

CERTIFICATION OF OWNERSHIP

GRiffin DEVELOPMENT LLC, EAGLE RIVER COMMERCIAL LLC, & RED MOUNTAIN RANCH PARTNERSHIP LLLP being the owners of 100 percent of the property exclusive of streets and alleys described as:

A parcel of land situate in Sections 26, 27, 33, and 34, Township 4 South, Range 84 West, of the Sixth Principal meridian, being a portion of Tracts 58, 59 and 70, of said Township and Range, County of Eagle, State of Colorado, being a portion of those lands described in Land Survey Plat No. 574, 575, and 576, as deposited in the Eagle County Eagle County Land Survey Plat Records, more particularly described as follows:

Beginning at a point on the south line of Highway 6 right of way and subject property; thence departing said south line S 73°54'09" E, 166.17 feet; thence N 83°52'51" E, 164.57 feet; thence N 03°16'32" E, 207.75 feet; thence N 88°52'49" E, 1444.68 feet; thence N 00°03'48" E, 1304.45 feet; thence N 89°56'08" E, 1452.88 feet; thence N 01°26'49" W, 410.52 feet to the approximate centerline of the Eagle River; thence along said approximate centerline of the Eagle River S 74°05'42" E, 61.00 feet; thence N 89°29'45" E, 168.06 feet; thence N 60°21'13" E, 237.26 feet; thence N 41°29'08" E, 382.43 feet; thence N 36°38'30" E, 287.00 feet; thence N 53°45'25" E, 221.64 feet; thence N 56°52'49" E, 306.49 feet; thence N 67°43'57" E, 484.77 feet; thence S 85°00'54" E, 131.72 feet; thence S 75°53'38" E, 341.87 feet; thence N 83°57'06" E, 341.07 feet; thence N 71°13'40" E, 310.58 feet; thence N 57°40'11" E, 499.51 feet; thence N 42°32'26" E, 259.34 feet; thence N 32°48'52" E, 262.87 feet; thence N 21°21'27" E, 271.70 feet; thence N 18°01'29" E, 171.02 feet; thence N 38°30'11" E, 154.44 feet; thence N 52°40'07" E, 201.11 feet; thence N 21°21'27" E, 271.70 feet; thence N 18°01'29" E, 171.02 feet; thence N 38°30'11" E, 154.44 feet; thence N 52°40'07" E, 201.11 feet; thence along said approximate centerline of the Eagle River N 26°50'41" W, 63.81 feet to the south line of Highway 6 right of way; thence along said south line of Highway 6 right of way S 63°08'01" W, 3932.72 feet; thence in a southwesterly direction with a non-tangent curve turning to the left with a radius of 11410.00 feet, having a chord bearing of S 61°05'01" W and a chord distance of 816.31 feet, having a central angle of 04°06'00" and an arc length of 816.48 feet; thence S 59°02'01" W, 2572.80 feet; thence in a southwesterly direction with a tangent curve turning to the left with a radius of 2242.00 feet, having a chord bearing of S 42°41'01" W and a chord distance of 1262.26 feet, having a central angle of 32°42'00" and an arc length of 1279.56 feet; thence S 26°20'01" W, 267.31 feet to the Point of Beginning - Containing 106.194 acres more or less

have by these presents laid out and platted the same as shown hereon and designate the same as RED MOUNTAIN RANCH Annexation to the Town of Eagle, County of Eagle, State of Colorado.

EXECUTED this 30 day of October, 2020.

Owner: EAGLE RIVER COMMERCIAL LLC
232 W MEADOW DR
VAIL, CO 81657-5079

By: *Mervyn Lapin*
Mervyn Lapin, as *Manager* of EAGLE RIVER COMMERCIAL LLC
STATE OF COLORADO
ss

COUNTY OF EAGLE)

The foregoing Certificate of Ownership was acknowledged before me this 23 day of October, A.D. 2020 by Mervyn Lapin as *Manager* of Trustee of EAGLE RIVER COMMERCIAL LLC.

Witness my hand and official seal.
My Commission expires 11/26/2022

ALISON LANES
Notary Public

Owner: RED MOUNTAIN RANCH PARTNERSHIP LLLP
In Care Of Name MERVYN LAPIN
Owner Address 232 W MEADOW DR
VAIL, CO 81657-5079

By: *Mervyn Lapin*
Mervyn Lapin, *Managing Partner* of RED MOUNTAIN RANCH PARTNERSHIP LLLP
STATE OF COLORADO)

COUNTY OF EAGLE)

The foregoing Certificate of Ownership was acknowledged before me this 23 day of October, A.D. 2020 by Mervyn Lapin, *Managing Partner* of RED MOUNTAIN RANCH PARTNERSHIP LLLP.

Witness my hand and official seal.
My Commission expires 11/26/2022

ALISON LANES
Notary Public

Owner: GRIFFIN DEVELOPMENT LLC
Owner Address PO BOX 3149
VAIL, CO 81658-3149

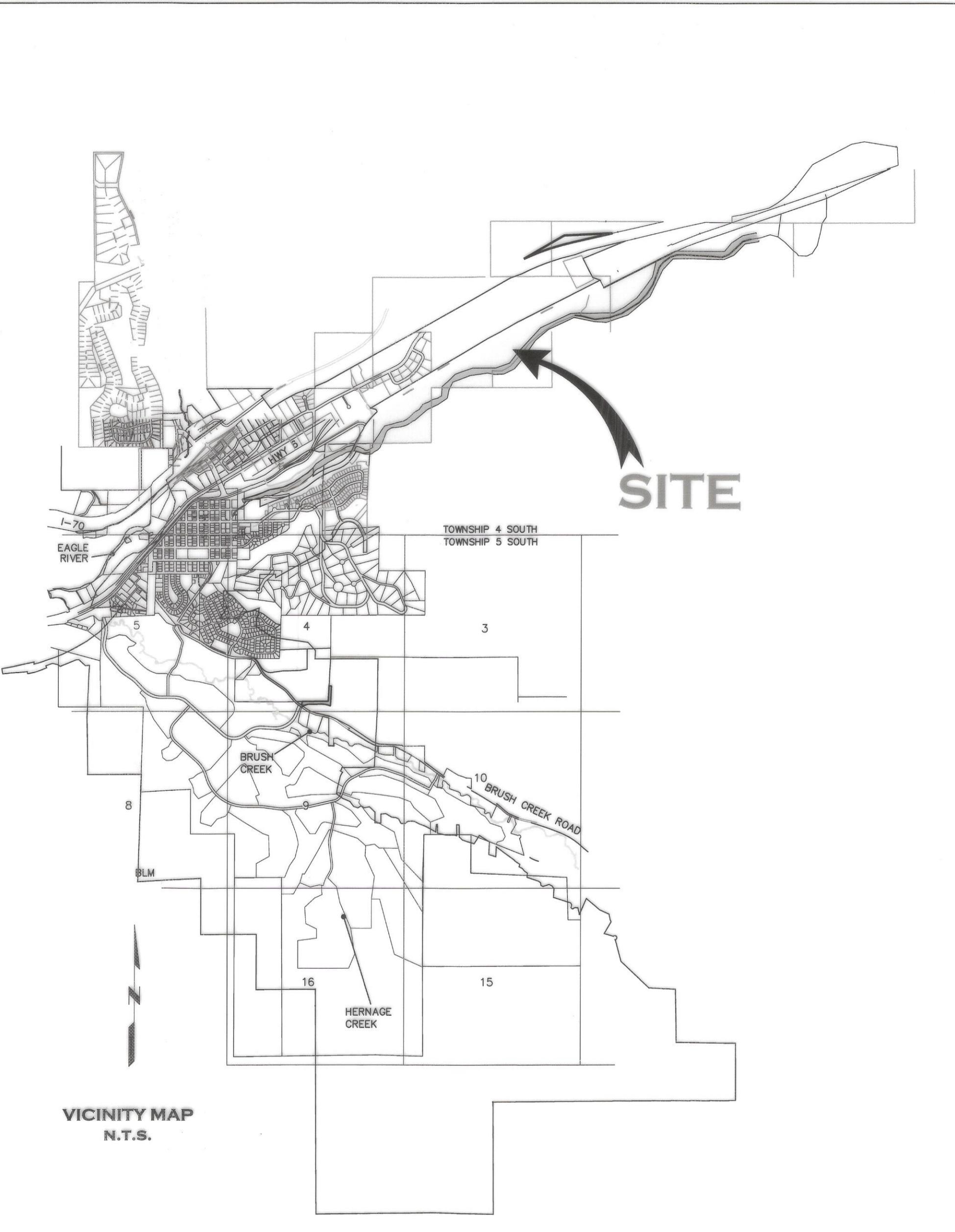
By: *Rodrigo Cortina*, as *MANAGER* of GRIFFIN DEVELOPMENT LLC
STATE OF COLORADO)
ss
COUNTY OF EAGLE)
The foregoing Certificate of Ownership was acknowledged before me this 30 day of October, A.D. 2020 by Rodrigo Cortina, as *Manager* of GRIFFIN DEVELOPMENT LLC.

Witness my hand and official seal.
My Commission expires 7-22-2023

Quetzalcoatl Cárdenas
Notary Public

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

ANNEXATION MAP
RED MOUNTAIN RANCH
ADDITION TO THE TOWN OF EAGLE



NOTES

- Survey Date: DECEMBER, 2005 & MAY 2006
- Basis of Bearings: S59°02'01"W for the north line, as shown and described herein.
- CONTIGUITY CALCULATION: The overall boundary of the property is 19,479 linear feet and the linear feet of contiguity with the town boundary 7476 linear feet, which meets and exceeds the 1/6 requirement.

Archibeque Land Consulting, Ltd

~ Professional Land Surveying & Mapping ~
115 Broadway - P.O. Box 3893 Eagle, Colorado 81631
970.328.6020 Office 970.328.6021 Fax

CITY COUNCIL

The City Council of the Town of Eagle, Colorado, by Resolution Number 168-2020, duly adopted on the 22nd day of Sept, 2020, found and determined that annexation of the property designated herein complies with the requirements contained in Article 12, Title 31, C.R.S., as amended, and that said property is eligible for annexation to the Town of Eagle.

The City Council of the Town of Eagle, Colorado, by Ordinance Number 22-2020, duly adopted on the 22nd day of Sept, 2020 did annex the property herein described to the Town of Eagle, Colorado.



CLERK AND RECORDER'S CERTIFICATE #3300

This Map was filed for record in the office of the Clerk and Recorder at 3:45 PM o'clock, on the 14th day of NOVEMBER, 2020 and is duly recorded at Reception No. 101010720

EAGLE COUNTY CLERK AND RECORDER

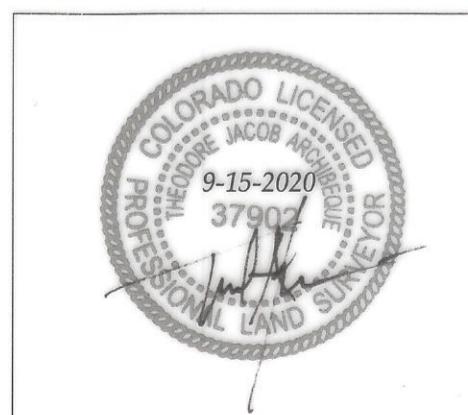
Regina O'Brien
By: *Quinn Sibley*
Deputy



SURVEYOR'S CERTIFICATE

I, Theodore J. Archibeque, a professional land surveyor licensed under the laws of the State of Colorado, do hereby certify that this survey was made under my direct supervision and that the information herein is correct to the best of my knowledge and belief, and that no less than one-sixth (1/6) of the perimeter of the area as shown herein is contiguous with the existing boundaries of the Town of Eagle, Colorado. I further certify that the external boundaries of the property shown on this plat have been monumented on the ground in accordance with Section 4.15.010(g) of the Eagle Municipal Code.

Executed this _____ day of _____, 20____.



Theodore J. Archibeque, PLS 37902
Professional Land Surveyor State of
Colorado

ANNEXATION MAP
RED MOUNTAIN RANCH
ADDITION TO THE TOWN OF EAGLE

DRAWN BY: CAP	JOB NUMBER: 16109	DRAWING NAME: 16109_ANNECX_2.dwg
SHEET 1 OF 3	DATE: 09-15-2020	CHECKED BY: TJA

**ANNEXATION MAP
RED MOUNTAIN RANCH
ADDITION TO THE TOWN OF EAGLE**

**EAGLE RIVER STATION
EXISTING CONTIGUITY TO
THE TOWN OF EAGLE
REC. 200625190**

**EAGLE VALLEY
COMMERCIAL PARK
EXISTING CONTIGUITY TO
THE TOWN OF EAGLE
REC. 566899**

U.S. HIGHWAY NO.6 RIGHT OF WAY
GRIFFIN DEVELOPMENT LLC

PACIFIC RAILROAD

BASIS OF BEARINGS

RED MOUNTAIN RANCH PARTNERSHIP

COMMERCIAL LLC

BOUNDARY

N89°56'08"E
1452.88'

RED MOUNTAIN RANCH
ADDITION TO THE TOWN OF EAGLE
106.194 AC.

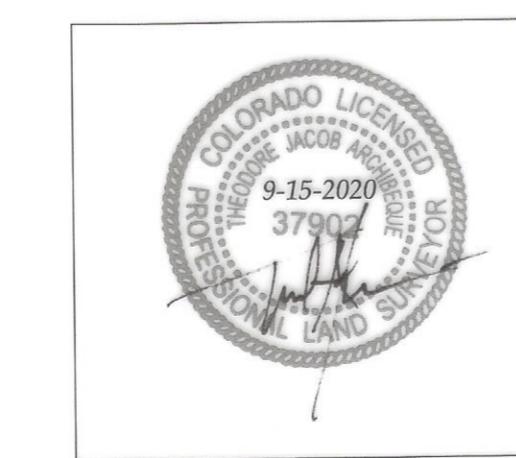
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287.00'
301

N47°37'5

R=11410.00
 L=816.48'
 Δ=4°06'00"
 T=408.42
 CH=S61°05'01"V
 D12.71

410.52
1°26'49"

B.L.M



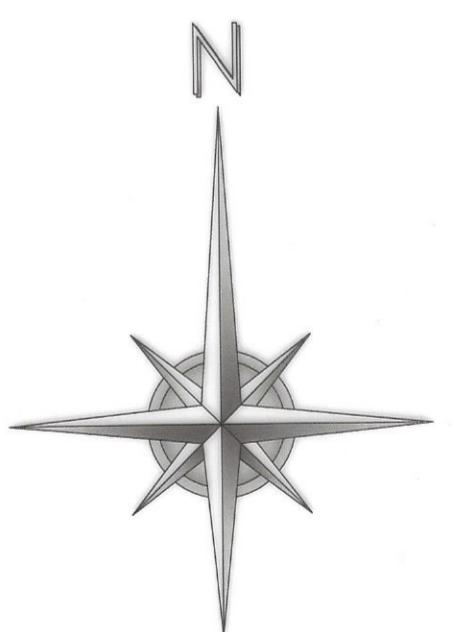
Theodore J. Archibeque, PLS 371
Professional Land Surveyor State
Colorado

Archibeque Land Consulting, Ltd

~ Professional Land Surveying & Mapping ~

115 Broadway - P.O. Box 3893 Eagle, Colorado 81631

970.328.6020 Office 970.328.6021 Fax



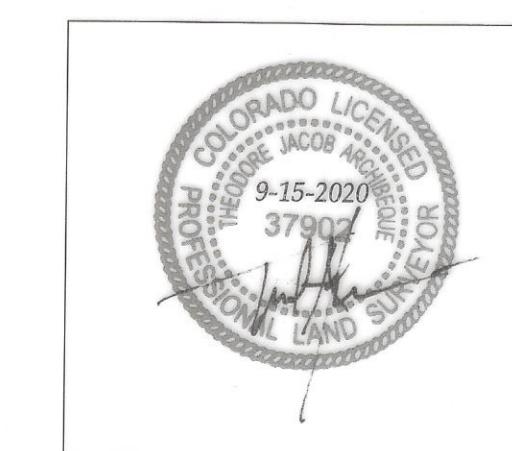
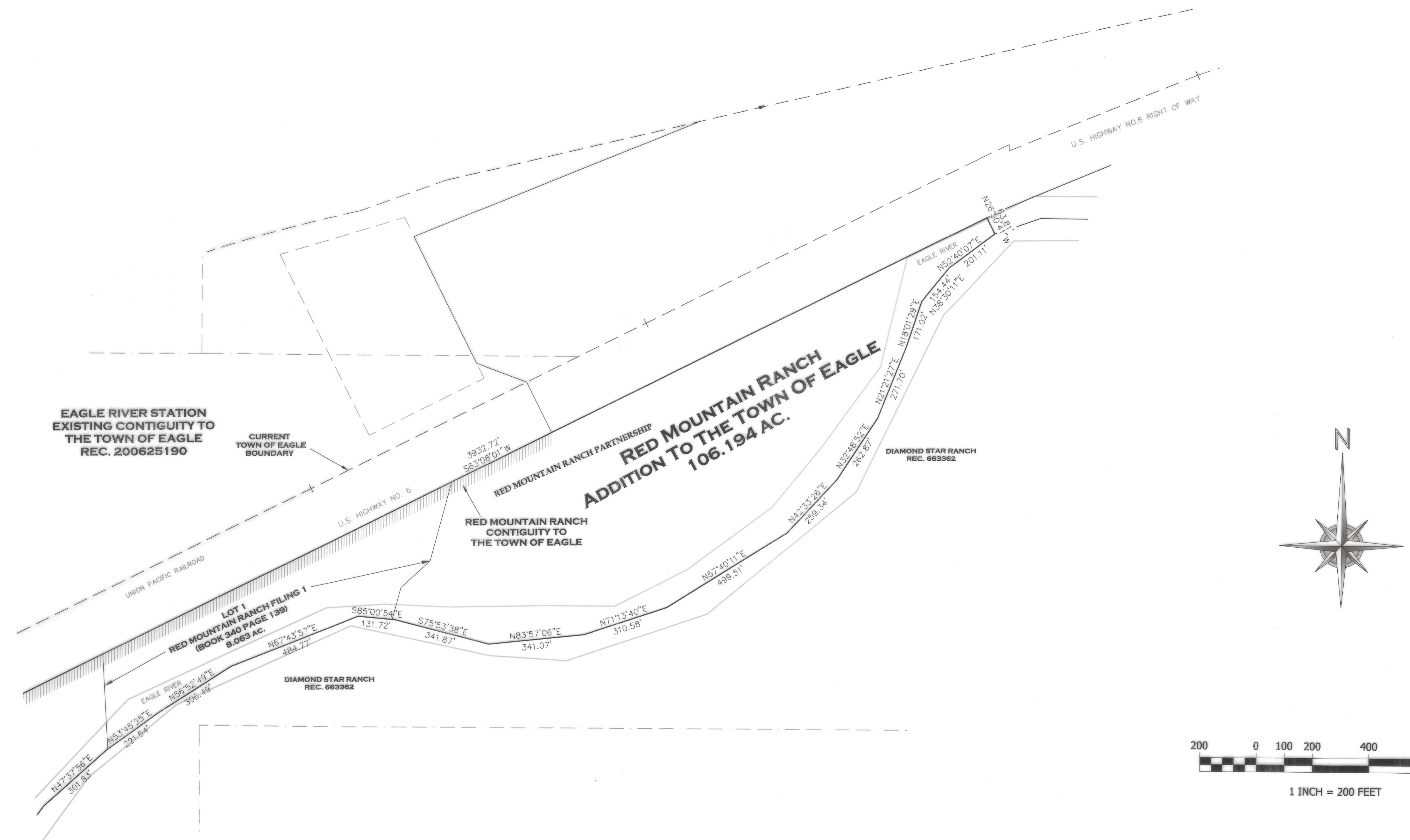
200 0 100 200 400 800

200 FEET

1 INCH = 200 FEET

**ANNEXATION MAP
RED MOUNTAIN RANCH
ADDITION TO THE TOWN OF EAGLE**

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RED MOUNTAIN RANCH
ADDITION TO THE TOWN OF EAGLE



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Professional Land Surveyor State of
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970.328.6020 Office 970.328.6021 Fax

ANNEXATION PLAT RED MOUNTAIN RANCH ADDITION TO THE TOWN OF EAGLE			
DRAWN BY:	CAP	JOB NUMBER:	16109
DRAWING NAME:	16109_ANNEP_2.dwg	DATE:	09-15-2020

Sheet 3 of 3
CHECKED BY: TJA