

Feb 28, 2020

Mt. Crested Butte Water and Sanitation District

Petition for Inclusion

6.4.1 : Hunter Ridge, LLC. Jamie Watt, Managing Partner
PO Box 1935
Crested Butte, CO 81224

6.4.2: Shanon Phillips. 100% stockholder
40336 Loosemoore Rd
Gonzales, LA 70737

6.4.3: See attached consent form

6.4.4: N/A

6.4.5: See attached

6.4.6: See attached

6.4.7: No water rights

6.4.8: N/A

6.4.9: No water or sewer facilities. 8" sewer main running through entire property

6.4.10: To be submitted week of March 2-5

6.4.11: N/A

6.4.12: To be submitted week of March 2-5

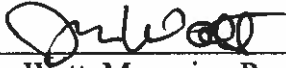
6.4.13: As requested

6.4.14: Attached

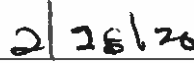
6.4.15: See attached

6.4.16: See attached

Submitted by



Jamie Watt, Managing Partner,
Hunter Ridge, LLC.

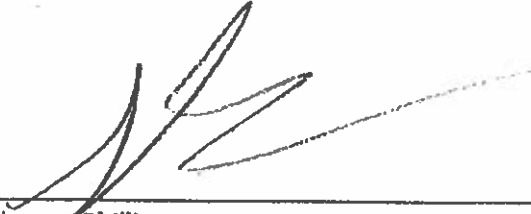


Date

624,3

Feb. 6, 2020

As 100% owner of the shares of Hunter Ridge, LLC, I give my consent for the Petition for Inclusion submitted by Jamie Watt, Managing Partner, to the Mt. Crested Butte Water & Sanitation Department.



Shanon Phillips

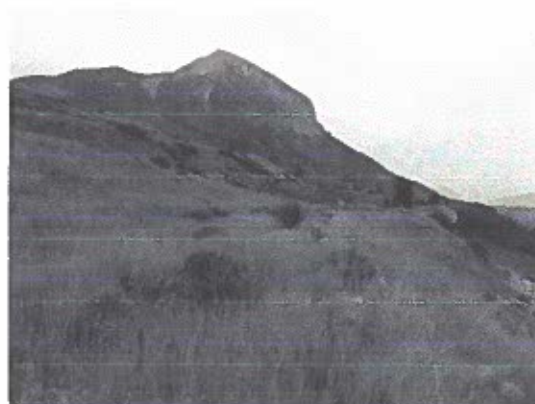
2/10/20
Date

Sign, scan,
and email
back

6,4,5

Summary

Account Number R033198
 Parcel Number 3177-264-00-053
 Account Type Vacant
 Economic Area Econ Area 6
 Tax District 606
 Mill Levy 56.667
 Property Location 45 HUNTER HILL RD . MT CRESTED BUTTE
 Neighborhood N/A
 LEA MT CB ACREAGE (60220)
 Subdivision N/A
 Condo N/A
 Legal Description 11.933A IN SW4SE4. SEC 26 13S86W #651954
 Parcel Notes STATEMENT OF AUTHORITY #523479 KAUAI VENTURE LLC
 TOTAL PARCEL = 10.458 AC



View Map

Note: Legal Description above is abbreviated for use on Assessor records and is not valid for use on legal documents.

Owner

Owner HUNTER RIDGE LLC Business Name
 40336 LOOSEMOORE RD
 GONZALES, LA 70737-8130

Current Assessment Information

	2019
+ Land Actual Value	\$513,490
+ Building Actual Value	\$0
= Total Actual Value	\$513,490
+ Land Assessed Value	\$148,910
+ Building Assessed Value	\$0
= Total Assessed Value	\$148,910

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2019	\$513,490	\$148,910	56.667	\$8,438.28
2018	\$457,960	\$132,810	58.652	\$7,789.57
2017	\$457,960	\$132,810	59.243	\$7,868.06
2016	\$473,740	\$137,380	55.636	\$7,643.29
2015	\$473,740	\$137,380	54.825	\$7,531.86
2014	\$254,890	\$73,920	56.397	\$4,168.85
2013	\$254,890	\$73,920	49.795	\$3,680.85
2012	\$1,460,600	\$423,570	43.359	\$18,365.57
2011	\$1,460,600	\$423,570	44.434	\$18,820.91
2010	\$682,710	\$197,990	40.244	\$7,967.91
2009	\$682,710	\$197,990	39.091	\$7,739.64
2008	\$850,460	\$246,630	40.652	\$10,026.00
2007	\$850,460	\$246,630	35.448	\$8,742.56
2006	\$267,640	\$77,620	44.485	\$3,452.92

Contact the Treasurer's Office for current property tax amount due. Do not use the figures above to pay outstanding property taxes.

6.4.16



Land Title Guarantee Company Customer Distribution



PREVENT FRAUD - Please remember to call a member of our closing team when initiating a wire transfer or providing wiring instructions.

Order Number: **GUR88000227-9**

Date: **01/02/2018**

Property Address: **(VACANT LAND) HUNTER HILL ROAD, MT. CRESTED BUTTE, CO
81225**

PLEASE CONTACT YOUR CLOSER OR CLOSER'S ASSISTANT FOR WIRE TRANSFER INSTRUCTIONS

For Closing Assistance

Christina Cesario
411 THIRD STREET
CRESTED BUTTE, CO 81224
(970) 349-0115 (Work)
(800) 834-5192 (Work Fax)
ccesario@ltgc.com
Company License: CO44565

Closer's Assistant

Shirley Barcome
411 THIRD STREET
CRESTED BUTTE, CO 81224
(970) 349-0115 (Work)
(800) 833-4065 (Work Fax)
sbarcome@ltgc.com
Company License: CO44565

For Title Assistance

Your Response Team
411 THIRD STREET
CRESTED BUTTE, CO 81224
(970) 626-7001 (Work)
(877) 375-5025 (Work Fax)
gcresponse@ltgc.com

Buyer/Borrower

HUNTER RIDGE, LLC
Delivered via: No Commitment Delivery

Agent for Seller

CRESTED BUTTE RESORT REAL ESTATE LLC
Attention: CINDY ERVIN
PO BOX 5700
MT CRESTED BUTTE, CO 81225
(970) 209-5233 (Cell)
(970) 349-4999 (Work)
(970) 349-4265 (Work Fax)
cervin@cbmr.com

Seller/Owner

GLACIER BANK, A MONTANA BANKING CORPORATION
Delivered via: No Commitment Delivery

Agent for Seller

THE REAL ESTATE STORE
Attention: MICHELLE KLIPPERT
500 E MAIN ST
MONTROSE, CO 81401
(970) 275-3016 (Cell)
(970) 249-7653 (Work)
michelleklippertreator@gmail.com

Agent for Buyer

CRESTED BUTTE RESORT REAL ESTATE LLC
Attention: JAMIE WATT
PO BOX 5700
MT CRESTED BUTTE, CO 81225
(970) 209-2675 (Cell)
(970) 349-4265 (Work)
alpinewatt@hotmail.com

6.4.15

Feb. 6, 2020

Hunter Ridge, LLC, as pertaining to the Included Parcel shall, upon demand, convey to the District all water and sewer facilities constructed upon the Included Parcel and adequate and necessary easements and rights of way for the purpose of construction, maintenance and repair for the water facilities and sewer facilities.



Jamie Watt, Managing Partner Hunter Ridge , LLC



Date


6.4.12

Feb. 6, 2020

Hunter Ridge, LLC, as pertaining to the Included Parcel shall agree to pay all costs, fees and expenses incurred by the District in reviewing the Petition for Inclusion, the adequacy of the water rights, the ability of the District to adequately serve the Included Parcel and the District's legal and administrative costs pertaining to the inclusion proceedings.



Jamie Watt, Managing Partner Hunter Ridge , LLC



Date

4/6/20

Mt. Crested Butte Water and Sanitation District

Petition for Inclusion

6.4.1 : Hunter Ridge, LLC. Jamie Watt, Managing Partner
PO Box 1935
Crested Butte, CO 81224
970-209-2675

6.4.2: Shanon Phillips. 100% stockholder
40336 Loosemoore Rd
Gonzales, LA 70737
225-290-2720

6.4.2 Registered Agent: Charles F. Cliggett
319 Elk Ave.
Crested Butte, CO 81224
Mailing address; PO Box 867
Gunnison, CO 81230
970-641-1154

6.4.3: See attached consent form

6.4.4: N/A

6.4.5: See attached

6.4.6: See attached

6.4.7: No water rights

6.4.8: N/A

6.4.9: No water or sewer facilities. 8" sewer main running through entire property

6.4.10: Submitted week of March 2-5

6.4.11: N/A

6.4.12: Submitted week of March 2-5

6.4.13: As requested

6.4.14: Attached

6.4.15: See attached

6.4.16: See attached

Submitted by

Jamie Watt, Managing Partner,
Hunter Ridge, LLC.

Date

4/6/20 11/2/20

Mt. Crested Butte Water and Sanitation District

Petition for Inclusion

6.4.1 : Hunter Ridge, LLC. Jamie Watt, Managing Partner
PO Box 1935
Crested Butte, CO 81224
970-209-2675

6.4.2: Shanon Phillips. 100% stockholder
40336 Loosemoore Rd
Gonzales, LA 70737
225-290-2720

6.4.2 Registered Agent: Charles F. Cliggett
319 Elk Ave.
Crested Butte, CO 81224
Mailing address; PO Box 867
Gunnison, CO 81230
970-641-1154

6.4.3: See attached consent form

6.4.4: N/A

6.4.5: See attached

6.4.6: See attached

6.4.7: No water rights

6.4.8: N/A

6.4.9: No water or sewer facilities. 8" sewer main running through entire property

6.4.10: Submitted week of March 2-5

6.4.11: N/A

6.4.12: Submitted week of March 2-5

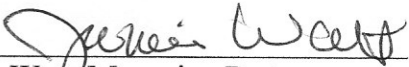
6.4.13: As requested

6.4.14: Attached

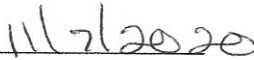
6.4.15: See attached

6.4.16: See attached

Submitted by



Jamie Watt, Managing Partner,
Hunter Ridge, LLC.



Date



State Documentary Fee
Date: March 01, 2018
\$50.00

Special Warranty Deed
(Pursuant to 38-30-115 C.R.S.)

THIS DEED, made on March 1st, 2018 by GLACIER BANK, A MONTANA BANKING CORPORATION Grantor(s), of the County of Mesa and State of Colorado for the consideration of (\$500,000.00) ***Five Hundred Thousand and 00/100*** dollars in hand paid, hereby sells and conveys to HUNTER RIDGE, LLC, A COLORADO LIMITED LIABILITY COMPANY Grantee(s), whose street address is PO BOX 1935, CRESTED BUTTE, CO 81224, County of Gunnison, and State of Colorado, the following real property in the County of Gunnison, and State of Colorado, to wit:

See attached "Exhibit A"

also known by street and number as: (VACANT LAND) HUNTER HILL ROAD, MT. CRESTED BUTTE, CO 81225

with all its appurtenances and warrants the title against all persons claiming under the Grantor(s), subject to *general taxes for the year 2018 and those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Grantee(s) in accordance with Record Title Matter (Section 8.2) of the Contract to Buy and Sell Real Estate relating to the above described real property; distribution utility easements, (including cable TV); those specifically described rights of third parties not shown by the public records of which Grantee(s) has actual knowledge and which were accepted by Grantee(s) in accordance with Off-Record Title Matters (Section 8.3) and Current Survey Review (Section 9) of the Contract to Buy and Sell Real Estate relating to the above described real property; inclusion of the Property within any special tax district; any special assessment if the improvements were not installed as of the date of Buyer's signature on the Contract to Buy and Sell Real Estate, whether assessed prior to or after Closing; and other GENERAL TAXES AND ASSESSMENTS FOR THE YEAR 2018 AND SUBSEQUENT YEARS AND SUBJECT TO THOSE ITEMS AS SET FORTH ON EXHIBIT "B" ATTACHED HERETO AND INCORPORATED HEREIN.*

GLACIER BANK, A MONTANA BANKING CORPORATION

By: *Bruce L. Penny*
BRUCE L. PENNY, EXECUTIVE VICE PRESIDENT,
CHIEF CREDIT OFFICER OF BANK OF THE SAN
JUANS, DIVISION OF GLACIER BANK

State of Colorado)
)ss.
County of MESA)

The foregoing instrument was acknowledged before me on this day of ²⁻²⁶⁻¹⁸ ~~March 1st, 2018~~ by BRUCE L. PENNY AS EXECUTIVE VICE PRESIDENT, CHIEF CREDIT OFFICER OF BANK OF THE SAN JUANS, DIVISION OF GLACIER BANK, GLACIER BANK, A MONTANA BANKING CORPORATION

Witness my hand and official seal

My Commission expires: 3-18-2022 *Jeri L. Hartman*
Notary Public

JERRI L. HARTMAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20014025337
My Commission Expires March 18, 2022

When Recorded Return to: HUNTER RIDGE, LLC, A COLORADO LIMITED LIABILITY COMPANY
PO BOX 1935, CRESTED BUTTE, CO 81224



651954

3/1/2018 2:34:10 PM 2 of 3

Gunnison County, CO

Exhibit A

A PARCEL OF LAND LOCATED IN THE SW¹/₄SE¹/₄ OF SECTION 26, TOWNSHIP 13 SOUTH, RANGE 86 WEST, 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SE 1/16TH CORNER OF SAID SECTION 26;
THENCE SOUTH 89°36'06" WEST A DISTANCE OF 735.00 FEET ALONG THE NORTH BOUNDARY OF SAID SW¹/₄SE¹/₄;
THENCE SOUTH 01°46'08" WEST A DISTANCE OF 370.00 FEET;
THENCE SOUTH 39°43'54" EAST A DISTANCE OF 434.00 FEET;
THENCE SOUTH 50°28'54" EAST A DISTANCE OF 429.00 FEET;
THENCE SOUTH 24°53'54" EAST A DISTANCE OF 180.00 FEET;
THENCE SOUTH 58°48'54" EAST A DISTANCE OF 127.07 FEET TO A POINT ON THE EAST BOUNDARY OF SAID SW¹/₄SE¹/₄;
THENCE NORTH 02°11'48" WEST ALONG SAID EAST BOUNDARY A DISTANCE OF 1211.64 FEET TO THE POINT OF BEGINNING;

LESS AND EXCEPT THE TRACT OF LAND AS CONVEYED TO CRESTED BUTTE DEVELOPMENT CORPORATION, A COLORADO CORPORATION IN THE DEED RECORDED AUGUST 28, 1972 IN BOOK 443 AT PAGE 74;

ALSO LESS AND EXCEPT THAT PORTION CONVEYED TO CRESTED BUTTE DEVELOPMENT CORPORATION, A COLORADO CORPORATION BY DEED RECORDED FEBRUARY 25, 1974 IN BOOK 465 AT PAGE 427 AND IN DEED RECORDED FEBRUARY 26, 1974 IN BOOK 465 AT PAGE 429,

ALSO LESS AND EXCEPT THE TWO TRACTS OF LAND CONVEYED TO MLJ REAL ESTATE, LP BY WARRANTY DEED RECORDED JULY 15, 2014 UNDER RECEPTION NO. 627782 AND RERECORDED JULY 28, 2014 UNDER RECEPTION NO. 627999,

ALSO LESS AND EXCEPT THE TRACT OF LAND CONVEYED TO THE TOWN OF MT. CRESTED BUTTE, BEING A PORTION OF HUNTER HILL ROAD, IN BARGAIN AND SALE DEED RECORDED FEBRUARY 24, 2014 UNDER RECEPTION NO. 625652,

COUNTY OF GUNNISON,
STATE OF COLORADO.

651954

3/1/2018 2:34:10 PM 3 of 3

Gunnison County, CO

EXHIBIT B

Property Address: **(VACANT LAND) HUNTER HILL ROAD, MT. CRESTED BUTTE, CO 81225**

RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AS RESERVED IN UNITED STATES PATENT RECORDED SEPTEMBER 02, 1927, IN BOOK 235 AT PAGE 137.

TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN DEED RECORDED SEPTEMBER 12, 1972 IN BOOK 443 AT PAGE 446 AND RELEASE OF OBLIGATIONS RECORDED SEPTEMBER 22, 1978 IN BOOK 520 AT PAGE 743.

TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN GRANT OF EASEMENT RECORDED JANUARY 18, 1994 IN BOOK 739 AT PAGE 121 AS AMENDED BY INSTRUMENT RECORDED JUNE 27, 1995 IN BOOK 766 AT PAGE 156.

TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN GRANT OF EASEMENT RECORDED MARCH 18, 1994 IN BOOK 742 AT PAGE 398.

TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN GRANT OF EASEMENT RECORDED APRIL 08, 1994 IN BOOK 743 AT PAGE 469.

TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN GRANT OF UTILITIES EASEMENT RECORDED MAY 17, 1994 IN BOOK 745 AT PAGE 598 AS CORRECTED BY INSTRUMENT RECORDED JUNE 14, 1994 IN BOOK 747 AT PAGE 148.

TERMS, CONDITIONS, AND PROVISIONS CONTAINED IN INCLUSION ORDER IN THE MATTER OF THE BOUNDARIES OF THE CRESTED BUTTE FIRE PROTECTION DISTRICT RECORDED NOVEMBER 21, 1994, IN BOOK 756 AT PAGE 62 AS AMENDED BY INSTRUMENT RECORDED JANUARY 13, 1995 IN BOOK 758 AT PAGE 689.

TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN UTILITY EASEMENT TO GUNNISON COUNTY ELECTRIC ASSOCIATION, INC. RECORDED DECEMBER 16, 1994 IN BOOK 757 AT PAGE 319.

TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENT DEED RECORDED OCTOBER 14, 1998 UNDER RECEPTION NO. 487842.

EASEMENT AND RIGHT OF WAY FOR HUNTER HILL ROAD AND OVERLOOK ROAD AS SHOWN ON THE GUNNISON COUNTY ASSESSOR'S MAP STORED IN LAND TITLE'S SYSTEM AS ESI 33251221.

MATTERS DISCLOSED ON BOUNDARY AND EASEMENT SKETCH ISSUED BY NCW & ASSOCIATES, INC. CERTIFIED JULY 17, 2017, JOB NO. 17111.00 SAID DOCUMENT STORED AS OUR ESI 34871275.



**Land Title Guarantee Company
Customer Distribution**



**PREVENT FRAUD - Please remember to call a member of our closing team
when initiating a wire transfer or providing wiring instructions.**

Order Number: **GUR88000227-9**

Date: **01/02/2018**

Property Address: **(VACANT LAND) HUNTER HILL ROAD, MT. CRESTED BUTTE, CO
81225**

PLEASE CONTACT YOUR CLOSER OR CLOSER'S ASSISTANT FOR WIRE TRANSFER INSTRUCTIONS

For Closing Assistance

Christina Cesario
411 THIRD STREET
CRESTED BUTTE, CO 81224
(970) 349-0115 (Work)
(800) 834-5192 (Work Fax)
ccesario@ltgc.com
Company License: CO44565

Closer's Assistant

Shirley Barcome
411 THIRD STREET
CRESTED BUTTE, CO 81224
(970) 349-0115 (Work)
(800) 833-4065 (Work Fax)
sbarcome@ltgc.com
Company License: CO44565

For Title Assistance

Your Response Team
411 THIRD STREET
CRESTED BUTTE, CO 81224
(970) 626-7001 (Work)
(877) 375-5025 (Work Fax)
gcreponse@ltgc.com

Buyer/Borrower

HUNTER RIDGE, LLC
Delivered via: No Commitment Delivery

Agent for Seller

CRESTED BUTTE RESORT REAL ESTATE LLC
Attention: CINDY ERVIN
PO BOX 5700
MT CRESTED BUTTE, CO 81225
(970) 209-5233 (Cell)
(970) 349-4999 (Work)
(970) 349-4265 (Work Fax)
cervin@cbmr.com

Seller/Owner

GLACIER BANK, A MONTANA BANKING
CORPORATION
Delivered via: No Commitment Delivery

Agent for Seller

THE REAL ESTATE STORE
Attention: MICHELLE KLIPPERT
500 E MAIN ST
MONTROSE, CO 81401
(970) 275-3016 (Cell)
(970) 249-7653 (Work)
michelleklippertrealtor@gmail.com

Agent for Buyer

CRESTED BUTTE RESORT REAL ESTATE LLC
Attention: JAMIE WATT
PO BOX 5700
MT CRESTED BUTTE, CO 81225
(970) 209-2675 (Cell)
(970) 349-4265 (Work)
alpinewatt@hotmail.com



Land Title Guarantee Company
Estimate of Title Fees

Order Number: **GUR88000227-9**

Date: **01/02/2018**

Property Address: **(VACANT LAND) HUNTER HILL ROAD, MT. CRESTED BUTTE, CO 81225**

Parties: **HUNTER RIDGE, LLC, A COLORADO LIMITED LIABILITY COMPANY**

Seller: **GLACIER BANK, A MONTANA BANKING CORPORATION**

Visit Land Title's Website at www.ltgc.com for directions to any of our offices.

Estimate of Title insurance Fees	
"ALTA" Owner's Policy 06-17-06	\$1,271.00
Deletion of Standard Exception(s)	\$65.00
Tax Certificate	\$25.00
	Total \$1,361.00
If Land Title Guarantee Company will be closing this transaction, the fees listed above will be collected at closing.	
Thank you for your order!	

- CHAIN OF TITLE DOCUMENTS: • [Gunnison county recorded 03/30/2015 under reception no. 632079](#)
• [Gunnison county recorded 08/22/2011 under reception no. 607524](#)

ALTA COMMITMENT
Stewart Title Guaranty Company
Schedule A

Order Number: GUR88000227-9

Customer Ref-Loan No.:

Property Address:

(VACANT LAND) HUNTER HILL ROAD, MT. CRESTED BUTTE, CO 81225

1. Effective Date:

06/02/2017 at 5:00 P.M.

2. Policy to be Issued and Proposed Insured:

"ALTA" Owner's Policy 06-17-06

\$500,000.00

Proposed Insured:

HUNTER RIDGE, LLC, A COLORADO LIMITED LIABILITY
COMPANY

3. The estate or interest in the land described or referred to in this Commitment and covered herein is:

A Fee Simple

4. Title to the estate or interest covered herein is at the effective date hereof vested in:

GLACIER BANK, A MONTANA BANKING CORPORATION

5. The Land referred to in this Commitment is described as follows:

A PARCEL OF LAND LOCATED IN THE SW¹/₄SE¹/₄ OF SECTION 26, TOWNSHIP 13 SOUTH, RANGE 86 WEST, 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SE 1/16TH CORNER OF SAID SECTION 26;
THENCE SOUTH 89°36'06" WEST A DISTANCE OF 735.00 FEET ALONG THE NORTH BOUNDARY OF SAID SW¹/₄SE¹/₄;
THENCE SOUTH 01°46'06" WEST A DISTANCE OF 370.00 FEET;
THENCE SOUTH 39°43'54" EAST A DISTANCE OF 434.00 FEET;
THENCE SOUTH 50°28'54" EAST A DISTANCE OF 429.00 FEET;
THENCE SOUTH 24°53'54" EAST A DISTANCE OF 180.00 FEET;
THENCE SOUTH 58°48'54" EAST A DISTANCE OF 127.07 FEET TO A POINT ON THE EAST BOUNDARY OF SAID SW¹/₄SE¹/₄;
THENCE NORTH 02°11'48" WEST ALONG SAID EAST BOUNDARY A DISTANCE OF 1211.64 FEET TO THE POINT OF BEGINNING;

LESS AND EXCEPT THE TRACT OF LAND AS CONVEYED TO CRESTED BUTTE DEVELOPMENT CORPORATION, A COLORADO CORPORATION IN THE DEED RECORDED AUGUST 28, 1972 IN BOOK 443 AT PAGE [74](#);

ALSO LESS AND EXCEPT THAT PORTION CONVEYED TO CRESTED BUTTE DEVELOPMENT CORPORATION, A COLORADO CORPORATION BY DEED RECORDED FEBRUARY 25, 1974 IN BOOK 465 AT PAGE [427](#) AND IN DEED RECORDED FEBRUARY 26, 1974 IN BOOK 465 AT PAGE [429](#),

ALTA COMMITMENT
Stewart Title Guaranty Company
Schedule A

Order Number: GUR88000227-9

ALSO LESS AND EXCEPT THE TWO TRACTS OF LAND CONVEYED TO MLJ REAL ESTATE, LP BY WARRANTY DEED RECORDED JULY 15, 2014 UNDER RECEPTION NO. [627782](#) AND RERECORDED JULY 28, 2014 UNDER RECEPTION NO. [627999](#),

ALSO LESS AND EXCEPT THE TRACT OF LAND CONVEYED TO THE TOWN OF MT. CRESTED BUTTE, BEING A PORTION OF HUNTER HILL ROAD, IN BARGAIN AND SALE DEED RECORDED FEBRUARY 24, 2014 UNDER RECEPTION NO. [625652](#),

COUNTY OF GUNNISON,
STATE OF COLORADO.

Copyright 2006-2018 American Land Title Association. All rights reserved.

The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



ALTA COMMITMENT
Stewart Title Guaranty Company
Schedule B-1
(Requirements)

Order Number: GUR88000227-9

The following are the requirements to be complied with:

Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.

Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record, to-wit:

1. (THIS ITEM WAS INTENTIONALLY DELETED)
2. (THIS ITEM WAS INTENTIONALLY DELETED)
3. CERTIFICATE OF GOOD STANDING OF GLACIER BANK, A MONTANA BANKING CORPORATION, ISSUED BY THE SECRETARY OF STATE OF MONTANA.
4. WRITTEN INSTRUCTIONS AUTHORIZING LAND TITLE TO PREPARE A STATEMENT OF AUTHORITY FOR HUNTER RIDGE, LLC, A COLORADO LIMITED LIABILITY COMPANY, STATING UNDER WHICH LAWS THE ENTITY WAS CREATED, THE MAILING ADDRESS OF THE ENTITY, AND THE NAME AND POSITION OF THE PERSON(S) AUTHORIZED TO EXECUTE INSTRUMENTS CONVEYING, ENCUMBERING, OR OTHERWISE AFFECTING TITLE TO REAL PROPERTY ON BEHALF OF THE ENTITY; OR, A DULY EXECUTED AND ACKNOWLEDGED STATEMENT OF AUTHORITY SETTING FORTH THE NAME OF HUNTER RIDGE, LLC, A COLORADO LIMITED LIABILITY COMPANY AS A LIMITED LIABILITY COMPANY.

NOTE: ANY STATEMENT OF AUTHORITY MUST BE IN COMPLIANCE WITH THE PROVISIONS OF SECTION 38-30-172, C.R.S. AND BE RECORDED WITH THE CLERK AND RECORDER.

NOTE: THE OPERATING AGREEMENT FOR HUNTER RIDGE, LLC, A COLORADO LIMITED LIABILITY COMPANY DISCLOSES JAMIE WATT OR SHANNON PHILLIPS AS THE MANAGER/MEMBER THAT ARE AUTHORIZED TO EXECUTE LEGAL INSTRUMENTS ON BEHALF OF SAID ENTITY.

5. (THIS ITEM WAS INTENTIONALLY DELETED)
6. (THIS ITEM WAS INTENTIONALLY DELETED)
7. WARRANTY DEED FROM GLACIER BANK, A MONTANA BANKING CORPORATION TO HUNTER RIDGE, LLC, A COLORADO LIMITED LIABILITY COMPANY CONVEYING SUBJECT PROPERTY.

NOTE: SAID DOCUMENT CAN BE EXECUTED BY THE PRESIDENT, VICE-PRESIDENT OR CHAIRMAN OF THE BOARD (CEO) OF THE CORPORATION. IF ANY OTHER OFFICER OF THE CORPORATION OR AGENT EXECUTES SAID DOCUMENT ON BEHALF OF THE CORPORATION, A POWER OF ATTORNEY/RESOLUTION MUST BE PROVIDED TO LAND TITLE GRANTING SAID AUTHORIZATION.

ALTA COMMITMENT
Stewart Title Guaranty Company
Schedule B-1
(Requirements)

Order Number: GUR88000227-9

The following are the requirements to be complied with:

REQUIREMENTS TO DELETE THE PRE-PRINTED EXCEPTIONS IN THE OWNER'S POLICY TO BE ISSUED

A. UPON RECEIPT BY THE COMPANY OF A SATISFACTORY FINAL AFFIDAVIT AND AGREEMENT FROM THE SELLER AND PROPOSED INSURED, EXCEPTIONS 1 THROUGH 4 OF THE STANDARD EXCEPTIONS WILL BE DELETED. ANY ADVERSE MATTERS DISCLOSED BY THE FINAL AFFIDAVIT AND AGREEMENT WILL BE ADDED AS EXCEPTIONS.

B. IF LAND TITLE GUARANTEE COMPANY CONDUCTS THE CLOSING OF THE CONTEMPLATED TRANSACTIONS AND RECORDS THE DOCUMENTS IN CONNECTION THEREWITH, EXCEPTION NO. 5 OF THE STANDARD EXCEPTIONS WILL BE DELETED.

C. UPON RECEIPT OF PROOF OF PAYMENT OF ALL PRIOR YEARS' TAXES AND ASSESSMENTS, EXCEPTION NO. 6 OF THE STANDARD EXCEPTIONS WILL BE AMENDED TO READ:

TAXES AND ASSESSMENTS FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

NOTE: THE COMMITMENT DOES NOT REFLECT THE STATUS OF TITLE TO WATER RIGHTS OR REPRESENTATION OF SAID RIGHTS.

NOTE: THIS COMMITMENT IS NOT A REPORT OR REPRESENTATION AS TO MINERAL INTERESTS, AND SHOULD NOT BE USED, OR RELIED UPON, IN CONNECTION WITH THE NOTICE REQUIREMENTS THAT ARE SET FORTH IN CRS 24-65.5-103.

ALTA COMMITMENT
Stewart Title Guaranty Company
Schedule B-2
(Exceptions)

Order Number: [GUR88000227-9](#)

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:

1. 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.
2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
3. 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.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. 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.
6. (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.
7. (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.
8. RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AS RESERVED IN UNITED STATES PATENT RECORDED SEPTEMBER 02, 1927, IN BOOK 235 AT PAGE [137](#).
9. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN DEED RECORDED SEPTEMBER 12, 1972 IN BOOK 443 AT PAGE [446](#) AND RELEASE OF OBLIGATIONS RECORDED SEPTEMBER 22, 1978 IN BOOK 520 AT PAGE [743](#).
10. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN GRANT OF EASEMENT RECORDED JANUARY 18, 1994 IN BOOK 739 AT PAGE [121](#) AS AMENDED BY INSTRUMENT RECORDED JUNE 27, 1995 IN BOOK 766 AT PAGE [156](#).
11. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN GRANT OF EASEMENT RECORDED MARCH 18, 1994 IN BOOK 742 AT PAGE [398](#).
12. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN GRANT OF EASEMENT RECORDED APRIL 08, 1994 IN BOOK 743 AT PAGE [469](#).
13. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN GRANT OF UTILITIES EASEMENT RECORDED MAY 17, 1994 IN BOOK 745 AT PAGE [598](#) AS CORRECTED BY INSTRUMENT RECORDED JUNE 14, 1994 IN BOOK 747 AT PAGE [148](#).

ALTA COMMITMENT
Stewart Title Guaranty Company
Schedule B-2
(Exceptions)

Order Number: [GUR88000227-9](#)

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:

14. TERMS, CONDITIONS, AND PROVISIONS CONTAINED IN INCLUSION ORDER IN THE MATTER OF THE BOUNDARIES OF THE CRESTED BUTTE FIRE PROTECTION DISTRICT RECORDED NOVEMBER 21, 1994, IN BOOK 756 AT PAGE [62](#) AS AMENDED BY INSTRUMENT RECORDED JANUARY 13, 1995 IN BOOK 758 AT PAGE [689](#).
15. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN UTILITY EASEMENT TO GUNNISON COUNTY ELECTRIC ASSOCIATION, INC. RECORDED DECEMBER 16, 1994 IN BOOK 757 AT PAGE [319](#).
16. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENT DEED RECORDED OCTOBER 14, 1998 UNDER RECEPTION NO. [487842](#).
17. EASEMENT AND RIGHT OF WAY FOR HUNTER HILL ROAD AND OVERLOOK ROAD AS SHOWN ON THE GUNNISON COUNTY ASSESSOR'S MAP STORED IN LAND TITLE'S SYSTEM AS ESI [33251221](#).
18. MATTERS DISCLOSED ON BOUNDARY AND EASEMENT SKETCH ISSUED BY NCW & ASSOCIATES, INC. CERTIFIED JULY 17, 2017, JOB NO. 17111.00 SAID DOCUMENT STORED AS OUR ESI [34871275](#).

DISCLOSURES

Pursant to C.R.S. 10-11-122, notice is hereby given that:

- (a) THE SUBJECT REAL PROPERTY MAY BE LOCATED IN THE SPECIAL TAXING DISTRICT;
 - (b) A CERTIFICATE OF TAXES DUE LISTING EACH TAXING JURISDICTION SHALL BE OBTAINED FROM THE COUNTY TREASURER OR THE COUNTY TREASURER'S AUTHORIZED AGENT;
 - (c) INFORMATION REGARDING SPECIAL DISTRICTS AND THE BOUNDARIES OF SUCH DISTRICTS MAY BE OBTAINED FROM THE BOARD OF COUNTY COMMISSIONERS, THE COUNTY CLERK AND RECORDER, OR THE COUNTY ASSESSOR.
-

Note: Colorado Division of Insurance Regulations 3-5-1, Subparagraph (7) (E) requires that "Every title entity shall be responsible for all matters which appear of record prior to the time of recording whenever the title entity conducts the closing and is responsible for recording or filing of legal documents resulting from the transaction which was closed." Provided that Stewart Title - Crested Butte conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception number 5 will not appear on the Owner's Title Policy and the Lender's Title Policy when issued.

Note: Affirmative Mechanic's Lien Protection for the Owner may be available (typically by deletion of Exception No. 4 of Schedule B, Section 2 of the Commitment from the Owner's Policy to be issued) upon compliance with the following conditions:

- (a) The land described in Schedule A of this commitment must be a single-family residence, which includes a condominium or townhouse unit.
- (b) No labor or materials have been furnished by mechanic or materialment for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.
- (c) The Company must receive payment of the appropriate premium.
- (d) If there has been construction, improvements or major repairs undertaken on the property to be purchased, within six months prior to the Date of the Commitment, the requirements to obtain coverage for unrecorded liens will include: disclosure of certain construction information; financial information as to the seller, the builder and/or the contractor; payment of the appropriate premium; fully executed indemnity agreements satisfactory to the company; and, any additional requirements as may be necessary after an examination of the aforesaid information by the Company.

No coverage will be given under any circumstances for labor or material for which the Insured has contracted for or agreed to pay.

To comply with the provisions of C.R.S. 10-11-123, the Company makes the following disclosure:

- (a) That there is recorded evidence that a mineral estate has been severed, leased or otherwise conveyed from the surface estate and that there is a substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and
- (b) That such mineral estate may include the right to enter and use the property without the surface owner's permission.

NOTE: THESE DISCLOSURES APPLY ONLY IF SCHEDULE B, SECTION 2 OF THE TITLE COMMITMENT HEREIN INCLUDES AN EXCEPTION SEVERED MINERALS.

NOTHING HEREIN CONTAINED WILL BE DEEMED TO OBLIGATE THE COMPANY TO PROVIDE ANY OF THE COVERAGES REFERED TO HEREIN, UNLESS THE ABOVE CONDITIONS ARE FULLY SATISFIED

STG Privacy Notice Stewart Title Companies

WHAT DO THE STEWART TITLE COMPANIES DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of the Stewart Title Guaranty Company and its title affiliates (the Stewart Title Companies), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as the Stewart Title Companies, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reason we can share your personal information.	Do we share	Can you limit this sharing?
For our everyday business purposes — to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
For our marketing purposes — to offer our products and services to you.	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes — information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and non-financial companies. Our affiliates may include companies with a Stewart name; financial companies, such as Stewart Title Company	Yes	No
For our affiliates' everyday business purposes — information about your creditworthiness.	No	We don't share
For our affiliates to market to you — For your convenience, Stewart has developed a means for you to opt out from its affiliates marketing even though such mechanism is not legally required.	Yes	Yes, send your first and last name, the email address used in your transaction, your Stewart file number and the Stewart office location that is handling your transaction by email to optout@stewart.com or fax to 1-800-335-9591.
For non-affiliates to market to you. Non-affiliates are companies not related by common ownership or control. They can be financial and non-financial companies.	No	We don't share

We may disclose your personal information to our affiliates or to non-affiliates as permitted by law. If you request a transaction with a non-affiliate, such as a third party insurance company, we will disclose your personal information to that non-affiliate. [We do not control their subsequent use of information, and suggest you refer to their privacy notices.]

SHARING PRACTICES

How often do the Stewart Title Companies notify me about their practices?	We must notify you about our sharing practices when you request a transaction.
How do the Stewart Title Companies protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer, file, and building safeguards.
How do the Stewart Title Companies collect my personal information?	<p>We collect your personal information, for example, when you</p> <ul style="list-style-type: none"> • request insurance-related services • provide such information to us <p>We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.</p>
What sharing can I limit?	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.

Contact us: If you have any questions about this privacy notice, please contact us at: Stewart Title Guaranty Company, 1980 Post Oak Blvd., Privacy Officer, Houston, Texas 77056

**Commitment for Title Insurance
Issued By
STEWART TITLE GUARANTY COMPANY**

STEWART TITLE GUARANTY COMPANY, Texas Corporation (Company), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the requirements; all subject to the provisions of Schedule A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate six (6) months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

This Commitment shall not be valid or binding until countersigned by a validating officer or authorized signatory.

IN WITNESS WHEREOF, Stewart Title Guaranty Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

stewart title

Issued by:
Land Title Guarantee Company
3033 East First Avenue Suite 600
Denver, Colorado 80206
(303)321-1880


President



Stewart Title Guaranty Company


Matt Morris
President and CEO


Denise Carraux
Secretary


AMERICAN
LAND TITLE
ASSOCIATION



Conditions

1. The term "mortgage", when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquires actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and the Conditions and Stipulations and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at www.alta.org.

All notices required to be given to the Company and any statement in writing required to be furnished the Company shall be addressed to at P.O. Box 2029, Houston, Texas 77252.

AMERICAN LAND TITLE ASSOCIATION ALTA COMMITMENT FORM Adopted 6-17-06
Copyright 2006-2018 American Land Title Association. All rights reserved.

STATEMENT OF AUTHORITY
HUNTER RIDGE, LLC, a Colorado limited liability company

1. This Statement of Authority relates to an entity named HUNTER RIDGE, LLC, a Colorado limited liability company, and is executed on behalf of the entity pursuant to the provisions of C.R.S. §38-30-172.
2. The type of entity is a limited liability company organized under the Colorado Limited Liability Company Act, C.R.S. §7-80-101.
3. The entity is formed under the laws of Colorado.
4. The mailing address for the entity is: P.O. Box 1935, Crested Butte, CO 81224
5. The name and address of the person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is:

James Watt, Managing Member
P.O. Box 1935
Crested Butte, CO 81224

6. The authority of the foregoing person to bind the entity is set forth in the operating agreement of the Company, and such person is authorized to execute any and all agreements, contracts, deeds, deed of trust, bill of sale, documents, certifications and instruments necessary or convenient in connection with the sale of real or personal property.

Executed this 7 day of ~~March~~ ^{April} ~~March~~, 2020.

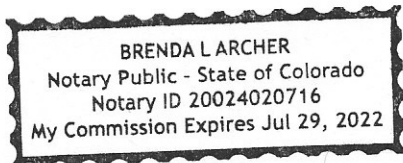
HUNTER RIDGE, LLC, a Colorado
limited liability company

By: *J. Watt*
Jamie Watt, Managing Member

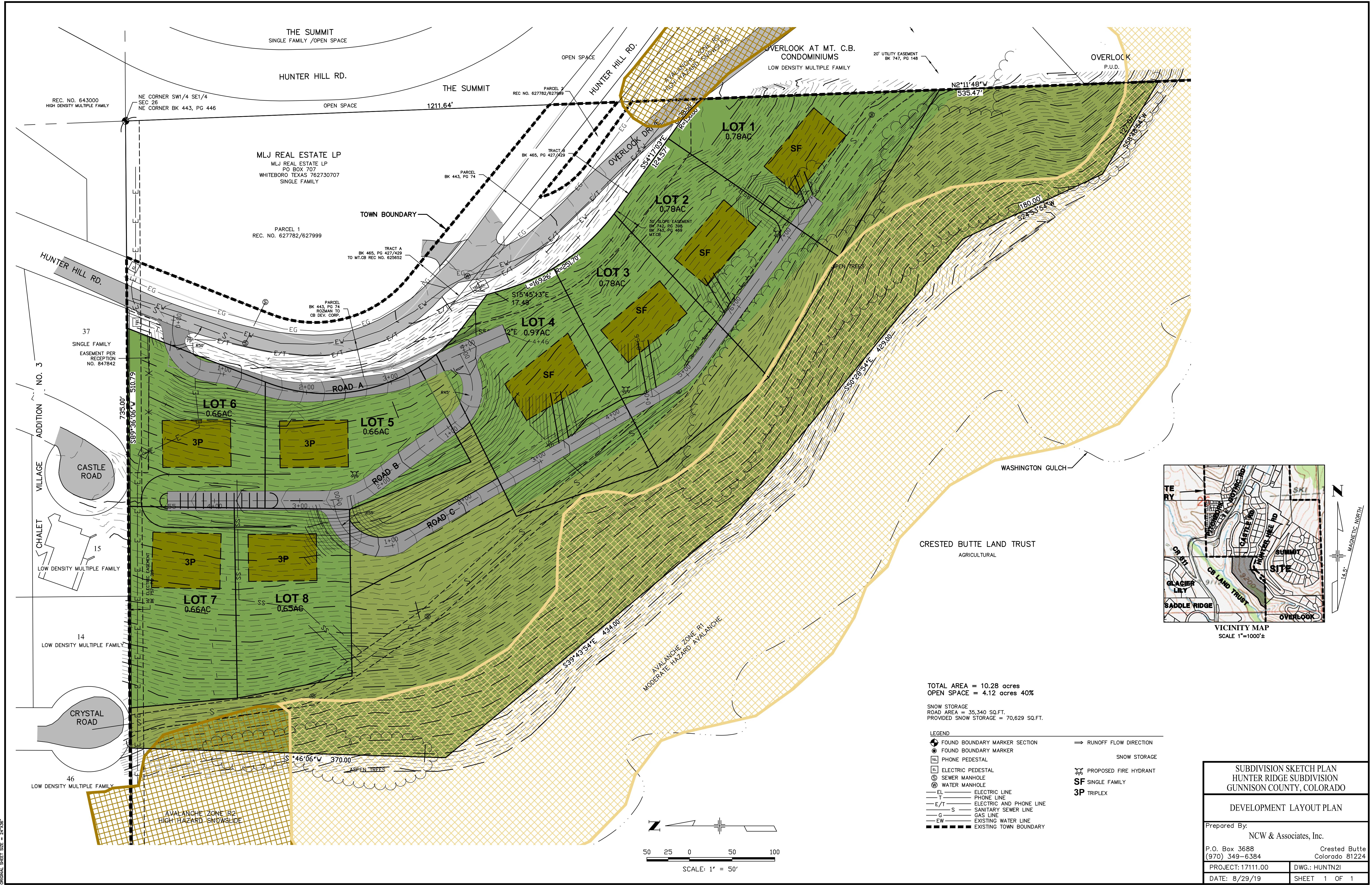
STATE OF COLORADO)
) ss.
County of Gunnison)

6A ^{*April*} The foregoing instrument was acknowledged before me this 7 day of ~~March~~, 2020, by Jamie Watt, as Managing Member of HUNTER RIDGE, LLC, a Colorado limited liability company.

Witness my hand and official seal.
My commission expires: 7/29/2022



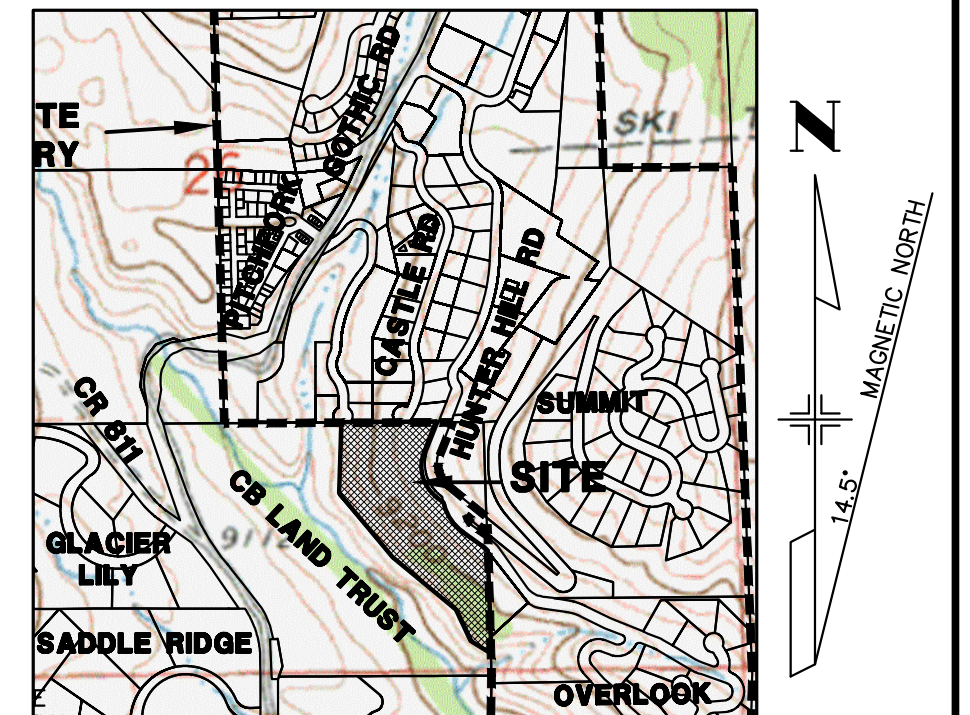
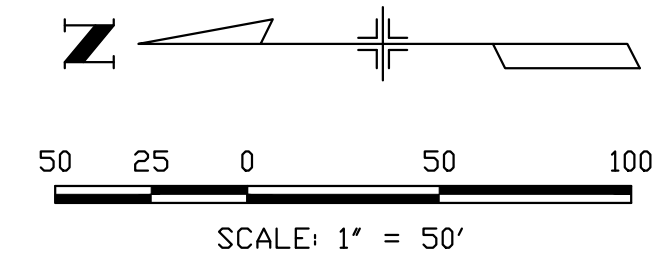
Brenda L Archer
Notary Public



TOTAL AREA = 10.28 acres
 OPEN SPACE = 4.12 acres 40%

SNOW STORAGE
 ROAD AREA = 35,340 SQ.FT.
 PROVIDED SNOW STORAGE = 70,629 SQ.FT.

- LEGEND**
- FOUND BOUNDARY MARKER SECTION
 - FOUND BOUNDARY MARKER
 - ⊕ PHONE PEDESTAL
 - ⊖ ELECTRIC PEDESTAL
 - ⊙ SEWER MANHOLE
 - ⊙ WATER MANHOLE
 - EL — ELECTRIC LINE
 - T — PHONE LINE
 - E/T — ELECTRIC AND PHONE LINE
 - S — SANITARY SEWER LINE
 - G — GAS LINE
 - EW — EXISTING WATER LINE
 - — — EXISTING TOWN BOUNDARY
 - ⇒ RUNOFF FLOW DIRECTION
 - SNOW STORAGE
 - ⊕ PROPOSED FIRE HYDRANT
 - SF SINGLE FAMILY
 - 3P TRIPLEX



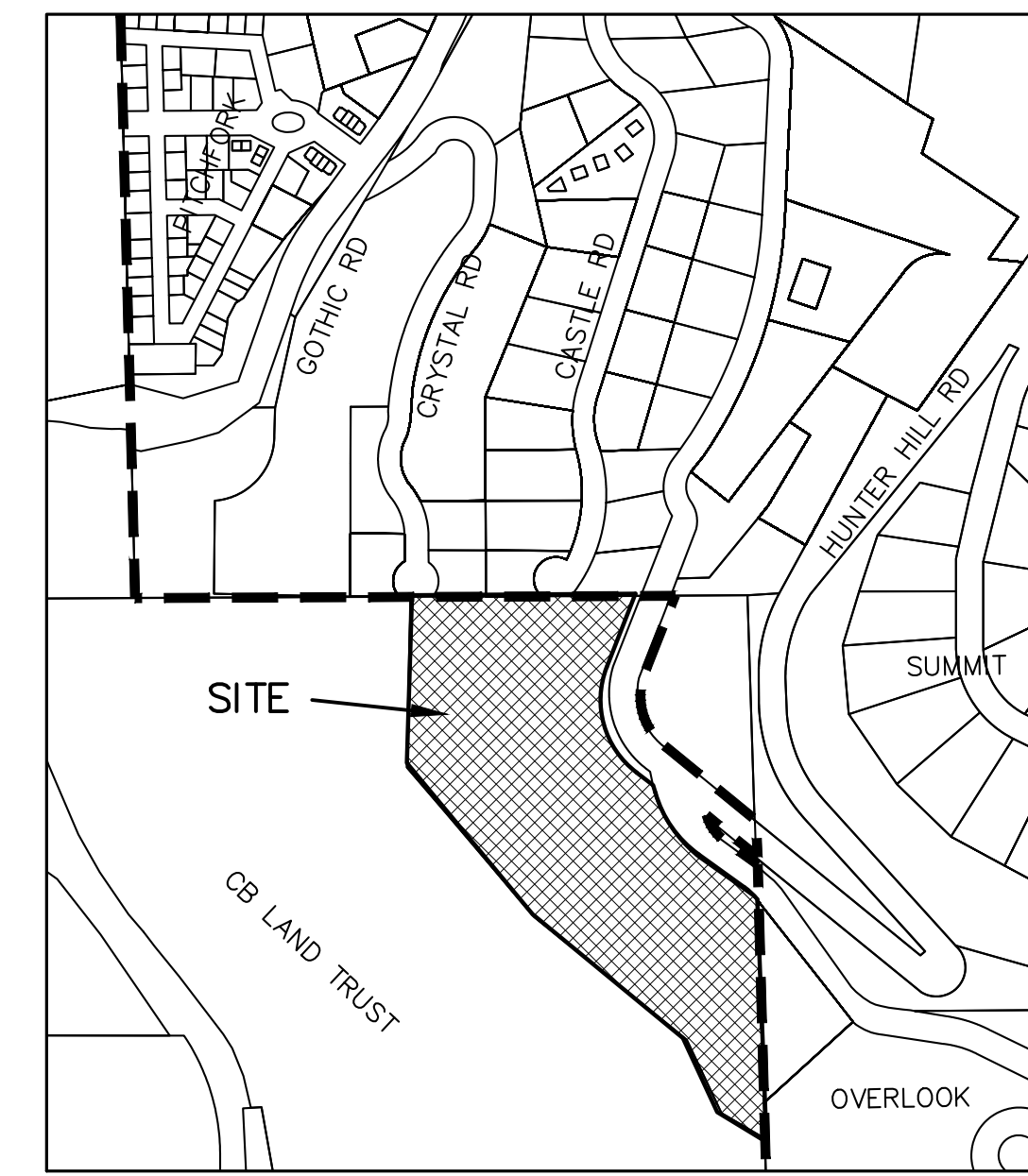
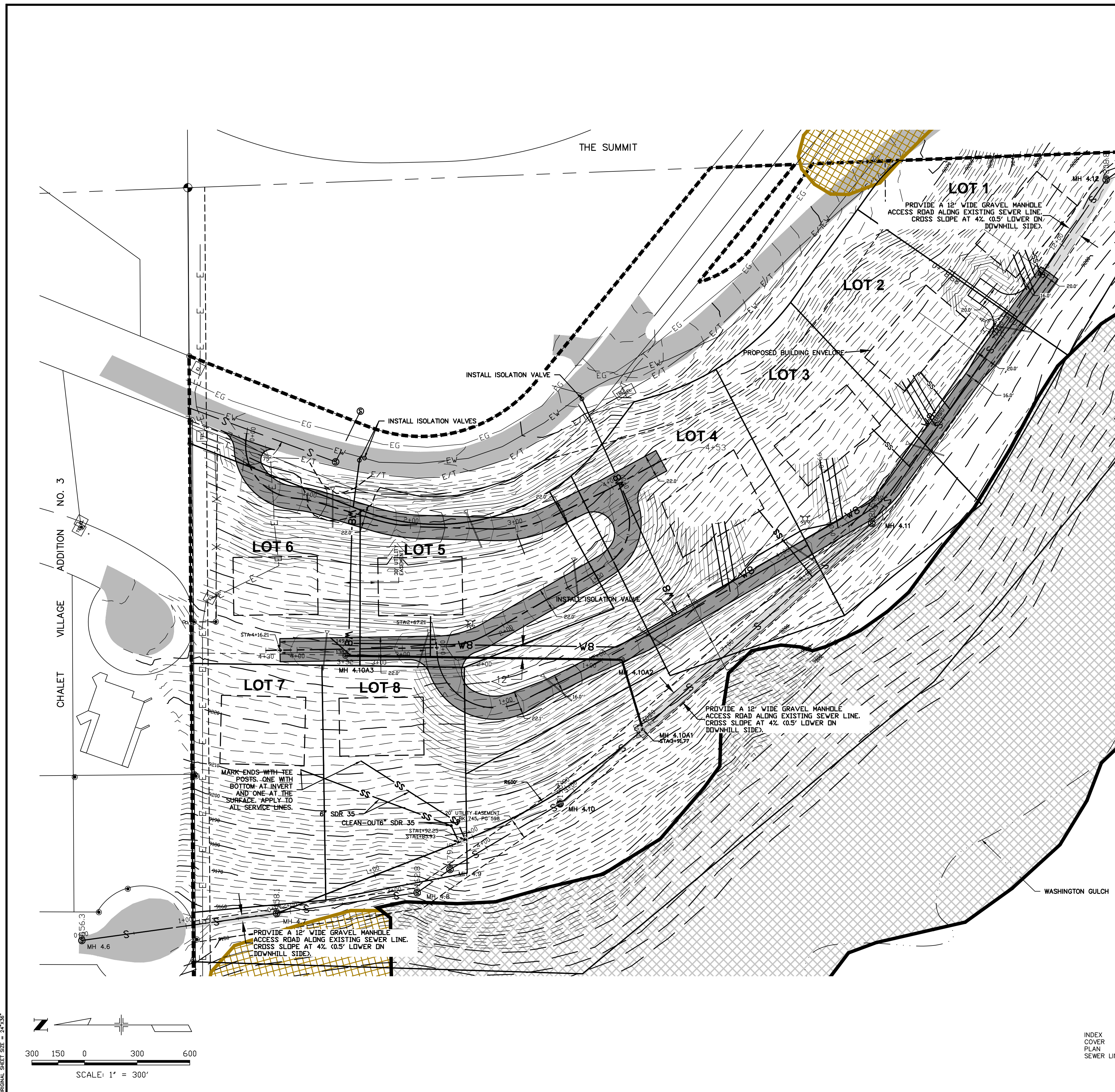
**SUBDIVISION SKETCH PLAN
 HUNTER RIDGE SUBDIVISION
 GUNNISON COUNTY, COLORADO**

DEVELOPMENT LAYOUT PLAN

Prepared By:
 NCW & Associates, Inc.
 P.O. Box 3688 Crested Butte
 (970) 349-6384 Colorado 81224

PROJECT: 17111.00 DWG.: HUNTN2I
 DATE: 8/29/19 SHEET 1 OF 1

ORIGINAL SHEET SIZE = 24" x 36"

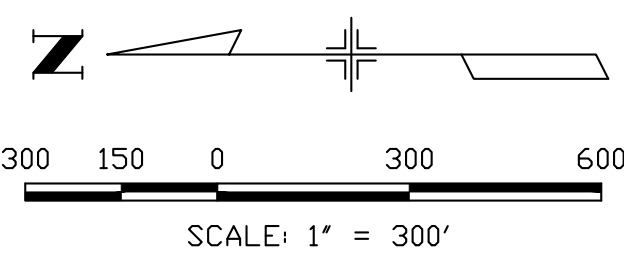


VICINITY MAP
SCALE 1"=400'

GENERAL SPECIFICATIONS

1. Safety Requirements: The Contractor shall have full and complete responsibility for jobsite safety, and shall perform all work in full conformance with all Federal, State, and local safety regulations.
2. Mt. Crested Butte Water and Sanitation District's and the Town of Mt. Crested Butte Standards and Specifications: All construction work shall be performed in conformance with the latest Mt. Crested Butte Water and Sanitation District's and the Town of Mt. Crested Butte Standards and Specifications.
3. Contractor Investigation: The Contractor shall familiarize himself with local conditions and the specifications of the governing entities, and shall examine the site, make such tests, and perform such explorations as he deems necessary to evaluate all conditions on site, in order to perform the work in accordance with the Contract Documents for the Contract Price within the Contract Time.
4. Underground Utility Locates: The Contractor shall have full responsibility to identify, locate, and protect all existing utilities lines, and to repair any damage to utilities caused by Contractor's operations. Contractor shall contact the Town of Mt. Crested Butte, the Utility Notification Center of Colorado (811), and individual utility companies as needed, to locate existing underground utilities prior to construction. The construction drawings show utilities that were located for the site survey and represent the best information available at the time, but may not be complete or current.
5. Hazardous Materials: In the event that the Contractor encounters any hazardous materials on the site (including but not limited to asbestos cement pipe), Contractor shall leave such materials undisturbed and shall contact the Owner for directions regarding disposal of said materials.
6. Conflicts: In the event of a conflict between project specifications herein, the District's and the Town's specifications, the more rigorous requirement shall apply.
7. Stormwater Pollution Prevention Plan: Contractor shall prepare a Stormwater Pollution Prevention Plan, obtain the requisite permit from the Colorado Dept of Public Health & Environment, implement the plan, perform regularly scheduled inspections of the site, compile the required records, and manage stormwater control devices until receipt of final payment from the Owner. Contractor shall promptly deliver copies of the regular inspection reports to the Owner.
8. Pre Construction Conference: Contractor shall schedule a Pre Construction Conference with the Owner, the MT. CRESTED BUTTE Public Works Director (or their designee), the Owner's Representative, and the Project Engineer prior to commencement of work to establish lines of communication, quality assurance and materials testing protocols, surveying requirements, schedules, and to clarify any uncertainties about the intent and purpose of the design.
9. Construction Surveying: Owner will provide construction staking for pipelines, set at offsets satisfactory to the Contractor. Any stakes lost during construction will be replaced at Contractor's expense, including stakes needed for the Engineer to evaluate Contractor's work.
10. Quality Control of the work is the Contractor's responsibility. Contractor shall ensure that all structural fill and trench backfill is compacted in conformance with project specifications.
11. Quality Assurance Testing to verify that the Contractor's work shall follow the testing procedures outlined in the Mt. Crested Butte

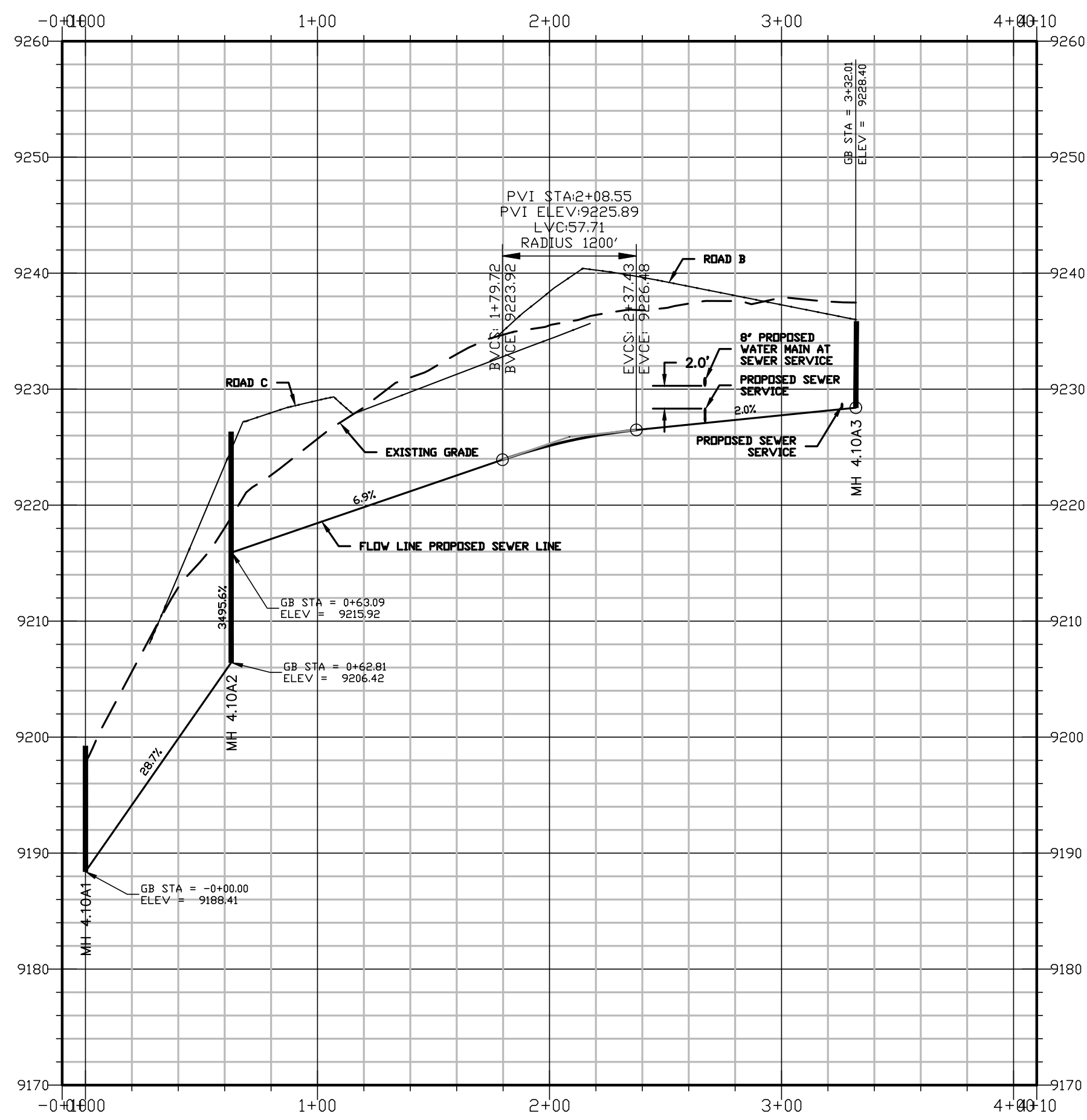
12. Density Testing Records: Contractor shall submit records of density testing with each Pay Request, to verify compliance with compaction and testing requirements for the work for which payment is being requested.
13. Environmental Considerations: This site is near a developed residential area. Contractor shall manage the work so as to prevent wind blown dust from leaving the site, and shall manage access in such a manner as to prevent tracking of dirt or mud onto adjoining streets.
14. Notifications: Contractor shall notify the Town of Mt. Crested Butte (349-6632) at least 72 hours prior to commencing construction, initiating utility connections or work within public rights of way, or other construction activity that may require the Town's oversight or which may inconvenience local residents.
15. Owner's Representative: Contractor shall notify the designated Owner's Representative at least 48 hours in advance to arrange for quality assurance observation of the work. Any work undertaken without according the Owner's Representative the opportunity to observe the work while it is in progress shall be removed and reconstructed by the Contractor at no additional expense to the Owner.
16. Payment for Extra Work: A Change Order signed by the Owner is required to qualify any extra work for extra payment. Any extra work undertaken by the Contractor without having a Change Order signed by the Owner shall be deemed to have been undertaken for the Contractor's convenience, and shall not be eligible for extra compensation.
17. Record Drawings: Contractor shall record all variations from the design on "as-built" drawings showing the approval of variation, locations and dimensions of any element of the project that is not constructed as designed, and shall provide that information to the Engineer prior to release of final payment.
18. Working Hours: All work must follow the construction operation hours of 7:00am to 7:00 pm.
19. Pipeline extensions into existing streets shall conform to Mt. Crested Butte regulations and specifications, including providing traffic control, signage, barricades, and necessary measures for pedestrian safety. Utility trenches within existing paved streets shall be backfilled with flowfill.



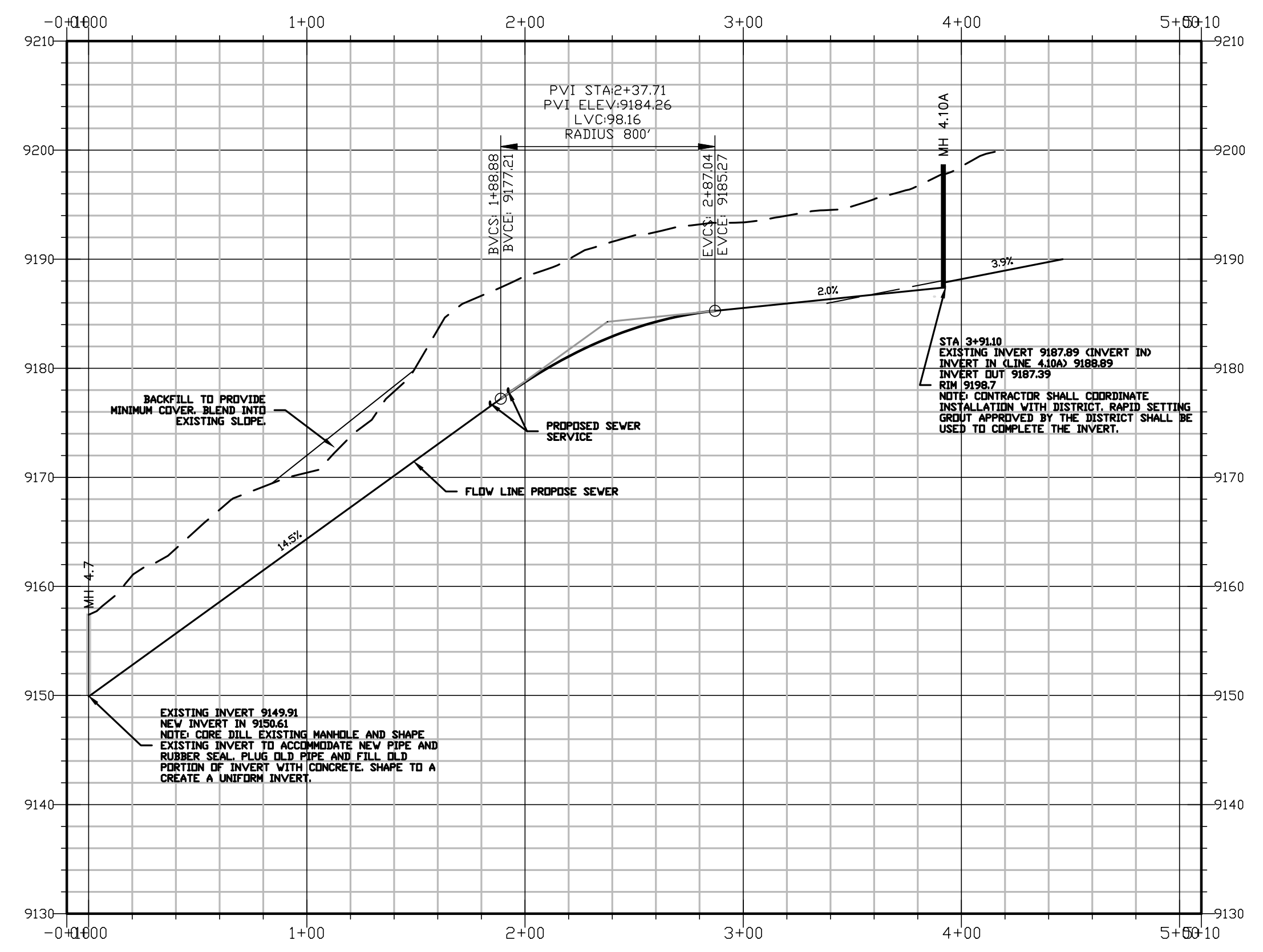
INDEX	1
COVER	1
PLAN	1
SEWER LINE PROFILES	2



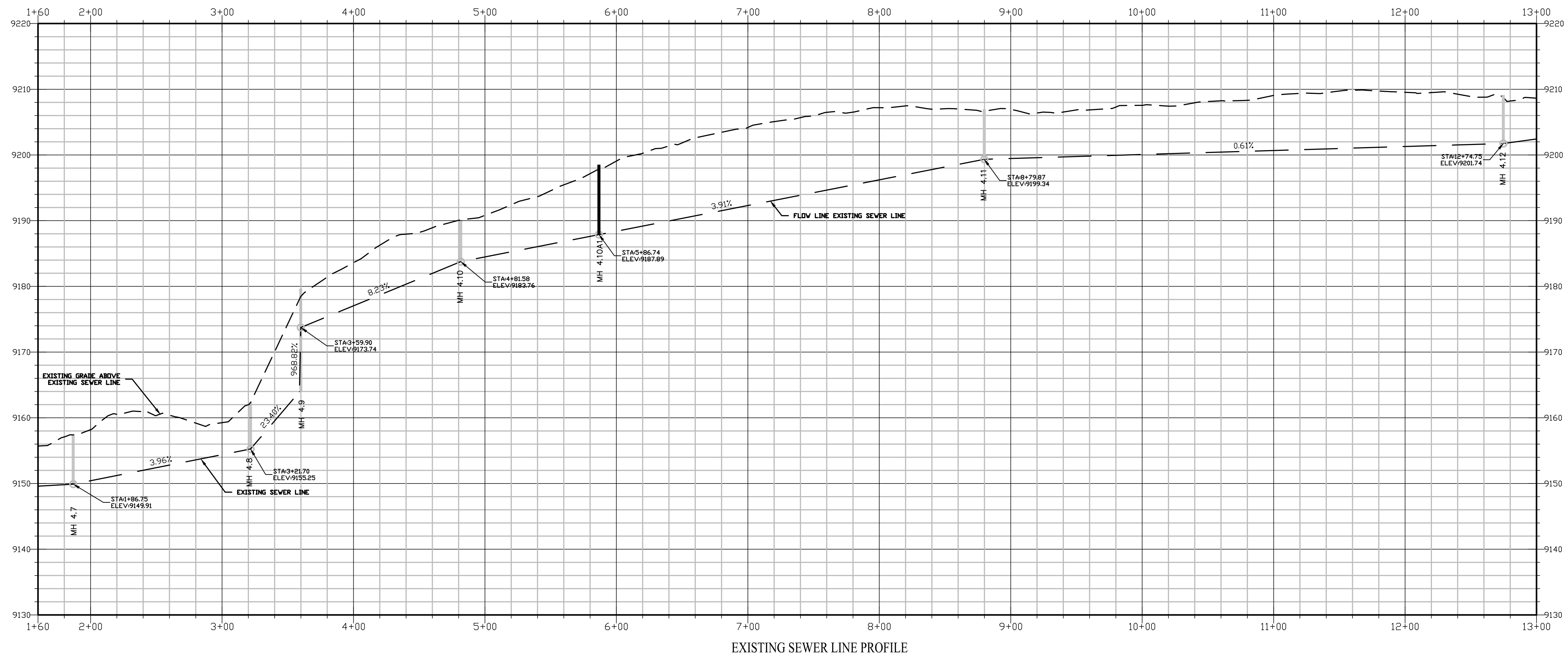
HUNTER RIDGE SUBDIVISION GUNNISON COUNTY, COLORADO	
PRELIMINARY WATER AND SEWER PLAN	
Prepared By: NCW & Associates, Inc.	
P.O. Box 3688 (970) 349-6384	Crested Butte Colorado 81224
PROJECT: 17111.00	DWG.: WS
DATE: 10/8/20	SHEET 1 OF 2



LOTS 5 AND 6 SANITARY SEWER PROFILE



SEWER LINE REALIGNMENT PROFILE



EXISTING SEWER LINE PROFILE

PIPE DEFLECTION SUMMARY
 HORIZONTAL RADIUS = 600'
 VERTICAL RADIUS = 800'
 DEFLECTION 2" PER 13FL
 DEFLECTION 5" PER 20FL
 DEFLECTION 1.15 DEG PER 20FL

ALLOWABLE DEFLECTION PER PVC PIPE ASSOCIATION.

SDR 35 PIPE DIAMETER	MINIMUM BENDING RADIUS
4"	55'
6"	82'
8"	110'
10"	137'
12"	162'
15"	200'



HORZ: 1" = 50'
 VERT: 1" = 10'

HUNTER RIDGE SUBDIVISION
 GUNNISON COUNTY, COLORADO

PRELIMINARY
 WATER AND SEWER PLAN
 PROFILE PROFILES

Prepared By:
 NCW & Associates, Inc.

P.O. Box 3688
 (970) 349-6384
 Crested Butte
 Colorado 81224

PROJECT: 17111.00
 DATE: 10/8/20

DWG.: WS
 SHEET 2 OF 2

ORIGINAL SHEET SIZE: 24" X 36"

Janet Farmer made a motion approving Resolution 9, Series 2018. Dwayne Lehnertz seconded the motion and it passed unanimously.

Discussion and Possible Consideration of a Cluster Agreement for Units C2 and C3, Three Seasons Condominiums. Carlos Velado said this is allowing two commercial units to basically be one space. In the future both units will have to be sold together.

Motion:

Lauren Daniel made a motion to approve the Cluster Agreement for Units C2 and C3, Three Seasons Condominiums. Ken Lodovico seconded the motion. Nicholas Kempin abstained from voting. The rest of the Town Council voted in favor of the motion. The motion passed.

Discussion and Possible Consideration of a Contract to Buy, Sell, and Develop Deed Restricted Housing in the Homestead Subdivision – Carlos Velado introduced Lance Windel with Homestead Housing, LLC. He will develop the remaining affordable housing units in Prospect. Carlos Velado said they also have to go through a Major Alteration to the Subdivision to create more parking and better snow management. In this regard they are switching from all duplexes to two, three and four plexes. Lance Windel said they will start building in Spring 2019 and people will be able to move in, in November 2019. Janet Farmer asked when will they see design renderings. Carlos Velado said that once they are ready they will show them to the Council. Ken Lodovico asked how the neighborhood feels about this project. Carlos Velado said that at least 4 out of the 15 residents are hoping to upgrade to a larger unit. They have had two public hearings regarding this and there has been no opposition.

Todd Barnes asked how does the public get on this list? Carlos Velado said we currently have a running list of interested persons. Interested persons should call Town Hall to get on the list. There are three tiers of priority – employees of the Town of Mt. Crested Butte, employees of CBMR, and then everyone else.

Kathy Fogo said that this document is complete but we are waiting on the fully executed exhibits to go with this contract. Prospect will not sign the contract until all exhibits are included and a resolution verifying that Prospect has fulfilled their affordable housing guidelines. Mike Dawson also stated that Prospect wants the Town to revise the Deed Restrictions. Once we have a full contract, with all of the referenced exhibits we will bring this item to the Town Council again.

Discussion and Possible Consideration of a Planning Commission Recommendation on the Subdivision Sketch Plan of an Unnamed 10.28 Acre Parcel Located in the SW1/4 of the SE1/4 of Section 26, Township 13 South, Range 86 West, County of Gunnison, State of Colorado, and also known as Hunter Ridge – Todd Barnes asked why only four Planning Commissioners were at that meeting. Carlos Velado replied that Mary Kasala and Bobby Jarvis were out of town and Jamie Watt had to step down. Janet Farmer asked about concerns from the neighborhood that Jamie Watt did not recuse himself from the Hunter Ridge discussions at the Planning Commission meetings. She asked if Jamie Watt should have left the room during the discussions. Kathy Fogo said that he did step down as a Planning Commissioner but since he was the applicant he had to stay and present his project. He stayed as an applicant not as a Planning Commissioner.

Carlos Velado said the proposed zoning is single family lots so these homes would have to fit those requirements. Building height is 30 feet, with additional allowance for roof pitch, front set backs are 20 feet, sides and rear set backs are based on your height. Maximum square footage is based on your lot size. Maximum square footage is calculated at 25% of the lot size. The feeder road will be maintained by the HOA, not by the Town.

Todd Barnes asked what is the overall average slope of the subdivision. Carlos Velado said that it varies. The lots are really steep off of Hunter Hill Road, then they get less steep and more flat and then they get steeper again and drop off at the Avalanche Zone. Carlos Velado had an outside geotechnical engineer review the soils report. The geotechnical engineer said the current soils report does not address the stability of the slopes and soil borings and more extensive tests need to be done. Digging of test pits is only good for foundations that are dug on grade, slabs not foundations with basements. Carlos Velado looked at other subdivisions such as Summit and Overlook and the reports submitted for Hunter Ridge are less comprehensive than those subdivisions submitted. Janet Farmer would really like to see more detailed soil reports. Carlos Velado said that Jamie Watt is working on getting more soil reports and Darin Duran of Cesar Incorporated, a geotechnical firm, is willing to do a peer review of that report.

Carlos Velado said that we have bad soil all over Mt. Crested Butte. We do not have simple foundations here. We do our best to inform people and we tell people that your foundation is going to be a large cost of your house.

Janet Farmer asked about the affordable piece. Can we say it has to be one way or the other? Carlos Velado said that it is the hands of the Council. Janet Farmer asked if the Council could require it being one way or the other? Jamie Watt said that has not been decided yet. Unsure if he is going to do in-lieu or provide onsite housing.

Lauren Daniel addressed the 2007 Mt. Crested Butte Community Plan which states "create a vibrant year around community". She stated that this subdivision does not address number 1, 2, 6 and 8 of the Community Plan.

Nicholas Kempin said he would really like to see the comprehensive soil report before he makes a decision.

Todd Barnes asked if the developer went through the County would they be more or less stringent based on the soil surveys. Mike Dawson, attorney for the applicant, answered the question. He said Gunnison County does not have zoning. If this is not included in the Town the County looks at the density of the surrounding properties. This would be designated as multi family. The County has a three-step process, similar to the process here. Sketch Plan is conceptual – similar to this. The Preliminary plan is the nuts and bolts, including a full geotechnical review, which they send out to review agencies including the Colorado Geological Survey for comment as well as to the Town of Mt. Crested Butte since they are within three miles of the site, and then the Final Plan similar to our final plan in which the lots are actually subdivided.

Todd Barnes said that the Planning Commission voted unanimously to approve this subdivision sketch plan with the following conditions, more detailed soils analysis and foundation recommendations, ownership and sue of the spaces below the feeder road be detailed on the plat and the access agreement with Snow Castle Condominiums be included.

Ken Lodovico said that he has a lot of respect for the applicant but he does agree with Jaima Giles and he is worried that these lots will not sell because of the inventory.

Jamie Watt, said Norm Whitehead, his engineer who surveyed the property, prepared the drawing with the contour lines. The map that Nancy Grindlay handed out is grossly inaccurate. The house sites on the lots are in the 22 to 24% slope.

Nicholas Kempin asked what happens if nothing gets built on this property. Jamie Watt said it will be open space. Nicholas Kempin asked if the feeder road gets removed. Carlos Velado, said the feeder road will still be there.

Motion:

Lauren Daniel made a motion to deny the subdivision sketch plan for the Hillside Parcel. Steve Morris seconded the motion. Todd Barnes voted against this motion, the rest of the Town Council voted in favor of the motion. The motion passed.

PUBLIC COMMENT – None

ADJOURN

Motion:

Janet Farmer made a motion to adjourn the meeting. Ken Lodovico seconded the motion. The motion passed unanimously. The meeting was adjourned at 8:43pm.



Todd Barnes, Mayor

Attest:



Tiffany O'Connell, Town Clerk

5:00PM – Work Session – Discussion regarding the Corner at Brush Creek

6:00 PM – Public Hearing - Public Input on the Subdivision Sketch Plan Application of an Unnamed 10.28 Acre Parcel Located in the SW1/4 of the SE1/4 of Section 26, Township 13 South, Range 86 West, County of Gunnison, State of Colorado, and also known as Hunter Ridge.

Call to Order

Roll Call

Approval of the June 5, 2018 Regular Town Council Meeting Minutes

Reports

Manager's Report
Department Head Reports
Town Council Reports

CORRESPONDENCE -

OLD BUSINESS –

Discussion and Possible Consideration of a Conditional Use Application for the Mt. Crested Butte Maintenance Building to be Located on an Unnamed 1.10 Acre Parcel in the SW ¼ of the SW ¼, Section 13, Township 13 South, Range 86 West, Town of Mt. Crested Butte, County of Gunnison, State of Colorado – Todd Carroll

Discussion and Possible Consideration of Ordinance No. 2, Series 2018 - An Ordinance Of The Town Council Of The Town Of Mt Crested Butte, Colorado, Approving A Final Plan Application To Rezone 3.319 Acres Located At 16, 18, 22, And 24 Treasury Rd (Inn Sites 4 & 5, Lots 1-2, And 3 Block D, And Lot 1 Block 1 Chalet Village Addition 1) From High Density Multiple Family, Low Density Multiple Family, And Single Family Residential To Planned Unit Development (PUD) As Submitted By Pearls Management, LLC And Amending The Official Zoning Map Of The Town To Designate The Zoning As PUD – Second Reading - The application includes a vested property right of 5 years - Carlos Velado

Discussion and Possible Consideration of Ordinance 3 Series 2018 an Ordinance of the Town Council of the Town of Mt. Crested Butte, Colorado Amending Ordinance No. 2, Series 1996, to Extend the Boundaries of the Downtown Development Authority Pursuant to C.R.S. 31-25-822 – Second Reading – Carlos Velado

NEW BUSINESS –

Discussion and Possible Consideration of a Resolution of the Town Council of the Town of Mt. Crested Butte, Colorado, Consenting to the Calling of an Election by the Gunnison Valley Regional Housing Authority on November 6, 2018 – Jennifer Kermode

Discussion and Possible Consideration of a Cluster Agreement for Units C2 and C3, Three Seasons Condominiums – Todd Carroll

Discussion and Possible Consideration of a Contract to Buy, Sell, and Develop Deed Restricted Housing in the Homestead Subdivision

Discussion and Possible Consideration of a Planning Commission Recommendation on the Subdivision Sketch Plan of an Unnamed 10.28 Acre Parcel Located in the SW1/4 of the SE1/4 of Section 26, Township 13 South, Range 86 West, County of Gunnison, State of Colorado, and also known as Hunter Ridge – Carlos Velado

OTHER BUSINESS –

PUBLIC COMMENT – *Citizens may make comments on items not scheduled on the agenda. Those commenting should state their name and physical address for the record. Comments are limited to five minutes.*

ADJOURN

If you require any special accommodations in order to attend this meeting, please call the Town Hall at 349-6632 at least 48 hours in advance. Public comment on these agenda items is encouraged.

TOWN OF MT. CRESTED BUTTE, COLORADO
NOTICE OF
PUBLIC HEARING BEFORE THE TOWN COUNCIL

Please take notice that the Mt. Crested Butte Town Council will hold a public hearing on Tuesday, June 19, 2018 at 6:00 p.m., in the Council Chambers, Municipal Building, Mt. Crested Butte, Colorado.

The purpose of the hearing is for public input on the subdivision sketch plan of an unnamed 10.28 acre parcel located in the SW1/4 SE1/4 of Section 26, Township 13 South, Range 86 West, County of Gunnison, State of Colorado, and also known as Hunter Ridge.

All interested persons are urged to attend. Written comments are welcome and should be received at the Town Offices, PO Box 5800, Mt. Crested Butte, CO 81225-5800, by fax to (970) 349-6326 or by email at toconnell@mtcrestedbuttecolorado.us by Thursday, June 14, 2018 at 5:00 PM, Mountain Time.

The sketch plan application is available for viewing at Mt. Crested Butte Town Hall during regular business hours. For a digital version of the application please contact the Community Development Department at (970) 349-6632.

Dated this 22nd day of May, 2018

/s/ Tiffany O'Connell
Town Clerk

(Published in the Crested Butte News May 25, 2018.)

If you require any special accommodations in order to attend this meeting, please call the Town Hall at 349-6632 at least 48 hours in advance of the meeting.

Monday, April 9, 2018

Letter of Support

Hunter Ridge

Its not often that a decision to support a development is this easy to make. The Town of Mt. crested Butte does an amazing amount of great work for its residents on a very tight budget. When you consider supporting the Town you have to realize that developments like Hunter Ridge do just that by providing additional tax and permit revenue while having a minimum impact on the land and services by its low density.

If you keep a broader vision for a better Town then this project goes a long way to accomplish that by filling in or “completing” the desired boundary as outlined in the publicly accepted Master Plan.

Thank you, William Buck, (2008-2014) Mayor Mt. Crested Butte

Carlos Velado

From: David Clayton <claytondl52@gmail.com>
Sent: Tuesday, May 8, 2018 8:57 PM
To: Carlos Velado
Cc: Jamie Watt
Subject: Letter in Support of the Annexation and Subdivision - Hunter Ridge Parcel

Dear Mr. Velado,

I am writing to express my support for the Annexation and Subdivision applications that are in front of the Town of Mt Crested Butte for the Hunter Ridge parcel that has been submitted by Hunter Ridge LLC.

On the matter of annexation, the parcel could be developed either as a subdivision within the Town of Mt Crested Butte or remaining as a part of unincorporated Gunnison County. The access to the property will be via the extension of roads that are solely within the Town of Mt Crested Butte and the parcel as adjacent and adjoining to the boundaries of the Town. Therefore it only makes sense that the parcel should be annexed into the Town so that the parcel is under the control of Town Codes and that the Town be able to collect any fees and taxes that would be collectible if the parcel was annexed. I recommend this action since it will allow the Town to have total control in the zoning, planning and design approval of units that will be built within the parcel.

On the matter of subdivision, I recommend that a subdivision for the parcel be approved with the appropriate review of topology, geography as well as other factors in the subdivision process. The level of development as 7 single family lots is of modest impact to the neighborhood with regards to traffic. The fact that the development and maintenance of roads will not be the responsibility of the Town but of the future Homeowner's Association further decreases the negative financial impacts to the Town while providing a stream of income from property taxes. I do understand that there will be a higher level of traffic during initial parcel development and again as each lot is developed but with only seven lots, even this impact will be minimal. Further the proposed subdivision plan as single family homes is a lower density than most of the lots that have been developed within the neighborhood adjacent to this proposed subdivision.

There is always risk in the success of any real estate development, but I do not believe that the Town should stand in judgement but only review and maximize the safeguards to assure neighbors and the Town that the project will be completed.

Therefore, I support the proposed annexation and subdivision of the Hunter Ridge parcel

David Clayton
139 Snowmass Road
Mt Crested Butte, CO
970-349-0313

Carlos Velado

From: Alpine Construction <alpinewatt@hotmail.com>
Sent: Wednesday, May 2, 2018 3:20 PM
To: Carlos Velado
Subject: Fw: Hunter Ridge

From Wendy Fisher

Jamie Watt
Crested Butte Resort Real Estate
Alpine Construction
PO Box 1935
Crested Butte, CO 81224

C-970-209-2675

From: Wendy Fisher <fishski@me.com>
Sent: Wednesday, May 2, 2018 1:19 PM
To: Joe Fitzpatrick
Cc: Jamie Watt
Subject: Hunter Ridge

Hi Joe,

I hope you are well.

I emailed you early April, regarding the Hunter Ridge parcel. The email may have sounded more like an inquire than showing support for Jamie Watt's project.

If what Jamie told me is accurate, then it seems to make sense to me that the town jump at the opportunity of a developer wanting to do a low-density development on this particular parcel. I would think it should be in the interest of Mt. Crested Butte residences to have this parcel annexed into the Mt. Crested Butte's master plan. This way the vision of the town is in the hands of Mt. Crested Butte rather than the County.

I hope it goes well and please let me know if there is anything else you need from me to show my support.

All my best,

Wendy Fisher

Olympian
Crested Butte Mountain Resort Ambassador
970.209.0256
www.fishski.com

Carlos Velado

From: Gary Keiser <keiserhaus@aol.com>
Sent: Friday, May 11, 2018 7:01 AM
To: Carlos Velado
Cc: Jamie Watt
Subject: Annexation

Carlos

I think that 7 single family lots is very reasonable and would be good for the Town.

Gary Keiser

Sent from my iPad

Carlos Velado

From: Chris Morgan <cmorgan@crestedbutte.net>
Sent: Monday, May 7, 2018 2:43 PM
To: Carlos Velado
Subject: Hunter Ridge

I am writing the Mt. Crested Butte town council on the issue of the Hunter Ridge potential annexation.

When I was on council years ago this parcel was identified as desirable for annexation. It meets the conditions of continuity and fits within town nicely. The proposed density is similar to the density of Castle road and Overlook. Third, the town would maintain the authority to control density and access to the property instead of the county. I would rather the Mt CB council control the use of that land instead of the county whose planning office is 30 miles away and they are not as familiar with our town and residents.

Of course the council must consider and resolve some issues. One of these is access to the property. I do not have an opinion on this issue - I will have to allow the elected and appointed bodies, as well as our town staff, make that determination assuming annexation happens. Second, the town must make sure the annexation produces some positive revenue for the town and that road maintenance and other issues are not subsidized by other taxpayers. Third, the area may be geologically unstable. If you remember we had a significant earth slide in a nearby area years ago. I am sure that the town is looking at this issue and resolution would be achieved before annexation would be considered.

In general, this piece of property deserves serious consideration for annexation.

Chris Morgan
Mt Crested Butte

Sent from my iPad

OVERLOOK
AT MT. CRESTED BUTTE
OWNERS ASSOCIATION

May 21, 2018

Town of Mt. Crested Butte
Attn.. Town Council
Mt. Crested Butte CO 812255

Dear Town Council Members,

The Board of Directors of the Overlook at Mt Crested Butte Owners Association is in support of Alpine Construction's proposed Hunter Ridge annexation and sub division in Mt Crested Butte.

While we feel the proposal decreases density from duplexes to single family dwellings, and the access from Castle Road is an improved design; we have not polled our home owners . We will inform the homeowners of the proposal and encourage their input directly to the city council, and will discuss at our annual meeting in August.

Thank you for your consideration.

Sincerely,

Robert Takacs
President, Board of Director's
Overlook at Mt Crested Butte Owners Association

April 12, 2018

Town Council
Town of Mt Crested Butte
PO Box 5800
Mt Crested Butte, CO 81225

Dear Council Member:

I am writing in support of the annexation of Hunter Ridge. I was on the Council when we annexed the parcel on the other side of Hunter Hill Road. It was assumed then that the parcel under consideration would also be annexed whenever the owner was ready, since it would complete cleaning up the Town boundary as contemplated in the Master Plan. This would be a low density single family addition, which is desirable as it would produce added revenue to the Town without much additional cost. The arguments against annexation have little merit. The neighbors want to retain green space around them. Everyone does. However, council members must consider what is in the best long-term interest of the Town.

Very truly yours,



Gary Keiser

Memorandum

Date: June 14, 2018
To: Town Council
From: Mt Crested Butte Planning Commission
Subject: Hunter Ridge Subdivision Sketch Plan

Hunter Ridge, LLC has submitted a subdivision plan application to subdivide a 10.28 acre parcel that currently sits in Gunnison County. The subject parcel runs along the south side of Hunter Hill Rd just past 33 Hunter Hill Rd. It also sits across from the 2 acre Hillside Parcel which was annexed by the Town in 2014. The property has a pending annexation application with the Town. As part of the annexation process, the Town has required the applicant to go through the subdivision process prior to consideration for annexation. The proposed subdivision would be accessed from Castle Rd and would have a feeder road that would serve 7 lots, with an average size of .8 acres, that would be zoned Single Family Residential. The remaining 4.63 acres would remain open space as they sit in an avalanche zone. A public hearing for subdivision sketch plan consideration has been scheduled for May 16, 2018. All public comment received since the eligibility hearing and by the June 14 deadline have been included with your packet. Please note that some letters only address the annexation application. The Town Council is only considering the subdivision sketch plan. The applicant held a pre-application conference with the Planning Commission on May 2, 2018.

Historical Background of the Property

In the past 15 years, the parcel (with a different applicant) has applied to the Town for annexation on 2 separate occasions. Both applications included an additional 2 acre parcel now known as the Hillside Parcel that was annexed into the Town in 2014. The proposed name of the development was Inspiration Ridge/Point. The applicant was pursuing zoning and subdivision approval during the annexation process. The initial application in 2003 proposed 15 lots on the approximately 13.92 acre tracts. They were requesting a zoning of Low Density Multiple Family for the 15 lots which were intended to house 2 units/lot. The parcels received Town Council approval (Resolution No. 2 Series 2003) for eligibility for

annexation but the application was subsequently withdrawn after receiving a recommendation of denial from the Planning Commission on the Subdivision Sketch Plan application.

The same applicant submitted a second application for the same 2 parcels in 2006. The applicant was only seeking annexation and zoning of single family residential. The parcels received Town Council approval (Resolution No. 7 Series 2007) for eligibility of annexation but the application was subsequently withdrawn during the economic downturn. No application for subdivision was submitted.

Master Plans and 3 Mile Plan

The Town of Mt Crested Butte 3 Mile Plan (1998) and 2001 Master Plan specifically describe the 13 acre Inspiration Ridge Parcel as a preferred area of growth and annexation. The 2007 Community Plan (Update of 2001 Master Plan) states that “new annexation areas (not currently within the Town boundaries) should be limited and should only be considered if there is a clear public benefit.” The Section specifically describing preferred areas of growth was removed from the 2007 Community Plan. The Inspiration Ridge parcel is mentioned in Tables B (Projected Units and Population Buildout) and E (Potential Community Housing Units). The 2007 Community Plan also contains *The Mt Crested Butte Future Land Use Map* which includes the Hunter Ridge parcel with a classification of single family use. Staff has also performed an economic impact report for the proposed subdivision which is included with the packet.

Suggested Points of Discussion

Access- The applicant is proposing to access the 7 single family zoned lots via the end of Castle Rd at the cul-du-sac. Previous applications were proposed to be accessed from Overlook Dr. The applicant apparently has a deal in place with the owners from the Snowcastle Condo Association to purchase a piece of land that would allow for this access. The access from Castle Rd would be provided by a feeder road. A feeder road is a private driveway that serves 3 or more units. The Town has specific requirements for feeder roads that would have to be met. The applicant has provided a cross section of the proposed feeder road.

Soils and Slope- A geotechnical study has been performed for the site and is included with your packet. Staff has reviewed the report and compared to other reports for other subdivisions. Staff has found that the submitted report of Hunter Ridge to less comprehensive than those for other subdivisions. The applicant has also provided a preliminary analysis of a driveway for one of the proposed lots. The analysis was done for lot 3 which, in the opinion of the engineer, was the most difficult of the proposed lots to provide access to.

Community Housing – The subdivision will trigger both inclusionary and mitigation requirements for affordable housing. Assuming 7 single family units, with the finished units being 4,500 sf or greater, the project would require 1.69 affordable units (1.05 inclusionary + .64 mitigation). The Town

Council should discuss how the applicant may meet these requirements. The options are providing the units, payment in lieu, or a combination of the 2.

Building Square Footage – The applicant is proposing 7 lots that are to be zoned single family residential. Five of the lots are a proposed to be .75 acres in size. By zoning, this would allow a home up to 8,167 sf on each lot. The remaining 2 lots are .85 and 1.05 acres and would allow homes up to 9,256 sf and 11,434 sf respectively. The allowable building square footage is directly proportional to the size of the lot with 25% of the lot size being the maximum allowable square footage.

Subdivision Consideration Procedure

Subdivision consideration is a five step process detailed as follows:

- 1) Planning Commission public hearing and possible recommendation to the Town Council on a sketch plan application pursuant to Sec. 18-382 of the Town Code. (May 16, 2018)
- 2) Town Council public hearing and possible consideration of sketch plan approval pursuant to Sec. 18-382 of the Town Code.
- 3) Planning Commission public hearing and possible recommendation to the Town Council on a preliminary plan application pursuant to Secs. 18-397 and 18-398 of the Town Code.
- 4) Town Council public hearing and possible consideration of preliminary plan approval pursuant to Secs. 18-397 and 18-398 of the Town Code.
- 5) Town Council final plan consideration pursuant to Secs. 18-412 and 18-413 of the Town Code.

Sketch Plan Consideration

The applicant has submitted all information required pursuant to Sec. 18-382 on the sketch plan map and narrative that have been provided to you. The Town Council may ask for additional information which may aid in the proper evaluation of the proposed subdivision prior to consideration of the sketch plan application.

Planning Commission Recommendation

The Planning Commission unanimously (4-0) passed a motion to recommend approval of the sketch plan application to the Town Council for the project known as Hunter Ridge submitted by Hunter Ridge LLC with the following conditions:

1. More detailed soils analysis and foundation recommendations be provided at consideration of preliminary plan
2. The ownership and uses of the spaces below the feeder road be detailed on the plat provided at preliminary plan
3. The access agreement from Snowcastle Condos included in the preliminary plan

Proposed Motion

I move to approve/deny the Town Council of the subdivision sketch plan for the Hillside Parcel.

The Town Council may also continue the discussion.

12. Develop creative partnerships with non-profits, utility providers, and others in order to create additional community housing.
13. Community housing should be considered an asset of the community as a whole. As such, it is incumbent on the Town to ensure that these assets are kept affordable, are well-maintained, and remain desirable places to live. To this end, the Town should institute policies that will ensure that homeowners' dues are set aside for improvements; that restrictions are put in place and monitored to ensure continued affordability of every unit; and that minimum design standards are met to ensure maximum livability of the units.
14. In order to achieve maximum community housing, the Town should regulate unit sizes based on family size. For instance, a couple should not be allowed to purchase a three-bedroom house when a one bedroom house will be adequate. Two roommates should be able to acquire a two-bedroom unit. This will also ensure that a variety of community members with a variety of incomes will be eligible for housing in Mt. Crested Butte.
15. To strengthen its reputation as an inclusive community for all, the Town should require more than the minimum number of accessible community housing units be provided than are required under the Americans with Disabilities Act (ADA).
16. As a key employer in the community, the Town should consider acquiring land, developing units and managing its own

community housing for Town employees.

17. In order to keep the cost of energy in check, the Town should require all community housing units meet a standard of sustainability by encouraging green building.

LAND USE, DEVELOPMENT & GROWTH MANAGEMENT

Intent Statement

Encourage smart growth within Mt. Crested Butte, recognizing the connection between development and quality of life. Create a vibrant year-round community with easy access to public lands, and where essential community goods and services are available via alternative transportation servicing all neighborhoods. Land use and development should balance the duality of Mt. Crested Butte, the community, and Mt. Crested Butte, the resort.

Goals

1. Foster a distinctive, attractive community with a strong sense of place.
2. Foster a well-balanced community through integrated design that promotes economic diversity, transit and pedestrian-friendly lifestyles, and the mixing of people from different backgrounds.
3. In order to create more year-round vitality, encourage the highest intensity of development and mix of land uses within the Downtown Development Authority (DDA) where infrastructure is available.
4. Ensure that infrastructure and community services are in place to

- support CBMR's goal of reaching 600,000 skier days a year.
5. Contain development with the creation of a Community Growth Boundary to distinguish Mt. Crested Butte from Crested Butte and to minimize sprawl near the entrance to Town.
 6. Encourage the development of land from the inside out (infill); strengthen and direct development toward existing infrastructure and services; encourage brownfield redevelopment; discourage development where new infrastructure has not been provided or planned for. Zoning should transition from the most intensive to the least intensive zone on the edges of the community.
 7. Encourage land use to occur in such a way that it protects and enhances the existing physical and natural environment.
 8. Provide for a "critical mass" of permanent local residents by providing quality community housing integrated into the larger community and by creating a range of housing opportunities and choices.
 9. Create walkable neighborhoods. Locate goods and services that a resident or employee needs on a regular basis within an easy and safe walk.
 10. Create streetscapes that better serve a wide range of users -- pedestrians, bicyclists, transit riders, and automobiles.
 11. Utilize and encourage a regional approach to land use planning and develop public-private partnerships to create community facilities whenever possible.
 12. Implement the community plan and update it regularly to respond to changing priorities.
 13. Encourage community and stakeholder collaboration in land use-related matters.
 14. Make land use and development decisions predictable, fair and cost effective.
 15. To provide citizens with the ability to re-evaluate development submittals for current and changing conditions, policies should be in place that address specific timeframes for the physical start-up of an approved PUD development project. Such provisions are necessary for the timely completion of approved PUD projects and the assurance that such projects will be developed according to regulations that address conditions at both the time of approval and at the time of ultimate development.
 16. Encourage the Town and its residents to increase energy efficiency and to access and utilize renewable energy sources (solar thermal, solar electric, wind power etc.).

Objectives/Policies

1. There should be a clearly defined open space between Skyland and Mt. Crested Butte and between Crested Butte and Mt. Crested Butte.
2. New annexation areas (not currently within the Town boundaries) should be limited and should only be considered if there is clear public benefit.
3. No new development should occur east of Prospect.
4. The Town Hall property and the land adjacent to the Water and Sanitation District complex should be rezoned

- to Public to ensure adequate areas for future expansion of these public services and facilities.
5. The land donated by the Ingraham family off of Whetstone Rd. for a bird sanctuary should be rezoned from Single Family Residential (SFR) to Recreational Open Space (ROS).
 6. Manage growth in order to control the boom and bust cycle of development and to sustain the local workforce, to the extent possible, by not increasing the cost of living for current residents.
 7. Establish minimum densities to ensure adequate transportation can be economically provided, encouraging compact building design and allowing more open space to be preserved.
 8. Encourage the transfer of development rights from areas where development should not be supported into areas such as the DDA.
 9. Encourage the private sector to develop needed community services such as a post office, a small grocery store, a gym/health club, and more public parking.
 10. Support CBMR in its effort to expand ski terrain onto Snodgrass Mountain.
 11. Encourage the provision of pond skating, an outdoor amphitheatre (if feasible), a branch library, Post Office, community housing, and trail improvements in North Village.
 12. Integrate the North Village into the rest of Town through the trail, transit and roadway system.
 13. Integrate single- and multi-family structures within new housing developments in order to support a more diverse population and to allow more equitable distribution of households of all income levels within the community.
 14. In existing single-family residential neighborhoods, encourage the addition of new units through attached housing, accessory units, or conversion to multi-family dwellings in order to create new opportunities for community housing by slowly increasing density without radically changing the character of the neighborhood.
 15. Consider more incentives to provide community housing in the Town Center where infrastructure and services are located.
 16. Encourage the redevelopment of single uses into mixed uses in the DDA.
 17. Parking, as a land use, should be adequate, but should not dominate the Mt. Crested Butte landscape.
 18. Encourage smaller residential lots, mixed use areas, clustered buildings and community housing.
 19. Secure more open space, views of open spaces and dog parks; a significant amount of open space should surround the perimeter of development in order to create compact urban form.
 20. Manage the level of construction to reduce community impacts (dust, noise, traffic, etc.)
 21. Rezonings, conditional uses, variances, and PUDs should only be approved when there are maximum benefits provided to the community.
 22. Ensure that new development is consistent with the policies set forth in the Transportation section of the plan to minimize traffic impacts within the community.
 23. Continue to work with the Town of Crested Butte on land use and development related issues to

minimize adverse impacts to our sister community.

24. Structure new growth in the community in compact, mixed use patterns that enable and support travel by foot, bicycle and transit for all types of trips.
25. Establish appropriate sunset provisions for new and amended PUD zoning through development agreements where no development has occurred. If development has not commenced at the end of an agreed upon time, zoning approvals and other agreements may be subject to review and renegotiation. Proposed development should have a reasonable expectation of start-up given anticipated absorption rates for different types of land use, and overall growth patterns and trends for Mt. Crested Butte and the region. Appropriate sunset or periodic review provisions should be a part of every annexation, PUD zoning, and metropolitan district authorization.
26. Developers of new multi-family structures should provide either a garage or a storage facility for recreational vehicles and equipment for all residents.
27. Encourage the use of efficient lighting options (compact fluorescent light bulbs, light emitting diode light bulbs, etc.).
28. Discourage the use of incandescent lighting.
29. Consider adopting energy efficiency strategies for all new buildings, developments and major renovations, attempting to achieve a 50% reduction of the regional average energy use through innovative design strategies and the application of renewable technologies.

PARKS, RECREATION, AND THE NATURAL ENVIRONMENT

Intent Statement

Preserve, enhance and restore the natural beauty of the Mt. Crested Butte environment. Support an environment that better the lives of all, preserves our natural resources and provides opportunities and access for all to enjoy. Further the growth and development of outdoor and indoor recreation opportunities through expanded partnerships with government agencies, non-profit organizations, and the general citizenry.

Goals

1. Preserve open space, natural beauty and critical environmental areas.
2. Manage development in a manner that does not increase natural hazards and does not promote development in areas with inherent natural hazards that will affect either safety or welfare of the community.
3. Preserve the recreational aspect of our quality of life and ensure the availability of quality recreational experiences in the future for residents and visitors of all abilities.
4. Maintain the existing parks in order to promote increased use as a community amenity.
5. Parks should be considered social gathering hubs for parents and children, and facilities to encourage this social interchange should be provided.
6. All open space, parks and the base area should be connected through safe bicycle and pedestrian corridors that create a continuous linkage throughout the community and

- and Sanitation District, GCEA, ATMOS, etc.) to work toward waiving fees or fee reductions for community housing development.
12. Develop a set of sustainability standards that all community housing must meet. Consider incentives that can be given to developers of community housing that exceed these minimum standards.
 13. Study the pros and cons of awarding public projects through design competitions to promote a higher standard of design and creativity. When possible, sponsor design competitions or other creative methods for getting the best community housing product possible.
5. Study the development of a Transferable Development Rights program that would allow density to be transferred off of environmentally sensitive lands and be developed in areas such as the DDA where infrastructure can support more density.
 6. Consider construction limitations on Sundays and after a certain hour on week days to provide some relief from noise, traffic and dust for residents and visitors.
 7. Study and develop a multi-pronged parking and transportation management approach that will maximize skier days without creating a stranglehold on the daily functions of the year-round community.
 8. Develop incentives in the zoning code for ground-floor retail and upper-level residential uses in existing and future developments in the DDA and North Village core. Discourage non-sales tax generating uses in these limited retail spaces.
 9. Where appropriate and where traffic can be minimized, locate neighborhood-serving stores in mixed-use residential areas.
 10. Explore additional or alternative access into and through Town as an alternative to Gothic Rd., especially during prime construction periods.
 11. Work with the County and the Town of Crested Butte to develop a Three Mile Plan that is consistent with the growth and development policies of those jurisdictions, where possible.
 12. Modify the current PUD language in the zoning code by removing minimum size restrictions and encouraging this tool to be used throughout the DDA.
 13. Draft a Sunset Provision Ordinance for public hearing and adoption for

LAND USE, DEVELOPMENT & GROWTH MANAGEMENT

1. Study growth management models that may work for Mt. Crested Butte. For instance, in the Portland Model, undeveloped lands outside of the growth boundary will only be considered for development when a certain percentage of development has already occurred within the growth boundary. Another model might be Aspen's, where development is capped at 2% per year.
2. Revise the zoning code to encourage the implementation of the community plan.
3. Revise the zoning code to require all land use special requests (variances, conditional uses, etc.) provide maximum community benefit.
4. Study whether the Town's minimum lot size for single family residences may be too large (except on steep slopes).

PUDs that have been approved but not constructed, as allowed under state statutes.

14. Coordinate with ORE (the Office for Resource Efficiency) to create an action plan for the use of incentives for the installation and use of renewable energy sources.
15. Study and consider a ban of incandescent lighting usage.
16. Coordinate with CBMR, ORE, Town of Crested Butte, City of Gunnison and Gunnison County to create a comprehensive, multi-jurisdictional recycling strategy (including composting of organic waste).
17. Work with ORE to study and consider revising Town building codes to reflect increased efficiencies for building in a cold climate.
18. Work with ORE to develop a detailed program that will help the community achieve a reduction in energy use, such as the 2030 challenge, as suggested at the following website: www.architecture2030.org/home.html
19. Study and consider adopting an outdoor heating (snowmelt, spas, roof heating, pools) ordinance similar to Aspen's Renewable Energy Mitigation Program (REMP).
20. Work with ORE to create an overall carbon reduction plan, consistent with the *Cities for Climate Protection* program currently underway.

PARKS, RECREATION, AND THE NATURAL ENVIRONMENT

1. Implement standards for “best management practices” that are crafted to reduce sediment loading in local streams.
2. Continue to provide low interest loans for the conversion of solid fuel burning devices that do not meet current air quality standards.
3. Increase the street sweeping program during those critical periods when the non-attainment of air quality is most likely to occur.
4. Revisit the air quality standards and implement a program that will minimize fugitive dust from all construction activity.
5. Develop a hillside development ordinance that addresses proposed development on slopes over 30%. Change the subdivision regulations that allow development on slopes in excess of 40% to reflect this new requirement. Work with the Town of Crested Butte to identify and develop an open space buffer between the two Towns to help preserve the natural habitat and view sheds that both Towns share.
6. Develop a Parks, Trails, and Recreation Master Plan. Incorporate information from the *Town of Mt. Crested Butte Pedestrian Accessway Plan* and reflect new easements and trail connections to accomplish the goals of this plan. Define and adopt park standards that can be applied to new developments in order to meet park and open space needs for new residential and commercial developments.
7. A feasibility study and design for a recreation center needs to be completed and submitted to the

Annexation of areas adjacent to cities and towns is often crucial to establishing and maintaining urban order and effective government. Unorganized development and population growth frequently occur just outside municipal boundaries due to less expensive property values and less restrictive zoning laws. Problems associated with uncontrolled development include increased traffic congestion, failure of septic systems, inadequate water supply, inadequate roads, need for additional police protection and in appropriate land planning. Unincorporated outlying areas benefit in many ways from the adjoining municipalities through use of their parks, streets, and utilities, without contributing to the cost of providing and maintaining them.

Annexation, properly used, enables urbanized areas to unite with the municipality and benefit from socially and economically related issues. It allows Town administrative personnel to address needs in a manner consistent with policies of the annexing municipality. Most importantly, it improves the ability for a municipality to exercise responsible control over the future development of the fringe area. Municipal zoning and land use extended to adjacent areas with appropriate zoning will help provide orderly and compatible development in those areas. It should be noted, however, that the Town is more interested in building out and developing within existing boundaries before annexing territories. The Town may consider annexations on a case-by-case basis and determine the constraints and benefits derived by each proposal.

4.2 GOALS

4.2.1 Future Development Areas: The Town Council has discussed the urban growth boundaries of the town. The following areas are where the Town would prefer to see development directed towards and also where growth should be discouraged or opposed. However, there may be areas within the preferred areas for growth which are unsuitable for growth because of topography, natural hazards, or sensitive natural areas.

Preferred Areas for Growth:

1. The 13 acre parcel of land that was split from the Robinson Parcel.
2. The area west of the Town boundaries towards the Washington Gulch area.

Areas Preferred for No Development:

1. Upper Loop Parcel adjacent to the Overlook Subdivision.
2. Areas north of the current Town boundaries.

2.

ANNEXATION

- A. INTRODUCTION--Annexation is a form of self-determination. For the annexing municipality, it represents the most effective means by which the municipality can guide its own destiny. For the annexing property owners and residents, it represents a personal decision to become a formal part of a community to which they already relate. In Colorado, it is particularly significant that present annexation law allows only a few limited circumstances in which the consent of the landowners and residents of the area is not needed as a prerequisite to annexation.

Annexation of areas adjacent to cities and towns is often crucial to establishing and maintaining urban order and effective government. Unorganized development and population growth frequently occur just outside municipal boundaries due to less expensive property values and less restrictive zoning laws. Problems associated with uncontrolled development include increased traffic congestion, failure of septic systems, inadequate water supply, inadequate roads, need for additional police protection and inappropriate land planning. Unincorporated outlying areas benefit in many ways from the adjoining municipalities through use of their parks, streets, utilities. without contributing to the cost of providing and maintaining them.

Annexation, properly used, enables urbanized areas to unite with the municipality and benefit from socially and economically related issues. It allows Town administrative personnel to address needs in a manner consistent with policies of the annexing municipality. Most importantly, it guarantees a municipality responsible control over the future development of the fringe area. Municipal zoning and land use extended to adjacent areas in a logical manner will provide orderly growth and avoid incompatible land uses.

B. GOALS

1. FUTURE DEVELOPMENT AREAS – The Town Council has discussed the urban growth boundaries of the town. The following areas are where the Town would prefer to see development directed towards and also where growth should be discouraged or opposed. However, there may be areas within the preferred areas for growth which are unsuitable for growth because of topography, natural hazards, or sensitive natural areas.

Preferred Areas for Growth – 1. The 13 acre parcel of land that was split from the Robinson Parcel.

Alpine Construction

June 19, 2018

Mt CB Town Council

Re: Sketch Plan for Hunter Ridge

I am proposing to annex into the Town of Mt Crested Butte the 10.28-acre parcel of land located at 45 Hunter Hill Rd. This piece of property has a unique relationship to the town of Mt. Crested Butte as it is one of only two properties specifically referred to in both the Town's **1998 3-mile Plan** and the Town's **2002 Master Plan** as "Preferred Areas for Growth". The property was given this designation by past Planning Commissions and Town Councils because it was the "missing piece of the puzzle" that prevented the Town from having a clean boundary with the County. When traveling along Hunter Hill Road you actually left the Town, entered the County and then came back into Town.

There have been other proposals for this property brought before the Town over the years but none have been successful for various reasons. One proposal for the 10.28-acre portion was for 11 duplex lots with an access drive coming off of Overlook Drive but the Planning Commission rejected this. With this in mind I decided to minimize density as much as possible by proposing the subdivision to be only 7 single-family lots, which is less dense than the recently annexed 2-acre Hillside Parcel that borders this property.

This lot at first has the appearance of being very steep. Close examination of the contour lines on the preliminary plat and actually walking the property will show that there is a plateau where the home sites would be situated. This slope is actually comparable to developed property bordering this land and other sites over all of Town.

For access I am proposing a simple paved common drive coming off of Castle Road. This access point allows for a drive that follows the contour of the land to minimize disturbance with no need for retaining walls. The only other access choice would be from Overlook Drive but this would require huge unsightly engineered retaining walls.

Jamie Watt

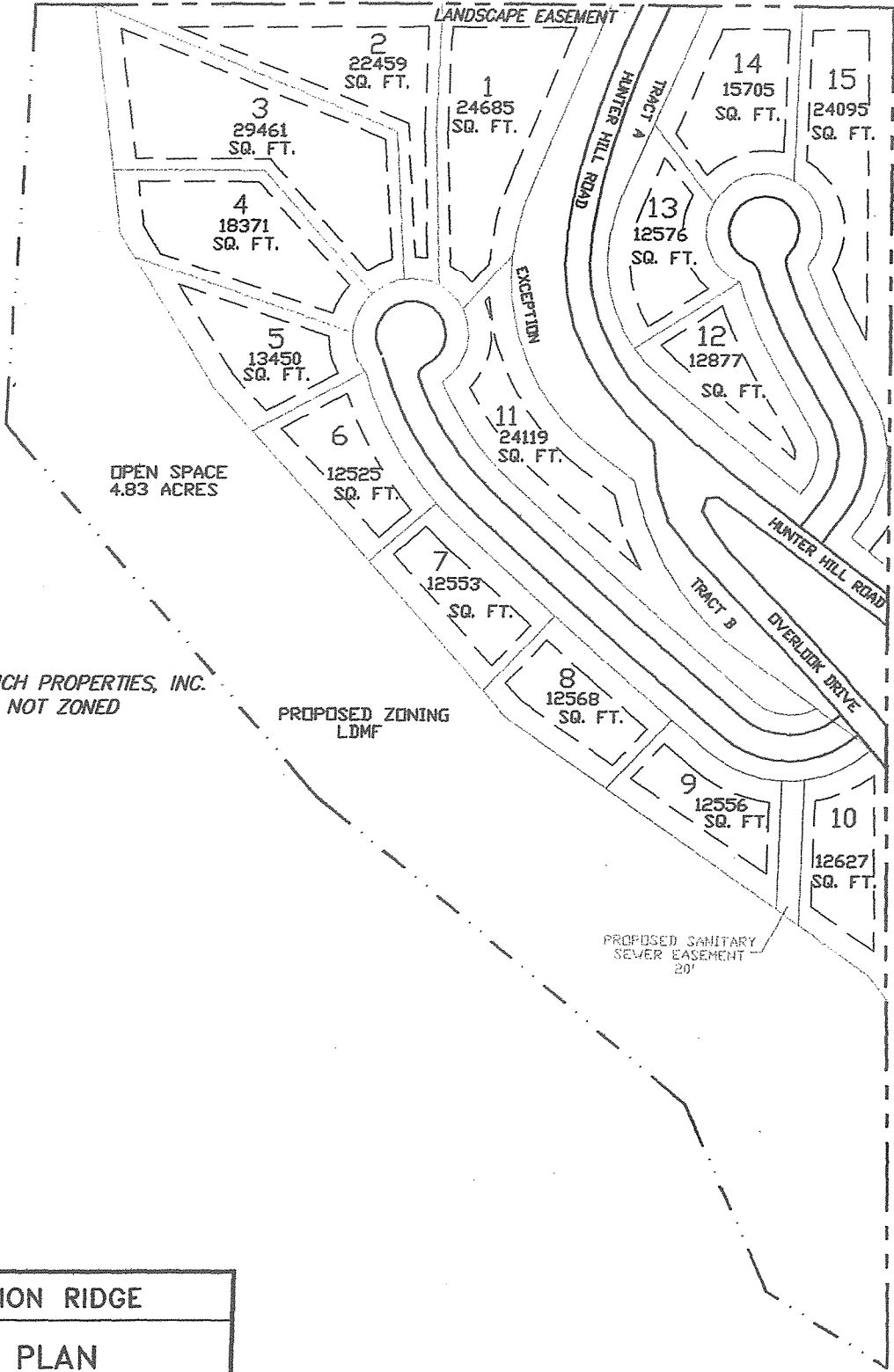
Managing Partner for Hunter Ridge, LLC.

CHALET VILLAGE
LDMF

CHALET VILLAGE
SF

CRYSTAL ROAD

CASTLE BLISS



CB RANCH PROPERTIES, INC.
NOT ZONED

PROPOSED ZONING
LDMF

PROPOSED SANITARY
SEWER EASEMENT
20'

THE SUMMIT
SF

THE OVERLOOK
AT MT. CRESTED BUTTE
PUD

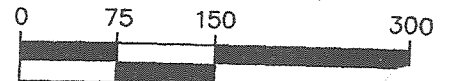
INSPIRATION RIDGE

SITE PLAN

BY
CRANE ASSOCIATES

2917 150 LANE
HOTCHKISS, COLORADO 81419 (970) 672-2433

base.dwg	DESIGNED	DRAWN	CHECKED	SHEET	OF
DATE: Feb, 2003	Jal	Jal		1	1



SCALE: 1" = 150'

SITE PLAN

EXHIBIT A PAGE 2 OF 4

Sketch Plan

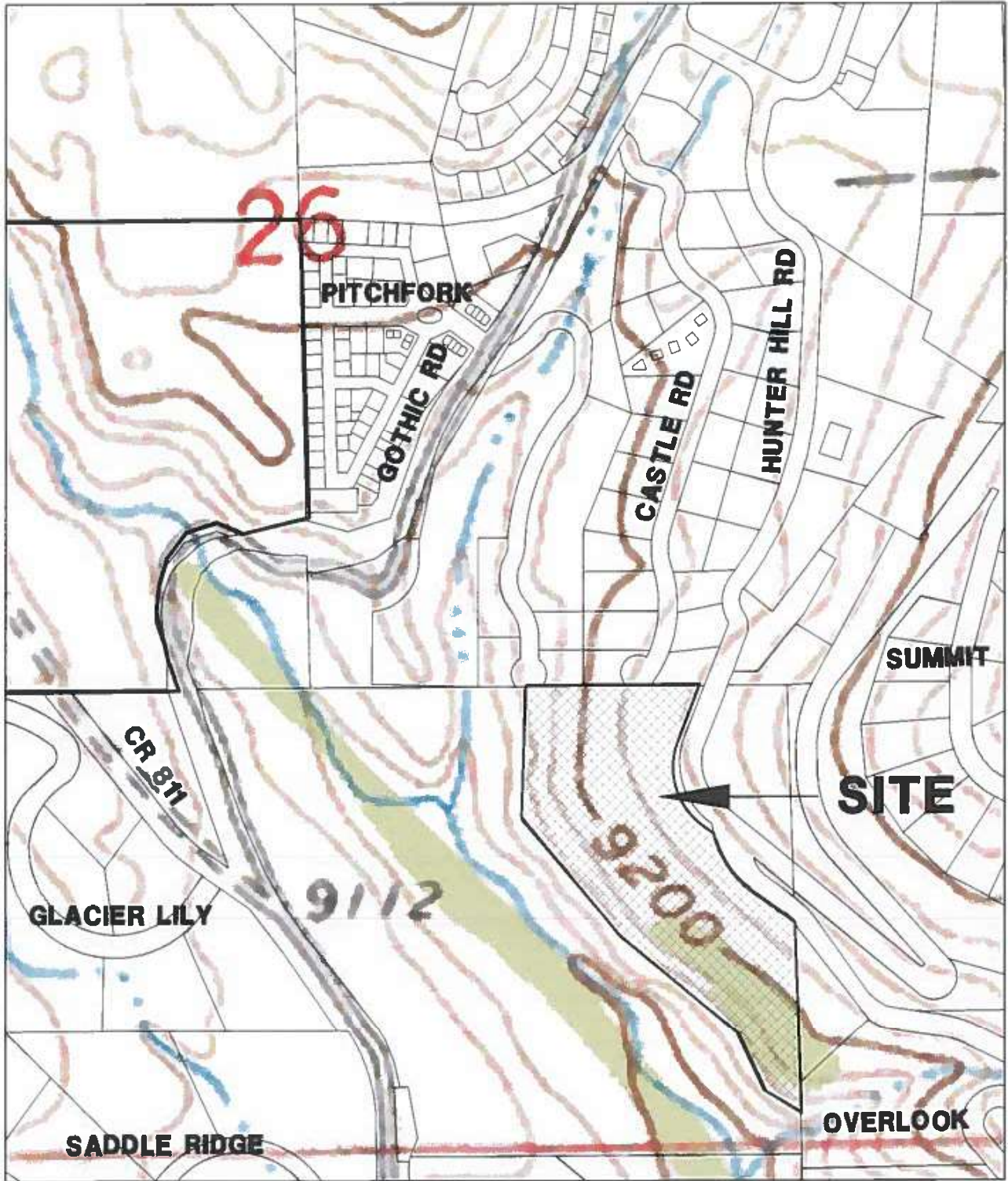
Sec. 18-382 requirements

1. On plat
2. On plat
3. On plat
4. On plat
5. On plat
6. One filing
7. Enclosed
8. On plat
9. Property owner:
Hunter Ridge, LLC . PO Box 1935 Crested Butte, CO 81224
Shanon Phillips 100% share owner

Subdivider:
Jamie Watt /Alpine Construction PO Box 1935 Crested Butte, CO 81224

Surveyor:
On plat

10. On plat
11. On plat
12. N/A
13. On plat
14. On plat
15. On plat
16. On plat
17. On plat
18. None prepared for this location from Dept. of Agriculture
19. Enclosed
20. Mt. CB water line available from Hunter Hill Rd.
21. Mt CB sewer line available along lower boundary of lots
22. N/A
23. Will be on pickup route of Waste Management
24. As needed
25. On plat

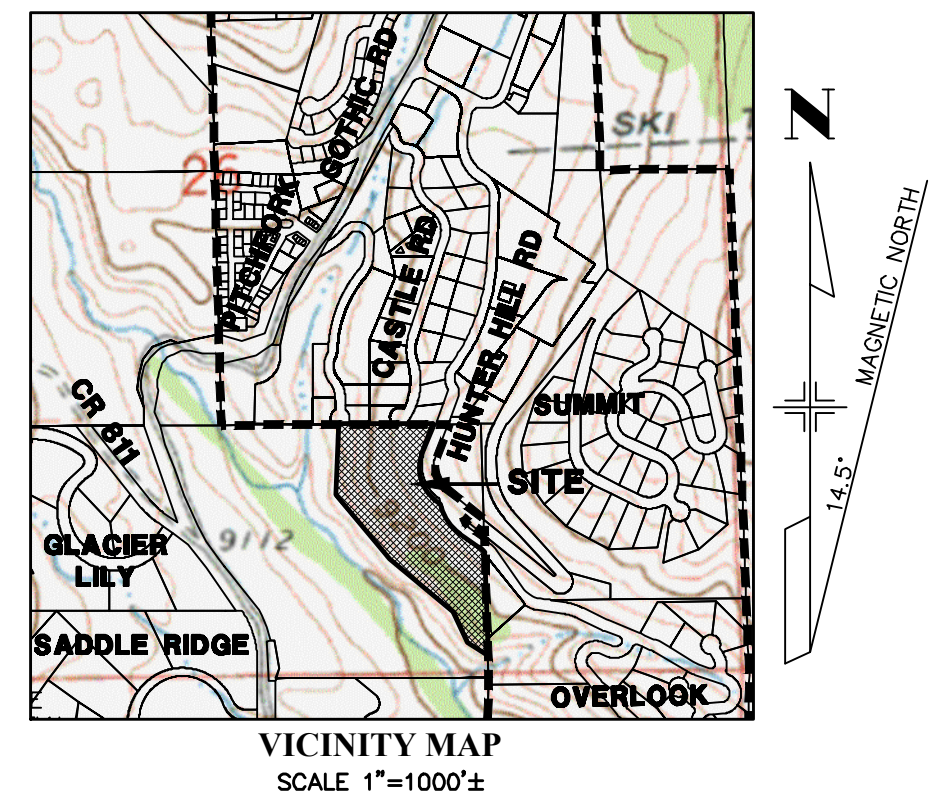
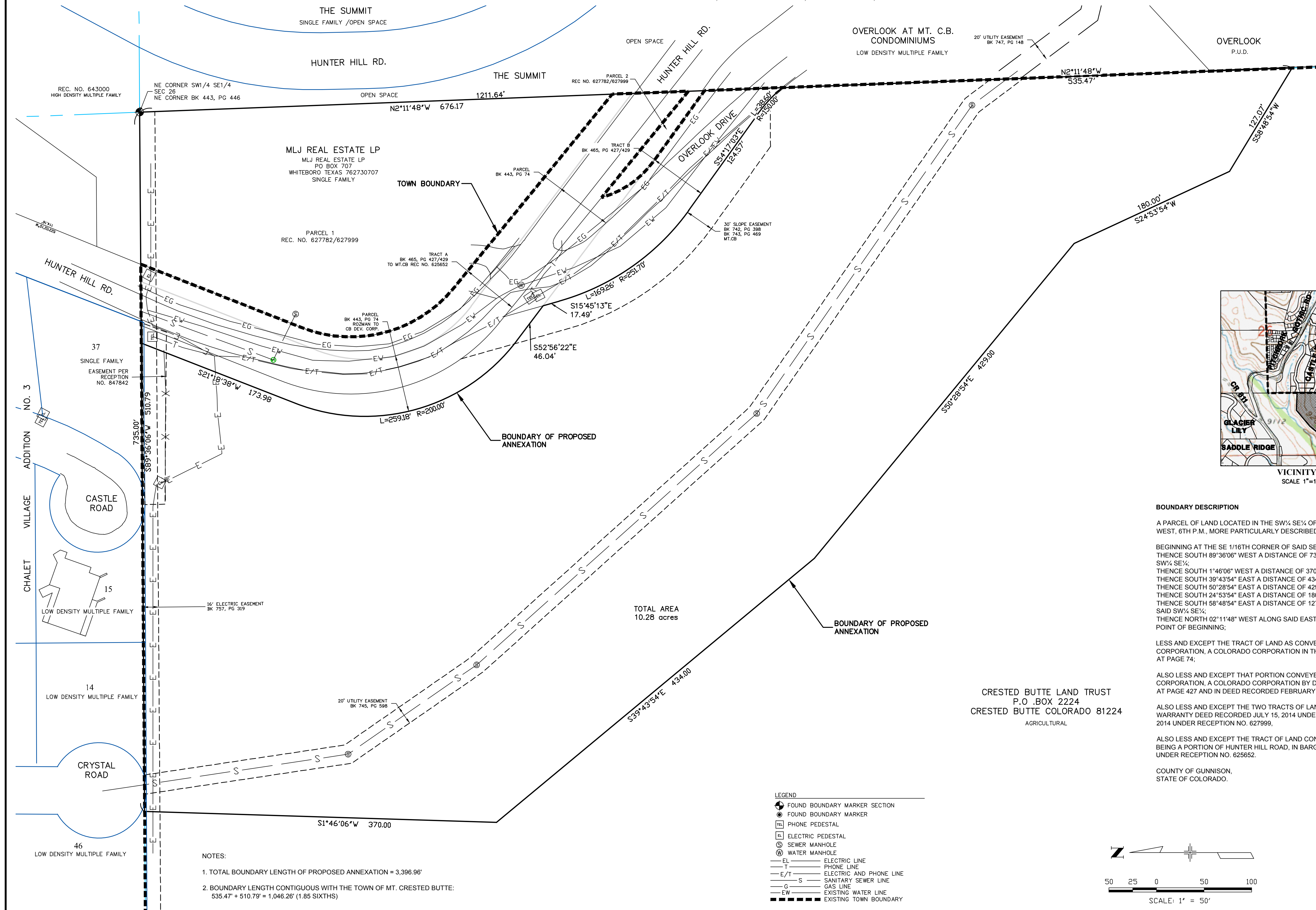


VICINITY MAP

SCALE 1"=400'±

**ANNEXATION PLAT OF
HUNTER RIDGE**
GUNNISON COUNTY, COLORADO

LOCATED WITHIN THE
SW¼ SE¼ OF SECTION 26, TOWNSHIP 13 SOUTH, RANGE 86 WEST, 6TH P.M.



BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SW¼ SE¼ OF SECTION 26, TOWNSHIP 13 SOUTH, RANGE 86 WEST, 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SE 1/16TH CORNER OF SAID SECTION 26;
 THENCE SOUTH 89°36'06" WEST A DISTANCE OF 735.00 FEET ALONG THE NORTH BOUNDARY OF SAID SW¼ SE¼;
 THENCE SOUTH 1°46'06" WEST A DISTANCE OF 370.00 FEET;
 THENCE SOUTH 39°43'54" EAST A DISTANCE OF 434.00 FEET;
 THENCE SOUTH 50°28'54" EAST A DISTANCE OF 429.00 FEET;
 THENCE SOUTH 24°53'54" EAST A DISTANCE OF 180.00 FEET;
 THENCE SOUTH 58°48'54" EAST A DISTANCE OF 127.07 FEET TO A POINT ON THE EAST BOUNDARY OF SAID SW¼ SE¼;
 THENCE NORTH 02°11'48" WEST ALONG SAID EAST BOUNDARY A DISTANCE OF 1211.64 FEET TO THE POINT OF BEGINNING;

LESS AND EXCEPT THE TRACT OF LAND AS CONVEYED TO CRESTED BUTTE DEVELOPMENT CORPORATION, A COLORADO CORPORATION IN THE DEED RECORDED AUGUST 28, 1972 IN BOOK 443 AT PAGE 74;

ALSO LESS AND EXCEPT THAT PORTION CONVEYED TO CRESTED BUTTE DEVELOPMENT CORPORATION, A COLORADO CORPORATION BY DEED RECORDED FEBRUARY 25, 1974 IN BOOK 465 AT PAGE 427 AND IN DEED RECORDED FEBRUARY 26, 1974 IN BOOK 465 AT PAGE 429,

ALSO LESS AND EXCEPT THE TWO TRACTS OF LAND CONVEYED TO MLJ REAL ESTATE, LP BY WARRANTY DEED RECORDED JULY 15, 2014 UNDER RECEPTION NO. 627782 AND RERECORDED JULY 28, 2014 UNDER RECEPTION NO. 627999,

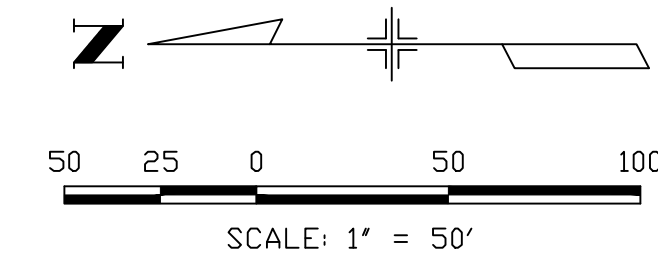
ALSO LESS AND EXCEPT THE TRACT OF LAND CONVEYED TO THE TOWN OF MT. CRESTED BUTTE, BEING A PORTION OF HUNTER HILL ROAD, IN BARGAIN AND SALE DEED RECORDED FEBRUARY 24, 2014 UNDER RECEPTION NO. 625652.

COUNTY OF GUNNISON,
STATE OF COLORADO.

CRESTED BUTTE LAND TRUST
P.O. BOX 2224
CRESTED BUTTE COLORADO 81224
AGRICULTURAL

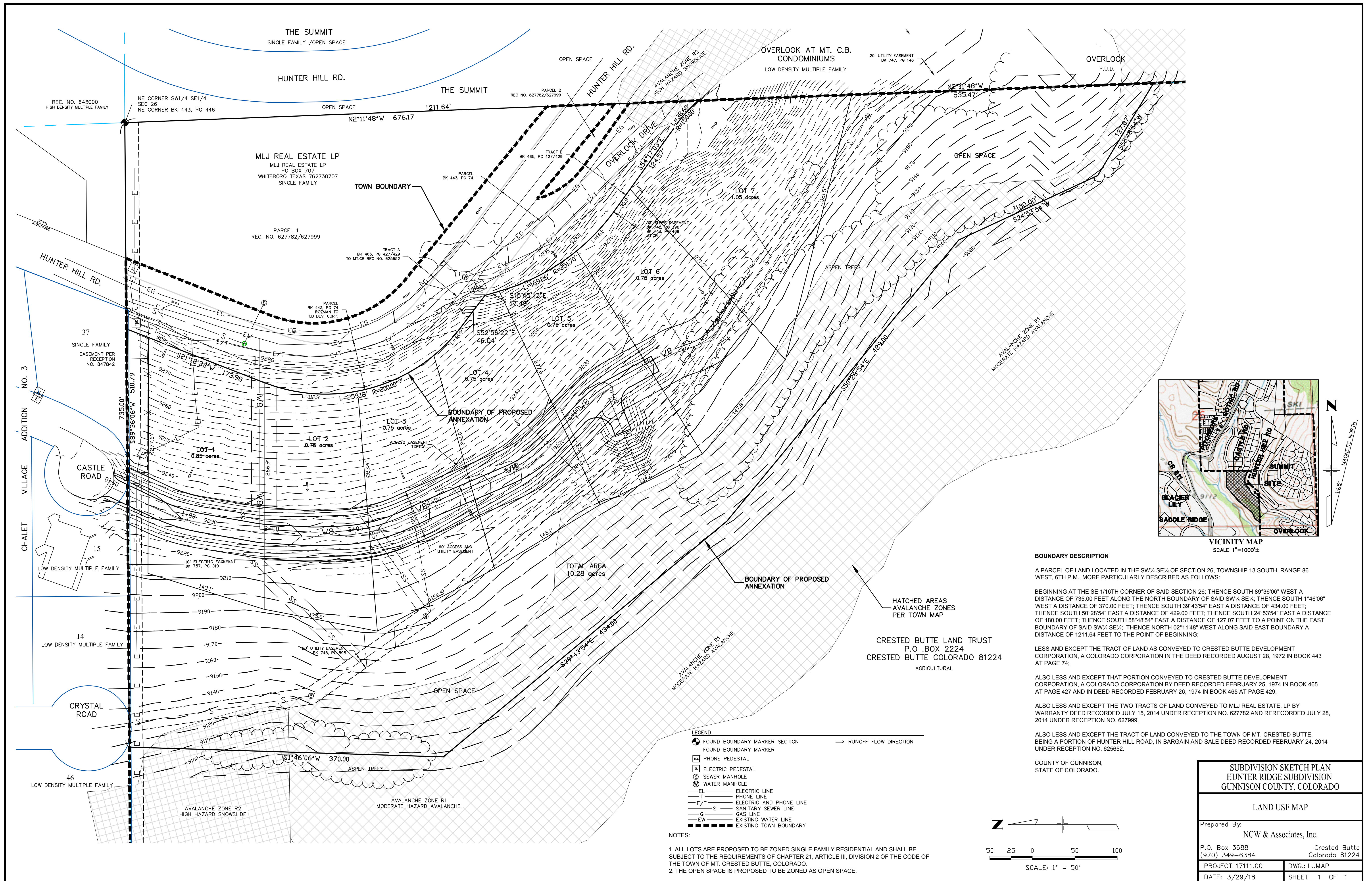
TOTAL AREA
10.28 acres

- LEGEND**
- FOUND BOUNDARY MARKER SECTION
 - ⊙ FOUND BOUNDARY MARKER
 - Ⓜ PHONE PEDESTAL
 - Ⓧ ELECTRIC PEDESTAL
 - ⊕ SEWER MANHOLE
 - ⊗ WATER MANHOLE
 - EL — ELECTRIC LINE
 - T — PHONE LINE
 - E/T — ELECTRIC AND PHONE LINE
 - S — SANITARY SEWER LINE
 - G — GAS LINE
 - EW — EXISTING WATER LINE
 - — — EXISTING TOWN BOUNDARY



- NOTES:**
- TOTAL BOUNDARY LENGTH OF PROPOSED ANNEXATION = 3,396.96'
 - BOUNDARY LENGTH CONTIGUOUS WITH THE TOWN OF MT. CRESTED BUTTE:
535.47' + 510.79' = 1,046.26' (1.85 SIXTHS)

SUBDIVISION SKETCH PLAN HUNTER RIDGE SUBDIVISION GUNNISON COUNTY, COLORADO	
ANNEXATION PLAT	
Prepared By: NCW & Associates, Inc.	
P.O. Box 3688 (970) 349-6384	Crested Butte Colorado 81224
PROJECT: 17211.00	DWG.: AMAP
DATE: 3/29/18	SHEET 1 OF 1



BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SW 1/4 SE 1/4 OF SECTION 26, TOWNSHIP 13 SOUTH, RANGE 86 WEST, 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SE 1/16TH CORNER OF SAID SECTION 26; THENCE SOUTH 89°36'06" WEST A DISTANCE OF 735.00 FEET ALONG THE NORTH BOUNDARY OF SAID SW 1/4 SE 1/4; THENCE SOUTH 1°46'06" WEST A DISTANCE OF 370.00 FEET; THENCE SOUTH 39°43'54" EAST A DISTANCE OF 434.00 FEET; THENCE SOUTH 50°28'54" EAST A DISTANCE OF 429.00 FEET; THENCE SOUTH 24°53'54" EAST A DISTANCE OF 180.00 FEET; THENCE SOUTH 58°48'54" EAST A DISTANCE OF 127.07 FEET TO A POINT ON THE EAST BOUNDARY OF SAID SW 1/4 SE 1/4; THENCE NORTH 02°11'48" WEST ALONG SAID EAST BOUNDARY A DISTANCE OF 1211.64 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE TRACT OF LAND AS CONVEYED TO CRESTED BUTTE DEVELOPMENT CORPORATION, A COLORADO CORPORATION IN THE DEED RECORDED AUGUST 28, 1972 IN BOOK 443 AT PAGE 74;

ALSO LESS AND EXCEPT THAT PORTION CONVEYED TO CRESTED BUTTE DEVELOPMENT CORPORATION, A COLORADO CORPORATION BY DEED RECORDED FEBRUARY 25, 1974 IN BOOK 465 AT PAGE 427 AND IN DEED RECORDED FEBRUARY 26, 1974 IN BOOK 465 AT PAGE 429.

ALSO LESS AND EXCEPT THE TWO TRACTS OF LAND CONVEYED TO MLJ REAL ESTATE, LP BY WARRANTY DEED RECORDED JULY 15, 2014 UNDER RECEPTION NO. 627782 AND RERECORDED JULY 28, 2014 UNDER RECEPTION NO. 627999.

ALSO LESS AND EXCEPT THE TRACT OF LAND CONVEYED TO THE TOWN OF MT. CRESTED BUTTE, BEING A PORTION OF HUNTER HILL ROAD, IN BARGAIN AND SALE DEED RECORDED FEBRUARY 24, 2014 UNDER RECEPTION NO. 625652.

COUNTY OF GUNNISON,
STATE OF COLORADO.

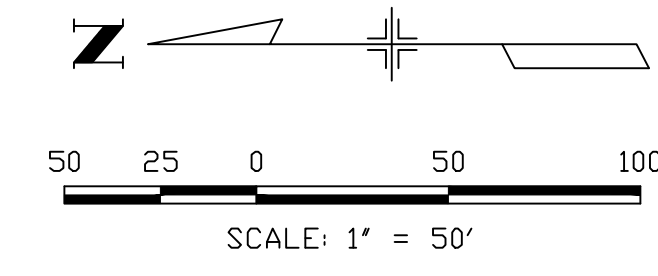
LEGEND

- FOUND BOUNDARY MARKER SECTION
- FOUND BOUNDARY MARKER
- PHONE PEDESTAL
- ELECTRIC PEDESTAL
- ⊙ SEWER MANHOLE
- ⊙ WATER MANHOLE
- EL — ELECTRIC LINE
- T — PHONE LINE
- E/T — ELECTRIC AND PHONE LINE
- S — SANITARY SEWER LINE
- G — GAS LINE
- EW — EXISTING WATER LINE
- — — EXISTING TOWN BOUNDARY

⇒ RUNOFF FLOW DIRECTION

NOTES:

1. ALL LOTS ARE PROPOSED TO BE ZONED SINGLE FAMILY RESIDENTIAL AND SHALL BE SUBJECT TO THE REQUIREMENTS OF CHAPTER 21, ARTICLE III, DIVISION 2 OF THE CODE OF THE TOWN OF MT. CRESTED BUTTE, COLORADO.
2. THE OPEN SPACE IS PROPOSED TO BE ZONED AS OPEN SPACE.



**SUBDIVISION SKETCH PLAN
HUNTER RIDGE SUBDIVISION
GUNNISON COUNTY, COLORADO**

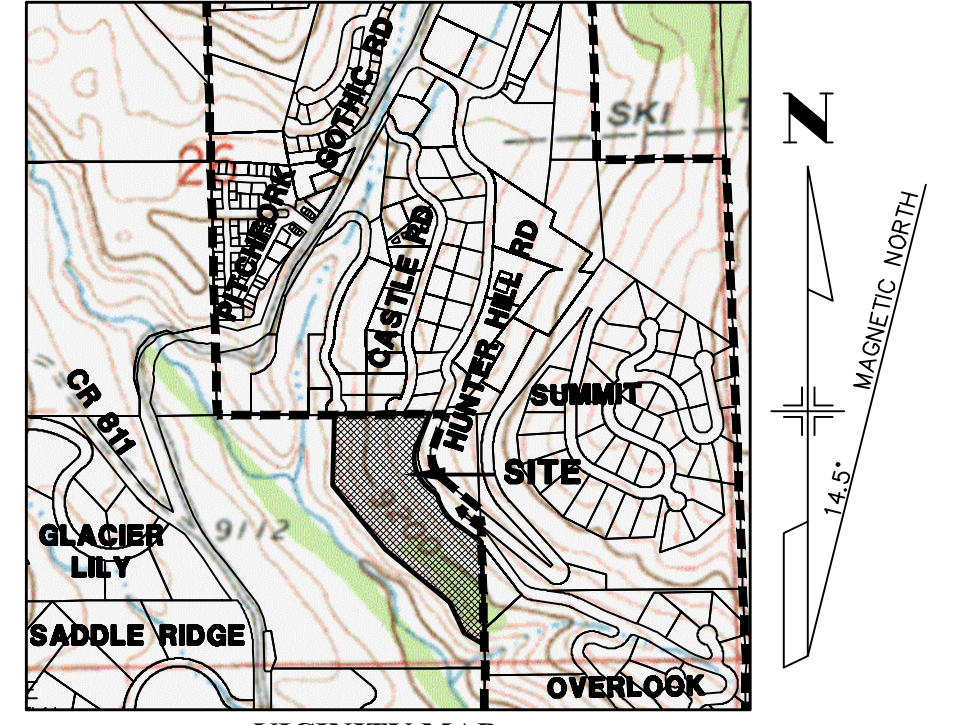
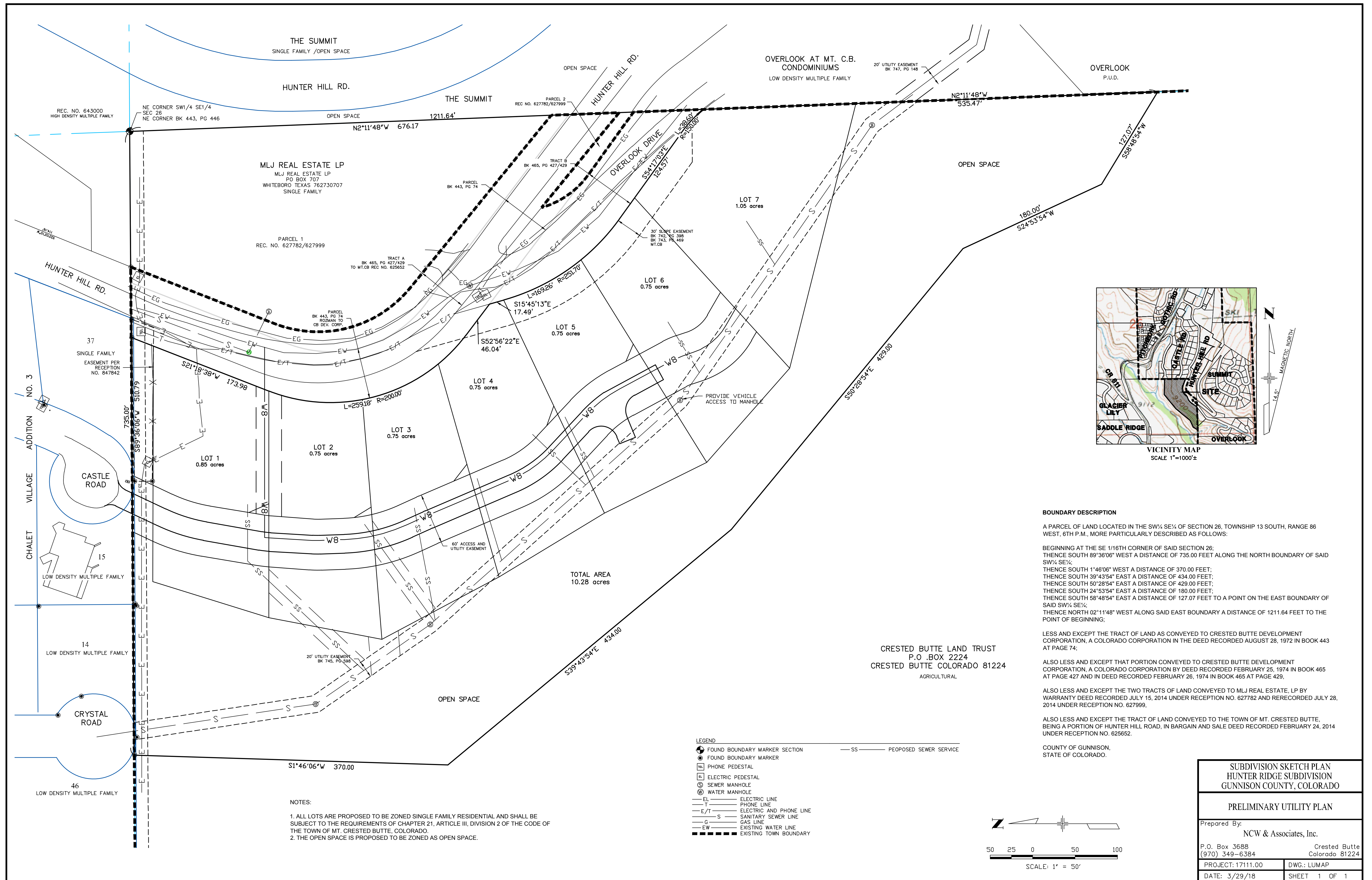
LAND USE MAP

Prepared By:
NCW & Associates, Inc.

P.O. Box 3688
(970) 349-6384
Crested Butte
Colorado 81224

PROJECT: 17111.00
DATE: 3/29/18

DWG.: LUMAP
SHEET 1 OF 1



BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SW 1/4 SE 1/4 OF SECTION 26, TOWNSHIP 13 SOUTH, RANGE 86 WEST, 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SE 1/16TH CORNER OF SAID SECTION 26;
 THENCE SOUTH 89°36'06" WEST A DISTANCE OF 735.00 FEET ALONG THE NORTH BOUNDARY OF SAID SW 1/4 SE 1/4;
 THENCE SOUTH 1°48'06" WEST A DISTANCE OF 370.00 FEET;
 THENCE SOUTH 39°43'54" EAST A DISTANCE OF 434.00 FEET;
 THENCE SOUTH 50°28'54" EAST A DISTANCE OF 429.00 FEET;
 THENCE SOUTH 24°53'54" EAST A DISTANCE OF 180.00 FEET;
 THENCE SOUTH 58°48'54" EAST A DISTANCE OF 127.07 FEET TO A POINT ON THE EAST BOUNDARY OF SAID SW 1/4 SE 1/4;
 THENCE NORTH 02°11'48" WEST ALONG SAID EAST BOUNDARY A DISTANCE OF 1211.64 FEET TO THE POINT OF BEGINNING;

LESS AND EXCEPT THE TRACT OF LAND AS CONVEYED TO CRESTED BUTTE DEVELOPMENT CORPORATION, A COLORADO CORPORATION IN THE DEED RECORDED AUGUST 28, 1972 IN BOOK 443 AT PAGE 74;

ALSO LESS AND EXCEPT THAT PORTION CONVEYED TO CRESTED BUTTE DEVELOPMENT CORPORATION, A COLORADO CORPORATION BY DEED RECORDED FEBRUARY 25, 1974 IN BOOK 465 AT PAGE 427 AND IN DEED RECORDED FEBRUARY 26, 1974 IN BOOK 465 AT PAGE 429,

ALSO LESS AND EXCEPT THE TWO TRACTS OF LAND CONVEYED TO MLJ REAL ESTATE, LP BY WARRANTY DEED RECORDED JULY 15, 2014 UNDER RECEPTION NO. 627782 AND RERECORDED JULY 28, 2014 UNDER RECEPTION NO. 627999,

ALSO LESS AND EXCEPT THE TRACT OF LAND CONVEYED TO THE TOWN OF MT. CRESTED BUTTE, BEING A PORTION OF HUNTER HILL ROAD, IN BARGAIN AND SALE DEED RECORDED FEBRUARY 24, 2014 UNDER RECEPTION NO. 625652.

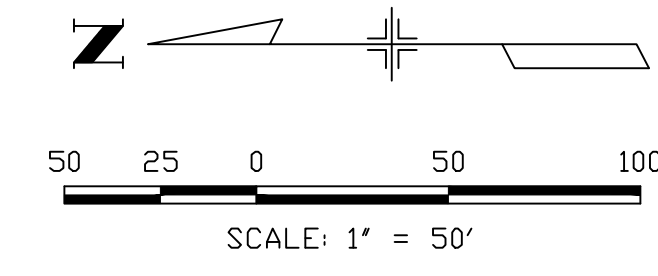
COUNTY OF GUNNISON,
 STATE OF COLORADO.

CRESTED BUTTE LAND TRUST
 P.O. BOX 2224
 CRESTED BUTTE COLORADO 81224
 AGRICULTURAL

- LEGEND**
- FOUND BOUNDARY MARKER SECTION
 - FOUND BOUNDARY MARKER
 - ☒ PHONE PEDESTAL
 - ☒ ELECTRIC PEDESTAL
 - ⊙ SEWER MANHOLE
 - ⊙ WATER MANHOLE
 - EL — ELECTRIC LINE
 - T — PHONE LINE
 - E/T — ELECTRIC AND PHONE LINE
 - S — SANITARY SEWER LINE
 - G — GAS LINE
 - EW — EXISTING WATER LINE
 - SS — PROPOSED SEWER SERVICE
 - — — — — EXISTING TOWN BOUNDARY

NOTES:

- ALL LOTS ARE PROPOSED TO BE ZONED SINGLE FAMILY RESIDENTIAL AND SHALL BE SUBJECT TO THE REQUIREMENTS OF CHAPTER 21, ARTICLE III, DIVISION 2 OF THE CODE OF THE TOWN OF MT. CRESTED BUTTE, COLORADO.
- THE OPEN SPACE IS PROPOSED TO BE ZONED AS OPEN SPACE.



**SUBDIVISION SKETCH PLAN
 HUNTER RIDGE SUBDIVISION
 GUNNISON COUNTY, COLORADO**

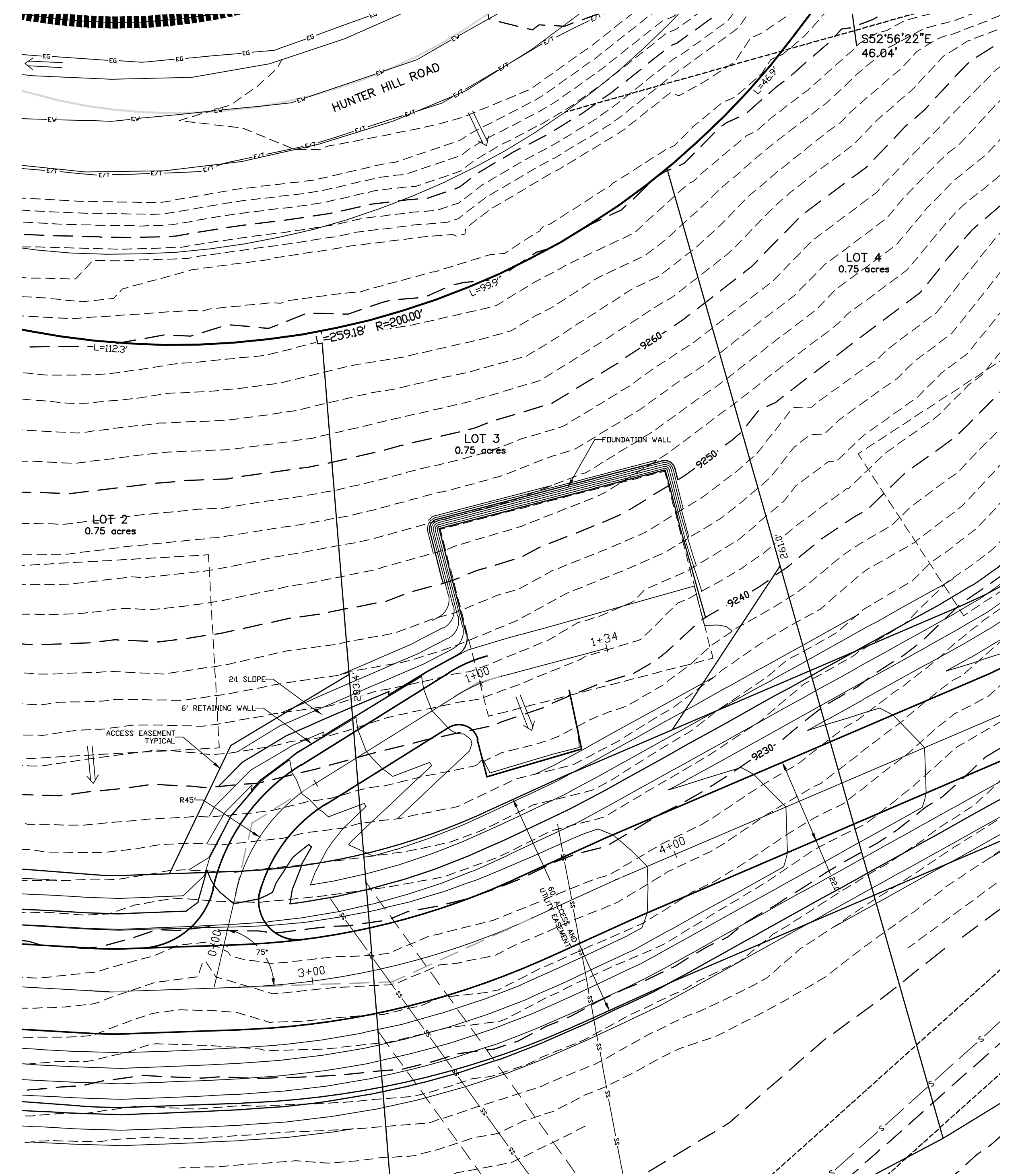
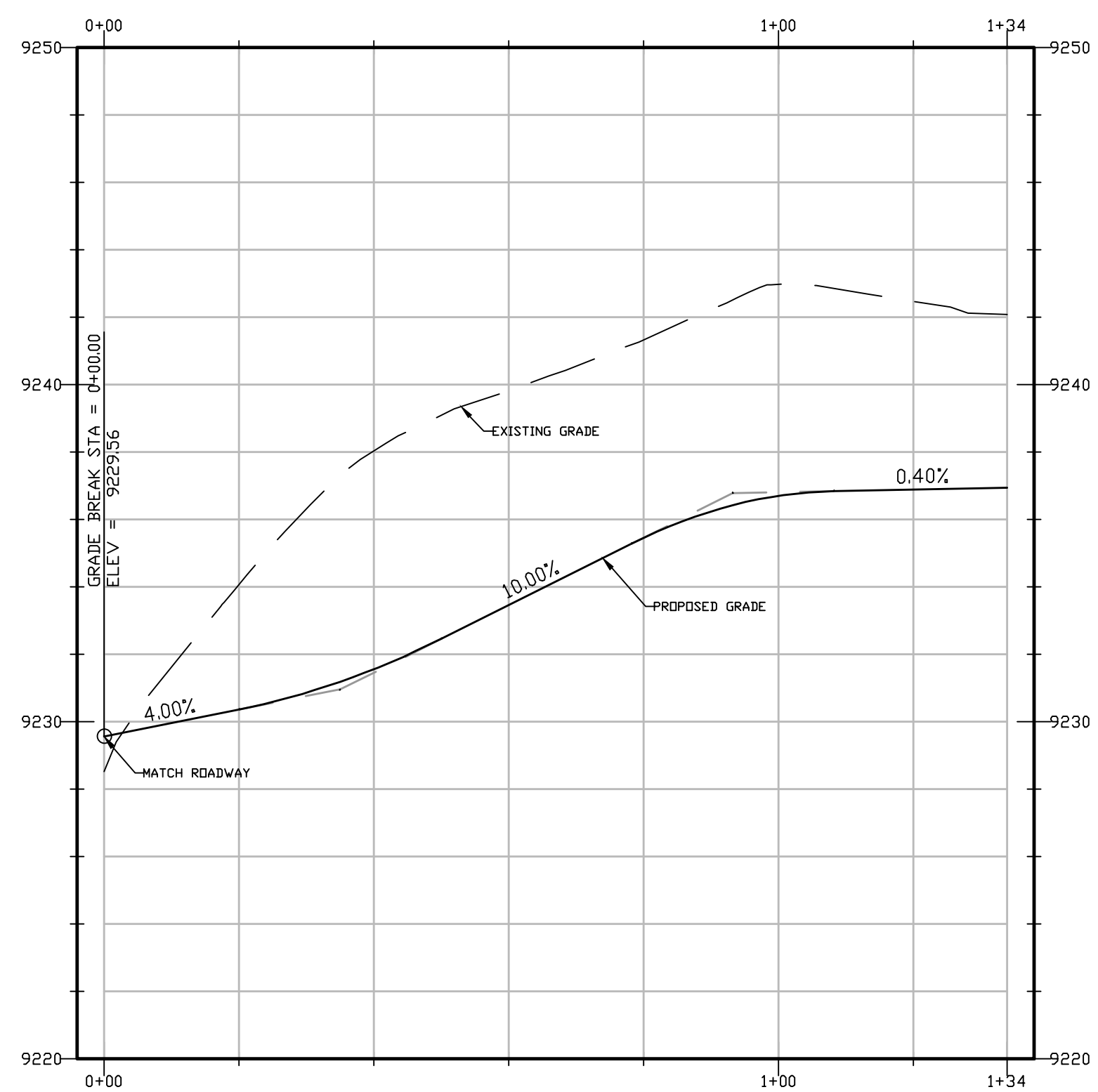
PRELIMINARY UTILITY PLAN

Prepared By:
 NCW & Associates, Inc.

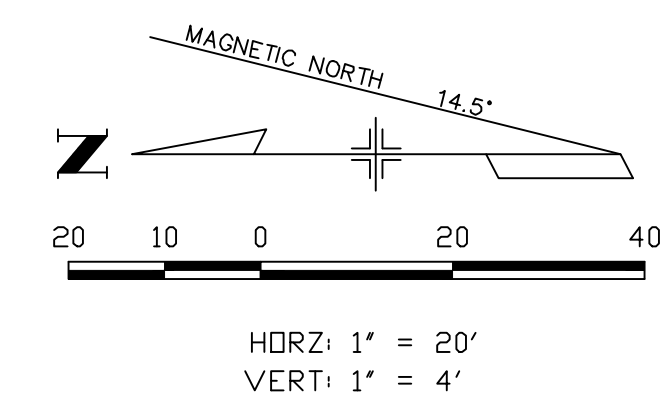
P.O. Box 3688
 (970) 349-6384
 Crested Butte
 Colorado 81224

PROJECT: 17111.00
 DATE: 3/29/18

DWG.: LUMAP
 SHEET 1 OF 1



NOTES:
1. CONTOUR INTERVAL = 2'



SUBDIVISION SKETCH PLAN HUNTER RIDGE SUBDIVISION GUNNISON COUNTY, COLORADO	
SAMPLE LOT GRADING PLAN	
Prepared By: NCW & Associates, Inc.	
P.O. Box 3688 (970) 349-6384	Crested Butte Colorado 81224
PROJECT: 17111.00	DWG.: DRVX
DATE: 5/9/18	SHEET 1 OF 1



October 16, 2017

Town of Mt. Crested Butte
911 Gothic Road
PO Box 5800
Mt. Crested Butte, CO 81225

To Whom it May Concern:

The Gunnison Watershed School District believes that the potential annexation of a 10+ acre parcel to Mt. Crested Butte for the purpose adding no more than nine single family lots may generate an additional five students attending the Crested Butte Community School, and have a very minimal capital construction requirement to educate such students.

Please let me know if you have any further questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Stephanie Juneau', is written in a cursive style.

Stephanie Juneau
Business Manager

Hunter Hill Development

Ron Copenhaver <rcopenhaver@gcea.coop>

Mon 7/24/2017 9:38 AM

To: alpinewatt@hotmail.com <alpinewatt@hotmail.com>;


Cc: Roger Grogg <rgrogg@gcea.coop>;

Gunnison County Electric Association has existing facilities to serve the electric needs of Parcel #317726400053 located in Mt Crested Butte on the west side of Hunter Hill Road and directly south of Castle Road cul de sac. Single phase high voltage underground power line is available in the right of way along Hunter Hill road and three phase junctions are available on the north border of the parcel. Sincerely,

Ron Copenhaver
Engineering Technician



**Gunnison County Electric
Association**

A Touchstone Energy® Cooperative 

Confidentiality Notice: This e-mail communication, including any attachment(s), is for the sole use of the intended recipient(s) and may contain information that is privileged and/or confidential. If you are not the intended recipient or an employee or agent responsible for delivering the communication to the intended recipient, you are hereby notified that any review, disclosure, copying, printing, distribution, or use of its contents or attachments is strictly prohibited. If you have received this communication in error, please notify the sender by reply email and permanently destroy the communication from your system. Thank you.



CRESTED BUTTE FIRE PROTECTION DISTRICT

P.O. Box 1009 • 306 MAROON AVENUE

CRESTED BUTTE, CO 81224

(970) 349-5333

FIRE FAX: (970) 349-3420 • EMS FAX: (970) 349-0438

WEBSITE: WWW.CBFDP.ORG

Town of Mt. Crested Butte
Community Development Department
Mt. Crested Butte, CO 81225

Re: Proposed Hunter Ridge Annexation
45 Hunter Hill Road

The property known as Hunter Ridge proposed for annexation to the Town of Mt. Crested Butte is located within the Crested Butte Fire Protection District. As such, the Fire District would provide emergency services to the property and would review all elements of the development plans according to our Standards and Guidelines policies.

Sincerely,

Michael M. Miller
District Manager

Cc: Jamie Watt

Gas Availability

Dobie, Charles A <Cal.Dobie@atmosenergy.com>

Tue 8/1/2017 8:53 AM

To: alpinewatt@hotmail.com <alpinewatt@hotmail.com>;

Jamie Watt,

There is gas along hunter hill road the entire distance of your property. There is also the possibility of a main extension from castle road (around 500'). The gas along hunter hill is just on the other side of the road and much closer depending on your housing arrangement.

Thank You,
Cal Dobie
Distribution Operator
Atmos Energy
970-596-0106
Charles.dobie@atmosenergy.com



MEMORANDUM

From: Michael Fabbre

To: Jaime Watt

Subject: Availability of Service

Date: 07-28-2017

The Mt. Crested Butte Water and Sanitation District is capable of supplying water and sewer services to the Hunter Hill Road property, parcel number: 3177-264-00-053, if it is annexed into the Town of Mt. Crested Butte, as well as the Mt. Crested Butte Water and Sanitation District.

Please refer to the Rules and Regulations listed on our website for further information, or feel free call with any other questions.

*Application
for inclusion into
district submitted 1/8/18*

Memorandum

Date: February 15, 2018
To: Mt Crested Butte Town Council
From: Carlos Velado, Community Development Director
Subject: Hunter Ridge Economic Impact Report

I have done my best to prepare an economic impact report for the proposed Hunter Ridge Annexation. My estimations are as follows:

Development Fees

Development fees could also be considered building permit fees. For this exercise I assumed 7 homes at 5,000 sf/home with a building valuation of \$1,250,500 (\$250/square foot) with a materials valuation of 50% of the total valuation for determination of use tax. Development fees are to be considered fees that are paid only once in order to construct the homes and are paid prior to construction of each individual home. Based on these assumptions the total development fees collected for 7 single family homes breaks down as follows:

Permit Fees: \$45,648.75
Plan Check Fees: \$29,671.67
Use Tax: \$131,250.00
Town Impact Fees: \$10,094.00
CBFPD: \$2,721.53 (paid to CBFPD)
Total: \$219,385.95

Mt Crested Butte Water and Sanitation District Fees

The Mt Crested Butte Water and Sanitation District would collect tap fees as part of any new construction project. Tap fees are based on the square footage of the floor area, plus any additional toilet, tub/shower, kitchen, hot tub, etc. Tap fees are used by the District to fund capital projects required by the District. Tap fees shall be considered a fee that is only collected once, prior to construction, unless an addition or remodel that has additional fixtures is added to the existing home. For the purpose of this exercise I used the tap fee cost of a home currently under construction in Prospect. The Project is located at 18 Kokanee Dr. and is a 5 bedroom and 4.5 bath home this is 4,263 sf.

The tap fee for 7 new homes based on 2017 calculations would break down as follows:

Per house: \$62,355.24

Total \$436,486.68 total

Ad Valorum Taxes

Gunnison County annually collects property taxes on privately held land (developed and undeveloped). Their calculations are based on the County's assessed value of the land. The Town collects 10.378% of the taxes collected by the County. Taxes collected vary from year to year. For the purposes of this exercise I used the 2017 tax rate for 2 similar properties in vicinity of the proposed annexation, one developed one undeveloped. The undeveloped property is a .78 acres parcel in the adjacent Overlook Subdivision (lot 15). The developed lot is a 6,354 sf home that sits on a .73 acre parcel in the Summit Subdivision (lot 2). The collected property taxes break down as follows:

Developed Lot:

Assessed Valuation: \$148,700 Taxes Collected County: \$12,051.53 Taxes Collected Town: \$1,250.70/yr.

Undeveloped Lot:

Assessed Valuation: \$52,930 Taxes Collect County \$4,289.76 Taxes Collect Town: \$445.19

Total Collected By Town: Undeveloped \$3,116.33/yr. for 7 Units

Developed \$8,754.90/yr. for 7 Units

Community Housing

If annexed and subdivided the development of the subdivision would require satisfaction of the Town's Community Housing requirements for both Employee Housing Mitigation and Inclusionary Zoning. The applicant would have the option to build the required affordable housing, or make a payment in lieu of building the housing, or a combination of the two. The fees required for affordable housing are adjusted annually. Construction of any community housing units would need to be negotiated as part of the Annexation Agreement. Employee Housing Mitigation payment in lieu is typically paid at building permit application prior to construction. I will assume that Inclusionary Zoning will be paid by the developer up front as part of the annexation agreement. Community Housing payments shall be considered a one-time payment that is paid prior to construction. The development of 7 single family residences at 5,000 sf would trigger the requirement for .64 units under Employee Housing Mitigation and 1.05 units under inclusionary zoning. For the purposes of this exercise I used the Town's 2017 Community Housing Calculations. The collected fees in lieu for 7 single family homes collected breaks down as follows:

Employee Housing Mitigation: \$69,121.92 (9,874.56/unit developed)

Inclusionary Zoning: \$137,212.95

Total: \$206,334.87

Sales and Lodging Tax

Development of the land would create a sales tax increase. People staying or living in the homes would presumably purchase goods and service within the Town limits. Lodging and Sales taxes could also be generated depending on if the properties were rented as short-term rentals. The actual monies generated under these scenarios is difficult to quantify.

Town Impacts

The conceptual land use plan does not impose any additional costs to the Town for maintenance or infrastructure. There would be additional impacts from increased traffic. The Town feels that the traffic impacts of 7 additional single family lots would be minimal. Hunter Hill and Castle Rds. are both on bus routes and are thus high priority roads in terms of maintenance. The town inspects and evaluates the conditions of all our roads annually.

Lambert and Associates

CONSULTING GEOTECHNICAL ENGINEERS AND MATERIAL TESTING

9 October 2017

Alpine Construction

Attention: Mr. Jamie Watt

PN: M17026GE

Subject: Preliminary Site Characterization Review
Proposed Six Lot Development
Crested Butte, Colorado

Mr. Watt:

Lambert and Associates is pleased to present this report for the subject site.

INTRODUCTION

This report presents the preliminary Site Characterization study conducted for the proposed six lot development, near Crested Butte, Colorado. The study was conducted at the request of Mr. Jamie Watt, Alpine Construction in accordance with our proposal.

The comments presented in this report are based on the data gathered during our site and laboratory studies and on our experience with similar soil conditions. Factual data gathered during the field and laboratory work are summarized in the Appendices.

It is our understanding that the site is proposed to be developed into six (6) residential lot site areas.

Our services for this preliminary Site Characterization comments included the following:

- a literature search and review of existing available information,
- A field study which included observing, logging and sampling six (6) excavated test holes,
- laboratory test of a remolded sample,

- preparation and submittal of this report, and
- This report presents our comments regarding the observed geologic characteristics at the site.
- Our study did not address site and structure specific soil design parameters.
- The site characteristics include are those outlined in the Geologic Hazard Colorado Geologic Survey Special Publication Number 6 which discusses H.B. 1041 and include:
 - . Avalanche
 - . Landslide
 - . Rockfall
 - . Mudflow
 - . Debris Fan
 - . Unstable Slopes
 - . Potentially Unstable Slopes
 - . Seismic Effect
 - . Radioactivity
 - . Ground Subsidence, and
 - . Expansive Soil and Rock.

The site was visited on August 31, 2017, by Mr. Jerry Jones, Geologist, to conduct field observations for cursory review of geologic site characteristics and potential geologic hazards. Jamie Watt, Alpine Construction, was met on site. Mr. Watt asked to have an observation test hole excavated at six (6) potential building sites at his pre-marked locations. Lacy Construction provided a CAT 305C to excavate the test holes.

The test pits were dug to the maximum limit of the backhoe given the size of the equipment and slope conditions. Soil samples were collected for appropriate laboratory tests. Log descriptions and photos of the pits are attached. All holes were backfilled.

GENERAL BACKGROUND DISCUSSION OF GEOLOGIC HAZARDS

This section of the report is intended to briefly describe various geologic hazards which are

not necessarily site specific which may be encountered when developing any parcel of land. The explanations are brief and are only intended to familiarize the reader with the definition of the basic generally formed hazards and the context in which they are discussed. The information is not intended to be site specific to the proposed subdivision.

In 1974 the Colorado Legislature passed House Bill 1041. The purpose of the bill, in brief, was to designate potential geologic hazards which, if present, may pose a threat to the loss of life and property. This section of the report provides a definition of these and other geologic hazards which were considered as part of this study. The definitions presented below are a paraphrased version of more lengthy discussion presented in Colorado Geological Survey Special Publication 6, "Guidelines and Criteria for Identification and Land-Use Control of Geologic Hazard and Mineral Resource Areas".

SITE CHARACTERISTICS

The building sites are on a sloping bench below the fill slopes of Hunter Hill Road and Overlook Road. The slopes were well vegetated with grasses, sage and wildflowers. In the vicinity of sites #5 and #6 the sage phased out and aspen were present. Slopes on the bench were approximately 20-30% to the south and southwest. At the slope break into Washington Gulch the slopes steepened to 60% and greater. Cobble and boulder sized float up to 2½ feet in diameter were observed at the surface.

It is difficult to predict if unexpected subsurface conditions will be encountered during construction. Since such conditions may be found, we suggest that the owner and the contractor make provisions in their budget and construction schedule to accommodate unexpected subsurface conditions.

GENERAL GEOLOGY

The region's geologic history is complex and the current expression of the area reflects the geologic events. The reader is referred to The Geology of the Gunnison Country (Thomas Prather, B&B Printers, 1982) for a discussion of the regional geology.

Crested Butte is located in the northeastern portion of the San Juan Volcanic field. The Elk

Mountains and West Elk Mountains of Gunnison County are Paleozoic and Cenozoic sedimentary rocks that were thrust westward over the top of one another during the formation of the Rocky Mountains. These rocks were crumpled, metamorphosed and intruded. Laccoliths are observed in many of the hills and mountains in the area. Laccoliths are intrusions into and between sedimentary rocks that have domed up the overlying rocks and also have a floor that is generally horizontal. Notable examples are Mount Crested Butte, Carbon Mountain and Tomichi Dome. Laccoliths are so prevalent that the Gunnison country has the nickname "laccolith capital of the world".

Due to the extensive faulting and folding that occurred in conjunction with mountain building, numerous sedimentary rock formations of various ages occur in the area. The town of Crested Butte is primarily built on sand and gravel deposits that are glacial outwash and alluvial debris fans. The large meadow south of town is probably underlain by glacial lake sediments formed behind a glacial moraine. The development at Mount Crested Butte lies on the Cretaceous Mancos Shale and Quaternary deposits on the flanks of the Crested Butte Laccolith.

Soils with expansive clays and materials with high swell potential are encountered throughout western Colorado. In addition, many areas can be prone to landslides, slumping, soil creep and accelerated erosion. These areas can usually be developed using prudent and proper geotechnical engineering techniques that are incorporated throughout the planning, design and construction phases.

SITE GEOLOGY

The general area has been mapped and digitized by the Colorado Geological Survey as landslides.

(<https://cologeosurvey.maps.arcgis.com/apps/webappviewer/index.html?id=9dd73db7bfc34139abe51599396e2648>)

More specific mapping in Geologic Hazards in the Crested Butte – Gunnison Area, Gunnison County, Colorado (Soule, J.M.; Colorado Geological Survey Information Series IS-5, 1976) shows the area as landslides and unstable slopes.

The U.S. Geological Survey shows the area as undifferentiated Quaternary surficial deposits of colluvial material that locally includes talus and glacial deposits. The geologic unit is characterized by solifluction and by mass creep, slumps, small landslides and earthflows on relatively unstable slopes overlying shaly bedrock. (Geologic Map of the Gothic Quadrangle, Colorado (GQ-1689)

https://ngmdb.usgs.gov/ngm-bin/pdp/zui_viewer.pl?id=1027 Google KMZ view accessed August 28, 2017)

The building sites are on a sloping bench below the fill slopes of Hunter Hill Road and Overlook Road. The slopes were well vegetated with grasses, sage and wildflowers. In the vicinity of sites #5 and #6 the sage phased out and aspen were present. Slopes on the bench were approximately 20-30% to the south and southwest. At the slope break into Washington Gulch the slopes steepened to 60% and greater. Cobble and boulder sized float up to 2½ feet in diameter were observed at the surface.

AVALANCHES

Avalanches are a common process in the Rocky Mountains and adjacent areas in the high country of Colorado.

There are three primary zones within an avalanche path. The zone of accumulation and failure exists at the highest elevation in an avalanche path (usually 20 degrees to 45 degrees slope gradient). This is the area where the avalanche begins. As the snow moves downslope it travels through the track which can be a relatively narrow chute which may be easily identified in the field, on topographic maps, and on areal photographs. The snow loses velocity and subsequently stops in the runout zone (usually less than 20 degrees slope gradient). The runout zone may also be easily identified in the field, on maps or photographs. Avalanches commonly occur at elevations in excess of 8,000 feet above sea level.

The Mt. Crested Butte Avalanche Map (February 12, 2007)

http://www.mtcrestedbuttecolorado.us/vertical/sites/%7B36467D9E-CDA6-4739-95F2-EF9DEBC7DA37%7D/uploads/Mt_CB_Avalanche_Map_CLV.pdf

shows a high hazard avalanche zone that basically coincides with the steep Mancos Shale slopes below the parcel. An area between Overlook Road and Hunter Hill Road is mapped as a high hazard snowslide zone. (Snowslides are small avalanches.) Risk increases where deep snow accumulates (e.g.; lee side of prevailing winds). Snowslides would probably not cause damaging impacts on structures, but could be harmful to persons caught in a slide.

LANDSLIDES, UNSTABLE AND POTENTIALLY UNSTABLE SLOPES

"Landslide" is a term that is used in an extremely broad scope. Generally speaking, a landslide is the mass movement of a unit of material as a somewhat singular body. Commonly a landslide will move, or fail, on a semi-circular arc or plane. Features that are common to most landslides are; the main scarp, which is where the upper portion of the failure plane intersects the ground surface; transverse or extension fractures, this is the area of the slide that is usually in the lower third of the mass where bending of the materials occur; and the toe, this is the bottom of the slide which is often a lobate bulge in the ground surface. Landslides can encompass very large masses of soil, some covering several acres in size while others only encompass a few hundred square feet. Smaller movements are often referred to as slumps.

Slopes

An unstable slope may be considered as a slope that, due to natural factors, exhibits deterioration or movement of the materials within the slope. The movement of a slope is distinguished from a landslide in that a landslide will have a distinct failure plane which may or may not be evident in slope movement. Generally speaking, slope movement is a slow, continual movement whereas a landslide will be relatively rapid and occurs in intervals as the stresses required to cause failure become large. The natural factors often concerned with the destabilization of a slope are; slope angle, surface and subsurface water, seismic effects, and the nature of the material involved. Slope stability may be further influenced by construction and engineering. Careful planning, engineering, and construction may promote a more stable condition within a slope while unplanned development may decrease the stability of the slope.

References cited in the SITE GEOLOGY section show the area as landslides and unstable slopes. The sloping bench where the building locations are proposed was traversed back

and forth during the site visit. Signs of soil creep were evident. No small, recent scarps from small slumps were observed, but the lush vegetation obscured anything that wasn't 'under foot'. One potential small slump bench was seen below the fill slope of Hunter Hill Road and Overlook Road and could be the result of road construction. Generally conditions were consistent with descriptions in the geologic mapping.

The roads above the parcel were driven. There were no signs of arcuate cracking or differential settling in the road surfaces. The scope of services did not include evaluation of design parameters or integrity of existing roads or retaining wall systems in the vicinity.

The parcel was also observed from across the valley. Small landslides exist below the parcel in the Mancos Shale at the base of the slope. It appears these were caused by the creek in Washington Gulch undercutting the toe of the slopes. It doesn't appear that they extend up into the parcel. Construction on or adjacent to these slopes may impact the stability of the bench above.

The slope should be considered potentially unstable. Because of the site characteristics, there is at least some potential risk. Other structures have been built on similar slopes in the area. Many have performed well and some have experienced negative impacts due to slope movement and soil and groundwater conditions. In addition to environmental conditions (i.e.; intense weather, earthquakes), construction and development activities on and off site can negatively affect slope stability. Geotechnical and structural engineering design and construction practices can be very effective in reducing the risk of negative impacts due to slope movements.

In the vicinity of the areas of sites #5 and #6, the buildable area becomes increasingly narrow. It is bounded by the fill slope from road construction above the sites and a sewer line just below the sites. The sewer line is just above the slope break where slopes become very steep exposing the Mancos Shale down into Washington Gulch. The toe of the roads' fill slope appears to have been buttressed in some areas with large boulder rip rap.

At site #5 it is approximately 75' to the toe of the fill slope and approximately 20-25% slope. It is approximately 35' on a 25-30% slope to the sewer line.

ROCKFALL

Rockfall is a hazard that may occur in areas where a rock becomes detached from a larger rock body or slope and moves downslope by the force of gravity. The movement of a singular rock may trigger the movement of other rocks downslope. Hazards from falling rocks generally occurs in areas beneath steep slopes or cliffs.

Rockfall hazards exist in areas below talus slopes, loose boulder or more commonly below fractured cliff exposures of formational material. Formational material talus slopes are not exposed above the site. Boulders up to 2½ feet were observed as float on the site. Construction and development activities above the sites could dislodge boulders. Standard construction practices usually mitigate the risk.

SEISMICITY

Hazards from diastrophic (earth movement) activity are any effects that may be directly or indirectly related to earthquakes. The effects of a formidable earthquake may be ground displacement, ground shaking, ground failure, abnormal water wave action and a host of other less prominent effects. Most of the State of Colorado is classified as a Zone 1 seismic risk on maps in the Uniform Building Code and other references. Zone 1 seismic risk areas are considered as low risk areas for hazards for seismic effects. A small part of Colorado, in the vicinity of Pagosa Springs, is Zone 2B, most likely because of a recent event centered in Dulce, New Mexico.

In general, Colorado has had various sequences of seismic activity in the past. Initial seismic activity was associated with the relief of stresses during the uplift of the ancestral Rockies, during Paleozoic times. During the Cenozoic period little seismic activity occurred. Many of the fault trends associated with the uplift of the ancestral Rockies were fractured during the Neogene in association with the Laramide orogeny. An orogeny is a mountain building episode. The Laramide orogeny occurred about 68 to 75 million years ago and is credited with the formation of our current Rocky Mountains.

A seismic event referred to as the 1986 Crested Butte earthquake swarm occurred from mid August to early September of 1986. Sixteen of the quakes were reportedly felt in the Crested Butte area and caused intensity V effects such as broken glassware or dishes. The swarm was centered near Treasure Mountain northwest of Crested Butte. Movement along the Treasure Mountain Fault was likely responsible for the earthquakes (Colorado Earthquake Information 1867-1996, Kirkham and Rogers, Colorado Geological Survey Bulletin 52, 2000).

The area has been classified as having moderate seismic potential. A maximum historical earthquake intensity of Modified Mercalli Intensity V has been documented. Seismic design criteria exist to mitigate this risk.

RADIOACTIVITY

The Environmental Protection Agency (EPA) shows the area to have a predicted average indoor radon screening level greater than 4pCi/l (<https://www.epa.gov/radon/find-information-about-local-radon-zones-and-state-contact-information>).

The Geologic Radon Potential of EPA Region 8; Colorado, Montana, North Dakota, South Dakota, Utah, and Wyoming (USGS Open-File Report 93-292-H <https://pubs.er.usgs.gov/publication/ofr93292H>) shows the area to have a high radon potential with a high or moderate confidence index.

Radon gas may collect in closed, poorly ventilated structures. Measures are available to mitigate this risk.

Several locations in western Colorado have been mined for radioactive elements and by-products such as, Uranium, Thorium, and Vanadium. Tailings from these mines are one of the chief sources of hazards due to radioactivity. Other sources of radioactive hazards are natural surficial deposits of ore laden with radioactive elements and the sun. The emission of radiation may consist of the release of Alpha or Beta particles or Gamma rays. The radiation is released as part of the decay of a radiometrically unstable isotope. As this decay occurs, by products are produced. Gaseous radioactive substances, such as radon, are common radioactive hazards.

Information presented in "Radon Reduction in New Construction, An Interim Guide" OPA-87-009 by the Environmental Protection Agency dated August 1987 indicates that currently there are no standard soil tests or specific standards for correlating the results of soils tests at a building site with subsequent indoor radon levels. Soil radon tests are only indicators of the potential for site soils to produce radon gas. Actual indoor levels can be affected by construction techniques and may vary greatly from soil radon test results. Therefore it is recommended that radon tests be conducted in the home after construction is complete to verify the actual radon levels in the home.

FLOODING, MUDFLOW AND DEBRIS FANS

No drainages of significance cross the site. No evidence of mudflow or debris fans was observed on or above the site. No significant erosional features were observed. Surface

runoff from heavy rainfalls and snow melt would drain to the west and south west. Proper surface drainage should be considered during the design phase and construction.

Ground Subsidence

Ground subsidence may be caused by man or natural processes. Subsidence of the ground surface may be attributed to collapsible soils, failure of subsurface voids, removal of subsurface fluids, or mining activities or placing of uncompacted fill material. Collapsible soils may cause settlement of structure, however, geotechnical analysis and foundation design have advanced considerably and engineering procedures for dealing with collapsible soils is available. Subsurface voids may be caused by hydrothermal or mining activity. The presence of subsurface voids may be recognized through subsurface exploratory drilling and often surficial topographic evidence of such voids may be observed.

EXPANSIVE SOIL AND ROCK

Expansive materials are soils or rock that will experience volume changes as conditions such as moisture content and load are varied in or on them. Materials with clay are usually the most likely to exhibit expansive characteristics, however, a soil that is predominately sand, which is typically non-expansive, may exhibit expansive characteristics. A small amount of clay within the material matrix can expand and exert expansion forces throughout the sand. There are several design and construction techniques that may be used to reduce the effect of expansive soil materials.

The site soil samples tested had measured swell pressures of approximately 300 to 600 pounds per square foot and associated magnitudes of 0.7 to 1.9 percent of the wetted soil volume at a surcharge load of 100 pounds per square foot and the actual swell pressure could be greater.

Foundation Planning and Considerations

Two criteria for foundation design which must be satisfied for satisfactory performance are:

- 1) contact stresses must be low enough to preclude shear failure of the foundation soils which would result in lateral movement of the soils from beneath the foundation, and
- 2) settlement or heave of the foundation must be within amounts tolerable to the superstructure.

The soil materials encountered have varying engineering characteristics that may influence the design and construction considerations of foundations.

This report presents preliminary review of site characteristics. The information presented in this report is not intended to be used as design level recommendations.

A site and structure specific geotechnical engineering study should be performed for each proposed building site to provide geotechnical engineering suggestions and recommendations for design and construction of foundations for structures on the proposed development site.

This report should be used ONLY for the planned development for which this report was tailored and prepared, and ONLY to meet information needs of the owner and the owner's representatives.

We represent that our services were performed within the limits prescribed by you and with the usual thoroughness and competence of the current accepted practice of the geotechnical engineering profession in the area. No warranty or representation either expressed or implied is included or intended in this report or our contract. We are available to discuss our findings with you. If you have any questions please contact us. The supporting data for this report is included in the accompanying figures and appendices.

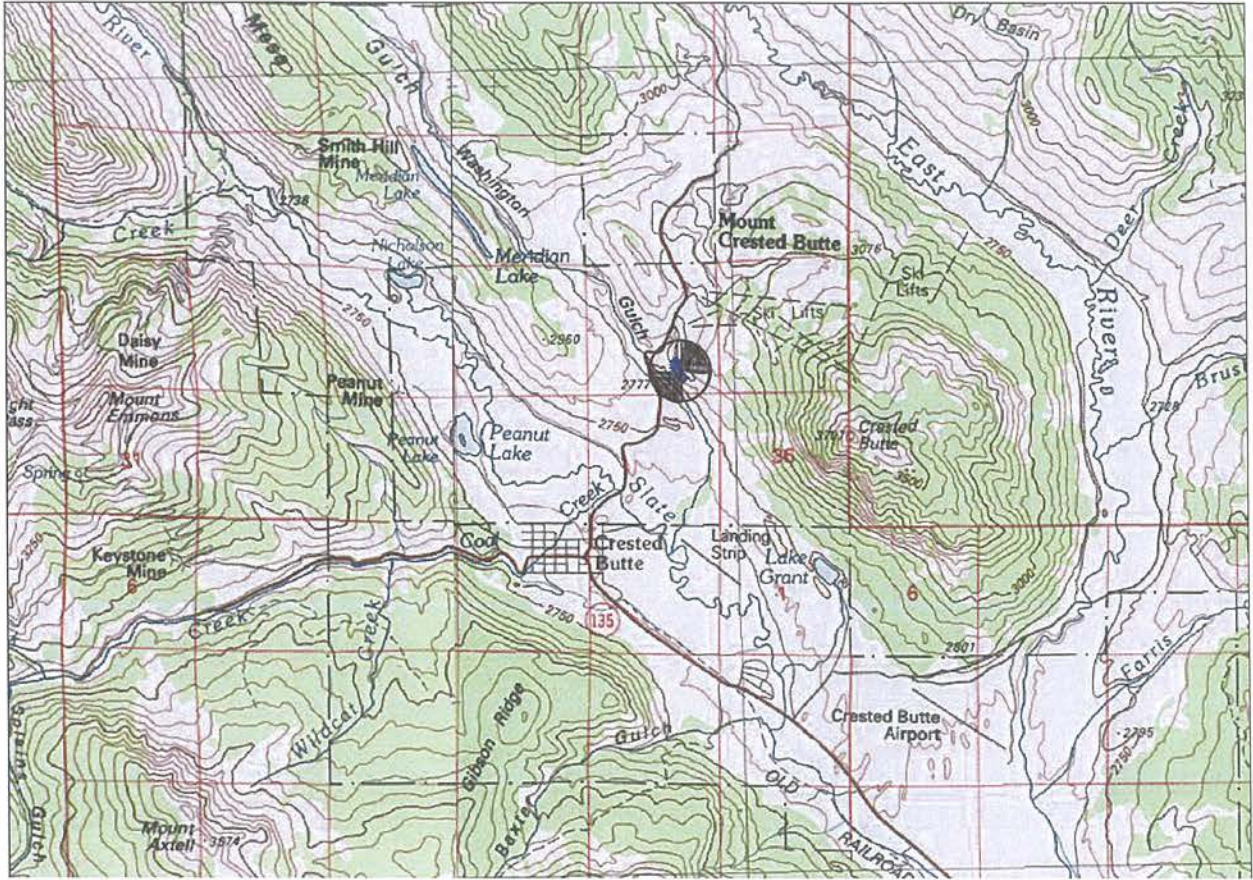
This report is a product of Lambert and Associates. Excerpts from this report used in other documents may not convey the intent or proper concepts when taken out of context or they may be misinterpreted or used incorrectly. Reproduction, in part or whole, of this document without prior written consent of Lambert and Associates is prohibited.

If you have any questions concerning this report or if we may be of further assistance, please contact us. Thank you for the opportunity to perform this study for you.

Respectfully submitted;

LAMBERT AND ASSOCIATES

Dennis Lambert, P.E.



Indicates approximate project location

This map is intended to present geotechnical engineering data only

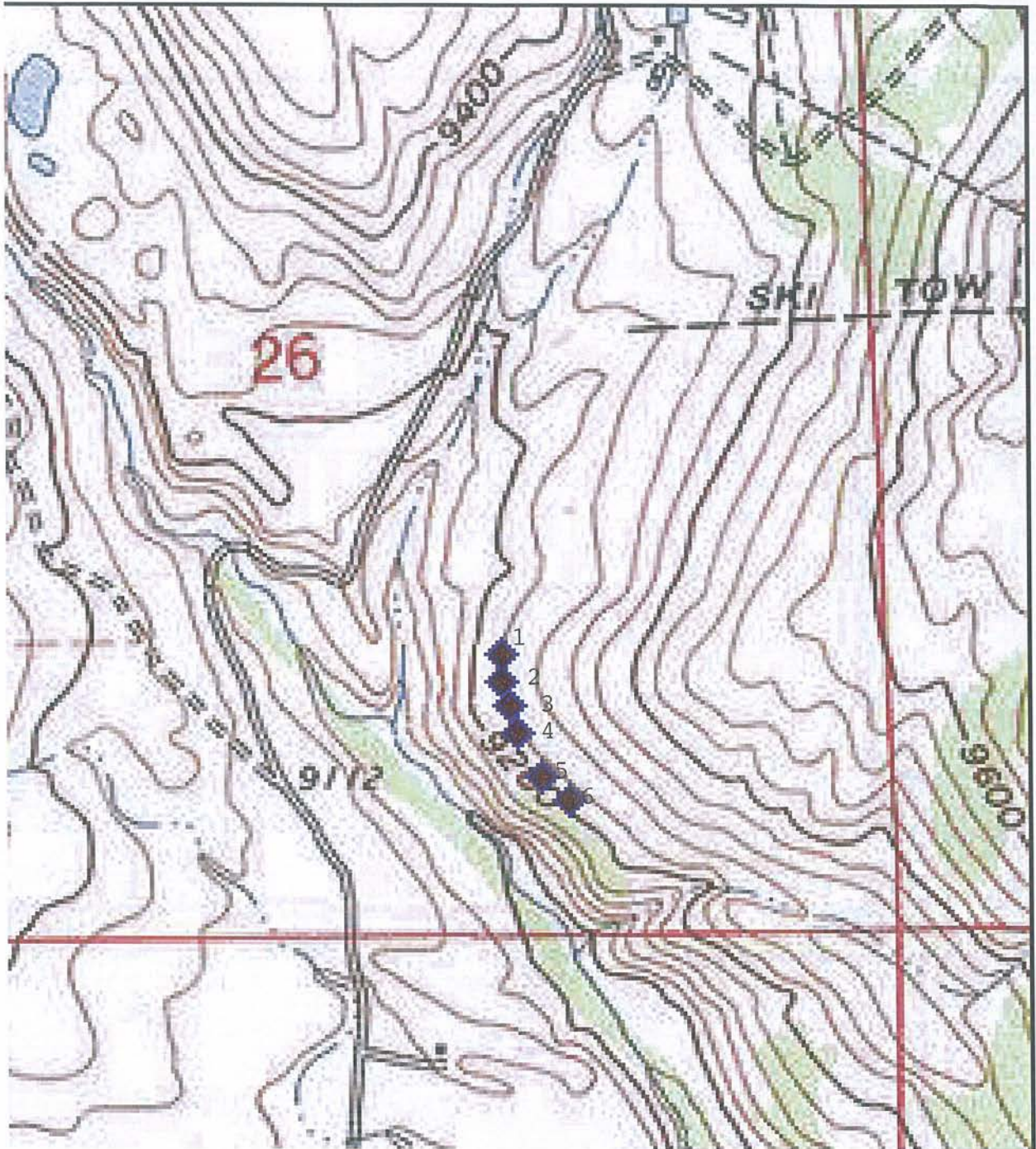


NO SCALE

PROJECT VICINITY MAP

Lambert and Associates

Project No.	M17026GE
Date:	October 9, 2017
Figure:	1



◆ Indicates approximate test excavation locations

This sketch was reproduced by information provided by others and is intended to present geotechnical engineering data only

NO SCALE

TEST EXCAVATION LOCATION SKETCH

APPENDIX A

The field study was performed on 31 August 2017. The field study consisted of logging and sampling the soils encountered in six excavated test holes. The log of the soils encountered in the test borings are presented on Figures A2 through A7.

The test holes were logged and bulk samples of significant soil types were obtained.

The field description and major soil classification are based on our interpretation of the materials encountered. The description and classification which appear on the test excavation log is intended to be that which most accurately describes a given interval of the test excavation (frequently an interval of several feet). Occasionally discrepancies occur in the Unified Soil Classification nomenclature between an interval of the soil log and a particular sample in the interval.

KEY TO LOG OF TEST EXCAVATION

Date Drilled:

Field Engineer:

Boring Number:

Location:

Elevation:

Diameter:

Total Depth:

Depth to Water at Time of Drilling:

Symbol	Depth	Sample		Soil Description	Laboratory Test Results
		Type	N		
C	0	X		<p>Sand, silty, medium dense, moist, tan (SM)</p> <p>Unified Soil Classification</p> <p>Indicates Bulk Bag Sample</p> <p>Indicates Drive Sample</p> <p>Indicates Sampler Type:</p> <p>C - Modified California SS - Standard Split Spoon H - Hand Sampler</p> <p>7/12 Indicates seven blows required to drive the sampler twelve inches with a hammer that weighs one hundred forty pounds and is dropped thirty inches.</p> <p>BOUNCE: Indicates no further penetration occurred with additional blows with the hammer</p> <p>NR: Indicates no sample recovered</p> <p>CAVED: Indicates depth the test boring caved after drilling</p> <p>▼ Indicates the location of free subsurface water when measured</p> <p>CLAY Note: Symbols are often used only to help visually identify the described information presented on the log.</p> <p>SILT</p> <p>SAND</p> <p>GRAVEL</p> <p>FORMATION</p> <p>SANDSTONE</p>	<p>Notes in this column indicate tests performed and test results if not plotted.</p> <p>DD: Indicates dry density in pounds per cubic foot</p> <p>MC: Indicates moisture content as percent of dry unit weight</p> <p>LL: Indicates Liquid Limit</p> <p>PL: Indicates Plastic Limit</p> <p>PI: Indicates Plasticity Index</p>
	5				
	10				
	15				
	20				
	25				

Project Name: Alpine Construction - 6 Lot

Figure: A1

Lambert and Associates

CONSULTING GEOTECHNICAL ENGINEERS AND MATERIAL TESTING

LOG OF TEST EXCAVATION

Date Drilled: Aug 31, 2017 **Field Engineer:** DRL **Excavation No.** 1
Location: 38° 53' 28.7" 106° 58' 07.7" **Elevation:** 9253' (GPS)
Diameter: **Total Depth:** 9 feet **Depth to Water:** None Encountered

Symbol	Depth	Sample		Soil Description	Laboratory Test Results
		Type	N		
	0			Organic Topsoil	
	5	bulk		Yellowish brown silts, sands, gravels and cobbles Moisture content gradually increases with depth	
	10	bulk		Increase in larger fraction of gravel and cobbles with boulders up to 12"	
	10			Bottom of Test Excavation at 9 feet	
	15				
	20				
	25				

Project Name: Alpine Construction - 6 Lot

Project Number: M17026GE

Figure: A2

Lambert and Associates

CONSULTING GEOTECHNICAL ENGINEERS AND MATERIAL TESTING

LOG OF TEST EXCAVATION

Date Drilled: Aug 31, 2017 **Field Engineer:** DRL **Excavation No.** 2
Location: 38° 53' 27.4" 106° 58' 07.7" **Elevation:** 9255' (GPS)
Diameter: **Total Depth:** 9 feet **Depth to Water:** None Encountered

Symbol	Depth	Sample		Soil Description	Laboratory Test Results
		Type	N		

	0			Organic Topsoil	
	5	bulk		Yellowish brown silts, sands, gravels and cobbles Moisture content gradually increases with depth Increase in larger fraction of gravel and cobbles with boulders up to 12"	
	10	bulk		Bottom of Test Excavation at 9 feet	
	15				
	20				
	25				

Project Name: Alpine Construction - 6 Lot

Project Number: M17026GE

Figure: A3

Lambert and Associates

CONSULTING GEOTECHNICAL ENGINEERS AND MATERIAL TESTING

LOG OF TEST EXCAVATION

Date Drilled: Aug 31, 2017 **Field Engineer:** DRL **Excavation No.** 3
Location: 38° 53' 26.3" 106° 58' 07.3" **Elevation:** 9255' (GPS)
Diameter: **Total Depth:** 8-1/2 feet **Depth to Water:** None Encountered

Symbol	Depth	Sample		Soil Description	Laboratory Test Results
		Type	N		

	0			Organic Topsoil	
	5	bulk		Light yellow brown silts to cobbles w/ some boulders. Moisture content gradually increases with depth	
	10			Bottom of Test Excavation at 8-1/2 feet	
	15				
	20				
	25				

Project Name: Alpine Construction - 6 Lot

Project Number: M17026GE


Figure: A4

Lambert and Associates

CONSULTING GEOTECHNICAL ENGINEERS AND MATERIAL TESTING

LOG OF TEST EXCAVATION

Date Drilled: Aug 31, 2017 **Field Engineer:** DRL **Excavation No.** 4
Location: 38° 53' 25.1" 106° 58' 06.8" **Elevation:** 9244' (GPS)
Diameter: **Total Depth:** 8-1/2 feet **Depth to Water:** None Encountered

Symbol	Depth	Sample		Soil Description	Laboratory Test Results
		Type	N		
Hatched separator line					
	0 1 5 10 15 20 25	bulk 		Organic Topsoil Light yellow brown silts to cobbles w/ some boulders. Moisture content gradually increases with depth	
				Bottom of Test Excavation at 8-1/2 feet	

Project Name: Alpine Construction - 6 Lot

Project Number: M17026GE

Figure: A5

Lambert and Associates

CONSULTING GEOTECHNICAL ENGINEERS AND MATERIAL TESTING

LOG OF TEST EXCAVATION

Date Drilled: Aug 31, 2017 **Field Engineer:** DRL **Excavation No.** 5
Location: 38° 53' 23.1" 106° 58' 05.4" **Elevation:** 9237' (GPS)
Diameter: **Total Depth:** 8 feet **Depth to Water:** None Encountered

Symbol	Depth	Sample		Soil Description	Laboratory Test Results
		Type	N		
	0			Organic Topsoil	
	5	bulk		Greyish brown silts to gravels Moisture content gradually increases with depth	
	10	bulk		Fragments Weathered Shale	
	15			Bottom of Test Excavation at 8 feet	
	20				
	25				

Project Name: Alpine Construction - 6 Lot

Project Number: M17026GE

Figure: A6

Lambert and Associates

CONSULTING GEOTECHNICAL ENGINEERS AND MATERIAL TESTING

LOG OF TEST EXCAVATION

Date Drilled: Aug 31, 2017 **Field Engineer:** DRL **Excavation No.** 6
Location: 38° 53' 22.2" 106° 58' 03.8" **Elevation:** 9232' (GPS)
Diameter: **Total Depth:** 8 feet **Depth to Water:** None Encountered

Symbol	Depth	Sample		Soil Description	Laboratory Test Results
		Type	N		
	0			Organic Topsoil	
	5	bulk		Varigated yellow brown to dark grey brown silts and sands with gravel and cobbles. Moisture content gradually increases with depth	
	10	bulk		Fragments Weathered Shale	
	15			Bottom of Test Excavation at 8 feet	
	20				
	25				

Project Name: Alpine Construction - 6 Lot

Project Number: M17026GE

Figure: A7

Lambert and Associates

CONSULTING GEOTECHNICAL ENGINEERS AND MATERIAL TESTING

APPENDIX B

The laboratory study consisted of performing:

- . Moisture content and dry density tests, and
- . Swell-consolidation tests

TESTING

Moisture Content and Dry Density

Moisture content and dry density were determined for each sample tested of the samples obtained. The moisture content was determined according to ASTM Test Method D2216.

Swell Tests

Loaded swell tests were performed on remolded samples obtained during the field study. These tests are performed in general accordance with ASTM Test Method D2435 to the extent that the same equipment and sample dimensions used for consolidation testing are used for the determination of expansion. A sample is subjected to static surcharge, water is introduced to produce saturation, and volume change is measured as in ASTM Test Method D2435. Results are reported as percent change in sample height.

Consolidation Tests

One dimensional consolidation properties of remolded samples were evaluated according to the provisions of ASTM Test Method D2435. Water was added in all cases during the test. Exclusive of special readings during consolidation rate tests, readings during an increment of load were taken regularly until the change in sample height was less than 0.001 inch over a two hour period. The results of the swell-consolidation load test are summarized on Figures B1 and B2, swell-consolidation tests.

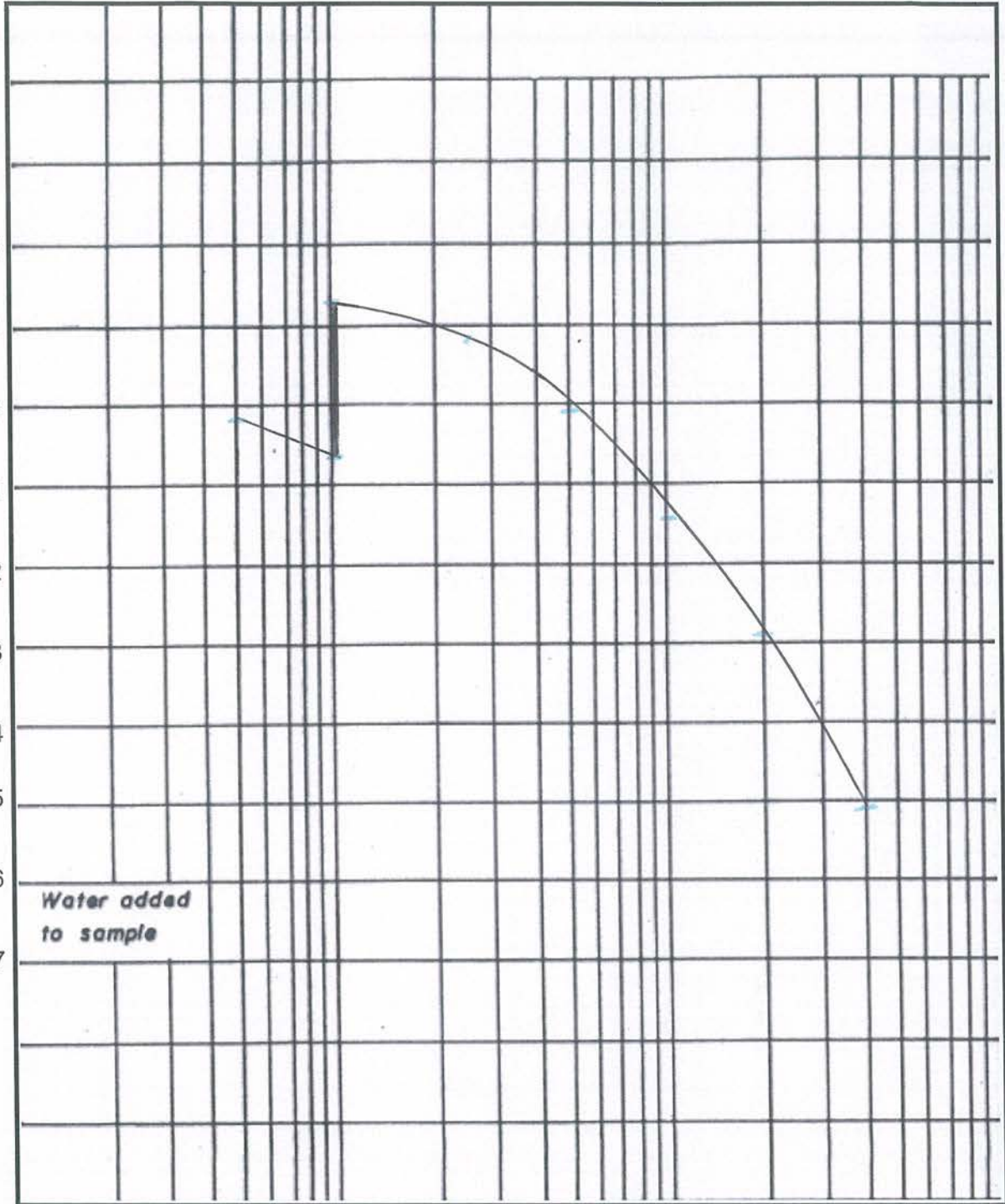
It should be noted that the graphic presentation of consolidation data is a presentation of volume change with change in axial load. As a result, both expansion and consolidation can be illustrated.

PRESSURE (POUNDS PER SQUARE FOOT)

100 100 1,000 10,000

Consolidation % Swell

3
2
1
0
1
2
3
4
5
6
7



SUMMARY OF TEST RESULTS

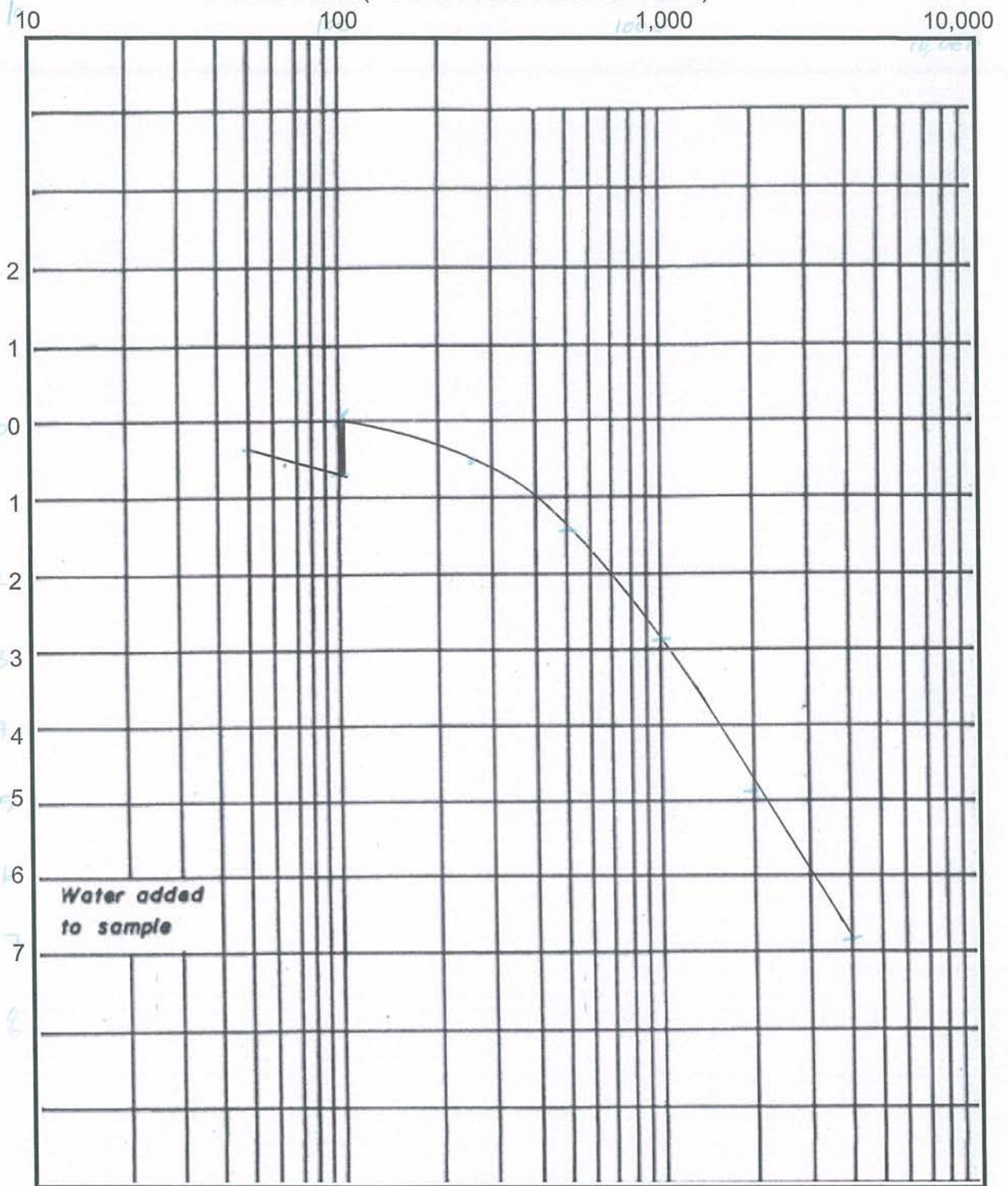
Sample No.	Moisture Content %	Dry Density PCF	Height in	Diameter in	Swell Pressure PSF
5-2	11.6	111	1.00	1.94	± 600
	26.6	107	0.95	1.94	
Soil Description		Clay, silty, sandy, brown			

SWELL-CONSOLIDATION TEST

Lambert and Associates

Project No. M17026GE
Date: October 2, 2017
Figure: B1

PRESSURE (POUNDS PER SQUARE FOOT)



SUMMARY OF TEST RESULTS

Sample No.	Moisture Content %	Dry Density PCF	Height in	Diameter in	Swell Pressure PSF
5-2	18.3	103	1.00	1.94	± 300
	23.1	113	0.93	1.94	
Soil Description	Clay, silty, sandy, brown				

SWELL-CONSOLIDATION TEST

Lambert and Associates

Project No. M17026GE
 Date: October 2, 2017
 Figure: B2

Lambert and Associates

CONSULTING GEOTECHNICAL ENGINEERS AND MATERIAL TESTING

THEORETICAL SLOPE STABILITY ANALYSIS
PROPOSED HUNTER RIDGE SUBDIVISION
CRESTED BUTTE, COLORADO

Prepared for:
HUNTER RIDGE, LLC

PROJECT NUMBER: M18026GE

DECEMBER 27, 2018

P.O. Box 3986
Grand Junction, CO 81502
(970) 245 6506

P.O. Box 45
Montrose, CO 81402
(970) 249 2154

Lambert and Associates

CONSULTING GEOTECHNICAL ENGINEERS AND MATERIAL TESTING

December 27, 2018

Hunter Ridge, LLC
P.O. Box 1935
Crested Butte, Colorado

Attention: Mr. Jamie Watt

PN: M18026GE

Subject: Theoretical Slope Stability Analysis for the
Proposed Hunter Ridge Subdivision
Crested Butte, Colorado

Mr. Watt:

Lambert and Associates is pleased to present our theoretical slope stability for the subject project. The field study was completed on August 6, 2018. The laboratory study was completed on September 5, 2018. The analysis was performed and the report prepared from September 5 through December 27, 2018. Our geotechnical engineering report is attached.

We are available to provide material testing services for soil and concrete and provide foundation excavation observations during construction. We recommend that Lambert and Associates, the geotechnical engineer, for the project provide material testing services to maintain continuity between design and construction phases.

If you have any questions concerning the geotechnical engineering aspects of your project please contact us. Thank you for the opportunity to perform this study for you.

Respectfully submitted,

LAMBERT AND ASSOCIATES



Daniel R. Lambert, P.E.

P.O. Box 3986
Grand Junction, CO 81502
(970) 245 6506

P.O. Box 45
Montrose, CO 81402
(970) 249 2154

TABLE OF CONTENTS

1.0 INTRODUCTION	Page 1
1.1 Proposed Construction	1
1.2 Scope of Services	1
2.0 SITE CHARACTERISTICS	2
2.1 Site Location	2
2.2 Site Conditions	2
2.3 Subsurface Conditions	2
3.0 PLANNING AND DESIGN CONSIDERATIONS	3
3.1 Slope Stability	3
4.0 POST DESIGN CONSIDERATIONS	5
5.0 LIMITATIONS	6
PROJECT VICINITY MAP	Figure 1
TEST BORING LOCATION SKETCH	2
FIELD STUDY	Appendix A
KEY TO LOG OF TEST BORING	Figure A1
LOG OF TEST BORINGS	Figures A2 - A10
LABORATORY STUDY	Appendix B
DIRECT SHEAR STRENGTH TESTS	Figures B1 and B2

1.0 INTRODUCTION

This report presents the results of the geotechnical engineering study we conducted for the proposed Hunter Ridge Subdivision, Crested Butte, Colorado. The study was conducted at the request of Mr. Jamie Watt, Alpine Construction, in general accordance with our proposal for geotechnical engineering services dated July 31, 2018.

The conclusions, suggestions and recommendations presented in this report are based on the data gathered during our site and laboratory study and on our experience with similar soil conditions. Factual data gathered during the field and laboratory work are summarized in Appendices A and B.

1.1 Proposed Construction

It is our understanding the proposed development is to include approximately seven single family and multi-family use residential lots.

1.2 Scope of Services

Our services included geotechnical engineering field and laboratory studies, analysis of the acquired data and report preparation for the proposed site. The scope of our services is outlined below.

- The field study consisted of describing and sampling the soil materials encountered in seven (7) small diameter continuous flight auger advanced test borings in the general vicinity of proposed building envelopes.
- The materials encountered in the test borings were described and samples retrieved for the subsequent laboratory study.
- The laboratory study included tests of select soil samples obtained during the field study to help assess the soil strength potential (internal friction angle and cohesion) of samples tested.
- This report presents the findings of our theoretical slope stability analysis of the slopes located on the subject site.
- Our comments, suggestions and recommendations are based on the subsurface soil and ground water conditions encountered during our site and laboratory studies.

- Our study did not include any environmental hazard issues.

2.0 SITE CHARACTERISTICS

Site characteristics include observed existing and pre-existing site conditions that may influence the geotechnical engineering aspects of the proposed site development.

2.1 Site Location

The site is located west of Hunter Hill Road and Overlook Road and south of Castle Road in Mt. Crested Butte, Colorado.

2.2 Site Conditions

The proposed lots are on a sloping bench below the fill slopes of Hunter Hill Road and Overlook Road. The slopes are well vegetated with grasses, sage and wildflowers. On the southern portion of the site, the sage phased out and aspen were present. The site presents positive surface drainage toward Washington Gulch to the west.

2.3 Subsurface Conditions

The subsurface exploration consisted of observing, describing and sampling the soil materials encountered in seven (7) small diameter auger advanced test borings. The approximate locations of the test borings are shown on Figure 2. The logs describing the soil materials encountered in the test borings are presented in Appendix A.

The soil materials encountered within the test borings generally consisted of silty, sandy clay with cobbles and intermittent clayey sand lenses underlain by formational shale materials.

At the time of our field study the proposed development site was not irrigated. It has been our experience that after the site is developed and once landscape irrigation begins the free subsurface water level may tend to rise. In some cases the free subsurface water level rise, as a result of landscape irrigation and other development influences, can be fairly dramatic and the water level may become very shallow.

It is difficult to predict if unexpected subsurface conditions will be encountered during construction. Since such conditions may be found, we suggest that the owner and the contractor make provisions in their budget and construction schedule to accommodate unexpected subsurface conditions.

3.0 PLANNING AND DESIGN CONSIDERATIONS

All of the suggestions and design parameters presented in this report are based on high quality craftsmanship, care during construction and post construction cognizance of the potential for swell or settlement of the site support materials and appropriate post construction maintenance.

3.1 Slope Stability

Visual observations of the slope contiguous to the proposed building location did not disclose information that may indicate that there is a large scale slope instability condition at the site. We anticipate that the slopes within and adjacent to the proposed site improvements are stable at their present condition and may become unstable with changes in slope inclination or moisture regime, either man made or natural. Excavation cuts or fill placement which change the grade substantially could greatly increase the probability of slope instability problems.

The stability of any slope is dependent on many factors. Typically the stability of a slope is analyzed by calculating the anticipated gravitational forces that tend to drive the mass of soil downhill and the anticipated internal strength of the soil along the expected plane of failure that will resist the downhill movements. If the driving forces are equal to or greater than the resisting forces then failure is imminent. A theoretical calculated factor of safety of 1.5 is considered by the geotechnical engineering industry as a minimum factor of safety for a slope to be considered as stable. A calculated factor of safety of 1.0 or less indicates that slope movement is imminent or in process. Failure can occur as slow deformation, creep, or as a somewhat spontaneous failure.

Factors that have an adverse influence on slope stability can generally be classified as those that increase the stress (driving force) on the system or decrease the strength (resisting forces) of the soil.

Our stability analyses of the site slope soil material were based on the Bishops Method of Slices. This method is based on the assumption that the slope soil mass will fail in a rotation mode on a circular arc plane. In this method of analysis the mass of soil is divided into vertical slices. The forces acting on each slice are evaluated from the equilibrium of the slices; that is, the forces that tend to drive the slice downhill and the forces that tend to resist the movement of the slice. The equilibrium of the entire mass is determined by summing the driving and summing the resisting forces acting on all slices and comparing these forces.

Our slope stability analysis was performed using "XSTABL 5.2" by Interactive Software Designs, Inc. Our slope stability analysis considered the generalized cross section profile of the after failure configuration. Our assessment so far has included about 1,350 separate possible failure surface iterations to help identify the potential theoretical slope stabilities.

The topography used for the analysis was provided by Mr. Jamie Watt, prepared by NCW & Associates, Inc and USGS Topo map for the area. Our analysis was limited to the site and open area toward Washington Gulch.

Three specific cross sections of the existing topography were analyzed. The locations of the specific cross sections are shown below.



Cross Section	Theoretical Calculated Minimum Factor of Safety
A	1.530
B	1.517
C	1.722

Our discussions and data presentation is based only on the calculated critical circle which presented the lowest factor of safety against failure. Our presentation does not include the results of all of the iterations which resulted in a theoretical factor of safety greater than the lowest factor of safety and therefore were not critical.

Our analyses included introducing mitigation techniques to assess the potential each would contribute to the system. Typical slope stability mitigation includes techniques to reduce the driving forces, increase the resistance to failure and occasionally removing and replacing the slide mass. Our analyses were based on our laboratory soil strength characteristics.

A site and structure specific geotechnical engineering study should be performed for any proposed new construction to provide geotechnical engineering suggestions and recommendations for design and construction of the structures. Lambert and Associates is available to provide additional services on a site and structure specific basis.

4.0 POST DESIGN CONSIDERATIONS

A site and structure specific geotechnical engineering study should be performed for any proposed new construction to provide geotechnical engineering suggestions and recommendations for design and construction of the structures. Lambert and Associates is available to provide additional services on a site and structure specific basis.

The project geotechnical engineer should be consulted during construction of the project to observe site conditions and open excavations during construction and to provide materials testing of soil and concrete.

This subsurface soil and foundation condition study is based on limited sampling; therefore, it is necessary to assume that the subsurface conditions do not vary greatly from those encountered in the field study. Our experience has shown that significant variations are likely to exist and can become apparent only during additional on site excavation. For this reason, a site and structure specific geotechnical engineering study should be performed for any proposed new construction to provide geotechnical engineering suggestions and recommendations for design and construction of the structures.

The cost of the geotechnical engineering observations and material testing during construction or additional engineering consultation is not included in the fee for this report. We recommend that your construction budget include site visits early during construction schedule for the project geotechnical engineer to observe foundation excavations and for additional site visits to test compacted soil.

5.0 LIMITATIONS

It is the owner's and the owner's representatives' responsibility to read this report and become familiar with the recommendations and suggestions presented. We should be contacted if any questions arise concerning the geotechnical engineering aspects of this project as a result of the information presented in this report.

The scope of services for this study does not include either specifically or by implication any environmental or biological (such as mold, fungi, bacteria, etc.) Assessment of the site or identification or prevention of pollutants, hazardous materials or conditions. If the owner is concerned about the potential for such contamination or pollution, other studies should be performed.

The recommendations outlined above are based on our understanding of the currently proposed construction. We are available to discuss the details of our recommendations with you and revise them where necessary. This geotechnical engineering report is based on the proposed site development and scope of services as provided to us by Mr. Jamie Watt, Alpine Construction, on the type of construction planned, existing site conditions at the time of the field study, and on our findings. Should the planned, proposed use of the site be altered, Lambert and Associates must be contacted, since any such changes may make our suggestions and recommendations inappropriate. This report should be used ONLY for the planned development for which this report was tailored and prepared, and ONLY to meet information needs of the owner and the owner's representatives. In the event that any changes in the future design or location of the building are planned, the conclusions and recommendations contained in this report shall not be considered valid unless the changes are reviewed and conclusions of this report are modified or verified in writing. It is recommended that the geotechnical engineer be provided the opportunity for a general review of the final project design and specifications in order that the earthwork and foundation recommendations may be properly interpreted and implemented in the design and specifications.

A site and structure specific geotechnical engineering study should be performed for any proposed new construction to provide geotechnical engineering suggestions and recommendations for design and construction of the structures. Lambert and Associates is available to provide additional services on a site and structure specific basis.

This report does not provide earthwork specifications. We can provide guidelines for your use in preparing project specific earthwork specifications. Please contact us if you need these for

your project.

This report presents both suggestions and recommendations. The suggestions are presented so that the owner and the owner's representatives may compare the cost to the potential risk or benefit for the suggested procedures.

This report contains suggestions and recommendations which are intended to work in concert with recommendations provided by the other design team members to provide somewhat predictable foundation performance. If any of the recommendations are not included in the design and construction of the project it may result in unpredictable foundation performance or performance different than anticipated. We recommend that we be requested to provide geotechnical engineering observation and materials testing during the construction phase of the project as discussed in this report. The purpose for on site observation and testing by us during construction is to help provide continuity of service from the planning of the project through the construction of the project. This service will also allow us to revise our recommendations if conditions occur or are discovered during construction that were not evidenced during the initial study. We suggest that the owner and the contractor make provisions in their construction budget and construction schedule to accommodate unexpected subsurface conditions.

We represent that our services were performed within the limits prescribed by you and with the usual thoroughness and competence of the current accepted practice of the geotechnical engineering profession in the area. No warranty or representation either expressed or implied is included or intended in this report or our contract. We are available to discuss our findings with you. If you have any questions please contact us. The supporting data for this report is included in the accompanying figures and appendices.

This report is a product of Lambert and Associates. Excerpts from this report used in other documents may not convey the intent or proper concepts when taken out of context, or they may be misinterpreted or used incorrectly. Reproduction, in part or whole, of this document without prior written consent of Lambert and Associates is prohibited.

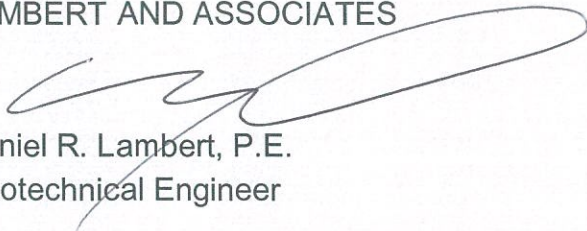
This report and information presented can be used only for this site, for this proposed development, and only for the client for whom our work was performed. Any other circumstances are not appropriate applications of this information. Other development plans will require project specific review by us.

Please call when further consultation or observations and tests are required.

If you have any questions concerning this report or if we may be of further assistance, please contact us.

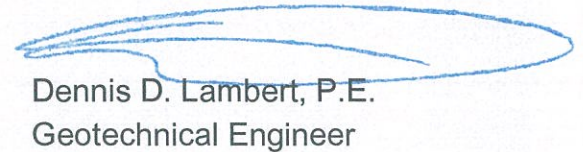
Respectfully submitted;

LAMBERT AND ASSOCIATES

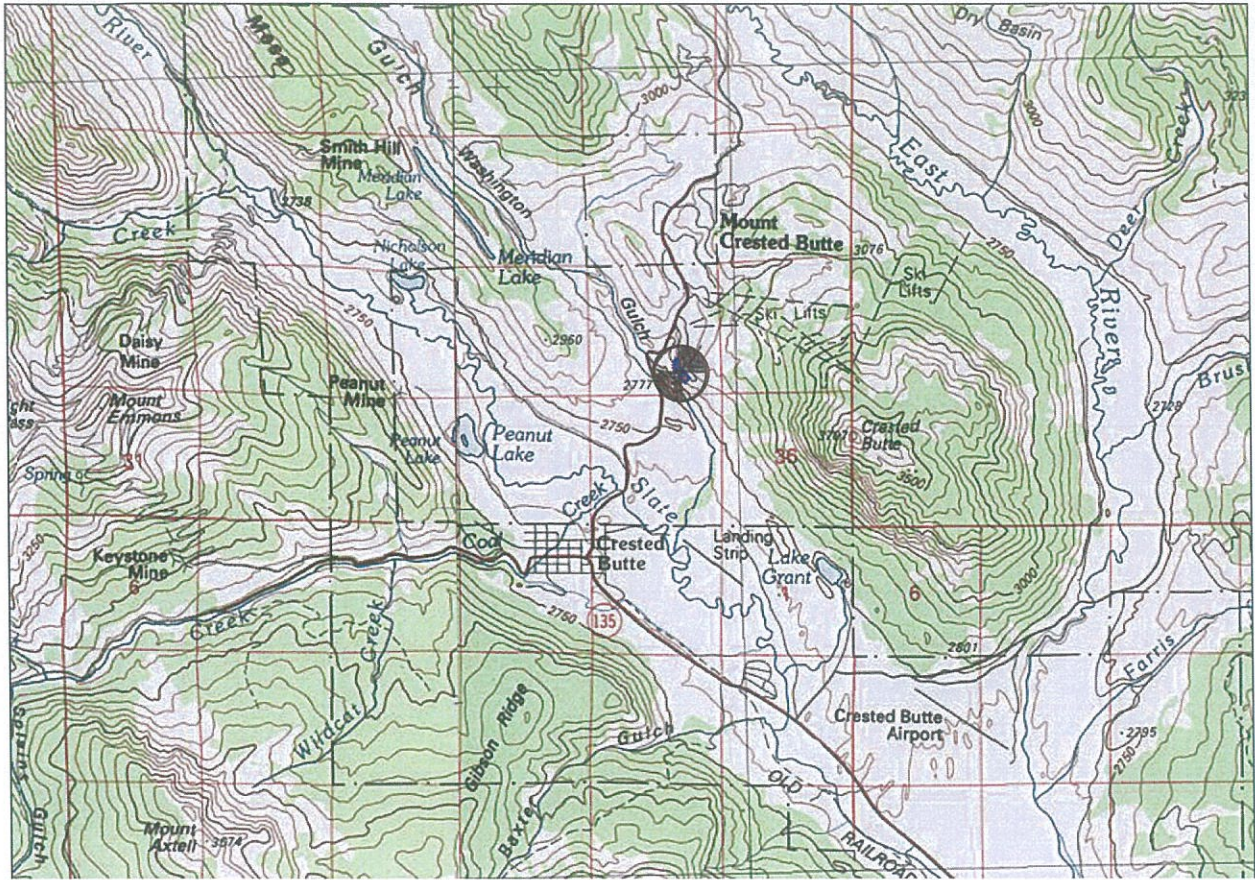


Daniel R. Lambert, P.E.
Geotechnical Engineer

Reviewed by:



Dennis D. Lambert, P.E.
Geotechnical Engineer



Indicates approximate project location

This map is intended to present geotechnical engineering data only

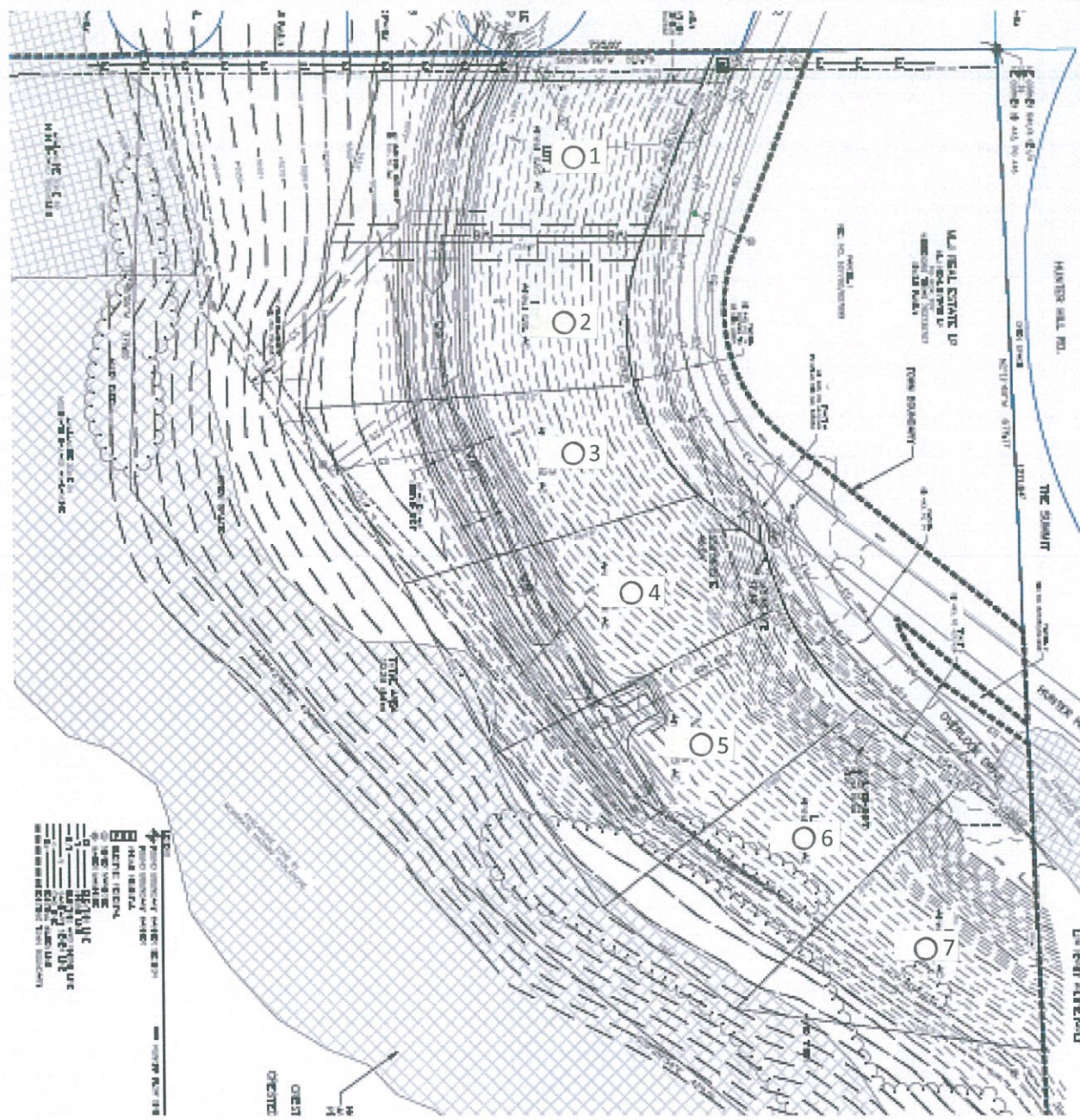


NO SCALE

PROJECT VICINITY MAP

Lambert and Associates

Project No.	M18026GE
Date:	December 27, 2018
Figure:	1



○ Indicates approximate test excavation locations

This sketch was reproduced by information provided by others and is intended to present geotechnical engineering data only



NO SCALE

TEST BORING LOCATION SKETCH

APPENDIX A

The field study was performed on August 6, 2018. The field study consisted of logging and sampling the soils encountered in seven (7) small diameter test borings in the general vicinity of the proposed building envelopes. The logs of the soils encountered in the test borings and profile boring are presented on Figures A2 through A10.

The test borings were logged by Lambert and Associates and samples of significant soil types were obtained. The samples were obtained from the test borings using a Modified California Barrel sampler and bulk disturbed samples were obtained. Penetration blow counts were determined using a 140 pound hammer free falling 30 inches. The blow counts are presented on the logs of the test borings such as 7/6 where 7 blows with the hammer were required to drive the sampler 6 inches.

The engineering field description and major soil classification are based on our interpretation of the materials encountered and are prepared according to the Unified Soil Classification System, ASTM D2488. The description and classification which appear on the test boring log is intended to be that which most accurately describes a given interval of the test boring (frequently an interval of several feet). Occasionally discrepancies occur in the Unified Soil Classification System nomenclature between an interval of the soil log and a particular sample in the interval. For example, an interval on the test boring log may be identified as a silty sand (SM) while one sample taken within the interval may have individually been identified as a sandy silt (ML). This discrepancy is frequently allowed to remain to emphasize the occurrence of local textural variations in the interval.

The stratification lines presented on the logs are intended to present our interpretation of the subsurface conditions encountered in the test boring. The stratification lines represent the approximate boundary between soil types and the transition may be gradual.

KEY TO LOG OF TEST BORING

Date Drilled:

Field Engineer:

Boring Number:

Location:

Elevation:

Diameter:

Total Depth:

Depth to Water at Time of Drilling:

Symbol	Depth	Sample		Soil Description	Laboratory Test Results
		Type	N		
Notes in this column indicate tests performed and test results if not plotted.					
	0			Sand, silty, medium dense, moist, tan (SM) Unified Soil Classification Indicates Bulk Bag Sample Indicates Drive Sample Indicates Sampler Type: C - Modified California SS - Standard Split Spoon H - Hand Sampler	DD: Indicates dry density in pounds per cubic foot MC: Indicates moisture content as percent of dry unit weight LL: Indicates Liquid Limit PL: Indicates Plastic Limit PI: Indicates Plasticity Index
	5	C		7/12 Indicates seven blows required to drive the sampler twelve inches with a hammer that weighs one hundred forty pounds and is dropped thirty inches. BOUNCE: Indicates no further penetration occurred with additional blows with the hammer NR: Indicates no sample recovered CAVED: Indicates depth the test boring caved after drilling ▼ Indicates the location of free subsurface water when measured	
	10			CLAY SILT SAND GRAVEL FORMATION SANDSTONE	
	15				
	20				
	25				

Project Name: Hunter Ridge Subdivision

Project Number: M18026GE

Figure: A1

Lambert and Associates

CONSULTING GEOTECHNICAL ENGINEERS AND MATERIAL TESTING

LOG OF TEST BORING

Date Drilled: August 6, 2018 **Field Engineer:** DRL **Boring Number:** 1
Location: See test boring location diagram **Elevation:** _____
Diameter: 4 inches **Total Depth:** 31 feet **Depth to Water at Time of Drilling:** 16 feet

Symbol	Depth	Sample		Soil Description	Laboratory Test Results
		Type	N		
	0			Clay, silty, sandy, stiff, moist to wet, brown, tan	
	5	C	7/6 9/6	* Cobbles Encountered	
	10				
	15			* Intermittent Clayey Sand Lenses	
	20	C	9/6 12/6	▼	
	25				
Continued Next Page					

Project Name: Hunter Ridge Subdivision

Project Number: M18026GE

Figure: A2

Lambert and Associates

CONSULTING GEOTECHNICAL ENGINEERS AND MATERIAL TESTING

CONTINUED LOG OF TEST BORING

Date Drilled: August 6, 2018 **Field Engineer:** DRL **Boring Number:** 1 cont
Location: See test boring location diagram **Elevation:**
Diameter: 4 inches **Total Depth:** 31 feet **Depth to Water at Time of Drilling:** 16 feet

Symbol	Depth	Sample		Soil Description	Laboratory Test Results
		Type	N		
<div style="border: 1px solid black; width: 100%; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px);"></div>					
[Hatched Pattern]	25			Clay, silty, sandy, stiff, wet, brown, tan	
[Horizontal Lines Pattern]	30	C	9/6 12/6	Weathered Formational Shale Matl.	Direct Shear Test DD: 119 pcf MC: 14.3%
				Bottom of Test Boring	
	35				
	40				
	45				
	50				

Project Name: Hunter Ridge Subdivision

Project Number: M18026GE

Figure: A3

Lambert and Associates

CONSULTING GEOTECHNICAL ENGINEERS AND MATERIAL TESTING

LOG OF TEST BORING

Date Drilled: August 6, 2018 **Field Engineer:** DRL **Boring Number:** 2
Location: See test boring location diagram **Elevation:**
Diameter: 4 inches **Total Depth:** 18 feet **Depth to Water at Time of Drilling:** 15 feet

Symbol	Depth	Sample		Soil Description	Laboratory Test Results
		Type	N		
	0			Clay, silty, sandy, stiff, moist to wet, brown, tan * Cobbles Encountered	
	5				
	10			* Intermittent Clayey Sand Lenses	
	15			▼	
	20			Auger Refusal	
	25				

Project Name: Hunter Ridge Subdivision

Project Number: M18026GE

Figure: A4

Lambert and Associates

CONSULTING GEOTECHNICAL ENGINEERS AND MATERIAL TESTING

LOG OF TEST BORING

Date Drilled: August 6, 2018 **Field Engineer:** DRL **Boring Number:** 3
Location: See test boring location diagram **Elevation:**
Diameter: 4 inches **Total Depth:** 45-1/2 feet **Depth to Water at Time of Drilling:** 15 feet

Symbol	Depth	Sample		Soil Description	Laboratory Test Results
		Type	N		
	0			Clay, silty, sandy, stiff, moist to wet, brown, tan	
	5			* Cobbles Encountered	
	10				
	15	C	6/6 10/6	▼	
	20				
	25				
				Continued Next Page	

Project Name: Hunter Ridge Subdivision

Project Number: M18026GE

Figure: A5

Lambert and Associates

CONSULTING GEOTECHNICAL ENGINEERS AND MATERIAL TESTING

CONTINUED LOG OF TEST BORING

Date Drilled: August 6, 2018 **Field Engineer:** DRL **Boring Number:** 3 cont
Location: See test boring location diagram **Elevation:**
Diameter: 4 inches **Total Depth:** 45-1/2 feet **Depth to Water at Time of Drilling:** 15 feet

Symbol	Depth	Sample		Soil Description	Laboratory Test Results
		Type	N		
	25			Clay, silty, sandy, stiff, wet, brown, tan	
	30				
	35			Weathered Formational Shale Matl.	
	40				
	45	C Bulk C X	50/1		* Increased Competency
	50			Bottom of Test Boring	

Project Name: Hunter Ridge Subdivision

Project Number: M18026GE

Figure: A6

Lambert and Associates

CONSULTING GEOTECHNICAL ENGINEERS AND MATERIAL TESTING

LOG OF TEST BORING

Date Drilled: August 6, 2018 **Field Engineer:** DRL **Boring Number:** 4
Location: See test boring location diagram **Elevation:**
Diameter: 4 inches **Total Depth:** 15 feet **Depth to Water at Time of Drilling:** None Encountered

Symbol	Depth	Sample		Soil Description	Laboratory Test Results
		Type	N		
	0				
	1				
	2				
	3				
	4				
	5				
	6				
	7				
	8				
	9				
	10				
	11				
	12				
	13				
	14				
	15				
	16			Auger Refusal	
	17				
	18				
	19				
	20				
	21				
	22				
	23				
	24				
	25				

Project Name: Hunter Ridge Subdivision **Project Number:** M18026GE **Figure:** A7

LOG OF TEST BORING

Date Drilled: August 6, 2018 **Field Engineer:** DRL **Boring Number:** 5
Location: See test boring location diagram **Elevation:**
Diameter: 4 inches **Total Depth:** 20 feet **Depth to Water at Time of Drilling:** None Encountered

Symbol	Depth	Sample		Soil Description	Laboratory Test Results
		Type	N		
	0			Clay, silty, sandy, stiff, moist, brown, tan	
				* Cobbles Encountered	
	5				
				* Intermittent Clayey Sand Lenses	
	10				
		C	X	25/6 40/6	
	15				
	20			Bottom of Test Boring	
	25				

Project Name: Hunter Ridge Subdivision

Project Number: M18026GE

Figure: A8

Lambert and Associates

CONSULTING GEOTECHNICAL ENGINEERS AND MATERIAL TESTING

LOG OF TEST BORING

Date Drilled: August 6, 2018 **Field Engineer:** DRL **Boring Number:** 6
Location: See test boring location diagram **Elevation:**
Diameter: 4 inches **Total Depth:** 10 feet **Depth to Water at Time of Drilling:** None Encountered

Symbol	Depth	Sample		Soil Description	Laboratory Test Results
		Type	N		
	0				
	1				
	2				
	3				
	4				
	5				
	6				
	7				
	8				
	9				
	10				
	11			Auger Refusal	
	12				
	13				
	14				
	15				
	16				
	17				
	18				
	19				
	20				
	21				
	22				
	23				
	24				
	25				

Project Name: Hunter Ridge Subdivision **Project Number:** M18026GE **Figure:** A9

LOG OF TEST BORING

Date Drilled: August 6, 2018 **Field Engineer:** DRL **Boring Number:** 7
Location: See test boring location diagram **Elevation:**
Diameter: 4 inches **Total Depth:** 19-1/2 feet **Depth to Water at Time of Drilling:** 15-1/2 feet

Symbol	Depth	Sample		Soil Description	Laboratory Test Results
		Type	N		
	0			Clay, silty, sandy, stiff, moist to wet, brown, tan	
	5			* Cobbles Encountered	
	10				
	15	C	50/7	* Intermittent Clayey Sand Lenses	
	20			Auger Refusal	
	25				

Project Name: Hunter Ridge Subdivision

Project Number: M18026GE

Figure: A10

Lambert and Associates

CONSULTING GEOTECHNICAL ENGINEERS AND MATERIAL TESTING

APPENDIX B

The laboratory study consisted of performing:

- . Moisture content and dry density tests,
- . Swell-consolidation tests, and
- . Direct Shear Strength tests.

It should be noted that samples obtained using a drive type sleeve sampler may experience some disturbance during the sampling operations. The test results obtained using these samples are used only as indicators of the in situ soil characteristics.

TESTING

Moisture Content and Dry Density

Moisture content and dry density were determined for each sample tested of the samples obtained. The moisture content was determined according to ASTM Test Method D2216 by obtaining the moisture sample from the drive sleeve. The dry density of the sample was determined by using the wet weight of the entire sample tested. The results of the moisture and dry density determinations are presented on the logs of borings, Figures A2 through A10.

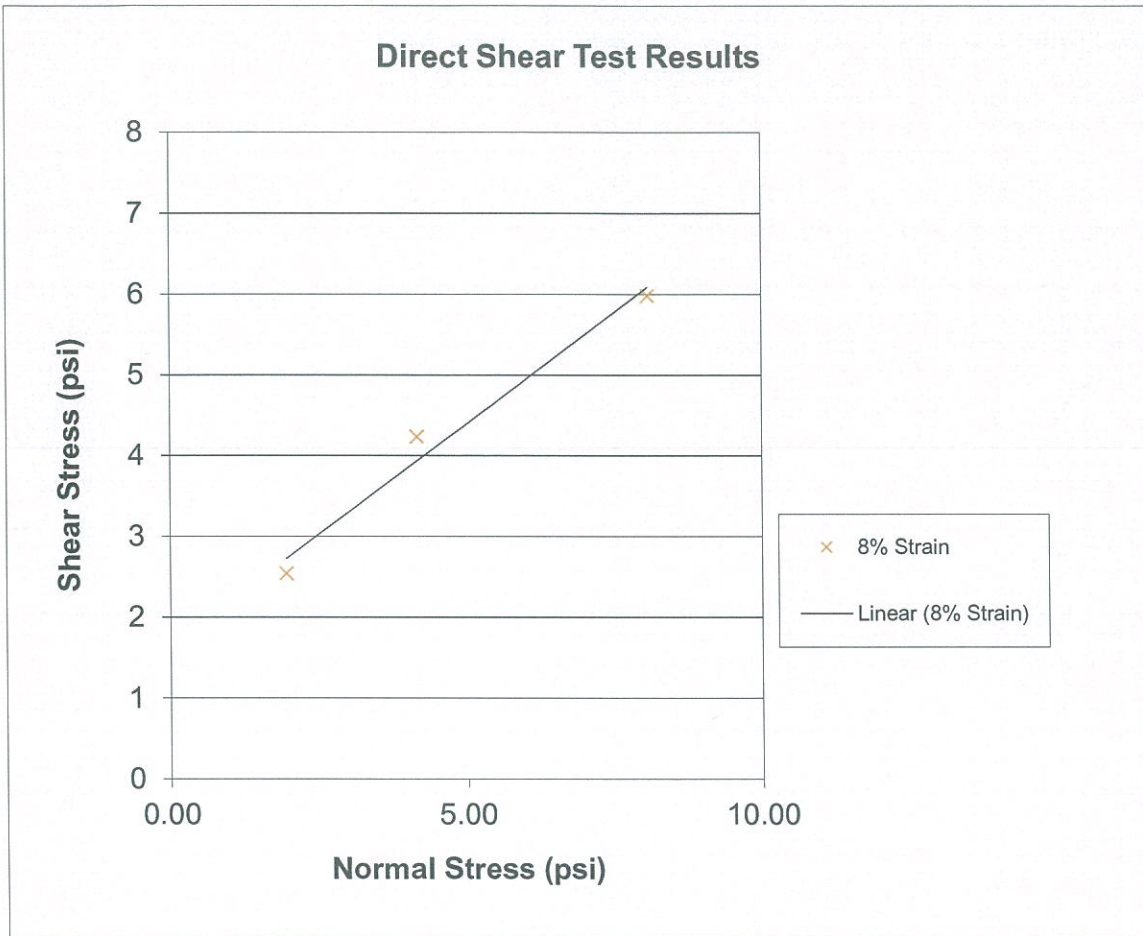
Direct Shear Strength Test

Direct shear strength properties of sleeve samples were evaluated in general accordance with testing procedures defined by ASTM Test Method D3080. The results of the direct shear tests are summarized on Figures B1 and B23, direct shear tests.

Lambert and Associates

CONSULTING GEOTECHNICAL ENGINEERS AND MATERIAL TESTING

Project:	Hunter Ridge	Project Number:	M18026GE	Date Sampled:	8/6/2018
Location:	Crested Butte, CO	Sample Source:	TB 1 @ 30-31 ft	Lab Sample #:	3660
Sample Description:	Clay, sandy, brown	Date Tested:	8/30/2018	Tested By:	AC



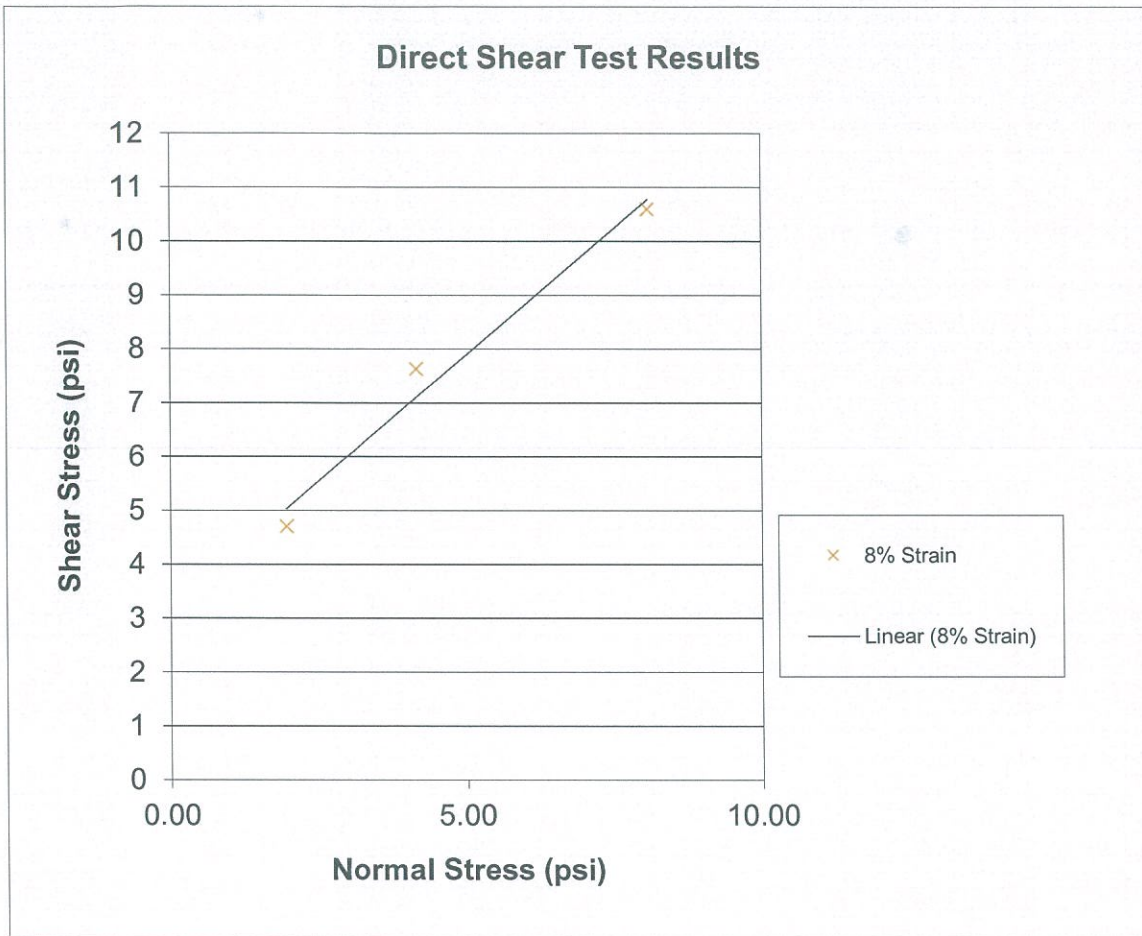
% Strain	Cohesion (psf)	Friction Angle (deg)
8	238	29

Project No.:	M18026GE
Date:	December 27, 2018
Figure:	B1

Lambert and Associates

CONSULTING GEOTECHNICAL ENGINEERS AND MATERIAL TESTING

Project:	Hunter Ridge	Project Number:	M18026GE	Date Sampled:	8/6/2018
Location:	Crested Butte, CO	Sample Source:	TB 3 @ 45-46 ft	Lab Sample #:	3660
Sample Description:	Shale Formation	Date Tested:	8/28/2018	Tested By:	AC



% Strain	Cohesion (psf)	Friction Angle (deg)
8	460	43

Project No.:	M18026GE
Date:	December 27, 2018
Figure:	B2

OFFICE OF THE SECRETARY OF STATE
OF THE STATE OF COLORADO

CERTIFICATE OF FACT OF GOOD STANDING

I, Jena Griswold, as the Secretary of State of the State of Colorado, hereby certify that, according to the records of this office,

Hunter Ridge, LLC

is a

Limited Liability Company

formed or registered on 07/20/2017 under the law of Colorado, has complied with all applicable requirements of this office, and is in good standing with this office. This entity has been assigned entity identification number 20171544934 .

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 04/03/2020 that have been posted, and by documents delivered to this office electronically through 04/06/2020 @ 13:37:46 .

I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, and issued this official certificate at Denver, Colorado on 04/06/2020 @ 13:37:46 in accordance with applicable law. This certificate is assigned Confirmation Number 12203371 .



Jena Griswold

Secretary of State of the State of Colorado

*****End of Certificate*****

Notice: A certificate issued electronically from the Colorado Secretary of State's Web site is fully and immediately valid and effective. However, as an option, the issuance and validity of a certificate obtained electronically may be established by visiting the Validate a Certificate page of the Secretary of State's Web site, <http://www.sos.state.co.us/biz/CertificateSearchCriteria.do> entering the certificate's confirmation number displayed on the certificate, and following the instructions displayed. Confirming the issuance of a certificate is merely optional and is not necessary to the valid and effective issuance of a certificate. For more information, visit our Web site, <http://www.sos.state.co.us/> click "Businesses, trademarks, trade names" and select "Frequently Asked Questions."

Mt. Crested Butte Water & Sanitation District
Petition for Inclusion Cost Reimbursement Agreement

This Cost Reimbursement Agreement (this "Agreement") is entered into as of this 19th day of MAY, 2020, by and between Mt. Crested Butte Water & Sanitation District (the "District"), on the one hand, and Hunter Ridge, LLC, a Colorado limited liability company (the "Petitioner"), on the other hand. Each of the foregoing parties is sometimes referred to as a "Party" and collectively as the "Parties."

Recitals

- A. Petitioner has submitted a Petition for Inclusion to the District;
- B. Pursuant to section 6.12.2 of the District's Rules and Regulations, Petitioner has agreed to pay all costs, fees, and expenses incurred by the District in reviewing the Petition for Inclusion and pertaining to the inclusion proceedings;
- C. Pursuant to section 6.12.2 of the District's Rules and Regulations, Petitioner is required to deposit funds with the District for the payment of costs, fees, and expenses for engineering, hydrology, legal, and administrative expenses incurred by the District in the inclusion proceedings;
- D. Within ten (10) days of the date of this Agreement, the District shall provide to Petitioner a budget or cost estimate for the inclusion proceedings for Petitioner's review and approval, and shall provide updates if these estimated numbers change for Petitioner's review and approval. However, Petitioner understands and acknowledges that the estimate to be provided pursuant to this Recital D is not a guarantee of the maximum amount Petitioner may be obligated to reimburse the District pursuant to the terms and conditions of this Agreement. Accordingly, notwithstanding such estimate, Petitioner shall be responsible for reimbursing the District for all costs the District incurs with respect to the inclusion process.
- E. This Agreement provides for the deposit of funds by the Petitioner in a manner that allows the District to diligently pursue inclusion proceedings without interruption due to lack of funds;

Agreement

NOW THEREFORE, in consideration of the foregoing recitals, the mutual promises, covenants and agreements set forth herein, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Initial Deposit. Concurrent with the submission of a fully executed petition for inclusion, the Petitioner shall remit to the Manager an Initial Deposit in the amount of \$10,000.00, to pay for all costs associated with the processing of the inclusion. The Initial Deposit shall be nonrefundable under all circumstances. All costs, specifically including, but not limited to, engineering, hydrology, legal, and administrative costs and fees shall be applied to the Initial Deposit.

2. Incremental Refundable Deposits. When the amount of the Initial Deposit falls below \$2,000.00, the Manager shall notify the Petitioner in writing and request that an Incremental Refundable Deposit in the amount of \$5,000.00 be remitted to the District. All work on the inclusion shall continue until the Initial Deposit is exhausted. In the event an Incremental Refundable Deposit is not received by the Manager by the time the Initial Deposit is exhausted, the District's consultants, including legal, hydrological, administrative, and engineering, shall cease all work until an Incremental Refundable Deposit is remitted to the Manager, at which time work shall resume. When the amount of any Incremental Refundable Deposit falls below \$2,000.00, the Manager shall proceed in the same manner as set forth above for obtaining additional Incremental Refundable Deposits.

3. Unused Funds. Upon completion of the inclusion process any unused portions of the Incremental Refundable Deposit shall be refunded to the Petitioner.

4. Miscellaneous.

(a) This Agreement shall be binding upon and shall inure to the benefit of the Parties and the Parties' respective heirs, agents, successors, and assigns;

(b) If any Party is required to take any action to enforce this Agreement, the prevailing Party shall be entitled to recover all reasonable attorneys' fees and costs from the non-prevailing Party or Parties;

(c) The paragraph headings used in this Agreement are for purposes of identification only and shall not be considered in construing this Agreement. Furthermore, this Agreement

JW

shall be deemed to have been prepared with the full and equal participation of each Party, and shall not be construed by any Party against any other Party;

(d) This Agreement shall be construed and enforced in accordance with the laws of the State of Colorado, and the Parties agree that the state courts located in Gunnison, Colorado shall have exclusive jurisdiction over, and shall be the exclusive venue for, any action arising out of, or related to, this Agreement.

(e) This Agreement may be executed in multiple counterparts, each of which shall constitute an original, and all of which together shall constitute one and the same document. The parties will accept facsimile signatures or electronic signatures as original signatures.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the day and year first above written.

Mt. Crested Butte Water & Sanitation District

Applicant: Hunter Ridge, LLC

By: 
Mike Fabbre, District Manager

By: 
Jamie Watt, Managing Partner



RECEIVED
MAY 26 2020
Per _____

Irrevocable Letter of Credit No. 4748

Mt. Crested Butte Water & Sanitation District
100 Gothic Road/P.O. Box 5740
Mt. Crested Butte, CO 81225

May 5, 2020

Ladies and Gentlemen:

We hereby establish in your favor, for the account of MLJ Real Estate, L.P., our irrevocable Letter of Credit No. 4748 in the aggregate amount of Twenty three thousand six hundred and forty seven and 50/100 U.S. Dollars (U.S. \$23,647.50) effective immediately and expiring at the close of business at the office of Trinity Bank, N.A. (the "Nominated Person") at 3500 W. Vickery Boulevard, Fort Worth, Texas 76107 (the Nominated Person's "Local Office") on January 1, 2022.

Funds under this Letter of Credit are available to you from time to time against one or more of your sight drafts, each in the form of Exhibit A hereto, drawn on the Nominated Person, referring thereon to this Letter of Credit No. 4748, accompanied by your signed certificate in substantially the form of Exhibit B hereto.

Each payment under this Letter of Credit will be made by wire transfer of immediately available funds in U.S. Dollars to:

Mt. Crested Butte Water & Sanitation District
100 Gothic Road/P.O. Box 5740
Mt. Crested Butte, CO 81225
ABA #102102013

for credit to:

Mt. Crested Butte Water & Sanitation District
100 Gothic Road/P.O. Box 5740
Mt. Crested Butte, CO 81225
Account #013111075

or to any other bank account in Colorado specified by you to us in writing at least seven (7) days before the date of such payment; provided that any such written direction changing the bank account must be accompanied by a duly adopted resolution of Mt. Crested Butte Water & Sanitation District approving such change in account. The Chairperson and Treasurer of Mt.

Crested Butte Water & Sanitation District are authorized to sign such written direction changing the bank account or transferring this Letter of Credit.

We nominate, as the nominated person, the Nominated Person referred to above at its Local Office, which is hereby authorized to pay drafts drawn under this Letter of Credit.

This Letter of Credit is transferable and may be successively transferred. The manner of transfer of this Letter of Credit shall be by the presentation to us of an Instruction to Transfer signed by you in substantially the form of Exhibit C hereto accompanied by a duly adopted resolution of Mt. Crested Butte Water & Sanitation District authorizing such transfer. Upon presentation to us of such an Instruction to Transfer, (i) the transferee named in such Instruction to Transfer will thereupon become the beneficiary of this Letter of Credit in the place of the prior beneficiary hereof and will be entitled to draw hereunder as though such transferee were the beneficiary originally named in this Letter of Credit and (ii) if such Instruction to Transfer sets forth new wire transfer instructions for payments hereunder, we shall thereafter make payment under this Letter of Credit in accordance with such instructions.

This Letter of Credit sets forth in full our undertaking, and such undertaking shall not in any way be modified, amended, amplified or limited by reference to any document, instrument or agreement referred to herein or in which this Letter of Credit is referred to or to which this Letter of Credit relates; and any such reference shall not be deemed to incorporate herein by reference any document, instrument or agreement.

We hereby engage with you that a sight draft drawn under and in compliance with the terms of this Letter of Credit will be duly honored upon presentation of such draft, accompanied by the appropriate certificate specified above, appropriately completed, to the Nominated Person as above specified. If such draft and certificate are presented to the Nominated Person at or prior to 11:30 a.m. (Central Standard Time) on a business day, payment of the amount specified in such draft shall be made on the next succeeding business day. If such draft and certificate are presented to the Nominated Person after 11:30 a.m. (Central Standard Time) on a business day, payment of the amount specified in such draft shall be made on the second succeeding business day. As used herein, "business day" means any day other than Saturday, Sunday or a legal holiday in Texas.

Please address all communications regarding this Letter of Credit to us at our Office at Trinity Bank, N.A., 3500 Vickery Boulevard, Fort Worth, Texas 767107, Attention: Barney C. Wiley, mentioning specifically our Letter of Credit No. 4748.

Very truly yours,

Trinity Bank, NA

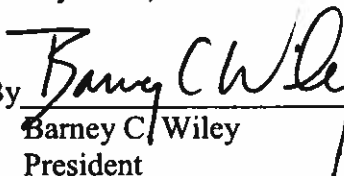
By 
Barney C. Wiley
President

EXHIBIT A

[Form of Sight Draft]

U.S. \$ _____, 20__

AT SIGHT, Pay to the order of Mt. Crested Butte Water & Sanitation District _____
United States Dollars (U.S. \$ _____).

For value received and charge to the
account of Trinity Bank, N.A.
Letter of Credit No. 4748.

To: Trinity Bank, N.A.
3500 Vickery Boulevard
Fort Worth, Texas 767107

Mt. Crested Butte Water & Sanitation District

By: _____
Name:
Title:

EXHIBIT B

**CERTIFICATE FOR DRAWING UNDER
TRINITY BANK, N.A. IRREVOCABLE LETTER OF CREDIT NO. 4748.**

The undersigned, Mt. Crested Butte Water & Sanitation District, the beneficiary of the above Irrevocable letter of Credit, hereby certifies to Trinity Bank, N.A. that the Applicant of the above Irrevocable Letter of Credit has failed to pay an amount of money required to be paid under the terms of the acceptance of its infrastructure under the Mt. Crested Butte Water & Sanitation District Rules and Regulations, as amended, including costs of maintaining and repair such infrastructure, and that the amount of money required to be paid to maintain and repair such infrastructure is at least equal to the amount of the sight draft accompanying this Certificate.

IN WITNESS WHEREOF, the undersigned has executed and delivered this Certificate as of the ____ day of _____, 20__.

Mt. Crested Butte Water & Sanitation District

By: _____
Name:
Title:

EXHIBIT C

INSTRUCTION TO TRANSFER

_____, 20_

Trinity Bank, N.A.
3500 Vickery Boulevard
Fort Worth, Texas 767107
Attention: Barney C. Wiley

Irrevocable Letter of Credit No. _____,
dated _____, 2020

Gentlemen:

For value received, the undersigned beneficiary hereby irrevocably transfers to:

[Name and address of Transferee]

all rights of the undersigned beneficiary to draw under the above-captioned Letter of Credit (the "Letter of Credit") in its entirety.

By this transfer, all rights of the undersigned beneficiary in the Letter of Credit are transferred to the transferee and the transferee shall hereafter have the sole rights as beneficiary thereof as though such transferee were the beneficiary originally named in the Letter of Credit. All amendments are to be advised directly to the transferee without the necessity of any consent of or notice to the undersigned beneficiary.

[Please make each payment under the Letter of Credit by wire transfer in immediately available funds in U.S. Dollars to:

[Name and address of bank in
Colorado]
ABA # _____

for credit to:

[Name and address of Beneficiary]
Account # _____]

Please acknowledge receipt of this Instruction to Transfer by signing in the space provided below and returning such signed copy to the transferee named above.

Very truly yours,

Mt. Crested Butte Water & Sanitation District

By: _____

Name:

Title:

Receipt of Instruction to
Transfer acknowledged as
of _____, 20__

Trinity Bank, N.A.

By: _____

Name:

Title: