No. 485415 in Park County, Colorado (the "Condominium Declaration") and, together with Park Country Homes, Inc., being the owners of the herein described property, have caused the same to be surveyed as shown on the accompanying plat to be known as The Condominium Plat for The Ranch at Spruce Hill, being those parts of Section 4, Township 10 South, Range 77 West of the 6th P.M., County of Park State of Colorado, being more particularly described as follows:

M-2, Spruce Hill, Filing No. 2, as recorded Feb. 9, 1998 at Rec. No. 485415, containing 12,100.00 Sq.Ft. or 0.278 Ac., more or less; AND A portion of the Common Area, Spruce Hill, Filing No. 2, as recorded Feb. 9, 1998 at Rec. No. 485415, more particularly described as follows: Commencing at the NE corner of Section 4 Township 10 South, Range 77 West of the Sixth P.M., thence S49°43'35"W for a distance of 676.24' to a point being the northwesterly corner of a tract of land being known as M-1 and also being the northerly corner of a Common Area, as shown on the recorded plat of Spruce Hill, Filing No. 2 as recorded at Reception No. 485415, said point being the point of beginning, thence along the boundary of said Common Area for the following courses, S01°17'17"W along the easterly line of said Common Area, for a distance of 276.60' to the common corner of lots M-3, M-4 and M-9, thence N88°32'51"W along the north line of said lot M-9 for a distance of 124.89' to the NW corner of said lot M-9, thence S01°17'17"W along the west line of said lot M-9 for a distance of 121.86' to a point on the northerly right-of-way of Fuller Court, thence to the left along the arc of a curve whose delta is 285°71'8" and whose radius is 80.00' for a distance of 30.32' and whose chord bears N88°42'43"W for a distance of 30.00' to the SE corner of lot M-10, thence N01°17'17"E along the easterly line of said lot M-10 for a distance of 121.95' to the NE corner of said lot M-10, thence N88°32'51"W along the north line of said lot M-10 for a distance of 130.11' to the NW corner of said lot M-10, thence S01°17'17"W along the westerly line of lots M-10 & M-11 for a distance of 220.00' to a point on the north line of lot M-13, thence N88°32'51"W along the said north line of said lot M-13 for a distance of 24.15' to the southeasterly corner of lot M-14, thence N88°02'27"W along the easterly line of lots M-14 & M-15 for a distance of 207.25' to the northerly corner of said lot M-15, thence N52°23'31"E along the southeasterly line of lot M-16 for a distance of 9.23' to the southerly corner of lot M-17, thence N53°49'38"E along the southeasterly line of lots M-17, M-18, M-19, M-20 and M-21 for a distance of 508.77' to the point of beginning. Containing 70,830 Sq.Ft. or 1.626 Ac., more or less.

EXECUTED this 17th day of October AD. 2003. Park Country Homes, Inc., a Colorado Corporation By: [Signature] Name: Park Country Homes, Inc. Its: [Signature] FC Spruce Hill, LLC, a Colorado limited liability company By: [Signature] Name: FC Spruce Hill, LLC Its: [Signature]

NOTARIAL STATE OF COLORADO COUNTY OF PARK THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF October, 2003, BY [Signature] AS President OF Park Country Homes, Inc. a Colorado Corporation. MY COMMISSION EXPIRES 08-20-05 NOTARY PUBLIC [Signature] ADDRESS

NOTARIAL STATE OF COLORADO COUNTY OF PARK THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF October, 2003, BY [Signature] AS Secretary of FC Spruce Hill, LLC, a Colorado limited liability company. MY COMMISSION EXPIRES 12/17/07 NOTARY PUBLIC [Signature] ADDRESS

SURVEYOR'S CERTIFICATE THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE STATEMENT HEREON, SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT AN EXPRESSED RESTATEMENT BY THE SURVEYOR NAMING SAID PERSON OR ENTITY. I, MAS L. BURNETT, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY TO THE COUNTY OF PARK STATE OF COLORADO THAT THE PLAT AND SURVEY OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON WAS PERFORMED BY ME OR UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING, IN STRICT COMPLIANCE WITH COLORADO STATUTES AND THAT BOTH THE SURVEY AND PLAT ARE TRUE, ACCURATE AND COMPLETE TO THE BEST OF MY KNOWLEDGE, AND THAT THIS MAP CONTAINS ALL THE INFORMATION REQUIRED BY C.R.S. 38-51-106. DATED THIS 17th DAY OF October, 2003 PROFESSIONAL LAND SURVEYOR LICENSE NO. 11944

NOTICE: ANY VIOLATION OF COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS FROM THE DATE DISCOVERED. SUCH DEFECT, IN NO EVENT, MAY ANY ACTION BE COMPLETED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. DEPOSITED THIS 17th DAY OF October, 2003 AT [Signature], IN BOOK [Signature] OF THE COUNTY SURVEYOR'S LAND SURVEY PLATS, RIGHT-OF-WAY SURVEYS AT PAGE [Signature] AT RECEPTION [Signature]

- NOTES: 1. THE BASIS OF BEARING IS THE PLATTED BEARING OF THE NORTH LINE OF THE NE 1/4 OF SECTION 4 AS BEING S89°06'40"E, WITH BOTH CORNERS BEING FOUND MONUMENTS AS SHOWN. 2. KEY TO ABBREVIATIONS USED ON THIS PLAT: LCA (UNIT #) = LIMITED COMMON AREA APPURTENANT TO THE UNIT # GCA = GENERAL COMMON AREA 3. DIMENSIONS IN PARENTHESIS ARE THOSE AS MEASURED IN THE FIELD WHEN DIFFERENT FROM PLATS OR DEEDS. 4. ALL PROPERTY CORNERS ARE FOUND OR SET AS SHOWN WITH NO. 5 REBAR AND 1 1/2" ALUM. CAP. LS 11944. 5. LEGAL DESCRIPTION AND RECORD EASEMENTS PER THE PLAT AS RECORDED FEB. 9, 1998, AT RECEPTION NO. 485415, AND THE COMMITMENT FOR TITLE INSURANCE FROM SECURITY TITLE GUARANTEE CO. COMMITMENT NO. X61809A03 C-2. 6. SUBJECT PROPERTY DOES NOT APPEAR TO LIE IN A FLOOD HAZARD AREA (ZONE C) ACCORDING TO THE F.E.M.A. MAP #8081390012B DATED 04/01/87. 7. THIS DEVELOPMENT IS IN THE NORTHWEST FIRE PROTECTION DISTRICT. 8. THIS DEVELOPMENT IS ZONED P.U.D. 9. SETBACKS AS PER DOCUMENT RECORDED OCTOBER 31, 2002 UNDER RECEPTION NO. 573854. 10. ELECTRICITY, GAS AND TELEPHONE SHALL BE PROVIDED AT THE INDIVIDUAL LOT OWNERS EXPENSE. 11. INDIVIDUAL LOTS WILL BE SERVED BY A PRIVATE CENTRAL WATER SYSTEM. 12. INDIVIDUAL LOTS WILL BE SERVED BY A CENTRAL SEWER SYSTEM (FAIRPLAY SANITATION DISTRICT). 13. THE CONDOMINIUM DECLARATION FOR THE RANCH AT SPRUCE HILL IS RECORDED IN BOOK [Signature] AT PAGE [Signature] (THE "CONDOMINIUM DECLARATION"). 14. DECLARANT RESERVES THE RIGHT TO CREATE ADDITIONAL UNITS, GENERAL COMMON AREA OR LIMITED COMMON AREA OUT OF UNIT M-2C IN ACCORDANCE WITH THE CONDOMINIUM DECLARATION AND THE COLORADO COMMON INTEREST OWNERSHIP ACT, C.O.D.R.E.V. STAT 38-39.3-101 THROUGH 38-39.3-319, AS AMENDED AND SUPPLEMENTED FROM TIME TO TIME, OR ANY SUCCESSOR LEGISLATION TO THESE STATUTES. 15. PURSUANT TO SECTION 6.3 OF THE CONDOMINIUM DECLARATION, THE USE TO WHICH EACH UNIT CREATED BY THIS PLAT MAY BE PUT SHALL BE AS FOLLOWS: UNIT M-2A CABIN/SFU UNIT UNIT M-2B CABIN/SFU UNIT UNIT M-2C CABIN/SFU UNIT CABIN/SFU UNIT IS DEFINED MORE PARTICULARLY IN SECTIONS 2.11 AND 6.3 OF THE CONDOMINIUM DECLARATION. 17. UNITS M-2A AND M-2B ARE SERVED BY THE SEWER LINES DEPICTED ON THE PLAT RUNNING WEST FROM FULLER DRIVE, WHICH SEWER LINES ARE DESIGNATED HEREBY AS LCA UNIT M-2A & M-2B. A NON-EXCLUSIVE PERPETUAL EASEMENT FOR THE BENEFIT OF UNIT M-2A AND UNIT M-2B IS HEREBY CREATED FOR THE OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF SUCH LIMITED COMMON AREA.

LIEN HOLDER FC SPRUCE HILL, LLC BY: [Signature] NAME: FC Spruce Hill, LLC ITS: [Signature] NOTARIAL STATE OF COLORADO COUNTY OF PARK THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF October, 2003, BY [Signature] AS Secretary of FC Spruce Hill, LLC, a Colorado limited liability company. MY COMMISSION EXPIRES 12/17/07 NOTARY PUBLIC [Signature] ADDRESS

LIEN HOLDER ROCKY MOUNTAIN BANK & TRUST BY: [Signature] NAME: Rocky Mountain Bank & Trust ITS: [Signature]

PARK COUNTY CLERK AND RECORDER'S CERTIFICATE This document was filed for records in the office of the County Clerk and Recorder of Park County at 11:02 AM on the 10th day of November, 2003 AD at reception # 592000 [Signature] County Clerk + Recorder.

NOTARIAL STATE OF COLORADO COUNTY OF PARK THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF October, 2003, BY [Signature] AS Secretary of FC Spruce Hill, LLC, a Colorado limited liability company. MY COMMISSION EXPIRES 08-20-05 NOTARY PUBLIC [Signature] ADDRESS

LAND SURVEY PLAT LOT M-2 & COMMON AREA, SPRUCE HILL, FILING NO. 2 PARK COUNTY, COLORADO SECTION 4, T.10 S., R.77 W. OF THE 6TH P.M. DATE: JUNE 9, 2003 REVISED: JULY 25, 2003 SCALE: 1" = 10' DRAWN BY: TLB PREPARED FOR: FC SPRUCE HILL, LLC TETRA TECH, INC. INFRASTRUCTURE SERVICE GROUP P.O. BOX 1953, 351 HWY 285, STE 104 FAIRPLAY, COLORADO 80440 (719) 836-1425 (888) 430-8453 SHEET 1 OF 2

476279 530-263 475774 540-068 476661 545716 485167 546711 513805 591199 530-263

Condominium Plat
 The Ranch at Spruce Hill
 Spruce Hill II
 Sec 4-10S-77W Zof 2

08:12:00 12:57:56 PM Tetra Tech, Inc

DRAWING NUMBER
 PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
 REGISTERED NUMBER 07548

DRAWING NUMBER
 PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
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Condominium Plat of

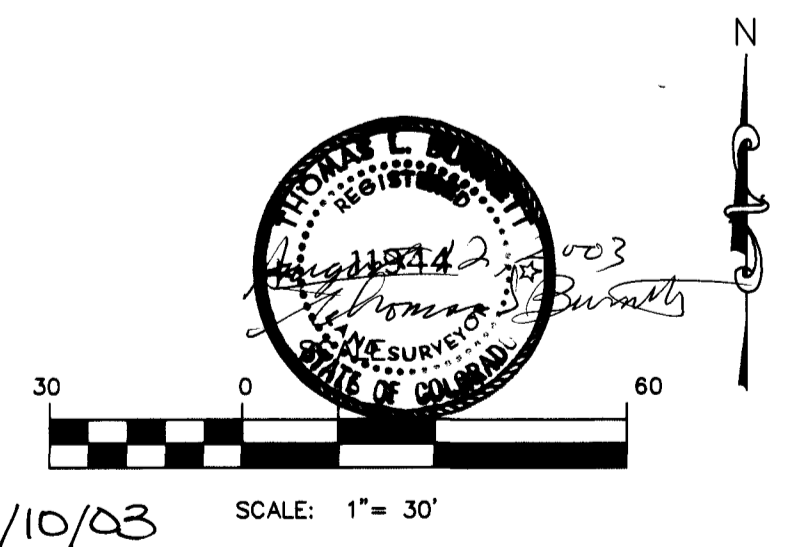
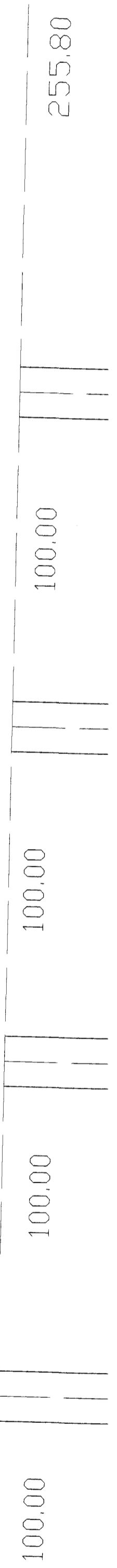
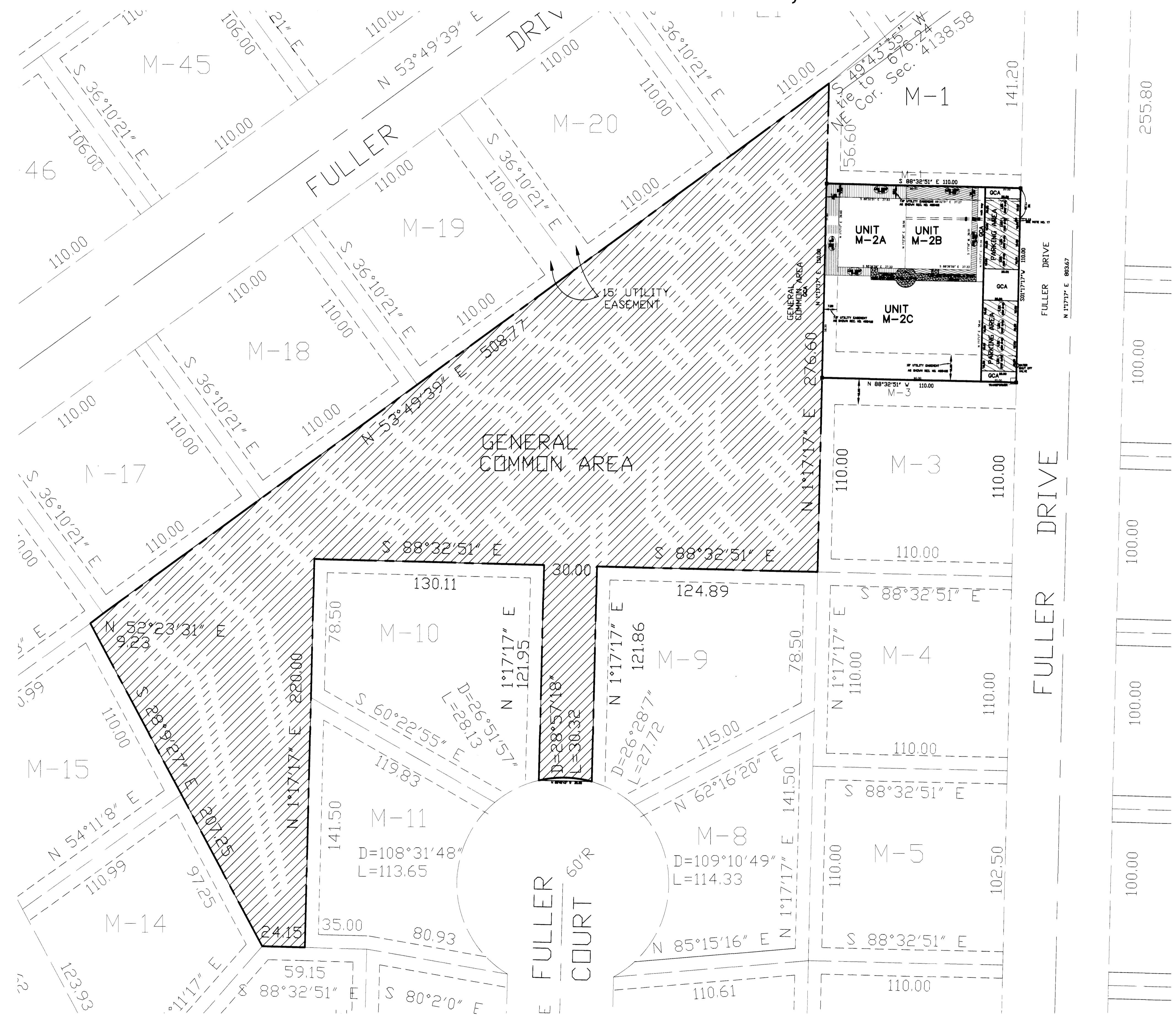
THE RANCH AT SPRUCE HILL

LOT M-2 & COMMON AREA, SPRUCE HILL, FILING NO. 2

Sec. 4, T.10 S., R. 77 W. 6th P.M.

PARK COUNTY, COLORADO

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Page 1
 Reception # 592000 11/10/03

LAND SURVEY PLAT			
LOT M-2 & COMMON AREA, SPRUCE HILL, FILING NO. 2			
PARK COUNTY, COLORADO			
SECTION 4, T.10 S., R.77 W. OF THE 6TH P.M.	ADDRESS:	DATE: JUNE 9, 2003	REVISED: JULY 25, 2003
TETRA TECH, INC. INFRASTRUCTURE SERVICE GROUP P.O. BOX 1953, 351 HWY 285, STE 104 FAIRPLAY, COLORADO 80440 (719) 836-1425 (888) 430-8453		SCALE: 1" = 30'	PREPARED FOR:
		DRAWN BY: TLB	FC SPRUCE HILL, LLC
		PO NO. 6338-0001	SHEET 2 OF 2
		JOB NO.	