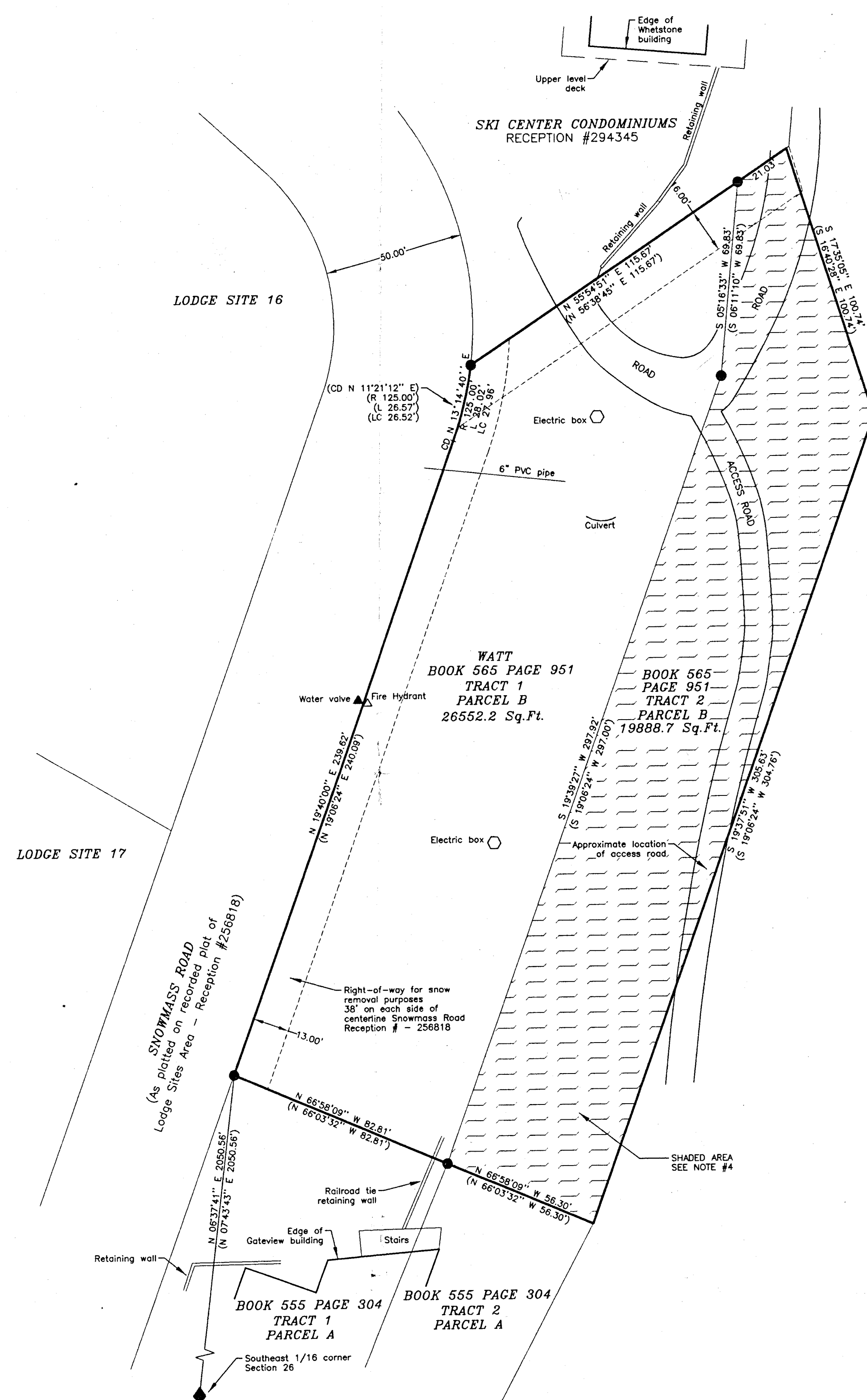




LEGEND

- Property corner - set rebar with plastic cap inscribed "LS 22570"
- Property line - subject property
- Easement line as noted hereon
- Open Space, Skier domain, and skier and pedestrian easement through Tract 2 of Parcel B per Book 565 page 951

LEGAL DESCRIPTION OF PROPERTY SURVEYED:

Township 13 South, Range 86 West, 6th P.M.

Section 26: 2 parcels of land located in the SE1/4NE1/4 of said Section 26, being more particularly described as follows:

TRACT 1, PARCEL B

Beginning at a point on the easterly boundary of Snowmass Road from whence the SE 1/16 corner of said Section 26 bears S 07°43'43" W a distance of 2050.56 feet; thence N 19°06'24" E along the easterly boundary of Snowmass Road a distance of 240.09 feet; thence on a curve to the left along said easterly boundary a distance of 26.57 feet, said curve having a radius of 125.00 feet and a chord which bears N 11°02'12" E a distance of 26.52 feet; thence N 66°38'45" E along the southeasterly boundary of Ski Center Condominium site as recorded in the Gunnison County records Reception No. 294345, a distance of 115.67 feet; thence S 06°41'10" W a distance of 69.83 feet; thence S 19°06'24" W a distance of 297.00 feet to a point which is the northeast corner of Parcel A, Tract 1; thence N 66°03'32" W along the northerly boundary of Parcel A, Tract 1 a distance of 82.81 feet to the POINT OF BEGINNING.

TRACT 2, PARCEL B

Beginning at a point which is the southeast corner of Tract 1; thence N 19°06'24" E along the easterly boundary of Tract 1 a distance of 297.00 feet; thence N 06°11'10" W a distance of 69.83 feet along the easterly boundary of Tract 1 to a point on the southeasterly boundary of Ski Center Condominium site; thence N 66°38'45" E along the southeasterly boundary of Ski Center Condominium site a distance of 21.03 feet; thence S 16°40'28" E a distance of 100.74 feet; thence S 19°06'24" W a distance of 304.76 feet to a point which is the northeast corner of Parcel A, Tract 2; thence N 66°03'32" W along the northerly boundary of Parcel A, Tract 2 a distance of 56.30 feet to the POINT OF BEGINNING.

The bearings of the above described parcel is based on the bearing of S 89°20'38" E between the Southeast 1/16 corner and the South 1/16 corner of said Section 26.

Any references in the above legal description to Parcel A, Tract 1 or Parcel A, Tract 2 shall mean those tracts of land described in a Warranty Deed from Crested Butte Mountain Resort, Inc., a Colorado corporation to Genesee Land Company, a Colorado limited partnership as recorded in Book 955 at page 304 of the records of Gunnison County, Colorado.

Town of Mt. Crested Butte,
County of Gunnison,
State of Colorado.

TYPE OF ZONING	AREA
Recreational open space district within Parcel B	4,562.9 Sq.Ft.
High density multiple family district within Parcel B	41,878.0 Sq.Ft.
Total area	46,440.9 Sq.Ft.

LODGE SITE 16

LODGE SITE 17

LEGEND

- Zoned recreational open space district (approximate zoning boundary as digitized from the zoning map of the Town of Mt. Crested Butte)
- Zoned high density multiple family district (approximate zoning boundary as digitized from the zoning map of the Town of Mt. Crested Butte)
- Zoned commercial district (approximate zoning boundary as digitized from the zoning map of the Town of Mt. Crested Butte)

ZONING MAP
SCALE 1" = 60'

GENERAL NOTES:

- Property and buildings located by field measurements from southeast corner of section 23, using east line of said section as basis of bearing of N 0° 33' W.
- Recorded rights of way and easements shown hereon were obtained from title commitment for subject property prepared by Gunnison County Abstract Co., dated October 19, 1998, and provided by client. The following easement is not shown hereon as it does not affect subject property: easement recorded in Book 565 at Page 951.
- The 16' wide utility easement referred to in Schedule B, Section 2, #8 of said commitment is presumed to be the same as that easement recorded in Book 565 at Page 888 and is shown hereon.
- Record bearings and distances are displayed in parenthesis.
- Open space, etc. easement as shown hereon and recorded in Book 565 at Page 951 is displayed hereon as encumbering the entirety of Tract 2 - Parcel B, although the location of said easement is ambiguous as described in said Book and Page. Therefore, this plot may not represent an accurate depiction of said easement.

SURVEYOR CERTIFICATION

I, Ronald A. Kiester, a registered land surveyor in the State of Colorado, certify that this plot and survey of the WATT PROPERTY were made under my direction and control in October - December, 1998 and that both are true and correct to the best of my knowledge. Monuments have been found or set as shown on this plot.

Dated this 15 day of December, A.D. 1998.

Ronald A. Kiester
Colorado L.S. No. 22570
P.O. Box 1307
Gunnison, CO 81230

REVISION #1 - 12/10/98 - ADDED ADJOINING EXISTING BUILDINGS AND RETAINING WALLS

File name: C:\DRAWINGS\98086

WATT PROPERTY WITHIN SE1/4NE1/4 SECTION 26 TOWNSHIP 13 SOUTH, RANGE 86 WEST, 6TH P.M. GUNNISON COUNTY, COLORADO	
PREPARATION DATE: 11/9/98	LATEST REVISION NO./DATE: 12/10/98
FUREY LAND SURVEYING, INC. 307 NORTH MAIN STREET GUNNISON, CO 81230 970-641-2245	
SHEET 1 OF 1	