

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE ROAM METROPOLITAN DISTRICT NOS. 1, 2 AND 3 HELD SEPTEMBER 24, 2021

A Special Meeting of the Boards of Directors (the “Boards”) of the Roam Metropolitan District Nos. 1, 2 and 3 (referred to hereafter as “District No. 1”, “District No. 2” and “District No. 3,” and collectively, the “Districts”) was duly held on Friday, the 24th day of September, 2021, at 11:00 a.m. Due to concerns regarding the spread of the Coronavirus (COVID-19) and the benefits to the control of the spread of the virus by limiting in-person contact, this District Board meeting was held by conference call without any individuals (neither District Representatives nor the general public) attending in person. The meeting was open to the public via conference call as follows: 1-877-250-4161; passcode 8144161.

Directors In Attendance Were:

Jolene Larson
Robert Cyman
Byron (Chip) Besse

Also In Attendance Was:

Jim Ruthven; Special District Management Services, Inc. (“SDMS”)

Shannon Johnson, Esq.; Icenogle Seaver Pogue, P.C.

Kim Fiore; Independent District Engineering Services, LLC (“IDES”)

Bob Fanch; Fraser River Development Co LLC

**DISCLOSURE OF
POTENTIAL
CONFLICTS OF
INTEREST**

Attorney Johnson discussed the requirements of Colorado law to disclose any potential conflicts of interest or potential breaches of fiduciary duty of the Boards of Directors to the Secretary of State. The members of the Boards were requested to disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting, and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with statute. It was noted by Attorney Johnson that disclosures of potential conflicts of interest were filed with the Secretary of State for all Directors. There were no new conflicts.

RECORD OF PROCEEDINGS

COMBINED MEETING

The Boards of Directors of the Districts determined to hold joint meetings of the Districts and to prepare joint minutes of actions taken by the Districts at such meetings. Unless otherwise noted herein, all official action reflected in these Minutes shall be deemed to be action of all of the Districts. Where necessary, action taken by an individual District will be so reflected in these Minutes.

ADMINISTRATIVE MATTERS

Agenda: Mr. Ruthven reviewed with the Boards a proposed Agenda for the Districts' Special Meeting.

Following discussion, upon motion duly made by Director Cyman, seconded by Director Larson and, upon vote unanimously carried, the Agenda for the Districts' Special Meeting was approved, as presented.

Minutes: The Boards reviewed the Minutes of the June 25, 2021 Special Meeting.

Following discussion, upon motion duly made by Director Cyman, seconded by Director Larson and, upon vote unanimously carried, the Boards approved the Minutes of the June 25, 2021 Special Meeting.

PUBLIC COMMENT

There were no public comments at this time.

FINANCIAL MATTERS

Claims: The Board of District No. 1 considered ratifying the approval of the payment of claims through the periods ending as follows:

Fund	Period Ending June 30, 2021	Period Ending July 31, 2021	Period Ending August 31, 2021
General	\$ 2,346.47	\$ 3,271.50	\$ 6,073.23
Debt	\$ -0-	\$ -0-	\$ -0-
Capital	\$ -0-	\$ -0-	\$ -0-
Total	\$ 2,346.347	\$ 3,271.50	\$ 6,073.23

Following discussion, upon motion duly made by Director Cyman, seconded by Director Besse and, upon vote, unanimously carried, the Board of District No. 1 ratified approval of the payment of claims, as presented.

Financial Statements: Mr. Ruthven reviewed with the Board the unaudited financial statements through the period ending June 30, 2021 and Schedule of Cash Position as of June 30, 2021 for District No. 1.

RECORD OF PROCEEDINGS

Following review, upon motion duly made by Director Cyman, seconded by Director Larson and, upon vote, unanimously carried, the Board approved the unaudited financial statements through the period ending June 30, 2021 and Schedule of Cash Position as of June 30, 2021 for District No. 1, as presented.

LEGAL MATTERS

Timeline for Issuance of Bonds: Attorney Johnson reviewed with the Board, the timeline for issuance of the Bonds. She noted that the issuance of Bonds are on schedule, she just received the Bond Questionnaire, and anticipates closing on November 30, 2021.

Engagement of King & Associates, Inc. to Provide Market Study: The Board reviewed a proposal from King & Associates, Inc. to provide market study.

Following discussion, upon motion duly made by Director Cyman, seconded by Director Larson and, upon vote, unanimously carried, the Board ratified approval of the proposal from King & Associates, Inc. to provide market study.

Roam Highway 40 Left Turn Extension Agreement between Roam Metropolitan District No. 1 and Mountain States Snowcats: The Board reviewed a Roam Highway 40 Left Turn Extension Agreement between Roam Metropolitan District No. 1 and Mountain States Snowcats.

Following discussion, upon motion duly made by Director Larson, seconded by Director Cyman and, upon vote, unanimously carried, the Board ratified approval of the Roam Highway 40 Left Turn Extension Agreement between Roam Metropolitan District No. 1 and Mountain States Snowcats.

Second Amendment to Resolution No. 2021-09-01 and Restated Meeting Resolution: The Board reviewed a Second Amendment to Resolution No. 2021-09-01 and Restated Meeting Resolution.

Following discussion, upon motion duly made by Director Larson, seconded by Director Cyman and, upon vote, unanimously carried, the Board adopted the Second Amendment to Resolution No. 2021-09-01 and Restated Meeting Resolution.

Resolution No. 2021-09-02 Amended and Restated Resolution Providing for the Imposition of a Recreation Center Maintenance Fee: The Board reviewed the Amended Resolution No. 2021-09-02 and Restated Resolution Providing for the Imposition of a Recreation Center Maintenance Fee.

RECORD OF PROCEEDINGS

Following discussion, upon motion duly made by Director Larson, seconded by Director Cyman and, upon vote, unanimously carried, the Board adopted the Amended Resolution No. 2021-09-01 and Restated Meeting Resolution Providing for the Imposition of a Recreation Center Maintenance Fee.

Covenant Enforcement Legislation: Attorney Johnson update the Board on the Covenant Enforcement Legislation.

CAPITAL PROJECTS/ OPERATIONS AND MAINTENANCE MATTERS

Phase I Improvements: The Board entered into discussion regarding the Phase I Improvement work awaiting the Town of Winter Park initial acceptance and escrow/surety requirements for the same. Mr. Fanch reported to the Board that there was minor work remaining and therefore acceptance is not yet granted.

Cost Certification Report No. 7 prepared by Independent District Engineering Services, LLC in the amount of \$155,721.49: The Board reviewed that status of the Cost Certification Report No. 7 prepared by Independent District Engineering Services, LLC in the amount of \$155,721.49.

Following discussion, upon motion duly made by Director Larson, seconded by Director Cyman and, upon vote, unanimously carried, the Board approved the Cost Certification Report No. 7 prepared by Independent District Engineering Services, LLC, in the amount of no more than \$155,721.49.

OTHER BUSINESS

Open Space in Filing 1 for Phase 2: The Board entered into discussion regarding the status of open space in Filing for Phase 2. It was noted there was discussion regarding the status of the river being private or public. The Cost Certifications have been prepared based on the assumption that the river would be public access. If private, Ms. Fiore will need to change the Cost Certifications. Ms. Fiore noted that she will provide an estimate of the change to Mr. Fanch.

ADJOURNMENT

There being no further business to come before the Boards at this time, upon motion duly made by Director Larson, seconded by Director Cyman and, upon vote, unanimously carried, the meeting was adjourned.

Respectfully submitted,

By Robert Cyman
Secretary for the Meeting

**RESOLUTION NO. 2021-09-02
BOARD OF DIRECTORS OF
ROAM METROPOLITAN DISTRICT NO. 1**

**AN AMENDED AND RESTATED RESOLUTION PROVIDING FOR THE
IMPOSITION OF A RECREATION CENTER MAINTENANCE FEE**

WHEREAS, Roam Metropolitan District No. 1 (the "District"), along with Roam Metropolitan District No. 2 ("District No. 2"), and Roam Metropolitan District No. 3 ("District No. 3,") (collectively the "Districts") were formed pursuant to Sections 32-1-101 *et seq.*, Colorado Revised Statutes ("C.R.S.") as amended, by order of the District Court for Grand County, Colorado, and after approval of the eligible electors of the Districts at an organizational election held on November 6, 2018, for the purpose of assisting in the financing and development of the area generally known as the Roam Development (the "Development"); and

WHEREAS, on August 7, 2018, the Town Council of the Town of Winter Park, Colorado approved the "Consolidated Service Plan for Roam Metropolitan Districts Nos. 1, 2, and 3" (the "Service Plan") for the purpose of providing certain parameters for the financing and operation of improvements within the Development; and

WHEREAS, pursuant to Section 32-1-1001(1)(j), C.R.S., the District is authorized to fix and impose fees, rates, tolls, charges, and penalties for services or facilities provided by the District which, until paid, shall constitute a perpetual lien on and against the property served, and any such lien may be foreclosed in the same manner as provided by the laws of Colorado for the foreclosure of mechanics' liens; and

WHEREAS, the Service Plan similarly empowers the District to impose fees, rates, tolls, charges, and penalties for services and facilities; and

WHEREAS, pursuant to an Intergovernmental Agreement Concerning District Operations among the Districts dated December 21, 2018 (the "Operations IGA"), the District will own and operate the Districts' public improvements for the benefit of the Districts and the property owners and residents thereof; and

WHEREAS, one of the public improvements the Districts anticipate the District to own and operate is a recreation center; and

WHEREAS, District residents and taxpayers will benefit from the presence of the recreation center and the District's ownership and operation thereof; and

WHEREAS, in order to defray a portion of the costs the District incurs from the District's operation and maintenance of the recreation center, the District imposed an annual recreation center maintenance fee against all property within the boundaries of the District in accordance with the Service Plan through that certain Resolution Providing for the Imposition of a Recreation Center Maintenance Fee adopted by the District's Board of Directors on December 3, 2019 (the

“Prior Resolution”); and

WHEREAS, on December 3, 2019, District No. 2 and District No. 3 also imposed an annual recreation center maintenance fee against all real property within their respective boundaries through resolutions adopted by their respective Boards of Directors pursuant to which District No. 2 and District No. 3 directed that the proceeds derived from the imposition of such annual recreation center maintenance fees be paid to the District to fund its operation and maintenance costs for the recreation center pursuant to the Operations IGA; and

WHEREAS, since adopting the Prior Resolution, the Districts’ boundaries have changed to both include and exclude certain real property; and

WHEREAS, in the event that property is located within more than one of the Districts, the Boards of Directors of the Districts intend that each property subject to an annual Recreation Center Maintenance Fee (defined below) shall only be responsible for the payment of one such fee annually, not payment of the annual Recreation Center Maintenance Fee imposed by each of the Districts in which the property is located; and

WHEREAS, the District now desires to amend and restate the Prior Resolution in full pursuant to this Resolution in order to reflect the revised District boundaries and clarify its intent regarding the payment of the Recreation Center Maintenance Fee by Owners with property in more than one of the Districts.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF ROAM METROPOLITAN DISTRICT NO. 1 AS FOLLOWS:

1. Recreation Center Maintenance Fee.

a. An annual “Recreation Center Maintenance Fee” is hereby established on all property located within the boundaries of the District, as more particularly described in **Exhibit A** attached hereto and as the same may be adjusted from time to time. If property not currently within the District is subsequently included within the District’s boundaries, it shall become subject to the Recreation Center Maintenance Fee upon the recordation of the order for inclusion thereof. If property within the District is also located within the boundaries of District No. 2 and/or District No. 3, such property shall only be responsible for the payment of District No. 1’s Recreation Center Maintenance Fee hereunder. No property within the District shall be responsible for the payment of more than one Recreation Center Maintenance Fee imposed by the Districts.

b. The Board of Directors of the District will establish the amount of the Recreation Center Maintenance Fee annually, and the District will bill each owner of real property within the District (the “Owners”) by December 31 for the upcoming calendar year. The Recreation Center Maintenance Fee shall then become due and owing on January 31 for that calendar year. The Board of Directors may take action to further adjust the amount of the Recreation Center Maintenance Fee from time to time. Information regarding the then-current Recreation Center Maintenance Fee amount will also be available from the District manager.

2. Use of Proceeds. The District hereby covenants for the benefit of the Owners that all proceeds of the Recreation Center Maintenance Fee imposed and collected hereunder shall be used to fund the cost of the District's operation and maintenance of the recreation center and not be used for any other purpose.

3. Delinquent Payments. Any Recreation Center Maintenance Fee that is not paid in full when due shall be assessed a late fee of 5% per month, not to exceed 25% of the amount due, pursuant to Section 29-1-1102(3), C.R.S. Interest will also accrue on any due and unpaid Recreation Center Maintenance Fee, exclusive of said assessed late fee, at the rate of 18% per annum, pursuant to Section 29-1-1102(7), C.R.S. All Recreation Center Maintenance Fees, late fees, and penalty interest shall be paid to the District in immediately available funds.

4. Lien. Until paid, the annual Recreation Center Maintenance Fee shall constitute a perpetual lien on and against the Owner's property, and any such lien may be foreclosed in the same manner as provided by the laws of Colorado for the foreclosure of mechanics' liens as provided in Section 32-1-1001(1)(j)(I), C.R.S.

5. Collection Efforts. The District shall be entitled to charge any and all legal fees and expenses incurred for collection efforts to Owners for said collection efforts. Furthermore, the District hereby covenants that, in the event the lien imposed hereby is purported to be extinguished as the result of any foreclosure proceeding, the District will reassert such lien as a perpetual lien until paid, as authorized pursuant to Section 32-1-1001(1)(j)(I), C.R.S.

6. Severability. If any clause or provision of this Resolution is adjudged invalid and/or unenforceable by a court of competent jurisdiction or by operation of any law, such clause or provision shall not affect the validity of this Resolution as a whole, but shall be severed herefrom, leaving the remaining terms intact and enforceable.

7. Effective Date; Recording. This Resolution shall take effect upon the adoption and approval of the Board of Directors of the District and shall be recorded in the office of the Grand County Clerk and Recorder against the real property located within the District.

8. Prior Resolution. This Resolution shall repeal, supersede, and replace in full the Prior Resolution and shall continue in force and effect until amended or rescinded by the District's Board of Directors.

(Remainder of page intentionally left blank)

APPROVED AND ADOPTED THIS 24TH DAY OF SEPTEMBER 2021.

ROAM METROPOLITAN DISTRICT NO. 1

By: 
Byron Besse, President

EXHIBIT A

LEGAL DESCRIPTION



SEPTEMBER 16, 2020

EXHIBIT "A"
LEGAL DESCRIPTION
ROAM FILING NO. 1

A PARCEL OF LAND BEING ALL OF TRACT F AND PARCEL B, OF THE ROAM FILING NO. 1 SUBDIVISION PLAT, RECORDED AT RECEPTION NO. 2019008310 IN THE RECORDS OF THE GRAND COUNTY CLERK AND RECORDER'S OFFICE, AND LYING WITHIN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE NORTH LINE OF THE SOUTH HALF, OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR N 89°55'32" E, FROM THE NORTHWEST CORNER, OF THE SOUTHWEST QUARTER, OF THE NORTHEAST QUARTER OF SAID SECTION 33, BEING A 2-1/2 INCH BRASS CAP, STAMPED "CW MCCCELLAND 1/16" TO THE NORTHEAST CORNER, OF THE SOUTHEAST QUARTER, OF THE NORTHEAST QUARTER OF SAID SECTION 33, BEING A 2 INCH ALUMINUM CAP STAMPED "JIM WARD 1997 PLS 11415", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE NORTHWEST CORNER, OF THE SOUTHWEST QUARTER, OF THE NORTHEAST QUARTER OF SAID SECTION 33, THENCE S 55°22'11" E, 524.86 FEET TO A POINT ON THE WEST LINE OF SAID SUBDIVISION PLAT, ALSO BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE SKI IDLEWILD ROAD, SAID SUBDIVISION PLAT AND THE POINT OF BEGINNING;

THENCE ALONG THE SOUTH AND WEST RIGHT-OF-WAY LINES OF SAID SKI IDLEWILD ROAD, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) THENCE S 70° 40' 03" E, 100.46 FEET TO A POINT OF CURVATURE;
- 2) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 57° 50' 46" AND AN ARC LENGTH OF 176.68 FEET, THE CHORD OF WHICH BEARS S 41° 44' 39" E, 169.27 FEET TO THE NORTHEAST CORNER OF THE BLOCK 1, SAID SUBDIVISION PLAT;



THENCE ALONG THE NORTH, WEST, AND SOUTH LINES OF SAID BLOCK 1, THE
FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1) THENCE S 77° 12' 12" W, 61.05 FEET TO A POINT OF NON-TANGENT
CURVATURE;
- 2) THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT
HAVING A RADIUS OF 110.40 FEET, A CENTRAL ANGLE OF 13° 23' 50" AND AN
ARC LENGTH OF 25.81 FEET, THE CHORD OF WHICH BEARS
S 06° 25' 44" E, 25.75 FEET;
- 3) THENCE S 00° 10' 42" W, 61.66 FEET;
- 4) THENCE S 89° 49' 18" E, 61.02 FEET TO A POINT ON THE WEST RIGHT-OF-WAY
LINE OF SAID SKI IDLEWILD ROAD;

THENCE S 00° 10' 41" W, 98.07 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF SAID
SKI IDLEWILD ROAD TO THE NORTH RIGHT-OF-WAY LINE OF THE VASQUEZ ROAD,
SAID SUBDIVISION PLAT;

THENCE N 89° 49' 19" W, 176.65 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF
SAID VASQUEZ ROAD TO A POINT ON THE WEST LINE OF SAID SUBDIVISION PLAT;

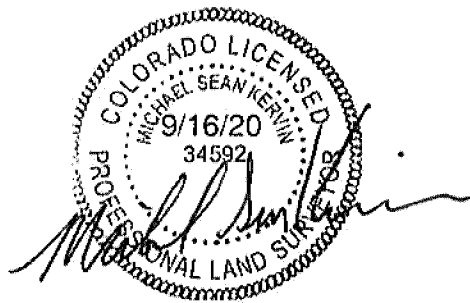


THENCE ALONG THE WEST LINE OF SAID SUBDIVISION PLAT, THE FOLLOWING FIVE
(5) COURSES AND DISTANCES:

- 1) THENCE N 01° 39' 47" W, 156.85 FEET;
- 2) THENCE N 89° 40' 43" E, 85.26 FEET;
- 3) THENCE N 01° 43' 43" W, 159.45 FEET;
- 4) THENCE N 89° 05' 56" W, 109.48 FEET;
- 5) THENCE N 01° 38' 42" W, 39.69 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID SKI IDLEWILD ROAD AND THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE UPPER RESIDENTIAL FLOOR OF BUILDING A AS SHOWN
IN THE APPROVED PLANS.

CONTAINING AN AREA OF 36,156 SQUARE FEET, MORE OR LESS.



Michael Sean Kervin, PLS 34592

Date: 09-16-20

Project: 18-061

For and on Behalf of

Core Consultants, Inc.

Notes:

- 1.) 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 the certification shown.
- 2.) Legal description was prepared by Michael S. Kervin, PLS, 1950 W. Littleton Blvd, Suite 103, Littleton, CO 80120.

EXHIBIT

NE QUARTER, SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH P.M.,
TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO.

POINT OF COMMENCEMENT

NW COR., SW1/4, NE1/4, SEC. 33
T1S, R75W, 6TH P.M.
FOUND 1-1/4" PIPE WITH 2-1/2" BRASS CAP
STAMPED "CW MCCLELLAND 1/16"

NE COR., SE1/4, NE1/4, SEC. 33
T1S, R75W, 6TH P.M.

FOUND #5 REBAR WITH 2" ALUMINUM CAP
STAMPED "JIM WARD 1997 PLS 11415"

(BASIS OF BEARINGS)

NORTH LINE, S1/2, NE1/4, SECTION 33 - N89°55'32"E

ROAM FILING
NO. 1
REC. 2019008310

TRACT A

TRACT F

BLOCK 2

BLOCK 1

SUBJECT PARCEL

36,156 SQFT
±0.830 AC

PARCEL B
BUILDING A

SKI IDLEWILD ROAD

VASQUEZ ROAD
REC. 2019008310

1 inch = 60 ft.

PARCEL CONTAINS 36,156 SQFT, MORE OR LESS.

NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION

PROJECT: 18-061

DATE: 9/16/2020

SHEET 1 OF 1

DR: K. SIBLEY

DS: M. KERVIN



CORE
CONSULTANTS

CIVIL ENGINEERING
DEVELOPMENT CONSULTING
NATURAL RESOURCES
LAND SURVEYING
308.703.4444
1950 W. Littleton Blvd., Ste. 109
Littleton, CO 80120



SEPTEMBER 16, 2020

EXHIBIT "A"
LEGAL DESCRIPTION
ROAM FILING NO. 1

A PARCEL OF LAND BEING PARCEL C AND A PORTION OF TRACT E, OF ROAM FILING NO. 1 SUBDIVISION PLAT RECORDED OCTOBER 11, 2019 AT RECEPTION NO. 2019008310, AND LYING WITHIN THE EAST HALF OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE NORTH LINE OF THE SOUTH HALF, OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR N 89°55'32" E, FROM THE NORTHWEST CORNER, OF THE SOUTHWEST QUARTER, OF THE NORTHEAST QUARTER OF SAID SECTION 33, BEING A 2-1/2 INCH BRASS CAP, STAMPED "CW MCCELLAND 1/16" TO THE NORTHEAST CORNER, OF THE SOUTHEAST QUARTER, OF THE NORTHEAST QUARTER OF SAID SECTION 33, BEING A 2 INCH ALUMINUM CAP STAMPED "JIM WARD 1997 PLS 11415", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE NORTHWEST CORNER, OF THE SOUTHWEST QUARTER, OF THE NORTHEAST QUARTER OF SAID SECTION 33, THENCE S 33°31'49" E, 847.31 FEET TO A POINT ON THE WEST LINE OF SAID SUBDIVISION PLAT, ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF VASQUEZ ROAD, SAID SUBDIVISION PLAT AND THE POINT OF BEGINNING:

THENCE S 89° 49' 19" E, 175.05 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID VASQUEZ ROAD TO THE WEST RIGHT-OF-WAY LINE OF SKI IDLEWILD ROAD;

THENCE S 00° 10' 41" W, 85.00 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF SAID SKI IDLEWILD ROAD TO THE NORTHEAST CORNER OF BLOCK 5, SAID SUBDIVISION PLAT;



THENCE ALONG THE NORTH, WEST, AND SOUTH LINES OF SAID BLOCK 5 AND ACROSS A PORTION OF SAID TRACT E, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) THENCE N 89° 49' 19" W, 61.00 FEET;
- 2) THENCE S 00° 10' 41" W, 390.93 FEET;
- 3) THENCE S 89° 49' 18" E, 61.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID SKI IDLEWILD ROAD;

THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF SAID SKI IDLEWILD ROAD, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) THENCE S 00° 10' 41" W, 59.21 FEET TO A POINT OF CURVATURE;
- 2) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 05° 13' 03" AND AN ARC LENGTH OF 2.73 FEET, THE CHORD OF WHICH BEARS S 02° 47' 13" W, 2.73 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT E;

THENCE ALONG THE SOUTH AND WEST LINES OF SAID TRACT E, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

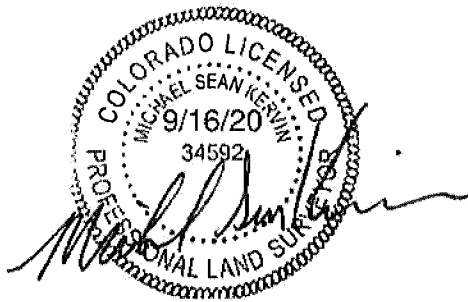
- 1) THENCE N 89° 49' 19" W, 14.58 FEET TO A POINT OF CURAVTURE;
- 2) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 162.50 FEET, A CENTRAL ANGLE OF 90° 00' 00" AND AN ARC LENGTH OF 255.25 FEET, THE CHORD OF WHICH BEARS N 44° 49' 19" W, 229.81 FEET;
- 3) THENCE N 00° 10' 41" E, 55.91 FEET;



- 4) THENCE S 89° 15' 09" E, 12.43 FEET;
- 5) THENCE N 01° 39' 47" W, 319.74 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID VASQUEZ ROAD AND THE POINT OF BEGINNING.

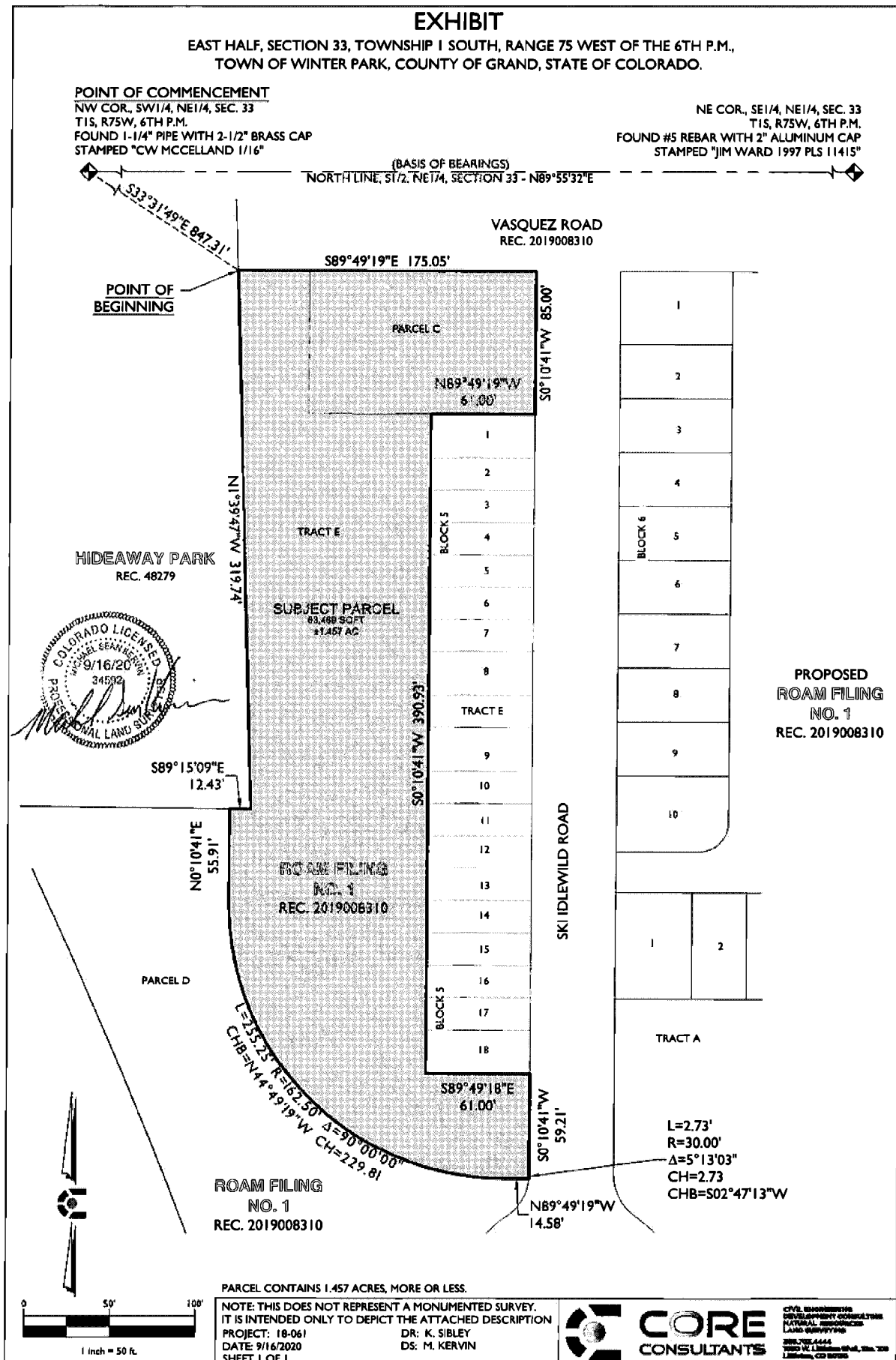
CONTAINING AN AREA OF 1.457 ACRES, MORE OR LESS.

Michael Sean Kervin, PLS 34592
Date: 09-16-20
Project: 18-061
For and on Behalf of
Core Consultants, Inc.



Notes:

- 1.) 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 the certification shown.
- 2.) Legal description was prepared by Michael S. Kervin, PLS, 1950 W. Littleton Blvd, Suite 103, Littleton, CO 80120.





SEPTEMBER 16, 2020

EXHIBIT "A"
LEGAL DESCRIPTION
ROAM FILING NO. 1

A PARCEL OF LAND BEING A PORTION OF PARCEL F, ROAM FILING NO. 1, A SUBDIVISION PLAT RECORDED OCTOBER 11, 2019 AT RECEPTION NO. 2019008310, IN THE RECORDS OF THE GRAND COUNTY CLERK AND RECORDER'S OFFICE, AND LYING WITHIN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE NORTH LINE OF THE SOUTH HALF, OF THE NORTHEAST QUARTER OF SAID SECTION 33, BEARING N 89°55'32" E, FROM THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 33, BEING A FOUND #5 REBAR WITH A 3" ALUMINUM CAP STAMPED "JIM WARD 1997 PLS 11415," TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 33, BEING A FOUND 1-1/4" PIPE WITH A 2-1/2" BRASS CAP STAMPED "CW MCCELLAND 1/16," WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERE TO.

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 33, THENCE S 37° 15' 39" W, A DISTANCE OF 1095.19 FEET TO THE POINT OF BEGINNING;

THENCE S 00° 00' 00" W, 60.00 FEET;

THENCE N 90° 00' 00" W, 100.00 FEET;

THENCE N 00° 00' 00" E, 60.00 FEET;



THENCE N 90° 00' 00" E, 100.00 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 6,000 SQUARE FEET OR 0.138 ACRES, MORE OR LESS.

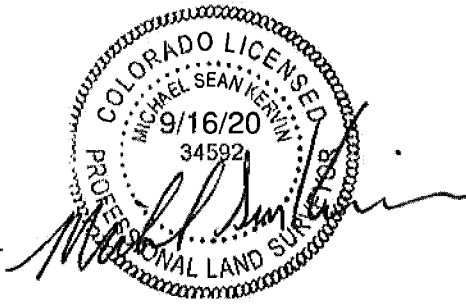
Michael S. Kervin PLS 38151

Date: 9/16/20

Project: 18-061

For and on Behalf of

Core Consultants, Inc.



Notes:

- 1.) 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 the certification shown.
- 2.) Legal description was prepared by Michael S. Kervin PLS, 1950 W. Littleton Blvd, Suite 103, Littleton, CO 80120.

EXHIBIT

NORTHEAST QUARTER, SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH P.M.,
TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO

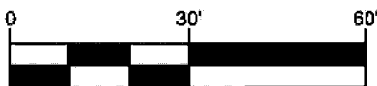
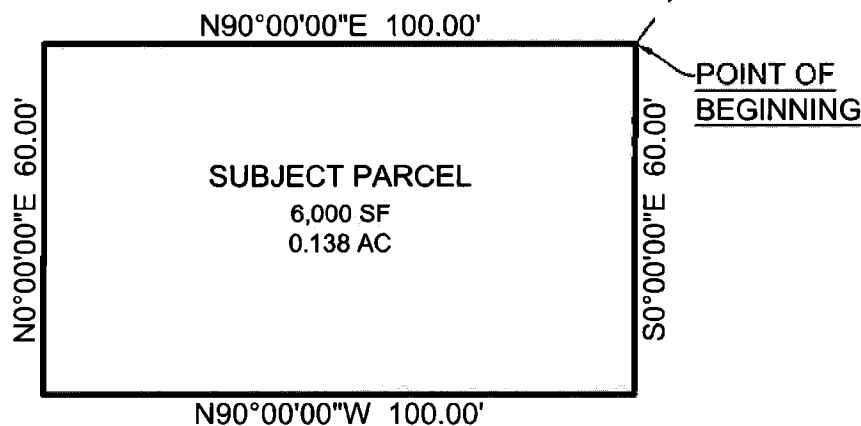
NW CORNER, SW1/4, NE1/4, SECTION 33
T1S, R75W, 6TH P.M.
FOUND 1-1/4" PIPE WITH 2-1/2" BRASS CAP
STAMPED "CW MCCLELLAND 1/16"

POINT OF COMMENCEMENT
NE CORNER, SE1/4, NE1/4, SECTION 33
T1S, R75W, 6TH P.M.
FOUND #5 REBAR WITH 3" ALUM. CAP
STAMPED "JIM WARD 1997 PLS 11415"

BASIS OF BEARINGS

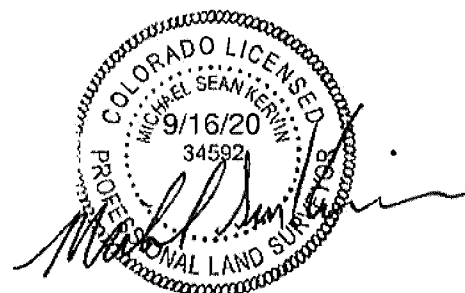
N. LINE, S1/2, NE1/4, SECTION 33 - S89°55'32"W

PARCEL F
ROAM FILING NO. 1
REC. 2019008310



1 inch = 30 ft.

PARCEL F
ROAM FILING NO. 1
REC. 2019008310



PARCEL CONTAINS 10,292 S.F. OR 0.236 Ac. MORE OR LESS.
NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION
PROJECT: 18-061 DR: KDS
DATE: 9/16/20 DS: MSK
SHEET 1 OF 1



CORE
CONSULTANTS

CIVIL, ENGINEERING
DEVELOPMENT CONSULTING
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