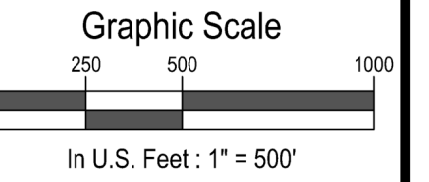


### Parcels of Land Situated in

Garfield County, Colorado



- Preliminary Map of the Riverbend PUD, 1976



Riverbend PUD  
 Arfield County, Colorado

[illegible]

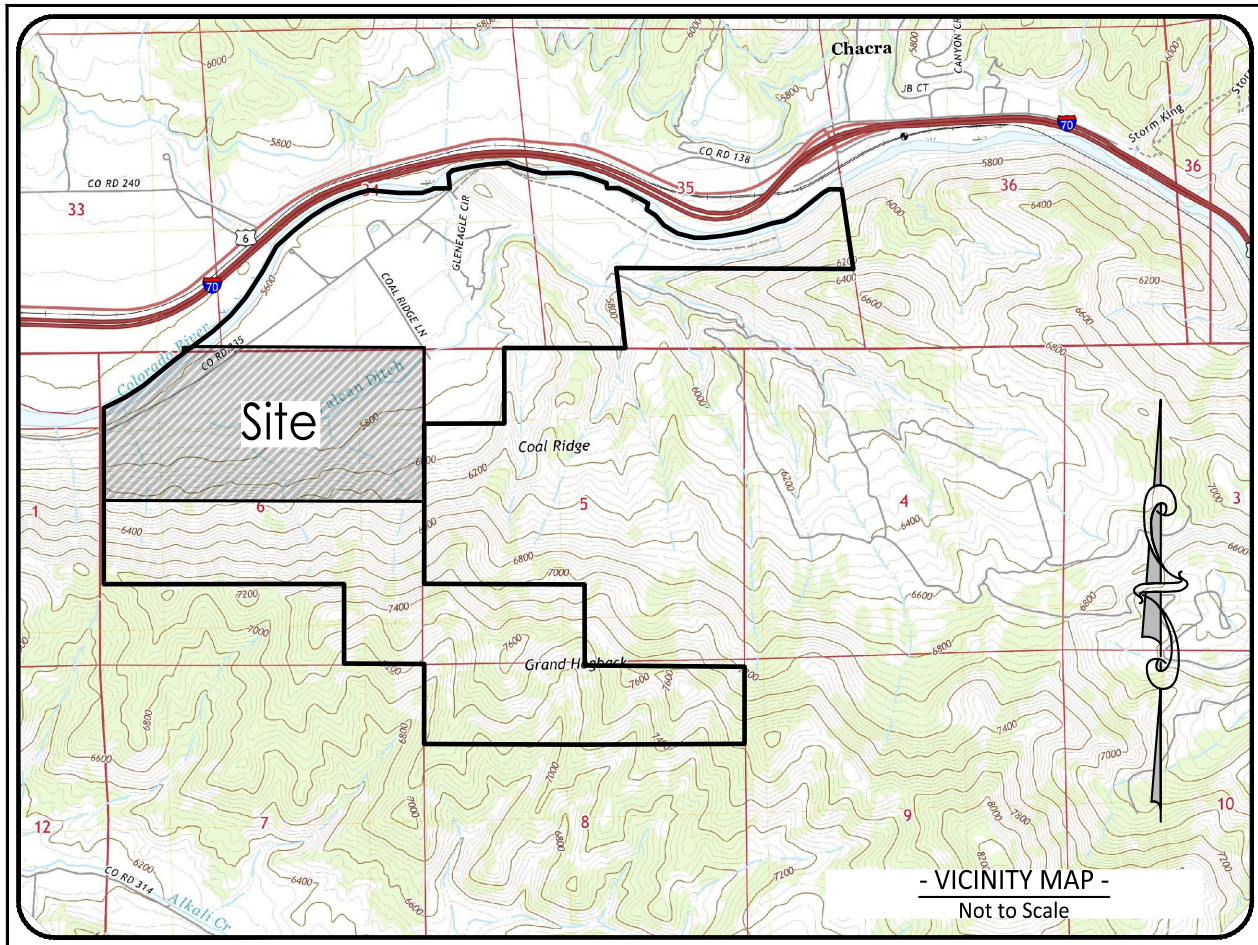
## Exhibit Map

1

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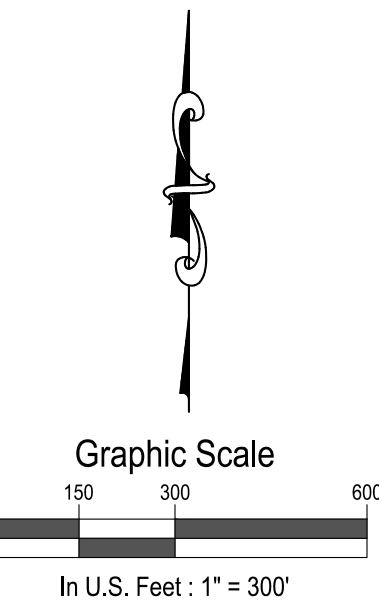
\\sgm\projects\2018\2018-271-Riverbend\Rich\101-DueDiligence\1-DueDiligence\Drawings\Survey\Drawings\Basemap\NutrientFarmPUD\_CoalRidgePUD-Exhibit.dwg Plotted: 9/20/2022 7:21 AM By: Austin O'Hagan



# Exhibit Map

## Coal Ridge Planned Unit Development

Parcel of Land Situated in  
Section 6, Township 6 South, Range 90 West of the 6th P.M. &  
Garfield County, Colorado

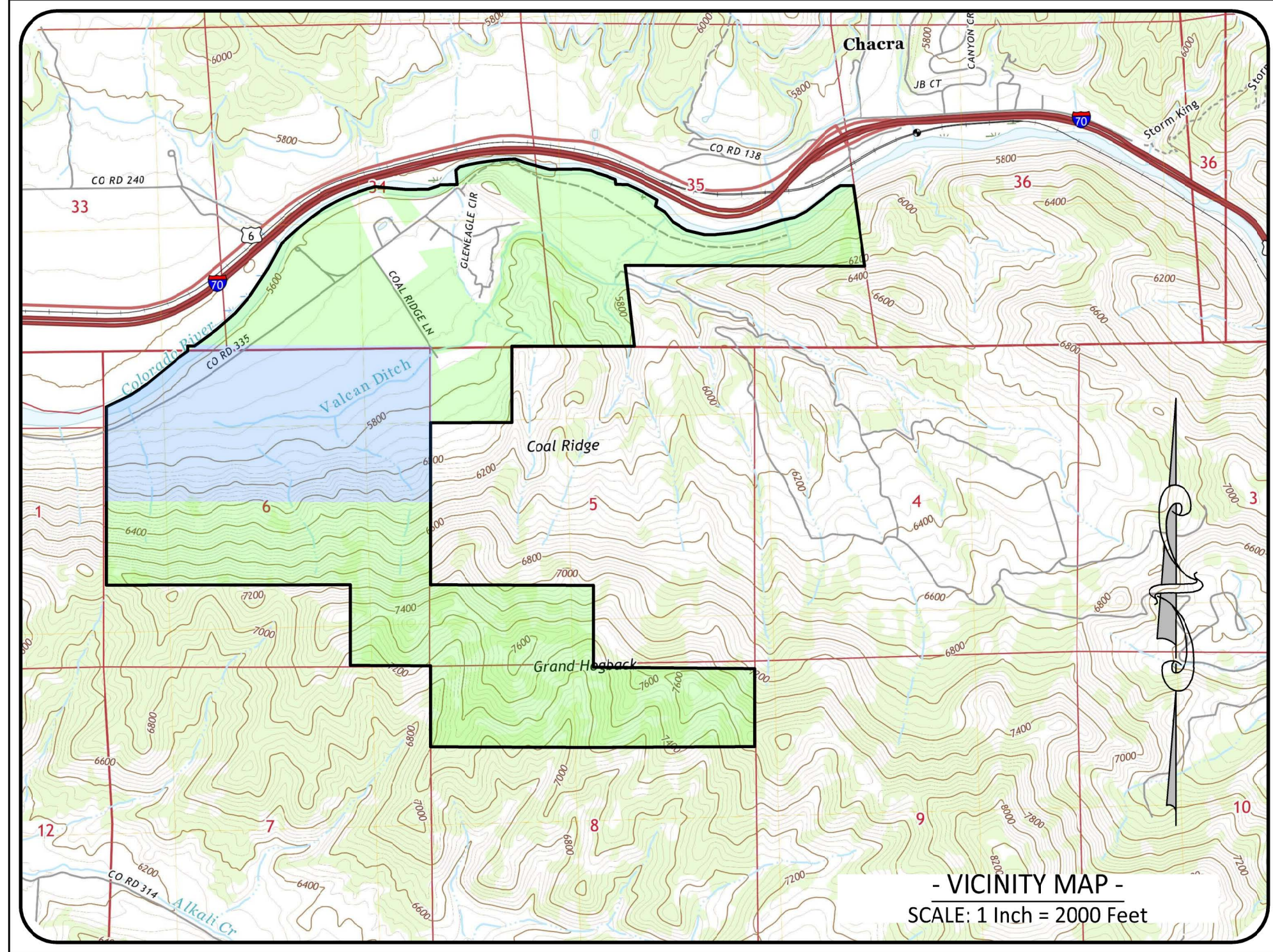


**SGM**  
118 West Sixth Street, Suite 200  
Glenwood Springs, CO 81601  
970.945.1004 www.sgm-inc.com

Coal Ridge P.U.D.  
Garfield County, Colorado

#	Revision	Date										By:
		1	2	3	4	5	6	7	8	9	10	





#### LEGAL DESCRIPTION OF NUTRIENT HOLDINGS, LLC PROPERTY

##### Parcels A and C

Township 5 South, Range 90 West, 6th P.M.:

Section 35: That portion of the N½SE¼, NE¼SW¼ lying Southerly of the centerline of the Colorado River.

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. Darrell Dean 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 SW¼ of the NW¼, in the SE¼ of the NW¼ and in the NE¼ of the SW¼ 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" West 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 4,483.7 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 1,078.3 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 Sec. 2, in the NE¼ of the SW¼ 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 NE¼ of the SW¼ of Section 35, Township 5 South, Range 90 West, 6th P.M. from which point the S¼ 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 SE¼SE¼ lying Southerly of the centerline of the Colorado River;

Section 34: All that portion of the S½ and SE¼NE¼ lying Southerly of the centerline of the Colorado River;

Section 35: W½SW¼, that portion of the SW¼NW¼ 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 SE¼NW¼

EXCEPTING FROM THE ABOVE DESCRIBED LANDS the following:

- All that portion platted as Riverbend Subdivision Filing No. 1 as shown on Reception No. 281326
- All that portion platted as Riverbend Subdivision Filing No. 2 as amended as shown on Reception No. 281329 and No. 299710
- All that portion platted as Riverbend Ranchettes Final Plat as shown on Reception No. 290481
- 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

- All that portion platted as Riverbend Subdivision Filing No. 5 as shown on Reception No. 517550
- All that portion platted as Cedar Ridge Subdivision as shown on Reception No. 501840
- 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
- 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. 679354. All as recorded in the office of the Clerk and Recorder of Garfield County, Colorado.

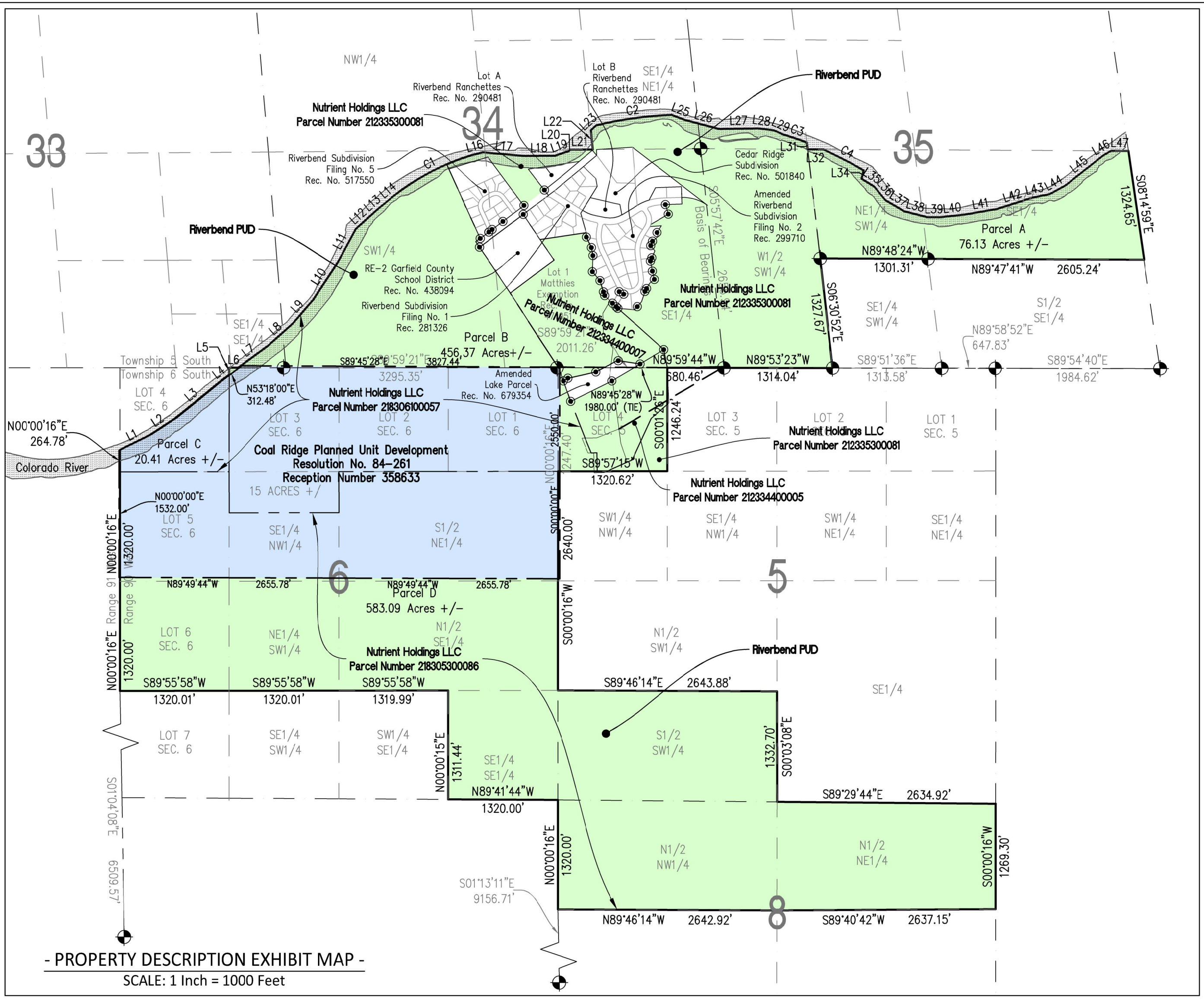
##### Parcel D

Township 6 South, Range 90 West, 6th P.M.:

Section 5: S½SW¼

Section 6: Lot 5 (SW¼NW¼), Lot 6 (NW¼SW¼), SE¼NW¼ except the North 15 acres, NE¼SW¼, S½NE¼, N½SE¼, SE¼SE¼

Section 8: N½N½



#### NOTES:

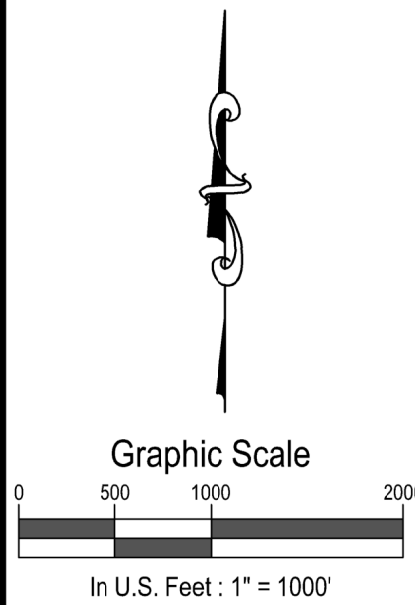
- Basis of Bearings: Bearings shown hereon are based on a bearing of S05°57'42"E, between the E1/4 Corner of Section 34, a found No. 6 Rebar and 3.25" Aluminum BLM Cap marked ¼ 34/35 1988 and the SE1/4 Corner of Section 34, a found No.6 Rebar and 3.25" Aluminum BLM Cap marked Corner S34/S35 1988, as shown hereon.
- This map has been prepared pursuant to client request for an Overlay Map.
- Date of field survey : May, June, July, 2020
- Units of linear measurements are displayed in US Survey Feet.
- SGM is not responsible for any changes made to this document after it leaves our possession. Any copy, facsimile, etc., of this document must be compared to the original signed, sealed and dated document to insure the accuracy of the information shown on any such copy, and to insure that no such changes have been made.
- Subsurface utilities are not shown, and were not marked by appropriate utility companies at the time of this survey. Client/contractor must contact specific utility companies to verify both the location and depth of respective utilities. Additional surveying work would be required to show any such subsurface utility locations on this drawing. SGM will not be responsible for protection of subsurface utilities.
- Property descriptions shown hereon are based on the following:  
  
Title insurance commitment issued by Commonwealth Title Company of Garfield County, Inc., File No. 2103068, having an effective date of November 30, 2022.  
USGLO/BLM Plat of Township 5 South, Range 90 West, of the Sixth P.M. dated Feb 14, 1884.  
USGLO/BLM Plat of Township 6 South, Range 90 West, of the Sixth P.M. dated Feb 24, 1887.  
USGLO/BLM Dependent Resurvey and Subdivision of Sections Township 5 South, Range 90 West, of the Sixth P.M. dated August 8, 1990.  
Plats listed as Exceptions to the Property Description.  
Resolution No. 84-261, Reception Number 358633.  
  
The property shown hereon is subject to all easements, rights-of-way, building setbacks or other restrictions of record, as such items may affect this property. This map does not represent a title search by this surveyor to determine ownership or to discover easements or other encumbrances of record. All information pertaining to ownership, easement and other encumbrances of record has been taken from the title insurance commitment issued by Commonwealth Title Company of Garfield County, Inc., File No. 2103068, having an effective date of November 30, 2022.  
  
Every attempt has been made to show all easements, rights-of-way, etc. referred to in the Schedule B2 Exceptions recited in said title insurance policy. Some such items may not be shown if they are standard title commitment exceptions, or if not sufficiently described in recorded documents to be shown graphically, or if they are situated on adjacent properties, or if they affect the property in general, etc.
- 100 Year Flood Line is shown from the Garfield County GIS Shapefiles.
- All roads except Hwy 335 not specifically labeled as public roads are considered private roads under this PUD Designation.
- This property is subject to Hazard Areas shown on 1985 Hazards Mapping by Geotech and is not shown hereon for clarity.

# Nutrient Holdings LLC Overlay Map

Parcels of Land Situated in  
Sections 33, 34, & 35, Township 5 South, Range 90 West of the 6th P.M. &  
Sections 5, 6, & 8, Township 6 South, Range 90 West of the 6th P.M. &  
Garfield County, Colorado

#### - LEGEND -

- Found Monument being a part of the Public Land Survey System
- Found Monument being a part of subdivided lands
- Coal Ridge Planned Unit Development
- Riverbend Planned Unit Development



**SGM**  
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Glenwood Springs, CO 81601  
970.945.1004 www.sgm-inc.com

Nutrient Holdings LLC  
Garfield County, Colorado

Date	By:	Revision	Job No.	Drawn by:	Date:	Approved:	dk	PLS:	TB	File:
			2018-271002	AKJ	1/16/2023					Nutrient Farm PUD Overlay

Overlay  
Map

Sheet No.

1

Of: 2