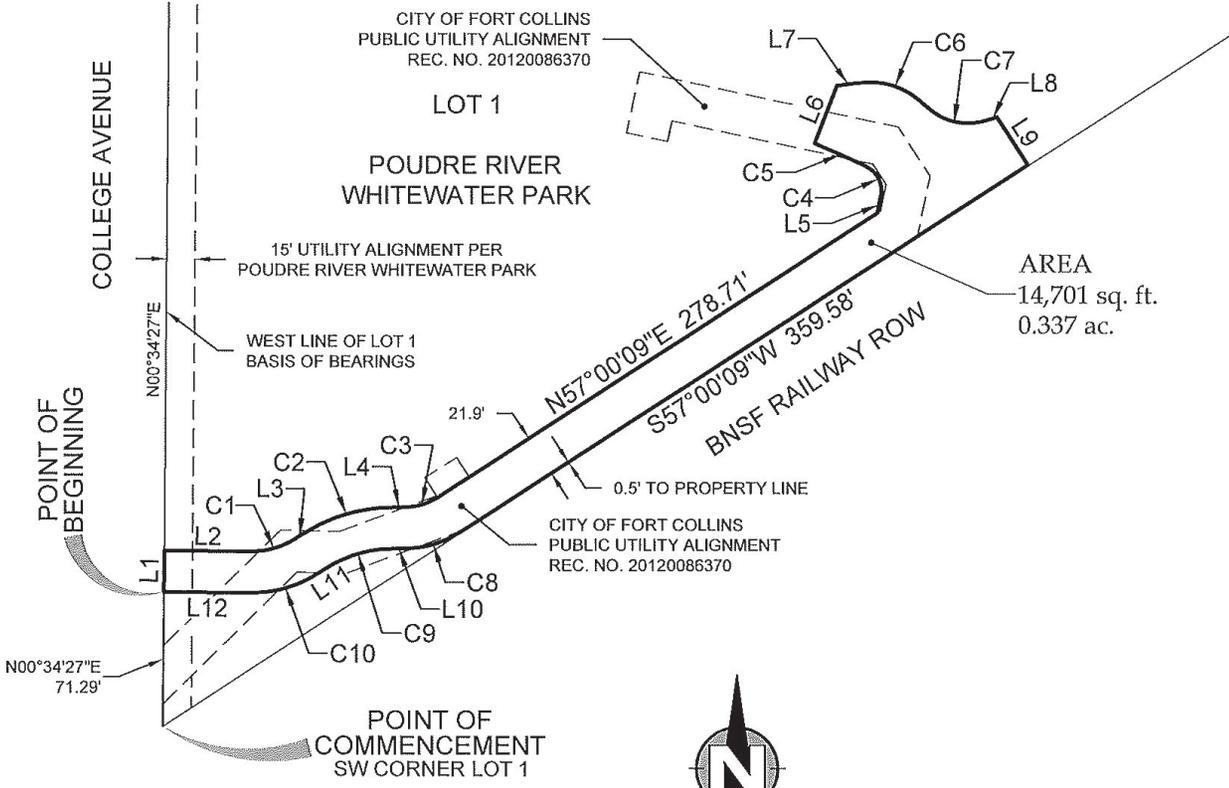


EXHIBIT

A PARCEL OF LAND BEING A PORTION OF LOT 1, Poudre River Whitewater Park, Located in the Northwest 1/4 of Section 12, Township 7 North, Range 69 West of the 6th P.M., City of Fort Collins, County of Larimer, State of Colorado



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	25.06'	43.00'	33°23'44"	N73°52'45"E	24.71'
C2	49.83'	87.00'	32°49'06"	N73°35'27"E	49.15'
C3	17.28'	30.00'	32°59'51"	N73°30'05"E	17.04'
C4	18.73'	14.13'	75°55'04"	N25°57'23"W	17.39'
C5	30.08'	371.89'	4°38'06"	N66°13'41"W	30.08'
C6	38.35'	40.36'	54°26'18"	S71°13'05"E	36.92'
C7	36.26'	31.49'	65°57'57"	S76°58'55"E	34.29'
C8	29.95'	52.00'	32°59'51"	S73°30'05"W	29.54'
C9	37.23'	65.00'	32°49'06"	S73°35'27"W	36.72'
C10	37.89'	65.00'	33°23'44"	S73°52'45"W	37.35'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00° 34' 27"E	22.00'
L2	S89° 25' 23"E	46.11'
L3	N57° 10' 54"E	5.35'
L4	N90° 00' 00"E	6.73'
L5	N12° 00' 09"E	9.30'
L6	N21° 27' 16"E	33.04'

LINE TABLE		
LINE	BEARING	LENGTH
L7	N82° 38' 08"E	11.60'
L8	N72° 17' 43"E	4.82'
L9	S32° 59' 51"E	30.23'
L10	N90° 00' 00"W	6.73'
L11	S57° 10' 54"W	5.35'
L12	N89° 25' 23"W	46.11'

NOTE: THIS EXHIBIT IS NOT INTENDED TO BE A MONUMENTED LAND SURVEY. ITS SOLE PURPOSE IS AS A GRAPHIC REPRESENTATION TO AID IN THE VISUALIZATION OF THE WRITTEN PROPERTY DESCRIPTION WHICH IT ACCOMPANIES. THE WRITTEN PROPERTY DESCRIPTION SUPERCEDES THE EXHIBIT DRAWING.

