Exhibit B

EXHIBIT "A"

RULE AND ORDER CASE NO: 2011CV339 (REC. NO. 596532)
DATE: SEPTEMBER 30, 2015

EASEMENT DESCRIPTION

An access easement, containing 0.021 acres (901 sq. ft.), more or less, situated within Tract 59, Township 8 South, Range 86 West of the Sixth Principal Meridian and Lot O of Basalt Business Center South, according to the plat thereof recorded May 4, 1993 as Plat Book 31 Pages 80-81 (Reception No. 356525) of the Pitkin County records; being more particularly described as follows:

Beginning at the southeast corner of said Lot O; thence along the common boundary between said Lot O and Lot V, of said Basalt Business Center South, North 72°45'50" West, a distance of 7.02 feet; thence leaving said common boundary the following four (4) courses:

1. North 55°52'52" East, a distance of 5.30 feet;

2. North 02°57'50" West, a distance of 144.15 feet;

3. North 48°03'56" West, a distance of 8.36 feet;

4. North 41°56'04" East, a distance of 5.23 feet to a point on the boundary of said Lot O; thence along said boundary South 40°58'03" East, a distance of 18.49 feet; thence continuing along said boundary South 00°08'48" West, a distance of 144.52 feet to the Point of Beginning

The above described access easement contains 0.021 acres (901 sq. ft.), more or less.

The purpose of the above described access easement is to grant access across the property for the benefit of the owners of said Lot V per the Rule and Order (Case No. 2011CV339). The above described access easement is granted solely for the purpose of access across Lot O for the benefit of Lot V. This easement will terminate if the easement holder abandons the easement premises or uses the easement premises for a purpose not permitted under the easement. The easement holder is prohibited from unreasonably interfering with RFTA's transit operations.

To be acquired in favor of Myers and Associates Properties, LLC, owners of Lot V.

Basis of Bearings: A bearing of S 00°03'25" E between Angle Point no. 1 and Angle Point no. 8 of said Tract 59 per the plat of said Basalt Business Center South.

For and on behalf of the
Roaring Fork Transit Authority
Geoffrey Keller, PLS 37997

(970) 309-3091
502 Main Street, Suite A3
Carbondale, CO 81623

Exhibit B

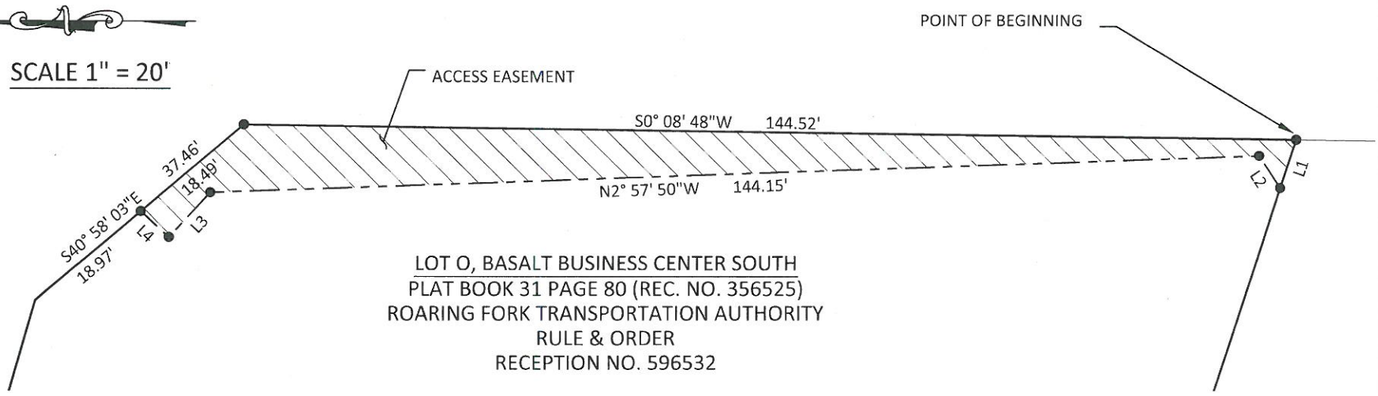
EXHIBIT MAP OF:

LOT O, BASALT BUSINESS CENTER SOUTH ACCESS EASEMENT

A TRACT OF LAND SITUATED IN TRACT 59, TOWNSHIP 8 SOUTH, RANGE 86 WEST OF THE 6TH P.M.,
TOWN OF BASALT, COUNTY OF PITKIN, STATE OF COLORADO.

SHEET 1 OF 1

SCALE 1" = 20'



LOT O, BASALT BUSINESS CENTER SOUTH
PLAT BOOK 31 PAGE 80 (REC. NO. 356525)
ROARING FORK TRANSPORTATION AUTHORITY
RULE & ORDER
RECEPTION NO. 596532

Easement Line Table		
Line #	Direction	Length
L1	N72° 45' 50"W	7.02'
L2	N55° 52' 52"E	5.30'
L3	N48° 03' 56"W	8.36'
L4	N41° 56' 04"E	5.23'

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 CERTIFICATION SHOWN HEREON.

SOPRIS ENGINEERING - LLC
CIVIL CONSULTANTS
502 MAIN STREET, SUITE A3
CARBONDALE, COLORADO 81623
(970) 704-0311 SOPRISENG@SOPRISENG.COM

#14112 GRK 10/1/2015 14112-DE.dwg

Exhibit B

Book 31 page 80

FINAL PLAT

BASALT BUSINESS CENTER SOUTH

A PARCEL OF LAND SITUATED WITHIN A PORTION OF TRACT 59, SECTION 7 & 18, TOWNSHIP 8 SOUTH, RANGE 86 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF BASALT, COUNTY OF PITKIN, STATE OF COLORADO

CERTIFICATE OF BOUNDARY LINE ADJUSTMENT

THIS PLAT REFLECTS A BOUNDARY LINE ADJUSTMENT WHICH HAS BEEN ACCOMPLISHED BY THE EXCHANGE OF SPECIAL WARRANTY DEEDS BETWEEN MYERS & ASSOCIATES, A PARTNERSHIP, AND BASALT TRADE ASSOCIATES, A PARTNERSHIP, RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF PITKIN COUNTY, COLORADO, AS EVIDENCED BY SPECIAL WARRANTY DEED FROM MYERS & ASSOCIATES TO BASALT TRADE ASSOCIATES, RECORDED IN BOOK 618 AT PAGE 781-782 AND SPECIAL WARRANTY DEED FROM BASALT TRADE ASSOCIATES TO MYERS & ASSOCIATES RECORDED IN BOOK 618 AT PAGE 804.

THE PROPERTY SO CONVEYED TO MYERS & ASSOCIATES BY BASALT TRADE ASSOCIATES SHALL BE DEEMED TO HAVE MERGED INTO AND BECOME A PART OF THE PROPERTY SHOWN ON THIS PLAT. THE PROPERTY SO CONVEYED TO BASALT TRADE ASSOCIATES BY MYERS & ASSOCIATES SHALL BE DEEMED TO HAVE MERGED INTO AND BECOME A PART OF BASALT BUSINESS CENTER WEST

BASALT TRADE ASSOCIATES JOINS IN THIS PLAT FOR THE PURPOSE OF CONFIRMING THE BOUNDARY LINE ADJUSTMENT AS SET FORTH ABOVE AND AGREES THAT THIS PLAT REFLECTS THE BOUNDARY LINE AS SO ADJUSTED.

BASALT TRADE ASSOCIATES, A PARTNERSHIP

GENERAL PARTNER

GENERAL PARTNER

STATE OF COLORADO } SS
COUNTY OF EAGLE }

THE FOREGOING CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS 15 DAY OF APRIL, 1993 BY CLAY CROSSLAND

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES 1/9/95

NOTARY PUBLIC

STATE OF COLORADO } SS
COUNTY OF EAGLE }

THE FOREGOING CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF April, 1993 BY

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES 7/6/96

NOTARY PUBLIC

PLANNING COMMISSION CERTIFICATE

THIS PLAT APPROVED BY THE TOWN OF BASALT, PLANNING AND ZONING COMMISSION THIS 17th DAY OF August A.D., 1992 SUBJECT TO ACCEPTANCE BY THE TOWN BOARD.

CHAIRMAN, PLANNING COMMISSION

TOWN BOARD CERTIFICATE

THIS PLAT HAS APPROVED BY THE TOWN BOARD OF BASALT, COLORADO, THIS 14th DAY OF April, 1993 FOR FILING WITH THE CLERK AND RECORDER OF PITKIN COUNTY AND FOR CONVEYANCE TO THE TOWN OF THE PUBLIC DEDICATIONS SHOWN HEREON SUBJECT TO THE PROVISION THAT THE APPROVAL IN NO WAY OBLIGATES THE TOWN OF BASALT FOR FINANCING OR CONSTRUCTION OF IMPROVEMENTS ON LANDS, STREETS OR EASEMENTS DEDICATED TO THE PUBLIC EXCEPT AS SPECIFICALLY AGREED TO BY THE TOWN BOARD IN THE SUBDIVISION AGREEMENT.

MAYOR

WITNESS MY HAND AND THE SEAL OF THE TOWN OF BASALT

ATTEST:

DIRECTOR OF FINANCE

NOTES:

1.) BASIS OF BEARING FOR THIS SURVEY IS A BEARING OF S 00°03'25" E BETWEEN ANGLE POINT NO. 1 AND ANGLE POINT NO. 8 OF TRACT 59.

2.) THE BOUNDARY AS SHOWN IS BASED ON RECEPTION NO. 275769 WHICH HAS BEEN ROTATED 00°01'12" CLOCKWISE AND THE LOT BOUNDARY ADJUSTMENT WITH BASALT TRADE ASSOCIATES AND COLORADO DEPARTMENT OF TRANSPORTATION PARCEL NO. 201R3.

3.) COLORADO STATE HIGHWAY RIGHT OF-WAY DATA HAS BEEN ROTATED 00°00'05" CLOCKWISE TO MATCH THE BASIS OF BEARING NOTED.

4.) SOILS REPORT - A GEOTECHNICAL INVESTIGATION BY CHEN & ASSOCIATES, JOB NO. 4 422 85 DATED DECEMBER 10, 1985 AND JOB NO. 4 219 88 DATED JUNE 20, 1988, WITH AN UPDATED REPORT DATED MAY 27, 1992 BY CHEN NORTHERN JOB NO. 433192 IS ON FILE WITH THE TOWN OF BASALT. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE REPORTS, AND SUCH MEASURE'S SHALL BE A CONDITION OF THE BUILDING PERMIT.

5.) TOWN OF BASALT FLOOD PLAIN DEVELOPMENT PERMITS WILL BE REQUIRED FOR DEVELOPMENT ON ALL LOTS.

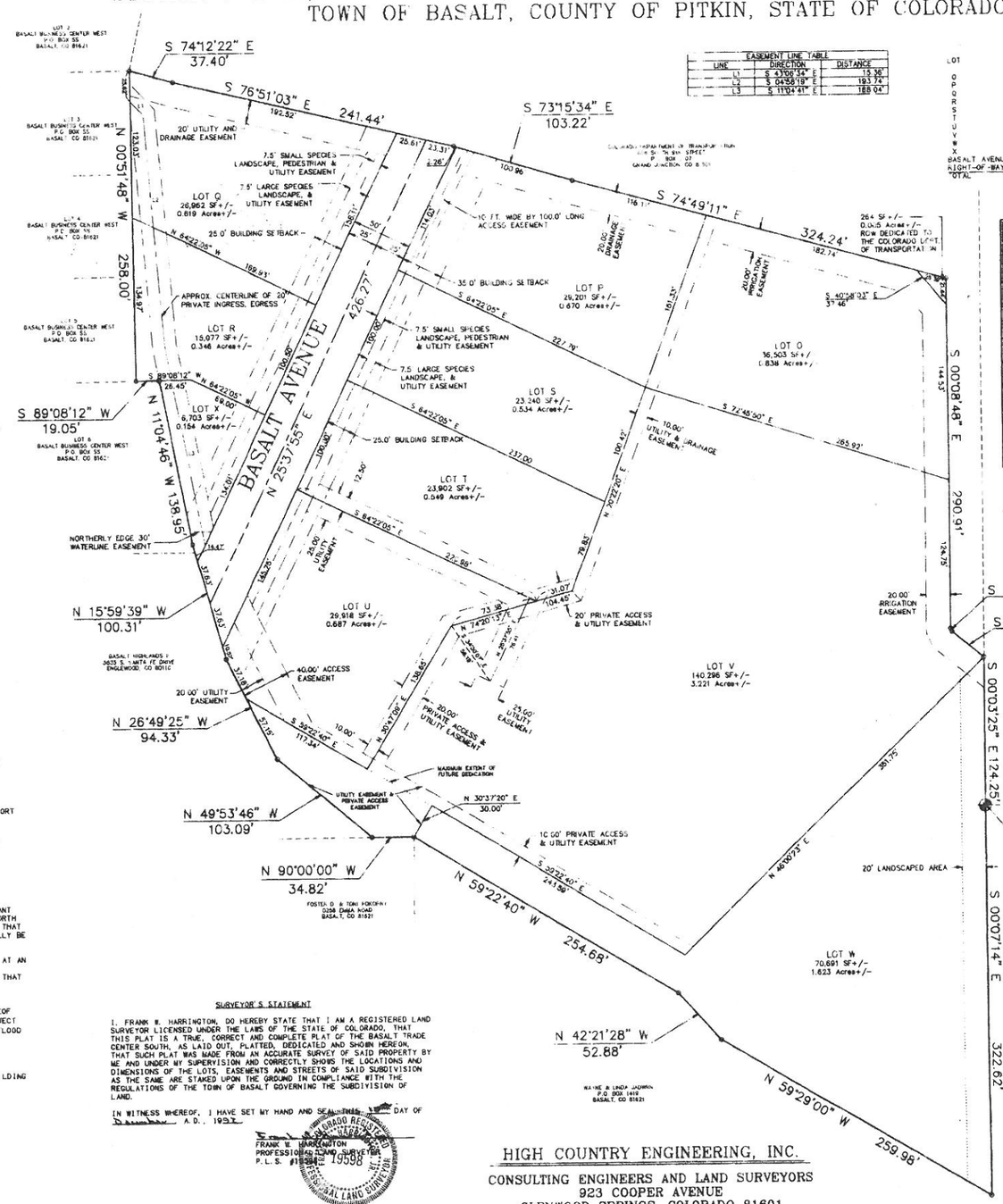
6.) THE OWNER OF ANY LOT SHALL COMPLY WITH ANY AND ALL RELEVANT TERMS AND CONDITIONS CONCERNING FLOOD PLAIN ISSUES SET FORTH IN THE MUNICIPAL CODE OF THE TOWN OF BASALT. TAKE NOTICE THAT THE PROPERTY LIES WITHIN A FLOOD PLAIN AND MAY OCCASIONALLY BE SUBJECT TO FLOODING. ALL LOTS INTENDED FOR OCCUPANCY BY PERSONS EITHER FOR HUMAN OCCUPANCY AS RESIDENTIAL OR COMMERCIAL OR OFFICE USE SHALL BE AND ARE REQUIRED TO BE AT AN ELEVATION IN EXCESS OF THAT OF THE FLOOD PLAIN. THE FOUNDATIONS OF ALL SUCH BUILDINGS SHALL BE ENGINEERED SO THAT SUCH FOUNDATIONS TAKE INTO ACCOUNT THE LOCATION OF THE PROPERTY RELATIVE TO THE FLOOD PLAIN

7.) ALL PARTIES ARE ADVISED THAT THE PROPERTY OR A PART THEREOF LIES WITHIN THE 100 YEAR FLOOD PLAIN AND THUS MAY BE SUBJECT TO FLOODING. ALL PARTIES ARE FURTHER ADVISED TO OBTAIN FLOOD INSURANCE PROTECTION AGAINST SUCH HAZARDS.

8.) COMPLY WITH ACCESS PERMIT NO 392085.

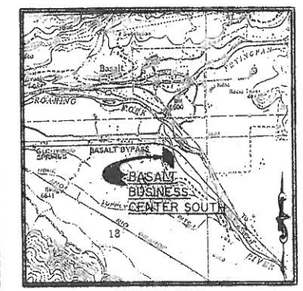
9.) WATER RIGHTS DEDICATION FEE TO BE PAID AT THE TIME OF BUILDING PERMIT ISSUANCE.

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 CERTIFICATION SHOWN HEREON.



EASEMENT LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	S 47°00'34" E	15.36'
L2	S 04°58'19" E	193.74'
L3	S 11°04'41" E	188.04'

LOT SUMMARY		
LOT	AREA	ADDRESS
O	36,503 SF± 0.838 Ac±	0003 CODY LANE
P	29,201 SF± 0.670 Ac±	0010 BASALT AVENUE
Q	26,962 SF± 0.619 Ac±	0015 BASALT AVENUE
R	15,077 SF± 0.346 Ac±	0035 BASALT AVENUE
S	23,240 SF± 0.534 Ac±	0030 BASALT AVENUE
T	23,902 SF± 0.549 Ac±	0050 BASALT AVENUE
U	29,918 SF± 0.687 Ac±	0070 BASALT AVENUE
V	140,296 SF± 3.221 Ac±	0090 BASALT AVENUE
W	70,691 SF± 1.623 Ac±	0110 BASALT AVENUE
X	6,703 SF± 0.154 Ac±	0055 BASALT AVENUE
BASALT AVENUE RIGHT-OF-WAY	21,313 SF± 0.489 Ac±	
	264 SF± 0.005 Ac±	
TOTAL	424,070 SF± 9.735 Ac±	



VICINITY MAP
SCALE 1" = 2000'

SURVEYOR'S STATEMENT

I, FRANK W. HARRINGTON, DO HEREBY STATE THAT I AM A REGISTERED LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF COLORADO, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF THE BASALT TRADE CENTER SOUTH, AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT SUCH PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY BY ME AND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE LOCATIONS AND DIMENSIONS OF THE LOTS, EASEMENTS AND STREETS OF SAID SUBDIVISION AS THE SAME ARE STAKED UPON THE GROUND IN COMPLIANCE WITH THE REGULATIONS OF THE TOWN OF BASALT GOVERNING THE SUBDIVISION OF LAND.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS DAY OF A.D., 1992

FRANK W. HARRINGTON
PROFESSIONAL LAND SURVEYOR
P.L.S. #19598

COLORADO REGISTERED FRANK W. HARRINGTON 19598 PROFESSIONAL LAND SURVEYOR

HIGH COUNTRY ENGINEERING, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
923 COOPER AVENUE
GLENWOOD SPRINGS, COLORADO 81601
(303) 945-8676

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

CERTIFICATION OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNER(S) IN FEE SIMPLE OF CERTAIN LANDS IN PITKIN COUNTY, COLORADO, DESCRIBED AS FOLLOWS: A PARCEL OF LAND SITUATE WITHIN A PORTION OF TRACT 59, SECTION 7 AND 18, TOWNSHIP 8 SOUTH, RANGE 86 WEST OF THE 6TH PRINCIPAL MERIDIAN, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT ANGLE POINT NO. 8 OF TRACT 59, THE TRUE POINT OF BEGINNING; THENCE S 00°07'14" E ALONG THE EASTERLY LINE OF SAID TRACT 59, 322.62 FEET; THENCE LEAVING SAID EASTERLY LINE N 59°29'00" W 259.98 FEET; THENCE N 42°21'28" W 52.88 FEET, THENCE N 59°22'40" W 254.68 FEET; THENCE N 90°00'00" W 34.82 FEET; THENCE N 49°53'46" W 103.09 FEET; THENCE N 26°49'25" W 94.33 FEET; THENCE N 15°59'39" W 100.31 FEET; THENCE N 11°04'46" W 138.95 FEET; THENCE S 89°08'12" W 19.05 FEET; THENCE N 00°51'48" W 258.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF THE HIGHWAY 82 BASALT BYPASS; THENCE S 74°12'22" E ALONG SAID RIGHT OF WAY 37.40 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY S 76°51'03" E 241.44 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY S 73°15'34" E 103.22 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY S 74°49'11" E 324.24 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY S 00°08'48" E 290.91 FEET, THENCE CONTINUING ALONG SAID RIGHT-OF-WAY S 24°08'12" E 3.04 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY S 50°59'49" E 34.26 FEET TO A POINT ON THE EASTERLY LINE OF SAID TRACT 59; THENCE S 00°03'25" E ALONG SAID EASTERLY LINE 124.25 FEET TO THE TRUE POINT OF BEGINNING; THE DESCRIBED PARCEL CONTAINING 9.735 ACRES, MORE OR LESS

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND BLOCKS AS SHOWN HEREON AND DESIGNATE THE SAME AS BASALT BUSINESS CENTER SOUTH, IN THE TOWN OF BASALT, COUNTY OF PITKIN, COLORADO FOR PUBLIC USE. THE PRIVATE STREETS SHOWN HEREON, THE PUBLIC LANDS SHOWN HEREON FOR THEIR INDICATED PUBLIC USE AND THE UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON FOR UTILITY AND DRAINAGE PURPOSES ONLY; AND SO FURTHER STATE THAT THE SUBDIVISION SHALL BE SUBJECT TO THE PROTECTIVE COVENANTS FILED AND RECORDED FOR THIS SUBDIVISION IN THE OFFICE OF THE CLERK AND RECORDER OF PITKIN COUNTY, COLORADO AS RECEPTION NO 275528 BOOK 711 PAGE 285 AND SUBJECT TO THE SUBDIVISION IMPROVEMENT AGREEMENT FILED AND RECORDED FOR THIS SUBDIVISION IN THE OFFICE OF THE CLERK AND RECORDER OF PITKIN COUNTY, COLORADO AS RECEPTION NO 275529 BOOK 711 PAGE 264.

EXECUTED THIS 14th DAY OF April A.D., 1993.

OWNER MYERS & ASSOCIATES
A PARTNERSHIP

BY: ROBERT HOWARD MYERS, GENERAL PARTNER

BY: A STUART EDGERLY III, GENERAL PARTNER

BY: MARY A. DELANY, GENERAL PARTNER

BY: C. GILBERT PLIMPTON III, GENERAL PARTNER

STATE OF COLORADO }
COUNTY OF Eagle }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF April 1993 BY Mary A. Delany

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES: 7/20/96
NOTARY PUBLIC

STATE OF COLORADO }
COUNTY OF Eagle }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF April 1993 BY Robert Howard Myers

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES: 7/20/96
NOTARY PUBLIC

STATE OF COLORADO }
COUNTY OF Eagle }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF April 1993 BY C. Gilbert Plimpton III

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES: 7/20/96
NOTARY PUBLIC

STATE OF COLORADO }
COUNTY OF Eagle }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF April 1993 BY A. Stuart Edgerly III

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES: 7/20/96
NOTARY PUBLIC

Jacob H. Martin President
ENTERPRISE FINANCE COMPANY (MORTGAGEE OR LIENHOLDER) 865 BUSSE HWY. PARK RIDGE, ILL. 60068

STATE OF ILLINOIS }
COUNTY OF COOK }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16 DAY OF APRIL 1993 BY Valerie Clemmons

"OFFICIAL SEAL"
VALERIE CLEMMONS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 12-27-94

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES: 12-27-94
NOTARY PUBLIC

JOE FIOU, JR (MORTGAGEE OR LIENHOLDER) 0570 FIOU LANE BASALT, CO 81621

STATE OF }
COUNTY OF Eagle }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF April 1993 BY Joe Fiou Jr.

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES:
NOTARY PUBLIC

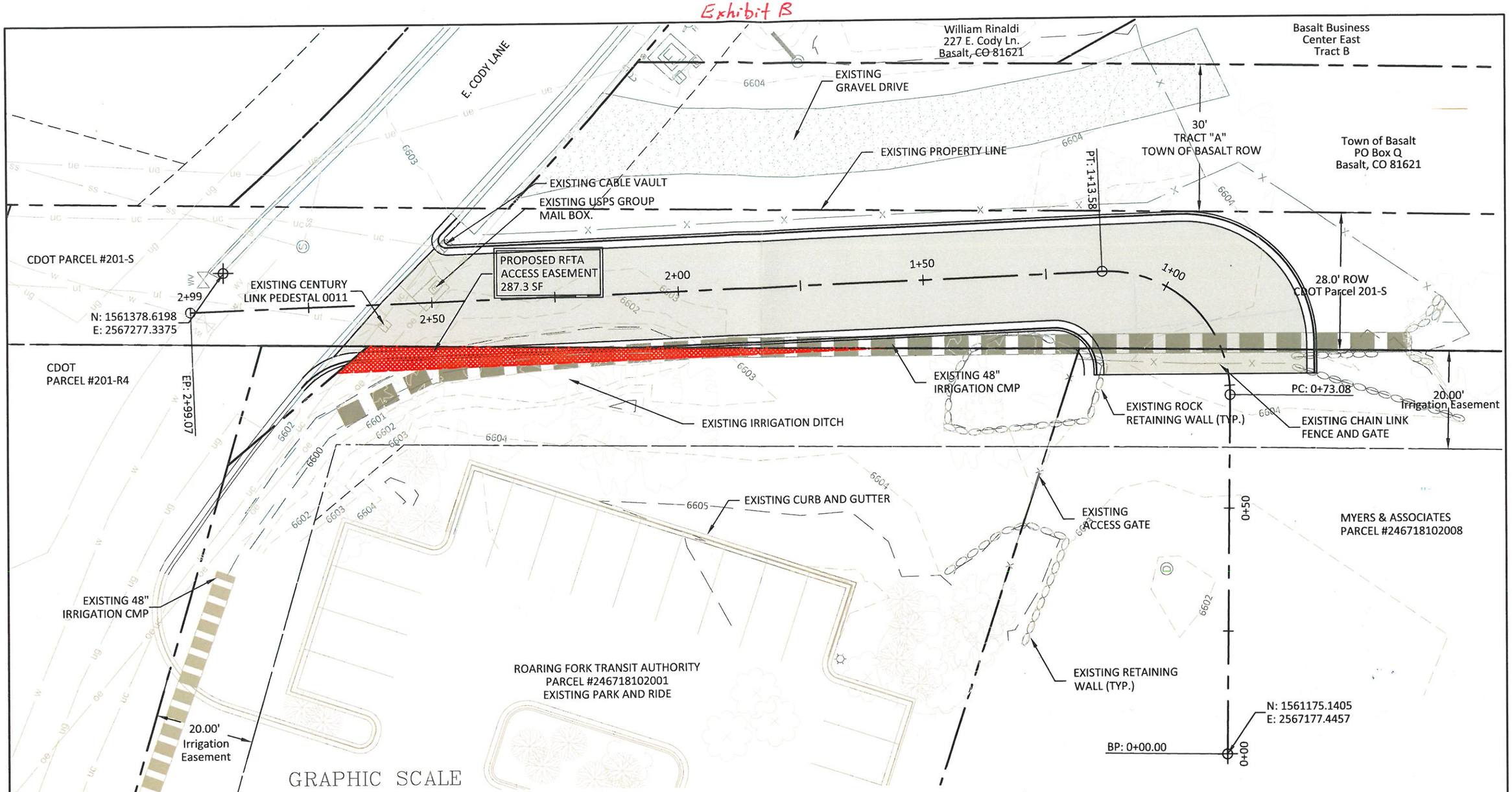
CLERK AND RECORDER'S CERTIFICATE

THIS PLAT IS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF PITKIN COUNTY, COLORADO, AT 11:41 O'CLOCK A.M. ON THE 4TH DAY OF May 1993 AS RECEPTION NO. 279548 IN BOOK 31 PAGES 80-81

Silvia Davis
CLERK AND RECORDER
BY: Pam Abel DEPUTY

8/24/92 91047.002 92PLTNEW

Exhibit B



811
Know what's **below.**
Call before you dig.
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

Computer File Information		
Creation Date: 07/04/12	Initials: DLM	
Last Modification Date: 10/02/14	Initials: LTA	(R-X)
Full Pathwww.coloradodot.info/business/designsupport		(R-X)
Drawing File Name: Standards Plans List.dgn		(R-X)
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English		(R-X)

Sheet Revisions	
Date:	Comments

SOPRIS ENGINEERING, LLC.
CIVIL CONSULTANTS
502 MAIN STREET, SUITE A3
CARBONDALE, CO 81623
(970) 704-0311

EXISTING CONDITIONS/
HORIZONTAL GEOMETRY PLAN

Designer: NEK
Detailer: NEK
Date: 10/27/14

PERMIT # 314123

LOCATED ON SH 82 FRONTAGE
ROAD AT MP 23.22 RIGHT

Sheet No. C5 of 11