

ALTA / NSPS LAND TITLE SURVEY

LOCATED IN TRACT 70 SITUATED WITHIN THE NORTHEAST 1/4 OF SECTION 33,
TOWNSHIP 4 SOUTH, RANGE 84 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF EAGLE, COUNTY OF EAGLE, STATE OF COLORADO
SHEET 1 OF 4

SCHEDULE B-II (EXCEPTIONS)

- ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND. (STANDARD EXCEPTION)
- EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS. (STANDARD EXCEPTION)
- ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS. (STANDARD EXCEPTION)
- ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HERAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. (STANDARD EXCEPTION)
- 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 OF THE PROPOSED INSURED ACQUIRES OF RECORD FOR VALUE THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. (STANDARD EXCEPTION)
- (A) TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; (B) PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS. (STANDARD EXCEPTION)
- (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER. (STANDARD EXCEPTION)
- 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 DECEMBER 04, 1924, IN BOOK 93 AT PAGE 115. (DOES NOT IMPACT SUBJECT PROPERTY - PARCEL IS IN SECTION 33 AND HOMESTEAD CERTIFICATE DESCRIBES PORTIONS OF SECTIONS 25 AND 26)
- TERMS, CONDITIONS AND PROVISIONS OF AMENDED AND RESTATED EASEMENTS, COVENANTS AND OPTION AGREEMENT, RECORDED MARCH 04, 1982 IN BOOK 337 AT PAGE 284 AND AGREEMENT IN CONNECTION THEREWITH RECORDED MARCH 24, 1985 IN BOOK 414 AT PAGE 958 AND ASSIGNMENT AGREEMENT RECORDED SEPTEMBER 8, 1986 IN BOOK 448 AT PAGE 213. (DOES NOT IMPACT SUBJECT PROPERTY)
- RESTRICTIVE COVENANTS WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED MAY 20, 1985, IN BOOK 414 AT PAGE 483. (DOES NOT IMPACT SUBJECT PROPERTY)
- ACCESS EASEMENT AS GRANTED TO COLORADO-UTE ELECTRIC ASSOCIATION, INC. IN INSTRUMENT RECORDED APRIL 19, 1984 IN BOOK 383 AT PAGE 564. (DOES NOT IMPACT SUBJECT PROPERTY - ALL DESCRIPTIONS ARE NORTH OF U.S. HWY 6)
- EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS, RESERVATIONS, BUILDING ENVELOPE AND NOTES ON THE PLAT OF RED MOUNTAIN RANCH, FILING NO. 5 RECORDED NOVEMBER 6, 2020 UNDER RECEPTION NO. 202020731. (AFFECTS SUBJECT PROPERTY - PLOTTED HEREON)

DOCUMENTS IMPACTING SUBJECT PROPERTY NOT LISTED IN SCHEDULE B-II EXCEPTIONS:

A: UTILITY EASEMENT RECORDED IN INSTRUMENT RECORDED JULY 2, 2020 AT RECEPTION NO. 202010253 - PLOTTED HEREON
B: UTILITY EASEMENT RECORDED IN INSTRUMENT RECORDED AT RECEPTION NO. 200626058 - PLOTTED HEREON

OPTIONAL TABLE A ITEMS REQUESTED

(1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 8 AND 13
1. MONUMENTS AT ALL MAJOR PROPERTY CORNERS HAVE BEEN FOUND OR SET AS SHOWN HEREON.
2. NO ADDRESS LISTED ON TITLE COMMITMENT AND NO ADDRESS WAS POSTED ON SUBJECT PROPERTY
3. THIS PARCEL LIES PARTIALLY WITHIN ZONE X, ZONE AE, ZONE AE-FLOODWAY, AS SHOWN ON FEMA FIRM MAP NO. 08037CO387D, REVISED 12.04.2007 AND FIRM MAP NO. 08037CO391D, REVISED 12.04.2007.
ZONE X IS DESCRIBED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
ZONE AE IS DESCRIBED AS HAVING BASE FLOOD ELEVATIONS DETERMINED.
ZONE AE/FLOODWAY IS DESCRIBED AS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.
SHOWN HEREON PER MCS DATA FROM FEMA
4. THE GROSS LAND AREA: 762,682 SQUARE FEET (17.509 ACRES), MORE OR LESS AS MEASURED. (17.510 ACRES PER PLAT)
6(a). NO ZONING REPORT OR LETTER WAS PROVIDED TO THE SURVEYOR BY THE CLIENT.

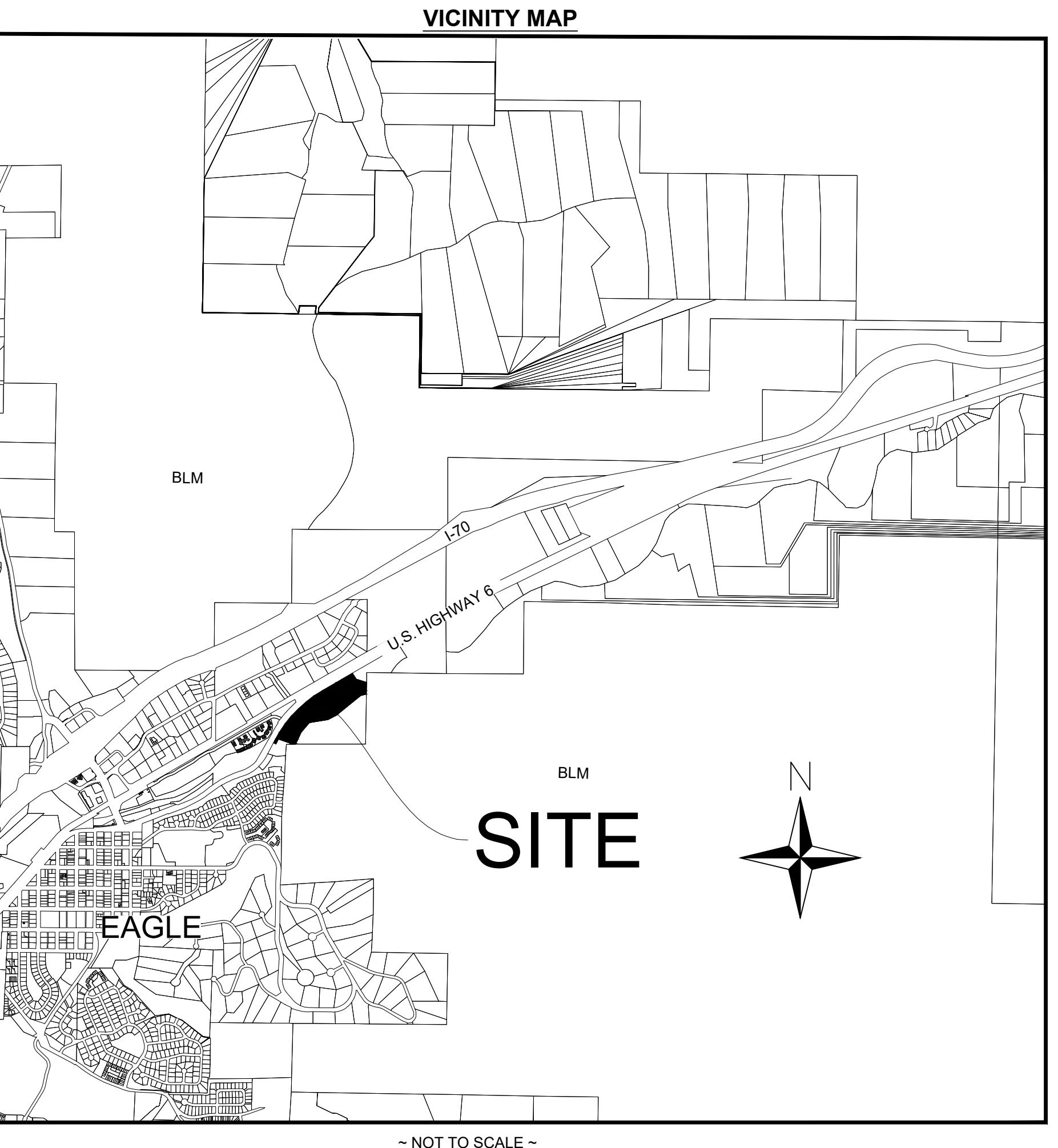
6(b). NO ZONING REPORT OR LETTER WAS PROVIDED TO THE SURVEYOR BY THE CLIENT.

7(a). EXTERIOR DIMENSIONS OF ALL BUILDING AT GROUND LEVEL - SITE IS VACANT

7(b)(1). THE SQUARE FOOTAGE OF THE EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL- SITE IS VACANT

8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE SHOWN HEREON. (SEE GENERAL NOTE 16)

13. NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS ARE SHOWN HEREON.



LEGAL DESCRIPTION

PARCEL 1, RED MOUNTAIN RANCH, FILING NO. 5, ACCORDING TO THE PLAT RECORDED NOVEMBER 6, 2020 AT REC. NO. 202020731, COUNTY OF EAGLE, STATE OF COLORADO.
CONTAINING 17.510 ACRES, MORE OR LESS.

DEPOSIT CERTIFICATION

(REQUIRED PER 38-51-107, C.R.S.)

DEPOSITED THIS _____ DAY OF _____, 20____, AT _____.M., FOR INFORMATION ONLY
IN BOOK _____ OF THE COUNTY SURVEYOR'S LAND SURVEYS / RIGHT-OF-WAY SURVEYS
AT PAGE _____, RECEPTION NUMBER _____.
SIGNED _____
DEPT. _____

GENERAL NOTES

- BASIS OF BEARINGS STATEMENT REQUIRED PER 38-51-106(1)(e)
THE BASIS OF BEARINGS FOR THIS SURVEY IS ALONG THE SOUTHERLY RIGHT-OF-WAY FOR U.S. HIGHWAY 6, ALSO BEING THE NORTHERLY LINE OF PARCEL 3, RED MOUNTAIN RANCH FILING NO. 5 AS RECORDED AT RECEPTION NO. 202020731 BETWEEN A FOUND NO. 4 REBAR WITH A 1.5" ALLOY CAP STAMPED "PLS 26598" AND A FOUND NO. 4 REBAR WITH A 1.5" ALLOY CAP STAMPED "PLS 26598 P.O.L.", WITH THE LINE BETWEEN BEARING SOUTH 59° 02' 01" WEST, AS RECORDED ON THE PLAT THEREOF.
- STATUTE OF LIMITATIONS DISCLOSURE REQUIRED PER 13-80-105, C.R.S.: NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER 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 THE CERTIFICATION SHOWN HEREON.
- ALL COPYRIGHTS TO PUBLICATIONS BY FORESIGHT WEST SURVEYING, INC. ARE RESERVED. ADDITIONALLY, ALL FIELD BOOKS, NOTES, SKETCHES AND ELECTRONIC FILES ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE SOLE PROPERTY OF FORESIGHT WEST SURVEYING, INC. IF THIS SURVEY IS DEPOSITED WITH THE COUNTY IN COMPLIANCE WITH 38-51-107, C.R.S., FORESIGHT WEST SURVEYING, INC. ACCEPTS NO LIABILITY FROM PROPRIETARY OR CONFIDENTIAL INFORMATION DISCLOSED TO THE PUBLIC BY THE CONTENTS HEREIN.
- PRESERVATION OF BOUNDARY MONUMENTATION: ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES:
 - ANY PUBLIC LAND SURVEY MONUMENT (DEFINED BY 38-53-103(18), C.R.S. AS ANY LAND BOUNDARY MONUMENT ESTABLISHED BY A UNITED STATES MINERAL SURVEYOR AND MADE A PART OF THE UNITED STATES PUBLIC LAND RECORDS), OR
 - ANY LAND SURVEY CORNER (DEFINED BY 38-53-103(6), C.R.S. AS ANY LAND SURVEY CORNER THE POSITION OF WHICH CONTROLS THE LOCATION OF THE BOUNDARIES OF A TRACT OR PARCEL OF LAND), OR A RESTORATION OF ANY SUCH MONUMENT, EVEN IF SAID PERSON HAS TITLE TO THE LAND ON WHICH SAID MONUMENT IS LOCATED, COMMITS A CLASS 2 MISDEMEANOR PUNISHABLE BY A FINE OF UP TO \$1,000 AND/OR 1 YEAR IN JAIL UNLESS, PRIOR TO SUCH REMOVAL, SAID PERSON HAS CAUSED A COLORADO PROFESSIONAL LAND SURVEYOR TO ESTABLISH AT LEAST TWO WITNESS CORNERS OR REFERENCE MARKS FOR EACH SUCH MONUMENT REMOVED AND HAS FILED OR CAUSED TO BE FILED A MONUMENT RECORD PURSUANT TO ARTICLE 53 OF TITLE 38, C.R.S. (18-4-508, C.R.S.)
- OIL, GAS, COAL, MINERAL, WATER, DITCH, RESERVOIR, GEOTHERMAL, AVIGATION, GRAZING OR OTHER RIGHTS, AS WELL AS DEVELOPMENT, ZONING, LEASE, FIRE DISTRICT OR OTHER RESTRICTIONS, BOTH RECORDED AND UNRECORDED, MAY AFFECT THIS PROPERTY AND NOT BE PLOTTABLE GRAPHICALLY HEREON.
- THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE NOT TO BE CONSIDERED ALL-INCLUSIVE AND MAY BE INACCURATE. UNDERGROUND UTILITY LOCATIONS MAY HAVE BEEN DETERMINED FROM AVAILABLE CONSTRUCTION PLANS AND AS-BUILT MAPS. SURFACE MARKINGS ESTABLISHED BY INDEPENDENT LOCATORS OR UTILITY COMPANIES, OR FROM SURFACE FEATURES, UNDERGROUND UTILITIES SHOWN HEREON HAVE NOT BEEN EXPOSED BY THIS FIRM AND MAY VARY IN ACTUAL LOCATION, USAGE, MATERIAL, SIZE AND/OR EXISTENCE. THIS FIRM ACCEPTS NO LIABILITY FOR INACCURATE WORK BY UTILITY LOCATORS. PER TITLE 9, ARTICLE 1.5 C.R.S., UNDERGROUND UTILITIES MUST BE MARKED PRIOR TO ANY DIGGING OR DRILLING BY SUBMITTING A REQUEST TO THE UTILITY NOTIFICATION CENTER OF COLORADO. CALL (811) AT LEAST 72 HOURS IN ADVANCE.
- ALL USERS OF THIS SURVEY ARE HEREBY NOTIFIED THAT THIS SURVEY IN NO WAY CONSTITUTES A TITLE SEARCH BY FORESIGHT WEST SURVEYING INC FOR DETERMINATION OF (A) RIGHT OF TITLE, (B) CHAIN OF TITLE/ABSTRACT, (C) THE HISTORICAL COMPATIBILITY OF ALL DESCRIPTIONS OF THIS PROPERTY WITH ALL DESCRIPTIONS OF ADJOINING PROPERTIES AND (D) EASEMENTS, RIGHTS-OF-WAY AND OTHER INSTRUMENTS OF RECORD THAT MAY IMPACT TITLE TO THIS PROPERTY. ADDITIONALLY, UNWRITTEN RIGHTS TO THIS PROPERTY MAY EXIST WHICH ARE UNKNOWN TO THIS FIRM.
- FOR ALL INFORMATION REGARDING RIGHT TO TITLE AND EASEMENTS, RIGHTS-OF-WAY OR OTHER TITLE BURDENS AFFECTING SUCH RIGHT TO TITLE TO THIS PROPERTY, FORESIGHT WEST SURVEYING, INC. RELIED UPON A TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AS AN AGENT OF LAND TITLE GUARANTEE COMPANY, ORDER NUMBER V50071023, WITH AN EFFECTIVE DATE OF JANUARY 24, 2024 AT 5:00 PM.
- STATEMENT OF LINEAL UNITS OF MEASURE REQUIRED PER 38-51-106(1)(I), C.R.S.: LINEAL UNIT OF MEASURE USED IN THIS SURVEY: U.S. SURVEY FOOT (1³⁰⁰⁰/₃₈₃₇ METERS)
- THIS SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
- DATE OF FIELD WORK: EDGE OF RIVER LOCATED SEPTEMBER 13, 2023, REMAINDER OF SURVEY LOCATED IN FEBRUARY OF 2024
- SUBSURFACE BUILDINGS, IMPROVEMENTS OR STRUCTURES ARE NOT NECESSARILY SHOWN. BUILDINGS AND OTHER IMPROVEMENTS OR STRUCTURES ON ADJACENT PROPERTIES THAT ARE MORE THAN FIVE (5) FEET FROM ANY OF THE PROPERTY LINES OF THE SUBJECT PROPERTY ARE NOT NECESSARILY SHOWN.
- THE BOUNDARY LINES SHOWN ON THIS SURVEY REPRESENT A PROFESSIONAL OPINION BY THIS SURVEYOR AS TO WHERE THE BOUNDARY LINES HEREBY RETRACED WERE ORIGINALLY LAID OUT ON THE GROUND AND SUBSEQUENTLY ACCEPTED BY THE AFFECTED LAND OWNERS. THE DISCOVERY OF ADDITIONAL EVIDENCE MAY RESULT IN A DIFFERENT OPINION.
- ANY OVERHEAD WIRES SHOWN HEREON ARE GENERALIZED LOCATIONS SHOWING THE WIRE CONNECTIONS BETWEEN UTILITY POLES AND OTHER STRUCTURES. THE LOCATIONS OF INDIVIDUAL WIRES WERE NOT MEASURED AND THERE REPRESENTATION ON THIS DRAWING SHOULD NOT BE RELIED UPON WHERE ACCURATE CLEARANCE DISTANCES FROM OVERHEAD WIRES ARE REQUIRED.
- ANY MONUMENTS SHOWN HEREON THAT ARE NOT DIMENSIONED TO THE BOUNDARY RETRACED IN THIS SURVEY WERE NOT USED AS CONTROL CORNERS AND ARE SHOWN FOR POSTERITY ONLY.
- THIS SURVEY WAS CONDUCTED WITH SNOW COVER. SOME FEATURES MAY NOT HAVE BEEN VISIBLE DURING THE COURSE OF THE FIELD WORK.

SURVEYOR'S CERTIFICATE

THIS CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PERSONS OR LEGAL ENTITIES WITHOUT WRITTEN RECERTIFICATION EXPRESSLY NAMING SUCH PERSONS OR LEGAL ENTITIES.

TO OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AS AN AGENT OF LAND TITLE GUARANTEE COMPANY AND GRIFFIN DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 8 AND 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON FEBRUARY 26, 2023.

PURSUANT TO COLORADO REVISED STATUTE 38-51-106 (1)(D) AND COLORADO STATE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS RULE 1.6(B)(2), THE UNDERSIGNED FURTHER CERTIFIES THAT THIS SURVEY WAS PERFORMED UNDER MY RESPONSIBLE CHARGE, IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND THIS CERTIFICATION IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

DATE OF MAP: 09.22.2025

RY P. RUSK, PLS 38226
EMAIL: RRUSK@FORESIGHTWEST.COM
SIGNATURE AND DATE THROUGH SEAL:
(REQUIRED BY COLORADO LAW)



REV:0	Job No.: 2023116
DATE:09.22.2025	
FWS FORESIGHT WEST SURVEYING INC.	
FIELDWORK BY: RUSK & KNAPP	DATE OF FIELDWORK: FEB. 2024
DRAFTING BY: RUSK	303.504.4440
REVIEW BY: SCOTT	Scaled for 24" x 36"
Sheet: 1 of 4	

