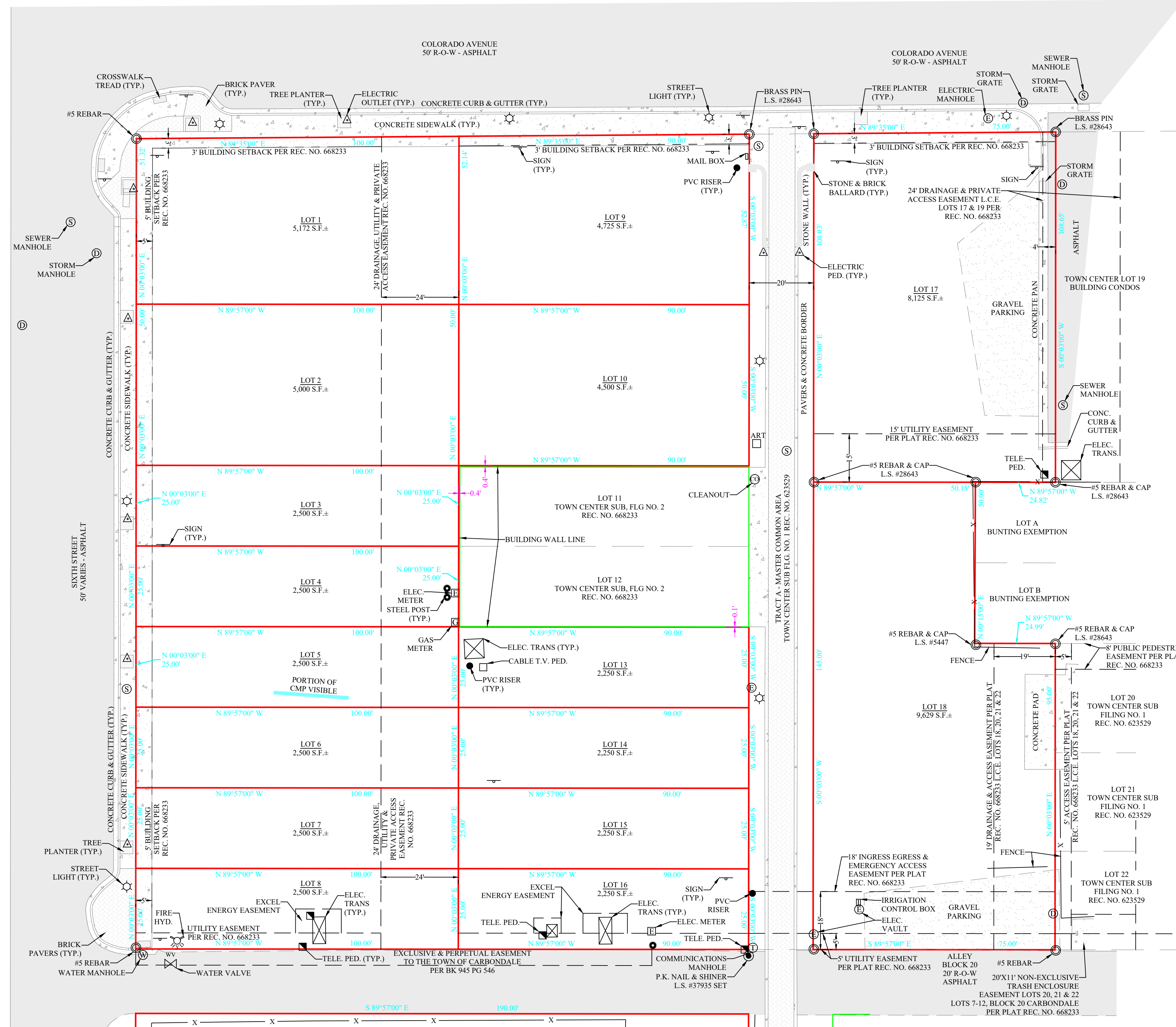
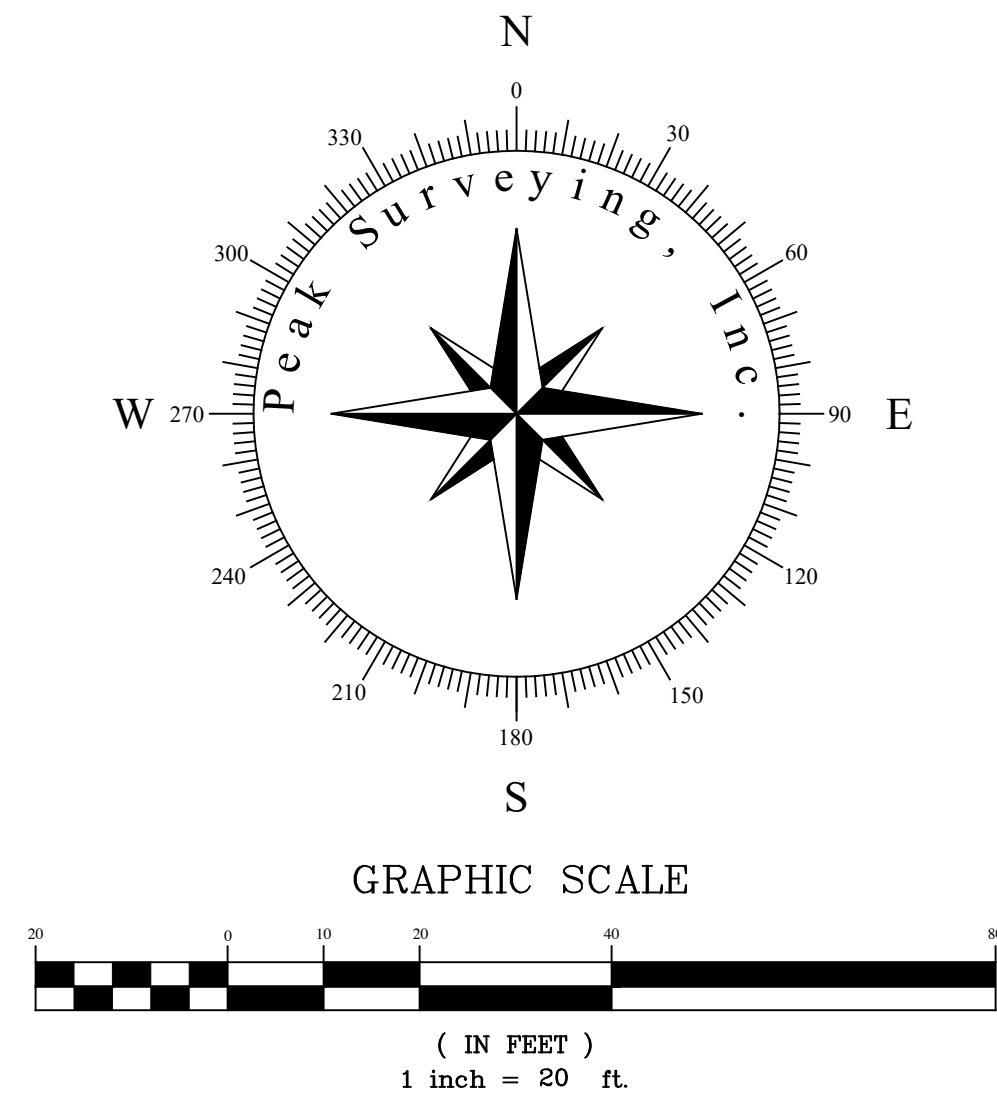


IMPROVEMENT LOCATION CERTIFICATE

LOT'S 1-10 AND 13-16, TOWN CENTER SUBDIVISION, FILING NO. 2 ACCORDING TO THE FINAL PLAT RECORDED FEBRUARY 4, 2005 AS RECEPTION NO. 668233
AND LOT'S 17 AND 18, TOWN CENTER SUBDIVISION, FILING NO. 1 ACCORDING TO THE FINAL PLAT RECORDED MARCH 25, 2003 AS RECEPTION NO. 623529
TOWN OF CARBONDALE, COUNTY OF GARFIELD, STATE OF COLORADO



PROPERTY DESCRIPTION

LOT'S 1-10 AND 13-16, TOWN CENTER SUBDIVISION, FILING NO. 2 ACCORDING TO THE FINAL PLAT RECORDED FEBRUARY 4, 2005 AS RECEPTION NO. 668233 AND LOT'S 17 AND 18, TOWN CENTER SUBDIVISION, FILING NO. 1 ACCORDING TO THE FINAL PLAT RECORDED MARCH 25, 2003 AS RECEPTION NO. 623529, TOWN OF CARBONDALE, COUNTY OF GARFIELD, STATE OF COLORADO.

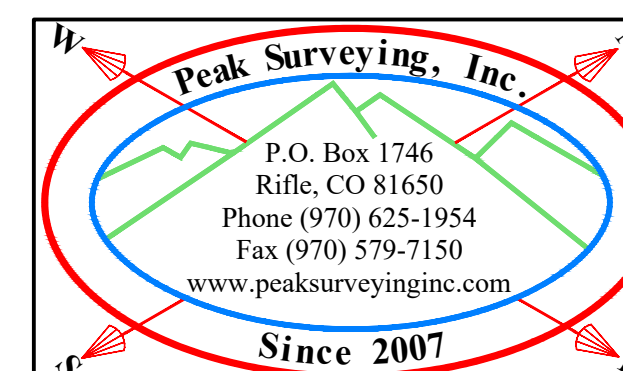
NOTES:

- 1) THIS PROPERTY IS SUBJECT TO RESERVATIONS, RESTRICTIONS, COVENANTS, BUILDING SETBACKS AND EASEMENTS OF RECORD, OR IN PLACE. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT THEREFORE, EXCEPTIONS TO TITLE THAT MAY AFFECT THE SUBJECT PROPERTY HAVE NOT BEEN RESEARCHED BY PEAK SURVEYING, INC.
- 2) THE DATE OF THIS SURVEY WAS JANUARY 15, AND SEPTEMBER 28, 2018.
- 3) BASIS OF BEARINGS FOR THIS SURVEY IS A BEARING OF S89°35'00" W BETWEEN THE NORTHEASTERLY CORNER OF LOT 17, FILING NO. 1, A BRASS PIN IN ASPHALT L.S. #28643 FOUND IN PLACE AND THE NORTHWESTERLY CORNER OF LOT 1, FILING NO. 2, A #5 REBAR FOUND IN PLACE.
- 4) UNITS OF MEASURE FOR ALL DIMENSIONS SHOWN HEREON IS U.S. SURVEY FEET.
- 5) THIS SURVEY IS BASED ON THE TOWN CENTER SUBDIVISION, FILING NO. 1 FINAL PLAT RECORDED MARCH 25, 2003 AS RECEPTION NO. 623529 AND THE TOWN CENTER SUBDIVISION, FILING NO. 2 RECORDED FEBRUARY 4, 2005 AS RECEPTION NO. 668233 IN THE GARFIELD COUNTY CLERK AND RECORDERS OFFICE AND CORNERS FOUND IN PLACE.
- 6) THERE WAS APPROXIMATELY 3" OF SNOW AND ICE ON THE GROUND AT THE TIME OF THE JANUARY SURVEY.

IMPROVEMENT LOCATION CERTIFICATE

I HEREBY STATE THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED BY PEAK SURVEYING, INC. FOR PICKWICK HOLDINGS, LLC, A COLORADO LIMITED LIABILITY COMPANY, THAT IT IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES.

I FURTHER STATE THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, JANUARY 15, AND SEPTEMBER 28, 2018, EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED. I FURTHER STATE THAT THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THEREFORE EXCEPTIONS TO TITLE HAVE NOT BEEN RESEARCHED BY PEAK SURVEYING, INC.



Drawn By:	JRN	NO.	1	Date	10/11/18	Revision	UPDATE SURVEY	By	JRN
Checked By:	JRN								
Date:	JANUARY 28, 2018								
Computer File:	074.DWG								

PICKWICK HOLDINGS, LLC. TOWN OF CARBONDALE, COLORADO IMPROVEMENT LOCATION CERT. LOTS 1-10-13-16, FLG 2 - LOT'S 17-18 FLG 1, TOWN CENTER SUB	Project NO.	17084
		1 OF 1

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.