

REVISED PARCEL MAP FOR
SOUND OF MUSIC RANCH
PART OF SECTIONS 18, 19, 20, 28, 29, 30, 31, 32, AND 33,
T. 43 N., R. 10 W., N.M.P.M., SAN MIGUEL COUNTY, COLORADO

SURVEYOR'S CERTIFICATE:

I, David R. Bulson, do hereby certify that this accompanying Parcel Map ("Revised Parcel Map") was prepared under my direct responsibility, supervision, and checking and that the information contained herein is true and accurate to the best of my belief and knowledge. It is not a Land Survey Plat and does not represent a survey as defined by Colorado Revised Statute 38-51-109. It is intended only as a graphic depiction of that property description separately recorded on (insert date) at (insert reception number) with the Clerk and Recorder of San Miguel County, State of Colorado.

P.L.S. No. 37662 Date

BASIS OF BEARINGS:

The basis of bearings for this Revised Parcel Map is the line between the found BLM cap at the northwest corner of Section 5, Township 42 North, Range 10 West, New Mexico Principal Meridian, County of San Miguel, State of Colorado and the found BLM cap at the north 1/4 corner of said Section 5 has an assumed bearing of North 89°43'10" East.

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 NOTES:

- Ownership of the Parcels shown on this Revised Parcel Map have been verified by a title search by Land Title Guaranty Company, Commitment Number _____, dated _____, 2016.
- The sizes of Parcel AR, Parcel BR and Parcel CR as depicted on this Revised Parcel Map are calculated based upon the written parcel descriptions and have not been field verified.

MAPS OF RECORD:

- Sound of Music boundary survey recorded April 6, 1990 in Plat Book 1 at page 1034 - Reception No. 264531.
- Amended Replat of Sound of Music boundary survey recorded February 6, 1992 in Plat Book 1 at page 1239 - Reception No. 275099.

OWNERSHIP CERTIFICATE:

Wilson Mesa Ranch Holdings, LLC, a Delaware limited liability company ("Wilson Mesa Ranch Holdings") does hereby certify as follows:

- By plat ("Original Plat") recorded on August 10, 2000 in Plat Book 1, Page 2779, the owner of certain property commonly referred to as the "Sound of Music Ranch" caused the property to be configured and divided into three parcels, namely Parcel A, Parcel B and Parcel C (each, a "Parcel"). The Original Plat established both the exterior boundary lines associated with Parcel A, Parcel B and Parcel C ("Exterior Property Boundary Lines") as well as the interior boundary lines separating Parcel A, Parcel B and Parcel C ("Interior Parcel Boundary Lines").
- The Owner is the current fee simple owner of the Parcels as the same are depicted on this Revised Parcel Map.
- The Owner is filing this Revised Parcel Map for the purpose of: (a) vacating and extinguishing the Interior Parcel Boundary Lines of Parcel A, Parcel B and Parcel C as shown on the Original Plat, and (b) establishing the newly configured Interior Parcel Boundary Lines for Parcel AR, Parcel BR and Parcel CR as designated, depicted and described herein. The Owner has caused the Revised Parcel Map to be recorded for the purpose of depicting Parcel AR, Parcel BR and Parcel CR and such other purposes stated in the Revised Parcel Map.
- Nothing herein is intended to, nor shall it modify, alter or otherwise affect the Exterior Property Boundary Lines as indicated on the Original Plat, the dimensions and establishment of which are being carried forward by this Revised Parcel Map.
- That Owner intends that this Revised Parcel Map be filed in the Land Survey Records of the Office of the San Miguel County Clerk and Recorder ("Survey Plats") and may be relied upon, together with the Original Map (with respect to the Exterior Property Boundary Lines) for purposes of conveying Parcel AR, Parcel BR and/or Parcel CR.
- Parcel AR, Parcel BR and Parcel CR each contain at least thirty-five acres of land.
- Use and development on Parcel AR, Parcel BR and Parcel CR are subject to the terms, conditions, limitations and requirements set forth in that certain Wilson Mesa Amended Conservation Easement held by the RMEF which was duly recorded in the San Miguel County, Colorado Clerk and Recorder's Office on August 3, 2000 at Reception No. 335849 ("Amended Conservation Easement") as further reflected in that certain Notice of Exercise of Reserved Right recorded on _____, 2016 in Reception No. _____ including the number and siting of Building Areas and Accessory Building Areas as allocated to Parcel AR, Parcel BR and Parcel CR and allowed pursuant to Sub-Section III(A) of the Amended Conservation Easement.
- No Build Zone reflects portion of Parcel AR located in the "Northern Portion" of property pursuant to the Amended Conservation Easement; development on Parcel AR is limited to the "Southern Portion" of the property according to the Amended Conservation Easement.
- No Build Zone reflects portion of Parcel BR located in the "Southern Portion" of property pursuant to the Amended Conservation Easement; development on Parcel BR is limited to the "Northern Portion" of the property according to the Amended Conservation Easement.

Executed as of _____, 2016.

Wilson Mesa Ranch Holdings, LLC
a Delaware limited liability company

By: _____
Printed Name: _____
Title: _____

STATE OF _____)
COUNTY OF _____) ss.

The foregoing instrument was acknowledged before me this _____ day of _____, 2016, by _____, as the _____ of Wilson Mesa Ranch Holdings, LLC, a Delaware limited liability company.

My commission expires: _____
Witness my hand and official seal.

Notary Public

RECORDER'S CERTIFICATE:

This Revised Parcel Map was filed for record in the Land Survey Records of the San Miguel County Clerk and Recorder on this _____ day of _____, 2016, at _____ Reception No. _____ Time _____

San Miguel County Clerk

