

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

Lottner Rubin Fishman Saul, P.C.
633 17th Street, Suite 2700
Denver, Colorado 80202
Attention: Rick J. Rubin, Esq.

DOC FEE \$450.00**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED (this "Deed") is made this 13th day of March, 2013, between **HUDSON TIREVILLE LLC**, a Colorado limited liability company ("Grantor"), whose address is 510 E. 51st Ave., Suite #205, Denver, Colorado 80216, and **CH2E COLORADO LLC**, a Colorado limited liability company ("Grantee"), whose address is 21564 Encina Road, Topanga, CA 90290, Attn: Francis Beland.

WITNESSETH, that Grantor, for and in consideration of the sum of Four Million Five Hundred Thousand and 00/100 Dollars (\$4,500,000.00) and other good and valuable consideration, the receipt whereof is hereby confessed and acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto Grantee, all of that certain real property situate, lying and being in the County of Weld, State of Colorado, more particularly described as follows (the "Property"):

Parcel I:

The N $\frac{1}{2}$ of the S $\frac{1}{2}$ of the S $\frac{1}{2}$ of the E $\frac{1}{2}$ of Section 32, Township 3 North, Range 65 West of the 6th P.M., County of Weld, State of Colorado

Parcel II:

The S $\frac{1}{2}$ of the S $\frac{1}{2}$ of the S $\frac{1}{2}$ of the E $\frac{1}{2}$ of Section 32, Township 3 North, Range 65 West of the 6th P.M., County of Weld, State of Colorado

Parcel III:

Lot B, Recorded Exemption No. 1213-32-4-RE1367, Recorded September 12, 1991 at Reception No. 2263003, Being a part of the S $\frac{1}{2}$ of the N $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 32, Township 3 North, Range 65 West of the 6th P.M., County of Weld, State of Colorado

Parcel IV:

Lot A, Recorded Exemption No. 1213-32-4-RE1367, Recorded September 12, 1991 at Reception No. 2263003, being a part of the S $\frac{1}{2}$ of the N $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 32, Township 3 North, Range 65 West of the 6th P.M., County of Weld, State of Colorado



A handwritten signature in black ink, appearing to be "R. J. Rubin".

SUBJECT ONLY TO those matters set forth on Exhibit A attached hereto and incorporated herein by this reference (the “Permitted Exceptions”);

TO HAVE AND TO HOLD the Property above bargained and described unto Grantee forever;

AND Grantor warrants the title to the Property against all persons claiming under the Grantor, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the day and year first written above.

Hudson Tireville LLC,
a Colorado limited liability company

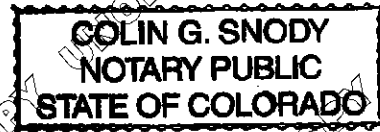
By Loren E. Snyder
Loren E. Snyder, Manager

STATE OF COLORADO)
) ss:
COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this 13TH day of MARCH, 2013, by Loren E. Snyder as Manager of HUDSON TIREVILLE LLC, a Colorado limited liability company.

WITNESS my hand and official seal

My commission expires: 5/25/2016



My Commission Expires 05/25/2016

Notary Public

Hudson Tireville LLC,
a Colorado limited liability company

By _____

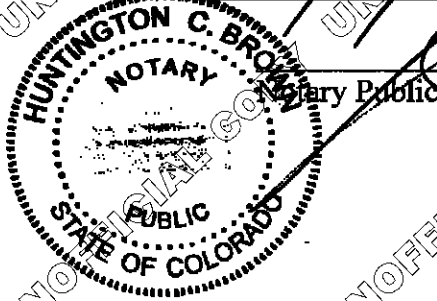
Cara S. Elias, Manager

STATE OF COLORADO)
COUNTY OF Denver) ss:

The foregoing instrument was acknowledged before me this 12th day of March, 2013, by Cara S. Elias as Manager of HUDSON TIREVILLE LLC, a Colorado limited liability company.

WITNESS my hand and official seal.

My commission expires: 3/15/14



**EXHIBIT A
TO
SPECIAL WARRANTY DEED**

Permitted Exceptions

1. REAL PROPERTY TAXES AND ASSESSMENTS FOR THE CALENDAR YEAR 2013 AND SUBSEQUENT YEARS, A LIEN NOT YET DUE AND PAYABLE.
2. RIGHT OF WAY FOR COUNTY ROADS 30 FEET ON EITHER SIDE OF SECTION AND TOWNSHIP LINES, AS ESTABLISHED BY THE BOARD OF COUNTY COMMISSIONERS FOR WELD COUNTY, RECORDED OCTOBER 14, 1889 IN BOOK 86 AT PAGE 273.
3. RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED AUGUST 23, 1894, IN BOOK 57 AT PAGE 338.
4. UNDIVIDED 1/2 INTEREST IN AND TO ALL OIL, GAS AND OTHER MINERALS AS RESERVED IN DEED RECORDED MAY 22, 1958, IN BOOK 1503 AT PAGE 436 AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.
5. RIGHT OF WAY EASEMENT AS GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO IN INSTRUMENT RECORDED APRIL 15, 1963, IN BOOK 1643 AT PAGE 549.
6. OIL AND GAS LEASE RECORDED MAY 15, 1970 UNDER RECEPTION NO. 1547421 IN BOOK 625 AND ANY AND ALL ASSIGNMENTS THEREOF OR INTEREST THEREIN.

NOTE: EXTENSION OF THE ABOVE LEASE AS CLAIMED BY AFFIDAVIT OF PRODUCTION WAS RECORDED AUGUST 06, 1974 UNDER RECEPTION NO. 1641963 IN BOOK 720.

7. OIL AND GAS LEASE RECORDED JULY 13, 1970 UNDER RECEPTION NO. 1551120 IN BOOK 629 AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTEREST THEREIN.

NOTE: EXTENSION OF THE ABOVE LEASE AS CLAIMED BY AFFIDAVIT OF PRODUCTION WAS RECORDED AUGUST 06, 1974 UNDER RECEPTION NO. 1641962 IN BOOK 720.

8. OIL AND GAS LEASE RECORDED JULY 20, 1970 UNDER RECEPTION NO. 1551630 IN BOOK 630 AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTEREST THEREIN.



NOTE: EXTENSION OF THE ABOVE LEASE AS CLAIMED BY AFFIDAVIT OF PRODUCTION WAS RECORDED AUGUST 06, 1974 UNDER RECEPTION NO. 1641961 IN BOOK 720.

9. RIGHT OF WAY EASEMENT AS GRANTED TO PANHANDLE EASTERN PIPELINE COMPANY IN INSTRUMENT RECORDED SEPTEMBER 24, 1973, UNDER RECEPTION NO. 1621856 IN BOOK 700.
10. RIGHT OF WAY EASEMENT AS GRANTED TO PANHANDLE EASTERN PIPELINE COMPANY IN INSTRUMENT RECORDED JUNE 03, 1974, UNDER RECEPTION NO. 1637787 IN BOOK 716.
11. UNDIVIDED 1/2 INTEREST IN AND TO ALL OIL, GAS AND OTHER MINERALS AS RESERVED IN DEED RECORDED JULY 10, 1975, UNDER RECEPTION NO. 1664787 IN BOOK 743, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.
12. ALL OIL, GAS, MINERALS AND OTHER MINERAL RIGHTS AS CONVEYED IN INSTRUMENT RECORDED MARCH 18, 1975, UNDER RECEPTION NO. 1683795 IN BOOK 762.
13. TERMS, CONDITIONS AND PROVISIONS OF NOTICE RECORDED JUNE 26, 1986 AT RECEPTION NO. 2058722 IN BOOK 1117.
14. TERMS, CONDITIONS AND PROVISIONS OF NOTICE BY SPECIAL REVIEW RECORDED SEPTEMBER 06, 1989 AT RECEPTION NO. 2190930.
15. TERMS, CONDITIONS AND PROVISIONS OF NOTICE RECORDED JANUARY 24, 1991 AT RECEPTION NO. 2239296 IN BOOK 1288.
16. RIGHT OF WAY EASEMENT AS GRANTED TO GREELEY GAS CO IN INSTRUMENT RECORDED AUGUST 02, 1991, UNDER RECEPTION NO. 2258293 IN BOOK 1306.
17. RIGHT OF WAY EASEMENT AS GRANTED TO GREELEY GAS CO IN INSTRUMENT RECORDED AUGUST 02, 1991, UNDER RECEPTION NO. 2258299 IN BOOK 1306.
18. TERMS, CONDITIONS AND PROVISIONS OF MAINTENANCE AGREEMENT RECORDED SEPTEMBER 12, 1991 AT RECEPTION NO. 2263002 IN BOOK 1311.
19. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF RECORDED EXEMPTION RECORDED SEPTEMBER 12, 1991 AT RECEPTION NO. 2263003.

20. RIGHT OF WAY EASEMENT AS GRANTED TO GREELEY GAS CO IN INSTRUMENT RECORDED MAY 19, 1992, UNDER RECEPTION NO. 2288457 IN BOOK 1336.
 21. TERMS, CONDITIONS AND PROVISIONS OF ROAD MAINTENANCE AGREEMENT RECORDED NOVEMBER 05, 1992 AT RECEPTION NO. 2309809 IN BOOK 1357.
 22. TERMS, CONDITIONS AND PROVISIONS OF RESOLUTION RECORDED NOVEMBER 05, 1992 AT RECEPTION NO. 2309841.
 23. TERMS, CONDITIONS AND PROVISIONS OF RESOLUTION RECORDED NOVEMBER 05, 1992 AT RECEPTION NO. 2309842.
 24. RIGHT OF WAY EASEMENT AS GRANTED TO SNYDER OIL CORP IN INSTRUMENT RECORDED AUGUST 16, 1994, UNDER RECEPTION NO. 2402473 IN BOOK 1455.
 25. TERMS, CONDITIONS AND PROVISIONS OF USE BY SPECIAL REVIEW RECORDED DECEMBER 23, 2003 AT RECEPTION NO. 3137599. THIRD AMENDED USE BY SPECIAL REVIEW RECORDED NOVEMBER 3, 2009 AT RECEPTION NO. 3657314.
 26. TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT RECORDED JANUARY 19, 2009 AT RECEPTION NO. 3600183.
 27. DEED OF TRUST DATED AUGUST 25, 2009 FROM MAGNUM D'OR RESOURCES, INC. TO THE PUBLIC TRUSTEE OF WELD COUNTY FOR THE USE OF CACHE BANK & TRUST TO SECURE THE SUM OF \$1,000,000.00 RECORDED SEPTEMBER 02, 2009, UNDER RECEPTION NO. 3646372.
- ASSIGNMENT OF LEASE, RENT AND OTHER INCOME RECORDED SEPTEMBER 2, 2009 AT RECEPTION NO. 3646373.
- SAID DEED OF TRUST WAS ASSIGNED TO FGH FINANCIAL LLC, A COLORADO LIMITED LIABILITY COMPANY IN ASSIGNMENT RECORDED APRIL 16, 2010 UNDER RECEPTION NO. 3687201.
- FIRST AMENDMENT TO DEED OF TRUST AND OTHER LOAN DOCUMENTS RECORDED APRIL 18, 2011 AT RECEPTION NO. 3763254.
- SAID DEED OF TRUST WAS ASSIGNED TO HUDSON TIREVILLE LLC IN ASSIGNMENT RECORDED MARCH 09, 2012 UNDER RECEPTION NO. 3830836.

ACE

28. ANY LOSS, DAMAGE OR CLAIM ARISING FROM THE FOLLOWING FACTS
SHOWN ON ALTA/ACSM LAND TITLE SURVEY DATED DECEMBER 20, 2011
BY LAMP, RYNEARSON & ASSOCIATES, INC., JOB #0211042.00:

- A. FENCES AND WALLS DO NOT COINCIDE WITH THE PROPERTY LINES,
- B. TIRE WALL IN COUNTY ROAD RIGHT OF WAY AND UTILITY EASEMENT
ALONG SOUTHERN BOUNDARY.