



Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302

Mailing Address: P.O. Box 471 • Boulder, Colorado 80306

303-441-3930 • www.BoulderCounty.gov

Staff Recommendation for Docket AP-22-0001

BOULDER COUNTY BOARD OF ADJUSTMENT

PUBLIC HEARING

STAFF PLANNER: Dale Case, AICP – Director

HEARING DATE: January 7, 2026 at 4 p.m.

Docket AP-22-0001 Walker Appeal: Appeal of Community Planning & Permitting’s December 17, 2021 Determination that the properties in Section 18, T1N, R71W as further described below are not legal building lots

Request: Appeal of Community Planning & Permitting’s December 17, 2021 Determination that the properties in Section 18, T1N, R71W as further described below are not legal building lots

Location: Section 18, T1N, R71W as further described below

Zoning: Forestry zoning district

Property Owner/

Appellant: Deward Walker Jr. & Alice Walker

Agent: John Henderson, c/o Law Office of John R. Henderson

STAFF RECOMMENDATION: Uphold Community Planning & Permitting’s December 17, 2021, Determination that the properties in Section 18, T1N, R71W, as further described below, are not legal building lots.

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BACKGROUND

On December 17, 2021, the Community Planning & Permitting Department issued a Determination finding that the properties located in Section 18, T1N, R71W and identified by the following parcel descriptions (the “Properties”) do not constitute a legal building lot:

- **146118000094** - PT FRANCIS LESS PTS S OF GOLD RUN CREEK (.31 acres)
- **146118000095** - PT AUGUST LODE (6.44 acres¹)
- **146118000096** - PT CINCINNATI LESS PTS SOLD (2.75 acres)
- **146118000098** – BURLEIGH (2.75 acres)
- **146118000099** - PT PURE GOLD (1.52 acres)
- **146118000103** - PT PURE GOLD 2 LESS PTS S OF GOLD RUN (.49 acres)
- **146118000027** PT BARON & PURE GOLD PT SAILOR (.36 acres)
- **146118000100** - PT BARON LODE & NELY EDGE CONTINENTAL LODE & SLY EDGE PURE GOLD 2 (3.82 acres)
- **146118000076** - MOST NLY 470 FT OF PURE GOLD (1.36 acres)

(Attachment A). The Properties are located along Gold Run Road in the Salina area, generally west of the City of Boulder and southeast of the Gold Hill historic townsite. (Attachment B).

The County determined that the Properties do not constitute a legal building lot because they did not meet the minimum lot size requirement in place at the time the parcel configuration was created. The property owners/Appellants obtained the Properties via a 1973 deed that included portions of the contiguous mining claims Cincinnati, Baron, Burleigh, Pure Gold, Bankrupt, Sailor, August, Francis and Pure Gold 2. (Attachment C). This parcel configuration would have been considered a legal building lot because the prior owners (the Taylors) transferred three legal parcels, which were combined into one legal parcel under the 1973 deed.

Since that time, however, various parcels or sections of parcels have been split off from the 1973 holding. In 1983, the Bankrupt Lode, which had been used as collateral for a loan, was subsequently transferred to other owners without a subdivision exemption, leaving both it and the remaining Properties in violation of the subdivision regulations and Colorado law. (Attachment D). Because the Properties have not been recombined to the 1973 configuration, they do not constitute a legal building lot.

¹¹ The County notes a discrepancy in the acreage of the August Lode, which is listed in the materials and past County records as 6.178 acres in size, but in the current Assessor’s record as 4.92 acres. The ~1.3 acres “missing” from the acreage appears to be the result of the Continental Lode being severed from the area of the August Lode that it bisects. The bisecting section of the Continental Lode is listed as 1.44 acres and was severed from the August Lode by the County Treasurer in 2022 because of a lack of clear chain of title. If the property is recognized as a legal building lot, the approved acreage (based on the Assessor’s record for all involved parcels) will be approximately 17.04 acres rather than the 18.31 listed in the materials.

The December 17, 2021, Determination corrected a building lot determination issued in 2001, which had been issued in error. That determination, issued on June 19, 2001, identified specific properties as a legal building lot. It predicated the properties' building lot status on a 1950 deed; however, that deed is only for the Salina School parcel. (Attachment E). It also referenced a 1983 quit claim deed, which parcel configuration does not match that of the Properties. Finally, the 2001 determination did not address the illegal subdivision that occurred when the Bankrupt Lode was transferred.

In short, if the contiguous parcels included in the 1973 deed were recombined, they would constitute a legal building lot. But unless that happens, the Properties do not constitute a legal building lot under the Code.

The Appellants now appeal the County's 2021 Determination, arguing that the Properties constitute a legal building lot.² The BOA must determine whether to uphold or reverse the County's 2021 Determination that the Properties do not constitute a legal building lot.

ANALYSIS

A. The Properties do not constitute a legal building lot because they did not meet the minimum lot size in the zoning district at the time of their creation.

As relevant here, a Parcel is considered a legal building lot if it (1) was lawfully created; (2) met the zoning minimum lot size when it was created or was created before the county's establishment of a zoning minimum lot size governing the Parcel; and (3) did not require approval under the Subdivision Regulations. (Article 9-100.A). The Code defines a Parcel as "[a]ll contiguous land held under one deed, except where a portion of the land is designated a building lot pursuant to the provisions of this Code." (Article 18-183).

Article 18-204B explains that subdivisions are generally divisions of land into parcels comprising less than 35 acres occurring on or after May 5, 1972, as further set forth in C.R.S. Section 30-28-101(10). Prior to May 5, 1972, what constituted a subdivision of land is set forth in the applicable Subdivision Regulations, first passed on March 3, 1954. Subdivisions of land as defined under the applicable Subdivision Regulations require approval under the Subdivision Regulations, unless exempted from such requirements under applicable law. Thus, subdivisions of land that do not meet the minimum lot size in effect at the time and do not obtain subdivision approval are considered illegal subdivisions, and the resulting lots are not legal building lots.

Here, the contiguous parcels described on the 1973 deed would be considered a legal building lot because they resulted from the combination of three legal lots. However, for the parcels to retain that building lot status, they must remain in or be recombined into the original configuration. Splitting off portions of the original configuration over time without going through the required subdivision process is considered illegally subdividing and results in the parcels no longer

² The Appellants' appeal was timely filed, however it has been on hold as the Appellants have attempted to resolve the matter through other Code processes.

maintaining their building lot status. Thus, when the 1983 transaction occurred, dividing the Properties after the County's minimum lot size was 35 acres, the 1973 parcel configuration lost its legal building lot status, and since that configuration has not been reinstated, the Properties do not constitute a legal building lot.

The Appellants do not dispute that transactions occurred that split land from the 1973 configuration. Instead, the Appellants argue that the Bankrupt Lode was not illegally subdivided because the grantors never intended it to be combined with the other properties on the 1973 deed. The Appellants assert that the remaining transactions should not count because they either did not increase density, were for community beneficial purposes, and/or involved County knowledge or participation.

To be clear, the County is not considering the transfers that complied with the Land Use Code as illegal subdivisions. For example, the lease area for the fire station, which received approval through a 1980 Subdivision Exemption, did not create an illegal subdivision. In addition, the divisions of the western part of the Cincinnati Lode, the northern part of the Sailor Lode, and the northern part of the Pure Gold Lode are not considered illegal subdivisions because they were recognized through previous evaluations as being noncontiguous due to the existence of intervening parcels that predated the 1973 deed and C.R.S. Section 30-28-101(10). But none of the Appellants' arguments negate the fact that the Bankrupt Lode was illegally subdivided and resulted in a parcel configuration that did not meet the minimum 35-acre lot size in place at the time divisions occurred.

The County has defined a parcel as all contiguous land on one deed, regardless of a grantor's intent, since the late 1950s. This definition was codified in the 1980s and remains in the Code to date. The County's application of the historical definition of a parcel prior to its codification was upheld by the district court and affirmed by the Court of Appeals in an *Berthod v. Boulder Cnty. Bd. of Adjustment*, No. 12CA2541, 2013 WL 5947999 (Colo. App. 2013). Colorado courts have held that regardless of desire or intent, a property owner cannot override a local jurisdiction's zoning and subdivision regulations by simply crafting a deed. "[T]he mere act of . . . recording conveyance instruments . . . does not reasonably justify a belief by developer that the county intends to forego its right to enforce the land use code. . . ratify the legal fitness of individual property deals [or] estop subsequent enforcement of valid zoning and land use provisions. . . ." *Grand County v. Rogers*, 44 P.3d 734, 740 (Utah 2002); *see also Boone v. Bd. of County Comm'rs*, 107 P.3d 1114 (Colo. App. 2004) (mere division of land into smaller parcels by recording a deed does not exempt landowner from county land use regulations concerning lot size).

The Appellants further argue that the foreclosure of Bankrupt Lode should not affect the Properties' building lot status. The Appellants are presumably relying on the County Planning Act's security interest exception to the definition of "subdivision", which applies to divisions of land "created by a lien, mortgage, deed of trust, or any other security instrument". CRS § 30-28-101(10)(c)(III). But this exception applies only to the granting of a deed of trust or lien, not to the subsequent foreclosure on the same, which causes the actual division/fee interest conveyance. Moreover, even if a foreclosure were exempt from the definition of "subdivision," the resulting parcel would still be

subject to zoning regulation under the County Planning Act. At the time of Bankrupt Lode foreclosure the minimum zoning lot size in the Forestry District was 35 acres, and the Properties' acreage falls well short of that.

Thus, the Properties do not constitute a legal building lot.

B. Equitable considerations do not dictate a finding that the Properties constitute a legal building lot.

The Appellants argue that the County should be estopped from determining that the Properties do not constitute a building lot based on various actions taken by the County, most occurring before the illegal subdivision of the Properties. Walker's arguments fail because he has not met his burden of proof in establishing the elements of estoppel.

"The doctrine of equitable estoppel is founded on principles of fair dealing and is designed to aid the law in the administration of justice where, without its aid, injustice might result." *Colorado Health Consultants v. City & Cnty. of Denver through Dep't of Excise & Licenses*, 429 P.3d 115,125 (Colo. App. 2018). The party alleging equitable estoppel must establish three factors: (1) that it changed its position, to its detriment, in justifiable reliance on the other party's conduct; (2) that the estopped party intended its representations to be acted on so that the other party was justified in relying on the represented facts; and (3) that the party alleging estoppel was ignorant of the actual facts and reasonably relied, to its detriment, on the other party's conduct or misrepresentation. *Id.* at 125-26.

Initially, the Appellants point to various County actions that occurred prior to the illegal subdivision of the parcels. These actions include the issuance of now expired building permits in the 1970s for a structure on the 459 Gold Run parcel that was never completed. The building permits and other actions pertained to the parcel configuration that existed prior to 1983, and as a result, did not affect the current parcel configuration. Thus, the Appellants cannot show that they were justified in relying on County's actions the predate relevant events.

Regarding the 2001 Building Lot Determination that was issued in error, the Appellants have not shown that they have changed their position, to their detriment, in reliance on the 2001 determination. The County has no record of the Applicants applying for building permits on the Properties after the 2001 determination, and the Applicants have not provided the County with information indicating they otherwise made improvements or expenditures on the property that could be the basis of a detrimental reliance argument.

The Appellants next argue that the County's review of percolation tests, its expenditure of County and FEMA funds to restore and improve bridge access to the Properties, the land lease for the Salina firehouse,³ and conveyance of stream corridor restoration segments proves that the County recognized the Properties as a legal building lot. However, nothing in the Land Use Code requires

³ The Salina Firehouse was not subject to same zoning requirements and also went through a Subdivision Exemption Process.

that the County determine the legality of a building lot before these types of review. Further, none of the documentation for these proceedings states that the County has determined the Properties are a legal lot, which would be required to establish reasonable reliance. Finally, similar to the estoppel problem with the 2001 determination, the Appellants have not shown that they have detrimentally relied on the County's actions as a result of these processes.

RECOMMENDATION

Staff recommends that the BOA uphold the Director's December 17, 2021, Determination that the properties in Section 18, T1N, R71W, as further described above, do not constitute a legal building lot.



Community Planning & Permitting

ATTACHMENT A

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303-441-3930
Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.BoulderCounty.org

December 17, 2021

Alice Walker

Via email: Alice Walker <awalker@mmwclaw.com>

LAND USE DIRECTOR’S DETERMINATION THAT PROPERTIES ARE NOT LEGAL BUILDING LOTS UNDER THE BOULDER COUNTY LAND USE CODE

Dear Ms. Walker:

On behalf of the Director of the Boulder County Community Planning & Permitting Department (the “Director”), I have examined the deeds and other information you submitted and the Boulder County Land Use Code (the “Code”). As a result, I have determined that the land parcels about which you inquired, in Section 18, T1N, R71W, as further described in this letter, are NOT ELIGIBLE FOR DESIGNATION AS BUILDING LOTS UNDER THE CODE. The properties are presently identified as:

Account #	Parcel #/desc	Acres	Owner	Older deeds(not comprehensive)	Current deed
R0507686	146118000094 PT FRANCIS LESS PTS S OF GOLD RUN CREEK	0.31	D E W FAMILY LLC	12/13/1983 WD 592958 6/4/1973 68449	9/3/2008 BD 2959608
R0507687	146118000095 PT AUGUST LODE	6.44	D E W FAMILY LLC	12/13/1983 WD 592967 6/4/1973 68449	9/3/2008 BD 2959610
R0507688	146118000096 PT CINCINNATI LESS PTS SOLD	2.75	D E W FAMILY LLC	12/13/1983 WD 592972 6/4/1973 68449	9/3/2008 BD 2959612
R0507690	146118000098 BURLEIGH	2.87	D E W FAMILY LLC	12/13/1983 WD 592980 6/4/1973 68449	9/3/2008 BD 2959601
R0507691	146118000099 PT PURE GOLD	1.52	D E W FAMILY LLC	12/13/1983 WD 592986 6/4/1973 68449	9/3/2008 BD 2959600
R0511012	146118000103 PT PURE GOLD 2 LESS PTS S OF GOLD RUN	0.49	D E W FAMILY LLC	12/13/1983 592974 6/4/1973 68449	9/3/2008 BD 2963082
R0092022	146118000027 PT BARON &	0.36	WALKER DEWARD E JR	12/13/1983 593017	4/30/1979 WD 334710

Matt Jones County Commissioner **Claire Levy** County Commissioner **Marta Loachamin** County Commissioner

	PURE GOLD PT SAILOR			4/5/1979 QD 330847 6/4/1973 68449	
R0507692	146118000100 PT BARON LODE & NELY EDGE CONTINENTAL LODE & SLY EDGE PURE GOLD 2	3.82	WALKER DEWARD E JR	6/4/1973 68449 9/14/1979 359665	12/13/1983 593017 (Baron) 593036 (Continental)
R0101327	146118000076 MOST NLY 470 FT OF PURE GOLD	1.36	FOUR MILE FIRE PROTECTION DISTRICT	9/6/1991 QD 1128383 4/15/1985 PD 682525 6/4/1973 68449	12/3/2003 QD 2583527

They are located within the Forestry (F) Zoning District. Based on this determination, the County cannot issue building permits on the parcels for structures and uses that require a legal building lot under the Code.

The properties are not legal building lots because:

To be considered as separate legal building lots, the properties greater than one acre but less than 35 acres must have been deeded separately from all contiguous land since prior to May 5, 1972, and at all times since that date. Properties less than one acre must have been deeded separately from all contiguous land since prior to March 3, 1954, and at all times since that date. (Unless combined for the first time after October 1, 2003.) The properties in question have been combined by deed with adjacent land prior to and subsequent to those dates and are therefore not considered separate legal building lots.

You also asked if the recombined 18+ acres in your family’s ownership was one legal building lot. While the Code allows the recombination of land to reestablish a previously existing legal building lot, Art. 9-100.A.9, there are some portions of the property which are no longer in your family ownership. In order to meet this requirement, the exact building lot must be reconstituted.

In addition, the 2001 letter appears to have been issued in error. It references the 1950 deed for the school parcel, but fails to consider the numerous transactions dividing the property after SB35.

If we look at the 1973 deed where most of the land was obtained, the portions of the contiguous mining claims owned by Taylor and deeded to Walker at that time included the Cincinnati, Baron, Burleigh, Pure Gold, Bankrupt, Sailor, August, Francis and Pure Gold 2.

Some of this land was divided after Senate Bill 35 and after the county minimum lot size was 35 acres. The problematic transactions include:

- The various deeds to other family members or entities recorded 12/13/1983.
- Using portions of the land as collateral for loans that subsequently were transferred to other owners in 1979 thru the early 1980s. Examples include the Bankrupt and Sailor.

Because of these numerous transactions illegally subdividing the property after SB35, the combined parcels cannot be considered a legal building lot. This determination is based upon the Code in effect at the time of the determination, and any prior County land use regulation affecting the legality of the parcel's creation and its resulting building lot status. If the County amends the Code in the future or additional information becomes available that could alter this determination, the owner/applicant may request another review.

In addition you note that there are outstanding title concerns as well as the need to resolve the boundary with the neighbor, for which a Subdivision Exemption may be pending.

The 1970s permits for the structure mentioned on 459 Gold Run parcel were never completed and are long since expired. In addition, they were issued for the parcel that existed at that time, and the current parcel configuration has changed since then. Thus, those permits have no bearing on the current building lot determination.

If you disagree with this determination, you may appeal it to the Boulder County Board of Adjustment under Article 4-1200 of the Code. An appeal must be in writing, accompanied by a statement of the basis of the appeal and the required appeal fee. In addition, you must file the appeal *with the Director no later than 30 days after the date of this determination*. The County will consider this determination final if it is not timely appealed.

Sincerely,

A handwritten signature in black ink, appearing to read "Denise Grimm", with a long horizontal flourish extending to the right.

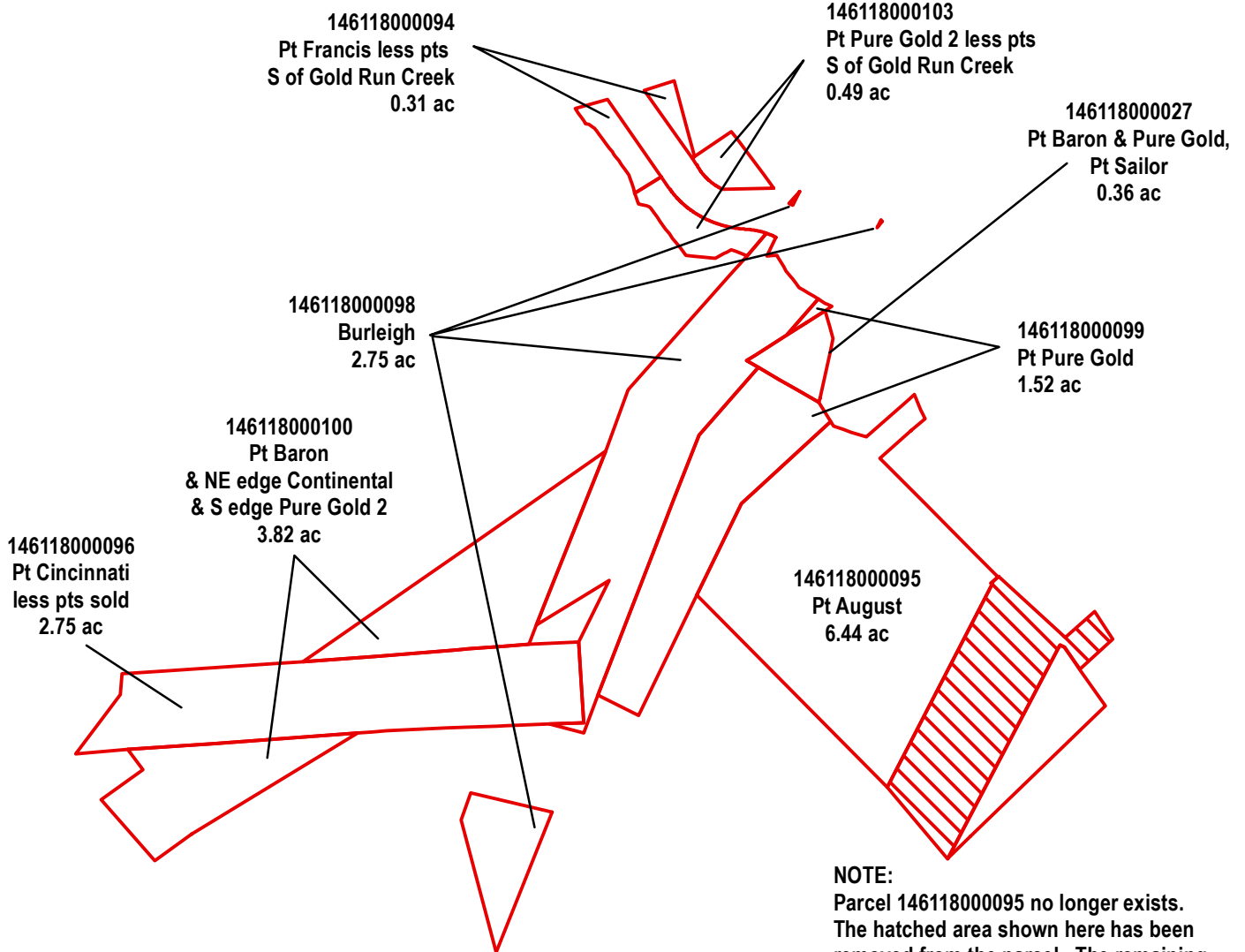
Denise Grimm, AICP
Principal Planner

cc: Section 18, Township 1N, Range 71W, Assessor, BLD-21-0004, Peter Brady



Community Planning & Permitting

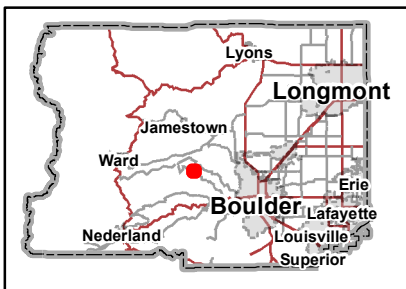
2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org



NOTE:
Parcel 14611800095 no longer exists.
The hatched area shown here has been
removed from the parcel. The remaining
polygon shown without hatching is now
identified as 14611800109, 4.92 ac in size.

Area of Detail

Date: 10/28/2025



0 0.025 0.05
Miles

The user agrees to all Terms of Use
set forth by Boulder County.
For Terms of Use, please visit:
www.bouldercounty.org/mapdisclaimer



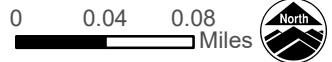
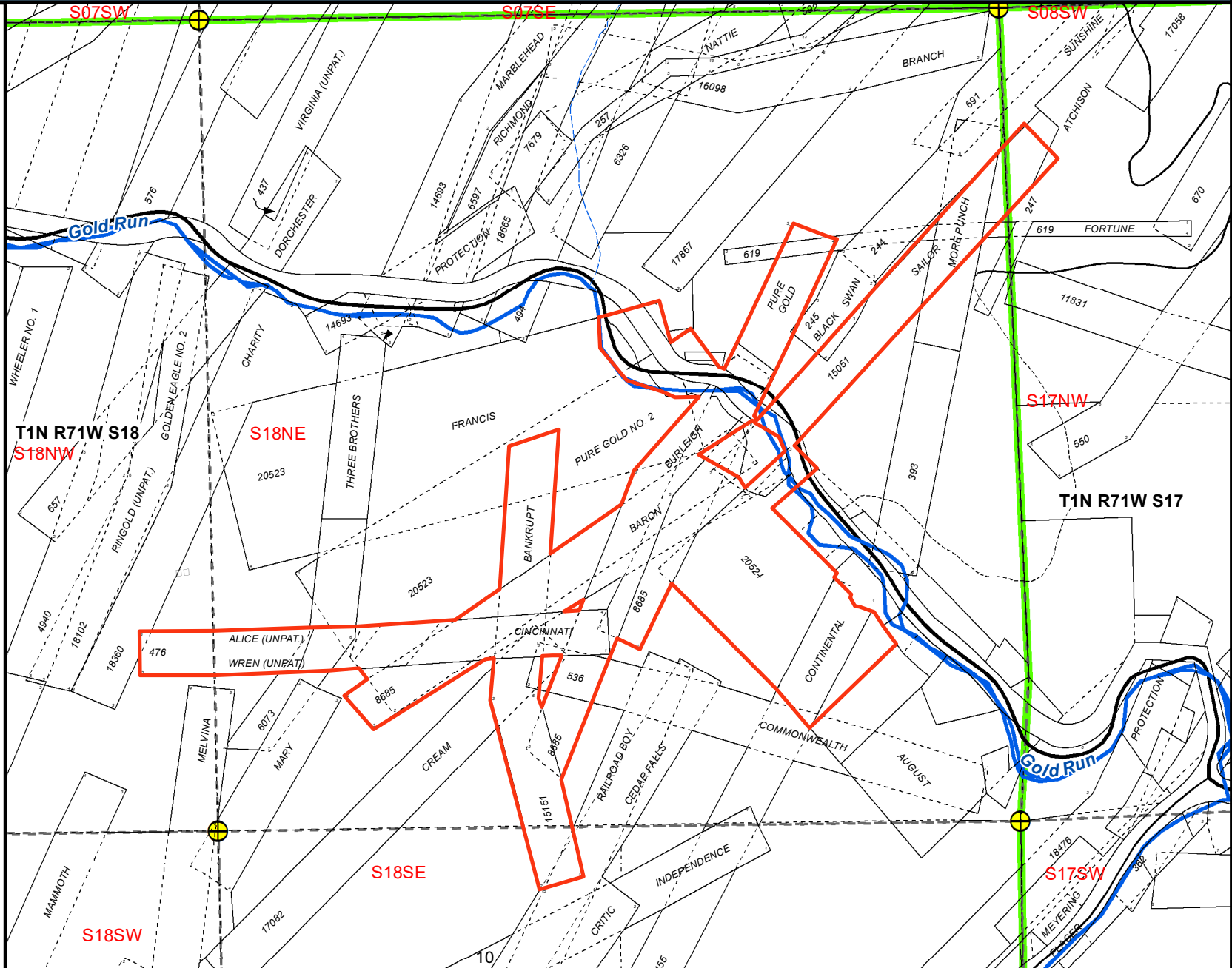
Community Planning & Permitting

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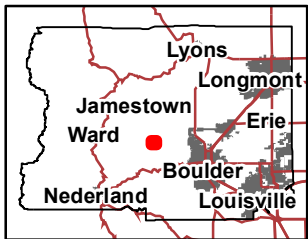
AP-22-0001 WALKER ATTACHMENT B

Legal Description Map

— Subject Parcel



Area of Detail Date: 10/28/2025



The user agrees to all Terms of Use set forth by Boulder County. For Terms of Use, please visit: www.bouldercounty.org/mapdisclaimer

Reception No

068449

THIS DEED, Made this 25th day of May, 1973, between

Larry Taylor and Margaret Taylor

of the County of Boulder and State of Colorado, of the first part, and

Deward E. Walker, Jr. and Barbara J. Walker

of the County of Boulder and State of Colorado, of the second part:

COUNTY OF BOULDER
STATE OF COLORADO
FILED IN MY OFFICE ON

JUN 4 8 47 AM '73

FILM 820

CLERK AND
RECORDER

LEWIS C. JOHNSON

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of Twenty Seven Thousand and no/100----- DOLLARS,

to the said parties of the first part in hand paid by the said part Y of the second part, the receipt whereof is hereby confessed and acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey and confirm, unto the said part y of the second part, his heirs and assigns forever, all the following described lot or parcel of land, situate, lying and being in the County of Boulder and State of Colorado, to-wit:

Cincinnati Lode Mining Claim No. 476,
Baron Lode Mining Claim No. 8685,
Burleigh Lode Mining Claim No. 8685,
Pure Gold Lode Mining Claim No. 8685,
Bankrupt Lode Mining Claim No. 15151,
Sailor Lode Mining Claim No. 15051,
August Lode Mining Claim No. 20524,
Francis Lode Mining Claim No. 20523,
Pure Gold No. 2 Lode Mining Claim No. 20523,
together with all easements and rights of way appurtenant and all water rights appurtenant including but not limited to those water rights adjudicated in water case number W5488 to include: Baron well, Cincinnati well, Salina well, Baron Spring and August Adit Spring; but not to include first and second Superior wells, Moore's Subdivision well and Taylor-Sunset Spring; it being the intent hereof to convey all of grantors' property in Sec. 18, T1N, R71West of the 6th P. M. except as noted above; also, the Helvetia Lode Mining Claim No. 652 in Sec. 19, T1N, R71West of the 6th P. M. There is also conveyed hereby all rights of the grantors in and to the Helvetia well, Gold King well and Old Montreal well.

TO HAVE AND TO HOLD IN JOINT TENANCY

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the said parties of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

STATE DOCUMENTARY FEE

JUN 4 1973

2.20

AP-22-0001 WALKER ATTACHMENT C

FILM 820

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said party of the second part, his heirs and assigns forever. And the said parties of the first part, for themselves heirs, executors, and administrators, do covenant, grant, bargain and agree to and with the said party of the second part, his heirs and assigns, that at the time of the ensembling and delivery of these presents they are well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and have good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and encumbrances of whatever kind or nature soever; except taxes for 1973 due in 1974 which grantee assumes and agrees to pay;

and the above bargained premises in the quiet and peaceable possession of the said party of the second part, his heirs and assigns against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said parties of the first part shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, sealed and Delivered in the Presence of

Larry Taylor [SEAL]
Larry Taylor
[SEAL]
Margaret Taylor [SEAL]
Margaret Taylor

STATE OF COLORADO,
County of Boulder

} ss.

The foregoing instrument was acknowledged before me this 25th day of May 1973, by Larry Taylor and Margaret Taylor

My commission expires

April 19, 1977. Witness my hand and official seal.

Patricia J. Jordan
Notary Public.



ORIGINAL

THIS DEED, Made March 23, 1983, between Richard G. Gebhardt as the Public Trustee, of the County of Boulder

STATE OF COLORADO COUNTY OF BOULDER FILED FOR RECORD IN MY OFFICE MAR 24 1 31 PM '83 CLERK AND RECORDER

539803

Colorado, and Littleton 1st Industrial Bank 1109 West Littleton Blvd., Littleton, CO 80120 Purchaser(s), WITNESSETH:

Whereas, Deward E. Walker, Jr. and Barbara J. Walker, by Deward E. Walker, Jr. by POA did, by Deed of Trust dated December 23, 1980, and recorded in the office of the Clerk and Recorder of the County of Boulder, Colorado, on December 29, 1980, in Book at Page (Film No. 1148, Reception No. 428448)* convey to the Public Trustee in Trust the property hereinafter described to secure the payment of the indebtedness provided in said Deed of Trust; and

Whereas, violation having been made in certain of the terms and covenants of said Deed of Trust as shown by the notice of election and demand for sale filed with the Public Trustee, a copy thereof being recorded in the office of said County Clerk and Recorder, the said property was advertised for sale at public auction at the place and in the manner provided by law and by said Deed of Trust and a copy of the notice of sale was in apt time mailed to the persons required by statute, and said property was in pursuance of said notice sold to Littleton 1st Industrial Bank for the sum hereinafter set forth and a certificate of purchase thereof was made and recorded** in the office of the Boulder County Clerk and Recorder on September 15, 1982 under Film No. 1221 at Reception No. 511533;

and said property not having been redeemed from said sale;

Now, Therefore, the Public Trustee pursuant to the power and authority vested in him by law and by the said Deed of Trust as such Public Trustee and in consideration of the sum of \$13,954.08----- to the Public Trustee paid by the said Purchaser(s), the receipt whereof is hereby acknowledged, conveys to the said Purchaser(s), & its heirs successors and assigns forever***

all the right, title and interest which the Public Trustee acquired pursuant to said Deed of Trust in and to the following described property situate in the County of Boulder, Colorado, to wit:

Legal description attached hereto and made a part thereof.

To Have and to Hold the same unto the said Purchaser(s) & its heirs successors and assigns forever.

Executed the day and year first above written.

Richard G. Gebhardt [SEAL] as Public trustee of the County of Boulder, Colorado.

By Janet E. Green Deputy Public Trustee

STATE OF COLORADO, County of Boulder

} ss.

The foregoing instrument was acknowledged before me this 23rd day of March 1983, by Janet E. Green as the Deputy Public Trustee of the County of Boulder, Colorado.

My commission expires Witness my hand and official seal.

My Commission Expires 8/12/86

Donna E. Cook Notary Public



* In counties where book and page numbers have been abolished. ** If certificate has been assigned insert "and said certificate of purchase was assigned to (naming assignee)". If sale is to a corporation, set forth name of corporation and state of incorporation. *** Change for Joint Tenancy.

AP-22-0001 WALKER ATTACHMENT D

EXHIBIT "A"

THE BANKRUPT Lode Mining Claim (United States Mineral Survey No. 15151) located in the Gold Hill Mining District and embracing a portion of Section 18; Township 1 North, Range 71 West of the 6th P.M., expressly excepting and excluding those portions of the Baron Lode Mining Claim (United States Mineral Survey No. 207), the Cincinnati Lode Mining Claim (United States Mineral Survey No. 476), the Commonwealth Lode Mining Claim (United States Mineral Survey No. 536), the Railroad Boy Lode Mining Claim and the Cedar Falls Lode Mining Claim (United States Mineral Survey No. 702A), and the Baron Lode Mining Claim and the Burleigh Lode Mining Claim (United States Mineral Survey No. 8685) as excepted and excluded in Patent recorded January 9, 1978, on Film 991 as Reception No. 259604.

AP-22-0001 WALKER ATTACHMENT E

THIS DEED, Made this 21st day of August in the year of our Lord one thousand nine hundred and fifty between

Myrtle Charles, formerly of the County of Boulder and State of Colorado, of the first part, and Thomas M. Silver, Frank C. Callahan, and Everett E. Brown, Trustees

of the second part, County of Boulder (and State of Colorado,

WITNESSETH, That the said part y of the first part, for and in consideration of the sum of Fifty and 00/100 DOLLARS.

to the said party of the first part in hand paid by the said parties of the second part, the receipt whereof is hereby confessed and acknowledged, has remised, released, said, conveyed and QUIT CLAIMED, and by these presents does remise, release, sell, convey and QUIT CLAIM unto the said parties of the second part, their heirs, successors and assigns forever, all the right, title, interest, claim and demand which the said party of the first part has in and to the following described real property

situata, lying and being in the County of Boulder and State of Colorado, to-wit: Tract of land, surface only, approximately 150 ft. x 200 ft. in the NE 1/4 Sec. 19, T. 1 N. R. 71 W. of the 6th P. M., being a portion of the surface of Pure Gold Lode Mining Claim in the Gold Hill Mining District, Survey No. 8685, and more particularly described as follows: Beginning at a point at the intersection of the east boundary line of the said Pure Gold Lode Mining Claim with the center line of Gold Run stream, which Gold Run stream lies south of the County Road; thence N. 25° 53' East along the said east boundary of said Pure Gold Lode Mining Claim 200 ft., thence Westerly at right angles to said boundary line 150 ft. more or less to the west boundary line of said Pure Gold Lode Mining Claim; thence S. 25° 53' West along the said west boundary line of said Pure Gold Lode Mining Claim 200 ft., more or less to the center line of said Gold Run stream; thence Easterly along the meanderings of said center line of the said Gold Run stream 150 ft., more or less to the point of beginning.

This conveyance is made IN TRUST, HOWEVER, for the perpetual use and benefit of the community of Salina (being an unincorporated town in Boulder County) and the neighborhood and vicinity thereof, commonly known as the Salina Community, for recreational, educational and religious purposes, for community gatherings and social enjoyment of the residents and property owners thereof and their friends and guests.

ALSO, This conveyance is to the said Trustees, as joint tenants and not as tenants in common, that is to say, to them or the survivor of them, provided, however, that in the event of the death, resignation, removal from the State of Colorado, or any other good cause, the remaining two, or, as the case may be, the remaining one, may designate a successor or successors to the end that there may be three Trustees, if possible, or convenient, at all times. The successor, or successors, to the present Trustees, shall be designated in writing by the remaining or surviving Trustee or Trustees.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereto belonging or in anywise therunto appertaining, and all the estate, right, title, interest and claim whatsoever, of the said part y of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part, their heirs and assigns forever.

IN WITNESS WHEREOF, The said part y of the first part has hereunto set her hand and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of Myrtle Charles (SEAL) [SEAL] [SEAL] [SEAL]

California STATE OF CALIFORNIA County of Los Angeles

The foregoing instrument was acknowledged before me this 14th day of September A. D. 1950, by Myrtle Charles.

My commission expires . 19 . Witness my hand and official seal.

Eugene J. Hines Notary Public

My Commission Expires 10/30/1956

IF by natural persons or persons here inserted names; if by person acting in representative or official capacity or as attorney-in-fact, then insert name of person so represented, address, title or other capacity or character, if by officer of corporation, then insert name of such officer or officers, or the President or other officers of such corporation, having authority to execute same.

Deed History

1950 Oct 13

Rec# 90495908

This is for the Salina School parcel, not the Walker properties.

NOTE-This deed mentioned in the 2001 letter.

1971 June 24

Rec. #90980625

Morrise, Marie Augusta to **TAYLOR**, Larry & Margaret

Baron, Burleigh, Pure Gold (all #8685), Bankrupt (#15151), Pt Continental NEly of August line 1-2 (#455), Pt August (#20524)

1971 Nov. 29

Rec. #90998834

Crandall, Marjorie to **TAYLOR**, Larry & MargaretSailor (#15051), Cincinnati (#476), and
15/64 NEly 600' + 12/64 SWly 700' Three Brothers (#6073)-partial interest only,
therefore doesn't combine

1972 March 3

Rec. #009572

Pollack, John P. to **TAYLOR**, Larry & Margaret

Francis & Pure Gold No. 2 (Only the land Nly & Ely of Gold Run)

1972 March 3

Rec. #009570

TAYLOR, Larry to **TAYLOR**, Margaret

481 by 600 foot part of August including Pt Continental lying within August.

1972 May 5 C.R.S. 38-20-101 COLORADO SENATE BILL 35

1973 April 2

Rec. #00060435 – Quit Claim Deed

TAYLOR, Larry & Margaret to Harrison, Richard & Shirley

Part of the Baron, Burleigh, Pure Gold, Sailor, Pure Gold No. 2, and August

(HISTORY BEHIND THIS SALE: On 17 Nov. 1951, Rec. #508943, Myrtle Charles sold part of the Baron lode to Marshall Bridge. He built the "Bridge House" in 1952.

Harrison bought the house in 1969 and realized it had not been built on the Charles-to-Bridge parcel. So, Taylor separated this land from his parcel, sold it to Harrison, and then Harrison sold what was left of the old Charles-to-Bridge parcel to **TAYLOR** on the same date, 1973 April 2, Rec. #00060434.)

1973 May 11 - 0.36 acre blotnot

Rec. #00065970 – Warranty Deed

Harrison, Richard & Shirley to **WALKER**, Deward & Barbara

Part of the Baron, Burleigh, Pure Gold, Sailor, Pure Gold No. 2, and August ("Bridge House") (This house at 459 Gold Run Road was destroyed in the 2013 flood. Land now owned by the County.)

1973 June 4

Rec. #00068449 – Warranty Deed

TAYLOR, Larry & Margaret to **WALKER**, Deward & Barbara

Baron, Burleigh, Pure Gold (all #8584), Bankrupt (#15151), August (#20524), Sailor (#15051), Cincinnati (#476), Francis and Pure Gold No. 2 (both #20523)

Note: This sale includes what was left of the old Charles-to-Bridge parcel.

1979 Sept 14

Rec. #359665 – Warranty Deed

WALKER, Deward & Barbara to Thompson, Robert Thomas

Part of the Baron, Burleigh, Pure Gold, Sailor, Pure Gold No. 2, and August ("Bridge House") - – later 1980 SE & 2003 SE

1979

Boulder County Permit BP-76-21482

House built on the Sailor (470 Gold Run Road), completed 1979. – not contiguous due to Bridge House parcel

1980 Oct 8

Rec. #00416484 - Exemption

Pure Gold No. 2. #SE-80-28.

County approved two parcels – the lease area for the fire dept and the remainder of the Walker property.

1980 Oct 14

Rec. #00417200 – Lease consistent with SE-80-28

WALKER, Deward & Barbara to Four Mile FPD

Pt. Pure Gold No. 2

1980 Dec 29

Rec. #00428488 – Notice

County recognized **WALKER'S** northern portion of the Pure Gold as a separate parcel – due to the claim's separation by the schoolhouse parcel

1982 June 10

Rec. #00498146 – Warranty Deed

WALKER, Deward & Barbara to Strange, David

Pt of Cincinnati lying west of unpatented Alice & Wren lodes.

Determined to not be contiguous due to the unpatented claims

1983 March 24

Rec. #00539803 – Public Trustee's Deed

Public Trustee/Walker to Littleton 1st Industrial Bank

Bankrupt Lode-had been used as collateral for loan

AP-22-0001 WALKER ATTACHMENT F

1983 Dec 12

Rec. #00592717 – Quit Claim Deed

WALKER, Barbara to Walker, Deward

7 pages of properties including those in question plus many others

NOTE-this deed mentioned in the 2001 letter

1983 Dec 13

Quit Claim Deeds separating the original Taylor to Walker parcel into seven parcels.

Rec. #

592958	WALKER , Deward	to Walker, Daniel P.	Francis
592967		to Walker, Alice E.	August
592972		to Walker, Alice E.	Cincinnati... less parts sold
592974		to Walker, Mary Jane	Pure Gold No. 2
592980		to Walker, Sarah T.	Burleigh
592986		Walker, Sarah T.	Pure Gold
593017		Logan Mill Ranch	Baron

2004 May 4

Rec. #2583527 – Quit Claim Deed

WALKER, Deward E. to Four Mile FPD

Pure Gold portion lying north of the Salina Schoolhouse. (Account #R0101327) -not contiguous

2005 Dec 29

Rec. #2747883 – Quit Claim Deed

WALKER, Deward E. to Four Mile FPD

Pure Gold No. 2 that had previously been leased is deeded to the fire department. Same as lease area recognized in 1980 SE.

2008 Oct 15

Quit Claim Deeds

Six of the seven parcels created in 1983 are put into D.E.W. Family LLC

Rec. #

2959608	WALKER , Deward/Daniel	to D.E.W. Family LLC	Francis
2959610	Deward/Alice	“	August
2959612	Deward/Alice	“	Cincinnati... less parts sold
2963082	Deward/Mary Jane	“	Pure Gold No. 2
2959601	Deward/Sarah T.	“	Burleigh
2959600	Deward/Sarah T.	“	Pure Gold

No deeds found from Logan Mill Ranch to Deward E. Walker

The Baron lode (the seventh parcel created in 1983) has been further divided.

It is now separated into two parcels owned by **WALKER**.

R0507692 – Pt Baron, NEly edge Continental, and Sly edge Pure Gold No. 2

R0092022 – Pt Baron & Pure Gold, and Pt Sailor.



Boulder County Land Use Department

Courthouse Annex Building
 2045 13th Street • PO Box 471 • Boulder, Colorado 80302
 Phone: 303-441-3930
 Email: planner@bouldercounty.org
 Web: www.bouldercounty.org/lu
 Office Hours: Mon., Wed., Thurs., Fri. 8 a.m. to 4:30 p.m.
 Tuesday 10 a.m. to 4:30 p.m.

Shaded Areas for Staff Use Only
Intake Stamp

Planning Application Form

The Land Use Department maintains a submittal schedule for accepting applications. Planning applications are accepted on Mondays, by appointment only. Please call 303-441-3930 to schedule a submittal appointment.

Project Number		Project Name		
<input checked="" type="checkbox"/> Appeal <input type="checkbox"/> Correction Plat <input type="checkbox"/> Exemption Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> Limited Impact Special Use <input type="checkbox"/> Limited Impact Special Use Waiver <input type="checkbox"/> Location and Extent		<input type="checkbox"/> Modification of Site Plan Review <input type="checkbox"/> Modification of Special Use <input type="checkbox"/> Preliminary Plan <input type="checkbox"/> Resubdivision (Replat) <input type="checkbox"/> Rezoning	<input type="checkbox"/> Road Name Change <input type="checkbox"/> Road/Easement Vacation <input type="checkbox"/> Site Plan Review <input type="checkbox"/> Site Plan Review Waiver <input type="checkbox"/> Sketch Plan <input type="checkbox"/> Special Use/SSDP	<input type="checkbox"/> Special Use (Oil & Gas development) <input type="checkbox"/> State Interest Review (1041) <input type="checkbox"/> Subdivision Exemption <input type="checkbox"/> Variance <input type="checkbox"/> Other:
Location(s)/Street Address(es) 493 Gold Run Road, Boulder, CO 80302				
Subdivision Name Town of Salina				
Lot(s)	Block(s)	Section(s) 18	Township(s) TIN	Range(s) R71W
Area in Acres ~18.50	Existing Zoning MTN.	Existing Use of Property Vacant		Number of Proposed Lots 1
Proposed Water Supply Well		Proposed Sewage Disposal Method Septic		

Applicants:

Applicant/Property Owner Deward E. Walker Jr. & DEW Family LLC			Email walkerde@colorado.edu	
Mailing Address P.O. Box 4147				
City Boulder	State CO	Zip Code 80306	Phone (303) 444-1788	
Applicant/Property Owner/Agent/Consultant Alice E. Walker			Email awalker@mmwclaw.com	
Mailing Address 1007 Pearl Street, Suite 220				
City Boulder	State CO	Zip Code 80302	Phone (303) 442-2021	
Agent/Consultant			Email	
Mailing Address				
City	State	Zip Code	Phone	

Certification (Please refer to the Regulations and Application Submittal Package for complete application requirements.)

I certify that I am signing this Application Form as an owner of record of the property included in the Application. I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge. I understand that all materials required by Boulder County must be submitted prior to having this matter processed. I understand that public hearings or meetings may be required. I understand that I must sign an Agreement of Payment for Application processing fees, and that additional fees or materials may be required as a result of considerations which may arise in the processing of this docket. I understand that the road, school, and park dedications may be required as a condition of approval.

I understand that I am consenting to allow the County Staff involved in this application or their designees to enter onto and inspect the subject property at any reasonable time, without obtaining any prior consent.

All landowners are required to sign application. If additional space is needed, attach additional sheet signed and dated.

Signature of Property Owner <i>[Handwritten Signature]</i>	Printed Name DEW Family LLC	Date 1-14-2022
Signature of Property Owner <i>[Handwritten Signature]</i>	Printed Name DEWARD E. WALKER, JR.	Date 1-14-2022

The Land Use Director may waive the landowner signature requirement for good cause, under the applicable provisions of the Land Use Code.



ELIZABETH MEYER
ALICE E. WALKER
JENNIFER H. WALKER

GREGG DE BIE
SAMUEL R. MILLER

Boulder County Board of Adjustment
Community Planning and Permitting
Courthouse Annex Building
2045 13th Street
P.O. Box 471
Boulder, CO 80302

Via Electronic Submittal

January 14, 2022

Re: Appeal of Land Use Director’s Determination that Properties of DEW Family LLC and Deward E. Walker Jr. are Not a Building Lot Dated December 17th, 2022

Dear Board of Adjustment:

The DEW Family LLC and Deward E. Walker, Jr. (collectively “Walker”) hereby appeal the decision of the Land Use Director, dated December 17, 2021 (“December 17 Decision”) that their properties (“Walker Properties”) consisting of eight patented mining claims together totaling approximately 18.50 acres no longer constitute a legal building lot in Boulder County. A copy of the December 17 Decision is attached as Exhibit A. For the reasons set forth herein, the Board of Adjustment should reject the December 17 Decision, overturn it, and reiterate the decision rendered by the same Boulder County Land Use Department in 2001 that the combined Walker Properties constitute a single, legal building lot.

Summary History of the Application

On April 22, 2021, Walker submitted a request to the Land Use Director seeking restatement of the prior decision of the Land Use Director, dated June 19, 2001, that the Walker Properties together constitute a legal building lot. The properties at issue are set forth in Walker’s April 22, 2021 letter, which is attached as Exhibit B. Walker set forth

1007 PEARL STREET, SUITE 220 BOULDER, COLORADO 80302 WWW.MMWCLAW.COM 303-442-2021 FAX 303-444-3490

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the reasons for the request for restatement in the April 22, 2021 letter. In addition, Walker followed the direction of Denise Grimm, Principal Planner for the Land Use Department, regarding how to address a decision rendered by Ms. Grimm on March 24, 2021, attached as Exhibit C, in which the Land Use Director concluded, in response to an unrelated, third party request, that the Walker Properties did not constitute several individual building lots. Walker acted in accordance with Ms. Grimm's recommendation and submitted the April 22, 2021 letter seeking restatement of the determination of the Land Use Department on June 19, 2001 ("2001 Decision"), attached as Exhibit D, which specifically found as follows:

This letter will confirm that a land parcel of 18.31 acres, in Section 18 T1N, R71W, is eligible for designation as a building lot by Boulder County. This land parcel is presently identified by Assessor ID 0090899 and by Assessor Parcel Number 146118000073, and owned by Deward E. Walker, Jr. It is described on Warranty Deed recorded 592717. This parcel was first described and held separately on Deed 495908 and recorded October 13, 1950. At that time there was no minimum lot area required in the Unclassified Zoning District (per February 4, 1944 Boulder County Zoning District and Highway Setback Map). Presently this parcel is in the Forestry Zoning District. Building permits for structures and uses permitted in the Forestry Zoning District will be issued subject to the requirements of the Boulder County Land Use and Building Codes as they are in effect at the time of permit issuance.

Exhibit D at 1. The Manager, Long Range Division, of the Boulder County Land Use Department, Peter L. Fogg, went on to suggest the inclusion of an additional 0.36 acre parcel on the Baron Mine Claim, M.S. No. 8685, which is adjacent and contiguous to the properties described above, since by itself, the 0.36 acre parcel did not constitute a legal building lot. *Id.* The April 22, 2021 letter included the 0.36 acre parcel among all of the properties combined as a single building lot, for a total of 18.50 acres, more or less.

Rather than restating Mr. Fogg's 2001 determination, Ms. Grimm reached the opposite conclusion in the December 17 Decision stating, without more, that Mr. Fogg erred in his reading of the October 13, 1950 deed because it "fails to consider the



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numerous transactions dividing the property after SB35.” Exhibit A at 2. The December 17 Decision went on to refer to “various deeds to other family members or entities recorded 12/13/1983,” and “[u]sing portions of land as collateral for loans that subsequently were transferred to other owners in 1979 thru [sic] the early 1980s.” *Id.* Ms. Grimm concluded that the transactions in 1979 and through the early 1980s “illegally subdivide[ed] the property after SB35,” and, therefore, “the combined parcels cannot be considered a legal building lot.” *Id.* at 3. No record of decision was provided to Walker with the December 17 Decision, so it is not possible to know at the time of the filing of this notice of appeal to what transactions the December 17 Decision refers, however, it is indisputable that all of those transactions had already occurred at the time Mr. Fogg rendered the decision in 2001, and were part of the record of determination at that time.

Three transactions have occurred since the time Mr. Fogg rendered the 2001 Decision. The first was the determination by Deward E. Walker, Jr. to donate 1.36 acres of the Pure Gold Mining Claim to the Four Mile Fire Protection District by deed dated February 28, 2006, Exhibit E hereto, for the construction of the Salina Fire House to serve the Town of Salina and others in the Four Mile Canyon region. Prior to the February 2006 donation, Mr. Walker had leased the land to the Fire Protection District since October 7, 1980, Exhibit F hereto, and the Land Use Department approved a boundary line adjustment to support the lease, Exhibit G hereto, demonstrating that there was no diminution of the Walker Property building rights.

The second set of transactions were the conveyances by Deward E. Walker, Jr.’s children, who had received beneficial title to the various Walker Properties by deeds under the Uniform Gift to Minors Act in 1983, to the DEW Family, LLC in 2008. The purpose of these conveyances was to protect the properties by virtue of ownership by the LLC, and also in order to follow the recommendation of Mr. Fogg in the 2001 Decision for combination of all of the properties for the single, legal building lot. *See* Exhibit D.

The third transaction was to convey an easement over several very small slivers of land to Boulder County for restoration and rehabilitation of Gold Run Creek following the flood disaster of 2013. *See* Exhibit H hereto. This community-beneficial easement, which did not change the underlying ownership of the Walker Property, and which was



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made in concert with Boulder County and the Federal Emergency Management Agency, was never intended to eliminate the Walker Property building rights. To the contrary, the agreement of Boulder County and the Federal Emergency Management Agency to fund the construction of the new access bridge to the Walker Property demonstrates that the County recognized the Walker Property as a legal building lot. Indeed, had the Walker Property not been a legal building lot, as determined by the 2001 Decision, the County and Federal Emergency Management Agency would not have agreed to fund and build the new access bridge to the Walker Property. *See* Exhibit I hereto (providing grants for bridge and culvert replacement to “[a]ll primary residence homeowners”).

Mr. Walker has made other charitable, community beneficial donations of land to the Salina School House and Little Church of the Pines over the years. None of these transactions affected Mr. Fogg’s 2001 Decision, just as the three post-2001 charitable land donations should not affect that prior determination that the Walker Properties together constitute a legal building lot. The December 17 Decision, if left in place, will have a chilling effect on charitable and community actions by landowners and the Town of Salina, and Boulder County communities generally, will no longer benefit from such largess or cooperation. To the knowledge of Walker, the county itself was directly involved in facilitating those necessary emergency transactions, including response to a fire and flood emergencies, with no indication that cooperation and charitable or community purpose would result in the loss of building rights to Walker, further depriving Walker of due process.

Legal Reasons for Appeal

1. The December 17 Decision was arbitrary and capricious, and an abuse of the Land Use Director’s discretion;
2. The December 17 Decision was without support in fact and law;
3. The December 17 Decision was contrary to law;



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4. The December 17 Decision that the 2001 Decision finding that the Walker Property constituted a legal building lot was in error or no longer valid was incorrect at law, arbitrary and capricious, and an abuse of discretion;
5. The December 17 Decision was contrary to the Land Use Code as written at the time of the conveyances referenced in the December 17 Decision, to the extent that the December 17 Decision seeks to identify a specific conveyance as purportedly affecting building rights;
6. The County is estopped from revoking the 2001 Decision finding that the Walker Property constitutes a legal building lot due to its own actions, including, but not limited to:
 - a. The issuance of building permits, *see* Exhibit D, attachments, which allowed the construction of improvements on the Walker Property, including but not limited to, the installation of home foundations, development of power to the site, and the development of access to the site; Boulder County approval of the percolation test for the homesite after the 2001 Decision, *see* Exhibit J hereto; and, the expenditure of approximately \$150,000.00 by Boulder County and the Federal Emergency Management Agency to restore and improve the bridge access to the Walker Property building lot after the Four Mile Canyon Fire which recognized the existence of a valid building lot as a condition of construction as late as 2017, *see* Exhibits H and I, upon which Walker relied;
 - b. The issuance of the 2001 Decision after proper application;
 - c. The County's own involvement in and after 2011 in the original land lease for the firehouse property starting in 1980, and related proceedings, and the creation of a site for the new Salina firehouse by the Fourmile Fire Protection District, including subsequent charitable conveyances to both improve and



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replace those facilities, and parking, in February 2006 before the Four Mile Canyon fire;

- d. Conveyance of stream corridor restoration segments by Walker in support of stream restoration related to and simultaneously with the construction of the access bridge to the Walker Property following the 2013 floods, which recognized and relied on the fact that the Walker Property constituted a valid building site in 2017.
7. The December 17 Decision is an unconstitutional taking of private property without just compensation because it undoes the 2001 Decision which recognized that the Walker Property is a legal building lot, upon which Walker has relied since 2001, in violation of the United States and Colorado constitutions;
8. The reliance, or any reliance, by the Land Use Director on a prior unauthorized application by a third party for building lot determinations on the Walker Properties deprived Walker of notice and due process of law in violation of the United States and Colorado constitutions.

Additional Reasons for Appeal, Including Fact Based Errors

9. The patenting of mining claims by the United States of America and subsequent conveyance of those properties by reference to the official US Mineral Surveys did not, and do not, create “new” or illegal lots within the definitions then applicable in Colorado law and the Land Use Code;
10. The execution of a deed in Colorado does not, by conveyance principles then in effect, imply an intent to combine parcels listed in a deed, deeds or a single deed, unless so stated and agreed by grantee and grantor, which here it was not;
11. Walker did not engage in illegal subdivision of Boulder County lands pursuant to the rules then in effect;



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12. Walker's predecessors in title did not engage in illegal subdivision of Boulder County lands pursuant to the rules then in effect;
13. Other than County recognized community charitable donations related to the Salina firehouse, bridge construction and stream restoration, the Walker Property building lot is the same or functionally identical to the one subject to the 2001 Decision finding that the Walker Property constitutes a legal building lot;
14. Walker did not violate SB 35, codified as C.R.S. § 30-28-101, and did not engage in "illegal subdivisions" in violation of said law or County rules later promulgated;
15. The Land Use Director has applied definitions of building lot, illegal subdivision, divisions of property (and interpretations of such definitions) not in effect at the time of the conveyances, further depriving Walker of due process, or implying an intent that was not manifest in the conveyances references;
16. The 2001 Decision was not made in error, but was properly made, and properly relied upon by Walker thereafter;
17. Walker combined the parcels that were the subject of the 2001 Decision and per the recommendation of Mr. Fogg in the 2001 Decision in the manner provided for in the Land Use Code, and also enlarged it by adding the part of the 0.36 acre Baron parcel owned by Walker;
18. Walker did not use foreclosure to circumvent the Land Use Code, nor did any legitimate foreclosure violate the Land Use Code;
19. The December 17 Decision lacks clarity as to what deeds and transactions are being referred to as being illegal, illicit or in violation of the then provisions of the Land Use Code;

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20. The Boundary Line Adjustment proceeding with Matt Smart plaintiffs and the related litigation does not violate the Land Use Code nor does it increase density, as the Smart parcel is already an established homesite; the County has been given notice of the litigation, and Walker and Smart are working cooperatively on a joint Boundary Line Adjustment application;
21. Any transactions alleged in the December 17 Decision did not increase density or were for purely community-beneficial purposes, and/or with County knowledge and participation;
22. Both the law and the equities in this matter favor Walker.

Initial List of Walker's Exhibits (attached hereto)

- a. Land Use Director's Determination that Properties Are Not Legal Building Lots Under the Boulder County Land Use Code (Dec. 17, 2021) ("December 17 Decision").
- b. Letter to Denise Grimm, Boulder County Community Planning & Permitting, from Alice E. Walker (Apr. 22, 2021).
- c. Letter to Peter P. Brady, from Denise Grimm, Boulder County Community Planning & Permitting (Mar. 24, 2021).
- d. Letter to Alice E. Walker, from Peter L. Fogg, Manager, Long Range Division (June 19, 2001) ("2001 Decision").
- e. Quitclaim Deed (Feb. 28, 2006), Reception No. 2760179 (conveyance from Walker to Four Mile Fire Protection District).
- f. Lease (Oct. 7, 1980), Reception No. 2346795 (lease from Walker to Four Mile Fire Protection District).
- g. Boulder County Planning Division document packet approving boundary line adjustment to support 1980 Walker land lease to Four Mile Fire Protection District.
- h. Permanent Easement (Sept. 5, 2019), Reception No. 3734656 (easement for Gold Run Creek stream restoration).



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- i. Boulder County News Release, Flood recovery-related Home Access Program application deadline is June 15 (May 13, 2016).
- j. Materials submitted to Boulder County Health Department for approval of septic and leach field design (July 20, 1999).

Additional Documents Upon Which Walker May Rely (not attached hereto but incorporated herein as if attached)

- k. Documents related to construction of the access bridge and stream remediation projects post 2013 Flood;
- l. Any documents cited or reviewed by the Land Use Director, used or reviewed by the Land Use Director, or utilized in rendering the December 17 Decision, including documents subject to and provided through direct request, citation by the County, or CORA request.
- m. Any and all documents utilized by the Land Use Director or proposed to be utilized at the hearing in this matter.
- n. Draftsman map by Rosi Denet of the Walker parcel and the pending Boundary Line Adjustment with Matt Smart.

Reservation of Right To Supplement Evidence

- o. Walker reserves the right to supplement the documents upon which it will rely prior to and at the hearing on this matter, which hearing is hereby requested.
- p. Walker reserved the right to identify witnesses who will appear either in person at the hearing set in this appeal before the Board of Adjustment, or who will submit testimony in the form of sworn affidavit, all of which will be included in and made of part of the record in this matter.



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Walker's Request for Relief

1. That the December 17 Decision be overturned, the 2001 Decision be affirmed and restated, and the building lot determination be determined in favor of Walker;
2. That the December 17 Decision be overturned and remanded to the Land Use Director with directions to affirm and restate the 2001 Decision.

Sincerely,

A handwritten signature in black ink that reads "Alice E. Walker".

Alice E. Walker
Applicant

cc: Land Use Director; Denise Grimm; David Haynes; John R. Henderson



Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303-441-3930
Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.BoulderCounty.org

December 17, 2021

Alice Walker

Via email: Alice Walker <awalker@mmwclaw.com>

LAND USE DIRECTOR'S DETERMINATION THAT PROPERTIES ARE NOT LEGAL BUILDING LOTS UNDER THE BOULDER COUNTY LAND USE CODE

Dear Ms. Walker:

On behalf of the Director of the Boulder County Community Planning & Permitting Department (the "Director"), I have examined the deeds and other information you submitted and the Boulder County Land Use Code (the "Code"). As a result, I have determined that the land parcels about which you inquired, in Section 18, T1N, R71W, as further described in this letter, are NOT ELIGIBLE FOR DESIGNATION AS BUILDING LOTS UNDER THE CODE. The properties are presently identified as:

Account #	Parcel #/desc	Acres	Owner	Older deeds(not comprehensive)	Current deed
R0507686	146118000094 PT FRANCIS LESS PTS S OF GOLD RUN CREEK	0.31	D E W FAMILY LLC	12/13/1983 WD 592958 6/4/1973 68449	9/3/2008 BD 2959608
R0507687	146118000095 PT AUGUST LODE	6.44	D E W FAMILY LLC	12/13/1983 WD 592967 6/4/1973 68449	9/3/2008 BD 2959610
R0507688	146118000096 PT CINCINNATI LESS PTS SOLD	2.75	D E W FAMILY LLC	12/13/1983 WD 592972 6/4/1973 68449	9/3/2008 BD 2959612
R0507690	146118000098 BURLEIGH	2.87	D E W FAMILY LLC	12/13/1983 WD 592980 6/4/1973 68449	9/3/2008 BD 2959601
R0507691	146118000099 PT PURE GOLD	1.52	D E W FAMILY LLC	12/13/1983 WD 592986 6/4/1973 68449	9/3/2008 BD 2959600
R0511012	146118000103 PT PURE GOLD 2 LESS PTS S OF GOLD RUN	0.49	D E W FAMILY LLC	12/13/1983 592974 6/4/1973 68449	9/3/2008 BD 2963082
R0092022	146118000027 PT BARON &	0.36	WALKER DEWARD E JR	12/13/1983 593017	4/30/1979 WD 334710

Matt Jones County Commissioner **Claire Levy** County Commissioner **Marta Loachamin** County Commissioner

	PURE GOLD PT SAILOR			4/5/1979 QD 330847 6/4/1973 68449	
R0507692	146118000100 PT BARON LODE & NELY EDGE CONTINENTAL LODE & SLY EDGE PURE GOLD 2	3.82	WALKER DEWARD E JR	6/4/1973 68449 9/14/1979 359665	12/13/1983 593017 (Baron) 593036 (Continental)
R0101327	146118000076 MOST NLY 470 FT OF PURE GOLD	1.36	FOUR MILE FIRE PROTECTION DISTRICT	9/6/1991 QD 1128383 4/15/1985 PD 682525 6/4/1973 68449	12/3/2003 QD 2583527

They are located within the Forestry (F) Zoning District. Based on this determination, the County cannot issue building permits on the parcels for structures and uses that require a legal building lot under the Code.

The properties are not legal building lots because:

To be considered as separate legal building lots, the properties greater than one acre but less than 35 acres must have been deeded separately from all contiguous land since prior to May 5, 1972, and at all times since that date. Properties less than one acre must have been deeded separately from all contiguous land since prior to March 3, 1954, and at all times since that date. (Unless combined for the first time after October 1, 2003.) The properties in question have been combined by deed with adjacent land prior to and subsequent to those dates and are therefore not considered separate legal building lots.

You also asked if the recombined 18+ acres in your family's ownership was one legal building lot. While the Code allows the recombination of land to reestablish a previously existing legal building lot, Art. 9-100.A.9, there are some portions of the property which are no longer in your family ownership. In order to meet this requirement, the exact building lot must be reconstituted.

In addition, the 2001 letter appears to have been issued in error. It references the 1950 deed for the school parcel, but fails to consider the numerous transactions dividing the property after SB35.

If we look at the 1973 deed where most of the land was obtained, the portions of the contiguous mining claims owned by Taylor and deeded to Walker at that time included the Cincinnati, Baron, Burleigh, Pure Gold, Bankrupt, Sailor, August, Francis and Pure Gold 2.

Some of this land was divided after Senate Bill 35 and after the county minimum lot size was 35 acres. The problematic transactions include:

- The various deeds to other family members or entities recorded 12/13/1983.
- Using portions of the land as collateral for loans that subsequently were transferred to other owners in 1979 thru the early 1980s. Examples include the Bankrupt and Sailor.

Because of these numerous transactions illegally subdividing the property after SB35, the combined parcels cannot be considered a legal building lot. This determination is based upon the Code in effect at the time of the determination, and any prior County land use regulation affecting the legality of the parcel's creation and its resulting building lot status. If the County amends the Code in the future or additional information becomes available that could alter this determination, the owner/applicant may request another review.

In addition you note that there are outstanding title concerns as well as the need to resolve the boundary with the neighbor, for which a Subdivision Exemption may be pending.

The 1970s permits for the structure mentioned on 459 Gold Run parcel were never completed and are long since expired. In addition, they were issued for the parcel that existed at that time, and the current parcel configuration has changed since then. Thus, those permits have no bearing on the current building lot determination.

If you disagree with this determination, you may appeal it to the Boulder County Board of Adjustment under Article 4-1200 of the Code. An appeal must be in writing, accompanied by a statement of the basis of the appeal and the required appeal fee. In addition, you must file the appeal *with the Director no later than 30 days after the date of this determination*. The County will consider this determination final if it is not timely appealed.

Sincerely,

A handwritten signature in black ink, appearing to read "Denise Grimm", with a long horizontal flourish extending to the right.

Denise Grimm, AICP
Principal Planner

cc: Section 18, Township 1N, Range 71W, Assessor, BLD-21-0004, Peter Brady



ELIZABETH MEYER
 ALICE E. WALKER
 M. CATHERINE CONDON
 JENNIFER H. WALKER

 GREGG DE BIE
 SAMUEL R. MILLER

April 22, 2021

Boulder County Community Planning & Permitting
 Courthouse Annex
 2045 13th Street
 Boulder, CO 80302

Via Electronic Filing

Attn: Denise Grimm, Principal Planner

Re: Building Lot Determination Regarding Properties Held by DEW Family, LLC and Deward E. Walker, Jr. in Section 18, T1N, R71W

Dear Ms. Grimm:

This letter supplements and provides historical support for the request for building lot determination for eight properties held by the DEW Family LLC and Deward E. Walker, Jr. (collectively “Walker”) located in Section 18, T1N, R71W. This request seeks clarification and supplementation of your determination dated March 24, 2021 (“March 24 Determination”), in response to the request submitted by Peter Brady.

The March 24 Determination states that the parcels identified in that letter “are NOT ELIGIBLE FOR DESIGNATION AS BUILDING LOTS UNDER THE CODE.” The determination goes on to state that “[t]he properties in question had been combined by deed with adjacent land . . . and are therefore not considered separate building lots.” The following table follows the table in the March 24 Determination, and lists the individual parcels at issue:

Account #	Parcel #	Acres	Owner	Older Deeds	Current Deed
R0507686	146118000094	0.31	DEW Family LLC	WD 592958 12-13-1983 WD 68449 ¹ 6-4-1973	BD 2959608 9-3-2008

¹ In the March 24 Determination, this table does not identify what type of deed this was. By the language of the deed, it is a warranty deed, which is so indicated on this table.

MEYER, WALKER, CONDON & WALKER
ATTORNEYS AT LAW

Boulder County Community Planning & Permitting
April 22, 2021
Page 2

R0507687	146118000095	6.44	DEW Family LLC	WD 592967 12-13-1983 WD 68449 6-4-1973	BD 2959610 9-3-2008
R0507688	146118000096	2.75	DEW Family LLC	WD 592972 12-13-1983 WD 68449 6-4-1973	BD 2959612 9-3-2008
R0507690	146118000098	2.87	DEW Family LLC	WD 592980 12-13-1983 WD 68449 6-4-1973	BD 2959601
R0507691	146118000099	1.52	DEW Family LLC	WD 592986 12-13-1983 WD 68449 6-4-1973	BD 2959600 9-3-2008
R0511012	146118000103	0.49	DEW Family LLC	WD 592974 12-13-1983 WD 68449 6-4-1973	BD 2963082 9-3-2008
R0092022	146118000027	0.36	Deward E. Walker, Jr.	WD 593017 12-13-1983 QD 330847 4-5-1979 WD 68449 6-4-1973	WD 334710 4-30-1979
R0507692	146118000100	3.82	Deward E. Walker, Jr.	WD 359665 9-14-1979 WD 68449 6-4-1973	WD 593017 12-13-1983 WD 593036 12-13-1983
Total: 18.56 acres					

Indeed, the County has determined that the combined parcels are eligible for designation as a building lot. In the letter dated June 19, 2001 ("2001 Determination") (Attachment 1 hereto), the County found that the properties listed in the March 24 Determination together constitute a buildable lot. That letter resulted from a request submitted by the undersigned for a determination that Parcel No. 146118000027, consisting of .36 acres and described as parts of the Baron, Pure Gold and Sailor Mine Lodes, was a buildable lot. *See* letter dated October 28,

Boulder County Community Planning & Permitting
April 22, 2021
Page 3

1999 (“1999 Determination”) (Attachment 2 hereto). The County determined that alone, the parcel did not constitute a buildable lot, however, as combined with 18.31 acres of adjacent property, also owned by Walker, the site “is eligible for designation as a building lot by Boulder County.” 2001 Determination at 1.²

The 2001 Determination found the parcels listed in the March 24 Determination to be a single, legal building lot, as they all were deeded together under Warranty Deed No. 495908, dated October 13, 1950, *see* 1999 Determination, and Warranty Deed No. 68449, *see* 1999 Determination, and consisting of a total of 18.31 acres. The 2001 Determination also suggested combining the parcel addressed in the 1999 Determination with the parcels addressed in the 2001 Determination, for a total of 18.67 acres³ which would all be considered a single buildable lot. Even though Walker did not undertake the combination action as suggested by Mr. Fogg in the 2001 Determination at that time, the County’s determination remains that as combined, the parcels that are the subject of the 1999 and 2001 Determinations constitute a legal, buildable lot. *See* Boulder County Land Use Code § 9-100(A)(9) (“The following parcels of land are Building Lots under this Code. . . . the Parcel was created by combining it with one or more other Parcels (whether Building Lots or not) to form a single Parcel; and the resulting combined Parcel reconstitutes a previously existing Building Lot.”).

In 2008, Walker formed the DEW Family, LLC in order to streamline property holdings acquired by Walker over time since about 1970 and to simplify their management. Except for Account No. R0092022, consisting of 0.36 acres and encompassing parts of the Baron, Pure Gold and Sailor lodes, and Account No. R0507692, consisting of 3.82 acres and encompassing parts of the Baron, Continental and Pure Gold 2 lodes, the remaining parcels that are the subject of the March 24 Determination were all conveyed to DEW Family, LLC at that time. Nothing in those conveyances worked to alter the 2001 Determination that as combined, the subject parcels constitute a legal, buildable lot. Nor did the 2003 conveyance of 1.36 acres to the Four Mile Fire Protection District alter that determination. Indeed, both before and after Walker’s conveyance to the Four Mile Fire Protection District, the total acreage encompassed by the combined subject parcels remained 18.67 acres. In other words, neither the conveyances to the DEW Family, LLC

² Boulder County issued two building permits in the past for the property, which are included in the 2001 Determination: Permit No. 22696 (Nov. 8, 1977); and Permit No. 22756 (Jan. 10, 1978).

³ This total is slightly larger than the acreage calculation set forth in the table above which reproduces the information recited in the March 24 Determination, however, it is sufficiently close as to be immaterial.

Boulder County Community Planning & Permitting
April 22, 2021
Page 4

nor the Four Mile Fire Protection District created an illegal subdivision and, therefore, did nothing to change the 2001 Determination.

Additionally, in 2016 and 2017, as part of the flood restoration work conducted by Boulder County and the Federal Emergency Management Agency ("FEMA"), easements across certain small portions of some of the subject parcels were conveyed to Boulder County to enable restoration of Gold Run Creek and also for construction of flood-resistant bridges throughout the town of Salina, Colorado. Boulder County agreed that the building lot comprised of the parcels that are the subject of the March 24 Determination was entitled to the construction of a Boulder County/FEMA funded bridge in order to access the property for future home construction purposes. If the lot were not buildable, Boulder County and FEMA would not have funded the construction of the flood-resistant bridge that is now in place to access the site.

At all times, then, Boulder County has recognized the buildability of the combined parcels that are the subject of the March 24 Determination. Nothing in conveyancing after 2001 changes this result.

For the reasons set forth in this letter and in the 1999 and 2001 determinations, we request that the County reiterate and reaffirm its determinations rendered in 1999 and 2001 that the subject parcels as combined constitute a single, legal building lot. The documentation and deed history provided with the 1999 and 2001 Determinations support this request. As required by the building lot determination request form, two maps showing the parcels are included as Attachments 3 and 4 to this letter.

Thank you for your kind attention to this important matter. We look forward to your review of the documents included herewith. Please do not hesitate to contact me if you have any questions or wish to discuss any of these issues further.

Sincerely,



Alice E. Walker

AEW/br

Enc: 1999 Determination with attachments; 2001 Determination with attachments, Maps



Land Use Department

Courthouse Annex
2045 13th Street • 13th & Spruce Streets • Boulder, Colorado 80302 • (303) 441-3930

ATTACHMENT 1

June 19, 2001

Alice Walker
2350 N. Springwood Court
Lafayette, CO 80026

Dear Alice:

This letter will confirm that a land parcel of 18.31 acres, in Section, 18 T1N, R71W, is eligible for designation as a building lot by Boulder County. This land parcel is presently identified by Assessor ID 0090899 and by Assessor Parcel Number 146118000073, and owned by Deward E. Walker, Jr. It is described on Warranty Deed recorded 592717. This parcel was first described and held separately on Deed 495908 and recorded October 13, 1950. At that time there was no minimum lot area required in the Unclassified Zoning District (per February 4, 1944 Boulder County Zoning District and Highway Setback Map). Presently this parcel is in the Forestry Zoning District. Building permits for structures and uses permitted in the Forestry Zoning District will be issued subject to the requirements of the Boulder County Land Use and Building Codes as they are in effect at the time of permit issuance.

As you recall, we did a building lot determination for a .36 acre Parcel ID# 146118000027 on October 28, 1999, adjacent to the parcel which is the subject of this letter, and found it not eligible for designation as a building lot. For practical purposes you might consider combining it with the 18.31 acre piece via a new deed or by applying for a subdivision exemption, which is a cleaner action but not required.

The determination that a parcel of land is eligible for building lot designation is made based upon the Land Use Code of Boulder County as it is adopted and in effect at the time of the determination. Only the actual issuance of a Building Permit for a specific structure and use at a specific location, and substantial construction undertaken under that permit can vest the right to use or maintain a particular improvement. Such permit issuance is subject to the requirements of the Land Use Code and may include Site Plan Review, Development Plan Review, Special Review, or other processes prior to approval.

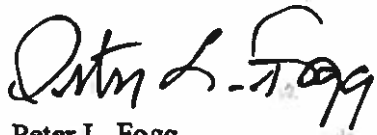
If you have further questions please feel free to contact me.

Sincerely,

Jana L. Mendez
County Commissioner

Ronald K. Stewart
County Commissioner

Paul Danish
County Commissioner

Handwritten signature of Peter L. Fogg in black ink.

Peter L. Fogg
Manager, Long Range Division

cc: 18 T1N R71W, letter log



2045 13th - 13th & Spruce Streets - Courthouse Annex
 Box 471 - Boulder, Colorado 80308
 (303) 441-3930 / Fax (303) 441-4858

BUILDING LOT DETERMINATION REQUEST

REQUIRED FOR:

1. all requests not associated with a building permit.
2. all building permits on vacant land.
3. all building permits for uses or structures requiring Site Plan Review.
4. all building permits for uses or structures requiring Planning Commission and/or Board of County Commissioners review.

FOR OFFICE USE ONLY

DATE RECEIVED

P A T

OCT 25 1994

[Signature]

PROCESS

In order to provide members of the public with determinations of whether a parcel of land is legal and is eligible for a building lot designation, indicating that building permits for uses requiring such designation could be issued, the following information and attachments are required for staff review (please allow 10 working days for processing).

Notice: The determination that a parcel of land is eligible for building lot determination is made based upon the Land Use Code of Boulder County as it is adopted and in effect at the time of the determination. Only the actual issuance of a Building Permit for a specific structure and use at a specific location, and substantial construction undertaken under that permit can vest the right to use or maintain a particular improvement. Such permit issuance is subject to the requirements of the Land Use Code and may include Site Plan Review, Development Plan Review, Special Review, or other processes.

LOCATIONS OF AVAILABLE RESOURCE MATERIALS ASKED FOR ON THIS FORM

(1) Most required information is available to owners in documents from purchase closing, tax and valuation notices, building records, survey, deeds, or other kept records.

(2) Boulder County Assessor
 Main Building, Boulder County Courthouse
 Pearl Street Mall
 (Between 13th & 14th Streets, 2nd Floor)
 P.O. Box 471, Boulder, Colorado 80308
 (303) 441-3930 / M - F 8:00 A.M. - 5:00 P.M.

(3) Boulder County Clerk & Recorder
 West Wing Boulder County Courthouse, 2nd Floor
 Pearl Street Mall
 (13th Street Side Of Courthouse)
 P.O. Box 471, Boulder, Colorado 80308
 (303) 441-3515 / M - F 8:00 A.M. - 4:30 P.M.

REQUIRED ATTACHMENTS

PARCEL LOCATION

- MAP(S) - SHOWING SPECIFIC PARCEL AND SURROUNDING AREA (INCLUDE SURVEY IF AVAILABLE) (1)
- DEED(S) - MOST CURRENT DEED FOR THIS PARCEL (1, 3)

PARCEL HISTORY

- DEEDS AND OTHER RECORDS SHOWING THE CHAIN OF OWNERSHIP BACK IN TIME TO THE DATE AT WHICH THE PARCEL WAS DIVIDED FROM LARGER LAND HOLDINGS. (1, 3)
- FOR PARCELS IN MOUNTAINOUS AREAS, DEEDS OR OTHER RECORDS SHOWING THE CHAIN OF OWNERSHIP OF ALL CONTIGUOUS PROPERTIES FROM THE PRESENT BACK IN TIME TO MAY 19, 1993. (1, 3)
- DOCKET NUMBER(S) AND DATES OF PREVIOUS ACTIONS BY BOULDER COUNTY AFFECTING THE PARCEL, INCLUDING SUBDIVISION EXEMPTIONS, SITE PLAN REVIEWS, SPECIAL USE REVIEWS, VARIANCES, ROAD OR EASEMENT, VACATIONS, ETC. (IF KNOWN) (1)
- ANY OTHER DOCUMENTATION SHOWING THE DATES AND CIRCUMSTANCES OF THE PARCEL (1)

Other data available only from the Boulder County Land Use Department will be found by staff as part of this review and fee.

PROCESSING FEES

The will be a \$ 30.00 non-refundable processing fee collected at the time of submittal of this form for all Building Lot Determination Requests. Other fees may be required for copies of recorded documents from other County Departments or outside agencies regarding your property.

LEGAL OWNERS NAME (NAME(S)) AS RECORDED ON DEED(1, 3)

LOGAN HILL RANCH PROPERTIES, INC., MARY JANE WALKER, SARAH T. WALKER

APPLICANT'S NAME

ALICE E. WALKER

CURRENT MAILING ADDRESS - STREET NUMBER & NAME

2350 N. SPRINGWOOD CT.

CITY

LAFAYETTE

STATE

CO

ZIP CODE

80026

RESIDENCE PHONE NUMBER

(303) 604-9703

BUSINESS PHONE NUMBER

(303) 442-2021

Please check the appropriate box for staff inquiries about request:

TELEPHONE RESIDENCE
 (Best hours to be reached: ___ to ___)

TELEPHONE RESIDENCE
 (Leave message on machine)

TELEPHONE BUSINESS
 (Best hours to be reached 9 to 5)

TELEPHONE BUSINESS
 (Leave message on machine)

FAX
 (Number: 303.444.3490)

LETTER

PLEASE SEE BACK OF FORM

BRUCE R. GREENE
ELIZABETH MEYER
SCOTT B. McELROY
ALICE E. WALKER

OF COUNSEL
PHOEBE ANNE GREYSON

M. CATHERINE CONDON
BRETT LEE SHELTON*
*ADMITTED IN CALIFORNIA ONLY

October 22, 1999

Boulder County Land Use Department
Courthouse Annex, 13th & Spruce Streets
P.O. Box 471
Boulder, Colorado 80306

Re: Building Lot Determination Request

To Whom It May Concern:

I wish to determine whether the lot described as 463 Gold Run, in the town of Salina, Colorado, is a buildable lot according to applicable Boulder County rules and regulations. My father purchased the subject parcel in 1973, and has held two building permits for the property since that time, copies of which are attached hereto. A home foundation is present on the property.

Pursuant to your requirements, I have attached a title commitment containing the required vesting chains of title for the subject parcel going back to 1953. As you will see, First Colorado Title Corporation has agreed to insure the property subject to a number of requirements, including partial conveyances from my two sisters, Mary Jane and Sarah, and a quiet title action to extinguish very small interests in unrelated individuals. I am prepared to undertake these tasks, however, prior to satisfying the enumerated requirements, I wish to determine whether the Land Use Department considers the property to constitute a buildable lot.

Also pursuant to your requirements, I have attached the vesting chains of title for the adjacent parcels of land going back to 1993, a map showing the location of the property, and the \$30.00 processing fee.

Thank you for your attention to this matter. Please do not hesitate to contact me if you have any questions or comments. I look forward to hearing from you soon.

Sincerely,



Alice E. Walker

cc: Deward E. Walker, Jr.
Clark Edwards

Boulder County Land Use Department
October 22, 1999
Page Two

LIST OF ENCLOSURES

Building Lot Determination Request Form
Boulder County Tax Information
Copy of title commitment from First Colorado Title Corporation (Sept. 9, 1999);
Marked map of section 18, T 1 N, R 71 W, 6th p.m.;
Copy of building permit no. 22629;
Copy of building permit no. 22756;
Deed from Kurt R. Fuhrman to Susan M. Black, reception no. 868420 (Aug. 5, 1987);
Deed of Trust to Deward E. Walker, Jr., reception no. 682525 (Apr. 15, 1985);
Deed from Deward E. Walker, Jr. to Sarah T. Walker, reception no. 592980 (Dec. 13, 1983);
Deed from Deward E. Walker, Jr. to Sarah T. Walker, reception no. 592986 (Dec. 13, 1983);
Deed from Deward E. Walker, Jr. to Mary Jane Walker, reception no. 592974 (Dec. 13, 1983);

Deed from Deward E. Walker, Jr. to Logan Mill Ranch Properties, Inc., reception no. 593017
(Dec. 13, 1983);

Deed from Robert M. Podrusnik to Deward E. Walker, Jr., reception no. 330847 (Apr. 5,
1979);

Deed from Deward E. and Barbara J. Walker to Robert M. Podrusnik, reception no. 334710
(Apr. 30, 1979);

Deed from Larry Taylor and Margaret Taylor to Deward E. Walker Jr. and Barbara J. Walker,
reception no. 68449 (May 25, 1973);

Deed from Richard E. and Shirley Harrison to Larry J. and Margaret A. Taylor, reception
no. 60434 (Apr. 1, 1973);

Deed from Marshall Bridge and Ria Bridge to Richard E. and Shirley L. Harrison,
reception no. 932043 (Dec. 18, 1969);

Deed from Myrtle Charles to Marshall Bridge, reception no. 50994 (Nov. 17, 1951);

Check for \$30.00.

FIRST COLORADO TITLE CORPORATION

2299 Pearl Street / Boulder, Colorado 80302-4671
(303) 449-8442 / FAX: (303) 449-3273

Date: September 16, 1999

To: ALICE WALKER
1007 PEARL STREET, SUITE 220
BOULDER, CO 80302

Re: Borrower / Purchaser: WALKER
Owner / Seller: WALKER
Property: 463 GOLD RUN
Case No.: 59632

In connection with the above matter, we are enclosing herewith the following:

Title Insurance Commitment

2 Copies of Vesting chain from 1953 and copy of map

Inquiries regarding the material enclosed herewith should be directed to:

Julinda Smith
js

Encl.

cc:

COPY NEEDS: Carlotta Muheim
COMMITMENT QUESTIONS TO: Julinda Smith





Boulder County Land Use Department
 2045 13th Street - 13th & Spruce Streets - Courthouse Annex
 P.O. Box 471 - Boulder, Colorado 80306
 (303) 441-3830 / Fax (303) 441-4858

BUILDING LOT DETERMINATION REQUEST

FOR OFFICE USE ONLY

DATE RECEIVED

REQUIRED FOR:

1. all requests not associated with a building permit.
2. all building permits on vacant land.
3. all building permits for uses or structures requiring Site Plan Review.
4. all building permits for uses or structures requiring Planning Commission and/or Board of County Commissioners review.

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 Pearl Street Mall
 (13th Street Side Of Courthouse)
 P.O. Box 471, Boulder, Colorado 80306
 (303) 441-3815 / M - F 9:00 A.M. - 4:30 P.M.

REQUIRED ATTACHMENTS

PARCEL LOCATION

- MAP(S) - SHOWING SPECIFIC PARCEL AND SURROUNDING AREA (INCLUDE SURVEY IF AVAILABLE) (1)
- DEED(S) - MOST CURRENT DEED FOR THIS PARCEL (1, 3)

PARCEL HISTORY

- DEEDS AND OTHER RECORDS SHOWING THE CHAIN OF OWNERSHIP BACK IN TIME TO THE DATE AT WHICH THE PARCEL WAS DIVIDED FROM LARGER LAND HOLDINGS. (1, 3)
- FOR PARCELS IN MOUNTAINOUS AREAS, DEEDS OR OTHER RECORDS SHOWING THE CHAIN OF OWNERSHIP OF ALL CONTIGUOUS PROPERTIES FROM THE PRESENT BACK IN TIME TO MAY 19, 1993. (1, 3)
- DOCKET NUMBER(S) AND DATES OF PREVIOUS ACTIONS BY BOULDER COUNTY AFFECTING THE PARCEL, INCLUDING SUBDIVISION EXEMPTIONS, SITE PLAN REVIEWS, SPECIAL USE REVIEWS, VARIANCES, ROAD OR EASEMENT, VACATIONS, ETC. (IF KNOWN) (1)
- ANY OTHER DOCUMENTATION SHOWING THE DATES AND CIRCUMSTANCES OF THE PARCEL (1)

Other data available only from the Boulder County Land Use Department will be found by staff as part of this review and fee.

back to my file for 1954

PROCESSING FEES

The will be a \$ 30.00 non-refundable processing fee collected at the time of submittal of this form for all Building Lot Determination Requests. Other fees may be required for copies of recorded documents from other County Departments or outside agencies regarding your property.

LEGAL OWNERS NAME (NAME(S) AS RECORDED ON DEED) (1, 3)

LOGAN MILL RANCH PROPERTIES, INC., MARY JANE WALKER, SARAH T. WALKER

APPLICANT'S NAME

ALICE E. WALKER

CURRENT MAILING ADDRESS - STREET NUMBER & NAME

2350 N. SPRINGWOOD CT.

CITY

LAFAYETTE

STATE

CO

ZIP CODE

80026

RESIDENCE PHONE NUMBER

(303) 604-9703

BUSINESS PHONE NUMBER

(303) 442-2021

Please check the appropriate box for staff inquiries about request:

- TELEPHONE RESIDENCE (Best hours to be reached: ___ to ___)
- TELEPHONE BUSINESS (Leave message on machine)
- TELEPHONE BUSINESS (Best hours to be reached 9 to 5)
- FAX (Number: (___) ___ - ___)
- LETTER

PLEASE SEE BACK OF FORM

PARCEL DESCRIPTION (CONTINUED)

ASSESSOR L.D. NUMBER OF PARCEL (7, 2)	ASSESSOR PARCEL NUMBER (12 (dup) 17, 2)	LAND AREA OF PARCEL (7, 2) AC	HOW WAS AREA DETERMINED?
027	146118000027	.36 ACRES OF 15,681 SQ. FT.	FROM TAX RECORDS

NARRATIVE DESCRIPTION BY ROADS, COMMUNITIES, SUBDIVISION, PUD, NUPUD, TOWNSHIP, MINING CLAIM, AND ALL IMPROVEMENTS PRESENTLY EXISTING ON THE PARCEL, PLEASE INCLUDE CONSTRUCTION DATES IF KNOWN:

The proposed building site is located on the old Baron Mill Site at the northwest end of the town of Salina, Colorado, across Four Mile Canyon Drive from the Salina firehouse and schoolhouse. A foundation for a four bedroom, frame style house was constructed in 1978 pursuant to the second of two building permits, and is presently located on the site. The parcel includes an access easement from Four Mile Canyon Drive to the proposed home site.

BUILDING PERMIT NUMBER (2)	ISSUE DATE (2)	BUILDING PERMIT NUMBER (2)	ISSUE DATE (2)	BUILDING PERMIT NUMBER (2)	ISSUE DATE (2)
B.P. 22629	11-8-77	B.P. 22756	1-10-78	B.P.	

APPLICANT'S SIGNATURE	DATE SUBMITTED
Ally E. Walker	10-22-99

FOR OFFICE USE ONLY - STAFF DETERMINATIONS

REVIEWED BY	START DATE

REMARKS:

<input type="checkbox"/> Determined to be ELIGIBLE for a building lot designation	<input type="checkbox"/> Incomplete Data (returned to applicant)
<input type="checkbox"/> Determined NOT to be eligible for building lot designation	

FINAL DECISION - DETERMINED BY:	DETERMINATION DATE

<input type="checkbox"/> APPLICANT NOTIFIED OF DECISION	NOTIFICATION DATE	NOTIFIED BY	<input type="checkbox"/> FILE PENDING	DATE
			<input type="checkbox"/> FILE CLOSED	

AMERICAN LAND TITLE ASSOCIATION
STANDARD FORM COMMITMENT
PREPARED BY

FIRST COLORADO
TITLE CORPORATION

AS AGENT FOR

**Lawyers Title
Insurance Corporation**

NATIONAL HEADQUARTERS
RICHMOND VIRGINIA

COPY



2299 Pearl St.
Boulder, CO 80302-4671
(303) 449-8442
Fax (303) 449-3273

30 East 9th Ave.
Longmont, CO 80501-3503
(303) 678-0966
Fax (303) 678-5774

Lawyers Title Insurance Corporation

NATIONAL HEADQUARTERS

Richmond, Virginia

COMMITMENT FOR TITLE INSURANCE

LAWYERS TITLE INSURANCE CORPORATION, A Virginia corporation, herein called the Company, for valuable consideration, hereby 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 covered hereby in the land described or referred to in Schedule A, upon payment of the premiums and charges therefor; all subject to the provisions of Schedule A and B and to the Conditions and Stipulations hereof.

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 hereof by the Company, either at the time of the issuance of this Commitment or by subsequent endorsement.

This Commitment is preliminary to the issuance of such policy or policies of title insurance and all liability and obligations hereunder shall cease and terminate six (6) months after the effective date hereof or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue such policy or policies is not the fault of the Company. This Commitment shall not be valid or binding until countersigned by an authorized officer or agent.

IN WITNESS WHEREOF, the Company has caused the Commitment to be signed and sealed, to become valid when countersigned by an authorized officer or agent of the Company, all in accordance with its By-Laws. This Commitment is effective as of the date shown in Schedule A as "Effective Date."

CONDITIONS AND STIPULATIONS

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 the 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 under taking 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 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. 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.

Lawyers Title Insurance Corporation

By:

Janet A. Alpert

President

Attest:

[Signature]

Secretary

Lawyers Title Insurance Corporation

NATIONAL HEADQUARTERS
RICHMOND, VIRGINIA

SCHEDULE A

COMMITMENT FOR TITLE INSURANCE

1. Effective Date: September 9, 1999 at 7:45 a.m.

Case No. 59632

2. Policy or policies to be issued:

(a)

Amount \$ T.B.D.

ALTA Owner's Policy - (10-17-92)

ALTA Residential Title Insurance Policy - (1987)

Proposed insured: ALICE WALKER

(b) ALTA Loan Policy - (10-17-92)

Amount \$

Proposed insured:

(c)

Amount \$

Proposed insured:

3. Title to the FEE AND EASEMENT
is at the effective date hereof vested in:

estate or interest in the land described or referred to in this Commitment

SEE ATTACHED EXHIBIT "A"

4. The land referred to in this Commitment is described as follows:

SEE ATTACHED EXHIBIT "B"

CHARGES: Owner's Policy Premium
TOTAL:
(MINIMUM COMMITMENT CHARGE

T.B.D.
T.B.D.
395.00)

Countersigned at Boulder, Colorado

Commitment No. 59632

Schedule A - page 1


Authorized Officer or Agent

EXHIBIT "A"

VESTING:

DEWARD EDGAR WALKER, JR AS CUSTODIAN FOR MARY JANE WALKER UNDER THE COLORADO UNIFORM GIFTS TO MINORS ACT, AS TO THAT PORTION OF SUBJECT PROPERTY LYING WITHIN THE PURE GOLD NO. 2 LODE MINING CLAIM, U.S. MINERAL SURVEY NO. 20523;
DEWARD EDGAR WALKER, JR AS CUSTODIAN FOR SARAH T. WALKER UNDER THE COLORADO UNIFORM GIFTS TO MINORS ACT, AS TO THAT PORTION OF SUBJECT PROPERTY LYING WITHIN THE BURLEIGH LODE MINING CLAIM AND THE PURE GOLD LODE MINING CLAIM, U.S. MINERAL SURVEY NO. 8685;

AND

THE SURVIVING BOARD OF DIRECTORS OF LOGAN MILL RANCH PROPERTIES, INC., A DEFUNCT COLORADO CORPORATION, AS TO THE REMAINDER OF THE BARON LODE MINING CLAIM, U.S. MINERAL SURVEY NO. 8685, ALL AS TO PARCEL I

DEWARD EDGAR WALKER, JR AS CUSTODIAN FOR SARAH T. WALKER UNDER THE COLORADO UNIFORM GIFTS TO MINORS ACT, AS TO PARCEL II

EXHIBIT "B"

LEGAL DESCRIPTION

Parcel I:

All that part or parcel of the Baron Lode Mining Claim, the Burleigh Lode Mining Claim, and the Pure Gold Mining Claim, Survey No. 8685, and the Pure Gold No. 2 Lode Mining Claim, Survey No. 20523 more particularly described as follows:

Beginning at Corner No. 1, which is identical with Corner No. 3 of Survey No. 20524, The August Lode; thence North 52°57' West 150 feet to Corner No. 2; thence South 57°44' West 200 feet to Corner No. 3; thence South 52°57' East 150 feet to Corner No. 4; thence South 26°45' East 50 feet to Corner No. 5; thence North 57°44' East 200 feet to Corner No. 6; thence North 26°45' West 50 feet to Corner No. 1; the Place of Beginning.

EXCEPTING THEREFROM, HOWEVER, Part of the BARON, the BURLEIGH, the PURE GOLD Lode Mining Claims (United States Mineral Survey No. 8685); the SAILOR Lode Mining Claim (United States Mineral Survey No. 15015); the PURE GOLD NO. 2 Lode Mining Claim (United States Mineral Survey No. 20523); and the AUGUST Lode Mining Claim (United States Mineral Survey No. 20524), located in the Gold Hill Mining District and embracing a portion of Section 18, Township 1 North, Range 71 West of the 6th P.M.; and a part of the Southerly portion of Government Lot No. 93, located in the NE1/4 of Section 18, Township 1 North, Range 71 West of the 6th P.M., described as follows:

Beginning at Corner No. 3 of the AUGUST Lode Mining Claim (United States Mineral Survey No. 20524) (all bearings based on the True Meridian as established by Celestial Observations); thence N52°57'W, a distance of 150.00 feet; thence S62°05'10"W, a distance of 36.95 feet; thence S11°02'25"E, a distance of 59.96 feet; thence S13°01'55"W, a distance of 124.19 feet; thence S26°18'05"E, a distance of 49.94 feet; thence S64°58'10"E, a distance of 52.68 feet; thence S54°13'E, a distance of 6.64 feet; thence N47°40'35"E, a distance of 148.32 feet; thence N11°03'25"E, a distance of 33.82 feet; thence N26°45'W, a distance of 50.00 feet; to the Point of Beginning.

AND EXCEPTING THEREFROM, that portion lying within the Sailor Lode Mining Claim (United States Mineral Survey No. 15015) conveyed in Deed recorded January 18, 1983 on Film 1236 as Reception No. 529062.

All in the County of Boulder, State of Colorado.

Continued....

EXHIBIT "B"

LEGAL DESCRIPTION CONTINUED

Parcel II:

An easement for ingress, egress and utilities, 12.00 feet in width located in the NE1/4 of Section 18, T1N, R71W of the 6th P.M. extending from Line 3-4 of the Baron Lode, Survey No. 8685, Northerly through the Pure Gold Lode, Survey No. 8685, to Boulder County Road No. 89, said easement being 6.00 feet on each side of the following described Centerline:

Commencing at Corner No. 3 of said Baron Lode, thence South $34^{\circ}51'00''$ East, 32.50 feet along Line 3-4 of said Baron Lode to the TRUE POINT OF BEGINNING; thence North $14^{\circ}00'00''$ East, 9.50 feet to a point of curve to the left; thence Northerly, 49.98 feet along the arc of said curve to a point tangent, said arc having a radius of 83.00 feet and a delta angle of $34^{\circ}30'$; thence North $20^{\circ}30'00''$ West, 43.00 feet to a point of curve to the right; thence Northerly, 12.86 feet along the arc of said curve to a point tangent, said arc having a radius of 33.00 feet and a delta angle of $22^{\circ}20'$; thence North $1^{\circ}50'00''$ East, 35.00 feet, more or less, to the Centerline of Boulder County Road No. 89 and the POINT OF TERMINATION.

Lawyers Title Insurance Corporation

NATIONAL HEADQUARTERS
RICHMOND, VIRGINIA

SCHEDULE B - Section 1

Requirements

The following are the requirements to be complied with:

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

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

1. Deed or evidence of proper legal proceedings, approved by an attorney for First Colorado Title Corporation, disposing of the interests of the following named persons:

- A. J. H. Langenberg
- B. O. C. Rice
- C. Phil A. Grau
- D. Unknown Persons
- E. the State of Colorado

NOTE: J. H. Langenberg never conveyed a 1333/97000 interest, said being a portion he received in Book 150 at Page 86.

NOTE: O. C. Rice never conveyed a 300/97000 interest he received in Book 322 at Page 441.

NOTE: Phil A. Grau never conveyed a 3000/97000 interest he received in Book 444 at Page 303.

NOTE: If a Quiet Title Suit is necessary, no insurance will be afforded, hereunder, until the Decree has been procured and remained of record for 6 months during which no action has been initiated to set it aside or otherwise impair its effect.

2. Proper Deed from Deward Edgar Walker, Jr as Custodian for Mary Jane Walker under the Colorado Uniform Gifts to Minors Act to Mary Jane Walker.

3. Proper Deed from Mary Jane Walker to Proposed Purchaser.

NOTE: This Requirement is necessary to eliminate the interest acquired in Deed recorded December 13, 1983 on Film 1282 as Reception No. 592974, in that portion of said land which lies within the Pure Gold No. 2 Lode Mining Claim, U.S. Mineral Survey No. 20523.

4. Proper Deed from Deward Edgar Walker, Jr as Custodian for Sarah T. Walker under the Colorado Uniform Gifts to Minors Act to Sarah T. Walker.

5. Proper Deed from Sarah T. Walker to Proposed Purchaser.

NOTE: This Requirement is necessary to eliminate the interest acquired in Deeds recorded December 13, 1983 on Film 1282 as Reception Nos. 592980 and 592986, in that portion of said land which lies within the Burleigh Lode Mining Claim and the Pure Gold Lode Mining Claim, U.S. Mineral Survey No. 8685 and also to convey the easement as described in Parcel II.

Continued...

This commitment is invalid unless the insuring Provisions and Schedules A and B are attached.

Schedule B - Section 1 - Page 1 - Commitment No. 59632

Lawyers Title Insurance Corporation

NATIONAL HEADQUARTERS
RICHMOND, VIRGINIA

59632

SCHEDULE B-1 continued.

6. Proper Deed from the surviving Board of Directors of Logan Mill Ranch Properties, Inc., a defuncted Colorado corporation, to Proposed Purchaser.
NOTE: This Requirement is necessary to eliminate the interest acquired in that portion of said land which lies within the Baron Lode Mining Claim, U.S. Mineral Survey No. 8685 in Deed recorded December 13, 1983 on Film 1282 as Reception No. 593017.
7. Partial Release of Deed of Trust from Deward E. Walker, Jr and Barbara J. Walker to the Public Trustee for the use of National State Bank of Boulder to secure the sum of \$37,700.00 dated November 19, 1976 and recorded November 23, 1976 on Film 945 as Reception No. 200873.
8. Partial Release of Deed of Trust from Logan Mill Ranch Properties, Inc., et al, to the Public Trustee for the use of IntraWest Bank of Boulder, N.A., to secure the sum of \$52,301.82 dated December 19, 1986 and recorded December 22, 1986 on Film 1448 as Reception No. 814069.

Schedule _____ Page _____ No.

Lawyers Title Insurance Corporation

NATIONAL HEADQUARTERS
RICHMOND, VIRGINIA

SCHEDULE B - Section 2

Exceptions

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. Rights or claims of parties in possession not shown by the public records.
2. Easements, or claims of easements, not shown by the public records.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey and inspection of the premises would disclose and which are 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 the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.
6. Any and all unpaid taxes, assessments and unredeemed tax sales.
7. The right of the proprietor of a vein or lode to extract or remove his ore should the same be found to intersect or penetrate the herein described land, as reserved in Patents recorded May 19, 1927 in Book 452 at Page 70 and June 20, 1939 in Book 672 at Page 74.
8. A right of way for ditches or canals constructed by authority of the United States as reserved in Patents recorded May 19, 1927 in Book 452 at Page 70 and June 20, 1939 in Book 672 at Page 74.
9. The right of Colorado Legislature to provide rules for working the mining claim or premises, hereby granted, in the absence of necessary legislation by Congress as set forth in Patents recorded May 19, 1927 in Book 452 at Page 70 and June 20, 1939 in Book 672 at Page 74.
10. Right of the United States, its permittee or licensee to enter upon, occupy and use, any part or all of that portion of Pure Gold No. 2 Lode Mining Claim, U.S. Survey No. 20523 as set forth in Patent recorded June 20, 1939 in Book 672 at Page 74.
11. All mineral, gas and oil deposits underneath the surface of said land as reserved in Deed recorded November 28, 1951 in Book 897 at Page 84.
12. All rights as reserved in Deed recorded December 13, 1983 on Film 1282 as Reception Nos. 592974, 592980, 592986 and 593017.

Continued...

Exceptions numbered NONE are hereby omitted.

The Owner's Policy to be issued, if any, shall contain the following items in addition to the ones set forth above:

- (1) The Deed of Trust, if any, required under Schedule B-Section 1, Item (b).
- (2) Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing issuance thereof; water rights, claims or title to water.
- (3) Any and all unpaid taxes, assessments and unredeemed tax sales.

Schedule B - Section 2 - Page 1 - No. 59632

Lawyers Title Insurance Corporation

NATIONAL HEADQUARTERS
RICHMOND, VIRGINIA

59632

SCHEDULE B-2 continued.

13. The fact that the records show no means of ingress or egress to and from said land. No insurance is afforded as to access to said land.
NOTE: The above exception will be deleted upon completion of all requirements contained in Schedule B-1 herein.

Schedule _____ Page _____ No.

NOTICE

1: Section 10-11-122 of the Colorado Revised Statutes requires that we inform you that:

- a: the subject Real Property may be located in a Special Taxing District.**
- b: a Certificate of Taxes Due listing each taxing jurisdiction may 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.**

2: Section 10-11-122 of the Colorado Revised Statutes further requires that:

before issuing any title insurance policy, unless the proposed insured provides written instructions to the contrary, a title insurance agent or title insurance company shall obtain a Certificate of Taxes Due or other equivalent documentations from the County Treasurer or the County Treasurer's authorized agent. The title insurance company shall obtain a Certificate of Taxes Due from the County Treasurer.

3: Paragraph C of Article VII of the State of Colorado Division of Insurance Regulation 89-2 states 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 legal documents resulting from the transaction which was closed."

4: If requested, Endorsement Form 110.1 protecting the owner against unfiled liens for labor and materials will be attached to the Owner's Policy when issued if this Company receives a properly executed Lien Affidavit which discloses conditions satisfactory to this Company.



Boulder County, CO
06/21/1999 11:12:10

MDMS-MOORE DATA MANAGEMENT SVC
Page 2

Situs: 463 GOLD RUN **

Taxpy: WALKER DEWARD E JR
PO BOX 4147
BOULDER, CO 80306

PROD.MINES-Non Prod-Pat MngCln
TaxID: 0092022 Area: 0350 Card 1 of 1
STR: 18 1N 71 Nbr: BOU-Gold Hill
Lat: 40:03:05 Long:105:22:27
Lgl: PT BARON & PURE GOLD 8685
PT SAILOR LD 15051 GOLD HILL

Census Tract:137.010 BlkGrp:4 Blk:446 Subd: MINING CLAIMS (CLASS 6160)

Property Values		Legal	Sales Information	
LndAssd:	\$87	Lot :	Owner:	WALKER DEWARD E JR
ImpAssd:	\$0	Block :		PO BOX 4147
TotAssd:	\$87	Tract :		BOULDER, CO 80306
TaxYear:	1997	Pin: 146118000027	Phone#:	
TaxAmt :	\$7		Date/\$:	04/79 64,500 \$/SF:

Producing Mines		Characteristics	
YrBuilt:		Bldg SF:	
		GrndFlr:	
		ParclSF:15681	
		ParclAc:.36	

Complete Vesting
WALKER DEWARD E JR
Legal Description
PT BARON & PURE GOLD 8685
PT SAILOR LD 15051 GOLD HILL
0.36 AC M/L SEE ID 90899 18-1N
71

LandActl: \$300
ImprActl: \$0
TotlActl: \$300

MDMS-MOORE DATA MANAGEMENT SVC
Data believed reliable but not guaranteed

PAID

COUNTY OF BOULDER
OFFICE OF BUILDING INSPECTOR

PERMIT
No 22629

BUILDING OFFICIAL
BY Jm

Date November 8, 1977

PERMIT is hereby issued to (build) (erect) (remodel) Residence

Owner Deward Walker Address P.O. Box 579, Boulder

Contractor Same Address _____

Address of Proposed Building Salina - Four Mile Canyon

Legal Description In Section 18, T1N, R71W

Setback Front 225' Side S. 850' Side N. 125' Rear 1325'

Valuation 52,802 Area of Building 2092 Type of Construction Frame

Permit Fee \$193.00 Use of Building Residence Zone F

Inspection Fee \$ _____ Remarks: No Basement.

Total \$193.00

Approved [Signature]
Chief Building Inspector.

Note:—This permit not valid without official "PAID" stamp from Boulder County Building Inspection Department.

BOULDER COUNTY BUILDING DEPARTMENT
13th and Spruce Street
Boulder, Colorado 80306
Phone 441-3925

REQUIRED INSPECTIONS AND PROCEDURES

YOUR ATTENTION IS CALLED TO SECTIONS 304, 305, and 306 OF THE BOULDER COUNTY BUILDING CODE (UNIFORM BUILDING CODE 1973 EDITION). UNLESS THESE PROVISIONS ARE COMPLIED WITH, DELAY WILL BE CAUSED IN OBTAINING ELECTRIC METER RELEASE AND/OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

STEP 1: POSTING OF INSPECTION RECORD CARD (YELLOW CARD)

Work requiring a building permit shall not be commenced until the permit holder or his agent shall have POSTED an inspection record card in a CONSPICUOUS PLACE on the front premises and in such position as to allow the inspector(s) to conveniently make the required entries of the work. This card shall be maintained in such position by the permit holder until the Certificate of Occupancy has been issued and/or the electric meter released.

STEP 2: APPROVED PLANS AND SPECIFICATIONS AT WORK SITE

The one set of approved plans and specifications returned to you when the permit was issued shall be kept on such job site at all times during which the authorized work thereon is in progress. Failure to have these approved plans and specifications readily available to the inspector(s) will mean that no inspection(s) will be conducted and/or approved.

STEP 3: APPROVALS REQUIRED

No work shall be done on any part of the building or structure beyond the point indicated in each successive inspection without first obtaining the WRITTEN APPROVAL of the inspector(s). EXCEPTION (Special Inspector): Any required inspection of a building or structure MAY be conducted by either an architect or engineer duly licensed by the State of Colorado, at the owner's expense. If any inspection(s) is/are conducted by an architect or engineer, a letter of inspection shall be submitted to the Building Department. All inspection reports submitted by said special inspector(s) shall be SIGNED and STAMPED with said persons' seal(s).

STEP 4: REQUIRED INSPECTIONS

Reinforcing steel or structural framing work of any part of any building or structure SHALL NOT be covered or concealed without first obtaining the written approval of the inspector(s).

ROUGH INSPECTIONS

- 1) FOOTING AND/OR CASSIONS: To be made after trenches are excavated, holes bored, forms erected and steel in place and prior to placement of concrete.
- 2) FOUNDATION AND/OR GRADE BEAMS: To be made after forms erected and steel in place, and prior to placement of concrete.

Street Address

Salina - 4 Mile Canyon

Boulder County Building Inspection Department

Building Permit

Legal Description

Sec. 18, T1N, R71W

Date

11-8-77

Permit No.

22629

Owner

Walker

Contractor

Same

Setbacks

Front

225'

Side

850'

Side

125'

Rear

1325'

THIS CARD MUST BE POSTED so it is plainly visible from the street until final inspection.

INSPECTION RECORD

ROUGH

FINAL

Footing		Zoning	
Foundation		Setbacks	
Electric - Underground		Grading	
Plumbing - Underground		Roof Covering	
Frame		Frame	
Electric		Electric	
Plumbing		Plumbing	
Gas Piping		Gas Piping	
Furnace Vent		Heating Ventilation	

ALL LISTED ITEMS MUST BE INSPECTED AND APPROVED BEFORE COVERING - WHETHER INTERIOR OR EXTERIOR, UNDERGROUND OR ABOVE GROUND, CALL 441-3000, BOULDER.

3035

~~PAID~~

COUNTY OF BOULDER
OFFICE OF BUILDING INSPECTOR

PERMIT
No 22756

BUILDING OFFICE
BY Jm

Date Jan. 10, 1978

PERMIT is hereby issued to (build) (erect) (remodel) Electrical only
(Changing service from 110V to 220V for dryer & range & pump.)

Owner Deward Walker Address Salina Star Route

Contractor Same Address Boulder, Colorado

Address of Proposed Building Salina (Across from White Church)

Legal Description In Section 18, T1N, R71W
(Aug. Mine Cl.)

Setback Front Est. Side Est. Side Est. Rear Est.

Valuation 400. Area of Building _____ Type of Construction Electrical

Permit Fee \$ 5.00 Use of Building Residence Zone F

Inspection Fee \$ _____ Remarks: This permit does not include approval of
zoning requirements.

Total \$ 5.00

Approved [Signature]
Chief Building Inspector.

Note:—This permit not valid without official "PAID" stamp from Boulder County Building Inspection Department.

BOULDER COUNTY BUILDING DEPARTMENT
13th and Spruce Street
Boulder, Colorado 80306
Phone 441-3925

REQUIRED INSPECTIONS AND PROCEDURES

YOUR ATTENTION IS CALLED TO SECTIONS 304, 305, and 306 OF THE BOULDER COUNTY BUILDING CODE (UNIFORM BUILDING CODE 1973 EDITION). UNLESS THESE PROVISIONS ARE COMPLIED WITH, DELAY WILL BE CAUSED IN OBTAINING ELECTRIC METER RELEASE AND/OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

STEP 1: POSTING OF INSPECTION RECORD CARD (YELLOW CARD)

Work requiring a building permit shall not be commenced until the permit holder or his agent shall have POSTED an inspection record card in a CONSPICUOUS PLACE on the front premises and in such position as to allow the inspector(s) to conveniently make the required entries of the work. This card shall be maintained in such position by the permit holder until the Certificate of Occupancy has been issued and/or the electric meter released.

STEP 2: APPROVED PLANS AND SPECIFICATIONS AT WORK SITE

The one set of approved plans and specifications returned to you when the permit was issued shall be kept on such job site at all times during which the authorized work thereon is in progress. Failure to have these approved plans and specifications readily available to the inspector(s) will mean that no inspection(s) will be conducted and/or approved.

STEP 3: APPROVALS REQUIRED

No work shall be done on any part of the building or structure beyond the point indicated in each successive inspection without first obtaining the WRITTEN APPROVAL of the inspector(s). EXCEPTION (Special Inspector): Any required inspection of a building or structure MAY be conducted by either an architect or engineer duly licensed by the State of Colorado, at the owner's expense. If any inspection(s) is/are conducted by an architect or engineer, a letter of inspection shall be submitted to the Building Department. All inspection reports submitted by said special inspector(s) shall be SIGNED and STAMPED with said persons' seal(s).

STEP 4: REQUIRED INSPECTIONS

Reinforcing steel or structural framing work of any part of any building or structure SHALL NOT be covered or concealed without first obtaining the written approval of the inspector(s).

ROUGH INSPECTIONS

- 1) FOOTING AND/OR CASSIONS: To be made after trenches are excavated, holes bored, forms erected and steel in place and prior to placement of concrete.
- 2) FOUNDATION AND/OR GRADE BEAMS: To be made after forms erected and steel in place, and prior to placement of concrete.

Elce Salina
Street Address

Boulder County Building Inspection Department

Building Permit

Legal Description Sec. 18, T 1 N, R 71 W
Date 1-10-78 Permit No. 22756
Owner Walker Contractor Same
Setbacks Front Est. Side Est. Side Est. Rear Est.

THIS CARD MUST BE POSTED so it is plainly visible from the street until final inspection.

INSPECTION RECORD	
ROUGH	FINAL
Footing	Zoning
Foundation	Setbacks
Electric - Underground	Grading
Plumbing - Underground	Roof Covering
Frame	Frame
Electric	Electric
Plumbing	Plumbing
Gas Piping	Gas Piping
Furnace Vent	Heating Ventilation

ALL LISTED ITEMS MUST BE INSPECTED AND APPROVED BEFORE COVERING - WHETHER INTERIOR OR EXTERIOR, UNDERGROUND OR ABOVE GROUND, CALL 441-3925, BOULDER.

21

FILING STAMP

STATE DOCUMENTARY FEE

AUG 5 1987

8.60

This Deed, Made this 31st day of July

19 87, between

KURT J. FUHRMAN

of the said County of Boulder and State of

Colorado, of the first part, and

SUSAN MARY BLACK

whose legal address is

455 1/2 Inverness Sta. Route

~~447 Gold Run Road~~
Boulder, Co 80302

of the said County of Boulder and State of Colorado, of the second part:

WITNESSETH, That the said party of the first part, for and in consideration of the sum of (\$86,000.00) EIGHTY SIX THOUSAND AND NO/100 DOLLARS,

to the said party of the first part in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged and confessed, has bargained, granted, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the said party of the second part, his heirs and assigns forever, all the following described lot or parcel of land, situate, lying and being in the said County of Boulder and State of Colorado, to-wit:

Legal description hereby attached and made a part hereof as if fully set forth herein....

also known as street and number 447 Gold Run Road

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the said party of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said party of the second part, his heirs and assigns forever. And the said party of the first part, for himself, his heirs, executors, and administrators, does covenant, grant, bargain, and agree to and with the said party of the second part, his heirs and assigns, that at the time of the enrolling and delivery of these presents, he is well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and encumbrances of whatever kind or nature averse, EXCEPT for general taxes for the year 1987 and subsequent years and subject to easements, restrictions and reservations of record or in existence, if any, and EXCEPT for First Deed of Trust in favor of Banco Mortgage Company recorded September 14, 1979 under Reception No. 359666, which party of the second part assumes and agrees to pay,

and the above bargained premises in the quiet and peaceable possession of the said party of the second part, his heirs and assigns against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said party of the first part shall and will WARRANT AND FOREVER DEFEND. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Kurt J. Fuhrman
KURT J. FUHRMAN (REAL)

(REAL)

(REAL)



STATE OF COLORADO
County of Boulder

This instrument was acknowledged before me this 31st day of July

1987, by Kurt J. Fuhrman.

My commission expires 2-4-90

Witness my hand and official seal.

Clara E. Kelly
Clara E. Kelly
Notary Public

W200

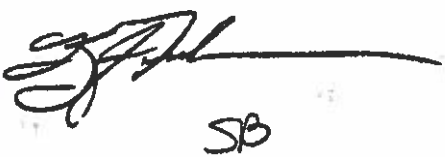
(015) MS 08-6 5-14

2.2

EXHIBIT "A"
LEGAL DESCRIPTION

Part of the Baron, the Burleigh, the Pure Gold Lode Mining Claims (United States Mineral Survey No. 8685); the Sailor Lode Mining Claim (United States Mineral Survey No. 15051); the Pure Gold No. 2 Lode Mining Claim (United States Mineral Survey No. 20523); and the August Lode Mining Claim (United States Mineral Survey No. 20524), located in the Gold Hill Mining District and embracing a portion of Section 18, Township 1 North, Range 71 West of the 6th P.M.; and a part of the Southerly portion of Government Lot No. 93, located in the Northeast Quarter of Section 18, Township 1 North, Range 71 West of the 6th P.M., County of Boulder, State of Colorado, described as follows: Beginning at corner No. 3 of the August Lode Mining Claim (United States Mineral Survey No. 20524) (all bearings based on true meridian as established by celestial observations); thence North $52^{\circ}57'$ West a distance of 150.00 feet; thence South $62^{\circ}05'10''$ West, a distance of 36.95 feet; thence South $11^{\circ}02'25''$ East, a distance of 59.96 feet; thence South $13^{\circ}01'55''$ West, a distance of 124.19 feet; thence South $26^{\circ}18'05''$ East, a distance of 49.94 feet; thence South $64^{\circ}58'10''$ East, a distance of 52.68 feet; thence South $54^{\circ}13'$ East, a distance of 6.64 feet; thence North $47^{\circ}40'35''$ East, a distance of 148.32 feet; thence North $11^{\circ}03'25''$ East, a distance of 33.82 feet; thence North $26^{\circ}45'$ West, a distance of 50.00 feet to the Point of Beginning.

W 10290



Handwritten signature and initials SB

Received at Reception # 806AB:525 04/15/85 11:13 AM REAL ESTATE RECORDS F1349 CHARLOTTE HOUSTON BOULDER CNTY CO RECORDER

429 PUBLIC TRUSTEE'S DEED

ORIGINAL

THIS DEED, Made April 11, 1985, between Richard G. Gobhardt, Public Trustee of the County of Boulder, Colorado, and Mellon Boulder Industrial Bank, 2124 Broadway, Boulder, Colorado 80302, Purchaser(s), WITNESSETH: Whereas, Edward E. Walker and Barbara J. Walker

STATE DOCUMENTARY FEE

APR 15 1985

EXEMPT

did, by Deed of Trust dated October 29, 1979, and recorded in the office of the Clerk and Recorder of the County of Boulder, Colorado, on October 31, 1979, convey to the Public Trustee in Trust the property hereinafter described to secure the payment of the indebtedness provided in said Deed of Trust, and

Whereas, a violation was made in certain of the terms and covenants of said Deed of Trust as shown by the notice of election and demand for sale filed with the Public Trustee, a copy thereof being recorded in the office of said County Clerk and Recorder, the said property was advertised for sale at public auction at the place and in the manner provided by law and by said Deed of Trust, and a copy of the notice of sale was in apt time mailed to the persons required by statute, and said property was in pursuance of said notice sold to Mellon Boulder Industrial Bank, F/K/A Globe Industrial Bank for the sum hereinafter set forth and a certificate of purchase thereof was made and recorded in the office of the Boulder County Clerk and Recorder on October 11, 1985 under Film No. 1325 at Reception No. 631465,

and said property not having been redeemed from said sale.

Now, Therefore, the Public Trustee pursuant to the power and authority vested by law and by the said Deed of Trust as such Public Trustee and in consideration of the sum of \$ 15,206.50 to the Public Trustee paid by the said Purchaser(s), the receipt whereof is hereby acknowledged, conveys to the said Purchaser(s) its heirs, successors and assigns forever

all the right, title and interest which the Public Trustee acquired pursuant to said Deed of Trust in and to the following described property situate in the County of Boulder, Colorado, to wit:

All that portion of the FORTUNE GOLD Lode Mining Claim (United States Mineral Survey No. 8685) located in the Gold Hill Mining District and embracing a portion of Section 18, T.1N, R.71W, of the 6th P.M., lying Northerly of that tract of land conveyed by MYRTLE CHARLES to THOMAS M. SILVER, et al Recorded October 13, 1950 in Book 872 at Page 471.

EXPRESSLY, EXCEPTING AND EXCLUDING from these premises all that portion lying within the FORTUNE LODE MINING CLAIM (United States Mineral Survey No. 619)

To Have and to Hold the same unto the said Purchaser(s) its heirs, successors and assigns forever

Executed the day and year first above written.

Richard G. Gobhardt (Public Trustee of the County of Boulder, Colorado)

By Myrtle Charles (Public Trustee)

STATE OF COLORADO, County of Boulder

The foregoing instrument was acknowledged before me in the County of Boulder, State of Colorado, this 11th day of April, 1985, by Janet E. Green, as the Deputy Public Trustee of the County of Boulder, Colorado.

My commission expires Witness my hand and official seal

Julie A. Smith (Notary Public)

*If a conflict of laws exists, the law of the state where the property is located shall govern. **If a conflict of laws exists, the law of the state where the property is located shall govern. ***If a conflict of laws exists, the law of the state where the property is located shall govern.

FILM 1282

Recorded at..... o'clock..... M., 592980

1983 DEC 13 PM 1:42

Reception No. CHARLOTTE HOUSTON

COUNTY OF BOULDER
STATE OF COLORADO

DEWARD EDGAR WALKER, JR., a/k/a DEWARD E. WALKER JR.

whose address is P.O. Box 4147, Boulder, CO. 80306

County of Boulder, and State of Colorado

, for the consideration of a gift and

One Dollar (\$.00)----- Dollars, in hand paid,

hereby sell(s) and quit claim(s) to DEWARD EDGAR WALKER, JR.

AS CUSTODIAN FOR SARAH T. WALKER
UNDER THE COLORADO UNIFORM GIFTS TO MINORS ACT

whose address is P.O. Box 4147, Boulder, CO. 80306

County of Boulder, and State of Colorado

STATE DOCUMENTARY FEE

DEC 13 1983

\$ *Receipt*

, the following real

property, in the County of Boulder, and State of Colorado, to wit:
RESERVING unto Grantor, his heirs or assigns, all right title and interest, unknown or known in and to all water rights or permits with all appurtenant structures, rights of way, pipe lines, pumps, easements, points of diversion, development options, purchase options, rights of first refusal and rights sold that may revert to Grantor, and RESERVING unto Grantor, his heirs or assigns, all right title and interest, unknown or known in and to all mineral, oil, gas, milling and mining rights of every kind and nature and the right to use the surface or subsurface of the property to remove or develop such rights, including but not limited to use as a mill site, provided such use shall not be within two hundred feet of a dwelling on such property, and RESERVING unto Grantor, his heirs or assigns, all easements or rights of way over, across or through the property which now exist and RESERVING unto Grantor his heirs or assigns the right of first refusal to purchase the property conveyed herein at a price to be determined by Deward Edgar Walker, Jr., and the grantee, and in the event they can not agree, then at a price determined by an appraiser appointed by the Chief Judge of the District Court, Boulder County, Colorado, each party to pay one half the costs thereof, this right of first refusal shall terminate upon the death of Deward Edgar Walker, Jr. SUBJECT TO THE FOREGOING RESERVATIONS AND RIGHTS, THE PROPERTY CONVEYED HEREIN IS DESCRIBED AS FOLLOWS:

*Bunleigh Lode Mine Claim, U.S.M.S. # 7085,
Sect. 18, T1N 27W, 6th R.M. Boulder County,
Colorado
with all its appurtenances*

Signed this 13th day of December 1983

Deward E. Walker, Jr.
DEWARD EDGAR WALKER, JR. a/k/a
DEWARD E. WALKER, JR.
Deward E. Walker, Jr.

STATE OF COLORADO,
County of Boulder

The foregoing instrument was acknowledged before me this 13th day of December 1983, by DEWARD EDGAR WALKER, JR. a/k/a DEWARD E. WALKER, JR.

and RESERVING unto Grantor, his heirs or assigns, all right title and interest, unknown or known in and to all mineral, oil, gas, milling and mining rights of every kind and nature and the right to use the surface or subsurface of the property to remove or develop such rights, including but not limited to use as a mill site, provided such use shall not be within two hundred feet of a dwelling on such property, and RESERVING unto Grantor, his heirs or assigns, all easements or rights of way over, across or through the property which now exist and RESERVING unto Grantor his heirs or assigns the right of first refusal to purchase the property conveyed herein at a price to be determined by Deward Edgar Walker, Jr., and the grantee, and in the event they can not agree, then at a price determined by an appraiser appointed by the Chief Judge of the District Court, Boulder County, Colorado, each party to pay one half the costs thereof, this right of first refusal shall terminate upon the death of Deward Edgar Walker, Jr. SUBJECT TO THE FOREGOING RESERVATIONS AND RIGHTS, THE PROPERTY CONVEYED HEREIN IS DESCRIBED AS FOLLOWS:

Burleigh Lode Mine Claim, U.S.M.S.# 7085,
 Sect. 18, T14N71W, 6th R.M. Boulder County,
 Colorado
 with all its appurtenances

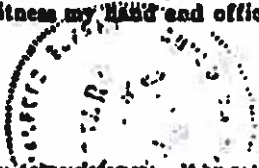
Signed this 13th day of December 1983.

Deward E. Walker, Jr.
 DEWARD EDGAR WALKER, JR. a/k/a
 DEWARD E. WALKER, JR.
Deward E. Walker, Jr.

STATE OF COLORADO,
 County of Boulder

The foregoing instrument was acknowledged before me this 13th day of December 1983, by DEWARD EDGAR WALKER, JR. a/k/a DEWARD E. WALKER, JR.

My commission expires 10/5/86
 Witness my hand and official seal



Michael S. Bruner
 Notary Public

Statutory Acknowledgment.—If by natural person or persons here insert name or names; if by person acting in representative or official capacity or as attorney-in-fact, then insert name of person as executor, attorney-in-fact or other capacity or description; if by officer of corporation, then insert name of such officer or officers, as the president or other officers of such corporation, being it.

FILM 1282

Recorded at o'clock M. 592986

1983 DEC 13 PM 1:44

Reception No. CHARLOTTE HOUSTON
CLERK & RECORDER

COUNTY OF BOULDER
STATE OF COLORADO

DEWARD EDGAR WALKER, JR., a/k/a DEWARD E. WALKER JR.

whose address is P.O. Box 4147, Boulder, CO. 80306

County of Boulder, and State of Colorado

, for the consideration of a gift and

One Dollar (\$.00)----- Dollars, in hand paid,

STATE DOCUMENTARY FEE

DEC 13 1983

\$ *Grant*

hereby sell(s) and quit claim(s) to DEWARD EDGAR WALKER, JR.
AS CUSTODIAN FOR SARAH T. WALKER

UNDER THE COLORADO UNIFORM GIFTS TO MINORS ACT
whose address is P.O. Box 4147, Boulder, CO. 80306

County of Boulder, and State of Colorado, the following real

property, in the County of Boulder, and State of Colorado, to wit:
RESERVING unto Grantor, his heirs or assigns, all right title and interest, unknown or known in and to all water rights or permits with all appurtenant structures, rights of way, pipe lines, pumps, easements, points of diversion, development options, purchase options, rights of first refusal and rights sold that may revert to Grantor, and RESERVING unto Grantor, his heirs or assigns, all right title and interest, unknown or known in and to all mineral, oil, gas, milling and mining rights of every kind and nature and the right to use the surface or subsurface of the property to remove or develop such rights, including but not limited to use as a mill site, provided such use shall not be within two hundred feet of a dwelling on such property, and RESERVING unto Grantor, his heirs or assigns, all easements or rights of way over, across or through the property which now exist and RESERVING unto Grantor his heirs or assigns the right of first refusal to purchase the property conveyed herein at a price to be determined by Deward Edgar Walker, Jr., and the grantee, and in the event they can not agree, then at a price determined by an appraiser appointed by the Chief Judge of the District Court, Boulder County, Colorado, each party to pay one half the costs thereof, this right of first refusal shall terminate upon the death of Deward Edgar Walker, Jr. SUBJECT TO THE FOREGOING RESERVATIONS AND RIGHTS, THE PROPERTY CONVEYED HEREIN IS DESCRIBED AS FOLLOWS:

Pure Gold Lode Mine Claim, U. S. M. S. # 5635,
sect. 18, T14N71W, 6th R.M., Boulder County,
Colorado
with all its appurtenances

Signed this 13th day of December 1983.

Deward E. Walker, Jr.
DEWARD EDGAR WALKER, JR. a/k/a
DEWARD E. WALKER, JR.
Deward Edgar Walker, Jr.

STATE OF COLORADO,
County of Boulder } ss.

The foregoing instrument was acknowledged before me this 13th
day of December 1983, by DEWARD EDGAR WALKER, JR. a/k/a
DEWARD E. WALKER, JR.

rights of first refusal and rights sold that revert to Grantor, and RESERVING unto Grantor, his heirs or assigns, all right title and interest, unknown or known in and to all mineral, oil, gas, milling and mining rights of every kind and nature and the right to use the surface or subsurface of the property to remove or develop such rights, including but not limited to use as a mill site, provided such use shall not be within two hundred feet of a dwelling on such property, and RESERVING unto Grantor, his heirs or assigns, all easements or rights of way over, across or through the property which now exist and RESERVING unto Grantor his heirs or assigns the right of first refusal to purchase the property conveyed herein at a price to be determined by Deward Edgar Walker, Jr., and the grantee, and in the event they can not agree, then at a price determined by an appraiser appointed by the Chief Judge of the District Court, Boulder County, Colorado, each party to pay one half the costs thereof, this right of first refusal shall terminate upon the death of Deward Edgar Walker, Jr. SUBJECT TO THE FOREGOING RESERVATIONS AND RIGHTS, THE PROPERTY CONVEYED HEREIN IS DESCRIBED AS FOLLOWS:

Pure Gold Lode Mine Claim, U. S. M. S. # 8685,
sect. 18, T14N R71W, G. & A. M., Boulder County,
Colorado
with all its appurtenances

Signed this 13th day of December 1983.

Deward E. Walker, Jr.
DEWARD EDGAR WALKER, JR. a/k/a
DEWARD E. WALKER, JR.
Deward Edgar Walker, Jr.

STATE OF COLORADO,
County of Boulder

The foregoing instrument was acknowledged before me this 13th
day of December, 1983, by DEWARD EDGAR WALKER, JR. a/k/a
DEWARD E. WALKER, JR.

My commission expires 10/5/86
Witness my hand and official seal

Michael S. Bennett
Notary Public

Statutory Acknowledgment.—If by natural person or persons here insert name or names; if by person acting in representative or official capacity or as attorney-in-fact, then insert name of person as executor, attorney-in-fact or other capacity or description; if by officer of corporation, then insert name of such officer or officers, as the president or other officers of such corporation, and the name of the corporation.

FILM 1282

592974

1983 DEC 13 PM 1:41

Recorded at _____ of _____
Description No. CHARLOTTE HOUSTON

COUNTY OF BOULDER
STATE OF COLORADO

DEWARD EDGAR WALKER, JR., a/k/a DEWARD E. WALKER, JR.

whose address is P.O. Box 4147, Boulder, CO. 80306

County of Boulder, and State of Colorado

for the consideration of a gift and

One Dollar (\$1.00)----- Dollars, in hand paid,

STATE DOCKET # 1752

DEC 13 83

[Handwritten signature]

herby will(s) and gift sign(s) to DEWARD EDGAR WALKER, JR.

AS CUSTODIAN FOR MARY ANNE WALKER UNDER THE COLORADO UNIFORM GIFTS TO MINORS ACT

P.O. Box 4147, Boulder, CO. 80306

County of Boulder, and State of Colorado

, the following real

property, in the County of Boulder, and State of Colorado, to wit: RESERVING unto Grantor, his heirs or assigns, all right title and interest, unknown or known in and to all water rights or perches with all appurtenant structures, rights of way, pipe lines, easements, points of diversion, development options, purchase options, rights of first refusal and rights sold that may revert to Grantor, and RESERVING unto Grantor, his heirs or assigns, all right title and interest, unknown or known in and to all mineral, oil, gas, and mining rights of every kind and nature and the right to use the surface or subsurface of the property to remove or develop such rights, including but not limited to use as a mill site, provided such use shall not be within two hundred feet of a dwelling on such property, and RESERVING unto Grantor, his heirs or assigns, all easements or rights of way over, across or through the property which do exist and RESERVING unto Grantor his heirs or assigns the right of first refusal to purchase the property conveyed herein at a price to be determined by Deward Edgar Walker, Jr., and the grantee, and in the event they can not agree, then at a price determined by an appraiser appointed by the Chief Judge of the District Court, Boulder County, Colorado, each party to pay one half the costs thereof, this right of first refusal shall terminate upon the death of Deward Edgar Walker, Jr. SUBJECT TO THE FOREGOING RESERVATIONS AND RIGHTS THE PROPERTY CONVEYED HEREIN IS DESCRIBED AS FOLLOWS:

Parcel Held #2 Tode Mine Claim, U.S.M.S. #20523, Sect 18, T14N11W, G1E4R, Boulder County, Colorado, less parts south of Hold Run Cr. with all its appurtenances

Signed this 13th day of December 1983

[Handwritten signature]
DEWARD EDGAR WALKER, JR. a/k/a
DEWARD E. WALKER, JR.
[Handwritten signature]

STATE OF COLORADO,
County of Boulder

The foregoing instrument was acknowledged before me this 13th day of December, 1983, by DEWARD EDGAR WALKER, JR. a/k/a DEWARD E. WALKER, JR.

My commission expires 10/15/86
Witness my hand and official seal

[Handwritten signature]
Notary Public

Notary Public in and for the State of Colorado, My Comm. Expires 10/15/86. I hereby certify that the foregoing instrument is a true and correct copy of the original as shown to me by the grantor(s) and the grantee(s) and that the grantor(s) and the grantee(s) are the persons named therein and that they are of legal age and of sound mind and of legal capacity at the time of the execution of the foregoing instrument.

No. 125. GIFT CLAIM DEED—Short Form—Rev. 10-1-83. 100-4-83 as amended 1981—1-72. Printed Publishing Co., 1025-45 First Street, Denver, CO.

FILM 1282

Recorded at o'clock M., 593017 1983 DEC 13 PM 2:45

Reception No. CHARLOTTE HOUSTON COUNTY OF BOULDER STATE OF COLORADO

DEWARD EDGAR WALKER, JR., a/k/a DEWARD E. WALKER, JR. whose address is P.O. Box 4147, Boulder, CO. 80306

County of Boulder, and State of Colorado

, for the consideration of One Dollar and other good and valuable consideration Dollars, in hand paid,

hereby sell(s) and quit claim(s) to LOGAN MILL RANCH PROPERTIES, INC. whose address is P.O. Box 4147, Boulder, CO. 80306

County of Boulder, and State of Colorado, the following real

property, in the County of Boulder and State of Colorado, to wit: RESERVING unto Grantor, his heirs or assigns, all right title and interest, unknown or known in and to all water rights or permits with all appurtenant structures, rights of way, pipe lines, pumps easements, points of diversion, development options, purchase options, rights of first refusal and rights sold that may revert to Grantor and RESERVING unto Grantor, his heirs or assigns, all right title and interest, unknown or known in and to all mineral, oil, gas, milling and mining rights of every kind and nature and the right to use the surface or subsurface of the property to remove or develop such rights, including but not limited to use as a mill site, provided such use shall not be within two hundred feet of a dwelling on such property, and RESERVING unto Grantor, his heirs or assigns the right of first refusal to purchase the property conveyed herein at a price to be determined by Deward Edgar Walker, Jr., and the grantee, and in the event they can not agree, then at a price determined by an appraiser appointed by the Chief Judge of the District Court, Boulder County, Colorado, each party to pay one half the costs thereof, this right of first refusal shall terminate upon the death of Deward Edgar Walker, Jr. RESERVING UNTO GRANTOR, his heirs or assigns, all easements or rights of ways over, across or through the property which now exist. SUBJECT TO THE FOREGOING RESERVATIONS AND RIGHTS, THE PROPERTY CONVEYED HEREIN IS DESCRIBED AS FOLLOWS:

Baron Lode Mill claim, U. S. M. S. # 8685 Sect. 18, T1N, R71W, 6th P.M., Boulder County, Colorado. with all its appurtenances

Signed this 13th day of December, 1983

Deward E. Walker, Jr. DEWARD EDGAR WALKER, JR. a/k/a DEWARD E. WALKER, JR.

STATE OF COLORADO, County of Boulder

The foregoing instrument was acknowledged before me this 13th day of December, 1983, by DEWARD EDGAR WALKER, JR. a/k/a DEWARD E. WALKER, JR.

STATE DOCUMENTARY FEE DEC 13 1983 \$.50

property, in the County of Boulder and State of Colorado, to wit:
RESERVING unto Grantor, his heirs or assigns, all right title and interest, unknown or known in and to all water rights or permits with all appurtenant structures, rights of way, pipe lines, pumps easements, points of diversion, development options, purchase options, rights of first refusal and rights sold that may revert to Grantor and **RESERVING** unto Grantor, his heirs or assigns, all right title and interest, unknown or known in and to all mineral, oil, gas, milling and mining rights of every kind and nature and the right to use the surface or subsurface of the property to remove or develop such rights, including but not limited to use as a mill site, provided such use shall not be within two hundred feet of a dwelling on such property, and **RESERVING** unto Grantor, his heirs or assigns the right of first refusal to purchase the property conveyed herein at a price to be determined by Deward Edgar Walker, Jr., and the grantee, and in the event they can not agree, then at a price determined by an appriaser appointed by the Chief Judge of the District Court, Boulder County, Colorado, each party to pay one half the costs thereof, this right of first refusal shall terminate upon the death of Deward Edgar Walker, Jr. **RESERVING UNTO GRANTOR**, his heirs or assigns, all easements or rights of ways over, across or through the property which now exist. **SUBJECT TO THE FOREGOING RESERVATIONS AND RIGHTS, THE PROPERTY CONVEYED HEREIN IS DESCRIBED AS FOLLOWS:**

From the grant of the State of Colorado to the County of Boulder, Colorado, with all its appurtenances

Signed this 13th day of December 1983
Deward E. Walker, Jr.
 DEWARD EDGAR WALKER, JR. a/k/a
 DEWARD E. WALKER, JR.

STATE OF COLORADO,
 County of Boulder

The foregoing instrument was acknowledged before me this 13th day of December, 1983, by DEWARD EDGAR WALKER, JR. a/k/a DEWARD E. WALKER, JR.

My commission expires 10/5/86
 Witness my hand and official seal



Michael S. Bruner
 Notary Public

Statutory Acknowledgment.—If by natural person or persons here insert name or names; if by person acting in representative or official capacity or an attorney-in-fact, then insert name of person as executor, attorney-in-fact or other capacity or description; if by officer or corporation, then insert name of such officer or officers, as the president or other officers of such corporation, naming it.

FILM 3056

4/5/79

Recorded at
Description No.

which M.

Recorder.

TRINDEED. Made this 5th day of April, 1979,

between **ROBERT M. PODRUSNIK**

of the County of **Boulder** and State of
Colorado, of the first part, and **DEWARD E. WALKER, JR.,**

whose legal address is P. O. Box 574, Boulder,

of the County of **Boulder** and State of
Colorado, of the second part.

WITNESSETH, That the said party of the first part for and in consideration of the sum of **less than**
Five Hundred and No/100 (\$500.00) Dollars,
to the said party of the first part in hand paid by the said party of the second part, the receipt whereof
is hereby confessed and acknowledged, has removed, released, sold, conveyed and **QUIT CLAIMED**, and by these
presents does release, release, sell, convey and **QUIT CLAIM** unto the said party of the second part, his heirs,
successors and assigns, forever, all the right, title, interest, claim and demand which the said party of the first part
has in and to the following described lot or parcel of land situate, lying and being in the County
of **Boulder** and State of Colorado, to wit:

See attached legal description.

RECORDERS STAMP
APR 5 - 1 33PM '79
COUNTY OF BOULDER
COLORADO
330847

APR 5 1979
EX-100

N.O.P.

also known as street and number

TO HAVE AND TO HOLD, to the same, together with all and singular the appurtenances and powers therein
belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of the
said party of the first part, either in law or equity, to the only proper use, benefit and intent of the said party of
the second part, his heirs and assigns forever

IN WITNESS WHEREOF, The said party of the first part has hereunto set his hand
and seal the day and year first above written

Signed, Sealed and Delivered in the presence of

Robert M. Podrusnik
ROBERT M. PODRUSNIK

(SEAL)
(SEAL)
(SEAL)
(SEAL)

STATE OF COLORADO,

County of Boulder

The foregoing instrument was acknowledged before me this 5th day of April,
1979, by Robert M. Podrusnik.

NOTARY PUBLIC

Witness my hand and official seal

[Signature]

Notary Public

FILM 1056

LEGAL DESCRIPTION

All that part or parcel of the Baron Lode Mining Claim, Survey Lot No. 8685, more particularly described as follows:

Beginning at Corner No. 1, which is identical with Corner No. 3 of Survey No. 20524. Thence North $52^{\circ}57'$ West 150 feet to Corner No. 2; thence South $57^{\circ}44'$ West 100 feet to Corner No. 3; thence South $52^{\circ}57'$ East 150 feet to Corner No. 4; thence South $26^{\circ}45'$ East 50 feet to Corner No. 5; thence North $57^{\circ}44'$ East 200 feet to Corner No. 6; thence North $26^{\circ}45'$ West 50 feet to Corner No. 1; the Place of Beginning.

EXCEPTING THEREFROM, HOWEVER, Part of the BARON, the HURLBURN, the PURE GOLD Lode Mining Claims (United States Mineral Survey No. 8685); the SAILOR Lode Mining Claim (United States Mineral Survey No. 15015); the PURE GOLD NO. 2 Lode Mining Claim (United States Mineral Survey No. 20523); and the AUGUST Lode Mining Claim (United States Mineral Survey No. 20524), located in the Gold Hill Mining District and embracing a portion of Section 18, Township 1 North, Range 71 West of the 6th P.M.; and a part of the southerly portion of Government Lot No. 93, located in the NE 1/4 of Section 18, Township 1 North, Range 71 West of the 6th P.M., described as follows:

Beginning at Corner No. 3 of the AUGUST Lode Mining Claim (United States Mineral Survey No. 20524) (all bearings based on the True Meridian as established by Celestial Observations); thence $N52^{\circ}57'W$, a distance of 150.00 feet; thence $S62^{\circ}05'10"W$, a distance of 36.95 feet; thence $S11^{\circ}02'25"E$, a distance of 59.96 feet; thence $S13^{\circ}01'55"W$, a distance of 124.19 feet; thence $S26^{\circ}18'05"E$, a distance of 49.94 feet; thence $S64^{\circ}58'10"E$, a distance of 52.48 feet; thence $S54^{\circ}13'E$, a distance of 6.64 feet; thence $N47^{\circ}49'35"E$, a distance of 148.32 feet; thence $N11^{\circ}03'25"E$, a distance of 33.02 feet; thence $N26^{\circ}45'W$, a distance of 50.00 feet; to the Point of Beginning. County of Boulder, State of Colorado.

FILM 1060

Recorded at 10:42 of clock A. y. APR 30 1979
Reception No. 334710 *Charlton Houston*

BOULDER
Recorder.

2-1

FILING STAMP

THIS DEED, Made this 29th day of December

1978, between **Deward E. Walker Jr. and
Barbara J. Walker**

of the County of **Boulder** and State of

Colorado, of the first part, and

Robert M. Podrusnik

whose legal address is

of the County of **Boulder** and State of Colorado, of the second part:

WITNESSETH, That the said party of the first part, for and in consideration of the sum of

Sixty-four Thousand Five Hundred----- DOLLARS,

to the said party of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the said party of the second part, his heirs and assigns forever, all the following described lot or parcel of land, situate, lying and being in the County of **Boulder** and State of Colorado, to-wit:

See exhibit A attached.

also known as street and number **Salina Star Route, Four Mile CANYON**

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the said party of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said party of the second part, his heirs and assigns forever. And the said party of the first part, for himself, his heirs, executors, and administrators, does covenant, grant, bargain, and agree to and with the said party of the second part, his heirs and assigns, that at the time of the enrolling and delivery of these presents, he is well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and encumbrances of whatever kind or nature soever, except taxes for 1978

and a deed of trust in favor of Metropolitan Mortgage Co., both of which the Grantee assumes and agrees to pay, and subject to mineral reservations, patent reservations and easements of record

and the above bargained premises in the quiet and peaceable possession of the said party of the second part, his heirs and assigns against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said party of the first part shall and will WARRANT AND FOREVER DEFEND. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Deward E. Walker Jr. (SEAL)
Barbara J. Walker (SEAL)

(SEAL)

STATE OF COLORADO

Doc File
Co 45
4-30-79

Salina Star Route, 4 Mile Canyon

County of Boulder and State of Colorado, of the first part, a

Robert M. Podrusnik

whose legal address is

of the County of Boulder and State of Colorado, of the second part:

WITNESSETH, That the said party of the first part, for and in consideration of the sum of

Sixty-four Thousand Five Hundred----- DOLLARS,

to the said party of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the said party of the second part, his heirs and assigns forever, all the following described lot or parcel of land, situate, lying and being in the

County of Boulder and State of Colorado, to-wit:

See exhibit A attached.

Doc Fee
6.45
41-30-79

also known as street and number *Salina Star Route, Four Mile Canyon*

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the said party of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said party of the second part, his heirs and assigns forever. And the said party of the first part, for himself, his heirs, executors, and administrators, does covenant, grant, bargain, and agree to and with the said party of the second part, his heirs and assigns, that at the time of the enclosing and delivery of these presents, he is well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and encumbrances of whatever kind or nature soever. **except taxes for 1978**

and a deed of trust in favor of Megapolitan Mortgage Co., both of which the Grantee assumes and agrees to pay, and subject to mineral reservations, patent reservations and easements of record

and the above bargained premises in the quiet and peaceable possession of the said party of the second part, his heirs and assigns against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said party of the first part shall and will WARRANT AND FOREVER DEFEND. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Deward E. Walker Jr. [SEAL]
Barbara J. Walker [SEAL]

STATE OF COLORADO
County Boulder

This foregoing instrument was acknowledged before me this *29th* day of December
by *Deward E. Walker Jr. and Barbara J. Walker*

My commission expires *2-26-79*, 19 *79*. Witness my hand and official seal.

Jessie Green
Notary Public

Salina Star Route, 4 Mile Canyon
11-11-79

LEGAL DESCRIPTION

All that part or parcel of the Baron Lode Mining Claim, Survey Lot No. 8685, more particularly described as follows:

Beginning at Corner No. 1, which is identical with Corner No. 3 of Survey No. 20524, The August Lode; thence North 52°57' West 150 feet to Corner No. 2; thence South 57°44' West 200 feet to Corner No. 3; thence South 52° 57' East 150 feet to Corner No. 4; thence South 26°45' East 50 feet to Corner No. 5; thence North 57°44' East 200 feet to Corner No. 6; thence North 26°45' West 50 feet to Corner No. 1; the Place of Beginning.

EXCEPTING THEREFROM, HOWEVER, Part of the BARON, the BURLEIGH, the PURE GOLD Lode Mining Claims (United States Mineral Survey No. 8685); the SAILOR Lode Mining Claim (United States Mineral Survey No. 15015); the PURE GOLD NO. 2 Lode Mining Claim (United States Mineral Survey No. 20523); and the AUGUST Lode Mining Claim (United States Mineral Survey No. 20524), located in the Gold Hill Mining District and embracing a portion of Section 18, Township 1 North, Range 71 West of the 6th P.M.; and a part of the Southerly portion of Government Lot No. 93, located in the NE 1/4 of Section 18, Township 1 North, Range 71 West of the 6th P.M., described as follows:

Beginning at Corner No. 3 of the AUGUST Lode Mining Claim (United States Mineral Survey No. 20524) (all bearings based on the True Meridian as established by Celestial Observations); thence N52°57'W, a distance of 150.00 feet; thence S62°05'10"W, a distance of 36.95 feet; thence S11°02'25"E, a distance of 59.96 feet; thence S13°01'55"W, a distance of 124.19 feet; thence S26°18'05"E, a distance of 49.94 feet; thence S64°58'10"E, a distance of 52.68 feet; thence S54°13'E, a distance of 6.64 feet; thence N47°40'35"E, a distance of 148.32 feet; thence N11°03'25"E, a distance of 33.82 feet; thence N26°45'W, a distance of 50.00 feet; to the Point of Beginning, County of Boulder, State of Colorado.

FILM 820

Recorded at _____ o'clock _____ M.

2 - 1

Receipt by _____

068449

THIS DEED, Made this 25th day of May, 1973, between

Larry Taylor and Margaret Taylor

of the County of Boulder and State of Colorado, of the first part, and

Deward E. Walker, Jr. and Barbara J. Walker

of the County of Boulder and State of Colorado, of the second part: _____

COUNTY OF BOULDER
STATE OF COLORADO
FILED IN MY OFFICE ON

JUN 4 8 47 AM '73
FILM 820

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of **Twenty Seven Thousand and no/100----- DOLLARS**,

to the said parties of the first part in hand paid by the said part Y of the second part, the receipt whereof is hereby conferred and acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey and confirm, unto the said part Y of the second part, his heirs and assigns forever, all the following described lot or parcel of land, situate, lying and being in the County of Boulder and State of Colorado, to-wit:

- Cincinnati Lode Mining Claim No. 476,
 - Baron Lode Mining Claim No. 8685,
 - Burleigh Lode Mining Claim No. 8685,
 - Pure Gold Lode Mining Claim No. 8685,
 - Bankrupt Lode Mining Claim No. 15151,
 - Sailor Lode Mining Claim No. 15051,
 - August Lode Mining Claim No. 20524,
 - Francis Lode Mining Claim No. 20523,
 - Pure Gold No. 2 Lode Mining Claim No. 20523,
- together with all easements and rights of way appurtenant and all water rights appurtenant including but not limited to those water rights adjudicated in water case number W5488 to include: Baron well, Cincinnati well, Salina well, Baron Spring and August Adit Spring; but not to include: first and second Superior wells, Moore's Subdivision well and Taylor-Sunset Spring; it being the intent hereof to convey all of grantors' property in Sec. 18, T1N, R71W of the 6th P.M. except as noted above; also, the Helvetia Lode Mining Claim No. 652 in Sec. 19, T1N, R71W of the 6th P.M. There is also conveyed hereby all rights of the grantors in and to the Helvetia well, Gold King well and Old Montreal well.

TO HAVE AND TO HOLD IN JOINT TENANCY

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reverses and reverendons, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the said parties of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

JUN 4 1973

FLN 820

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said party of the second part, his heirs and assigns forever. And the said part 1CB of the first part, for themselves heirs, executors, and administrators, do covenant, grant, bargain and agree to and with the said party of the second part, his heirs and assigns, that at the time of the encasing and delivery of these presents they shall be seised of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and have good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and encumbrances of whatever kind or nature soever except taxes for 1973 due in 1974 which grantee assumes and agrees to pay;

and the above bargained premises in the quiet and peaceable possession of the said party of the second part, his heirs and assigns against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said part 1CB of the first part shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, the said part 1CB of the first part has hereunto set (his) hand and seal the day and year first above written.

Signed, sealed and Delivered in the Presence of

Larry Taylor (SEAL)
Larry Taylor

Margaret Taylor (SEAL)
Margaret Taylor

STATE OF COLORADO,

County of Boulder

The foregoing instrument was acknowledged before me this 25th day of May 1973, by Larry Taylor and Margaret Taylor

My commission expires April 19, 1977. Witness my hand and official seal.

Barbara S. J... ..
Notary Public



008449

No.

WARRANT FILED

JUN 4 8 47 AM '73

FLN 820

TO

STATE OF COLORADO, County of BOULDER

I hereby certify that this instrument was filed for record in my office this day of 19 at o'clock M., and duly recorded in Book Page

Barbara S. J...

By Deputy

Fees \$ 13.50 + 2.70

Mail to (or return to)

Send future tax bills (return to):

Barbara S. J...

Box 579

BOULDER, COLORADO

Barbara S. J...

APR 1 1973

121 612

This Deed, made *30 days March*

1973, between

Richard B. Harrison and Shirley L. Harrison

of the County of Boulder, State of Colorado

and Margaret A. Taylor

and State of Colorado

...of the first part, for and in consideration of the sum of ... Dollars and Valuable Consideration ... than ... DOLLARS ... by the said parties of the second part, the receipt ... and quit claim ... into the said parties of the second part, their heirs and assigns forever, not in joint or common ... in joint tenancy, all the ... of land shown lying and being in the County of Boulder and State of Colorado to wit

All that part or parcel of the Baron Lode Mining Claim, Survey Lot No. 8685, more particularly described as follows:

- Beginning at Corner No. 1, which is identical with Corner No. 3 of Survey No. 20524, the August Lode;
- thence North 52°57' West 150 feet to Corner No. 2;
- thence South 57°44' West 200 feet to Corner No. 3;
- thence South 52°57' East 150 feet to Corner No. 4;
- thence South 26°45' East 50 feet to Corner No. 5;
- thence North 57°44' East 200 feet to Corner No. 6;
- thence North 26°45' West 50 feet to Corner No. 1;

EXCEPTING THEREFROM, HOWEVER, Part of the BARON, the HUNTER, the PURE GOLD Lode Mining Claims (United States Mineral Survey No. 8685); the SAILOR Lode Mining Claim (United States Mineral Survey No. 15015); the PURE GOLD NO. 2 Lode Mining Claim (United States Mineral Survey No. 20523); and the AUGUST Lode Mining Claim (United States Mineral Survey No. 20524), located in the Gold Hill Mining District and embracing a portion of Section 18, Township 1 North, Range 71 West of the 6th P.M.; and a part of the southerly portion of Government Lot No. 91, located in the NE 1/4 of Section 18, Township 1 North, Range 71 West of the 6th P.M., described as follows:

Beginning at Corner No. 3 of the AUGUST Lode Mining Claim (United States Mineral Survey No. 20524) (all bearings based on the True Meridian as established by Celestial Observations):

- thence N52°47'W, a distance of 50.00 feet;
- thence S62°05'10"W, a distance of 36.95 feet;
- thence S11°02'25"E, a distance of 59.96 feet;
- thence S13°01'55"W, a distance of 124.19 feet;
- thence S26°18'05"E, a distance of 49.94 feet;
- thence N54°58'10"E, a distance of 52.65 feet;
- thence N14°13'E, a distance of 24 feet;
- thence N4°40'35"E, a distance of 149.11 feet;
- thence N11°03'25"E, a distance of 11.82 feet;
- thence N26°45'W, a distance of 1.00 feet;

to the Point of Beginning.

County of Boulder, State of Colorado.

012

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereto belonging or in anywise thereto appertaining, and all the estate, right, title, interest, and claim whatsoever of the said part 1 or of the first part, either in law or equity, unto the said parties of the second part, their heirs and assigns forever, not in tenancy in common but in joint tenancy.

IN WITNESS WHEREOF, The said part 1 or of the first part have hereunto set their hands and seal the day and year first above written.

Signed, Sealed and Delivered in the presence of	Richard E. Harrison	[SEAL]
	Shirley L. Harrison	[SEAL]
		[SEAL]

STATE OF COLORADO,
County of Boulder

The foregoing instrument was acknowledged before me this *20th* day of *March*, 1975, by Richard E. Harrison and Shirley L. Harrison

My commission expires *Nov 4, 1975*
Witness my hand and official seal.

Thomas C. [Signature]
Notary Public

FILED 686

Recorded at 11:43 A.M. of Dec 18 1969
Exception No. 932043

DEC 18 1969

HENRY C. PUTNER, Recorder

FILED 686

DEC 18 1969

FILING STAMP

THIS DEED, Made this 1st day of December in the year of our Lord one thousand nine hundred and sixty nine between **MARSHALL BRIDGE and RIA BRIDGE**, husband and wife,

of the County of Boulder and State of Colorado, of the first part, and

RICHARD E. HARRISON and SHIRLEY L. HARRISON

of the County of Boulder and State of Colorado, of the second part:

WITNESSETH, That the said part of the first part, for and in consideration of the sum of

Fifteen Thousand Five Hundred and No/100ths ----- DOLLARS

to the said parties of the first part in hand paid by the said parties of the second part the receipt whereof is hereby confessed and acknowledged, have granted, bargained, sold, conveyed, and confirmed unto the said parties of the second part the premises hereinafter described, to have and to hold unto them, their heirs and assigns forever, and being in the County of Boulder

All that part or parcel of the Baron Lode Mining Claim Survey Lot No. 255 more particularly described as follows:

Beginning at Corner No. 1, which is identical with Corner No. 1 of Survey No. 20524, The August Lode; thence North 52°57' West 150 feet to Corner No. 2; thence South 57°44' West 200 feet to Corner No. 3; thence South 52°57' East 150 feet to Corner No. 4; thence South 26°45' East 50 feet to Corner No. 5; thence North 57°44' East 200 feet to Corner No. 6; thence North 26°45' West 50 feet to Corner No. 1, the Place of Beginning.

Together with all and singular the hereditaments and appurtenances, therunto in anywise in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof and all the estate therein, title, interest, claim and demand whatsoever, of the said parties of the first part, unto the said parties of the second part, their heirs and assigns forever, and to the above bargained premises, with the hereditaments and appurtenances therunto in anywise in anywise appertaining, unto Richard E. Harrison and Shirley L. Harrison, their heirs and assigns forever.

And the said Marshall Bridge and Ria Bridge, their heirs and assigns, do hereby covenant, grant, bargain and agree to and with the said parties of the second part, their heirs and assigns, against all and every person or persons lawfully claiming thereof, by, through or under the said parties of the first part to warrant and defend.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in the presence of

Shirley L. Harrison
Richard E. Harrison

Marshall Bridge
Ria Bridge

TERRITORY OF GUAY
STATE OF COLORADO
BY Clerk of Court

DEC 18 1969

CONSTITUTIONAL AND WILL

of the County of **Routler** and State of **Colorado**, of the first part,

RICHARD E. HARRISON and SHIRLEY L. HARRISON

of the County of **Boulder** and State of **Colorado**, of the second part:

WITNESSETH, That the said part of the first part, for and in consideration of the sum of

Fifteen Thousand Five Hundred and No. 100ths

to the said parties of the first part, have granted, bargained, sold, aliened, conveyed, confirmed, quitclaimed, released, remised, warranted, granted, bargain, sell, convey and confirm, unto the said parties of the second part, their heirs and assigns forever, in joint tenancy, all the following described land and being in the County of **Boulder**

All that part or parcel of the **Baron Lode Mining Claim** more particularly described as follows:

Beginning at Corner No. 1, which is identical with Corner No. 1 of Section 20, T. 25N., R. 10E., S. 10W., 20524, The August Lode; thence North 52°57' West 150 feet to Corner No. 2; thence South 57°44' West 200 feet to Corner No. 3; thence South 52°57' East 150 feet to Corner No. 4; thence South 26°45' East 50 feet to Corner No. 5; thence North 57°44' East 200 feet to Corner No. 6; thence North 26°45' West 50 feet to Corner No. 1, the Place of Beginning.

Together with all and singular the hereditaments and appurtenances, therunto in anywise appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits, thereof; and all the estate, right, title, interest, claim and demand whatsoever, of the said parties of the first part, in, to, and to the above bargained premises, with the hereditaments and appurtenances thereto in anywise appertaining, unto **Richard E. Harrison and Shirley L. Harrison**, their heirs and assigns forever.

And the said **Marshall Bridge and Ria Bridge**, their heirs and assigns forever, do covenant, grant, bargain and agree to and with the said parties of the first part, their heirs and assigns, the above bargained premises in the quiet and peaceable possession of the said parties of the first part, their heirs and assigns, against all and every person or persons lawfully claiming the same, by, through or under the said parties of the first part to Warrant and never Defeat.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in the presence of
Shirley L. Harrison
Richard E. Harrison
TERRITORY OF GUAM
City of Agaña

Marshall Bridge
Ria Bridge

This foregoing instrument was acknowledged before me this 5th day of December, 1969, by **Marshall Bridge and Ria Bridge**, husband and wife. My commission expires **June 21, 1973**.

Angelita C. Salazar
ANGELITTA C. SALAZAR
In and for the Territory of Guam.

*If the married person's name here does not appear, it may be proven by affidavit, in fact, that the name of person so executing, appearing, in fact or other case, is the name of such officer or officers, as the president or other officers of the corporation, etc. See 11-1-1, Colorado Revised Statutes, 1963.

212017

... of the first part, and
MYRTLE CHARLES
 County of **LOS ANGELES** **JALIFORNIA**
 and State of **MISSISSIPPI**
 of the second part,
MARSHALL BRIDGE
 County of **BOULDER** and State of **Colorado**,

WITNESSETH, That the said part Y of the first part, for and in consideration of the sum of **ONE HUNDRED AND FIFTY** DOLLARS, to the said part Y of the first part in hand paid by the said part Y of the second part, the receipt whereof is hereby confessed and acknowledged, he do remise, release, sell, convey and **QUIT CLAIMED**, and by these presents do remise, release, sell, convey and **QUIT CLAIM** unto the said part Y of the second part, his heirs, executors and assigns forever, all the right, title, interest, claim and demand which the said part Y of the first part has in and to the following described lands, lying and being in the County of **BOULDER** and State of **Colorado**, to-wit:

All that part of parcel of the Baron Lode Mining Claim, Survey Lot No. 8885, more particularly described as follows, to-wit: Beginning at Corner No. 1, which is identical with Corner No. 3 A of Survey No. 20524, The August Lode; thence North 52 degrees 57' West 150 feet to Corner No. 2; thence South 57 degrees 44' West 200 feet to Corner No. 3; thence South 52 degrees 57' East 150 feet to Corner No. 4; thence South 26 degrees 45' East 50 feet to Corner No. 5; thence North 57 degrees 44' East 200 feet to Corner No. 6. Thence North 26 degrees 45' West 50 feet to Corner No. 1, The Place of Beginning, and containing 40,000 square feet, more or less of land, reserving however title to all mineral, gas and oil deposits underneath the surface of said parcel and unto the said party, her heirs and assigns.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereto appertaining, and all the estate, right, title, interest and claim whatsoever, of the said part Y of the first part, either in law or equity, to the only proper use, benefit and behoof of the said part Y of the second part, his heirs and assigns forever.

IN WITNESS WHEREOF, The said part Y of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of
 x *Mrs. Anna A. Schultz*
 Myrtle Charles
 CALIFORNIA
 STATE OF **MISSISSIPPI**
 County of **LOS ANGELES**

The foregoing instrument was acknowledged before me this 26th day of November, 1933, by MYRTLE CHARLES
 My Commission Expires _____ Witness my hand and official seal
 My Commission Expires May 20, 1933

part 1 of 2

REC'D

Lot No. 8685, of the Baron Lode Mine Claim, Survey
 Beginning at Corner No. 1, which is identical with Corner No. 3 A
 of Survey No. 80524, The August Lode; thence North 52 degrees 57'
 West 150 feet to Corner No. 2; thence South 57 degrees 44' West
 200 feet to Corner No. 3; thence South 52 degrees 57' East 150 feet
 to Corner No. 4; thence South 26 degrees 45' East 50 feet to Cor-
 ner No. 5; thence North 57 degrees 44' East 200 feet to Corner No. 6
 Thence North 26 degrees 45' West 50 feet to Corner No. 1, The
 Place of Beginning, and containing 40,000 square feet, more or less
 of land, reserving however title to all mineral, gas and oil con-
 tained underneath the surface of said described tract unto first
 party, her heirs and assigns.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto
 belonging or in anywise therewith appertaining, and all the estate, right, title, interest and claim whatsoever, of the
 said part Y of the first part, either in law or equity, to the only proper use, benefit and behoof of the said
 part Y of the second part, his heirs and assigns forever.

IN WITNESS WHEREOF, The said part Y of the first part has hereunto set his hand
 and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of

X Mrs. Anna A. Schultz

Myrtle Charles [SEAL]
 _____ [SEAL]
 _____ [SEAL]
 _____ [SEAL]

JALIFORNIA
 STATE OF CALIFORNIA,
 County of LOS ANGELES

The foregoing instrument was acknowledged before me this
 A. D. 19 51, by MYRTLE CHARLES

26th

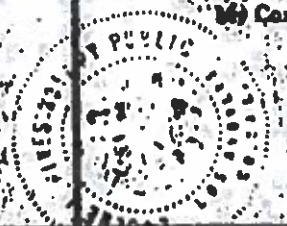
of NOVEMBER

My commission expires

, 19 . Witness my hand and official seal.

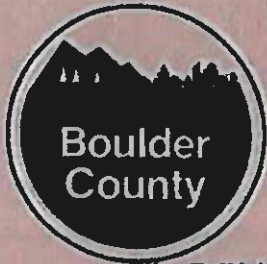
My Commission Expires May 20, 1953

Eugene L. Niles
 Notary Public



ALL natural persons or persons here insert name or names; if by person acting in representative or official capacity or as
 attorney-in-fact, then insert name of person so executor, attorney-in-fact, or other capacity or description; if by officer of cor-
 poration, then insert name of such officer or officers, as the president or other officers of such corporation, naming it.—Statutory
 Amendment, Section 1277.

No. 988. QUI CLAM SENT.—The Standard-Bottoms Pkg. Co., Minn. Bottom's Land Claim, Survey.



Post Office Box 471 • Boulder, Colorado 80306

Land Use Department

Courthouse Annex
2045 13th Street • 13th & Spruce Streets • Boulder, Colorado 80302 • (303) 441-3930

Alice E. Walker
2350 N. Springwood Court
Lafayette, CO 80026
RE: Building Lot Determination for 463 Gld Run

ATTACHMENT 2

October 28, 1999

Dear Ms. Walker:

Based upon the materials submitted by you on October 22, 1999 and after some additional research by staff, we have concluded that the .36 acre property at the address of 463 Gold Run is NOT eligible for designation as a legal building lot by Boulder County. This parcel (ID# 146118000027, Assessor ID 0092022) was originally described in a Quit Claim Deed 60434 from Richard E. and Shirley Harrison to Larry J. and Margaret A. Taylor recorded April 1, 1973. It was then apparently recombined with a number of other mining claims in a Warranty Deed 68449 from the Taylors to Deward E. and Barbara J. Walker recorded June 4, 1973, split off again by Warranty Deed 334710 from the Walkers to Robert M. Podrusnik recorded April 30, 1979, then reacquired by Deward E. Walker, Jr. via Quit Claim Deed 330847 recorded April 5, 1979.

The creation of the .36 acre parcel was in violation of the state subdivision statute, adopted May 5, 1972. Furthermore, the property did not meet the minimum lot area requirement in the Forestry zone of five acres which went into effect on March 3, 1972. The copies of the building permits you submitted were for a property address at 459 Gold Run, not 463. Finally, I could find no evidence of a subdivision exemption or other County Commissioner action approving the creation of the property in question. I should note that in searching the section files for Section 18, T1N R71W I came across a letter from county staff to Peter Brady dated March 12, 1993 which said in part "This whole area of section 8 [sic] T1N R71W...appears to have a murky title history.... What may be necessary is a complete reconstruction of all transactions dealing with these parcels from the late 40's up to days [sic] date". I would be happy to review any additional evidence or information you may have regarding the property at 463 Gold Run. Feel free to call me if you wish further explanation or clarification in this matter.

Regards,

Peter L. Fogg
Manager, Long Range Division

cc: letter log, 18 T1N R71W, Assessor

Jana L. Mendez
County Commissioner

Ronald K. Stewart
County Commissioner

Paul Danish
County Commissioner

820

Recorded at _____ o'clock _____ M.,

058449

This DEED, Made this 28th day of May, 1973, between

Larry Taylor and Margaret Taylor

of the County of Boulder and State of Colorado, of the first part, and

Deward E. Walker, Jr. and Barbara J. Walker

of the County of Boulder and State of Colorado, of the second part:

COUNTY OF BOULDER
STATE OF COLORADO
FILED IN THE OFFICE ON

JUN 4 8 47 AM '73

FILED 820
CLERK AND
RECORDER

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of Twenty Seven Thousand and no/100----- DOLLARS,

to the said parties of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey and confirm, unto the said party of the second part, his heirs and assigns forever, all the following described lot or parcel of land, situate, lying and being in the County of Boulder, and State of Colorado, to-wit:

- Cincinnati Lode Mining Claim No. 470,
 - Baron Lode Mining Claim No. 8685,
 - Burleigh Lode Mining Claim No. 8685,
 - Pure Gold Lode Mining Claim No. 8685,
 - Bankrupt Lode Mining Claim No. 15151,
 - Sailor Lode Mining Claim No. 15051,
 - August Lode Mining Claim No. 20524,
 - Francis Lode Mining Claim No. 20523,
 - Pure Gold No. 2 Lode Mining Claim No. 20523,
- together with all easements and rights of way appurtenant and all water rights appurtenant including but not limited to those water rights adjudicated in water case number W5488 to include: Baron well, Cincinnati well, Salina well, Baron Spring and August Adit Spring; but not to include: first and second Superior wells, Moore's Subdivision well and Taylor-Sunset Spring; it being the intent hereof to convey all of grantors' property in Sec. 18, T1N, R71W of the 8th P. M. except as noted above; also, the Helvetia Lode Mining Claim No. 652 in Sec. 19, T1N, R71W of the 8th P. M. There is also conveyed hereby all rights of the grantors in and to the Helvetia well, Gold King well and Old Montreal well.

TO HAVE AND TO HOLD IN JOINT TENANCY

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claims and demand whatsoever of the said parties of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

STATE OF COLORADO REC
JUN 4 1973
370

FILM 820

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said party of the second part, his heirs and assigns forever. And the said parties of the first part, for themselves, heirs, executors, and administrators, do covenant, grant, bargain and agree to and with the said party of the second part, his heirs and assigns, that at the time of the enclosing and delivery of these presents they are well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and have good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and encumbrances of whatever kind or nature except taxes for 1973 due in 1974 which grantee assumes and agrees to pay;

and the above bargained premises in the quiet and peaceable possession of the said party of the second part, his heirs and assigns against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said parties of the first part shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seal the day and year first above written.

Signed, sealed and Delivered in the Presence of

Larry Taylor
Larry Taylor

(SEAL)

Margaret Taylor
Margaret Taylor

(SEAL)

STATE OF COLORADO,

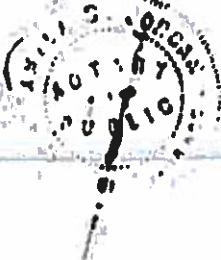
County of Boulder

The foregoing instrument was acknowledged before me this 28th day of May 1973, by Larry Taylor and Margaret Taylor

My commission expires

April 19, 1977. Witness my hand and official seal.

Paula J. Jordan
Paula J. Jordan
Notary Public



068449

WARRANTIFIED

JUN 4 8 47 AM '73

FILM 820

TO

STATE OF COLORADO

STATE OF COLORADO,
County of BOULDER

I hereby certify that this instrument was filed for record in my office this _____ day of _____ 19____.

at _____ M., and duly recorded.

In my presence _____

By _____

Notary Public

Fee \$3.50 + 2.70

Mail fee (or return fee)

Send future tax statements to:

Barney E. Wilbur

Box 579

Boelen

**Logan
Mill
Ranch**

Four Mile Canyon
P.O. Box 579
Boulder, Colorado 80306
303-444-1594

Mr. Thomas Terranova
Building Inspector
Boulder County
Boulder, Colorado

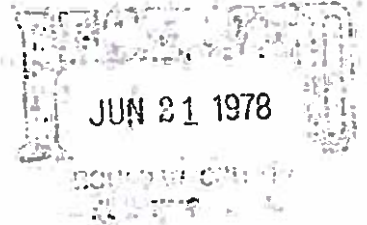
June 21, 1978

Re: Permit # 22629

Dear Mr. Terranova:

The attached document from Leroy's Excavating indicates that I began work on the Baron site in Salina before expiration of Permit # 22629 which was granted on November 11, 1977. Excavation and work on the footing forms was completed before expiration of the 120 day period. Additional work on the site was halted in January when I broke my wrist and underwent surgery on it. I would appreciate renewal of this permit.

Many thanks for your assistance and advice.



Respectfully,

Steward

Deward E. Walker, Jr.

hw: Enclosure

LeRoy's Excavating
Crisman Star Route
Boulder, Colorado 80302

To Whom It May Concern:

LeRoy's Excavating worked for Deward Walker in January of 1978. We excavated footers for a house on the Baron property.

LeRoy's Excavating
LeRoy LeBlanc (Owner)

Sola S. LeBlanc Sec.

JUN 21 1978

**LeROY'S EXCAVATING
Backhoe and Loader Work**

LeROY Le BLANC
442-1224

CRISMAN STAR RT
BOULDER, COLO.

----- 19 -----

Customer _____

Equipment _____ 7 _____ Operator _____

DAILY TIME RECORD

Time 8:30 a.m. 5:00 P.M.

Rate Per Hour \$5.00 Total Hours 8

Jew
DIEGEL
JUN 21 1978
BOULDER COLO

FILM 1033

Recorded at 11.31
Reception No. 305-171

OCT 18 1978

Recorder BOULDER

2-1

THIS DEED OF TRUST, Made this 30th day of May 19 78, between
 Edward E. Walker, Jr. and Barbara Walker
 the grantor herein whose address is P.O. Box 579, Boulder, Colorado 80306
 County of Boulder and State of Colorado,
 and the PUBLIC TRUSTEE of the County or City and County in which the property described below is situated, in the
 State of Colorado,
 Whereas: The Grantor do owe as a primary debt to the Public Trustee for the total principal
 amount of Six Thousand and no/100's Dollars
 payable to the order of Larry G. MacArthur
 the beneficiary herein whose address is 1432 Spruce St., Boulder, Colorado
 Ninety days after the date thereof.
 with interest thereon from the date thereof at the rate of 10 percent per annum, principal and interest payable
 in full.

do hereby grant and convey unto said Public Trustee the following described property, situate in the
 County of Boulder, State of Colorado, to wit:

All that part or parcel of the Baron Lode Mining
 Claim, Survey Lot No. 8685, more particularly described
 as follows:

Beginning at Corner No. 1, which is identical
 with Corner No. 3 of Survey No. 20524, The August Lode;
 thence North 52°57' West 150 feet to Corner No.2;
 thence South 57°44' West 200 feet to Corner No.3;
 thence South 52°57' East 150 feet to Corner No.4;
 thence South 26°45' East 50 feet to Corner No.5;
 thence North 57°44' East 200 feet to Corner No.6;
 thence North 26°45' West 50 feet to Corner No.1;
 the Place of Beginning.

EXCEPTING THEREFROM, HOWEVER, Part of the BARON,
 the BURLEIGH, the PURE GOLD Lode Mining Claims (United
 States Mineral Survey No. 8685); the SAILOR Lode Mining
 Claim (United States Mineral Survey No. 15015); the PURE
 GOLD NO. 2 Lode Mining Claim (United States Mineral Survey
 No. 20523); and the AUGUST Lode Mining Claim (United
 States Mineral Survey No. 20524), located in the Gold Hill
 Mining District and embracing a portion of Section 18,
 Township 1 North, Range 71 West of the 6th P.M.; and a
 part of the Southerly portion of Government Lot No. 93,
 located in the NE ¼ of Section 18, Township 1 North,
 Range 71 West of the 6th P.M., described as follows:

Beginning at Corner No. 3 of the AUGUST Lode
 Mining Claim (United States Mineral Survey No. 20524)
 (all bearings based on the True Meridian as established
 by Celestial Observations);

thence N52°57'W, a distance of 150.00 feet;
 thence S62°05'10"W, a distance of 36.95 feet;
 thence S11°02'25"E, a distance of 59.96 feet;
 thence S13°01'55"W, a distance of 124.19 feet;
 thence S26°18'05"E, a distance of 49.94 feet;
 thence S64°58'10"E, a distance of 52.68 feet;
 thence S54°13'E, a distance of 6.64 feet;
 thence N47°40'35"E, a distance of 148.32 feet;
 thence N11°03'25"E, a distance of 33.82 feet;
 thence N26°45'W, a distance of 50.00 feet;

to the Point of Beginning.

County of Boulder,
 State of Colorado.

FILM 1033

2-2

also known as street and number Salina Star Route

TO HAVE AND TO HOLD the above premises with all appurtenances to the said premises, to the order of default of the payment of said notes and past interest...

The greater convenience that at the time of delivery of these presents, he is seized of said property, a first mortgage, and that said mortgage is the only mortgage, except a First Deed of Trust secured by a note with Metropolitan Mortgage in the approximate amount of \$33,000.00. A Second Deed of Trust secured by a note with Globe Industrial Bank in the approximate amount of \$29,000.00

and that the above-mentioned mortgages are secured by the above-mentioned premises in the approximate amount of \$62,000.00, and that the said mortgages are secured by the above-mentioned premises in the approximate amount of \$62,000.00, and that the said mortgages are secured by the above-mentioned premises in the approximate amount of \$62,000.00.

It is the intention of the parties hereto that the above-mentioned premises shall be sold by the sheriff of the county of Boulder, Colorado, at public auction for cash, at such time and place as the sheriff may determine, and that the proceeds of such sale shall be applied to the payment of the above-mentioned mortgages...

Edward E. Walker Jr. *Barthony Walker*



Notary Public in and for the State of Colorado
Boulder

My commission expires 10-3-78
Witness my hand and official seal

Jan S. Conway

DEED OF TRUST TO PUBLIC TRUSTEE
 (Receiver's Clause)

THIS INDENTURE, Made this 1st day of December in the year of our Lord one thousand nine hundred and Seventy-Eight between Deward E. Walker, Jr. and Barbara J. Walker

whose address is Box 579, Boulder, Colorado 80306
 in the State of Colorado, hereinafter called the Grantor, and the Public Trustee of the County of Boulder in the State of Colorado, hereinafter called the Trustee,

WITNESSETH:

THAT, WHEREAS, Grantor has executed their promissory note bearing even date herewith, for the principal sum of THIRTY-FIVE THOUSAND and no/100 dollars,

payable in the order of GLOBE INDUSTRIAL BANK

whose address is 2124 Broadway, Boulder, Colorado 80302

after date thereof, with interest thereon as provided in said note payable according to its terms and tenor.

AND, WHEREAS, Grantor is desirous of securing the payment of said promissory note, in whose hands soever the said note may be, and also the payment of all sums expended or advanced by the Beneficiary pursuant to any term or provision hereof, and also the performance of each covenant and agreement of Grantor herein contained,
 NOW, THEREFORE, Grantor, in consideration of the premises, and for the purpose aforesaid, does hereby grant, bargain, sell and convey unto the said Trustee, in trust forever, the following described property, situate in the County of Boulder and State of Colorado, to wit:

PARCEL A:

Part of the BARON, the BURLEIGH, the PURE GOLD Lode Mining Claims (United States Mineral Survey No. 8685);
 the SAILOR Lode Mining Claim (United States Mineral Survey No. 15051);
 the PURE GOLD NO. 2 Lode Mining Claim (United States Mineral Survey No. 20523);
 and the AUGUST Lode Mining Claim (United States Mineral Survey No. 20524), located in the Gold Hill Mining District and embracing a portion of Section 18, Township 1 North, Range 71 West of the 6th P.M.;
 and a part of the Southerly portion of Government Lot No. 93, located in the NE 1/4 of Section 18, Township 1 North, Range 71 West of the 6th P.M., described as follows:

Beginning at Corner No. 3 of the August Lode Mining Claim (United Mineral Survey No. 20524) (all bearings based on True Meridian as established by Celestial Observations);
 thence N 52°57' W, a distance of 150.00 feet;
 thence S 62°05'10" W, a distance of 36.95 feet;
 thence S 11°02'25" E, a distance of 57.96 feet;
 thence S 13°01'55" W, a distance of 124.17 feet;
 thence S 26°18'05" E, a distance of 49.94 feet;
 thence S 64°58'10" E, a distance of 52.68 feet;
 thence S 54°13' E, a distance of 6.64 feet;
 thence N 47°40'35" E, a distance of 148.32 feet;
 thence N 11°03'25" E, a distance of 33.82 feet;
 thence N 26°45' W, a distance of 50.00 feet to the Point of Beginning.

COUNTY OF BOULDER, STATE OF COLORADO.

PARCEL B:

LITTLE MAY Lode Mining Claim (United States Mineral Survey No. 12827); located in the Sugarloaf Mining District, and embracing a portion of Section 20, Township 1 North, Range 71 West of the 6th P.M.

FILM 1041

3-2

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereof, including all fixtures and articles of personal property now or at any time hereafter attached to or used in any way in connection with the use, operation and occupation of the above described real estate, and any and all buildings now or hereafter erected thereon, such fixtures and articles of personal property including, but without being limited to, all screens, awnings, storm windows and doors, window shades, inlaid floor coverings, shrubbery, plants, stoves, ranges, boilers, tanks, furnaces, radiators, and all heating, lighting, plumbing, gas, electric, ventilating, refrigerating, air-conditioning and insulating equipment of whatsoever kind and nature, except household furniture not specifically enumerated herein, all of which fixtures and articles of personal property are hereby declared and shall be deemed to be fixtures and accessory to the freehold and a part of the realty as between the parties hereto, their heirs, executors, administrators, successors and assigns, and all persons claiming by, through or under them, and shall be deemed to be a portion of the security for the indebtedness herein mentioned and to be subject to the lien of this deed of trust.

TO HAVE AND TO HOLD THE SAME, IN TRUST NEVERTHELESS. That in case of default in the payment of said note, or any part thereof, or in the payment of any prior lien or encumbrance, principal or interest, if any, or in case default shall be made in or in case of violation or breach of any of the terms, conditions, covenants or agreements herein contained, the Beneficiary may elect to advertise said property for sale and demand such sale, then, upon filing notice of such election and demand for sale with said Trustee, who shall, upon receipt of such notice of election and demand for sale, cause a copy of the same to be recorded in the Recorder's office of the county in which said real estate is situated, it shall and may be lawful for said Trustee to sell and dispose of the same, and all the right, title and interest of said Grantor, his heirs or assigns, therein, at public auction at the South West corner of the Court House in the City of Boulder, County of Boulder, and State of Colorado, or on said premises, or any part thereof, as may be specified in the notice of such sale, for the highest and best price the same will bring in such, four weeks' public notice having been previously given of the time and place of such sale, by advertisement, weekly, in some newspaper of general circulation of that time published in said County of Boulder, a copy of which notice shall be mailed within ten days from the date of the first publication thereof to said Grantor or

The address herein given and in such person or persons appearing to have executed a statement signed hereon to said real estate at the address given in the recorded instrument (before and after the date of the address then such notice shall be mailed to the county clerk, and to make and give to the purchaser or purchasers of such property, or such certificate or certificates in writing describing such property purchased, and the sum or sums paid therefor, and the time when the purchaser or purchasers or other person entitled thereunto shall be entitled to a deed or deeds, unless the same shall be provided for by the recorded instrument, and the time when the purchaser or purchasers or other person entitled to such certificate or certificates of purchase, when such demand is made, or when demanded by the person or persons entitled to a deed or deeds for the property purchased, at the time such demand is made, the time for redemption having expired, and the time for such person or persons to deed or deeds to the said property purchased, which said deed or deeds shall be in the ordinary form of a conveyance, and shall be stated, attested and delivered by said trustee, as grantor, and shall convey and put-claim to such person or persons entitled to such deed, or to the said property purchased as aforesaid, and all the right, title, interests, benefits and equities of redemption of the Grantor, his heirs and assigns, trustees, and shall vest in the said person or persons to whom the same shall be delivered, and shall refer to the power of sale herein conferred, and to the sale or sales made by virtue thereof, and in case of an abandonment of such certificate or certificates of purchase, or in case of the redemption of such property by a subsequent circumstance, such certificate or certificates of purchase shall also be referred to in such deed or deeds, and the notice of sale need not be set out in both deed or deeds and the said trustee, deed, and of the proceeds or proceeds of such sale, after first paying and retaining all such charges and costs of making said sale, pay to the Beneficiary hereunder, the principal, interest and attorney's fees due on said note according to the terms and effect thereof, and all monies advanced by such Beneficiary for insurance, taxes and assessments, with interest thereon at ten per cent per annum, including the interest, if any, on such advance, his legal representatives or assigns, which sale or sales and sale of shares or shares shall be a preferred sale, both in law, equity, contract, grantor, his heirs or assigns, and all other persons claiming the said property, or any part thereof, by force through or under said Grantor, or any of them. The holder or holders of said note may purchase said property, or any part thereof, and it shall be the duty of the Beneficiary hereunder, or any such holder, to see to the application of the purchase money, if a release deed be required, it is agreed that Grantor, his heirs or assigns, will pay for the expense thereof.

And said Grantor, for himself and for his heirs, executors, and administrators, covenants and agrees to and with said Trustee, that at the time of the execution of and delivery of these presents he is well seized of the said lands and tenements in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid fully and absolutely, and without any condition, right of reverter, or any other interest, and that the same are not subject to any mortgage, lien or other encumbrance, and that the same are not and shall not be subject to any lien or other encumbrance whatsoever, except prior deed of trust of record.

and the above described property in the quiet and peaceable possession of the said Trustee, his successors and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, said Grantor shall and will warrant and forever defend.

And that during the continuance of said indebtedness, or any part thereof, Grantor will, in due season, pay all taxes and assessments levied on said property, and all taxes and assessments levied under the laws of the State of Colorado (except income taxes) on the obligation hereby secured; and if he fails to do so, the said Trustee or the Beneficiary may, at any time, and at any time he or they may see fit, cause to be levied against said property, with interest thereon, a mortgage or mortgages, or any combination thereof, in such currency or currencies as the Beneficiary may, from time to time direct, for such sum or sums as such mortgage or mortgages will insure for, and to secure the payment of said indebtedness, and of the costs of making, with fees, the said mortgage or mortgages, and all other charges, and will deliver the policy or policies of insurance to the Beneficiary hereunder as further security for the indebtedness aforesaid. And in case of the failure of Grantor to thus insure and deliver the policies of insurance, or to pay such taxes or assessments or amounts due or to become due on any prior lien or encumbrance, if any, then the Beneficiary may require such insurance, or any such taxes or assessments or amounts due or to become due on any prior lien or encumbrance, if any, then the Beneficiary may, with interest thereon at ten per cent per annum, shall become a mortgagee of said property, and shall be paid out of the proceeds of the sale of the property aforesaid, if not otherwise paid by Grantor, and such failure shall be a violation or breach of this covenant and agreement.

And that in case of any default whereby the right of foreclosure accrues hereunder, the said Trustee or the Beneficiary shall at once become entitled to the possession, use and enjoyment of the property aforesaid, and to the rents, issues and profits thereof, from the accrual of such right and during the pendency of foreclosure proceedings, and the period of redemption, if any there be; and such possession shall at once be delivered to the said Trustee or the Beneficiary as aforesaid, and on request, the delivery of such possession may be obtained by the said Trustee or the Beneficiary by any appropriate civil suit or process, and the said Trustee or the Beneficiary shall be entitled to a Receiver for said property, and of the rents, issues and profits thereof, after any such default, including the time covered by foreclosure proceedings and the period of redemption, if any there be, and shall be entitled thereto as a matter of right, without regard to the delivery or insolvency of Grantor, or of the then owner of said property, and without regard to the value thereof, and such Receiver may be appointed by any court of competent jurisdiction upon or upon application, and without notice—notice being hereby expressly waived—and of rents, issues and profits, income and avails therefrom shall be applied by such Receiver to the payment of the indebtedness hereby secured, according to law and the orders and directions of the court.

And that in case of default in any of said payments of principal and interest, according to the tenor and effect of said promissory note aforesaid, or any part thereof, or of a breach or violation of any of the covenants or agreements herein, by Grantor, his executors, administrators or assigns, then and in that case the whole of said principal sum hereby secured, and the interest thereon to the time of sale, may at once, at the option of the Beneficiary, become due and payable, and the said property be sold in the manner and with the same effect as if the said indebtedness had matured, and that if foreclosure be made by the Trustee, or an attorney's fee in the sum provided in said note for services in the execution of said foreclosure proceedings shall be allowed by the Trustee as a part of the costs of foreclosure, and if foreclosure be made through the court a reasonable attorney's fee shall be taxed by the court as a part of the costs of such foreclosure proceedings.

The covenants herein contained shall bind, and the benefits and advantages hereof shall inure to, the respective heirs, executors, administrators, successors and assigns of the parties hereto, wherever and howsoever they may hereafter be, and the said Trustee shall include the name of any grantor that he can identify in the term "Beneficiary" in said note, and shall include the legal holder or holders of said note or of the indebtedness hereby secured hereby or, where applicable, the holder of a certificate of purchase. In particular, without limitation, the word note shall be singular or plural as the case may be.

IN WITNESS WHEREOF, Grantor has signed, sealed and delivered this Deed of Trust the day and year first above written.

Edward E. Walker (SEAL)
Residence J. Walker (SEAL)

STATE OF COLORADO, }
 COUNTY OF BOULDER. } ss.

The foregoing instrument was acknowledged before me this _____ day of _____

A.D. 19____, by _____

Witness my hand and official seal.

My commission expires _____

NOTARY PUBLIC

313838

DEED OF TRUST

FROM

TO

THE PUBLIC TRUSTEE FOR THE USE OF

STATE OF COLORADO, COUNTY OF BOULDER.

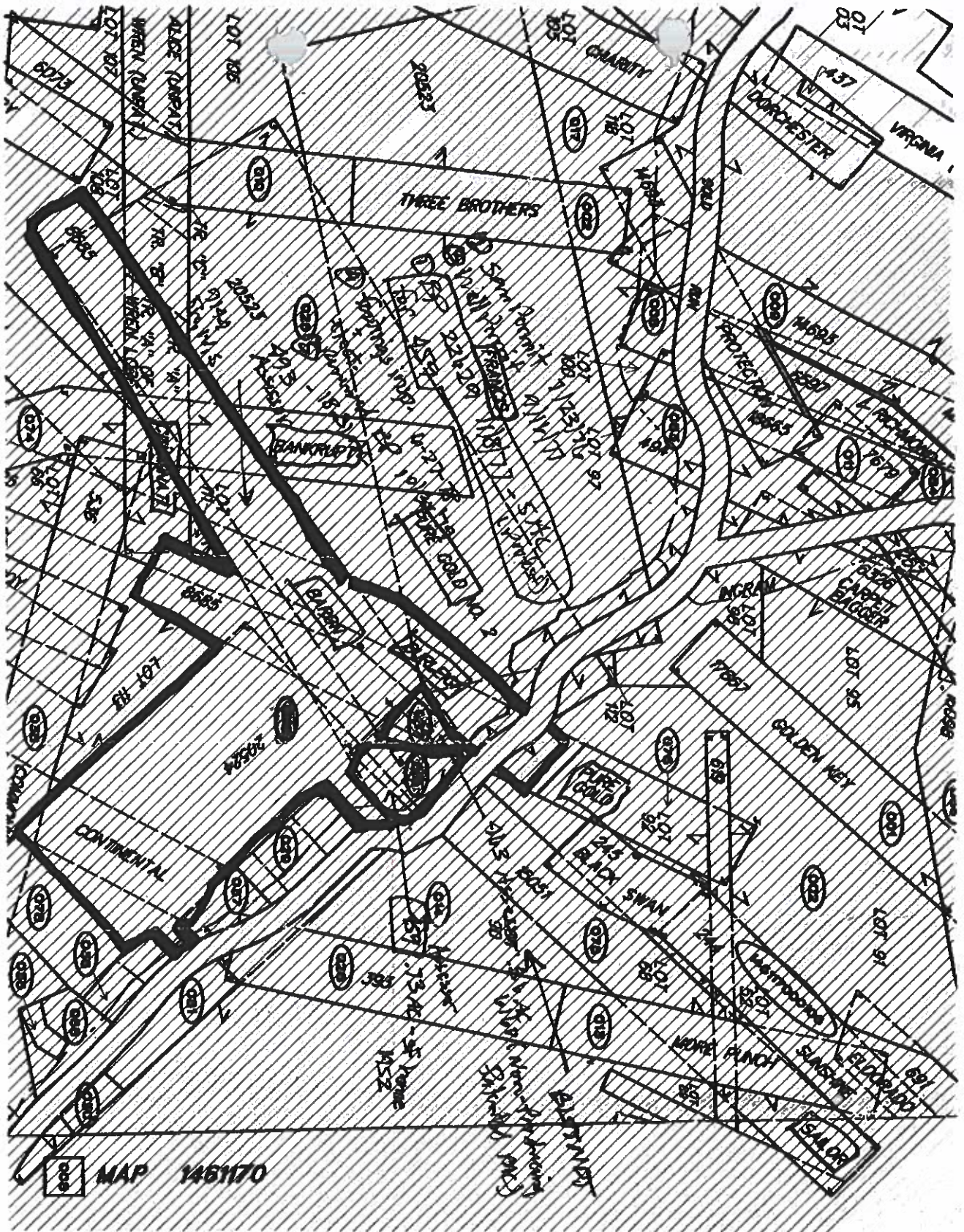
I hereby certify that this instrument was filed for record in my office at _____ of clock _____ M., _____ 19____, and is duly recorded in book _____ page _____

Clerk and Recorder.

Deputy.

File, 5

Althea Industrial Bank



ATTACHMENT 4



EXHIBIT C

Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303-441-3930
 Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.BoulderCounty.org

March 24, 2021

Peter Brady

Via email: Peter P. Brady <peterpbrady@msn.com>

LAND USE DIRECTOR'S DETERMINATION THAT PROPERTIES ARE NOT LEGAL BUILDING LOTS UNDER THE BOULDER COUNTY LAND USE CODE

Dear Mr. Brady:

On behalf of the Director of the Boulder County Community Planning & Permitting Department (the "Director"), I have examined the deeds and other information you submitted and the Boulder County Land Use Code (the "Code"). As a result, I have determined that the land parcels about which you inquired, in Section 18, T1N, R71W, as further described in this letter, are NOT ELIGIBLE FOR DESIGNATION AS BUILDING LOTS UNDER THE CODE. The properties are presently identified as:

Account #	Parcel #/desc	Acres	Owner	Older deeds(not comprehensive)	Current deed
✓ R0507686	146118000094 PT FRANCIS LESS PTS S OF GOLD RUN CREEK	0.31	DE W FAMILY LLC	12/13/1983 WD 592958 6/4/1973 68449	9/3/2008 BD 2959608
✓ R0507687	146118000095 PT AUGUST LODE	6.44	DE W FAMILY LLC	12/13/1983 WD 592967 6/4/1973 68449	9/3/2008 BD 2959610
✓ R0507688	146118000096 PT CINCINNATI LESS PTS SOLD	2.75	DE W FAMILY LLC	12/13/1983 WD 592972 6/4/1973 68449	9/3/2008 BD 2959612
✓ R0507690	146118000098 BURLEIGH	2.87	DE W FAMILY LLC	12/13/1983 WD 592980 6/4/1973 68449	9/3/2008 BD 2959601
✓ R0507691	146118000099 PT PURE GOLD	1.52	DE W FAMILY LLC	12/13/1983 WD 592986 6/4/1973 68449	9/3/2008 BD 2959600
✓ R0511012	146118000103 PT PURE GOLD 2 LESS PTS S OF GOLD RUN	0.49	DE W FAMILY LLC	12/13/1983 592974 6/4/1973 68449	9/3/2008 BD 2963082
✓ R0092022	146118000027 PT BARON & PURE GOLD PT SAILOR	0.36	WALKER DEWARD E JR	12/13/1983 593017 4/5/1979 QD 330847	4/30/1979 WD 334710

Matt Jones County Commissioner Claire Levy County Commissioner Marta Loachamin County Commissioner

				6/4/1973 68449	
R0507692	146118000100 PT BARON LODE & NELY EDGE CONTINENTAL LODE & SLY EDGE PURE GOLD 2	3.82	WALKER DEWARD E JR	6/4/1973 68449 9/14/1979 359665	12/13/1983 593017 (Baron) 593036 (Continental)
R0101327	146118000076 MOST NLY 470 FT OF PURE GOLD	1.36	FOUR MILE FIRE PROTECTION DISTRICT	9/6/1991 QD 1128383 4/15/1985 PD 682525 6/4/1973 68449	12/3/2003 QD 2583527

They are located within the Forestry (F) Zoning District. Based on this determination, the County cannot issue building permits on the parcels for structures and uses that require a legal building lot under the Code.

The properties are not legal building lots because:

To be considered as separate legal building lots, the properties greater than one acre but less than 35 acres must have been deeded separately from all contiguous land since prior to May 5, 1972 and at all times since that date and properties less than one acre must have been deeded separately from all contiguous land since prior to March 3, 1954 and at all times since that date. (Unless combined for the first time after October 1, 2003.) The properties in question had been combined by deed with adjacent land prior to and subsequent to those dates and are therefore not considered separate legal building lots.

This determination is based upon the Code in effect at the time of the determination, and any prior County land use regulation affecting the legality of the parcel's creation and its resulting building lot status. If the County amends the Code in the future or additional information becomes available that could alter this determination, the owner/applicant may request another review.

If you disagree with this determination, you may appeal it to the Boulder County Board of Adjustment under Article 4-1200 of the Code. An appeal must be in writing, accompanied by a statement of the basis of the appeal and the required appeal fee. In addition, you must file the appeal *with the Director no later than 30 days after the date of this determination*. The County will consider this determination final if it is not timely appealed.

Sincerely,



Denise Grimm, AICP
Principal Planner

cc: Section 18, Township 1N, Range 71W, Assessor, BLD-21-0004, Deward Walker



Boulder County Land Use Department
 2045 13th Street • PO Box 471 • Boulder, Colorado 80302
 Phone: 303-441-3930
 Email: planner@bouldercounty.org
 Web: www.bouldercounty.org/lu
 Office Hours: 8 a.m.-4:30 p.m. Mon., Wed., Thurs., Fri.
 10 a.m.-4:30 p.m. Tuesday

Intake Stamp

Building Lot Determination Application Form

Applicant's Information:

Please specify your preferred contact method by checking the appropriate box (phone or email):

Applicant/Property Owner <i>Peter P. Brady</i>		
Mailing Address <i>950 Salina Mt. Rd.</i>		
City <i>Boulder</i>	State <i>CO</i>	Zip Code <i>80302</i>
<input type="checkbox"/> Phone <i>303-330-0698</i>	<input type="checkbox"/> Email Address	
Applicant's Signature <i>Peter P. Brady</i>		Date

Owner's Information:

Please note that it is our policy to notify the current owner of a parcel with the result of a Building Lot Determination.

Property Owner's Name <i>Deward E. Walker Jr.</i>
--

Parcel Information:

Use this space to describe the proposed scope of work, including any special circumstances that you feel the Land Use Office should be aware of when reviewing your application. If more room is needed, feel free to attach a separate sheet.

Location/Street Address	Assessor's Tax Account Number
Section-Township-Range (STR)	Parcel Identification Number (PIN)
Additional information you wish to submit (Land Use docket numbers, building permit numbers, related information, correspondence - attach as necessary) <i>see attachment</i>	

Submitting the Application

For Land Use staff to expediently process your request for a Building Lot Determination, please submit the following items along with the application form.

Fee

There is a non-refundable processing fee collected at the time of application for each Building Lot Determination request. Refer to the Land Use publication *P04 Planning Review Fee Schedule* for the applicable Building Lot Determination fee.

Map

Include a map showing the specific parcel and surrounding area. Clearly highlight the parcel in question. Please include a survey map if one is available.

Other Related Information about the Parcel (if any)

Include planning docket numbers, building permit numbers or information about any County process related to this parcel. Also include correspondence or other information detailing relevant circumstances related to the creation of the parcel.

Please allow approximately 10 working days for processing. Additional time may be necessary for required research.

From: Peter P. Brady
To: Community Planning & Permitting
Denise Grimm
Date: January 12, 2021
Re: Building Lot Determination for the Deward E. Walker's land in 18-1N-71W
All of this land was originally one parcel and conveyed on a single deed.
Larry J. and Margaret R. Taylor to Deward E. Walker Jr.
Reception #00068449, 1973 June 4

1. Walker land (For sale)

Located in 18-1N-71W

R0507686

R0507687

R0507688

R0507690

R0507691

R0511012

R0092022

R0507692.

2. Four Mile FPD/Walker land (Possibly for sale)

Located in 18-1N-71W

R0101327

Note: This land (Nly portion of the Pure Gold) was also conveyed by Taylor to Walker in the 1973 June 4 deed. It is currently under the ownership of the fire department; yet due to a reversion clause, the ownership may revert to Walker.
(See 2004 May 4 Deed and 2005 April 5 Agreement.)

NOTE: I am having a hard time getting an answer from the Treasurer's Office regarding ownership of the portion of the Continental lying within the August. See 1972 March 3 Taylor to Taylor deed.

History of the land sold to Deward Walker in 1973 - land for sale in 2020

Transactions in purple appear to affect the ability to build

1971 June 24

Rec. #90980625

Morrise, Marie Augusta to **TAYLOR**, Larry & Margaret

Baron, Burleigh, Pure Gold (all #8685), Bankrupt (#15151), Pt Continental NEly of August line 1-2 (#455), Pt August (#20524)

1971 Nov. 29

Rec. #90998834

Crandall, Marjorie to **TAYLOR**, Larry & Margaret

Sailor (#15051), Cincinnati (#476), and
15/64 NEly 600' + 12/64 SWly 700' Three Brothers (#6073)

1971 Nov. 30

Rec. #90998900

Morrise, Marie Augusta to Pollack, John P.

Francis & Pure Gold No. 2 (both #20523) with exceptions

1972 March 3

Rec. #009572

Pollack, John P. to **TAYLOR**, Larry & Margaret

Francis & Pure Gold No. 2 (Only the land Nly & Ely of Gold Run)

1972 March 3

Rec. #009570

TAYLOR, Larry to **TAYLOR**, Margaret

Pt Continental lying within August.

The land around it (the August) is owned by Deward Walker. A 1982 county section map has "Tax Sale #1800" written on this parcel yet no Treasurer's Deed has been found. The Assessor's Office does not show it as a separate parcel and appears to have combined it with Walker's land.

1972 May 5 C.R.S. 38-20-101 COLORADO SENATE BILL 35

1973 April 2

Rec. #00060435 – Quit Claim Deed

TAYLOR, Larry & Margaret to Harrison, Richard & Shirley

Part of the Baron, Burleigh, Pure Gold, Sailor, Pure Gold No. 2, and August

HISTORY BEHIND THIS SALE: On 17 Nov. 1951, Rec. #508943, Myrtle Charles sold part of the Baron lode to Marshall Bridge. He built the "Bridge House" in 1952.

Harrison bought the house in 1969 and realized it had not been built on the Charles-to-Bridge parcel. So, Taylor separated this land from his parcel, sold it to Harrison, and then Harrison sold what was left of the old Charles-to-Bridge parcel to **TAYLOR** on the same date, 1973 April 2, Rec. #00060434.

1973 May 11

Rec. #00065970 – Warranty Deed

Harrison, Richard & Shirley to **WALKER**, Deward & Barbara

Part of the Baron, Burleigh, Pure Gold, Sailor, Pure Gold No. 2, and August ("Bridge House")

(This house at 459 Gold Run Road was destroyed in the 2013 flood. Land now owned by the County.)

1973 June 4

Rec. #00068449 – Warranty Deed

TAYLOR, Larry & Margaret to **WALKER**, Deward & Barbara

Baron, Burleigh, Pure Gold (all #8584), Bankrupt (#15151), August (#20524), Sailor (#15051), Cincinnati (#476), Francis and Pure Gold No. 2 (both #20523)

Note: This sale includes what was left of the old Charles-to-Bridge parcel.

1979 Sept 14

Rec. #359665 – Warranty Deed

WALKER, Deward & Barbara to Thompson, Robert Thomas

Part of the Baron, Burleigh, Pure Gold, Sailor, Pure Gold No. 2, and August (“Bridge House”)

1979

Boulder County Permit BP-76-21482

WALKER, Deward

House built on the Sailor (470 Gold Run Road), completed 1979.

NOTE: Separated from original Taylor to Walker parcel (1973 June 4, Rec. #00068449)

See 1981 Oct 20, #469139, **WALKER** to Ft. Collins 1st Industrial Bank.

This property is now owned by Olaf DeRoos (Account # R0032820)

1980 Oct 8

Rec. #00416484- Exemption

Pure Gold No. 2. #SE-80-28.

County approved two parcels – possibly due to **WALKER’S** lease to the fire department.

1980 Oct 14

Rec. #00417200 – Lease

WALKER, Deward & Barbara to Four Mile FPD

Pt. Pure Gold No. 2

1980 Dec 29

Rec. #00428488 – Notice

County recognized **WALKER’S** northern portion of the Pure Gold as a separate parcel – due to the claim’s separation by the schoolhouse parcel

1982 June 10

Rec. #00498146 – Warranty Deed

WALKER, Deward & Barbara to Strange, David

Pt of Cincinnati lying west of unpatented Alice & Wren lodes.

NOTE: Separated from the original Taylor to Walker parcel (1973 June 4, Rec. #00068449)

House built in 1993 at 1385 Melvina Hill Road (Account #R0032816)

1983 Dec 13

Quit Claim Deeds separating the original Taylor to Walker parcel into seven parcels.

Rec. #

592958	WALKER , Deward	to Walker, Daniel P.	Francis
592967		to Walker, Alice E.	August
592972		to Walker, Alice E.	Cincinnati... less parts sold
592974		to Walker, Mary Jane	Pure Gold No. 2
592980		to Walker, Sarah T.	Burleigh
592986		Walker, Sarah T.	Pure Gold
593017		Logan Mill Ranch	Baron

2004 May 4

Rec. #2583527 – Quit Claim Deed

WALKER, Deward E. to Four Mile FPD

Pure Gold portion lying north of the Salina Schoolhouse. (Account #R0101327)

Note: See the Agreement below.

2005 April 5

Rec. #2677779 - Agreement

WALKER, Deward E. to Four Mile FPD

Agreement regarding lease of Baron Well, Salina Well, and Licketysplit Well.

Also regarding quitclaimed rights to the Nly portion of the Pure Gold.

“By this agreement, the Grantor and the Grantee hereby agree that the Grantee shall use the above described real property, water rights, and other leased or quitclaimed rights for fire protection district purposes only. In the event that the Grantee ceases to use any of the above... rights shall revert to the ownership of the Grantor....”

(The fire department is not using it.)

2005 Dec 29

Rec. #2747883 – Quit Claim Deed

WALKER, Deward E. to Four Mile FPD

Pure Gold No. 2 that had previously been leased was separated from the original Taylor to Walker parcel and is now owned by the fire department.

2008 Oct 15

Quit Claim Deeds

Six of the seven parcels created in 1983 are put into D.E.W. Family LLC

Rec. #

2959608	WALKER , Deward/Daniel	to D.E.W. Family LLC	Francis
2959610	Deward/Alice	“	August
2959612	Deward/Alice	“	Cincinnati... less parts sold
2963082	Deward/Mary Jane	“	Pure Gold No. 2
2959601	Deward/Sarah T.	“	Burleigh
2959600	Deward/Sarah T.	“	Pure Gold

Date unknown (ca. 2008)

No deeds found from Logan Mill Ranch to Deward E. Walker

The Baron lode (the seventh parcel created in 1983) has been further divided.

It is now separated into two parcels owned by **WALKER**.

R0507692 – Pt Baron, NEly edge Continental, and Sly edge Pure Gold No. 2

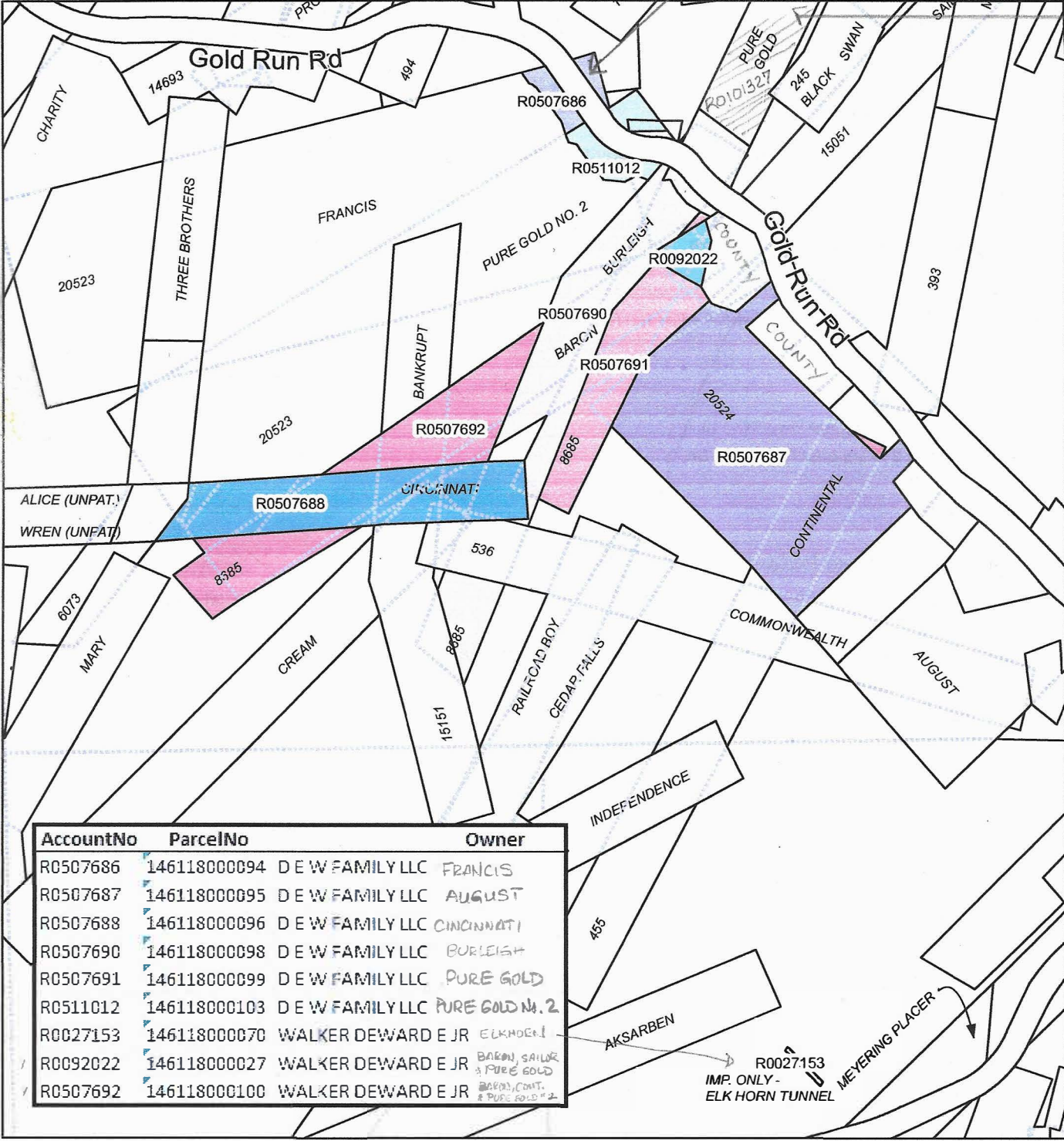
R0092022 – Pt Baron & Pure Gold, and Pt Sailor.

Deward Walker properties Salina area - 18-1N-71W

Symbolized by unique assessor Account Number

ASSESSOR REPORTS IT HAS A STRUCTURE,
IT DOES NOT

OWNED BY
FOUR MILE FPD
REVERSION
CLAUSE TO
DEWARD WALKER



AccountNo	ParcelNo	Owner
R0507686	146118000094	DE W FAMILY LLC FRANCIS
R0507687	146118000095	DE W FAMILY LLC AUGUST
R0507688	146118000096	DE W FAMILY LLC CINCINNATI
R0507690	146118000098	DE W FAMILY LLC BURLEIGH
R0507691	146118000099	DE W FAMILY LLC PURE GOLD
R0511012	146118000103	DE W FAMILY LLC PURE GOLD NO. 2
R0027153	146118000070	WALKER DEWARD E JR ELKHORN
R0092022	146118000027	WALKER DEWARD E JR BARN, SAUER & PURE GOLD
R0507692	146118000100	WALKER DEWARD E JR BARN, CONT. & PURE GOLD NO. 2

R0027153
IMP. ONLY -
ELK HORN TUNNEL

MEYERING PLACER

0 0.075 0.15 0.3 Miles





Post Office Box 471 • Boulder, Colorado 80306

Land Use Department

Courthouse Annex

2045 13th Street • 13th & Spruce Streets • Boulder, Colorado 80302 • (303) 441-3930

June 19, 2001

Alice Walker
2350 N. Springwood Court
Lafayette, CO 80026

Dear Alice:

This letter will confirm that a land parcel of 18.31 acres, in Section, 18 T1N, R71W, is eligible for designation as a building lot by Boulder County. This land parcel is presently identified by Assessor ID 0090899 and by Assessor Parcel Number 146118000073, and owned by Deward E. Walker, Jr. It is described on Warranty Deed recorded 592717. This parcel was first described and held separately on Deed 495908 and recorded October 13, 1950. At that time there was no minimum lot area required in the Unclassified Zoning District (per February 4, 1944 Boulder County Zoning District and Highway Setback Map). Presently this parcel is in the Forestry Zoning District. Building permits for structures and uses permitted in the Forestry Zoning District will be issued subject to the requirements of the Boulder County Land Use and Building Codes as they are in effect at the time of permit issuance.

As you recall, we did a building lot determination for a .36 acre Parcel ID# 146118000027 on October 28, 1999, adjacent to the parcel which is the subject of this letter, and found it not eligible for designation as a building lot. For practical purposes you might consider combining it with the 18.31 acre piece via a new deed or by applying for a subdivision exemption, which is a cleaner action but not required.

The determination that a parcel of land is eligible for building lot designation is made based upon the Land Use Code of Boulder County as it is adopted and in effect at the time of the determination. Only the actual issuance of a Building Permit for a specific structure and use at a specific location, and substantial construction undertaken under that permit can vest the right to use or maintain a particular improvement. Such permit issuance is subject to the requirements of the Land Use Code and may include Site Plan Review, Development Plan Review, Special Review, or other processes prior to approval.

If you have further questions please feel free to contact me.

Sincerely,

Jana L. Mandez
County Commissioner

Ronald K. Stewart
County Commissioner

Paul Danish
County Commissioner

A handwritten signature in black ink, appearing to read "Peter L. Fogg". The signature is written in a cursive style with a large initial 'P' and 'F'.

Peter L. Fogg
Manager, Long Range Division

cc: 18 T1N R71W, letter log



BUILDING LOT DETERMINATION REQUEST

FOR OFFICE USE ONLY

DATE RECEIVED

P A I

OCT 25 1993

REQUIRED FOR:

1. all requests not associated with a building permit.
2. all building permits on vacant land.
3. all building permits for uses or structures requiring Site Plan Review.
4. all building permits for uses or structures requiring Planning Commission and/or Board of County Commissioners review.

PROCESS

In order to provide members of the public with determinations of whether a parcel of land is legal and is eligible for a building lot designation, indicating that building permits for uses requiring such designation could be issued, the following information and attachments are required for staff review (please allow 10 working days for processing).

Notice: The determination that a parcel of land is eligible for building lot determination is made based upon the Land Use Code of Boulder County as it is adopted and in effect at the time of the determination. Only the actual issuance of a Building Permit for a specific structure and use at a specific location, and substantial construction undertaken under that permit can vest the right to use or maintain a particular improvement. Such permit issuance is subject to the requirements of the Land Use Code and may include Site Plan Review, Development Plan Review, Special Review, or other processes.

LOCATIONS OF AVAILABLE RESOURCE MATERIALS ASKED FOR ON THIS FORM

(1) Most required information is available to owners in documents from purchase closing, tax and valuation notices, building records, survey, deeds, or other kept records.

(2) Boulder County Assessor
 Main Building, Boulder County Courthouse
 Pearl Street Mall
 (Between 13th & 14th Streets, 2nd Floor)
 P.O. Box 471, Boulder, Colorado 80308
 (303) 441-3630 / M - F 8:00 A.M. - 5:00 P.M.

(3) Boulder County Clerk & Recorder
 West Wing Boulder County Courthouse, 2nd Floor
 Pearl Street Mall
 (13th Street Side Of Courthouse)
 P.O. Box 471, Boulder, Colorado 80308
 (303) 441-3515 / M - F 8:00 A.M. - 4:30 P.M.

REQUIRED ATTACHMENTS

PARCEL LOCATION

- MAP(S) - SHOWING SPECIFIC PARCEL AND SURROUNDING AREA (INCLUDE SURVEY IF AVAILABLE) (1)
- DEED(S) - MOST CURRENT DEED FOR THIS PARCEL (1, 3)

PARCEL HISTORY

- DEEDS AND OTHER RECORDS SHOWING THE CHAIN OF OWNERSHIP BACK IN TIME TO THE DATE AT WHICH THE PARCEL WAS DIVIDED FROM LARGER LAND HOLDINGS. (1, 3)
- FOR PARCELS IN MOUNTAINOUS AREAS, DEEDS OR OTHER RECORDS SHOWING THE CHAIN OF OWNERSHIP OF ALL CONTIGUOUS PROPERTIES FROM THE PRESENT BACK IN TIME TO MAY 19, 1993. (1, 3)
- DOCKET NUMBER(S) AND DATES OF PREVIOUS ACTIONS BY BOULDER COUNTY AFFECTING THE PARCEL, INCLUDING SUBDIVISION EXEMPTIONS, SITE PLAN REVIEWS, SPECIAL USE REVIEWS, VARIANCES, ROAD OR EASEMENT, VACATIONS, ETC. (IF KNOWN) (1)
- ANY OTHER DOCUMENTATION SHOWING THE DATES AND CIRCUMSTANCES OF THE PARCEL (1)

Other data available only from the Boulder County Land Use Department will be found by staff as part of this review and fee.

PROCESSING FEES

The will be a \$ 30.00 non-refundable processing fee collected at the time of submittal of this form for all Building Lot Determination Requests. Other fees may be required for copies of recorded documents from other County Departments or outside agencies regarding your property.

LEGAL OWNERS NAME (NAME(S) AS RECORDED ON DEED) (1, 3)

LOGAN MILL RANCH PROPERTIES, INC., MARY JANE WALKER, SARAH T. WALKER

APPLICANT'S NAME

ALICE E. WALKER

CURRENT MAILING ADDRESS - STREET NUMBER & NAME

2350 N. SPRINGWOOD CT.

CITY

LAFAYETTE

STATE

CO

ZIP CODE

80026

RESIDENCE PHONE NUMBER

(303) 604-9703

BUSINESS PHONE NUMBER

(303) 442-2021

Please check the appropriate box for staff inquiries about request:

- TELEPHONE RESIDENCE (Best hours to be reached: ___ to ___)
- TELEPHONE RESIDENCE (Leave message on machine)
- TELEPHONE BUSINESS (Best hours to be reached 9 to 5)
- TELEPHONE BUSINESS (Leave message on machine)
- FAX (Number: (303) 444-3490)
- LETTER

PLEASE SEE BACK OF FORM

BLPRT 2/1993 REV. 1-10-97 BLDG

back to
m/before 1993

PARCEL DESCRIPTION (CONTINUED)

ASSESSOR I.D. NUMBER OF PARCEL (7, 2) 027	ASSESSOR PARCEL NUMBER (12 digits 7, 2) 146118000027	LAND AREA OF PARCEL (7, 2) IN .36 ACRES or 15,681 SQ. FT.	HOW WAS AREA DETERMINED? FROM TAX RECORDS
---	--	--	---

NARRATIVE DESCRIPTION BY ROADS, COMMUNITIES, SUBDIVISION, PUD, NUPUD, TOWNSHIP, MINING CLAIM, AND ALL IMPROVEMENTS PRESENTLY EXISTING ON THE PARCEL, PLEASE INCLUDE CONSTRUCTION DATES IF KNOWN:

The proposed building site is located on the old Baron Mill Site at the northwest end of the town of Salina, Colorado, across Four Mile Canyon Drive from the Salina firehouse and schoolhouse. A foundation for a four bedroom, frame style house was constructed in 1978 pursuant to the second of two building permits, and is presently located on the site. The parcel includes an access easement from Four Mile Canyon Drive to the proposed home site.

BUILDING PERMIT NUMBER (2) B.P. 22629	ISSUE DATE (2) 11-8-77	BUILDING PERMIT NUMBER (2) B.P. 22756	ISSUE DATE (2) 1-10-78	BUILDING PERMIT NUMBER (2) B.P.	ISSUE DATE (2)
---	----------------------------------	---	----------------------------------	---	----------------

APPLICANT'S SIGNATURE Alice E. Walker	DATE SUBMITTED 10-22-99
---	-----------------------------------

FOR OFFICE USE ONLY - STAFF DETERMINATIONS

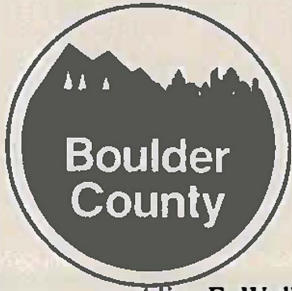
REVIEWED BY Peter L. Fogg	START DATE 10/25/99
-------------------------------------	-------------------------------

REMARKS:
See letter

Determined to be ELIGIBLE for a building lot designation
 Determined NOT to be eligible for building lot designation
 Incomplete Data (returned to applicant)

FINAL DECISION - DETERMINED BY: Peter L. Fogg	DETERMINATION DATE 10/28/99
---	---------------------------------------

<input checked="" type="checkbox"/> APPLICANT NOTIFIED OF DECISION	NOTIFICATION DATE 10/28/99	NOTIFIED BY PLF-mail	<input type="checkbox"/> FILE PENDING <input type="checkbox"/> FILE CLOSED
--	--------------------------------------	--------------------------------	---



Land Use Department

Courthouse Annex
2045 13th Street • 13th & Spruce Streets • Boulder, Colorado 80302 • (303) 441-3930

Alice E. Walker
2350 N. Springwood Court
Lafayette, CO 80026
RE: Building Lot Determination for 463 Gold Run

October 28, 1999

Dear Ms. Walker:

Based upon the materials submitted by you on October 22, 1999 and after some additional research by staff, we have concluded that the .36 acre property at the address of 463 Gold Run is NOT eligible for designation as a legal building lot by Boulder County. This parcel (ID# 146118000027, Assessor ID 0092022) was originally described in a Quit Claim Deed 60434 from Richard E. and Shirley Harrison to Larry J. and Margaret A. Taylor recorded April 1, 1973. It was then apparently recombined with a number of other mining claims in a Warranty Deed 68449 from the Taylors to Deward E. and Barbara J. Walker recorded June 4, 1973, split off again by Warranty Deed 334710 from the Walkers to Robert M. Podrusnik recorded April 30, 1979, then reacquired by Deward E. Walker, Jr. via Quit Claim Deed 330847 recorded April 5, 1979.

The creation of the .36 acre parcel was in violation of the state subdivision statute, adopted May 5, 1972. Furthermore, the property did not meet the minimum lot area requirement in the Forestry zone of five acres which went into effect on March 3, 1972. The copies of the building permits you submitted were for a property address at 459 Gold Run, not 463. Finally, I could find no evidence of a subdivision exemption or other County Commissioner action approving the creation of the property in question. I should note that in searching the section files for Section 18, T1N R71W I came across a letter from county staff to Peter Brady dated March 12, 1993 which said in part "This whole area of section 8 [sic] T1N R71W...appears to have a murky title history....What may be necessary is a complete reconstruction of all transactions dealing with these parcels from the late 40's up to days [sic] date". I would be happy to review any additional evidence or information you may have regarding the property at 463 Gold Run. Feel free to call me if you wish further explanation or clarification in this matter.

Regards,

Peter L. Fogg
Manager, Long Range Division

cc: letter log, 18 T1N R71 W, Assessor

Exception No.

8449

THIS DEED, Made this 25th day of May, 1973, between

Larry Taylor and Margaret Taylor

of the County of Boulder and State of Colorado, of the first part, and

Deward E. Walker, Jr. and Barbara J. Walker

of the County of Boulder and State of Colorado, of the second part: **HENRY C. BURMAN**

COUNTY OF BOULDER
STATE OF COLORADO
FILED IN DEED OFFICE ON

JUN 4 8 47 AM '73
FILM 820
CLERK AND
RECORDER

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of Twenty Seven Thousand and no/100----- DOLLARS,

to the said parties of the first part in hand paid by the said part Y of the second part, the receipt whereof is hereby confessed and acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey and confirm, unto the said part Y of the second part, his heirs and assigns forever, all the following described lot or parcel of land, situate, lying and being in the County of Boulder and State of Colorado, to-wit:

- Cincinnati Lode Mining Claim No. 470,
 - Baron Lode Mining Claim No. 8685,
 - Burleigh Lode Mining Claim No. 8685,
 - Pure Gold Lode Mining Claim No. 8685,
 - Bankrupt Lode Mining Claim No. 15151,
 - Sailor Lode Mining Claim No. 15051,
 - August Lode Mining Claim No. 20524,
 - Francis Lode Mining Claim No. 20523,
 - Pure Gold No. 2 Lode Mining Claim No. 20523,
- together with all easements and rights of way appurtenant and all water rights appurtenant including but not limited to those water rights adjudicated in water case number W5488 to include: Baron well, Cincinnati well, Salina well, Baron Spring and August Adit Spring; but not to include first and second Superior wells, Moore's Subdivision well and Taylor-Sunset Spring; it being the intent hereof to convey all of grantors' property in Sec. 18, T1N, R71W of the 6th P. M. except as noted above; also, the Helvetia Lode Mining Claim No. 652 in Sec. 19, T1N, R71W of the 6th P. M. There is also conveyed hereby all rights of the grantors in and to the Helvetia well, Gold King well and Old Montreal well.

TO HAVE AND TO HOLD IN JOINT TENANCY

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversions and reversioners, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the said parties of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

SALE RECORDS RE
JUN 4 1973
2-20

FILM 820

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said party of the second part, his heirs and assigns forever. And the said part 1st of the first part, for themselves heirs, executors, and administrators, do covenant, grant, bargain and agree to and with the said party of the second part, his heirs and assigns, that at the time of the enrolling and delivery of these presents they shall well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and have good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargain, sales, liens, taxes, assessments and encumbrances of whatever kind or nature except taxes for 1973 due in 1974 which grantee assumes and agrees to pay;

and the above bargained premises in the quiet and peaceable possession of the said party of the second part, his heirs and assigns against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said part 1st of the first part shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, the said part 1st of the first part has hereunto set their hand and seal this _____ day and year first above written.

Signed, sealed and Delivered in the Presence of

Larry Taylor (SEAL)
Larry Taylor

_____ (SEAL)

Margaret Taylor (SEAL)
Margaret Taylor

STATE OF COLORADO,

County of Boulder

The foregoing instrument was acknowledged before me this 25th day of May 1973, by Larry Taylor and Margaret Taylor

My commission expires

April 19, 1977. Witness my hand and official seal.

Paula S. Jordan
Notary Public.



068449

No. _____

WARRANTIFIED

JUN 4 8 47 AM '73

FILM 820

22-340

TO

Paula S. Jordan

STATE OF COLORADO,

County of BOLDER

I hereby certify that this instrument was filed for record in my office this _____ day of _____ 19 _____

at _____ o'clock _____ M., and duly recorded

in Book _____

By *Christina*

Send future tax statements to:
Deborah E. Wilkins
Box 579
Boulder

**Logan
Mill
Ranch**

Four Mile Canyon
P.O. Box 579
Boulder, Colorado 80306
303-444-1594

Mr. Thomas Terranova
Building Inspector
Boulder County
Boulder, Colorado

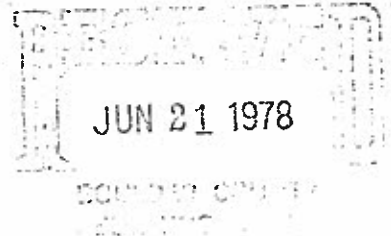
June 21, 1978

Re: Permit # 22629

Dear Mr. Terranova:

The attached document from Leroy's Excavating indicates that I began work on the Baron site in Salina before expiration of Permit # 22629 which was granted on November 11, 1977. Excavation and work on the footing forms was completed before expiration of the 120 day period. Additional work on the site was halted in January when I broke my wrist and underwent surgery on it. I would appreciate renewal of this permit.

Many thanks for your assistance and advice.



Respectfully,

Deward E. Walker, Jr.

hw: Enclosure

LeRoy's Excavating
Crisman Star Route
Boulder, Colorado 80302

To Whom It May Concern:

LeRoy's Excavating worked for Deward Walker in January of 1978. We excavated footers for a house on the Baron property.

LeRoy's Excavating
LeRoy LeBlanc (Owner)

Sda S. LeBlanc Sec.

JUN 21 1978

THIS DEED OF TRUST, Made this 30th day of May 19 78 between
 Deward E. Walker, Jr. and Barbara Walker

the grantor herein whose address is P.O. Box 579, Boulder, Colorado 80306

County of Boulder and State of Colorado.
 and the PUBLIC TRUSTEE of the County or City and County in which the property described below is situated, in the State of Colorado.

Witness: The Grantor to secure a promissory note (to be recorded hereafter) for the total principal sum of Six thousand and no/100's Dollars payable to the order of Larry G. MacArthur the beneficiary herein whose address is 1432 Spruce St., Boulder, Colorado

Ninety days after the date thereof.
 with interest thereon from the date thereof at the rate of 10 percent per annum, principal and interest payable in full.

does hereby grant and convey unto said Public Trustee the following described property, situate in the County of Boulder, State of Colorado, to wit:

All that part or parcel of the Baron Lode Mining Claim, Survey Lot No. 8685, more particularly described as follows:

Beginning at Corner No. 1, which is identical with Corner No. 3 of Survey No. 20524, The August Lode; thence North 52°57' West 150 feet to Corner No.2; thence South 57°44' West 200 feet to Corner No.3; thence South 52°57' East 150 feet to Corner No.4; thence South 26°45' East 50 feet to Corner No.5; thence North 57°44' East 200 feet to Corner No.6; thence North 26°45' West 50 feet to Corner No.1; the Place of Beginning.

EXCEPTING THEREFROM, HOWEVER, Part of the BARON, the BURLEIGH, the PURE GOLD Lode Mining Claims (United States Mineral Survey No. 8685); the SAILOR Lode Mining Claim (United States Mineral Survey No. 15015); the PURE GOLD NO. 2 Lode Mining Claim (United States Mineral Survey No. 20523); and the AUGUST Lode Mining Claim (United States Mineral Survey No. 20524), located in the Gold Hill Mining District and embracing a portion of Section 18, Township 1 North, Range 71 West of the 6th P.M.; and a part of the Southerly portion of Government Lot No. 93, located in the NE ¼ of Section 18, Township 1 North, Range 71 West of the 6th P.M., described as follows:

Beginning at Corner No. 3 of the AUGUST Lode Mining Claim (United States Mineral Survey No. 20524) (all bearings based on the True Meridian as established by Celestial Observations);

thence N52°57'W, a distance of 150.00 feet;
 thence S62°05'10"W, a distance of 36.95 feet;
 thence S11°02'25"E, a distance of 59.96 feet;
 thence S13°01'55"W, a distance of 124.19 feet;
 thence S26°18'05"E, a distance of 49.94 feet;
 thence S64°58'10"E, a distance of 52.68 feet;
 thence S54°13'E, a distance of 6.64 feet;
 thence N47°40'35"E, a distance of 148.32 feet;
 thence N11°03'25"E, a distance of 33.82 feet;
 thence N26°45'W, a distance of 50.00 feet;

to the Point of Beginning.

County of Boulder,
 State of Colorado.

DEED OF TRUST TO PUBLIC TRUSTEE
 (Receiver's Clause)

THIS INDENTURE, Made this 1st day of December in the year of our Lord one thousand nine hundred and Seventy-Eight between Deward E. Walker, Jr. and Barbara J. Walker

whose address is Box 579, Boulder, Colorado 80306
 in the State of Colorado, hereinafter called the Grantor, and the Public Trustee of the County of Boulder in the State of Colorado, hereinafter called the Trustee,

WITNESSETH:

THAT, WHEREAS, Grantor has executed their promissory note bearing even date herewith, for the principal sum of THIRTY-FIVE THOUSAND and no/100----- Dollars,

payable to the order of GLOBE INDUSTRIAL BANK

whose address is 2124 Broadway, Boulder, Colorado 80302

after date thereof, with interest thereon as provided in said note payable according to its terms and tenor.

AND, WHEREAS, Grantor is desirous of securing the payment of said promissory note, in whose hands soever the said note may be, and also the payment of all sums expended or advanced by the Beneficiary pursuant to any term or provision hereof, and also the performance of each covenant and agreement of Grantor herein contained,

NOW, THEREFORE, Grantor, in consideration of the premises, and for the purpose aforesaid, does hereby grant, bargain, sell and convey unto the said Trustee, in trust forever, the following described property, situate in the County of Boulder and State of Colorado, to wit:

PARCEL A:

Part of the **BARON**, the **BURLEIGH**, the **PURE GOLD** Lode Mining Claims (United States Mineral Survey No. 8685); the **SAILOR** Lode Mining Claim (United States Mineral Survey No. 15051); the **PURE GOLD NO. 2** Lode Mining Claim (United States Mineral Survey No. 20523); and the **AUGUST** Lode Mining Claim (United States Mineral Survey No. 20524), located in the Gold Hill Mining District and embracing a portion of Section 18, Township 1 North, Range 71 West of the 6th P.M.; and a part of the Southerly portion of Government Lot No. 93, located in the NE1/4 of Section 18, Township 1 North, Range 71 West of the 6th P.M., described as follows:

Beginning at Corner No. 3 of the August Lode Mining Claim (United Mineral Survey No. 20524) (all bearings based on True Meridian as established by Celestial Observations);
 thence N 52°57' W, a distance of 150.00 feet;
 thence S 62°05'10" W, a distance of 36.35 feet;
 thence S 11°02'25" E, a distance of 57.96 feet;
 thence S 13°01'55" W, a distance of 124.17 feet;
 thence S 26°18'05" E, a distance of 49.94 feet;
 thence S 64°59'10" E, a distance of 52.68 feet;
 thence S 54°13' E, a distance of 6.64 feet;
 thence N 47°40'35" E, a distance of 148.32 feet;
 thence N 11°03'25" E, a distance of 33.82 feet;
 thence N 26°45' W, a distance of 50.00 feet to the Point of Beginning,

COUNTY OF BOULDER, STATE OF COLORADO.

PARCEL B:

LITTLE MAY Lode Mining Claim (United States Mineral Survey No. 12827); located in the Sugarloaf Mining District, and embracing a portion of Section 20, Township 1 North, Range 71 West of the 6th P.M.

FILM 1041

3-2

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereof, including all fixtures and articles of personal property now or at any time hereafter attached to or used in any way in connection with the use, operation and occupation of the above described real estate, and any and all buildings now or hereafter erected thereon, such fixtures and articles of personal property including, but without being limited to, all screens, awnings, storm windows and doors, window shades, inlaid floor coverings, shrubbery, plants, stoves, ranges, boilers, tanks, furnaces, radiators, and all heating, lighting, plumbing, gas, electric, ventilating, refrigerating, air-conditioning and incinerating equipment of whatsoever kind and nature, except household furniture not specifically enumerated herein, all of which fixtures and articles of personal property are hereby declared and shall be deemed to be fixtures and accessory to the freehold and a part of the realty as between the parties hereto, their heirs, executors, administrators, successors and assigns, and all persons claiming by, through or under them, and shall be deemed to be a portion of the security for the indebtedness herein mentioned and to be subject to the lien of this deed of trust.

TO HAVE AND TO HOLD THE SAME, IN TRUST NEVERTHELESS, That in case of default in the payment of said note, or any part thereof, or in the payment of any prior lien or encumbrance, principal or interest, if any, or in case default shall be made in or in case of violation or breach of any of the terms, conditions, covenants or agreements herein contained, the Beneficiary may elect to advertise said property for sale and demand such sale, then, upon filing notice of such election and demand for sale with said Trustee, who shall, upon receipt of such notice of election and demand for sale, cause a copy of the same to be recorded in the Recorder's office of the county in which said real estate is situated, it shall and may be lawful for said Trustee to sell and dispose of the same, and all the right, title and interest of said Grantor, his heirs or assigns, therein, at public auction at the South front door of the Court House in the City of Boulder, County of Boulder, and State of Colorado, or on said premises, or any part thereof, as may be specified in the notice of such sale, for the highest and best price the same will bring in cash, four weeks' public notice having been previously given of the time and place of such sale, by advertisement, weekly, in some newspaper of general circulation at that time published in said County of Boulder, a copy of which notice shall be mailed within ten days from the date of the first publication thereof to said Grantor at

the address herein given and to such person or persons appearing to have acquired a subsequent record interest in said real estate at the address given in the recorded instrument where only the county and state is given as the address then such notice shall be mailed to the county seat, and to make and give to the purchaser or purchasers of such property of such sale a certificate or certificates in writing describing such property purchased, and the sum or sums paid therefor, and the time when the purchaser or purchasers (or other person entitled thereto) shall be entitled to a deed or deeds therefor, unless the same shall be redeemed as is provided by law; and said Trustee shall, upon demand by the person or persons holding the said certificate or certificates of purchase, when said demand is made, or upon demand by the person or persons entitled to a deed to end for the property purchased, at the time such demand is made, the time for redemption having expired, make and execute to such person or persons a deed or deeds to the said property purchased, which said deed or deeds shall be in the ordinary form of a conveyance, and shall be signed, acknowledged and delivered by said Trustee, or grantor, and shall convey and guarantee to such person or persons entitled to such deed, or deeds, the said property purchased as aforesaid, and all the right, title, interests, benefit and equity of redemption of the Grantor, his heirs and assigns, therein, and shall recite the sum or sums for which the said property was sold and shall refer to the power of sale herein contained, and to the sale or sales made by virtue thereof; and in case of an assignment of such certificate or certificates of purchase, or in case of the redemption of such property by a subsequent encumbrance, such assignment or redemption shall also be referred to in such deed or deeds; but the notice of sale need not be set out in such deed or deeds; and the said Trustee shall, out of the proceeds or avails of such sale, after first paying and retaining all fees, charges and costs of making said sale, pay to the Beneficiary hereunder, the principal, interest and attorney's fees due on said note according to the tenor and effect thereof, and all monies advanced by such Beneficiary for insurance, taxes and assessments, with interest thereon at ten per cent per annum, rendering the overplus, if any, unto Grantor, his legal representatives or assigns; which sale or sales and said deed or deeds so made shall be a perpetual bar, both in law, and equity, against Grantor, his heirs or assigns, and all other persons claiming the said property, or any part thereof, by, from, through or under said Grantor, or any of them. The holder or holders of said note may purchase said property, or any part thereof; and it shall not be obligatory upon the purchaser or purchasers of any such sale to see to the application of the purchase money, if a release deed is required, it is agreed that Grantor, his heirs or assigns, will pay the expense thereof.

And said Grantor, for himself and for his heirs, executors, and administrators, covenants and agrees to and with said Trustee, that at the time of the enrolling of and delivery of these presents he is well seized of the said lands and tenements in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid; hereby fully and absolutely waiving and releasing all rights and claims he may have in or to said lands, tenements, and property as a Homestead Exemption, or other exemption, under and by virtue of any act of the General Assembly of the State of Colorado now existing or which may hereafter be passed in relation thereto; and that the same are free and clear of all liens and encumbrances whatever.

except prior deed of trust of record.

and the above bargained property in the quiet and peaceable possession of the said Trustee, his successors and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, said Grantor shall and will warrant and forever defend.

And that during the continuance of said indebtedness, or any part thereof, Grantor will, in due season, pay all taxes and assessments levied on said property, and all taxes and assessments levied under the laws of the State of Colorado (except income taxes) on the obligation hereby secured; all amounts due or to become due on account of principal and interest on prior encumbrances, if any; and will keep all buildings that may at any time be on said lands insured against loss by fire, with extended coverage, in such company or companies as the Beneficiary may, from time to time direct, for such sum or sums as such company or companies will insure for, not to exceed the amount of said indebtedness except on the option of Grantor, with loss, if any, payable to the Beneficiary hereunder, as his interest may appear, and will deliver the policy or policies of insurance to the Beneficiary hereunder as further security for the indebtedness aforesaid. And in case of the failure of Grantor to thus insure and deliver the policies of insurance, or to pay such taxes or assessments or amounts due or to become due on any prior lien or encumbrance, if any, then the Beneficiary may procure such insurance, or pay such taxes or assessments or amounts due upon prior liens or encumbrances, if any, and all moneys thus paid, with interest thereon at ten per cent per annum, shall become so much additional indebtedness secured by this deed of trust, and shall be paid out of the proceeds of the sale of the property aforesaid, if not otherwise paid by Grantor, and such failure shall be a violation or breach of this covenant and agreement.

And that in case of any default whereby the right of foreclosure occurs hereunder, the said Trustee or the Beneficiary shall at once become entitled to the possession, use and enjoyment of the property aforesaid, and to the rents, issues and profits thereof, from the accruing of such right and during the pendency of foreclosure proceedings, and the period of redemption, if any there be; and such possession shall at once be delivered to the said Trustee or the Beneficiary on request, and on refusal, the delivery of such possession may be enforced by the said Trustee or the Beneficiary by any appropriate civil suit or proceeding, and the said Trustee or the Beneficiary shall be entitled to a Receiver for said property, and of the rents, issues and profits thereof, after any such default, including the time covered by foreclosure proceedings and the period of redemption, if any there be, and shall be entitled thereto as a matter of right, without regard to the solvency or insolvency of Grantor, or of the then owner of said property, and without regard to the value thereof, and such Receiver may be appointed by any court of competent jurisdiction upon ex parte application, and without notice—notice being hereby expressly waived—and all rents, issues and profits, income and revenue therefrom shall be applied by such Receiver to the payment of the indebtedness hereby secured, according to law and the orders and directions of the court.

And that in case of default in any of said payments of principal and interest, according to its tenor and effect of said promissory note aforesaid, or any part thereof, or of a breach or violation of any of the covenants or agreements herein, by Grantor, his executors, administrators or assigns, then and in that case the whole of said principal sum hereby secured, and the interest thereon to the time of sale, may at once, at the option of the Beneficiary, become due and payable, and the said property be sold in the manner and with the same effect as if the said indebtedness had matured, and that if foreclosure be made by the Trustee, an attorney's fee of the sum provided in said note for services in the supervision of said foreclosure proceedings shall be allowed by the Trustee as a part of the costs of foreclosure, and if foreclosure be made through the courts a reasonable attorney's fee shall be taxed by the court as a part of the costs of such foreclosure proceedings.

The covenants herein contained shall bind, and the benefits and advantages hereof shall inure to, the respective heirs, executors, administrators, successors and assigns of the parties hereto. Wherever used herein, the singular number shall include the plural and conversely, and the use of any gender shall be applicable to all genders. Wherever the term "Beneficiary" is used herein it shall include the legal holder or holders of said note or of the indebtedness secured hereby or, where applicable, the holder of a certificate of purchase. In particular, without limitation, the word note shall be singular or plural as the case may be.

IN WITNESS WHEREOF, Grantor has signed, sealed and delivered this Deed of Trust the day and year first above written.

Edward E. Walker (SEAL)
Pauline J. Walker (SEAL)

STATE OF COLORADO, }
 COUNTY OF BOULDER. } SS.

The foregoing instrument was acknowledged before me this _____ day of _____

A.D. 19____, by _____

Witness my hand and official seal.

My commission expires _____

NOTARY PUBLIC

313838

DEED OF TRUST

FROM

TO
 THE PUBLIC TRUSTEE
 FOR THE USE OF

STATE OF COLORADO, COUNTY OF BOULDER. } ss.

I hereby certify that this instrument was filed for record in my office at _____ o'clock _____ M., and is duly recorded in book _____ page _____

Clerk and Recorder.

By _____ Deputy.

Fees, \$ _____

Return to: *Alaska Industrial Bank*

FILM 820

Recorded at _____ o'clock _____ M.,

2 - 1

Reception No.

8449

THIS DEED, Made this 25th day of May, 1973, between

Larry Taylor and Margaret Taylor

of the County of Boulder and State of Colorado, of the first part, and

Deward E. Walker, Jr. and Barbara J. Walker

of the County of Boulder and State of Colorado, of the second part:

COUNTY OF BOULDER
STATE OF COLORADO
FILED IN THE OFFICE ON

JUN 4 8 47 AM '73

FILM 820

DEPUTY CLERK AND
RECORDER

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of Twenty Seven Thousand and no/100----- DOLLARS,

to the said parties of the first part in hand paid by the said part Y of the second part, the receipt whereof is hereby confessed and acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey and confirm, unto the said part y of the second part, his heirs and assigns forever, all the following described lot or parcel of land, situate, lying and being in the County of Boulder and State of Colorado, to-wit:

Cincinnati Lode Mining Claim No. 476,
Baron Lode Mining Claim No. 8685,
Burleigh Lode Mining Claim No. 8685,
Pure Gold Lode Mining Claim No. 8685,
Bankrupt Lode Mining Claim No. 15151,
Sailor Lode Mining Claim No. 15051,
August Lode Mining Claim No. 20524,
Francis Lode Mining Claim No. 20523,
Pure Gold No. 2 Lode Mining Claim No. 20523,
together with all easements and rights of way appurtenant and all water rights appurtenant including but not limited to those water rights adjudicated in water case number W5488 to include: Baron well, Cincinnati well, Salina well, Baron Spring and August Adit Spring; but not to include first and second Superior wells, Moore's Subdivision well and Taylor-Sunset Spring; it being the intent hereof to convey all of grantors' property in Sec. 18, T1N, R71West of the 6th P. M. except as noted above; also, the Helvetia Lode Mining Claim No. 652 in Sec. 19, T1N, R71West of the 6th P. M. There is also conveyed hereby all rights of the grantors in and to the Helvetia well, Gold King well and Old Montreal well.

TO HAVE AND TO HOLD IN JOINT TENANCY

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the said parties of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

STATE RECORDS FILE
JUN 4 1973
270

FILM 820

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said party of the second part, his heirs and assigns forever. And the said parties of the first part, for themselves heirs, executors, and administrators, do covenant, grant, bargain and agree to and with the said party of the second part, his heirs and assigns, that at the time of the enrolling and delivery of these presents they are well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and have good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargainings, sales, liens, taxes, assessments and encumbrances of whatever kind or nature soever except taxes for 1973 due in 1974 which grantee assumes and agrees to pay;

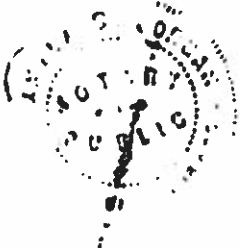
and the above bargained premises in the quiet and peaceable possession of the said party of the second part, his heirs and assigns against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said parties of the first part shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hand and seal the day and year first above written.

Signed, sealed and Delivered in the Presence of
Larry Taylor (SEAL)
Margaret Taylor (SEAL)

STATE OF COLORADO,
County of Boulder
The foregoing instrument was acknowledged before me this 25th day of May 1973 by Larry Taylor and Margaret Taylor

My commission expires April 19 1977. Witness my hand and official seal.
Notary Public



008449
No. 008449
WARRANT FILED
JUN 5 8 47 AM '73
FILM 820
TO
STATE OF COLORADO, County of BOULDER
I hereby certify that this instrument was filed for record in my office this day of 19 at o'clock M., and duly recorded in Book Henry Chapman Page 142-143
By William S. Jordan Deputy
Fees \$3.50 + 2.70
Mail to: (or return to)
Send future tax statements to: Paul S. Jordan, Box 579, Boulder, CO

108 612

APR 1 1973

Book of *...*

Page No. **60224**

REC'D C. P. ...

Recorder

Recorder's Stamp

This Deed, made *30 days March*, 1973, between

Richard E. Harrison and Shirley L. Harrison

of the County of Boulder, State of Colorado, of the first part, and

Lobby E. Taylor and Margaret R. Taylor

of the County of Boulder, State of Colorado, of the second part.

Witnesseth, that the said part (less of the first part, for and in consideration of the sum of **Five and Valuable Consideration** less than \$100.00) **DUBBARD** has conveyed and acknowledged, in full released, released, sold, conveyed and quit claim, and by this deed do remise, release, sell, convey and quit claim unto the said parties of the second part, their heirs and assigns forever, not in common or joint tenancy, all the right, title, interest, claim and demand which the said part (less of the first part) have in and to the following described lot or parcel of land situate, lying and being in the County of Boulder and State of Colorado, to wit:

All that part or parcel of the Baron Lode Mining Claim, Survey Lot No. 8685, more particularly described as follows:

Beginning at Corner No. 1, which is identical with Corner No. 3 of Survey No. 20524, to August Lode; thence North 52°57' West 150 feet to Corner No. 2; thence South 57°44' West 200 feet to Corner No. 3; thence North 52°57' East 150 feet to Corner No. 4; thence South 26°45' East 50 feet to Corner No. 5; thence North 57°44' East 200 feet to Corner No. 6; thence North 26°45' West 50 feet to Corner No. 1; the Place of Beginning.

EXCEPTING THEREFROM, HOWEVER, Part of the BARON, the DUNLEIGH, the PURE GOLD Lode Mining Claims (United States Mineral Survey No. 8685); the SALLOR Lode Mining Claim (United States Mineral Survey No. 15015); the PURE GOLD NO. 2 Lode Mining Claim (United States Mineral Survey No. 20523); and the AUGUST Lode Mining Claim (United States Mineral Survey No. 20524), located in the Gold Hill Mining District and embracing a portion of Section 18, Township 1 North, Range 71 West of the 6th P.M.; and a part of the southerly portion of Government Lot No. 93, located in the NE 1/4 of Section 18, Township 1 North, Range 71 West of the 6th P.M., described as follows:

Beginning at Corner No. 3 of the AUGUST Lode Mining Claim (United States Mineral Survey No. 20524) (all bearings based on the True Meridian as established by Celestial Observations); thence N51°47'W, a distance of 150.00 feet; thence S62°05'10"W, a distance of 36.95 feet; thence S11°02'25"E, a distance of 59.96 feet; thence S13°01'55"W, a distance of 124.19 feet; thence S26°18'05"E, a distance of 49.94 feet; thence N64°58'10"E, a distance of 52.69 feet; thence S14°13'E, a distance of 104 feet; thence N4°40'35"E, a distance of 149.11 feet; thence N11°03'25"E, a distance of 33.82 feet; thence N26°45'W, a distance of 100.00 feet; to the Point of Beginning.


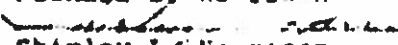
County of Boulder, State of Colorado.

012

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereto belonging or in anywise thereto appertaining, and all the estate, right, title, interest, and claim whatsoever of the said part 1 and the first part, either in law or equity, unto the said parties of the second part, their heirs and assigns forever, not in tenancy in common but in joint tenancy.

IN WITNESS WHEREOF, The said part 1 and the first part have hereunto set their hands and seal the day and year first above written.

Signed, Sealed and Delivered in the presence of

	[SEAL]
Richard E. Harrison	
	[SEAL]
Shirley L. Harrison	
	[SEAL]

STATE OF COLORADO,
County of Boulder

The foregoing instrument was acknowledged before me this 20th day of March, 1975, by Richard L. Harrison and Shirley L. Harrison

My commission expires Nov 4, 1975
WITNESS my hand and official seal.




Notary Public

212013

Know all men, that this Seventh day of November 1911, in the year of our Lord one thousand nine hundred and fifty one

MYRTLE CHARLES

County of LOS ANGELES

JALIFORNIA and State of California

MARSHALL BRIDGE

County of BOULDER

and State of Colorado

WITNESSETH, That the said part Y of the first part, for and in consideration of the sum of ONE HUNDRED AND FIFTY DOLLARS, to the said part Y of the first part in hand paid by the said part Y of the second part, the receipt whereof is hereby confessed and acknowledged, he do remise, release, sold, conveyed and QUIT CLAIM, and by these presents do do remise, release, sell, convey and QUIT CLAIM unto the said part Y of the second part, his heirs, successors and assigns forever, all the right, title, interest, claim and demand which the said part Y of the first part has in and to the following described estate, lying and being in the County of BOULDER and State of Colorado, to-wit:

All that part of parcel of the Baron Lode Mining Claim, Survey Lot No. 8885, more particularly described as follows, to-wit: Beginning at Corner No. 1, which is identical with Corner No. 3 A of Survey No. 20524, The August Lode; thence North 52 degrees 57' West 150 feet to Corner No. 2; thence South 57 degrees 44' West 200 feet to Corner No. 3; thence South 52 degrees 57' East 150 feet to Corner No. 4; thence North 26 degrees 45' East 50 feet to Corner No. 5; thence North 57 degrees 44' West 200 feet to Corner No. 6 Thence North 26 degrees 45' West 50 feet to Corner No. 1, The Place of Beginning, and containing 40,000 square feet, more or less of land, reserving however title to all mineral, gas and oil deposits underneath the surface of said described tract unto first party, her heirs and assigns.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereto appertaining, and all the estate, right, title, interest and claim whatsoever, of the said part Y of the first part, either in law or equity, to the only proper use, benefit and behoof of the said part Y of the second part, his heirs and assigns forever.

IN WITNESS WHEREOF, The said part Y of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of

x Mrs Anna A. Schultz

Myrtle Charles

CALIFORNIA STATE OF CALIFORNIA County of LOS ANGELES

The foregoing instrument was acknowledged before me this A. D. 19 11, by MYRTLE CHARLES

My Commission expires . 19 Witness my hand and official seal

My Commission Expires May 20, 1913

part 1 of 2

REC'D

All that part of parcel of the Baron Lode Mining Claim, Survey Lot No. 8685, more particularly described as follows, to-wit: Beginning at Corner No. 1, which is identical with Corner No. 3 A of Survey No. 20524, The August Lode; thence North 52 degrees 57' West 150 feet to Corner No. 2; thence South 57 degrees 44' West 200 feet to Corner No. 3; thence South 52 degrees 57' East 150 feet to Corner No. 4; thence South 26 degrees 45' East 50 feet to Corner No. 5; thence North 57 degrees 44' East 200 feet to Corner No. 6. Thence North 26 degrees 45' West 50 feet to Corner No. 1, The Place of Beginning, and containing 40,000 square feet, more or less of land, reserving however title to all mineral, gas and oil deposits underneath the surface of said described tract unto first party, her heirs and assigns.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereto appertaining, and all the estate, right, title, interest and claim whatsoever, of the said part Y of the first part, either in law or equity, to the only proper use, benefit and behoof of the said part Y of the second part, his heirs and assigns forever.

IN WITNESS WHEREOF, The said part Y of the first part has hereunto set her hand and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of

X Mrs Anna A. Schultz

Eyrle Charles (SEAL)
 _____ (SEAL)
 _____ (SEAL)
 _____ (SEAL)

CALIFORNIA
 STATE OF COLORADO,
 County of LOS ANGELES

The foregoing instrument was acknowledged before me this 26th day of November A. D. 1951, by EYRLE CHARLES

My commission expires

19 . Witness my hand and official seal.

My Commission Expires May 20, 1953

Eugene L. Nives
 Notary Public



By natural person or persons here insert name or names; if by person acting in representative or official capacity or as executor, attorney-in-fact or other capacity or description; if by officer of corporation, then insert name of such officer or officers, as the president or other officers of such corporation, naming it.—Statutory

No. 963. GUY CLARK BIRD.—The Bradford-Bohnert Ptg. Co., Mrs. Bohnert's Legal Blank, Denver.

FILE 686

Recorded at 11:13 o'clock A.M.
Reception No. 932043

Dec 18 1969

HENRY C. MITCHELL Recorder

STATE DEPARTMENT 717
DEC 18 1969

FILING STAMP

THIS DEED, Made this 1st day of December in the year of our Lord one thousand nine hundred and sixty nine between **MARSHALL BRIDGE** and **RIA BRIDGE**, husband and wife,

of the County of Boulder and State of Colorado, of the first part, and

RICHARD E. HARRISON and SHIRLEY L. HARRISON

of the County of Boulder and State of Colorado, of the second part:

WITNESSETH, That the said part of the first part, for and in consideration of the sum of

Fifteen Thousand Five Hundred and No/100ths DOLLARS to the said parties of the first part in hand paid by the said parties of the second part the receipt whereof is hereby confessed and acknowledged, have granted, bargained, sold and conveyed and by these presents do grant, bargain, sell, convey and confirm unto the said parties of the second part their rights and assigns forever not in tenancy in common but in joint tenancy, all the following described lot, parcel, tract and interest to-wit: County of Boulder and State of Colorado, to-wit: Survey Lot No. 888, All that part or parcel of the Baron Lode Mining Claim more particularly described as follows:

Beginning at Corner No. 1, which is identical with Corner No. 5 of Survey No. 20524, The August Lode; thence North 52°57' West 150 feet to Corner No. 2; thence South 57°44' West 200 feet to Corner No. 3; thence South 52°57' East 150 feet to Corner No. 4; thence South 26°45' East 50 feet to Corner No. 5; thence North 57°44' East 200 feet to Corner No. 6; thence North 26°45' West 50 feet to Corner No. 1, the Place of Beginning.

Together with all and singular the hereditaments and appurtenances, thereto in anywise appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof and all the estate, right, title, interest, claim and demand whatsoever, of the said parties of the first part either in law or equity, in and to the above bargained premises, with the hereditaments and appurtenances thereto in anywise appertaining and to the above bargained and described, with the appurtenances, unto **Richard E. Harrison and Shirley L. Harrison** their heirs and assigns forever.

And the said **Marshall Bridge and Ria Bridge** part of the first part, for their selves their heirs and assigns, do covenant, grant, bargain and agree to and with the said **Richard E. Harrison and Shirley L. Harrison** their heirs and assigns, the above bargained premises in the quiet and peaceable possession of the said parties of the second part, their heirs and assigns, against all and every person or persons lawfully claiming thereof, by, through or under the said parties of the first part to Warrant and

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in the presence of

Shirley L. Harrison
Richard E. Harrison
TERRITORY OF GUAM
SANTA ROSA DE ANAGAN
City Santa Rosa de Anagan

Marshall Bridge
Ria Bridge

DEC 18 1969

BRIDGE and RIA BRIDGE,

husband and wife,

of the County of Boulder and State of Colorado, of the first part, and

RICHARD E. HARRISON and SHIRLEY L. HARRISON

of the County of Boulder and State of Colorado, of the second part:

WITNESSETH, That the said part of the first part, for and in consideration of the sum of

Fifteen Thousand Five Hundred and No. 100ths ... to the said parties of the first part ... hereby confessed and acknowledged, have granted, bargained, sold and conveyed ... grant, bargain, sell, convey and confirm, unto the said parties of the second part ... not in tenancy in common, but in joint tenancy, all the following described lot ... and being in the County of Boulder ... All that part or parcel of the Baron Lode Mining Claim Survey Lot No. 2888, more particularly described as follows: Beginning at Corner No. 1, which is identical with Corner No. 8 of Survey No. 20524, The August Lode; thence North 52° 57' West 150 feet to Corner No. 2; thence South 57° 44' West 200 feet to Corner No. 3; thence South 52° 57' East 150 feet to Corner No. 4; thence South 26° 45' East 50 feet to Corner No. 5; thence North 57° 44' East 200 feet to Corner No. 6; thence North 26° 45' West 50 feet to Corner No. 1, the Place of Beginning.

Together with all and singular the hereditaments and appurtenances, thereunto belonging or in anywise appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever, of the said parties of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances thereto. To Have and To Hold the said premises above bargained and described, with the appurtenances, unto Richard E. Harrison and Shirley L. Harrison their heirs and assigns forever.

And the said Marshall Bridge and Ria Bridge part ices of the first part, for themselves their heirs, executors and administrators, do covenant, grant, bargain and agree to and with the said parties of the second part, their heirs and assigns, the above bargained premises in the quiet and peaceable possession of the said parties of the second part, their heirs and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, by, through or under the said parties of the first part to Warrant and never Defend.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in the presence of
Shirley L. Harrison
Richard E. Harrison
TERRITORY OF GUAM
STREET OF AGANA
City Center of Agana

Marshall Bridge
Ria Bridge

This foregoing instrument was acknowledged before me this 18th day of December 1969 by Marshall Bridge and Ria Bridge, husband and wife. My commission expires June 21, 1973.

ANGELITA C. SALAZAR
In and for the territory of Guam.

* If by natural person or persons here insert name or names. If by person acting in an official capacity, then insert name of person as executive, attorney-in-fact or other capacity, and the description of such office or position, as the president or other officer of a corporation, partnership, association, or other organization. See 119-1-1, Colorado Revised Statutes, 1973.

FILM 1282

Recorded at _____ of/with _____ No. 592974

1983 DEC 13 PM 1:41

Reception No. CHARLOTTE HOUSTON

COUNTY OF BOULDER
STATE OF COLORADO

DEWARD EDGAR WALKER, JR., a/k/a DEWARD E. WALKER, JR.

whose address is P.O. Box 4147, Boulder, CO. 80306

County of Boulder, and State of Colorado

, for the consideration of a gift and

One Dollar (\$.00)----- Dollars, in hand paid,

STATE DOCUMENT FEE

DEC 13 1983

[Signature]

herby sell(s) and quit claim(s) to DEWARD EDGAR WALKER, JR. AS CUSTODIAN FOR MARY JANE WALKER UNDER THE COLORADO UNIFORM GIFTS TO MINORS ACT P.O. Box 4147, Boulder, CO. 80306

County of Boulder, and State of Colorado, the following real

property, in the County of Boulder, and State of Colorado, to wit: RESERVING unto Grantor, his heirs or assigns, all right title and interest, unknown or known in and to all water rights or permits with all appurtenant structures, rights of way, pipe lines, pumps, easements, points of diversion, development options, purchase options, rights of first refusal and rights sold that may revert to Grantor, and RESERVING unto Grantor, his heirs or assigns, all right title and interest, unknown or known in and to all mineral, oil, gas, milling and mining rights of every kind and nature and the right to use the surface or subsurface of the property to remove or develop such rights, including but not limited to use as a mill site, provided such use shall not be within two hundred feet of a dwelling on such property, and RESERVING unto Grantor, his heirs or assigns, all easements or rights of way over, across or through the property which now exist and RESERVING unto Grantor his heirs or assigns the right of first refusal to purchase the property conveyed herein at a price to be determined by Deward Edgar Walker, Jr., and the grantee, and in the event they can not agree, then at a price determined by an appraiser appointed by the Chief Judge of the District Court of Boulder County, Colorado, each party to pay one half the costs thereof, this right of first refusal shall terminate upon the death of Deward Edgar Walker, Jr. SUBJECT TO THE FOREGOING RESERVATIONS AND RIGHTS, THE PROPERTY CONVEYED HEREIN IS DESCRIBED AS FOLLOWS:

Purple Hold #2 Lode Mine Claim, U.S.M.S. #20523, Sect 18, T19N71W, G2E4M, Boulder County, Colorado, less parts south of Hold Run Creek with all its appurtenances

Signed this 13th day of December 1983.

[Signature]
DEWARD EDGAR WALKER, JR. a/k/a
DEWARD E. WALKER, JR.
[Signature]

STATE OF COLORADO,
County of Boulder

The foregoing instrument was acknowledged before me this 13th day of December, 1983, by DEWARD EDGAR WALKER, JR. a/k/a DEWARD E. WALKER, JR.

My commission expires 10/15/86
Witness my hand and official seal

[Signature]
Notary Public

Statutory definition of "quit claim" - If by natural person or persons here insert name of names; if by person acting in representative or official capacity of an institution, then insert name of person as executor, attorney, trustee or other capacity and description; if by officer of corporation, then insert name of such officer or officers, as the president or other officer of such corporation, acting in such capacity.

No. 838. QUIT CLAIM DEED - Short Form - Rev. 11-1-83 as amended 1981 - 1-73
Boulders Publishing Co., 1924-66 First Street, Denver, Colo.

FILM 1282

Recorded at o'clock M. 592980

1983 DEC 13 PM 1:42

Reception No. CHARLOTTE HOUSTON
CLERK & RECORDER

Rec. COUNTY OF BOULDER
STATE OF COLORADO

DEWARD EDGAR WALKER, JR., a/k/a DEWARD E. WALKER JR.

whose address is P.O. Box 4147, Boulder, CO. 80306

County of Boulder, and State of Colorado

, for the consideration of a gift and

One Dollar (\$.00)----- Dollars, in hand paid,

hereby sell(s) and quit claim(s) to DEWARD EDGAR WALKER, JR.
AS CUSTODIAN FOR SARAH T. WALKER

UNDER THE COLORADO UNIFORM GIFTS TO MINORS ACT
whose address is P.O. Box 4147, Boulder, CO. 80306

County of Boulder, and State of Colorado

, the following real

property, in the County of Boulder, and State of Colorado, to wit:
RESERVING unto Grantor, his heirs or assigns, all right title and interest, unknown or known in and to all water rights or permits with all appurtenant structures, rights of way, pipe lines, pumps, easements, points of diversion, development options, purchase options, rights of first refusal and rights sold that may revert to Grantor, and RESERVING unto Grantor, his heirs or assigns, all right title and interest, unknown or known in and to all mineral, oil, gas, milling and mining rights of every kind and nature and the right to use the surface or subsurface of the property to remove or develop such rights, including but not limited to use as a mill site, provided such use shall not be within two hundred feet of a dwelling on such property, and RESERVING unto Grantor, his heirs or assigns, all easements or rights of way over, across or through the property which now exist and RESERVING unto Grantor his heirs or assigns the right of first refusal to purchase the property conveyed herein at a price to be determined by Deward Edgar Walker, Jr., and the grantee, and in the event they can not agree, then at a price determined by an appraiser appointed by the Chief Judge of the District Court, Boulder County, Colorado, each party to pay one half the costs thereof; this right of first refusal shall terminate upon the death of Deward Edgar Walker, Jr. SUBJECT TO THE FOREGOING RESERVATIONS AND RIGHTS, THE PROPERTY CONVEYED HEREIN IS DESCRIBED AS FOLLOWS:

*Burleigh Lode Mine Claim, U.S.M.S. # 8085,
sect. 18, T14N R11W, 6th P.M. Boulder County,
Colorado
with all its appurtenances*

Signed this 13th day of December 1983.

Deward E. Walker, Jr.
DEWARD EDGAR WALKER, JR. a/k/a
DEWARD E. WALKER, JR.
Deward E. Walker, Jr.

STATE OF COLORADO,
County of Boulder

The foregoing instrument was acknowledged before me this 13th
day of December, 1983, by DEWARD EDGAR WALKER, JR. a/k/a
DEWARD E. WALKER, JR.

rights of first refusal and rights sold that may revert to Grantor, and RESERVING unto Grantor, his heirs or assigns, all right title and interest, unknown or known in and to all mineral, oil, gas, milling and mining rights of every kind and nature and the right to use the surface or subsurface of the property to remove or develop such rights, including but not limited to use as a mill site, provided such use shall not be within two hundred feet of a dwelling on such property, and RESERVING unto Grantor, his heirs or assigns, all easements or rights of way over, across or through the property which now exist and RESERVING unto Grantor his heirs or assigns the right of first refusal to purchase the property conveyed herein at a price to be determined by Deward Edgar Walker, Jr., and the grantee, and in the event they can not agree, then at a price determined by an appraiser appointed by the Chief Judge of the District Court, Boulder County, Colorado, each party to pay one half the costs thereof, this right of first refusal shall terminate upon the death of Deward Edgar Walker, Jr. SUBJECT TO THE FOREGOING RESERVATIONS AND RIGHTS, THE PROPERTY CONVEYED HEREIN IS DESCRIBED AS FOLLOWS:

Burleigh Lode Mine Claim, U.S.M.S.# 8085,
Sect. 18, T14N R71W, 6th P.M. Boulder County,
Colorado
with all its appurtenances

Signed this 13th day of December 1983.

Deward E. Walker, Jr.
DEWARD EDGAR WALKER, JR. a/k/a
DEWARD E. WALKER, JR.
Deward E. Walker, Jr.

STATE OF COLORADO,
County of Boulder } ss.

The foregoing instrument was acknowledged before me this 13th
day of December, 1983, by DEWARD EDGAR WALKER, JR. a/k/a
DEWARD E. WALKER, JR.

My commission expires 10/5/86
Witness my hand and official seal



Michael E. Bruner
Notary Public

Statutory Acknowledgment.—If by natural person or persons here insert name or names; if by person acting in representative or official capacity or as attorney-in-fact, then insert name of person as executor, attorney-in-fact or other capacity or description; if by officer of corporation, then insert name of such officer or officers, as the president or other officers of such corporation, naming it.

Reception No.....

CHARLOTTE HOUSTON
CLERK & RECORDER

COUNTY OF BOULDER
STATE OF COLORADO

DEWARD EDGAR WALKER, JR., a/k/a DEWARD E. WALKER JR.

whose address is P.O. Box 4147, Boulder, CO. 80306

County of Boulder, and State of Colorado

, for the consideration of a gift and

One Dollar (\$.00)----- Dollars, in hand paid,

hereby sell(s) and quit claim(s) to DEWARD EDGAR WALKER, JR.
AS CUSTODIAN FOR SARAH T. WALKER

UNDER THE COLORADO UNIFORM GIFTS TO MINORS ACT
whose address is P.O. Box 4147, Boulder, CO. 80306

County of Boulder, and State of Colorado

STATE DOCUMENTARY FEE

DEC 13 1983

\$ Exempt

, the following real

property, in the County of Boulder, and State of Colorado, to wit:
RESERVING unto Grantor, his heirs or assigns, all right title and interest, unknown or known in and to all water rights or permits with all appurtenant structures, rights of way, pipe lines, pumps, easements, points of diversion, development options, purchase options, rights of first refusal and rights sold that may revert to Grantor, and RESERVING unto Grantor, his heirs or assigns, all right title and interest, unknown or known in and to all mineral, oil, gas, milling and mining rights of every kind and nature and the right to use the surface or subsurface of the property to remove or develop such rights, including but not limited to use as a mill site, provided such use shall not be within two hundred feet of a dwelling on such property, and RESERVING unto Grantor, his heirs or assigns, all easements or rights of way over, across or through the property which now exist and RESERVING unto Grantor his heirs or assigns the right of first refusal to purchase the property conveyed herein at a price to be determined by Deward Edgar Walker, Jr., and the grantee, and in the event they can not agree, then at a price determined by an appraiser appointed by the Chief Judge of the District Court, Boulder County, Colorado, each party to pay one half the costs thereof, this right of first refusal shall terminate upon the death of Deward Edgar Walker, Jr. SUBJECT TO THE FOREGOING RESERVATIONS AND RIGHTS, THE PROPERTY CONVEYED HEREIN IS DESCRIBED AS FOLLOWS:

Pure Gold Lode Mine Claim, U. S. M. S. # 5635,
sect. 18, T17N11W, 6th R.M., Boulder County,
Colorado
with all its appurtenances

Signed this 13th day of December, 1983.

Deward E. Walker, Jr.
DEWARD EDGAR WALKER, JR. a/k/a
DEWARD E. WALKER, JR.
Deward E. Walker, Jr.

STATE OF COLORADO,
County of Boulder } ss.

The foregoing instrument was acknowledged before me this 13th day of December, 1983, by DEWARD EDGAR WALKER, JR. a/k/a DEWARD E. WALKER, JR.

...ements, points of diversion, development options, purchase options, rights of first refusal and rights sold that may revert to Grantor, and RESERVING unto Grantor, his heirs or assigns, all right title and interest, unknown or known in and to all mineral, oil, gas, milling and mining rights of every kind and nature and the right to use the surface or subsurface of the property to remove or develop such rights, including but not limited to use as a mill site, provided such use shall not be within two hundred feet of a dwelling on such property, and RESERVING unto Grantor, his heirs or assigns, all easements or rights of way over, across or through the property which now exist and RESERVING unto Grantor his heirs or assigns the right of first refusal to purchase the property conveyed herein at a price to be determined by Deward Edgar Walker, Jr., and the grantee, and in the event they can not agree, then at a price determined by an appraiser appointed by the Chief Judge of the District Court, Poudre County, Colorado, each party to pay one half the costs thereof, this right of first refusal shall terminate upon the death of Deward Edgar Walker, Jr. SUBJECT TO THE FOREGOING RESERVATIONS AND RIGHTS, THE PROPERTY CONVEYED HEREIN IS DESCRIBED AS FOLLOWS:

Pure Gold Lode Mine Claim, U. S. M. S. # 8685,
sect. 18, T1N 27W, 6th A. M., Boulder County,
Colorado
with all its appurtenances

Signed this 13th day of December 1983.

Deward E. Walker, Jr.
DEWARD EDGAR WALKER, JR. a/k/a
DEWARD E. WALKER, JR.
Deward Edgar Walker, Jr.

STATE OF COLORADO,
County of Boulder } ss.

The foregoing instrument was acknowledged before me this 13th
day of December 1983, by DEWARD EDGAR WALKER, JR. a/k/a
DEWARD E. WALKER, JR.

My commission expires 10/5/86
Witness my hand and official seal



Michael S. Bunnery
Notary Public

Statutory Acknowledgment.—If by natural person or persons here insert name or names; if by person acting in representative or official capacity or as attorney-in-fact, then insert name of person as executor, attorney-in-fact or other capacity or description; if by officer of corporation, then insert name of such officer or officers, as the president or other officers of such corporation, naming it.

Reception No. CHARLOTTE HOUSTON
CLERK & RECORDER

Recorded COUNTY OF BOULDER
STATE OF COLORADO

DEWARD EDGAR WALKER, JR., a/k/a DEWARD E. WALKER,
JR.
whose address is P.O. Box 4147, Boulder, CO. 80306

County of Boulder, and State of
Colorado

, for the consideration of One Dollar
and other good and valuable consideration
Dollars, in hand paid,

hereby sell(s) and quit claim(s) to LOGAN MILL RANCH
PROPERTIES, INC.
whose address is P.O. Box 4147, Boulder, CO. 80306

County of Boulder, and State of Colorado, the following real

property, in the County of Boulder and State of Colorado, to wit:
RESERVING unto Grantor, his heirs or assigns, all right title and
interest, unknown or known in and to all water rights or permits
with all appurtenant structures, rights of way, pipe lines, pumps
easements, points of diversion, development options, purchase options,
rights of first refusal and rights sold that may revert to Grantor
and RESERVING unto Grantor, his heirs or assigns, all right title
and interest, unknown or known in and to all mineral, oil, gas,
milling and mining rights of every kind and nature and the right to
use the surface or subsurface of the property to remove or develop
such rights, including but not limited to use as a mill site, provided
such use shall not be within two hundred feet of a dwelling on such
property, and RESERVING unto Grantor, his heirs or assigns the right
of first refusal to purchase the property conveyed herein at a
price to be determined by Deward Edgar Walker, Jr., and the grantee,
and in the event they can not agree, then at a price determined by
an appriaser appointed by the Chief Judge of the District Court,
Boulder County, Colorado, each party to pay one half the costs
thereof, this right of first refusal shall terminate upon the death
of Deward Edgar Walker, Jr. RESEAVING UNTO GRANTOR, his heirs or
assigns, all easements or rights of ways over, across or through
the property which now exist. SUBJECT TO THE FOREGOING RESERVATIONS
AND RIGHTS, THE PROPERTY CONVEYED HEREIN IS DESCRIBED AS FOLLOWS:

*Baron Lode Mine Claim, U.S.M.S.# 8685
Sect. 18, T1N, R71W, 6th P.M., Boulder
County, Colorado.*
with all its appurtenances

Signed this 13th day of December, 1983

Deward E. Walker, Jr.

DEWARD EDGAR WALKER, JR. a/k/a
DEWARD E. WALKER, JR.

STATE OF COLORADO,
County of Boulder

The foregoing instrument was acknowledged before me this 13th
day of December, 1983, by DEWARD EDGAR WALKER, JR. a/k/a
DEWARD E. WALKER, JR.

STATE DOCUMENTARY FEE

DEC 13 1983

\$.50

2.1
330847

THIS DEED, Made this 5th day of April, 1979,

between ROBERT M. PODRUSNIK

of the County of Boulder and state of Colorado, of the first part, and DEWARD E. WALKER, JR.,

whose legal address is P. O. Box 57, Boulder,

of the County of Boulder and state of Colorado, of the second part.

WITNESSETH, That the said part y of the first part, for and in consideration of the sum of less than Five Hundred and No/100 (\$500.00) DOLLARS, to the said part y of the first part in hand paid by the said part y of the second part, the receipt whereof is hereby confessed and acknowledged, has realized, released, sold, conveyed and QUIT CLAIMED, and by these presents does remise, release, sell, convey and QUIT CLAIM unto the said part y of the second part, his heirs, successors and assigns, forever, all the right, title, interest, claim and demand which the said party of the first part has in and to the following described lot or parcel of land situate, lying and being in the County of Boulder and State of Colorado, to wit:

See attached legal description.

also known as street and number

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of the said part y of the first part, either in law or equity, to the only proper use, benefit and behoof of the said part y of the second part, his heirs and assigns forever.

IN WITNESS WHEREOF, The said part y of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of

Robert M. Podrusnik (SEAL)
ROBERT M. PODRUSNIK

_____ (SEAL)

STATE OF COLORADO, }
County of Boulder } ss.

The foregoing instrument was acknowledged before me this 5th day of April, 1979, by Robert M. Podrusnik.

My Commission expires July 22, 1980.
Notary Public
Witness my hand and official seal.
19

APR 5 1979

RECORDED
INDEXED
APR 1979
CORDER

Colorado, of the first part, and DEWARD E. WALKER, JR.,

whose legal address is P. O. Box 57, Boulder,

of the County of Boulder and state of Colorado, of the second part,

WITNESSETH, That the said part y of the first part, for and in consideration of the sum of less than Five Hundred and No/100 (\$500.00) ----- DOLLARS, to the said part y of the first part in hand paid by the said part y of the second part, the receipt whereof is hereby confessed and acknowledged, has remised, released, sold, conveyed and QUIT CLAIMED, and by these presents does remise, release, sell, convey and QUIT CLAIM unto the said part y of the second part, his heirs, successors and assigns, forever, all the right, title, interest, claim and demand which the said party of the first part has in and to the following described lot or parcel of land situate, lying and being in the County of Boulder and State of Colorado, to wit:

See attached legal description.

also known as street and number

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of the said part y of the first part, either in law or equity, to the only proper use, benefit and behoof of the said part y of the second part, his heirs and assigns forever.

IN WITNESS WHEREOF, The said part y of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of

Robert M. Podrusnik (SEAL)
ROBERT M. PODRUSNIK (SEAL)

_____ (SEAL)

STATE OF COLORADO, }
County of Boulder } ss.

The foregoing instrument was acknowledged before me this 5th day of April, 1979, by Robert M. Podrusnik.



My Commission expires July 22, 1980
Witness my hand and official seal.

Barbara A. ...

Notary Public.

LEGAL DESCRIPTION

All that part or parcel of the Baron Lode Mining Claim, Survey Lot No. 8685, more particularly described as follows:

Beginning at Corner No. 1, which is identical with Corner No. 3, of Survey No. 20524, The August Lode; thence North 52°57' West 150 feet to Corner No. 2; thence South 57°44' West 200 feet to Corner No. 3; thence South 52° 57' East 150 feet to Corner No. 4; thence South 26°45' East 50 feet to Corner No. 5; thence North 57°44' East 200 feet to Corner No. 6; thence North 26°45' West 50 feet to Corner No. 1; the Place of Beginning.

EXCEPTING THEREFROM, HOWEVER, Part of the BARON, the BURLEIGH, the PURE GOLD Lode Mining Claims (United States Mineral Survey No. 8685); the SAILOR Lode Mining Claim (United States Mineral Survey No. 15015); the PURE GOLD NO. 2 Lode Mining Claim (United States Mineral Survey No. 20523); and the AUGUST Lode Mining Claim (United States Mineral Survey No. 20524), located in the Gold Hill Mining District and embracing a portion of Section 18, Township 1 North, Range 71 West of the 6th P.M.; and a part of the southerly portion of Government Lot No. 93, located in the NE 1/4 of Section 18, Township 1 North, Range 71 West of the 6th P.M., described as follows:

Beginning at Corner No. 3 of the AUGUST Lode Mining Claim (United States Mineral Survey No. 20524) (all bearings based on the True Meridian as established by Celestial Observations); thence N52°57'W, a distance of 150.00 feet; thence S62°05'10"W, a distance of 36.95 feet; thence S11°02'25"E, a distance of 59.96 feet; thence S13°01'55"W, a distance of 124.19 feet; thence S26°18'05"E, a distance of 49.94 feet; thence S64°58'10"E, a distance of 52.68 feet; thence S54°13'E, a distance of 6.64 feet; thence N47°40'35"E, a distance of 148.32 feet; thence N11°03'25"E, a distance of 33.82 feet; thence N26°45'W, a distance of 50.00 feet; to the Point of Beginning, County of Boulder, State of Colorado.

FILM 1060

Recorded at 10:42 o'clock A.M. APR 30 1979
Reception No. 334710 *Charlton Houston*

BOULDER
Recorder.
FILING STAMP

2-1

THIS DEED, Made this 29th day of December 1978, between Deward E. Walker Jr. and Barbara J. Walker of the County of Boulder and State of Colorado, of the first part, and Robert M. Podrusnik

whose legal address is _____ of the County of Boulder and State of Colorado, of the second part:

WITNESSETH, That the said party of the first part, for and in consideration of the sum of **Sixty-four Thousand Five Hundred** DOLLARS, to the said party of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the said party of the second part, his heirs and assigns forever, all the following described lot or parcel of land, situate, lying and being in the County of Boulder and State of Colorado, to-wit:

See exhibit A attached.

Doc file Co. 45 H-30-79

also known as street and number *Salina Star Route, Four Mile CANYON*

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the said party of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said party of the second part, his heirs and assigns forever. And the said party of the first part, for himself, his heirs, executors, and administrators, does covenant, grant, bargain, and agree to and with the said party of the second part, his heirs and assigns, that at the time of the enrolling and delivery of these presents, he is well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and encumbrances of whatever kind or nature soever, **except taxes for 1978** and a deed of trust in favor of Metropolitan Mortgage Co., both of which the Grantee assumes and agrees to pay, and subject to mineral reservations, patent reservations and easements of record

and the above bargained premises in the quiet and peaceable possession of the said party of the second part, his heirs and assigns against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said party of the first part shall and will WARRANT AND FOREVER DEFEND. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Deward E. Walker Jr. (SEAL)
Barbara J. Walker (SEAL)
(SEAL)

Salina Star Route, 4 miles from V...

of the County of Boulder and State of

Colorado, of the first part, a

Robert M. Podrusnik

whose legal address is

of the County of Boulder and State of Colorado, of the second part:

WITNESSETH, That the said party of the first part, for and in consideration of the sum of Sixty-four Thousand Five Hundred DOLLARS, to the said party of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the said party of the second part, his heirs and assigns forever, all the following described lot or parcel of land, situate, lying and being in the County of Boulder and State of Colorado, to-wit:

See exhibit A attached.

Doc file
Co 45
4-30-79

also known as street and number Salina Star Route, Four Mile Canyon

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the said party of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said party of the second part, his heirs and assigns forever. And the said party of the first part, for himself, his heirs, executors, and administrators, does covenant, grant, bargain, and agree to and with the said party of the second part, his heirs and assigns, that at the time of the ensenling and delivery of these presents, he is well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and encumbrances of whatever kind or nature soever, except taxes for 1978

and a de-d of trust in favor of Megapolitan Mortgage Co., both of which the Grantee assumes and agrees to pay, and subject to mineral reservations, patent reservations and easements of record

and the above bargained premises in the quiet and peaceable possession of the said party of the second part, his heirs and assigns against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said party of the first part shall and will WARRANT AND FOREVER DEFEND. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Deward E. Walker Jr. (SEAL)
Barbara J. Walker (SEAL)

STATE OF COLORADO
County Boulder

My commission expires 2-26-79
Deward E. Walker Jr. and Barbara J. Walker
29th day of December

Witness my hand and official seal.

Salina Star Route, 4 Mile Canyon

LEGAL DESCRIPTION

All that part or parcel of the Baron Lode Mining Claim, Survey Lot No. 8685, more particularly described as follows:

Beginning at Corner No. 1, which is identical with Corner No. 3 of Survey No. 20524, The August Lode; thence North $52^{\circ}57'$ West 150 feet to Corner No. 2; thence South $57^{\circ}44'$ West 200 feet to Corner No. 3; thence South $52^{\circ}57'$ East 150 feet to Corner No. 4; thence South $26^{\circ}45'$ East 50 feet to Corner No. 5; thence North $57^{\circ}44'$ East 200 feet to Corner No. 6; thence North $26^{\circ}45'$ West 50 feet to Corner No. 1; the Place of Beginning.

EXCEPTING THEREFROM, HOWEVER, Part of the BARON, the BURLEIGH, the PURE GOLD Lode Mining Claims (United States Mineral Survey No. 8685); the SAILOR Lode Mining Claim (United States Mineral Survey No. 15015); the PURE GOLD NO. 2 Lode Mining Claim (United States Mineral Survey No. 20523); and the AUGUST Lode Mining Claim (United States Mineral Survey No. 20524), located in the Gold Hill Mining District and embracing a portion of Section 18, Township 1 North, Range 71 West of the 6th P.M.; and a part of the Southerly portion of Government Lot No. 93, located in the NE 1/4 of Section 18, Township 1 North, Range 71 West of the 6th P.M., described as follows:

Beginning at Corner No. 3 of the AUGUST Lode Mining Claim (United States Mineral Survey No. 20524) (all bearings based on the True Meridian as established by Celestial Observations); thence $N52^{\circ}57'W$, a distance of 150.00 feet; thence $S62^{\circ}05'10''W$, a distance of 36.95 feet; thence $S11^{\circ}02'25''E$, a distance of 59.96 feet; thence $S13^{\circ}01'55''W$, a distance of 124.19 feet; thence $S26^{\circ}18'05''E$, a distance of 49.94 feet; thence $S64^{\circ}58'10''E$, a distance of 52.68 feet; thence $S54^{\circ}13'E$, a distance of 6.64 feet; thence $N47^{\circ}40'35''E$, a distance of 148.32 feet; thence $N11^{\circ}03'25''E$, a distance of 33.82 feet; thence $N26^{\circ}45'W$, a distance of 50.00 feet; to the Point of Beginning, County of Boulder, State of Colorado.

BRUCE R. GREENE
ELIZABETH MEYER
SCOTT B. McELROY
ALICE E. WALKER

OF COUNSEL
PHOEBE ANNE GREYSON

M. CATHERINE CONDON
BRETT LEE SHELTON*
*ADMITTED IN CALIFORNIA ONLY

October 22, 1999

Boulder County Land Use Department
Courthouse Annex, 13th & Spruce Streets
P.O. Box 471
Boulder, Colorado 80306

Re: Building Lot Determination Request

To Whom It May Concern:

I wish to determine whether the lot described as 463 Gold Run, in the town of Salina, Colorado, is a buildable lot according to applicable Boulder County rules and regulations. My father purchased the subject parcel in 1973, and has held two building permits for the property since that time, copies of which are attached hereto. A home foundation is present on the property.

Pursuant to your requirements, I have attached a title commitment containing the required vesting chains of title for the subject parcel going back to 1953. As you will see, First Colorado Title Corporation has agreed to insure the property subject to a number of requirements, including partial conveyances from my two sisters, Mary Jane and Sarah, and a quiet title action to extinguish very small interests in unrelated individuals. I am prepared to undertake these tasks, however, prior to satisfying the enumerated requirements, I wish to determine whether the Land Use Department considers the property to constitute a buildable lot.

Also pursuant to your requirements, I have attached the vesting chains of title for the adjacent parcels of land going back to 1993, a map showing the location of the property, and the \$30.00 processing fee.

Thank you for your attention to this matter. Please do not hesitate to contact me if you have any questions or comments. I look forward to hearing from you soon.

Sincerely,



Alice E. Walker

cc: Deward E. Walker, Jr.
Clark Edwards

Boulder County Land Use Department
October 22, 1999
Page Two

LIST OF ENCLOSURES

Building Lot Determination Request Form
Boulder County Tax Information
Copy of title commitment from First Colorado Title Corporation (Sept. 9, 1999);
Marked map of section 18, T 1 N, R 71 W, 6th p.m.;
Copy of building permit no. 22629;
Copy of building permit no. 22756;
Deed from Kurt R. Fuhrman to Susan M. Black, reception no. 868420 (Aug. 5, 1987);
Deed of Trust to Deward E. Walker, Jr., reception no. 682525 (Apr. 15, 1985);
Deed from Deward E. Walker, Jr. to Sarah T. Walker, reception no. 592980 (Dec. 13, 1983);
Deed from Deward E. Walker, Jr. to Sarah T. Walker, reception no. 592986 (Dec. 13, 1983);
Deed from Deward E. Walker, Jr. to Mary Jane Walker, reception no. 592974 (Dec. 13, 1983);

Deed from Deward E. Walker, Jr. to Logan Mill Ranch Properties, Inc., reception no. 593017
(Dec. 13, 1983);

Deed from Robert M. Podrusnik to Deward E. Walker, Jr., reception no. 330847 (Apr. 5,
1979);

Deed from Deward E. and Barbara J. Walker to Robert M. Podrusnik, reception no. 334710
(Apr. 30, 1979);

Deed from Larry Taylor and Margaret Taylor to Deward E. Walker Jr. and Barbara J. Walker,
reception no. 68449 (May 25, 1973);

Deed from Richard E. and Shirley Harrison to Larry J. and Margaret A. Taylor, reception
no. 60434 (Apr. 1, 1973);

Deed from Marshall Bridge and Ria Bridge to Richard E. and Shirley L. Harrison,
reception no. 932043 (Dec. 18, 1969);

Deed from Myrtle Charles to Marshall Bridge, reception no. 50994 (Nov. 17, 1951);

Check for \$30.00.

FIRST COLORADO TITLE CORPORATION

2299 Pearl Street / Boulder, Colorado 80302-4671
(303) 449-8442 / FAX: (303) 449-3273

Date: September 16, 1999

To: ALICE WALKER
1007 PEARL STREET, SUITE 220
BOULDER, CO 80302

Re: Borrower / Purchaser: WALKER
Owner / Seller: WALKER
Property: 463 GOLD RUN
Case No.: 59632

In connection with the above matter, we are enclosing herewith the following:

Title Insurance Commitment

2 Copies of Vesting chain from 1953 and copy of map

Inquiries regarding the material enclosed herewith should be directed to:

Julinda Smith
js

Encl.

cc:

COPY NEEDS: Carlotta Muheim
COMMITMENT QUESTIONS TO: Julinda Smith





Boulder County Land Use Department
 2045 13th Street - 13th & Spruce Streets - Courthouse Annex
 P.O. Box 471 - Boulder, Colorado 80306
 (303) 441-3930 / Fax (303) 441-4858

BUILDING LOT DETERMINATION REQUEST

FOR OFFICE USE ONLY

DATE RECEIVED

REQUIRED FOR:

1. all requests not associated with a building permit.
2. all building permits on vacant land.
3. all building permits for uses or structures requiring Site Plan Review.
4. all building permits for uses or structures requiring Planning Commission and/or Board of County Commissioners review.

PROCESS

In order to provide members of the public with determinations of whether a parcel of land is legal and is eligible for a building lot designation, indicating that building permits for uses requiring such designation could be issued, the following information and attachments are required for staff review (please allow 10 working days for processing).

Notice: The determination that a parcel of land is eligible for building lot determination is made based upon the Land Use Code of Boulder County as it is adopted and in effect at the time of the determination. Only the actual issuance of a Building Permit for a specific structure and use at a specific location, and substantial construction undertaken under that permit can vest the right to use or maintain a particular improvement. Such permit issuance is subject to the requirements of the Land Use Code and may include Site Plan Review, Development Plan Review, Special Review, or other processes.

LOCATIONS OF AVAILABLE RESOURCE MATERIALS ASKED FOR ON THIS FORM

(1) Most required information is available to owners in documents from purchase closing, tax and valuation notices, building records, survey, deeds, or other kept records.

(2) Boulder County Assessor
 Main Building, Boulder County Courthouse
 Pearl Street Mall
 (Between 13th & 14th Streets, 2nd Floor)
 P.O. Box 471, Boulder, Colorado 80306
 (303) 441-3530 / M - F 8:00 A.M. - 5:00 P.M.

(3) Boulder County Clerk & Recorder
 West Wing Boulder County Courthouse, 2nd Floor
 Pearl Street Mall
 (13th Street Side Of Courthouse)
 P.O. Box 471, Boulder, Colorado 80306
 (303) 441-3515 / M - F 8:00 A.M. - 4:30 P.M.

REQUIRED ATTACHMENTS

PARCEL LOCATION

- MAP(S) - SHOWING SPECIFIC PARCEL AND SURROUNDING AREA (INCLUDE SURVEY IF AVAILABLE) (1)
- DEED(S) - MOST CURRENT DEED FOR THIS PARCEL (1, 3)

PARCEL HISTORY

- DEEDS AND OTHER RECORDS SHOWING THE CHAIN OF OWNERSHIP BACK IN TIME TO THE DATE AT WHICH THE PARCEL WAS DIVIDED FROM LARGER LAND HOLDINGS. (1, 3)
- FOR PARCELS IN MOUNTAINOUS AREAS, DEEDS OR OTHER RECORDS SHOWING THE CHAIN OF OWNERSHIP OF ALL CONTIGUOUS PROPERTIES FROM THE PRESENT BACK IN TIME TO MAY 19, 1993. (1, 3)
- DOCKET NUMBER(S) AND DATES OF PREVIOUS ACTIONS BY BOULDER COUNTY AFFECTING THE PARCEL, INCLUDING SUBDIVISION EXEMPTIONS, SITE PLAN REVIEWS, SPECIAL USE REVIEWS, VARIANCES, ROAD OR EASEMENT, VACATIONS, ETC. (IF KNOWN) (1)
- ANY OTHER DOCUMENTATION SHOWING THE DATES AND CIRCUMSTANCES OF THE PARCEL (1)

Other data available only from the Boulder County Land Use Department will be found by staff as part of this review and fee.

PROCESSING FEES

The will be a \$ 30.00 non-refundable processing fee collected at the time of submittal of this form for all Building Lot Determination Requests. Other fees may be required for copies of recorded documents from other County Departments or outside agencies regarding your property.

LEGAL OWNERS NAME (NAME(S) AS RECORDED ON DEED) (1, 3)

LOGAN MILL RANCH PROPERTIES, INC., MARY JANE WALKER, SARAH T. WALKER

APPLICANT'S NAME

ALICE E. WALKER

CURRENT MAILING ADDRESS - STREET NUMBER & NAME

2350 N. SPRINGWOOD CT.

CITY

LAFAYETTE

STATE

CO

ZIP CODE

80026

RESIDENCE PHONE NUMBER

(303) 604-9703

BUSINESS PHONE NUMBER

(303) 442-2021

Please check the appropriate box for staff inquiries about request:

TELEPHONE RESIDENCE
 (Best hours to be reached: ___ to ___)

TELEPHONE RESIDENCE
 (Leave message on machine)

TELEPHONE BUSINESS
 (Best hours to be reached 9 to 5)

TELEPHONE BUSINESS
 (Leave message on machine)

FAX
 (Number: (___) ___ - ___)

LETTER

PLEASE SEE BACK OF FORM

BLDPY 02/28/92 REV. 1-10-97 8326/99

back to my before 1954

AMERICAN LAND TITLE ASSOCIATION
STANDARD FORM COMMITMENT
PREPARED BY

FIRST COLORADO
TITLE CORPORATION

AS AGENT FOR

Lawyers Title
Insurance Corporation

NATIONAL HEADQUARTERS
RICHMOND VIRGINIA

COPY



2299 Pearl St.
Boulder, CO 80302-4671
(303) 449-8442
Fax (303) 449-3273

30 East 9th Ave.
Longmont, CO 80501-3503
(303) 678-0966
Fax (303) 678-5774

Lawyers Title Insurance Corporation

NATIONAL HEADQUARTERS

Richmond, Virginia

COMMITMENT FOR TITLE INSURANCE

LAWYERS TITLE INSURANCE CORPORATION, A Virginia corporation, herein called the Company, for valuable consideration, hereby 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 covered hereby in the land described or referred to in Schedule A, upon payment of the premiums and charges therefor; all subject to the provisions of Schedule A and B and to the Conditions and Stipulations hereof.

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 hereof by the Company, either at the time of the issuance of this Commitment or by subsequent endorsement.

This Commitment is preliminary to the issuance of such policy or policies of title insurance and all liability and obligations hereunder shall cease and terminate six (6) months after the effective date hereof or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue such policy or policies is not the fault of the Company. This Commitment shall not be valid or binding until countersigned by an authorized officer or agent.

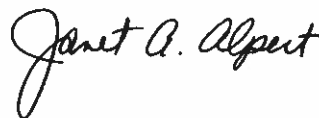
IN WITNESS WHEREOF, the Company has caused the Commitment to be signed and sealed, to become valid when countersigned by an authorized officer or agent of the Company, all in accordance with its By-Laws. This Commitment is effective as of the date shown in Schedule A as "Effective Date."

CONDITIONS AND STIPULATIONS

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 the 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 under taking 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 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. 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.

Lawyers Title Insurance Corporation

By:



President

Attest:



Secretary

Lawyers Title Insurance Corporation

NATIONAL HEADQUARTERS
RICHMOND, VIRGINIA

SCHEDULE A

COMMITMENT FOR TITLE INSURANCE

1. Effective Date: September 9, 1999 at 7:45 a.m.

Case No. 59632

2. Policy or policies to be issued:

Amount \$ T.B.D.

(a)

ALTA Owner's Policy - (10-17-92)
 ALTA Residential Title Insurance Policy - (1987)
Proposed insured: ALICE WALKER

(b) ALTA Loan Policy - (10-17-92)
Proposed insured:

Amount \$

(c)

Proposed insured:

Amount \$

3. Title to the FEE AND EASEMENT
is at the effective date hereof vested in:

estate or interest in the land described or referred to in this Commitment

SEE ATTACHED EXHIBIT "A"

4. The land referred to in this Commitment is described as follows:


SEE ATTACHED EXHIBIT "B"

CHARGES: Owner's Policy Premium
TOTAL:
(MINIMUM COMMITMENT CHARGE

T.B.D.
T.B.D.
395.00)

Countersigned at Boulder, Colorado

Commitment No. 59632


Authorized Officer or Agent

Schedule A - page 1

EXHIBIT "A"

VESTING:

DEWARD EDGAR WALKER, JR AS CUSTODIAN FOR MARY JANE WALKER UNDER THE COLORADO UNIFORM GIFTS TO MINORS ACT, AS TO THAT PORTION OF SUBJECT PROPERTY LYING WITHIN THE PURE GOLD NO. 2 LODE MINING CLAIM, U.S. MINERAL SURVEY NO. 20523;
DEWARD EDGAR WALKER, JR AS CUSTODIAN FOR SARAH T. WALKER UNDER THE COLORADO UNIFORM GIFTS TO MINORS ACT, AS TO THAT PORTION OF SUBJECT PROPERTY LYING WITHIN THE BURLEIGH LODE MINING CLAIM AND THE PURE GOLD LODE MINING CLAIM, U.S. MINERAL SURVEY NO. 8685;

AND

THE SURVIVING BOARD OF DIRECTORS OF LOGAN MILL RANCH PROPERTIES, INC., A DEFUNCT COLORADO CORPORATION, AS TO THE REMAINDER OF THE BARON LODE MINING CLAIM, U.S. MINERAL SURVEY NO. 8685, ALL AS TO PARCEL I

DEWARD EDGAR WALKER, JR AS CUSTODIAN FOR SARAH T. WALKER UNDER THE COLORADO UNIFORM GIFTS TO MINORS ACT, AS TO PARCEL II

EXHIBIT "B"

LEGAL DESCRIPTION

Parcel I:

All that part or parcel of the Baron Lode Mining Claim, the Burleigh Lode Mining Claim, and the Pure Gold Mining Claim, Survey No. 8685, and the Pure Gold No. 2 Lode Mining Claim, Survey No. 20523 more particularly described as follows:

Beginning at Corner No. 1, which is identical with Corner No. 3 of Survey No. 20524, The August Lode; thence North 52°57' West 150 feet to Corner No. 2; thence South 57°44' West 200 feet to Corner No. 3; thence South 52°57' East 150 feet to Corner No. 4; thence South 26°45' East 50 feet to Corner No. 5; thence North 57°44' East 200 feet to Corner No. 6; thence North 26°45' West 50 feet to Corner No. 1; the Place of Beginning.

EXCEPTING THEREFROM, HOWEVER, Part of the BARON, the BURLEIGH, the PURE GOLD Lode Mining Claims (United States Mineral Survey No. 8685); the SAILOR Lode Mining Claim (United States Mineral Survey No. 15015); the PURE GOLD NO. 2 Lode Mining Claim (United States Mineral Survey No. 20523); and the AUGUST Lode Mining Claim (United States Mineral Survey No. 20524), located in the Gold Hill Mining District and embracing a portion of Section 18, Township 1 North, Range 71 West of the 6th P.M.; and a part of the Southerly portion of Government Lot No. 93, located in the NE1/4 of Section 18, Township 1 North, Range 71 West of the 6th P.M., described as follows:

Beginning at Corner No. 3 of the AUGUST Lode Mining Claim (United States Mineral Survey No. 20524) (all bearings based on the True Meridian as established by Celestial Observations); thence N52°57'W, a distance of 150.00 feet; thence S62°05'10"W, a distance of 36.95 feet; thence S11°02'25"E, a distance of 59.96 feet; thence S13°01'55"W, a distance of 124.19 feet; thence S26°18'05"E, a distance of 49.94 feet; thence S64°58'10"E, a distance of 52.68 feet; thence S54°13'E, a distance of 6.64 feet; thence N47°40'35"E, a distance of 148.32 feet; thence N11°03'25"E, a distance of 33.82 feet; thence N26°45'W, a distance of 50.00 feet; to the Point of Beginning.

AND EXCEPTING THEREFROM, that portion lying within the Sailor Lode Mining Claim (United States Mineral Survey No. 15015) conveyed in Deed recorded January 18, 1983 on Film 1236 as Reception No. 529062.

All in the County of Boulder, State of Colorado.

Continued....

EXHIBIT "B"

LEGAL DESCRIPTION CONTINUED

Parcel II:

An easement for ingress, egress and utilities, 12.00 feet in width located in the NE1/4 of Section 18, T1N, R71W of the 6th P.M. extending from Line 3-4 of the Baron Lode, Survey No. 8685, Northerly through the Pure Gold Lode, Survey No. 8685, to Boulder County Road No. 89, said easement being 6.00 feet on each side of the following described Centerline:

Commencing at Corner No. 3 of said Baron Lode, thence South 34°51'00" East, 32.50 feet along Line 3-4 of said Baron Lode to the TRUE POINT OF BEGINNING;
thence North 14°00'00" East, 9.50 feet to a point of curve to the left;
thence Northerly, 49.98 feet along the arc of said curve to a point tangent, said arc having a radius of 83.00 feet and a delta angle of 34°30';
thence North 20°30'00" West, 43.00 feet to a point of curve to the right;
thence Northerly, 12.86 feet along the arc of said curve to a point tangent, said arc having a radius of 33.00 feet and a delta angle of 22°20';
thence North 1°50'00" East, 35.00 feet, more or less, to the Centerline of Boulder County Road No. 89 and the POINT OF TERMINATION.

Lawyers Title Insurance Corporation

NATIONAL HEADQUARTERS
RICHMOND, VIRGINIA

SCHEDULE B - Section 1

Requirements

The following are the requirements to be complied with:

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

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

1. Deed or evidence of proper legal proceedings, approved by an attorney for First Colorado Title Corporation, disposing of the interests of the following named persons:

- A. J. H. Langenberg
- B. O. C. Rice
- C. Phil A. Grau
- D. Unknown Persons
- E. the State of Colorado

NOTE: J. H. Langenberg never conveyed a 1333/97000 interest, said being a portion he received in Book 150 at Page 86.

NOTE: O. C. Rice never conveyed a 300/97000 interest he received in Book 322 at Page 441.

NOTE: Phil A. Grau never conveyed a 3000/97000 interest he received in Book 444 at Page 303.

NOTE: If a Quiet Title Suit is necessary, no insurance will be afforded, hereunder, until the Decree has been procured and remained of record for 6 months during which no action has been initiated to set it aside or otherwise impair its effect.

2. Proper Deed from Deward Edgar Walker, Jr as Custodian for Mary Jane Walker under the Colorado Uniform Gifts to Minors Act to Mary Jane Walker.
3. Proper Deed from Mary Jane Walker to Proposed Purchaser.
NOTE: This Requirement is necessary to eliminate the interest acquired in Deed recorded December 13, 1983 on Film 1282 as Reception No. 592974, in that portion of said land which lies within the Pure Gold No. 2 Lode Mining Claim, U.S. Mineral Survey No. 20523.
4. Proper Deed from Deward Edgar Walker, Jr as Custodian for Sarah T. Walker under the Colorado Uniform Gifts to Minors Act to Sarah T. Walker.
5. Proper Deed from Sarah T. Walker to Proposed Purchaser.
NOTE: This Requirement is necessary to eliminate the interest acquired in Deeds recorded December 13, 1983 on Film 1282 as Reception Nos. 592980 and 592986, in that portion of said land which lies within the Burleigh Lode Mining Claim and the Pure Gold Lode Mining Claim, U.S. Mineral Survey No. 8685 and also to convey the easement as described in Parcel II.

Continued...

This commitment is invalid unless the insuring Provisions and Schedules A and B are attached.

Schedule B - Section 1 - Page 1 - Commitment No. 59632

Lawyers Title Insurance Corporation

NATIONAL HEADQUARTERS
RICHMOND, VIRGINIA

59632

SCHEDULE B-1 continued.

6. Proper Deed from the surviving Board of Directors of Logan Mill Ranch Properties, Inc., a defuncted Colorado corporation, to Proposed Purchaser.
NOTE: This Requirement is necessary to eliminate the interest acquired in that portion of said land which lies within the Baron Lode Mining Claim, U.S. Mineral Survey No. 8685 in Deed recorded December 13, 1983 on Film 1282 as Reception No. 593017.
7. Partial Release of Deed of Trust from Deward E. Walker, Jr and Barbara J. Walker to the Public Trustee for the use of National State Bank of Boulder to secure the sum of \$37,700.00 dated November 19, 1976 and recorded November 23, 1976 on Film 945 as Reception No. 200873.
8. Partial Release of Deed of Trust from Logan Mill Ranch Properties, Inc., et al, to the Public Trustee for the use of IntraWest Bank of Boulder, N.A., to secure the sum of \$52,301.82 dated December 19, 1986 and recorded December 22, 1986 on Film 1448 as Reception No. 814069.

Schedule _____ Page _____ No.

Lawyers Title Insurance Corporation

NATIONAL HEADQUARTERS
RICHMOND, VIRGINIA

SCHEDULE B - Section 2

Exceptions

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. Rights or claims of parties in possession not shown by the public records.
2. Easements, or claims of easements, not shown by the public records.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey and inspection of the premises would disclose and which are 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 the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.
6. Any and all unpaid taxes, assessments and unredeemed tax sales.
7. The right of the proprietor of a vein or lode to extract or remove his ore should the same be found to intersect or penetrate the herein described land, as reserved in Patents recorded May 19, 1927 in Book 452 at Page 70 and June 20, 1939 in Book 672 at Page 74.
8. A right of way for ditches or canals constructed by authority of the United States as reserved in Patents recorded May 19, 1927 in Book 452 at Page 70 and June 20, 1939 in Book 672 at Page 74.
9. The right of Colorado Legislature to provide rules for working the mining claim or premises, hereby granted, in the absence of necessary legislation by Congress as set forth in Patents recorded May 19, 1927 in Book 452 at Page 70 and June 20, 1939 in Book 672 at Page 74.
10. Right of the United States, its permittee or licensee to enter upon, occupy and use, any part or all of that portion of Pure Gold No. 2 Lode Mining Claim, U.S. Survey No. 20523 as set forth in Patent recorded June 20, 1939 in Book 672 at Page 74.
11. All mineral, gas and oil deposits underneath the surface of said land as reserved in Deed recorded November 28, 1951 in Book 897 at Page 84.
12. All rights as reserved in Deed recorded December 13, 1983 on Film 1282 as Reception Nos. 592974, 592980, 592986 and 593017.

Continued...

Exceptions numbered NONE are hereby omitted.

The Owner's Policy to be issued, if any, shall contain the following items in addition to the ones set forth above:

- (1) The Deed of Trust, if any, required under Schedule B-Section 1, Item (b).
- (2) Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing issuance thereof; water rights, claims or title to water.
- (3) Any and all unpaid taxes, assessments and unredeemed tax sales.

Schedule B - Section 2 - Page 1 - No. 59632

Lawyers Title Insurance Corporation

NATIONAL HEADQUARTERS
RICHMOND, VIRGINIA

59632

SCHEDULE B-2 continued.

13. The fact that the records show no means of ingress or egress to and from said land. No insurance is afforded as to access to said land.

NOTE: The above exception will be deleted upon completion of all requirements contained in Schedule B-1 herein.

Schedule _____ Page _____ No.

NOTICE

- 1: Section 10-11-122 of the Colorado Revised Statutes requires that we inform you that:
 - a: the subject Real Property may be located in a Special Taxing District.
 - b: a Certificate of Taxes Due listing each taxing jurisdiction may 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.
- 2: Section 10-11-122 of the Colorado Revised Statutes further requires that:

before issuing any title insurance policy, unless the proposed insured provides written instructions to the contrary, a title insurance agent or title insurance company shall obtain a Certificate of Taxes Due or other equivalent documentations from the County Treasurer or the County Treasurer's authorized agent. The title insurance company shall obtain a Certificate of Taxes Due from the County Treasurer.
- 3: Paragraph C of Article VII of the State of Colorado Division of Insurance Regulation 89-2 states 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 legal documents resulting from the transaction which was closed."
- 4: If requested, Endorsement Form 110.1 protecting the owner against unfiled liens for labor and materials will be attached to the Owner's Policy when issued if this Company receives a properly executed Lien Affidavit which discloses conditions satisfactory to this Company.



Boulder County, CO
06/21/1999 11:12:10

Situs: 463 GOLD RUN **

Taxpy: WALKER DEWARD E JR
PO BOX 4147
BOULDER, CO 80306

PROD.MINES-Non Prod-Pat MngClm
TaxID: 0092022 Area: 0350 Card 1 of 1
STR: 18 1N 71 Nbr: BOU-Gold Hill
Lat: 40:03:05 Long:105:22:27
Lgl: PT BARON & PURE GOLD 8685
PT SAILOR LD 15051 GOLD HILL

Census Tract:137.010 BlkGrp:4 Blk:446 Subd: MINING CLAIMS (CLASS 6160)

-- Property Values		Legal	Sales Information	
LndAssd:	\$87	Lot :	Owner:	WALKER DEWARD E JR
ImpAssd:	\$0	Block :		PO BOX 4147
TotAssd:	\$87	Tract :		BOULDER, CO 80306
TaxYear:	1997	Pin: 146118000027	Phone#:	
TaxAmt :	\$7		Date/\$:	04/79 64,500 \$/SF:

-----Producing Mines Characteristics-----	
YrBuilt:	ParclSF:15681 ParclAc:.36
	Bldg SF: GrndFlr:

Complete Vesting
WALKER DEWARD E JR
Legal Description
PT BARON & PURE GOLD 8685
PT SAILOR LD 15051 GOLD HILL
0.36 AC M/L SEE ID 90899 18-1N
71

LandActl: \$300
ImprActl: \$0
TotlActl: \$300

PAID

COUNTY OF BOULDER
OFFICE OF BUILDING INSPECTOR

PERMIT
No 22629

BUILDING OFFICIAL
BY Jm

Date November 8, 1977

PERMIT is hereby issued to (build) (erect) (remodel) Residence

Owner Deward Walker Address P.O. Box 579, Boulder

Contractor Same Address _____

Address of Proposed Building Salina - Four Mile Canyon

Legal Description In Section 18, T1N, R71W

Setback Front 225' Side S. 850' Side N. 125' Rear 1325'

Valuation 52,802 Area of Building 2092 Type of Construction Frame

Permit Fee \$193.00 Use of Building Residence Zone F

Inspection Fee \$ _____ Remarks: No Basement.

Total \$193.00

Approved Thomas W. Lovinara
Chief Building Inspector.

Note:—This permit not valid without official "PAID" stamp from Boulder County Building Inspection Department.

BOULDER COUNTY BUILDING DEPARTMENT
13th and Spruce Street
Boulder, Colorado 80306
Phone 441-3925

REQUIRED INSPECTIONS AND PROCEDURES

YOUR ATTENTION IS CALLED TO SECTIONS 304, 305, and 306 OF THE BOULDER COUNTY BUILDING CODE (UNIFORM BUILDING CODE 1973 EDITION). UNLESS THESE PROVISIONS ARE COMPLIED WITH, DELAY WILL BE CAUSED IN OBTAINING ELECTRIC METER RELEASE AND/OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

STEP 1: POSTING OF INSPECTION RECORD CARD (YELLOW CARD)

Work requiring a building permit shall not be commenced until the permit holder or his agent shall have POSTED an inspection record card in a CONSPICUOUS PLACE on the front premises and in such position as to allow the inspector(s) to conveniently make the required entries of the work. This card shall be maintained in such position by the permit holder until the Certificate of Occupancy has been issued and/or the electric meter released.

STEP 2: APPROVED PLANS AND SPECIFICATIONS AT WORK SITE

The one set of approved plans and specifications returned to you when the permit was issued shall be kept on such job site at all times during which the authorized work thereon is in progress. Failure to have these approved plans and specifications readily available to the inspector(s) will mean that no inspection(s) will be conducted and/or approved.

STEP 3: APPROVALS REQUIRED

No work shall be done on any part of the building or structure beyond the point indicated in each successive inspection without first obtaining the WRITTEN APPROVAL of the inspector(s). EXCEPTION (Special Inspector): Any required inspection of a building or structure MAY be conducted by either an architect or engineer duly licensed by the State of Colorado, at the owner's expense. If any inspection(s) is/are conducted by an architect or engineer, a letter of inspection shall be submitted to the Building Department. All inspection reports submitted by said special inspector(s) shall be SIGNED and STAMPED with said persons' seal(s).

STEP 4: REQUIRED INSPECTIONS

Reinforcing steel or structural framing work of any part of any building or structure SHALL NOT be covered or concealed without first obtaining the written approval of the inspector(s).

ROUGH INSPECTIONS

- 1) FOOTING AND/OR CASSIONS: To be made after trenches are excavated, holes bored, forms erected and steel in place and prior to placement of concrete.
- 2) FOUNDATION AND/OR GRADE BEAMS: To be made after forms erected and steel in place, and prior to placement of concrete.

Street Address

Salina - 4 Mile Canyon

Boulder County Building Inspection Department

Building Permit

Legal Description

Sec. 18, T1N, R71W

Date

11-8-77

Permit No.

22629

Owner

Walker

Contractor

Same

Setbacks

Front

225'

Side

850'

Side

125'

Rear

1325'

THIS CARD MUST BE POSTED so it is plainly visible from the street until final inspection.

INSPECTION RECORD	
ROUGH	FINAL
Footing	Zoning
Foundation	Setbacks
Electric - Underground	Grading
Plumbing - Underground	Roof Covering
Frame	Frame
Electric	Electric
Plumbing	Plumbing
Gas Piping	Gas Piping
Furnace Vent	Heating Ventilation

ALL LISTED ITEMS MUST BE INSPECTED AND APPROVED BEFORE COVERING-WHETHER INTERIOR OR EXTERIOR, UNDERGROUND OR ABOVE GROUND, CALL 441-3030, BOULDER.

207.5

~~PAID~~

COUNTY OF BOULDER
OFFICE OF BUILDING INSPECTOR

PERMIT
No 22756

BUILDING OFFICE
BY jm

Date Jan. 10, 1978

PERMIT is hereby issued to (build) (erect) (remodel) Electrical only
(Changing service from 110V to 220V for dryer & range & pump.)

Owner Deward Walker Address Salina Star Route

Contractor Same Address Boulder, Colorado

Address of Proposed Building Salina (Across from White Church)

Legal Description In Section 18, T1N, R71W
(Aug. Mine Cl.)

Setback Front Est. Side Est. Side Est. Rear Est.

Valuation 400. Area of Building _____ Type of Construction Electrical

Permit Fee \$ 5.00 Use of Building Residence Zone F

Inspection Fee \$ _____ Remarks: This permit does not include approval of
zoning requirements.

Total \$ 5.00

Approved Donald W. Ferrarone
Chief Building Inspector.

Note:—This permit not valid without official "PAID" stamp from Boulder County Building Inspection Department.

BOULDER COUNTY BUILDING DEPARTMENT
13th and Spruce Street
Boulder, Colorado 80306
Phone 441-3925

REQUIRED INSPECTIONS AND PROCEDURES

YOUR ATTENTION IS CALLED TO SECTIONS 304, 305, and 306 OF THE BOULDER COUNTY BUILDING CODE (UNIFORM BUILDING CODE 1973 EDITION). UNLESS THESE PROVISIONS ARE COMPLIED WITH, DELAY WILL BE CAUSED IN OBTAINING ELECTRIC METER RELEASE AND/OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

STEP 1: POSTING OF INSPECTION RECORD CARD (YELLOW CARD)

Work requiring a building permit shall not be commenced until the permit holder or his agent shall have POSTED an inspection record card in a CONSPICUOUS PLACE on the front premises and in such position as to allow the inspector(s) to conveniently make the required entries of the work. This card shall be maintained in such position by the permit holder until the Certificate of Occupancy has been issued and/or the electric meter released.

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The one set of approved plans and specifications returned to you when the permit was issued shall be kept on such job site at all times during which the authorized work thereon is in progress. Failure to have these approved plans and specifications readily available to the inspector(s) will mean that no inspection(s) will be conducted and/or approved.

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ROUGH INSPECTIONS

- 1) FOOTING AND/OR CASSIONS: To be made after trenches are excavated, holes bored, forms erected and steel in place and prior to placement of concrete.
- 2) FOUNDATION AND/OR GRADE BEAMS: To be made after forms erected and steel in place, and prior to placement of concrete.

Street Address Elce Salina

Boulder County Building Inspection Department

Building Permit

Legal Description Sec. 18, T 1 N, R 71 W
Date 1-10-78 Permit No. 22756
Owner WALKER Contractor SAME
Setbacks Front Est. Side Est. Side Est. Rear Est.

THIS CARD MUST BE POSTED so it is plainly visible from the street until final inspection.

INSPECTION RECORD	
ROUGH	FINAL
Footing	Zoning
Foundation	Setbacks
Electric - Underground	Grading
Plumbing - Underground	Roof Covering
Frame	Frame
Electric	Electric
Plumbing	Plumbing
Gas Piping	Gas Piping
Furnace Vent	Heating Ventilation

ALL LISTED ITEMS MUST BE INSPECTED AND APPROVED BEFORE COVERING - WHETHER INTERIOR OR EXTERIOR, UNDERGROUND OR ABOVE GROUND, CALL 441-3925, BOULDER.

21

FILING STAMP

STATE DOCUMENTARY FEE

AUG 5 1987

8.60

THIS DEED, Made this 31st day of July

19 87, between

KURT J. FUHRMAN

of the said County of Boulder and State of

Colorado, of the first part, and

SUSAN MARY BLACK

whose legal address is

4553 ~~447 Gold Run Road~~ *Deliver Sta Route*
Boulder, Co 80302
County of Boulder

and State of Colorado, of the second part:

WITNESSETH, That the said party of the first part, for and in consideration of the sum of (\$86,000.00)
EIGHTY SIX THOUSAND AND NO/100 DOLLARS,

to the said party of the first part in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged and confessed, has bargained, granted, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the said party of the second part, his heirs and assigns forever, all the following described lot or parcel of land, situate, lying and being in the said County of Boulder and State of Colorado, to-wit:

legal description hereby attached and made a part hereof as if fully set forth herein....

also known as street and number 447 Gold Run Road

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the said party of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said party of the second part, his heirs and assigns forever. And the said party of the first part, for himself, his heirs, executors, and administrators, does covenant, grant, bargain, and agree to and with the said party of the second part, his heirs and assigns, that at the time of the enclosing and delivery of these presents, he is well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and encumbrances of whatever kind or nature soever. EXCEPT for general taxes for the year 1987 and subsequent years and subject to easements, restrictions and reservations of record or in existence, if any, and EXCEPT for First Deed of Trust in favor of Banco Mortgage Company recorded September 14, 1979 under Reception No. 359666, which party of the second part assumes and agrees to pay.

and the above bargained premises in the quiet and peaceable possession of the said party of the second part, his heirs and assigns against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said party of the first part shall and will WARRANT AND FOREVER DEFEND. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Kurt J. Fuhrman
Kurt J. Fuhrman (REAL)

(REAL)

(REAL)



STATE OF COLORADO
County of Boulder

This instrument was acknowledged before me this 31st day of July

Kurt J. Fuhrman.

My commission expires 2-4-90

19 Witness my hand and official seal.

Ellen C. Seely
Notary Public


W020

015 MS 08-6 5-14

EXHIBIT "A"
LEGAL DESCRIPTION

Part of the Baron, the Burleigh, the Pure Gold Lode Mining Claims (United States Mineral Survey No. 8685); the Sailor Lode Mining Claim (United States Mineral Survey No. 15051); the Pure Gold No. 2 Lode Mining Claim (United States Mineral Survey No. 20523); and the August Lode Mining Claim (United States Mineral Survey No. 20524), located in the Gold Hill Mining District and embracing a portion of Section 18, Township 1 North, Range 71 West of the 6th P.M.; and a part of the Southerly portion of Government Lot No. 93, located in the Northeast Quarter of Section 18, Township 1 North, Range 71 West of the 6th P.M., County of Boulder, State of Colorado, described as follows: Beginning at corner No. 3 of the August Lode Mining Claim (United States Mineral Survey No. 20524) (all bearings based on true meridian as established by celestial observations); thence North $52^{\circ}57'$ West a distance of 150.00 feet; thence South $62^{\circ}05'10''$ West, a distance of 36.95 feet; thence South $11^{\circ}02'25''$ East, a distance of 59.96 feet; thence South $13^{\circ}01'55''$ West, a distance of 124.19 feet; thence South $26^{\circ}18'05''$ East, a distance of 49.94 feet; thence South $64^{\circ}58'10''$ East, a distance of 52.68 feet; thence South $54^{\circ}13'$ East, a distance of 6.64 feet; thence North $47^{\circ}40'35''$ East, a distance of 148.32 feet; thence North $11^{\circ}03'25''$ East, a distance of 33.82 feet; thence North $26^{\circ}45'$ West, a distance of 50.00 feet to the Point of Beginning.

W 10290


SB

429 PUBLIC TRUSTEE'S DEED

ORIGINAL

THIS DEED, Made April 11, 1985 between
Richard G. Gebhardt
as the Public Trustee of the County of Boulder
Colorado, and Mellon Boulder Industrial Bank,
2124 Broadway, Boulder, Colorado 80302

STATE DOCUMENTARY FEE

APR 15 1985

EXEMPT

Purchaser(s) WITNESSETH:
Whereas, Deward E. Walker and Barbara J. Walker
did, by Deed of Trust dated October 29, 1979, and recorded in the office of the Clerk and Recorder of the
County of Boulder, Colorado, on October 31, 1979, in ~~XXXXXX~~
XXXXXX (Film No. 1090, Reception No. 367966) convey to the Public Trustee in Trust the property
hereinafter described to secure the payment of the indebtedness provided in said Deed of Trust, and

Whereas, a violation was made in certain of the terms and covenants of said Deed of Trust as shown by the notice of election and
demand for sale filed with the Public Trustee, a copy thereof being recorded in the office of said County Clerk and Recorder, the said
property was advertised for sale at public auction at the place and in the manner provided by law and by said Deed of Trust, and a copy of
the notice of sale was in apt time mailed to the persons required by statute, and said property was in pursuance of said notice sold to
Mellon Boulder Industrial Bank, F/K/A Globe Industrial Bank for the sum hereinafter set forth
and a certificate of purchase thereof was made and recorded in the office of the Boulder County Clerk
and Recorder on October 11, 1985 under Film No. 1325 at Reception No. 631463,

and said property not having been redeemed from said sale.

Now, Therefore, the Public Trustee pursuant to the power and authority vested by law and by the said Deed of Trust as such Public
Trustee and in consideration of the sum of \$ 15,206.50 to the Public Trustee paid by the said Purchaser(s), the
receipt whereof is hereby acknowledged, conveys to the said Purchaser(s), ~~its~~ ~~their~~ successors and assigns forever**

and interest which the Public Trustee acquired pursuant to said Deed of Trust in and to the following described property situate in the
County of Boulder, Colorado, to wit:

All that portion of the PURE GOLD Lode Mining Claim (United States
Mineral Survey No. 8685) located in the Gold Hill Mining District
and embracing a portion of Section 18, T.1N, R71W, of the 6th P.M.,
lying Northerly of that tract of land conveyed by MYRTLE CHARLES
to THOMAS M. SILVER, et al Recorded October 13, 1950 in Book 872
at Page 471.

EXPRESSLY, EXCEPTING AND EXCLUDING from these premises all that
portion lying within the FORTUNE LODE MINING CLAIM (United States
Mineral Survey No. 619)

To Have and to Hold the same unto the said Purchaser(s) ~~its~~ ~~their~~ successors and assigns forever

Executed the day and year first above written.

Richard G. Gebhardt [SEAL]
Public Trustee of the County of Boulder Colorado

By *Janet E. Green*
Deputy Public Trustee

STATE OF COLORADO
County of Boulder

The foregoing instrument was acknowledged before me in the
County of Boulder, State of Colorado, this 11th day of April, 1985
by Janet E. Green as the Deputy Public Trustee of the
County of Boulder, Colorado.

My commission expires
Witness my hand and official seal

Janet E. Green

**In counties where book and page numbers have been abolished
**If certificate has been assigned serial and said certificate of purchase was assigned to another assignee
***Change by Joint Tenants

FILM 1282

Recorded at o'clock M. 592980

1983 DEC 13 PM 1:42

Reception No. CHARLOTTE HOUSTON
CLERK & RECORDER

Rec. COUNTY OF BOULDER
STATE OF COLORADO

DEWARD EDGAR WALKER, JR., a/k/a DEWARD E. WALKER JR.

whose address is P.O. Box 4147, Boulder, CO. 80306

County of Boulder, and State of Colorado

, for the consideration of a gift and

One Dollar (\$.00)----- Dollars, in hand paid,

hereby sell(s) and quit claim(s) to DEWARD EDGAR WALKER, JR.
AS CUSTODIAN FOR SARAH T. WALKER

UNDER THE COLORADO UNIFORM GIFTS TO MINORS ACT
whose address is P.O. Box 4147, Boulder, CO. 80306

County of Boulder, and State of Colorado

, the following real

property, in the County of Boulder and State of Colorado, to wit:
RESERVING unto Grantor, his heirs or assigns, all right title and interest, unknown or known in and to all water rights or permits with all appurtenant structures, rights of way, pipe lines, pumps, easements, points of diversion, development options, purchase options, rights of first refusal and rights sold that may revert to Grantor, and RESERVING unto Grantor, his heirs or assigns, all right title and interest, unknown or known in and to all mineral, oil, gas, milling and mining rights of every kind and nature and the right to use the surface or subsurface of the property to remove or develop such rights, including but not limited to use as a mill site, provided such use shall not be within two hundred feet of a dwelling on such property, and RESERVING unto Grantor, his heirs or assigns, all easements or rights of way over, across or through the property which now exist and RESERVING unto Grantor his heirs or assigns the right of first refusal to purchase the property conveyed herein at a price to be determined by Deward Edgar Walker, Jr., and the grantee, and in the event they can not agree, then at a price determined by an appraiser appointed by the Chief Judge of the District Court, Boulder County, Colorado, each party to pay one half the costs thereof, this right of first refusal shall terminate upon the death of Deward Edgar Walker, Jr. SUBJECT TO THE FOREGOING RESERVATIONS AND RIGHTS, THE PROPERTY CONVEYED HEREIN IS DESCRIBED AS FOLLOWS:

Burleigh Lode Mine Claim, U.S.M.S. # 7085,
Sect. 18, T14N R71W, 6th P.M. Boulder County,
Colorado
with all its appurtenances

Signed this 13th day of December 1983.

Deward E. Walker, Jr.
DEWARD EDGAR WALKER, JR. a/k/a
DEWARD E. WALKER, JR.
Deward E. Walker, Jr.

STATE OF COLORADO,
County of Boulder

The foregoing instrument was acknowledged before me this 13th
day of December 1983, by DEWARD EDGAR WALKER, JR. a/k/a
DEWARD E. WALKER, JR.

rights of first refusal and rights sold that may revert to Grantor, and RESERVING unto Grantor, his heirs or assigns, all right title and interest, unknown or known in and to all mineral, oil, gas, milling and mining rights of every kind and nature and the right to use the surface or subsurface of the property to remove or develop such rights, including but not limited to use as a mill site, provided such use shall not be within two hundred feet of a dwelling on such property, and RESERVING unto Grantor, his heirs or assigns, all easements or rights of way over, across or through the property which now exist and RESERVING unto Grantor his heirs or assigns the right of first refusal to purchase the property conveyed herein at a price to be determined by Deward Edgar Walker, Jr., and the grantee, and in the event they can not agree, then at a price determined by an appraiser appointed by the Chief Judge of the District Court, Boulder County, Colorado, each party to pay one half the costs thereof, this right of first refusal shall terminate upon the death of Deward Edgar Walker, Jr. SUBJECT TO THE FOREGOING RESERVATIONS AND RIGHTS, THE PROPERTY CONVEYED HEREIN IS DESCRIBED AS FOLLOWS:

Burleigh Lode Mine Claim, U.S.M.S. # 8085,
 Sect. 18, T14N R71W, 6th P.M. Boulder County,
 Colorado
 with all its appurtenances

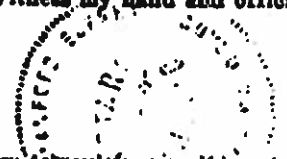
Signed this 13th day of December, 1983.

Deward E. Walker, Jr.
 DEWARD EDGAR WALKER, JR. a/k/a
 DEWARD E. WALKER, JR.
Deward E. Walker, Jr.

STATE OF COLORADO,
 County of Boulder } ss.

The foregoing instrument was acknowledged before me this 13th day of December, 1983, by DEWARD EDGAR WALKER, JR. a/k/a DEWARD E. WALKER, JR.

My commission expires 10/15/86
 Witness my hand and official seal



Michael S. Bruner
 Notary Public

Statutory Acknowledgments.—If by natural person or persons here insert name or names; if by person acting in representative or official capacity or as attorney-in-fact, then insert name of person as executor, attorney-in-fact or other capacity or description; if by officer of corporation, then insert name of such officer or officers, as the president or other officers of such corporation, signing it.

FILM 1282

Recorded at..... o'clock..... M., 592986

1983 DEC 13 PM 1:44

Reception No. CHARLOTTE HOUSTON
CLERK & RECORDER

COUNTY OF BOULDER
STATE OF COLORADO

DEWARD EDGAR WALKER, JR., a/k/a DEWARD E. WALKER JR.

whose address is P.O. Box 4147, Boulder, CO. 80306

County of Boulder, and State of Colorado

STATE DOCUMENTARY FEE

, for the consideration of a gift and

DEC 13 1983

One Dollar (\$.00)----- Dollars, in hand paid,

\$ *Exempt*

hereby sell(s) and quit claim(s) to DEWARD EDGAR WALKER, JR.
AS CUSTODIAN FOR SARAH T. WALKER

UNDER THE COLORADO UNIFORM GIFTS TO MINORS ACT

whose address is P.O. Box 4147, Boulder, CO. 80306

County of Boulder, and State of Colorado

, the following real

property, in the County of Boulder, and State of Colorado, to wit:
RESERVING unto Grantor, his heirs or assigns, all right title and interest, unknown or known in and to all water rights or permits with all appurtenant structures, rights of way, pipe lines, pumps, easements, points of diversion, development options, purchase options, rights of first refusal and rights sold that may revert to Grantor, and RESERVING unto Grantor, his heirs or assigns, all right title and interest, unknown or known in and to all mineral, oil, gas, milling and mining rights of every kind and nature and the right to use the surface or subsurface of the property to remove or develop such rights, including but not limited to use as a mill site, provided such use shall not be within two hundred feet of a dwelling on such property, and RESERVING unto Grantor, his heirs or assigns, all easements or rights of way over, across or through the property which now exist and RESERVING unto Grantor his heirs or assigns the right of first refusal to purchase the property conveyed herein at a price to be determined by Deward Edgar Walker, Jr., and the grantee, and in the event they can not agree, then at a price determined by an appraiser appointed by the Chief Judge of the District Court, Boulder County, Colorado, each party to pay one half the costs thereof, this right of first refusal shall terminate upon the death of Deward Edgar Walker, Jr. SUBJECT TO THE FOREGOING RESERVATIONS AND RIGHTS, THE PROPERTY CONVEYED HEREIN IS DESCRIBED AS FOLLOWS:

Pure Gold Lode Mine Claim, U.S.M.S.# 5635,
Sect. 18, T14N71W, Gth R.M., Boulder County,
Colorado
with all its appurtenances

Signed this 13th day of December 1983.

Deward E. Walker, Jr.
DEWARD EDGAR WALKER, JR. a/k/a
DEWARD E. WALKER, JR.
Deward Edgar Walker, Jr.

STATE OF COLORADO,
County of Boulder } ss.

The foregoing instrument was acknowledged before me this 13th day of December, 1983, by DEWARD EDGAR WALKER, JR. a/k/a DEWARD E. WALKER, JR.

...ements, points of diversion, development options, purchase options, rights of first refusal and rights sold that may revert to Grantor, and RESERVING unto Grantor, his heirs or assigns, all right title and interest, unknown or known in and to all mineral, oil, gas, milling and mining rights of every kind and nature and the right to use the surface or subsurface of the property to remove or develop such rights, including but not limited to use as a mill site, provided such use shall not be within two hundred feet of a dwelling on such property, and RESERVING unto Grantor, his heirs or assigns, all easements or rights of way over, across or through the property which now exist and RESERVING unto Grantor his heirs or assigns the right of first refusal to purchase the property conveyed herein at a price to be determined by Deward Edgar Walker, Jr., and the grantee, and in the event they can not agree, then at a price determined by an appraiser appointed by the Chief Judge of the District Court, Boulder County, Colorado, each party to pay one half the costs thereof, this right of first refusal shall terminate upon the death of Deward Edgar Walker, Jr. SUBJECT TO THE FOREGOING RESERVATIONS AND RIGHTS, THE PROPERTY CONVEYED HEREIN IS DESCRIBED AS FOLLOWS:

Pure Gold Lode Mine Claim, U. S. M. S. # 0635,
sect. 18, T14N71W, Gth. P. M., Boulder County,
Colorado
with all its appurtenances

Signed this 13th day of December, 1983.

Deward E. Walker, Jr.
DEWARD EDGAR WALKER, JR. a/k/a
DEWARD E. WALKER, JR.

Deward Edgar Walker, Jr.

STATE OF COLORADO,
County of Boulder

The foregoing instrument was acknowledged before me this 13th
day of December, 1983, by DEWARD EDGAR WALKER, JR. a/k/a
DEWARD E. WALKER, JR.

My commission expires 10/5/86
Witness my hand and official seal



Michael S. Bunnery
Notary Public

Statutory Acknowledgment.—If by natural person or persons here insert name or names; if by person acting in representative or official capacity or as attorney-in-fact, then insert name of person as executor, attorney-in-fact or other capacity or description; if by officer of corporation, then insert name of such officer or officers, as the president or other officers of such corporation, naming it.

FILM 1282

592974

1983 DEC 13 PM 1:41

Recorded at _____

Reception No. _____

CHARLOTTE HOUSTON
CLERK & RECORDER

COUNTY OF BOULDER
STATE OF COLORADO

DEWARD EDGAR WALKER, JR., s/k/a DEWARD E. WALKER, JR.

whose address is P.O. Box 4147, Boulder, CO. 80306

County of Boulder, and State of Colorado

, for the consideration of a gift and

One Dollar (\$.00)----- Dollars, in hand paid,

hereby sell(s) and quit claim(s) to DEWARD EDGAR WALKER, JR.
AS CUSTODIAN FOR WIFE JANE WALKER

UNDER THE COLORADO UNIFORM GIFTS TO MINORS ACT
whose address is P.O. Box 4147, Boulder, CO. 80306

County of Boulder, and State of Colorado

STATE DOCUMENT FEE

DEC 13 83

[Signature]

, the following real

property, in the County of Boulder, and State of Colorado, to wit:
RESERVING unto Grantor, his heirs or assigns, all right title and interest, unknown or known in and to all water rights or perches with all appurtenant structures, rights of way, pipe lines, pumps, easements, points of diversion, development options, purchase options, rights of first refusal and rights sold that may revert to Grantor, and RESERVING unto Grantor, his heirs or assigns, all right title and interest, unknown or known in and to all mineral, oil, gas, milling and mining rights of every kind and nature and the right to use the surface or subsurface of the property to remove or develop such rights, including but not limited to use as a mill site, provided such use shall not be within two hundred feet of a dwelling on such property, and RESERVING unto Grantor, his heirs or assigns, all easements or rights of way over, across or through the property which now exist and RESERVING unto Grantor his heirs or assigns the right of first refusal to purchase the property conveyed herein at a price to be determined by Deward Edgar Walker, Jr., and the grantee, and in the event they can not agree, then at a price determined by an appraiser appointed by the Chief Judge of the District Court of Boulder County, Colorado, each party to pay one half the costs thereof, this right of first refusal shall terminate upon the death of Deward Edgar Walker, Jr. SUBJECT TO THE FOREGOING RESERVATIONS AND RIGHTS, THE PROPERTY CONVEYED HEREIN IS DESCRIBED AS FOLLOWS:

Purple Hold #2 Lode Mine Claim, U.S.M.S. #20523, Sect 18, T19N21W, G2E4M, Boulder County, Colorado, less parts south of Hold Run Creek with all its appurtenances

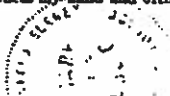
Signed this *13th* day of December 1983

Deward E. Walker, Jr.
DEWARD EDGAR WALKER, JR. s/k/a
DEWARD E. WALKER, JR.
Deward E. Walker, Jr.

STATE OF COLORADO,
County of Boulder

The foregoing instrument was acknowledged before me this *13th* day of December, 1983, by DEWARD EDGAR WALKER, JR. s/k/a DEWARD E. WALKER, JR.

My commission expires *10/5/86*
Witness my hand and official seal



Wilbur A. [Signature]

Notary Acknowledgment: If by natural person or persons here insert name of person; if by person acting in official capacity of an attorney-in-fact, then insert name of person as executor, attorney-in-fact or other capacity; if by officer of corporation, then insert name of such officer or officers, to the president or other officer of such corporation, naming it.

No. 838. QUIT CLAIM DEED—Short form—Rev. 11-6-82 as amended 1981—1-73
—Standard Publishing Co., 1924-46 First Street, Denver, Col.

Recorded at o'clock M., 593017

1983 DEC 13 PM 2:45

Reception No. CHARLOTTE HOUSTON
CLERK & RECORDER

County of BOULDER
STATE OF COLORADO

DEWARD EDGAR WALKER, JR., a/k/a DEWARD E. WALKER,
JR.
whose address is P.O. Box 4147, Boulder, CO. 80306

County of Boulder, and State of
Colorado

, for the consideration of One Dollar
and other good and valuable consideration
Dollars, in hand paid,

hereby sell(s) and quit claim(s) to LOGAN HILL RANCH
PROPERTIES, INC.
whose address is P.O. Box 4147, Boulder, CO. 80306

County of Boulder, and State of Colorado, the following real

property, in the County of Boulder and State of Colorado, to wit:
RESERVING unto Grantor, his heirs or assigns, all right title and
interest, unknown or known in and to all water rights or permits
with all appurtenant structures, rights of way, pipe lines, pumps
easements, points of diversion, development options, purchase options,
rights of first refusal and rights sold that may revert to Grantor
and RESERVING unto Grantor, his heirs or assigns, all right title
and interest, unknown or known in and to all mineral, oil, gas,
milling and mining rights of every kind and nature and the right to
use the surface or subsurface of the property to remove or develop
such rights, including but not limited to use as a mill site, provided
such use shall not be within two hundred feet of a dwelling on such
property, and RESERVING unto Grantor, his heirs or assigns the right
of first refusal to purchase the property conveyed herein at a
price to be determined by Deward Edgar Walker, Jr., and the grantee,
and in the event they can not agree, then at a price determined by
an appriaser appointed by the Chief Judge of the District Court,
Boulder County, Colorado, each party to pay one half the costs
thereof, this right of first refusal shall terminate upon the death
of Deward Edgar Walker, Jr. RESERVING UNTO GRANTOR, his heirs or
assigns, all easements or rights of ways over, across or through
the property which now exist. SUBJECT TO THE FOREGOING RESERVATIONS
AND RIGHTS, THE PROPERTY CONVEYED HEREIN IS DESCRIBED AS FOLLOWS:

*Baron Lode Mine claim, U.S.M.S. # 8685
Sect. 18, T1N, R71W, 6th P.M., Boulder
County, Colorado.*
with all its appurtenances

Signed this 13th day of December 1983

Deward E. Walker, Jr.

DEWARD EDGAR WALKER, JR. a/k/a
DEWARD E. WALKER, JR.

STATE OF COLORADO,
County of Boulder

The foregoing instrument was acknowledged before me this 13th
day of December 1983, by DEWARD EDGAR WALKER, JR. a/k/a
DEWARD E. WALKER, JR.

property, in the County of Boulder and State of Colorado, to wit:
 RESERVING unto Grantor, his heirs or assigns, all right title and interest, unknown or known in and to all water rights or permits with all appurtenant structures, rights of way, pipe lines, pumps easements, points of diversion, development options, purchase options, rights of first refusal and rights sold that may revert to Grantor and RESERVING unto Grantor, his heirs or assigns, all right title and interest, unknown or known in and to all mineral, oil, gas, milling and mining rights of every kind and nature and the right to use the surface or subsurface of the property to remove or develop such rights, including but not limited to use as a mill site, provided such use shall not be within two hundred feet of a dwelling on such property, and RESERVING unto Grantor, his heirs or assigns the right of first refusal to purchase the property conveyed herein at a price to be determined by Deward Edgar Walker, Jr., and the grantee, and in the event they can not agree, then at a price determined by an appriaser appointed by the Chief Judge of the District Court, Boulder County, Colorado, each party to pay one half the costs thereof, this right of first refusal shall terminate upon the death of Deward Edgar Walker, Jr. RESERVING UNTO GRANTOR, his heirs or assigns, all easements or rights of ways over, across or through the property which now exist. SUBJECT TO THE FOREGOING RESERVATIONS AND RIGHTS, THE PROPERTY CONVEYED HEREIN IS DESCRIBED AS FOLLOWS:

Grantor's interest in the above described property shall terminate upon the death of Deward Edgar Walker, Jr. and shall revert to Grantor, his heirs or assigns.
 with all its appurtenances

Signed this 13th day of December 19 83

Deward E. Walker, Jr.

DEWARD EDGAR WALKER, JR. a/k/a
 DEWARD E. WALKER, JR.

STATE OF COLORADO,
 County of Boulder

The foregoing instrument was acknowledged before me this 13th day of December 19 83, by DEWARD EDGAR WALKER, JR. a/k/a DEWARD E. WALKER, JR.

My commission expires 10/5/86
 Witness my hand and official seal



Michael S. Brewer
 Notary Public

Statutory Acknowledgment.—If by natural person or persons here insert name or names; if by person acting in representative or official capacity or as attorney-in-fact, then insert name of person as executor, attorney-in-fact or other capacity or description; if by officer of corporation, then insert name of such officer or officers, as the president or other officers of such corporation, naming it.

FILM 1056

A/S/77

Recorded at
Reception No.

which M.

Recorder.

THIS DEED Made this 5th day of April, 1979.

between ROBERT M. PODRUSNIK

of the County of Boulder and state of Colorado, of the first part, and DEWARD E. WALKER, JR.,

whose legal address is P. O. Box 579, Boulder,

of the County of Boulder and state of Colorado, of the second part.

RECORDERS STAMP

REC'D APR 5 1 33 PM '79
L. E. NICKEL CENTER

330847

STATE OF COLORADO

APR 5 1979

Exempt

WITNESSETH That the said party of the first part, for and in consideration of the sum of less than Five Hundred and No/100 (\$500.00) of the second part, the receipt whereof is hereby confessed and acknowledged, has remised, released, sold, conveyed and QUIT CLAIMED, and by these presents does remise, release, sell, convey and QUIT CLAIM unto the said party of the second part, his heirs, successors and assigns, forever, all the right, title, interest, claim and demand which the said party of the first part has in and to the following described lot or parcel of land situate, lying and being in the County of Boulder and State of Colorado, to wit

See attached legal description.

N.O.P.

also known as street and number

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges therunto belonging or in anywise therunto appertaining, and all the estate, right, title, interest and claim whatsoever, of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part, HIS heirs and assigns forever

(IN WITNESS WHEREOF, The said party of the first part hereunto set his hand and seal the day and year first above written)

Signed, Sealed and Delivered in the Presence of

Robert M. Podrusnik
ROBERT M. PODRUSNIK

(SEAL)
(SEAL)
(SEAL)
(SEAL)

STATE OF COLORADO

County of Boulder

This foregoing instrument was acknowledged before me this 5th day of April, 1979, by Robert M. Podrusnik.

NOTARY PUBLIC

My Commission expires July 22, 1980

Witness my hand and official seal

Notary Public

FILM 1056

22

LEGAL DESCRIPTION

All that part or parcel of the Baron Lode Mining Claim, Survey Lot No. 8685, more particularly described as follows:

Beginning at Corner No. 1, which is identical with Corner No. 3 of Survey No. 20524, The August Lode; thence North $52^{\circ}57'$ West 150 feet to Corner No. 2; thence South $57^{\circ}44'$ West 200 feet to Corner No. 3; thence South $52^{\circ}57'$ East 150 feet to Corner No. 4; thence South $26^{\circ}45'$ East 50 feet to Corner No. 5; thence North $57^{\circ}44'$ East 200 feet to Corner No. 6; thence North $26^{\circ}45'$ West 50 feet to Corner No. 1; the Place of Beginning.

EXCEPTING THEREFROM, HOWEVER, Part of the BARON, the DURLING, the PURE GOLD Lode Mining Claims (United States Mineral Survey No. 8685); the SAILOR Lode Mining Claim (United States Mineral Survey No. 15015); the PURE GOLD NO. 2 Lode Mining Claim (United States Mineral Survey No. 20523); and the AUGUST Lode Mining Claim (United States Mineral Survey No. 20524), located in the Gold Hill Mining District and embracing a portion of Section 18, Township 1 North, Range 71 West of the 6th P.M.; and a part of the southerly portion of Government Lot No. 93, located in the NE 1/4 of Section 18, Township 1 North, Range 71 West of the 6th P.M., described as follows:

Beginning at Corner No. 3 of the AUGUST Lode Mining Claim (United States Mineral Survey No. 20524) (all bearings based on the True Meridian as established by Celestial Observations); thence $N52^{\circ}57'W$, a distance of 150.00 feet; thence $S62^{\circ}05'10"W$, a distance of 36.95 feet; thence $S11^{\circ}02'25"E$, a distance of 59.96 feet; thence $S13^{\circ}01'55"W$, a distance of 124.19 feet; thence $S26^{\circ}18'05"E$, a distance of 49.94 feet; thence $S64^{\circ}58'10"E$, a distance of 52.48 feet; thence $S54^{\circ}13'E$, a distance of 6.64 feet; thence $N47^{\circ}40'35"E$, a distance of 140.32 feet; thence $N11^{\circ}03'25"E$, a distance of 33.02 feet; thence $N26^{\circ}45'W$, a distance of 50.00 feet; to the Point of Beginning, County of Boulder, State of Colorado.

FILM 1060

Recorded at 10:42 o'clock A.M. APR 30 1979
Reception No. 334710 *Charlton Houston*

BOULDER
Recorder.
FILING STAMP

2-1

THIS DEED, Made this 29th day of December 1978, between Deward E. Walker Jr. and Barbara J. Walker of the County of Boulder and State of Colorado, of the first part, and Robert M. Podrusnik

whose legal address is

of the County of Boulder and State of Colorado, of the second part:

WITNESSETH, That the said party of the first part, for and in consideration of the sum of **Sixty-four Thousand Five Hundred**----- DOLLARS, to the said party of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the said party of the second part, his heirs and assigns forever, all the following described lot or parcel of land, situate, lying and being in the County of Boulder and State of Colorado, to-wit:

See exhibit A attached.

*Doc file
Co 45
H-30-79*

also known as street and number *Salina Star Route, Four Mile Canyon*

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the said party of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said party of the second part, his heirs and assigns forever. And the said party of the first part, for himself, his heirs, executors, and administrators, does covenant, grant, bargain, and agree to and with the said party of the second part, his heirs and assigns, that at the time of the encasing and delivery of these presents, he is well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and encumbrances of whatever kind or nature soever. **except taxes for 1978**

and a de-d of trust in favor of Metropolitan Mortgage Co., both of which the Grantee assumes and agrees to pay, and subject to mineral reservations, patent reservations and easements of record

and the above bargained premises in the quiet and peaceable possession of the said party of the second part, his heirs and assigns against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said party of the first part shall and will **WARRANT AND FOREVER DEFEND**. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Deward E. Walker Jr. (SEAL)
Barbara J. Walker (SEAL)

Salina Star Route, 4 Mile Canyon

of the County of Boulder and State of

Colorado, of the first part, a

Robert M. Podrusnik

whose legal address is

of the County of Boulder and State of Colorado, of the second part:

WITNESSETH, That the said party of the first part, for and in consideration of the sum of **Sixty-four Thousand Five Hundred** DOLLARS, to the said party of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the said party of the second part, his heirs and assigns forever, all the following described lot or parcel of land, situate, lying and being in the County of Boulder and State of Colorado, to-wit:

See exhibit A attached.

also known as street and number **Salina Star Route, Four Mile CANYON**

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the said party of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said party of the second part, his heirs and assigns forever. And the said party of the first part, for himself, his heirs, executors, and administrators, does covenant, grant, bargain, and agree to and with the said party of the second part, his heirs and assigns, that at the time of the sealing and delivery of these presents, he is well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and encumbrances of whatever kind or nature soever. **except taxes for 1978**

and a de-d of trust in favor of Megapolitan Mortgage Co., both of which the Grantee assumes and agrees to pay, and subject to mineral reservations, patent reservations and easements of record

and the above bargained premises in the quiet and peaceable possession of the said party of the second part, his heirs and assigns against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said party of the first part shall and will WARRANT AND FOREVER DEFEND. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Deward E. Walker Jr. (SEAL)
Barbara J. Walker (SEAL)
(SEAL)

STATE OF COLORADO
County Boulder

ss.

My commission expires **2-26-79** day of December

Deward E. Walker Jr. and Barbara J. Walker

My commission expires **2-26-79**

Witness my hand and official seal

Notary Public

Doc Fee
Co. 45
4-30-79

Salina Star Route, 4 Mile Canyon

LEGAL DESCRIPTION

All that part or parcel of the Baron Lode Mining Claim, Survey Lot No. 8685, more particularly described as follows:

Beginning at Corner No. 1, which is identical with Corner No. 3 of Survey No. 20524, The August Lode; thence North 52°57' West 150 feet to Corner No. 2; thence South 57°44' West 200 feet to Corner No. 3; thence South 52° 57' East 150 feet to Corner No. 4; thence South 26°45' East 50 feet to Corner No. 5; thence North 57°44' East 200 feet to Corner No. 6; thence North 26°45' West 50 feet to Corner No. 1; the Place of Beginning.

EXCEPTING THEREFROM, HOWEVER, Part of the BARON, the BURLEIGH, the PURE GOLD Lode Mining Claims (United States Mineral Survey No. 8685); the SAILOR Lode Mining Claim (United States Mineral Survey No. 15015); the PURE GOLD NO. 2 Lode Mining Claim (United States Mineral Survey No. 20523); and the AUGUST Lode Mining Claim (United States Mineral Survey No. 20524), located in the Gold Hill Mining District and embracing a portion of Section 18, Township 1 North, Range 71 West of the 6th P.M.; and a part of the Southerly portion of Government Lot No. 93, located in the NE 1/4 of Section 18, Township 1 North, Range 71 West of the 6th P.M., described as follows:

Beginning at Corner No. 3 of the AUGUST Lode Mining Claim (United States Mineral Survey No. 20524) (all bearings based on the True Meridian as established by Celestial Observations); thence N52°57'W, a distance of 150.00 feet; thence S62°05'10"W, a distance of 36.95 feet; thence S11°02'25"E, a distance of 59.96 feet; thence S13°01'55"W, a distance of 124.19 feet; thence S26°18'05"E, a distance of 49.94 feet; thence S64°58'10"E, a distance of 52.68 feet; thence S54°13'E, a distance of 6.64 feet; thence N47°40'35"E, a distance of 148.32 feet; thence N11°03'25"E, a distance of 33.82 feet; thence N26°45'W, a distance of 50.00 feet; to the Point of Beginning, County of Boulder, State of Colorado.

FILM 820

Recorded at _____ o'clock _____ M.

2 - 1

Exception to

8449

THIS DEED, Made this 25th day of May, 1913, between

Larry Taylor and Margaret Taylor

of the County of Boulder and State of Colorado, of the first part, and

Deward E. Walker, Jr. and Barbara J. Walker

of the County of Boulder and State of Colorado, of the second part: *WALTER C. JOHNSON*

COUNTY OF BOULDER
STATE OF COLORADO
FILED IN MY OFFICE ON
JUN 4 8 47 AM '13
FILM 820
RECORDED AND
INDEXED

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of Twenty Seven Thousand and no/100----- DOLLARS,

to the said parties of the first part in hand paid by the said part y of the second part, the receipt whereof is hereby confessed and acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey and confirm, unto the said part y of the second part, his heirs and assigns forever, all the following described lot or parcel of land, situate, lying and being in the County of Boulder and State of Colorado, to-wit:

Cincinnati Lode Mining Claim No. 470,
Baron Lode Mining Claim No. 8685,
Burlleigh Lode Mining Claim No. 8685,
Pure Gold Lode Mining Claim No. 8685,
Bankrupt Lode Mining Claim No. 15151,
Sailor Lode Mining Claim No. 15051,
August Lode Mining Claim No. 20524,
Francis Lode Mining Claim No. 20523,
Pure Gold No. 2 Lode Mining Claim No. 20524,
together with all easements and rights of way appurtenant and all water rights appurtenant including but not limited to those water rights adjudicated in water case number W5488 to include: Baron well, Cincinnati well, Salina well, Baron Spring and August Adit Spring; but not to include: first and second Superior wells, Moore's Subdivision well and Taylor-Sunset Spring; it being the intent hereof to convey all of grantors' property in Sec. 18, T1N, R71West of the 6th P. M. except as noted above; also, the Helvetia Lode Mining Claim No. 652 in Sec. 19, T1N, R71West of the 6th P. M. There is also conveyed hereby all rights of the grantors in and to the Helvetia well, Gold King well and Old Montreal well.

TO HAVE AND TO HOLD IN JOINT TENANCY

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the said parties of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

JUN 4 1913 270

FILM 820

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said party of the second part, his heirs and assigns forever. And the said parties of the first part, for themselves heirs, executors, and administrators, do covenant, grant, bargain and agree to and with the said party of the second part, his heirs and assigns, that at the time of the enrolling and delivery of these presents they are well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and have good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and encumbrances of whatever kind or nature soever except taxes for 1973 due in 1974 which grantee assumes and agrees to pay;

and the above bargained premises in the quiet and peaceable possession of the said party of the second part, his heirs and assigns against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said parties of the first part shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seal this _____ day and year first above written.

Signed, sealed and Delivered in the Presence of

[Signature] (SEAL)
Larry Taylor

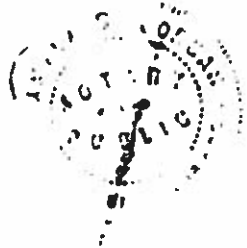
[Signature] (SEAL)
Margaret Taylor

STATE OF COLORADO,
County of Boulder

The foregoing instrument was acknowledged before me this 25th day of May 1973 by Larry Taylor and Margaret Taylor

My commission expires April 19 1977. Witness my hand and official seal.

[Signature]
Notary Public



008449

No. _____

WARRANT FILED

JUN 4 8 47 AM '73

FILM 820

TO _____

STATE OF COLORADO, County of **BOULDER**

I hereby certify that this instrument was filed for record in my office this _____ day of _____ 19____ at _____ o'clock _____ M., and duly recorded in Book _____ Page _____

By *[Signature]* Deputy

Fee \$3.50 + 2.00

Mail to: _____ (for return to)

Send future tax statements to: *[Signature]* Box 579

PRODUCED IN U.S.A. BY G. W. GREEN *[Signature]*

APR 1 1973

111 612

Book 1 150 Page 12

80-124

FRY C. P. ...

Recorder

This Deed, made 30 days March, 1973, between

Richard E. Harrison and Shirley L. Harrison

of the County of Boulder, State of Colorado

and Robert S. Taylor and Margaret A. Taylor of the County of Boulder, State of Colorado

Recorder's Stamp

For and in consideration of the sum of ... Dollars ... the receipt of which is hereby acknowledged ...

All that part or parcel of the Baron Lode Mining Claim, Survey Lot No. 8685, more particularly described as follows:

Beginning at Corner No. 1, which is identical with Corner No. 3 of Survey No. 20524, the August Lode; thence North 52°57' West 150 feet to Corner No. 2; thence South 57°44' West 200 feet to Corner No. 3; thence South 52°57' East 150 feet to Corner No. 4; thence South 26°45' East 30 feet to Corner No. 5; thence North 57°44' East 200 feet to Corner No. 6; thence North 26°45' West 50 feet to Corner No. 1; the Place of Beginning.

EXCEPTING THEREFROM, HOWEVER, Part of the BARON, the HURLEIGH, the PURE GOLD Lode Mining Claims (United States Mineral Survey No. 8685); the SAILOR Lode Mining Claim (United States Mineral Survey No. 15015); the PURE GOLD NO. 2 Lode Mining Claim (United States Mineral Survey No. 20523); and the AUGUST Lode Mining Claim (United States Mineral Survey No. 20524), located in the Gold Hill Mining District and embracing a portion of Section 18, Township 1 North, Range 71 West of the 6th P.M.; and a part of the southerly portion of Government Lot No. 93, located in the NE 1/4 of Section 18, Township 1 North, Range 71 West of the 6th P.M., described as follows:

Beginning at Corner No. 3 of the AUGUST Lode Mining Claim (United States Mineral Survey No. 20524) (all bearings based on the True Meridian as established by Celestial Observations); thence N52°37'W, a distance of 150.00 feet; thence S62°04'10"W, a distance of 36.95 feet; thence S11°02'25"E, a distance of 50.96 feet; thence S13°01'53"W, a distance of 124.19 feet; thence S36°18'05"E, a distance of 49.94 feet; thence S54°58'10"E, a distance of 51.65 feet; thence S14°13'E, a distance of 14 feet; thence N4°40'35"E, a distance of 149.11 feet; thence N11°01'25"E, a distance of 33.82 feet; thence N26°45'W, a distance of 1.00 feet; to the Point of Beginning.

County of Boulder, State of Colorado.

012

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereto belonging or in anywise thereto appertaining, and all the estate, right, title, interest, and claim whatsoever of the said part 1 of the first part, either in law or equity, unto the said parties of the second part, their heirs and assigns forever, not in tenancy in common but in joint tenancy.

IN WITNESS WHEREOF, The said part 1 of the first part have hereunto set their hands and seal the day and year first above written.

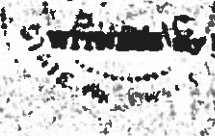
Signed, Sealed and Delivered in the presence of

Richard E. Harrison	[SEAL]
Shirley L. Harrison	[SEAL]
	[SEAL]

STATE OF COLORADO,
County of Boulder

The foregoing instrument was acknowledged before me this 20th day of March 1975, by Richard E. Harrison and Shirley L. Harrison

My commission expires Nov 4, 1975
Witness my hand and official seal.



Thomas C. [Name]
Notary Public

DEC 18 1968

husband and wife,

of the County of Boulder and State of Colorado, of the first part, RICHARD E. HARRISON and SHIRLEY L. HARRISON

of the County of Boulder and State of Colorado, of the second part:

WITNESSETH, That the said part of the first part, for and in consideration of the sum of

Fifteen Thousand Five Hundred and No. 100ths... to the said parties of the first part... hereby confessed and acknowledged, have granted, bargained, sold, aliened, conveyed, confirmed, presented, grant, bargain, sell, convey and confirm, unto the said parties of the second part, their heirs, assigns, executors, administrators, joint tenants, tenants in common, and assigns, all the following described land, to have and to hold the said land and being in the County of Boulder

All that part or parcel of the Baron Lode Mining Claim Survey Lot No. 255, more particularly described as follows:

Beginning at Corner No. 1, which is identical with Corner No. 5 of Survey No. 20524, The August Lode; thence North 52°57' West 150 feet to Corner No. 2; thence South 57°44' West 200 feet to Corner No. 3; thence South 52°57' East 150 feet to Corner No. 4; thence South 26°45' East 50 feet to Corner No. 5; thence North 57°44' East 200 feet to Corner No. 6; thence North 26°45' West 50 feet to Corner No. 1, the Place of Beginning.

Together with all and singular the hereditaments and appurtenances, therunto in anywise appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever, of the said parties of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances thereto, To Have and To Hold the said premises above bargained and described, with the appurtenances, unto Richard E. Harrison and Shirley L. Harrison and their heirs and assigns forever.

And the said Marshall Bridge and Ria Bridge part 108 of the first part, for themselves their heirs, executors and administrators, do covenant, grant, bargain and agree to and with the said parties of the second part, their heirs and assigns, the above bargained premises in the quiet and peaceable possession of the said parties of the second part, their heirs and assigns, against all and every person or persons lawfully claiming to claim the whole or any part thereof, by, through or under the said parties of the first part to Warrant and never Defend.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in the presence of
Shirley L. Harrison
TERRITORY OF GUAM
City of Agaña

Marshall Bridge
Ria Bridge

This foregoing instrument was acknowledged before me this 3th day of December 1968 by Marshall Bridge and Ria Bridge, husband and wife. My commission expires June 21 1973. Witness my hand and official seal.

ANGELITA C. SALAZAR
IN and for the territory of Guam.

* If by natural person or persons here, insert name or names. If by person acting in attorney-in-fact, then insert name of person as attorney, attorney-in-fact or other capacity. In fact or other capacity, then insert name of such officer or officers, as the President or other officers. Acknowledgment, See 113-6-1, Colorado Revised Statutes, 1963.

20021

This instrument was acknowledged before me this Seventeenth day of November 1951 in the year of our Lord one thousand nine hundred and fifty one between

MYRTLE CHARLES

County of **LOS ANGELES**

JALIFORNIA
and State of **NEW YORK**

of the first part, and

MARSHALL BRIDGE

County of **BOULDER**

and State of Colorado.

of the second part,
WITNESSETH, That the said part Y of the first part, for and in consideration of the sum of **ONE HUNDRED AND FIFTY** DOLLARS, to the said part Y of the first part in hand paid by the said part Y of the second part, the receipt whereof is hereby confessed and acknowledged, he **remised, released, sold, conveyed and QUIT CLAIMED**, and by these presents do **remise, release, sell, convey and QUIT CLAIM** unto the said part Y of the second part, his heirs, successors and assigns forever, all the right, title, interest, claim and demand which the said part Y of the first part has in and to the following described **BOULDER** and State of Colorado, to-wit:

All that part of parcel of the Baron Lode Mining Claim, Survey Lot No. 8885, more particularly described as follows, to-wit: Beginning at Corner No. 1, which is identical with Corner No. 3 A of Survey No. 20524, The August Lode; thence North 52 degrees 57' West 150 feet to Corner No. 2; thence South 57 degrees 44' West 200 feet to Corner No. 3; thence South 52 degrees 57' East 150 feet to Corner No. 4; thence South 26 degrees 45' East 50 feet to Corner No. 5; thence North 57 degrees 44' East 200 feet to Corner No. 6 Thence North 26 degrees 45' West 50 feet to Corner No. 1, The Place of Beginning, and containing 40,000 square feet, more or less of land, reserving however title to all mineral, gas and oil deposits underneath the surface of said **BOULDER** tract unto first party, her heirs and assigns.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereto appertaining, and all the estate, right, title, interest and claim whatsoever, of the said part Y of the first part, either in law or equity, to the only proper use, benefit and behoof of the said part Y of the second part, his heirs and assigns forever.

IN WITNESS WHEREOF, The said part Y of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of

x *Mrs. Anna A. Schultz*

Myrtle Charles

CALIFORNIA
STATE OF COLORADO,
County of **LOS ANGELES**

The foregoing instrument was acknowledged before me this 26 day of Nov A. D. 19 51 by **MYRTLE CHARLES**

My commission expires 19 Witness my hand and official seal
My Commission Expires May 20, 1953

011101
P.D. 10

... part of parcel of the Baron Lode Mining Claim, Survey Lot No. 8685, more particularly described as follows, to-wit: Beginning at Corner No. 1, which is identical with Corner No. 3 A of Survey No. 20524, The August Lode; thence North 52 degrees 57' West 150 feet to Corner No. 2; thence South 57 degrees 44' West 200 feet to Corner No. 3; thence South 52 degrees 57' East 150 feet to Corner No. 4; thence South 26 degrees 45' East 50 feet to Corner No. 5; thence North 57 degrees 44' East 200 feet to Corner No. 6 Thence North 26 degrees 45' West 50 feet to Corner No. 1, The Place of Beginning, and containing 40,000 square feet, more or less of land, reserving however title to all minerals and oil deposits underneath the surface of said described tract unto first party, her heirs and assigns.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of the said part y of the first part, either in law or equity, to the only proper use, benefit and behoof of the said part y of the second part, his heirs and assigns forever.

IN WITNESS WHEREOF, The said part y of the first part has hereunto set her hand and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of

X Mrs Anna A. Schultz

Myrtle Charles (SEAL)
 _____ (SEAL)
 _____ (SEAL)
 _____ (SEAL)

CALIFORNIA
 STATE OF GOLDENING,
 County of LOS ANGELES

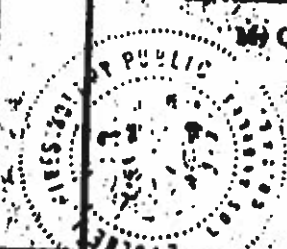
The foregoing instrument was acknowledged before me this 26th day of November A.D. 1951 by MYRTLE CHARLES

My commission expires

My Commission Expires May 20, 1953

19 _____ Witness my hand and official seal.

Eugene L. Nives
 Notary Public.



By natural person or persons here insert name or names; if by person acting in representative or official capacity or as executor, attorney-in-fact or other capacity or description; if by officer of corporation, then insert name of such officer or officers, as the president or other officers of such corporation, naming it.—Statutory Acknowledgment, Section 1207.

No. 688. GUY CLARK DEED.—The Bradford-Babbins Ptg. Co., Mtn. Babbins's Legal Mining, Denver.



QUITCLAIM DEED

EXHIBIT E

THIS DEED is made on this 28 day of February, 2006, by Deward E. Walker, Jr., whose address is P.O. Box 4147, Boulder, Colorado 80302, and Mary Jane Walker, 608 S. Willis, Champaign, Illinois 61821, Grantors, conveying and QUITCLAIMING certain real property, described herein, to the Four Mile Fire Protection District, Grantee, a political subdivision of the State of Colorado, whose address is 87 Four Mile Canyon, Boulder, Colorado 80302. The effective date of this deed is November 30, 2005, the date upon which the Grantee accepted this deed and the property conveyed hereby.

WITNESSETH, that on the date set forth above, the Grantors, for good and valuable consideration, have conveyed and QUITCLAIMED, and by these presents do convey and QUITCLAIM, unto the Grantee, its successors and assigns, forever, and also on the date set forth above, the Grantee has accepted, all the right, title, interest, claim and demand which the Grantor has in and to the real property, together with all improvements, if any, situate, lying and being in the County of Boulder, State of Colorado, described as follows:

Commencing at Corner No. 4 of the Pure Gold No. 2 Lode, U.S. Mineral Survey No. 20523, thence S 30° 54' E, 130.13 feet along line 4-1 of said Pure Gold No. 2 Lode to the TRUE POINT OF BEGINNING; Thence N 83° 40' E, 29.42 feet; Thence S 8° 30' W, 76.24 feet to the approximate Centerline of Boulder County Road No. 89 (Gold Run Road) except that portion of the Pure Gold Lode, Survey No. 8685; Thence N 89° 00' W, 103.57 feet along the approximate Centerline of said Boulder County Road No. 89; Thence N 1° 34' E, 61.00 feet; Thence N 83° 40' E, 84.43 feet to the TRUE POINT OF BEGINNING.

Reserving a twenty foot wide easement and right-of-way for ingress and egress across the Northerly portion of the above described tract of land, said easement and right-of-way being 10.00 feet on each side of the Centerline of the existing road commonly known as School House Road

TO HAVE AND TO HOLD the same for fire protection district purposes, together with all and singular the appurtenances and privileges attached hereto belonging in or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of the Grantors, either in law or equity, to the only proper use, benefit and behoof of the Grantee, its successors and assigns forever. The Minutes of the Regular Meeting of the Board of Directors of the Grantee, dated November 30, 2005, Attachment 1 hereto, acknowledging acceptance of the real property hereby quitclaimed to Grantee are incorporated herein and made a part hereof.

Quitclaim Deed
Page 1

no Consideration



IN WITNESS HEREOF, the Grantors have executed this deed on the date set forth above.

Deward E. Walker, Jr.
DEWARD E. WALKER, JR.

The foregoing was acknowledged before me this 28 day of February 2006, by
Deward E. Walker, Jr.

My commission expires: 7-26-06
Witness my hand and official seal.

Linda A. Banks
Notary Public



Mary Jane Walker
MARY JANE WALKER

The foregoing was acknowledged before me this 22 day of February 2006, by
Mary Jane Walker.

My commission expires: 5-20-2009
Witness my hand and official seal.

Lori Hendricks
Notary Public





**MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
FOUR MILE FIRE PROTECTION DISTRICT**

A regular meeting of the Board of Directors of the Four Mile Fire Protection District was held on Wednesday, November 30, at 7:30 P.M. at Station 2, within the boundaries of the District, the time and place of the meeting according to the posted notices. All Directors were present. Also present were Dave Hustvet and Chief Gibson. Director Carpenter moved that the Board waive the reading of the minutes and accept them as written. The motion was seconded by Director Vaughn, and upon being put to a vote, passed unanimously, with all directors present voting.

Director Vaughn Presented to and reviewed with the Board the list of Bills to be paid. There were very few bills. Director Beebe motioned that the bills be paid as presented. The motion was seconded by Director Carpenter. The motion was then put to a vote and passed unanimously, with all directors present voting. The Treasurer noted that we received \$100 from Michele Granger. We received the last of the money from the CSFS for hoses and shelters, \$2300. We got \$1300 in property taxes.

Chief's Report given by Bret Gibson: We had 4 auto accident calls, 2 structure fires, and 1 medical call. American Family Insurance has requested a copy of the incident report for the fire above Salina.

We will have a garage sale and pancake breakfast on May 5th or 6th.

We have been approached by BES to do an auto mutual aid with them. They need this activity to show an "exposed need" to help convince the Sheriffs Dept to help pay the \$30,000 insurance bill that they have.

Both the RFA and BFA Grants have been completed.

Trucks: E 1 is back in service.

E 3 has had its pump valves repaired.

E 4 has had primer repaired and is on its way to have its valves repaired because of gravel damage.

Tender 1 has a new gas valve in the pump.

Tender 4 is off to get the front wheel wobble fixed and pump repaired when Tender 2 gets back.

Brush 1 needs a starter.

EMS Report given by Dave Hustvedt: All radios are back and fixed. One radio was munched and will be fixed. The antennas are being purchased. \$1000 came in today for the FRETEC grant. We will have to report on training for this.

Quartermaster Report: The was no report.

The Chairman adjourned the meeting and announced that the time had come for the Board's

Attest: [Signature] Clerk, dated 12/15/05



Director Freedman reported that he had visited the site where the Chief would like to put up the antenna, and that he believes it is an excellent location in terms of improving the District's communications. He had not spoken to additional people who might be able to see the antenna, but believes that the District should go ahead with the project. He recommended that the District do what it can to camouflage the antenna. The Board indicates that it thought that camouflaging the antenna is a good idea and instructed Director Beebe to prepare a draft easement for the antenna site and access to it.

Agenda item 9.A. (deed from Deward)

Director Beebe reported that he had received a deed from Deward Walker for the land under and around Station 2, which the District has previously been leasing from Mr. Walker. Director Beebe moved that the Board accept the deed. The motion was seconded by Director Carpenter, and following discussion, passed unanimously, with all directors voting.

Agenda item 9.B (LGGF agreement)

Director Beebe presented to and reviewed with the Board the proposed contract for the 50/50 LGGF grant for EMS jackets and EMT medical kits, reported that he had reviewed it, and that it is, with the exception of the dollar amount, subject and related details, identical to the previous LGGF agreements which the Board has entered into. Director Carpenter moved that the Board approve the contract, of which a copy is attached as Exhibit F, and authorize the President to sign it on behalf of the District. The motion was seconded by Director Vaughn, and following discussion, passed unanimously, with all directors voting.

Agenda item 9.C. (E911 agreement)

Director Beebe presented to and reviewed with the Board the proposed revised E911 agreement, better known to some as the BRETSA IGA. The agreement is substantially identical to the one the District entered into some years ago, but reflects changes in the names of some of the members. Director Carpenter moved that the Board approve the agreement, of which a copy is attached as Exhibit G, and authorize the President to sign it on behalf of the District. The motion was seconded by Director Vaughn, and following discussion, passed unanimously, with all directors voting.

New Business:

Item re Station 1:

Director Beebe reported that he had spoken with Margaret Hansen about the Station 1 site. She told him that the area where the Chief has envisioned building a replacement for Station 1 is in fact on Rod Moraga's property, and that, at best, a portion of the access to the area where the Chief envisions putting the new station is on the District's land. Ms. Hansen said that she needs a site improvement survey indicating just where the existing station is on the District's land in order to advise the Board just how much land the District will need to obtain from Rod Moraga in order to build the new station where the Chief believes it should be located. Director Beebe moved that the board authorize the Chief to have the improvement survey made. The motion was seconded by Director Carpenter and, following discussion, was put to a vote and passed unanimously, with all directors voting.



hearing on the District's budget and mill levy for 2006. Director Vaughn presented to and reviewed with the Board the proposed budget for 2006. Director Beebe reported that he had the required legal notice published and had posted a copy of the proposed budget in the window of Station 2. He reported that he had not received any comments, either written or oral, concerning either the proposed budget or the proposed mill levy. Neither the Chief nor any of the other directors had received any comments. There were no comments from any one in attendance at the meeting. Director Beebe moved that Board adopt the Budget and Appropriation Resolution of which an original is attached hereto as Exhibit C. The motion was seconded by Director Carpenter, and, following discussion, passed unanimously, with all directors voting. Director Vaughn then reviewed with the Board the mill levy calculations associated with the budget. There were no comments from anyone at the meeting. Director Beebe moved that the Board adopt the Resolution to Set Mill Levy of which an original is attached hereto as Exhibit D. The motion was seconded by Director Vaughn, and following discussion, passed unanimously with all directors voting.

The Chairman then declared the hearing on the budget and mill levy closed and reconvened the meeting.

Old Business:

Director Beebe and the Chief reported that the Chief has inspected Beebe Pond and believes that it can be made into a significant water source for the District, providing as much as 30,000 gallons of water. There are two problems to be handled before the pond can be used. First, the pond has silted in significantly since its construction and will have to be dredged so that it is deep enough to hold a useable quantity of water. Getting dredging equipment in will necessitate removing several trees. Second, the pond is located far enough below the grade of the road that trucks can not draft out of it and porta ponds on the road can not be filled out of it. As a result, trucks will have to be able to get down to the level of the pond. There is an old track leading from Four Mile Canyon Drive which can be used except when there is significant snow on the ground. Director Beebe told the board that he is willing to have the District use the water from the pond and to oversee the previously described work that must be done in order to make the pond useable. He then recuse himself from any further discussion on the matter and from voting on the matter since he is the owner of the pond and believes that he has a conflict of interest. Director Carpenter moved that the Board approve spending a maximum of \$2500 for tree cutting and dredging in order to take advantage of a very large source of water. The motion was seconded by Director Vaughn, and, following discussion, passed by a vote of three to one, with directors Vaughn, Carpenter, and Ray voting yes and Director Freedman voting no. Director Carpenter inquired about installation of dry hydrants. The Chief would like to have one in each pond. They will be considered on a case by case basis.

Agenda item 8.C. (Boulder Utilities contract)

Director Beebe reported that he had received a revised draft agreement with the City of Boulder Department of Utilities and reviewed the changes from the previous draft with the Board. A copy is attached as Exhibit E. Director Beebe moved that the Board approve the proposed agreement and authorize the President and Secretary to sign it on behalf of the District. The motion was seconded by Director Vaughn, and following discussion, passed unanimously, with all directors voting.

Agenda item 8.D. (Antenna on Wingren property)



Agenda item 10 (Eldridge exclusion)

Director Beebe presented to and reviewed with the Board the draft agreement and affidavit concerning the proposed exclusion of the Eldridge property which he received from the City of Boulder. He reviewed with the Board the provisions of Section 32-1-502 of the statutes, which mandate a special procedure for the exclusion from special districts of property which has been annexed into a municipality. Director Beebe moved that the Board approve the agreement, of which a copy is attached hereto as Exhibit H, and authorize the President and Secretary to sign it on behalf of the District and further authorize the President to sign the affidavit of which a copy is attached hereto as Exhibit I. The motion was seconded by Director Vaughn, and following discussion, passed unanimously, with all directors voting.

There being no further business to come before the Board, the Chairman declared the meeting adjourned.



LEASE

EXHIBIT F

THIS LEASE is entered into this 14th day of October, 1980, by DEWARD E. WALKER, JR. and BARBARA J. WALKER, as joint tenants (hereinafter referred to as "Lessor") and the FOUR MILE CANYON FIRE PROTECTION DISTRICT, a body corporate and politic under the laws of the State of Colorado (hereinafter referred to as "Lessee").

WHEREAS, Lessor are the owners of real property located in the NE 1/4 of Section 18, T1N, R71W of the 6th P.M., Boulder County, Colorado, which they desire to lease to Lessee for fire protection district purposes; and

WHEREAS, the District desires to lease said property from Lessors,

NOW, THEREFORE, the parties hereby agree as follows:

1. Lessor hereby leases to Lessee and Lessee hereby leases from Lessor the following described tract of land (hereinafter referred to as "the property") located in the NE 1/4 of Section 18, T1N, R71W of the 6th P.M., Boulder County, Colorado:

Commencing at Corner No. 4 of the Pure Gold No. 2 Lode, U.S. Mineral Survey No. 20523, thence S30°54'E, 130.13 feet along line 4-1 of said Pure Gold No. 2 Lode to the TRUE POINT OF BEGINNING; Thence N83°40'E, 29.42 feet; Thence S8°30'W, 76.24 feet to the approximate Centerline of Boulder County Road No. 89 (Gold Run Road) except that portion on the Pure Gold Lode, Survey No. 8685; Thence N89°00'W, 103.57 feet along the approximate Centerline of said Boulder County Road No. 89; Thence N1°34'E, 61.00 feet; Thence N83°40'E, 84.43 feet to the TRUE POINT OF BEGINNING.

Reserving a twenty foot wide easement and right-of-way for ingress and egress across the Northerly portion of the above described tract of land, said easement and right-of-way being 10.00 feet on each side of the Centerline of the existing road commonly known as School House Road.

2. The primary term of this lease shall be twenty years from the date hereof, and said lease shall be automatically renewed for successive twenty year periods so long as the property is used for fire protection district purposes. If,



at any time during the lease, the property is not used for fire protection district purposes, Lessor may terminate this lease on ninety days written notice to Lessee. In the event of termination pursuant to the provisions of this paragraph, all improvements on the property shall become the property of Lessor. Lessee may cancel this lease at the end of any lease year, on ninety days written notice to Lessor.

3. Lessee agrees to pay Two Hundred Dollars (\$200.00) to Lessor each month as rental, and Lessor agrees to contribute Two Hundred Dollars (\$200.00) each month to Lessee. The parties agree that, in order to simplify matters, no money shall actually change hands. The payment provisions in this paragraph are to be construed as dependent covenants.

4. At the end of the first year, and at the end of each subsequent year, the amount of rent to be paid by Lessee and the amount of Lessor's contribution to Lessee during the ensuing year shall both increase to a figure which represents an increase of ten percent over the base figure for the preceding year.

5. The provisions of this lease shall be binding on the successors and assigns of the parties hereto, and the covenants made herein shall be covenants running with the property. Specifically, but not by way of limitation, the duties and obligations of the Lessor set forth herein shall become the duties and obligations of whoever owns the property so long as this lease is in effect.

FOUR MILE CANYON FIRE PROTECTION DISTRICT

By [Signature]
President and Chairman of the Board

ATTEST:

W. Follett
Secretary

Subscribed and sworn to before me this 8th day of October, 1980. Witness my hand and official seal. My commission expires: _____

Deward E. Walker, Jr.
Deward E. Walker, Jr.

Barbara J. Walker
Barbara J. Walker

By: [Signature]
Notary Public



planning division

po box 471 13th and 1/2 pure street boulder colorado 80501 441 5931

application/exemption

FOR OFFICE USE ONLY			
DOCKET	SE-80-28		
NAME	D. Walker		
LOCATION	SALINA	SEC. 18	TOWNSHIP 14 RANGE 71W

PROPOSAL SUMMARY

LOCATION

GENERAL LOCATION

SALINA WEST OF OLD SCHOOL HOUSE

IN SECTION 18 TOWNSHIP 14 RANGE 71W

REQUEST

LEASE RECOGNITION OF COMMUNITY FACILITY - FIRE STATION

ZONING

ZONING DISTRICT

FORESTRY

TOTAL AREA 10 ± AC.

EXISTING PARCEL(S)

	1	2	3	4	5
ACREAGE	≈ 10 AC				
FRONTAGE	Ample				
DATE ACQUIRED	1975				
OWNER	D. WALKER				
DATE CREATED	MUNICIPALITY				
EXISTING IMPROVEMENTS					
DATE CONSTRUCTED					
SETBACKS FRONT/REAR	/	/	/	/	/
SETBACKS SIDE/SIDE	/	/	/	/	/

PROPOSED PARCEL(S)

	1	2	3	4	5
ACREAGE	9.8 AC	7500 ±			
FRONTAGE	Ample	105'			
SETBACKS FRONT/REAR	/	12' / 15'	/	/	/
SETBACKS SIDE/SIDE	/	25' / 25'	/	/	/
OWNER	D. Walker	D. Walker			

UTILITY INFORMATION

WATER	WELL
SEWER	I.S.D.S.
GAS	BOTTLE
ELECTRIC	
PHONE	M. Bell
ACCESS	Co. Rd 89.
FLOOD PLAIN	NOT IN FLOODPLAIN
DITCHES	NA.
OTHER:	NA.

APPLICANT(S)

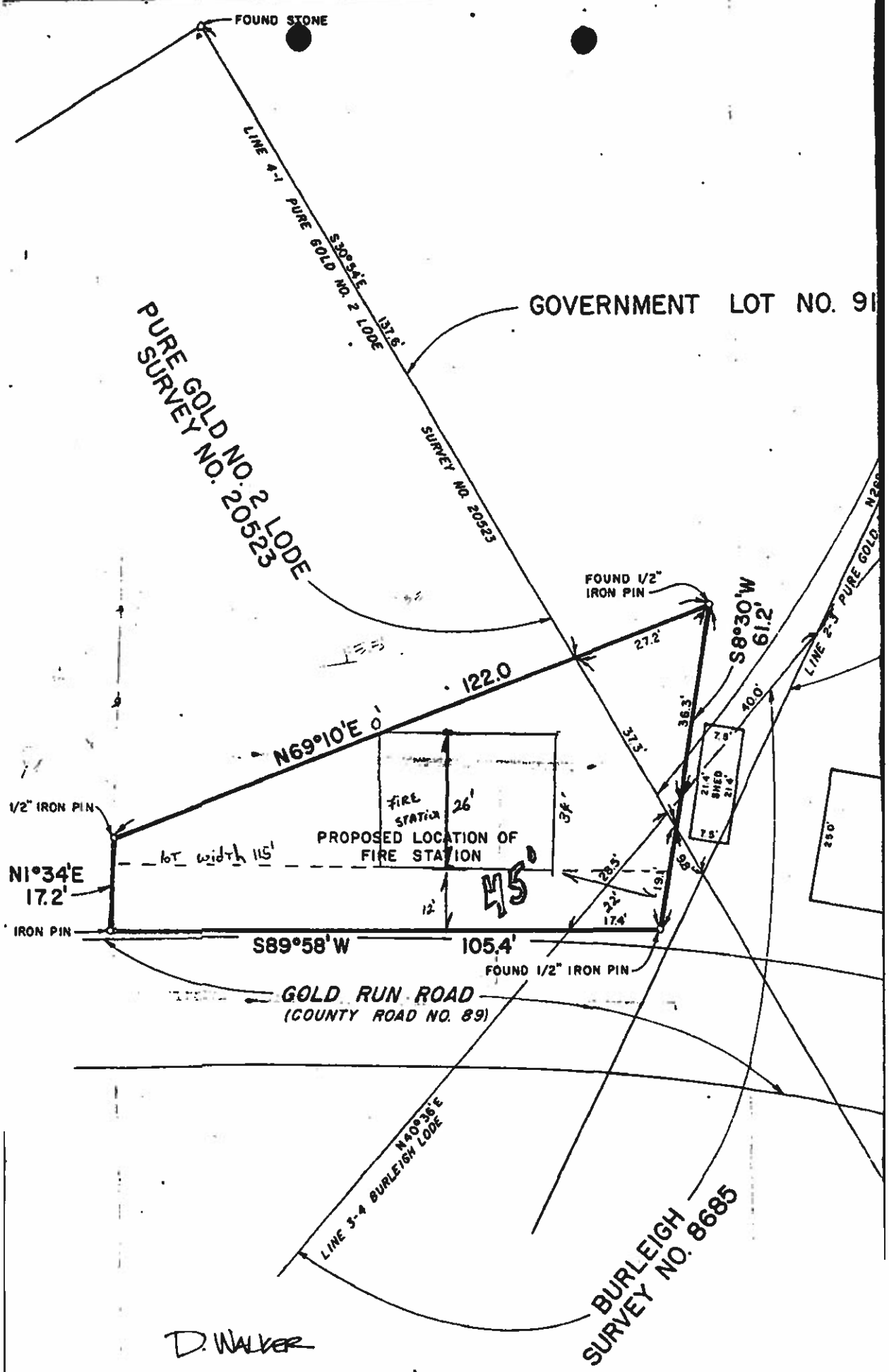
PARCEL	NAME	ADDRESS	PHONE NO.
1	Edward Walker	P.O. Box 579, Boulder, Colo. 80306	442-9169
2	FOUR MILE F.F.R.	SALINA STAR PT., BOULDER, Co. 80302	443-7659
3			
4			
5			

VERIFICATION

THE UNDERSIGNED VERIFIES THAT THE ABOVE INFORMATION IS COMPLETE AND ACCURATE AND THAT EVIDENCE TO SUBSTANTIATE THE ABOVE IS ATTACHED, AND FURTHER AM AUTHORIZED TO REPRESENT THE APPLICANT(S)

SIGNATURE	DATE	CAPACITY
X Edward E. Walker Jr.	9/19/80	Owner
PLEASE PRINT NAME AS SIGNED ABOVE DEWARD E. WALKER, JR.		
MAILING ADDRESS (Street, P.O. Box) P.O. Box 579		
CITY	STATE	ZIP CODE
BOULDER	COLORADO	80306
HOME PHONE NO.	BUSINESS PHONE NO.	
442-9169	492-7947	

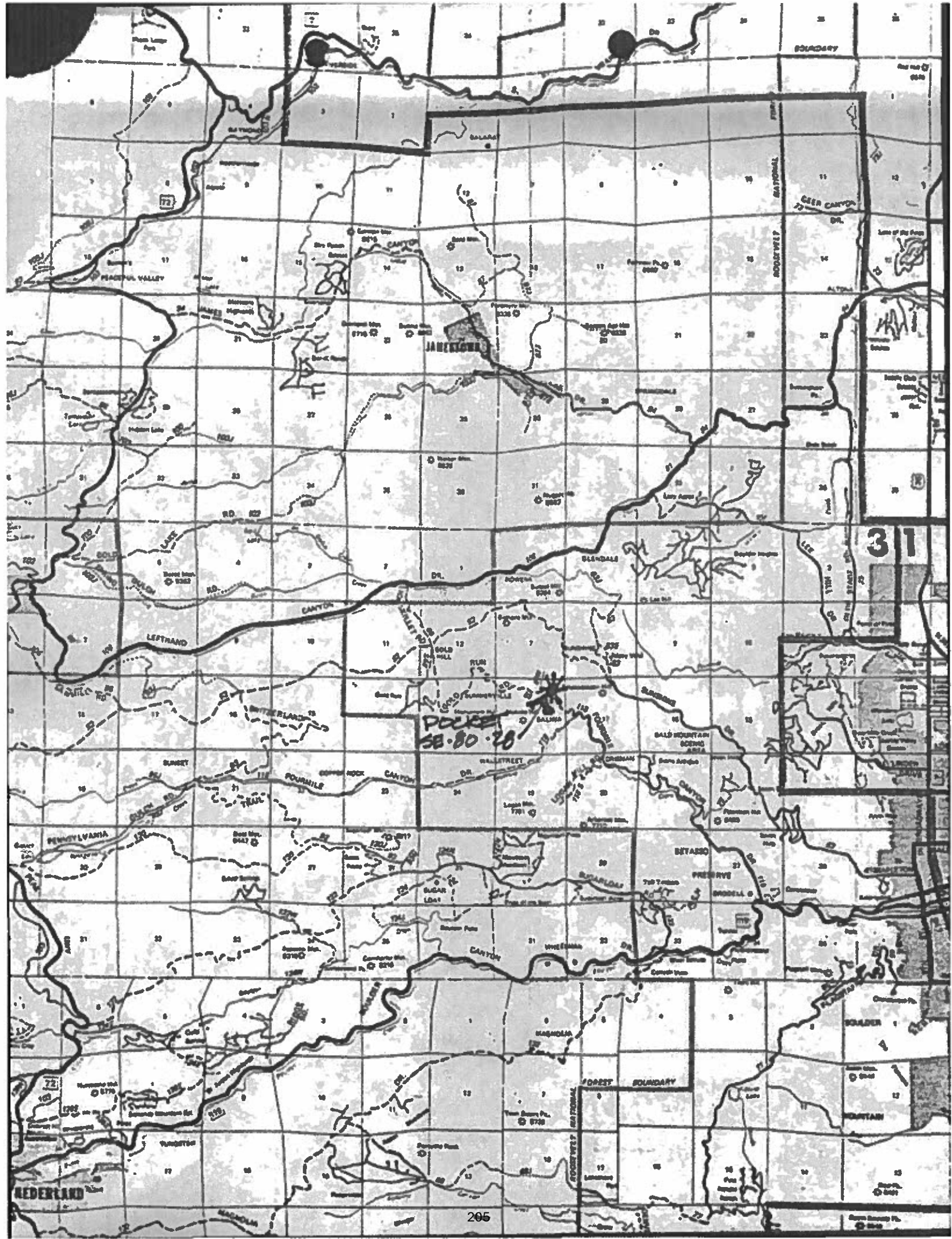
FORM NO. 410EF 8-79



D. WALKER
 FOUR MILE FPD SITE

**POOR QUALITY
COPY**

**POSSIBLY
ILLEGIBLE AFTER
SCANNING**



FILED 820

068449

This Deed, Made this 29th day of May, 1923.

Larry Taylor and Margaret Taylor

of the County of Boulder, and State of Colorado,

Edward E. Walker, Jr. and Barbara J. Walker

COUNTY OF BOULDER
STATE OF COLORADO
FILED IN MY OFFICE ON

JUN 4 8 47 AM '23
FILED 820

WALKER AND
REYNOLDS

of the County of Boulder and State of Colorado, of the second part, hereby certify that

WITNESSETH, that the said parties of the first part, for and in consideration of the sum of
Twenty Seven Thousand and no/100----- DOLLARS,

to the said parties of the first part to have paid by the said part 2 of the second part, the receipt whereof is
hereby confirmed and acknowledged, have granted, conveyed, sold and conveyed, and by these presents do
grant, bargain, sell, convey and confirm, unto the said part 2 of the second part, his
heirs and assigns forever, all the following described lot or parcel of land, situate, lying and being in the
County of Boulder, and State of Colorado, to-wit:

- Cincinnati Lode Mining Claim No. 476,
- Baron Lode Mining Claim No. 8885,
- Barrage Lode Mining Claim No. 8885,
- Pure Gold Lode Mining Claim No. 8885,
- Baron Lode Mining Claim No. 15161,
- Baron Lode Mining Claim No. 15081,
- August Lode Mining Claim No. 20524,
- Francis Lode Mining Claim No. 20523,
- Pure Gold No. 2 Lode Mining Claim No. 20523,

together with all easements and rights of way appurtenant and all
water rights appurtenant including but not limited to those water rights
adjudicated in water case number W5488 to include: Baron well,
Cincinnati well, Salina well, Baron Spring and August Adit Spring; but
not to include first and second Superior wells, Moore's Subdivision
well and Taylor-Sunset Spring it being the intent hereof to convey all
of grantors' property in Sec. 118, T1N, R7W of the 6th P.M. except
as noted above; also, the Helvetia Lode Mining Claim No. 652 in Sec.
18, T1N, R7W of the 6th P.M. There is also conveyed hereby all
rights of the grantors in and to the Helvetia well, Gold King well and
Old Montreal well.

TO HAVE AND TO HOLD IN JOINT TENANCY

TO HAVE AND TO HOLD IN JOINT TENANCY

12 21 13

FILE 840

Recorded at
Reception No. 059524

DEC 21 1913
COUNTY CLERK

Know all men by these Presents, That whereas, the following described real estate

lots 21, 22 & 23 in Sections 18 & 19, T. 41 N., R. 371 West
Patent Nos. 1234268 and 1234269

BOULDER
STATE OF COLORADO
FILED IN OFFICE ON
Dec 21 1 30 PM '13
E.M. 840

situated in the County of Boulder and State of Colorado, was subject to taxation for the year A. D. 1912, and whereas, the taxes assessed upon said property for the year A. D. 1912 remained due and unpaid at the date of the sale hereinafter made, and whereas, the Treasurer of the said County did, on the 18th day of November, A. D. 1912, by virtue of the authority vested in him by law, at (the place) the said sale and publicly sold on the 18th day of November, A. D. 1912, subject to public sale at the office of the Treasurer, in the county aforesaid, in substantial conformity with the requirements of the Statute in such case made and provided, the real property above described for the payment of the taxes, interest and costs then due and remaining unpaid on said property.

And, whereas, at the time and place aforesaid, Erik Von Hortenau, of the County of Denver and State of Colorado, bid upon all the above described property the sum of \$100.00 Dollars, and the whole amount of taxes, interest and costs then due and remaining unpaid upon said property for that year, and the said Erik Von Hortenau having offered in A. D. 1912, to accept interest upon the said sum at the rate of 18 per cent, per annum for the first six months and at the rate of 12 per cent, per annum for the next two and one-half years, and thereafter at the rate of 9 per cent, per annum, and the said rate of interest being the lowest rate of interest at which any person offered to pay the said taxes, interest and costs so due upon said property for that year and payment of the said sum having been made by him to the said Treasurer, the said property was stricken off to him at that point.

And, whereas, the said Erik Von Hortenau, the purchaser of the said property, and in person or person having offered to pay the said taxes, interest and costs then due and remaining unpaid upon said property, and the Treasurer having received said property over for the time and provided it at the beginning of the said one year, and having become satisfied that no sale of said property or any other person should be offered, thereupon the said property was, by the then Treasurer of said County stricken off to the said Erik Von Hortenau, a certificate of sale was duly issued therefor to the said County in accordance with the Statute in such case made and provided.

And, whereas, the said Boulder County, acting by and through its County Treasurer, and in conformity with the order of the Board of County Commissioners of the said County, duly entered a record on the 18th day of November, A. D. 1912 (the said day being one of the days of a regular session of the Board of County Commissioners of said County) did duly assign the certificate of sale of said property, as herein set aforesaid to said County, and all its rights, title and interest in said property held by virtue of said sale to the said County of Boulder and State of Colorado.

And, whereas, the said Erik Von Hortenau, did, on the 18th day of November, A. D. 1912, duly assign the certificate of the sale of the property as aforesaid, and all his rights, title and interest in said property, to Larry J. Taylor, of the County of Boulder and State of Colorado.

And, whereas, the said Larry J. Taylor, did, on the 25th day of May, A. D. 1913, duly assign the certificate of the sale of the property as aforesaid, and all his rights, title and interest in said property to Edward Walker, of the County of Boulder and State of Colorado.

And, whereas, the said Edward Walker, did, on the 27th day of May, A. D. 1913, duly assign the certificate of the sale of the property as aforesaid, and all his rights, title and interest in said property to the County of Boulder and State of Colorado.

And, whereas, more than three years have elapsed since the date of the said sale, and the said property has not been redeemed therefrom as provided by law.

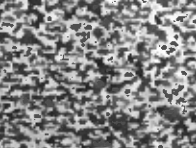
And, whereas, the said property was assessed for that year at a sum of \$100.00 that one hundred dollars.

And, whereas, all of the provisions of the Statute prescribing proceedings to determine tax debts have been fully complied with, and one law of record, and filed in the office of the County Treasurer of said County.

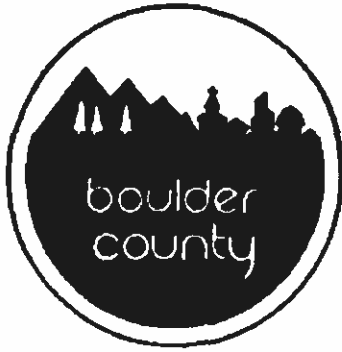
Now, therefore, I, Thomas J. Milburn, Treasurer of the County aforesaid, by and in consideration of the sum to the Treasurer paid as aforesaid, and by virtue of the Statute in such case made and provided, have granted, bargained and sold, and by these presents, do grant, bargain and sell unto the said Edward Walker.

All taxes and costs, fees, and all the rights of redemption by whom, being passed or those provided by law, the above described real property.

In Witness Whereof, I, Thomas J. Milburn, Treasurer, do hereby certify, by virtue of the authority aforesaid, have hereunto set my hand and seal this 18th day of December, A. D. 1913.



Thomas J. Milburn
Treasurer
The foregoing instrument was acknowledged before me this December 18th, A. D. 1913, by Edward Walker, County Clerk, Colorado.



MEMORANDUM

To Rob Hemlick, Planner Date September 23, 1980
From Coleen Murray, P.E., Project Engineer *CM*
Subject: SE-80-28 Section 18, T 1 N, R 71 W

The issuance of building permits is subject to the regulations and policies in effect at the time an application is made. These regulations and policies are subject to change by the Board of County Commissioners without individual notice. The review of the access to the proposed exemption properties is based on the current access policy for issuance of building permits, Resolution 78-72.

Both parcels appear to have at least 40 feet of frontage on County Road 89 and meet the access requirements. Accurate survey mapping of this parcel with respect to the location of County Road 89 is not available. If future mapping indicates that sufficient frontage does not exist, then building permits may not be issued.

d1f

planning division

p.o. box 471 · 13th and spruce street · boulder, colorado 80306 · 441-3930

MEMORANDUM



edward a. tepe
land use department director

TO: Boulder Board of County Commissioners
FROM: Boulder County Planning Staff *RT*
DATE: September 26, 1980
RE: Docket #SE-80-28 - Deward Walker - Lease Recognition for
Four Mile Fire Protection District

Location: Salina Area: Immediately west of the old Salina schoolhouse
on County Road 89, Gold Run Road

Applicants: Deward Walker
Four Mile Protection District

Existing Parcel: 10 acres
Proposed Parcels: 9.8 acres 7,500+ square feet

Zoning: Forestry (F)

DISCUSSION

This is a request for lease recognition for a community facility. The owner has agreed to lease to the Four Mile Protection District a 7,500+ foot square foot tract to place the recently approved Salina Firehouse, #SU-80-18. This exemption was one of the conditions of the special use.

This will be a perpetual lease that will revert to the property owners at such time as it is no longer utilized by the Four Mile Protection District.

The area, 7,500+ feet, does allow for the required setbacks in the Forestry (F) zone except as specifically varied by the Board of Adjustment.

RECOMMENDATION

Staff would recommend approval of Docket #SE-80-28 subject to final review of the legal description of the lease boundaries.

RH/cld

planning division

p.o. box 471 · 13th and spruce street · boulder, colorado 80306 · 441-3930

October 8, 1980



edward a. tepe
land use department director

Mr. Deward Walker
P. O. Box 579
Boulder, Co 80306

Re: Docket #SE-80-28 - Deward Walker

Dear Mr. Walker:

The purpose of this letter is to certify that at a meeting of the Board of County Commissioners of the County of Boulder, State of Colorado, duly called and held on Monday, October 6, 1980, the following action was taken:

The Board of County Commissioners of the County of Boulder, State of Colorado, APPROVED, subject to final review of the legal description of the lease boundaries, the request for lease recognition described as follows:

Docket #SE-80-28 - Deward Walker

Request: Lease recognition for Four Mile Fire Protection District
Location: Immediately west of the old Salina schoolhouse on
County Road 89, Gold Run Road

If you should have any questions concerning this action, please feel free to contact me at the Planning Office.

Sincerely,

Robert Helmick,
Planner

RH/cld

LEASE

COPY

THIS LEASE is entered into this 7th day of October, 1980, by DEWARD E. WALKER, JR. and BARBARA J. WALKER, as joint tenants (hereinafter referred to as "Lessor") and the FOUR MILE CANYON FIRE PROTECTION DISTRICT, a body corporate and politic under the laws of the State of Colorado (hereinafter referred to as "Lessee").

WHEREAS, Lessors are the owners of real property located in the NE 1/4 of Section 18, T1N, R71W of the 6th P.M., Boulder County, Colorado, which they desire to lease to Lessee for fire protection district purposes; and

WHEREAS, the District desires to lease said property from Lessors,

NOW, THEREFORE, the parties hereby agree as follows:

1. Lessor hereby leases to Lessee and Lessee hereby leases from Lessor the following described tract of land (hereinafter referred to as "the property") located in the NE 1/4 of Section 18, T1N, R71W of the 6th P.M., Boulder County, Colorado:

Commencing at Corner No. 4 of the Pure Gold No. 2 Lode, U.S. Mineral Survey No. 20523, thence S30°54'E, 130.13 feet along line 4-1 of said Pure Gold No. 2 Lode to the TRUE POINT OF BEGINNING; Thence N83°40'E, 29.42 feet; Thence S8°30'W, 76.724 feet to the approximate Centerline of Boulder County Road No. 89 (Gold Run Road) except that portion on the Pure Gold Lode, Survey No. 8685; Thence N89°00'W, 103.57 feet along the approximate Centerline of said Boulder County Road No. 89; Thence N1°34'E, 61.00 feet; Thence N83°40'E, 84.43 feet to the TRUE POINT OF BEGINNING.

Reserving a twenty foot wide easement and right-of-way for ingress and egress across the Northerly portion of the above described tract of land, said easement and right-of-way being 10.00 feet on each side of the Centerline of the existing road commonly known as School House Road.

2. The primary term of this lease shall be twenty years from the date hereof, and said lease shall be automatically renewed for successive twenty year periods so long as the property is used for fire protection district purposes. If,

at any time during the lease, the property is not used for fire protection district purposes, Lessor may terminate this lease on ninety days written notice to Lessee. In the event of termination pursuant to the provisions of this paragraph, all improvements on the property shall become the property of Lessor. Lessee may cancel this lease at the end of any lease year, on ninety days written notice to Lessor.

3. Lessee agrees to pay Two Hundred Dollars (\$200.00) to Lessor each month as rental, and Lessor agrees to contribute Two Hundred Dollars (\$200.00) each month to Lessee. The parties agree that, in order to simplify matters, no money shall actually change hands. The payment provisions in this paragraph are to be construed as dependent covenants.

4. At the end of the first year, and at the end of each subsequent year, the amount of rent to be paid by Lessee and the amount of Lessor's contribution to Lessee during the ensuing year shall both increase to a figure which represents an increase of ten percent over the base figure for the preceding year.

5. The provisions of this lease shall be binding on the successors and assigns of the parties hereto, and the covenants made herein shall be covenants running with the property. Specifically, but not by way of limitation, the duties and obligations of the Lessor set forth herein shall become the duties and obligations of whoever owns the property so long as this lease is in effect.

FOUR MILE CANYON FIRE PROTECTION DISTRICT

By E. Cole
President and Chairman of the Board

ATTEST:

W. Follett
Secretary

Subscribed and sworn to before me this 18th day of October, 1980. Witness my hand and official seal. My commission expires 10/14/81

By: [Signature]
Notary Public

Deward E. Walker, Jr.
Deward E. Walker, Jr.

Barbara J. Walker
Barbara J. Walker



DREXEL, BARRELL & CO.

ENGINEERS — SURVEYORS

1700 38TH STREET

BOULDER, COLORADO 80301

(303) 442-4338

September 26, 1980

A description of a tract of land in the NE $\frac{1}{4}$ of Section 18, T1N, R71W of the 6th P.M., for the Four Mile Fire Protection District.

LEGAL DESCRIPTION

A tract of land located in the NE $\frac{1}{4}$ of Section 18, T1N, R71W of the 6th P.M., described as follows:

Commencing at Corner No. 4 of the Pure Gold No. 2 Lode, U.S. Mineral Survey No. 20523, thence S30°54'E, 130.13 feet along line 4-1 of said Pure Gold No. 2 Lode to the TRUE POINT OF BEGINNING;

Thence N83°40'E, 29.42 feet;

Thence S8°30'W, 76.24 feet to the approximate Centerline of Boulder County Road No. 89 (Gold Run Road);

Thence N89°00'W, 103.57 feet along the approximate Centerline of said Boulder County Road No. 89;

Thence N1°34'E, 61.00 feet;

Thence N83°40'E, 84.43 feet to the TRUE POINT OF BEGINNING.

Reserving a twenty foot wide easement and right-of-way for ingress and egress across the Northerly portion of the above described tract of land, said easement and right-of-way being 10.00 feet on each side of the Centerline of the existing road commonly known as School House Road.

Area = 7357 square feet, more or less.



Land Use Department

Courthouse Annex
2045 13th Street • 13th & Spruce Streets • Boulder, Colorado 80302 • (303) 441-3930

June 18, 1996

Mr. Robert S. Lawrence
204 Gold Run Road
Boulder, CO 80302

Dear Mr. Lawrence:

This letter will confirm that the land parcel of 20.249 acres, in Section 18, T1N, R71W is **ELIGIBLE FOR DESIGNATION AS A BUILDING LOT BY BOULDER COUNTY**. This land parcel is presently identified by Assessor ID 32714 and by Assessor Parcel Number 146118000026 and owned by Robert S. and Ann D Lawrence. It is described on Warranty Deed recorded July 12, 1994 at reception number . Presently this parcel is in the Forestry Zoning District. Building permits for structures and uses permitted in the Forestry Zoning District will be issued subject to the requirements of the Boulder County Land Use Code.

This determination supersedes that made on April 18, 1996. Upon review of further evidence supplied it has been determined that although it appears that this property is a portion of a larger property transferred from Larry and Margaret Taylor to Deward E. and Barbara J. Walker on May 25, 1973 by that Warranty Deed recorded June 4, 1973 at reception number 068449, that deed did not in fact transfer or combine this property since the grantor had no interest in the property in question which could be transferred. In fact this property was created by the division of the Francis and Pure Gold 2 mining claims on February 28, 1972 upon the transfer of that portion of those claims north and east of Gold Run Creek from John P. Pollack to Larry J and Margaret R. Taylor by that deed recorded March 3, 1972 at reception number 009572. At that time the property was in the Forestry Zoning District and the minimum lot area was one acre.

This determination that a parcel of land is **ELIGIBLE FOR BUILDING LOT DETERMINATION** is made based upon the Land Use Code of Boulder County as it is adopted and in effect at the time of the determination. If the Code is amended or additional information is available which could affect the determination, a request for another review and determination can be made through the normal process.

If you have further questions please feel free to contact me.

Sincerely,

Kenneth Ziebarth
GIS Manager

cc: S18-T1N-R71W, SB-80-28, letter log



Land Use Department

Courthouse Annex
2045 13th Street • 13th & Spruce Streets • Boulder, Colorado 80302 • (303) 441-3930

May 7, 1996

Mr. Robert S. Lawrence
204 Gold Run Road
Boulder, CO 80302

Dear Mr. Lawrence:

I have now reviewed your letter concerning my determination that your property in Section 18, T1N, R71W is not eligible for building lot designation. Because of the unique situation and potential legal issues involved I have also discussed this situation with the Land Use Director and the County Attorney's Office. It is our decision that we have no alternative in making such determinations to reliance on recorded legal documents. If such reliance is not made in every case, no case can be decided since the possibility of missing, unrecorded, false, or fraudulent documents exists in every case. Therefore, unless additional legal documentation can be produced showing that the deed from Taylor to Walker did not in fact combine the properties it purports to transfer, we have no alternative but to maintain our position that your parcel is not eligible for designation. Please understand that this decision does not imply any doubt of your position but only uncertainty about the facts, given the apparent clarity of the recorded documents.

It appears that there are at least two possible ways in which this matter could be resolved favorably for you. First, additional documentation could be found, or produced, possibly through some legal action, to correct the deed which you state is incorrect. This additional documentation would be reviewed and a determination made regarding the relevant date at which the property was actually divided, the zoning in effect at that time, and therefore the building lot status. Second, the Board of County Commissioners could grant a Subdivision Exemption recognizing the parcel even though doubt exists. This option would likely also require additional evidence upon which the Board could base a decision, but not necessarily the same definitive legal determination which would make an administrative decision change possible.

If you have further questions please feel free to contact me.

Sincerely,

Kenneth Ziebarth
GIS Manager

cc: S18-T1N-R71W, SE-80-28, letter log



Land Use Department

Courthouse Annex

2045 13th Street • 13th & Spruce Streets • Boulder, Colorado 80302 • (303) 441-3930

April 18, 1996

Mr. Robert S. Lawrence
204 Gold Run Road
Boulder, CO 80302

Dear Mr. Lawrence:

This letter will confirm that the land parcel of 20.249 acres, in Section 18, T1N, R71W is **NOT ELIGIBLE FOR DESIGNATION AS A BUILDING LOT BY BOULDER COUNTY.** This land parcel is presently identified by Assessor ID 32714 and by Assessor Parcel Number 146118000026 and owned by Robert S. and Ann D Lawrence. It is described on Warranty Deed recorded July 12, 1994 at reception number . Presently this parcel is in the Forestry Zoning District. Building permits for structures and uses permitted in the Forestry Zoning District **CAN NOT BE ISSUED** subject to the requirements of the Boulder County Land Use Code for the following reason:

This property is a portion of a larger property transferred from Larry and Margaret Taylor to Deward E. and Barbara J. Walker on May 25, 1973 by that Warranty Deed recorded June 4, 1973 at reception number 068449. Since 1972 Colorado Statue and Boulder County regulations have required approval by Boulder County of any division of land which creates a separate interest in any area smaller than 35 acres. No such approval has been granted. In addition Boulder County records show that in 1980 Mr. Walker applied for and was granted approval of the lease of a small portion of his larger tract to the Four Mile Canyon Fire Protection District. At that time the remainder was still in the ownership of Mr. Walker. Since 1978 the minimum lot area in the Forestry Zoning District has been 35 acres, so the subject 20 acre parcel could not have been legally divided from Mr. Walker's holding since 1980.

This determination that a parcel of land is **NOT ELIGIBLE FOR BUILDING LOT DETERMINATION** is made based upon the Land Use Code of Boulder County as it is adopted and in effect at the time of the determination. If the Code is amended or additional information is available which could affect the determination, a request for another review and determination can be made through the normal process.

If you have further questions please feel free to contact me.

Sincerely,
Kenneth Ziebarth
GIS Manager

cc: S18-T1N-R71W, SE-80-28, letter log



Transportation Department

2525 13th Street, Suite 203 • Boulder, Colorado 80304 • Tel: 303.441.3900 • Fax: 303.441.4594
Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.org

September 9, 2019

D.E.W. Family LLC
1007 Pearl Street, Suite 220
Boulder, Co 80302

RE: Gold Run Creek Permanent Easement

Dear D.E.W. Family LLC,

Please find enclosed a copy of recorded PE-GR-16C Permanent Easement for your files.

Thank you again for your assistance with this project.

Sincerely,

A handwritten signature in blue ink that reads "Michael Rogakis".

Michael Rogakis, SR/WA, R/W-NAC
Land Officer

enc

PROJECT NO.: Sept12C38

LOCATION: Gold Run Road

PERMANENT EASEMENT NO.: PE-GR16C,

PERMANENT EASEMENT

This permanent easement made this 19th day of July, 2019 between D.E.W. Family LLC, a Colorado limited liability company hereinafter referred to as Grantor, whose address is 1007 Pearl Street, Suite 220, Boulder, Colorado 80302, and The County of Boulder, a body corporate and politic, of the State of Colorado, hereinafter referred to as County, whose legal address is P. O. Box 471, Boulder, Colorado 80306.

Grantor, for and in consideration of the sum of **One Thousand Four Hundred Eighty Three and 50/100 Dollars (\$1,483.50)**, and other valuable consideration, in hand paid by the County, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, and convey unto the County, its successors and assigns forever, a perpetual permanent easement over, across, and on, the following described real property located in the County of Boulder, State of Colorado, and described as follows:

See Attached Exhibit "A" for:

Project Number: Sept12C38

Permanent Easement No. PE-GR16C

Said all-inclusive permanent easement is for the purpose of providing and maintaining improvements for operation, construction and maintenance of outlet drop pools and drainage facilities, including by way of example, but not limited to: drainage way access, placement of boulders, grading of pools and any and all other attendant improvements. The County, its successors, contractors or assigns, and their agents and employees shall have the perpetual irrevocable right to survey, construct, repair, remove, replace, reconstruct, inspect, improve and maintain improvements for said roadway slopes and drainage culvert and attendant facilities.

Grantor will relinquish the right to use said property for any and all purposes which interfere with the County's full use and enjoyment of the rights acquired herein. Grantor or his successors, assigns and subsequent Grantors, relinquish the right to improve said property or grant any easements upon, over, across or under said property without first obtaining the written consent of the Boulder County Transportation Department.

Grantor for themselves, successors and assigns, does covenant, grant, bargain and agree with the County, its successors and assigns, that at the time of the signing and delivery of this all-inclusive permanent easement, it is well seized of the property on which the easement above conveyed is located, and has good, sure, perfect, absolute and indefeasible estate, in law, in fee simple and has good right, full power and lawful authority to grant, bargain, sell and convey the above all-inclusive permanent easement in the manner and form set forth above, and that the property is free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of what ever kind or nature whatsoever.

EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 71 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18, MONUMENTED BY A 2.5 INCH BRASS UNITED STATE GENERAL LAND OFFICE CAP, STAMPED 1942, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 18, MONUMENTED BY A 3.25 INCH ALUMINUM BUREAU OF LAND MANAGEMENT CAP, STAMPED 1959, BEARS SOUTH 01°30'05" EAST, A DISTANCE OF 2620.87 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 31°35'43" WEST, A DISTANCE OF 1497.34 FEET TO THE INTERSECTION OF THE CENTERLINE OF GOLD RUN STREAM AND THE SOUTHERLY LINE OF PURE GOLD LODE, U.S. MINERAL SURVEY 8685, BEING THE EASTERLY CORNER OF THAT PARCEL RECORDED AT RECEPTION NUMBER 2959601 IN THE OFFICE OF THE BOULDER COUNTY CLERK AND RECORDER, AND BEING THE **POINT OF BEGINNING**;

THENCE FROM THE **POINT OF BEGINNING**, SOUTH 25°52'08" WEST, COINCIDENT WITH SAID SOUTHERLY LINE, A DISTANCE OF 5.66 FEET TO THE NORTHEASTERLY LINE OF THAT PARCEL RECORDED AT RECEPTION NUMBER 03483912 IN THE OFFICE OF THE BOULDER COUNTY CLERK AND RECORDER;

THENCE NORTH 53°02'03" WEST, COINCIDENT WITH SAID NORTHEASTERLY LINE, A DISTANCE OF 4.48 FEET TO THE NORTHWESTERLY LINE OF SAID PARCEL RECORDED AT RECEPTION NUMBER 03483912 AND THE SOUTHEASTERLY LINE OF SAID PARCEL RECORDED AT RECEPTION NUMBER 2959601;

THENCE SOUTH 62°00'23" WEST, COINCIDENT WITH SAID NORTHWESTERLY LINE AND SAID SOUTHEASTERLY LINE, A DISTANCE OF 12.88 FEET;

THENCE NORTH 29°00'04" WEST, A DISTANCE OF 34.96 FEET;

THENCE NORTH 56°35'22" WEST, A DISTANCE OF 21.85 FEET;

THENCE NORTH 89°58'38" EAST, A DISTANCE OF 8.19 FEET;

THENCE NORTH 19°40'29" EAST, A DISTANCE OF 12.23 FEET TO SAID CENTERLINE OF GOLD RUN STREAM;

THENCE SOUTH 55°34'14" EAST, COINCIDENT WITH SAID CENTERLINE, A DISTANCE OF 23.17 FEET,

THENCE SOUTH 33°02'10" EAST, CONTINUING WITH SAID CENTERLINE, A DISTANCE OF 38.87 FEET TO THE **POINT OF BEGINNING**;

CONTAINING A CALCULATED AREA OF 989 SQUARE FEET OR 0.0227 ACRES, MORE OR LESS.

I, JUSTIN C. SCHEITLER, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.



JUSTIN C. SCHEITLER, P.L.S. 38430
FOR AND ON BEHALF OF MANHARD CONSULTING



6008 E. Arapahoe Court, Suite 110, Centennial, CO 80112 ph:303.708.0900 fx:303.708.0400 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

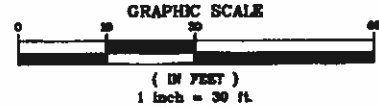
DEWARD E. WALKER FAMILY PROPERTY
COUNTY OF BOULDER, COLORADO
EASEMENT EXHIBIT

PROJ. NO.: JMR
DRAWN BY: JCS
DATE: 02/28/19
SCALE: N/A

SHEET
1 of 2
MBL.BDC002.02

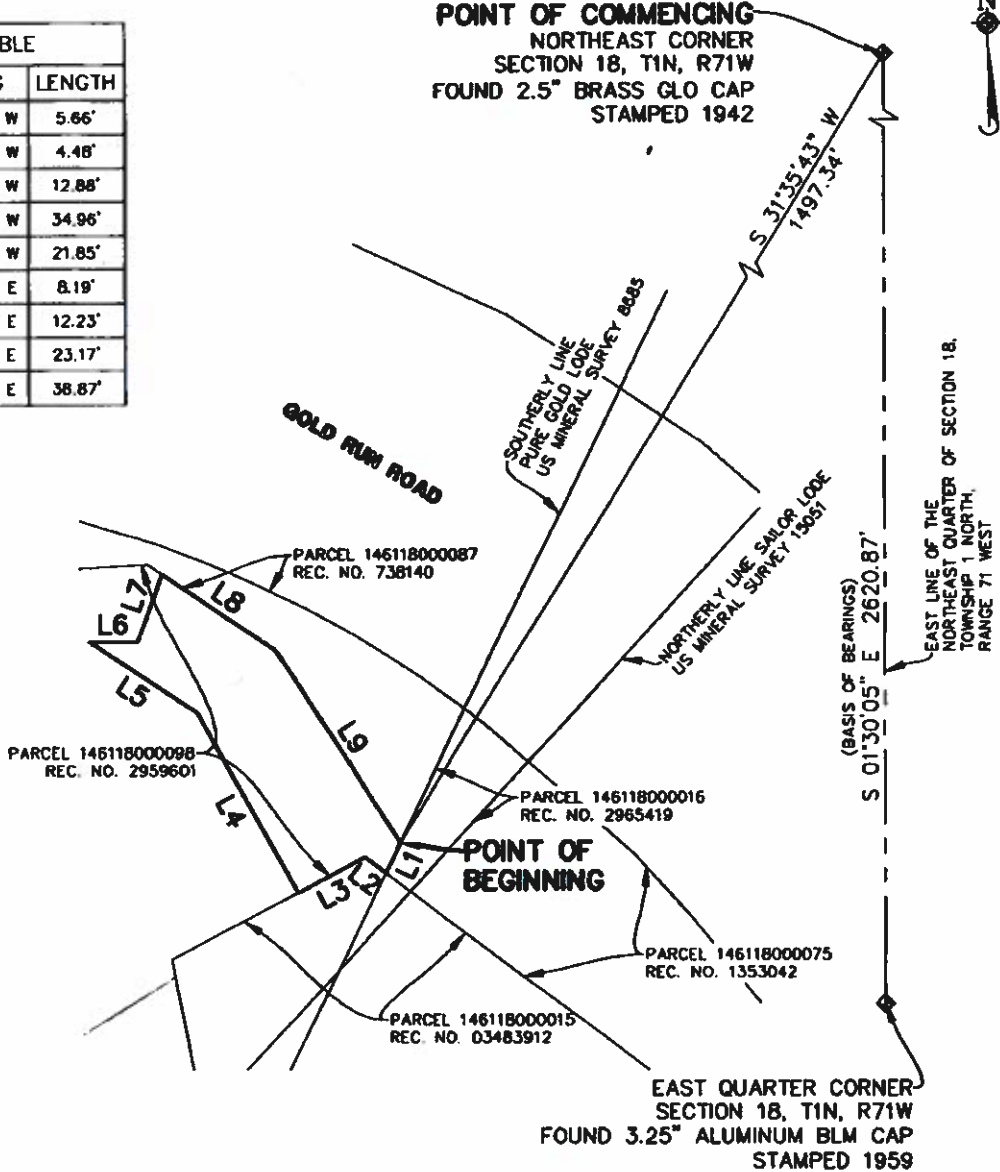
2/28/2019 10:49 AM Dwg Name: P:\mbldc002.dwg Survey: 1901 Drawn by: JCS Updated By: Scheitler

EXHIBIT A



LINE TABLE		
LINE	BEARING	LENGTH
L1	S 25°32'08" W	5.66'
L2	N 53°02'03" W	4.48'
L3	S 62°00'23" W	12.88'
L4	N 29°00'04" W	34.96'
L5	N 56°35'22" W	21.85'
L6	N 89°58'38" E	8.19'
L7	N 19°40'29" E	12.23'
L8	S 55°34'14" E	23.17'
L9	S 33°02'10" E	38.87'

POINT OF COMMENCING
NORTHEAST CORNER
SECTION 18, T1N, R71W
FOUND 2.5" BRASS GLO CAP
STAMPED 1942



DEWARD E. WALKER FAMILY PROPERTY
COUNTY OF BOULDER, COLORADO
EASEMENT EXHIBIT



8008 E. Arapaho Court, Suite 110, Colorado, CO 80112 ph: 303.708.0600 f: 303.708.0400 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

PROJ. NO.: JMR
DRAWN BY: JCS
DATE: 02/28/19
SCALE: 1" = 30'

SHEET
2 OF 2
MBL.BDC02.02



Transportation Department

2525 13th Street, Suite 203 • Boulder, Colorado 80304 • Tel: 303.441.3900 • Fax: 303.441.4594
Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.org

SENT VIA CERTIFIED MAIL

May 10, 2017

D.E.W. Family LLC
c/o Alice Walker
1007 Pearl Street, Suite 220
Boulder, CO 80302

RE: 493 Gold Run Road, Boulder, CO 80302
 Boulder County, Colorado Assessor's Parcel No. 146118000094

 0 Gold Run Road, Boulder, CO 80302
 Boulder County, Colorado Assessor's Parcel No. 146118000103

 0 Gold Run Road, Boulder, CO 80302
 Boulder County, Colorado Assessor's Parcel No. 146118000098

Dear Ms. Walker:

Enclosed you will find for your records a copy of the fully executed Memorandums of Agreement, signed Permanent Easement Agreements and Temporary Construction Easement Agreements, a check for \$2,100.00, a check for \$5,950.00 and two corresponding closing statements and receipts. Please sign and return the receipts in the self-addressed stamped envelope enclosed.

Please do not hesitate to contact me at (720) 689-6080 if you have any questions.

Thank you,



Richard Pittenridge
TRS Corp.

enclosures

Cindy Domenico County Commissioner

Deb Gardner County Commissioner

Elise Jones County Commissioner



Transportation Department

2525 13th Street, Suite 203 • Boulder, Colorado 80304 • Tel: 303.441.3900 • Fax: 303.441.4594
Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.org

Project: Gold Run Road
Project No: Sept12C38
Parcel No: GR-16A and GR-16B
Owner: D.E.W. Family LLC

CLOSING STATEMENT AND RECEIPT

ACQUISITION RELOCATION MISCELLANEOUS

Closing Statement: (completed by TRS Corp.)

Check No.	Check Amount	Memorandum of Agreement Dated	Relocation Claim Dated
33593804	\$5,950.00	04/13/2017	N/A
I certify that on this date, I hand delivered the above Check to <u>D.E.W. Family LLC.</u>			
Signature			Date
Richard Pittenridge, TRS Corp.			
Title			
Right of Way Agent			

Receipt: (completed by property owner, tenant or representative)

I, the undersigned, do hereby acknowledge receipt of the Check issued to <u>D.E.W. Family LLC.</u>	
Name (print)	
<i>Deborah E. Walker Jr.</i>	
Signature	Date
<i>Deborah E. Walker Jr.</i>	5-12-17

Cindy Domenico

Deb Gardner

Elise Jones



Transportation Department

2525 13th Street, Suite 203 • Boulder, Colorado 80304 • Tel: 303.441.3900 • Fax: 303.441.4594
Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.org

Project: Gold Run Road
Project No: Sept12C38
Parcel No: GR-16
Owner: D.E.W. Family LLC

CLOSING STATEMENT AND RECEIPT

ACQUISITION **RELOCATION** **MISCELLANEOUS**

Closing Statement: (completed by TRS Corp.)

Check No.	Check Amount	Memorandum of Agreement Dated	Relocation Claim Dated
33594060	\$2,100.00	04/13/2017	N/A

I certify that on this date, I hand delivered the above Check to D.E.W. Family LLC.

Signature	Date
Richard Pittenridge, TRS Corp.	
Title	
Right of Way Agent	

Receipt: (completed by property owner, tenant or representative)

I, the undersigned, do hereby acknowledge receipt of the Check issued to D.E.W. Family LLC.

Name (print)	
<i>Deward E. Walker Jr.</i>	
Signature	Date
<i>Deward E. Walker Jr.</i>	5-12-17

Cindy Domenico

Deb Gardner

Elise Jones



Boulder
County

**BOULDER COUNTY
MEMORANDUM OF AGREEMENT**

Project Code:	Parcel Nos.: PE-GR-16A-A, PE-GR-16A-B, PE-GR-16A-C, PE-GR-16-A-D, TE-GR-16A-A and TE-GR-16A-B
Project No: Sept12C38	
Location: 0 Gold Run Road	
County: Boulder	Owner: D.E.W. Family LLC, a Colorado limited liability company

This agreement made on April 13, 2017 is between **The County of Boulder, a body corporate and politic (GRANTEE)** and **D.E.W. Family LLC, a Colorado limited liability company (GRANTOR)**, for the purchase of the parcel(s) above.

Just compensation was determined by an appropriate valuation procedure prepared in accordance with Colorado state laws and regulations. The amount of money and/or compensation listed below is full consideration for the following land, easements, improvements, and damages of any kind.

Permanent Easement (described in attached exhibit) PE-GR-16A-A	31 square feet	\$ 41.85
Permanent Easement (described in attached exhibit) PE-GR-16A-B	75 square feet	\$ 101.25
Permanent Easement (described in attached exhibit) PE-GR-16A-C	287 square feet	\$ 387.45
Permanent Easement (described in attached exhibit) PE-GR-16A-D	347 square feet	\$ 468.45
Temporary Easement (described in attached exhibit) TE-GR-16A-A	532 square feet	\$ 95.76
Temporary Easement (described in attached exhibit) TE-GR-16A-B	313 square feet	\$ 56.34
Improvements - 5 bushes (\$49.99/bush), 1 medium deciduous tree (\$400/tree), 1 small conifer tree (\$300/tree), 2 medium conifer trees (\$400/tree) and 2 large conifer trees (\$500/tree)		\$ 2,749.95
Damages - None		
Gross Total		\$ 3,901.05
Net Total		\$ 3,950.00 (Rounded)

1) GRANTEE and GRANTOR agree and acknowledge that the culverts being installed will belong to GRANTOR (D.E.W. Family LLC) and maintenance of said culvert shall be his responsibility.

The GRANTOR:

- 1) Will, at the closing, pay all taxes (including prorated taxes for the current year) and special assessments for the current year;
- 2) Has entered into this agreement only because the GRANTEE has the power of eminent domain and requires the property for public purposes;
- 3) Is responsible for securing releases from all liens, judgments and encumbrances to deliver clear, unencumbered title to GRANTEE. Any encumbrance required to be paid by GRANTOR shall be paid at or before closing from the proceeds of the transaction hereby contemplated or from any other source;
- 4) Will execute and deliver to GRANTEE those documents indicated below;

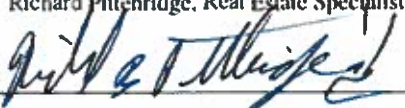

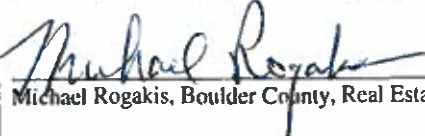
The GRANTEE:

- 1) Will be entitled to specific performance of this agreement upon tender of the agreed consideration;
- 2) Will be held harmless from any claims against the property or to any interest in the property, except for any benefits due under relocation law;
- 3) Will make payment after receiving acceptable conveyance instruments from the GRANTOR;
- 4) Will take possession and use of the parcel(s) when it deposits the consideration, as set forth above, into an escrow account for the benefit of the GRANTOR, or when GRANTEE disburses funds to GRANTOR.

Transfer of title to the parcel(s) shall occur upon performance of any and all terms under this agreement, and release of the payment from escrow to the GRANTOR, unless other arrangements are made that follow Title III of the Uniform Relocation Assistance and Real Property Acquisition Act of 1970, as amended; and

- 5) Will prepare the following documents:

- | | |
|--|---|
| <input type="checkbox"/> General Warranty Deed | <input type="checkbox"/> Utility Easement |
| <input type="checkbox"/> Access Deed | <input checked="" type="checkbox"/> Permanent Easements (4) |
| <input type="checkbox"/> Full Release(s) Book/Page: | <input type="checkbox"/> Slope Easement |
| <input type="checkbox"/> Partial Release(s) Book/Page: | <input checked="" type="checkbox"/> Temporary Easements (2) |
| <input type="checkbox"/> Or (specify) | |
| <input type="checkbox"/> Title Company to prepare documents except | |

Order Warrant \$ 3,950.00	Payable to: Deward E. Walker, Jr. as Manager of D.E.W. Family LLC
Richard Pittenridge, Real Estate Specialist 	GRANTOR (signature) Attach form W-9 
	D.E.W. Family LLC, a Colorado limited liability company By: Deward E. Walker, Jr. Title: Manager
Attest as to form: <input checked="" type="checkbox"/> Date: <u>9/20/17</u>	 Michael Rogakis, Boulder County, Real Estate Specialist

PROJECT NO.: Sept12C38
LOCATION: Gold Run Road
PERMANENT EASEMENT NO.: PE-GR-16A-A,
PE-GR-16A-B, PE-GR-16A-C, PE-GR-16A-D

PERMANENT SLOPE EASEMENT

This permanent easement made this 13 day of April, 2017 between D.E.W. Family LLC, a Colorado limited liability company hereinafter referred to as Grantor, whose address is 1007 Pearl Street, Suite 220, Boulder, Colorado 80302, and The County of Boulder, a body corporate and politic, of the State of Colorado, hereinafter referred to as County, whose legal address is P. O. Box 471, Boulder, Colorado 80306.

Grantor, for and in consideration of the sum of Nine Hundred Ninety Nine and 00/100 Dollars (\$999.00), and other valuable consideration, in hand paid by the County, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, and convey unto the County, its successors and assigns forever, a perpetual permanent easement over, across, and on, the following described real property located in the County of Boulder, State of Colorado, and described as follows:

See Attached Exhibit "A" for:

Project Number: Sept12C38
Permanent Easement No. PE-GR-16A-A; and

Project Number: Sept12C38
Permanent Easement No. PE-GR-16A-B; and

Project Number: Sept12C38
Permanent Easement No. PE-GR-16A-C; and

Project Number: Sept12C38
Permanent Easement No. PE-GR-16A-D

Said all-inclusive permanent easements are for the purpose of providing and maintaining improvements for operation, construction and maintenance of roadway slopes and drainage facilities, including by way of example, but not limited to: lateral roadway support, drainage way access, drainage culvert, and any and all other attendant improvements. The County, its successors, contractors or assigns, and their agents and employees shall have the perpetual irrevocable right to survey, construct, repair, remove, replace, reconstruct, inspect, improve and maintain improvements for said roadway slopes and drainage culvert and attendant facilities.

Grantor will relinquish the right to use said property for any and all purposes which interfere with the County's full use and enjoyment of the rights acquired herein. Grantor or his successors, assigns and



January 23, 2017

EXHIBIT "A"

**LEGAL DESCRIPTION
Permanent Easement A
GR-16A**

A Permanent Easement in a portion of Assessor's Parcel No. 146118000103, recorded November 6, 2008 as Reception No. 2963082 of the records of Boulder County, Colorado. Being a portion of the Pure Gold #2 Lode (U.S. Mineral Survey #20523) records of the Bureau of Land Management and also being a portion of the NE1/4 of the NE1/4 of Section 18, T1N, R71W of the 6TH P.M., County of Boulder, State of Colorado, more particularly described as follows:

COMMENCING at the Northeast corner of said Section 18, from which the North Quarter corner of said Section bears South 89° 08' 58" West, 2573.84 feet distant (Basis of Bearing);

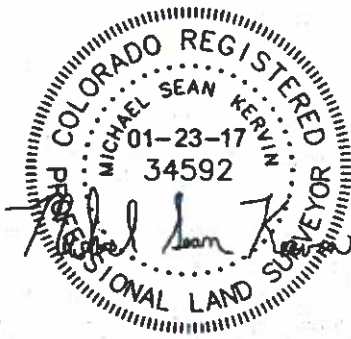
Thence South 45° 46' 49" West, 1634.40 feet to the Northerly Margin of Gold Run Road and the POINT OF BEGINNING;

Thence North 56° 27' 15" West along said Margin, 31.87 feet to Line 3-4 of said Survey #20523

Thence North 58° 50' 00" East along said Line 3-4, 2.15 feet;

Thence South 52° 51' 51" East, 31.02 feet to the POINT OF BEGINNING.

Area = 31 square feet more or less.



Michael Sean Kervin, PLS 34592
Project: BKRC-08
For and on Behalf of
David Evans and Associates, Inc.

Notes:

- 1.) NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered 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 the certification shown.
- 2.) Legal description was prepared by Michael S, Kervin, PLS, 1600 Broadway, Suite 800, Denver, CO 80202.
- 3.) This legal description was prepared without the benefit of a boundary survey.



January 23, 2017

EXHIBIT "A"

**LEGAL DESCRIPTION
Permanent Easement B
GR-16A**

A Permanent Easement in a portion of Assessor's Parcel No. 146118000103, recorded November 6, 2008 as Reception No. 2963082 of the records of Boulder County, Colorado. Being a portion of the Pure Gold #2 Lode (U.S. Mineral Survey #20523) records of the Bureau of Land Management and also being a portion of the NE1/4 of the NE1/4 of Section 18, T1N, R71W of the 6TH P.M., County of Boulder, State of Colorado, more particularly described as follows:

COMMENCING at the Northeast corner of said Section 18, from which the North Quarter corner of said Section bears South 89° 08' 58" West, 2573.84 feet distant (Basis of Bearing);

Thence South 43° 30' 46" West, 1586.29 feet to the Northerly Margin of Gold Run Road and the POINT OF BEGINNING;

Thence North 80° 59' 55" East, 13.06 feet;

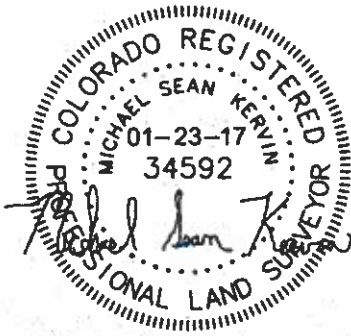
Thence South 88° 53' 27" East, 10.08 feet;

Thence South 78° 23' 52" East, 11.99 feet to said Northerly Margin;

Thence South 87° 27' 27" West along said Margin, 23.49 feet;

Thence North 81° 52' 38" West along said Margin, 11.37 feet to the POINT OF BEGINNING.

Area = 75 square feet more or less.



Michael Sean Kervin, PLS 34592
Project: BKRC-08
For and on Behalf of
David Evans and Associates, Inc.

Notes:

- 1.) NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered 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 the certification shown.
- 2.) Legal description was prepared by Michael S. Kervin, PLS, 1600 Broadway, Suite 800, Denver, CO 80202.
- 3.) This legal description was prepared without the benefit of a boundary survey.



2017 01 23 10:03:47 EST

January 23, 2017

EXHIBIT "A"

LEGAL DESCRIPTION Permanent Easement C GR-16A

A Permanent Easement in a portion of Assessor's Parcel No. 146118000103, recorded November 6, 2008 as Reception No. 2963082 of the records of Boulder County, Colorado. Being a portion of the Pure Gold #2 Lode (U.S. Mineral Survey #20523) records of the Bureau of Land Management and also being a portion of the NE1/4 of the NE1/4 of Section 18, T1N, R71W of the 6TH P.M., County of Boulder, State of Colorado, more particularly described as follows:

COMMENCING at the Northeast corner of said Section 18, from which the North Quarter corner of said Section bears South 89° 08' 58" West, 2573.84 feet distant (Basis of Bearing);

Thence South 41° 38' 52" West, 1598.83 feet to the Southerly Margin of Gold Run Road and the POINT OF BEGINNING;

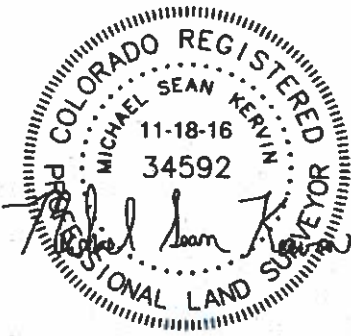
Thence South 82° 11' 46" East along said Margin, 23.13 feet;

Thence South 07° 48' 14" West, 12.39 feet;

Thence North 82° 11' 46" West, 23.13 feet;

Thence North 07° 48' 14" East, 12.39 feet to the POINT OF BEGINNING.

Area = 287 square feet more or less.



Michael Sean Kervin, PLS 34592
Project: BKRC-08
For and on Behalf of
David Evans and Associates, Inc.

Notes:

- 1.) NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered 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 the certification shown.
- 2.) Legal description was prepared by Michael S, Kervin, PLS, 1600 Broadway, Suite 800, Denver, CO 80202.
- 3.) This legal description was prepared without the benefit of a boundary survey.



DAVID E. SMITH
& ASSOCIATES

January 23, 2017

EXHIBIT "A"

LEGAL DESCRIPTION Permanent Easement D GR-16A

A Permanent Easement in a portion of Assessor's Parcel No. 146118000103, recorded November 6, 2008 as Reception No. 2963082 of the records of Boulder County, Colorado. Being a portion of the Pure Gold #2 Lode (U.S. Mineral Survey #20523) records of the Bureau of Land Management and also being a portion of the NE1/4 of the NE1/4 of Section 18, T1N, R71W of the 6TH P.M., County of Boulder, State of Colorado, more particularly described as follows:

COMMENCING at the Northeast corner of said Section 18, from which the North Quarter corner of said Section bears South 89° 08' 58" West, 2573.84 feet distant (Basis of Bearing);

Thence South 38° 52' 56" West, 1542.87 feet to the Southerly Margin of Gold Run Road and the POINT OF BEGINNING;

Thence North 87° 31' 10" East along said Margin, 27.74 feet;

Thence South 40° 20' 00" West, 29.21 feet;

Thence North 88° 44' 03" West, 4.75 feet;

Thence North 10° 58' 06" West, 21.35 feet to the POINT OF BEGINNING.

Area = 347 square feet more or less.

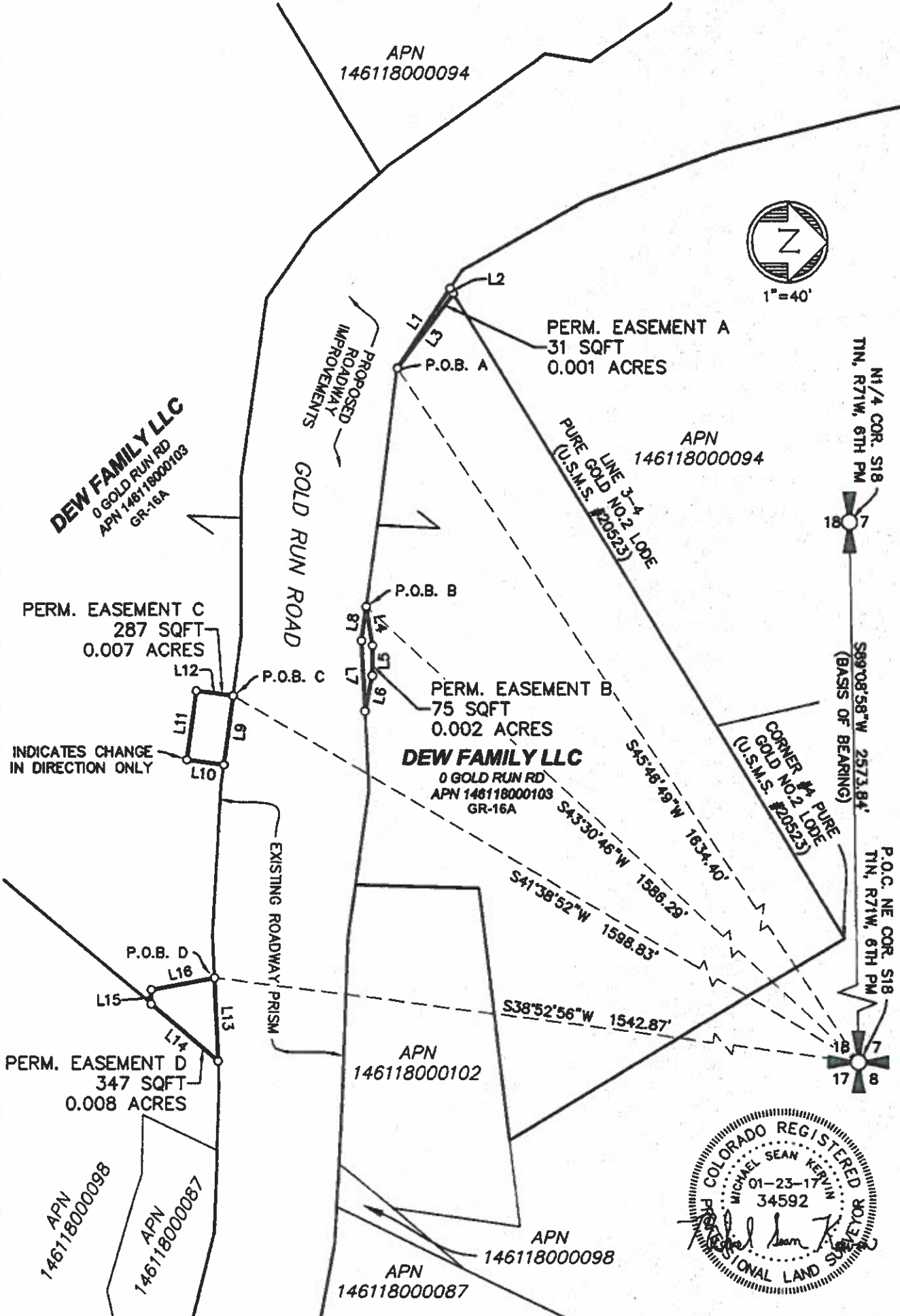


Michael Sean Kervin, PLS 34592
Project: BKRC-08
For and on Behalf of
David Evans and Associates, Inc.

Notes:

- 1.) NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered 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 the certification shown.
- 2.) Legal description was prepared by Michael S, Kervin, PLS, 1600 Broadway, Suite 800, Denver, CO 80202.
- 3.) This legal description was prepared without the benefit of a boundary survey.

**EXHIBIT A
PERMANENT EASEMENT
LOCATED IN THE NE 1/4 OF THE NE 1/4 OF SECTION 18, T1N, R71W OF THE
6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO**




 <p>DAVID EVANS AND ASSOCIATES INC. 1600 Broadway, Suite 800 Denver, Colorado 80202 Phone: 720.946.0969</p>	PROJECT NO. BKRC0000009	SHEET NO. SHEET 1 OF 2	<p>EXHIBIT MAP</p> <p>PERMANENT EASEMENT</p>
	FILE NAME 146118000103	DRAWN BY DAMA	
	DATE 01/23/17	CHECKED BY DEV	
	SCALE 1"=40'	PROJECT MANAGER MSK	

EXHIBIT A
PERMANENT EASEMENT
 LOCATED IN THE NE1/4 OF THE NE 1/4 OF SECTION 18, T1N, R71W OF THE
 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO

PERMANENT EASEMENT A

EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
L1	N56°27'15"W	31.87'
L2	N58°50'00"E	2.15'
L3	S52°51'51"E	31.02'

PERMANENT EASEMENT C

EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
L9	S82°11'46"E	23.13'
L10	S7°48'14"W	12.39'
L11	N82°11'46"W	23.13'
L12	N7°48'14"E	12.39'

PERMANENT EASEMENT B

EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
L4	N80°59'55"E	13.06'
L5	S88°53'27"E	10.08'
L6	S78°23'52"E	11.99'
L7	S87°27'27"W	23.49'
L8	N81°52'38"W	11.37'

PERMANENT EASEMENT D

EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
L13	N87°31'10"E	27.74'
L14	S40°20'00"W	29.21'
L15	N88°44'03"W	4.75'
L16	N10°58'06"W	21.35'



**DAVID EVANS
 AND ASSOCIATES INC.**
 1600 Broadway, Suite 800
 Denver, Colorado 80202
 Phone: 720.946.0969

PROJECT NO. BKRC00000009	SHEET NO. SHEET 2 OF 2
FILE NAME 146118000103	DRAWN BY DAMA
DATE 01/23/17	CHECKED BY DEV
SCALE NA	PROJECT MANAGER MSK

EXHIBIT MAP

PERMANENT EASEMENT

GRANT OF TEMPORARY EASEMENT FOR CONSTRUCTION

This easement made this 13 day of April, 2017, between **D.E.W. Family LLC, a Colorado limited liability company** (hereinafter referred to collectively as "Grantor"), whose address is 1007 Pearl Street, Suite 220, Boulder, Colorado 80302, and **The County of Boulder, a body corporate and politic**, of the State of Colorado (hereinafter referred to as the "County"), whose legal address is P.O. Box 471, Boulder, Colorado 80306.

Grantor, for and in consideration of **One Hundred Fifty Two and 10/100 Dollars (\$152.10)**, in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, does hereby grant, bargain, sell and convey unto the County, its successors and assigns, a Temporary Construction Easement for roadway and drainage improvements (the "Easement") associated with County Project No. Sept12C38 (the "Project"), together with all rights and privileges as are necessary or incidental to the reasonable and proper use of such easement over, under and across the tract of land described as follows:

TE-GR-16A-A

See "Exhibit A", attached hereto, and
by this reference made a part hereof,
and containing a total of 532 square feet; and

TE-GR-16A-B

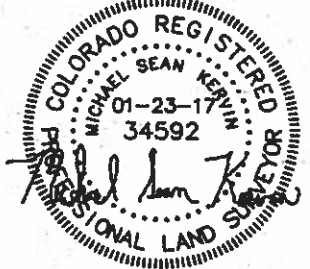
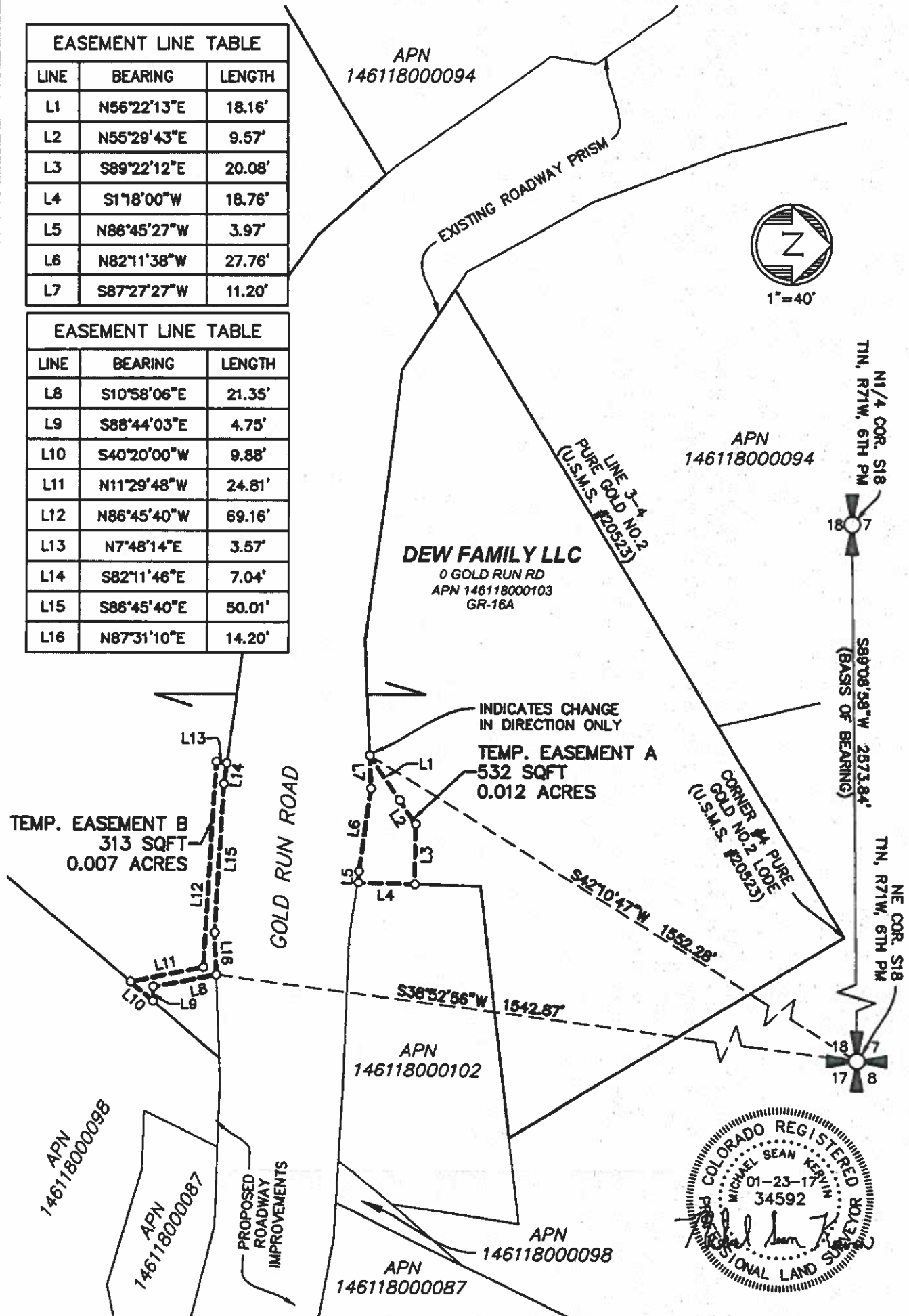
See "Exhibit A", attached hereto, and
by this reference made a part hereof,
and containing a total of 313 square feet,

1. Said Easement shall commence no sooner than ten days after Grantor receives a Notice of the County's intention to occupy the Temporary Easement(s) and shall expire 1 year from the date of the aforementioned Notice.
2. Grantor further grants to the County the right of ingress to and egress from said land for the purpose of construction on said Easement.
3. During the term of the Easement, Grantor shall not erect or construct, or allow to be erected or constructed, any building or other structure on the lands described herein which may interfere with the County's full enjoyment of the rights hereunder.
4. As a condition of the granting of the Easement, the County covenants and agrees to restore the surface of the Easement to a level comparable to its original condition, except as may be permanently modified to accommodate Project improvements and further excepting any surface improvements, including but not limited to, landscaping, trees or other improvements to which the Grantor and the County have agreed upon permanent removal.

**EXHIBIT A
TEMPORARY EASEMENT**
LOCATED IN THE NE1/4 OF THE NE 1/4 OF SECTION 18, T1N, R71W OF THE
6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO

EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
L1	N56°22'13"E	18.16'
L2	N55°29'43"E	9.57'
L3	S89°22'12"E	20.08'
L4	S1°18'00"W	18.76'
L5	N86°45'27"W	3.97'
L6	N82°11'38"W	27.76'
L7	S87°27'27"W	11.20'

EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
L8	S10°58'06"E	21.35'
L9	S88°44'03"E	4.75'
L10	S40°20'00"W	9.88'
L11	N11°29'48"W	24.81'
L12	N86°45'40"W	69.16'
L13	N7°48'14"E	3.57'
L14	S82°11'46"E	7.04'
L15	S86°45'40"E	50.01'
L16	N87°31'10"E	14.20'



**DAVID EVANS
AND ASSOCIATES INC.**
1800 Broadway, Suite 800
Denver, Colorado 80202
Phone: 720.946.0969

PROJECT NO. BKRC00000009	SHEET NO. SHEET 1 OF 1
FILE NAME 146118000103	DRAWN BY KBP
DATE 01/23/17	CHECKED BY DEV
SCALE 1"=40'	PROJECT MANAGER MSK

EXHIBIT MAP

TEMPORARY EASEMENT



**BOULDER COUNTY
MEMORANDUM OF AGREEMENT**

Project Code:	Parcel Nos.: PE-GR-16B-A, PE-GR-16B-B, TE-GR-16B-A, TE-GR-16B-B and TE-GR-16B-C
Project No: Sept12C38	
Location: 0 Gold Run Road	
County: Boulder	Owner: D.E.W. Family LLC, a Colorado limited liability company

This agreement made on April 13, 2017 is between **The County of Boulder, a body corporate and politic (GRANTEE)** and **D.E.W. Family LLC, a Colorado limited liability company (GRANTOR)**, for the purchase of the parcel(s) above.

Just compensation was determined by an appropriate valuation procedure prepared in accordance with Colorado state laws and regulations. The amount of money and/or compensation listed below is full consideration for the following land, easements, improvements, and damages of any kind.

Permanent Easement (described in attached exhibit) PE-GR-16B-A	770 square feet	\$ 577.50
Permanent Easement (described in attached exhibit) PE-GR-16B-B	259 square feet	\$ 194.25
Temporary Easement (described in attached exhibit) TE-GR-16B-A	3 square feet	\$ 0.30
Temporary Easement (described in attached exhibit) TE-GR-16B-B	3,893 square feet	\$ 389.30
Temporary Easement (described in attached exhibit) TE-GR-16B-C	3 square feet	\$ 0.30
Improvements - 2 medium conifer trees (\$400/tree)		\$ 800.00
Damages - None		
Gross Total		\$ 1,961.65
Net Total		\$ 2,000.00 (Rounded)

- 1) GRANTEE and GRANTOR agree and acknowledge that the culverts being installed will belong to GRANTOR (D.E.W. Family LLC) and maintenance of said culvert shall be his responsibility.

The GRANTOR:

- 1) Will, at the closing, pay all taxes (including prorated taxes for the current year) and special assessments for the current year;
- 2) Has entered into this agreement only because the GRANTEE has the power of eminent domain and requires the property for public purposes;
- 3) Is responsible for securing releases from all liens, judgments and encumbrances to deliver clear, unencumbered title to GRANTEE. Any encumbrance required to be paid by GRANTOR shall be paid at or before closing from the proceeds of the transaction hereby contemplated or from any other source;
- 4) Will execute and deliver to GRANTEE those documents indicated below;

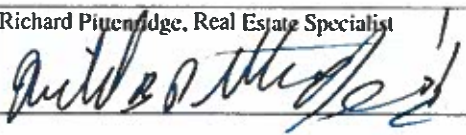
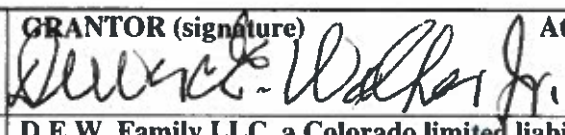

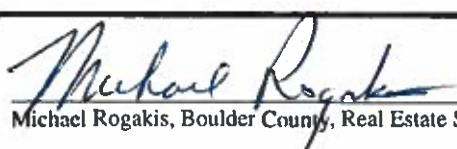
The GRANTEE:

- 1) Will be entitled to specific performance of this agreement upon tender of the agreed consideration;
- 2) Will be held harmless from any claims against the property or to any interest in the property, except for any benefits due under relocation law;
- 3) Will make payment after receiving acceptable conveyance instruments from the GRANTOR;
- 4) Will take possession and use of the parcel(s) when it deposits the consideration, as set forth above, into an escrow account for the benefit of the GRANTOR, or when GRANTEE disburses funds to GRANTOR.

Transfer of title to the parcel(s) shall occur upon performance of any and all terms under this agreement, and release of the payment from escrow to the GRANTOR, unless other arrangements are made that follow Title III of the Uniform Relocation Assistance and Real Property Acquisition Act of 1970, as amended; and

5) Will prepare the following documents:

- | | |
|--|---|
| <input type="checkbox"/> General Warranty Deed | <input type="checkbox"/> Utility Easement |
| <input type="checkbox"/> Access Deed | <input checked="" type="checkbox"/> Permanent Easements (2) |
| <input type="checkbox"/> Full Release(s) Book/Page: | <input type="checkbox"/> Slope Easement |
| <input type="checkbox"/> Partial Release(s) Book/Pagc: | <input checked="" type="checkbox"/> Temporary Easements (3) |
| <input type="checkbox"/> Or (specify) | |
| <input type="checkbox"/> Title Company to prepare documents except | |

Order Warrant \$ 2,000.00	Payable to: Deward E. Walker, Jr. as Manager of D.E.W. Family LLC
Richard Pitman, Real Estate Specialist 	GRANTOR (signature)  Attach form W-9
	D.E.W. Family LLC, a Colorado limited liability company By: Deward E. Walker, Jr. Title: Manager
Attest as to form:  Date: <u>4/26/17</u>	 Michael Rogakis, Boulder County, Real Estate Specialist

PROJECT NO.: Sept12C38
LOCATION: Gold Run Road
PERMANENT EASEMENT NO.: PE-GR-16B-A,
PE-GR-16B-B

PERMANENT SLOPE EASEMENT

This permanent easement made this 13 day of April, 2017 between **D.E.W. Family LLC**, a **Colorado limited liability company** hereinafter referred to as Grantor, whose address is 1007 Pearl Street, Suite 220, Boulder, Colorado 80302, and **The County of Boulder**, a **body corporate and politic**, of the State of Colorado, hereinafter referred to as County, whose legal address is P. O. Box 471, Boulder, Colorado 80306.

Grantor, for and in consideration of the sum of **Seven Hundred Seventy One and 75/100 Dollars (\$771.75)**, and other valuable consideration, in hand paid by the County, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, and convey unto the County, its successors and assigns forever, a perpetual permanent easement over, across, and on, the following described real property located in the County of Boulder, State of Colorado, and described as follows:

See Attached Exhibit "A" for:

Project Number: Sept12C38
Permanent Easement No. PE-GR-16B-A; and

Project Number: Sept12C38
Permanent Easement No. PE-GR-16B-B

Said all-inclusive permanent easements are for the purpose of providing and maintaining improvements for operation, construction and maintenance of roadway slopes and drainage facilities, including by way of example, but not limited to: lateral roadway support, drainage way access, drainage culvert, and any and all other attendant improvements. The County, its successors, contractors or assigns, and their agents and employees shall have the perpetual irrevocable right to survey, construct, repair, remove, replace, reconstruct, inspect, improve and maintain improvements for said roadway slopes and drainage culvert and attendant facilities.

Grantor will relinquish the right to use said property for any and all purposes which interfere with the County's full use and enjoyment of the rights acquired herein. Grantor or his successors, assigns and subsequent Grantors, relinquish the right to improve said property or grant any easements upon, over, across or under said property without first obtaining the written consent of the Boulder County Transportation Department.

Grantor for themselves, successors and assigns, does covenant, grant, bargain and agree with the County, its successors and assigns, that at the time of the signing and delivery of this all-inclusive



DAVID E. JONES
& ASSOCIATES

January 23, 2017

EXHIBIT "A"

**LEGAL DESCRIPTION
Permanent Easement A
GR-16B**

A Permanent Easement in a portion of Assessor's Parcel No. 146118000098, recorded September 3, 2008 as Reception No. 2959601 of the records of Boulder County, Colorado. Located in the Burleigh Lode (U.S. Mineral Survey #8685) of the records of the Bureau of Land Management, also being a portion of the NE1/4 of the NE1/4 of Section 18, T1N, R71W of the 6TH P.M., County of Boulder, State of Colorado, more particularly described as follows:

COMMENCING at the northeast Corner of said Section 18, from which the North Quarter Corner of said Section bears South 89° 08' 58" West, 2573.84 feet distant (Basis of Bearing);

Thence South 38° 05' 59" West, 1524.68 feet to the Line 2-3 of said Survey and the POINT OF BEGINNING;

Thence North 87° 31' 10" East along said Margin, 8.22 feet;

Thence South 88° 04' 21" East along said Margin, 21.39 feet;

Thence South 25° 53' 00" West, 25.26 feet;

Thence North 88° 44' 03" West, 37.47 feet to said Line 2-3;

Thence North 40° 20' 00" East along said Line 2-3, 29.21 feet to the POINT OF BEGINNING.

AREA = 770 square feet, more or less.



Michael Sean Kervin, PLS 34592
Project: BKRC-09
For and on Behalf of
David Evans and Associates, Inc.

Notes:

- 1.) NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered 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 the certification shown.
- 2.) Legal description was prepared by Michael S, Kervin, PLS, 1600 Broadway, Suite 800, Denver, CO 80202.
- 3.) This legal description was prepared without the benefit of a boundary survey.



DAVID EVANS
& ASSOCIATES INC.

January 23, 2017

EXHIBIT "A"

**LEGAL DESCRIPTION
Permanent Easement B
GR-16B**

A Permanent Easement in a portion of Assessor's Parcel No. 146118000098, recorded September 3, 2008 as Reception No. 2959601 of the records of Boulder County, Colorado. Located in the Burleigh Lode (U.S. Mineral Survey #8685) of the records of the Bureau of Land Management, also being a portion of the NE1/4 of the NE1/4 of Section 18, T1N, R71W of the 6TH P.M., County of Boulder, State of Colorado, more particularly described as follows:

COMMENCING at the Northeast Corner of said Section 18, from which the North Quarter Corner of said Section bears South 89° 08' 58" West, 2573.84 feet distant (Basis of Bearing);

Thence South 33° 43' 14" West, 1480.67 feet to the Southerly Margin of Gold Run Road and the POINT OF BEGINNING;

Thence South 19° 41' 51" West, 10.76 feet;

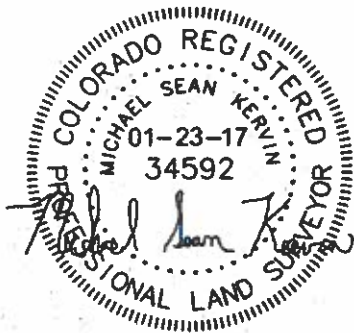
Thence North 90° 00' 00" West, 22.11 feet;

Thence North 00° 00' 00" East, 8.42 feet to said Southerly Margin;

Thence North 77° 41' 48" East along said Margin, 20.32 feet;

Thence South 65° 59' 49" East along said Margin, 6.44 feet to the POINT OF BEGINNING.

AREA = 259 square feet, more or less.

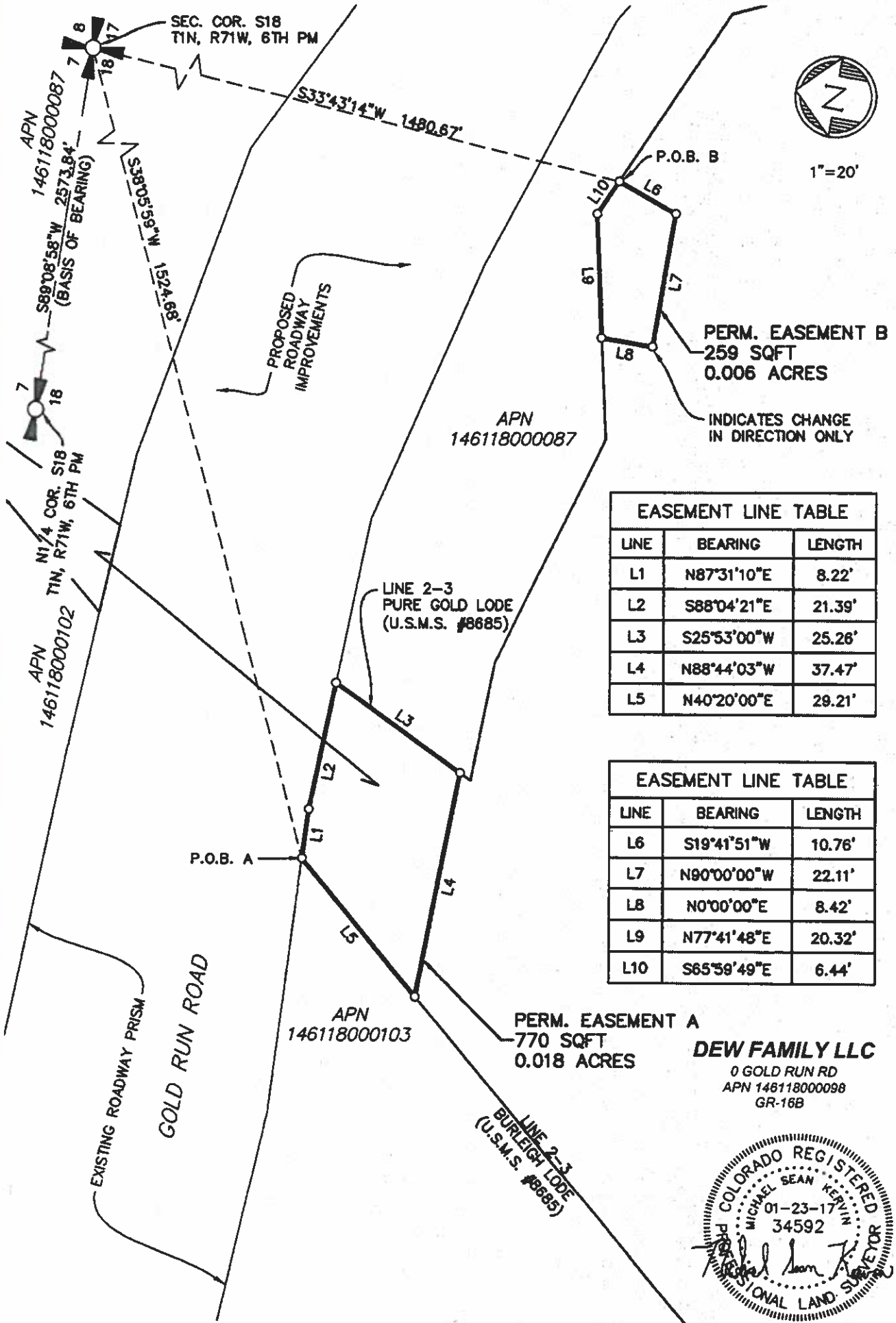


Michael Sean Kervin, PLS 34592
Project: BKRC-09
For and on Behalf of
David Evans and Associates, Inc.

Notes:

- 1.) NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered 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 the certification shown.
- 2.) Legal description was prepared by Michael S. Kervin, PLS, 1600 Broadway, Suite 800, Denver, CO 80202.
- 3.) This legal description was prepared without the benefit of a boundary survey.

**EXHIBIT A
PERMANENT EASEMENT**
LOCATED IN THE NE1/4 OF THE NE1/4 OF SECTION 18, T1N, R71W OF THE
6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO



EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
L1	N87°31'10"E	8.22'
L2	S88°04'21"E	21.39'
L3	S25°53'00"W	25.26'
L4	N88°44'03"W	37.47'
L5	N40°20'00"E	29.21'

EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
L6	S19°41'51"W	10.76'
L7	N90°00'00"W	22.11'
L8	N0°00'00"E	8.42'
L9	N77°41'48"E	20.32'
L10	S65°39'49"E	6.44'

DEW FAMILY LLC
0 GOLD RUN RD
APN 146118000098
GR-16B



DAVID EVANS AND ASSOCIATES INC.
1600 Broadway, Suite 800
Denver Colorado 80202
Phone: 720.946.0969

PROJECT NO. BKRC00000009	SHEET NO. SHEET 1 OF 1
FILE NAME 146118000098	DRAWN BY KBP
DATE 01/23/17	CHECKED BY DEV
SCALE 1"=20'	PROJECT MANAGER MSK

EXHIBIT MAP
PERMANENT EASEMENT

PROJECT NO.: Sept12C38
LOCATION: Gold Run Road
TEMPORARY EASEMENT NO.: TE-GR-16B-A,
TE-GR-16B-B, TE-GR-16B-C

GRANT OF TEMPORARY EASEMENT FOR CONSTRUCTION

This easement made this 13 day of April, 2017, between **D.E.W. Family LLC**, a Colorado limited liability company (hereinafter referred to collectively as "Grantor"), whose address is 1007 Pearl Street, Suite 220, Boulder, Colorado 80302, and **The County of Boulder**, a body corporate and politic, of the State of Colorado (hereinafter referred to as the "County"), whose legal address is P.O. Box 471, Boulder, Colorado 80306.

Grantor, for and in consideration of **Three Hundred Eighty Nine and 90/100 Dollars (\$389.90)**, in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, does hereby grant, bargain, sell and convey unto the County, its successors and assigns, a Temporary Construction Easement for roadway and drainage improvements (the "Easement") associated with County Project No. Sept12C38 (the "Project"), together with all rights and privileges as are necessary or incidental to the reasonable and proper use of such easement over, under and across the tract of land described as follows:

TE-GR-16B-A

See "Exhibit A", attached hereto, and by this reference made a part hereof, and containing a total of 3 square feet; and

TE-GR-16B-B

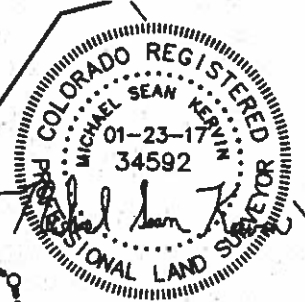
See "Exhibit A", attached hereto, and by this reference made a part hereof, and containing a total of 3,893 square feet; and

TE-GR-16B-C

See "Exhibit A", attached hereto, and by this reference made a part hereof, and containing a total of 3 square feet,

1. Said Easement shall commence no sooner than ten days after Grantor receives a Notice of the County's intention to occupy the Temporary Easement(s) and shall expire 1 year from the date of the aforementioned Notice.
2. Grantor further grants to the County the right of ingress to and egress from said land for the purpose of construction on said Easement.
3. During the term of the Easement, Grantor shall not erect or construct, or allow to be erected or constructed, any building or other structure on the lands described herein which may interfere with the County's full enjoyment of the rights hereunder.
4. As a condition of the granting of the Easement, the County covenants and agrees to restore the surface of the Easement to a level comparable to its original condition, except as may be

**EXHIBIT A
TEMPORARY EASEMENT**
LOCATED IN THE NE1/4 OF THE NE1/4 OF SECTION 18, T1N, R71W OF THE
6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO



EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
L1	N86°52'30"W	1.18'
L2	N34°57'33"E	3.79'
L3	S86°32'42"E	0.53'
L4	S25°53'00"W	3.48'

TEMP. EASEMENT A
3 SQFT
0.001 ACRES

PROPOSED
ROADWAY
IMPROVEMENTS

LINE 2-3
PURE GOLD LODGE
(U.S.M.S. #8685)
CHANGE IN DIRECTION
SYMBOL NOT SHOWN
FOR MAPPING CLARITY
LINE 2-3
BURLEIGH LODGE
(U.S.M.S. #8685)

INDICATES CHANGE
IN DIRECTION ONLY

GOLD RUN ROAD

EXISTING ROADWAY PRISM

TEMP. EASEMENT B
3,893 SQFT
0.089 ACRES

DEW FAMILY LLC
0 GOLD RUN RD
APN 146118000088
GR-16B

EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
L5	S23°45'53"W	12.57'
L6	S89°44'53"W	53.80'
L7	S86°56'43"W	33.90'
L8	N77°41'46"W	34.26'
L9	N43°57'55"W	37.50'
L10	N11°29'48"W	1.76'

EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
L11	N40°20'00"E	9.88'
L12	S88°44'03"E	37.47'
L13	S25°53'00"W	2.12'
L14	S88°36'53"E	19.75'
L15	S73°36'59"E	40.92'
L16	N77°41'48"E	16.82'
L17	S0°00'00"E	8.42'
L18	N90°00'00"E	22.11'
L19	N19°41'51"E	10.76'
L20	S65°59'49"E	5.44'



1"=20'



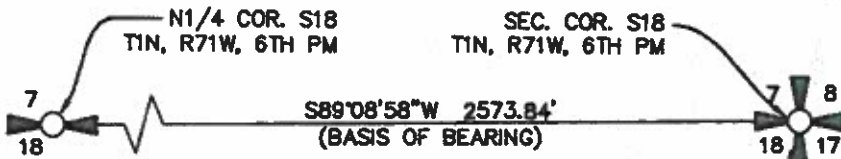
**DAVID EVANS
AND ASSOCIATES INC.**
1600 Broadway, Suite 800
Denver, Colorado 80202
Phone: 720.946.0969

PROJECT NO. BKRC00000009	SHEET NO. SHEET 1 OF 2
FILE NAME 146118000088	DRAWN BY DAMA
DATE 01/23/17	CHECKED BY DEV
SCALE 1"=20'	PROJECT MANAGER MSK

EXHIBIT MAP

TEMPORARY EASEMENT

**EXHIBIT A
TEMPORARY EASEMENT
LOCATED IN THE NE 1/4 OF THE NE 1/4 OF SECTION 18, T1N, R71W OF THE
6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO**



EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
L21	N25°53'00\"E	4.43'
L22	S82°35'38\"E	1.32'
L23	S40°20'00\"W	5.01'



APN
145924000087

TEMP. EASEMENT C
3 SQFT
0.001 ACRES

DEW FAMILY LLC
0 GOLD RUN RD
APN 146118000098
GR-16B

INDICATES CHANGE
IN DIRECTION ONLY

APN
145924000016

APN
145924000075

APN
145924000087

APN
145924000016

EXISTING ROADWAY PRISM

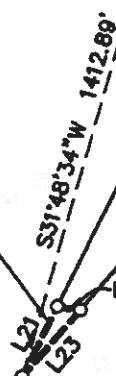
GOLD RUN ROAD

PROPOSED
ROADWAY
IMPROVEMENTS

LINE 1-4
PURE GOLD LODGE
(U.S.M.S. #8685)

LINE 5-6
BURLEIGH LODGE
(U.S.M.S. #8685)

LINE 4-5
BURLEIGH LODGE
(U.S.M.S. #8685)



**DAVID EVANS
AND ASSOCIATES INC.**
1600 Broadway, Suite 800
Denver, Colorado 80202
Phone: 720.946.0969

PROJECT NO. BKRC00000009	SHEET NO. SHEET 2 OF 2
FILE NAME 146118000098	DRAWN BY: DAMA
DATE 01/23/17	CHECKED BY: DEV
SCALE 1\"/>	PROJECT MANAGER MSK

EXHIBIT MAP

TEMPORARY EASEMENT



**BOULDER COUNTY
MEMORANDUM OF AGREEMENT**

Project Code:	Parcel Nos.: PE-GR-16 and TE-GR-16
Project No: Sept12C38	
Location: 493 Gold Run Road	
County: Boulder	Owner: D.E.W. Family LLC, a Colorado limited liability company

This agreement made on April 13, 2017 is between **The County of Boulder, a body corporate and politic (GRANTEE)** and **D.E.W. Family LLC, a Colorado limited liability company (GRANTOR)**, for the purchase of the parcel(s) above.

Just compensation was determined by an appropriate valuation procedure prepared in accordance with Colorado state laws and regulations. The amount of money and/or compensation listed below is full consideration for the following land, easements, improvements, and damages of any kind.

Permanent Easement (described in attached exhibit) PE-GR-16	692 square feet	\$ 934.20
Temporary Easement (described in attached exhibit) TE-GR-16	1,462 square feet	\$ 263.16
Improvements - 1 medium conifer tree (\$400/tree) and 1 large conifer tree (\$500/tree)		\$ 900.00
Damages - None		
Gross Total		\$ 2,070.36
Net Total		\$ 2,100.00 (Rounded)

The GRANTOR:

- 1) Will, at the closing, pay all taxes (including prorated taxes for the current year) and special assessments for the current year;
- 2) Has entered into this agreement only because the GRANTEE has the power of eminent domain and requires the property for public purposes;
- 3) Is responsible for securing releases from all liens, judgments and encumbrances to deliver clear, unencumbered title to GRANTEE. Any encumbrance required to be paid by GRANTOR shall be paid at or before closing from the proceeds of the transaction hereby contemplated or from any other source;
- 4) Will execute and deliver to GRANTEE those documents indicated below;

The GRANTEE:

- 1) Will be entitled to specific performance of this agreement upon tender of the agreed consideration;
- 2) Will be held harmless from any claims against the property or to any interest in the property, except for any benefits due under relocation law;
- 3) Will make payment after receiving acceptable conveyance instruments from the GRANTOR;
- 4) Will take possession and use of the parcel(s) when it deposits the consideration, as set forth above, into an escrow account for the benefit of the GRANTOR, or when GRANTEE disburses funds to GRANTOR.

Transfer of title to the parcel(s) shall occur upon performance of any and all terms under this agreement, and release of the payment from escrow to the GRANTOR, unless other arrangements are made that follow Title III of the Uniform Relocation Assistance and Real Property Acquisition Act of 1970, as amended; and

5) Will prepare the following documents:

- | | |
|--|--|
| <input type="checkbox"/> General Warranty Deed | <input type="checkbox"/> Utility Easement |
| <input type="checkbox"/> Access Deed | <input checked="" type="checkbox"/> Permanent Easement (1) |
| <input type="checkbox"/> Full Release(s) Book/Page: | <input type="checkbox"/> Slope Easement |
| <input type="checkbox"/> Partial Release(s) Book/Page: | <input checked="" type="checkbox"/> Temporary Easement (1) |
| <input type="checkbox"/> Or (specify) | |
| <input type="checkbox"/> Title Company to prepare documents except | |

Order Warrant \$ 2,100.00	Payable to: Deward E. Walker, Jr. as Manager of D.E.W. Family LLC
Richard Pittenridge, Real Estate Specialist <i>Richard Pittenridge</i>	GRANTOR (signature) <i>Deward E. Walker, Jr.</i> Attach form W-9
	D.E.W. Family LLC, a Colorado limited liability company By: Deward E. Walker, Jr. Title: Manager
Attest as to form: <input checked="" type="checkbox"/>	<i>Michael Rogakis</i> Michael Rogakis, Boulder County, Real Estate Specialist
Date: <u>4/20/17</u>	

PERMANENT SLOPE EASEMENT

This permanent easement made this 13 day of April, 2017 between **D.E.W. Family LLC, a Colorado limited liability company** hereinafter referred to as Grantor, whose address is 1007 Pearl Street, Suite 220, Boulder, Colorado 80302, and **The County of Boulder, a body corporate and politic**, of the State of Colorado, hereinafter referred to as County, whose legal address is P. O. Box 471, Boulder, Colorado 80306.

Grantor, for and in consideration of the sum of **Nine Hundred Thirty Four and 20/100 Dollars (\$934.20)**, and other valuable consideration, in hand paid by the County, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, and convey unto the County, its successors and assigns forever, a perpetual permanent easement over, across, and on, the following described real property located in the County of Boulder, State of Colorado, and described as follows:

See Attached Exhibit "A" for:

Project Number: Sept12C38
Permanent Easement No. PE-GR-16

Said all-inclusive permanent easements are for the purpose of providing and maintaining improvements for operation, construction and maintenance of roadway slopes and drainage facilities, including by way of example, but not limited to: lateral roadway support, drainage way access, drainage culvert, and any and all other attendant improvements. The County, its successors, contractors or assigns, and their agents and employees shall have the perpetual irrevocable right to survey, construct, repair, remove, replace, reconstruct, inspect, improve and maintain improvements for said roadway slopes and drainage culvert and attendant facilities.

Grantor will relinquish the right to use said property for any and all purposes which interfere with the County's full use and enjoyment of the rights acquired herein. Grantor or his successors, assigns and subsequent Grantors, relinquish the right to improve said property or grant any easements upon, over, across or under said property without first obtaining the written consent of the Boulder County Transportation Department.

Grantor for themselves, successors and assigns, does covenant, grant, bargain and agree with the County, its successors and assigns, that at the time of the signing and delivery of this all-inclusive permanent easement, it is well seized of the property on which the easement above conveyed is located, and has good, sure, perfect, absolute and indefeasible estate, in law, in fee simple and has good right, full power and lawful authority to grant, bargain, sell and convey the above all-inclusive



DAVID EVANS
AND ASSOCIATES INC.

January 23, 2017

EXHIBIT "A"

LEGAL DESCRIPTION Permanent Easement GR-16

A Permanent Easement in a portion of Assessor's Parcel No. 146118000094, recorded October 15, 2008 as Reception No. 2959608 of the records of Boulder County, Colorado. Being a portion of the Francis Lode (U.S. Mineral Survey #20523) of the records of the Bureau of Land Management, and also being a portion of the N1/2 of the NE1/4 of Section 18, T1N, R71W of the 6TH P.M., County of Boulder, State of Colorado, more particularly described as follows:

COMMENCING at the North Quarter corner of said Section 18, from which the Northeast corner of said Section bears North 89° 08' 58" East 2573.84 feet distant (Basis of Bearing);

Thence South 55° 37' 32" East, 1583.94 feet to the intersection of Line 3-4 of said Survey and the Easterly Margin of Gold Run Road and the POINT OF BEGINNING;

Thence North 77° 00' 00" East along said Line, 5.74 feet;

Thence South 10° 56' 57" East, 82.68 feet;

Thence South 14° 45' 00" East, 30.36 feet;

Thence South 20° 15' 49" East, 44.22 feet;

Thence South 31° 39' 40" East, 40.43 feet;

Thence South 52° 51' 51" East, 5.78 feet to Line 3-4 of Pure Gold No. 2 (U.S.M.S. #20523) of the records of the Bureau of Land Management;

Thence South 58° 50' 00" West, 2.15 feet to said Easterly Margin;

Thence continuing along said Margin the following courses and distances;

Thence North 56° 27' 15" West, 7.27 feet;

Thence North 28° 55' 48" West, 47.65 feet;

Thence North 19° 54' 08" West, 48.61 feet;

Thence North 14° 05' 19" West, 49.85 feet;

Thence North 11° 55' 16" West along said Margin, 51.07 feet to the POINT OF BEGINNING.

Area = 692 square feet more or less.

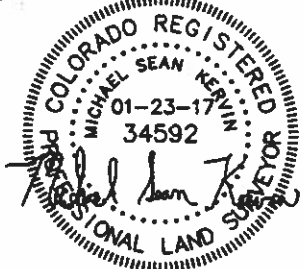
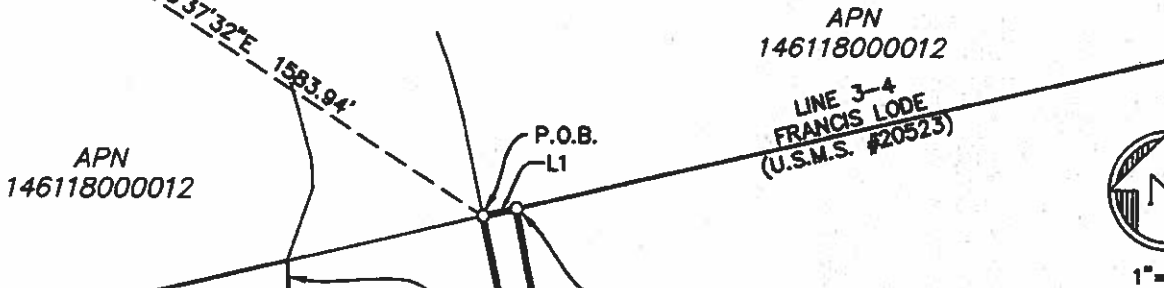
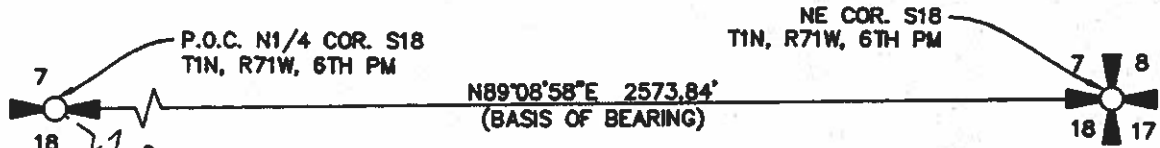


Michael Sean Kervin, PLS 34592
Project: BKRC-08
For and on Behalf of
David Evans and Associates, Inc.

Notes:

- 1.) NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered 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 the certification shown.
- 2.) Legal description was prepared by Michael S. Kervin, PLS, 1600 Broadway, Suite 800, Denver, CO 80202.
- 3.) This legal description was prepared without the benefit of a boundary survey.

**EXHIBIT A
PERMANENT EASEMENT
LOCATED IN THE N1/2 OF THE NE1/4 OF SECTION 18, T1N, R71W OF THE
6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO**



DEW FAMILY LLC
493 GOLD RUN RD
APN 146118000094
GR-16

EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
L1	N77°00'00"E	5.74'
L2	S10°56'57"E	82.68'
L3	S14°45'00"E	30.36'
L4	S20°15'49"E	44.22'
L5	S31°39'40"E	40.43'
L6	S52°51'51"E	5.78'
L7	S58°50'00"W	2.15'
L8	N56°27'15"W	7.27'
L9	N28°55'48"W	47.65'
L10	N19°54'08"W	48.61'
L11	N14°05'19"W	49.85'
L12	N11°55'16"W	51.07'

PERM. EASEMENT
692 SQFT
0.016 ACRES

DEW FAMILY LLC
493 GOLD RUN RD
APN 146118000094
GR-16

APN
146118000103



**DAVID EVANS
AND ASSOCIATES INC.**
1600 Broadway, Suite 800
Denver, Colorado 80202
Phone: 720.946.0969

PROJECT NO. BKRC00000009	SHEET NO. SHEET 1 OF 1
FILE NAME: 146118000084	DRAWN BY: BKHA
DATE: 01/23/17	CHECKED BY: DEV
SCALE: 1"=30'	PROJECT MANAGER: MSK

EXHIBIT MAP

PERMANENT EASEMENT

GRANT OF TEMPORARY EASEMENT FOR CONSTRUCTION

This easement made this 13 day of April, 2017, between **D.E.W. Family LLC**, a Colorado limited liability company (hereinafter referred to collectively as "Grantor"), whose address is 1007 Pearl Street, Suite 220, Boulder, Colorado 80302, and **The County of Boulder**, a body corporate and politic, of the State of Colorado (hereinafter referred to as the "County"), whose legal address is P.O. Box 471, Boulder, Colorado 80306.

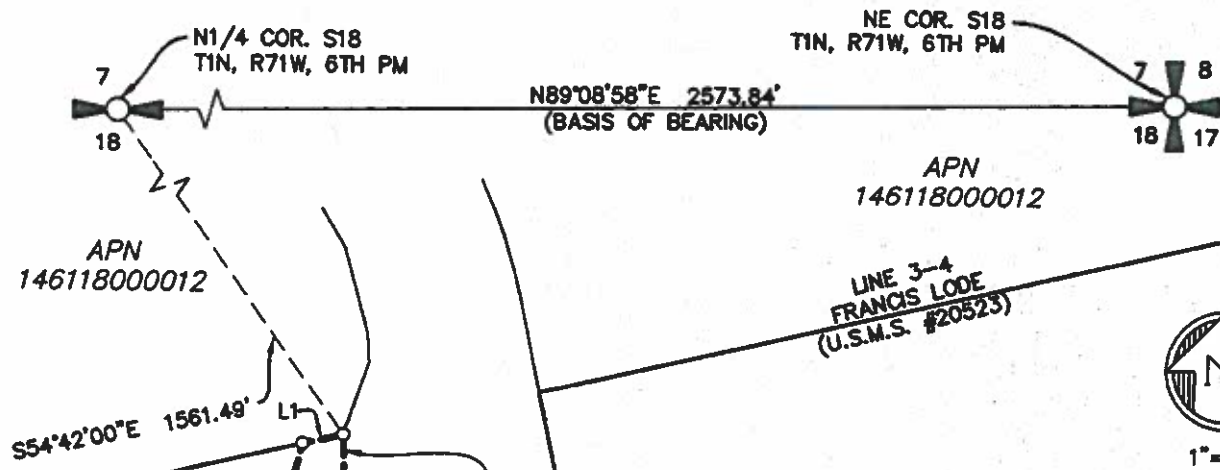
Grantor, for and in consideration of **Two Hundred Sixty Three and 16/100 Dollars (\$263.16)**, in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, does hereby grant, bargain, sell and convey unto the County, its successors and assigns, a Temporary Construction Easement for roadway and drainage improvements (the "Easement") associated with County Project No. Sept12C38 (the "Project"), together with all rights and privileges as are necessary or incidental to the reasonable and proper use of such easement over, under and across the tract of land described as follows:

TE-GR-16

See "Exhibit A", attached hereto, and
by this reference made a part hereof,
and containing a total of 1,462 square feet,

1. Said Easement shall commence no sooner than ten days after Grantor receives a Notice of the County's intention to occupy the Temporary Easement(s) and shall expire 1 year from the date of the aforementioned Notice.
2. Grantor further grants to the County the right of ingress to and egress from said land for the purpose of construction on said Easement.
3. During the term of the Easement, Grantor shall not erect or construct, or allow to be erected or constructed, any building or other structure on the lands described herein which may interfere with the County's full enjoyment of the rights hereunder.
4. As a condition of the granting of the Easement, the County covenants and agrees to restore the surface of the Easement to a level comparable to its original condition, except as may be permanently modified to accommodate Project improvements and further excepting any surface improvements, including but not limited to, landscaping, trees or other improvements to which the Grantor and the County have agreed upon permanent removal.
5. The County covenants and agrees that access to property will be maintained through construction without interruption.

**EXHIBIT A
TEMPORARY EASEMENT
LOCATED IN THE N1/2 OF THE NE1/4 OF SECTION 18, T1N, R71W OF THE
6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO**



DEW FAMILY LLC
493 GOLD RUN RD
APN 146118000094
GR-16

EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
L1	N77°00'00"E	7.08'
L2	S1°43'25"E	30.19'
L3	S5°30'48"W	20.88'
L4	S4°38'32"W	5.20'
L5	S8°58'02"E	14.93'
L6	S21°40'29"W	12.00'
L7	S4°38'32"W	6.67'
L8	S85°30'27"W	20.96'
L9	N9°10'02"E	25.96'
L10	N9°13'18"E	28.97'
L11	N15°15'55"E	35.66'

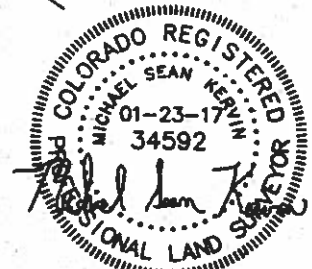
TEMP. EASEMENT
1,462 SQFT
0.034 ACRES
INDICATES CHANGE
IN DIRECTION ONLY

DEW FAMILY LLC
493 GOLD RUN RD
APN 146118000094
GR-16

LINE 3-4
PURE GOLD NO. 2
(U.S.M.S. #20523)

APN
146118000103

APN
146118000103



**DAVID EVANS
AND ASSOCIATES INC.**
1800 Broadway, Suite 800
Denver, Colorado 80202
Phone: 720.946.0989

PROJECT NO. BKRC00000009	SHEET NO. SHEET 1 OF 1
FILE NAME 146118000094	DRAWN BY: LMM
DATE 01/23/17	CHECKED BY: DEV
SCALE: 1"=30'	PROJECT MANAGER: MSK

EXHIBIT MAP

TEMPORARY EASEMENT

EXHIBIT I

Flood recovery-related Home Access Program application deadline is June 15

Boulder County Colorado sent this bulletin at 05/13/2016 01:07 PM MDT

Having trouble viewing this email? [View it as a Web page.](#)



For Immediate Release
May 13, 2016

Media Contact
Matt Betz, Flood Recovery Planner,
303-441-1723

Flood recovery-related Home Access Program application deadline is June 15

All full-time residences with unpermitted or temporary bridges are encouraged to apply

Boulder County, Colo. - Boulder County is working to improve the community's resilience to high water and flooding events by ensuring that undersized and unsafe water-crossing structures are in compliance with Boulder County Code. There may be financial assistance available to help homeowners repair and properly permit accesses through the Home Access Program, funded by Community Development Block Grant- Disaster Recovery (CDBG-DR).

The deadline for applications for the Home Access Program is Wednesday, June 15, and no new applications will be accepted after this date.

The Home Access Program provides 100 percent grant assistance for bridge and culvert repair or replacement projects. The funding can assist property owners with all expenses associated with the replacement or repair of flood-damaged bridges, culverts, private roads, driveways, and county unmaintained roads. All primary residence homeowners (owner-occupied and full-time rental properties) who owned the property at the time of the 2013 Flood are invited to apply to the CDBG-DR Home Access Program, regardless of income level.

In April, Boulder County personnel began following-up with homeowners regarding the status of their private bridges and culverts, as well as driveways and private roads. Residents who are unsure as to the status of existing access structures should contact Amy Willits at 303-441-4821.

It is important to remember that Flood Recovery Access Permits (FRAPs) issued by Boulder County immediately after the flood were only temporary permits, and require additional review and permanent permitting for the structure to be considered in compliance with Boulder County Code. If you received a FRAP or have made post-flood repairs to your structure without obtaining a permit, your structure may require additional action.

For questions about permit status or the permitting process, please contact Amy Willits, Flood

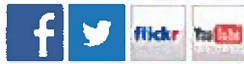
Recovery Planner, at 303-441-4821 or awillits@bouldercounty.org.

For questions about the CDBG-DR Home Access Program and eligibility, please contact Matt Betz, Flood Recovery Planner, at 303-441-1723 or mbetz@bouldercounty.org.



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BOULDER COUNTY HEALTH DEPARTMENT

3450 Broadway, Boulder, CO 80304
(303) 441-1190

EXHIBIT J

APPLICATION FOR PERMIT TO
INSTALL, CONSTRUCT, ALTER OR REPAIR AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM (ISDS)

Application Date: _____ Receipt #: _____ Parcel #: _____

Permit Type: New Repair Upgrade Addition Use Renewal Change of Owner

Site Address: SALINA STAR ROUTE City: BOULDER CO ZIP: 80302
GOLD RUN ROAD

Legal Description: Lot: B Block: ARROW LOPE Subdivision: M.S. NO. 8685 Section: NE 1/4 Township: 1N Range: 71W

Owner Information:

Owner Name: ALICE WALKER Phone: (Home) 303-604-9703
Mailing Address: 2350 N. SPRING WOOD COURT (Work) 303-442-2021
City/State/Zip: LAFAYETTE, CO 80026 (Fax) _____

Agent Information:

Agent Name: _____ Phone: (Home) _____
Mailing Address: _____ (Work) _____
City/State/Zip: _____ (Fax) _____

Engineer: HAROLD E. DONNELLY Installer: GAPTER

Property Information:

Existing Buildings: residential commercial industrial institutional other none
Proposed Buildings: residential commercial industrial institutional other (specify): _____
Distance to Public Sewer: less than 400 feet greater than 400 feet/less than 1 mile greater than 1 mile
Number of Bedrooms: 3 Number of Persons: 4 Number of Bathrooms: 2 Area of Lot (acres): 5+

Water Supply: Well: installed proposed Type of system requested: septic tank aerobic tank vault
Cistern: installed proposed absorption bed/trench evapotranspiration bed
Water District: NONE other (specify): _____

Please provide detailed directions to the property. Please sketch a plot plan below indicating the (proposed) location of buildings, wells or other type of water supply, waterlines, proposed septic area, and any physical features such as streams, lakes, ditches, gulches or rock formations on the property.

DIRECTIONS TO PROPERTY	PLOT PLAN OF PROPERTY
	<p>SEE ATTACHED ENGINEER DESIGN BY H. E. DONNELLY, DWG 99-112, DATED 7-12-99.</p>

Owner Signature (Authorized Agent) Alice E Walker 7-20-99

HAROLD E. DONNELLY

Registered Professional
Engineer and Land
Surveyor

617 Ord Drive
Boulder, CO 80303
303-499-6117

Department of Environmental Health
Boulder County Health Department
3450 Broadway
Boulder, Colorado 80304
Attn: Diana Shannon, Environmental Program Manager

July 12, 1999

Re: Application for an individual sewage disposal system for Alice Walker, the Barron Lode, M.S. 8685, Gold Run Road, a ten acre tract located in the NE 1/4 of Section 18, T1N, R71W, Boulder County, Colorado.

Dear Diana,

Enclosed is an engineer design of an individual sewage disposal system for Ms. Walker for her tract with unsuitable soil (fill material with rock fragments) was encountered at one to two foot in the area of proposed absorption beds. I have made a site inspection and evaluated the entire area including well septic system locations. The absorption area to the southeast of the proposed house was selected. The perc rate in this area averaged 21 MPI. The system has been designed for the proposed three bedroom, six family residence.

The design of this system is to install a 1250 gallon, two-compartment septic tank with discharge into 450 square foot (total 900 square foot), raised/ripped base, alternating, standard absorption beds. The system is at elevation 6800 foot and faces southerly which gets good sun exposure and has some snow cover during the winter months. The absorption bed areas will be excavated to a minimum depth of five feet below original grade on the uphill side and replaced with a minimum of four foot of suitable soil (sandy loam with a perc rate faster than 18 MPI). The design engineer shall verify the perc rate of the replacement suitable soil after backfilling. The bottom of the gravel in the absorption beds will not be installed deeper than 1 1/2 foot below original grade on the uphill side. This results in a minimum of four foot of suitable soil below the bottom of the absorption beds, and with the filtering action of the suitable soil under the bed, will not result in the pollution of the ground water.

The lot is served by an existing private well (mineshaft) which will be a minimum of 115 feet to the west of the proposed absorption beds. There is an existing well which will be a minimum of 120 feet to the northeast of the proposed absorption beds. There are no other existing wells within 200 feet of the proposed absorption beds. The location of the absorption beds does not infringe upon the required setback from other wells or individual sewage systems in the area. Enclosed are plans for a standard septic system with discharge into raised/ripped base, alternating, standard absorption beds, perc test results and calculations for your review. I have discussed the proposed system with Ms. Walker.

The design of this system is in compliance with the US Public Health Service Publication No. 526, "Manual of Septic Tank Practice", and the Boulder County Individual Sewage Disposal System Regulations.

Yours truly,

Harold E. Donnelly
Harold E. Donnelly 7-13-99

Copy: Alice Walker

L/2

HAROLD E. DONNELLY
 617 ORD DRIVE
 BOULDER, COLORADO
 PHONE 499-6117

SOIL PERCOLATION TEST

PERFORMED FOR ALICE WALKER
 TEST DATE 7-1-99 TEST HOLE #1 DEPTH 25"
 LOCATION OF TEST HOLE: (Shown on plot plan or subdivision plat)

SUBDIVISION BARON LODGE, M.S. # 8685 BLOCK _____
 LOT _____ CITY _____ ADDRESS GOLD RUN ROAD
 COUNTY BOULDER SECTION NE 1/4 SECTION 18, T1N, R71W

Water for saturation and swelling of soil was placed ~~at~~ in test hole
 From 11:10 AM 6-30-99 TO 11:15 A 7-1-99

REMARKS: SILTY SAND (FILL), MOIST, DENSE

(See reverse side for additional notes and test hole profile)

PERCOLATION TEST MEASUREMENTS

TEST NO	TIME AT START	TIME AT COMPL	TIME INTERVAL	DEPTH TO WATER AT START	DEPTH TO WATER AT COMPL	DROP OF WATER LEVEL	RATE OF DROP (MIN/IN)
1	11:15 A	1:15 P	120 MIN	7 1/4"	15 1/2"	8 1/4"	15
2	1:15 P	2:15	60 MIN	15 1/2"	18 5/8"	3 1/8"	19
3	2:15	2:45	30 MIN	18 5/8"	20"	1 3/8"	22
4	2:45	3:15	30 MIN	20"	21 3/8"	1 3/8"	22
5							
6							
7							
8							
Avg.						<u>USE</u>	<u>22 M/PI</u>

I certify that this percolation test, the results of which have been recorded above, was made by the undersigned, or under my direct supervision, and that the said test was made pursuant to the procedure described in the Manual of Septic Tank Practice, U S Public Health Service Publication No 526.

Performed by PKD

Signed Harold E. Donnelly
 Registered Professional Engineer
 and Land Surveyor #7134
 STATE OF COLORADO

270 7-5-99

HAROLD E. DONNELLY
 617 ORD DRIVE
 BOULDER, COLORADO
 PHONE 499-6117

SOIL PERCOLATION TEST

PERFORMED FOR WALKER
 TEST DATE 7-1-99 TEST HOLE #2 DEPTH 28"
 LOCATION OF TEST HOLE: (Shown on plot plan or subdivision plat)

SUBDIVISION BARRON LOVE, M.S. NO. 8685 BLOCK —
 LOT — CITY — ADDRESS GOLD RUN ROAD
 COUNTY BOULDER SECTION NE 1/4 SECTION 18, T1N, R71W

Water for saturation and swelling of soil was placed ~~in~~ in test hole
 From 11:10 AM 6-30-99 TO 11:15 A 7-1-99

REMARKS:
SILTY SAND (FILL), MOIST, DENSE

(See reverse side for additional notes and test hole profile)

PERCOLATION TEST MEASUREMENTS

TEST NO	TIME AT START	TIME AT COMPL	TIME INTERVAL	DEPTH TO WATER AT START	DEPTH TO WATER AT COMPL	DROP OF WATER LEVEL	RATE OF DROP (MIN/IN)
1	11:15 A	1:15 P	120 min	7 3/8"	16 1/8"	8 3/4"	14
2	1:15	2:15	60	16 1/8"	20"	3 7/8"	15
3	2:15	2:45	30	20"	21 3/4"	1 3/4"	17
4	2:45	3:15	30 v	21 3/4"	23 3/8"	1 5/8"	18
5							
6							
7							
8							
Avg.						USE	18 M PI

I certify that this percolation test, the results of which have been recorded above, was made by the undersigned, or under my direct supervision, and that the said test was made pursuant to the procedure described in the Manual of Septic Tank Practice, U S Public Health Service Publication No 526.

Performed by PKD

Signed Harold E. Donnelly
 Registered Professional Engineer
 and Land Surveyor #7134
 STATE OF COLORADO

HAROLD E. DONNELLY
 617 ORD DRIVE
 BOULDER, COLORADO
 PHONE 499-6117

SOIL PERCOLATION TEST

PERFORMED FOR WALKER
 TEST DATE 7-1-99 TEST HOLE #3 DEPTH 26"
 LOCATION OF TEST HOLE: (Shown on plot plan or subdivision plat)

SUBDIVISION BARON LOPE, MS # 8685 BLOCK ---
 LOT --- CITY --- ADDRESS GOLD RUN ROAD
 COUNTY BOULDER SECTION NE 1/4 SECTION 18, T1N, R71W

Water for saturation and swelling of soil was placed --- in test hole
 From 11:10 A 7-30-99 TO 11:15 AM 7-1-99

REMARKS:
SILTY SAND (FILL), MOIST, DENSE

(See reverse side for additional notes and test hole profile)

PERCOLATION TEST MEASUREMENTS

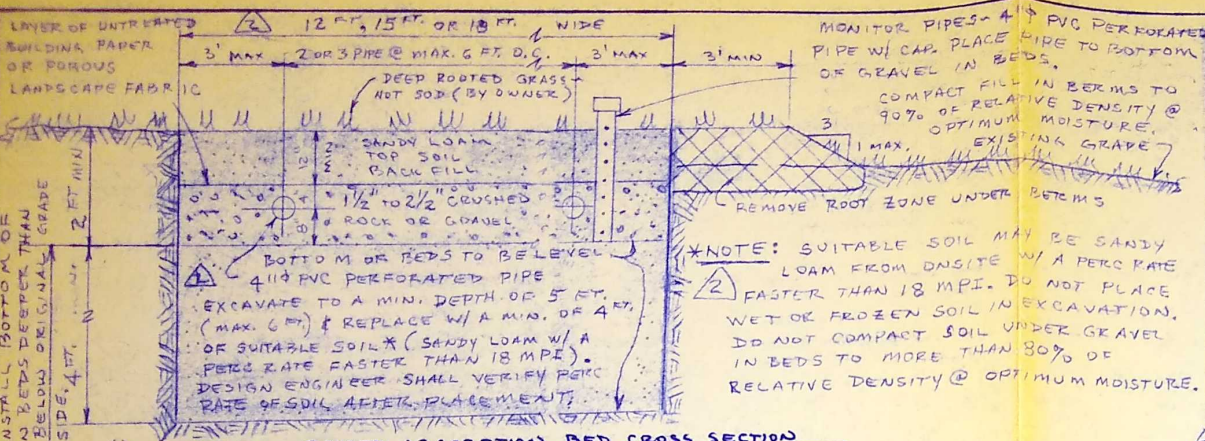
TEST NO	TIME AT START	TIME AT COMPL	TIME INTERVAL	DEPTH TO WATER AT START	DEPTH TO WATER AT COMPL	DROP OF WATER LEVEL	RATE OF DROP (MIN/IN)
1	11:15 A	1:15 P	120 min	10 3/8"	18 3/4"	8 3/8"	14
2	1:15	2:15	60	18 3/4"	22 5/8"	3 7/8"	15
3	2:15	2:45	30	22 5/8"	24"	1 3/8"	22
4	2:45	3:15	30	24"	25 1/4"	1 1/4"	24
5							
6							
7							
8							
Avg.						∴ USE	24 MPI

I certify that this percolation test, the results of which have been recorded above, was made by the undersigned, or under my direct supervision, and that the said test was made pursuant to the procedure described in the Manual of Septic Tank Practice, U S Public Health Service Publication No 526.

Performed by PKD

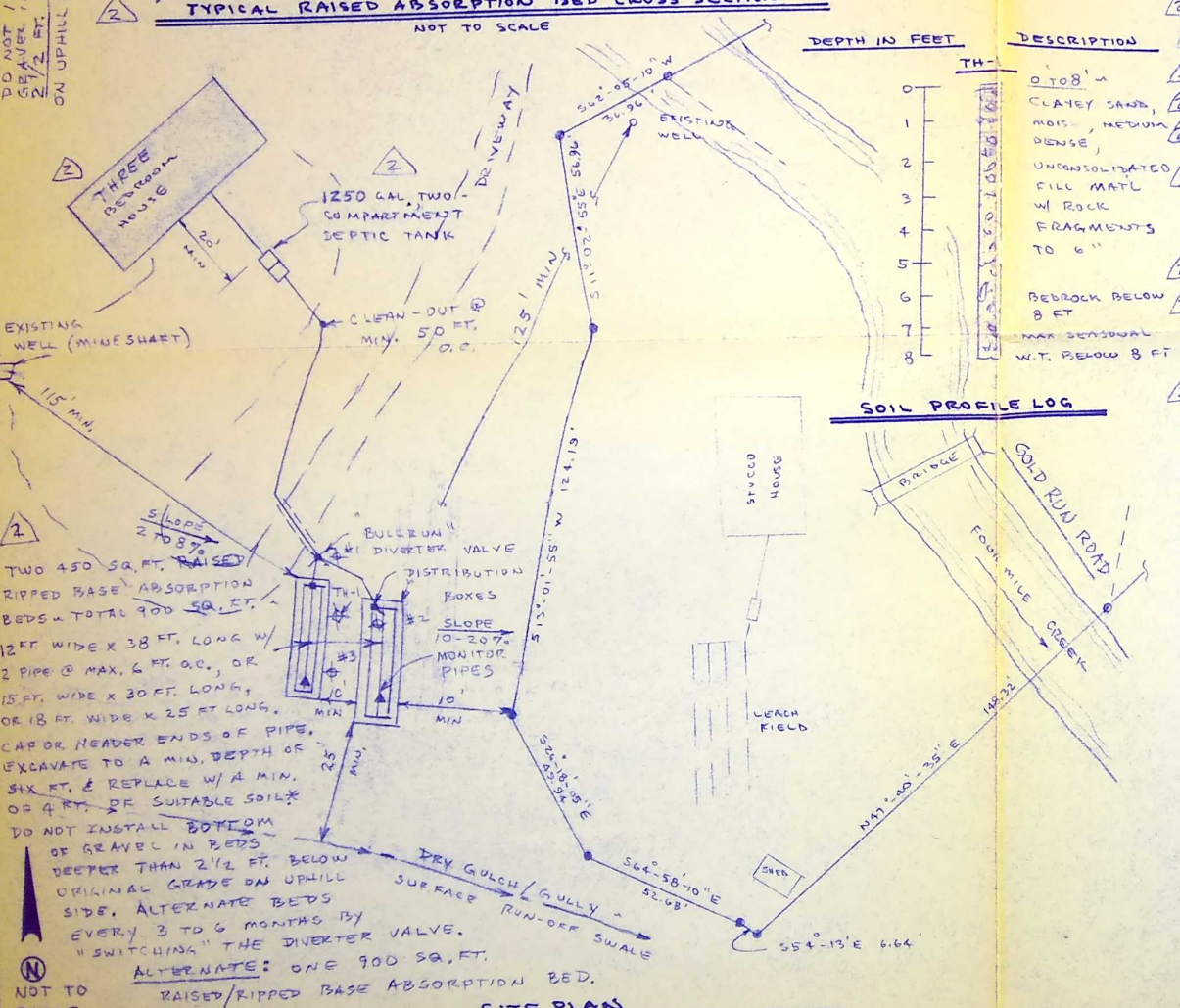
Signed Harold E. Donnelly
 Registered Professional Engineer
 and Land Surveyor #7134
 PE & LS
 STATE OF COLORADO

7-5-99
 272

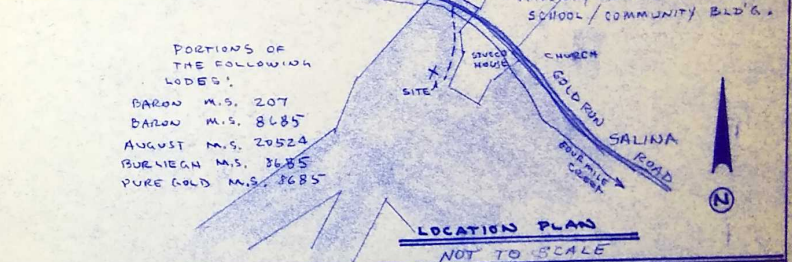


- GENERAL SPECIFICATIONS**
- All construction shall be in compliance with the Boulder County Individual Sewage Disposal System Regulations and US Public Health Service Publication No. 526, "Manual of Septic Tank Practice".
 - All lines in the absorption bed shall be 4" diameter PVC perforated pipe.
 - Planting of deep rooted grass (i.e. Fairway Crested Wheatgrass, not sod), over the absorption field area is required within 3 months of installation of the system.
 - No trees or shrubs are to be located within 10 feet of the system.
 - All portions of the absorption bed shall be located a minimum of 20 feet from any building, 10 feet from the property line, 50 feet of any stream, 100 feet from any well or spring and 25 feet from any water line.
 - No lawn irrigation system shall be installed over the absorption bed area.
 - No chemicals shall be disposed of in the system.
 - No foundation perimeter drain or sump, swimming pool, water softener, hot tub, jacuzzi, spa or travel trailer holding tank shall be emptied, backwashed or discharged into the system.
 - No portion of the system is to be paved or driven over.
 - The contractor shall contact the Design Engineer prior to laying out the system and shall verify the property lines, water lines and required setbacks before commencing construction.
 - The system shall be inspected by the Boulder County Health Department and the Design Engineer after placement of the septic tank, gravel and pipe and before backfilling any portion of the system.
 - No changes in the dimensions or layout shown on this plan shall be made without prior written approval of the Design Engineer and the Health Department.
 - All surface water runoff drainage shall be diverted around or away from the absorption bed area.
 - The system shall be installed by a contractor licensed by the Boulder County Health Department.

- DESIGN CRITERIA:**
- Three bedroom, single family residence; 6 persons at 45 GPD = 600 GPD (average daily flow).
 - Maximum daily flow = 450 GPD x 160% = 720 GPD (maximum any single day flow)
 - Percolation rate results by Design Engineer on 7-1-99: PH-1 = 22 MPI, PH-2 = 18 MPI, PH-3 = 24 MPI, Avg. 22 MPI
 - Design at 22 MPI
 - Area reqd. = $\frac{1.3 Q_{max}}{5} = \frac{1.3 \times 720}{5} = 878 \text{ sq. ft.}$
- DESIGN REQUIREMENTS:**
- Excavate absorption bed areas to a minimum depth of 5 ft (maximum 6 1/2 foot) and replace with a minimum of four foot of suitable soil (sandy loam with a perc rate faster than 18 MPI). Do not install bottom of gravel in beds deeper than 2 1/2 foot below original grade on the uphill side.
 - Install a 1250 gallon, two-compartment septic tank (42 hours retention).
 - Install two 12 foot wide by 38 foot long raised/ripped base, alternating, standard absorption beds with 2 pipe at maximum 6 ft o.c., or 15 foot wide by 30 foot long or 13 foot wide by 25 foot long. Excavate absorption bed areas to a minimum depth of 5 ft (maximum 6 1/2 foot) and replace with a minimum of four foot of suitable soil (sandy loam with a perc rate faster than 18 MPI). Do not install bottom of gravel in beds deeper than 2 1/2 foot below original grade on the uphill side.
 - Total area furnished = 900 sq. ft.



NOTE:
This design is based upon information furnished by the owner as to maximum daily flow of sewage, location of property lines, water lines, house and improvement locations. The Design Engineer shall be notified if any of these items or locations are changed. The design of this system is voided if the maximum daily flow of sewage exceeds the volume stated above. The certification of this design is voided if the owner does not provide maintenance of this system in accordance with the Individual Sewage Disposal System Regulations and have the septic tank pumped every three years, or as required. Pumping receipts shall be made available to the Boulder County Health Department upon request.



INDIVIDUAL SEWAGE DISPOSAL SYSTEM

LALICE E. WALKER - BARON LOBE, M.S. No. 8685, LOCATED IN THE NE 1/4 OF SECTION 18, T1N, R71 W OF THE 6TH P.M., BOULDER COUNTY, COLORADO

RAISED STANDARD ABSORPTION BED DESIGN: HAROLD E. DONNELLY, P.E. - L.S. 617 ORD DRIVE, BOULDER, COLORADO 499-1117

19 JUNE 1976, REV 6-22-76

7-16-99 DWG. 99-112

REVISION 7-12-99



Boulder County

49:

Location

, 146118000100, 146118000103, 146118000109

Subject Parcel

GOLD RUN RD

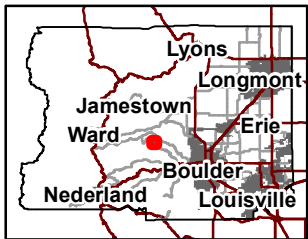
GR 85

GR 85J

GR 85

0 0.035 0.07 Miles

Area of Detail Date: 10/19/2023



The user agrees to all Terms of Use set forth by Boulder County. For Terms of Use, please visit: www.bouldercounty.org/mapdisclaimer

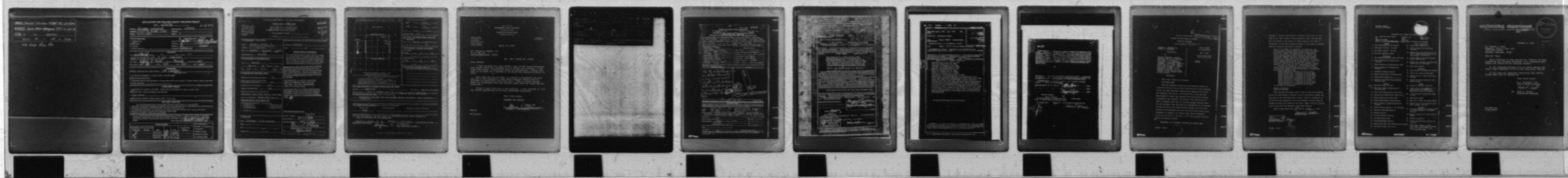
Gold Run

Fourmile Creek

470 Gold Run Rd

S18 T1N R71W

21482



276

470 Gold Run Rd S18 T1N R71W 21482

OWNER DEWARD WALKER PERMIT NO. 21482

ADDRESS ~~Four Mile Canyon~~ DATE 12-28-76

LEGAL LOT _____ BLK. _____ SUBDIVISION _____

SECTION 18 T 1N R 7W

470 Golo Run Ro.

APPLICATION FOR BOULDER COUNTY BUILDING PERMIT

DATE 12/15/76 21482

OWNER DEWARD WALKER CONTRACTOR SAME
 ADDRESS P.O. 579, BLOR., COLO. ADDRESS _____
 PHONE 444-1594 PHONE _____

TYPE OF STRUCTURE

- COMMERCIAL
 RESIDENCE
 GARAGE
 OTHER DESCRIBE _____

STRUCTURE DATA 1500
 VALUATION \$34,900 - AREA 2200 sq. ft
 (800 unimproved)
 STORIES 2 TYPE CONSTRUCTION _____
 ROOMS 8 Frame
 BASEMENT WALKOUT

SITE DATA

LOT see attached BLOCK _____ SUB DIVISION _____
 ADDRESS OF PROPOSED BUILDING 4 mi. CANYON
(Address will be assigned by county for new sites)
 LOT AREA Approx. 5 Acres ZONING Foresty FRONTAGE 150'
 SET BACKS: FRONT 30' SIDE 50' SIDE 50' REAR 1000'

ACCESS DATA

- DIRECT FRONTAGE ON PUBLIC ROAD 118 (Salma)
Road Name or No.
 VIA PRIVATE EASEMENT TO PUBLIC ROAD (ATTACH DEED)
 USE EXISTING DRIVEWAY
 CONSTRUCTION OF NEW DRIVEWAY (Driveway Permit will not be required if sufficient detail is shown on plot plan.)
 OTHER DESCRIBE _____

WATER SUPPLY SOURCE

- MUNICIPALITY, DISTRICT, OR ASSOC. (Attach written certification from agency to supply water)
 ON SITE WELL (Attach certification from State Eng.)
 OTHER, DESCRIBE: _____
 SANITATION APPROVAL FROM HEALTH DEPT. (Attach Copy)

PLOT PLAN (Attach Copy)

ALL THE FOLLOWING DATA TO BE SHOWN TO SCALE AND PROPERLY DIMENSIONED

1. DEED (COPY) SHOWING OWNERSHIP OF PARCEL AND LEGAL DESCRIPTION, DATE RECORDED AND RECEPTION NO.
2. BUILDING LOCATION & APPURTENANCES (Driveways, retaining walls etc.)
3. LOT GRADING CONTOURS (Lot grading permit will not be required if sufficient detail is shown on plot plan.)
4. SURFACE DRAINAGE PATTERNS AND REQUIRED STRUCTURES.
5. LOCATION OF SEPTIC TANK AND LEACH FIELD.

_____ hereby certify that the above information is correct and agree to construct this building in accordance with the plot, building plans and specifications submitted herewith, and in strict compliance with all the provisions of the Zoning Ordinance, Building Code, Electrical Code, and Health and Plumbing Regulations of the County of Boulder.

Owner/Agent Deward Walker

REVIEW RECORD					REASON FOR DENIAL	SITE LOCATED & MAPPED IN PLANNING INVENTORY <input type="checkbox"/>
RECOMMEND APPLICATION BE	DEPT.	BY	DATE	ADDRESS ISSUED <input type="checkbox"/>		
APPROVED <input checked="" type="checkbox"/>	DENIED <input type="checkbox"/>	PLANNING	<u>DW</u>	<u>12-20-76</u>	ADDRESS ENTERED <input type="checkbox"/>	IN RECORD BOOK <input type="checkbox"/>
<u>X</u>		ENGINEERING	<u>GA</u>	<u>12-21-76</u>		
<u>X</u>		BUILDING	<u>GA</u>	<u>12-21-76</u>		

PERMIT APPLICATION FORM

Application must be complete where applicable. Type or print in BLACK INK. No overstrikes or erasures unless initialed.

(XX) A PERMIT TO USE GROUND WATER
(XX) A PERMIT TO CONSTRUCT A WELL
FOR: (XX) A PERMIT TO INSTALL A PUMP

() REPLACEMENT FOR NO. _____

() OTHER _____

RECEIVED

MAR 25 '76

 WATER RESOURCES
STATE ENGINEER
C.O.D.

(1) APPLICANT - mailing address

NAME Deward E. Walker, Jr.
c/o Vranesh and Musick
STREET P. O. Box 871
CITY Boulder Colorado 80302
(State) (Zip)
TELEPHONE NO. 443-6151

(2) LOCATION OF PROPOSED WELL

County Boulder
SE % of the NE % Section 18
Twp. 14N., Rng. 71 W., 6th P.M.

(3) WATER USE AND WELL DATA

Proposed maximum pumping rate (gpm) 15
Average annual amount of ground water to be appropriated (acre-feet): 0.5
Number of acres to be irrigated: N/A
Proposed total depth (feet): 100
Aquifer ground water is to be obtained from:
Alluvium, Four Mile Creek / Gold Run
Owner's well designation: Walker Well No. 1

GROUND WATER TO BE USED FOR:

(XX) HOUSEHOLD USE ONLY - no irrigation (0)
() DOMESTIC (1) () INDUSTRIAL (5)
() LIVESTOCK (2) () IRRIGATION (6)
() COMMERCIAL (4) () MUNICIPAL (8)
() OTHER (9) _____

(4) DRILLER

Name Licensed - to be selected
Street _____
City _____ (State) (Zip)
Telephone No. _____ Lic. No. _____

FOR OFFICE USE ONLY: DO NOT WRITE IN THIS COLUMN

Receipt No. 68846 1

Basin _____ Dist. _____

CONDITIONS OF APPROVAL

This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of the permit does not assure the applicant that no injury will occur to another vested water right or preclude another owner of a vested water right from seeking relief in a civil court action.

APPROVED FOR HOUSEHOLD USE ONLY, FOR ONE (1) SINGLE FAMILY DWELLING AND NOT TO BE USED FOR IRRIGATION. THE RETURN FLOW FROM THE USE OF THIS WELL MUST BE RETURNED TO THE SAME STREAM SYSTEM IN WHICH THE WELL IS LOCATED.

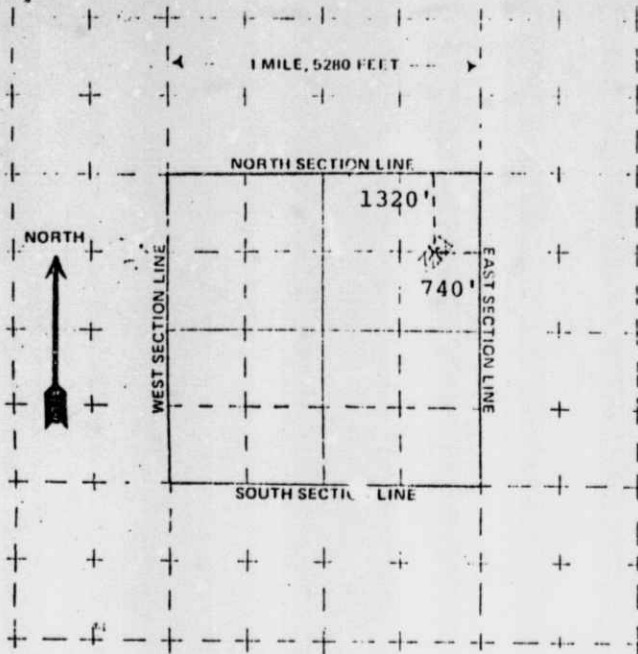
THE MUNICIPAL OR COUNTY GOVERNMENT SHALL BE CONSULTED WHEN LOCATING THIS WELL, AND THEIR REGULATIONS SHALL BE COMPLIED WITH.

TO ASSURE THAT THE RETURN FLOW IS TO BE RETURNED TO THE SAME STREAM SYSTEM, AN INDIVIDUAL WASTE-WATER DISPOSAL SYSTEM, WHEN USED, MUST BE OF THE NON-EVAPORATIVE TYPE. *RFH*

APPLICATION APPROVED

PERMIT NUMBER 83258
DATE ISSUED APR 13 1976
EXPIRATION DATE APR 13 1978
Bruce E. DeBine
DEPUTY STATE ENGINEER
BY W. Haubold
ID. 1-00 COUNTY 07

which the water will be used must be indicated on the diagram below. Use the CENTER SECTION (1 section, 640 acres) for the well location.



The scale of the diagram is 2 inches = 1 mile
Each small square represents 40 acres.

WATER EQUIVALENTS TABLE (Rounded Figures)

- An acre foot covers 1 acre of land 1 foot deep.
- 1 cubic foot per second (cfs) = 449 gallons per minute (gpm)
- A family of 5 will require approximately 1 acre foot of water per year.
- 1 acre foot = 43,560 cubic feet = 325,900 gallons.
- 1,000 gpm pumped continuously for one day produces 4.42 acre feet.

THE WELL TO BE LOCATED BELOW by distances from section lines.

1320 ft. from North sec. line
(north or south)

740 ft. from East sec. line
(east or west)

LOT _____ BLOCK _____ FILING # _____

SUBDIVISION N/A

(7) TRACT ON WHICH WELL WILL BE LOCATED

No. of acres Approx. 4 acres Will this be the only well on this tract? Yes

(8) PROPOSED CASING PROGRAM

Plain Casing
6 5/8 in. from 0 ft. to 40 ft.
_____ in. from _____ ft. to _____ ft.
Perforated casing
6 5/8 in. from 40 ft. to 100 ft.
_____ in. from _____ ft. to _____ ft.

(9) FOR REPLACEMENT WELLS give distance and direction from old well and plans for plugging it:

(10) LAND ON WHICH GROUND WATER WILL BE USED:

Owner(s): Applicant No. of acres: Approx. 4 acres
Legal description: Part of SE 1/4, Sec. 18, T. 1 N., R. 71 W., 6th P.M. Sailor Claim, MS # 15051

(11) DETAILED DESCRIPTION of the use of ground water:

Household use only for one single family residence, not including irrigation.

(12) OTHER WATER RIGHTS used on this land, including wells.

Type or right	Used for (purpose)	Description of land on which used
None		

(13) THE APPLICANT(S) STATE(S) THAT THE INFORMATION SET FORTH HEREON IS TRUE TO THE BEST OF HIS KNOWLEDGE.

Deward E. Walker, Jr. By Stephen T. Williamson Attorney at Law
SIGNATURE OF APPLICANT(S)

Stephen T. Williamson

Use additional sheets of paper if more space is required.

LAW OFFICES OF
VRANESH AND MUSICK
1101 ARAPAHOE AVENUE
BOULDER, COLORADO 80302
TELEPHONE 303/443-6151

GEORGE VRANESH
JOHN D. MUSICK, JR.
GARY MARGOLIN
STEPHEN T. WILLIAMSON
ALAN E. SCHWARTZ
WAYNE B. SCHROEDER

OF COUNSEL
DAVID R. PHILLIPS

April 19, 1976

Dr. Deward E. Walker, Jr.
P. O. Box 579
Boulder, Colorado 80302

Re: Well Permit No. 83258

Dear Deward:

I have enclosed for your files a copy of the above-referenced well permit which was received in our office this morning. I believe the permit is consistent with our application. Please note that it is valid for a period of two years and expires on April 13, 1978.

Note that the use of water is limited to household use only and that a non-evaporative type waste disposal system must be utilized in conjunction with this well. Both of these requirements are consistent with the statute under which we filed the application.

Unless I hear from you to the contrary, I will proceed to file the second application as we have discussed previously.

Very truly yours,

VRANESH AND MUSICK

By Steve Williamson
Stephen T. Williamson

STW/gr

Enclosures

DENVER COLORADO

Water Right No. C W 65816

Received of Donald D. Walker (Personal Mail)

Address _____

Amount Received _____ Dollars \$ 55.00

Concerning Well Permits		Concerning Miscellaneous Items	
<input type="checkbox"/> Replacement	<input type="checkbox"/> for Yield	<input type="checkbox"/> Sub. of Pkgs.	<input type="checkbox"/> Chg. of Doc.
<input checked="" type="checkbox"/> Construction	<input type="checkbox"/> final	<input type="checkbox"/> Copy of Record	<input type="checkbox"/> License
<input type="checkbox"/> Late Registration		<input type="checkbox"/> Chg. of Record	<input type="checkbox"/> Other

STAT. ENGINEER W. J. [Signature] PLEASE REFER TO CW NUMBER WHEN MAKING INQUIRY

Check No. 1099 M O _____ Cash _____ Permit No. _____ Approved _____

RECEIPT COPY

Receipt Number 8808

BOULDER CITY-COUNTY HEALTH DEPARTMENT
3450 Broadway, Boulder 80302 441-3590 525 4th Ave. Longmont, Colorado 80501 776-5743

APPLICATION AND PERMIT TO INSTALL, CONSTRUCT, ALTER OR REPAIR INDIVIDUAL SEWAGE DISPOSAL SYSTEM (SEPTIC TANK)
CERTIFICATION TO BOULDER COUNTY DEPT. OF DEVELOPMENT (COUNTY BUILDING INSP. DEPT.)

Owner DEWARD E. WALKER, JR. Street Address 4 MILE CANYON
City BOULDER State CO Zip Code 80302 Phone 444-1594
Installer LENN'S EXCAVATING Address CRIKMAN City BOULDER Phone 444-1594
Agent CUTLER Address of Site SALINA
Legal Description (short) SEC 18 T1N R7W SAILOR MINE LODE

TO BE FILLED OUT BY APPLICANT

- Existing Buildings NONE
- Areas to be surfaced "
- Building proposed: Residential CABIN
Business Commercial Agric. "
- No. of bedrooms 2-3 No. of baths 1
No. of persons 2-3
- Basement plumbing NONE type "
- Area of lot (acres) 9A
- Subsoil drainile (yes) NONE (no) "
- Type of sewage disp. system requested:
septic tank ✓ vault " other "
- Well (proposed) ✓ (installed) "
- Water District NONE

DEPARTMENT USE ONLY

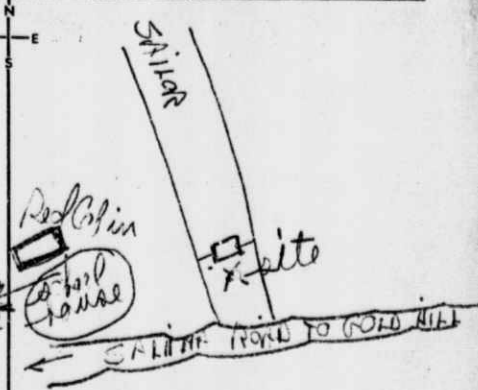
- Slope FLAT Alt. Area 676
- Soil Type DECOMPOSED GRANITE
- Soil perc rate 1 inch in 15 mins. (aver.)
- Water table depth see sheet
- Bedrock depth see sheet
- Location of central sewer 1 mile
- Sized for 2 bedrooms (2 persons/room)

Please locate on the plot plan below the well location or other type of individual water supply, the house, proposed septic area and any streams, ditches, or steep banks on the site.

DIRECTIONS TO PROPERTY

PLOT PLAN

Go to schoolhouse in Salina (Townsite) where owner will meet with sanitarian. Site is just south of neighboring rd cabins, meet last mile trail



Owner Signature (Authorized Agent) Deward E. Walker, Jr. Date 8/11/76

DEPARTMENT USE ONLY

Permission is hereby granted to the owner or his agent to perform the work indicated below in accordance with the Boulder County I.S.D.S. Regulations. This permit is to remain in full force for one year from date, unless revoked for non-compliance. Plans and specifications of proposed sewage-disposal system when reviewed and attached to this permit have been considered satisfactory. Approval is given if this building site meets existing Zoning and/or Subdivision regulations of Boulder County as they apply in this specific case.

Construct (Install) Septic tank 75 gals. Standard trench tile field 127 feet of trench 36 inches wide or filtration bed (min.) 50/17
Vault NONE Distribution box yes
Other NONE

Installation Instructions Install a tank of 75 gallons under a head of 507 ft. or 2 trenches 65 feet each, 2 ft. 50 feet from each, 100 feet from all well. Budget no design - 2 feet.

Engineer Review (Signature) Deward E. Walker, Jr. (Date) 8-11-76

Approved by Board of Health (Signature) Deward E. Walker, Jr. (Date) 8-23-76

Authorized Signatures (Name and Title) Deward E. Walker, Jr. (Date) 8-21-76

Owner or Agent (Name and Title) Deward E. Walker, Jr. (Date) 8-13-76

Installer _____ (Date) _____

Final Inspection (Date) _____ (Health Officer—Sanitarian Signature) _____

TO OWNER: Leave entire sewage-disposal system uncovered for final inspection. The Health Officer shall assume no responsibility in case of failure or inadequacy of a sewage-disposal system beyond consulting in good faith with the property owner or representative.
Environmental Health (7-75).

THIS INSTRUMENT, this 23rd day of November, 1971, between
MARGORIE F. CRANDALL
County of Los Angeles and State of California

HARRY J. and MARGARET R. TAYLOR
County of Boulder and State of Colorado, of the second part.
WITNESSETH, that the said party of the first part, for and in consideration of the sum of
Other Good and Valuable Considerations and One Hundred DOLLARS,

to the said party of the first part in hand paid by the said parties of the second part, the receipt whereof is hereby confessed and acknowledged, has granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey and confirm unto the said parties of the second part, their heirs and assigns forever, not in tenancy in common but in joint tenancy, all the following described lots or parcels of land, situate, lying and being in the County of Boulder and State of Colorado, to wit:

- Sailor Mining Lode U. S. Patent Survey No. 15051
 - Cincinnati Mining Lode U. S. Patent Survey No. 476
 - Three Brothers Mining Lode U. S. Patent Survey No. 6073
- The party of the first part grants and conveys all right, title, and interest of the party of the first part, her heirs, successors, assigns, to the Three Brothers Lode and more specifically 15 undivided interest in the Sely 600 ft. and 12 undivided interest in the Sely 700 ft.

Above parcels located in NE1/4 Sec. 18 T.1 N. R.7. W. in Gold Hill Dist. TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claims and demand whatsoever of the said party of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said parties of the second part, their heirs and assigns forever. And the said party of the first part, for the seller, her heirs, executors, and administrators do covenant, grant, bargain and agree to and with the said parties of the second part, their heirs and assigns, that at the time of the executing and delivery of these presents is well seized of the premises above conveyed, as of good, sure, quiet, absolute and indefeasible estate of full right, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and encumbrances of whatever kind or naturesoever.

Except General Taxes for 1971 that buyer assumes and agrees to pay

and the above bargained premises in the quiet and peaceable possession of the said parties of the second part, their heirs and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said party of the first part shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF the said party of the first part has hereunto set her hand and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of
MARGORIE F. CRANDALL [SEAL]
MARGORIE F. CRANDALL [SEAL]

STATE OF COLORADO,
County of LOS ANGELES
The foregoing instrument was acknowledged before me this 23rd day of November 1971 by H. J. Taylor



HUGH D. CAMERON
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN LOS ANGELES COUNTY
My Commission Expires April 7, 1975

1.6. 201. WARRANTS DEEDS—To John Trenchard—Standard Publishing Co., 1524-46 Street Street, Denver, Colorado—4-11
If by printed form—If persons have heard name of grantor; If by persons acting in representative or official capacity or in presence of others, then grant name of person as grantor, attorney-in-fact or other agent; If by either of these persons, then grant name of such officer or agent; If by grantor or other officer of joint corporation, having it—Ministry Acknowledgment, Sec. 111-4-1 Colorado Revised Statutes 1973.

NOV 29 1971

466449

This DEED, made this 25th day of May, 1973, between

Larry Taylor and Margaret Taylor

of the County of Boulder and State of Colorado, of the first part, and

Edward E. Walker, Jr. and Barbara J. Walker

of the County of Boulder and State of Colorado, of the second part:

COUNTY OF BOULDER
COLORADO
REC'D IN OFFICE ON
JUN 4 8 47 AM '73
FILM 820
M&A
L.A.

WITNESSETH, That the said part I of the first part, for and in consideration of the sum of Twenty Seven Thousand and 00/100 DOLLARS,

to the said parties of the first part in hand paid by the said part II of the second part, the receipt whereof is hereby confessed and acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey, and confirm, unto the said part I of the second part, his heirs and assigns forever, all the following described lot or parcel of land, situate, lying and being in the County of Boulder and State of Colorado, to-wit:

- Cincinnati Lode Mining Claim No. 476,
- Baron Lode Mining Claim No. 8685,
- Burleigh Lode Mining Claim No. 2085,
- Pure Gold Lode Mining Claim No. 8685,
- Bankrupt Lode Mining Claim No. 15151,
- Sailor Lode Mining Claim No. 15051,
- August Lode Mining Claim No. 20524,
- Francis Lode Mining Claim No. 20523,
- Pure Gold No. 2 Lode Mining Claim No. 20523,

together with all easements and rights of way appurtenant and all water rights appurtenant including but not limited to those water rights adjudicated in water case number W5488 to include: Baron well, Cincinnati well, Salina well, Baron Spring and August Adit Spring; but not to include first and second Superior wells, Moore's Subdivision well and Taylor-Sunset Spring; it being the intent hereof to convey all of grantors' property in Sec. 18, T1N, R71W of the 6th P. M. except as noted above also, the Helvetia Lode Mining Claim No. 652 in Sec. 19, T1N, R71W of the 6th P. M. There is also conveyed hereby all rights of the grantors in and to the Helvetia well, Gold King well and Old Montreal well.

TO HAVE AND TO HOLD IN JOINT TENANCY

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the said part I of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances

FILED
JUN 4 1973

FORM 820

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said party of the second part, his heirs and assigns forever, and the said party of the first part, for themselves, heirs, executors, administrators, assigns, executors, and assigns, do covenant, grant, bargain and agree to and with the said party of the second part, his heirs and assigns, that at the time of the conveying and delivery of these premises unto the said party of the second part, he, his heirs and assigns, shall have, as of good, sure, perfect, absolute and indefeasible estate, unto the said party of the second part, his heirs and assigns, full, sole, good, right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all forces, charges, taxes, assessments and encumbrances of whatsoever kind or nature now or hereafter made, levied, assessed or imposed, which grantee assumes and agrees to pay;

and the above premises shall be in the quiet and peaceful possession of the said party of the second part, his heirs and assigns, and every person or persons lawfully claiming or to claim the whole or any part thereof, the said party of the first part shall and lawfully WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals at the city and county first above written.

Signed, sealed and Delivered in the presence of
Larry Taylor (REAL)

(SEAL)

Margaret Taylor (SEAL)

STATE OF COLORADO,

County of Boulder

The foregoing instrument was acknowledged before me this 1973 by Larry Taylor and Margaret Taylor

23th day of May

My commission expires April 19, 1977. Witness my hand and official seal.

Patricia S. Jester
Notary Public



R

IN THE DISTRICT COURT
IN AND FOR THE COUNTY OF BOULDER

C. C.	1000	SECT.	17-8	C. B.	119-601
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STATE OF COLORADO

Civil Action No. 73 0321 -2

RICHARD E. HARRISON and
SHIRLEY L. HARRISON,

Plaintiffs,

vs.

LILLIAN BURROUGHS, MARJORIE
CRANDALL, MRS. M. A. CULLACOTT,
also known as LILLIAN M.
CULLACOTT, J. H. LANGENBERG,
LAWRENCE E. RASMUSSEN, DOROTHY A.
RASMUSSEN, O. C. RICE, LARRY J.
TAYLOR and MARGARET P. TAYLOR,
also known as LARRY J. and
MARGARET R. TAYLOR, and all
unknown persons who claim any
interest in the subject matter
of this action,

Defendants.

FILED

IN THE DISTRICT COURT

MAY 3 1973

BOULDER COUNTY, COLO.
CHAS. E. SNIVELY, Clerk

DECREE

This cause coming on to be heard,

THE COURT FINDS:

That each Defendant herein has been properly served, as required by law and rule of Court; that William F. Long, Attorney at Law, has been heretofore appointed and appeared for any and all Defendants who are in, or who may be in, or who may have been ordered to report for induction into the military service, as defined by the Soldiers' and Sailors' Civil Relief Act of 1940, as amended; that this is an action in rem affecting specific real property; that the Court has jurisdiction of all parties to this suit and of the subject matter thereof; that the allegations of the Complaint are true; that every claim made by said Defendants is unlawful and without right; that no Defendant herein has any title or interest in or to the property described herein or any part thereof.

THEREFORE, IT IS ORDERED, ADJUDGED and DECREED THAT

DECREE - Page 1



Richard E. Harrison and Shirley L. Harrison, Plaintiffs, at the time of the commencement of this proceeding, were, and they now are, the owners in fee simple, in joint tenancy, with right to possession, of the real property situated in the County of Boulder, State of Colorado, described as follows:

Part of the BARON, the BURLEIGH, the PURE GOLD Lode Mining Claims (United States Mineral Survey No. 8685); the SAILOR Lode Mining Claim (United States Mineral Survey No. 15015); the PURE GOLD NO. 2 Lode Mining Claim (United States Mineral Survey No. 20523); and the AUGUST Lode Mining Claim (United States Mineral Survey No. 20524), located in the Gold Hill Mining District and embracing a portion of Section 18, Township 1 North, Range 71 West of the 6th P.M.; and a part of the Southerly portion of Government Lot No. 93, located in the NE 1/4 of Section 18, Township 1 North, Range 71 West of the 6th P.M., described as follows:

Beginning at Corner No. 3 of the AUGUST Lode Mining Claim (United States Mineral Survey No. 20524) (all bearings based on the True Meridian as established by Celestial Observations);

thence N52°57'W, a distance of 150.00 feet;
thence S62°05'10"W, a distance of 36.95 feet;
thence S11°02'25"E, a distance of 59.9° feet;
thence S13°01'55"W, a distance of 124.19 feet;
thence S26°18'05"E, a distance of 49.94 feet;
thence S64°58'10"E, a distance of 52.68 feet;
thence S54°13'E, a distance of 6.64 feet;
thence N47°40'35"E, a distance of 148.32 feet;
thence N11°03'25"E, a distance of 33.82 feet;
thence N26°45'W, a distance of 50.00 feet;
to the Point of Beginning.

County of Boulder,
State of Colorado.

That complete fee simple title in and to said real property be and the same hereby is quieted in and to the above persons, and that each of the Defendants has no right, title or interest in or to the said real property or any party thereof, and that they are forever enjoined from asserting any claim, right, title or interest in or to the said real property or any part thereof.

DONE in Open Court this 3rd day of May, 1973.

Howard C. Carlton
District Judge

Approved as to form:

William H. Long
Military Attorney

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BOULDER COUNTY
BUILDING DEPARTMENT



RESIDENCE PLAN CORRECTION SHEET

Sec 18-5A:02000 Township 1N
Lot Block
Owner WALKER Contractor
Number of Stories ~~CA 100~~ 2 Square Feet of Building Area 2200
Range 71W
Subdivision

GENERAL

1. Fully Dimensioned Lot Plan Required
2. Show Slope of Terrain - Sec 2903
3. Soil Report Required - Sec 2905
4. Site Plan Information Needed

FOUNDATIONS

5. Show Foundations Sections and/or Pier Size
6. Design Foundation for Expensive Soil
Sec 2903
7. Design Foundation for Subsidence Sec 2905
8. Design Foundation for Sloping Sites
Sec 2903
9. Engineered Foundation Required
10. Design Foundation Wall as Retaining Wall
11. Retaining Wall Required at _____
12. Foundation Crawl Space Venting Required
Sec 2517 (c)(4)

FRAMING

13. Show Typical Wall SECTION
14. Show size of Headers Spanning Over 4'
Sec 2518 (f)(7)
15. Floor Joists Undersized-Use Table 25T-J-1
16. Ceiling Joists Undersized-Use Table 25T-J-4
17. Rafters Undersized-Use Table 25TR-1
18. Engineering/Architect Framing Required
19. Specify Methods of Connections/Incorrect
Nailings
20. Lateral Bracing required at - Sec 2518(f)(2)
21. Bracing for Wind Load should be
22. Snowload should be
23. Tie Roof Framing to Partitions
24. Use double plate at Top
25. Stud Spacing/Length should be
26. Double joists under Load Bearing Interior Partitions
27. Fire Block in Walls over 8 feet

LIGHT & VENTILATION

28. Window Area Insufficient in
29. Operable Window Area Insufficient
Sec 1405
30. Minimum room sizes: bedroom 70 sq. ft.
with 7' minimum width: one 150 sq. ft.
room required - Sec 1407 (b)
31. Ceiling height in habitable room must
be 7'6" Sec 1407 (b)
32. Window sills in basement bedrooms cannot
be more than 48" above grade
33. Attic vents required

FIREPLACES

34. Need Clearance from Combustible material
35. Ash Pit Not Allowed in Crawl Space
36. Chimney must be 2' higher than a point
10' away
37. Minimum 18" Hearth, Minimum 12" each
side of Firebox

GARAGE

38. Garage not Permitted to Open Into
39. Garage walls & ceiling adjacent to or
under dwelling to have materials
approved for 1-hour fire resistance
40. 1 hour fire door required from garage
to house
41. Show garage framing
42. Show size of header over garage opening
43. Provide lateral cross bracing at plate
line of garage - Sec 3305

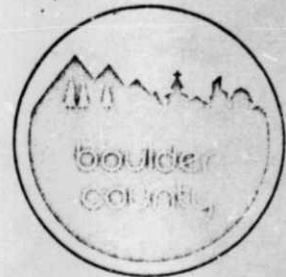
STAIRWAYS

44. Stairways: Maximum rise 8"; minimum tread
9"; minimum headroom 6'-6"; minimum
width 30"
45. Handrails between 30-34" above nosing of
threads
46. Guardrail required at
47. Maximum spacing between guardrails 9"
Sec 1716

OTHER: LED IN BRACING / PLYWOOD
CORNERS SHOULD BE USED
BECAUSE OF WINDS

engineering department

p.o. box 471 13th and spruce st. boulder, colo. 80306 441-3900
80306



October 5, 1976

RECEIVED
OCT 1976

Mr. Edward L. Serr
McDowell, Scott & Cox, Inc.
1530-55th Street
Boulder, Colorado 80303

Dear Mr. Serr:

With reference to your Project No. 76233-B, we have determined the 100-year discharge to be contained well within the limits of the existing channel.

At the proposed building site we would require the final floor elevation to be no less than Elev. 488.00.

If you have any questions concerning this matter, please feel free to contact me.

Very truly yours,

D.J. Galloway, P.E.
Public Works Director

By: Mike G. Serlet
Hydraulics Engineer

DJG:MGS:tbm
c:Tom Davis

IMPORTANT

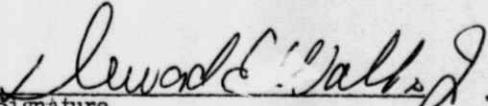
IF YOU MAKE A MISTAKE AND DO NOT HAVE PROPER SETBACKS, IT IS ALMOST IMPOSSIBLE TO OBTAIN EITHER TITLE INSURANCE OR A MORTGAGE LOAN.

BE ABSOLUTELY SURE WHEN PLACING ANY STRUCTURE ON A LOT OR PARCEL OF LAND THAT YOU ARE COMPLYING WITH BOULDER COUNTY'S SETBACK REQUIREMENTS FOR THAT PARTICULAR ZONE.

NEVER ASSUME THE LOCATION OF A PROPERTY LINE.

NEVER MEASURE FROM THE EDGE OR FROM THE CENTER OF A ROAD BECAUSE THE ROAD MAY NOT BE IN THE CENTER OF THE ROAD RIGHT-OF-WAY.

IF THERE ARE ANY DOUBTS ABOUT WHERE YOUR PROPERTY LINES ARE, HIRE A REGISTERED SURVEYOR TO ESTABLISH THOSE LINES.


Signature

Please sign and return with building application.

2000

1 500 - top
800 - 1st
800 - Base
5200

B

10,

130

COUNTY OF BOULDER
OFFICE OF BUILDING INSPECTOR

444-1594
18 PERMIT
No 21482

Date Dec. 28, 1976

PERMIT is hereby issued to (build) (erect) (remodel) Residence

Owner Neward Weber Address P.O. Box 579, Eldo.

Contractor Same Address Same

Address of Proposed Building Four Mile Canyon

Legal Description

Sec. 18, T1N, R71W.
(Silver Lake MC # 15057)

Setback Front 50' Side 50' Side 50' Rear 1000'

Valuation \$34,200.⁰⁰ Area of Building 1500 sq ft Type of Construction Frame

Permit Fee \$ 142.⁰⁰ Use of Building Res. Zone F

Inspection Fee \$ _____ Remarks: _____

Total \$ 142.⁰⁰

Approved Neward Weber
Chief Building Inspector. (u.s.)

Note:—This permit not valid without official "PAID" stamp from Boulder County Building Inspection Department.

Septic o.k.

INSPECTION RECORD

Type of Inspection	Rough	Date	Final	Date
Footing	OK	J.B. 6-21-77		
Foundation Water Proofing	n/c			
Electric Underground	n/c			
Plumbing Underground	APPROVED	W.T. 1/6/78		
Plumbing	BASMENT APPROVED	4-25-78		
	APPROVED	W.T. 3/27/78		
Gas Piping Water Service	ELEC HEAT			
Electric <i>const. loop</i>	APPROVED OK	W.T. 3/27/78 PARTIAL J.B. 5-20-77	BASMENT APPROVED	ROOF SP# 4-25-78 SP# 12-12-78
Furn. Vent. Heat Ventilation	ELEC HEAT			
Frame Roof Covering	APPROVED	SP# 4-19-78		
Zone-Setback Grading	APPROVED	W.T. 3/27/78 PARTIAL		

Remarks: J.B. 5-3-77 - Const. loop - meter housing too high - Front & corners of foundation should be dug down to undisturbed -
 J.B. 5-20-77 - called P.I. const loop
 J.B. 6-20-77 - Footing - Red tag - One corner on fill - Needs pier & steel.
 SP# 4-19-78 REINSPECT FOR STAIRWAY
 SP# 12-12-78 CALLER PUBLIC SERVICE FOR FINAL METAL RELEASE