

T3N, R84W of the 6th P.M.

- Section 7: Lots 5, 9, 10, 11, 12, 13, 14;
Lot 1 Except any part thereof contained in the
Exceptions described below.
- Section 6: That part of Lot 6 lying Southwest of the right of
way Routt County Road No. 16 and Southeast of the
right of way of Schussmark Trail;
Lot 11 Except that part thereof contained in the
Exceptions described below.

T3N, R85W of the 6th P.M.

- Section 12: Lots 2, 7, 8, 9, 10, 15 and 16;
Lot 1 Except that part thereof contained in the
Exceptions described below.
- Section 1: Lot 12;
Lot 13 Except that part thereof contained in the
Exceptions described below.

EXCEPTIONS

Excepting and reserving the following described tracts out of the
hereinabove described lands:

Exception 1: That part thereof platted as "A SECOND REPLAT OF
PROJECT I & II AT STAGECOACH".

Exception 2: A parcel of land located in the northwest one quarter
(NW1/4) of the northwest one quarter (NW1/4) (Lot 1) of Section 7, T3N, R84W
and the northeast one quarter (NE1/4) of the northeast one quarter (NE1/4)
(Lot 1) of Section 12, T3N, R85W both of the 6th P.M., Routt County, Colorado,
being further described as follows:

Beginning at the northwest (NW) corner of said section 7 which is also
the most southerly point on "A SECOND REPLAT OF PROJECT I & II AT STAGE-
COACH" as recorded in the records of Routt County, Colorado, with all
bearings being relative thereto;

Thence N 76° 00' 00" E, 660.0 feet along the southerly boundary of said
"A SECOND REPLAT OF PROJECT I & II AT STAGECOACH",

Thence S 00° 00' 00" E, 300.00 feet;

Thence N 90° 00' 00" W, 965.38 feet;

Thence N 00° 00' 00" E, 197.64 feet to the southwesterly corner of said
"A SECOND REPLAT OF PROJECT I & II AT STAGECOACH",

Thence S 80° 00' 00" E, 330.00 feet along the southerly boundary of said
"A SECOND REPLAT OF PROJECT I & II AT STAGECOACH" to the true point of
beginning. Said parcel of land contains 4.50 acres.

Exception 3: A parcel of land lying in the southeast one quarter
(SE1/4) of the southeast one quarter (SE1/4) (Lot 13) of Section one, T3N,
R85W of the 6th P.M., Routt County, Colorado, being further described as
follows:

Commencing at the southeast (SE) corner of said section one;
Thence along the outer boundary of "A SECOND REPLAT OF PROJECT I & II AT
STAGECOACH" as recorded in Routt County, Colorado. The following two
courses and distances:

N 80° 00' 00" W, 330.00 feet;

Thence N 00° 00' 00" E, 294.94 feet to the true point of beginning;

Thence N 00° 00' 00" E 595.63 feet;

Thence S 70° 13' 16" W, 63.76 feet;

Thence N 00° 00' 00" E, 70.00 feet;

Thence N 90° 00' 00" W, 500.00 feet;

Thence S 00° 00' 00" W, 150.00 feet;

Thence S 48° 34' 48" E, 746.78 feet, to the true point of beginning.

Said parcel of land contains 5.02 acres.

Exception 4: A parcel of land located in Lot 13 in Section 1, Township 3 North, Range 85 West, 6th P.M., Routt County, Colorado, described as follows:

Beginning at the intersection of the Westerly Boundary of said "A Second Replat of Project I and II at Stagecoach" and the Northerly Right of Way of Schussmark Trail as platted in said "A Second Replat of Project I and II at Stagecoach", and assuming the Westerly Boundary of said "A Second Replat of Project I and II at Stagecoach" to bear North 00°00'00" East; Thence North 00°00'00" East, 100.0 feet; Thence North 90°00'00" West, 60.00 feet; Thence South 00°00'00" East, 121.58 feet to a Point on the Northerly Right of Way of said Schussmark Trail; Thence along said Northerly Right of Way on a bearing of North 70°13'16" East, 63.70 feet to the True Point of Beginning.

Exception 5: A tract of land in Lot 13 in Section 1, Township 3 North, Range 85 West, 6th Principal Meridian, Routt County, Colorado described as follows:

Beginning at the Southeast corner of Section 1, Thence North 80°00'00" West 330.00 feet to a point on the westerly boundary of "A Second Replat of Project I and II at Stagecoach". Thence North along said westerly boundary 41.04 feet to the True Point of Beginning. Thence North 74°00'00" West 38.19 feet; Thence North 19°00'00" East 47.00 feet; Thence North 76°00'00" East 22.06 feet to a Point on the Westerly boundary of said "A Second Replat of Project I and II at Stagecoach"; Thence South along said Westerly boundary to the True point of Beginning.