

After Recordation Return to:  
White, Bear & Ankele Professional Corporation  
1805 Shea Center Drive, Suite 100  
Highlands Ranch, Colorado 80129

**BRIDGE EASEMENT AGREEMENT**  
(Easement 1-2 Skier Funnel Bridge)

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For and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the sufficiency and receipt of which are hereby acknowledged, BASE VILLAGE OWNER LLC, a Delaware limited liability company (the "Grantor"), hereby grants, bargains, sells and conveys to the BASE VILLAGE METROPOLITAN DISTRICT NO. 1, a quasi-municipal corporation and political subdivision of the State of Colorado, whose address is c/o White, Bear and Ankele Professional Corporation, 1805 Shea Center Drive, Suite 100, Highlands Ranch, Colorado 80129 (the "District"), its successors and permitted assigns, a permanent, non-exclusive easement (the "Easement") to construct, reconstruct, repair, replace and/or remove certain bridge improvements and appurtenances thereto (the "Improvements"), in, to, through, over, under and across certain parcels of real property located in Pitkin County, Colorado, as more particularly described and shown in **Exhibit A** attached hereto and incorporated herein by this reference (the "Premises"). Such Easement is granted by the Grantor and is accepted by the District pursuant to the following terms and conditions:

1. The District, its agents, successors and permitted assigns, shall have and exercise the right of ingress and egress in, to, through, over, under and across the Premises for any purpose necessary for the construction, reconstruction, operation, use, maintenance, repair, replacement and/or removal of the Improvements.

2. The Grantor, its successors and assigns, shall not construct or place any structure or building upon the Premises that would materially interfere with the District's use and operation of the Improvements. The District may, at its sole cost and expense, remove any structure or building constructed on the Premises as is necessary to maintain, repair or replace the Improvements; provided, however, the District shall cause such structure or building to be rebuilt to substantially the same condition as existed immediately prior to such removal following completion of such maintenance, repair or replacement, as applicable.

3. The District shall have the right to enter upon the Premises and to survey, construct, reconstruct, operate, use, maintain, repair, replace and remove the Improvements, and to remove objects interfering therewith, including but not limited to those items placed on the Premises under paragraph 2 hereof. In addition, the District shall have the right to use so much of the adjoining premises of the Grantor, its successors or assigns, during surveying, construction, reconstruction, use, maintenance, repair, replacement and/or removal of the Improvements as may be reasonably required; provided, however, that such activities shall not interfere unreasonably with Grantor's, its successors' or assigns' use and enjoyment of such adjoining premises. The District and its permitted assignees and licensees shall repair any damage caused to any adjoining premises and the improvements thereon, and shall be liable for any injury to person or damage to property, to the extent arising out of the District's, its permitted assignee's or licensee's use of the Easement.

RECEPTION#: 551363, 07/24/2008 at  
02:08:43 PM,  
1 OF 8, R \$41.00 Doc Code EASEMENT  
Janice K. Vos Caudill, Pitkin County, CO

4. The District shall have and exercise the right of subjacent and lateral support to whatever extent is necessary for the operation and maintenance of the Improvements. The Grantor, its successors and assigns, shall have and exercise the right of subjacent and lateral support to whatever extent is necessary for the operation and maintenance of any improvements on property adjoining the Premises. It is specifically agreed by and between the Grantor and the District that, except as provided in this Easement, the District shall not take any action which would impair the lateral or subjacent support for such improvements. This paragraph is not intended to in any way inhibit the development of the private property located adjacent to the Premises.

5. It is expressly acknowledged and agreed that the District shall have the right and authority to assign the Easement to any appropriate local governmental entity or to any public utility provider, including, but not limited to, all rights to use, and all obligations associated with, the Easement as are granted to and assumed by the District herein, subject to such assignee assuming the obligations set forth herein.

6. The District agrees that at such time and in the event that the Improvements or Easement described herein are abandoned by the District and any permitted assignee, the Easement will terminate automatically and the real property interest represented by the Easement will revert to the Grantor, its heirs, successors and/or assigns.

7. The District shall maintain such policies of liability or other insurance as it deems reasonable and appropriate with respect to the easement interest being granted herein.

8. The Grantor covenants and agrees with the District that the Grantor has full power and lawful authority to grant, bargain, sell and convey the Easement. The Grantor further promises and agrees to warrant and forever defend the District in the exercise of the District's rights hereunder against any defect in the Grantor's title to the Premises and the Grantor's right to make the grant herein described, except matters of record.

9. Each and every one of the benefits and burdens of this Easement shall inure to and be binding upon the respective legal representatives, administrators, successors and permitted assigns of the Grantor and the District.

10. The Grantor, its successors and assigns, reserve the right to grant further easement interests in the Premises to other grantees so long as such interests and uses are not inconsistent with, or unreasonably interfere with, the use of the Premises and benefits of this Easement by the District, its successors and permitted assigns, as described herein.

11. The rights and responsibilities set forth in this Easement are intended to be covenants on the Premises and are to run with the land.

12. To the extent applicable, the District shall comply with all codes, laws, ordinances, orders, rules, regulations, statutes and other governmental requirements regarding the use and operation of the Premises.

13. If any party institutes legal proceedings with respect to this Easement against the other party, the prevailing party shall be entitled to court costs and reasonable attorneys' fees incurred by such party or parties in connection with such legal proceedings. The "prevailing party" shall be determined, at the conclusion of any appeals, if any, by the entity before whom the dispute was brought, based upon an assessment of which party's major arguments or positions taken in the suit or proceeding could fairly be said to have prevailed over the other party's major arguments or positions on major disputed issues, in the final decision of the court or any appellate court.

14. This Easement shall be construed in accordance with and governed by the laws of the State of Colorado.

15. This Easement constitutes the entire agreement between Grantor and the District concerning the subject matter hereof, and supersedes any prior or contemporaneous agreements between the parties concerning the subject matter hereof.

16. Nothing herein shall be construed as a waiver of the rights and privileges of the District pursuant to the Colorado Governmental Immunity Act, §§ 24-10-101, *et seq.*, C.R.S., as amended from time to time.

17. This Easement may be executed in two or more counterparts, each of which, when executed, shall be deemed an original and both of which together shall be deemed one and the same instrument.

18. This Easement shall be recorded in the real property records of Pitkin County.

***[Remainder of page intentionally left blank].***

THIS Easement Agreement shall be effective as of January 24, 2008.

GRANTOR:  
BASE VILLAGE OWNER LLC, a Delaware limited liability  
company

[Signature]  
By: \_\_\_\_\_  
Patrick N. Smith, President

ATTEST:  
[Signature]  
Tyler Siegel, Vice President

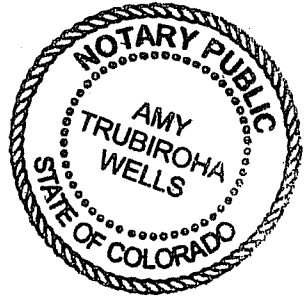
STATE OF COLORADO )  
 ) ss.  
COUNTY OF Pitkin )

Subscribed and sworn to before me on this 24th day of January, 2008,  
by Patrick N. Smith, as President, and Tyler Siegel as Vice President, of Base Village Owner  
LLC, a Delaware limited liability company, as Grantor.

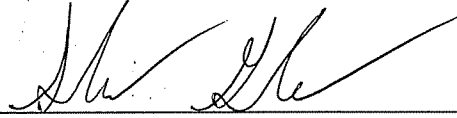
[SEAL]

[Signature]  
Notary Public

My commission expires: 10/27/08

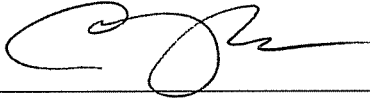


DISTRICT:  
BASE VILLAGE METROPOLITAN DISTRICT NO. 1



Shawn Gleason, President

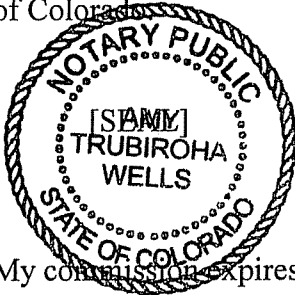
ATTEST:

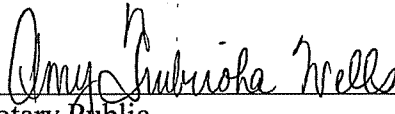


B. Joseph Krabacher, Secretary

STATE OF COLORADO )  
COUNTY OF Pitkin ) ss.  
)

Subscribed and sworn to before me on this 28<sup>th</sup> day of January 2008, by Shawn Gleason, as President, and B. Joseph Krabacher, as Secretary, of the Base Village Metropolitan District No. 1, a quasi-municipal corporation and political subdivision of the State of Colorado.



  
\_\_\_\_\_  
Notary Public

My commission expires: 10/27/08

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**EXHIBIT A**  
**The Premises**

EASEMENT 1-2

BRIDGE EASEMENT

AN EASEMENT, OVER AND ACROSS LOT 1, BASE VILLAGE P.U.D. RECEPTION NO. 520483, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 86 WEST OF THE 6TH P.M., TOWN OF SNOWMASS VILLAGE, COUNTY OF PITKIN, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 10, SOUTH RANGE 86 WEST OF THE 6TH P.M. FROM WHICH THE WITNESS CORNER TO THE WEST 1/4 CORNER OF SAID SECTION 1 BEARS A PLATTED BEARING OF N00°01'31"E, A DISTANCE OF 2703.93 FEET (N00°02'04"E, A DISTANCE OF 2703.87 FEET MEASURED); THENCE N33°18'03"E TO THE SOUTHERLY CORNER OF LOT 1 INTERSECTING THE NORTHERLY WOOD RD ROW, A DISTANCE OF 2156.60 FEET SAID POINT ALSO BEING THE POINT OF BEGINNING OF THIS BRIDGE EASEMENT DESCRIPTION;

THENCE ALONG THE LOT 1 SOUTHERLY LINE AS FOLLOWS:

N59°07'41"W, A DISTANCE OF 59.37 FEET;

S69°29'08"W, A DISTANCE OF 57.03 FEET;

THENCE DEPARTING SAID LOT 1 SOUTHERLY LINE ALONG THE FOLLOWING COURSES AND CURVE:

N20°30'52"W, A DISTANCE OF 18.00 FEET;

N69°29'08"E, A DISTANCE OF 48.66 FEET;

A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 47°39'04", A RADIUS OF 95.43 FEET, AN ARC LENGTH OF 79.36 FEET, A CHORD BEARING OF S84°35'06"E AND A CHORD DISTANCE OF 77.10 FEET;

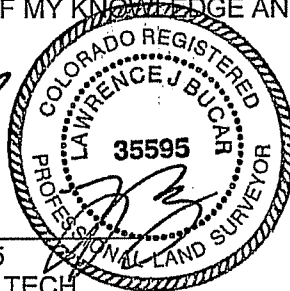
S53°45'42"E, A DISTANCE OF 32.76 FEET TO SAID NORTHERLY WOOD RD ROW;

THENCE ALONG SAID NORTHERLY WOOD RD ROW S65°00'03"W, A DISTANCE OF 42.00 FEET TO THE POINT OF BEGINNING, SAID BRIDGE EASEMENT DESCRIPTION CONTAINS 3,580 SQ. FT. OR 0.08 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE:

I, LAWRENCE J. BUCAR, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THE LAND SURVEY INFORMATION SHOWN HEREON IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE: Dec 27, 2007

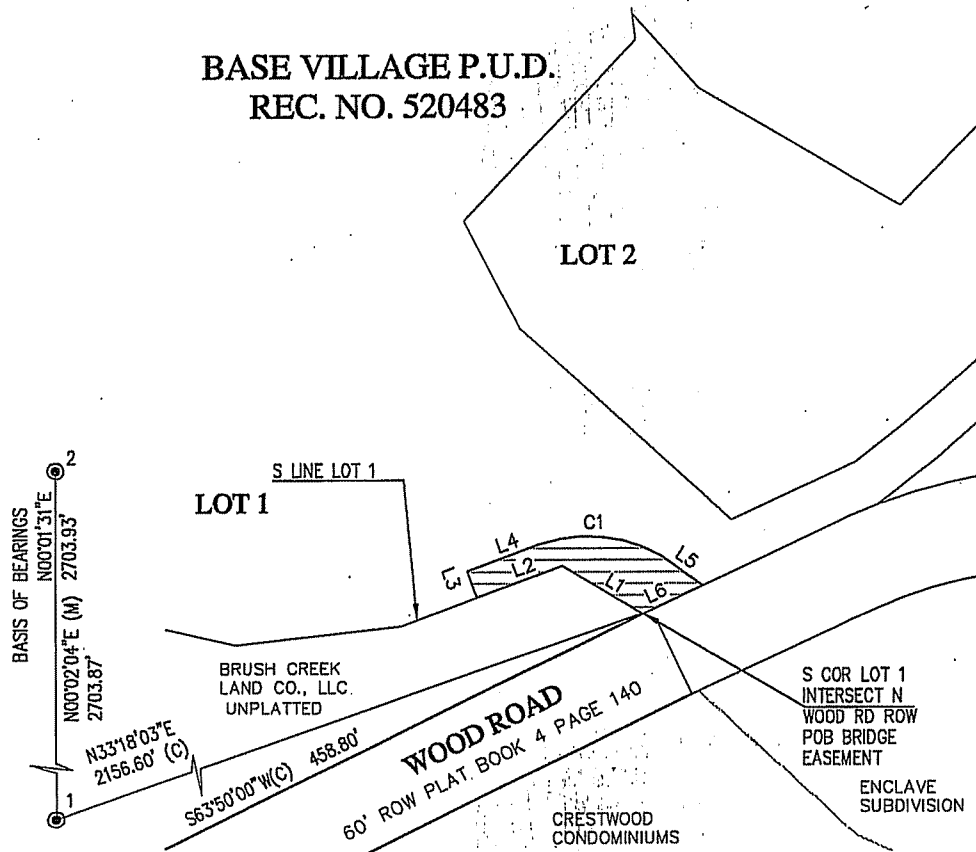


LAWRENCE J. BUCAR, PLS 35595  
FOR AND ON BEHALF OF TETRA TECH

# BASE VILLAGE BRIDGE EASEMENT

LOCATED IN THE SW 1/4 OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 86 WEST OF THE 6TH P.M.  
TOWN OF SNOWMASS VILLAGE, COUNTY OF PITKIN, STATE OF COLORADO

## EASEMENT 1-2



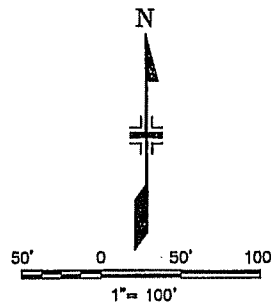
CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CH DIST
C1	47°39'04"	95.43'	79.36'	S84°35'06"E	77.10'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N59°07'41"W	59.37'
L2	S69°29'08"W	57.03'
L3	N20°30'52"W	18.00'
L4	N69°29'08"E	48.68'
L5	S53°45'42"E	32.76'
L6	S85°00'03"W	42.00'

### LEGEND

- (M) MEASURED VALUE
- (C) CALCULATED VALUE
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING

- ① POC: SW COR SEC 1 T 10S R 86W, FOUND 2-3/4" METAL CAP ON PIPE STAMPED "US GENERAL LAND OFFICE SURVEY S2 S1 S11 S12 1930"
- ② WITNESS COR TO W 1/4 COR SEC 1 AND 2 T 10S R 86W FOUND 2-1/2" METAL CAP ON PIPE STAMPED "US GENERAL LAND OFFICE SURVEY S2 S1 1/4 WC 1930"



## TETRA TECH

410 S French Street, P.O. Box 1659,  
Breckenridge CO 80424 TEL 970 453-6394  
Fax 970 453-4579

DRAWN BY: LAW	CHECKED BY: LJB
SCALE: 1"=100'	DATE: DEC 27, 2007
P:\PROJECTS - SURVEY\LAND PROJECTS R2\5058-021-00 SNOWMASS CONDO MAPS\EASEMENTS\DRAINAGE EASE 1-2.DWG	
PROJECT #: 5364.001.85 2007 METRO DISTRICT Easement	

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