

AIRPORT FAIR DISCLOSURE STATEMENT

DISCLOSURES BY OWNER OF Property in City of Steamboat Springs, Colorado

This is a notification, disclosure, and acknowledgement by Owner of property located in the vicinity of the Steamboat Springs Airport - Bob Adams Field in the City of Steamboat Springs, Colorado.

Owner hereby acknowledges the following:

RECEPTION#: 827372
07/20/2021 at 01:58:31 PM, Pg 1 of 2
R: \$18.00, D: \$0.00
Kim Bonner, Routt County, CO

AIRPORT

1. Proximity to the Airport

The subject parcel, PIN 278600001 located in Section AC, 1901 Curve Plz., Lot 1 Woldwest Subdivision AC, County of Routt, State of Colorado, is located within the Steamboat Springs Airport Overlay Zone as defined in Steamboat Springs Revised Municipal Code Chapter 26, Community Development Code. As a result, the subject property is located in the airport's Federal Aviation Regulation Part 77 Airspace and one of four land use compatibility zones. At this location, aircraft may fly at low elevations over the parcel as they operate to, from, or at the airport. The airport is operational 24 hours per day. Flights may occur at all hours of the day or night.

2. Airspace

The subject parcel property lies under the Airport's FAR Part 77 Airspace and is subject to Federal law and Steamboat Springs Revised Municipal Code Chapter 26, Community Development Code. As such, it may be necessary to clear and keep clear the Airspace of any portions of buildings, structures, or improvements of any and all kinds, of trees, vegetation or other objects. This includes reserving the right of the City to; remove or demolish those portions of such buildings, structures, improvements, trees or any other objects which extend into the Airspace; cut to the ground level and remove any trees which extend into the Airspace; the right to mark and light, or cause or require to be marked or lighted, as obstructions to air navigation, any and all buildings, structures, or other improvements, and trees or other objects now upon, or that in the future may be upon, said Parcel, and which extend into the Airspace

3. Future Improvements and Aircraft Operations

The airport may wish to expand its facilities and operations in the future. Expansion plans include, but are not limited to, those shown on the City's approved Airport Layout Plan (ALP) approved by Resolution # 2021-11. These improvements may result in increased aircraft operations, operations by larger aircraft, and increased nighttime operations, which could increase the noise levels within the vicinity of the airport.

4. Disclosure of Airport Impacts


Due to the proximity of the parcel to the Steamboat Springs Airport - Bob Adams Field and the airport's area of influence; owner(s) / buyer(s) should expect frequent overflight and varying degrees of noise and other impacts from these overflying aircraft, which some persons may find

intrusive. Further, owner(s)/buyer(s) should expect varying degrees of vibration, fumes, dust, fuel, fuel particles, or other effects that may be caused by the operation of aircraft landing at, taking off from, or operating on or at public airport facilities.

5. Recordation

This disclosure shall be recorded in the records of the Routt County Clerk and Recorder and shall be binding upon Owner's heirs, successors, and assigns.

ACKNOWLEDGED BY:



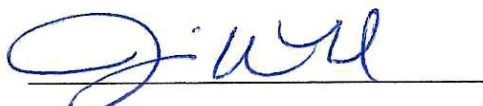
Property Owner

State of Colorado)
) ss.
County of Routt)

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| JESSICA JEAN WHALEN Notary Public State of Colorado Notary ID # 20144047892 My Commission Expires 01-02-2023 |
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The foregoing instrument was acknowledged before me this 7th day of July,
2021, by physical for Kevin Bregler.
presence

WITNESS my hand and official seal.



Notary Public

My Commission expires: 1-2-23