

PAYMENT AGREEMENT FORM

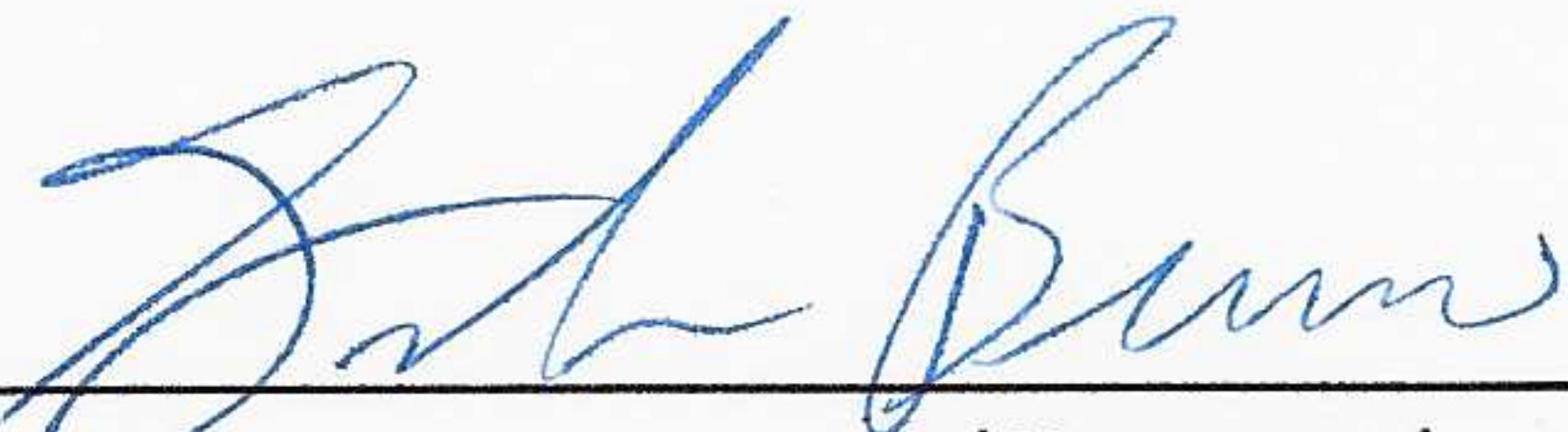
GARFIELD COUNTY ("COUNTY") and Property Owner ("APPLICANT") Nutrient Holdings LLC
_____ agree as follows:

1. The Applicant has submitted to the County an application for the following Project: Amendment to the Riverbend Planned Unit Development.
2. The Applicant understands and agrees that Garfield County Resolution No. 2014-60, as amended, establishes a fee schedule for each type application, and the guidelines for the administration of the fee structure.
3. The Applicant and the County agree that because of the size, nature or scope of the proposed project, it is not possible at this time to ascertain the full extent of the costs involved in processing the application. The Applicant agrees to make payment of the Base Fee, established for the Project, and to thereafter permit additional costs to be billed to the Applicant. The Applicant agrees to make additional payments upon notification by the County, when they are necessary, as costs are incurred.
4. The Base Fee shall be in addition to and exclusive of any cost for publication or cost of consulting service determined necessary by the Board of County Commissioners for the consideration of an application or additional County staff time or expense not covered by the Base Fee. If actual recorded costs exceed the initial Base Fee, the Applicant shall pay additional billings to the County to reimburse the County for the processing of the Project. The Applicant acknowledges that all billing shall be paid prior to the final consideration by the County of any Land Use Change or Division of Land.

I hereby agree to pay all fees related to this application:

Billing Contact Person: Andrew Bruno Phone: (970) 984-4369
Billing Contact Address: PO Box 560
City: New Castle State: CO Zip Code: 81647
Billing Contact Email: andy@nutrientfarm.com

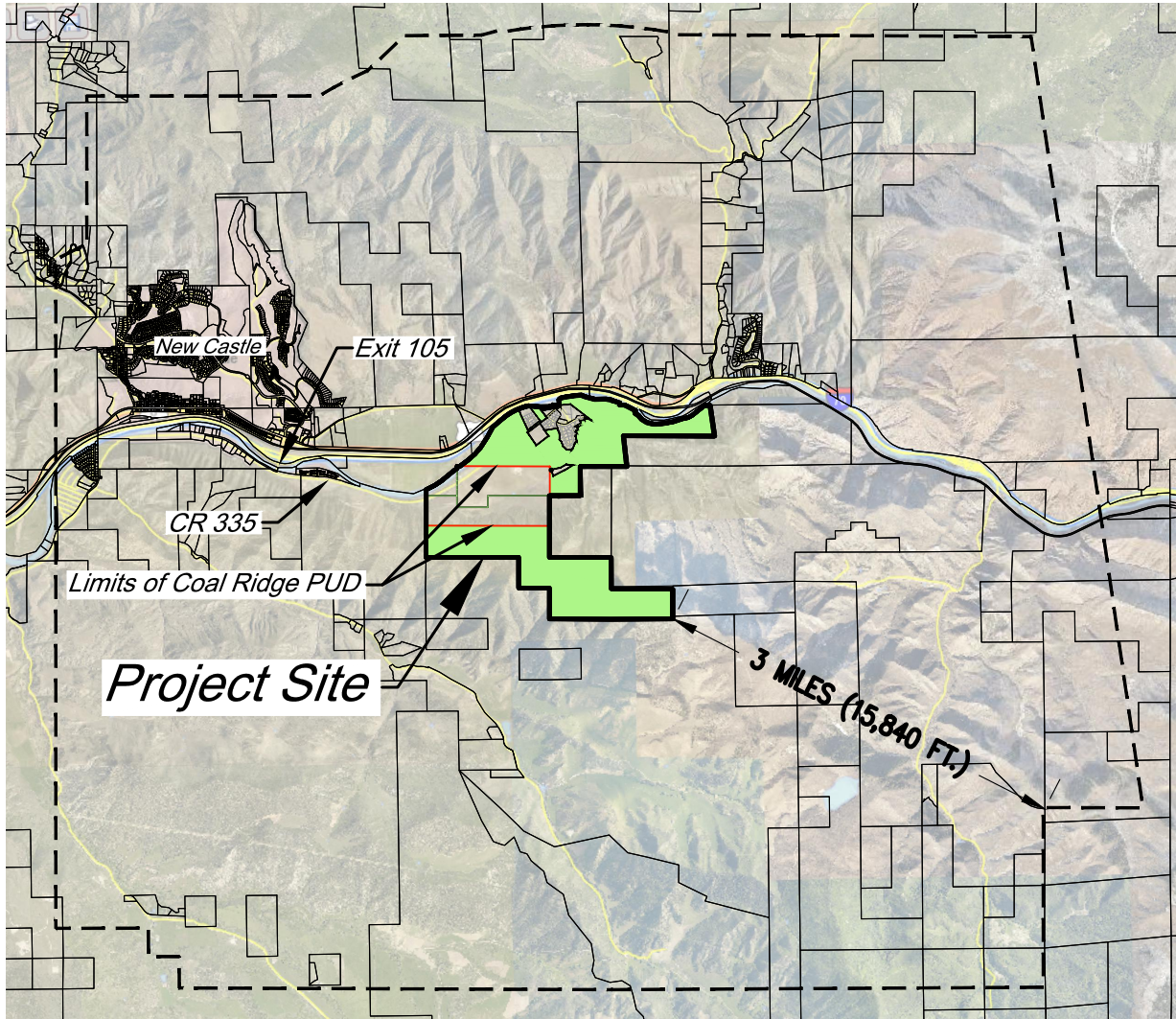
Printed Name of Person Authorized to Sign: Andrew Bruno


(Signature)

11-10-2022
(Date)

- Vicinity Map -

Not to Scale



- Riverbend PUD Amendment Area



- Nutrient Holdings LLC Boundary Line



118 West Sixth Street, Suite 200
Glenwood Springs, CO 81601
970.945.1004 www.sgm-inc.com

Riverbend PUD
Garfield County, Colorado

Job No. 2018-271.002
Drawn by: AO
Date: 1/16/2023
Approved: TB
File: ExistingRiverbendPUD_Map

Vicinity Map

Page No.

1

of 1

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BOUNDARY EXHIBIT MAP OF:
NCIG RANCH PARCEL
A PARCEL OF LAND SITUATED IN SECTIONS 33, 34 AND 35, TOWNSHIP 5 SOUTH, RANGE 90 WEST AND
SECTIONS 5, 6 AND 8, TOWNSHIP 6 SOUTH, RANGE 90 WEST,
BOTH OF THE 6th P.M., GARFIELD COUNTY, COLORADO
SHEET 1 OF 8
PROPERTY DESCRIPTION AND VICINITY MAP

PROPERTY DESCRIPTION

Parcel A
Township 5 South, Range 90 West, 6th P.M.
Section 35: That portion of the NW $\frac{1}{4}$ SE $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$ lying Southerly of the centerline of the Colorado River

Parcel C
Township 6 South, Range 90 West, 6th P.M.
Section 6: All that part of Lot 4, lying southerly of the centerline of the Colorado River as described in deed recorded May 28, 1974 in Book 459 at Page 535 in the office of the Clerk and Recorder of Garfield County, Colorado

Excluding the following parcels of property described in the Rule and Order entered in the District court for Garfield County, Colorado, in Civil Action No. 6635, entitled Board of County Commissioners, et al. v. Daryl Gean Richardson, et al., recorded November 8, 1982 in Book 437 at Page 383 as Reception No. 255941

Parcel No. 143-B
A tract or parcel of land No. 143-B of the State Department of Highways, Division of Highways, State of Colorado, Project No. I 70-1 (12), 89 Sec. 2 in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ and in the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 35, Township 5 South, Range 90 West of the Sixth Principal Meridian, in Garfield County, Colorado, said tract or parcel being more particularly described as follows:
Beginning at a point on the centerline of the Colorado River from which point the NW corner of Section 35, Township 5 South, Range 90 West of the 6th P.M. bears North 27°13'30" East a distance of 2,615.7 feet; thence North 73°59' East along the centerline of the Colorado River, a distance of 162.8 feet; thence South 70°43' East along the centerline of the Colorado River, a distance of 640.8 feet; thence South 48°26' East, along the centerline of the Colorado River, a distance of 223.6 feet; thence South 33°52' East along the centerline of the Colorado River, a distance of 119.8 feet; thence along the arc of a curve to the left having a radius of 4,483.3 feet, a distance of 1,080.9 feet, more or less, to the POINT OF BEGINNING (the chord of this arc bears North 67°23'30" West a distance of 1,076.3 feet)

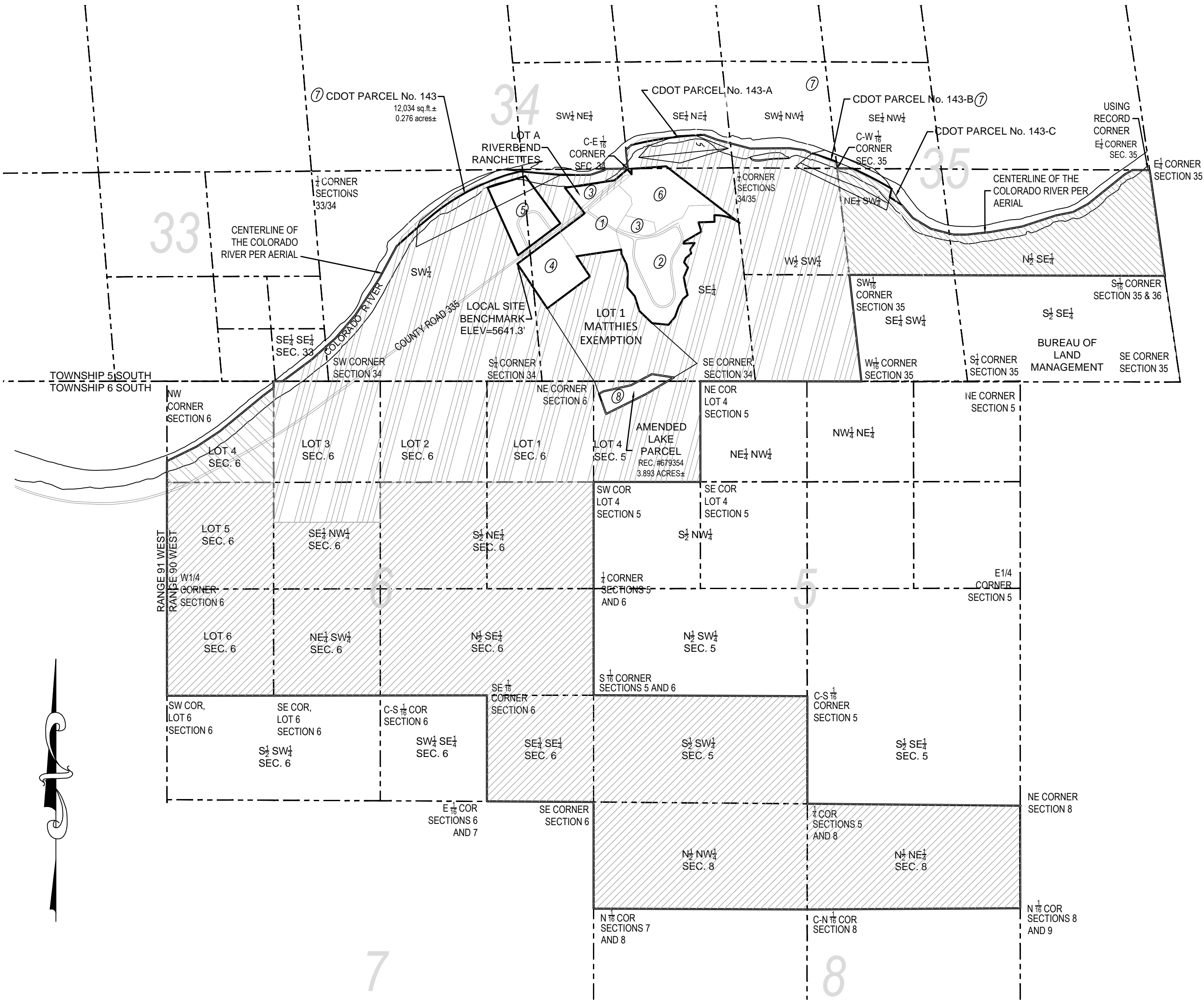
PARCEL No. 143-C
A tract or parcel of land No. 143-C of the State Department of Highways Division of Highways, State of Colorado, Project No. I 70-1 (12) 89 Section 2, in the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 35, Township 5 South, Range 90 West of the 6th P.M. in Garfield County, Colorado, said tract or parcel being more particularly described as follows: Beginning at a point on the thread of the Colorado River in the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 35, Township 5 South, Range 90 West, 6th P.M. from which point the S $\frac{1}{4}$ corner of Section 35 bears South 21°36'30" East a distance of 2,796.8 feet; thence South 11°47' West a distance of 104.9 feet; thence South 59°02' East a distance of 176.3 feet; to the thread of the Colorado River; thence North 33°52' West along the thread of the Colorado River, a distance of 232.9 feet, more or less, to the Point of Beginning.

Parcel B
Township 5 South, Range 90 West, 6th P.M.
Section 33: All that portion of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ lying Southerly of the centerline of the Colorado River;
Section 34: All that portion of the S $\frac{1}{4}$ and SE $\frac{1}{4}$ NE $\frac{1}{4}$ lying Southerly of the centerline of the Colorado River;
Section 35: W $\frac{1}{2}$ SW $\frac{1}{4}$, that portion of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ lying Southerly of the Colorado River

Township 6 South, Range 90 West, 6th P.M.
Section 5: Lot 4
Section 6: Lots 1, 2, 3 and the Northerly 15 acres of the SE $\frac{1}{4}$ NW $\frac{1}{4}$

EXCEPTING FROM THE ABOVE DESCRIBED LANDS:
1. All that portion platted as Riverbend Subdivision Filing No. 1 as shown on Reception No. 281326
2. All that portion platted as Riverbend Subdivision Filing No. 2 as amended as shown on Reception No. 281329 and No. 299710
3. All that portion platted as Riverbend Ranchettes Final Plat as shown on Reception No. 290481
4. All that portion conveyed to the Board of County Commissioners of Garfield County, Colorado, by Deed recorded August 31, 1979 in Book 534 at Page 416 as Reception No. 297140
5. All that portion platted as Riverbend Subdivision Filing No. 5 as shown on Reception No. 517550
6. All that portion platted as Cedar Ridge Subdivision as shown on Reception No. 501840
7. All those portions described as Parcel No. 143; Parcel No. 143-A; and Parcel No. 143-B in the Rule and Order of the Garfield County District Court in Civil Action No. 6635 and recorded in Book 437 at Page 383 as Reception No. 255941
8. All that portion of the lands described in the deeds recorded in Book 906 at Page 790 as Reception No. 464984, Book 863 at Page 424 as Reception No. 447796, and Book 1712 at Page 990 as Reception No. 673354
All as recorded in the office of the Clerk and Recorder of Garfield County, Colorado.

Parcel D
Township 6 South, Range 90 West, 6th P.M.
Section 5: S $\frac{1}{2}$ SW $\frac{1}{4}$
Section 6: Lot 5 (SW $\frac{1}{4}$ NW $\frac{1}{4}$), Lot 6 (NW $\frac{1}{4}$ SW $\frac{1}{4}$), SE $\frac{1}{4}$ NW $\frac{1}{4}$ except the North 15 acres, NE $\frac{1}{4}$ SW $\frac{1}{4}$, S $\frac{1}{2}$ NE $\frac{1}{4}$, N $\frac{1}{2}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ SE $\frac{1}{4}$
Section 8: N $\frac{1}{2}$ NW $\frac{1}{4}$

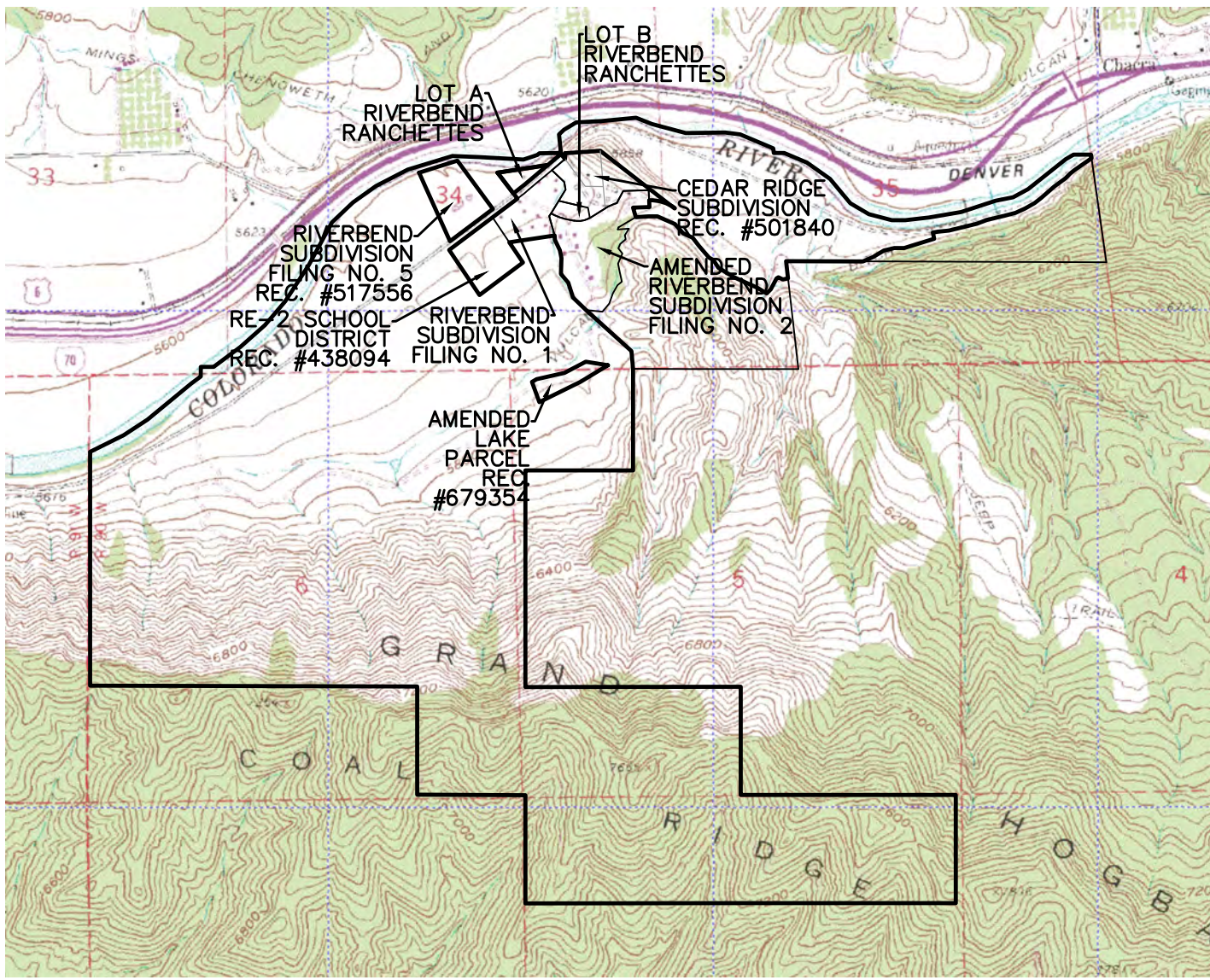


TITLE SUBJECT PROPERTY PARCEL AND EXCEPTION PARCEL LOCATION MAP
SCALE: 1" = 1000'

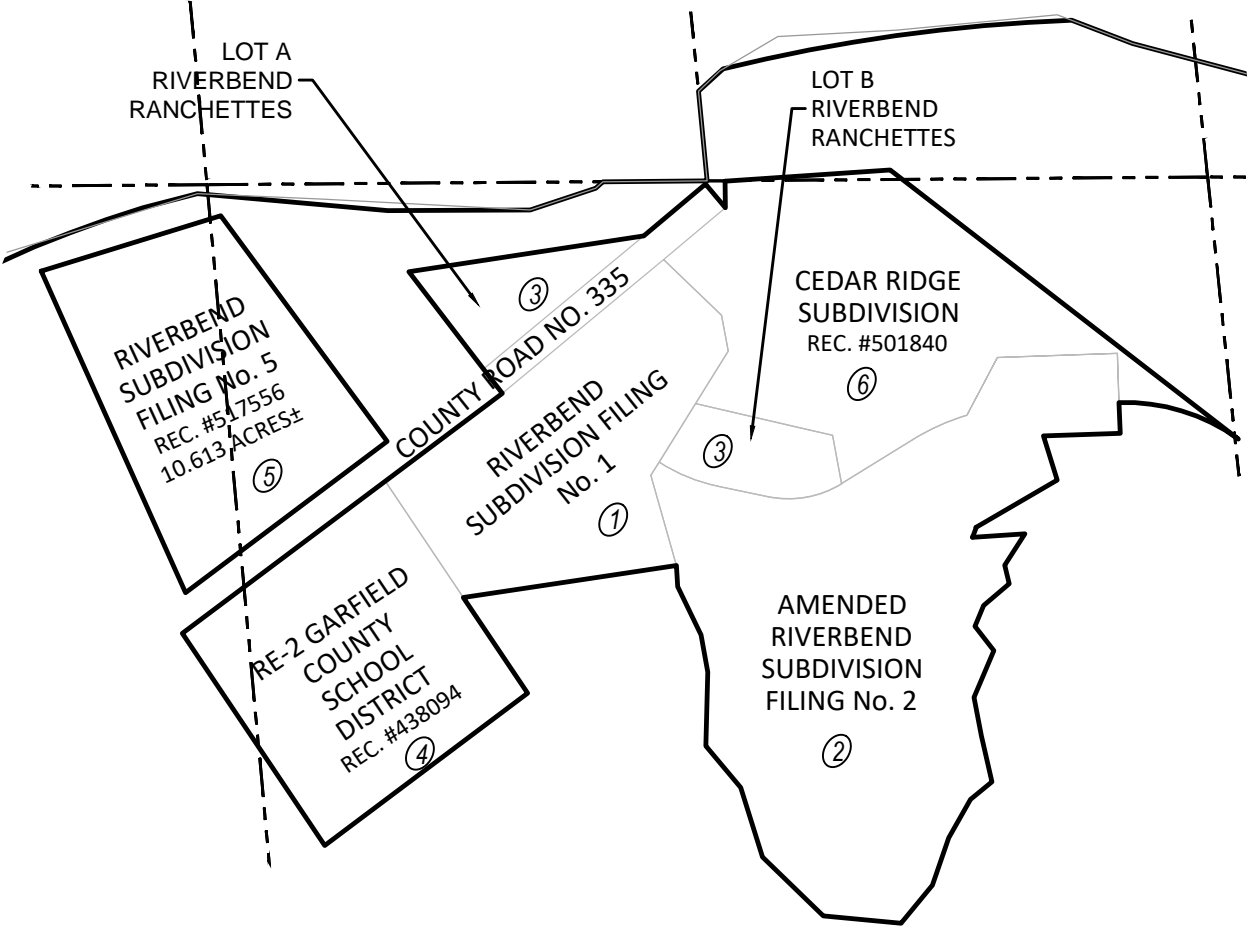
SURVEY NOTES:

- 1) Date of Preparation: June - July, 2018
- 2) Date of Field Work: June - July, 2018
- 3) Basis of Bearing: A bearing of S 05°58'00"E from the NE corner of Section 34, T5S, R90W, a found stone marked with four notches on the north side and five notches on the east side, and the SE corner of Section 34, T5S, R90W, a found 2.5" aluminum pipe with a 3" aluminum cap marked S34/S35 (1988 Bureau of Land Management).
- 4) Basis of Map: The 1887 BLM/GLO Plats and notes related to T5S and T6S, R90W of the 6th P.M., The Final Plat of Cedar Ridge Subdivision, recorded December 3, 1996 as Reception No. 501840, The map of Riverbend Subdivision Filing No. 1, recorded October 20, 1977 as Reception No. 281326, The Final map of Riverbend Ranchettes, recorded December 4, 1978 as Reception No. 280481, The Exemption Plat of Matthies Exemption, recorded November 16, 1994 as Reception No. 471051, The Final Plat of Riverbend Filing No. 5, recorded December 9, 1997 as Reception No. 517550, Amended Riverbend Subdivision Filing No. 2, recorded November 26, 1979 as Reception No. 299710, prior work performed by Sopris Engineering in 2000 and 2001 on subject property, aerial mapping of subject property prepared by Bell Mapping in 2000, Department of Highways State of Colorado Federal AID Project No. I-70-1(12)89 SEC. 2 right-of-way maps, various documents of record, and the found monuments, as shown.
- 5) Basis of Elevation: Basis of elevation: a 1988 North American Vertical Datum (NAVD 1988) elevation of 5598' on the National Geodetic Survey (NGS) designation station "ANDERS M". Which established a site bench mark elevation of 5641.3' on found #5 rebar & 1.25" plastic cap P.L.S. NO. 15710 monumenting the westerly boundary corner of the RE-2 Garfield County School District parcel recorded as reception No. 438094.
- 6) This map does not constitute a property boundary survey, nor a title search by Sopris Engineering, LLC (SE) to determine ownership or easements of record. For all information regarding easements, rights of way and/or title of record, SE relied upon the above said items described in Note 3 and the title commitment prepared by Commonwealth Title Company of Garfield County, Inc. File Number 1805028 with an effective date of May 9, 2018.

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



VICINITY MAP
SCALE: 1" = 2000'



DETAIL
SCALE: 1" = 500'

SHEET INDEX

- SHEET 1 — PROPERTY DESCRIPTION AND VICINITY MAP
- SHEET 2 — TITLE EXCEPTIONS
- SHEET 3 — EASEMENTS (NORTH)
- SHEET 4 — EXTERIOR BOUNDARY, EXCEPTION PARCELS AND ROADS (NORTH)
- SHEET 5 — EXTERIOR BOUNDARY, EXCEPTION PARCELS AND ROADS (SOUTH)
- SHEET 6 — TOPOGRAPHY
- SHEET 7 — ADJOINERS & MONUMENTS
- SHEET 8 — AERIAL FROM GOOGLE MAPS

SURVEYOR'S STATEMENT

I, Matthew S. Recker, do hereby state that this map was prepared by Sopris Engineering, LLC for Andrew Bruno Revocable Trust UTA dated May 25, 2018, and that it is true and correct to the best of my knowledge and belief.
Matthew S. Recker, P.L.S. #26843
Garfield County, Colorado
PROF. LAND SURV.

BOUNDARY EXHIBIT MAP OF:
NCIG RANCH PARCEL
A PARCEL OF LAND SITUATED IN SECTIONS 33, 34 AND 35, TOWNSHIP 5 SOUTH, RANGE 90 WEST AND
SECTIONS 5, 6 AND 8, TOWNSHIP 6 SOUTH, RANGE 90 WEST,
BOTH OF THE 6th P.M., GARFIELD COUNTY, COLORADO
SHEET 2 OF 8
TITLE EXCEPTIONS

SCHEDULE B-2 TITLE EXCEPTIONS

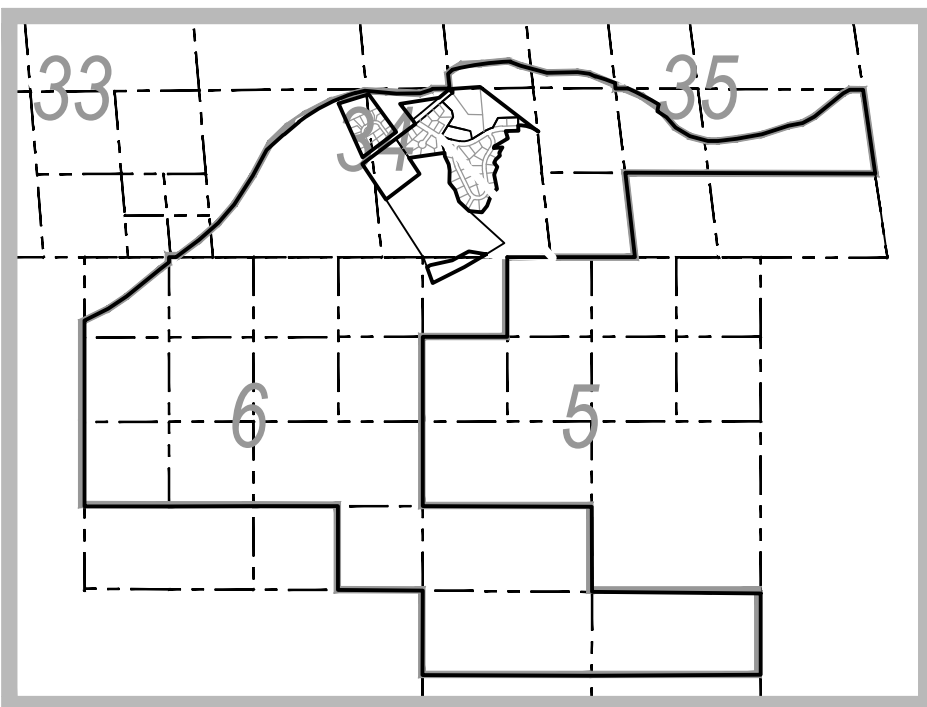
9. Right of the proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted and a right of way for ditches and canals constructed by the authority of the United States as contained in the following United States Patents:
- | Book | Page | Date | Property |
|------|------|------------|--|
| 12 | 20 | 03/19/1889 | N1/2NE1/4 Section 8 |
| 12 | 19 | 04/13/1889 | N1/2NW1/4 Section 8 |
| 12 | 17 | 04/19/1889 | S1/2SW1/4 Section 5, SE1/4SE1/4 Section 6 |
| 12 | 25 | 04/10/1889 | W1/2SE1/4, E1/2SW1/4 Section 6 |
| 12 | 174 | 06/22/1892 | NE1/4SE1/4 Section 6 |
| 12 | 26 | 04/19/1889 | Lot 6 Section 6 |
| 12 | 157 | 05/20/1892 | Lot 4 Section 5, Lots 1, 2 and 3 Section 6 |
| 12 | 267 | 01/23/1894 | Lot 4 Section 6 |
| 12 | 68 | 01/10/1891 | Lot 5, S1/2NE1/4, SE1/4NW1/4 Section 6 |
| 12 | 335 | 10/23/1894 | NW1/4SW1/4 Section 34, E1/2SE1/4 Section 33 |
| 12 | 152 | 05/20/1892 | SW1/4SW1/4 Section 34 |
| 12 | 156 | 05/20/1892 | E1/2SW1/4, W1/2SE1/4 Section 34 |
| 73 | 154 | 04/05/1923 | SE1/4SE1/4 Section 34 |
| 12 | 155 | 05/20/1892 | NE1/4SE1/4 Section 34, W1/2SW1/4 Section 35 |
| 73 | 131 | 02/21/1923 | N1/2SE1/4, NE1/4SW1/4, SE1/4NW1/4 Section 35 |
| 12 | 521 | 01/23/1894 | S1/2NE1/4 Section 34, SW1/4NW1/4 Section 35 |
- Above referenced documents affect Subject Property, portions of the Subject Property are within the aliquot parts listed for each Patent – Not Plottable
10. Reservation of all coal, together with the right to prospect for, mine and remove the same, as described in United States Patent recorded April 5, 1923 in Book 73 at Page 154 and any interests therein or assignments thereof.
- Affects portions of Subject Property within the SE1/4SE1/4 Section 34 – Not Plottable
11. Right of way for the Midland Railway Company as referred to in patent recorded February 21, 1923 in Book 73 at Page 131.
- SW1/4SE1/4 Section 34, S1/2 Section 34, W1/2SW1/4 Section 35; Lot 4 Section 5; Lots 1, 2 and 3 and the SE1/4NW1/4 Section 6; S1/2SW1/4 Section 5; S1/2NE1/4, SW1/4NW1/4, N1/2S1/2 and SE1/4SE1/4 Section 6; N1/2N1/2 Section 8, S1/2NW1/4 Section 9
- SW1/4SE1/4 Section 34, S1/2 Section 34, W1/2SW1/4 Section 35; Lot 4 Section 5; Lots 1, 2 and 3 and the SE1/4NW1/4 Section 6; S1/2SW1/4 Section 5; S1/2NE1/4, SW1/4NW1/4, N1/2S1/2 and SE1/4SE1/4 Section 6; N1/2N1/2 Section 8, S1/2NW1/4 Section 9
- tracks have been removed and Right-of-Way abandoned, old alignment follows county road and dirt road shown hereon;
12. Right of way for pipeline to the Vulcan Farming Company as evidenced by deed recorded January 19, 1909 in Book 75 at Page 445. (affects N1/2SW1/4, Section 35, Township 5 South, Range 90 West)
- Affects portions of Subject Property within the N1/2SE1/4, NE1/4SW1/4 Section 35 - Not Plottable
13. Reservation of all oil and gas, together with the right of ingress and egress to prospect for, drill and remove the same as more particularly described in deed recorded July 11, 1945 in Book 213 at Page 455 and any interests therein or assignments thereof. (affects S1/2SW1/4 Section 5, S1/2NE1/4, SE1/4NW1/4, SW1/4NW1/4, N1/2S1/2 and SE1/4SE1/4 Section 6, N1/2N1/2 Section 8, S1/2NW1/4 Section 9)
- Affects portions of Subject Property within the listed aliquot parts except for the S1/2NW1/4 Section 9 - no portions of Subject Property are within Section 9 - Not Plottable
14. Reservation of an undivided one-half interest in all oil, gas, hydrocarbons and valuable minerals as described in deed recorded September 23, 1955 in Book 287 at Page 455 and any interests therein or assignments thereof.
- Affects portions of Subject Property within:
SE1/4SE1/4 Section 33, S1/2 Section 34; W1/2SW1/4 Section 35; Lot 4 Section 5; Lots 1, 2 and 3 and the SE1/4NW1/4 Section 6; S1/2SW1/4 Section 5; S1/2NE1/4, SW1/4NW1/4, N1/2S1/2 and the SE1/4SE1/4 Section 6; N1/2N1/2 Section 8; S1/2NE1/4 Section 34; SW1/4NW1/4 Section 35; NE1/4SW1/4 and the N1/2SE1/4 Section 35 - Not Plottable
15. Terms and conditions of Agreement by and between Daryl Richardson and the State of Colorado for the use and benefit of the Game and Fish Commission regarding the use of a road for public access as described in the Agreement recorded June 26, 1963 in Book 351 at Page 211.
- Document describes lands within the Subject Property, but Does Not Affects Subject Property (need legal clarification) due to property being sold by party of the first part – Agreement between Daryl Richardson and the State of Colorado which contains language regarding the right by the State to enter onto the property and remove road improvement if property sold -
16. Easement and right of way for an electric transmission line as granted to Public Service Company of Colorado and more particularly described in instruments recorded December 28, 1966 in Book 381 at Page 24, February 13, 1967 in Book 382 at Pages 169, 170, 171, 175, 178 and 180, and August 18, 1972 in Book 434 at Page 342.
- Book 381 at Page 24 Affects portions of Subject Property within the NE1/4SW1/4 Section 35 – Shown hereon
Book 382 at Page 169 Affects portions of Subject Property within the W1/2SW1/4 Section 35 – Shown hereon
Book 382 at Page 170 Affects portions of Subject Property within the S1/2 Section 34 – Shown hereon
Book 382 at Page 171 Affects portions of Subject Property within Lot 3 Section 6 – Shown hereon
Book 382 at Page 175 Affects portions of Subject Property within the SW1/4NW1/4 Section 6 – Shown hereon
Book 382 at Page 178 Affects portions of Subject Property within Lot 4 Section 6 – Shown hereon
Book 382 at Page 169: Does Not Affect Subject Property described easement within Section 15
Book 343 at Page 342 Affects portions of Subject Property within the SE 1/4 Section 34 and the SW1/4 Section 35 – Shown hereon

17. Terms, conditions, easements and all matters set forth in Rule and Order recorded October 18, 1972 in Book 437 at Page 1 and as amended in instrument recorded February 23, 1973 in Book 441 at Page 111.
- Does not affect Subject Property – lands described within both documents describe property north of the centerline of the Colorado River;
18. Terms, conditions, easements and all matters set forth in Rule and Order recorded November 8, 1972 in Book 437 at Page 383.
- Affects Subject Property shown hereon
19. Perpetual non-exclusive easement for a cattle drive as described in instrument recorded January 10, 1978 in Book 504 at Page 799.
- Affects Subject Property shown hereon
20. Utility Easement granted to Cunningham Construction and Development Co. as described in deed recorded May 28, 1980 in Book 549 at Page 172.
- Affects Subject Property shown hereon
21. Mineral rights conveyed in deed recorded January 14, 1988 in Book 727 at Page 783 and any interests therein or assignments thereof.
- Affects Subject Property – Not Plottable
22. Terms and conditions of Agreement by and between Greg McKennis, Jill C. McKennis and NCIG Financial, Inc. recorded May 28, 1991 in Book 804 at Page 936 and recorded October 3, 1991 in Book 814 at Page 737.
- Affects Subject Property insofar as NCIG has a Special Used Permit or operates its property for coal mining – Not Plottable
23. Exclusive access easement granted to E. Peter Matthies and Debra Elena Matthies as described as described in Easement Agreement recorded June 28, 1991 in Book 807 at Page 430 and all terms, conditions and matters set forth therein.
- Affects Subject Property shown hereon
24. Easement described in Revised Easement Agreement recorded December 14, 1992 in Book 849 at Page 627 and all terms, conditions and matters set forth therein. (affects Section 34, Township 5 South, Range 90 West)
- Affects Subject Property shown hereon
25. Reservation of all oil, gas and minerals by Orion Homes, Inc. in deed recorded April 26, 1993 in Book 860 at Page 570 and any and all interests therein or assignments thereof. (affects Section 34, Township 5 South, Range 90 West and Sections 5 and 6, Township 6 South, Range 90 West)
- Affects Subject Property – Described land within document is currently contained within portions of Lot 1 and 2 Matthies Exemption Plat. Described land is shown hereon;
26. Easement and right of way for the Vulcan Ditch (the exact location of which is not defined) reserved by Orion Homes, Inc. in the deed recorded April 26, 1993 in Book 860 at Page 570. (affects Section 34, Township 5 South, Range 90 West and Sections 5 and 6, Township 6 South, Range 90 West)
- Affects Subject Property – Described land within document is currently contained within portions of Lot 1 and 2 Matthies Exemption Plat. Described land is shown hereon;
27. Easement for a roadway reserved by Orion Homes, Inc. in the deed recorded April 26, 1993 in Book 860 at Page 570. (affects Section 34, Township 5 South, Range 90 West and Sections 5 and 6, Township 6 South, Range 90 West)
- Affects Subject Property – Described land within document is currently contained within portions of Lot 1 and 2 Matthies Exemption Plat. Document reserves to the Grantor an easement and right-of-way for a roadway in place which is not described. Existing roadways are shown hereon.;
28. Terms and conditions of Garfield County Resolution No. 94-130 recorded November 16, 1994 in Book 922 at Page 738. (affects Matthies Exemption)
- Affects Subject Property within Lot 1 and 2 Matthies Exemption Plat – Not Plottable;
29. Easements, rights of way and all matters shown on the plat of Matthies Exemption recorded November 16, 1994 as Reception No. 471051.
- Affects Subject Property within Lot 1 and 2 Matthies Exemption Plat – Shown hereon
30. Easements described in Amended Road Easement Agreement recorded March 15, 1996 in Book 970 at Page 427 and all terms, conditions and matters set forth therein. (affects Section 34, Township 5 South, Range 90 West and Sections 5 and 6, Township 6 South, Range 90 West)
- Affects Subject Property shown hereon

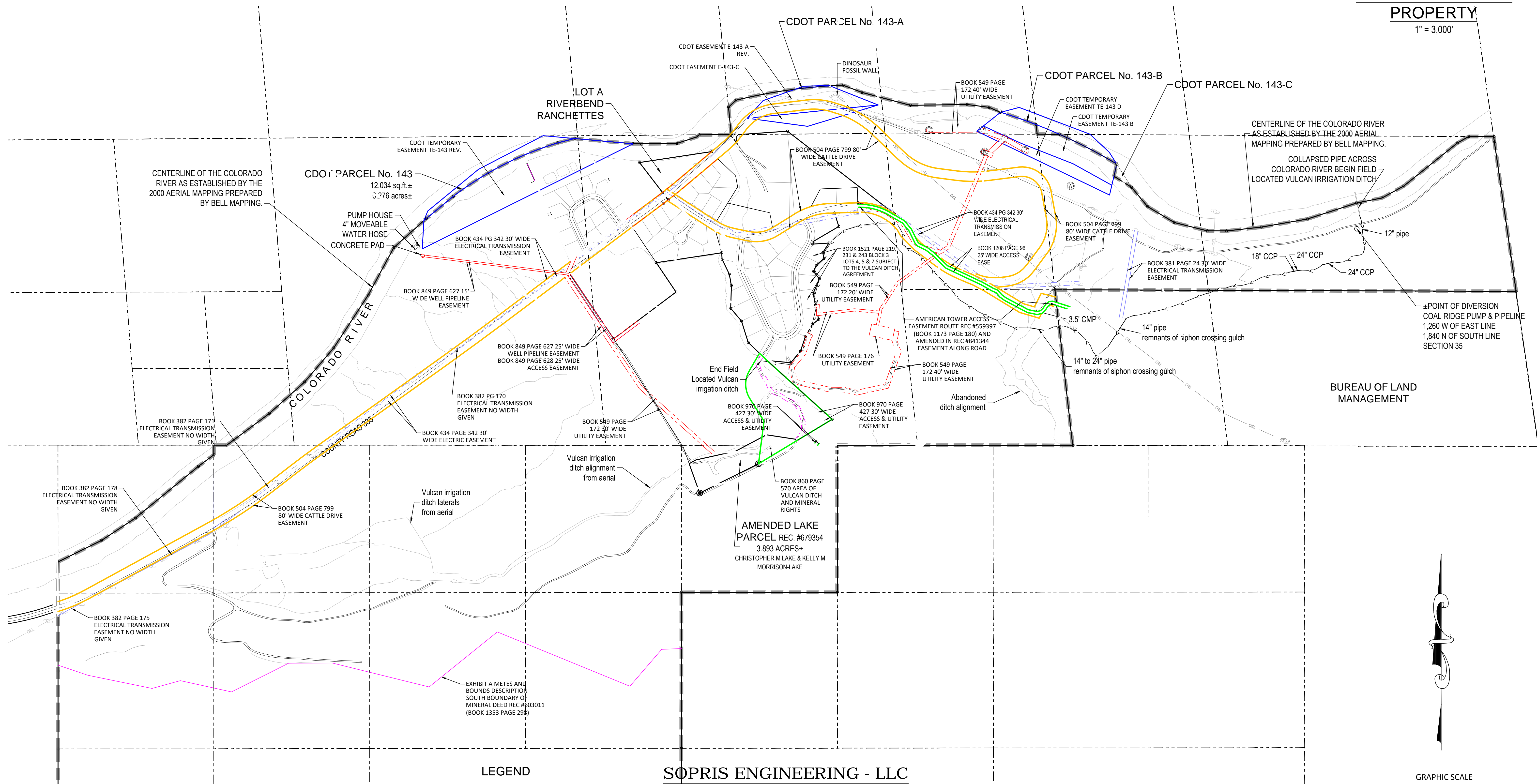
31. Access easement granted to American Tower, L.P. d/b/a Mountain Top Management, Inc. as described in instrument recorded February 15, 2000 in Book 1173 at Page 180 and all terms, conditions and matters set forth therein.
- Amended in Amendment to Easement Agreement recorded September 30, 2015 at Reception No. 841344. Amendment recorded September 30, 2013 as Reception No. 841344.
- Affects Subject Property shown hereon
32. Access Easement granted to Unites States Bureau of Land Management in instrument recorded September 19, 2000 in Book 1208 at Page 96 and all terms, conditions and matters set forth therein.
- Affects Subject Property shown hereon
33. Mineral rights conveyed to CB Minerals Company, LLC in mineral deed recorded May 8, 2002 in Book 1353 at Page 298 and any interests therein or assignments thereof.
- Affects Subject Property shown hereon
34. Terms and conditions of covenant regarding the Vulcan Ditch recorded September 22, 2003 in Book 1521 at Page 219, Page 231 and Page 243.
- Affects NCIG successors assigns in title to an interest in the Vulcan Ditch or water rights in the Vulcan Ditch - Covenant Regarding Vulcan Ditch as it crosses Lots 4, 5 and 7 within Amended Riverbend Subdivision Filing No. 2 shown hereon
35. Reservation of all oil, gas and other minerals by CB Minerals Company, LLC in Special Warranty Deed - Surface Property, recorded June 11, 2015 at Reception No. 863933 and any and all interests therein or assignments thereof.
- Affects Subject Property Not Plottable
36. Any question, dispute or adverse claims as to any loss or gain as a result of any change in the river bed location by other than natural causes, or alteration through accretion, reliction, erosion or avulsion of the center thread, bank, channel or flow of waters in the Colorado River lying within subject land; and any questions as to the location of such center thread, bed, bank or channel as a legal description monument or marker for purposes of describing or locating subject lands.
37. Easement and right of way for County Road No. 333.

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

BOUNDARY EXHIBIT MAP OF:
NCIG RANCH PARCEL
A PARCEL OF LAND SITUATED IN SECTIONS 33, 34 AND 35, TOWNSHIP 5 SOUTH, RANGE 90 WEST AND
SECTIONS 5, 6 AND 8, TOWNSHIP 6 SOUTH, RANGE 90 WEST,
BOTH OF THE 6th P.M., GARFIELD COUNTY, COLORADO
SHEET 3 OF 8
EASEMENTS (NORTH)



**OVERVIEW OF NCIG
PROPERTY**
1" = 3,000'

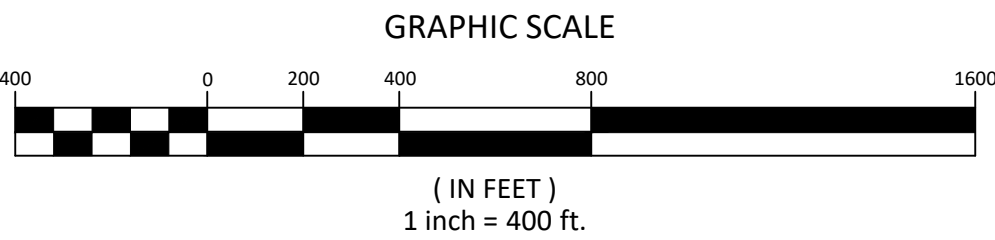


LEGEND

- FIELD LOCATED VULCAN DITCH
- OVERHEAD POWER LINE
- POWER POLE
- WELL

SOPRIS ENGINEERING - LLC

CIVIL CONSULTANTS
502 MAIN STREET, SUITE A3
CARBONDALE, COLORADO 81623
(970) 704-0311
sopris@sopriseng.com



NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

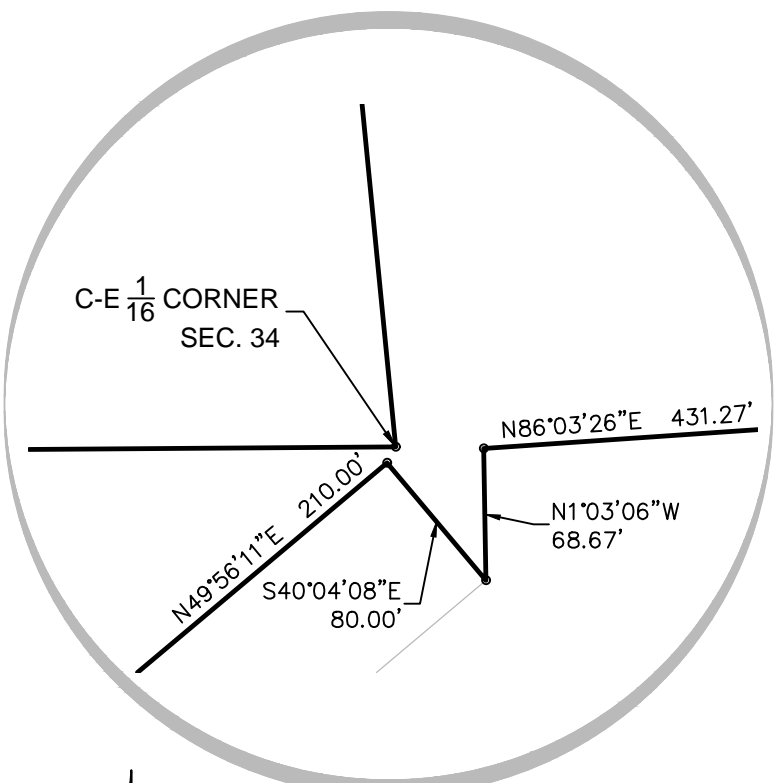
BOUNDARY EXHIBIT MAP OF:

NCIG RANCH PARCEL

A PARCEL OF LAND SITUATED IN SECTIONS 33, 34 AND 35, TOWNSHIP 5 SOUTH, RANGE 90 WEST AND SECTIONS 5, 6 AND 8, TOWNSHIP 6 SOUTH, RANGE 90 WEST, BOTH OF THE 6th P.M., GARFIELD COUNTY, COLORADO

SHEET 4 OF 8

EXTERIOR BOUNDARY, EXCEPTION PARCELS AND ROADS (NORTH)



DETAIL SCALE

1"=100'

BOUNDARY NOTES:

- Those portions of the subject property boundary identified as the centerline of the Colorado River, are riparian and dynamic in nature subject to accretion and reliction from the natural ebb and flow of said river.
- The government sections and associated aliquot parts, shown hereon, are based solely on the record 1887 general land office survey plat of Township 6 South Range 90 West of the Sixth Principal Meridian and the record 1990 Bureau of Land Management dependent resurvey and subdivision of sections survey Plat of Township 5 South, Range 90 West of the Sixth Principal Meridian. These Plats were positioned on the found section monuments, identified and shown hereon located along the first standard parallel south (township line).
- Exception CDOT Parcels No. 143, 143-A and 143-B were established per the survey note 4 referenced CDOT Right-of-Way projects in areas where highway construction caused channel changes to the Colorado River. The exception parcels are approximately positioned based on record ties and area improvements common to said Right-of-Way maps and this survey. No CDOT movements were located for these parcels.
- Lot 1, Matthias Exemption was not identified specifically as part of the title subject property parcels, but the title subject property Parcel B does include the Section 6 + 34 aliquot parts that said Lot 1 is within, therefore this survey includes Lot 1 as part of the subject property.
- The Midland Railway Right-of-Way has been abandoned. No railroad tracks or other infrastructure was found as a part of this survey. The abandoned railroad bed is believed to currently coincide with the County Road No. 335 and the dirt road paralleling the Colorado River alignments.

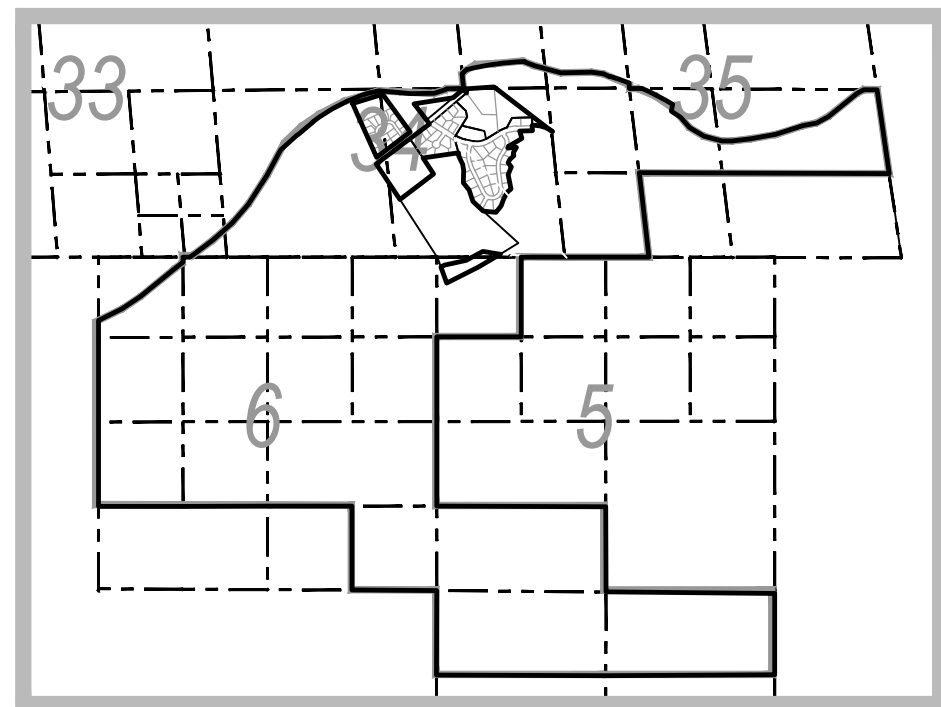
Property Boundary Line Table

Line #	Direction	Length
L1	N63°45'00"E	409.66'
L2	N56°35'00"E	345.00'
L3	N50°35'00"E	690.00'
L4	N53°18'00"E	164.17'
L5	N0°00'15"E	81.70'
L6	S89°59'44"E	109.59'
L7	N53°18'00"E	449.13'
L8	N48°15'00"E	400.00'
L9	N40°35'00"E	380.00'
L10	N33°05'00"E	535.00'
L11	N28°20'00"E	455.98'
L12	N48°06'02"E	342.24'
L13	N49°32'26"E	28.30'
L14	N50°31'56"E	294.70'
L15	N75°16'56"E	146.60'
L16	S84°50'58"E	497.82'
L17	N89°40'02"E	370.15'
L18	N71°53'00"E	180.00'
L19	N46°35'00"E	25.25'
L20	N89°33'34"E	271.88'
L21	N5°36'26"W	234.59'
L22	N48°02'20"E	86.79'
L23	S69°00'00"E	170.44'
L24	S75°10'00"E	425.00'
L25	N89°15'00"E	482.00'
L26	S82°30'00"E	185.00'
L27	S66°57'21"E	106.20'
L28	S6°44'54"E	81.62'
L29	S89°38'43"E	188.29'
L30	S13°11'19"W	104.88'
L31	S57°36'38"E	176.30'
L32	S39°50'00"E	212.01'
L33	S59°10'00"E	263.00'
L34	S75°45'00"E	288.00'
L35	S89°50'00"E	164.00'
L36	N83°50'00"E	295.00'
L37	N80°00'00"E	397.00'
L38	N72°00'00"E	438.00'
L39	N78°40'00"E	220.00'
L40	N61°20'00"E	210.00'
L41	N51°15'00"E	582.00'
L42	N60°20'00"E	112.19'
L43	S89°41'59"E	210.29'
L44	S58°52'41"W	394.16'
L45	S63°33'22"W	556.96'
L46	N19°38'31"W	263.80'
L47	N60°14'57"E	64.14'
L48	N77°27'34"E	347.15'
L49	N62°07'02"E	293.85'
L50	S81°18'49"E	273.63'
L51	N46°00'48"W	220.19'
L52	N17°26'13"W	189.20'
L53	N40°05'54"W	141.75'
L54	N1°37'38"E	193.12'
L55	N10°21'42"W	97.88'
L56	N25°51'28"W	139.90'
L57	N3°00'26"W	55.08'
L58	S81°25'33"W	560.92'
L59	S33°52'20"E	300.00'
L60	N37°34'29"W	80.00'

Property Boundary Curve Table

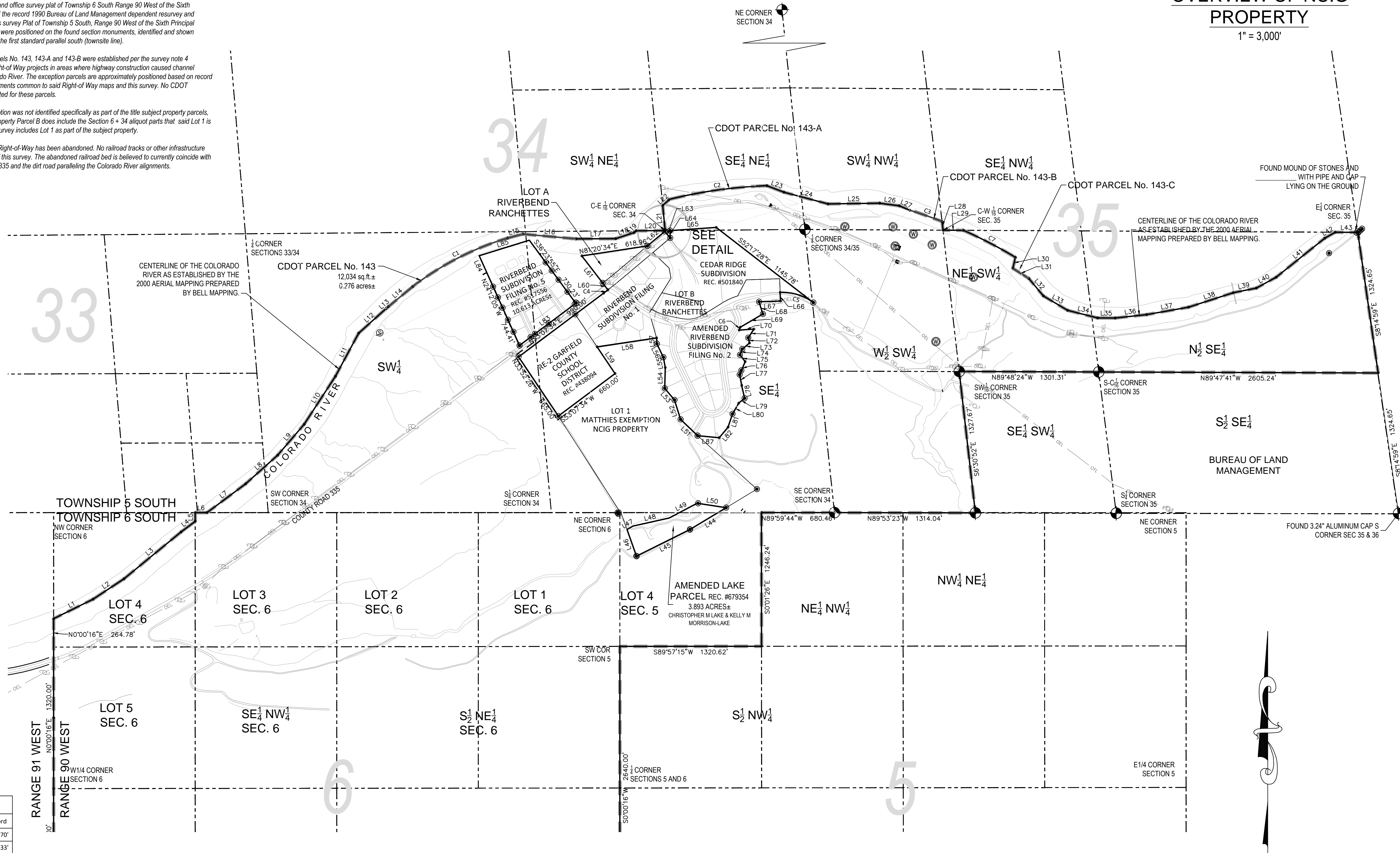
Curve #	Length	Radius	Tangent	Delta	Chord Direction	Chord
C1	1000.14'	2764.80'	505.60'	20°43'35"	N62°54'26"E	994.70'
C2	916.93'	4483.70'	460.07'	11°43'02"	N82°02'24"E	915.33'
C3	318.40'	4483.70'	159.27'	4°04'07"	S70°50'27"E	318.33'
C4	50.97'	4168.53'	25.48'	0°42'02"	N52°46'33"E	50.97'
C5	330.66'	500.00'	171.63'	37°53'28"	N73°00'42"W	324.67'
C6	27.59'	192.83'	13.82'	8°11'56"	S20°23'37"W	27.57'
C7	548.22'	4483.70'	274.45'	7°00'20"	S62°33'55"E	547.88'

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.



OVERVIEW OF NCIG PROPERTY

1" = 3,000'



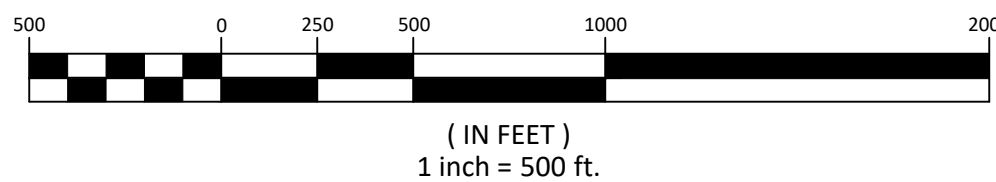
SOPRIS ENGINEERING - LLC

CIVIL CONSULTANTS
502 MAIN STREET, SUITE A3
CARBONDALE, COLORADO 81623
(970) 704-0311
sopris@sopriseng.com

KEY TO MONUMENTS

- FOUND SECTION CORNERS
- FOUND MONUMENTS
- NCIG PROPERTY LINE
- FOUND MONUMENTS AS DESCRIBED ON SHEET 7 OF 8

GRAPHIC SCALE



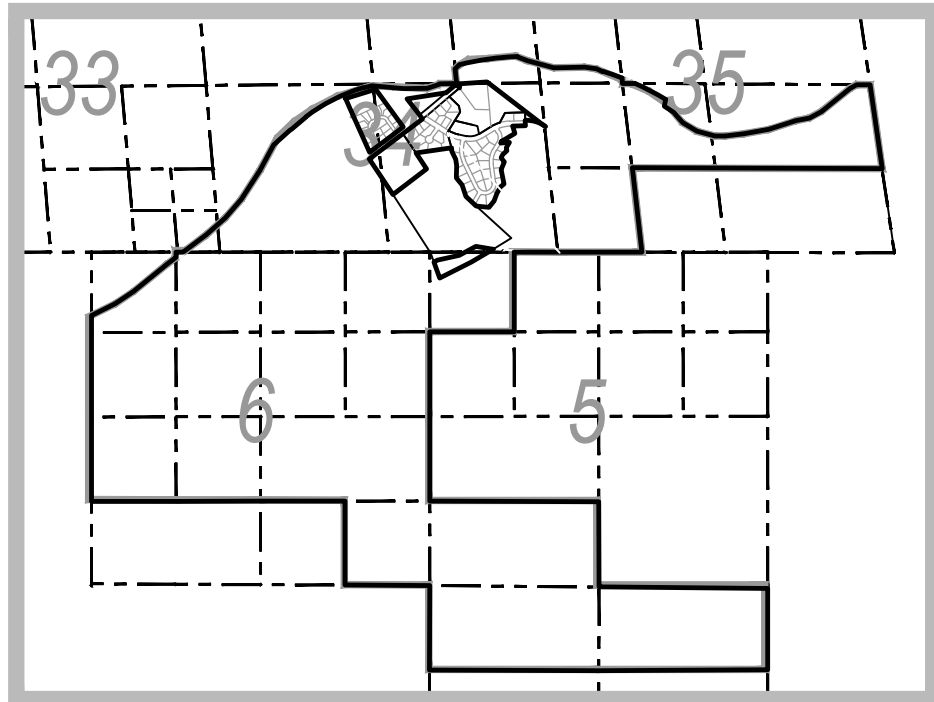
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SECTIONS 5, 6 AND 8, TOWNSHIP 6 SOUTH, RANGE 90 WEST,
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SHEET 5 OF 8

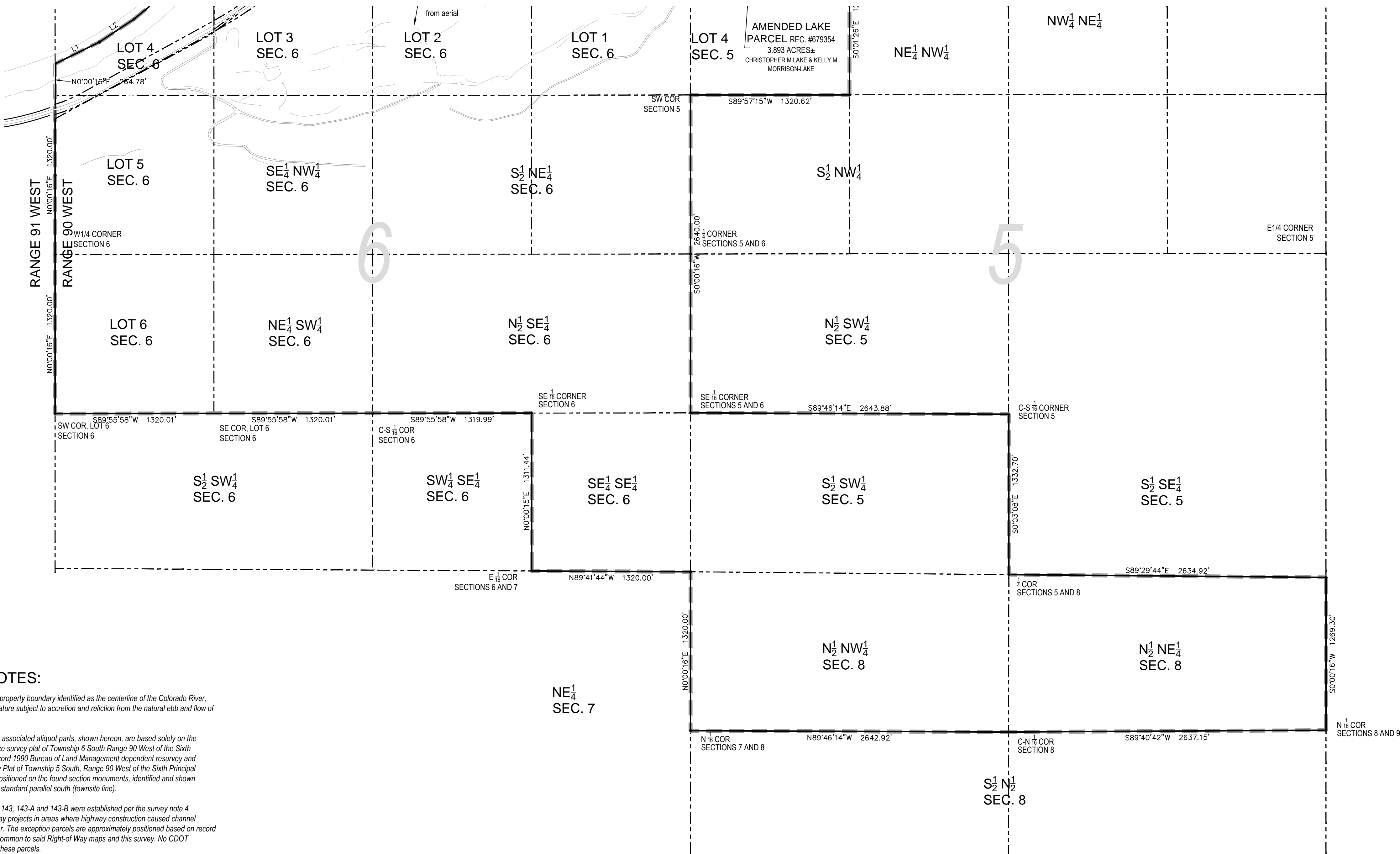
EXTERIOR BOUNDARY, EXCEPTION PARCELS AND ROADS (SOUTH)



OVERVIEW OF NCIG
PROPERTY

1" = 3,000'

Property Boundary Line Table		
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BOUNDARY NOTES:

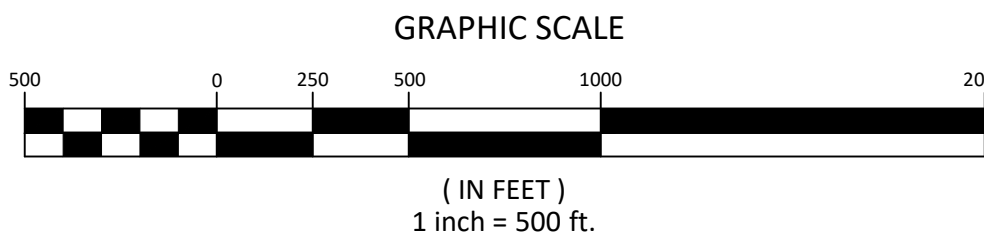
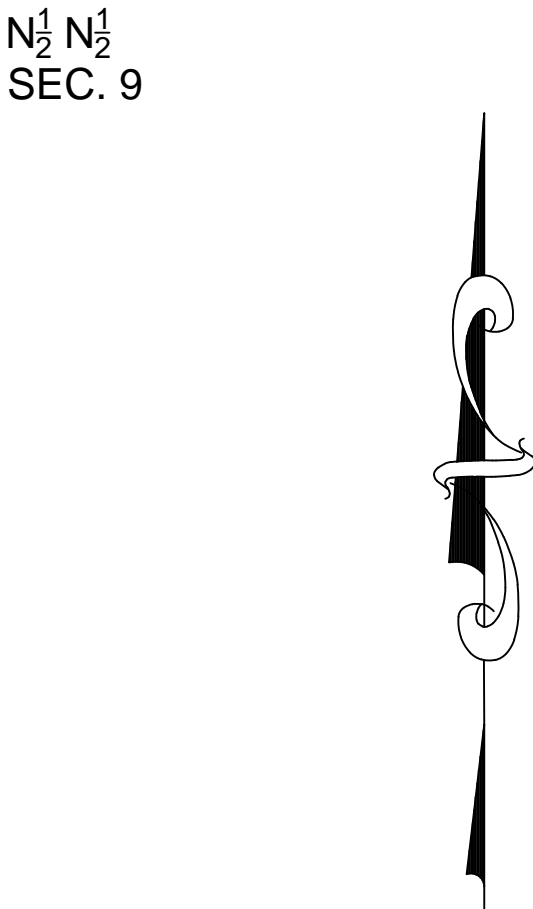
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KEY TO MONUMENTS

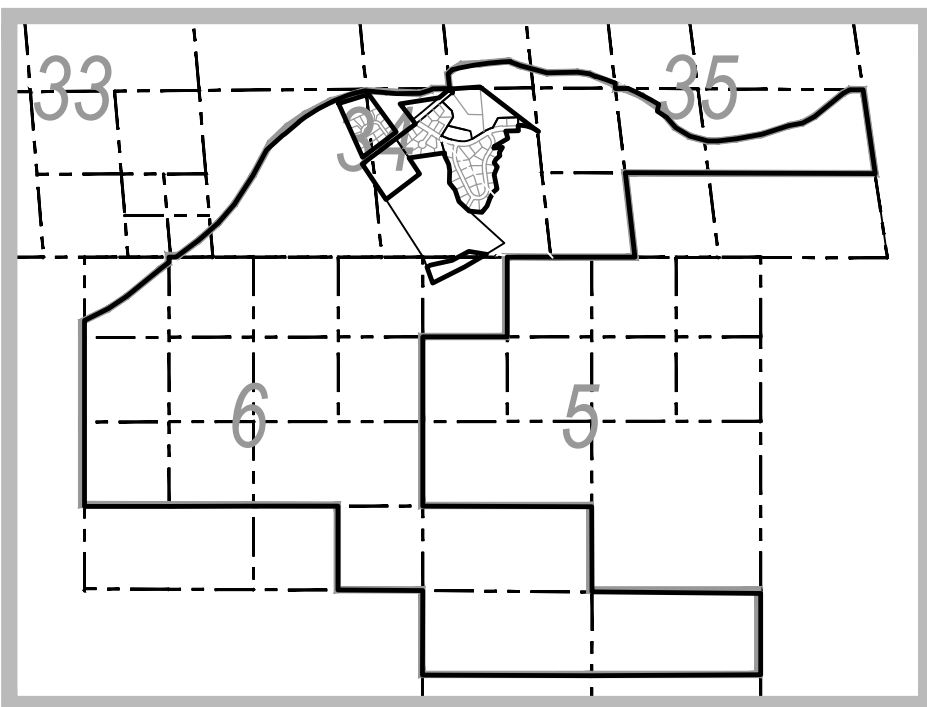
- SECTION CORNERS
- FOUND MONUMENTS
- SET MONUMENTS

SOPRIS ENGINEERING - LLC

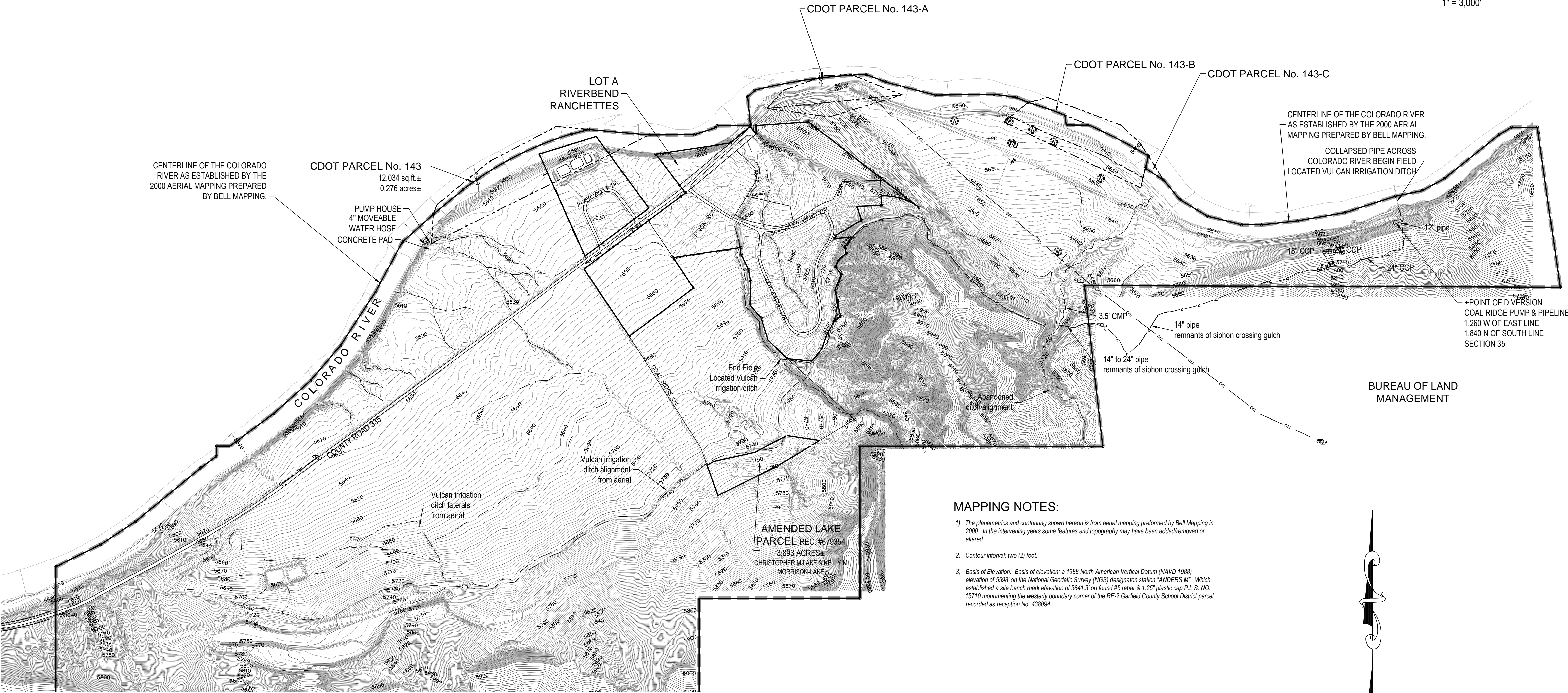
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BOUNDARY EXHIBIT MAP OF:
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SECTIONS 5, 6 AND 8, TOWNSHIP 6 SOUTH, RANGE 90 WEST,
BOTH OF THE 6th P.M., GARFIELD COUNTY, COLORADO
SHEET 6 OF 8
TOPOGRAPHY



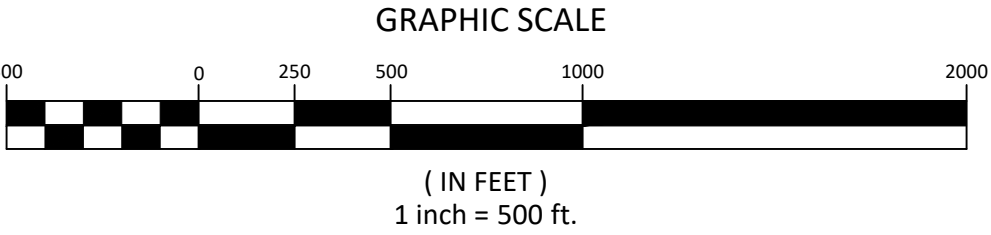
**OVERVIEW OF NCIG
PROPERTY**
1" = 3,000'



- MAPPING NOTES:**
- 1) The planimetrics and contouring shown hereon is from aerial mapping performed by Bell Mapping in 2000. In the intervening years some features and topography may have been added/removed or altered.
 - 2) Contour interval: two (2) feet.
 - 3) Basis of Elevation: Basis of elevation: a 1988 North American Vertical Datum (NAVD 1988) elevation of 5598' on the National Geodetic Survey (NGS) designation station "ANDERS M". Which established a site bench mark elevation of 5641.3' on found #5 rebar & 1.25" plastic cap P.L.S. NO. 15710 monumenting the westerly boundary corner of the RE-2 Garfield County School District parcel recorded as reception No. 438094.

- LEGEND**
- >—>—>—>—>— FIELD LOCATED VULCAN DITCH
 - - - - - AERIAL DITCHES
 - OEL — OEL — OVERHEAD POWER LINE
 - ⦿ POWER POLE
 - ⦿ WATER WELL
 - ⦿ GAS WELL
 - ▭ STRUCTURE

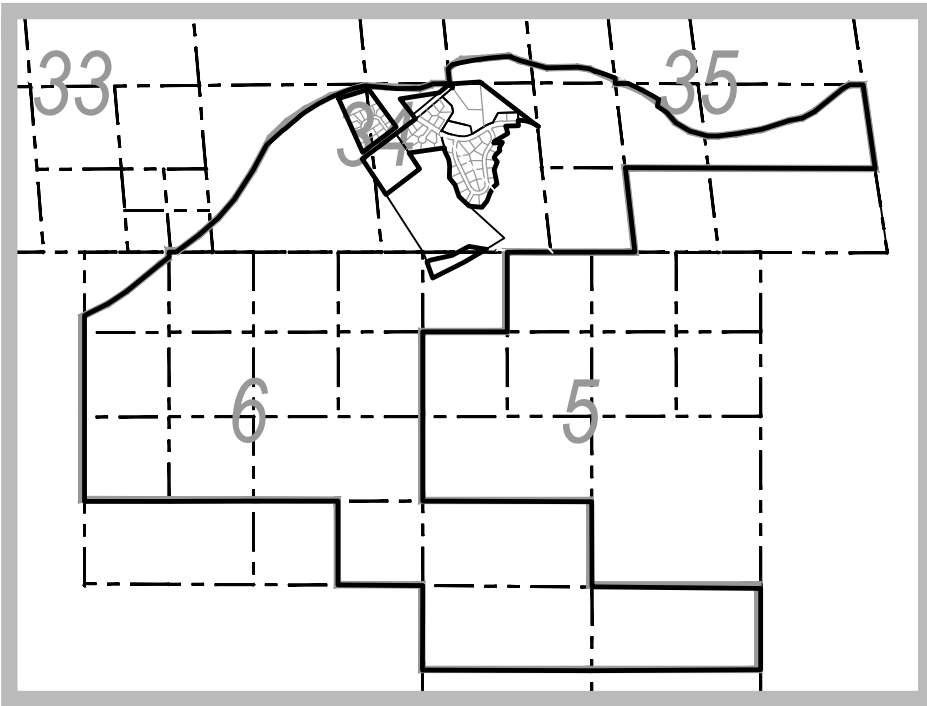
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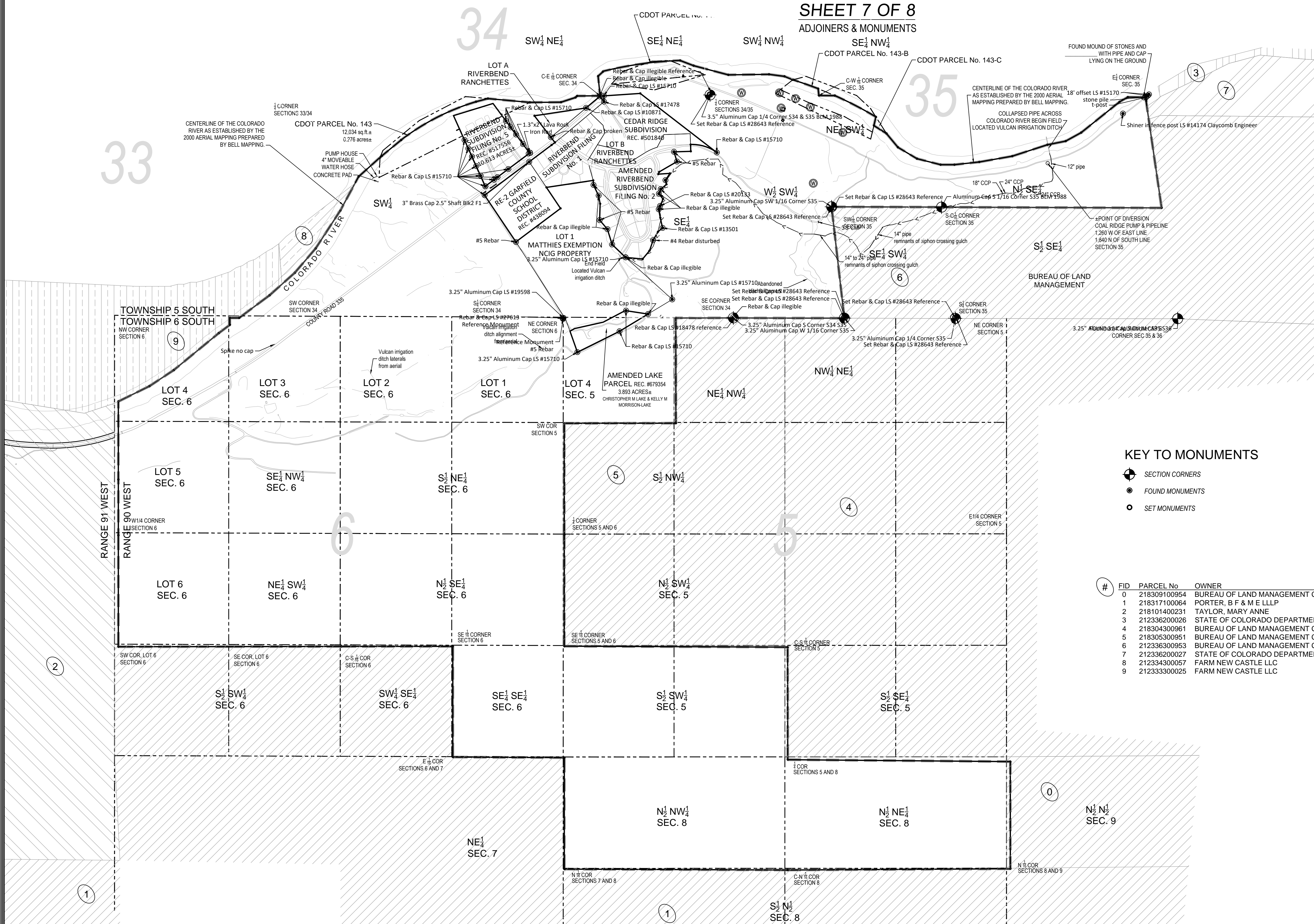
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SHEET 7 OF 8
ADJOINERS & MONUMENTS



**OVERVIEW OF NCIG
PROPERTY**
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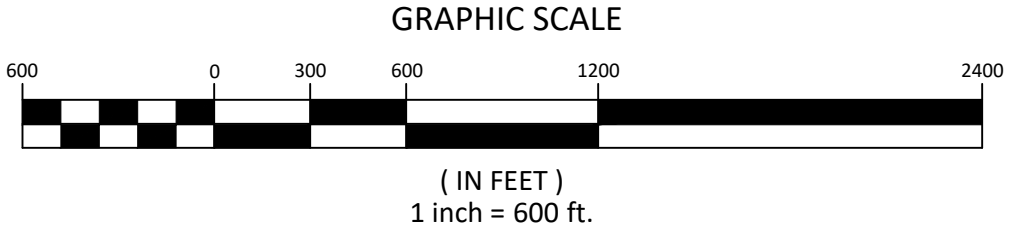


KEY TO MONUMENTS

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- FOUND MONUMENTS
- SET MONUMENTS

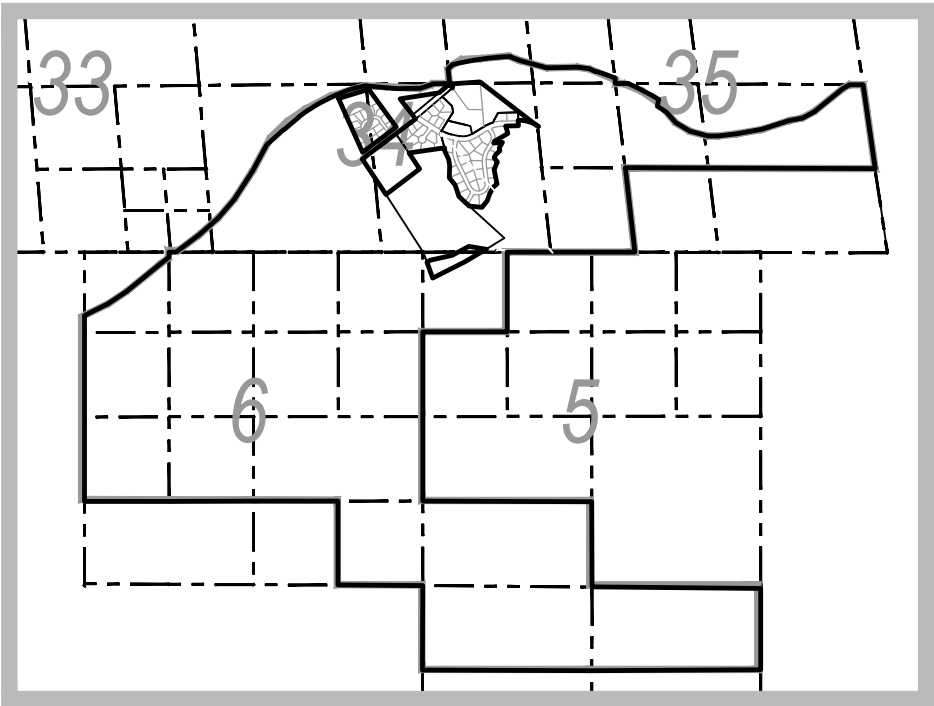
#	FID	PARCEL No	OWNER	CARE OF OWNER ADDRESS
0	218309100954		BUREAU OF LAND MANAGEMENT COLORADO RIVER VALLEY FIELD OFFICE	2300 RIVER FRONTAGE ROAD SILT, CO 81652
1	218317100064		PORTER, B F & M E LLLP	2904 COUNTY ROAD 314 NEW CASTLE CO 81647
2	218101400231		TAYLOR, MARY ANNE	2418 BLAKE AVENUE GLENWOOD SPRINGS, CO 81601
3	212336200026		STATE OF COLORADO DEPARTMENT OF HIGHWAYS	4201 E ARKANSAS AVENUE DENVER, CO 80222-3406
4	218304300961		BUREAU OF LAND MANAGEMENT COLORADO RIVER VALLEY FIELD OFFICE	2300 RIVER FRONTAGE ROAD SILT, CO 81652
5	218305300951		BUREAU OF LAND MANAGEMENT COLORADO RIVER VALLEY FIELD OFFICE	2301 RIVER FRONTAGE ROAD SILT, CO 81652
6	212336300953		BUREAU OF LAND MANAGEMENT COLORADO RIVER VALLEY FIELD OFFICE	2302 RIVER FRONTAGE ROAD SILT, CO 81652
7	212336200027		STATE OF COLORADO DEPARTMENT OF HIGHWAYS	4201 E ARKANSAS AVENUE DENVER, CO 80222-3406
8	212334300057		FARM NEW CASTLE LLC	1270 COUNTY ROAD 240 GLENWOOD SPRINGS, CO 81601
9	212333300025		FARM NEW CASTLE LLC	1271 COUNTY ROAD 240 GLENWOOD SPRINGS, CO 81601

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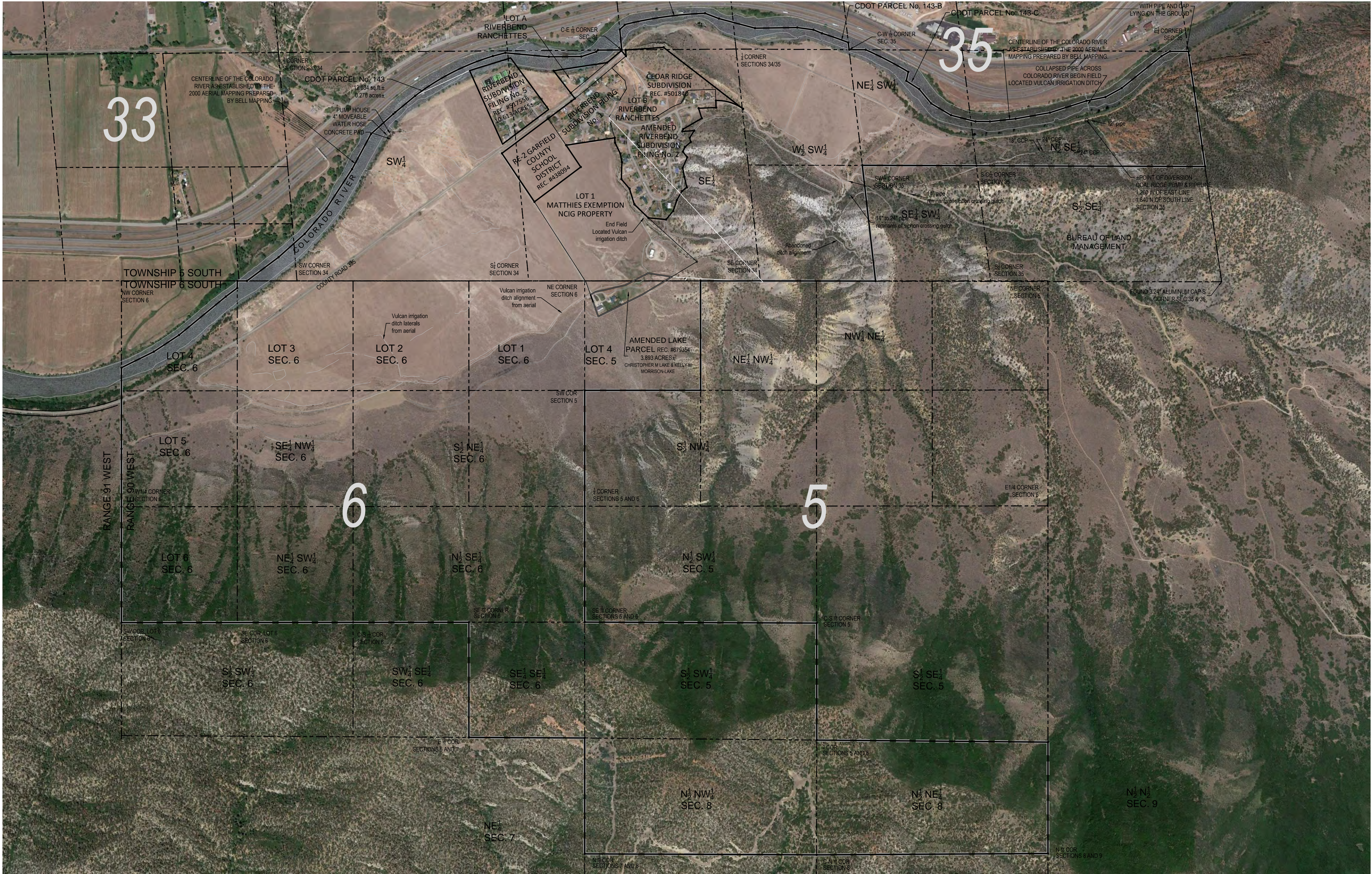


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SHEET 8 OF 8
AERIAL FROM GOOGLE MAPS



**OVERVIEW OF NCIG
PROPERTY**
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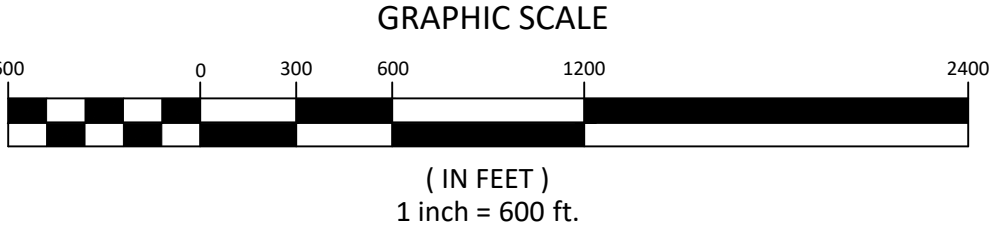


KEY TO MONUMENTS

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- FOUND MONUMENTS
- SET MONUMENTS

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