

ALTA COMMITMENT

SCHEDULE B-2

(Exceptions)

Our Order No. M20080942

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:

1. Rights or claims of parties in possession not shown by the public records.
2. Easements, or claims of easements, not shown by the public records.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey and inspection of the premises would disclose and which are not shown by the public records.
4. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.
6. Taxes and assessments not yet due or payable and special assessments not yet certified to the Treasurer's office.
7. Any unpaid taxes or assessments against said land.
8. Liens for unpaid water and sewer charges, if any.
9. RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AS RESERVED IN UNITED STATES PATENT RECORDED MARCH 13, 1923, IN BOOK 105 AT PAGE 340.
10. RIGHT-OF-WAY FOR CONSTRUCTION AND MAINTENANCE OF TRANSMISSION, ELECTRICAL, POWER AND TELEPHONE AND TELEGRAPH LINES DATED NOVEMBER 2, 1907 AS RESERVED IN DEED FROM ELIZABETH FREY, LENA FREY SCHMIDT, ELIZABETH FREY HOPKINS AND C. F. FREY TO THE CENTRAL COLORADO POWER COMPANY RECORDED JANUARY 25, 1908 IN BOOK 92 AT PAGE 309.
11. RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, AS CONTAINED IN INSTRUMENT RECORDED DECEMBER 04, 1972, IN BOOK 227 AT PAGE 440.
12. EASEMENTS AS SHOWN ON THE PLAT FOR KEYSTONE GULCH CONDOMINIUMS FILED JULY 21, 1978 UNDER RECEPTION NO. 178158.

NOTE: 30 FOOT ACCESS AND UTILITY EASEMENT LOCATED IN MIDDLE OF LOT.

NOTE: 20 FOOT UTILITY EASEMENT LOCATED ON THE EAST LOT LINE.

ALTA COMMITMENT

SCHEDULE B-2

(Exceptions)

Our Order No. M20080942

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:

13. THOSE PROVISIONS, COVENANTS AND CONDITIONS, EASEMENTS, AND RESTRICTIONS, WHICH ARE A BURDEN TO THE CONDOMINIUM UNIT DESCRIBED IN SCHEDULE A, AS CONTAINED IN INSTRUMENT RECORDED JULY 21, 1978, UNDER RECEPTION NO. 178159.
14. THE EFFECT OF RESOLUTION NO. 84-53, RECORDED SEPTEMBER 26, 1984, UNDER RECEPTION NO. 284816.
15. TERMS, CONDITIONS AND PROVISIONS OF TRANSFER AGREEMENT RECORDED SEPTEMBER 24, 1985 AT RECEPTION NO. 303879 AND AMENDED SEPTEMBER 24 1985 UNDER RECEPTION NO. 303880 AND AMENDED FEBRUARY 2, 1996 UNDER RECEPTION NO. 508586.

August 16, 2010

Tim Faia
Summit County Building Department
37 Peak One Drive
County Road 1005
Frisco, CO 80443

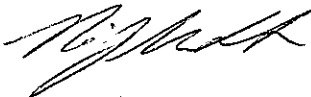
Dear Mr. Faia,

Keystone Gulch Condominium's Homeowners Association's Board of Directors approves the renovations proposed by Bill and Lynn Rainbow, unit number 1235. This includes the development review application and new plat.

The new plat will show the LCE patio/wood storage areas to be included in each condominium's total square footage.

Please contact me at 970-389-1770 if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Miklas".

Mike Miklas
Keystone Gulch Condominium's HOA President

August 16, 2010

Tim Faia
Summit County Planning Department
0037 SCR 1005, Peak One Drive
Frisco, CO 80443

Dear Mr. Faia,

I Bill Rainbow, give permission for Mike Miklas to apply for a development review application and a condominium map/townhouse plat on my behalf per building application number B10-0213.

Sincerely,

A handwritten signature in black ink that reads "Bill Rainbow". The signature is written in a cursive style with a large, sweeping initial "B".

Bill Rainbow
Keystone Gulch Condominium #1235

Assessed Owner:

RAINBOW REVOCABLE TRUST, WILLI
3560 NW 63RD ST
OCALA FL 34475

SCHEDULE NUMBER 3001229 R
TAX DISTRICT 042
ROLL PAGE 4885

Ordered by: PLANNING

===== N O T I C E =====
I, the undersigned, County Treasurer in and for said County, do hereby certify that there are no unpaid taxes or unredeemed tax lien sale certificates, except as shown below, as appears of record in this office, on the following described property, to-wit:

TAXING ENTITIES	\$/THOUS	TAX		
SUMMIT	12.602	346.99		
SCHOOL	20.936	576.45	2009 TAX AMT	1281.76
CMC	3.997	110.05	2009 TAX PD	1281.76-
LDFPD	8.295	228.39		
SRWD				
COLO RIV*	.166*	4.57		
MID PARK	.056	1.54		
SRFPD	.500	13.77		
TOTALS	46.552*	1281.76		

* REFLECTS TEMPORARY CREDIT

LEGAL DESCRIPTION OF PROPERTY
UNIT 1235 BLDG 4 KEYSTONE GULCH CONDO

TAXES HAVE BEEN PAID IN FULL Total Now Due \$.00
NOTE: A SEARCH OF CLERK & RECORDER/ASSESSOR RECORDS SHOULD BE COMPLETED TO DETERMINE IF A HOUSING RESTRICTIVE COVENANT TRANSFER FEE IS APPLICABLE

IN WITNESS WHEREOF; I have hereunto set my hand and the seal of my office,
this 16TH day of AUGUST A.D. 2010

BILL WALLACE
SUMMIT COUNTY TREASURER

BY: 



This Certificate does not certify as to any taxes which may, or may not, be due on any Mobile Home, Improvement, Personal Property, Oil, Gas, Mineral Rights, or Special Assessments which may, or may not, be located on the Property described above, unless specifically listed and described. Information regarding special taxing districts and the boundaries of such districts may be on file or deposit with the board of county commissioners, the county clerk and recorder, or the county assessor.