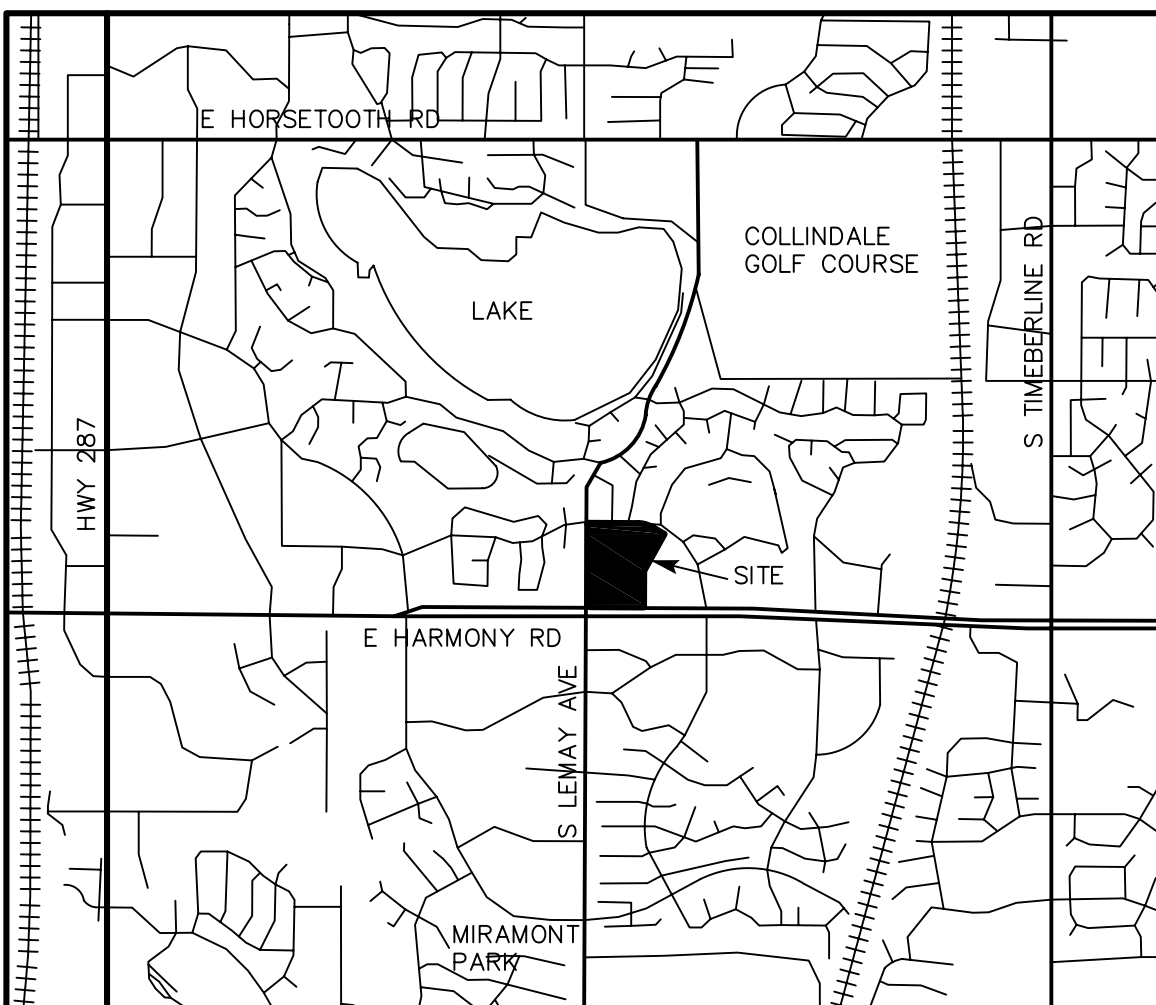


Parcel Description

(PROVIDED BY STUART TITLE GUARANTY COMPANY)

ALL OF COURTNEY PARK, A PLANNED UNIT DEVELOPMENT ACCORDING TO THE RECORDED PLAT RECORDED FEBRUARY 1, 1985 AT RECEPTION NO. 855338, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO.



Vicinity Map

Legend

- Legend items including symbols for found section corner monument, found benchmark, found monument, set #5 rebar, position not found or set, as per plat, as measured, calculated, fence, air conditioner unit, transformer, light pole, storm inlet, storm manhole, sanitary sewer manhole, telephone riser, handicap ramp, handicap parking, sign, bollard, building height location, water valve, fire hydrant, traffic access, clean out, communication box, traffic signal post, traffic box, water manhole, electrical manhole, drain, corrugated plastic pipe, concrete, gravel.

Notes

- Notes 1-5 detailing survey commitments, legal actions, survey preparation, validity, and basis of bearings.

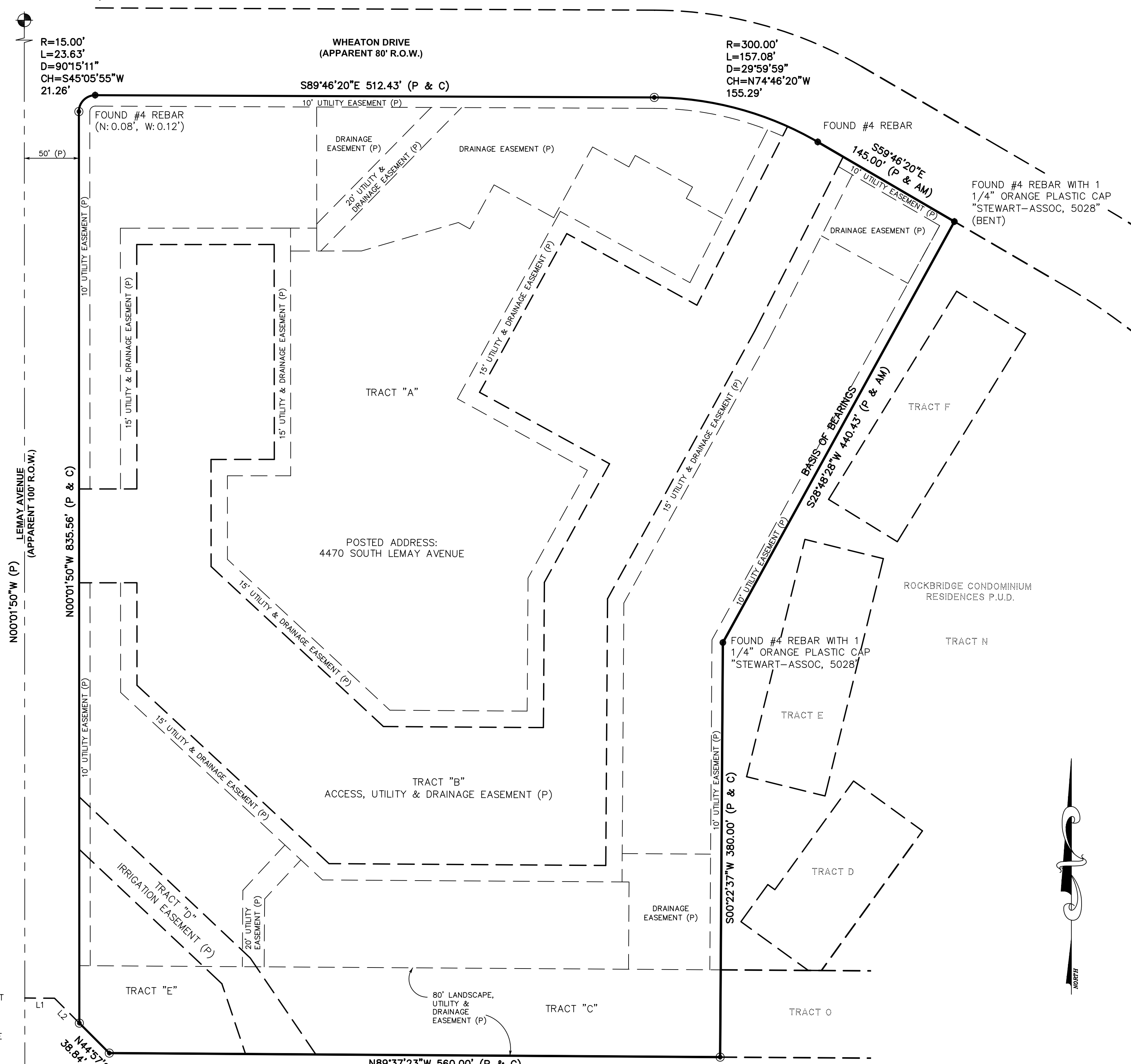
Depositing Certificate

DEPOSITED THIS DAY OF AT O'CLOCK M. IN BOOK OF LAND SURVEY PLATS AT PAGE OF THE RECORDS OF LARIMER COUNTY, COLORADO. SIGNED: TITLE: BY:

ALTA/ACSM LAND TITLE SURVEY

ALL OF COURTNEY PARK, A PLANNED UNIT DEVELOPMENT, LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, LARIMER COUNTY, STATE OF COLORADO SHEET 1 OF 3 TOTAL AREA = 571,097 SQ FT, OR 13.11 ACRES, MORE OR LESS

NORTHWEST CORNER OF SEC. 31, T7N, R68W (CALCULATED POSITION)



Boundary Mapcheck table with courses and distances. Includes a graphic scale in feet (1 inch = 60 ft) and a north arrow.

Notes (continued)

- Notes 6-25 providing additional survey details, including flood information, field work dates, utility locations, monument removal, building ties, document references, and zoning information.

Surveyor's Certificate

Surveyor's Certificate text certifying the survey and listing the surveyor's name, date, and contact information.

Project information block including 'ALTA/ACSM LAND TITLE SURVEY', 'PREPARED FOR', 'AMBASSADOR XI, L.P. & OTHERS', 'SHEET 1 OF 3', 'DRAWN BY', 'DATE', 'FSI JOB NO.', and 'CHECKED BY'.