

**STEAMBOAT BASECAMP
EASEMENTS, MAINTENANCE AND REIMBURSEMENT AGREEMENT**

THIS STEAMBOAT BASECAMP EASEMENT, MAINTENANCE AND REIMBURSEMENT AGREEMENT ("Agreement") is made and entered into by and between **FV BASECAMP, LLC**, a Colorado limited liability company ("FV-Basecamp") AND **FV BASECAMP TOWNHOMES, LLC**, a Colorado limited liability company ("FV-Townhome") and **BASECAMP ROW TOWNHOMES OWNERS ASSOCIATION**, a Colorado nonprofit corporation ("Association"). "Party" or "Parties" means FV-Basecamp and/or FV-Townhome and/or Association as the case may be.

RECITALS

WHEREAS, as of the date of the recording of this Agreement all the property at Steamboat Basecamp subdivision, according to the plat recorded at Reception No. 847173 ("Steamboat Basecamp"), is owned by Association, FV-Basecamp and FV-Townhomes.

WHEREAS, Association is the association of Unit Owners for the Basecamp Row Townhomes Owners Association under the Declaration of Covenants, Conditions, Restrictions and Easement for Basecamp Row Townhomes recorded at Reception No. 861287 of the Routt County records ("Declaration"). The Basecamp Row Townhomes ("Basecamp Row Townhomes") is located on a portion of Lot 3 Steamboat Basecamp Subdivision as more particularly described in Exhibit A to the Declaration and as shown on the plat for Basecamp Row Townhomes recorded at Reception No. 861286 ("Basecamp Row Townhomes Plat"). The Association is the owner of the Common Area (as defined in the Declaration) of the Basecamp Row Townhomes ("Association Property");

WHEREAS, FV-Basecamp is the Owner of Lot 1 and Lot 2 Steamboat Basecamp subdivision ("FV- Basecamp Property");

WHEREAS, FV-Townhome is the owner of the remainder parcel of Lot 3 Steamboat Basecamp (Lot 3 less the Basecamp Row Townhomes) which is defined in the Declaration and shown on the Basecamp Row Townhomes Plat as the "Expansion Property" ("FV-Townhome Property"); and as of the time of recording of this Agreement is also the Owner of the Units (as defined in the Declaration) at Basecamp Row Townhomes.

WHEREAS, the Parties desire to (i) acknowledge, confirm and rededicate certain easements currently located within Steamboat Basecamp, (ii) create certain easement within Steamboat Basecamp for the benefit of one or more of the Parties, (iii) enter into an agreement for the maintenance of certain property located within Steamboat Basecamp, including the landscaping thereof and the snow removal of certain roads and sidewalks and (iii) enter into a reimbursement agreement for certain expenses of the maintenance, repair, replacement of certain items concerning Steamboat Basecamp subdivision; and

WHEREAS, pursuant to C.R.S. §38-33.3-302(1)(i) and the Declaration, the Association has the authority to grant easements over the Basecamp Row Townhomes Common Areas.

NOW, THEREFORE, FOR AND IN CONSIDERATION OF the mutual covenants and agreements of the parties as herein contained, FV-Basecamp and FV-Townhome and Association hereby respectively sell, convey, grant and declare the easements described herein, agree to the terms of the reimbursements described herein and hereby mutually agree as follows:

**I.
EXISTING EASEMENTS AT STEAMBOAT BASECAMP**

1. Trail Easements. The Steamboat Basecamp plat shows the following four easements located around the perimeter of Steamboat Basecamp which four easements shall be collectively referred to herein as the "Trail Easements":
 - a. 15' Wide Non-Motorized Bike and Pedestrian Path Easement as dedicated to the City of Steamboat Springs for the benefit of the public by the plat of Worldwest Subdivision recorded at Reception No. 669520.
 - b. The Non-Motorized Bike and Pedestrian Path Easement as dedicated to the City of Steamboat Springs by the plat of Steamboat Basecamp recorded at Reception No. 847173.
 - c. 27.34 Wide Non-Motorized Bike and Pedestrian Path Easement as dedicated to City of Steamboat Springs for the benefit of the public by the plat of Worldwest Subdivision recorded at Reception No. 669520 less the portion of such easement that was vacated by Ordinance No. 2863 recorded at Reception No. 846678.
 - d. 34.34 Wide Non-Motorized Bike and Pedestrian Path Easement as dedicated to City of Steamboat Springs for the benefit of the public by the plat of Worldwest Subdivision recorded at Reception No. 669520 less the portion of such easement that was vacated by Ordinance No. 2863 recorded at Reception No. 846678.
2. Road Easement. The "Road Easement" shall mean that certain Public Access Easement as shown on the plat of Steamboat Basecamp and as dedicated to the City of Steamboat Springs for public access by that certain Public Access Easement recorded at Reception No. 834299.
3. Grant of Trail Easements. The Parties desire to confirm the Trail Easements and convey and dedicate perpetual non-exclusive easements for that portion of the Trail Easements located upon the property of a Party to the other Parties, their tenants, guests and invitees (and in the case of the Association its members) for the purpose of pedestrian use, including non-motorized bike use.
4. Grant of Road Easement. The Parties desire to confirm the Road Easement and convey and dedicate perpetual non-exclusive easements for that portion of the Road

Easement located upon the property of a Party to the other Parties, their tenants, guests and invitees (and in the case of the Association its members) for the purpose of pedestrian and vehicular access to each Parties' property from Curve Court, Shield Drive and Elk River Road.

II. GRANTS OF CERTAIN EASEMENT

1. Grant of Easement by the Association (Luna Lane Easement). The Association, for itself and its members hereby grants, conveys and bargains to FV-Townhome, its successors and assigns and for its tenants, guests and invitees a perpetual and non-exclusive easement for pedestrian and vehicular access over, and across that portion of the Association's property described in the attached Exhibit A ("Luna Lane Easement"). The Luna Lane Easement shall be used solely by FV-Townhomes to:
 - a. Access the proposed parking spaces contemplated to be located on the FV-Townhome Property immediately adjacent to the Luna Lane Easement; and
 - b. Access the proposed trash and recycling dumpster enclosure area contemplated for the FV-Townhome property adjacent to the Luna Lane Easement as more particularly described in Exhibit B (the "Trash Enclosure"). Such use shall be limited to pedestrian access to the Trash Enclosure for purpose of dropping off trash and other waste products and recycling and vehicular access by the trucks hired to empty the trash, other waste products and recycling in the Trash Enclosure and/or remove the actual dumpster or waste or recycling canisters.

This Luna Lane Easement strictly prohibits FV-Townhome and its tenants guests and invites from stopping or parking within the Luna Lane Easement.

FV-Townhome shall keep Luna Lane free from any and all trash or debris arising from its use of the Trash Enclosure or the trash removal therefrom. FV-Townhomes hereby agrees to defend, indemnify and hold Association harmless from any loss, liability, claim, damage or expense (including attorneys' fees) incurred by Association and arising out of the use, occupation, maintenance or repair of the Luna Lane Easement.

2. Blanket Easement for Sidewalks (Basecamp Subdivision Sidewalk Easement). Each Party desire to grant, convey and dedicate perpetual non-exclusive easements to the other Parties, their tenants, guests and invitees (and in the case of the Association, its members) (the "Basecamp Subdivision Sidewalk Easement") for pedestrian ingress and egress on and over any sidewalks currently installed at Steamboat Basecamp or which are installed later as part of any development approval or otherwise, except the sidewalks located on the Trail Easements (collectively and individually the "Sidewalks"). The Parties agree that no Party may obstruct any Sidewalk; provided that any use of a sidewalk approved by the City, for example outside tables for a restaurant or coffee shop or outside display racks, shall be permitted by a Party on any Sidewalk located on such Party's property. A Party may relocate or remove any

existing Sidewalk located upon such Party's property without the permission of any other Party but subject to any approvals that may be required by the City of Steamboat Springs. Snow removal from the Sidewalks shall be as set forth in Article III below. Maintenance and insurance of the Sidewalks shall be the obligation of the owner of the property where such Sidewalk is located.

3. Blanket Utility Easement. Each Party desire to grant, convey and dedicate perpetual non-exclusive easements to the other Parties for ingress, egress, installation, replacing, repairing and maintaining any utilities, including but not limited to water, sewers, gas, telephone, electricity, cable on, across and under the property of the other Parties ("Blanket Utility Easement"). Notwithstanding anything to the contrary contained in this paragraph, no sewers, electrical lines, water lines or other utilities may be installed or relocated on or under any building or other improvement without the express written agreement of the owner of such building or improvement. All utilities and utility connections described in this Blanket Utility Easement, including pipes and wires for water, sewer, gas, electricity, telephone, cable television and drainage, shall be installed underground. Connections to the utilities shall be at the sole expense of the Party desiring the use thereof, and such Party shall be responsible for and shall promptly repair any damage resulting from such connection. The easements provided for in this paragraph shall in no way affect any other prior recorded easements on any portion of Steamboat Basecamp.

III.

SNOW STORAGE AND REMOVAL; MAINTENANCE AND INSURANCE; LANDSCAPE

1. Blanket Snow Storage Easement. Each Party hereby grants the other Parties a perpetual and non-exclusive easement for the storage of snow upon the property of the other Parties ("Blanket Snow Storage Easement"). Notwithstanding anything to the contrary contained in this paragraph, no snow may be stored on or immediately adjacent to any building or other improvement, including any landscaping or upon any parking lot, driveway, road or sidewalk and no snow may be stored within the Limited Common Element Parking Spaces or Limited Common Element Patios (as defined in the Declaration) located within Basecamp Row Townhomes.

The purpose of the Blanket Snow Storage Easement shall be for the storage of snow accumulating on the (i) the Trail Easement, (ii) the Road Easement, (iii) the Basecamp Subdivision Sidewalk Easement, (iv) all parking lots, parking spaces, driveways located within FV-Basecamp Property and the FV-Townhome Property and (v) the following areas within Basecamp Row Townhomes: the roadway (Luna Lane), the driveways accessing the garages of the Units (as defined in the Declaration), the Limited Common Element Parking Spaces and Patios (as defined in the Declaration). The areas described in subsections (i), (ii), (iii), (iv) and (v) above shall be collectively referred to herein as the "Snow Removal Areas"

2. Snow Removal from Snow Removal Areas. Snow shall be removed from the Snow Removal Areas each time it accumulates to a depth of four (inches) or more. FV-Basecamp shall be responsible for the removal of snow from the Snow Removal Areas. FV-Basecamp may assign some or all of its obligations hereunder to a property management company or to a snow removal company of its choosing provided that the costs charged by such companies is competitive to other property management or snow removal companies located in Routt County, Colorado. The cost to remove snow from the Snow Removal Areas ("Snow Removal Cost") shall be paid by FV-Basecamp provided that the Association and FV-Townhomes shall be obligated to contribute to the Snow Removal Costs pursuant to the Sharing Ratio formula set forth in Section (IV)(1) below and provided such reimbursement is made pursuant to the provision of Section (IV)(2) below.
3. Maintenance and Insurance of Trail Easement and Road Easement. The property containing the Trail Easement and Road Easement shall be maintained in safe conditions, free of substantial potholes, cracks and areas of surface deterioration. FV-Basecamp shall be responsible for such maintenance and insurance of the Trail Easement and Road Easement. The Trail Easement and Road Easement shall also be insured with adequate premises liability insurance which names all of the Parties as additional insureds. The cost to insure and maintain the Trail Easement and Road Easement ("Trail and Road Easement Maintenance Costs") shall be paid by FV-Basecamp provided that the Association and FV-Townhomes shall be obligated to contribute to the Trail and Road Easement Maintenance Costs pursuant to the Sharing Ratio formula set forth in Section (IV)(1) below and provided such reimbursement is made pursuant to the provision of Section (IV)(2) below.
4. Landscaping.
 - a. In order to protect the property values and desirability of Steamboat Basecamp subdivision, all landscaping located upon the Trail Easement, Road Easement, Basecamp Subdivision Sidewalk Easement or located on the exterior of any developed property (but not undeveloped vacant land until such time as development and construction is completed, as applicable) located within Steamboat Basecamp, including but not limited to the exterior of the Basecamp Row Townhomes and the exterior of Lofts at Steamboat Basecamp Apartments located on the FV-Basecamp Property, shall be maintained by FV-Basecamp.
 - b. Such maintenance shall include all landscaping which was originally required by the City of Steamboat Springs as part of a Parties development approval and/or any landscaping currently existing at Steamboat Basecamp as of the date of this Agreement, including but not limited to grasses, trees, shrubs, bushes and flowers or any other landscaping that all of the Parties agree should be included in this Section (III)(4) (collectively the "Landscaping"). Seasonal flowers in pots and gardens planted by owners at the Basecamp Row Townhomes shall not be part of the Landscaping.

- c. The maintenance shall include all reasonable activities required to maintain the Landscaping, including the mowing of grasses, pruning of trees and/or shrubs, weeding, fertilizing, tending to health of all trees and watering of all Landscaping and the replacement of any Landscaping that has been damaged or died ("Maintenance of Landscaping"). The cost of the Maintenance of Landscaping ("Landscaping Costs"), including the cost of the maintenance and repair of the irrigation systems, if any, shall be paid by FV-Basecamp provided that the Association and FV-Townhomes shall be obligated to contribute to the Landscaping Costs pursuant to the Sharing Ratio formula set forth in Section (IV)(1) below and provided such reimbursement is made pursuant to the provision of Section (IV)(2) below. Each property at Steamboat Basecamp .
- d. The property of each Party contains an irrigation system installed by the Party (installed at the time of development of the structures on the property) for purposes of irrigating the landscaping installed on such property; and such irrigation system is connected to the water supply located on the property. The actual cost of the water being used on such irrigation system shall be paid for by the Party and shall not be otherwise allocated to any other party. If any additional irrigation system is added to Steamboat Basecamp (other than as part of a new development), for example irrigation for trees located on the Trail Easement, ("New Irrigation") then the New Irrigation System shall be connected to the water supply of the Party's property closest to the New Irrigation and that Party shall thereafter pay the actual of the water running through the New Irrigation.

IV.

SHARING RATIO AND CONTRIBUTION FOR EXPENSES

1. Sharing Ratio for Contributions. Each Party shall contribute its share of the Snow Removal Costs, Trail and Road Easement Maintenance Costs and Landscaping Costs based upon a formula of which the numerator is the acreage of the property of each Party and the denominator being the acreage of all property of all the Parties (the "Sharing Ratio"). The Association Property shall include all of the property of Basecamp Row Townhomes including the Units and Common Area as shown on the plat of Basecamp Row Townhomes. The Sharing Ratio shall be as set forth in Exhibit C attached hereto. The acreage of each Party's property as indicated on the plat of Steamboat Basecamp or any plat that replats any of such lots shall be conclusive and binding on all interested parties in determining the Sharing Ratios.
2. Billing and Contributions. The Parties shall have thirty (30) days from receipt of a bill for Snow Removal Costs or Trail and Road Easement Maintenance Costs or Landscaping Costs to pay and reimburse FV-Basecamp their respective share of such costs; in the case of the Trash Enclosure Costs FV-Basecamp shall have thirty (30) days from receipt of a bill for Trash Enclosure Costs pay to and reimburse FV-

Townhomes its respective share of such costs (individually or collectively the "Cost Reimbursement"). Such bills shall be billed out monthly. If any Cost Reimbursement is not paid when due, such Cost Reimbursement amount due shall thereafter accrue interest at the rate of eighteen percent (18%) per year until paid. Costs of collection of such overdue Cost Reimbursements, including attorneys fees and costs of suit, if necessary, shall be recoverable against the non-paying party. If such Cost Reimbursement is not paid when due then the party owed the Cost Reimbursement may record a sworn affidavit, of the amount due and from whom with a description of the property against which such charges have accrued, in the Routt County real property records certifying the reason for the Cost Reimbursement (snow, landscaping, etc.) and the costs that remain unpaid in such amounts plus interest shall after the filing of said notice be a lien on such delinquent owners property for the amount of such unpaid Cost Reimbursement charges.

V. MISCELLANEOUS

1. The easements created herein are declared by the Parties to be a burden upon and running with the real property on which such easement is situated, and shall be a benefit and appurtenance to the other Parties property and shall run with the such properties to the successive owners thereof.
2. Whenever notice is given pursuant hereto, said notice shall be in writing and shall be given by mailing the same to the party entitled thereto, said mailing to be certified United States Mail, return receipt requested, postage prepaid, said notice to be deemed effective 2 days after the date mailed. Notice shall also be given by email. Until changed by notice given in the manner herein provided for, any such notice shall be given as follows:

If to FV-Basecamp	FV Basecamp, LLC P.O. Box 771236 Steamboat Springs, Colorado 80477 Email: gaby@mayriegler.com
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If to FV-Townhomes:	FV Basecamp Townhomes, LLC P.O. Box 771236 Steamboat Springs, Colorado 80477 Email: gaby@mayriegler.com
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If to Association	Basecamp Row Townhomes Owners Association P.O. Box 771236 Steamboat Springs, Colorado 80477 Email: gaby@mayriegler.com
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3. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their successor and assigns.

4. If any Party shall default in the full and timely performance of an affirmative obligation of such Party contained in this Agreement, then any Party not in default shall be entitled to:
 - a. All remedies in equity and law, including (but not limited to) suit for specific performance or damages, or both, and for injunctive relief, and in any such suit, the prevailing party shall also be entitled to recover reasonable attorney's fees and costs of suit; and/or
 - b. After notification of such default the non-defaulting Party shall perform the obligation of the defaulting-party and charge such costs to the Parties responsible for such pursuant to Article IV above and such costs, until paid, shall be a lien against the property of the defaulting party.
5. Each provision of this Agreement is cumulative and independent and is to be construed without reference to any other provision dealing with the same subject matter or imposing similar or dissimilar restriction.
6. No provision of this Agreement may be waived except by an instrument in writing signed by the party to be charged with the waiver. No waiver shall be a continuing waiver unless expressly so state in the instrument of waiver. The failure to enforce any provision of this Agreement shall not constitute a waiver of or impair the effectiveness of this Agreement.
7. If any provision of this Agreement shall be held invalid or become unenforceable, the other provisions shall not be affected or impaired but shall remain in full force and effect.
8. This Agreement shall be governed by and construed under the laws of the State of Colorado.

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IN WITNESS WHEREOF, the undersigned have executed this Agreement as of the 16th day of June 2025.

(FV-Basecamp)

FV BASECAMP, LLC, a Colorado limited liability company

BY: BASECAMP MANAGER LLC, a Colorado limited liability company, Managing Member

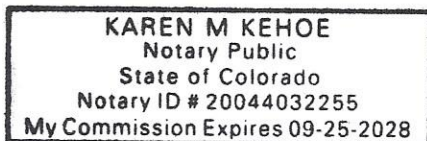
By: [Signature]
Kevin Riegler, Manager

COUNTY OF ROUTT)
CITY OF STEAMBOAT SPRINGS) ss.
)

The foregoing instrument was acknowledged before me this 16th day of June, 2025, by Kevin Riegler as Manager of Basecamp Manager LLC, a Colorado limited liability company, the Managing Member of FV Basecamp, LLC.

WITNESS my hand and official seal.

My commission expires: 09-25-2028

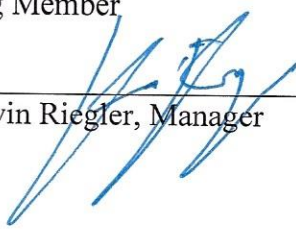


[Signature]
Notary Public

(FV-Townhomes)

FV BASECAMP TOWNHOMES, LLC, a
Colorado limited liability company

By: BASECAMP MANAGER LLC, a
Colorado limited liability company, its
Managing Member

By 
Kevin Riegler, Manager

COUNTY OF ROUTT)

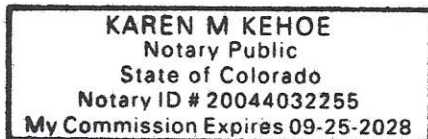
) ss.


CITY OF STEAMBOAT SPRINGS)

The foregoing instrument was acknowledged before me this 6th day of
June, 2025 by Kevin Riegler, as Manager of Basecamp Manager LLC, a
Colorado limited liability company the Managing Member of FV Basecamp Townhomes
LLC, a Colorado limited liability company.

WITNESS my hand and official seal.

My commission expires: 09-25-2028




Notary Public

(Association)

**BASECAMP ROW TOWNHOMES OWNERS
ASSOCIATION**, a Colorado nonprofit
corporation

By: _____

Gabriella Riegler, President

COUNTY OF ROUTT)

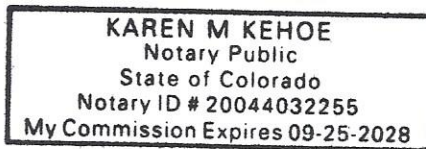
) ss.

CITY OF STEAMBOAT SPRINGS)

The foregoing instrument was acknowledged before me this 6th day of JUNE, 2025, by Gabriella Riegler as President of Basecamp Row Townhomes Owners Association, a Colorado nonprofit corporation.

WITNESS my hand and official seal.

My commission expires: 09-25-2028



Notary Public

**CONSENT AND SUBORDINATION
BY DEED OF TRUST BENEFICIARIES**

Yampa Valley Bank, as beneficiary under that certain Deed of Trust recorded at Reception No. 848697 of the Routt County records ("Deed of Trust"), hereby approves and consents to the foregoing STEAMBOAT BASECAMP EASEMENT, MAINTENANCE AND REIMBURSEMENT AGREEMENT ("Agreement"), which affects the property encumbered by the above Deed of Trust, and for good and valuable consideration, the receipt of which is acknowledged, hereby agrees that no foreclosure or other enforcement or remedy pursuant to the Deed of Trust shall impair, invalidate, supersede or otherwise effect the covenants, conditions, restrictions and easements established by the Agreement or any amendment or supplement thereto and further agrees that any and all of its rights and interests under said Deed of Trust shall be and are hereby declared to be junior and subordinate to the provisions of this Agreement.

Yampa Valley Bank

By: [Signature]

Name: Ryan Van Ness

Title: Sr. Vice President

STATE OF Colorado)
COUNTY OF Routt) ss.

ACKNOWLEDGED before me this 6th day of June by
Ryan Van Ness as Sr. Vice President of
Yampa Valley Bank.

WITNESS my hand and official seal.

(SEAL)

[Signature: Karen M. Kehoe]

Notary Public

My commission expires: 09-25-2028



EXHIBIT "A"
LEGAL DESCRIPTION OF LUNA LANE EASEMENT

PROPERTY DESCRIPTION

ACCESS EASEMENT

AN ACCESS EASEMENT ~~OVER~~ AND ACROSS A PORTION OF THE COMMON AREA, BASECAMP ROW TOWNHOMES, AS RECORDED UNDER RECEPTION NO. 861289 IN THE ROUTT COUNTY RECORDS; LOCATED IN THE SW1/4 SECTION 6, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN; CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS:

THE SOUTHERLY BOUNDARY LINE OF BASECAMP ROW TOWNHOMES, AS RECORDED UNDER RECEPTION NO. 861289 IN THE ROUTT COUNTY RECORDS, BEARING S81°19'52"W PER THE PLAT OF SAID BASECAMP ROW TOWNHOMES.

BEGINNING AT THE MOST SOUTHEASTERLY CORNER OF SAID BASECAMP ROW TOWNHOMES;

THENCE S81°19'52"W, ALONG THE SOUTHERLY BOUNDARY OF SAID BASECAMP ROW TOWNHOMES, A DISTANCE OF 130.98 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THAT PUBLIC ACCESS EASEMENT DESCRIBED IN RECEPTION NO. 834299 IN THE ROUTT COUNTY RECORDS;

THENCE ALONG SAID EASTERLY BOUNDARY OF THAT PUBLIC ACCESS EASEMENT DESCRIBED IN RECEPTION NO. 834299, AND ALONG THE ARC A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 337.00 FEET, A CENTRAL ANGLE OF 04°25'28", AND AN ARC LENGTH OF 26.02 FEET, THE CHORD OF WHICH BEARS N26°50'36"W, A DISTANCE OF 26.01 FEET;

THENCE N81°19'52"E, A DISTANCE OF 130.13 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID BASECAMP ROW TOWNHOMES;

THENCE S28°40'08"E, A DISTANCE OF 26.00 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 3,360 SQUARE FEET.

SURVEYORS STATEMENT

I, JEFFRY A. GUSTAFSON, A LICENSED SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE AND BELIEF, ARE CORRECT.

JEFFRY A. GUSTAFSON, LICENSED LAND SURVEYOR
COLORADO LS NO. 29039
FOR AND ON BEHALF OF LANDMARK CONSULTANTS, INC.
STEAMBOAT SPRINGS, CO 80477



www.landmark-co.com

PROJECT: 2387-009

DATE: 06/02/25

DRAWN BY: JAG

CHECKED BY:

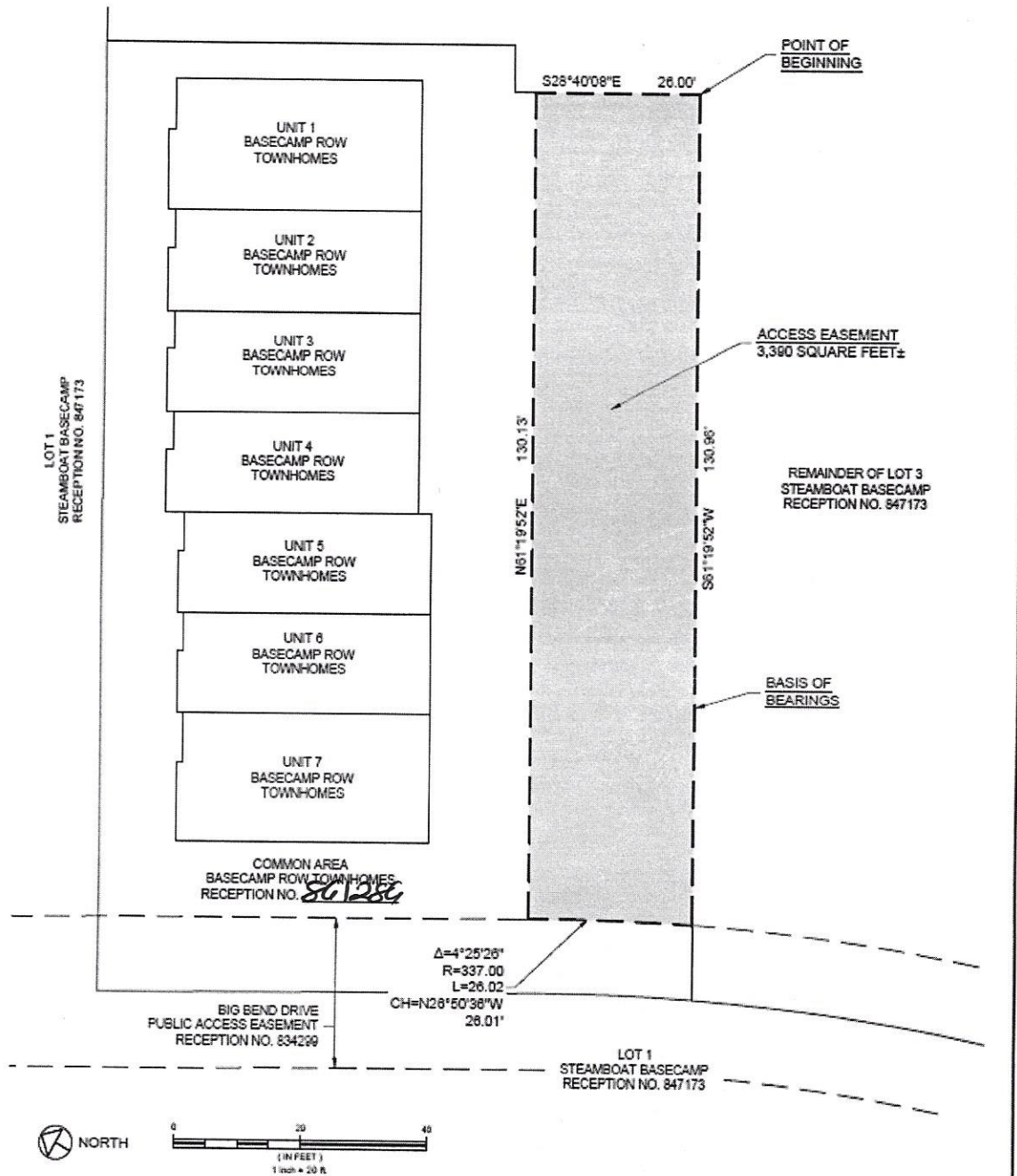
EXHIBIT

ACCESS EASEMENT LOCATED
IN THE COMMON AREA, BASECAMP ROW TOWNHOMES;
IN THE SW1/4 SECTION 6, T6N, R84W, 6TH P.M.;
CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT,
STATE OF COLORADO

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Of 2 Sheets



NOTE: THIS EXHIBIT DOES NOT REPRESENT A
MONUMENTED LAND SURVEY.



www.landmark-co.com

PROJECT: 2387-009

DATE: 06/02/25

DRAWN BY: JAG

CHECKED BY:

EXHIBIT

ACCESS EASEMENT LOCATED
IN THE COMMON AREA, BASECAMP ROW TOWNHOMES;
IN THE SW1/4 SECTION 6, T6N, R84W, 6TH P.M.;
CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT,
STATE OF COLORADO

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Of 2 Sheets

EXHIBIT "B" **LEGAL DESCRIPTION OF ASSOCIATION TRASH ENCLOSURE EASEMENT**

PROPERTY DESCRIPTION

TRASH ENCLOSURE EASEMENT

AN TRASH ENCLOSURE EASEMENT OVER AND ACROSS A PORTION OF LOT 3, STEAMBOAT BASECAMP, AS RECORDED UNDER RECEPTION NO. 847173 IN THE ROUTT COUNTY RECORDS; LOCATED IN THE SW1/4 SECTION 6, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN; CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS:

THE SOUTHERLY BOUNDARY LINE OF BASECAMP ROW TOWNHOMES, AS RECORDED UNDER RECEPTION NO. 861284 IN THE ROUTT COUNTY RECORDS, BEARING S81°19'52"W PER THE PLAT OF SAID BASECAMP ROW TOWNHOMES.

COMMENCING AT THE MOST SOUTHEASTERLY CORNER OF BASECAMP ROW TOWNHOMES, AS RECORDED UNDER RECEPTION NO. 861284 IN THE ROUTT COUNTY RECORDS; THENCE N28°40'08"W, ALONG THE EASTERLY BOUNDARY OF SAID BASECAMP ROW TOWNHOMES, A DISTANCE OF 3.50 FEET TO THE POINT OF BEGINNING;

THENCE N28°40'08"W, CONTINUING ALONG SAID EASTERLY BOUNDARY OF BASECAMP ROW TOWNHOMES, A DISTANCE OF 21.00 FEET;

THENCE N61°19'52"E, A DISTANCE OF 12.00 FEET;

THENCE S28°40'08"E, A DISTANCE OF 21.00 FEET;

THENCE S81°19'52"W, A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 252 SQUARE FEET.

SURVEYORS STATEMENT

I, JEFFRY A. GUSTAFSON, A LICENSED SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE AND BELIEF, ARE CORRECT.

JEFFRY A. GUSTAFSON, LICENSED LAND SURVEYOR
 COLORADO LS NO. 29039
 FOR AND ON BEHALF OF LANDMARK CONSULTANTS, INC.
 STEAMBOAT SPRINGS, CO 80477



PROJECT: 2387-009
 DATE: 06/03/25
 DRAWN BY: JAG
 CHECKED BY:

EXHIBIT
 TRASH ENCLOSURE EASEMENT LOCATED
 IN LOT 3, STEAMBOAT BASECAMP;
 IN THE SW1/4 SECTION 6, T6N, R84W, 6TH P.M.;
 CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT,
 STATE OF COLORADO

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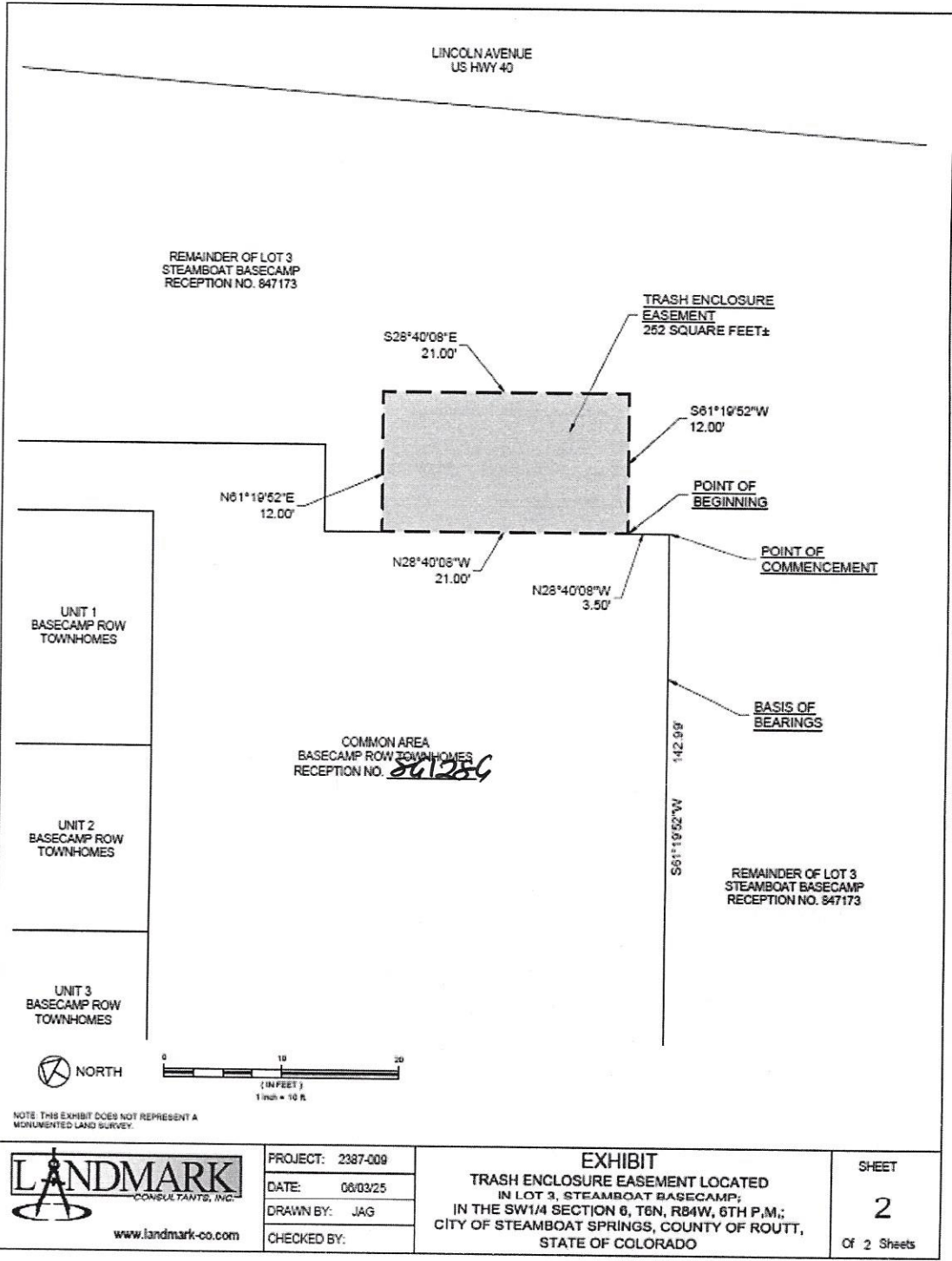


EXHIBIT "C"
SHARING RATIO

Lot Description	Lot Acreage or	Sharing Ratio
Lot 1	3.09 Acres	60.59%
Lot 2	.69 Acres	13.53%
Basecamp Row Townhomes	.32 Acres	6.27%
Lot 3-Expansion Property	1.00 Acres	19.61%
Total	5.1 Acres	100.00%