STATE OF COLORADO COUNTY OF GILPIN CITY OF BLACK HAWK

COUNCIL BILL NUMBER: CB26

ORDINANCE NUMBER: 2020-26

TITLE:

AN ORDINANCE APPROVING AN INTERGOVERNMENTAL AGREEMENT BETWEEN GILPIN COUNTY, THE CITY OF BLACK HAWK, AND THE CITY OF CENTRAL REGARDING LAKE GULCH ROAD

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BLACK HAWK, GILPIN COUNTY:

<u>Section 1.</u> The City Council hereby approves the Intergovernmental Agreement between Gilpin County, the City of Black Hawk, and the City of Central regarding Lake Gulch Road, attached hereto as **Exhibit A**, and authorizes the Mayor to execute the same on behalf of the City.

Section 2. Safety Clause. The City Council hereby finds, determines, and declares that this Ordinance is promulgated under the general police power of the City of Black Hawk, that it is promulgated for the health, safety, and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The City Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be attained.

Section 3. Severability. If any clause, sentence, paragraph, or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 4. <u>Effective Date</u>. The City Clerk is directed to post the Ordinance as required by the Charter. This Ordinance shall become effective upon posting by the City Clerk.

READ, PASSED AND ORDERED POSTED this 23rd day of September, 2020.

ATTEST:

Melissa A. Greiner, CMC, City Clerk

INTERGOVERNMENTAL AGREEMENT BETWEEN GILPIN COUNTY, THE CITY OF BLACK HAWK, AND THE CITY OF CENTRAL REGARDING LAKE GULCH ROAD

RECITALS

WHEREAS, this intergovernmental agreement ("IGA" or "Agreement") memorializes certain prior agreements between Gilpin County and the City of Black Hawk ("Black Hawk"), and includes the assumption of certain obligations by the City of Central ("Central City") related to the maintenance, future improvement and control of Lake Gulch Road as set forth in that Settlement Agreement and Mutual Release to which Black Hawk and Central City are parties, dated June 19, 2020 (the "City Settlement");

WHEREAS, Gilpin County previously consented to the annexation of certain property into Black Hawk by Proximo Distillers, LLC, which property is shown on the attached APPENDIX 1 ("Property"), and commonly known as the Lake Gulch Whiskey Resort Development;

WHEREAS, Gilpin County executed a written Consent to Annexation Agreement on March 24, 2020, and in consideration for Gilpin County's consent to the annexation, Black Hawk agreed to undertake certain obligations, maintenance and other requirements regarding Lake Gulch Road;

WHEREAS, development of the Property will impact the use and maintenance of Lake Gulch Road, and includes certain real property owned by Gilpin County known as the Black Diamond Mining Claim, Mineral Survey number 17634, ("Black Diamond Mining Claim"). The portions of Lake Gulch Road impacted are shown on the attached APPENDIX 2. The Black Diamond Mining Claim impacted is shown on the attached APPENDIX 3.; and

WHEREAS, the City Settlement provides that Central City shall be responsible for the maintenance, future improvement, and control of Lake Gulch Road from the current municipal boundary of Central City proximate to Exit 7 of the Central City Parkway to the current boundary of Black Hawk as modified by the annexation of the Property. The separate portions of Lake Gulch Road for which Central City and Black Hawk are responsible are shown in APPENDIX 2.

NOW, THEREFORE, in consideration of the mutual promises and consideration provided herein, the Board of County Commissioners for the County of Gilpin ("Board"), Black Hawk, and Central City agree to the following:

AGREEMENT

1. Definitions:

- 1.1. "Lake Gulch Road" shall be defined as that portion of the prescriptive roadway currently identified as approximately twenty two (22) feet in width, or such greater width that has been prescriptively used, extending from the Lake Gulch Road/Miners Mesa Road roundabout extending west to the Central City's municipal boundary, as more particularly described on **APPENDIX 2**, attached hereto and incorporated herein by this reference.
- 1.2. "Maintenance" shall be defined as snow plowing/removal, grading, and performing general maintenance comparable to the maintenance level performed on other Gilpin County gravel roads. Maintenance shall be required for the complete width of the Lake Gulch Road right of way including

any greater width prescriptively used or acquired by Black Hawk or Central City as described herein. Gilpin County has provided its standards for maintenance of gravel roads and/or current maintenance schedule for Lake Gulch Road to Black Hawk and Central City, which are attached as **APPENDIX 4**.

- 2. Gilpin County Conveyance of Portions of Lake Gulch Road by Quit Claim Deeds to Black Hawk and Central City and Maintenance Requirements:
 - 2.1. Within ten (10) days of final execution of this Agreement, Gilpin County will convey to Black Hawk, by Quit Claim Deed, the portion of Lake Gulch Road shown in blue and marked on APPENDIX
 2 ("BH LGR"). The form of Quit Claim Deed to Black Hawk is attached as APPENDIX 5. Upon execution of the Quit Claim deed by Gilpin County, Black Hawk shall perform all Maintenance of the BH LGR.
 - 2.2. Within ten (10) days of final execution of this Agreement, Gilpin County will convey to Central City, by Quit Claim Deed, the portion of Lake Gulch Road shown in green and marked on APPENDIX 2 ("CC LGR"). The form of Quit Claim Deed to Central City is attached as APPENDIX 6. Upon execution of the Quit Claim deed by Gilpin County, Central City shall perform all Maintenance of the CC LGR.
- 3. Additional Required Lake Gulch Road Improvements by Black Hawk and Central City:
 - 3.1. Black Hawk shall make additional road improvements to the BH LGR commencing within five (5) years of the first Certificate of Occupancy of the Lake Gulch Whiskey Resort Development. Improvements will include twenty-four (24) feet of paved roadway with appropriate drainage ditches, and a design including appropriate lighting, if any, shall be submitted to the County for its review and comment no later than 90 days prior to Black Hawk commencing the BH LGR improvements. The BH LGR shall be further improved to the standard of a municipal public roadway and comply with such greater or heightened standards required for municipal roadways.
 - 3.2. Central shall make additional road improvements to the CC LGR on a schedule to be determined by Central City, and subject to availability of funding. Improvements will include twenty-four (24) feet of paved roadway with appropriate drainage ditches, and a design including appropriate lighting, if any, shall be submitted to the County for its review and comment no later than 90 days prior to Central City commencing the CC LGR improvements. The CC LGR shall meet the minimum applicable standards for a local road or low-volume road as set forth in the City of Central Standards and Specifications for Design and Construction. The County shall further convey to Black Hawk that portion of the Black Diamond Mining Claim required for the improvement of Lake Gulch Road including an additional nineteen (19) feet for a total of thirty (30) feet from the centerline of Lake Gulch Road in order to widen Lake Gulch Road.
 - 3.3. The County shall provide non-financial support to Black Hawk and Central City for the widening of Lake Gulch Road, thirty (30) feet from the centerline, through the Proximo Lake Gulch Whiskey Resort Development, as shown on **APPENDIX 1** and generally for the portions of the BH LGR and CC LGR as shown on **APPENDIX 3**. Non-financial support means and is limited to providing information on the County's historic use, maintenance, and control of Lake Gulch Road if requested by Black

Hawk or Central City. Non-financial support does not include money or other funding, equipment, personnel, labor, or liability.

- **4. Future Annexation and Development by Central City and Black Hawk.** This Agreement does not limit Gilpin County's powers, rights, requirements, or decision-making authority regarding proposed future annexations or development by Central City or Black Hawk.
- 5. Lake Gulch Road Remains Public Road. Lake Gulch Road shall remain a public road accessible to the County and all County residents and the general public. Neither Black Hawk or Central City shall unreasonably withhold or deny access to any portion of Lake Gulch Road. The CC LGR and BH LGR shall be considered municipal public roadways, with the BH LGR and CC LGR shown in color and marked on APPENDIX 3 being the respective municipal roads of each City.
- 6. Termination of the 1999 Growth IGA between Black Hawk, Central City and Gilpin County. Black Hawk, Central City, and Gilpin County terminated the 1999 Growth IGA on June 23, 2020 with the execution of a new intergovernmental agreement in which Black Hawk and Central City agreed to certain growth areas for each City ("Cities' Amended Growth IGA"). Gilpin County was a party to the Cities' Amended Growth IGA for the sole purpose of terminating the 1999 Growth IGA. The Cities' Amended Growth IGA has no effect or limitation on Gilpin County's legal powers, rights, decision-making ability, or restrict Gilpin County in any way in areas of unincorporated Gilpin County or elsewhere as the County may otherwise have authority, powers, or legal rights under the law.
- 7. Purchase of Black Diamond Mining Claim by Proximo Distillers, LLC. This Agreement is contingent on Proximo Distillers, LLC purchasing that portion of the Black Diamond Mining Claim lying south of the required improved Lake Gulch Road in Section 3.2 above from the County for Twelve Thousand Dollars per acre, or a total approximate amount of \$28,440.
- **8. Remedies**. To the extent permitted by law, each party hereto shall have the right to enforce each and every provision of this Agreement with the remedy of specific performance or any other remedy that exists at law or equity.

9. General Provisions.

9.1 <u>Notices</u>. All notices, demands, requests, or other communications required under this Agreement which are in writing shall be deemed to be received only if delivered personally or mailed by registered or certified mail, return-receipt requested, in a postage paid envelope, or sent by facsimile transmission, or sent by Federal Express addressed to the party at the address it has designated below or to such other address as any party may from time to time designate to the others by notice given pursuant to this Section 9.1.

City of Black Hawk

Stephen N. Cole, City Manager - SCole@cityofblackhawk.org or current City Manager City of Black Hawk
P.O. Box 68
Black Hawk, Colorado 80422

With copy to:
Corey Y. Hoffmann – cyhoffmann@hpwclaw.com
Hoffmann, Parker, Wilson & Carberry, P.C.
511 16th Street, Suite 610
Denver, Colorado 80202

City of Central

Daniel R. Miera, City Manager - manager@cityofcentral.co or current City Manager City of Central P.O. Box 249
Central City, Colorado 80427

With Copy to:
Marcus A. McAskin – marcus@mcm-legal.com or current City Attorney
Michow Cox & McAskin LLP
6530 South Yosemite Street, Suite 200
Greenwood Village, CO 80111

Gilpin County

Abel Montoya — amontoya@gilpincounty.oeg or current County Manager Gilpin County

P.O. Box 366

Central City, CO 80427

With Copy to:
Bradford R. Benning, County Attorney – bbenning@gilpincounty.org or current County Attorney P.O. Box 366

Central City, CO 80427

Any party may change the address for notice by notice to the other Parties or person or firm designated as specified herein. Any such notice, demand, request or other communication shall be deemed to have been given upon such personal delivery, facsimile transmission, or three (3) days following when the same is mailed or sent by regular mail, or one (1) day following when the same is sent by overnight delivery.

- 9.2. <u>Binding on Successors</u>. This Agreement shall be binding upon and inure to the benefit of the successors and assigns of the Parties. It is specifically agreed that insolvency or bankruptcy of any party shall not terminate this Agreement.
- 9.3. <u>Interpretation of Agreement</u>. Because this Agreement is the result of mutual negotiation and drafting, in the event this Agreement is deemed to be ambiguous or vague, the Parties agree with the rule of construction that "ambiguities shall be construed against the drafter" shall not apply.

- 9.4. <u>Choice of Law</u>. This Agreement shall be interpreted and construed in accordance with the laws of the State of Colorado.
- 9.5. <u>Attorney Fees</u>. Should any party employ attorneys to enforce against any other party hereto, any provisions hereof, or to protect its interest or recover damages from any other party hereto for breach of this Agreement, the non-prevailing party in any action or part thereof agrees to pay the prevailing party all reasonable costs, damages, and expenses, including attorney fees expended or incurred in connection therewith.
- 9.6. <u>Invalidity of Terms</u>. If any term, claim, clause or provision of this Agreement shall be judged to be invalid, the validity and effect of any other term, claim, clause or provision shall not be affected; and such invalid term, claim, clause or provision shall be deemed deleted from this Agreement in a manner to give effect to the remaining terms, claims, clauses or provisions.
- 9.7. <u>Counterparts</u>. This Agreement may be executed in any number of counterparts, each of which shall be considered an original for all purposes, and all of which when taken together shall constitute one and the same Agreement.
- 9.8. <u>Authority</u>. Each of the undersigned represents as to itself that each has the authority to execute this Agreement.
- 9.9. <u>Forum Selection</u>. Any action brought to enforce the terms and provisions of this Agreement or alleging a breach hereof shall be brought only in the District Court in Gilpin County, Colorado.
- 9.10. <u>Consents/Approvals</u>. Wherever this Agreement calls for the consent or approval of any party hereto, with respect to which consent or approval under this Agreement is not self-executing, in order to be effective, such consent or approval shall be in the form of a Resolution or Ordinance duly enacted by the City Council or the County Commissioners as appropriate.
- 9.11. <u>Entire Agreement</u>. This Agreement constitutes the entire understanding, contract, and agreement between the Parties as to the subject matters herein set forth, and this Agreement only supersedes prior written or oral understandings, agreements, and commitments, formal or informal, relative thereto between all the Parties hereto. No change, modification, alteration, or amendment to this Agreement shall be binding upon the Parties except as specifically expressed in writing, making reference to this Agreement and signed by all of the Parties hereto agreeing to be bound thereby.
- 9.12. Boundary and Road Location Arbitration. It is mutually agreed and understood that the boundaries and Lake Gulch Road described may have not been surveyed and legal descriptions created to define the areas described herein may not have been prepared by a professional land surveyor. The areas defined have been created using Geographic Information System (GIS) data and mapping from Gilpin County's website. If the boundary line(s) become in dispute, it is mutually agreed that Black Hawk and Central City will solicit professional impartial arbitration and engage a professional surveyor to determine the boundary lines. The arbitrator shall be selected by mutual written consent of Central City and Black Hawk. It is mutually agreed that both Central and Black Hawk will accept the results of this arbitration, without appeal or a subsequent legal action in an effort to overturn the arbitrator's decision.

Black Hawk and Central City shall be solely responsible for this undertaking. Gilpin County shall not have any financial obligations or liability related to these matters.

9.13. <u>Governmental Immunity</u>. Nothing in this Agreement shall be construed as a waiver of the limitations on damages or any of the privileges, immunities, or defenses provided to, or enjoyed by, the Parties under common law or pursuant to statute, including but not limited to the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, et seq.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the date(s) set forth below.

BY:
Jeremy Fey, Mayor
ATTEST:Reba Bechtel, City Clerk
DATE:
CITY OF BLACK HAWK, COLORADO
BY: David D. Spellman, Mayor
ATTEST: Melissa Greiner, City Clerk
DATE: September 23, 2020
COUNTY OF GILPIN, COLORADO
BY: Jail Water
Gail Watsøn, Chair
ATTEST: Shown Cate
Sharon Cate, Deputy to the Board of County Commissioners
DATE: September 15, 2020

CITY OF CENTRAL, COLORADO

APPENDIX 1 to IGA

LAKE GULCH WHISKEY RESORT

ANNEXATION EXHIBIT TO THE CITY OF BLACK HAWK

EXHIBIT



His Consultants, Inc. Lakewood, Colorado 720-273-9940

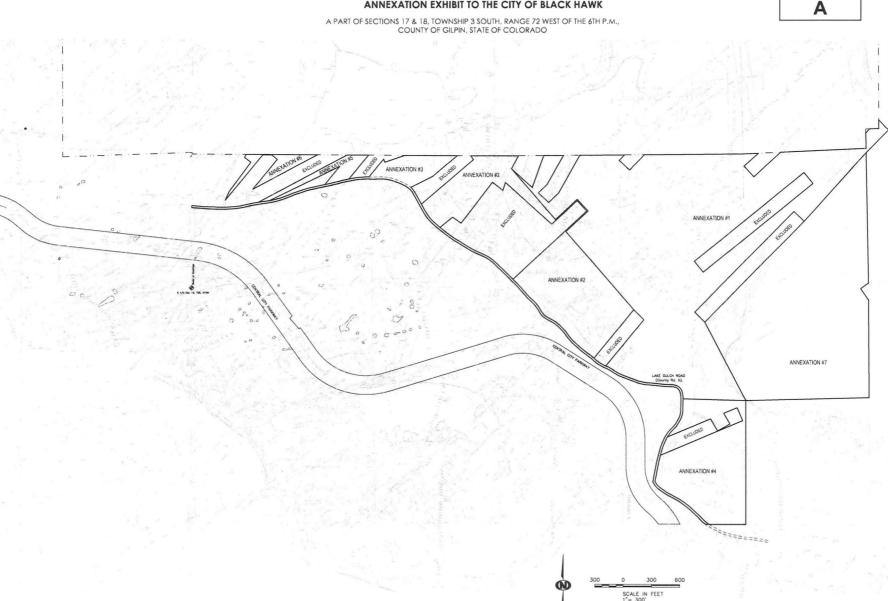


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1 of 1 ANNEXATION EXHIBIT -OVERALL



ANNEXATION NO. 1 TO THE CITY OF BLACK HAWK - Exhibit A

A PART OF SECTIONS 17 & 18, TOWNSHIP 3 SOUTH, RANGE 72 WEST OF THE 6TH P.M.,
COUNTY OF GILPIN, STATE OF COLORADO

v parcel of land located in Sections 17 & 18. Township 3 South, Range 72 West of the 6th Principal teridian, County of Clipin, State of Colorado, being more particularly described as follows:

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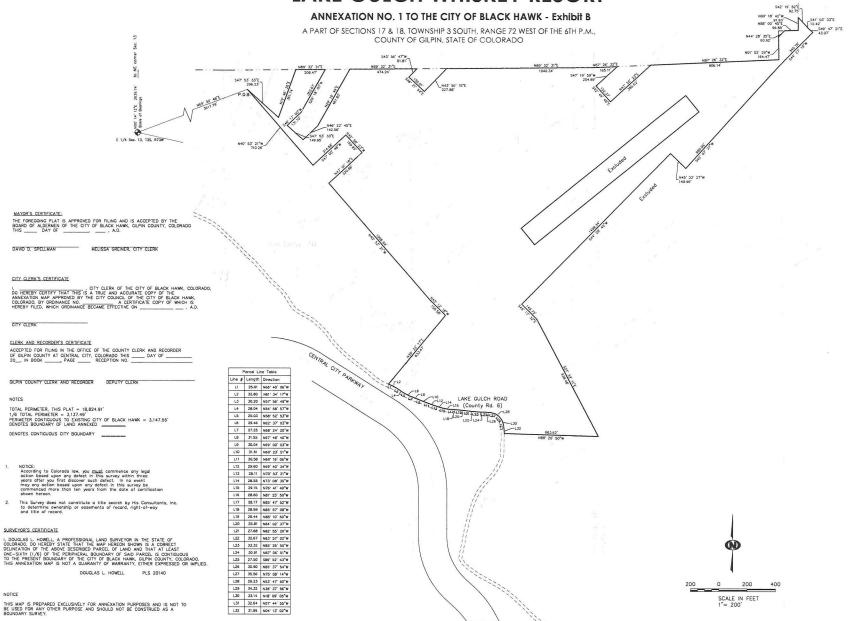
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His Consultants, Inc. Lakewood, Colorado 720-273-9940

COBURN

2560 28th Street, Suite 200 Boulder, Colorado p: 303-442-3351

1 of 2





His Consultants, Inc. Lakewood, Colorado 720-273-9940



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LAKE GULCH WHISKEY RESORT

ANNEXATION NO. 2 TO THE CITY OF BLACK HAWK - Exhibit A

A PART OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 72 WEST OF THE 6TH P.M., COUNTY OF GILPIN, STATE OF COLORADO



His Consultants, Inc Lakewood, Colorado 720-273-9940



DISTILLERY PROJECT Black Hawk, Colorado

1 of 2

ANNEXATION PLAT #2

ANNEXATION NO. 2 TO THE CITY OF BLACK HAWK - Exhibit B

A PART OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 72 WEST OF THE 6TH P.M., COUNTY OF GILPIN, STATE OF COLORADO

Parcel Line Table

L86 33.92 N30" 53" 34"W L87 28.92 N32' 21' 41"W

L88 32.85 N34' 37' 33'W

L89 34.04 N38" 27" 56"W

L90 32.08 N44" 59" 11"W

L91 29.52 N48" 19" 15"W

L92 31.84 N48" 45" 27"W L93 30.12 N50" 32" 17"W

L94 4.07 N52" 05" 43"W

Line # Length Direction

L67 25.97 N46' 02' 34"W L68 38.09 N38' 52' 14"W

L69 27.44 N33' 48' 48"W

L70 27.32 N29' 24' 22"W

L71 24.48 N30" 56" 40"W L72 31.32 N37" 52' 45"W

L73 26.70 N49' 29' 24"W

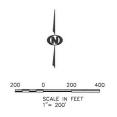
L74 28.42 N59" 21" 59"W L78 88.60 S17" 31" 51"W

L79 26.56 N51° 26′ 36°W LBO 114.49 N52" 11" 23"W LB1 109.70 N54" 01" 59"W

L82 172.25 S50' 08' 44"W

L83 1.33 N28' 12' 54"W L84 25.05 N28' 29' 34"W

L85 37.67 N29' 02' 31"W



MAYOR'S CERTIFICATE:

THE FOREGOING PLAT IS APPROVED FOR FILING AND IS ACCEPTED BY THE BOARD OF ALDERNEN OF THE CITY OF BLACK HAWK, GILPIN COUNTY, COLORADO THIS DAY OF

DAVID D. SPELLMAN MELISSA GREINER, CITY CLERK

CITY CLERK'S CERTIFICATE

, DIT CLERK OF THE CITY OF BLACK HAWK, COLORADO, DO HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE COPY OF THE ANNEXATION MAP APPROVED BY THE CITY COUNCIL OF THE CITY OF BLACK HAWK, COLORADO, BY ORDINANCE NO.

HEREBY FILED, WHICH ORDINANCE BECAME EFFECTURE ON J. A.D.

CLERK AND RECORDER'S CERTIFICATE

GILPIN COUNTY CLERK AND RECORDER DEPUTY CLERK

NOTES

TOTAL PERIMETER, THIS PLAT = 9,549.19'
1/6 TOTAL PERIMETER = 1,591.53'
PERIMETER CONTIGUOUS TO EXISTING CITY OF BLACK HAWK = 3,117.35'
DENOTES BOUNDARY OF LAND ANNEXED

DENOTES CONTIGUOUS CITY BOUNDARY

NOTICE:
According to Colorado law, you <u>must</u> commence any legal action based upon any defect in this survey within three years after you first discover 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 certification

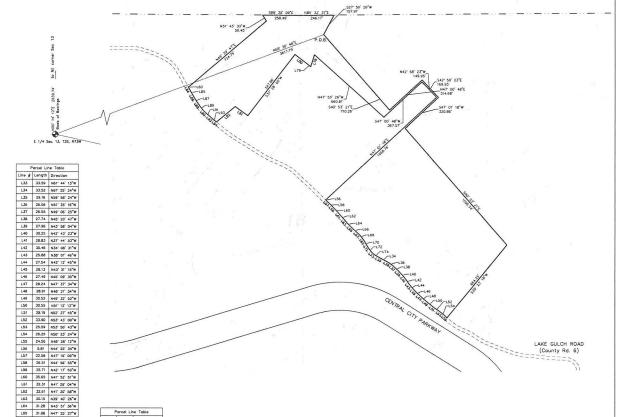
This Survey does not constitute a title search by His Consultants, Inc. to determine ownership or easements of record, right-of-way and title of record.

I, DULGAS L HYRELL A PROFESSOWAL LAND SUPPCION IN THE STATE OF COORNING, DO HERREYS STATE THAT THE LAND HIRED SOME S. GOGETT DELINEATION OF THE ABOVE DESCRIBED PARKEL HER WAS AND AND THAT AT LEAST DELINEATION OF THE ABOVE DESCRIBED PARKEL S. CONDITIONS OF THE ABOVE DESCRIBED SOME STATE OF SUPPLY DELINEATION OF THE PERPINERAL BOUNDARY OF SUPPLY PAGE 1876. TO THE PERPINERAL BOUNDARY OF SUPPLY PAGE 1876. TO THE CONTROL STATE OF THE PERPINERAL BOUNDARY OF THE CITY OF BLACK HAWK, GLIPIN COUNTY, COLORADO, THE ANNOCATION AND IS NOT A GUARANTY OF MARKETY, THERE PERPENSED OR IMPLED.

DOUGLAS L. HOWELL PLS 20140

NOTICE

THIS MAP IS PREPARED EXCLUSIVELY FOR ANNEXATION PURPOSES AND IS NOT TO BE USED FOR ANY OTHER PURPOSE AND SHOULD NOT BE CONSTRUED AS A BOUNDARY SURVEY.





Boulder, Colorad p: 303-442-3351

His Consultants, Inc. Lakewood, Colorado



DISTILLERY PROJECT Black Hawk, Colorado

INSURD/REVISION SCHOOLS

NO DESCRIPTION AUTHOR CHECKED DATE

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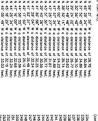
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AKE ANNEXATION NO. 3 TO THE CITY OF BLACK HAWK - Exhibit A **GULCH WHISKEY** RESORT

A PART OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 72 WEST OF THE 6TH P.M., COUNTY OF GILPIN, STATE OF COLORADO

TINCUP MOUNTAIN WHISKEY

His Consultants, Inc. Lakewood, Colorado 720-273-9940

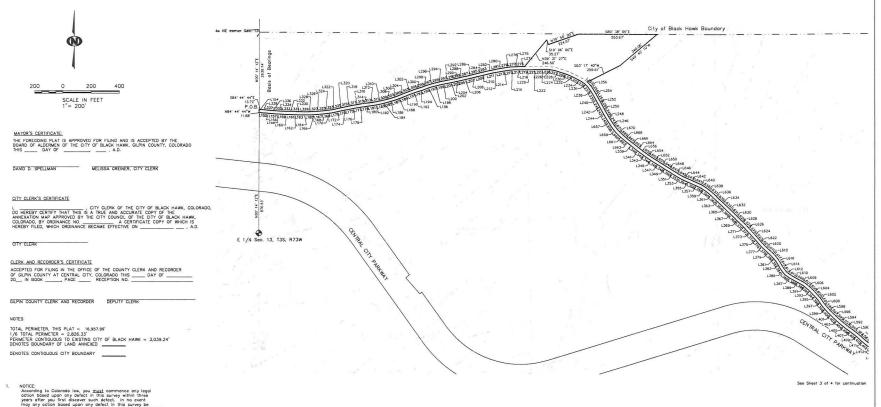
COBURN

2560 28th Street, Suite 200 Boulder, Colorado p: 303-442-3351

DISTILLERY PROJECT Black Hawk, Colorado

ANNEXATION NO. 3 TO THE CITY OF BLACK HAWK - Exhibit B. 1 of 3

A PART OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 72 WEST OF THE 6TH P.M., COUNTY OF GILPIN, STATE OF COLORADO



p: 303-442-335

His Consultants, Inc. Lakewood, Colorado 720-273-9940



DISTILLERY PROJECT Black Hawk, Colorado

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2 of 4 ANNEXATION PLAT #3

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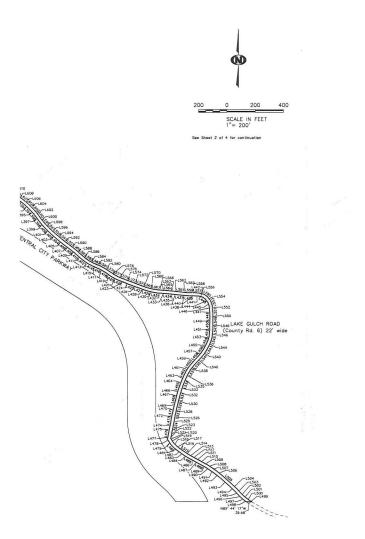
This Survey does not constitute a title search by His Consultants, Inc. to determine ownership or easements of record, right-of-way and title of record.

DOUGLAS L. HOWELL PLS 20140

THIS MAP IS PREPARED EXCLUSIVELY FOR ANNEXATION PURPOSES AND IS NOT TO BE USED FOR ANY OTHER PURPOSE AND SHOULD NOT BE CONSTRUED AS A BOUNDARY SURVEY.

ANNEXATION NO. 3 TO THE CITY OF BLACK HAWK - Exhibit B, 2 of 3

A PART OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 72 WEST OF THE 6TH P.M., COUNTY OF GILPIN, STATE OF COLORADO





2560 28th Street, Suite 200 Boulder, Colorado p: 303-442-3351

His Consultants, Inc. Lakewood, Colorado 720-273-9940



DISTILLERY PROJECT Black Hawk, Colorado

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ANNEXATION NO. 3 TO THE CITY OF BLACK HAWK - Exhibit B, 3 of 3

A PART OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 72 WEST OF THE 6TH P.M., COUNTY OF GILPIN, STATE OF COLORADO

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2560 26% Street, Suite 200
Boulder, Colorado
p. 205-42-3351

His Consultants, Inc. Lakewood, Colorado 720-273-9940

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DISTILLERY PROJECT
Black Hawk, Colorado

ANNEXATION NO. 4 TO THE CITY OF BLACK HAWK - Exhibit A

A PART OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 72 WEST OF THE 6TH P.M., COUNTY OF GILPIN, STATE OF COLORADO

LEGAL DESCRIPTION

A porcel of land located in Section 18, Tewnship 3 South, Ronge 72 West of the 6th Principal Meridian, Country of Glipin, Sister of Colorado, being more particularly described as follows:

Commencing at the East X covers of Section 13, 158, 479%, being a US Blut standards brass cop, stamped "158 R73w R72w X 513 1990" from whence the northeast comer of said Section 13, being a US BLM standards brass cop, stamped 158 R73w R72w C 513 253 1990", bears N 001412" E, additional of 2,839,74 feet, said line forming the Boals of Bearing for this description; theree S 77 17 55" E a distance of 5,335.55 feet in a point of the easterly sided of Uses Coult Route Design the Point of Segment.

Thence S 88° 20° 50° E along the City of Black Howk Boundary a distance of 653.62 feet to the S 1/16th corner of Sections 17 and 18°

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2.N 53' 53' 44" W a distance of 30.11 feet:
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3.N 49" 36" 04" W a distance of 29.00 feet; 4.N 45' 38' 04" W a distance of 24.91 feet;

5.N 43' 37' 26" W a distance of 41.87 feet;

6.N 45' 53' 24" W a distance of 48.20 feet;

7.N 48" 44" Q8" W g distance of 91.48 feet:

8.N 51" 45" 51" W a distance of 57.67 feet; 9.N 56" 17" 05" W a distance of 38.86 feet;

10. N 55° 46' 17" W a distance of 29.95 feet;

11. N 61' 28' 38" W o distance of 33.37 feet:

12. N 61' 39' 09" W a distance of 33.01 feet; 13. N 60" 16" 48" W o distance of 30.28 feet;

14. N 63' 19' 05" W a distance of 29.27 feet:

15. N 59" 18" 04" W a distance of 25.17 feet;

16. N 58' 03' 45" W a distance of 30.82 feet;

17. N 54' 46' 58" W a distance of 26.38 feet; 18. N 54° 37′ 49° W a distance of 25.73 feet;

19. N. 52" 04" 36" W. o. distance of 27.04 feet:

20. N 44' 08' 01" W a distance of 29.13 feet;

21. N 32" 05' 32" W a distance of 27.59 feet:

22. N 33' 47' 37" W a distance of 7.58 feet: 23. N 11" 08" 36" E a distance of 19.58 feet;

24. N 10' 04' 56" E a distance of 25.34 feet;

25. N 11" 03' 12" E a distance of 31.62 feet;

26.N 11° 50° 43° E a distance of 31.40 feet; 27. N 09" 29" 42" E a distance of 30.12 feet:

28. N 10" 22" 47" E o distance of 30.16 feet;

29. N 13" 18" 52" E a distance of 15.92 feet;

30. N 11' 45' 46" E a distance of 29.86 feet;

31. N 14' 06' 12" E a distance of 47.10 feet;

32. N 13' 41' 03" E a distance of 24.47 feet to the point of intersection with line 2-3 of the Rickard Lode, US Mineral Survey No. 16283;

thence N 67° 02′ 38° E along sold line 2-3 of sold Rickard Lode a distance of 945.51 feet to corner No. 3 of sold Rickard Lode: of sold Rickerd Lode:
thence N 23' 02' 09" W clong line 3-4 of sold Rickerd Lode a distance of 150.08 feet to corner No. 4 of sold Rickerd Lode:

soid Richard Lode; Wollong line 4—1 of soid Richard Lode a distance of 153.49 feet to the point of intersection with line 3—4 of the Olivio Lode, US Mineral Survey No. 13916; thences 5.27 3.97 if £ Gaings add In 3—4 of distance 13.10.27 feet to corner No. 4 of soid Olivio Lode; thence 5.5 60 16 4.97 will only line 4—1 of soid Olivio Lode or distance of 150.24 feet to corner No. 1 of soid Olivio Lode; thence 5.50 16 4.97 will only line 4—1 of soid Olivio Lode; odistance of 150.24 feet to corner No. 1 of soid Olivio Lode; thence N. 2.27 41 13.79 will only line 1—2 of soid Olivio Lode; odistance of 148.78 to the point of intersection with soid line 4—1 of soid Richard Lode;

with said line 4-1 of sold Rickord Lode;
thence \$ 5° 0' 10° 0' 0' will only sold line 4-1 of sold Rickord Lode a distance of 497.85 feet to the point of intersection with the easterly line of sold Loke Gulch Road;
thence clong sold ceaterly doed or sold Loke Gulch Road the following 14 courses:

1. N 31' 34' 31' £ a distance of 20.73 feet;

2.N 37" 13" 45" E a distance of 32.47 feet;

3.N 41" 40" 02" E a distance of 34.91 feet;

4.N 43' 22' 45" E a distance of 38.41 feet; 5.N 40" 01" 56" E a distance of 30.05 feet:

6.N 34' 24' 43' E a distance of 30.28 feet;

7.N 28' 41' 22" E a distance of 45.06 feet; 8.N 24' 29' 21" E a distance of 29.34 feet:

9.N 16' 17' 42" E a distance of 37.16 feet;

10. N 06" 12" 17" E a distance of 38.26 feet; 11. N 02' 47' 46" E a distance of 28.30 feet;

12. N 00" 03" 20" W a distance of 32.16 feet; 13. N 01" 13" 29" E o distance of 32.44 feet;

14. N 00" 41" 58" E a distance of 31.57 feet to the Point of Beginning, containing 20.72 acres more or



Boulder, Colorado p: 303-442-3351

His Consultants, Inc. Lakewood, Colorado 720-273-9940



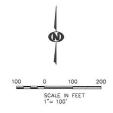
DISTILLERY PROJECT Black Hawk, Colorado

NO DESCRIPTION ALPHON CHECKED DATE

ANNEXATION NO. 4 TO THE CITY OF BLACK HAWK - Exhibit B

to NE corner Sec. 13

A PART OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 72 WEST OF THE 6TH P.M., COUNTY OF GILPIN, STATE OF COLORADO



MAYOR'S CERTIFICATE:

THE FOREGOING PLAT IS APPROVED FOR FILING AND IS ACCEPTED BY THE BOARD OF ALDERMEN OF THE CITY OF BLACK HAWK, GILPIN COUNTY, COLORADO THIS DAY OF A.D. A.D.

MELISSA GREINER CITY CLERK DAVID D. SPELLMAN

CITY CLERK'S CERTIFICATE

CITY CLERK

CLERK AND RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER
OF GILPIN COUNTY AT CENTRAL CITY, COLORADO THIS ______ DAY OF ______
20__ IN BOOK ____ PAGE RECEPTION NO.

GILPIN COUNTY CLERK AND RECORDER DEPUTY CLERK

NOTES

TOTAL PERIMETER, THIS PLAT = 6.020.03' 1/6 TOTAL PERIMETER = 1,003.34'
PERIMETER CONTIQUOUS TO EXISTING CITY OF BLACK HAWK = 2,143.24'
DENOTES BOUNDARY OF LAND ANNEXED

DENOTES CONTIGUOUS CITY BOUNDARY

NOTICE:

NOTICE:
According to Colorado law, you <u>must</u> commence ony legal action bosed upon any defect in this survey within three years after you first discover such defect. In no event commenced more than ten years from the date of certification shown hereon.

This Survey does not constitute a title search by His Consultants, Inc. to determine ownership or easements of record, right-of-way and title of record.

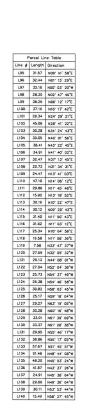
SURVEYOR'S CERTIFICATE

I, DULLAS L. HUKELL A PROFESSONAL LAND SUPVINOR IN THE STATE OF COGNADO, DO HERETO STATE THAT HE ARM PRIENCES SOOD S. A STORED TO ELUNATION OF THE ABOVE DESCRIBED PARKEL (SEE AND AND THAT ATTLEAST DELUNATION OF THE ABOVE DESCRIBED PARKEL (SEE AND AND THAT ATTLEAST DELVISOR) OF THE PERPIPERAL BOUNDARY OF SUP AND PARKEL IS CONTIQUUS TO THE PRESENT BOUNDARY OF THE CITY OF BLACK HAWK, GLIPIN COUNTY, COLORADO. THIS ANOKAZION MAP IS NOT A QUARANTY OF WARRANTY, THERE EXPRESSED OR MIPLED.

DOUGLAS L. HOWELL PLS 20140

NOTICE

THIS MAP IS PREPARED EXCLUSIVELY FOR ANNEXATION PURPOSES AND IS NOT TO BE USED FOR ANY OTHER PURPOSE AND SHOULD NOT BE CONSTRUED AS A BOUNDARY SURVEY.



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GENTRAL CITY PARKWAY	5 . 2
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LAKE GULCH ROAD 22' wide (County Rd. 6)	
LAKE GULCH ROAD 22' wide (County Rd. 6)	
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His Consultants, Inc. Lakewood, Colorado 720-273-9940



DISTILLERY PROJECT Black Hawk, Colorado

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SHEE" No.

ANNEXATION NO. 5 TO THE CITY OF BLACK HAWK - Exhibit A

A PART OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 72 WEST OF THE 6TH P.M., COUNTY OF GILPIN, STATE OF COLORADO

LEGAL DESCRIPTION

A parcel of land located in Section 18, Township 3 South, Range 72 West of the 6th Principal Meridian, County of Gipin, State of Colorada, being more particularly described as follows:

Commencing at the East ¼ Course of Section 11, 135, 479%, being a US BLM standard breas cop, stomped "135 R73w R72w \$1513 1960" from whence the northeast corner of said Section 13, being a US BLM standard breast extension 12, 1960 and 19

Intersection of line 3-4 of the Annex Lode, U.S. Mineral Survey No. 7799 with the exaterity and northerly edge of Lase Claim Reads. Causity Reads I esting the Point of Beginning.

Thence N 61° 53′ 31° E along said line 3-4 of said Annex Lode a distance of 1064.95 feet to the point of intersection with the exat-west centerline of the NN ¼ of said Section 18 and the City of Blook Hawk Boundary, thereos 58′ 30′ 60° E along said earl-west centerline of said NN ¾ of said section 12 and the City of Blook Hawk Boundary, thereos 58′ 30′ 60° E along said earl-west centerline of said NN ¾ of distance of 227.43 feet to the point of intersection with said easterly and northerly edge of Lake Outh Road;

The Committee of Said Committee of Said Nn Anthray Lode of saidstness of 236.85 feet to the point of intersection with said easterly and northerly edge of Lake Outh Road feet following 8 courses:

1.5 79′ 21′ 17′ w a distance of 10.12′ feet;

2.5 77′ 50′ 07′ w a distance of 33.64′ feet;

3.7 70′ 50′ 50′ w a distance of 34.96′ feet;

3.5 77′ 18′ 33′ w a distance of 34.86′ feet;

7.5 77′ 18′ 33′ w a distance of 27.76′ feet to the point of intersection with line 1-2 of the Elizobeth Lode, US Marred Survey No. 15954.

Whencel Survey No. 15954.

Whencel Survey No. 15954.

Whencel Survey No. 15954.

Lake Committee of the Said Committee of the Said Lake Culin Road intersection with line 3-2′ of the Block Dimmon Lode, US Marred Survey No. 15944.

Thereoes 63′ 50′ 12′ w dong said line 1-2′ asid Block Dimmon Lode a distance of 287.46′ feet to the point of intersection with line 3-2′ of the Block Dimmon Lode, US Marred Survey No. 15945.

Lake Committee of the Said Lake Culin Road Lake Culin Road line 1606/eig 5 courses:

1. 5.80′ 30′ 50′ w a distance of 25.51′ feet;

3. 5.80′ 10′ 30′ w a distance of 25.51′ feet;

3. 5.80′ 10′ 30′ w a distance of 25.51′ feet;

3. 5.80′ 10′ 30′ w a distance of 25.51′ feet;

3. 5.80′ 10′ 30′ w a distance of 25.51′ feet;



Boulder, Colorado p: 303-442-3351 His Consultants, Inc. Lakewood, Colorado 720-273-9940



DISTILLERY PROJECT Black Hawk, Colorado

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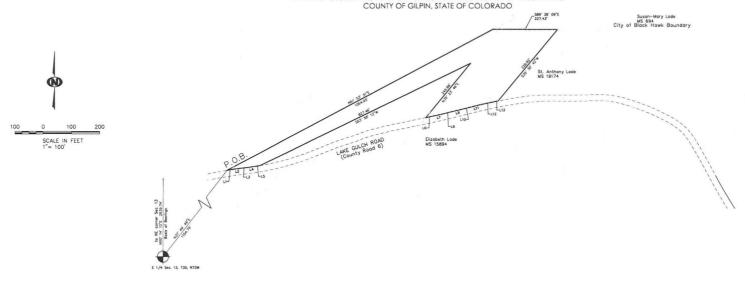
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RESURDANCE VISION SCHOOLS

NO DESCRIPTION AUTHOR CHECKED DATE

ANNEXATION NO. 5 TO THE CITY OF BLACK HAWK - Exhibit B.

A PART OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 72 WEST OF THE 6TH P.M.



MAYOR'S CERTIFICATE:

THE FOREGOING PLAT IS APPROVED FOR FILING AND IS ACCEPTED BY THE BOARD OF ALDERMEN OF THE CITY OF BLACK HAWK, GILPIN COUNTY, COLORADO THIS DAY OF

DAVID D. SPELLMAN

MELISSA GREINER, CITY CLERK

CITY CLERK'S CERTIFICATE

I, OTY CLERK OF THE CITY OF BLACK HAWK, COLORADO, DO HERBBY CERTIFY THAT THIS IS A TICK AND ACCURATE COPY OF THE ANNEXATION MAP APPROVED BY THE CITY COUNCIL OF THE CITY OF BLACK HAMK, COLORADO, BY ORDINANCE NO. A CERTIFICATE COPY OF WHICH IS HERBBY FILED, WHICH ORDINANCE BECAME EFFECTIVE ON N. A.D.

CITY CLERK

CLERK AND RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF GLIPIN COUNTY AT CENTRAL CITY, COLORADO THIS DAY OF RECEPTION NO. PAGE RECEPTION NO.

CILDIN COLINTY CLERK AND RECORDER DEDLITY CLERK

NOTICE

TOTAL PERIMETER, THIS PLAT = 3,079.32'
1/6 TOTAL PERIMETER = 513.22'
PERMETER CONTIQUOUS TO EMSTING CITY OF BLACK HAWK = 608.17'
DENOTES BOUNDARY OF LAND ANNEXED

DENOTES CONTIGUOUS CITY BOUNDARY

- NOTICE:
 According to Colorado low, you must commence ony legal action based upon ony defect in this survey within three years after you first discover such defect. In no event may only action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.
- This Survey does not constitute a title search by His Consultants, Inc. to determine ownership or easements of record, right-of-way and title of record.

SURVEYOR'S CERTIFICATE

LOUIDAS L. HOWELL A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORAGO. DO HERBY STATE THAT THE MAY HERCON SHOWN IS A CORRECT COLORAGO. DO HERBY STATE THAT THE MAY HERCON SHOWN IS A CORRECT TO HERBY STATE THAT THE COLORAGO. THE PERPENDENT OF THE STATE THAT THE COLORAGO. TO THE PRESENT BOURDARY OF THE CITY OF BLACK HAWK, GUPN COUNTY, COLORADO. THAT ANAMERICATION MAY IS NOT A CURRANTY OF WARRANTY, CHIEFE DEPRESSED OR IMPLED.

DOUGLAS L. HOWELL PLS 20140



Boulder, Colorado n: 303-442-3351

His Consultants, Inc. Lakewood Colorado 720-273-9940



DISTILLERY PROJECT Black Hawk, Colorado

Parcel Line Table

Porcel Line Toble
Line # Length Direction
Lin 22.34 S80" 33" 10"%
L2 25.67 S82" 00" 4"%
L3 25.72 S83" 11" 19"%
L4 25.51 S81" 54" 30" 36"
L5 18.54 S80" 36" 50"%
L6 27.79 S77" 38" 35"%

L7 34.86 577' 18' 33"W L8 34.36 576' 11' 24"W L9 34.21 \$76" 19" 36"W L10 32.92 S75: 55' S3'W L11 33.64 S75: 45' 56'W L12 54.90 S77: 56' 07'W

L13 10.12 579° 21' 17"W

NO DESCRIPTION ALPHON CHECKED DATE

SHEET No.

ANNEXATION NO. 6 TO THE CITY OF BLACK HAWK - Exhibit A

A PART OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 72 WEST OF THE 6TH P.M., COUNTY OF GILPIN STATE OF COLORADO

LEGAL DESCRIPTION

A parcel of land located in Section 18, Township 3 South, Range 72 West of the 6th Principal Meridian, County of Cilpin, State of Colorado, being more particularly described as follows:

Commencing at the East X corner of Section 13, 13S, R73W, being a US BLM standard brass cop, stamped 13S R73W R72W X 513 1990 from whence the northeast corner of soid Section 13, being a US BLM standard brass cop, stamped 13S R73W R73W C S13 25 33 1990, bears N 001412 °C, a distance standard brass cop, stamped 13S R73W R73W C S12 25 33 1990, bears N 001412 °C, a distance of 0073 1990, and the stamped to the stamped to the stamped to the stamped to the stamped of 9073S feet to the point of intersection of line 3-4 of the Dist Late, US Minersi Survey No. 13336 with line 2-1 of the Notoxy-Lote, US Morred Survey No. 9722 being the Point of Beginning.

time Z=1 of the reclasery Lose, Us Merer Survey No. 3/22 senty the rent of beginning. Hence N 2.4" O 5°E Edoing sold line 2-1 of sold Nothery (Lose distinct or 10x3) feet to the point of intersection with time 1-5 of the Color Lose, US Merel Survey No. 12784; there is 1.3 US 5°E E cloning sold line 1-5 of sold Color Lose distinctor of 382.53 feet to corner No. 5 thereos N 32" 30" 02" will drong line 5-4 of sold Culch Lose a distinctor of 382.53 feet to the point of thereeschism with sold Line 2-1 of sold Noteroey Lose distinctor of 3.59 feet to the point of intersection with the cast—west centerine of the NW X of sold Section 18 ond the City of Block Hosk Boundary.

thence S 89° 38° 09° E a distance of 756.52 feet to the point of intersection with line 1-2 of the Annex Lode. US Mineral Survey No. 7799:

Lock, US littered (Screy No. 1795).

The Annex S 0 173 37 W doing sold into 1-2 of sold Annex Lode of distance of 776.77 tent to the point of interescition with line 7-6 of sold Date Lode, US Minerel Survey No. 13338;

Thereian N 197 27 00° E doing sold line 7-6 of sold Date Lode of distance of 400.81 feet to ceree You for sold Date Lode.

S 0 2 10° E 10° E

Dale Lode; 24 17 W doing line 5-4 of sold Dale Lode o distance of 97.24 feet to corner No. 4 of sold Dale Lode; 23 43 W olong line 4-3 of sold Dale Lode; 32 43 W olong line 4-3 of sold Dale Lode o distance of 624.77 feet to the Point of Baginning containing 2.39 cere more of less.



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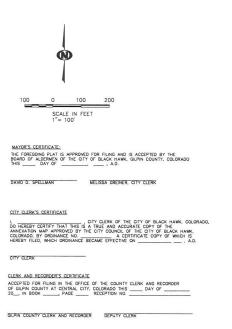


DISTILLERY PROJECT Black Hawk, Colorado

NO DESCRIPTION AUTHOR CHECKED DATE

ANNEXATION NO. 6 TO THE CITY OF BLACK HAWK - Exhibit B

A PART OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 72 WEST OF THE 6TH P.M., COUNTY OF GILPIN, STATE OF COLORADO



NOTES

DENOTES CONTIGUOUS CITY BOUNDARY

- NOTICE: According to Colorada law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect in no event expenses the survey of the survey of the survey of the commenced more than ten years from the date of certification shown herean.
- This Survey does not constitute a title search by His Consultents, Inc. to determine ownership or eosements of record, right-of-way and title of record.

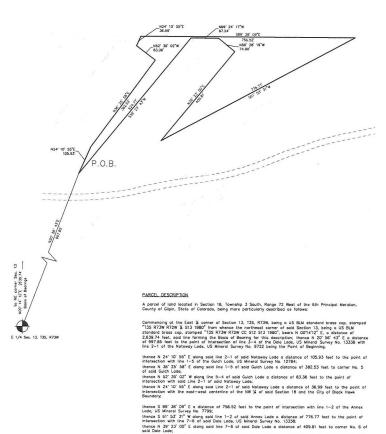
SURVEYOR'S CERTIFICATE

LOUGUAS L-NOWELY, PROFESSIONAL AND SURVEYOR IN THE STATE OF THE CONTROL OF THE AND THE STATE OF THE AND THE STATE OF THE AND T

JGLAS L. HOWELL PLS 20

NOTIC

THIS MAP IS PREPARED EXCLUSIVELY FOR ANNEXATION PURPOSES AND IS NOT TO BE USED FOR ANY OTHER PURPOSE AND SHOULD NOT BE CONSTRUED AS A BOUNDARY SURVEY.



sale use Lode; thence N 50' 28' 19' W doing line 6-5 of sold Dale Lode a distance of 74.00 feet to corner No. 5 of sold Dale Lode; Thence N 69' 24' 17' W doing line 5-4 of sold Dale Lode a distance of 97.24 feet to corner No. 4 of sold

bale Lose; thence S 39° 23' 43" W along line 4-3 of said Dale Lode a distance of 624.77 feet to the Point of Beginning containing 2.35 acres more or less.



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His Consultants, Inc. Lakewood, Colorado 720-273-9940



DISTILLERY PROJECT
Black Hawk, Colorado

DISCLAIMER.
THESE DOCUMENTS ARE PROVIDED BY
COBLINE ARCHITECT JAE INC. FOR THE
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ANNEXATION NO. 7 TO THE CITY OF BLACK HAWK - Exhibit A

A PART OF SECTIONS 17 & 18 TOWNSHIP 3 SOUTH RANGE 72 WEST OF THE 6TH P.M. COUNTY OF GILPIN, STATE OF COLORADO

LEGAL DESCRIPTION

LIGAL DESCRIPTION.

A parcel of lond insorted in Sections 17 and 18, Township 3 South, Range 72 West of the 6th Principal Mendan, Country of Clipin, State of Colorodo, being more particularly described as foliose.

Commencing at the East X Course of Section 13, 138, 278, being a US BM standard brase acro., stamped "138 R73W R72W X S13 1980" from whence the northeast comer of said Section 13, being a US BLM standard brase copy, stamped 138 R73W R72W C S12 S13 1980", bears n 074142" E. of distance of 2,639.74 feet, said line forming the Bosis of Bearing for this description; thence 5 77: 17" 56" E. of distance of 1,338.50 feet to a point on the eastery edge of Loc Gibt Robot; thence 5 88" 20" 50" E along the City of Book Nowl Boundary a distance of 663.62 feet to the 5 1/16th corner of Section 7" and 18 being the Partl of Segment.

Thence N 27" 33" 11" W along the City of Black Howk Boundary a distance of 938.48 feet to corner No. 4 of the Little Mattle Lode, US Mineral Survey No. 970;

thence N 44' 29' 09" E along line 4-3 of said Little Mattie Lade a distance of 1500.03 feet to corner No. 3 of said Little Mattie Lade;

teners 1 44 * 29' OFT E drop line 4-3 of soid LITLIE Mattile Lodes a distance of 1500.03 feet to corner No. 3 of soid LITLIE Mattile Lodes, therein 8 * 42' OFT 27' E drop the City of Block Howk Boundery o distance of 980.95 feet to the north-south centreme of the NW 3 of soid Section 17 of the NW 3 of Section 17 of 1800 Marcel Lock drops good in 1-2 of soid Macroel Lock US Marcel Survey No. 845; the NW 3 of Section 17 of the NW 3 of Section 17 of Section 18 of 1800 Marcel Lock Section 17 of the NW 3 of Section 17 of Section 18 of 1800 Marcel Lock Section 17 of Section 18 of 1800 Marcel Lock Section 17 of Section 18 of 1800 Marcel Lock Section 17 of Section 18 of 1800 Marcel Lock Section 17 of Section 18 of 1800 Marcel Lock Section 17 of Section 18 of Section



Boulder, Colorado

His Consultants, Inc. 720-273-9940



DISTILLERY PROJECT Black Hawk, Colorado

NO | OCICEPTON | AUTHOR | CHECKED | DATE

ANNEXATION NO. 7 TO THE CITY OF BLACK HAWK - Exhibit B

A PART OF SECTIONS 17 & 18, TOWNSHIP 3 SOUTH, RANGE 72 WEST OF THE 6TH P.M., COUNTY OF GILPIN, STATE OF COLORADO 200

SCALE IN FEET 1"= 200" to NE corner Sec. 13 LAKE GUICH ROAD (County Rd. 6)



THE FOREGOING PLAT IS APPROVED FOR FILING AND IS ACCEPTED BY THE BOARD OF ALDERMEN OF THE CITY OF BLACK HAWK, GLIPIN COUNTY, COLORADO THIS ______ DAY OF ______, A.D. _____, A.D.

DAVID D. SPELLMAN

MELISSA GREINER, CITY CLERK

CITY CLERK'S CERTIFICATE

CITY CLERK

CLERK AND RECORDER'S CERTIFICATE

CILDIN COLINTY OF FRY AND RECORDED DEDUTY OF FRY

TOTAL PERIMETER, THIS PLAT = 7,394.34'
1/6 TOTAL PERIMETER = 1,232.39'
PERIMETER CONTIGUOUS TO EXISTING CITY OF BLACK HAWK = 1,919.44'
DENOTES BOUNDARY OF LAND ANNEXED ______

DENOTES CONTIGUOUS CITY BOUNDARY ___

I DOUGLAS I HOMELLA ARMITESSIONAL LAND SUMPLIFOR IN THE STATE OF COURRADO. DO HEREY STATE HAT HE MAR HERCH SHOWN IS A CORRECT DELINEATION OF THE ARMITE MARKET OF LAND AND THAT AT LEAST DELINEATION OF THE REPORT DESCRIPTION OF THE REPORTERAL BOUNDARY OF SAID PARCEL IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE CITY OF BLACK HAWK, GLIPN COUNTY, COLORADO, THIS JANKEZATION MAP IS NOT A CURRANTY OF THE ARRANTY, ETHER EXPRESSED OR IMPLIED.

DOUGLAS L. HOWELL PLS 20140

THIS MAP IS PREPARED EXCLUSIVELY FOR ANNEXATION PURPOSES AND IS NOT TO BE USED FOR ANY OTHER PURPOSE AND SHOULD NOT BE CONSTRUED AS A BOUNDARY SURVEY.



Boulder, Colorado p: 303-442-3351

His Consultants, Inc. Lakewood, Colorado



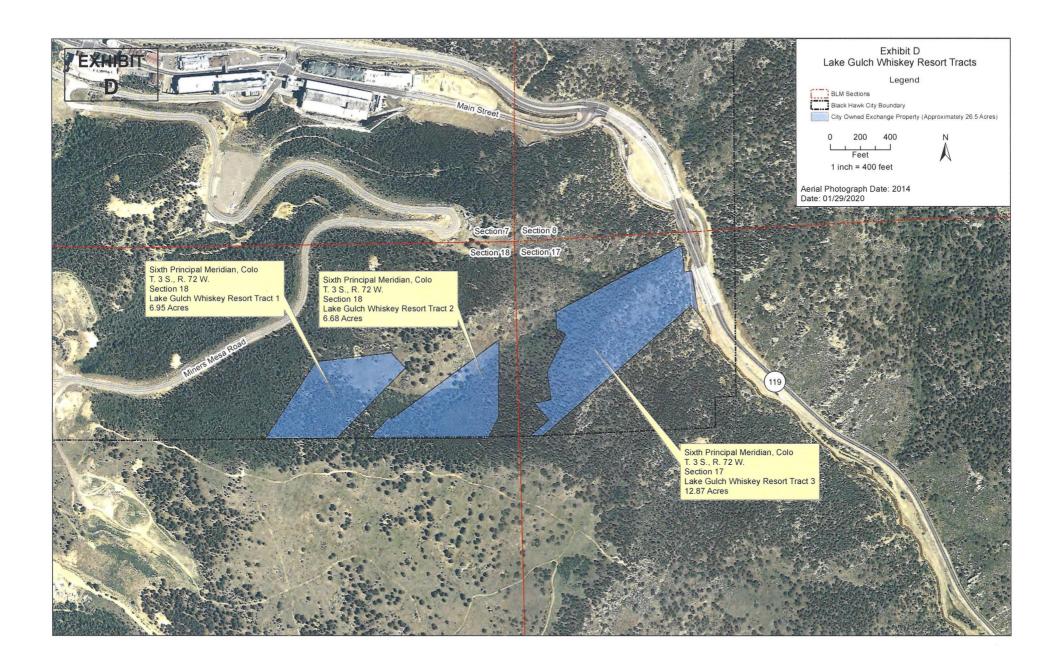
DISTILLERY PROJECT Black Hawk, Colorado

NO DESCRIPTION AUTHOR CHECKED DATE





ENTITYNAME	CLAIM NUMBER	Ownership	Account	GIS_Acres
EVENING STAR	4975	RSM Partners LLC	N002557	0.18
EVENING STAR	4975	RSM Partners LLC	N002557	0.39
EVENING STAR	4975	RSM Partners LLC	N002557	0.40
EVENING STAR	4975	RSM Partners LLC	N002557	0.32
GOLDEN EAGLE	606	RSM Partners LLC	N000227	4.42
GOLDEN FLEECE	671	RSM Partners LLC	N000947 & N001045	1.76
HUMBOLDT	173	RSM Partners LLC	N000948	0.56
KATIE	15318	RSM Partners LLC	N000949	0.20
KATIE	15318	RSM Partners LLC	N000949	1.01
KATIE	986	RSM Partners LLC	N000950	0.73
KING SOLOMON	4975	RSM Partners LLC	N000946	2.47
KING SOLOMON	4975	RSM Partners LLC	N000946	1.09



APPENDIX 2 to IGA Central City Lake Gulch Road CC LGR Black Hawk Central City Parkway BH LGR Exhibit A Lake Gulch Road Conveyance Legend Black Hawk Jurisdiction Central City Jurisdiction Black Hawk Revised Growth Area Central City Growth Area Date 7-10-2020

APPENDIX 3 to IGA

Gilpin County



Recorded at	o'clock	M.,					
			APPENDIX 5	to IGA			
Reception No.	corder						
,,							
	QUIT CLAIR	M DEE	D				
The Board of County Commissi is 203 Eureka Street, Central Cit- and other good and valuable c quitclaims to the City of Black Hawk, Colorado, 80422, County in the County of Gilpin, State of	y, Colorado, Granto consideration, in h Hawk, whose add of Gilpin, State of	or, for the and paid ress is	ne consideration of d, hereby remises, 201 Selak Street, I	Ten dollar releases, P.O. Box	rs (\$10.00) , sells and 68, Black		
That portion of the prescriptive roadway currently identified as approximately twenty two (22) feet in width, or such greater width that has been prescriptively used as of the date of this Deed, extending from the western edge of the Lake Gulch Whisky Resort annexation easterly to the eastern boundary of the Lake Gulch Whisky Resort annexation, as more particularly depicted on Exhibit A .							
TO HAVE AND TO HOLD the privileges thereunto belonging of interest and claim whatsoever, of and behoof of Grantee, its heirs and behoof of Grantee.	or in anywise thereu f Grantor, either in	into app law or i	ertaining, and all th	ne estate,	right, title,		
IN WITNESS WHEREOF, Grantor hereby signs, executes and delivers this deed on this day of, 2020.							
		BOAL COM COU	MISSIONERS	OF	COUNTY GILPIN		
		By: C	Gail Watson, Chair		-		
Attest:							
Sharon Cate, Deputy Clerk to the Board of Co	ounty Commission	ers					
STATE OF COLORADO)					
COUNTY OF) ss.)					
The foregoing instrum, 2020, by of Gilpin County.			d before me thing the Board of Cou		_ day of missioners		
My commission expires:							
Witness my hand and off			x and a real and a rea				

Notary Public

Name and Address of Person Creating Newly Created Legal Description (§ 38-35-106.5, C.R.S.)

EXHIBIT A

Recorded ato'clockM APPENDIX 6 to IGA	,
APPENDIX 6 to IGA	
Reception No	, Recorder
QUIT CLAIR	M DEED
The Board of County Commissioners of the Count is 203 Eureka Street, Central City, Colorado, Granto and other good and valuable consideration, in he quitclaims to the City of Central, Colorado, a Colo 141 Nevada St., P.O. Box 249, Central City, Colora Grantee, the following real property in the County	or, for the consideration of Ten dollars (\$10.00) and paid, hereby remises, releases, sells and orado home rule municipality whose address is do 80427, County of Gilpin, State of Colorado,
That portion of the prescriptive roadway twenty two (22) feet in width, or such greused as of the date of this Deed, extending Hawk's Lake Gulch Whisky Resort annexati municipal boundary, as more particularly defined to the prescriptive roadway.	ater width that has been prescriptively g from the western boundary of Black on, extending west to the Central City's
TO HAVE AND TO HOLD the same, together privileges thereunto belonging or in anywise thereu interest and claim whatsoever, of Grantor, either in and behoof of Grantee, its heirs and assigns forever	anto appertaining, and all the estate, right, title, law or in equity, to the only proper use, benefit,
IN WITNESS WHEREOF, Grantor hereby day of, 2020.	signs, executes and delivers this deed on this
	BOARD OF COUNTY COMMISSIONERS OF GILPIN COUNTY
	By: Gail Watson, Chair
Attest:	
Sharon Cate, Deputy Clerk to the Board of County Commissione	ers

STATE OF COLORADO)
COUNTY OF) ss.)
	was acknowledged before me this day of atson as the Chair of the Board of County Commissioners
My commission expires:	
Witness my hand and official s	eal.
	Notary Public
Name and Address of Person Creating Newly Created Legal Desc	ription (§ 38-35-106.5, C.R.S.)

EXHIBIT A