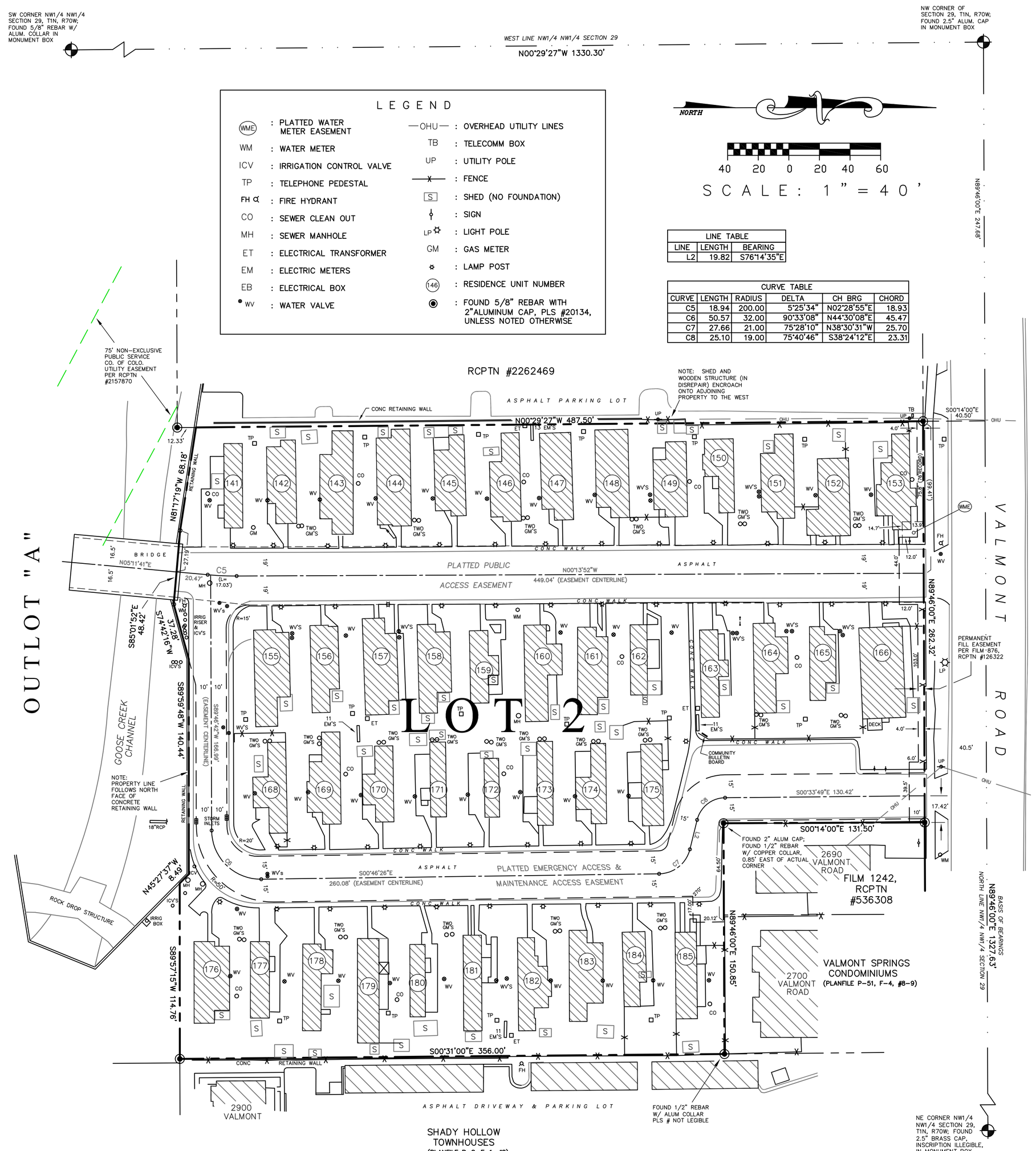
AN ALTA/ACSM LAND TITLE SURVEY PLAT OF

LOT 2, MAPLETON MOBILE HOME PARK SUBDIVISION

LOCATED IN THE NW1/4 OF THE NW1/4 OF SECTION 29, T1N, R70W, CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO

TOTAL AREA = 4.1293 ACRES, AS PLATTED



LEGAL DESCRIPTION

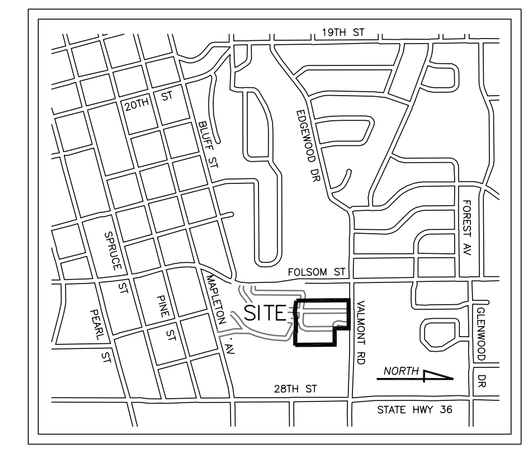
LOT 2, MAPLETON MOBILE HOME PARK SUBDIVISION, COUNTY OF BOULDER, STATE OF COLORADO.

NOTES

1. THIS SURVEY PLAT AND THE LEGAL DESCRIPTION SHOWN HEREON ARE BASED ON LAWYERS TITLE INSURANCE CORP. TITLE COMMITMENT NO. 86173 THIRD AMENDED, DATED OCTOBER 13, 2004, AND PREPARED BY FIRST COLORADO TITLE CORP. SAID TITLE COMMITMENT WAS ENTIRELY RELIED UPON FOR INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND OTHER ENCUMBRANCES AFFECTING THE SUBJECT PROPERTIES. THIS MAP DOES NOT REPRESENT A TITLE SEARCH PERFORMED BY BOULDER LAND CONSULTANTS, INC.

2. BASIS OF BEARINGS FOR THE INFORMATION SHOWN HEREON IS THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M., MONUMENTED AS DESCRIBED HEREON AND DETERMINED TO BEAR N 89°46'00" E BY GPS OBSERVATION.

3. ACCORDING TO THE ABOVE MENTIONED TITLE COMMITMENT THE PROPERTY DESCRIBED HEREON IS SUBJECT TO THE FOLLOWING:
   - EXCEPTION #7: A RIGHT-OF-WAY OVER SAID LAND FOR THE BOULDER AND WHITE ROCK DITCH AS GRANTED IN DEED RECORDED SEPTEMBER 10, 1892, IN BOOK 145 AT PAGE 15;
   - EXCEPTION #8: A RIGHT-OF-WAY FOR A DITCH AS GRANTED BY DOCUMENT RECORDED JUNE 26, 1941 IN BOOK 704 AT PAGE 38;
   - EXCEPTION #9: EASEMENTS OVER SAID LAND AS SET FORTH IN RULE AND ORDER - DISTRICT COURT CIVIL ACTION NO. 28602, RECORDED FEBRUARY 23, 1973 ON FILM 807 AS RECPTION NO. 55517;
   - EXCEPTION #10: AN EASEMENT GRANTED TO THE CITY OF BOULDER BY DOCUMENT RECORDED JANUARY 8, 1975 ON FILM 876 AS RECEPTION NO. 126322;
   - EXCEPTION #11: TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS OF A SUBDIVISION AGREEMENT, RECORDED DECEMBER 31, 1992 ON FILM 1789 AS RECEPTION NO. 1253359;
   - EXCEPTION #12: TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS OF A STIPULATED SETTLEMENT AGREEMENT, IN CIVIL ACTION NO. 91 CV 1301, DIVISION 3, DISTRICT COURT, COUNTY OF BOULDER, STATE OF COLORADO, RECORDED JANUARY 27, 1993 ON FILM 1795 AS RECEPTION NO. 1260898. ORDER APPROVING THE STIPULATED SETTLEMENT AGREEMENT RECORDED JANUARY 27, 1993 ON FILM 1795 AS RECEPTION NO. 1260897;
   - EXCEPTION #13: A NON-EXCLUSIVE EASEMENT FOR THE TRANSMISSION, DISTRIBUTION, OR BOTH, OF ELECTRICITY AND FOR THE TRANSMISSION OF COMMUNICATION SIGNALS, AS GRANTED TO THE PUBLIC SERVICE COMPANY OF COLORADO BY INSTRUMENT RECORDED JUNE 6, 2001 AS RECEPTION NO. 2157870;
   - EXCEPTION #14: AN ABSTRACT OF LEASE, TOGETHER WITH THE TERMS AND PROVISIONS THEREOF, EVIDENCING A LEASE BETWEEN THE CITY OF BOULDER AND AUTOMATIC LAUNDRY COMPANY, LTD. FOR A TERM OF 10 YEARS, AS SET FORTH IN INSTRUMENT RECORDED MAY 9, 1997 AS RECEPTION NO. 1697133;
   - EXCEPTION #15: SUCH RIGHTS AS MAY EXIST IN AND TO THE AUTRY-McCAMMON DITCH AND THE BOULDER AND WHITEROCK DITCH OVER SAID LAND, AS SHOWN ON THE MAP IN THE OFFICE OF THE BOULDER COUNTY ASSESSOR;
   - EXCEPTION #16 TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS OF AN AGREEMENT BETWEEN THISTLE COMMUNITY HOUSING, INC., A COLORADO NONPROFIT CORPORATION, AND THE CITY OF BOULDER, A COLORADO MUNICIPAL CORPORATION, RECORDED APRIL 5, 2004 AS RECEPTION NO. 2572702 AND 2572703;
   - EXCEPTION #17 THE EFFECT OF NOTES AS SET FORTH ON THE RECORDED PLAT OF BRANDING IRON SUBDIVISION;
   - EXCEPTION #18 THE EFFECT OF NOTES AND NOTICES AS SHOWN ON THE RECORDED PLAT OF MAPLETON MOBILE HOME PARK SUBDIVISION (PLANFILE P-61, F-4, NOS. 2 & 3, RECEPTION NO. 2632927);
   - EXCEPTION #19 WATER METER EASEMENTS AS SHOWN ON THE RECORDED PLAT OF MAPLETON MOBILE HOME PARK SUBDIVISION (PLANFILE P-61, F-4, NOS. 2 & 3, RECEPTION NO. 2632927);
   - EXCEPTION #20 PUBLIC ACCESS EASEMENTS AS SHOWN ON THE RECORDED PLAT OF MAPLETON MOBILE HOME PARK SUBDIVISION (PLANFILE P-61, F-4, NOS. 2 & 3, RECEPTION NO. 2632927);
   - EXCEPTION #21 EMERGENCY ACCESS AND MAINTENANCE ACCESS EASEMENTS AS SHOWN ON THE RECORDED PLAT OF MAPLETON MOBILE HOME PARK SUBDIVISION (PLANFILE P-61, F-4, NOS. 2 & 3, RECEPTION NO. 2632927);
   - EXCEPTION #22 THE EXISTENCE OF ANY LEASES AND/OR TENANCIES.



VICINITY MAP
(NOT TO SCALE)

4. EXCEPT FOR APPARENT SURFACE FEATURES INDICATING THE PRESENCE OF UNDERGROUND UTILITIES, NO UNDERGROUND UTILITY LINES ARE SHOWN HEREON.

5. NO TREES, SHRUBS OR LANDSCAPING FEATURES ARE SHOWN HEREON.

6. SUBJECT PROPERTY ADDRESS IS 2635 MAPLETON AVENUE.

7. ALL RESIDENCES SHOWN HEREON (CROSS-HATCHED AND IDENTIFIED WITH UNIT NUMBERS) ARE ONE STORY PREFABRICATED MOBILE HOMES AFFIXED TO CONCRETE PADS POURED IN PLACE. RESIDENCE PERIMETERS AS SHOWN HEREON REPRESENT ROOFTOP OUTLINES AND ARE BASED ON AERIAL PHOTOGRAPHY DATED APRIL 2002 AND VERIFIED IN THE FIELD IN OCTOBER 2004.

8. CERTIFICATION DEFINED: THE USE OF THE WORDS "CERTIFY" OR "CERTIFICATION" BY A REGISTERED PROFESSIONAL LAND SURVEYOR CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS AND FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTY, EITHER EXPRESSED OR IMPLED. (PER COLORADO STATE BOARD RULE NO. 6.2.2).

9. IN ACCORDANCE WITH C.R.S.13-80-105:
   NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU 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 CERTIFICATION SHOWN HEREON.

TO: THISTLE COMMUNITY HOUSING, A COLORADO NONPROFIT CORPORATION, AND FIRST COLORADO TITLE CORPORATION:

THIS IS TO CERTIFY THAT, SUBJECT TO THE NOTES SHOWN HEREON, THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999 AND INCLUDES ITEMS 1,2,4,8,10, AND 11(a)(AS TO UTILITIES, SURFACE MATTERS ONLY) OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.

SAMPLE

BY: _____ OCTOBER 19, 2004
JASON EMERY
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 20134

THIS MAP WAS PREPARED BY

BOULDER LAND CONSULTANTS, INC.
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ALTA: LOT 2, MAPLETON MOBILE HOME PARK SUB.

DRAWING: "30603ASLR2.DWG"
BLC, INC. PROJECT NO. 3060CD03

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