

TRANSNATION TITLE INSURANCE COMPANY

COMMITMENT FOR TITLE INSURANCE

SCHEDULE A

Commitment No.: 6063340 C-3

1. Effective Date: October 30, 2003 at 7:00 a.m.
2. Policy or policies to be issued:                      Amount                      Premium  
A. ALTA Owner's Policy                      \$TBD                      \$ TBD  
Proposed Insured:  
Parties to be determined  
B. ALTA Loan Policy                      \$                      \$  
Proposed Insured:  
Form 100.20 will become part of the Owners Policy to be issued to endorse  
Exceptions No. 8 and 9 shown in Schedule B                      \$ 50.00
3. The estate or interest in the land described or referred to in this  
commitment and covered herein is fee simple and title thereto at the  
effective date hereof vested in:  
Mountain Meadows Preserve, LLC, a Colorado limited liability  
company
4. The land referred to in this commitment is described as follows:  
Lots 1 through 28, and 30 through 34, MORE'S CORNER, according to  
the Plat recorded September 23, 2002 at Reception No. 570046 and  
filed at File No. 13152, and Surveyor's Correction Affidavit  
recorded September 23, 2002 at Reception No. 570047, County of  
Routt, State of Colorado

TRANSNATION TITLE INSURANCE COMPANY

By Stuart M. Churchill  
Authorized Signature

Issued: December 10, 2003

SMC/djb

TRANSNATION TITLE INSURANCE COMPANY

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SCHEDULE A - Continued

REQUIREMENTS

The following are the requirements to be complied with prior to the issuance of said policy or policies. Any other instrument recorded subsequent to the date hereof may appear as an exception under Schedule B of the policy to be issued. Unless otherwise noted, all documents must be recorded in the office of the clerk and recorder of the county in which said property is located.

NOTE:

PURSUANT TO SENATE BILL 91-14 (CRS 10-11-122) THE COMPANY WILL NOT ISSUE ITS POLICY OR POLICIES OF TITLE INSURANCE CONTEMPLATED BY THIS COMMITMENT UNTIL IT HAS BEEN PROVIDED A CERTIFICATE OF TAXES DUE OR OTHER EQUIVALENT DOCUMENTATION FROM THE COUNTY TREASURER OR THE COUNTY TREASURER'S AUTHORIZED AGENT; OR UNTIL THE PROPOSED INSURED HAS NOTIFIED OR INSTRUCTED THE COMPANY IN WRITING TO THE CONTRARY.

NOTE:

IF THIS TRANSACTION INCLUDES A SALE OF THE PROPERTY AND THE SALES PRICE EXCEEDS \$100,000.00, THE SELLER MUST COMPLY WITH THE DISCLOSURE/WITHHOLDING PROVISIONS OF C.R.S. 39-22-604.5 (NONRESIDENT WITHHOLDING).

NOTE:

EFFECTIVE SEPTEMBER 1, 1997, CRS 30-10-406 REQUIRES THAT ALL DOCUMENTS RECEIVED FOR RECORDING OR FILING IN THE CLERK AND RECORDER'S OFFICE SHALL CONTAIN A TOP MARGIN OF AT LEAST ONE INCH AND A LEFT, RIGHT AND BOTTOM MARGIN OF AT LEAST ONE-HALF INCH. THE CLERK AND RECORDER MAY REFUSE TO RECORD OR FILE ANY DOCUMENT THAT DOES NOT CONFORM.

- A. Duly acknowledged certificate of the Registered Agent of the incorporated association certifying that there are no assessments for common expenses and other amounts which remain unpaid or which constitute a lien, statutory or otherwise, on subject property.

NOTE: The above instrument need not be recorded but must be submitted to the Company for insuring purposes.

- B. Partial Release by the Public Trustee, releasing subject property from the lien of:  
Deed of Trust from Mountain Meadow Preserve, LLC, a Colorado limited liability company to the Public Trustee of the County of Routt for the use of Commercial Federal Bank, a Federal Savings Bank to secure \$4,379,968.00 dated April 19, 2001 recorded April 19, 2001 at Reception No. 543967.

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SCHEDULE A - Continued

REQUIREMENTS

NOTE: Disbursers Notice recorded April 19, 2001 at Reception No. 543968, given in connection with the above Deed of Trust.

NOTE: Affects all Lots.

- C. Partial Release by the Public Trustee, releasing subject property from the lien of:  
Deed of Trust from Mountain Meadow Preserve, LLC, a Colorado limited liability company to the Public Trustee of the County of Routt for the use of PM Operating Subsidiary, Ltd. and Sundog Enterprises, LLC to secure 1,500,000.00 payable to PM and \$500,000.00 payable to Sundog dated April 19, 2001 recorded April 19, 2001 at Reception No. 543969.

NOTE: Affects all Lots.

- D. Deed from Mountain Meadows Preserve, LLC, a Colorado limited liability company to Parties to be determined.

NOTE: The Statement of Authority for Mountain Meadows Preserve, LLC, a Colorado limited liability company, dated July 11, 2003, recorded July 16, 2003 at Reception No. 586498, authorizes British Charter Holdings LLC, a Colorado limited liability company, Manager and Northtrek LLC, a Colorado limited liability company, Manager to act on behalf of the entity.

Representatives of both Managers listed above must sign in order to encumber, sell or in any way act on behalf of the entity.

TRANSACTION TITLE INSURANCE COMPANY

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SCHEDULE B  
EXCEPTIONS

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.  
Note: The above exception will not appear on policies where closing and settlement has been performed by the company.
6. a. Taxes due and payable; and any tax, special assessments, charge or lien imposed for water or sewer service, or for any other special taxing district.  
b. Any and all unredeemed tax sales, if any.  
Note: Upon receipt of a Certificate of Taxes Due evidencing that there are no existing open tax sales, the above exception 6b will not appear on the policy to be issued hereunder.

Note:

PURSUANT TO CRS 10-11-122 NOTICE IS HEREBY GIVEN THAT:

- (A) THE SUBJECT PROPERTY MAY BE LOCATED IN A SPECIAL TAXING DISTRICT;
- (B) A CERTIFICATE OF TAXES DUE LISTING EACH TAXING JURISDICTION MAY BE OBTAINED FROM THE COUNTY TREASURER OR THE COUNTY TREASURER'S AUTHORIZED AGENT;
- (C) INFORMATION REGARDING SPECIAL DISTRICTS AND THE BOUNDARIES OF SUCH DISTRICTS MAY BE OBTAINED FROM THE BOARD OF COUNTY COMMISSIONERS, THE COUNTY CLERK AND RECORDER, OR THE COUNTY ASSESSOR.

TRANSMATION TITLE INSURANCE COMPANY

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SCHEDULE B - Continued

EXCEPTIONS

7. Reservations of (1) right of proprietor of any penetrating vein or lode to extract his ore; and (2) right of way for any ditches or canals constructed by authority of United States, in U.S. Patent, recorded in Book 64 at Page 43, and in Book 89 at Page 12.  
  
NOTE: Patent recorded in Book 64 at Page 43 affects Lots 5 through 7, and Lots 10 through 13.  
  
NOTE: Patent recorded in Book 89 at Page 12 affects Lots 1 through 9, and Lots 12 through 34.
8. Covenants, Conditions and Restrictions, which do not contain a forfeiture or reverter clause, but omitting restrictions, if any, based on race, color, religion, or national origin as contained in instrument recorded for North Meadows Subdivision First Filing 6559, and North Meadows Subdivision Second Filing 6618, in Book 333 at Page 812, in Book 350 at Page 624, in Book 351 at Page 521 and in Book 442 at Page 23, at Reception No. 498173 in Book 750 at Page 85, and at Reception No. 517344 in Book 763 at Page 3, and any and all amendments and supplements thereto.  
  
NOTE: Affects Lots 1 through 6, and Lots 13 through 34.
9. Covenants, Conditions and Restrictions, which do not contain a forfeiture or reverter clause, (deleting any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin) as contained in instrument recorded (Fairway Meadows) July 29, 1975 in Book 407 at Page 301, October 21, 1976 in Book 424 at Page 242, and in Deed of Conveyance and Assignment of Rights and Interest recorded February 24, 1987 in Book 624 at Page 233, as amended by the instrument recorded May 5, 1995 in Book 707 at Page 805, and the instrument recorded November 2, 1995 in Book 713 at Page 785, and any and all amendments and supplements thereto.  
  
NOTE: Affects Lots 3 through 13.
10. Terms, agreements, provisions, conditions and obligations as contained in the instrument recorded November 7, 2000 at Reception No. 536031.
11. All notes, easements and provisions as shown on the Plat of More's Corner filed at File No. 13152, and Surveyor's Correction Affidavit recorded September 23, 2002 at Reception No. 570047.

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SCHEDULE B - Continued

EXCEPTIONS

12. Terms, agreements, provisions, conditions, obligations and easements as contained in the Declaration of Private Driveway Easement (Private Drive A) recorded September 23, 2002 at Reception No. 570049.  
NOTE: Affects Lots 29 through 32.
13. Terms, agreements, provisions, conditions, obligations and easements as contained in the Declaration of Private Driveway Easement (Private Drive B) recorded September 23, 2002 at Reception No. 570050.  
NOTE: Affects Lots 22 through 24.
14. Terms, agreements, provisions, conditions, obligations and easements as contained in the Declaration of Private Driveway Easement (Private Drive C) recorded September 23, 2002 at Reception No. 570051.  
NOTE: Affects Lots 21 and 22.
15. Terms, agreements, provisions, conditions, obligations and easements as contained in the Declaration of Private Driveway Easement (Private Drive D) recorded September 23, 2002 at Reception No. 570052.  
NOTE: Affects Lots 20 and 21.
16. Terms, agreements, provisions, conditions, obligations and easements as contained in the Declaration of Private Driveway Easement (Private Drive E) recorded September 23, 2002 at Reception No. 570053.  
NOTE: Affects Lots 13 and 14.
17. Terms, agreements, provisions, conditions, obligations and easements as contained in the Declaration of Private Driveway Easement (Private Drive F) recorded September 23, 2002 at Reception No. 570054.  
NOTE: Affects Lots 24 and 25.
18. Terms, agreements, provisions, conditions, obligations and easements as contained in the Declaration of Easement (Private Sewer Line) recorded September 23, 2002 at Reception No. 570055.  
NOTE: Affects Lots 20 and 21.

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SCHEDULE B - Continued

EXCEPTIONS

19. Terms, agreements, provisions, conditions, obligations and easements as contained in the Dedication of Easement (Guy Wire) recorded September 23, 2002 at Reception No. 570056.  
NOTE: Affects Lot 13.
20. Terms, agreements, provisions, conditions, obligations and easements as contained in the Mountain Meadow Preserve Entry Sign Easement recorded September 23, 2002 at Reception No. 570057.  
NOTE: Affects Lot 30.
21. Terms, agreements, provisions, conditions, obligations and easements as contained in the Declaration of Easement recorded September 23, 2002 at Reception No. 570059.
22. Terms, agreements, provisions, conditions, obligations and easements as contained in the Deed of Access and Landscape Easements recorded September 23, 2002 at Reception No. 570060.  
NOTE: Affects Lots 13 through 14, and Lots 23 through 27.
23. Terms, agreements, provisions, conditions and obligations as contained in the Improvements Agreement recorded September 23, 2002 at Reception No. 570061.
24. Terms, agreements, provisions, conditions, obligations (including common expenses, fees and costs under the Common Interest Ownership Act) and restrictions which do not contain a forfeiture or reverter clause, but omitting restrictions, if any, based upon race, color, religion, sex, handicap, familial status or national origin, as contained in the Declaration for More's Corner recorded July 8, 2003 at Reception No. 585996 and any and all amendments and supplements thereto.
25. Assessments for common expenses and other amounts which remain unpaid or which constitute a lien, statutory or otherwise, on subject property.