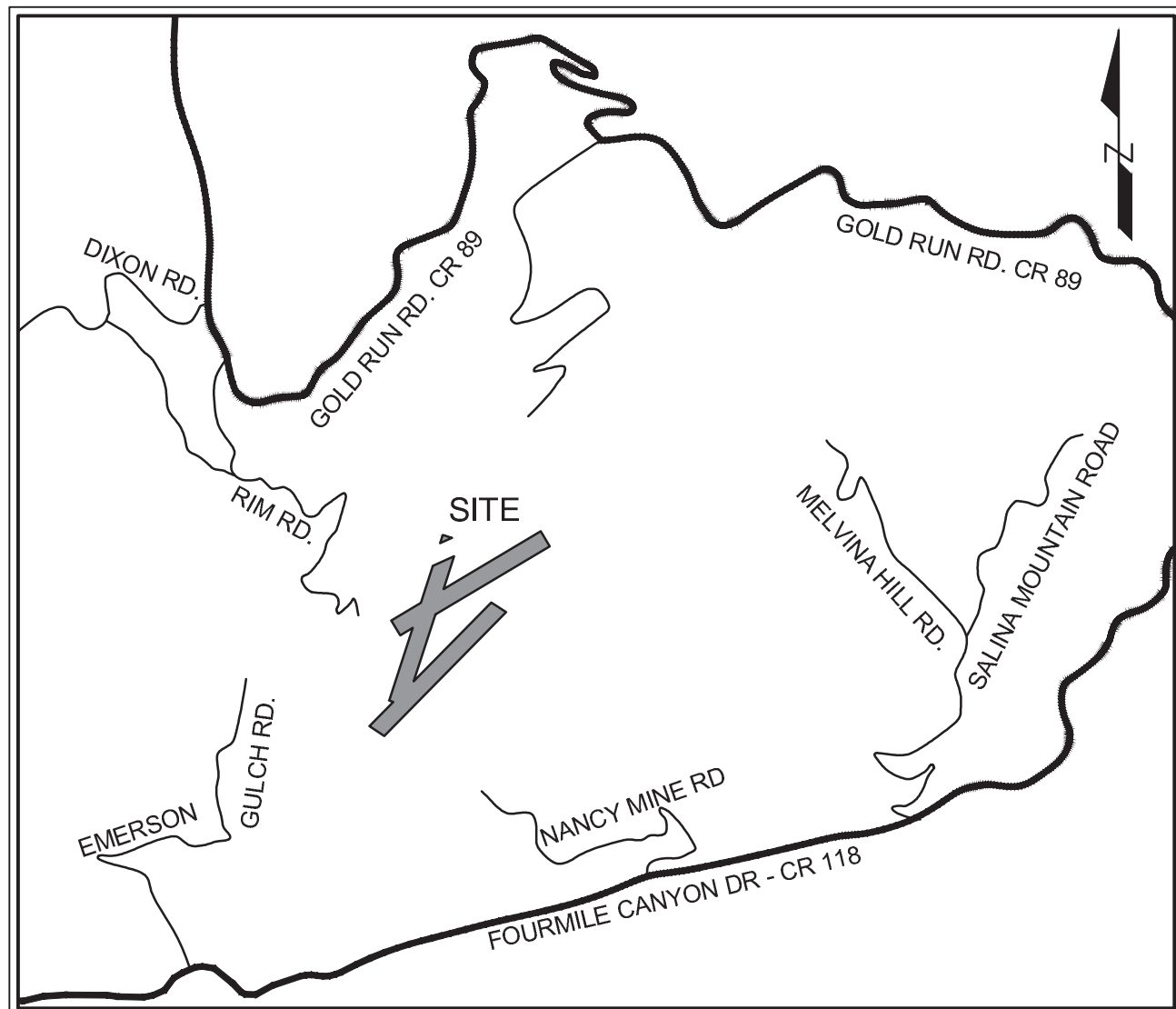


A LAND SURVEY PLAT OF  
**U.S. MINERAL SURVEY NO. 12485**  
LOCATED IN THE SOUTH HALF OF SECTION 13, TOWNSHIP 1 NORTH,  
RANGE 72 WEST OF THE 6TH P.M.,  
COUNTY OF BOULDER, STATE OF COLORADO  
TOTAL AREA (AS SURVEYED) = 13.740 ACRES

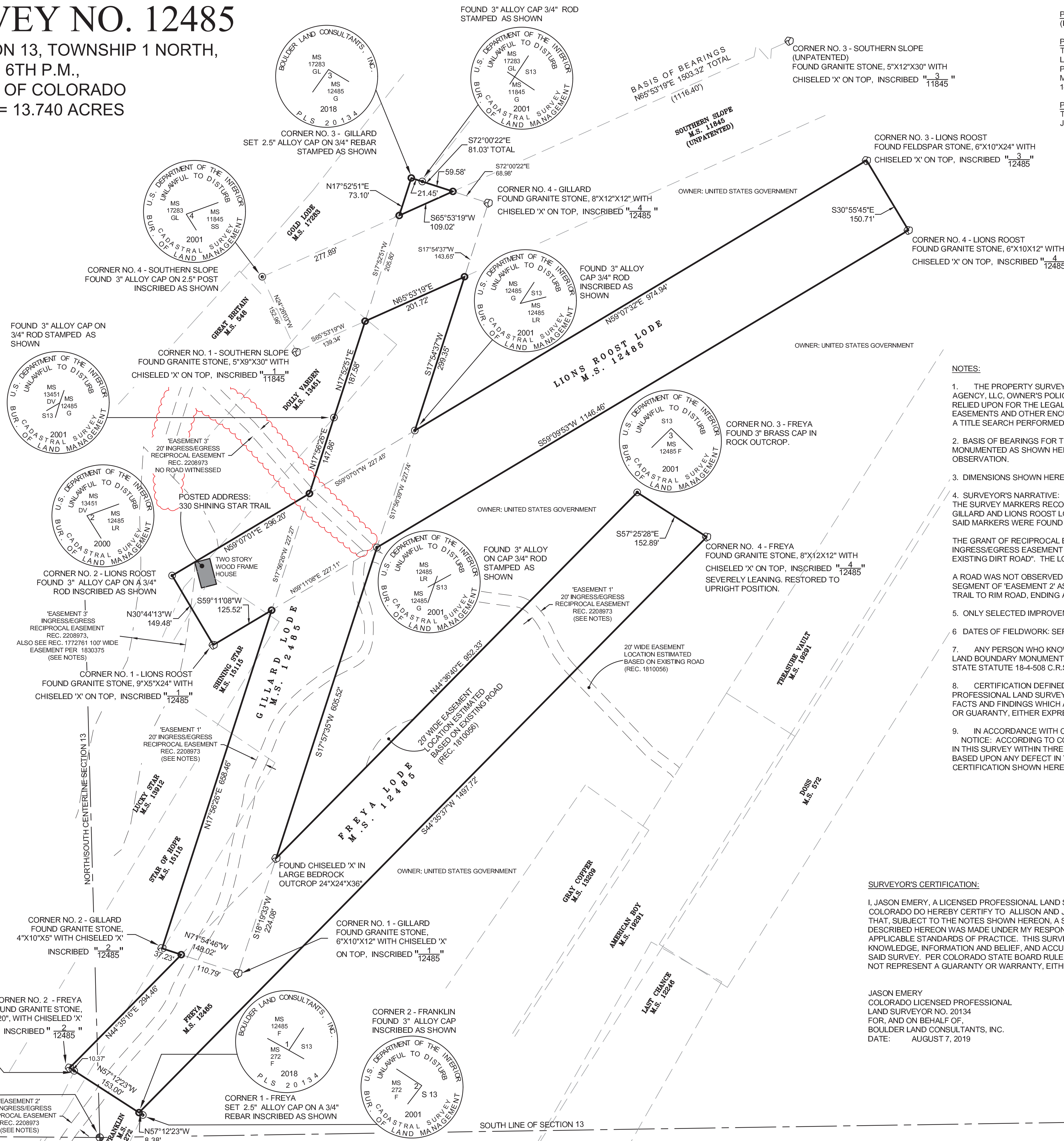


VICINITY MAP  
NOT TO SCALE

**TITLE NOTES:**  
ACCORDING TO SCHEDULE B-2 OF THE TITLE COMMITMENT DESCRIBED IN NOTE NUMBER 1, THE PROPERTY DESCRIBED HEREON IS SUBJECT TO THE FOLLOWING:

EX. NO.	DATE	RECORD	DESCRIPTION
1-7			STANDARD EXCEPTIONS
8	8-3-1899	BK 204 PG 143	CONDITIONS, PROVISIONS AND STIPULATIONS AS CONTAINED IN PATENT
9	7-25-1899	BK 223 PG 100	RIGHT OF WAY AS RESERVED IN DEED
10	2-18-1998	REC. 1772761	TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, EASEMENTS AND OBLIGATIONS AS CONTAINED IN INSTRUMENT
11	8-3-1998	REC. 1830375	ADDENDUM
	3-10-1998	REC. 1779555	TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN INSTRUMENT
12	3-10-1998	REC. 1779556	TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN INSTRUMENT
	11-28-2001	REC. 2224424	AMENDMENT
13	10-17-2001	REC. 2208973	TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, EASEMENTS AND OBLIGATIONS AS CONTAINED IN INSTRUMENT
14	4-18-2002	REC. 2278373	TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN INSTRUMENT
15	11-18-1997	REC.1748501	TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, EASEMENTS, RESERVATION, MINERAL RIGHTS AND OBLIGATIONS AS CONTAINED IN INSTRUMENT
16	9-28-2001	REC. 2201793	CONSENT
	6-5-1998	REC. 1810056	TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, EASEMENTS AND OBLIGATIONS AS CONTAINED IN INSTRUMENT
17	4-17-2002	REC. 2278285	TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN INSTRUMENT
18	7-13-1998	REC. 1823226	ANY LIEN, FEE OR ASSESSMENT IN AND TO CHICKEN HILL ROAD AS EVIDENCED BY INSTRUMENT
19	7-13-2000	REC. 2060674-6	TERMS AND RESTRICTIONS AS CONTAINED IN EASEMENTS
20	4-16-2003		TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, EASEMENTS AND OBLIGATIONS AS CONTAINED IN SHARED DOMESTIC WATER WELL AGREEMENT (NO DOCUMENT PROVIDED)
21	6-22-2007	REC. 2864287	TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, EASEMENTS, AND OBLIGATIONS SPECIFIED UNDER THE RIGHT-OF-WAY HELD FOR CANCELLATION
22	7-13-1998	REC. 1823225	TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, EASEMENTS, AND OBLIGATIONS SPECIFIED UNDER THE GRANT OF EASEMENT ANY LOSS OR DAMAGE ARISING FROM THE FACT THE DRIVEWAY LIES OUTSIDE THE BOUNDARY OF THE MINING CLAIM AS SHOWN ON IMPROVEMENT LOCATION CERTIFICATE BY FLATIRON, INC. (JOB NO. 17-69,725)
23	6-15-2017		

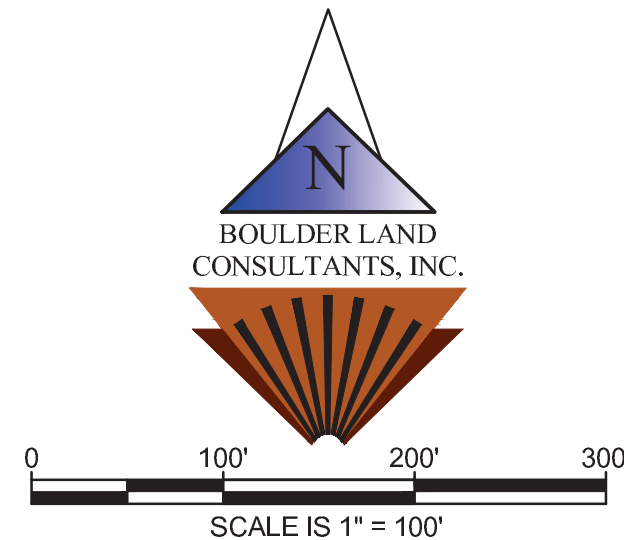
LEGEND
FOUND PUBLIC LAND SURVEY MONUMENT CORNER AS SHOWN AND DESCRIBED HEREON



PROPERTY DESCRIPTION:  
(PER WARRANTY DEED RECORDED AS RECEPTION NO. 3603416)

PARCEL A:  
THE LIONS ROOST MINING CLAIM, THE GILLARD LODE MINING CLAIM AND THE FREYA LODE MINING CLAIM, PATENT SURVEY NO. 12485 SUGARLOAF MINING DISTRICT, BEING A PORTION OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 72 WEST OF THE 6TH PRINCIPAL MERIDIAN, AS SET FORTH IN PATENT RECORDED AUGUST 3, 1899 IN BOOK 204 AT PAGE 143, COUNTY OF BOULDER, STATE OF COLORADO.

PARCEL B (NOT INCLUDED IN THIS SURVEY):  
THOSE CERTAIN EASEMENT RIGHTS AS DESCRIBED IN GRANT OF EASEMENT RECORDED JULY 13, 2000 AT RECEPTION NO. 2060674, 2060675 AND 2060676.



**NOTES:**

1. THE PROPERTY SURVEYED AND SHOWN HEREON IS THE SAME PROPERTY AS DESCRIBED IN GUARDIAN TITLE AGENCY, LLC, OWNER'S POLICY FILE NO. 6217-48982, DATED MAY 30, 2017. SAID TITLE POLICY WAS ENTIRELY RELIED UPON FOR THE LEGAL DESCRIPTION AND RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND OTHER ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY. THIS MAP DOES NOT REPRESENT A TITLE SEARCH PERFORMED BY BOULDER LAND CONSULTANTS, INC. OR THE UNDERSIGNED.
2. BASIS OF BEARINGS FOR THE INFORMATION SHOWN HEREON IS THE NORTH LINE OF SOUTHERN SLOPE LODE, MONUMENTED AS SHOWN HEREON, AND DETERMINED TO BEAR NORTH 65°53'19\"/>
3. DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET.
4. SURVEYOR'S NARRATIVE:  
THE SURVEY MARKERS RECOVERED WERE ACCEPTED AS DELINEATING THE ACTUAL LOCATION OF THE FREYA, GILLARD AND LIONS ROOST LODES PER MINERAL SURVEY NO. 12485, DATED SEPTEMBER 1898. THE POSITIONS OF SAID MARKERS WERE FOUND TO BE IN SUBSTANTIAL AGREEMENT WITH THE PLAT OF RECORD.

THE GRANT OF RECIPROCAL EASEMENTS AS SHOWN IN RECEPTION NO. 2208973 STATES THAT THE INGRESS/EGRESS EASEMENT BE 20.00 FEET IN WIDTH AND 10.00 FEET ON EITHER SIDE OF THE CENTERLINE OF AN EXISTING DIRT ROAD". THE LOCATION SHOWN HEREON IS BASED ON THE DIGITIZED LOCATION OF SAID DIRT ROAD.

A ROAD WAS NOT OBSERVED AT THE TIME OF SURVEY NOR VISUALLY APPARENT THROUGH IMAGERY ON THAT SEGMENT OF 'EASEMENT 2' AS SHOWN. 'EASEMENT 3' (CLOUDED HEREON) APPEARS TO FOLLOW SHINING STAR TRAIL TO RIM ROAD, ENDING AT GOLD RUN ROAD.

5. ONLY SELECTED IMPROVEMENTS ARE SHOWN HEREON. THIS IS NOT AN IMPROVEMENT SURVEY PLAT.
6. DATES OF FIELDWORK: SEPTEMBER 2017 - DECEMBER 2018
7. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO COLORADO STATE STATUTE 18-4-508 C.R.S.
8. CERTIFICATION DEFINED: THE USE OF THE WORDS "CERTIFY" OR CERTIFICATION" BY A LICENSED 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 IMPLIED. (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 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.

**SURVEYOR'S CERTIFICATION:**

I, JASON EMERY, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY TO ALLISON AND JUSTIN SOUSA THAT, SUBJECT TO THE NOTES SHOWN HEREON, A SURVEY OF THE PROPERTY DESCRIBED HEREON WAS MADE UNDER MY RESPONSIBLE CHARGE AND CONFORMS TO APPLICABLE STANDARDS OF PRACTICE. THIS SURVEY PLAT IS BASED ON MY KNOWLEDGE, INFORMATION AND BELIEF, AND ACCURATELY DEPICTS THE RESULTS OF SAID SURVEY. PER COLORADO STATE BOARD RULE NO. 6.2.2, THIS CERTIFICATION DOES NOT REPRESENT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

JASON EMERY  
COLORADO LICENSED PROFESSIONAL  
LAND SURVEYOR NO. 20134  
FOR, AND ON BEHALF OF,  
BOULDER LAND CONSULTANTS, INC.  
DATE: AUGUST 7, 2019



THIS MAP WAS PREPARED BY

**BOULDER LAND  
CONSULTANTS, INC.**

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BOULDER, CO 80304 (303) 443-3616  
www.BLCsurveyors.com

LSP: 330 SHINING STAR TRAIL  
BOULDER COUNTY, COLORADO