

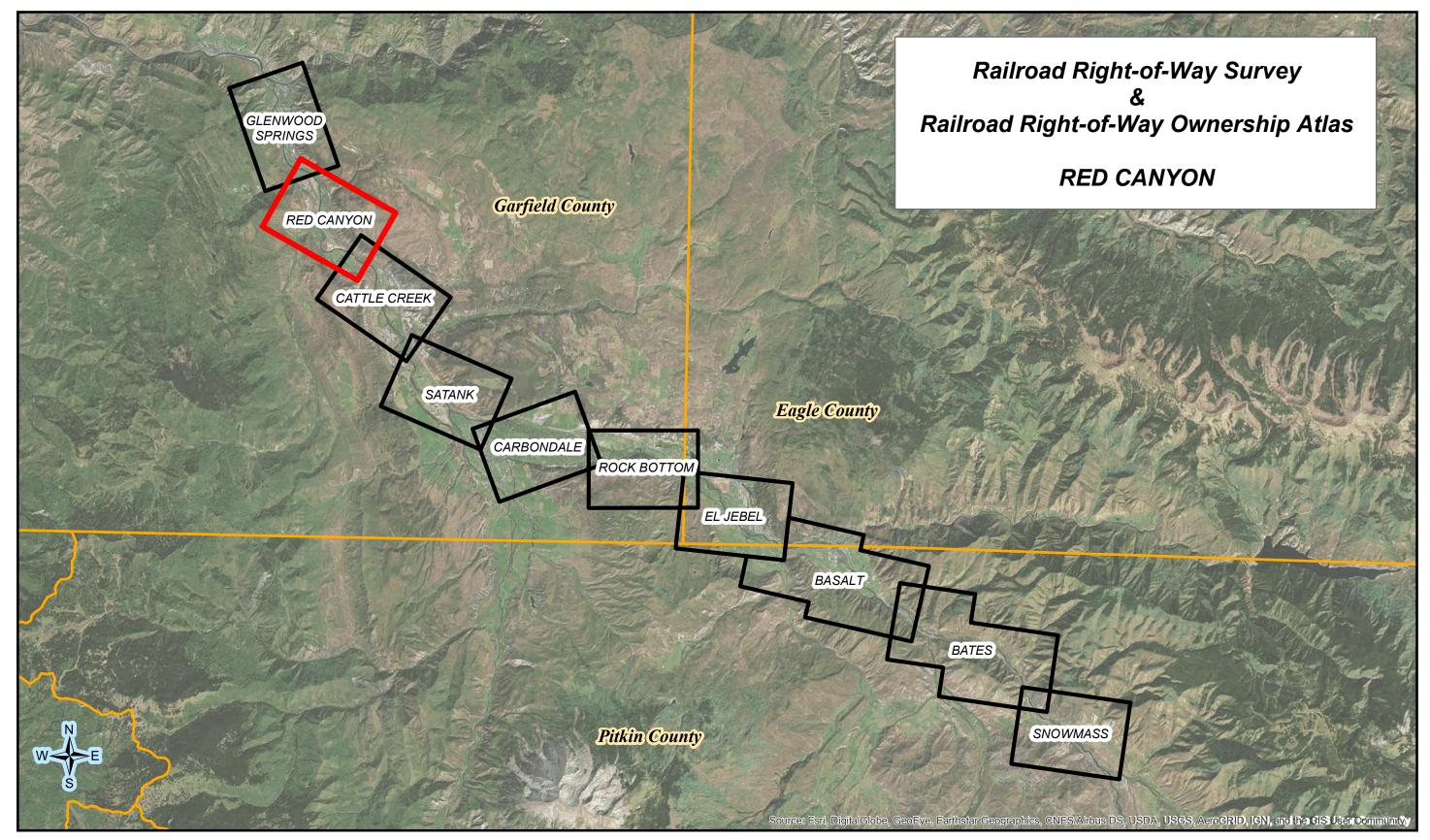


RFTA Railroad Right-of-Way Ownership Atlas

Issue Date: January 10, 2020

- Prepared using ownership research data from the Railroad Right-of-Way Survey prepared by Farnsworth Group, Inc. in 2007/2008. Recorded at Reception No.'s 784 through 789 in the Records of Garfield County, Colorado, in Book 1 at Pages 704 through 715 in the Records of Eagle County, Colorado, and at Reception No.'s 555084 through 555087 in the Records of Pitkin County, Colorado, plus additional research data obtained since the Survey.
- Specific ownership information is from historic railroad and public records research performed by Farnsworth Group, Inc. and did not include title commitments or any other title company research.
- Municipal boundaries from Garfield & Pitkin Counties.
- Initial publication date of this Atlas: December 19, 2012, revised January 2020.
- The RFTA RR ROW shown on these atlas sheets has been updated since the 2008 survey to reflect the current ROW boundaries as of August 31, 2019.









OF A PORTION OF THE FORMER DENVER & RIO GRANDE WESTERN RAILROAD. ASPEN BRANCH RIGHT-OF-WAY SITUATED IN SECTIONS 22,26,27,35,36, TOWNSHIP 6 SOUTH, RANGE 89 WEST. 6TH P.M. **GARFIELD COUNTY. STATE OF COLORADO**

RAILROAD RIGHT-OF-WAY SURVEY

RED CANON SEGMENT

PARCEL DESCRIPTION

EXHIBIT A - REC. 755399

EATHBILL A — REC. 7333399

A PARCEL OF LAND LOCATED IN THE STATE OF COLORADO, BEING THAT PORTION OF THE FORMER ASPEN BRANCH OF THE DENVER AND RIO GRANDE WESTERN RALROAD (D&ROW RR) COMPANY RIGHT OF WAY (ROW) IN GARRIELD, EAGLE, AND PITKIN COUNTIES, BETWEEN (1) THE SAID D&ROW RR MAIN LINE ROW IN CLEWWOOD SPRINGS ON THE NORTHERLY BOUND OF SAID ASPEN BRANCH ROW, BEING MORE PARTICULARLY DESCRIBED AS THE MOST NORTHERLY BOUNDARY OF PARCELS 1—B, AS DESCRIBED IN DEED BOOK 1024, PAGE 600 OF SAID GARFIELD COUNTY RECORDS, BEING ALSO KNOWN AS THE NORTHERLY ENDS OF THE EAST AND WEST LEGS OF THE CLEWNOOD SPRINGS WAY, ALL LOCATED IN SECTION 9, TOWNSHIP 6 SOUTH, ARNOE 89 WEST, OF THE 6TH PRINCIPAL MERIDIAN, AND (2) ON THE SOUTHERLY END OF THE SAID FORMER ASPEN BRANCH ROW, THE NORTHERLY LINE OF THAT PARCEL DESCRIBED IN DEED BOOK 392, PAGE 44 OF SAID PITKIN COUNTY RECORDS, LOCATED IN SECTION 9, TOWNSHIP 9 SOUTH, RANCE 89 WEST, OF THE 6TH PRINCIPAL MERIDIAN, AND (5) ON THE SOUTHERLY END OF THE SAID FORMER ASPEN BRANCH ROW, THE NORTHERLY LINE OF THAT PARCEL DESCRIBED IN DEED BOOK 392, PAGE 44 OF SAID PITKIN COUNTY RECORDS, LOCATED IN SECTION 9, TOWNSHIP 9 SOUTH, RANCE 85 WEST OF THE PRINCIPAL MERIDIAN, SAID PARCEL OF LAND BEING A RAILROAD RIGHT OF WAY CORRIDOR APPROXIMATELY 33.5 MILES IN LENGTH, OF VARIABLE WIDTH, CONTINUOUS ALONG ITS LENGTH.

FORMER PARCEL DESCRIPTION:

EXHIBIT A - BOOK 1024, PAGE 600, REC. 510445

ALL THOSE CERTAIN PARCELS OF LAND SITUATED IN THE COUNTY OF GARFIELD, STATE OF COLORADO, BEING A PORTION OF THE ASPEN BRANCH OF THE FORMER DENVER AND RIO GRANDE WESTERN RAILROAD COMPANY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- PARCEL 1
 A STRIP OF LAND 100 FEET IN WIDTH, LYING 50 FEET ON EACH SIDE OF THE CENTER LINE OF THE WESTERLY WYE TRACK OF SAID ASPEN BRANCH, EXTENDING SOUTHERLY FROM THE INTERSECTION OF SAID CENTER LINE WITH A LINE PARALLEL WITH AND DISTANT 65 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE MAIN TRACK OF SAID COMPANY TO A LINE DRAWN SOUTH 6615 WEST FROM THE SOUTHWESTERLY CORNER OF DUT-LOT 40 IN THE TOWN OF GENENOOD SPRINGS, SAID 100 FEET WOE STRIP OF LAND BEING A PORTION OF THE LAND DESIDED IN THE FOLLOWING DECIS.

 (1) DEED DATED DECEMBER 1, 1893, FROM JOHN L NOONAN TO THE DENVER AND RIO GRANDE DRAILROAD COMPANY, RECORDED SEPTEMBER 1, 1894, IN BOOK 35, PAGE 269, RECORDS OF THE COUNTY OF GARFIELD.

 (2) DEED DATED DECEMBER 29, 1971, FROM THE STATE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO, TO THE DENVER AND RIO GRANDE WESTERN RAUROAD COMPANY, RECORDED FEBRUARY 9, 1972, BEING A PORTION OF LAND DESCRIBED THERRIN AS PARCEL NO. 41 AND PARCEL NO. 42, REV. 3, RECORDED IN BOOK 427, PAGE 118, AND PARCEL NO. 42, REV. 3, ALL IN THE RECORDS OF THE COUNTY OF GARFIELD.

 (3) DEED DATED IN DECEMBER 1, 1892, FROM CLINTON REED TO THE DENVER AND RIO GRANDE RAILROAD COMPANY, RECORDED BEDGED THE DOOK 427, PAGE 118, AND PARCEL NO. 58, RECORDED IN BOOK 427, PAGE 118, AND PARCEL NO. 180, PAGE 127, PAGE 118, AND

- 29, PAGE 597, RECORDS OF THE COUNTY OF GARFIELD.

 PARCEL 2

 ALL OF THE LAND DESCRIBED IN DEED DATED JULY 7, 1887, FROM EUSHA B. CRAVENS TO THE DENVER AND RIO GRANDE RAILROAD COMPANY, RECORDED ALL OF THE LAND DESCRIBED IN DEED DATED MARCH 18, 1971, FROM THE DENVER AND RIO GRANDE WESTERN RAILROAD COMPANY TO THE LAND DESCRIBED IN DEED DATED MARCH 18, 1971, FROM THE DENVER AND RIO GRANDE WESTERN RAILROAD COMPANY TO THE LAND DESCRIBED IN DEED DATED MARCH 18, 1971, FROM THE DENVER AND RIO GRANDE WESTERN RAILROAD COMPANY TO THE LAND DESCRIBED HEREIN AS FOLLOWS.

 10 MARCH 18, 1971, FROM THE DENVER AND MARCH 18, 1971, FROM THE DENVER AND ROUGH AND THE STATE AND ROUGH AND WITHIN THE CITY OF GLENWOOD SPRINGS, GARRIELD COUNTY, COLORADO, AND MOBE PARTICULARLY DESCRIBED AS FOLLOWS:

 10 BEGINNING AT A POINT IN THE SOUTHERLY PROPERTY LINE OF THE RAILROAD COMPANY FROM WHENCE THE STREET CORNER MONUMENT LOCATED AT THE INTERSECTION OF 8TH STREET AND PITKIN AVENUE BEARS SOUTH 42° 28' 40° EAST 517.02 FEET; THENCE SOUTH 55° 33' WEST ALONG SAID SOUTHERLY PROPERTY LINE OF THE RAILROAD COMPANY FROM FORDERTY LINE AD DISTANCE OF 184.68 FEET; THENCE SOUTH AS 195 WEST ALONG SAID SOUTHERLY PROPERTY LINE OF THE RAILROAD CONSTANCE FROM THE CENTERINE OF RAILROAD COMPANY'S TRACK ICK ON. 102; THENCE ALONG HAD CONTRIBUTED AND FEET AND SAID SOUTHERLY PROPERTY LINE AD DISTANCE OF 25.48 FEET TO A POINT THAT IS 50 FEET SOUTHEASTERLY AT RIGHT ANGLES FROM THE CENTERINE OF RAILROAD COMPANY'S TRACK ICK ON. 102; THENCE ALONG THENCE OF THE SAID SEARCH TO FAIL SOUTH SOUTH SOUTH STATE AND THE CENTERINE OF RAILROAD COMPANY'S TRACK ICK ON. 102; THENCE ALONG THENCE ALONG THE ARCHORD OF THIS ARC BEARS APPROXIMATELY NORTH 1 59' WEST ALONG SAID SOUTHERLY PROPERTY LINE OF RAILROAD COMPANY'S TRACK ICK ON. 102; THENCE ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 50.02 SEET, MORE OR LESS); THENCE EASTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE AND ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 50
- DISTANCE OF 222 FEET, MORE ON CESS); HENCE SOUTH 59 03 35 WEST ALONG SAID SOUTHERT PROPERTY DINE A DISTANCE OF 40.47 FEET TO THE POINT OF BEGINNING.

 (2) ALSO EXCEPTION THEREFORM ALL OF THE LAND DESCRIBED IN DEED DATED JULY 15, 1967, FROM THE DENVER AND RIG GRANDE WESTERN RAILROAD COMPANY TO THE UNITED LUMBER AND MERCANTILE COMPANY DESCRIBED THEREIN AS FOLLOWS:

 "LOTS A AND B. IN BLOCK 41, IN THE CITY OF GLENWOOD SPRINGS; TOGETHER WITH THE ALLEY FORMERLY LOCATED ACROSS SAID BLOCK 41 AND BOUNDED ON THE SOUTH BY SAID LOT A AND ON THE NORTH BY LOTS 1, 2, 3 AND 4 OF SAID BLOCK 41, WHICH ALLEY WAS DULY VACATED BY ORDINANCE NO. 2, SERIES 1967, A CERTIFIED COPY OF WHICH ORDINANCE IS RECORDED IN BOOK 383 AT PAGE 128, DOCUMENT NO. 237478, OF THE RECORDS IN THE OFFICE OF THE COUNTY CLERK AND RECORDED FOR CARFIELD COUNTY, COLORADO. ALSO, THAT CERTAIN TRACT OR PARCEL OF LAND STUATED IN LOT 3 OF SECTION 9, TOWNSHIP 6 SOUTH, RANGE 89 WEST OF THE 6TH P.M., IN THE CITY OF GLENWOOD SPRINGS AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT A1, BULCOK 41, IN THE CITY OF GLENWOOD SPRINGS, AND DESCRIBED AS 1733' W, 444. 87 FEET; THENCE S 55742' W, 94.23 FEET; THENCE S. 55737' W, 74.75; THENCE 20.603 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 17.58 FEET (THE CHORD OF SAID ARC BEARS S 8911-333' W, 1944-86 FEET); THENCE S 5714' W, 8.38 FEET, THENCE N 6451' E, 63.019 FEET TO THE WEST LINE OF SAID BLOCK 41; THENCE S 132' W, 5.61 FEET ALONG THE WEST LINE OF SAID BLOCK 41 TO THE POINT OF BEGINNING."
- ECONNINC."

 (3) ALSO XCETING, THEREFEROM A PORTION OF THE LAND DESCRIBED IN DEED DATED DECEMBER 19, 1991, FROM THE DENVER AND RIO GRANDE WESTERN RAILEOAD COMPANY TO THE HOLT FAMILY FUNERAL HOME DESCRIBED THEREIN AS FOLLOWS:

 "A TRACT OR PARCEL OF LAND CONTAINING 0.096 ACRES, MORE OR LESS, IN SECTION 9, TOWNSHIP 6 SOUTH, RANCE 89 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, SAID TRACT OR PARCEL BEING WORE PARTICULARLY DESCRIBED AS FOLLOWS:

 EGENNING AT A POINT FROM WHICH THE HI/4 CORNER OF SECTION 9, 158, R89W, BEARS N. 00707' E, A DISTANCE OF 2818.7 FEET;

 1. THENCE S 81748' W. A DISTANCE OF SSO FEET TO A POINT ON THE WEST LINE OF LOT 3, SECTION 9;

 2. THENCE S 1215' W. ALONG THE EASTERLY BORDER LINE OF A RELEASE OF LAND DATED SEPTEMBER 8, 1894, RECORDED IN BOOK NO. 35, PAGE 137 OF THE GARRIELD COUNTY RECORDER'S OFFICE, A DISTANCE OF 103.71 FEET TO THE NORTHERLY LINE OF SEVENTH STREET EXTENDED;

 3. THENCE N 5023' E, ALONG THE NORTHERLY LINE OF SEVENTH STREET EXTENDED, A DISTANCE OF 49.02 FEET;

 4. THENCE N 2025'30' E, A DISTANCE OF 58.5 FEET;

 5. THENCE ALONG THE ARCO FOR A CURVE TO THE LEFT, HAVING A RADIUS OF 423.5 FEET, A DISTANCE OF 44.9 FEET (THE CHORD OF THIS ARC BEARS N 17:23'30'' E, A DISTANCE OF 44.9 FEET), MORE OR LESS, TO THE POINT OF BEGINNING."

PARCEL 3 ALL OF THE LAND DESCRIBED IN DEED DATED JANUARY 4, 1896, FROM DAVID N. MOFFAT AND WALTER S. CHEESMAN, TRUSTEES, TO EDWARD T. JEFFERY AND CHESTER S. MOREY, TRUSTEES, RECORDED SEPTEMBER 23, 1896, IN BOOK 20, PAGE 487, RECORDS OF THE COUNTY OF GARFIELD.

PARCEL 4. ALL OF THE LAND DESCRIBED IN DEED DATED SEPTEMBER 10, 1887, FROM JOHN L. NOONAN TO THE DENVER AND RIO GRANDE RAILROAD COMPANY, RECORDED NOVEMBER 18, 1887, IN BOOK 14, PAGE 265, RECORDS OF THE COUNTY OF GARFIELD.

- EXCEPTING THEREFROM A PORTION OF THE LAND DESCRIBED IN DEED DATED DECEMBER 19, 1991, FROM THE DENVER AND RIO GRANDE WESTERN RAILROAD COMPANY TO THE HOLT FAMILY FUNERAL HOME AS DESCRIBED IN ITEM 3 OF THE ABOVE DESCRIBED PARCEL 2.
- ALSO EXCEPTING ALL OF THE LAND DESCRIBED IN RELEASE OF LANDS DATED FEBRUARY 8, 1894, BY THE UNITED STATES TRUST COMPANY OF NEW YORK, AS TRUSTEES, RECORDED MARCH 3, 1894, IN BOOK 35, PAGE 137, RECORDS OF GARFIELD COUNTY.

$\frac{\text{PARCEL 5}}{\text{ALL OF THE LAND DESCRIBED IN DEEDS TO THE DENVER AND RIO GRANDE RAILROAD COMPANY RECORDED IN THE RECORDS OF THE COUNTY OF GARFIELD, AS FOLLOWS:}$

	,			
GRANTOR	RECORDING DATE	BOOK	PAGE	
NELLIE STOWS	4-10-1924	142	224	
FRANK ENZENSPERGER	3-29-1888	3	302	
HIRAM P. BENNETT	2-21-1888	19	44	
_ LEWIS BAILOR	6-16-1888	3	313	
JOSEPH S. REEF, ET AL	5-3-1889	3	375	[PARCEL 9, MAP 1]
THOMAS FLANNERY	2-21-1888	3	288	[PARCEL 1, MAP 2]
HOWARD B. WESTOVER	2-21-1888	19	35	[PARCEL 2, MAP 2]
COLLINS D. FULLER	2-21-1888	19	34	[PARCELS 3 & 5, MAP 2]
MYRTLE E. HARDWICK	2-21-1888	3	287	
HYRCANUS STATON	2-21-1888	19	33	
JOHN GREGORY	2-21-1888	19	36	
ANDREW THORSON	2-21-1888	1	325	
DELANCY C. KING	2-21-1888	19	37	
STEPHEN PEEBLES	2-21-1888	19	42	
LUTHER K. CRANE	2-21-1888	19	43	
LOUIS LANG	2-21-1888	3	292	
FRED CHILDS	7-7-1887	3 3 3	208	
WILLIAM WELLS	2-21-1888		291	
THOMAS TURPIN	2-21-1888	19	41	
PHILLIP E. WEAVER	2-21-1888	19	40	
PHILLIP E. WEAVER	9-14-1891	26	339	
CRYSTAL RIVER LAND AND				
IMPROVEMENT COMPANY	4-4-1898	44	273	
ISAAC VOSSELLER	3-21-1898	43	195	
LUDOCIA MOORE	4-11-1895	35	403	
JOHN F. TURNER	2-21-1888	17	89	
JAMES W. CAMPBELL	6-16-1888	19	153	
MILTON D. CAMPBELL	2-21-1888	17	88	
JAMES W. ZIMMERMAN	2-21-1888	14	308	
ALEXANDER PATERSON	2-21-1888	3	290	
JOHN CUMMINGS	2-21-1888	19	39	
JOSEPH BOGUE	2-21-1888	19	38	
<u></u>				

ÍŘEĎ ČANOŃ SÚRVEY SEGMENT County A = GI ENWOOD SPRINGS SEGMENT B = RED CANON SEGMENT C = CATTLE CREEK SEGMENT D = SATANK SEGMENT E = CARBONDALE SEGMENT F = ROCK BOTTOM SEGMENT [.] NARROWS County G = FL JEBEL SEGMENT NGS STATION ST H = BASALT SEGMENT = RAILROAD RIGHT OF WAY (TYP.) I = BATES SEGMENT Aspen J= SNOWMASS SEGMENT

OVERALL RFTA CORRIDOR LOCUS MAP

FORMER PARCEL DESCRIPTION: 1" EXHIBIT A BOOK 1024, PAGE 600, REC. 510445 - (CONTINUED)

P<u>arcel 6</u> All Those Certain Strips of Land, 200 feet in Width, Lying 100 feet on each side of the original

ALL THOSE CERTAIN STRIPS OF LAND, 200 FEET IN MOTH, LYING 100 FEET ON EACH SIDE OF THE ORIGINAL SURVEYED CENTRE LINE OF SAID ASPEN BRANCH, ACQUIRED BY ACT OF CONGRESS DATED MARCH 3, 1875, WITHIN THE FOLLOWING DESCRIBED SUBDIVISIONS: SWI/4 OF NWI/4_ET/2 OF SWI/4 [PARCEL 6, MAP] / SECTION 22 [PARCEL 7, MAP] (), ILD 100 F. OR FOR COLOR 1, 18 AND 26 [PARCEL 6, MAP] / SECTION 22 [PARCEL 7, MAP] (), ILD 100 F. OR FOR COLOR 1, 18 AND 26 [PARCEL 6, MAP] / SECTION 25, ID 10 TO AND 18 TO 20 OF FRACTIONAL SECTION 15, ID 10 TO 20 OF FRACTIONAL SECTION 16, ID 10 TO 20 OF FRACTIONAL SECTION 17, ID 10 TO 20 OF FRACTIONAL 20 OF SECTION 20, ID 10 TO AND 18 TO 20 OF FRACTIONAL 20 OF SECTION 20, ID 10 TO 3 OF FRACTIONAL SECTION 15, ID 10 TO 3 OF FRACTIONAL 20 OF SECTION 20, ID 10 TO 3 OF FRACTIONAL 20 OF SECTION 32, ID 10 TO 3 OF FRACTIONAL 20 OF SECTION 32, ID 10 TO 3 OF SECTION 20, ID 10 TO 3 OF SECTION 32, ID 10 TO 3 OF SECTION 33, ID 10 TO 3 OF SECTION 32, ID 10 TO 3 OF SECTION 32, ID 10 TO 3 OF SECTION 33, ID 10 TO 3 OF SECTION 32, ID 10 TO 3 OF SECTION 33, ID 10 TO 3 OF SECTION 34, ID 10 TO 3 OF SECTION 35, ID 10 TO 3 OF SECTION 35

PARCEL 7.

A STRIP OF LAND, 100 FEET MIDE, LYING 50 FEET EACH SIDE OF THE CENTER LINE OF THE TRACK OF THE ASPEN RAINCH OF THE FORMER DENVER AND RIO GRANDE WESTERN RAILROAD COMPANY DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF SAID CENTER LINE OF ASPEN BRANCH WITH THE NORTH LINE OF LOT NO. 16 OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 88 WEST, SIXTH PRINCIPAL MERIDIAN; THENCE SOUTHEASTERLY, ALONG SAID CENTER LINE, TO THE WEST LINE OF LAND DESCRIBED IN SAID DEED FROM LUDOCIA MOORE, RECORDED APRIL 11, 1895, IN BOOK 35, PAGE 403, DEED RECORDS OF SAID COUNTY.

EXCEPTING FROM THE ABOVE DESCRIBED PARCELS, OF LAND ALL OF THE LAND DESCRIBED IN DEEDS FROM THE DENVER AND RIO GRANDE WESTERN RAILROAD COMPANY RECORDED IN THE RECORDS OF THE COUNTY OF

GRANTEE	RECORDING DATE	BOOK	PAGE
COLORADO DEPT, OF HIGHWAYS	4-6-1970	409	131
[CDOT PARCELS ER-8 & ER 8A AFFECT RAILROAD PARCEL 4, MAP 6]			
[CDOT PARCEL ER-8B AFFECTS RAILROAD PARCEL 6, MAP 2]			
COLORADO DEPT. OF HIGHWAYS	1-14-1969	399	6
COLORADO MEADOWS, INC.	10-14-1975	479	666
TOWN OF CARBONDALE	8-22-1995	950	861
AMERICAN TREE AND CEMENT, INC.	6-30-1995	945	464
AMERICAN TREE & CEMENT, INC.	10-22-1996	997	904
C-DALE, LLC	10-22-1996	997	929

ALSO EXCEPTING THEREFROM A PORTION OF THE LAND DESCRIBED IN DEED FROM PHILIP E. WEAVER TO THE DENVER AND RIO GRANDE RAILROAD COMPANY, RECORDED FEBRUARY 21, 1888, IN DEED BOOK 19, PAGE 40, AND RECORDED SEPTEMBER 14, 1881, IN DEED BOOK 26, PAGE 339, RECORDS OF THE COUNTY OF GARRIELD, DESCRIBED AS

A TRACT OF LAND BEING A PORTION OF THAT LAND DESCRIBED IN DEEDS FROM THE DENVER AND RIO GRANDE WESTERN RAILROAD COMPANY TO SQUITHERN PAGFIC TRANSPORTATION COMPANY RECORDED DECEMBER 29, 1993 IN BOOK 88B, PAGE 3B, AND RECORDED DECEMBER 29, 1993 IN BOOK 88B, PAGE 3B, BOTH RECORDS OF SAID IN COUNTY, SITUATED IN LOTS 5 AND 12 OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 8B WEST OF THE 6TH PRINCIPAL MERDIAL, TOWN OF CARBONDALE, GARFIELD COUNTY, CLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS

BEGINNING AT A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID SOUTHERN PACIFIC TRANSPORTATION COMPANY RIGHT-OF-WAY. ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SIXTH STREET EXTENDED NORTHERLY IN SAID TOWN OF CARBONDALE, WHENCE THE STREET CENTERLINE MOUNDMENT LOCATED AT THE INTERSECTION OF EIGHTH STREET AND MAIN STREET IN SAID TOWN OF CARBONDALE BEARS S A10'02'2" N 1088-64 FEET; INFOCE N. 520'03". W 528-52 FEET ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID RAILROAD; THENCE N. 62'10'51" W "154-86 FEET ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID RAILROAD; THENCE N. 62'10'51" W "154-86 FEET ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID RAILROAD; THENCE N. 62'10'51" W 154-86 FEET ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID RAILROAD; THENCE N. 62'10'51" E ALONG SAID PARALLEL LINE FOR A DISTANCE OF 617-86 FEET TO A POINT ON A LINE WHICH LUSS DISTANCE OF 617-86 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID SIXTH STREET EXTENDED NORTHERLY; THENCE S 00725'00" E 12.399 FEET ALONG SAID MARALLEL LINE FOR A DISTANCE OF 617-86 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID SIXTH STREET EXTENDED NORTHERLY; THENCE S 00725'00" E 12.399 FEET ALONG SAID WAS ALLEL LINE FOR A DISTANCE OF 617-86 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID SIXTH STREET EXTENDED NORTHERLY; THENCE S 00725'00" E 12.399 FEET ALONG SAID WAS ALLEL LINE FOR A DISTANCE OF 617-86 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID SIXTH STREET EXTENDED NORTHERLY; THENCE S 00725'00" E 12.399 FEET ALONG SAID WAS ALLELY RIGHT-OF-WAY LINE OF SAID SIXTH STREET EXTENDED NORTHERLY; THENCE S 00725'00" E 12.399 FEET ALONG SAID WAS ALLELY RIGHT-OF-WAY LINE EXTENDED NORTHERLY. TO THE POINT OF BEGINNING, CONTAINING 35,686 SOUARE FEET, MORE OR LESS.

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY FARNSWORTH GROUP, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. NO TITLE COMMITMENT WAS PROVIDED TO FARNSWORTH GROUP. THIS SURVEY DOES NOT ADDRESS EASEMENTS, LICENSES OR OTHER RECORDED TITLE INTERESTS. FARNSWORTH GROUP WAS PROVIDED A COPY OF THE BARGAIN AND SALE DEED NOTED HEREON WHICH THE BARSS OF THIS SURVEY. IN ADDITION, SUPPLEMENTAL RESEARCH WAS PERFORMED AT THE COUNTY CLERK'S OFFICE TO OBTAIN COPIES OF DEED DOCUMENTS CALLED FOR IN THE BARGAIN AND SALE DEED, AS WELL AS RAILROAD LAND SCHOULES, DOCUMENTS, AND OTHER RELATED INFORMATION FROM THE BUREAU OF LAND MANAGEMENT, NATIONAL ARCHIVES, RAILROAD MUSEUM IN GOLDEN, COLORADO, COLORADO STATE ARCHIVES, CDOT HEADQUARTERS ARCHIVE, OFFICE OF THE SECRETARY UP—CARE, OSCOOD COLLECTION, MUSEUM, AND THE COLORADO HISTORICAL SOCIETY.

2. 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 HEEROK.

3. FIELD SURVEYS FOR THIS LAND SURVEY PLAT WERE PERFORMED BETWEEN AUGUST, 2006 AND DECEMBER, 2007.

4. UTILITY INFORMATION SHOWN HEREON IS FROM APPARENT SURFACE EVIDENCE ONLY AND MAY NOT BE COMPLETE. INTERESTED PARTIES REQUIRING MORE COMPLETE LOCATION INFORMATION ARE DIRECTED TO CALL THE UTILITY NOTHING NOTION CENTER OF COLORADO AT 1-800-922-1987 FOR ON SITE MARKING OF UNDERGROUND UTILITIES. THIS SURVEY DOES NOT INCLUDE A COMPREHENSIVE SURVE CONFORMATION FOR SURVEY DOES NOT INCLUDE A COMPREHENSIVE SURVEY DOES FOR THIS MARKING OF UNDERGROUND UTILITIES. THIS SURVEY DOES NOT INCLUDE A COMPREHENSIVE SURVEY DOES FOR SURVEY DOES.

5. BASIS OF BEARINGS: A BEARING OF N 48"23"29" W, WITH A DISTANCE OF 196,251.75 USFT. BETWEEN NATIONAL GEODETIC SERVICE COLORADO HIGH ACCURACY REFERENCE NETWORK (CHARN) STATIONS
"S 159" AND "GLENWOOD" WAS UTILIZED AS THE BASIS OF BEARINGS FOR THIS SURVEY. SAID BEARING IS BASED ON A NAD B3 (1992) COLORADO STATE PLANE CENTRAL ZONE COORDINATE SYSTEM MODIFIED TO GROUND LEVEL BY A FACTOR OF 1.00035556.

6. THE RAILROAD RIGHT-OF-WAY ORIGINATED ON THE GENERAL LAND OFFICE FILING MAP ENTITLED "MAP OF THE GRAND VALLEY RY CO'S LINE FROM GLENWOOD SPRINGS UP ROARING FORK RIVER TO THE TOWN OF ASPEN", DATED NOVEMBER 9, 1886. THIS DOCUMENT IS ON FILE IN THE NATIONAL ARCHIVES OF THE UNITED STATES OF AMERICA AND THE BUREAU OF LAND MANAGEMENT OFFICE.

7. THE RIGHT-OF-WAY SHOWN HEREON IS BASED ON THE CENTERLINE OF THE ORIGINAL 36 INCH GALIGE RAILROAD. THIS IS 0.85 FEET DIFFERENT FROM THE CENTERLINE OF THE CURRENT 56-1/2 INCH GALIGE RAILROAD THACK. THE RAILROAD WAS CONSTRUCTED AS A 36 INCH GALIGE RAILROAD AS NOTED ON CONSTRUCTION DOCUMENTS OF THE DENVER AND INC GRANDE RAILROAD ON FILE AT THE COLORADO RAILROAD MUSEUM IN GOLDEN, COLORADO. ADDITIONALLY, PHOTO DOCUMENTATION OF THE 36 INCH GALIGE SLISTS IN THE FILES OF THE DENVER PUBLIC LIBRARY, WESTERN HISTORY COLLECTION. THE RAILROAD WAS CONVERTED TO 56.5 INCH GALIGE (STANDARG GALIGE) IN A BETTERMENT PROGRAM IN 1890.

8. THIS RAILROAD PROPERTY IS SUBJECT TO ACTIONS NOTED IN THE SURFACE TRANSPORTATION BOARD DECISION DOCUMENT, FINANCE DOCKET 33390, DATED JULY 21, 1997. IT IS THE OFFICIAL NOTICE OF EXEMPTION WHERE ROARING FORK RAILROAD HOLDING AUTHORITY (RFRHA) PURCHASED THE LINE FROM SOUTHERN PACIFIC RAILROAD, RAIL BANKED IT, AND PRESERVED THE CORRIDOR FOR FUTURE RAIL/TRAILS USE UNDER TITLE 49, USC 10502(d) AND TITLE 49, CFR 1150.31 PROTECTING FFRHA FROM REVERSIONARY CLAIMS BY OTHERS ADJOINING THE RIGHT OF WAY.

9. THIS RAILROAD PROPERTY IS SUBJECT TO ACTIONS NOTED IN THE SURFACE TRANSPORTATION BOARD DECISION DOCUMENT, FINANCE DOCKET 34532, DATED JULY 29, 2004. IT CONFIRMS THAT ROARING FORK TRANSPORTATION AUTHORITY (RFTA) IS THE INTERIM TRAIL USE MANAGER, SUCCEEDING FREHA. IT ALSO ALLOWS RFTA TO ASSUME THE RAIL BANKING AND ABANDOMENT AUTHORITY. THE DECISION FURTHER THAT REPORT TO RESUME RAIL SERVICE ALONG THIS CORRIDOR AT A TIME OF IT'S CHOOSING. RAIL BANKING ESTOPS ANY REVERSIONARY ACTIONS IN THE RAIL CORRIDOR AFFECTED BY AB-547X (STB SERVED CONTROLE) IS 100PM.

10. BOUNDARY AND OWNERSHIP INFORMATION FOR PARCELS ABUTTING THE RAILROAD RIGHT-OF-WAY ARE BASED UPON AVAILABLE MUNICIPAL ASSESSOR'S DATABASES, CURRENT AS OF JUNE OF 2007. THESE LINES WERE NOT SURVEYED FOR THIS PROJECT AND ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.

11. IMPROVEMENTS SHOWN HEREON ARE BASED UPON AERIAL PHOTOGRAMMETRY PERFORMED IN NOVEMBER OF 2006 WITH LIMITED SUPPLEMENTAL SURVEYS. IMPROVEMENTS ARE NOT LIKELY CURRENT AS OF THE CERTIFICATION DATE OF THIS SURVEY. IMPROVEMENTS WITHIN CLOUDED AREAS (AREAS OF DENSE VECETATION) MAY EXIST AND ARE NOT LOCATED OR SHOWN.

12. IN ADDITION TO THE TITLE/OWNERSHIP SUPPLEMENTAL RESEARCH NOTED ABOVE, ADDITIONAL RESEARCH WAS PERFORMED TO OBTAIN PUBLIC LAND SURVEY RECORDS AND PRIVATE LAND SURVEY DATA AT THE BUREAU OF LAND MANACEMENT, CDOT, GARRIELD COUNTY, PRIVATE SURVEYOR'S OFFICES, AND OTHERS. THE RE-ESTABLISHMENT OF HISTORICAL LAND CLAIMS, WHICH FORM THE BASIS OF PORTIONS OF THIS SURVEY, ARE BASED UPON GOVERNMENT SURVEY DATA FROM THE ORIGINAL AND SUBSEQUENT (IF ANY) COVERNMENT SURVEY OF THOSE LAND CLAIMS, COMBINED WITH FARNSWORTH GROUP FIELD SURVEY DATA TO LOCATE DEVISION.

13. A LARGE PORTION OF THE DEED DESCRIPTIONS FOR LAND ACQUIRED BY THE RAILROAD FROM THE ORIGINAL SETTLERS, AND LAND ACQUIRED THROUGH ALIQUOT PORTIONS OF SECTIONS BY CONGRESSIONAL GRANT RIGHT OF WAY FROM ACT OF 1875 ALONG THIS CORRIDOR, ARE BASED UPON THE ORIGINAL GENERAL LAND OFFICE (GLO) SURVEYS. IN MANY AREAS OF THIS SURVEY, THESE ORIGINAL GLO SURVEYS WERE SUBSEQUENTLY DETERMINED TO BE DEFECTIVE AND, AT VARYING TIMES, SUSPENDED BY THE GLO AND SUPERSEDED BY LATER SURVEYS.

14. THIS SURVEY CONTAINS AN AREA OF 53.05 ACRES, MORE OR LESS.

15. THIS SURVEY IS INTENDED TO REFLECT THE TITLE INTERESTS CONVEYED IN THE 1997 BARGAIN AND SALE DEED AND CORRECTION BARGAIN AND SALE DEED NOTED ABOVE AND DOES NOT REFLECT ANY TITLE INTERESTS THAT MAY HAVE BEEN SUBSEQUENTLY SOLD OR CONVEYED, BEYOND THE DATE OF THE 1997 BARGAIN AND SALE DEED.

16. PARCEL AND MAP NUMBERS REFERENCED HEREIN ARE FROM THE FORMER DENVER AND RIO GRANDE WESTERN RAILROAD ASPEN BRANCH RICHT OF WAY INTERSTATE COMMERCE COMMISSION VALUATION MAPS FOR COLORADO VALUATION SECTION 8C LYNO WITHIN TOWNSHIP 6 SOUTH, RANGE 89 WEST, AND TOWNSHIP 8 SOUTH, RANGE 89 WEST, AND TOWNSHIP 8 SOUTH, RANGE 89 WEST OF THE SIXTH PRINCIPAL MERIDIAN.

17. POINT NUMBERS AT RIGHT OF WAY AND BOUNDARY MONUMENTATION IS FOR CLIENTS USE ONLY AS REFERENCE INFORMATION.

18. ADJACENT OWNERSHIP RECORDING INFORMATION IS FROM COUNTY GIS DATA AND SHOWN FOR INFORMATIONAL PURPOSES ONLY

ALTERNATE SUMMARY DESCRIPTION - RED CANON SEGMENT

(FOR INFORMATIONAL PURPOSES ONLY)

A LIST OF THESE PARCELS, OR PORTIONS THEREOF, THAT COMPRISE THIS SURVEY, PER THE NTERSTATE COMMERCE COMMISSION VALUATION MAPS FOR COLORADO VALUATION SECTION 8 INTERNATATE COMMERCE COMMISSION VALUATION MAPS FOR COLORADO VALUATION SECTION 8 LYING WITHIN TOWNSHIP 6 SOUTH, RANGE 89 WEST AND TOWNSHIP 7 SOUTH, RANGE 89 WEST AND TOWNSHIP 8 SOUTH, RANGE 89 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ARE AS FOLLOWS:

1. PARCEL NO. 6, MAP 1 - CONGRESSIONAL GRANT RIGHT OF WAY FROM ACT OF 1875, SAID PARCEL BEING 100 FEET ON EACH SIDE OF THE ORIGINAL RAILROAD CENTERLINE;

2. PARCEL NO. 7, MAP 1 - CONGRESSIONAL GRANT RIGHT OF WAY FROM ACT OF 1875, SAID PARCEL BEING 100 FEET ON EACH SIDE OF THE ORIGINAL RAILROAD CENTERLINE;

3. PARCEL NO. 8, MAP 1 - CONGRESSIONAL GRANT RIGHT OF WAY FROM ACT OF 1875, SAID PARCEL BEING 100 FEET ON EACH SIDE OF THE ORIGINAL RAILROAD CENTERLINE;

4. PARCEL NO. 9, MAP 1 — A PARCEL RECORDED IN BOOK 3, PAGE 375, DATED MARCH 11, 1889 ON FILE IN THE RECORDS OF GARRIELD COUNTY, ACROSS THE GENERAL LAND OFFICE ENTRY CLAIM OF JOESPH S. REEF, BEING TWENTY FIVE FEET (25') ON EACH SIDE OF THE ORIGINAL RAILROAD CENTERLINE: 5. PARCEL NO. 1, MAP 2 - A PARCEL RECORDED IN BOOK 3, PAGE 288, DATED JUNE 6, 1887 ON FILE IN THE RECORDS OF GARRIELD COUNTY, ACROSS THE GENERAL LAND OFFICE ENTRY OF THOMAS FLANNERY, BEING FIFTY FEET (50') ON EACH SIDE OF THE ORIGINAL RAILROAD CENTERLINE:

6. PARCEL NO. 2, MAP 2 – A PARCEL RECORDED IN BOOK 19, PAGE 35, DATED MAY 23, 1887 ON FILE IN THE RECORDS OF GARRELD COUNTY, ACROSS THE GENERAL LAND OFFICE ENTRY OF HOWARD B. WESTOVER, BEING FIFTY FEET (50") ON EACH SIDE OF THE ORIGINAL RAILROAD CENTERLINE:

7. PARCEL NOS. 3 & 5, MAP 2 — A PARCEL RECORDED IN BOOK 19, PAGE 34, DATED MAY 23, 1887 ON FILE IN THE RECORDS OF GARFIELD COUNTY, ACROSS THE GENERAL LAND OFFICE ENTRY OF COLLINS D. FULLER, BEING FIFTY FEET (50') ON EACH SIDE OF THE ORIGINAL RAILROAD CENTERLINE:

8. PARCEL NO. 4, MAP 2 — CONGRESSIONAL GRANT RIGHT OF WAY FROM ACT OF 1875, SAID PARCEL BEING 100 FEET ON EACH SIDE OF THE ORIGINAL RAUROAD CENTERLINE, ESCEPTING THOSE PARCELS DESIGNATED AS ER-8 AND ER-8A, CONVEYED TO THE COLORADO STATE DEPARTMENT OF HIGHWAYS RECORDED IN BOOK 409, PAGE 131, DATED APRIL 6, 1970 ON FILE IN RECORDS OF GARRIELD COUNTY.

9. PARCEL NO 6, MAP 1 — CONGRESSIONAL GRANT RIGHT OF WAY FROM ACT OF 1875, SAID PARCEL BEING 100 FEET ON EACH SIDE OF THE ORIGINAL RAUROAD CENTERUNE, EXCEPTING THAT PARCEL DESIGNATED AS ER-88, CONVEYED TO THE COLORADO STATE DEPARTMENT OF HIGHWAYS RECORDED IN BOOK 409, PAGE 131, DATED APRIL 6, 1970 ON FILE IN THE RECORDS OF GARRIELD COUNTY.

SURVEYOR'S CERTIFICATE:

I HEREBY STATE THAT THIS RAILROAD RIGHT-OF-WAY SURVEY WAS MADE UNDER MY SUPERVISION, AND THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, BELIEF AND OPINION, THIS SURVEY REPRESENTS THE RESULTS OF THE FIELD SURVEY

FOR AND ON BEHALF OF FARNSWORTH GROUP, INC.

GARFIELD COUNTY SURVEYOR'S CERTIFICATE:

DEPOSITED THIS ______ DAY OF ______ 20__ AT _____M., IN THE GARFIELD COUNTY INDEX FOR INFORMATIONAL LAND SURVEY PLATS UNDER RECEPTION NUMBER

BY:	
DATE: FILING INFORMATION: SECTIONS 22, 26, 27, 35 & 36, TOWNSHIP 6 SOUTH, RANGE 89 V OF THE RIT PRINCIPAL MERIDIAN	VE

1-121 1

Roaring F. nsportation 1

sworth

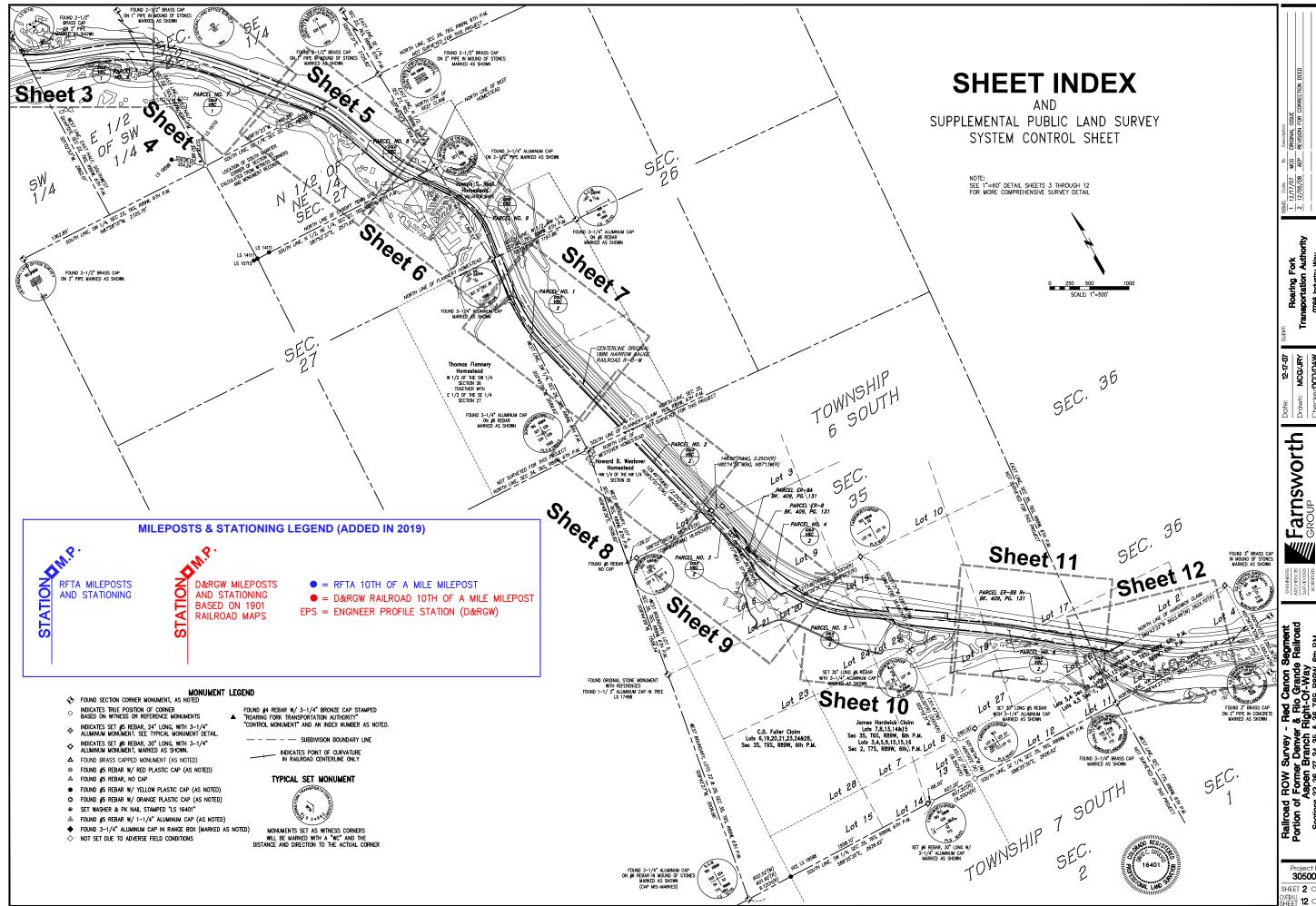
5 Figure 1

Railroad | Portion of

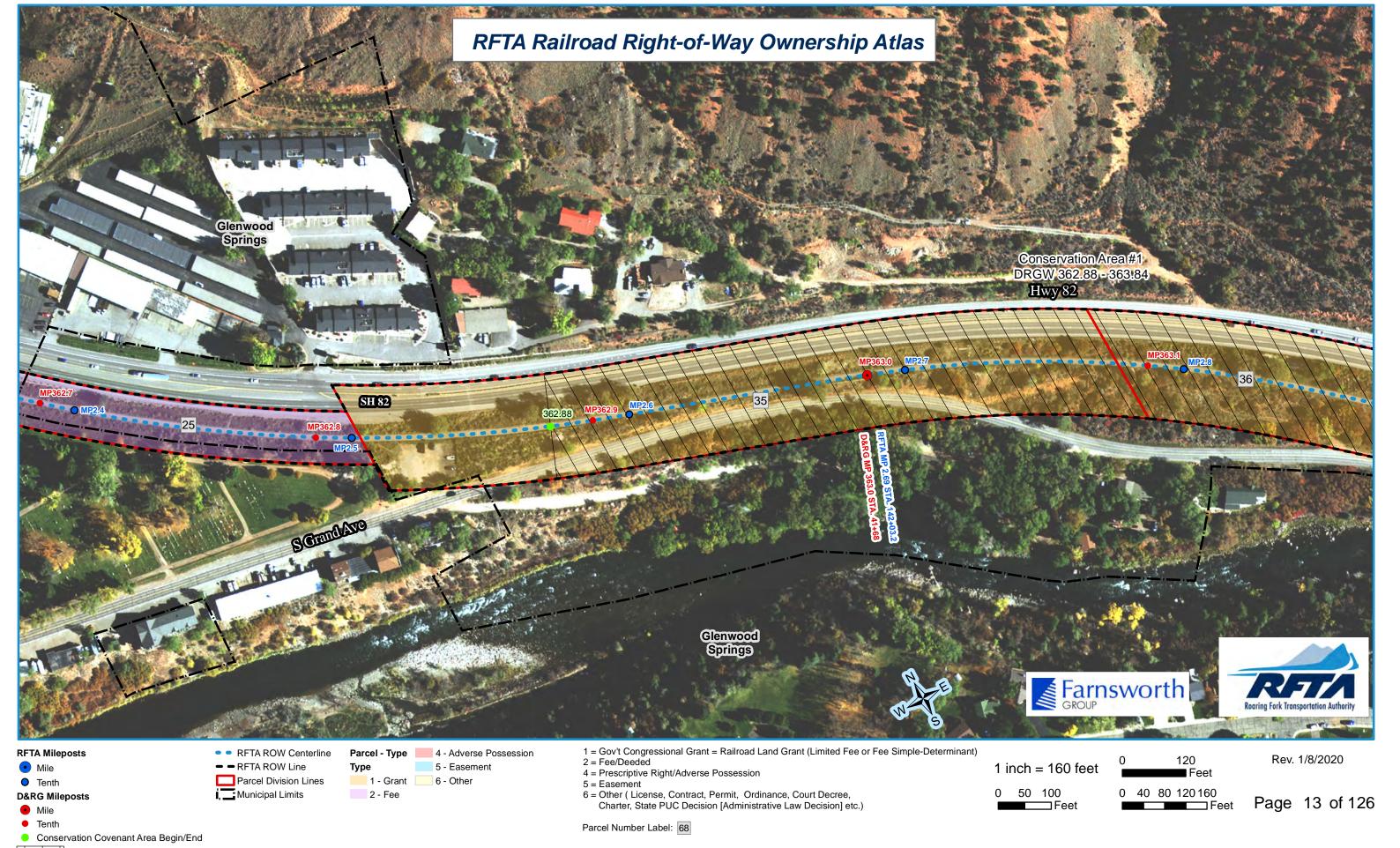
305007.7 HEET 1 OF 12

VERALL HEFT 11 OF 126

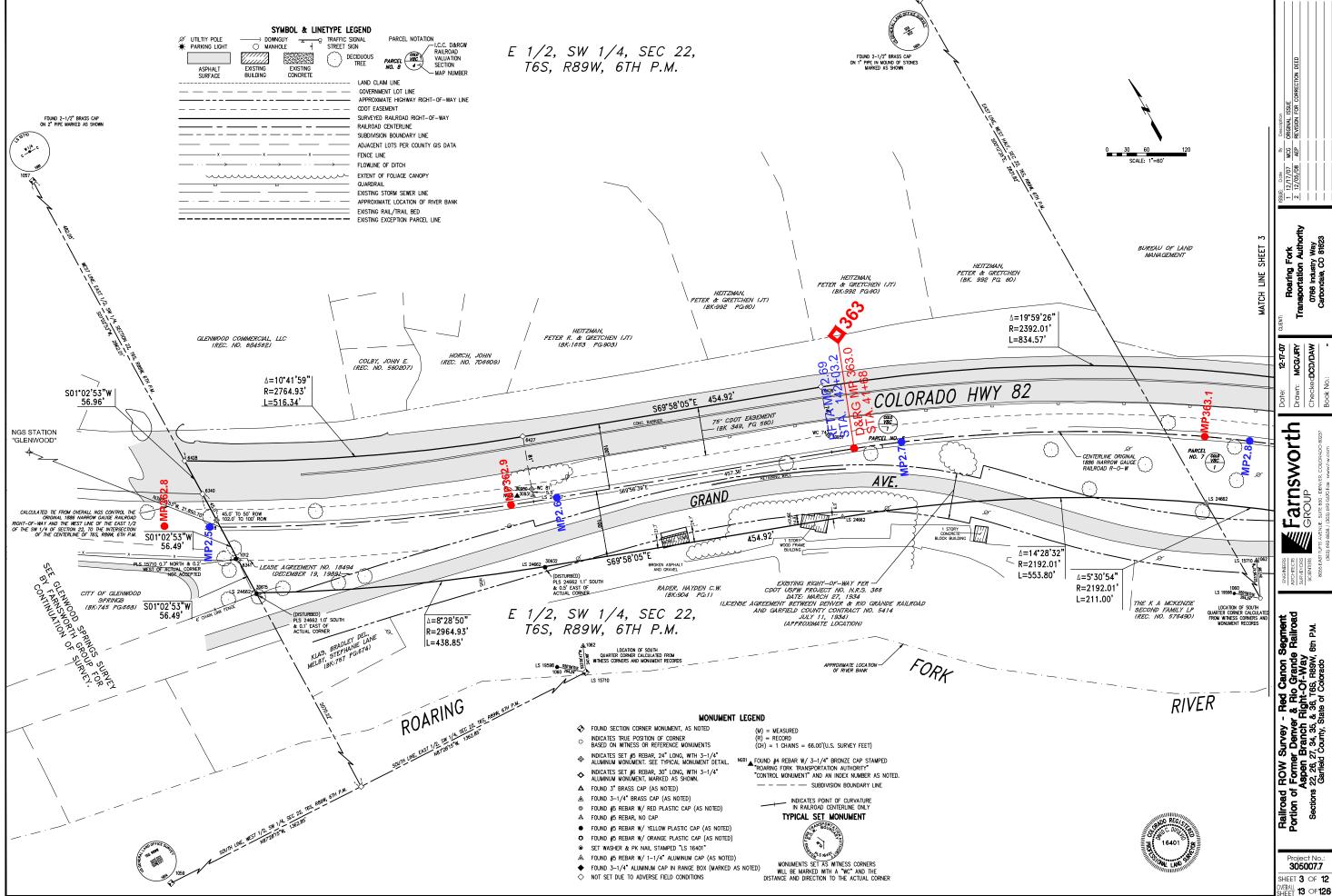




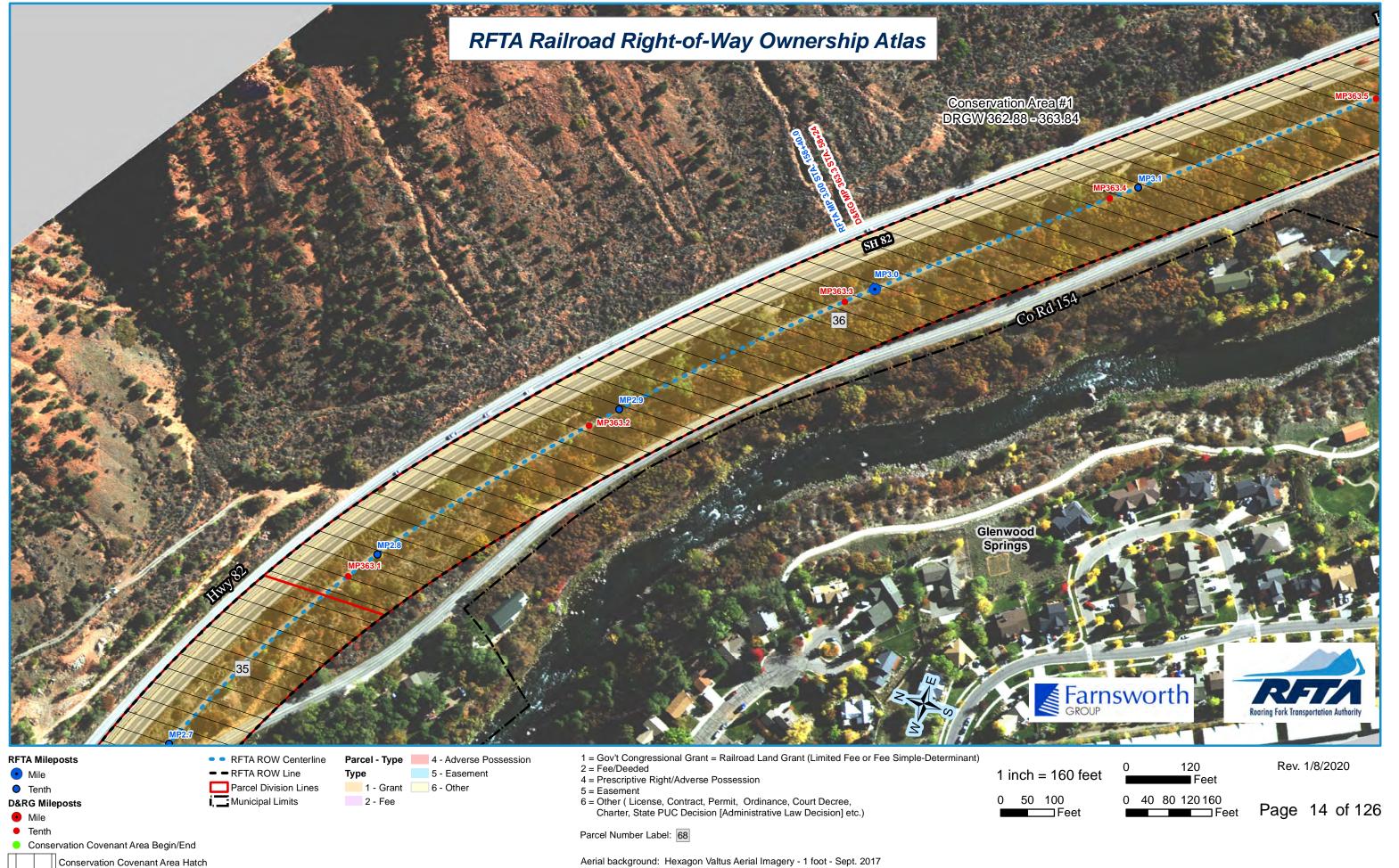
HEET 2 OF 12 VERALL 12 OF 126

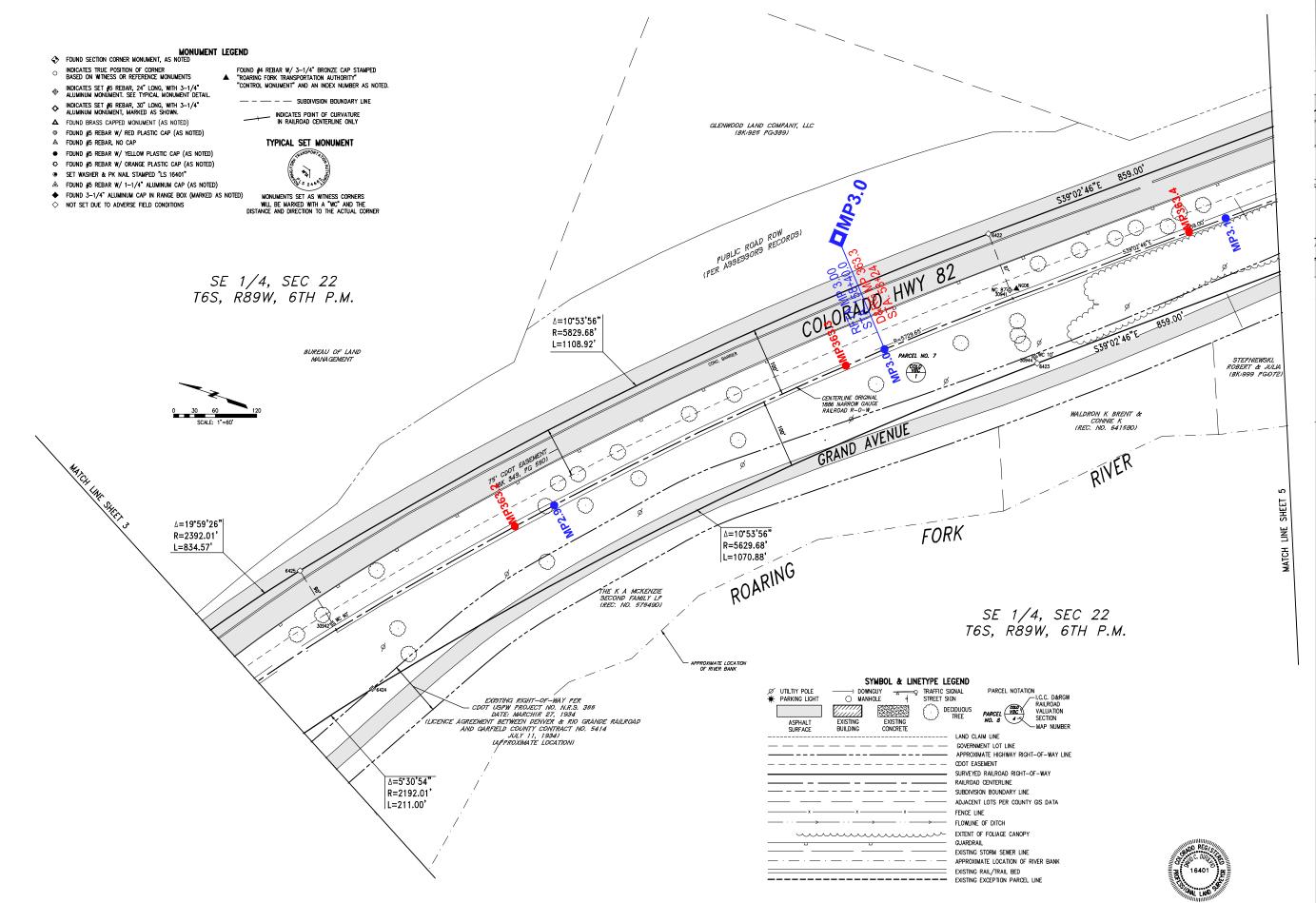


Conservation Covenant Area Hatch



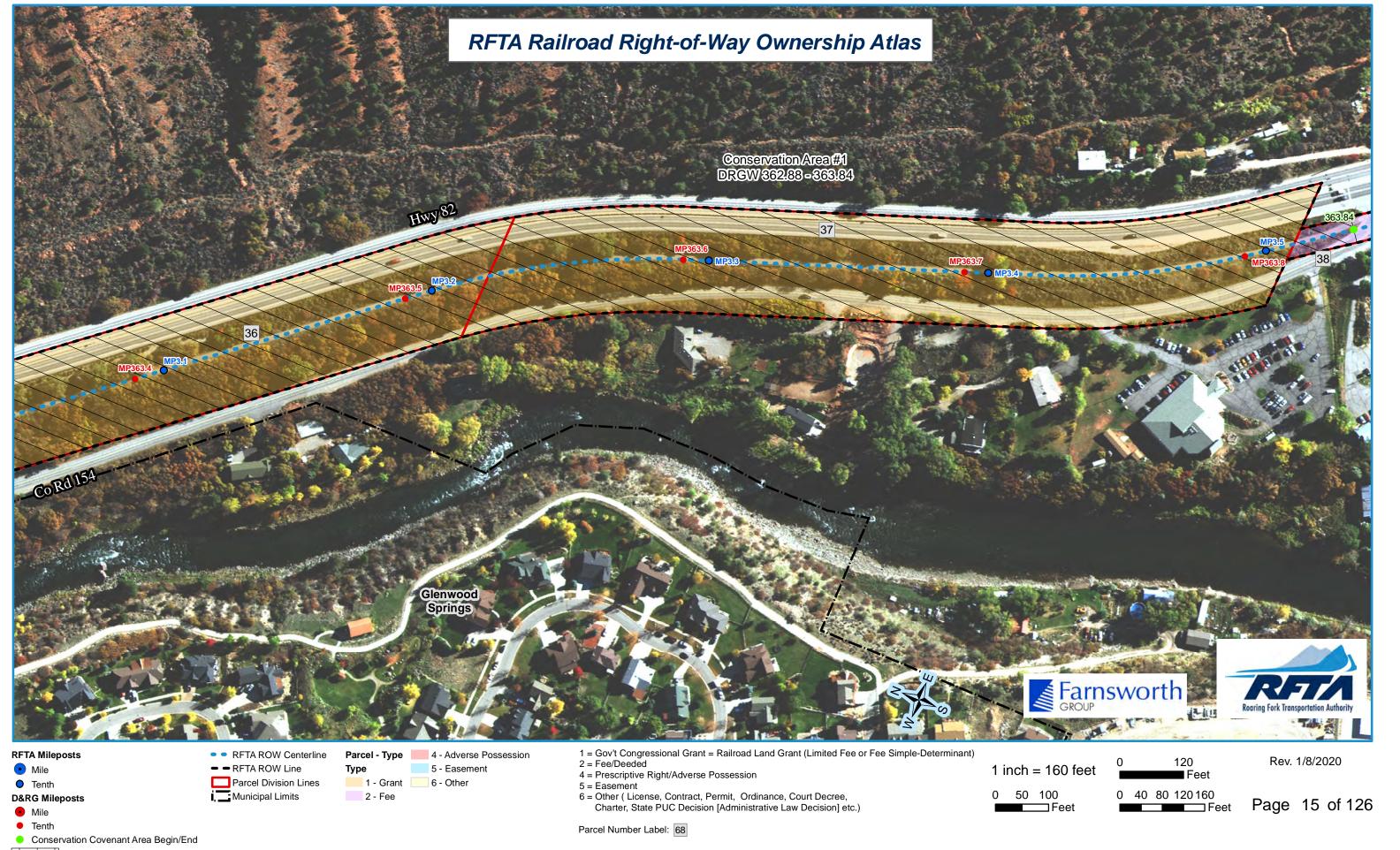
Project No.: **305007.7** SHEET **3** OF **12**





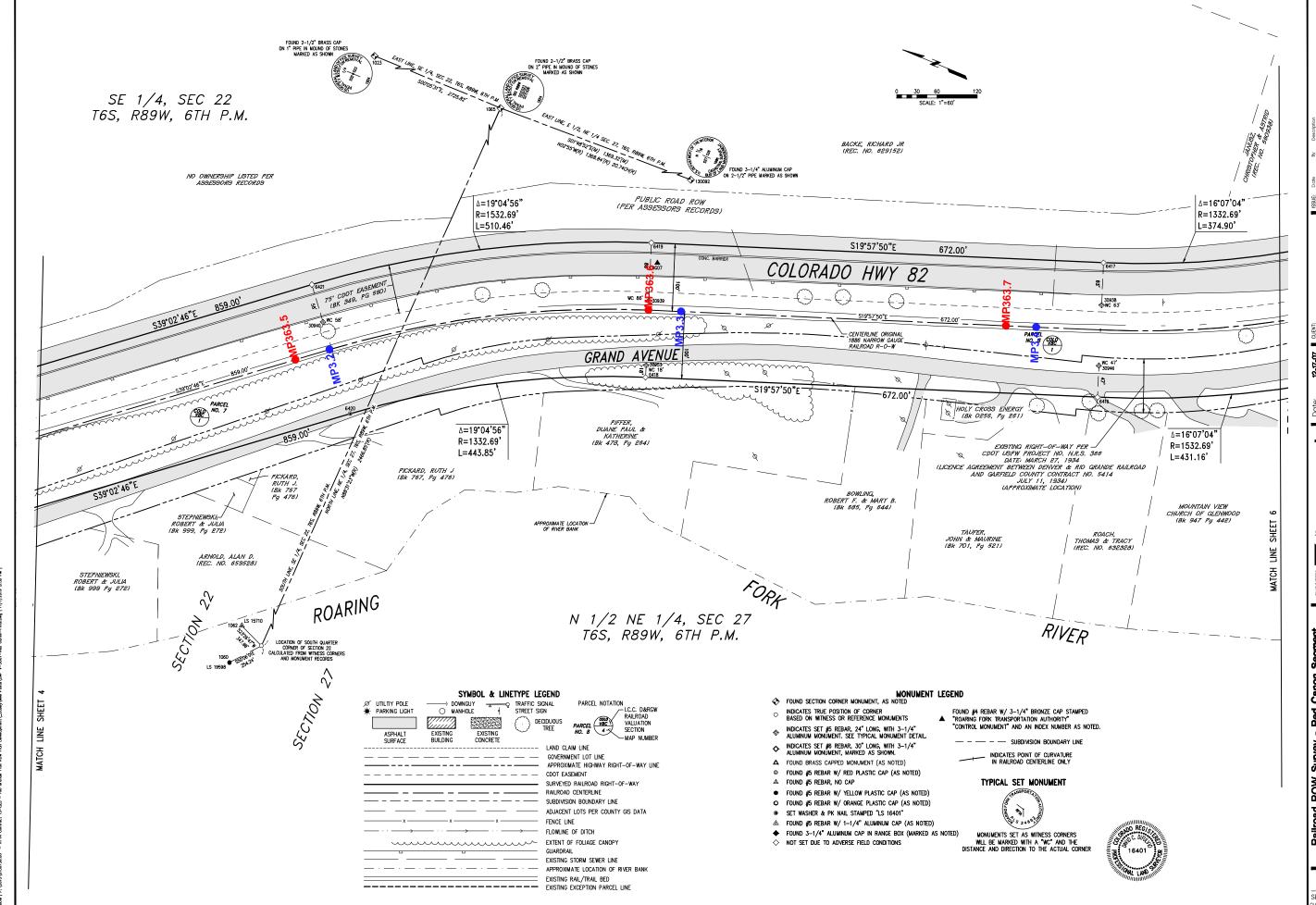
SHEET 4 OF 12 OVERALL SHEET 14 OF 126

Farnsworth



Aerial background: Hexagon Valtus Aerial Imagery - 1 foot - Sept. 2017

Conservation Covenant Area Hatch



Farnsworth Date:

GROUP

Checke

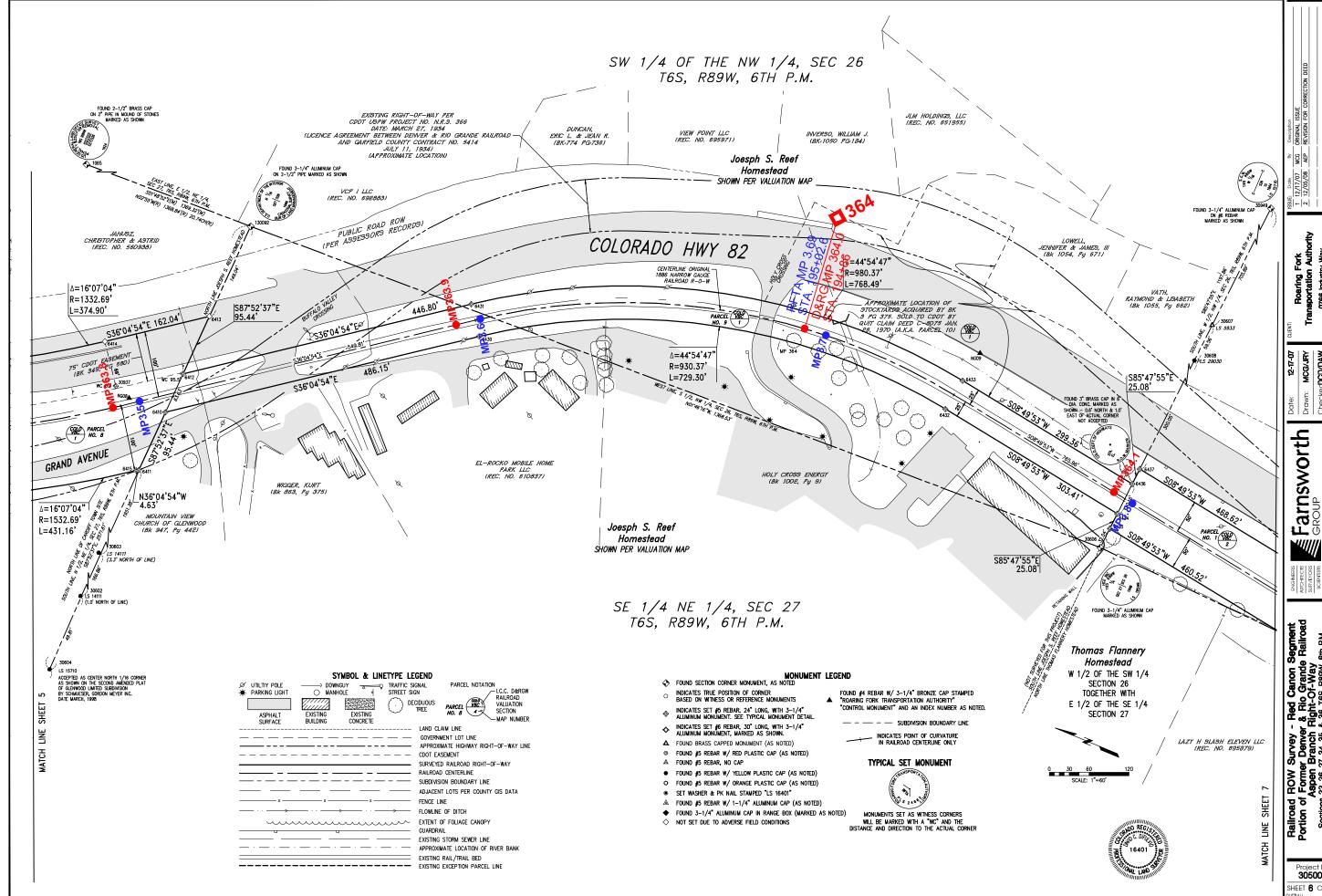
EASTLATS AVENUE, SUITES OLDONDO 20227

id ROW Survey - Red Canon Segment of Former Denver & Rio Grande Railroad Aspen Branch Right-Of-Way

Project No.: **305007.7**

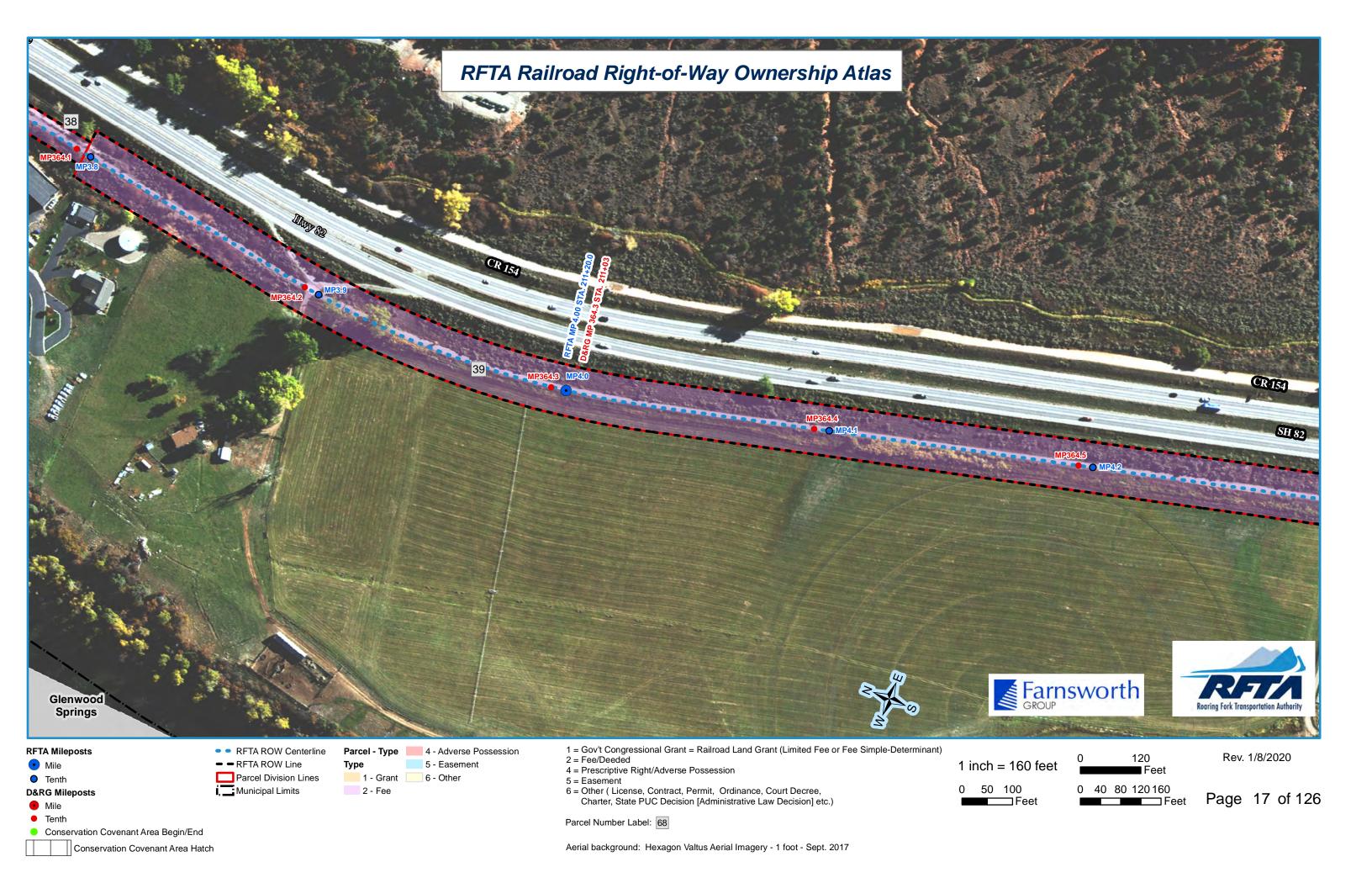
SHEET 5 OF 12 OVERALL SHEET 15 OF 126

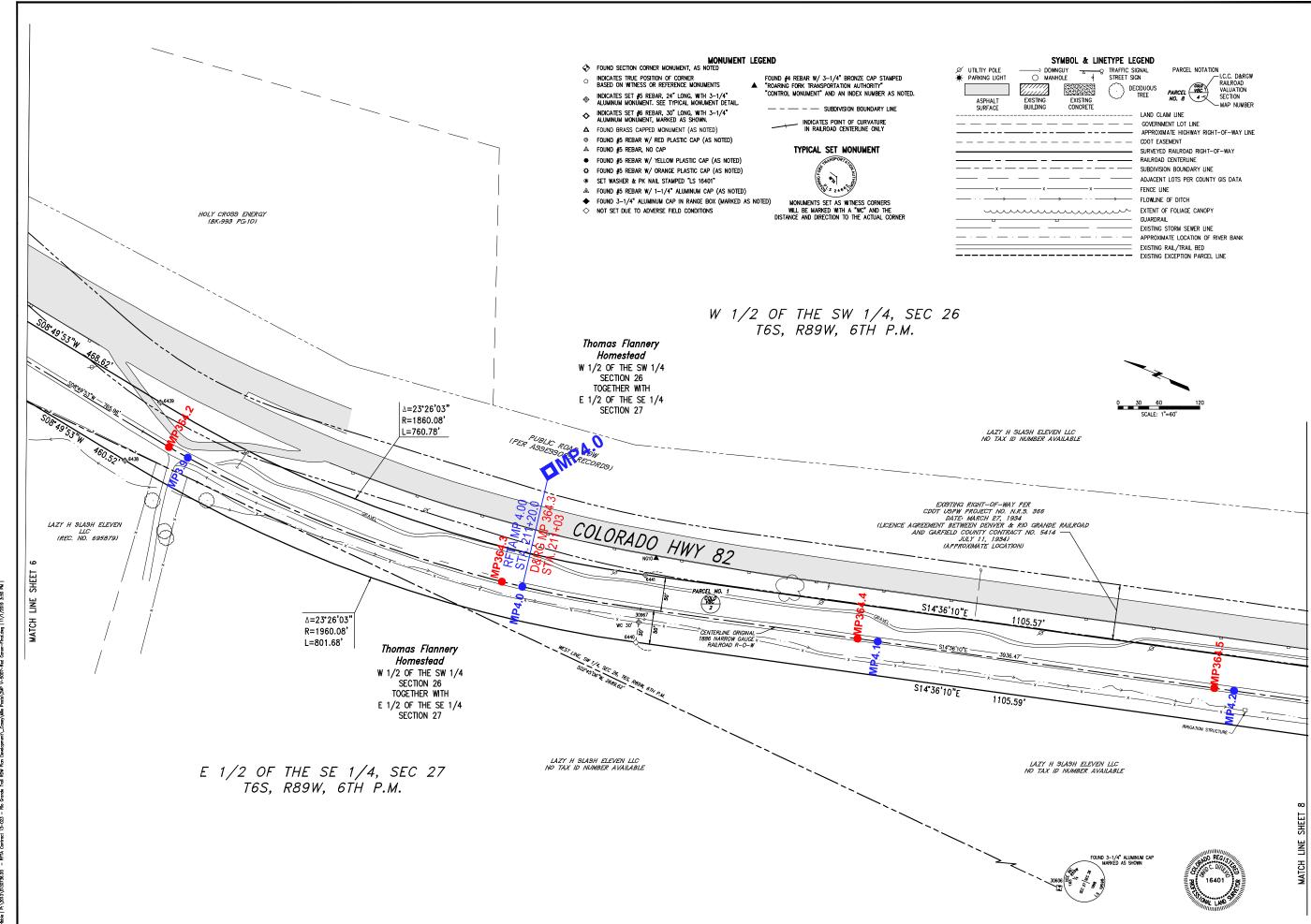




305007.7

HEET 6 OF 12 VERALL 16 OF 126





ISSUE: Date By Description

1 12/71/01 WCC ORIGINAL ISSUE

2 12/05/08 AEP REVISION FOR CORRECTION DED

ransportation Authority 0766 Inclustry Way Carbondale, CO 81823

⊬ | % |

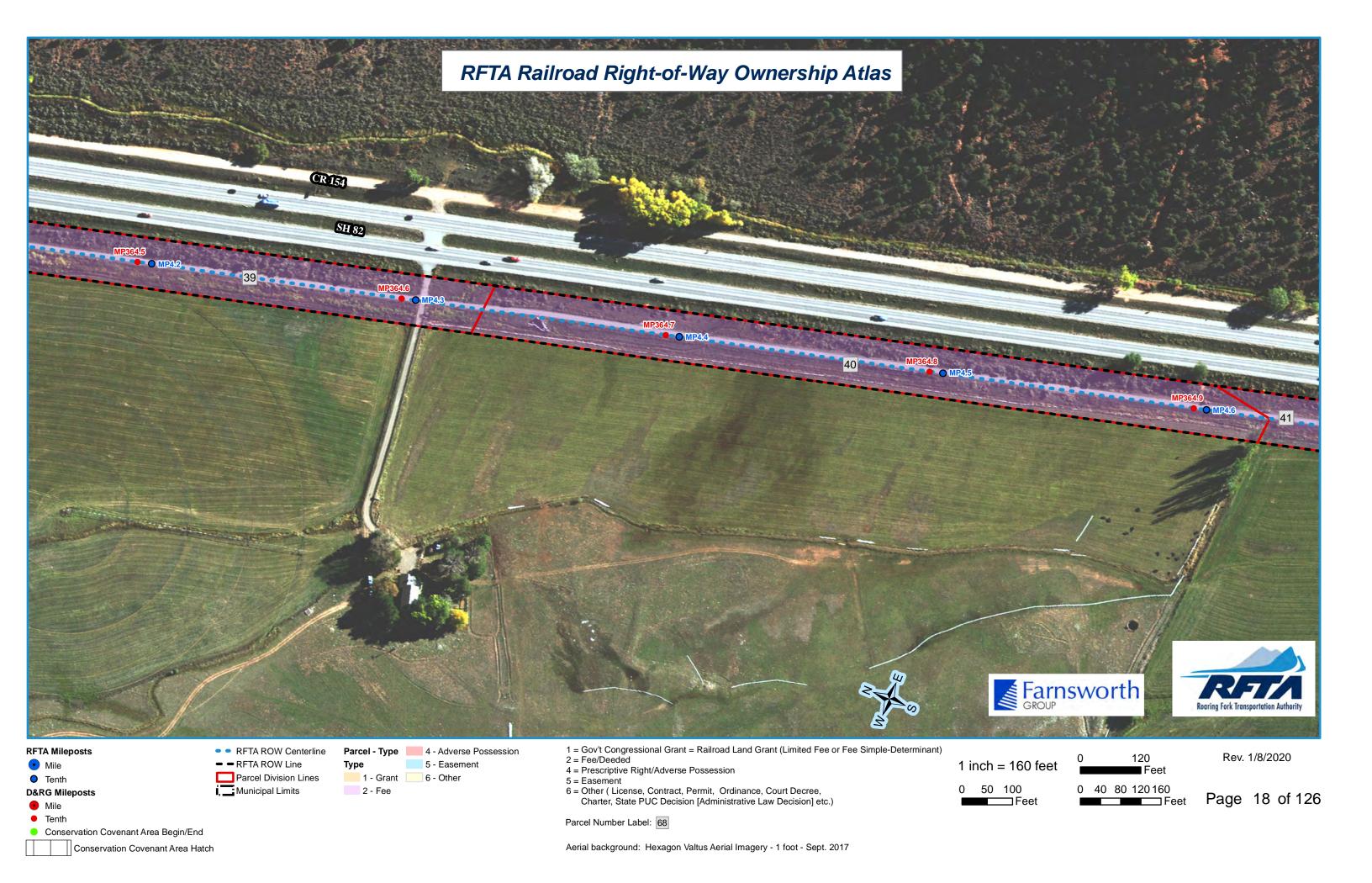
Drawn: MCG/JRY CheckedDCD/DAW

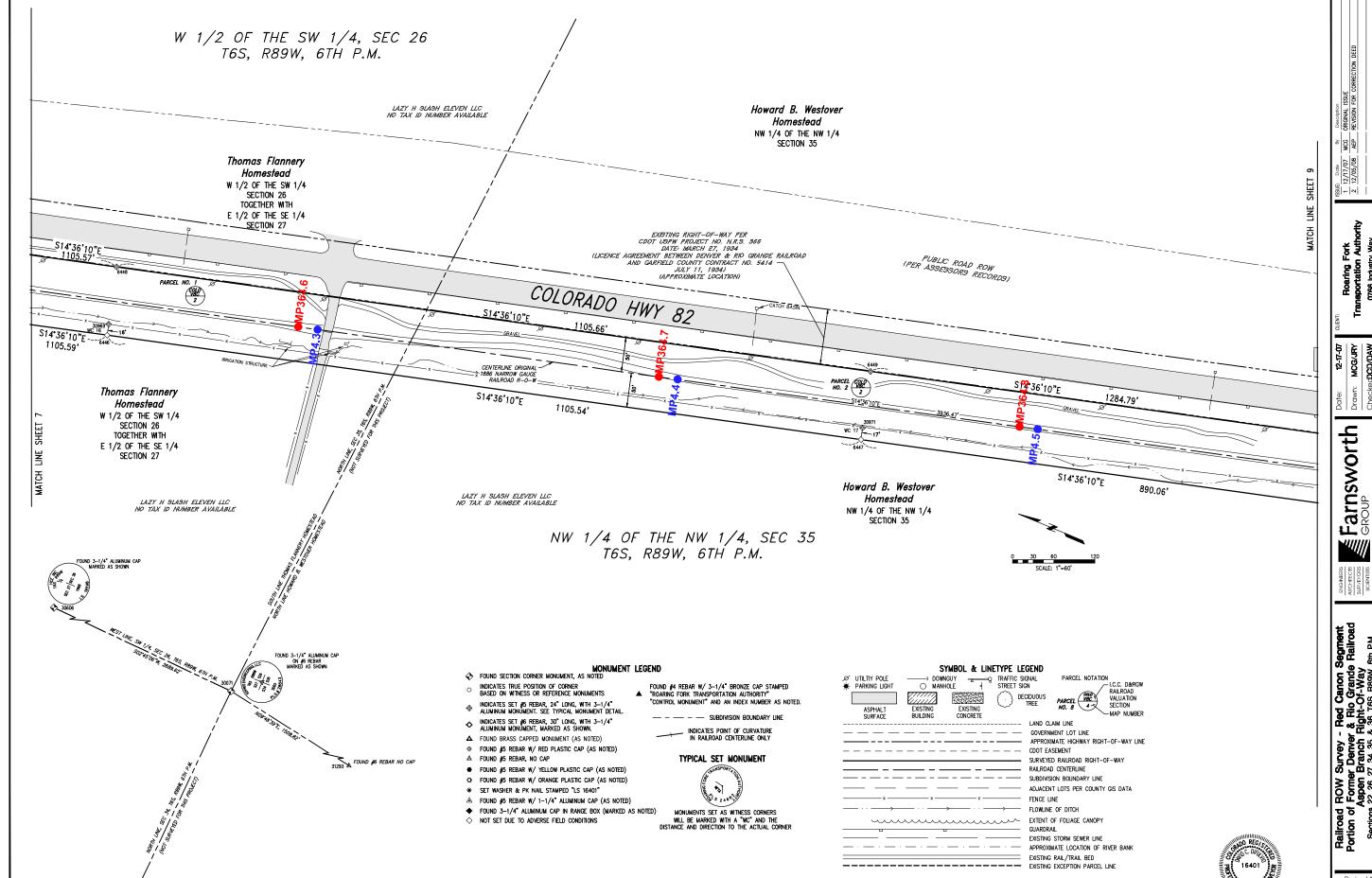
Farnsworth Faculty Colorado State Co

Railroad ROW Survey - Red Canon Segment Portion of Former Denver & Rio Grande Railroad Aspen Branch Right-Of-Way Sections 22, 26, 27, 34, 35, & 36, T6S, R89W, 6th P.M.

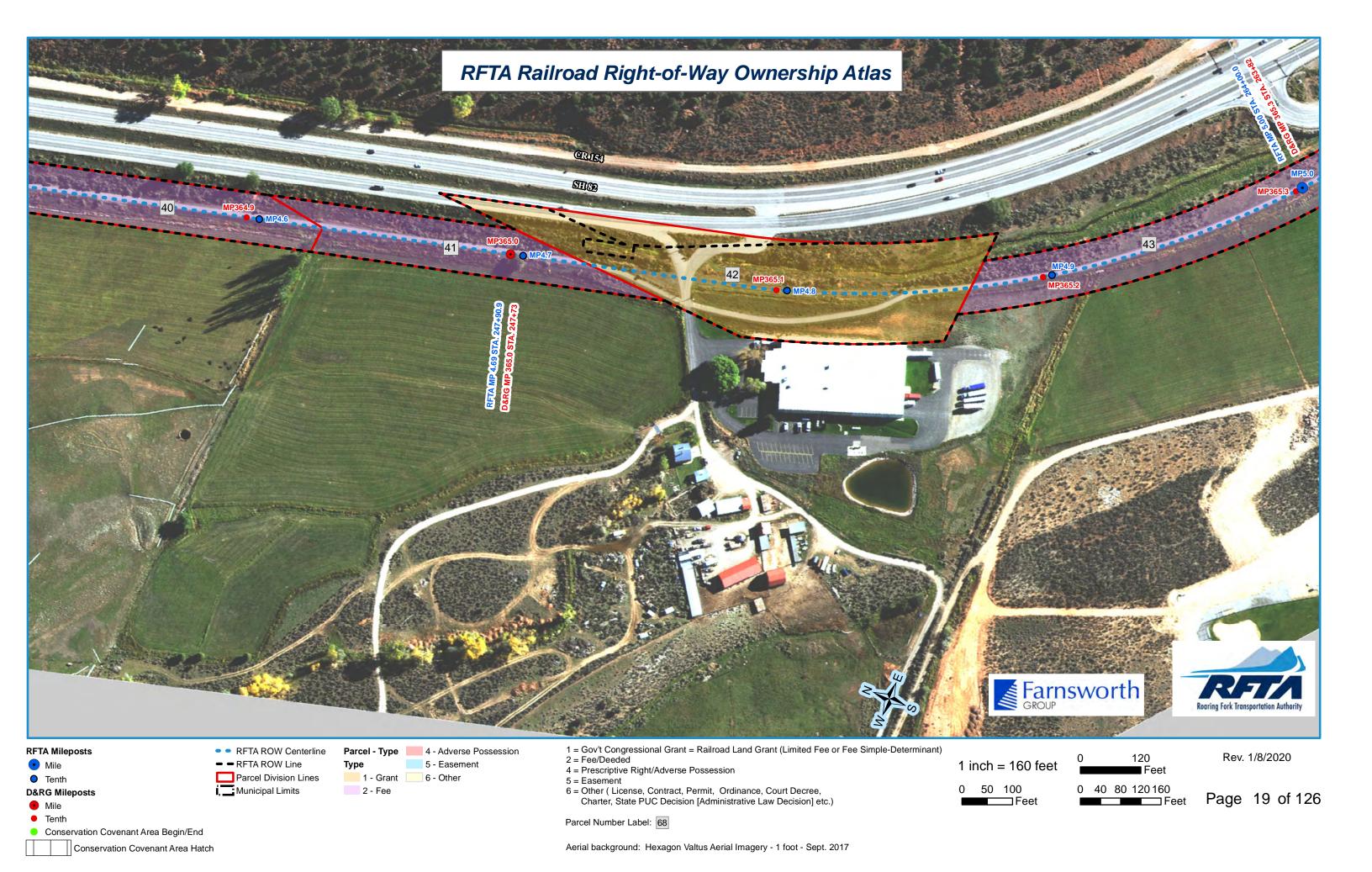
Project No.: **305007.7**

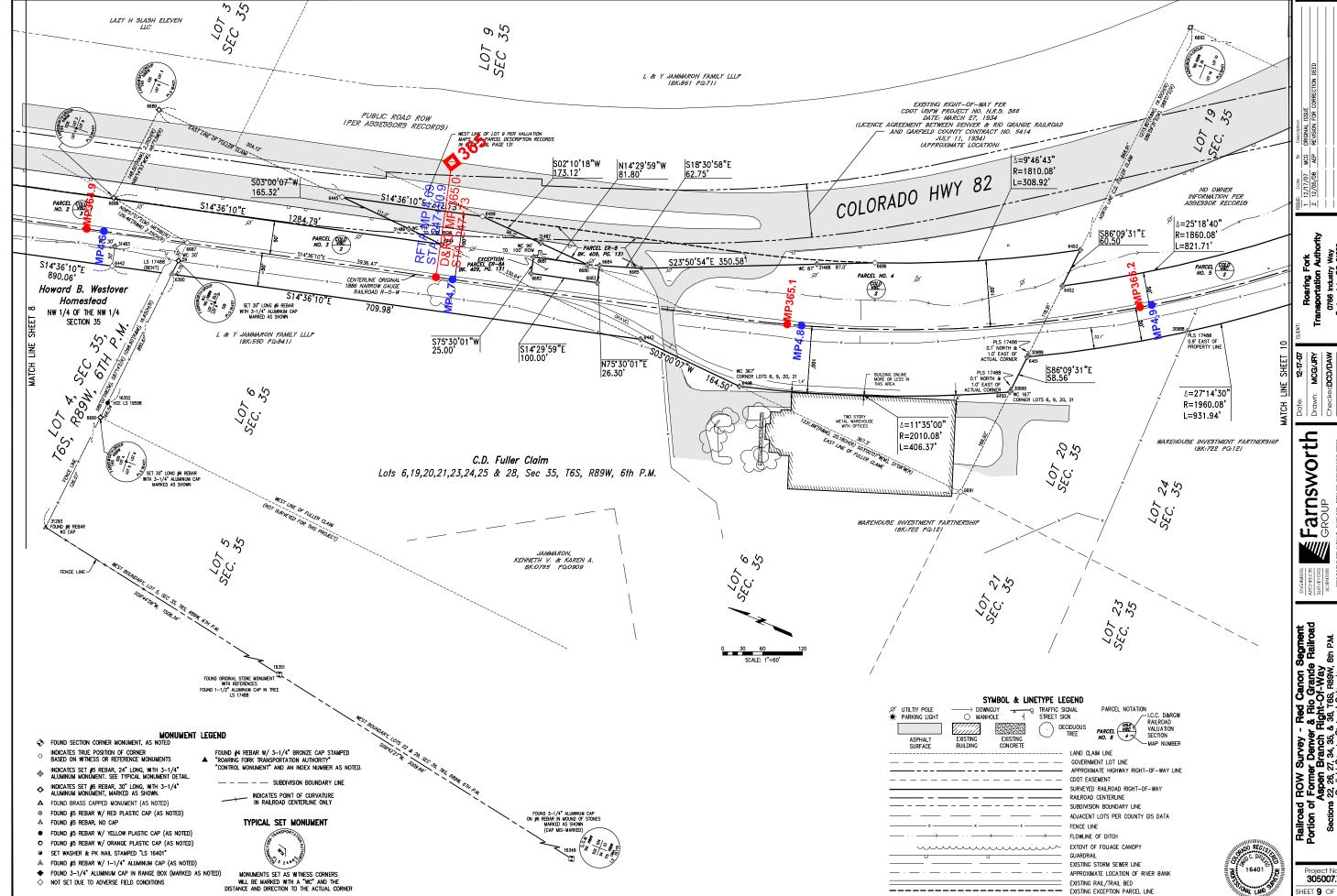
SHEET 7 OF 12 OVERALL 17 OF 126



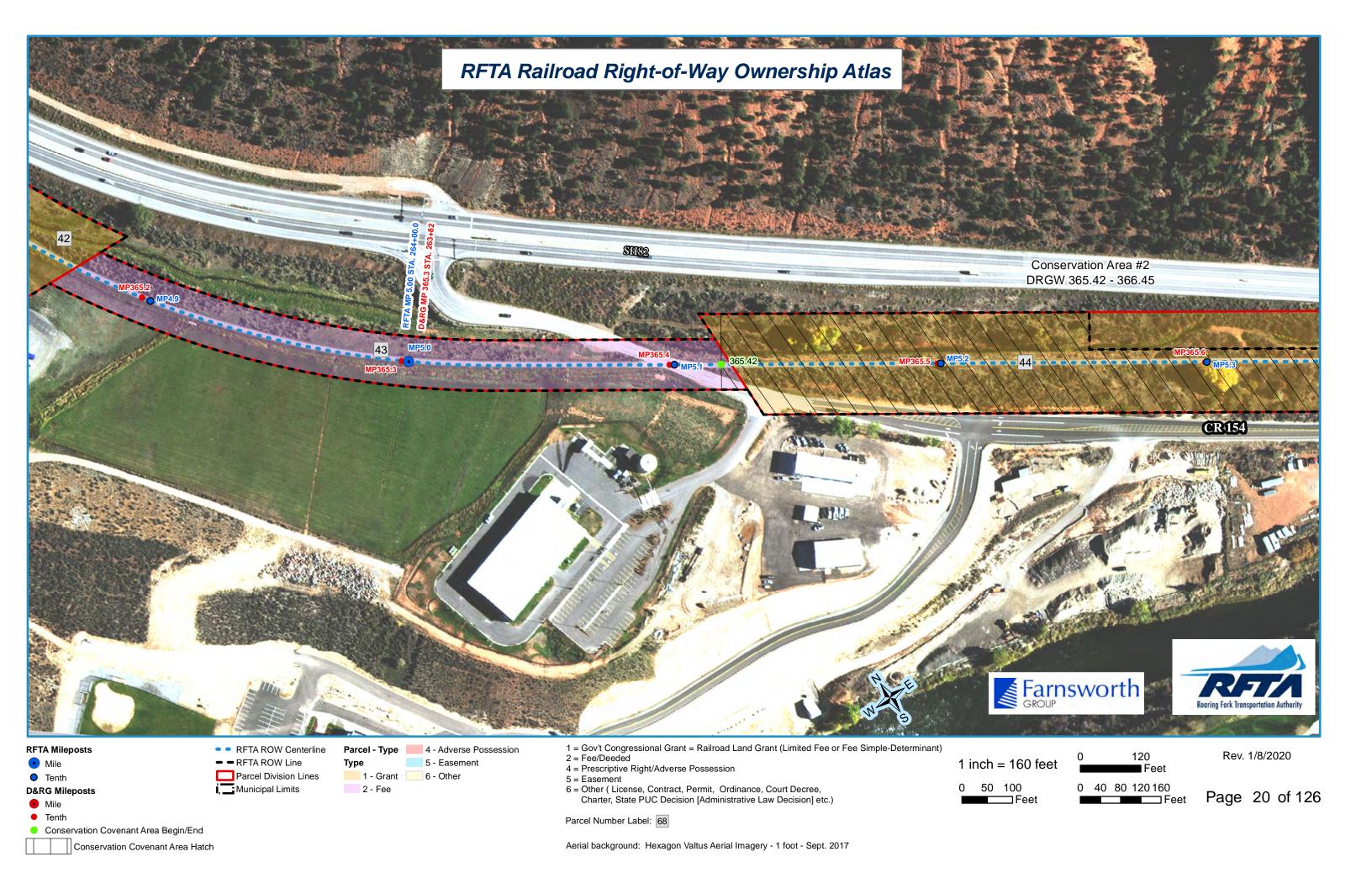


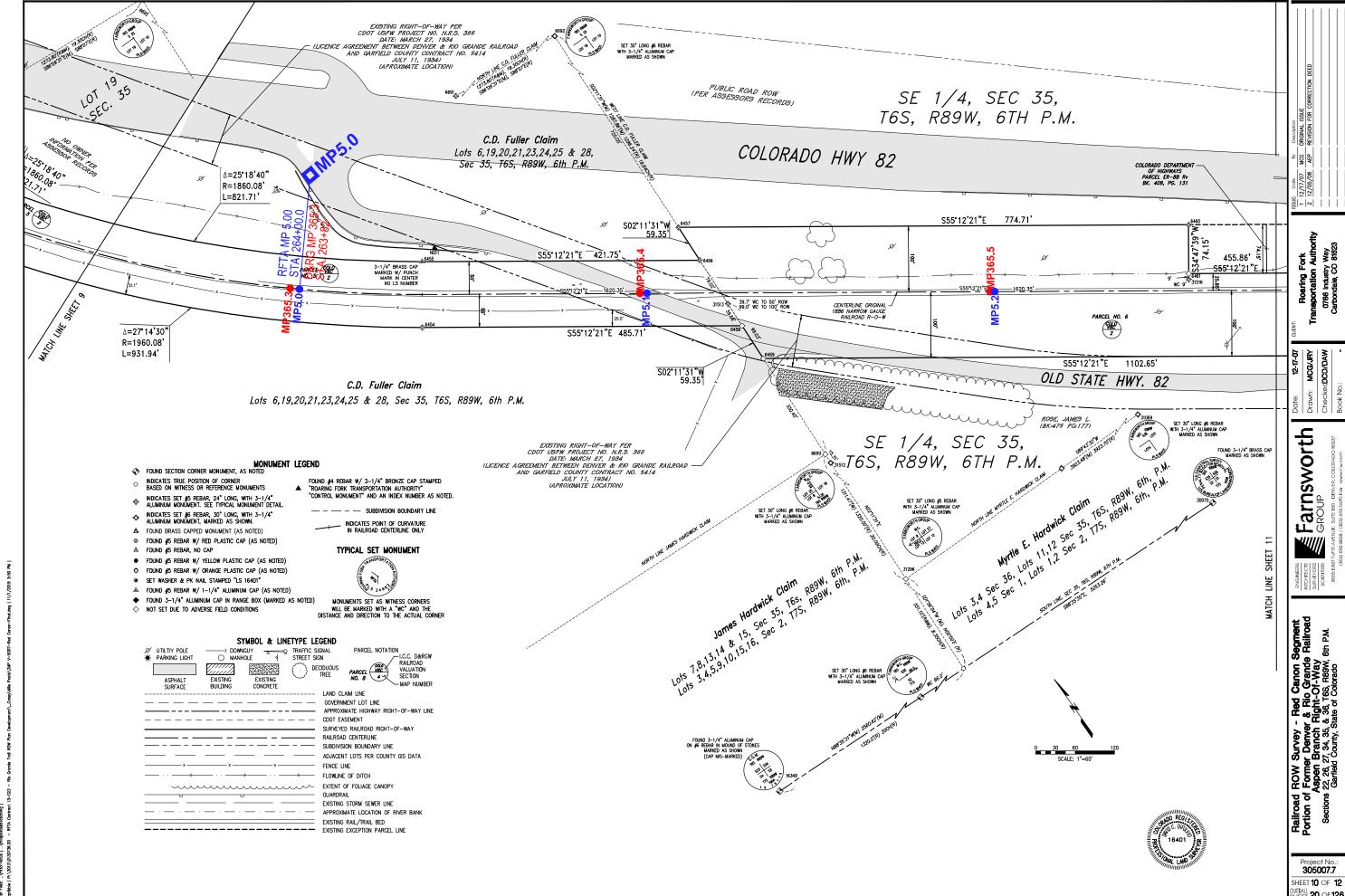
HEET **8** OF **12** VERALL 18 OF 126





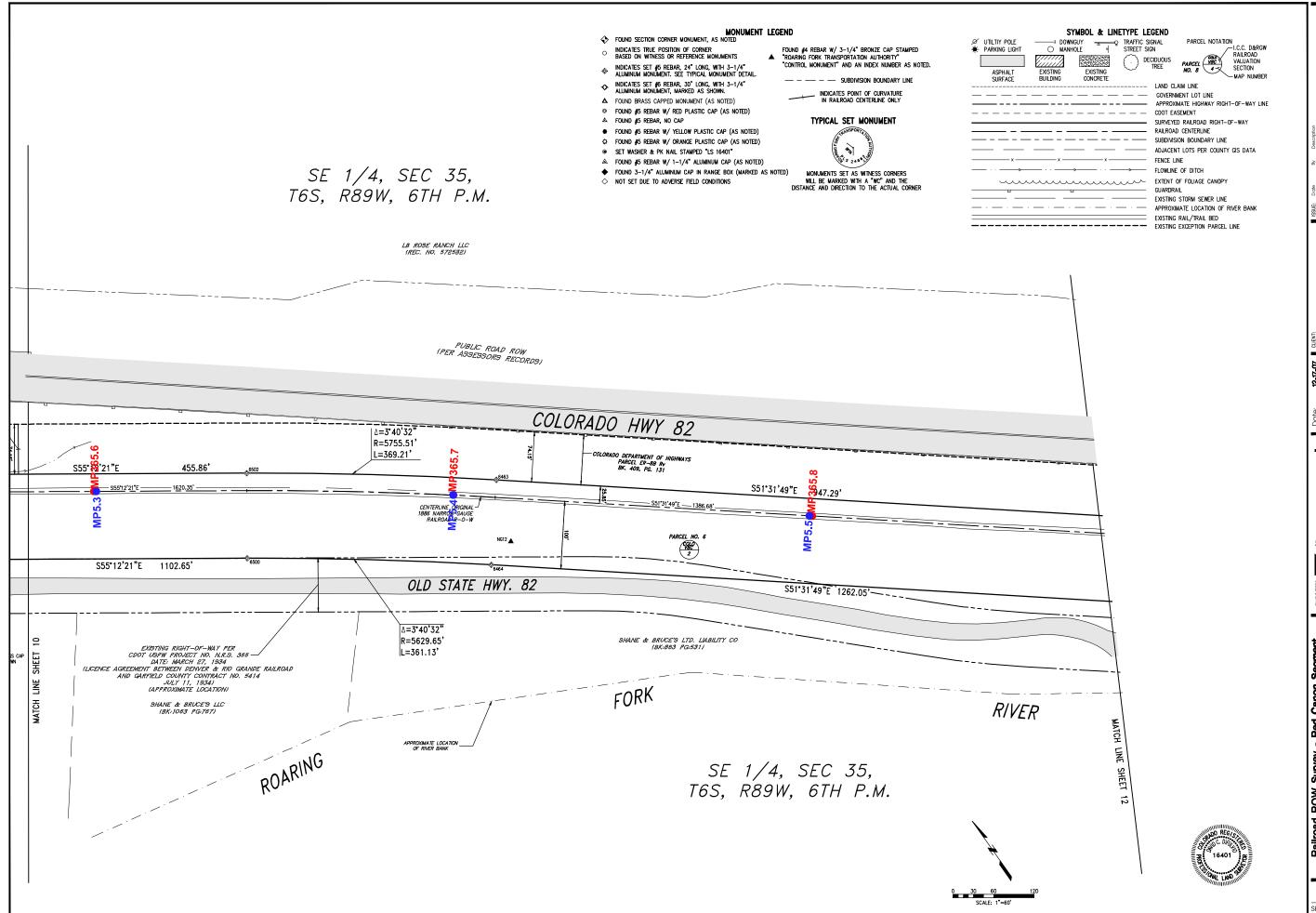
SHEET **9** OF **12** WERALL 19 OF 126





VERALL 20 OF 126



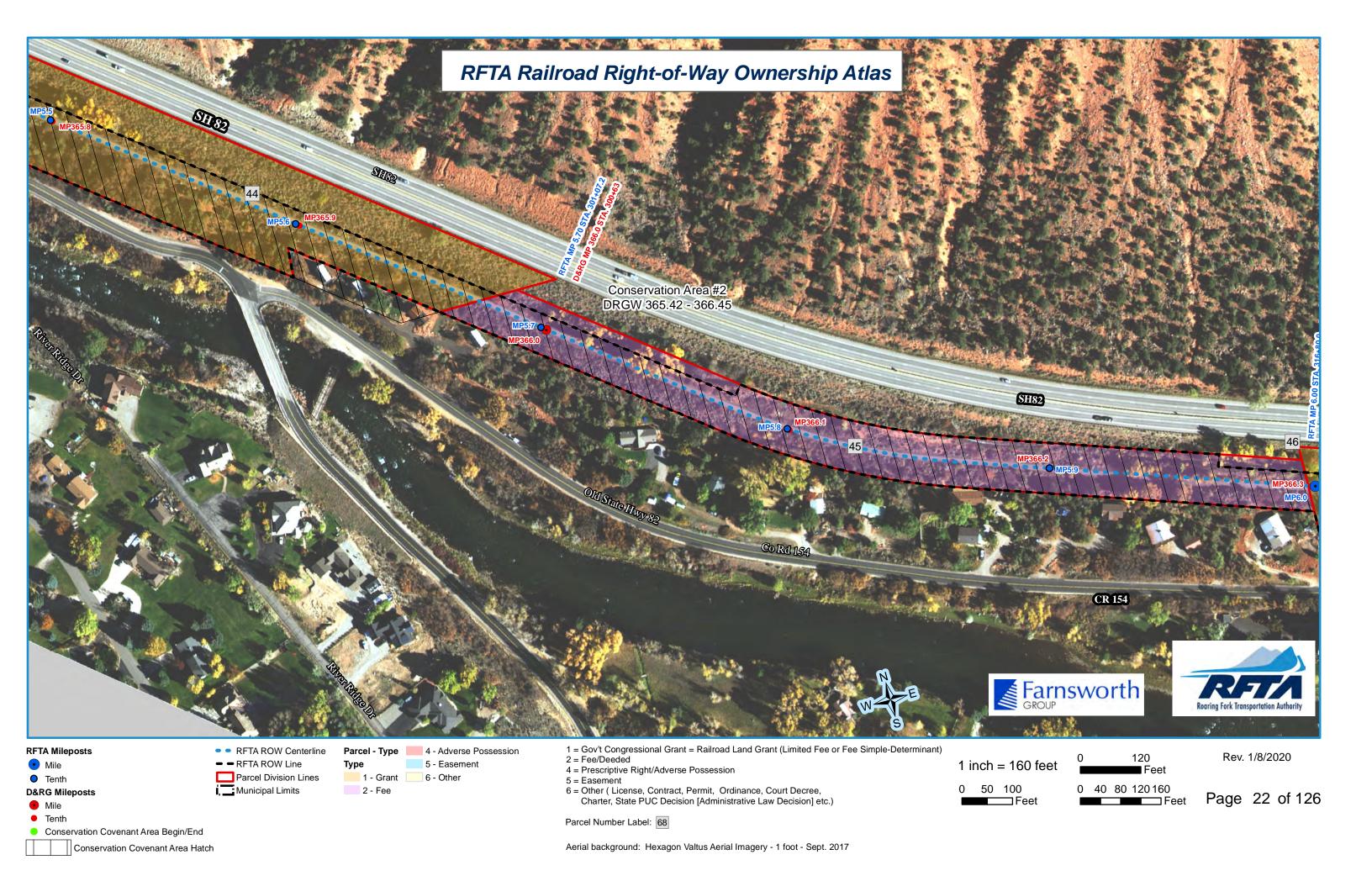


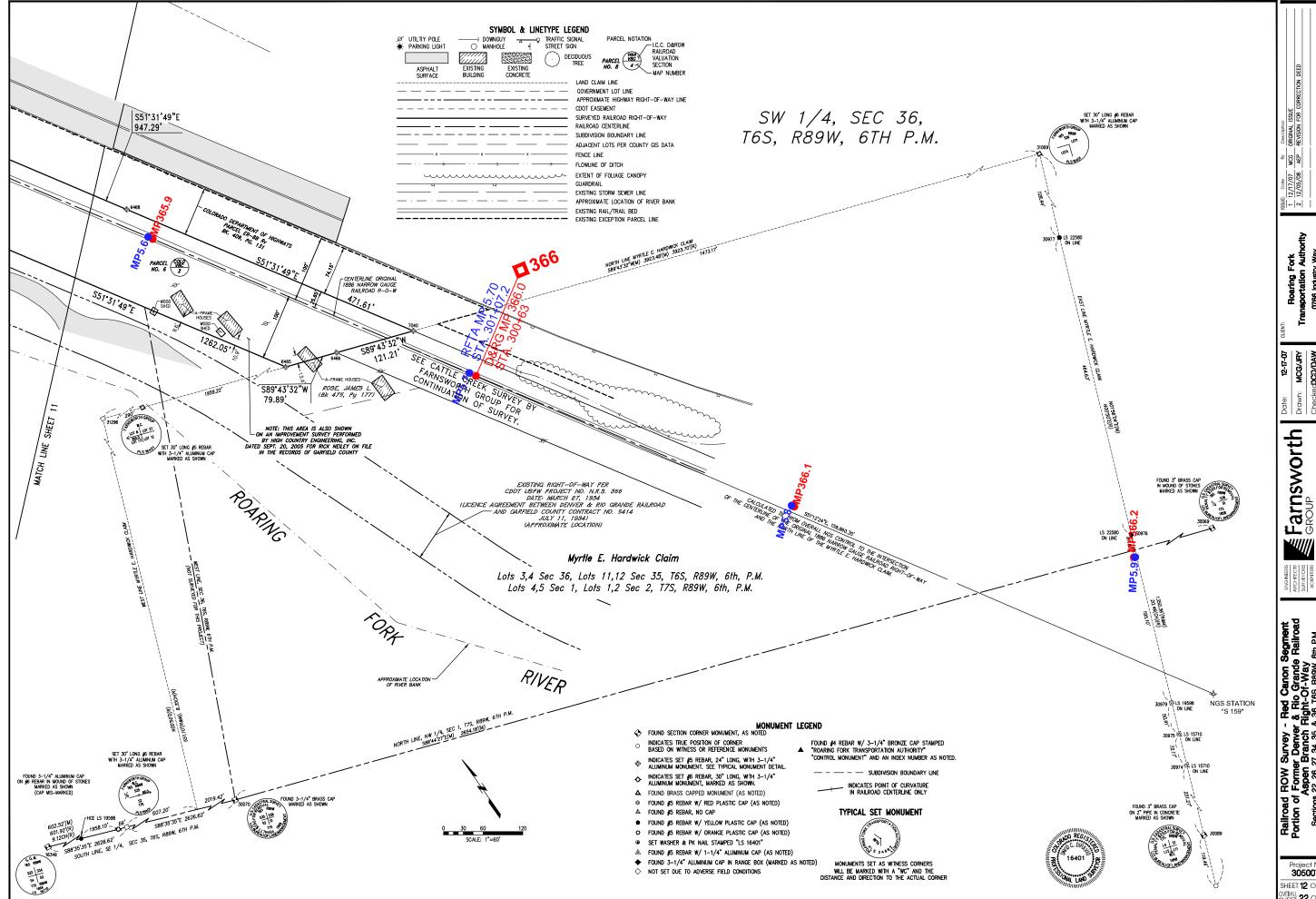
Farmsworth Date: 12-17-07 Oblin: 12-17-07 Obli

Railroad ROW Survey - Red Car Portion of Former Derver & Rio Gr Aspen Branch Right-Of-I Sections 22, 26, 27, 34, 35, & 36, 165, R

Project No.: **305007.7**

SHEET 11 OF 12 OVERALL 21 OF 126





HEET **12** OF **12** WERALL 22 OF 126