

March 8, 2024

Sent Via ePermitting Portal

Mr. Brock Bowles
Colorado Division of Reclamation, Mining and Safety
1313 Sherman Street, Room 215
Denver, Colorado 80203

RE: 2023 Annual Report, Henderson Mine and Mill, Permit No M-1977-342

Dear Mr. Bowles:

Climax Molybdenum Company (Climax) is submitting its 2023 Colorado Division of Reclamation, Mining and Safety (DRMS) Annual Report and DRMS Annual Report Form for the Henderson Mine and Mill (Permit No. M-1977-342), along with payment for the required annual fee of \$1,150.00.

If you have any questions or need additional information, please do not hesitate to contact me at (720) 942-3631.

Sincerely,



Geoff Niggeler
Chief Environmental Engineer
Climax Molybdenum Company
Henderson Operations

Submitted to Portal:

- Payment of \$1,150.00
- DRMS Annual Report Form (electronic form)
- Henderson Mine and Mill Annual Reclamation Report (pdf attachment)

1. Henderson Mine

1.1. Disturbance

New disturbance at the Mine in 2023 was limited to incremental caving of the glory hole. No changes were made to any of the mine openings (shafts). A site map of the Henderson Mine indicating affected land boundary and disturbance areas is included in Attachment A.

1.2. Interim Reclamation

Interim reclamation was not carried out at the Henderson Mine in 2023.

1.3. Other Activities

1.3.1. Prospecting

The contact person for the Notice of Intent (NOI) and prospecting activities is:

Miguel Hamarat
Environmental Manager
Climax Molybdenum Company
Henderson Operations

P.O. Box 68
1746 County Rd. 202
Empire, CO 80438
(720) 942-3255

A surface drill program was initiated in July 2022 under Notice of Intent (NOI) P-2022-006, known as the Puzzler group. The NOI included the construction of one (1) drill pad and a corresponding access road. The drill pad and access road are shown on the location figure included in Attachment A. During the summer of 2022, one (1) borehole was drilled under the Puzzler claim, which was sealed and capped in late fall. This disturbance remained unchanged in 2023.

1.3.2. Weed Control

Habitat Management, Inc., a licensed commercial pesticide applicator, performed weed management in 2023. Similar to past years, the mine property was thoroughly inspected for listed noxious weeds species. Henderson Mine received two weed treatments throughout the 2023 growing season, in June and August. Approximately 253 acres were inspected during each visit for a total of 506 acres inspected. Of the 506 acres inspected, 3.30 acres was spot treated where necessary. The two treatments covered the following areas: access roads and roadsides between the Mine and URAD, and perimeters of surface shops and surface buildings at both Mine and URAD.

These areas were treated for the following noxious weeds: Bull thistle, Canada thistle, Mayweed chamomile, Musk thistle, Oxeye daisy, Yellow toadflax, and Common mullein were treated throughout the mine facilities. Herbicide applications were spot-applied to targeted weed species.

The herbicides used for treatment include: Weedar 64 , Escort XP, Method, Esplanade 200, Ranger Pro (Glyphosphate), and Milestone. Loctite MSO or Induce were utilized as a surfactants and Hi-Light blue marker dye was added to applications to allow greater visibility of treated areas.

1.3.3. Water Quality Data

2023 water quality data will be provided in the Annual Water Quality Data Report, due to the DRMS by May 31, per the approved Groundwater Management Plan (TR-16).

2. Henderson Mill

2.1. Disturbance

The Mill disturbances for 2023 included the area inundated by the continuous tailing impoundment rise. Additionally, through Amendment 08, the affected land boundary at the mill site was relocated along the east extent of the operation to coincide with the property boundary. This change allows for continued water quality management below the tailings facility. A site map of the Henderson Mill indicating affected land boundary and disturbance areas is included in Attachment A.

2.2. Interim Reclamation

Interim reclamation was not carried out at the Henderson Mill in 2023.

2.3. Other Activities

2.3.1. Weed Control

Habitat Management, Inc., a licensed commercial pesticide applicator, performed weed management in 2023. Similar to past years, the mill property was thoroughly inspected for listed noxious weeds species. Henderson Mill received three weed treatments throughout the 2023 growing season, in July, August and October. Approximately 1,500 acres were inspected and 25 acres was spot treated where necessary. The three treatments covered the following areas: Surrounding the tailings impoundment access roads, roadsides, ultimate canal, and outlying buildings; the gravel pit, north topsoil stockpile area, including the Borrow pit and Ute Park; and non-industrial areas north of the tailings impoundment along Lost Creek.

These areas were treated for the following noxious weeds: Bull thistle, Canada thistle, Houndstongue, Mayweed chamomile, Musk thistle, Oxeye daisy, Yellow toadflax, Common mullein. Herbicide applications were spot-applied to targeted weed species.

The herbicides used for treatment include: Weedar 64, Vastlan, Opensight, Escort XP, and Roundup Custom. Loctite MSO or Induce were utilized as a surfactants and Hi-Light blue marker dye was added to applications to allow greater visibility of treated areas.

2.3.2. Water Quality Data

Water quality data will be provided in the Annual Water Quality Report, due to the DRMS by May 31, per the approved Groundwater Management Plan (TR-16).

2.3.3. Flood Storage Capacity

Analysis of flood storage capacity in the Mill tailings impoundment was carried out by W.W. Wheeler, per DRMS requirements stipulated for Technical Revision TR-14. This analysis is included as Attachment B.

2.3.4. 3-Dam Seepwater Line Leak-Down Test

The annual 3-Dam seepwater line leak-down test for 2023, per DRMS requirements stipulated in TR-09, was completed on December 26th, 2023. The main seepwater line held static pressures over a 24-hour period, as designed. The backup seepwater line discharge valve that had been found to leak in 2022 was replaced in 2023. The leak-down test on the backup line found that additional adjustments needed to be made to the valve installation. Once those adjustments were made in November 2023, the final valid test of both pipelines was then completed in December 2023. See test report in Attachment C.

2.3.5. Tailings Impoundment Reclamation Test Plots

As part of the ongoing efforts to develop a viable closure plan for the tailings impoundment, Henderson started construction of reclamation soil test plots along the embankment face of 1-Dam in 2023. This follows the completed construction of reclamation soil test plots on the beach tailings sands in 2022. The completion of the embankment plots is schedule for fall of 2024. Together these two sets of test plots will then be monitored and maintained for vegetation growth through the rest of the life of mine.

2.3.6. Tailing Storage Facility Annual Report

AECOM, the engineer of record for the Henderson Mill Tailing Storage Facility (TSF), has provided a letter that contains observations, updates on projects, and any recommendations to ensure the TSF is operated and maintained properly. The report is included in Attachment D.

3. Anticipated 2024 Activities

3.1. Prospecting

No prospecting activities are planned for 2024. However, additional drilling at the Puzzler NOI is currently anticipated in 2025.

3.2. 3-Dam Buttress

Engineering for Phase 3 of the 3-Dam Buttress has commenced and will likely be completed in 2024. The exact construction schedule of the Phase 3 buttress is going to be evaluated in 2024. There's a potential, due to the positive performance of the TSF buttress over the recent years, that the construction of Phase 3 may be moved into future years. Should the time come to construct the next phase of 3-dam buttress, a TR request will be submitted.

3.3. Gravel Pit

Areas near the entrance of the gravel pit will continue to be used to stockpile materials delivered for the 3-Dam Buttress Project, roadway improvements, or emergency erosion control aggregates.

3.4. Reclamation

Henderson does plan to reclaim the small area known as 4-shaft in 2024. The historical vent shaft is equidistant between the mine and mill in a remote location within the Williams Fork valley. Reclamation activities are planned to occur in late summer.

3.5. Tailings Impoundment Reclamation Test Plots

As part of the ongoing efforts to develop a viable closure plan for the tailings impoundment, Henderson will continue construction of reclamation test plots on the tailings dam face in 2024. Soil and vegetation performance monitoring will be ongoing for the remainder of the life of mine.

3.6. MLEX Well Extraction Wells

Based on the ongoing groundwater management at the Henderson Mill, supported by monitoring well and geophysical studies, it has been identified that additional MLEX extraction wells would be beneficial. Additional MLEX wells are scheduled to be installed in 2024. As project details are completed, a TR request will be submitted.

3.7. General Infrastructure Assessment Leading to Closure

In an ongoing effort to ensure more effective closure, Henderson is undergoing planning to ensure the facility is responsibly operated to closure. This means operating plans and infrastructure assessments to ensure final operation is completed with reclamation in mind. It has immediately been identified that an additional tailings discharge location closer to the East Branch Pumphouse is needed to ensure mass balance and positive water management within the impoundment as the facility is normally operated in the coming years. This could be added as soon as 2024. Similarly, a broader infrastructure assessment of roads, buildings, pipelines, etc. around the entire facility is underway that will identify any additional infrastructure that may need to be modified or changed as the facility transitions, someday, from operations to reclamation.

4. Financial Warranty

The approved closure cost estimate for Henderson Operations is \$171,125,253. On November 29, 2023 the MLRB (Board) approved \$34,622,475 (an increase of \$28,170,579), in land and water rights to be used towards Henderson's financial warranty. An additional \$1,298,000 was issued as a rider to an existing corporate surety bond on December 8, 2023. Financial warranty for the complete closure cost estimate is currently in place.

Rule 4.9.1 also requires this annual report to include:

- An update by a qualified independent appraiser indicating any changes in property value. Full appraisals were provided to the DRMS on August 31, 2023 as part of the documentation prepared to support the Board's consideration at the October 18, 2023

Board hearing (hereinafter referred to as “the Submittal”). A copy of the submittal is included as Attachment E to this Annual Report. The next appraisal update is due by October 2024.

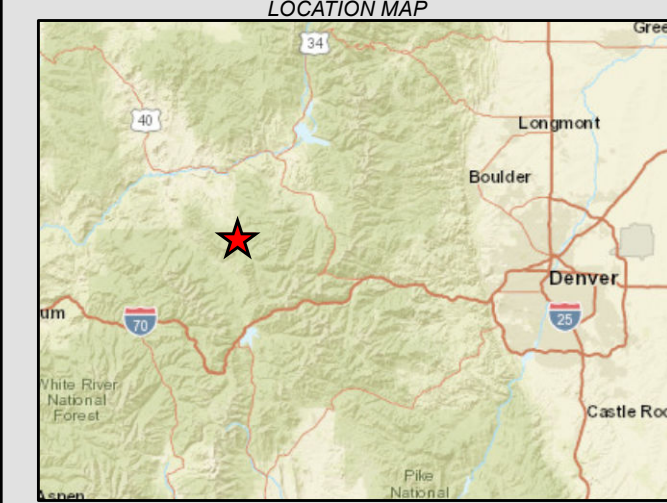
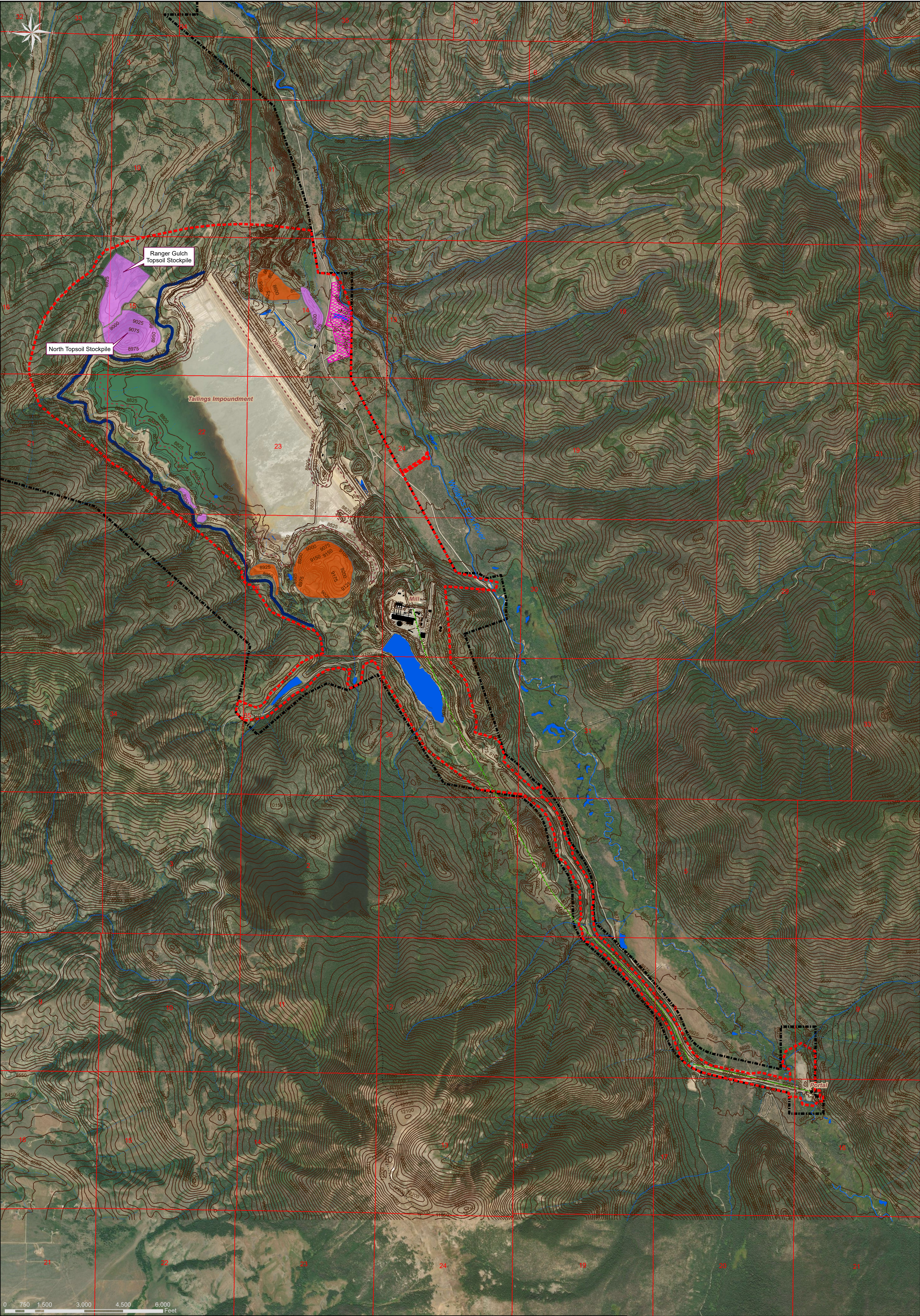
- A statement summarizing any circumstances which may affect the adequacy of the Deed of Trust or security agreement. The Deeds of Trust were recorded in December 2023 in the appropriate counties (Grand and Gunnison) and the Division was provided those recorded documents. No circumstances have occurred which may affect the adequacy of any of the Deeds of Trust.
- Proof that there are no past-due property taxes. The Submittal contained documentation that property taxes on the properties had all been paid.

Additionally, the October 29th Board Order includes by reference a portion of the October 13th, 2023 DRMS Recommendation, which in turn references statute and regulation. In pertinent part, it requires that “CMC shall annually cause to be filed with the board a certification by an independent auditor that, as of the close of their most recent fiscal year, CMC continues to meet all applicable requirements of the subparagraphs (IV) to (VII) of paragraph (f) of subsection (3) or in subsection (8) of C.R.S. 34-32-117.” CMC notes that only Subsection IV is applicable as it relates to Deeds of Trust whereas subsections (3)(f)(VI) and (VII) were repealed by the legislature in 2019 and Subsection (8) only applies to liens on project-related fixtures and equipment, which is not applicable to Henderson’s financial warranty.

The information contemplated by C.R.S. 34-32-117(3)(f) (relevant information and opinion provided by an independent expert) was included in the Submittal. Please refer to the cover letter of the submittal. The opinions and statement of independent experts on the valuation of the properties to be included in the financial warranty, independent statements that all property taxes have been paid, supporting documentation found in the Submittal, the Deeds of Trust provided to the Division, and the discussion above regarding Rule 4.9.1 address the topics listed in C.R.S. 34-32-117.

Attachment A

Site Maps



MAP FEATURES		
PROPERTY BOUNDARY	PLANNED TOPSOIL STOCKPILES	TRAIL
DISTURBANCE AREA	RECLAMATION AREAS	PERENNIAL STREAM
XCEL ENERGY EASEMENT	BUILDING	INTERMITTENT STREAM
TAILINGS IMPOUNDMENT	UNIMPROVED ROAD	ULTIMATE INTERCEPTOR CANAL
LAKE / POND	IMPROVED ROAD	GRAVEL PIT
EXISTING TOPSOIL STOCKPILES	CONVEYOR	AFFECTED LAND BOUNDARY
Contour Interval: 25 feet		

REVISION	DATE	AUTHOR
Updated for 2012 Annual Report: Added Ranger Gulch Topsoil Stockpile & Easement	2/26/13	MT
Revised for 2013 Annual Report	2/27/14	MT
Revised for 2014 Annual Report	2/24/2015	MT
Updated dates for 2015 Annual Report	2/29/2016	MT
Updated dates for 2016 Annual Report	3/3/2017	TH
Updated dates and imagery	3/4/2019	AP
Updated dates for 2020 Annual Report	3/3/2021	MT
Updated dates for 2021 Annual Report	3/1/2022	MT
Updated dates for 2023 Annual Report: Updated Affected Land Boundary (2023 revision)	2/29/2024	MT

Climax Molybdenum
A Freeport-McMoRan Company
HENDERSON OPERATIONS
1746 County Road
Empire, Colorado 80438

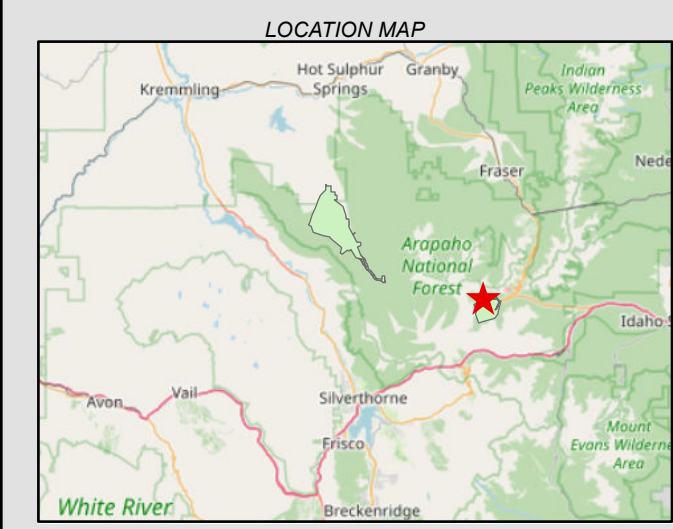
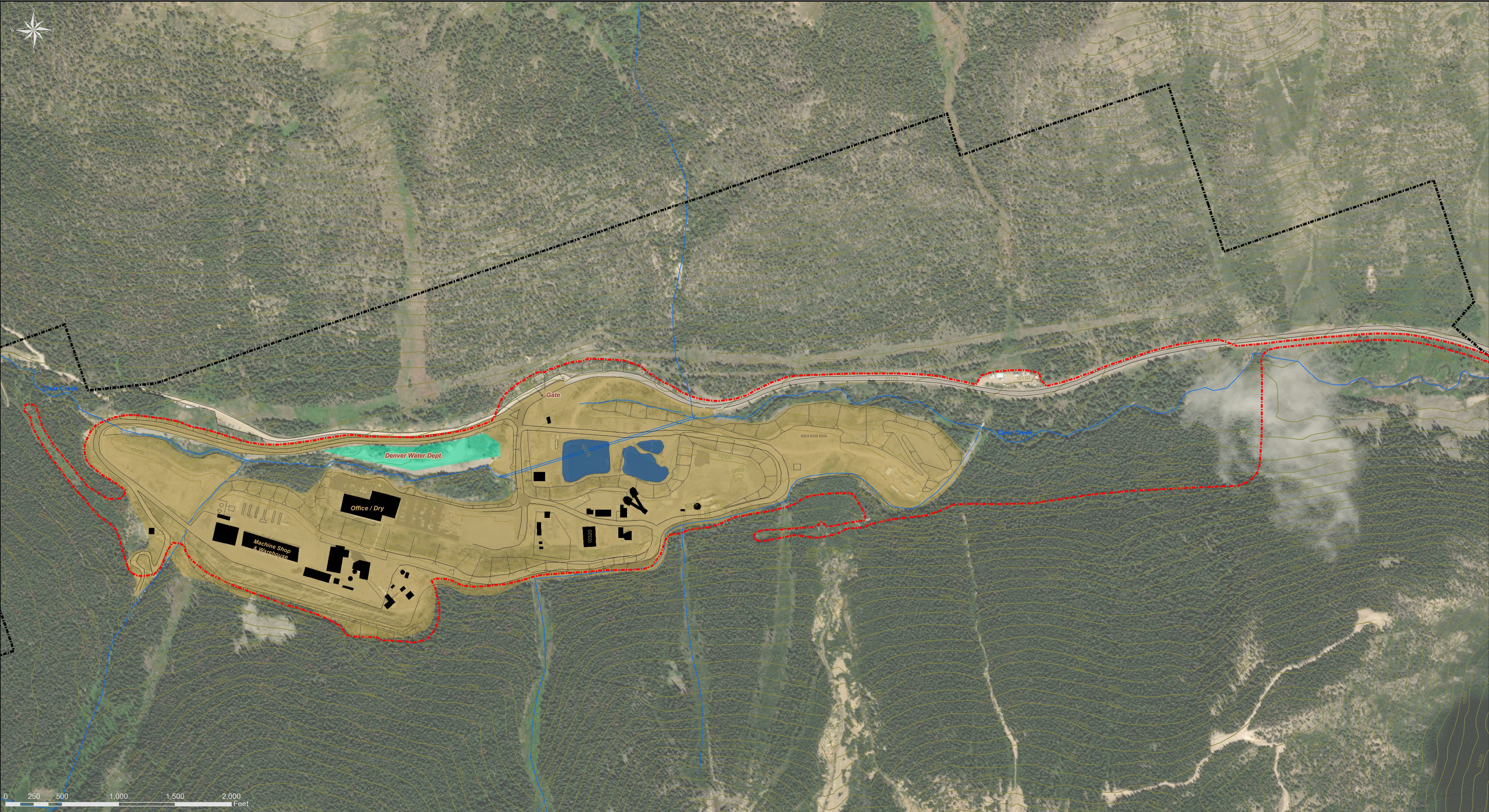
HENDERSON MILL
MLRB Permit No. M-77-342
Annual Reclamation Report
March 2024

DESIGNED BY:
DRAWN BY: MT(Aquionix)
DATE DRAWN: 3/4/11

SCALE: 1:20,000
COORD. SYSTEM: NAD_1983_UTM
Zone_13N

Aquionix
EHS Services

5545 W. 56th Ave.
Arvada, CO 80002
303-289-7320
www.aquionix.com



MAP FEATURES

DISTURBED AREA	PROPERTY BOUNDARY
TOPSOIL STOCKPILES	AFFECTED LAND BOUNDARY
RECLAMATION AREAS	STREAM / DITCH
LAKE / POND	DENVER WATER DEPT.
BUILDING	Contour Interval: 50 feet
ROAD	

REVISION	DATE
Revised for 2011 Annual Report	2/22/12
Revised for 2012 Annual Report	2/27/13
Revised for 2013 Annual Report	2/26/14
Revised for 2014 Annual Report	2/24/15
Revised for 2015 Annual Report	3/4/16
Revised for 2016 Annual Report	3/3/2017
Updated dates and imagery	3/4/2019
Revised for 2020 Annual Report	3/4/2021
Revised for 2021 Annual Report	3/1/2022

Climax Molybdenum
A Freeport-McMoRan Company
HENDERSON OPERATIONS
1746 County Road
Empire, Colorado 80438

HENDERSON MINE
MLRB Permit No. M-77-342
Annual Reclamation Report
March 1, 2022

DESIGNED BY:
Aquionix EHS Services
5545 W. 56th Ave.
Pueblo, CO 81003
303-289-7520
www.aquionix.com

SCALE: 1/4,800
DRAWN BY: MT/KV (Aquionix)
DATE DRAWN: 8/7/2017

S:\arcGIS and AutoCAD files\CMC - Henderson\GIS\mxd\AnnualDPR\MS Reports



LOCATION MAP

MAP FEATURES

DISTURBED AREA	PROPERTY BOUNDARY
TOPSOIL STOCKPILES	STREAM / DITCH
RECLAMATION AREAS	
LAKE / POND	
BUILDING	
ROAD	

REVISION	DATE	AUTHOR
Developed in ArcGIS for 2011 Annual Report	2/17/12	MT
Revised for 2012 Annual Report	2/28/13	MT
Revised for 2013 Annual Report	2/26/14	MT
Revised for 2014 Annual Report	2/24/15	MT
Updated dates for 2015 Annual Report	2/28/16	MT
Updated dates for 2016 Annual Report	3/3/17	TH
Updated dates and imagery	3/4/19	AP
Updated dates for 2020 Annual Report	3/3/2021	MT
Updated dates for 2021 Annual Report	3/1/2022	MT

Aquionix
EHS Services

5545 W. 56th Ave.
Arvada, CO 80002
303.386-7520
www.aquionix.com

DESIGNED BY:

DRAWN BY: MT (Aquionix)

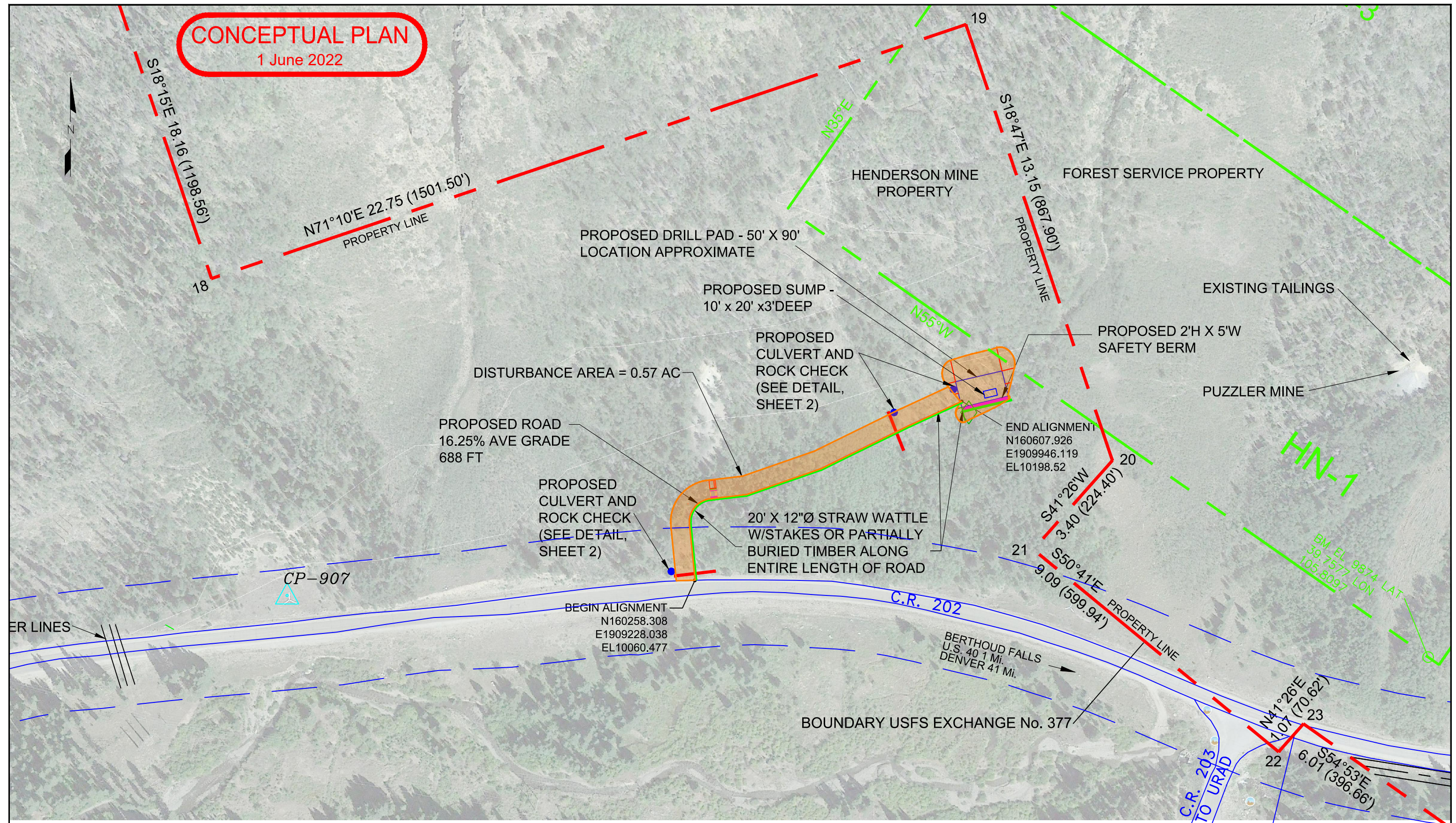
DATE DRAWN: 2/17/2012


SCALE: 1:7,500

Climax Molybdenum
A Freeport-McMoRan Company
HENDERSON OPERATIONS
1746 County Road
Empire, Colorado 80438

HENDERSON MINE - URAD
MLRB Permit No. M-77-342
Annual Reclamation Report
March 1, 2022

CONCEPTUAL PLAN
1 June 2022



DWG. #	REFERENCE DRAWINGS	DESCRIPTION OF REVISION	DATE	BY	APPR	DEPARTMENT APPROVALS	ENGR:	JLF	1/13/22	<div><div>HENDERSON OPERATIONS</div><div><div> Climax Molybdenum</div><div>A Freeport-McMoRan Company</div><div>EMPIRE / PARSHALL, COLORADO</div><div>303-569-3221</div></div></div>	MINE SITE SURFACE		
		<div>Δ</div> CONCEPTUAL PLAN APPROVED	5/5/22	JS	JLF		DRAWN BY:	JS	1/13/22		PUZZLER MINE		
		<div>Δ</div> REVISE ROAD LOCATION	6/1/22	JS			CHECKED BY:	BDR	5/5/22		PROPOSED DRILL ROAD		
		<div>Δ</div>					APPROVED BY:	JLF	5/5/22		PLAN VIEW		
		<div>Δ</div>					APPROVED BY:				2-2-9020		
		<div>Δ</div>				SCALE: 1' = 170' APPROXIMATE	SAFETY APP BY:				SHT 1 OF 2		
											REV.	<div>Δ</div>	

Attachment B

Mill Tailing Impoundment Flood Storage Capacity Analysis



February 6, 2024

Mr. Miguel Hamarat
Climax Molybdenum Company, Henderson Mine
1746 County Road 202
Empire, CO 80438

Re: **#1333.0 - Henderson Mill
TSF Flood Storage**

Dear Miguel:

As requested, we have evaluated the availability of flood storage capacity in the Henderson tailing storage facility (TSF) using information from the pond surveys. The fall survey of the beach and pool area was performed in October and November. Figure 1 is the pond contour map that was generated by Wheeler from the fall survey point data. The survey shows that the average dam crest elevation of 1 Dam at the end of the spigot deposition season is about 8890.0 feet, which is a 2.2-foot increase from last year. The minimum elevation surveyed along the dam crest was 8889.5 feet. This information, as well as other characteristics of the TSF, is summarized in the table in the upper right-hand corner of the TSF map drawing. Table 1 and Figure 2 is the elevation-capacity data for the impoundment that was generated from the fall 2023 contour map. Note that this data is representative of the TSF at the time of the pool survey and changes continuously as additional tailing is deposited.

One of the primary uses of the survey data is to evaluate the flood storage capacity conditions in the water system. As summarized on Figure 1, at the approximate time of the fall survey there was a total system surcharge storage capacity of about **11,081 acre-feet** in the system. This capacity includes both the TSF and East Branch Reservoir and is based on 1.0 feet of residual freeboard below the minimum dam crest elevation of 8,889.5' and a October 31st water level of 8,875.2 feet. The new flood storage requirement for the system is **3,582 acre-feet**. This requirement is based on hydrologic modeling of the probable maximum precipitation (PMP) event. The available flood storage capacity in the system at

the time of the survey significantly exceeds the storage requirement. However, this excess capacity will decrease throughout the coming year as additional inflows to the system occur and a portion of the storage space is filled with deposited tailing.

A relatively accurate determination of the flood storage capacity in the impoundment can be made at the time of the spring and fall pond surveys. An operations model has been developed to track water levels and estimate the flood storage availability in the system between surveys. This model is updated by Wheeler on a monthly basis. One of the reports generated by this model is the attached TSF Water Level Report (Figure 3). This graph shows the actual water level in the TSF as compared to the flood pool level in the pond, which is defined as the level corresponding to 3,582 acre-feet of available capacity. Note that the actual water level did not exceed the flood pool level at any time in 2023. This shows that the required flood storage space was maintained in the system throughout the 2023 calendar year.

If you have any questions regarding the enclosed information, or if you require additional information, please call.

Sincerely,

W. W. Wheeler and Associates, Inc.

A handwritten signature in black ink, appearing to read "Steven M. Maly".

Steven M. Maly, P.E.

CC: Geoff Niggeler, Henderson Mill (via e-mail)
Ron Hickman, Henderson Mill (via e-mail)
Aaron Hilshorst, Freeport McMoRan (via e-mail)
Sam Saunders, Freeport McMoRan (via e-mail)

TABLE 1
Henderson TSF
Elevation-Area-Capacity

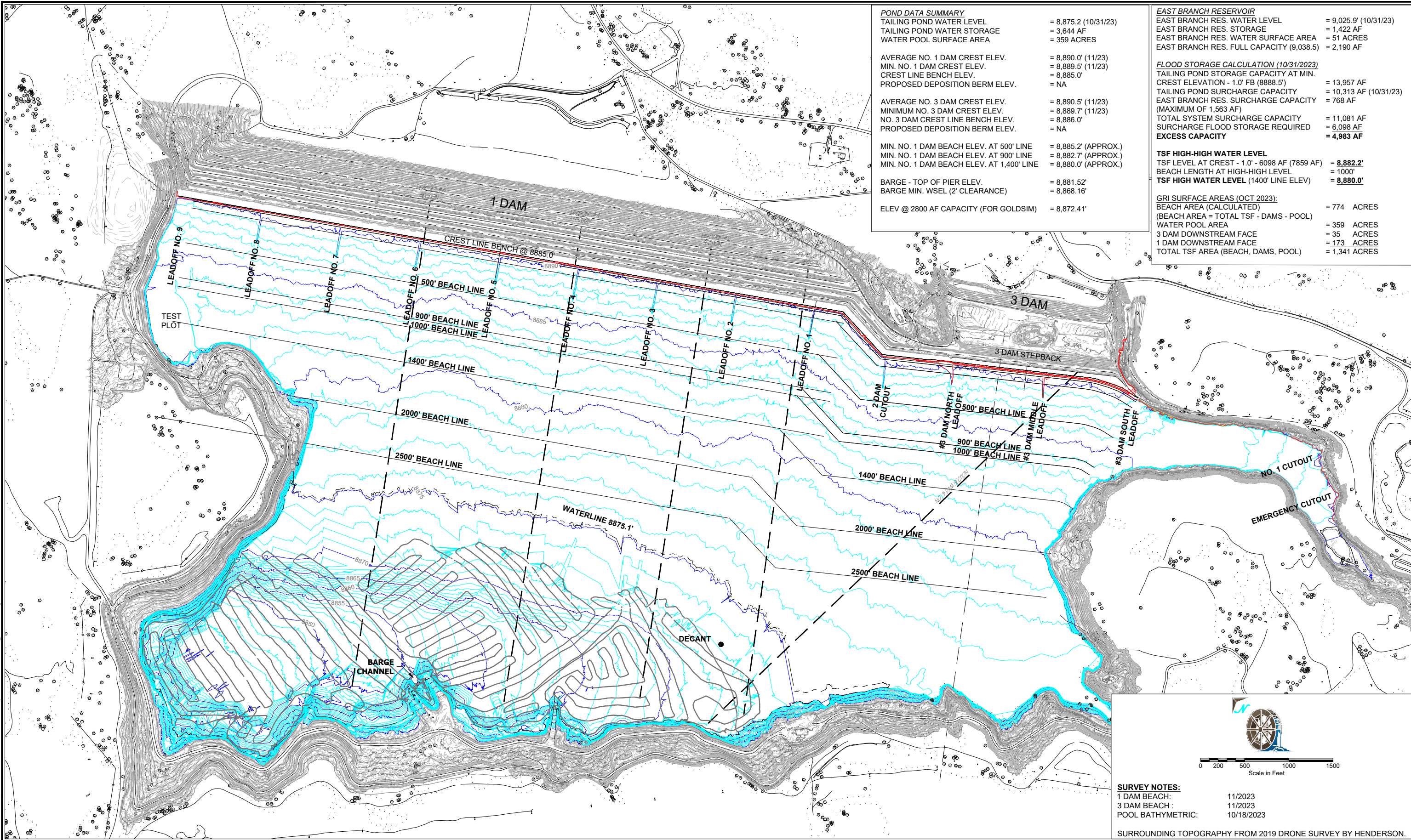
Survey Data:

Bathymetric 10/18/2023
1 Dam Beach Nov. 2023
3 Dam Beach Nov. 2023

Elevation-Area-Capacity Table				Beach Width	Beach Width	Beach Width	Beach Width
Water Elevation	Surface Area		Storage Capacity	#4 LO	#6 LO	3-Dam	Minimum
(feet)	(sq. ft.)	(acres)	(ac-ft)	(ft)	(ft)	(ft)	(ft)
8,845.0	0	0.00	0.0	3650+	3690+	4950+	
8,846.0	583,419	13.39	6.7	3650+	3690+	4950+	
8,847.0	884,570	20.31	23.5	3650+	3690+	4950+	
8,848.0	1,158,784	26.60	47.0	3650+	3690+	4950+	
8,849.0	1,414,768	32.48	76.5	3650+	3690+	4950+	
8,850.0	1,630,501	37.43	111.5	3650+	3690+	4950+	
8,851.0	1,831,293	42.04	151.2	3650+	3690+	4950+	
8,852.0	2,016,457	46.29	195.4	3650+	3690+	4950+	
8,853.0	2,258,410	51.85	244.5	3650+	3690+	4950+	
8,854.0	2,546,986	58.47	299.6	3650+	3690+	4950+	
8,855.0	2,861,434	65.69	361.7	3650+	3690+	4950+	
8,856.0	3,175,242	72.89	431.0	3650+	3690+	4950+	
8,857.0	3,420,957	78.53	506.7	3650+	3690+	4950+	
8,858.0	3,694,338	84.81	588.4	3650+	3690+	4950+	
8,859.0	3,960,596	90.92	676.3	3650+	3690+	4950+	
8,860.0	4,386,490	100.70	772.1	3650+	3690+	4950+	
8,861.0	4,828,063	110.84	877.8	3650+	3690+	4950+	
8,862.0	5,218,549	119.80	993.1	3650+	3690+	4950+	
8,863.0	5,614,567	128.89	1,117.5	3650+	3690+	4950+	
8,864.0	6,013,305	138.05	1,251.0	3650+	3690+	4950+	
8,865.0	6,400,994	146.95	1,393.5	3650+	3690+	4950+	
8,866.0	6,842,149	157.07	1,545.5	3650+	3690+	4950+	
8,867.0	7,277,083	167.06	1,707.5	3650+	3690+	4950+	
8,868.0	7,744,887	177.80	1,880.0	3650+	3690+	4950+	
8,869.0	8,231,348	188.97	2,063.3	3650+	3690+	4950+	
8,870.0	8,772,565	201.39	2,258.5	3650+	3690+	4950+	
8,871.0	9,446,712	216.87	2,467.7	3650+	3,623	4950+	
8,872.0	10,393,860	238.61	2,695.4	3,488	3,463	4950+	3,420
8,873.0	11,817,127	271.28	2,950.3	3,283	3,376	4950+	3,260
8,874.0	13,432,575	308.37	3,240.2	3,079	3,177	4,742	3,030
8,875.0	15,156,730	347.95	3,568.3	2,881	2,932	4,482	2,800
8,876.0	17,650,597	405.20	3,944.9	2,629	2,667	3,938	2,540
8,877.0	21,468,259	492.84	4,393.9	2,340	2,319	3,357	2,230
8,878.0	24,826,217	569.93	4,925.3	2,150	2,006	2,934	1,940
8,879.0	27,608,849	633.81	5,527.2	1,896	1,827	2,621	1,670
8,880.0	30,151,123	692.17	6,190.2	1,654	1,632	2,345	1,410
8,881.0	32,495,059	745.98	6,909.3	1,432	1,415	1,984	1,220
8,882.0	34,751,604	797.79	7,681.1	1,254	1,243	1,754	1,050
8,883.0	36,999,027	849.38	8,504.7	1,018	1,079	1,462	830
8,884.0	39,160,282	899.00	9,378.9	807	913	1,084	665
8,885.0	41,825,565	960.18	10,308.5	679	704	899	550
8,886.0	44,019,479	1,010.55	11,293.9	532	580	731	420
8,887.0	45,936,592	1,054.56	12,326.4	362	395	535	290
8,888.0	47,629,649	1,093.43	13,400.4	247	277	425	170
8,889.0	49,252,781	1,130.69	14,512.5	82	117	290	40
8,890.0	50,582,276	1,161.21	15,658.4	3	32	108	0

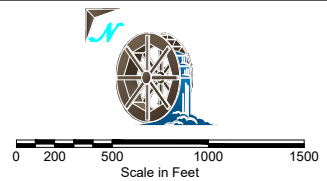
* All other values are interpolated from this table.

R:\1300\1331\3331\00\PROJECT\SPONSOR\RYVPond2\Fall2023 Fall Pond and Beach 2-01-24 07:41pm Steven M. KREFS, Climax 4C; Wheeler Logo;



POND DATA SUMMARY	
TAILING POND WATER LEVEL	= 8,875.2 (10/31/23)
TAILING POND WATER STORAGE	= 3,644 AF
WATER POOL SURFACE AREA	= 359 ACRES
AVERAGE NO. 1 DAM CREST ELEV.	= 8,890.0' (11/23)
MIN. NO. 1 DAM CREST ELEV.	= 8,889.5' (11/23)
CREST LINE BENCH ELEV.	= 8,885.0'
PROPOSED DEPOSITION BERM ELEV.	= NA
AVERAGE NO. 3 DAM CREST ELEV.	= 8,890.5' (11/23)
MINIMUM NO. 3 DAM CREST ELEV.	= 8,889.7' (11/23)
NO. 3 DAM CREST LINE BENCH ELEV.	= 8,886.0'
PROPOSED DEPOSITION BERM ELEV.	= NA
MIN. NO. 1 DAM BEACH ELEV. AT 500' LINE	= 8,885.2' (APPROX.)
MIN. NO. 1 DAM BEACH ELEV. AT 900' LINE	= 8,882.7' (APPROX.)
MIN. NO. 1 DAM BEACH ELEV. AT 1,400' LINE	= 8,880.0' (APPROX.)
BARGE - TOP OF PIER ELEV.	= 8,881.52'
BARGE MIN. WSEL (2' CLEARANCE)	= 8,868.16'
ELEV @ 2800 AF CAPACITY (FOR GOLDSIM)	= 8,872.41'

EAST BRANCH RESERVOIR	
EAST BRANCH RES. WATER LEVEL	= 9,025.9' (10/31/23)
EAST BRANCH RES. STORAGE	= 1,422 AF
EAST BRANCH RES. WATER SURFACE AREA	= 51 ACRES
EAST BRANCH RES. FULL CAPACITY (9,038.5)	= 2,190 AF
FLOOD STORAGE CALCULATION (10/31/2023)	
TAILING POND STORAGE CAPACITY AT MIN. CREST ELEVATION - 1.0' FB (8888.5')	= 13,957 AF
TAILING POND SURCHARGE CAPACITY	= 10,313 AF (10/31/23)
EAST BRANCH RES. SURCHARGE CAPACITY (MAXIMUM OF 1,563 AF)	= 768 AF
TOTAL SYSTEM SURCHARGE CAPACITY	= 11,081 AF
SURCHARGE FLOOD STORAGE REQUIRED	= 6,098 AF
EXCESS CAPACITY	= 4,983 AF
TSF HIGH-HIGH WATER LEVEL	
TSF LEVEL AT CREST - 1.0' - 6098 AF (7859 AF)	= 8,882.2'
BEACH LENGTH AT HIGH-HIGH LEVEL	= 1000'
TSF HIGH WATER LEVEL (1400' LINE ELEV)	= 8,880.0'
GRI SURFACE AREAS (OCT 2023):	
BEACH AREA (CALCULATED)	= 774 ACRES
(BEACH AREA = TOTAL TSF - DAMS - POOL)	
WATER POOL AREA	= 359 ACRES
3 DAM DOWNSTREAM FACE	= 35 ACRES
1 DAM DOWNSTREAM FACE	= 173 ACRES
TOTAL TSF AREA (BEACH, DAMS, POOL)	= 1,341 ACRES



SURVEY NOTES:
1 DAM BEACH: 11/2023
3 DAM BEACH: 11/2023
POOL BATHYMETRIC: 10/18/2023

SURROUNDING TOPOGRAPHY FROM 2019 DRONE SURVEY BY HENDERSON.

NO.	DATE	MADE BY	CHK. BY	REMARKS
1	2/1/2024	SA	SM	REVISE TSF FOOTPRINT AREA

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DRAWING NO.	REFERENCE



Climax Molybdenum
A Freeport-McMoRan Company

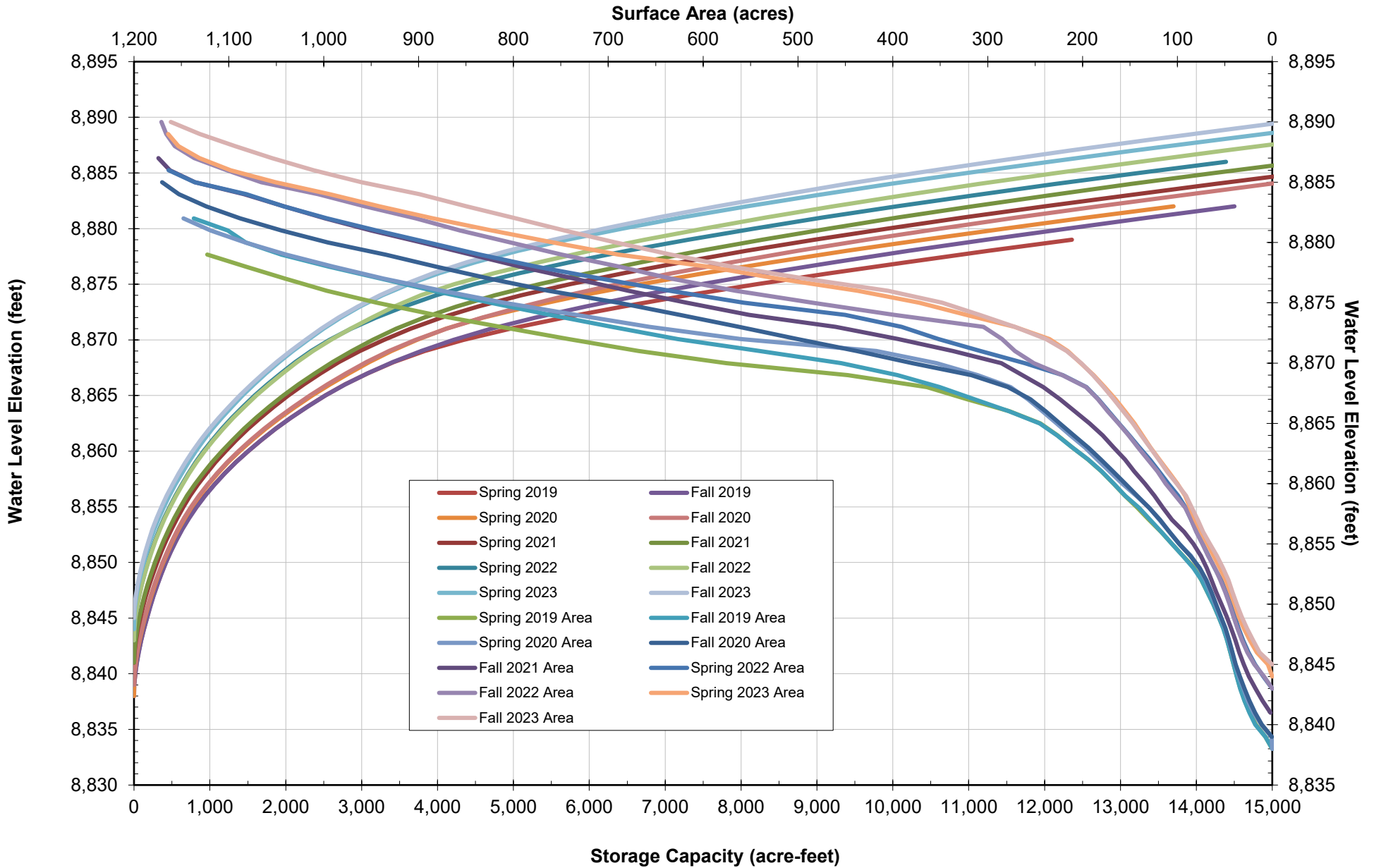


W. W. WHEELER & ASSOCIATES, INC.
Water Resources Engineers

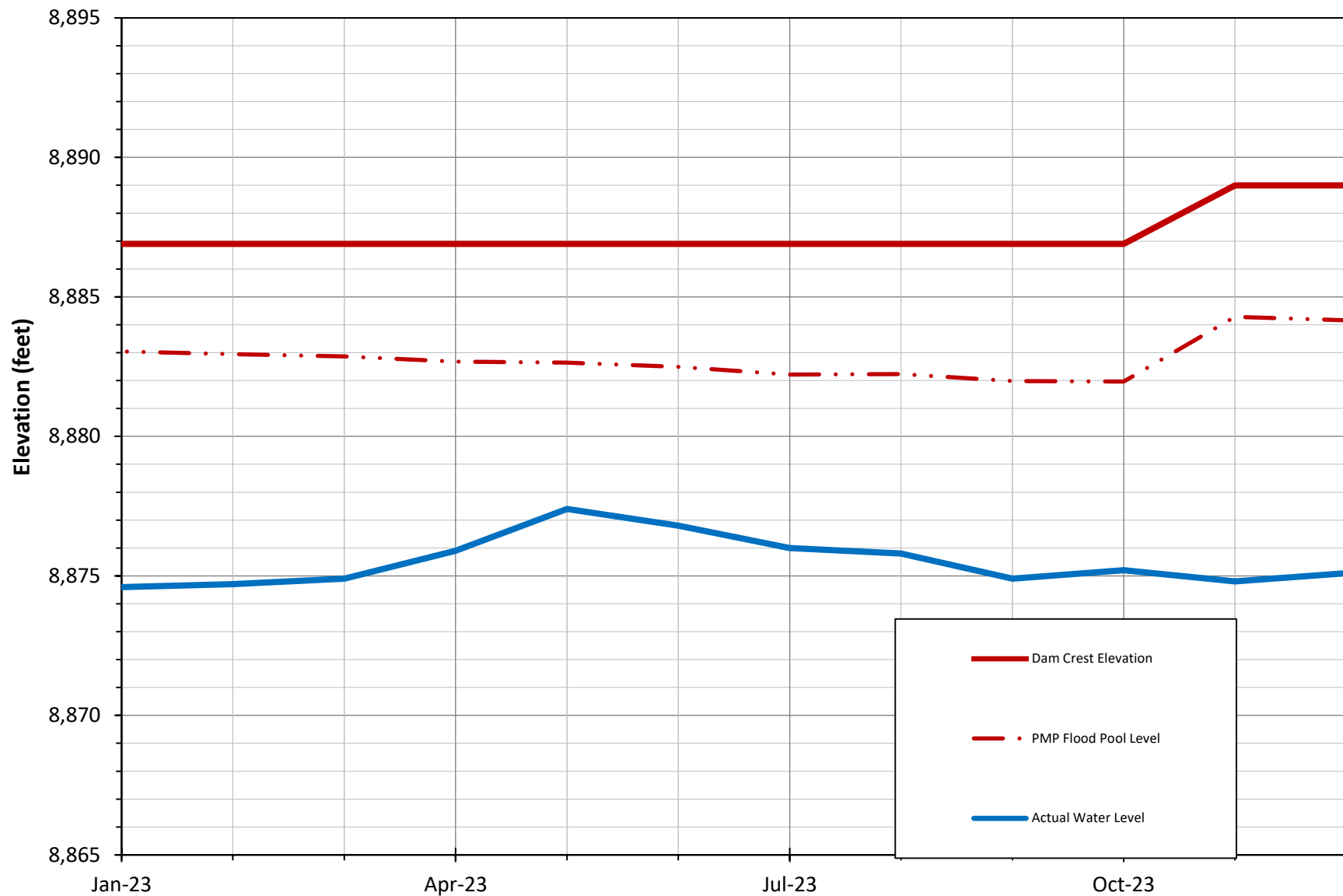
3700 S. INCA STREET
ENGLEWOOD, CO 80110-3405
303-761-4130
FAX 303-761-2802

HENDERSON MILL TAILINGS STORAGE FACILITY		Climax Molybdenum Henderson Mill Parshall, CO		
BEACH AND POND SURVEY		SAA	12/23	SCALE AS NOTED
FALL 2023 SURVEY		CHECKED BY SMM	12/23	DRAWING NO.
DATES: SEE SURVEY NOTES		ACCEPTED BY ...		FIGURE 1

**Figure 2 - Henderson TSF
Elevation Area Capacity**



**Figure 3 Henderson TSF
Water Pool Level Tracking**



Attachment C

3-Dam Seep Water Return Line Leak-down Test Results

Sort Field:	111501DA03	Equipment:	100000008159	Equipment Description:	TAILINGS DAM #3
Cost Center:	2402001111	Functional Location:	HE-2-MI-C8-TC-1866	Functional Location Description:	TAILINGS DAMS
Main Work Center:	4600C	Serial No.:		PM Activity Type:	PCM
Start Date:	09/18/2023	End Date:	09/19/2023	Priority:	3
Description:				Order Type:	MN03
PM LEAK DOWN TEST 3 DAM SEEP H2O 1YR				Originator:	IP1020230510
Person Responsible:		Person Responsible Description:			

Failure Information
Check
Comments

Maintenance Rework		
Incident or Accident		
Exceeding Design Parameters		
Poor Operational Practice		
Normal Wear and tear		

COMPLETED

FOLLOW ALL SAFETY INSTRUCTIONS RELATED TO EACH OPERATION

Operation Description							
Operation	Sub-Op	Work Center	Operation Description	Act. No. People	Act. Hrs.	Act. Dur.	Comp Date
10		4600C	PM LEAK DOWN TEST 3 DAM SEEP H2O 1YR	1	30		11/15/23

Long Text

PM LEAK DOWN TEST 3 DAM SEEP H2O 1YR
 SUPERCEDES: 7/16/20
 SUPERVISOR APPROVAL: TnT Supervisor
 LAST REVEIW DATE: 7/16/20
 MAINT PLAN: 7000000912

=====

PROVIDE COPIES TO THE CHEIF ENVIRONMENTAL ENGINEER AND THE TnT SUPERVISOR UPON COMPLETEION.

=====

1. ☒ Set up Sterling and a sump pump at 3 Dam pump vault. Pump out vault as needed throughout test.
2. ☒ Shut power off to pump in lift station.
3. ☒ Shut off ball valves in manhole on west side of road beside I-70 gate and next to the yellow light.
4. ☒ Close discharge valve for drain line and overflow line.
5. ☒ Fill drain and overflow line with 740 water truck. Use clean water from the water tower.

6. ☐ Check discharge valves and stand pipes for leaks.

7. ☐ Lock valves (intake and discharge) and read pressure gauge at the discharge valves.

Drain Line Pressure 38 PSI Date/Time 11:00 am

Overflow Line Pressure 75 Date/Time 12-17-23

8. ☒ Wait 24 hours and recheck the pressure gauge.

Drain Line Pressure 40 PSI Date/Time 11:00 am

Overflow Line Pressure 75 Date/Time 12-18-23

New Valve Order/Installed
Overflow line tested & Passed

9. ☒ If there is not a drop in pressure over 24 hours remove the locks. Open the intake valves first, then the discharge valves. Open the ball valve to the overflow pipe. Restart the 3 Dam seep pump system. If pressure does drop report drop to supervision.

10. ☒ All machine guards are in good condition, have no open holes and are properly installed.

11. ☒ Pickup area after PM is done. Ensure housekeeping is in good order.

12. ☒ Write WO for any problems found

Completion Comments

Completed by : Print Name

IEB

Signature

053138

Date Completed

11/15/23

Supervisor Reviewer : Print Name

Joe Mulder

Signature

Jim R

Date Completed

12-26-23

MATERIALS

Operation	Component	Description:	Qty	UOM	IC	SS	Location

RETURN MATERIALS

Quantity	Stock or Part	Description:	Name

FOLLOW ALL SAFETY INSTRUCTIONS RELATED TO EACH OPERATION

over flow line has hole in spool at discharge vault, could not test.

Main line test was good.

Replaced spool for overflow and wedged valve shut. will order new valve

Attachment D

Henderson Mill Tailing Storage Facility Annual Report

February 26, 2024

Mr. Ron Hickman
Climax Molybdenum Company
Henderson Mill Operations
19302 County Road 3
Parshall, CO 80468

Subject: Rev 0, Annual (Year 2023) Tailings Storage Facility Evaluation, Henderson Tailings Storage Facility, Permit No. M-19770342, Henerson Mill, Colorado

Dear Ron:

AECOM Technical Services, Inc. (AECOM) serves as the Engineer of Record (EOR) for the Climax Molybdenum Company's Henderson Tailings Storage Facility (TSF) comprised of two dams identified as 1 Dam and 3 Dam, located at Henderson Mill in Grand County. AECOM has prepared this summary of our Annual (2023) TSF Evaluation as requested. Presented below is a summary of key observations made during 2023.

Leadoff or cutout deposition occurred at the Henderson TSF from January to May and in November through December. Spigot deposition at Henderson TSF generally occurred from May 9 to November 14, 2023.

AECOM completed full monthly site inspections of the TSF from May to October 2023. The reviews included meeting with operations personnel and reviewing production and operational logistics, operational plans, tailings management challenges, and future plans for operating the dams. Our site visits included reviewing tailings dam instrumentation, specifically reviewing piezometric elevations and inclinometer data, as available. We also completed a monthly walking tour of the dam observing the active and inactive tailings beach, dam crest, abutments, downstream slope, and toe area. We also conducted a review of the horizontal and foundation drain outfalls, as accessible and applicable.

No significant issues were identified in 2023 during the EOR site visits. Any maintenance issues during the EOR site visits were discussed with the Henderson tailings operations staff and corrective action plans were developed and implemented.

In 2023, a major project completed by Henderson mill personnel was improvement to the 1 Dam right abutment. The project intent was to remove buried and deteriorated right abutment drain piping and daylight historical subdrains to a surface channel. The horizontal drains outflows were also directed to this surface channel. There was also program completed in Fall 2023 to replace/install additional piezometers as part of continued embankment performance monitoring. During this year's program 12 push-in replacement/new piezometers were installed.

The remote monitoring system provides continuous monitoring of piezometric elevations. The system incorporates alarms based on piezometric elevation changes identified as either rate of change or threshold exceedances. Rate of change alarms are triggered when predetermined elevation changes occur over a prescribed period of time. Action levels and threshold elevations are specific to individual piezometers. Threshold levels are established based on the results of slope stability analyses and provide redundant warnings should piezometric elevations rise above prescribed predetermined elevations. The monitoring system triggers alarms requiring immediate review.

AECOM reviews the piezometric data monthly on both 1 Dam and 3 Dam. Piezometers levels are tracking in accordance with the design. AECOM reviewed the annual inclinometer data and found the movement within the tolerance expected as part of tailings dam construction.

The Henderson TSFs appear to be functioning as designed and within the established design criteria. This judgment is based on observations made during site visits, as well as information provided and reported by Henderson tailings operations staff such as deposition quantity, water surface elevations, and other parameters that are reviewed by AECOM on a monthly basis.

Continued diligence in monitoring embankment construction, decant pond level, and instrumentation is essential to long term safety and performance of the structure. Correct operation of the tailings storage facility is essential, and it is incumbent upon Henderson to maintain proper training and personnel. AECOM will continue to work with the Henderson team to monitor the performance of the TSF.

AECOM represents that our services are performed within the limits prescribed by the Client in a manner consistent with the level and skill ordinarily exercised by other consultants under similar circumstances. No representation to the Client, expressed or implied, and no other warranty or guarantee is included or intended.

Please do not hesitate to call us with any questions or comments.

Sincerely,



Lisa Yenne, PE
Project Manager and EoR
AECOM
M: +1(303)506-4936
E: lisa.yenne@aecom.com

cc: Mr. Sam Saunders, Freeport McMoRan, Inc.
Mr. Geoff Niggeler, Climax Molybdenum Company

Attachment E

2023 Financial Warranty Submittal

August 31, 2023

Sent Via Email

Mr. Jared Ebert
State of Colorado
Division of Reclamation, Mining and Safety
1313 Sherman St., Rm. 215
Denver, CO 80203

Re: Financial Warranty Submittal - Climax Molybdenum Company, Henderson Operations, Permit No. M-1977-342

Dear Mr. Ebert:

Climax Molybdenum Company (Climax) is following up on your letter dated June 21, 2023 and our subsequent meeting of July 13, 2023 which confirmed that Climax would provide to the Division an update by August 31, 2023.

1. A draft Deed of Trust, which includes a provision to address the Right of First Refusal issue in connection with the two Gunnison County properties has been provided by Amy Ruhl and is currently under review by Climax's counsel, Mike Fredregill.
2. Climax also agreed to provide information relevant to MLRB Rule 4.9.1(2)(a) and (b) as follows.
 - a. 4.9.1(2)(a) - an updated Title Company of the Rockies Commitment establishes that Mt. Emmons Mining Company has clear title to Alkali Ranch and Silver Springs Ranch. Mt. Emmons Mining Company is a corporate affiliate of Climax as has been separately established. A separate updated Title Company of the Rockies Commitment also establishes that Climax has clear title to the Mill Non-industrialized properties. The two Title Company of the Rockies commitments dated July 20, 2023 are included in Attachment 1 and indicate there are no changes from the status in Climax's 2020 proposal.
 - b. 4.9.1(2)(b)(i) - updated market analyses respecting the valuations for each of the assets to be included as collateral for the financial warranty are attached:
 - i. Arnie Butler & Associates, August 2, 2023 Market Analysis addressing the valuation of Alkali Creek Ranch (Attachment 2)
 - ii. Arnie Butler & Associates, August 15, 2023 Market Analysis addressing the valuation of Alkali Silver Springs Ranch (Attachment 2)
 - iii. Arnie Butler & Associates, August 15, 2023 Market Analysis addressing the valuation of Alkali Mill Non-industrialized (Attachment 2)
 - iv. Spronk Water Engineers, Inc. August 8, 2023 letter addressing the fair market value of the Incidental Water Rights and the Skylark Ranch Water Rights (Attachment 3).

These updates establish that the value of this package of properties has not decreased since the 2020 proposal. In fact, there has been an increase.

- c. 4.9.1(2)(b)(ii) – Climax certifies that there are no changes in any circumstances from the date of Climax's 2020 proposal which may affect the adequacy of the Deed of Trust.
 - d. 4.9.1(2)(b)(iii) - proof that there are no past-due property taxes is provided in the respective Market Analyses for each property (see page 2 of the Alkali Creek and Silver Springs Market Analyses reports and page 5 of Henderson Non-Industrialized Market Analysis Report). Additionally, to further document there are no past-due property taxes, attached are PDFs of Gunnison County tax payment histories for the Alkali Creek and Silver Springs parcels and Grand County property tax receipts for the Henderson Non-Industrial parcels.
3. As to the pending application with the US Forest Service respecting access to Alkali Creek Parcel B, a positive decision continues to be expected in September.

We look forward to working with DRMS to finalize the deeds of trust and other documents to present to the MLRB during their regular hearing scheduled on October 18-19, 2023. Please feel free to contact me at (720) 942-3255 if you would like to discuss anything in the meantime.

Sincerely,



Miguel Hamarat
Environmental Manager
Climax Molybdenum Company
Henderson Operations

Attachments:

1. Updated Title Commitments for Gunnison County and Henderson Mill properties
2. Market Analyses for Gunnison County and Henderson Mill properties
3. Fair Market Value update for Skylark Ranch and Incidental Water Rights
4. Gunnison County Property Tax Histories: 182 acres Silver Springs, 71 acres Silver Springs, 800 acres Alkali Creek, and 440 acres Alkali Creek
5. Grand County Property Tax receipts: Grand County Parcels 1699-153-00-002; 1593-283-00-009; 1593-324-00-055; 1593-343-00-032; and 1593-332-00-046

cc (via email):

Jeff Fugate (AG's Office)
Russ Means (DRMS)
Brock Bowles (DRMS)
Sheila Deely (Freeport)
Jim Sanderson (WSMT Law)

Attachment 1
Updated Title Commitments



TITLE COMPANY
of the rockies

78491 U.S. Highway 40
Box 415
Winter Park, CO 80482
Phone: (970) 726-8077 Fax: (877) 239-2981

COMMITMENT TRANSMITTAL

Commitment Ordered By:

Daniel Dempsey
Freeport-McMoRan Inc
333 N. Central Avenue
Phoenix, AZ 85004
Phone: 602-366-7896 Fax:

Inquiries should be directed to:

Charlotte Grewell
Title Company of the Rockies
78491 U.S. Highway 40
Box 415
Winter Park, CO 80482
Phone: (970) 726-8077 Fax: (877) 239-2981

Commitment Number:

0303180-C8

Buyer's Name(s):

Purchaser with contractual rights under a purchaser agreement with the vested owner identified at Item 4 below and Silver Springs Ranch, Inc. a Colorado Corporation

Seller's Name(s):

Property:

,,
Gunnison, CO

COPIES / MAILING LIST

Purchaser with contractual rights under a purchaser agreement
with the vested owner identified at Item 4 below
Silver Springs Ranch, Inc. a Colorado Corporation

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TITLE COMPANY
of the rockies

78491 U.S. Highway 40
Box 415
Winter Park, CO 80482
Phone: (970) 726-8077 Fax: (877) 239-2981
www.titlecorockies.com

Commitment Ordered By:

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333 N. Central Avenue
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Phone: 602-366-7896 Fax:

Inquiries should be directed to:

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78491 U.S. Highway 40
Box 415
Winter Park, CO 80482
Phone: (970) 726-8077 Fax: (877) 239-2981

Commitment Number:

0303180-C8

Buyer's Name(s):

Purchaser with contractual rights under a purchaser agreement with the vested owner identified at Item 4 below and Silver Springs Ranch, Inc. a Colorado Corporation

Seller's Name(s):

Property:

,,
Gunnison, CO

TITLE CHARGES

These charges are based on issuance of the policy or policies described in the attached Commitment for Title Insurance, and includes premiums for the proposed coverage amount(s) and endorsement(s) referred to therein, and may also include additional work and/or third party charges related thereto.

If applicable, the designation of "Buyer" and "Seller" shown below may be based on traditional settlement practices in Gunnison County, Colorado, and/or certain terms of any contract, or other information provided with the Application for Title Insurance.

COMMITMENT FOR TITLE INSURANCE

Issued by



as agent for

Stewart Title Guaranty Company

SCHEDULE A

Reference:

Commitment Number: 0303180-C8

1. Effective Date: **July 18, 2023, 7:00 am** Issue Date: **July 20, 2023**

2. Policy (or Policies) to be issued:

ALTA Owner's Policy (6-17-06)

Policy Amount:
Premium:

Amount to be Determined
Amount to be Determined

Proposed Insured: **Purchaser with contractual rights under a purchaser agreement with the vested owner identified at Item 4 below**

3. The estate or interest in the land described or referred to in this Commitment is **Fee Simple**.

4. The Title is, at the Commitment Date, vested in:

**Mt. Emmons Mining Company, a Delaware corporation, as to Parcels A and B; and
Silver Springs Ranch, Inc. a Colorado Corporation, as to Parcels C and D**

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

FOR LEGAL DESCRIPTION SEE SCHEDULE A CONTINUED ON NEXT PAGE

For Informational Purposes Only - APN:

Countersigned
The Title Company of the Rockies

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Commitment for Title Insurance (8-1-2016)
Technical Correction 4-2-2018
Schedule B - Part II

By:

A handwritten signature in dark ink, appearing to read "Mike Mulligan", with a long, sweeping horizontal flourish extending to the right.

Mike Mulligan

SCHEDULE A (continued)

LEGAL DESCRIPTION

The Land referred to herein is located in the County of Gunnison, State of Colorado, and described as follows:

GUNNISON COUNTY:

Parcel A:

Township 15 South, Range 85 West, 6th P.M.
County of Gunnison, State of Colorado
Section 19: SE1/4
Section 20: S1/2 SE1/4, S1/2 SW1/4, NW1/4 SW1/4
Section 29: N1/2 NE1/4, SW1/4 NE1/4, NW1/4
Section 30: NE1/4

Parcel B:

Township 15 South, Range 85 West, 6th P.M.
County of Gunnison, State of Colorado
Section 15: SW1/4 SW1/4
Section 21: NE1/4 SE1/4
Section 22: W1/2 SE1/4, E1/2 SW1/4, W1/2 NW1/4, SE1/4 NW1/4, SW1/4 NE1/4, NW1/4 SW1/4

Parcel C:

Township 50 North, Range 1 West, N.M.P.M.
County of Gunnison, State of Colorado
Section 12: SE1/2 SE1/4
Section 13: NE1/4 SE1/4, E1/2 NE1/4

EXCEPTING a Tract of land containing approximately one-half acre more particularly described as follows:

Beginning at a point on the Easterly boundary line of State Highway No. 135 from whence the East Quarter corner of section 13, Township 50 North, Range 1 West, bears West 94 feet and thence North 270 feet;
thence continuing around the said tract East 70 feet;
thence Southeasterly along a fence to the Northeast corner of the building;
thence Southwesterly along the side of the building and extension of that line 142 feet to a gate corner, being the Southeast corner of the land herein reserved;
thence West 70 feet to the Easterly highway boundary line, the Southwest corner of the tract herein reserved;

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Commitment for Title Insurance (8-1-2016)
Technical Correction 4-2-2018
Schedule A

thence Northwesterly along the highway right of way boundary line to the point of beginning of the tract herein described, said tract being situated in the Northeast Quarter of the southeast Quarter, Section 13, Township 50 North, Range 1 West, N.M.P.M., and the Northwest Quarter of the Southwest Quarter of Section 18, Township 50 North, Range 1 East, N.M.P.M.

AND EXCEPTING THEREFROM the parcel of land deeded to the County of Gunnison as described and set forth in instrument recorded April 9, 2009 at Reception No. 590014.

AND FURTHER EXCEPTING THEREFROM any portion of the above described property lying West of the Easterly boundary of County road 730 or South of the Northerly right of way boundary of Colorado State Highway 135.

Parcel D:

Township 50 North, Range 1 East, N.M.P.M.
County of Gunnison, State of Colorado
Section 7: Lot 4 (SW1/4 SW1/4)
Section 18: Lot 1 (NW1/4 NW1/4)

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Commitment for Title Insurance (8-1-2016)
Technical Correction 4-2-2018
Schedule A

COMMITMENT FOR TITLE INSURANCE

Issued by

Stewart Title Guaranty Company

**SCHEDULE B, PART I
Requirements**

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

THE COMPANY RESERVES THE RIGHT TO CONDUCT AN ADDITIONAL SEARCH OF THE RECORDS IN THE OFFICE OF THE CLERK AND RECORDER FOR GUNNISON COUNTY, COLORADO FOR JUDGMENT LIENS, TAX LIENS OR OTHER SIMILAR OR DISSIMILAR INVOLUNTARY MATTERS AFFECTING THE GRANTEE OR GRANTEES, AND TO MAKE SUCH ADDITIONAL REQUIREMENTS AS IT DEEMS NECESSARY, AFTER THE IDENTITY OF THE GRANTEE OR GRANTEES HAS BEEN DISCLOSED TO THE COMPANY.

NOTE: THIS COMMITMENT IS ISSUED UPON THE EXPRESS AGREEMENT AND UNDERSTANDING THAT THE APPLICABLE PREMIUMS, CHARGES AND FEES SHALL BE PAID BY THE APPLICANT IF THE APPLICANT AND/OR ITS DESIGNEE OR NOMINEE CLOSES THE TRANSACTION CONTEMPLATED BY OR OTHERWISE RELIES UPON THE COMMITMENT, ALL IN ACCORDANCE WITH THE RULES AND SCHEDULES OF RATES ON FILE WITH THE COLORADO DEPARTMENT OF INSURANCE.

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SCHEDULE B, PART II
Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company.

Any loss or damage, including attorney fees, by reason of the matters shown below:

1. Any facts, right, interests, or claims which are not shown by the Public Records but which could be ascertained by an inspection of said Land or by making inquiry of persons in possession thereof.
2. Easements or claims of easements, not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
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 of the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.
6. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

GUNNISON COUNTY:

Parcel A:

7. Right of the Proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted, as reserved in United States Patent recorded February 13, 1909 in [Book 101 at page 426](#).
8. Right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded February 13, 1909 in [Book 101 at page 426](#) and November 13, 1923 in Book 184 at

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Page 430.

9. All coal and other minerals, together with the right to prospect for, mine and remove the same, as reserved in United States Patent recorded November 13, 1923 in [Book 184 at Page 430](#).
10. Any and all water and water rights, reservoir and reservoir rights, ditches and ditch rights, and the enlargements and extensions thereof, and all laterals, flumes and headgates used in connection therewith.
11. Terms, agreements, provisions, conditions and obligations as contained in Notice of First Right of refusal and Notice of Lease recorded February 5, 1982 in [Book 576 at Page 927](#).
12. ~~Intentionally Deleted Terms, agreements, provisions, conditions and obligations as contained in Grazing Lease recorded May 21, 1984 in [Book 605 at Page 595](#) and Termination of First Right of Refusal recorded January 20, 2015 at [Reception No. 630948](#).~~
13. Terms, agreements, provisions, conditions and obligations as contained in Certification No. 60, Series of 2006 recorded July 10, 2006 at [Reception No. 566712](#).
14. Lack of a right of access from the land to any open public road, street or highway.

NOTE: This exception is necessary because it does not appear from the instruments in the office of the Clerk and Recorder for Gunnison County, Colorado that any right of access exists to an open public roadway.

Parcel B:

15. Right of the Proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted, as reserved in United States Patent recorded October 9, 1917 in [Book 184 at page 102](#), October 9, 1917 in [Book 184 at page 104](#).
16. Right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded February 13, 1909 in [Book 101 at page 426](#) and October 9, 1917 in [Book 184 at page 102](#), October 9, 1917 in [Book 184 at page 104](#), June 23, 1923 in [Book 184 at Page 397](#) and November 9, 1955 in [Book 298 at page 476](#).
17. Any and all water and water rights, reservoir and reservoir rights, ditches and ditch rights, and the enlargements and extensions thereof, and all laterals, flumes and headgates used in connection therewith.
18. Terms, agreements, provisions, conditions and obligations as contained in Notice of First Right of refusal and Notice of Lease recorded February 5, 1982 in [Book 576 at Page 927](#).
19. ~~Intentionally Deleted Terms, agreements, provisions, conditions and obligations as contained in Grazing Lease recorded May 21, 1984 in [Book 605 at Page 595](#) and Termination of First Right of Refusal recorded January 20, 2015 at [Reception No. 630948](#).~~
20. Terms, agreements, provisions, conditions and obligations as contained in Exchange Agreement recorded

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Commitment for Title Insurance (8-1-2016)

Technical Correction 4-2-2018

Schedule B - Part II - continued

April 1, 2004 at [Reception No. 540356](#).

21. Terms, agreements, provisions, conditions and obligations as contained in Certification No. 60, Series of 2006 recorded July 10, 2006 at [Reception No. 566712](#).

Parcel C:

22. Right of the Proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted, as reserved in United States Patent recorded July 6, 1889 in [Book 101 at page 15](#), September 5, 1890 in [Book 101 at page 31](#).
23. Any and all water and water rights, reservoir and reservoir rights, ditches and ditch rights, and the enlargements and extensions thereof, and all laterals, flumes and headgates used in connection therewith.
24. Easement and right of way for telecommunication facilities purposes, as granted by to US West Communications, Inc., by instrument recorded April 20, 1992 in [Book 704 at Page 607](#), said easement being more particularly described therein.
25. Terms, agreements, provisions, conditions and obligations as contained in Easement agreement recorded July 28, 2009 at [Reception No. 592448](#).
26. right of way for State Highway 135 and County road 730.

Parcel D:

27. Right of the Proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted, as reserved in United States Patent recorded November 4, 1909 in [Book 101 at page 438](#), and May 25, 1982 in [Book 115 at page 18](#).
28. Right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded November 4, 1909 in [Book 101 at page 438](#).
29. Any and all water and water rights, reservoir and reservoir rights, ditches and ditch rights, and the enlargements and extensions thereof, and all laterals, flumes and headgates used in connection therewith.
30. Lack of a right of access from the land to any open public road, street or highway.

NOTE: This exception is necessary because it does not appear from the instruments in the office of the Clerk and Recorder for Gunnison County, Colorado that any right of access exists to an open public roadway.

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Commitment for Title Insurance (8-1-2016)

Technical Correction 4-2-2018

Schedule B - Part II - continued

DISCLOSURE STATEMENTS

Note 1: Colorado Division of Insurance Regulations 3-5-1, Paragraph C of Article VII, requires 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 of legal documents resulting from the transaction which was closed." (Gap Protection)

Note 2: Exception No. 4 of Schedule B, Section 2 of this Commitment may be deleted from the Owner's Policy to be issued hereunder upon compliance with the following conditions:

1. The Land described in Schedule A of this commitment must be a single-family residence, which includes a condominium or townhouse unit.
2. No labor or materials may have been furnished by mechanics or materialmen for purpose of construction on the Land described in Schedule A of this Commitment within the past 13 months.
3. The Company must receive an appropriate affidavit indemnifying the Company against unfilled mechanic's and materialmen's liens.
4. Any deviation from conditions A through C above is subject to such additional requirements or Information as the Company may deem necessary, or, at its option, the Company may refuse to delete the exception.
5. Payment of the premium for said coverage.

Note 3: The following disclosures are hereby made pursuant to §10-11-122, C.R.S.:

- (i) The subject real property may be located in a special taxing district;
- (ii) A certificate of taxes due listing each taxing jurisdiction shall be obtained from the County Treasurer or the County Treasurer's authorized agent; and
- (iii) Information regarding special districts and the boundaries of such districts may be obtained from the County Commissioners, the County Clerk and Recorder, or the County Assessor.

Note 4: If the sales price of the subject property exceeds \$100,000.00, the seller shall be required to comply with the disclosure or withholding provisions of C.R.S. §39-22-604.5 (Non-resident withholding).

Note 5: Pursuant to C.R.S. §10-11-123 Notice is hereby given:

- (a) If there is recorded evidence that a mineral estate has been severed, leased or otherwise conveyed from the surface estate then there is a substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property, and
- (b) That such mineral estate may include the right to enter and use the property without the surface owner's permission.

Note 6: Effective September 1, 1997, C.R.S. §30-10-406 requires that all documents received for recording or filing in the clerk and recorder's office shall contain a top margin of at least one inch and a left, right and bottom margin of at least one-half inch the clerk and recorder may refuse to record or file any document that does not conform.

Note 7: Our Privacy Policy:

We will not reveal nonpublic personal customer information to any external non-affiliated organization unless we have been authorized by the customer, or are required by law.

Note 8: Records:

Regulation 3-5-1 Section 7 (N) provides that each title entity shall maintain adequate documentation and records sufficient to show compliance with this regulation and Title 10 of the Colorado Revised Statutes for a period of not less than seven (7) years, except as otherwise permitted by law.

Note 9: Pursuant Regulation 3-5-1 Section 9 (F) notice is hereby given that "A title entity shall not earn interest on fiduciary funds unless disclosure is made to all necessary parties to a transaction that interest is or has been earned. Said disclosure must offer the opportunity to receive payment of any interest earned on such funds beyond any administrative fees as may be on file with the division. Said disclosure must be clear and conspicuous, and may be made at any time up to and including closing."

Be advised that the closing agent will or could charge an Administrative Fee for processing such an additional

services request and any resulting payee will also be subjected to a W-9 or other required tax documentation for such purpose(s).

Be further advised that, for many transactions, the imposed Administrative Fee associated with such an additional service may exceed any such interest earned.

Therefore, you may have the right to some of the interest earned over and above the Administrative Fee, if applicable (e.g., any money over any administrative fees involved in figuring the amounts earned).

Note 10: Pursuant to Regulation 3-5-1 Section 9 (G) notice is hereby given that “Until a title entity receives written instructions pertaining to the holding of fiduciary funds, in a form agreeable to the title entity, it shall comply with the following:

1. The title entity shall deposit funds into an escrow, trust, or other fiduciary account and hold them in a fiduciary capacity.
2. The title entity shall use any funds designated as “earnest money” for the consummation of the transaction as evidenced by the contract to buy and sell real estate applicable to said transaction, except as otherwise provided in this section. If the transaction does not close, the title entity shall:
 - (a) Release the earnest money funds as directed by written instructions signed by both the buyer and seller; or
 - (b) If acceptable written instructions are not received, uncontested funds shall be held by the title entity for 180 days from the scheduled date of closing, after which the title entity shall return said funds to the payor.
3. In the event of any controversy regarding the funds held by the title entity (notwithstanding any termination of the contract), the title entity shall not be required to take any action unless and until such controversy is resolved. At its option and discretion, the title entity may:
 - (a) Await any proceeding; or
 - (b) Interplead all parties and deposit such funds into a court of competent jurisdiction, and recover court costs and reasonable attorney and legal fees; or
 - (c) Deliver written notice to the buyer and seller that unless the title entity receives a copy of a summons and complaint or claim (between buyer and seller), containing the case number of the lawsuit or lawsuits, within 120 days of the title entity's written notice delivered to the parties, title entity shall return the funds to the depositing party.”

Note 11: Pursuant to Colorado Division of Insurance Regulation 8-1-3, Section 5, Paragraph C (11)(f), a closing protection letter is available to the consumer.

ALTA Commitment Form

COMMITMENT FOR TITLE INSURANCE

Issued by



STEWART TITLE GUARANTY COMPANY, a Texas Corporation ("Company"), for a valuable consideration, 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 in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

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 by the Company.

All liability and obligation under this Commitment shall cease and terminate six months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the Commitment upon request .

This Commitment shall not be valid or binding until countersigned by a validating officer or authorized signatory.

IN WITNESS WHEREOF, Stewart Title Guaranty Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

Authorized Signature

A handwritten signature in dark ink, appearing to read "Mr. Mullis", written over a horizontal line.

Authorized Signatory

The Title Company of the Rockies

78491 U.S. Highway 40
Box 415

A handwritten signature in dark ink, appearing to read "F. H. Eppinger", written over a horizontal line.

Frederick H. Eppinger
President and CEO

A handwritten signature in dark ink, appearing to read "Denise Carraux", written over a horizontal line.

Denise Carraux
Secretary

CONDITIONS

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 undertaking 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. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. 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.
5. *The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at <<http://www.alta.org/>>.*



All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at P.O. Box 2029, Houston, Texas 77252.



TITLE COMPANY

of the rockies

78491 U.S. Highway 40
Box 415
Winter Park, CO 80482
Phone: (970) 726-8077 Fax: (877) 239-2981

COMMITMENT TRANSMITTAL

Commitment Ordered By:

Title Company of the Rockies
P.O. Box 415
78491 U.S. Highway 40
Winter Park, CO 80482
Phone: 970-726-8077 Fax: 877-239-2981

Inquiries should be directed to:

Charlotte Grewell
Title Company of the Rockies
78491 U.S. Highway 40
Box 415
Winter Park, CO 80482
Phone: (970) 726-8077 Fax: (877) 239-2981

Commitment Number:

0302959-C3

Borrower's Name(s):

Climax Molybdenum Company, a Delaware Corporation
(Refinance)

Property:

, kREMMLING, CO 80482
78W-1S-28, Grand, CO

COPIES / MAILING LIST

Title Company of the Rockies
P.O. Box 415
78491 U.S. Highway 40
Winter Park, CO 80482
Phone: 970-726-8077 Fax: 877-239-2981
email:



COMMITMENT TRANSMITTAL - MAILING LIST (CONTINUED)

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TITLE COMPANY
of the rockies

78491 U.S. Highway 40
Box 415
Winter Park, CO 80482
Phone: (970) 726-8077 Fax: (877) 239-2981
www.titlecorockies.com

Commitment Ordered By:

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Title Company of the Rockies
78491 U.S. Highway 40
Box 415
Winter Park, CO 80482
Phone: (970) 726-8077 Fax: (877) 239-2981

Commitment Number: 0302959-C3
Borrower's Name(s): Climax Molybdenum Company, a Delaware Corporation
(Refinance)

Property: , kREMMLING, CO 80482
78W-1S-28, Grand, CO

TITLE CHARGES

These charges are based on issuance of the policy or policies described in the attached Commitment for Title Insurance, and includes premiums for the proposed coverage amount(s) and endorsement(s) referred to therein, and may also include additional work and/or third party charges related thereto.

Owner's Policy Premium:	\$0.00
Loan Policy Premium:	\$0.00
Additional Lender Charge(s):	
Additional Other Charge(s):	\$375.00
Tax Certificate:	
Total Endorsement Charge(s):	
TBD Charge(s):	\$250.00
TOTAL CHARGES:	\$625.00

COMMITMENT FOR TITLE INSURANCE

Issued by



as agent for

Westcor Land Title Insurance Company

SCHEDULE A

Reference:

Commitment Number: 0302959-C3

1. Effective Date: **July 14, 2023, 7:00 am** Issue Date: **July 20, 2023**

2. Policy (or Policies) to be issued:

ALTA® 2021 Loan Policy

Policy Amount:

Premium:

Proposed Insured: **Lender with contractual obligations under a loan agreement with the
Proposed Insured identified at Schedule A, Item 2(a).**

3. The estate or interest in the Land at the Commitment Date is **Fee Simple**.

4. The Title is, at the Commitment Date, vested in:
Climax Molybdenum Company, a Delaware Corporation

5. The Land is described as follows:

FOR LEGAL DESCRIPTION SEE SCHEDULE A CONTINUED ON NEXT PAGE

For Informational Purposes Only - APN: **R014261**

Countersigned

The Title Company of the Rockies

By:



Mike Mulligan

SCHEDULE A (continued)**LEGAL DESCRIPTION**

The Land referred to herein is located in the County of **Grand**, State of **Colorado**, and described as follows:

Parcel I

A parcel of land located within Exchange Survey No. 375, located in Township 2 South, Range 78 West, Sixth Principal Meridian, Grand County, Colorado, described as follows:

BEGINNING at a point on the line between Angle Point 35 and Angle Point 36, said point lying N 11°11'22" E a distance of 666.42 feet; from the aforementioned Angle Point 36;

Thence, N 11° 11' 22.0" E for a distance of 1920.11 feet; to the aforementioned Angle Point 35;

Thence, N 49° 05' 38.0" W along the line between said Angle Point 35 and Angle Point 34 for a distance of 7982.70 feet; to said Angle Point 34;

Thence, N 73° 48' 38.0" W along the line between said Angle Point 34 and Angle Point 33 for a distance of 2970.00 feet;;

Thence, N 04° 13' 46.8" E for a distance of 2926.40 feet;; Thence, S 51° 08' 12.7" E for a distance of 10226.72 feet;;

Thence, S 44° 34' 11.6" E for a distance of 2632.66 feet;; Thence, S 41° 40' 43.7" E for a distance of 1429.96 feet;;

Thence S 58° 43' 26.6" W a distance of 2883.46 feet; back to the POINT OF BEGINNING.

Parcel II

A parcel of land located within Sections 28, 32, 33 & 34, Township 1 South, Range 78 West; and Exchange Survey No. 375, located in Township 2 South, Range 78 West, both of the Sixth Principal Meridian, Grand County, Colorado, described as follows:

BEGINNING at Angle Point 1 of said Exchange Survey No. 375, said point being the Southeast corner of the aforementioned Section 33, Township 1 South, Range 78 West;

Thence, S 54° 00' 19.8" E along the line between said Angle Point 1 and Angle Point 76 for a distance of 4474.13 feet; to Angle Point 76;

Thence, S 19° 03' 38.0" E along the line between said Angle Point 76 and Angle Point 75 for a distance of 4328.28 feet; to Angle Point 75;

Thence, S 84° 21' 07.3" W for a distance of 6772.65 feet;

Thence, S 55° 17' 57.4" W for a distance of 2007.71 feet;

Thence, S 29° 12' 49.0" W for a distance of 635.50 feet;

Thence, S 44° 47' 54.7" W for a distance of 1865.76 feet;

Thence, S 17° 15' 44.9" W for a distance of 2453.05 feet;

Thence, S 04° 13' 46.8" W for a distance of 4364.11 feet; to a point on the line between Angle Point 34 and Angle Point 33;

Thence, N 73° 48' 38.0" W along said line for a distance of 5388.24 feet; to Angle Point 33;

Thence, N 19° 26' 38.0" W along the line between said Angle Point 33 and Angle Point 32 for a distance of 3338.28 feet; to Angle Point 32;

Thence, N 63° 07' 38.0" W along the line between said Angle Point 32 and Angle Point 31 for a distance of 779.69 feet;

Thence, N 26° 56' 36.0" E for a distance of 299.21 feet; Thence, N 26° 55' 18.5" E for a distance of 414.72 feet;

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Commitment No: 0302959-C3

Thence, N 26° 54' 08.5" E for a distance of 1034.17 feet; Thence, N 26° 55' 44.0" E for a distance of 990.97 feet; Thence, N 26° 57' 26.0" E for a distance of 331.03 feet; Thence, N 12° 01' 01.0" E for a distance of 897.01 feet; Thence, N 21° 57' 39.0" E for a distance of 876.61 feet; Thence, N 22° 12' 38.0" E for a distance of 688.52 feet; Thence, N 22° 22' 15.0" E for a distance of 485.22 feet; Thence, N 21° 50' 51.0" E for a distance of 554.61 feet; Thence, N 22° 10' 24.0" E for a distance of 743.19 feet; Thence, N 21° 40' 48.0" E for a distance of 370.89 feet; Thence, N 07° 19' 31.0" E for a distance of 290.96 feet; Thence, N 08° 48' 13.0" E for a distance of 459.33 feet; Thence, N 26° 03' 34.0" E for a distance of 301.25 feet; Thence, N 29° 38' 56.0" E for a distance of 263.26 feet; Thence, N 38° 12' 58.0" E for a distance of 348.18 feet; Thence, N 49° 58' 08.0" E for a distance of 427.72 feet; Thence, N 31° 45' 55.0" E for a distance of 359.94 feet; Thence, N 22° 39' 43.0" E for a distance of 407.19 feet; Thence, N 11° 28' 25.0" E for a distance of 579.49 feet; Thence, N 06° 25' 05.3" W for a distance of 560.85 feet; Thence, N 07° 18' 43.0" E for a distance of 351.10 feet; Thence, N 04° 25' 59.0" W for a distance of 324.23 feet; Thence, N 00° 00' 00.0" E for a distance of 264.65 feet; Thence, N 42° 31' 11.0" E for a distance of 209.81 feet; Thence, N 36° 34' 49.0" E for a distance of 451.05 feet; Thence, N 41° 40' 03.0" E for a distance of 185.52 feet; Thence, N 25° 51' 20.0" E for a distance of 376.33 feet; Thence, N 42° 02' 06.0" E for a distance of 163.66 feet; Thence, N 17° 35' 43.0" E for a distance of 318.05 feet; Thence, N 05° 39' 37.0" E for a distance of 166.12 feet; Thence, N 20° 34' 18.0" E for a distance of 273.00 feet; Thence, N 19° 11' 44.0" E for a distance of 171.21 feet; Thence, N 26° 22' 02.0" E for a distance of 247.21 feet; Thence, N 47° 25' 35.0" E for a distance of 295.27 feet; Thence, N 33° 15' 22.0" E for a distance of 370.78 feet; Thence, N 17° 29' 40.0" E for a distance of 290.81 feet; Thence, N 22° 05' 51.0" E for a distance of 204.65 feet; Thence, N 29° 57' 08.0" E for a distance of 235.89 feet; Thence, N 46° 45' 25.0" E for a distance of 97.60 feet; Thence, N 63° 01' 19.0" E for a distance of 176.82 feet; Thence, N 55° 48' 50.0" E for a distance of 203.94 feet; Thence, N 69° 36' 00.0" E for a distance of 174.54 feet; Thence, N 37° 16' 16.0" E for a distance of 156.45 feet; Thence, N 54° 22' 29.0" E for a distance of 191.65 feet; Thence, N 53° 18' 38.0" E for a distance of 164.32 feet; Thence, N 74° 36' 21.0" E for a distance of 158.77 feet; Thence, N 54° 35' 26.0" E for a distance of 162.30 feet; Thence, N 71° 48' 30.0" E for a distance of 274.27 feet; Thence, N 44° 02' 01.0" E for a distance of 253.66 feet; Thence, N 42° 21' 00.0" E for a distance of 156.05 feet; Thence, N 02° 33' 02.0" W for a distance of 162.83 feet; Thence, N 34° 47' 25.0" E for a distance of 278.49 feet; Thence, N 19° 23' 30.0" E for a distance of 148.11 feet; Thence, N 53° 42' 29.0" E for a distance of 224.66 feet; Thence, N 51° 08' 22.0" E for a distance of 485.74 feet; Thence, N 06° 50' 39.0" W for a distance of 1640.68 feet to a point on the south right of way line of Grand County Road No. 3, a non tangent point of curvature to the left, having a radius of 1631.48 and a central angle of 07°50'01", from which point the radius point bears N 13°29'09" W; Thence, run along the arc of said curve and right of way a distance of 223.06 feet; Thence, N 65° 58' 21.0" E along said right of way for a distance of 96.02 feet to the beginning of a non tangent curve to the left, said curve having a radius of 1635.54 feet, a central angle of 04°16'09" and from which the radius point bears N 19° 05' 18" W; Thence, run along said right of way and curve a distance of 121.87 feet to a point on the North line of the Southwest Quarter of the Southwest Quarter of said Section 28; Thence, S 87° 35' 56.7" E along said line for a distance of 135.36 feet to the Northeast corner of said Southwest Quarter of the Southwest Quarter; Thence, S 00° 14' 56.8" E along the east line of said Southwest Quarter of the Southwest Quarter for a distance of 1353.63 feet to the Southeast corner of said Southwest Quarter of the Southwest Quarter; Thence, S 87° 36' 11.4" E along the south line of the Southeast Quarter of the Southwest Quarter for a distance of 1324.40 feet to the Southeast corner of said Southeast Quarter of the Southwest Quarter; Thence, N 00° 14' 57.2" W along the east line of said Southeast Quarter of the Southwest Quarter for a distance of 889.08 feet to a point on the southwesterly right of way of the aforementioned Grand County Road No. 3; Thence, S 58° 18' 50.0" E along said right of way for a distance of 249.66 feet to the beginning of a curve to the right, said curve having a radius of 1297.36 feet and a central angle of 26° 43' 14"; Thence, run along the arc of said curve and right of way a distance of 605.04 feet; Thence, S 31° 35' 36.0" E along said right of way for a distance of 1318.02 feet to a point on the west line of the

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Commitment No: 0302959-C3

Northeast Quarter of the Northeast Quarter of said Section 33;
Thence, S 00° 24' 40.0" W along said west line for a distance of 604.82 feet to the Southwest corner of said Northeast Quarter of the Northeast Quarter;
Thence, S 87° 52' 30.0" E along the south line of said Northeast Quarter of the Northeast Quarter for a distance of 337.53 feet to a point on the aforementioned southwesterly right of way line of Grand County Road No. 3, a non tangent point of curvature to the left, having a radius of 1031.78 feet and a central angle of 02°49'10", from which point the radius point bears N 48°33'23" E;
Thence, run along the arc of said curve and right of way a distance of 50.77 feet;
Thence, S 45°14'38.0" E along said right of way for a distance of 212.83 feet to the beginning of a curve to the right, having a radius of 5762.26 feet and a central angle of 02°46'51";
Thence, run along the arc of said curve and right of way a distance of 296.43 feet;
Thence, S 42° 17' 47.0" E along said right of way for a distance of 854.97 feet to a point on the east line of the Southeast Quarter of the Northeast Quarter of said Section 33;
Thence, S 00° 34' 19.9" W along said east line for a distance of 329.42 feet to the Southeast corner of said Southeast Quarter of the Northeast Quarter;
Thence, S 89° 31' 36.1" E along the north line of the Northwest Quarter of the Southwest Quarter of said Section 34 for a distance of 304.66 feet to a point on the aforementioned southwesterly right of way of Grand County Road No. 3;
Thence, S 42° 14' 14.4" E along said right of way for a distance of 1360.94 feet to the beginning of a curve to the right, said curve having a radius of 1705.93 feet and a central angle of 04°35'12";
Thence, run along the arc of said curve and right of way for a distance of 136.57 feet to a point on the west line of the Northeast Quarter of the Southwest Quarter of said Section 34;
Thence, S 00°24' 40.0" W along said west line for a distance of 214.98 feet to the Southwest corner of said Northeast Quarter of the Southwest Quarter;
Thence, continue S 00° 24' 40.0" W along the west line of the Southeast Quarter of the Southwest Quarter of said Section 34 for a distance of 1325.91 feet to the Southwest corner of said Southeast Quarter of the Southwest Quarter;
Thence, N 89° 13' 06.1" W along the south line of the Southwest Quarter of the Southwest Quarter of said Section 34 for a distance of 1324.59 feet back to the POINT OF BEGINNING.

AND

A parcel of land located within Section 33, Township 1 South, Range 78 West of the Sixth Principal Meridian, Grand County, Colorado, described as follows:

BEGINNING at the Northeast corner of the Southeast Quarter of the Northeast Quarter of said Section 33;

Thence, S 00° 23' 40.0" W along the east line of said Southeast Quarter of the Northeast Quarter for a distance of 856.39 feet to a point on the northerly right of way line of the aforementioned Grand County Road No. 3;

Thence, N 42° 17' 47.3" W along said right of way line for a distance of 744.14 feet to the beginning of a curve to the left, having a radius of 5862.26 feet and a central angle of 02°57'24";

Thence, run along the arc of said curve and right of way a distance of 302.51 feet;

Thence, N 45° 14' 38.1" W along said right of way for a distance of 169.35 feet to a point on the north line of said Southeast Quarter of the Northeast Quarter;

Thence, S 87° 49' 37.2" E along said line for a distance of 836.76 feet back to the POINT OF BEGINNING.

AND

A parcel of land located within Section 34, Township 1 South, Range 78 West of the Sixth Principal Meridian, Grand County, Colorado, described as follows:

BEGINNING at the Northeast corner of the Northwest Quarter of the Southwest Quarter of said Section 34;

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Commitment No: **0302959-C3**

Thence, S 00° 24' 40.0" W along the east line of said Northwest Quarter of the Southwest Quarter for a distance of 934.29 feet to a point on the northerly right of way line of the aforementioned Grand County Road No. 3;
Thence, N 42° 17' 47.1" W along said right of way line for a distance of 1271.51 to a point on the north line of said Northwest Quarter of the Southwest Quarter;
Thence, S 89° 31' 36.1" E along said line for a distance of 861.44 feet back to the POINT OF BEGINNING.

AND

A parcel of land located within Section 28, Township 1 South, Range 78 West of the Sixth Principal Meridian, Grand County, Colorado, described as follows:

Commencing for reference at the Northeast corner of the Southeast Quarter of the Southwest Quarter of said Section 28;

Thence, N 87° 35' 57.2" W along the north line of said Southeast Quarter of the Southwest Quarter for a distance of 515.90 feet to a point on the southwesterly right of way of said Grand County Road No. 3, the POINT OF BEGINNING;

Thence, continue N 87° 35' 57.2" W along said north line for a distance of 716.96 feet to a point on the easterly line of that parcel of land described in Bk. 175, Pg. 697, G.C.R.O.;

Thence, N 30° 36' 03.1" E along said easterly line for a distance of 233.35 feet to a point on the aforementioned southwesterly right of way line of said Grand County Road No. 3, a non tangent point of curvature to the right, having a radius of 386.83 feet and a central angle of 47° 26' 02", from which the radius point bears S 25° 55' 51.2" E;

Thence, run along the arc of said curve and right of way a distance of 320.25 feet;

Thence, S 68° 29' 50" E along said right of way for a distance of 39.05 feet to the beginning of a curve to the right, having a radius of 466.89 feet and a central angle of 38° 24' 00";

Thence, run along the arc of said curve and right of way a distance of 312.91 feet;

Thence, S 31° 37' 20.1" E along said right of way a distance of 33.28 feet back to the POINT OF BEGINNING.

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Commitment No: 0302959-C3**COMMITMENT FOR TITLE INSURANCE**

Issued by

Westcor Land Title Insurance Company**SCHEDULE B, PART I
Requirements**

The following are the requirements to be compiled with prior to the issuance of said policy or policies. Any other instrument recorded subsequent to the effective date hereof may appear as an exception under Schedule B of the policy to be issued. Unless otherwise noted, all documents must be recorded in the office of the clerk and recorded of the county in which said property is located.

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Certificate of Incorporation or Certificate of Good Standing issued by the Secretary of State or other appropriate official for the State of Delaware, and evidencing to the satisfaction of the Company or its duly authorized agent that Climax Molybdenum Company was duly organized and incorporated under the laws of the State of Delaware prior to the time it encumbers title to subject property.
6. Deed of Trust from Climax Molybdenum to the Public Trustee of Grand County for the use of Lender with contractual obligations under a loan agreement with the Proposed Insured identified at Schedule A, Item 2(a), to secure \$0.00.

The Mortgage Policy, when issued, will not contain Exceptions No. 1, 2, 3 and 4, and will contain Endorsement Form 100, provided that:

(A) The enclosed form of indemnity agreement or final affidavit and agreement is

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Commitment No: **0302959-C3**

properly executed and acknowledged by the party(ies) indicated and returned to the Company or its duly authorized agent, and

(B) Applicable scheduled charges in the amount of \$65.00 are paid to the Company or its duly authorized agent.

NOTE: EXCEPTION NO. 5 UNDER SCHEDULE B, SECTION 2 OF THIS COMMITMENT WILL NOT APPEAR IN THE POLICY OR POLICIES TO BE ISSUED PURSUANT HERETO, PROVIDED THAT (A) THE DOCUMENTS CONTEMPLATED BY THE REQUIREMENTS SET FORTH IN SCHEDULE B, SECTION 1 OF THIS COMMITMENT ARE SUBMITTED TO AND APPROVED AND RECORDED BY THE COMPANY OR ITS DULY AUTHORIZED AGENT, AND (B) AN EXAMINATION OF THE RECORDS IN THE OFFICE OF THE CLERK AND RECORDER FOR GRAND COUNTY, COLORADO BY THE COMPANY OR ITS DULY AUTHORIZED AGENT DISCLOSES THAT NO DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS HAVE BEEN RECORDED IN SUCH RECORDS SUBSEQUENT TO THE EFFECTIVE DATE HEREOF.

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Commitment No: 0302959-C3

SCHEDULE B, PART II

Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any facts, right, interests, or claims which are not shown by the Public Records but which could be ascertained by an inspection of said Land or by making inquiry of persons in possession thereof.
2. Easements or claims of easements, not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
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 of the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.
6. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

Parcel I:

7. Rights and reservations reserved in United States Patent recorded July 6, 1970 in Book 171 at Page 510.
8. Any rights, interests or easements in favor of the State of Colorado, the United States of America, or the general public, which exist or are claimed to exist in, over, under and/or across the waters

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and present and past bed and banks of the Lost Creek, Mule Creek, South Mule Creek and Williams Fork River.

9. Any and all water and water rights, reservoir and reservoir rights, ditches and ditch rights, and the enlargements and extensions thereof, and all laterals, flumes and headgates used in connection therewith.
10. Terms, agreements, provisions, conditions and obligations as contained in Resolution No. 1998-6-5 recorded June 4, 1998 at [Reception No. 98005954](#).
11. Easement and right of way for road purposes, as granted by Climax Molybdenum Company to Tri-State Generation and Transmission Association, Inc., by instrument recorded July 20, 1998 at [Reception No. 98007666](#), said easement being more particularly described therein.
12. Terms, agreements, provisions, conditions and obligations as contained in Resolution No. 2012-2-31 recorded February 29, 2012 at [Reception No. 20125001588](#).

Parcel II:

13. Rights and reservations reserved in United States Patent recorded July 6, 1970 in Book 171 at Page 510.
14. Any rights, interests or easements in favor of the State of Colorado, the United States of America, or the general public, which exist or are claimed to exist in, over, under and/or across the waters and present and past bed and banks of the Lost Creek, Mule Creek, South Mule Creek and Williams Fork River.
15. Any and all water and water rights, reservoir and reservoir rights, ditches and ditch rights, and the enlargements and extensions thereof, and all laterals, flumes and headgates used in connection therewith.
16. Terms, agreements, provisions, conditions and obligations as contained in Resolution No. 1977-6-3 recorded June 8, 1977 in [Book 236 at page 133](#).
17. Easement and right of way for road purposes, as granted by Amax Inc. to Board of County Commissioners of the County of Grand, State of Colorado, by instrument recorded June 9, 1977 in [Book 236 at Page 171](#), said easement being more particularly described therein.
18. Terms, agreements, provisions, conditions and obligations as contained in Assignment recorded April 19, 1988 in [Book 434 at Page 277](#).

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19. Terms, agreements, provisions, conditions and obligations as contained in Memorandum of Water Lease recorded March 29, 1989 in [Book 448 at Page 83](#).
20. Easement and right of way for agriculture irrigation and livestock watering system easement purposes, as granted by United States of America (Forest Service) to Climax Molybdenum Company, by instrument recorded December 4, 1995 at [Reception No. 95010698](#), said easement being more particularly described therein.
21. Easement and right of way for road purposes, as granted by Climax Molybdenum Company to Tri-State Generation and Transmission Association, Inc., by instrument recorded July 20, 1998 at [Reception No. 98007666](#), said easement being more particularly described therein.
22. Terms, agreements, provisions, conditions and obligations as contained in Resolution No. 2012-2-31 recorded February 29, 2012 at [Reception No. 20125001588](#).

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DISCLOSURE STATEMENTS

Note 1: Colorado Division of Insurance Regulations 3-5-1, Paragraph C of Article VII, requires 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 of legal documents resulting from the transaction which was closed." (Gap Protection)

Note 2: Exception No. 4 of Schedule B, Section 2 of this Commitment may be deleted from the Owner's Policy to be issued hereunder upon compliance with the following conditions:

1. The Land described in Schedule A of this commitment must be a single-family residence, which includes a condominium or townhouse unit.
2. No labor or materials may have been furnished by mechanics or materialmen for purpose of construction on the Land described in Schedule A of this Commitment within the past 13 months.
3. The Company must receive an appropriate affidavit indemnifying the Company against unfiled mechanic's and materialmen's liens.
4. Any deviation from conditions A through C above is subject to such additional requirements or Information as the Company may deem necessary, or, at its option, the Company may refuse to delete the exception.
5. Payment of the premium for said coverage.

Note 3: The following disclosures are hereby made pursuant to §10-11-122, C.R.S.:

- (i) The subject real property may be located in a special taxing district;
- (ii) A certificate of taxes due listing each taxing jurisdiction shall be obtained from the County Treasurer or the County Treasurer's authorized agent; and
- (iii) Information regarding special districts and the boundaries of such districts may be obtained from the County Commissioners, the County Clerk and Recorder, or the County Assessor.

Note 4: If the sales price of the subject property exceeds \$100,000.00, the seller shall be required to comply with the disclosure or withholding provisions of C.R.S. §39-22-604.5 (Non-resident withholding).

Note 5: Pursuant to C.R.S. §10-11-123 Notice is hereby given:

- (a) If there is recorded evidence that a mineral estate has been severed, leased or otherwise conveyed from the surface estate then there is a substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property, and
- (b) That such mineral estate may include the right to enter and use the property without the surface owner's permission.

Note 6: Effective September 1, 1997, C.R.S. §30-10-406 requires that all documents received for recording or filing in the clerk and recorder's office shall contain a top margin of at least one inch and a left, right and bottom margin of at least one-half inch the clerk and recorder may refuse to record or file any document that does not conform.

Note 7: Our Privacy Policy:

We will not reveal nonpublic personal customer information to any external non-affiliated organization unless we have been authorized by the customer, or are required by law.

Note 8: Records:

Regulation 3-5-1 Section 7 (N) provides that each title entity shall maintain adequate documentation and records sufficient to show compliance with this regulation and Title 10 of the Colorado Revised Statutes for a period of not less than seven (7) years, except as otherwise permitted by law.

Note 9: Pursuant Regulation 3-5-1 Section 9 (F) notice is hereby given that "A title entity shall not earn interest on fiduciary funds unless disclosure is made to all necessary parties to a transaction that interest is or has been earned. Said disclosure must offer the opportunity to receive payment of any interest earned on such funds beyond any administrative fees as may be on file with the division. Said disclosure must be clear and conspicuous, and may be made at any time up to and including closing."

Be advised that the closing agent will or could charge an Administrative Fee for processing such an additional services request and any resulting payee will also be subjected to a W-9 or other required tax documentation for such

purpose(s).

Be further advised that, for many transactions, the imposed Administrative Fee associated with such an additional service may exceed any such interest earned.

Therefore, you may have the right to some of the interest earned over and above the Administrative Fee, if applicable (e.g., any money over any administrative fees involved in figuring the amounts earned).

Note 10: Pursuant to Regulation 3-5-1 Section 9 (G) notice is hereby given that “Until a title entity receives written instructions pertaining to the holding of fiduciary funds, in a form agreeable to the title entity, it shall comply with the following:

1. The title entity shall deposit funds into an escrow, trust, or other fiduciary account and hold them in a fiduciary capacity.
2. The title entity shall use any funds designated as “earnest money” for the consummation of the transaction as evidenced by the contract to buy and sell real estate applicable to said transaction, except as otherwise provided in this section. If the transaction does not close, the title entity shall:
 - (a) Release the earnest money funds as directed by written instructions signed by both the buyer and seller; or
 - (b) If acceptable written instructions are not received, uncontested funds shall be held by the title entity for 180 days from the scheduled date of closing, after which the title entity shall return said funds to the payor.
3. In the event of any controversy regarding the funds held by the title entity (notwithstanding any termination of the contract), the title entity shall not be required to take any action unless and until such controversy is resolved. At its option and discretion, the title entity may:
 - (a) Await any proceeding; or
 - (b) Interplead all parties and deposit such funds into a court of competent jurisdiction, and recover court costs and reasonable attorney and legal fees; or
 - (c) Deliver written notice to the buyer and seller that unless the title entity receives a copy of a summons and complaint or claim (between buyer and seller), containing the case number of the lawsuit or lawsuits, within 120 days of the title entity's written notice delivered to the parties, title entity shall return the funds to the depositing party.”

Title Company of the Rockies

Disclosures

All documents received for recording or filing in the Clerk and Recorder's office shall contain a top margin of at least one inch and a left, right and bottom margin of at least one half of an inch. The Clerk and Recorder will refuse to record or file any document that does not conform to the requirements of this section. Pursuant to C.R.S. 30-10-406(3)(a).

The company will not issue its policy or policies of title insurance contemplated by this commitment until it has been provided a Certificate of Taxes due or other equivalent documentation from the County Treasurer or the County Treasurer's authorized agent; or until the Proposed Insured has notified or instructed the company in writing to the contrary. Pursuant to C.R.S. 10-11-122.

No person or entity that provides closing and settlement services for a real estate transaction shall disburse funds as a part of such services until those funds have been received and are available for immediate withdrawals as a matter of right. Pursuant to C.R.S. 38-35-125(2).

The Company hereby notifies the proposed buyer in the current transaction that there may be recorded evidence that the mineral estate, or portion thereof, has been severed, leased, or otherwise conveyed from the surface estate. If so, there is a substantial likelihood that a third party holds some or all interest in the oil, gas, other minerals, or geothermal energy in the subject property. Such mineral estate may include the right to enter and use the property without the surface owner's permission. Pursuant to C.R.S. 10-11-123.

If this transaction includes a sale of property and the sales price exceeds \$100,000.00, the seller must comply with the disclosure/withholding requirements of said section. (Nonresident withholding) Pursuant to C.R.S. 39-22-604.5.

Notice is hereby given that: The subject property may be located in a special taxing district. A Certificate of Taxes due listing each taxing jurisdiction shall be obtained from the County Treasurer or the County Treasurer's authorized agent. 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. Pursuant to C.R.S. 10-11-122.

Notice is hereby given that: Pursuant to Colorado Division of Insurance Regulation 8-1-2;

"Gap Protection" -When this Company conducts the closing and is responsible for recording or filing the legal documents resulting from the transaction, the Company shall be responsible for all matters which appear on the record prior to such time or recording or filing; and

"Mechanic's Lien Protection" - If you are the buyer of a single family residence, you may request mechanic's lien coverage to be issued on your policy of Insurance. If the property being purchased has not been the subject of construction, improvements or repairs in the last six months prior to the date of this commitment, the requirements will be payment of the appropriate premium and the completion of an Affidavit and Indemnity by the seller. If the property being purchased was constructed, improved or repaired within six months prior to the date of this commitment the requirements may involve disclosure of certain financial information, payment of premiums, and indemnity, among others. The general requirements stated above are subject to revision and approval by the Company. Pursuant to C.R.S. 10-11-122.

Notice is hereby given that an ALTA Closing Protection Letter is available, upon request, to certain parties to the transaction as noted in the title commitment. Pursuant to Colorado Division of Insurance Regulation 8-1.

Nothing herein contained will be deemed to obligate the Company to provide any of the coverages referred to herein unless the above conditions are fully satisfied.



ALTA COMMITMENT FOR TITLE INSURANCE
issued by
WESTCOR LAND TITLE INSURANCE COMPANY
(ALTA Adopted 07-01-2021)

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Westcor Land Title Insurance Company, a South Carolina Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within (6) months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Issued By:

**WESTCOR LAND TITLE INSURANCE
COMPANY**

The Title Company of the Rockies

78491 U.S. Highway 40
Box 415
Winter Park, CO 80482
Phone: (970) 726-8077



By: Mary O'Donnell
Mary O'Donnell - President

Attest: Donald A. Berube
Donald A. Berube - Secretary

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COMMITMENT CONDITIONS

1. DEFINITIONS

- a. “Discriminatory Covenant”: Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. “Knowledge” or “Known”: Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. “Land”: The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term “Land” does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. “Mortgage”: A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. “Policy”: Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- f. “Proposed Amount of Insurance”: Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- g. “Proposed Insured”: Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- h. “Public Records”: The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term “Public Records” does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- i. “State”: The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term “State” also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- j. “Title”: The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company’s liability and obligation end.

3. The Company’s liability and obligation is limited by and this Commitment is not valid without:

- a. the Notice;
- b. the Commitment to Issue Policy;
- c. the Commitment Conditions;
- d. Schedule A;
- e. Schedule B, Part I—Requirements; and
- f. Schedule B, Part II—Exceptions; and
- g. a signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY’S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Westcor Land Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I—Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Westcor Land Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is \$2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Westcor Land Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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Attachment 2
Market Analyses for Gunnison and Grand County
Properties

**MARKET ANALYSIS
ON THE ALKALI CREEK RANCH
LOCATED AT
AT THE END OF COUNTY ROAD 749
GUNNISON COUNTY, COLORADO**

APPRAISED FOR
Mr. Dan Dempsey
Mt. Emmons Mining Company
333 N Central Avenue
Phoenix, AZ 85004-2189

DATE OF ORIGINAL VALUATION
June 17, 2020

DATE OF MARKET ANALYSIS
July 1, 2023

DATE OF REPORT
August 2, 2023

APPRAISED BY
ARNIE BUTLER & ASSOCIATES
Kori S. Satterfield
Certified General Appraiser
Grand Junction, Colorado 81501

ARNIE BUTLER & ASSOCIATES
REAL ESTATE APPRAISERS & CONSULTANTS
300 Main Street, Suite 301
Grand Junction, Colorado 81501
- Kori S. Satterfield -
- Certified General Appraiser - Colorado and Utah -
- Kori@arniebutler.com -
- 970-241-2716 -

August 2, 2023

Mr. Dan Dempsey
Mt. Emmons Mining Company
333 N Central Avenue
Phoenix, AZ 85004-2189

Dear Mr. Dempsey:

In response to your request, I have analyzed the Alkali Creek Ranch that is located approximately 15 miles north of Gunnison, 12 miles south of Crested Butte, and approximately 1.1 miles west of Colorado Highway 135, at the end of County Road 749, in Gunnison County, Colorado. The purpose of this analysis is to provide a present market value of the subject property. This original appraisal had a Date of Value of June 17, 2020. This market analysis has a Date of Value of July 1, 2023. The market analysis and value conclusions are attached to this letter.

All data used, logic employed and conclusions are subject to the enclosed Certification, Assumptions and Limiting Conditions. This appraisal is being completed in conformance to the prevailing guidelines of the Uniform Standards of Professional Appraisal Practice (USPAP).

Mr. Dan Dempsey and Mt. Emmons Mining Company are the clients and intended users of this analysis. This appraisal can be used by Mr. Dempsey as supportive evidence to the present market value, and for the potential sale of the subject property.

Based upon my investigation and analysis of the data gathered with respect to this assignment, the original market value, as of June 17, 2020 was:

EIGHT MILLION EIGHT HUNDRED TEN THOUSAND DOLLARS
\$8,810,000.00

The present market value of the subject, as of July 1, 2023, is:

EIGHT MILLION EIGHT HUNDRED EIGHTY THOUSAND DOLLARS
\$8,880,000.00

If you have any questions with respect to the value conclusions or logic employed, please contact us at your convenience.

Sincerely,
Arnie Butler & Associates

Kori S. Satterfield
Certified General Appraiser
Colorado License No. CG200000025

ARNIE BUTLER & ASSOCIATES
GRAND JUNCTION, COLORADO



EAST PARCEL – VIEW TO THE WEST FROM STAGING AREA
OLD STRUCTURES – NO CONTRIBUTORY VALUE



REMOVABLE SHEDS ON PROPERTY – PERSONAL PROPERTY



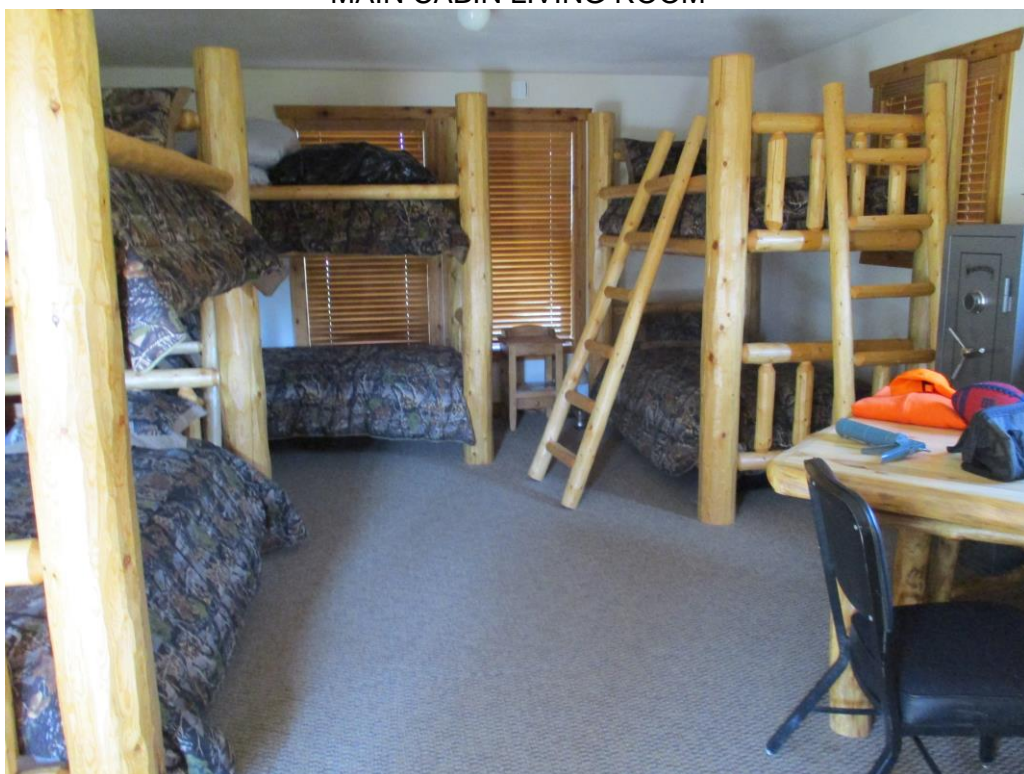
MAIN CABIN



BUNK HOUSE



MAIN CABIN LIVING ROOM



BUNK HOUSE



WEST PARCEL – GROUND COVER





ALKALI CREEK

**SUMMARY OF SALIENT FACTS AND IMPORTANT CONCLUSIONS
ALKALI CREEK RANCH**

Location: The subject is comprised of two non-contiguous parcels that are located approximately 12 miles south of Crested Butte, 15 miles north of Gunnison, 1.1 miles west of Highway 135. This places the property at the end of County Road 749, in Gunnison County.

Parcel Number: 3435-000-00-030 – 440 Acres, 3435-000-00-029 – 800 Acres

Ownership & History: Mt. Emmons Mining Company. The property has been under the ownership of Mt. Emmons Mining Company for more than 15 years.

Legal Description:

Parcel 2 (APN 3435-000-00-29):

Township 15 South, Range 85 West, 6th P.M.

Section 19: SE1/4

Section 20: S1/2SE1/4, S1/2SW1/4, NW1/4SW1/4

Section 29: N1/2NE1/4, SW1/4NE1/4, NW1/4

Section 30: NE1/4

County of Gunnison,
State of Colorado.

Parcel 3 (APN 3435-000-00-030):

Township 15 South, Range 85 West, 6th P.M.

Section 15: SW1/4SW1/4

Section 21: NE1/4SE1/4,

Section 22: W1/2SE1/4, E1/2SW1/4, W1/2NW1/4, SE1/4NW1/4, SW1/4NE1/4, NW1/4SW1/4,

County of Gunnison,
State of Colorado.

Purpose of Appraisal: Estimate the Present Market Value of the Property for business planning, and the potential negotiation of the trade and sale of the property.

Interests Appraised: Surface rights.

Client, Use and Users of the Appraisal: Mr. Dan Dempsey and Mt. Emmons Mining Company are the clients and intended users. They may use this appraisal for business planning purposes, and for the potential negotiations and/or sale of the property.

Property Analysis:

Size: 1,240 acres total within two non-contiguous parcels, the west parcel contains 800 acres and the east parcel contains 440 acres.

Shape: Both parcels are irregular rectangular parcels. The west parcel, at the extremes extends west to east 1.5 miles and from north to south 1 mile. The east parcel extends west to east 1 mile and 1.25 miles north to south.

Access: Access to the east parcel is provided by County Road 749, a graded gravel road that is maintained year-round. The west parcel is accessed via a two track road/Forest Service Road 603 that extends through the east parcel and adjacent public land. It is seasonally maintained.

Utilities: Electricity is available to the east parcel. Solar, well water, and septic sewer are in use on the west parcel.

Topography: The east parcel is comprised of gently rolling hills. Alkali Creek flows through the property. It is comprised of two hillsides and a valley between the hills.

The west parcel varies from gently rolling hills to steep mountain sides.

Elevation: The east parcel varies in elevation from 8,720 to 8,320 feet ASL.

The highest portion of the west parcel is the northwest corner at 9,320 feet ASL, and the lowest portion is located along the eastern boundary at approximately 8,800 feet ASL.

Improvements: East Parcel

There is agricultural fencing and three small sheds on the property. The fencing and corals are typical of the neighborhood. The sheds are considered personal property and are not valued within this appraisal. There are also old, dilapidated structures that provide no contributory value.

West Parcel

There is a seasonal cabin and bunk house on the property. The cabin contains 817 square feet and was originally constructed in 1935, but has been updated and is in good condition. The bunk house was constructed in 2007 and contains 384 square feet. There is an outhouse behind the cabin and a large deck that connects the two improvements.

Public Lands: The east parcel is adjacent to public lands on the west boundary. The west parcel is an inholding of public lands.

Taxes: 3435-000-00-029 – Total Assessed Value \$54,320 – Taxes - \$1,480
3435-000-00-030 – Total Assessed Value \$22,900 - Taxes - \$1,380
*Confirmation from Gunnison County Treasurer indicates that the taxes have been paid as of August 2, 2023.

Highest and Best Use: The Highest and Best Use of the property is as two gentleman ranches, with the potential to develop the property into smaller house and cabin sites as demand dictates, with use of the property as an agricultural and recreational ranch until development occurs.

ORIGINAL VALUE CONCLUSIONS: \$8,810,000

Original Effective Date of Value: June 17, 2020

PRESENT MARKET VALUE CONCLUSION: \$8,880,000

Present Date of Value: July 1, 2023

Date of Report: August 2, 2023

CERTIFICATE OF APPRAISAL

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved. In compliance with the Ethics Rule of USPAP, I hereby certify that this appraiser has no current or prospective interest in the subject property or parties involved.
- I have not performed any services regarding the subject property within the 3 year period immediately preceding acceptance of the assignment in any other capacity, other than described as follows. I provided an appraisal of the subject, with a date of value of June 17, 2020
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- The reported analyses, opinions, and conclusions were developed and this report has been prepared in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which includes the *Uniform Standards of Professional Appraisal Practice* (USPAP).
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- I have made a personal inspection of the property that is the subject of this report.
- No one has provided significant real property appraisal assistance to the person signing this certification.
- As of the date of this report, Kori S. Satterfield has completed the continuing education for the State of Colorado, the Appraisal Institute, ASFMRA and IRWA

Sincerely,



Kori S. Satterfield
Certified General Appraiser
Colorado License No. CG200000025

SCOPE OF WORK

The conservation easement appraisal and report conforms to the appraisal guidelines of:

- Uniform Standards of Professional Appraisal Practice (USPAP)
- Code of Professional Ethics and Standards of Professional Practices of the Appraisal Institute, the ASFMRA and the IRWA

The Cost, Sales Comparison and Income Approaches were considered in the appraisal of the subject property. This appraisal consists of valuing the land and improvements, based on its Highest and Best Use. The Income Approach was not incorporated into a value indication because it is not typically used for a vacant land analysis.

The Cost Approach is only utilized to determine the contributory value of the improvements. There are improvements on the subject property, however they are older and these types of improvements are typically valued utilizing the sales comparison approach.

Thus, the Sales Comparison Approach was deemed the most appropriate method for valuing the subject. This process involved researching and confirming the sales and listings of properties similar to the subject.

The market data used in the analysis of the subject includes the examination and analysis of the local economy and conditions of the real estate market within the subject neighborhood. The Highest and Best Use analysis of the subject property has various components, including a local market analysis, review of supply and demand, and examination of sale prices of comparable properties.

The information that was acquired for use in the market data and the Highest and Best Use analysis was obtained from Gunnison County records, other appraisers, real estate brokers, local land trusts, and available public data. This appraisal is specifically subject to the Certification, Assumptions and Limiting Conditions provided within this report. If there are any other unusual assumptions or conditions, they will be noted throughout the report.

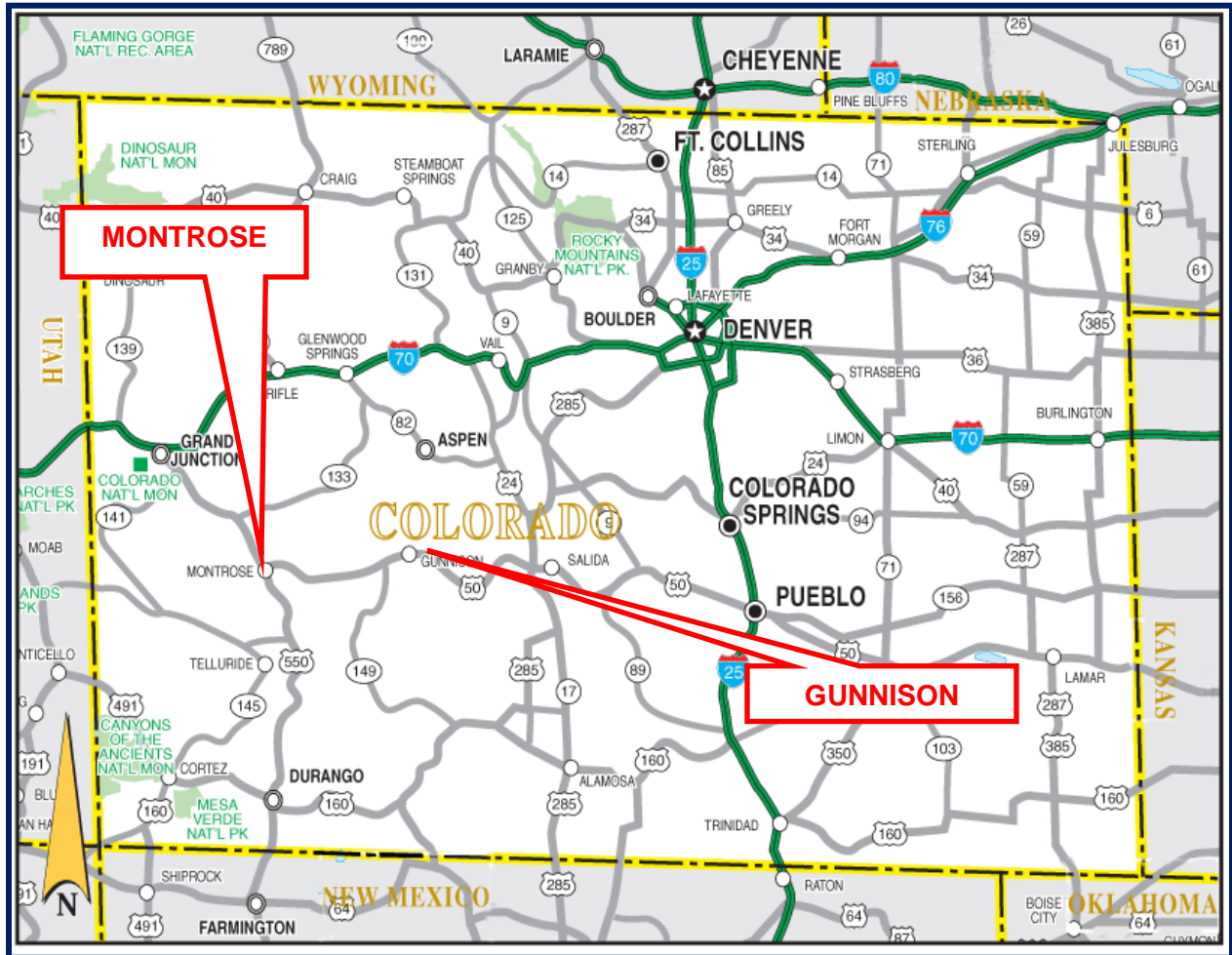
Comparable sales throughout Gunnison and the subject neighborhood were researched. These sales vary from larger parcels to smaller parcels, some with year-round access and others that have seasonal access. The local MLS was researched, along with research of County records, and discussions with local real estate agents.

The original date of value is June 17, 2020, the date of the original inspection. The property was inspected with a representative of Mt. Emmons Mining Company. This market analysis has an updated date of value of July 1, 2023, the date of the most recent inspection. There was not an owner or representative at the time of the most recent inspection.

This appraisal will compare the values of the subject property as of the original date of appraisal June 17, 2020 and the current date of value July 1, 2023. This included researching sales and comparing the market conditions as of the original date and the new date of value, and the change in the market between the two dates.

This market analysis is to be utilized in conjunction with the original appraisal, with a date of value of June 17, 2020.

AREA DATA



Gunnison County is located in the west-central portion of the State of Colorado near the Continental Divide, approximately 200 miles west of Denver. The sixth-largest County in the state covers about 3,242 square miles. Elevation in the County reaches from 6,895 feet above sea level to more than 14,000, creating a wide diversity of climate conditions, terrain, vegetation, and animal life. Many of the valleys between mountain peaks have streams or lakes in them. This area receives an average annual rainfall of 10.5 inches. The portions above an elevation of 9,000 feet commonly get over 300 inches of snow. Although winter temperatures occasionally reach minus 50 degrees Fahrenheit in the lower valleys, most areas stay warmer. Generally, cloudless skies contribute to higher daytime temperatures. Summertime highs seldom exceed 80 degrees.

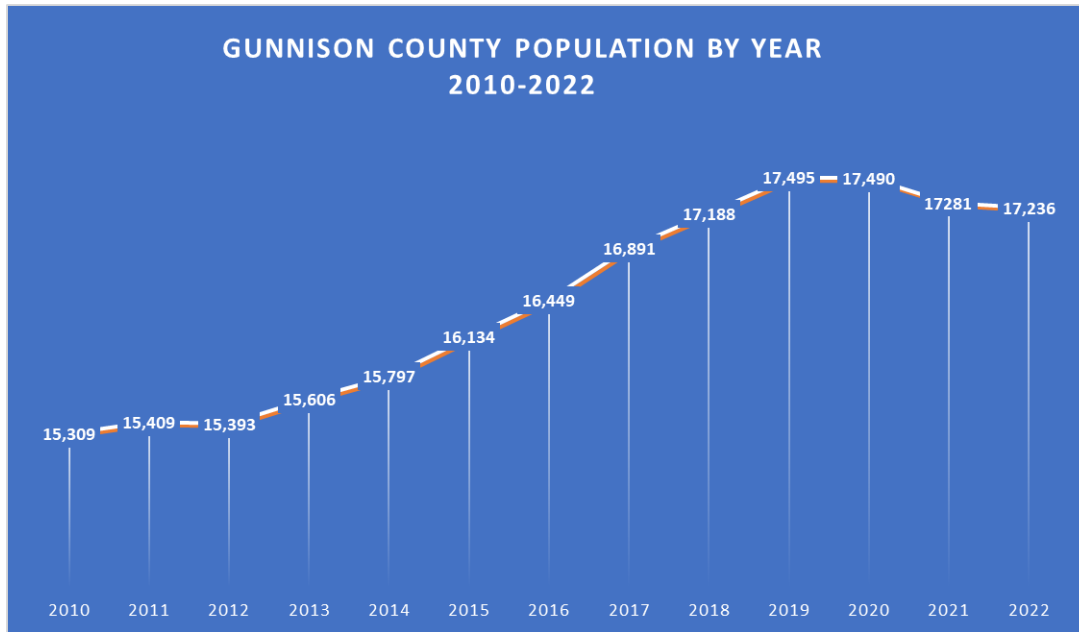
Government

The City of Gunnison, incorporated in 1880 and located at 7703 feet in elevation, is the county seat. The courts, County Attorney, Central Administration, the Sheriff's Office, and the jail are located in the new courthouse complex. The Blackstock Government Center, two blocks west of the courthouse complex, houses the Clerk and Recorder, the Assessor, the Treasurer, the Planning Department, the Geographic Information Services, and Wildlife Conservation. The governing body for the County is the County Board of Commissioners, composed of three elected officials.

The City of Gunnison is a home-ruled charter city and is organized as a council-manager form of government. Five elected council members appoint a city manager. Gunnison is a Planning and Management Region Ten, District Ten, Regional Planning Commission member.

Population

The following graph shows the population data for Gunnison County from 2010 - to 2022:



Colorado DOLA (([https://demography.dola.colorado.gov/population/population-totals-](https://demography.dola.colorado.gov/population/population-totals-municipalities)

Source: municipalities)

As of: Dec-23

Population for Gunnison County has been on a steady incline since 2011, when there was a slight dip between 2010 and 2021. The percentage increase in population from 2010 to 2019 is 11.88% during that ten-year span.

Economy/Employment

According to the Colorado Department of Labor and Employment statistics, Gunnison County's labor force increased from 8,440 to 9,056 from 2010 to 2014. The unemployment figures decreased from 6.4 to 5.0 percent during the same period. The major industries are tourism/recreation (providing 35% of jobs), government services (24%), education (14%), ranching (5%), and mining (5%).

The tourism/recreation sector is the largest employer and brings in nearly 35 million dollars annually. Summer tourists hike, camp, mountain bike, and stay for some of the many festivals in Crested Butte and Mt. Crested Butte at the County's north end. During the various big game seasons in the fall, more than 25,000 hunters visit the area. It is estimated over a million tourists each year visit Blue Mesa Reservoir, which is six miles west of Gunnison. Ice fishing, snowmobiling, ice-skating, and cross country skiing are popular winter sports. Still, most winter visitors are attracted to the downhill skiing available at Crested Butte Mountain Resort, 45 minutes north of Gunnison at Mt. Crested Butte, or an hour's drive to the east to the Monarch Ski Area.

An estimated 85 percent of the area around Gunnison is federally owned and available for recreation. Visitors come to Black Canyon National Park, Curecanti National Recreation Area, the Gunnison National Forest, and other state and federal public lands for boating, four-wheel-drive tours, camping, hiking, mountain-climbing, photography, painting, rafting, hunting, snowmobiling, and skiing. More than two million fishermen use the 1,300 miles of streams and rivers each year.

Government services workers are employed by federal, state, and local agencies such as the National Park Service, Gunnison National Forest, Natural Resources Conservation Service, Bureau of Land Management, Colorado Parks and Wildlife, Gunnison County, and the City of Gunnison.

Education employs professionals and support staff at six public schools and a university. The Gunnison Watershed School District RE-1J operates six schools: Gunnison Elementary School, Lake School in Lake City (pre-school and kindergarten), Gunnison Middle School, Gunnison High School, Crested Butte Community School (K-12), and Marble Charter School. The student/teacher ratio is excellent on all levels. Gunnison County has one of the highest percentages of well-educated people in the nation. The total enrollment for the district was 2070 for the 2021-2022 school year.

Western State College transitioned into Western State Colorado University (WSCU) in 2012. WSCU is a fully accredited four-year state-supported institution with various courses and degrees, including accredited advanced degrees. Enrollment for 2021-2022 includes 2,600 undergraduate students and 400 graduate students. Enrollment has remained stable over the past several years.

Ranching has thrived in this area for more than 100 years. Irrigated valleys provide both pasture and fields from which native grass hay is harvested. The surrounding mountains offer summer grazing on public lands. Estimates suggest that over 50,000 head of cattle and sheep use more than along with 200,000 acres in agriculture. Ranches produce three million pounds of beef each year, worth \$13 million. The overall economic impact on the economy of Gunnison County is \$46 million (GunnisonValleyRanching.org, 2022).

Mining contributed to the founding of Gunnison, Crested Butte, and Lake City in the 1880s. Although many of the mining camps were vacated as precious metal prospecting gave way to the mining of coal, Gunnison and Crested Butte survived. Gunnison County is the top coal producer for the State of Colorado. Most of the coal production is located in the extreme western sector of Gunnison County in the North Fork Valley near Paonia. The mining of silver, gold, and molybdenum currently makes a minor contribution to the economy of this County. However, present permits are being processed for new mining activities near Crested Butte. The coal mining industry is currently in flux, with local and national environmental issues restricting the development of new mines and the expansion of existing operations. This has had a negative impact on the economic well-being of western Gunnison County and the County's overall tax revenues.

Transportation

Transportation is by highway or air. U.S. Highway 50, a major all-weather national highway, connects with Interstate 70 at Grand Junction 140 miles to the northwest and with Interstate 25 180 miles to the east near Colorado Springs. Highway 50 interchanges several principal highways to Phoenix, Salt Lake City, Albuquerque, Denver, Dallas, and other major metropolitan areas. State Highway 135 is an all-weather state highway providing road access north to Crested Butte and Mt. Crested Butte. All paved highways in Gunnison County are open

year-round. Greyhound Bus service provides passenger and parcel service to the area. A shuttle bus operates between the Gunnison airport and the Crested Butte area. A number of national shipping companies provide freight service.

The Gunnison County Airport is located five minutes from downtown Gunnison within the city limits. Several national and international air carriers have non-stop service to Gunnison from major cities throughout the United States. The ski season, when most of the flights take place, is from Thanksgiving to Easter. The existing airport runway is 10,000 feet in length and handles regularly scheduled 757 jet aircraft. It is also improved with an Instrument Land system. Enplanements have declined slightly each year since 1995.

Utilities

The City of Gunnison provides electricity to all properties within the city limits, while the Gunnison County Electric Association serves the outlying area. ATMOS Energy provides natural gas in the County. Propane gas is available from Ferrellgas, Amerigas, and J.C. Propane. The City of Gunnison's Sewer & Water Department is responsible for supplying fresh water to the City of Gunnison customers, wastewater collection, and the city irrigation ditch. The city water and sewer system consist of approximately 34 miles of water lines, 30 miles of sewer lines, three water storage tanks that hold over two million gallons of water, nine water wells, and 25 miles of irrigation ditch. The water is chlorinated to meet all State Department of Health requirements, although no treatment plant is required. The city sewer system serves Ninety-six percent of the City of Gunnison. Outlying areas in the County use individual septic systems.

Law Enforcement and Health Care

The Colorado State Patrol, the County Sheriff's office, Gunnison Police Department, the Crested Butte Marshall's office, and the Mount Crested Butte Police Department employ 60 certified full-time peace officers in Gunnison County. The City of Gunnison provides dispatch services for all police and emergency service agencies in the County, with ten dispatchers and 24-hour service. The crime rate is low. The City of Gunnison, Gunnison County, and Crested Butte fire protection districts provide fire protection.

Both Gunnison and Crested Butte operate ambulance services. The Gunnison County Hospital is a modern 24-bed facility taking care of emergency and routine medical care. There are 13 medical doctors full-time in Gunnison County, five dentists and several other medical professionals rotate through monthly. The county nursing home is a 59-bed facility.

Amenities

High school and collegiate athletic programs include basketball, baseball, football, swimming, track, wrestling, and golf. The Gunnison Community Center is a state-of-the-art multi-use recreational facility with conference rooms, a climbing wall, a gymnastics room, two full-size basketball courts, a kids' padded playroom, a game room, a leisure swimming pool, and a 25-yard six-lane pool with diving board, rope swing, two 23-foot slides, water basketball courts, kids slide and sprays, and therapy jets. Other recreational facilities include parks, a golf course, tennis courts, covered ice-skating rinks, baseball fields, and swimming pools. Supervised recreational sports include baseball, soccer, football, basketball, gymnastics, dance, hockey, golf, ultimate frisbee, swimming, and other various other activities.

Cultural and social amenities are available in Gunnison and Crested Butte. Concerts, lectures, arts, music, and theater programs offer the community cultural opportunities of national caliber. There are Performing Arts Centers in Gunnison and Crested Butte, and soon to be completed in Mt. Crested Butte.

Real Estate

The overall economy and real estate market began to stabilize in 2007. The market started to decline in 2008 and hit its bottom in 2009. The 2010 and 2011 trends show mildly increasing sales and prices and mild improvements experienced in 2013 and 2014. The number of sales in 2015 illustrates a 42 percent increase from 2014, with a steady number of sales each year. Sales for 2016 show an additional 33 percent increase in sales over the previous year. The combination of 2015 and 2016 sales indicate a 75 percent increase in the market.

Year	2013	2014	2015	2016	2017
Single family Res.	226	211	292	258	272
Avg. Sale Price	\$528,974	\$529,572	\$538,376	\$600,375	\$715,849
DOM	280	267	273	234	242
Year	2018	2019	2020	2021	2022
Single family Res.	262	219	350	349	195
Avg. Sale Price	\$680,234	\$829,169	\$940,884	\$1,198,799	\$1,271,471
DOM	199	167	194	119	109

Source: MLS sold statistics for all of Gunnison County

2020 and 2021 had the highest number of sales, with 2022 having the highest average sales price, and the lowest average days on the market. 2022 had a fewer number of sales, however this can be attributed to a strong market and limited number of properties listed for sale (small supply), and not the lack of demand. Overall over the 5 years, the average Days on the Market has decreased, the number of sales has increased, and the average sales price has increased over to nearly double from 2018 at \$680,234 to 2022 at \$1,271,471.

Vacant Land

According to area brokers, the demand for vacant land and ranch parcels picked up considerably in 2022. While prices have not experienced a significant increase, volume has. The average price is also anticipated to creep upward while the average days on the market are expected to continue to decline.

The following chart indicates MLS sales from 1 to more than 900 acres over the past 10 years.

Sale Year	1-5	5-10	11-35	36-100	101-300	301-500	501-700	701-900	900+
2014	28	11	12	3	2	0	0	0	0
2015	47	10	15	20	2	0	0	0	1
2016	44	3	15	28	6	1	1	0	0
2017	66	12	10	16	2	0	0	0	1
2018	86	11	15	31	3	2	1	0	0
2019	66	6	15	21	5	1	1	0	1
2020	58	19	9	8	18	0	0	0	1
2021	29	4	4	10	0	0	0	0	1
2022	81	9	9	14	2	1	2	1	0
1/1-7/1/2023	24	0	3	4	0	2	0	0	0
Listings	68	10	21	19	2	0	0	1	1

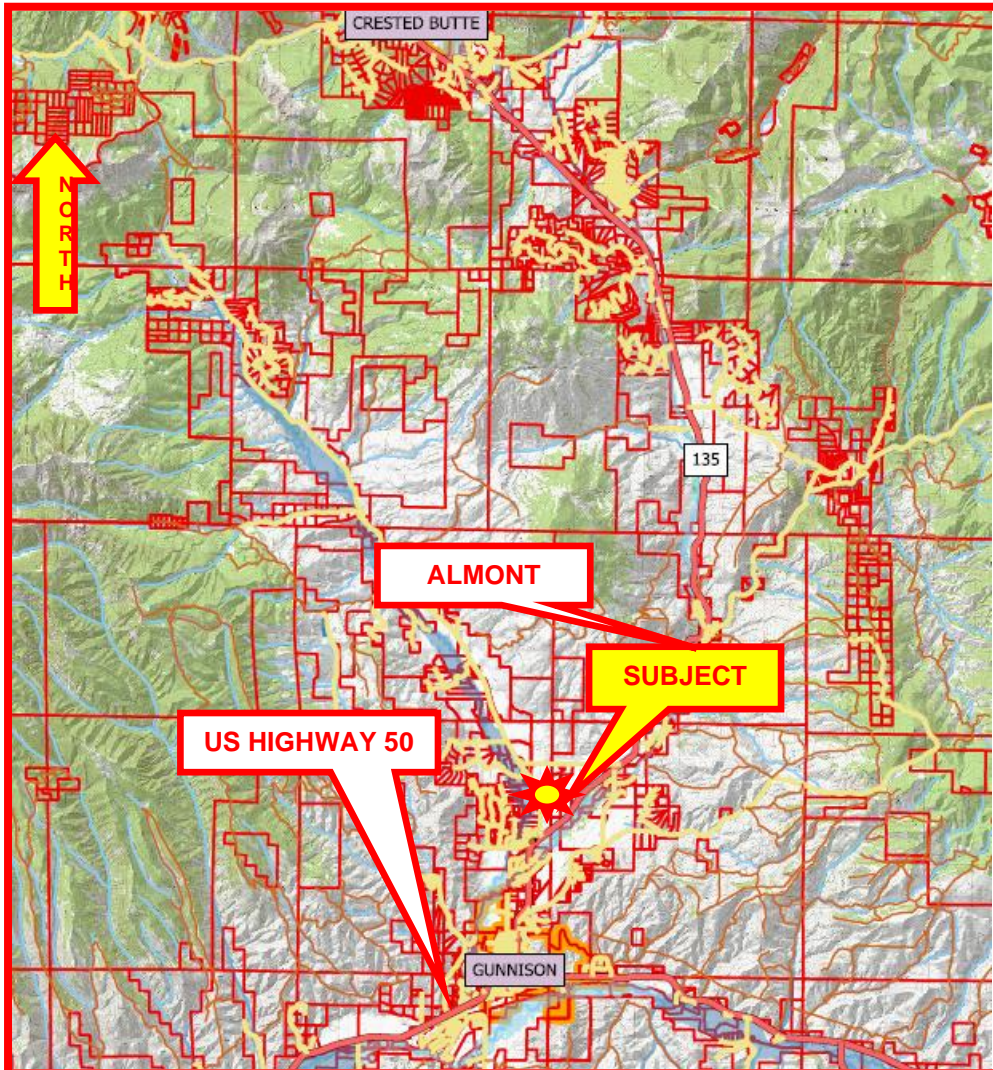
**Note: This chart only includes transactions that were included in the MLS. Several larger ranch sales have occurred between neighbors or by brokers that are not part of this particular MLS and were not included in the MLS. These are illustrated in the sales in later portions of this report.*

Based upon the chart, parcels from 1 to 5 acres show the largest supply and the most sales in 2022 and 2023. This also has the larger number of parcels on the market. The second most sales occurred in parcels of 11 to 25 acre sites with 3 sales and 21 listings, and then 36 to 100-acres parcels with 19 listings and 4 sales.

Conclusion

In conclusion, Gunnison County has illustrated improving market since 2018. This includes increasing average sales prices, and the number of sales, along with shorter days on the market. The biggest hinderance over the past five years within Gunnison County is the lack of supply, and not the lack of demand. While interest rates continue to increase, it has slowed the market, but there continues to be demand for a variety of parcels, while not at rates experienced between 2019 through 2022.

NEIGHBORHOOD DATA



The subject property is located approximately 15 miles north of Gunnison in an agricultural/rural residential neighborhood. This neighborhood is located on both sides of Highway 135 and County Road 730 from Gunnison to the south and north to Crested Butte South. The area is characterized by large hay meadows traversed by Ohio Creek, the East River and the Gunnison River. The perimeter of the area is comprised of sagebrush flats that transcend up and into the mountains and national forest.

The market area for the subject neighborhood includes all of the area along the Gunnison River, Tomichi Creek, Ohio Creek, the East River south of Crested Butte, Quartz Creek and tributaries to these drainages. All of these agricultural and residential neighborhoods are located around the City of Gunnison. The outlying areas require locational considerations, with prices higher near Crested Butte and lower to the east, south and west of Gunnison.

Colorado State Highway 135 extends through the area in a north/south direction and is the major access arterial extending north from U. S. Highway 50. U. S. Highway 50 travels east and west through the center of Gunnison, where it is called Tomichi Avenue. Extending from the highways, most roads consist of graded gravel or dirt county roadways. Access to and through the neighborhood is good.

This area has received substantial steady demand for residential development for many decades. Rural residential developments are scattered throughout the neighborhood. A large number of agricultural farms and ranches maintain the agricultural nature of the area. Because much of the area is controlled by old time ranching families, the area has not been overdeveloped as in other areas of Gunnison County and western Colorado.

As residential development continues, the character of the neighborhood will change from a mostly agricultural area to a rural residential area with agricultural uses.

A few large ranches control a significant amount of the developable land and river frontage. Without these long-established ranches, some more than a century old, the neighborhood would be developed similarly to the areas south of Crested Butte and northwest and east of Gunnison.

Utilities in the area include well water, septic systems, electricity, telephone and internet services. With the increased development pressures, sewer and natural gas have been extended to the south end of the subject neighborhood.

The neighborhood is in direct line with the growth trends of Gunnison. The areas to the south, east, and west of Gunnison are either mountainous or dry land, which is not as appealing for residential development. Thus, this type of development is anticipated to continue to the north and into the subject neighborhood.

The subject is north of Gunnison in a residential and resort area at the confluence of the East and Taylor Rivers, which begin the Gunnison River. North of the subject is Crested Butte South, a residential community. Residential developments extend along both sides of Highway 135 from Gunnison to Crested Butte and County Road 730.

The following chart indicates the market trends that have occurred over the past 5 years utilizing paired sales. These properties are either two parcels in close proximity, or the same property that sold and resold over the past five years. The paired sales are utilized to determine any changes in value to the subject property between the original date of appraisal, and the current date.

PAIRED SALES CHART

Location	Original sale	Second Sale	% Change in value
8000 FS Rd 882	\$135,000 8/15/17	\$495,000 7/1/21	267% overall 67% per yr
Lots 3-7 Castle Mountain Ranches	\$281,300 9/20/19	\$501,000 11/1/22	78% overall 26% per yr
8011 CR 76, Ohio City	\$1,025,000 11/25/14	\$1,250,000 5/12/21	22% overall 3.4% per year
5350 Wildcat Trail	\$325,000 8/6/21	\$400,000 1/21/23	23% overall 16% per year
201 Whispering Pines Whispering Pines	\$400,000 7/12/21	\$495,000 4/11/22	23% overall
Star Mountain Ranch – Lot 12/ Star Mountain Ranch – Lot 32	\$235,000 4/20/18	\$245,000 7/27/21	4.25% overall 1.31% per year
414 Star Mountain 19 Star Mountain	\$200,000 2/20/19	\$250,000 10/22/21	25% overall 2.67% per year
997 Saddle Ridge 65 ac 900 Saddle Ridge 44 ac	\$225,000 \$5,012/ac 2/13/18	\$565,000 \$8,692/ac 10/12/20	73% overall 27% per year

818 Saddle Ridge 36 ac 275 Saddle Ridge 36 ac	\$158,851 6/11/19	\$475,000 9/10/21	199% overall 88% per year
1008 Red Mtn Ranch –1590 Red Mtn Ranch –	\$937,500 3/31/21	\$955,000 1/26/23	1.87% overall 1.02% per year
1760 Red Mountain Ranch 794 Red Mountain Ranch	\$550,000 11/13/19	\$865,000 11/19/21	57% overall 29% per year
1760 Red Mountain Ranch 2727 Red Mountain Ranch	\$550,000 11/13/19	\$675,000 7/19/22	22% overall 8% per year
1742 Red Mountain	\$610,000 3/24/22	\$715,000 9/7/22	17% overall 34% per year
1626 Red Mountain 1363 Red Mountain	\$395,000 9/16/21	\$655,000 1/25/23	66% overall 50.8% per year
1008 Red Mountain 725 Red Mountain	\$525,000 12/26/18	\$560,000 11/22/21	6.67% overall 2.22% per year
665 Red Mountain	\$600,000 10/18/18	\$765,000 9/30/21	27.5% overall 9.17% per year
NENE Prosper Ln SENE Prosper Ln	\$55,000 7/9/21	\$122,500 10/17/22	122% overall
677 Mountain View 623 Meadow view	\$245,000 8/31/21	\$299,000 6/10/22	22% overall
114 McCormick Ranch	\$1,850,000 9/4/18	\$2,500,000 12/29/20	35% overall 15.6% per year
8871 Horse River/ 1440 Horse River	\$265,000 1/21/21	\$325,000 7/7/23	22.6% overall 9% per year
8871 Horse River/ 1250 Horse River	\$265,000 1/21/21	\$335,000 7/18/23	26% overall 10.6% per year
Lot 12 Hidden Mine/ Lot 8 Hidden Mine	\$355,000 10/10/19	\$600,000 8/31/21	69% overall 34.5% per year
Lot 12 Hidden Mine/ Lot 4 Hidden Mine	\$355,000 10/10/19	\$645,000 5/25/23	82% overall 32.5% per year
Lot 12 Hidden Mine/ Lot 18 Hidden Mine	\$355,000 10/10/19	\$640,000 6/13/23	80% overall 23% per year
Lot 4 Hidden Mine/ Lot 4 Hidden Mine	\$558,000 5/25/21	\$645,000 5/25/23	15% overall 7.5% per year
48 Green Drake Dr/ 91 Green Drake Dr	\$1,625,000 10/22/20	\$1,625,000 1/20/21	No change in value
2500 CR 6 - CE	\$1,700,000 7/15/22	\$2,600,000 10/31/22	53% overall
NWSE - CR 38 SWNE – CR 38	\$44,900 1/31/20	\$39,000 11/9/20	-13% overall
810 CR 17	\$214,500 4/14/21	\$428,000 2/28/22	100% overall
700 CR 17/ 810 CR 17	\$122,500 7/13/20	\$428,000 2/28/22	249% overall
Cebolla River 540 Cebolla River	\$150,000 8/15/18	\$520,000 9/15/21	247% overall
324 Castle Creek Castle Creek	\$180,000 6/3/20	\$160,000 8/31/22	-11% overall
324 Castle Creek	\$180,000 6/3/20	\$499,000 6/29/23	177% overall 59% per year
Lot 6 Castle Creek Lot 1 Castle Creek	\$275,000 6/18/21	\$222,500 10/21/21	-19% overall
387 Baxter Creek 381 Baxter Creek	\$675,000 1/15/19	\$850,000 10/14/20	26% overall

Average 40% per year

Median Appreciation = 22.5% per year

The paired sales indicate a large range from no change in value to an appreciation rate 267%, and three paired sales indicate a decrease in value. Of the 34 paired sales, only three illustrate losses in value, one shows no change in value and the remaining 31 paired sales indicate large ranges of appreciation. The sales occurred between 2014 and 2023, with the majority of the sales occurring between 2021 and 2023.

The appreciation was lower between 2018 and 2020, with some stabilization in 2020, and then large appreciation rates from 2020 through 2022.

Three sales, as illustrated in the chart below, support an appreciation rate from 2021 to 2022, indicating appreciation rates from 22 to 122%, with two sales supporting 22 and 23% appreciation rates, with an average of 56%, and a median appreciation rate of 23%.

201 Whispering Pines Whispering Pines	\$400,000 7/12/21	\$495,000 4/11/22	23% overall
NENE Prosper Ln SENE Prosper Ln	\$55,000 7/9/21	\$122,500 10/17/22	122% overall
677 Mountain View 623 Meadow view	\$245,000 8/31/21	\$299,000 6/10/22	22% overall

Five paired sales in the chart below support an appreciation rate from 2021 to 2023, indicating appreciation rates from 1.02 to 50.8%, and an average of 15.8%, and a median appreciation rate of 9%.

1008 Red Mtn Ranch – 1590 Red Mtn Ranch –	\$937,500 3/31/21	\$955,000 1/26/23	1.87% overall 1.02% per year
1626 Red Mountain 1363 Red Mountain	\$395,000 9/16/21	\$655,000 1/25/23	66% overall 50.8% per year
Lot 4 Hidden Mine/ Lot 4 Hidden Mine	\$558,000 5/25/21	\$645,000 5/25/23	15% overall 7.5% per year
8871 Horse River/ 1440 Horse River	\$265,000 1/21/21	\$325,000 7/7/23	22.6% overall 9% per year
8871 Horse River/ 1250 Horse River	\$265,000 1/21/21	\$335,000 7/18/23	26% overall 10.6% per year

The chart below supports appreciation rates from 2019 to 2021 by four paired sales. They indicate a range of 2.67 to 88%, and an average of 38.5%, and a median appreciation rate of 31.75%.

414 Star Mountain 19 Star Mountain	\$200,000 2/20/19	\$250,000 10/22/21	25% overall 2.67% per year
818 Saddle Ridge 36 ac 275 Saddle Ridge 36 ac	\$158,851 6/11/19	\$475,000 9/10/21	199% overall 88% per year
1760 Red Mountain Ranch 794 Red Mountain Ranch	\$550,000 11/13/19	\$865,000 11/19/21	57% overall 29% per year
Lot 12 Hidden Mine/ Lot 8 Hidden Mine	\$355,000 10/10/19	\$600,000 8/31/21	69% overall 34.5% per year

Four paired sales occurred in 2018, and then resold in 2020 or 2021, as illustrated in the following chart. Two of the sales occurred in 2020 and indicate appreciation rates of 15.6 and 27%. The other two sales occurred in 2021 and indicate appreciation rates of 2.22 and 9.17%. Comparison of the two sets of sales, the 2021 sales had lower appreciation rates (avg of 5.7%), while the sales in 2020 had higher appreciation rates (avg of 21.3%). Thus, this indicates a larger appreciation rate from 2018 and 2020, with little to no appreciation from 2020 to 2021.

997 Saddle Ridge 65 ac 900 Saddle Ridge 44 ac	\$225,000 \$5,012/ac 2/13/18	\$565,000 \$8,692/ac 10/12/20	73% overall 27% per year
1008 Red Mountain 725 Red Mountain	\$525,000 12/26/18	\$560,000 11/22/21	6.67% overall 2.22% per year
665 Red Mountain	\$600,000 10/18/18	\$765,000 9/30/21	27.5% overall 9.17% per year
114 McCormick Ranch	\$1,850,000 9/4/18	\$2,500,000 12/29/20	35% overall 15.6% per year

Overall, the paired sales indicate appreciation rates from 5 to 31.5% annually between 2018.

2018-2020 – 21.3%

2018-2021 – 5.7%

2019-2021 – 31.75%

2020-2021 – No change

2021-2022 – 23%

2021-2023 – 9%

Average annual appreciation rate: 11.8%

Overall the annual appreciation rate from 2018 through 2022 is 10% per year. No appreciation occurred in 2020, however there was higher appreciation rates from 2018-2020, 2019-2021, and 2021-2022, and lower appreciation rates from 2022 to 2023. Thus, an average appreciation rate of 10% of properties within Gunnison County has occurred between 2018 and 2023.

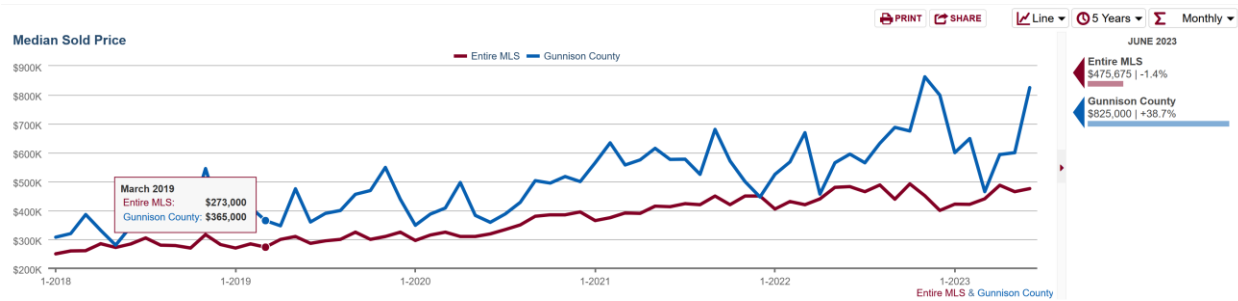
The appreciation rates are further supported by the additional market data extracted from the market, and illustrated on the following pages:

Median Sales, Price and DOM from 2018 - 2023

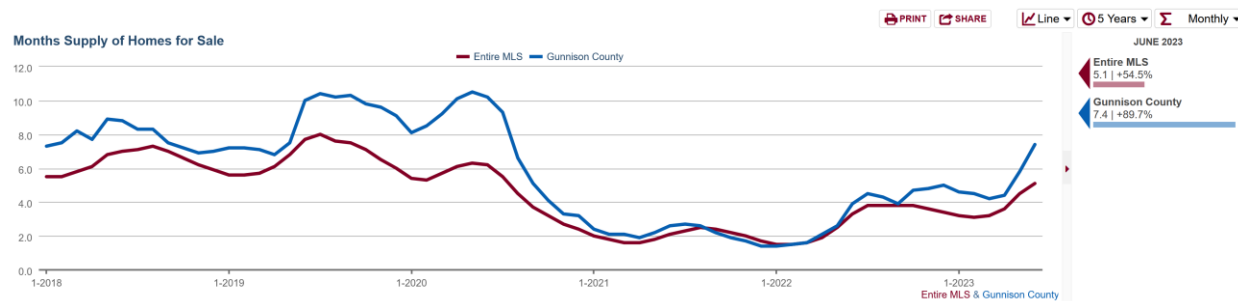
Year	Number of Sales	Median Sales Price	Median DOM
2018	3	\$875,000	41
2019	2	\$681,250	763
2020	2	\$3,450,000	371
2021	6	\$1,225,000	311
2022	2	\$3,030,000	340
2023	1	\$5,175,000	277
Current listings	3	\$7,950,000	363

The chart above illustrates the number of ranch sales between 100 and 1,000 acres within Gunnison over the past six years. The data is hard to analyze due to the minimal number of sales each year. One extreme high or low sale will skew the Median Sales Price or the Median Days on the Market.

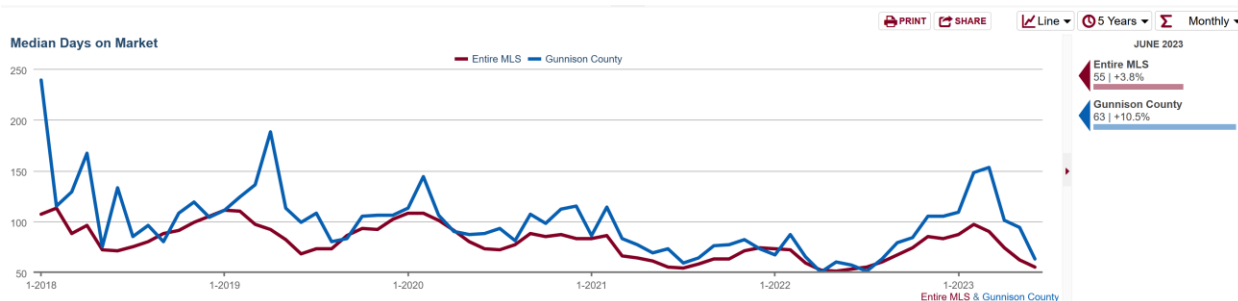
Within the local MLS (includes Gunnison, Montrose and Delta Counties), the following data was extracted. These charts include the larger regional data along with Gunnison County data:



The chart above indicates the increase in median sold prices of all properties over 5 acres in size.



The chart above indicates the available supply over the past five years. With the peak in the first half of 2019, and the lowest point in the first quarter of 2022.



The chart above illustrates the median days on the market. The lowest points occurred in the first half of 2022 and the second quarter of 2023.

The three charts above indicate an overall improving market, with the increasing overall median sales prices, the decreasing monthly supply and median days on the market. Although there are areas that spike high or low, the overall trends illustrate an increasing market over the past five years. 2023 indicates a stabilizing market, with significant swings in median days on the market and median sold prices.

Adjusted Market Value based upon Market Conditions between June 17, 2020 & July 1, 2023

The Alkali Creek Ranch is located 15 miles north of Gunnison, at the end of County Road 749, in Gunnison County. It is comprised of two non-contiguous parcels, the west parcel contains 800 acres and the east parcel contains 440 acres, for a total of 1,240 acres. The west parcel has good access to the National Forest, and Alkali Creek flows through the entire parcel. It is improved with a small cabin and bunk house, and a few agricultural outbuildings.

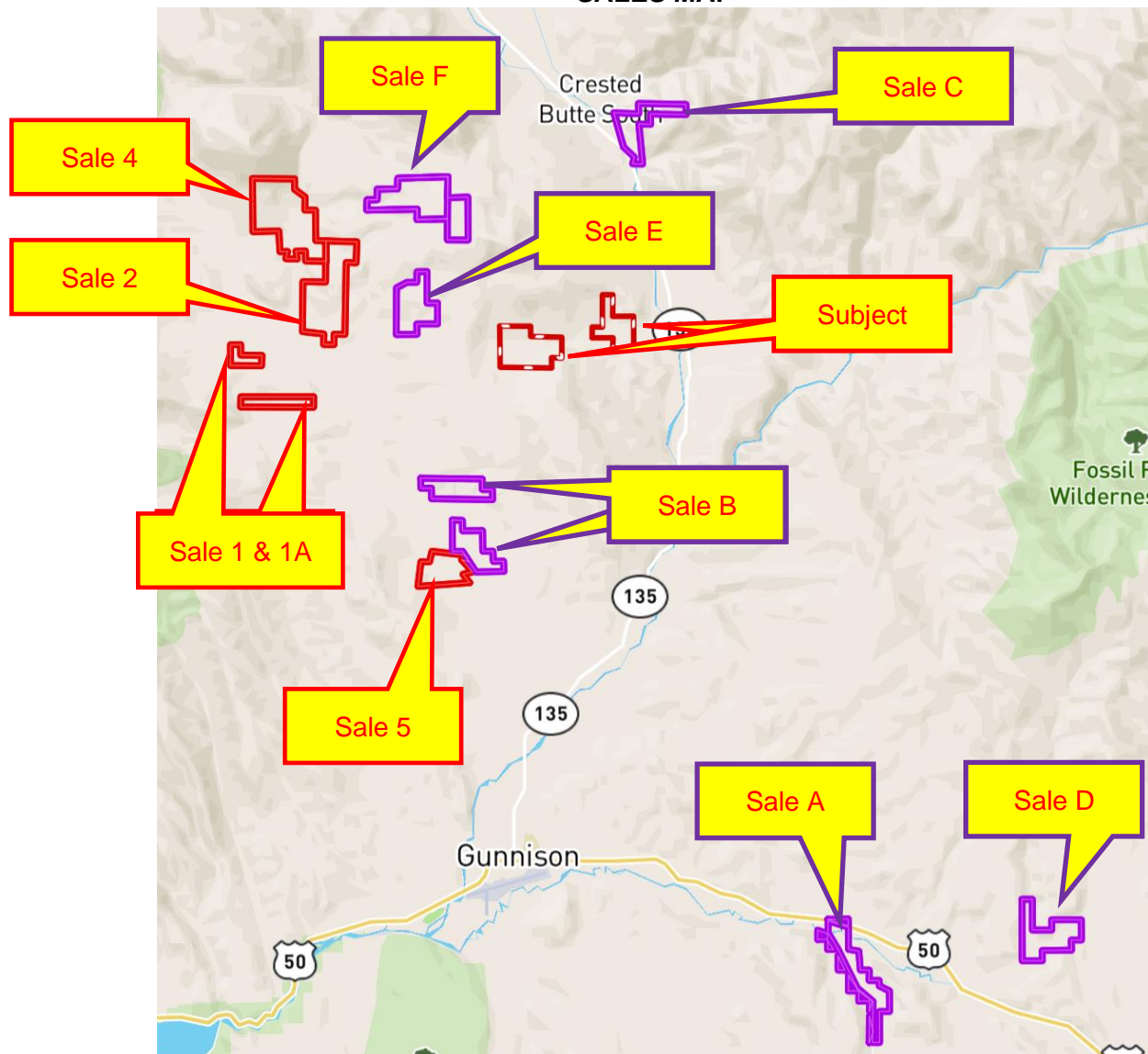
Based upon the sales comparison approach in 2020, the subject had a market value of \$8,680,000 as of June 17, 2020.

The market data above indicates no change in values from 2020 to 2021, a large increase in values from 2021 to 2022, and then slower, but still increasing prices from 2022 to 2023. Overall, the market has continued to be progressive from the historic date of value to the present date of value. However, the demand for development has decreased slightly as several properties have been subdivided and developed and increasing interest rates have slowed the demand. Thus, an appreciation rate of 10% per year is appropriate and applied to the 2020 market value for 2021 to 2022 and the first half of 2022 to 2023, and no appreciation rate is applied from 2020 to 2021, for a total appreciation applied of 15%. Thus, indicating a present value of the subject, as of July 1, 2023 of \$9,982,000.

Adjusted Market Value Based upon New Sales between June 17, 2020 & July 1, 2023

The following sales occurred after the date of the original date. Vacant land sales were researched, but there have been no vacant land sales that include some irrigated land that have occurred over the past three years. Thus, improved sales are utilized, and the contributory value of the improvements are extracted from the sales price to determine a land value.

SALES MAP



SALES CHART

Location	Sale date	Sale Price	Site size	Unit Price	Comments
Sale A 48647 Hwy 50 & 1746 Hwy 114, East of Gunnison	7/28/22	\$5,700,000 Overall \$3,700,000 land only	904	\$6,305/ac \$4,903/ac	Several parcels Partially irrigated, dry graze land, south of Highway 50. Semi-remote
Sale B 5048 County Road 730, Ohio Creek	1/30/23	\$5,175,000 overall \$4,425,000 Land only	987	\$5,243/ac \$4,483/ac	Two non-contiguous parcels – ENTIRELY ENCUMBERED BY CE, parcels cannot be sold separately. 280 Ac irrigated
Sale C 180 Upper Allen Rd, south of South Crested Butte, east of Hwy 135	9/15/21	\$4,300,000	540.5	\$6,053/ac	190 AC ENCUMBERED BY CE WITH NO DEVELOPMENT POTENTIAL. Good East River frontage, irrigated, sagebrush & mountain land
Sale D 2213 CR 76 Parlin, north of Hwy 50, East of Gunnison	11/20/20	\$4,150,000 overall \$3,800,000 land only	741 ac	\$5,600/ac \$5,128/ac	Irrigated hay, sub irrigated pasture, dry graze. Semi-remote Creek frontage
Sale E 2500 CR 6, east of Ohio Creek Rd	10/27/22	\$2,600,000	660 ac	\$3,939/ac	Grazing land, sagebrush with no irrigated land. Seasonal access. PARTIALLY ENCUMBERED BY A CONSERVATION EASEMENT, property previously sold in July of 2022 for \$1,700,000, indicating an appreciation rate, of \$900,000 over three months or 53% (17.6% per month). Both sales were open market, arm-length sales.
Sale F 4500 FS Road 563, Ohio Creek neighborhood	12/22/22	\$9,400,000 Overall \$8,400,000 Land only	1,703 ac	\$5,520/ac Overall \$4,932/ac Land only	Property previously sold: 923 ac 8/17/20 for \$2,750,000 \$2,979/ac 280 ac 7/14/21 for \$1,351,000 \$4,825/ac 40 ac 7/14/21 for \$206,000 \$5,150/ac Appreciation since most recent sale 7/14/21 – 118% Cabin- 3,045 sf, yoc 1995

There have been several ranch sales since the original date of value. None of the sales support prices as high as the previous land sales. This can be attributed to several factors. Three of these sales are encumbered or partially encumbered by a Conservation easement that limits or restricts some or most of the development and subdivision. Two sales are located east of Gunnison, in an inferior neighborhood but have similar physical features. The most recent sales are more similar to the subject than the sales available and utilized within the original report.

Sale C supports the highest unit price at \$6,053 per acre, before adjustments. The sale warrants a downward adjustment for location, river frontage and size. However, it warrants an upward adjustment of 15% for market conditions, and the encumbered area that does not have any development potential. Overall, this sale supports a price of more than \$6,960 per acre.

Sale F is one contiguous ranch, that was previously purchased as three individual parcels, and then resold as one large ranch. The property has superior ground cover than the subject. However, it is more remote with very seasonal access, and there are several FS Roads that

extend through the property. Most remote ranches similar to this one are very secluded, however, with FS roads extending through the property, it reduces the seclusion. The subject is at the end of the road, and only the landowners have access to the property. The majority of this sale's boundaries abut public lands, similar to the subject. The circuitous seasonal access limited the demand. This sale warrants an upward adjustment for site size, location and seclusion. The subject commands a value higher than indicated by this sale.

The subject commands values higher than indicated by these sales. Although the market has shown appreciation rates for a variety of parcels, including ranches throughout the Ohio Creek Valley and listed within this sales chart, these sales support the value for the subject of \$7,000 per acre or \$8,680,000, the same as the value in 2020.

RECONCILIATION AND FINAL VALUE CONCLUSION

The market conditions and the recent sales were both analyzed to determine the change in value for the subject parcel between the original date of value and the current date of value. The market conditions and paired sales support, indicate market trends of increasing values of 10% per year. Sale E actually supports an appreciation rate of 17.6% per month. The sales are comparable to the subject either physically or locationally. Three of the sales are entirely or partially encumbered, and have limited development and subdivision potential. Two of the sales have the most similar physical features, but are located in an inferior neighborhood. Thus, the subject commands a value at the upper end of the range.

Based upon the market analysis, the subject has a present value of \$9,982,000.

There have been several recent ranch sales within the immediate subject neighborhood, that occurred after the original report. They are similar to various features of the subject, and support a unit price for the subject of \$7,000 per acre, or \$8,680,000.

The sales comparison approach does not indicate a significant appreciation rate between the original 2020 value, and the current date. Although all market indications support appreciation rates, including the sales that are utilized within the analysis, and the sales provided significant support to the established market value within the original report, it is concluded that the subject's 1,240 acres comprised of two non-congiguous parcels has a Present Market Value, as of July 1, 2023 is \$8,680,000.

VALUATION OF THE IMPROVEMENTS

The west parcel is improved with two seasonal cabins. The cabins are wood construction with wood/log siding and metal roof. There is a large trex-deck that connect the two cabins. A generator provides power, heat is provided by fireplace in the main cabin and electric wall heat in the sleeping cabin. Water is provided by a well, and there is an outhouse.

The older cabin was originally constructed in 1935 and has been updated, with an estimated affective age of 20 years. It is a one-room cabin, with a kitchen, dining area and living room/sleeping area. It contains a total of 817 square feet. It has a wood floors.

The newer cabin was constructed in 2007 and contains 384 square feet. It is a one room cabin.

Overall, both of the cabins are in good condition with minimal deferred maintenance.

Comparable Sales

There are no comparable sales that have similar size and age as the subject within the subject neighborhood. Thus, parcels throughout Gunnison County were researched. There are several residences located in Gunnison of similar age, size and condition. However, these all had good year-round access, indoor plumbing and are utilized for year-round residential uses. Due to their year-round uses, they command a value higher than indicated by the subject improvements. Thus, cabins throughout Gunnison County were utilized.

Sale No./ Location	Sale Price Sale Date	Site Size Contributory Value	Improvement Size YOC	Unit Price	Comments
Sale 1 4250 USFS Rd 770, Pitkin	\$155,000 7/23/20	3.88 ac \$25,000	912 SF YOC 1972	\$143/sf	1 bed, 1 bath, log cabin, shingle roof, large deck – generator/solar needed
Sale 2 300 Upper Armstrong Gulch	\$180,000 9/9/21	10.33 ac \$40,000	760 SF YOC 1981	\$184/sf	1 bed, 1 bath, log cabin with metal roof Solar in use
Sale 3 375 Balsam Rd Cimarron	\$229,000 7/10/20	1.0 ac \$75,000	910 SF YOC 1978	\$197/sf	2 bedrooms, 1 bath, log cabin, metal roof, large wrap around deck, 3 private lakes, water & electricity installed
Sale 4 3 River Street, Pitkin	\$245,000 9/9/20	0.63 ac \$10,000	920 SF YOC 1974	\$255/sf	2 bedrooms, 1 bath, log cabin, metal roof Well, Electricity installed
Sale 5 620 Spruce Rd, Cimarron	\$315,000 8/26/20	0.72 ac \$60,000	840 SF YOC 2020	\$304/sf	2 bedrooms, 1 bath, Log cabin, metal roof, two car garage, Well, electricity installed
Sale 6 204 S Broadway St, Ohio City	\$332,500 8/3/21	0.36 ac \$25,000	921 SF YOC 1920	\$334/sf	2 bedrooms, 1 bath, log cabin, metal roof, potential for year round access, water & electricity installed

The sales indicate a narrow range of prices from \$143 to \$334 per square foot. The subject improvements includes a well and generator power. Sales 1 and 2 have/require solar and or a generator, which is most similar to the subject. These two sales support the lower end of the range or \$143 to \$184 per square foot.

IMPROVEMENT VALUE CONCLUSION

The older subject cabin is one room that includes a kitchen and living room, the newer cabin is one room and is utilized as a bunk house. Although they are two separate structures, with differing actual ages, based upon the updates of the older cabin, and the good condition of both cabins. They provide the same contributory value to the subject.

The sales range from \$143 to \$334 per square foot, ranging from 760 to 921 square feet. The most comparable are Sales 1 and 2 which indicate a narrower range from \$143 to \$184 per square foot.

The subject improvements do not include a garage, and the bunk house is separated from the kitchen, but the deck connects the improvements. The subject commands a value within the middle of the range based upon the size and age/condition of the improvements. Thus, the subject commands a value of \$165.00 per square foot. Applying \$165.00 per square foot to the main cabin's 817 square feet and the bunk house's 384 square feet indicates a total contributory value of \$198,165 **ROUNDED TO: \$200,000.**

RECONCILIATION AND FINAL VALUE CONCLUSION

The subject property is a non-contiguous parcel that totals 1,240 acres. The west parcel has seasonal access and is improved with two small cabins. The east parcel has year round access and utilities in close proximity. It is vacant. Alkali Creek flows through both parcels. The topography varies from mid-mountain pastures and grazing land to high mountain grazing and recreation land. The land commands a value of \$7,000 per acre or \$8,680,000.

The main cabin includes a kitchen and living room with fireplace. The bunk house includes one large room. The main cabin is older, but has been updated. The bunk house is newer and smaller than the main cabin. Based upon the condition, they both have the same contributory unit value at \$165 per square foot, or a total contributory value of \$200,000 (**ROUNDED**).

Thus, the contributory value of the improvements with the land indicates a present market value of:

EIGHT MILLION EIGHT HUNDRED EIGHTY THOUSAND DOLLARS
\$8,880,000.00

ASSUMPTIONS AND LIMITING CONDITIONS

The certification of the Appraiser appearing in the appraisal report is subject to the following conditions and to such other specific and limiting conditions as are set forth by the Appraiser in the report.

1. No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.
2. The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.
3. Responsible ownership and competent property management are assumed.
4. The information furnished by others is believed to be reliable. No warranty, however, is given for its accuracy.
5. All engineering is assumed to be correct. The plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
6. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
7. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined, and considered in the appraisal report.
8. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined, and considered in the appraisal report.
9. It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
10. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.
11. The distribution, if any, of the total valuation in this report between land and improvements applies only under that stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
12. Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event only the proper written qualification and only in its entirety.
13. The appraiser herein by reason of this appraisal is not required to give further consultation, testimony, or be in attendance in court with reference to the property in question unless arrangements have been previously made.
14. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the appraiser.
15. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea- formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in the field, if desired.

QUALIFICATIONS OF KORI S. SATTERFIELD		
PROFESSION:	Independent Real Estate Appraiser and Real Estate Consultant from 2010 to present.	
GRADUATE:	Mesa State College, Bachelor of Arts	
APPRAISAL LICENSES:	State of Colorado: Certified General Appraiser CG200000025, Expires 12/31/24 State of Utah: Certified General Appraiser 11856201-CG00 Expires 11/30/24	
ASSOCIATE MEMBER OF:	Practicing Affiliate of the Appraisal Institute and American Society of Farm Managers and Rural Appraisers, and International Right of Way Association	
COURSES & SEMINARS:	Conservation Easement and IRS Regulations – 2/06, Basic Appraisal Principles – 7/10/06, Scope of Work – 10/06, Business Ethics – 2/07, Conservation Excellence – 2/07, Valuation of Small Mixed Use Properties – 2/07, USPAP – 9/07, Conservation Easements and IRS Regulations – Update – 2/08, Residential Market Analysis and Highest and Best Use – 11/08, Conservation Easements – Update – 2/09, Appraiser Site Valuation and Cost Approach 3/09, Residential Sales Comparison Approach 4/09, Residential Report Writing and Case Studies – 4/09, ASFMRA: Conservation Easements – 10/09, USPAP – 7 hr Update – 2/10, Conservation Easement – Update – 2/10, HP12C Calculator – 9/10, Appraisal Curriculum Overview – Residential – 9/10, Conservation Easement Update – Division of Real Estate, State of Colorado – 3/11, General Appraiser Highest and Best Use – 10/11, General Appraiser: Sales Comparison Approach - 2/12, USPAP: 7-Hour Update – 4/12, Valuation of Conservation Easements and Other Partial Interests – 5/12, General Appraiser: Site Valuation and Cost Analysis – 8/12, Conservation Easement Update Course – 3/13, USPAP: 7-Hour Updated 1/14, Conservation Easement Update Course – 3/14, General Appraiser Cost Approach – 3/14, General Appraiser Income Approach I - 6/14, General Appraiser Income Approach II – 8/14, General Appraiser Report Writing - 9/14, McKissock Commercial Appraiser Review 2/14, McKissock Appraising for Expert Testimony – 3/15, CLLT Conservation Easement Update Course 3/15, USPAP update Course – 1/16, Donated Real Estate - 8/16, Energy Efficiency and Contributory Value & Supporting Adjustments – 9/16, FHA Education Session Appraiser Training, BOREA investigations, Conservation Easement Update – 9/16, UASFLA Conservation Easement Valuation Workshop – 10/16, State of Colorado - Conservation Easement Update Course 1/17, ASFMRA – Eminent Domain 3/17, ASFMRA – Yellowbook 6/17, USPAP update Course 10/18, AI - Business Practices & Ethics 4/20, AI – Small Motel/Hotel Valuations 4/20, AI- USPAP Update 8/20, ASFMRA – Integrated Approaches to Value 10/20, ASFMRA – Valuation of Water Rights 12/20, ASFMRA – Introduction to Appraisal of Permanent Plantings 3/21, ASFMRA – Introduction to Appraisal of Cannabis 3/21, Advanced Rural Case Studies 5/21, Advanced Rural Case Studies 10/22, Advanced Appraisal Preparation Course and Exam – 7/23	
APPRAISAL CLIENTS:	Alpine Bank	Great Outdoors Colorado – GOCO
	Aspen Valley Land Trust	Laramie Energy
	Rocky Mountain Elk Foundation	Colorado Open Lands
	Ducks Unlimited	Garfield County Airport
	Mesa Land Conservancy	Grand Valley Bank
	Montrose Bank	Trust for Public Lands
	Colorado Cattleman's Land Trust	Delta Montrose Electric Assoc
	Oxy USA	Grand Valley Power
	Colorado Open Lands	Black Canyon Land Conservancy
	Xcel Energy	Bank of the West
	Wells Fargo Bank	Bank of San Juans
	Bank of Colorado	Timberline Bank
	National Resource Conservation Service	Various individuals, attorneys,
	Colorado Headwaters Land Trust	and lending institutions.
CITY/COUNTY GOVERNMENTS:	Cities of Grand Junction and Delta. Counties of Mesa and Delta	
GOVERNMENTS:	Bureau of Reclamation, BLM, State of Colorado, Colorado State Parks and Wildlife, U.S. Forest Service, Colorado Parks & Wildlife	
WORK LOCATIONS:	All of Western Colorado. Including properties in Delta, Eagle, Garfield, Gunnison, Lake, Mesa, Grand, Jackson, Moffat, Montrose, Pitkin, Rio Blanco, Routt, and Saguache Counties, Colorado. Eastern Utah	

Colorado Department of Regulatory Agencies
Division of Real Estate
Kori Shea Satterfield
Certified General Appraiser

COPY

<u>CG200000025</u>	<u>11/15/2022</u>
License Number	Issue Date
<u>Active</u>	<u>12/31/2024</u>
License Status	Expiration

Verify this license at <http://dora.colorado.gov/dra>

<u>Marcia Waters</u>	<u>Kori S. Satterfield</u>
Director: Marcia Waters	Licensee Signature

**MARKET ANALYSIS
OF THE SILVER SPRING RANCH
LOCATED AT
3734 COUNTY ROAD 730
GUNNISON COUNTY, COLORADO**

APPRAISED FOR
Mr. Dan Dempsey
Mt. Emmons Mining Company
333 N Central Avenue
Phoenix, AZ 85004-2189

DATE OF ORIGINAL VALUATION
June 17, 2020

DATE OF MARKET ANALYSIS
July 1, 2023

DATE OF APPRAISAL REPORT
August 15, 2023

APPRAISED BY
ARNIE BUTLER & ASSOCIATES
Kori S. Satterfield
Certified General Appraiser
Grand Junction, Colorado 81501

ARNIE BUTLER & ASSOCIATES
REAL ESTATE APPRAISERS & CONSULTANTS
300 Main Street, Suite 301
Grand Junction, Colorado 81501
- Kori S. Satterfield -
- Certified General Appraiser - Colorado and Utah -
- Kori@arniebutler.com -
- 970-241-2716 -

August 15, 2023

Mr. Dan Dempsey
Mt. Emmons Mining Company
333 N Central Avenue
Phoenix, AZ 85004-2189

Dear Mr. Dempsey:

In response to your request, I have analyzed the Silver Springs Ranch that is located north of Gunnison, at the northeast quadrant of the Highway 135 and County Road 730 intersection, at 3734 Highway 135, in Gunnison County, Colorado. The purpose of this analysis is to provide a present market value of the subject property. This analysis has an effective date of value of July 1, 2023. This market analysis and updated value conclusion is attached to this letter. This report is to be an addendum to the original appraisal report, dated August 10, 2020.

All data used, logic employed and conclusions are subject to the enclosed Certification, Assumptions and Limiting Conditions. This appraisal is being completed in conformance to the prevailing guidelines of the Uniform Standards of Professional Appraisal Practice (USPAP).

Mr. Dan Dempsey and Mt. Emmons Mining Company are the clients and intended users of this analysis. This appraisal can be used by Mr. Dempsey as supportive evidence to the present market value.

Based upon my investigation and analysis of the data gathered with respect to this assignment, the original market value as of June 17, 2020 was:

TWO MILLION FOUR HUNDRED AND TEN THOUSAND DOLLARS

\$2,410,000.00

The present market value of the subject, as of July 1, 2023, is:

TWO MILLION NINE HUNDRED THOUSAND DOLLARS

\$2,900,000.00

If you have any questions with respect to the value conclusions or logic employed, please contact us at your convenience.

Sincerely,

Arnie Butler & Associates



Kori S. Satterfield

Certified General Appraiser

Colorado License No. CG200000025



VIEW FROM SOUTHWEST CORNER LOOKING NORTHEAST



VIEW FROM SOUTHWEST CORNER LOOKING EAST



VIEW FROM SOUTHWEST CORNER LOOKING NORTH



VIEW FROM NORTHWEST CORNER LOOKING SOUTH



VIEW FROM NORTHWEST CORNER LOOKING SOUTHEAST



VIEW FROM NORTHWEST CORNER LOOKING EAST

**SUMMARY OF SALIENT FACTS AND IMPORTANT CONCLUSIONS
SILVER SPRINGS RANCH**

Location: The subject is comprised of one contiguous parcel located in the northeast quadrant of Highway 135 and County Road 730 intersection. The property has an address of 3734 Highway 135, Gunnison County, Colorado.

Parcel Number: 3701-000-00-208 - 182.03 Ac
3699-000-00-018 - 71.46 Ac

Ownership: Mt. Emmons Mining Company.

Legal Description: The property is generally described as follows. The full legal description is located in later portions of this report.

3701-000-00-208
Portions of Section 12: E1/2SE1/4
Portions of Section 13 NE1/4SE1/4, E1/2NE1/4
Less portions along the Highway and County Road 730 and described in recorded deed, Reception No. 590014.
Township 50 North, Range 1 West, N.M.P.M.

3699-000-00-018
Section 7: Lot 4 (SW1/4SW1/4)
Section 18: Lot 1 (NW1/4NW1/4)
Township 50 South, Range 1 East, N.M.P.M.

County of Gunnison, State of Colorado

Purpose of Appraisal: Estimate the Present Market Value of the Property for business planning, and the potential negotiation of the trade and sale of the property.

Interests Appraised: Surface rights.

Client, Use and Users of the Appraisal: Dan Dempsey and Mt. Emmons Mining Company are the client and intended user. This appraisal may be used for business planning purposes, and for potential negotiations and/or sale of the property.

Property Analysis:

Size: 253.49 acres

Shape: Irregular – The property extends north to south approximately 1.25 miles and from west to east one-half mile. It is comprised of two adjacent rectangular parcels.

Access: Highway 135 provides access along the southern boundary. The entire western boundary abuts County Road 730.

Utilities: Electricity, telephone are extended; well water, septic and propane are typical of the neighborhood

Topography: Generally flat.

Improvements: Vacant

Public Lands: None

Taxes: 3701-000-00-208 - Total Assessed Value \$20,990 – Taxes - \$1,196
3699-000-00-018 - Total Assessed Value \$7,640 - Taxes - \$443
*Confirmation from Gunnison County Treasurer indicates that the taxes have been paid as of August 2, 2023.

Highest and Best Use: The Highest and Best Use is development of the property into smaller house sites, with agricultural and recreational uses until development occurs.

ORIGINAL MARKET VALUE CONCLUSIONS: 253.49 Ac - \$2,410,000

Original Date of Value: June 17, 2020

PRESENT MARKET VALUE CONCLUSIONS: 253.49 Ac - \$2,900,000

Present Date of Value: July 1, 2023

Date of Report: August 15, 2023

CERTIFICATE OF APPRAISAL

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved. In compliance with the Ethics Rule of USPAP, I hereby certify that this appraiser has no current or prospective interest in the subject property or parties involved.
- I have not performed any services regarding the subject property within the 3 year period immediately preceding acceptance of the assignment in any other capacity, other than described as follows. I provided an appraisal of the subject, with a date of value of June 17, 2020.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- The reported analyses, opinions, and conclusions were developed and this report has been prepared in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which includes the *Uniform Standards of Professional Appraisal Practice* (USPAP).
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- I have made a personal inspection of the property that is the subject of this report.
- No one has provided significant real property appraisal assistance to the person signing this certification.
- As of the date of this report, Kori S. Satterfield has completed the continuing education for the State of Colorado, the Appraisal Institute, ASFMRA and IRWA

Sincerely,



Kori S. Satterfield
Certified General Appraiser
Colorado License No. CG200000025

SCOPE OF WORK

The appraisal and report conforms to the appraisal guidelines of:

- Uniform Standards of Professional Appraisal Practice (USPAP)
- Code of Professional Ethics and Standards of Professional Practices of the Appraisal Institute, the ASFMRA and the IRWA

The Cost, Sales Comparison and Income Approaches were considered in the appraisal of the subject property. This appraisal consists of valuing the land and improvements, based on its Highest and Best Use. The Income Approach was not incorporated into a value indication because it is not typically used for a vacant land analysis.

The Cost Approach is only utilized to determine the contributory value of the improvements. There are improvements on the subject property, however they are older and these types of improvements are typically valued utilizing the sales comparison approach.

The Sales Comparison Approach was deemed the most appropriate method for valuing the subject. This process involved researching and confirming the sales and listings of properties similar to the subject.

The market data used in the analysis of the subject includes the examination and analysis of the local economy and conditions of the real estate market within the subject neighborhood. The Highest and Best Use analysis of the subject property has various components, including a local market analysis, review of supply and demand, and examination of sale prices of comparable properties.

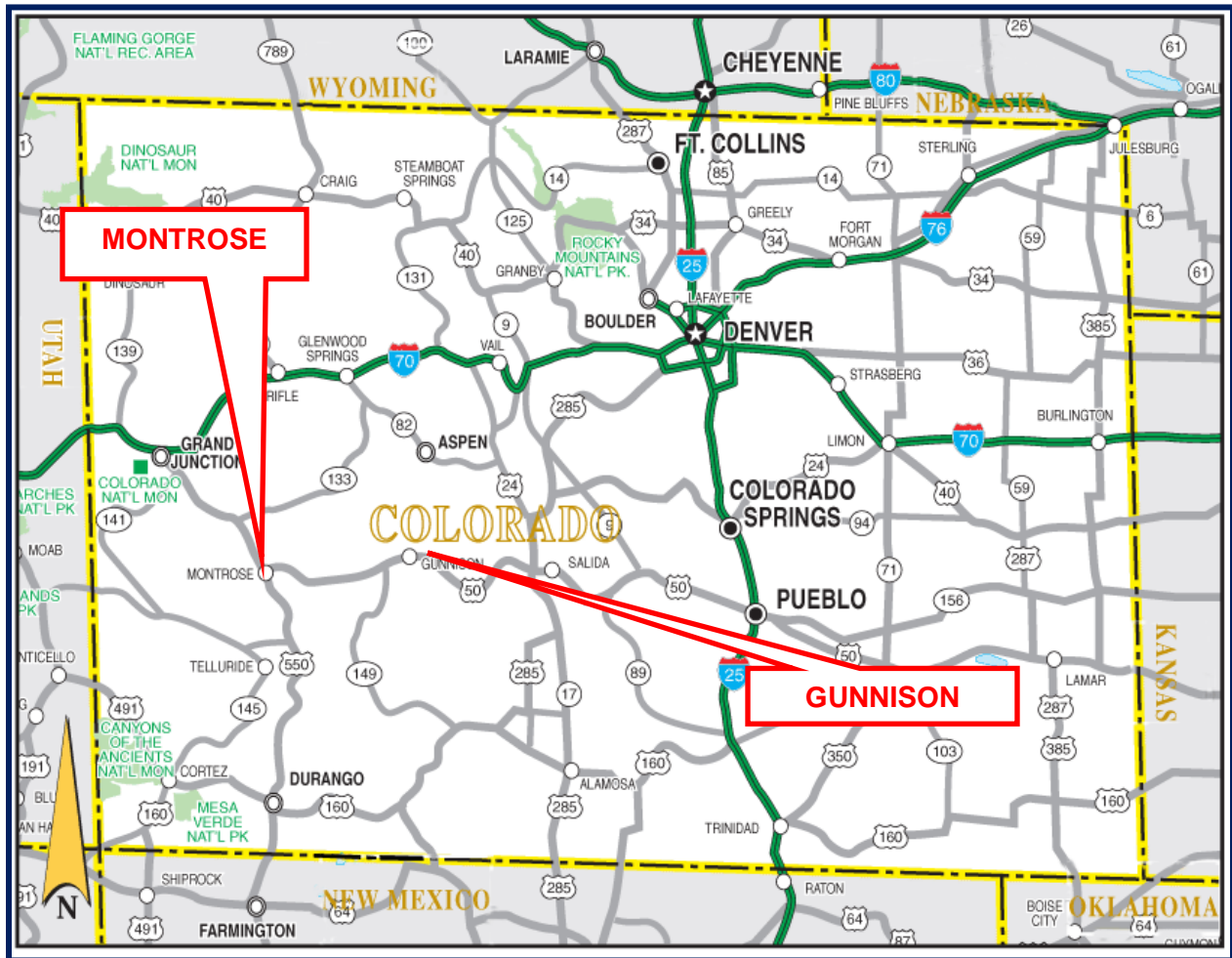
The information that was acquired for use in the market data and the Highest and Best Use analysis was obtained from Gunnison County records, other appraisers, real estate brokers, local land trusts, and available public data. This appraisal is specifically subject to the Certification, Assumptions and Limiting Conditions provided within this report. If there are any other unusual assumptions or conditions, they will be noted throughout the report.

Comparable sales throughout Gunnison and the subject neighborhood were researched. Most comparable sales, and sales used within this analysis are located in the same neighborhood, the Ohio Creek Valley or north of Almont and south of Crested Butte, in a similar neighborhood as the subject property. The local MLS was researched, along with research of County records, and discussions with local real estate agents.

The original date of value is June 17, 2020, the date of the inspection, There were no Mt. Emmons Mining Company representatives at the property at the time of inspection. This market analysis has an updated date of value as of July 1, 2023, the date of the most recent inspection. There was not an owner-representative at the time of the inspection.

This appraisal will compare the values of the subject property as of the original date of appraisal June 17, 2020 and the current date of value July 1, 2023. This included researching sales and comparing the market conditions as of the original date and the new date of value, and the change in the market between the two dates.

AREA DATA



Gunnison County is located in the west-central portion of the State of Colorado near the Continental Divide, approximately 200 miles west of Denver. The sixth-largest County in the state covers about 3,242 square miles. Elevation in the County reaches from 6,895 feet above sea level to more than 14,000, creating a wide diversity of climate conditions, terrain, vegetation, and animal life. Many of the valleys between mountain peaks have streams or lakes in them. This area receives an average annual rainfall of 10.5 inches. The portions above an elevation of 9,000 feet commonly get over 300 inches of snow. Although winter temperatures occasionally reach minus 50 degrees Fahrenheit in the lower valleys, most areas stay warmer. Generally, cloudless skies contribute to higher daytime temperatures. Summertime highs seldom exceed 80 degrees.

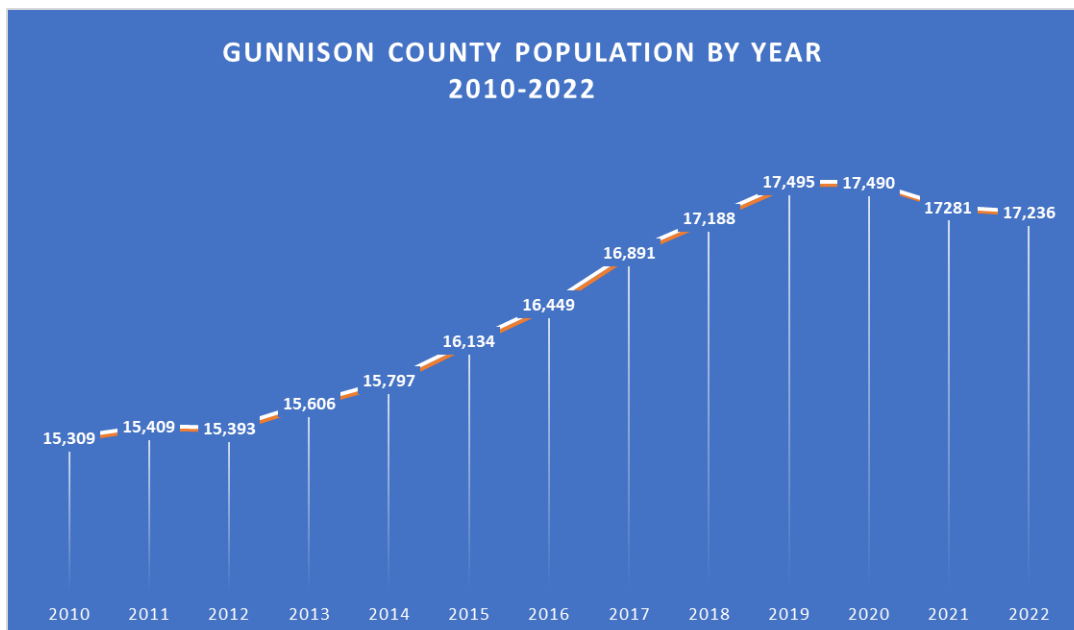
Government

The City of Gunnison, incorporated in 1880 and located at 7703 feet in elevation, is the county seat. The courts, County Attorney, Central Administration, the Sheriff's Office, and the jail are located in the new courthouse complex. The Blackstock Government Center, two blocks west of the courthouse complex, houses the Clerk and Recorder, the Assessor, the Treasurer, the Planning Department, the Geographic Information Services, and Wildlife Conservation. The governing body for the County is the County Board of Commissioners, composed of three elected officials.

The City of Gunnison is a home-ruled charter city and is organized as a council-manager form of government. Five elected council members appoint a city manager. Gunnison is a Planning and Management Region Ten, District Ten, Regional Planning Commission member.

Population

The following graph shows the population data for Gunnison County from 2010 - to 2022:



Colorado DOLA (([https://demography.dola.colorado.gov/population/population-totals-](https://demography.dola.colorado.gov/population/population-totals-municipalities)

Source: municipalities)

As of: Dec-23

Population for Gunnison County has been on a steady incline since 2011, when there was a slight dip between 2010 and 2021. The percentage increase in population from 2010 to 2019 is 11.88% during that ten-year span.

Economy/Employment

According to the Colorado Department of Labor and Employment statistics, Gunnison County's labor force increased from 8,440 to 9,056 from 2010 to 2014. The unemployment figures decreased from 6.4 to 5.0 percent during the same period. The major industries are tourism/recreation (providing 35% of jobs), government services (24%), education (14%), ranching (5%), and mining (5%).

The tourism/recreation sector is the largest employer and brings in nearly 35 million dollars annually. Summer tourists hike, camp, mountain bike, and stay for some of the many festivals in Crested Butte and Mt. Crested Butte at the County's north end. During the various big game seasons in the fall, more than 25,000 hunters visit the area. It is estimated over a million tourists each year visit Blue Mesa Reservoir, which is six miles west of Gunnison. Ice fishing, snowmobiling, ice-skating, and cross country skiing are popular winter sports. Still, most winter visitors are attracted to the downhill skiing available at Crested Butte Mountain Resort, 45 minutes north of Gunnison at Mt. Crested Butte, or an hour's drive to the east to the Monarch Ski Area.

An estimated 85 percent of the area around Gunnison is federally owned and available for recreation. Visitors come to Black Canyon National Park, Curecanti National Recreation Area,

the Gunnison National Forest, and other state and federal public lands for boating, four-wheel-drive tours, camping, hiking, mountain-climbing, photography, painting, rafting, hunting, snowmobiling, and skiing. More than two million fishermen use the 1,300 miles of streams and rivers each year.

Government services workers are employed by federal, state, and local agencies such as the National Park Service, Gunnison National Forest, Natural Resources Conservation Service, Bureau of Land Management, Colorado Parks and Wildlife, Gunnison County, and the City of Gunnison.

Education employs professionals and support staff at six public schools and a university. The Gunnison Watershed School District RE-1J operates six schools: Gunnison Elementary School, Lake School in Lake City (pre-school and kindergarten), Gunnison Middle School, Gunnison High School, Crested Butte Community School (K-12), and Marble Charter School. The student/teacher ratio is excellent on all levels. Gunnison County has one of the highest percentages of well-educated people in the nation. The total enrollment for the district was 2070 for the 2021-2022 school year.

Western State College transitioned into Western State Colorado University (WSCU) in 2012. WSCU is a fully accredited four-year state-supported institution with various courses and degrees, including accredited advanced degrees. Enrollment for 2021-2022 includes 2,600 undergraduate students and 400 graduate students. Enrollment has remained stable over the past several years.

Ranching has thrived in this area for more than 100 years. Irrigated valleys provide both pasture and fields from which native grass hay is harvested. The surrounding mountains offer summer grazing on public lands. Estimates suggest that over 50,000 head of cattle and sheep use more than along with 200,000 acres in agriculture. Ranches produce three million pounds of beef each year, worth \$13 million. The overall economic impact on the economy of Gunnison County is \$46 million (GunnisonValleyRanching.org, 2022).

Mining contributed to the founding of Gunnison, Crested Butte, and Lake City in the 1880s. Although many of the mining camps were vacated as precious metal prospecting gave way to the mining of coal, Gunnison and Crested Butte survived. Gunnison County is the top coal producer for the State of Colorado. Most of the coal production is located in the extreme western sector of Gunnison County in the North Fork Valley near Paonia. The mining of silver, gold, and molybdenum currently makes a minor contribution to the economy of this County. However, present permits are being processed for new mining activities near Crested Butte. The coal mining industry is currently in flux, with local and national environmental issues restricting the development of new mines and the expansion of existing operations. This has had a negative impact on the economic well-being of western Gunnison County and the County's overall tax revenues.

Transportation

Transportation is by highway or air. U.S. Highway 50, a major all-weather national highway, connects with Interstate 70 at Grand Junction 140 miles to the northwest and with Interstate 25 180 miles to the east near Colorado Springs. Highway 50 interchanges several principal highways to Phoenix, Salt Lake City, Albuquerque, Denver, Dallas, and other major metropolitan areas. State Highway 135 is an all-weather state highway providing road access north to Crested Butte and Mt. Crested Butte. All paved highways in Gunnison County are open year-round. Greyhound Bus service provides passenger and parcel service to the area. A

shuttle bus operates between the Gunnison airport and the Crested Butte area. A number of national shipping companies provide freight service.

The Gunnison County Airport is located five minutes from downtown Gunnison within the city limits. Several national and international air carriers have non-stop service to Gunnison from major cities throughout the United States. The ski season, when most of the flights take place, is from Thanksgiving to Easter. The existing airport runway is 10,000 feet in length and handles regularly scheduled 757 jet aircraft. It is also improved with an Instrument Land system. Enplanements have declined slightly each year since 1995.

Utilities

The City of Gunnison provides electricity to all properties within the city limits, while the Gunnison County Electric Association serves the outlying area. ATMOS Energy provides natural gas in the County. Propane gas is available from Ferrellgas, Amerigas, and J.C. Propane. The City of Gunnison's Sewer & Water Department is responsible for supplying fresh water to the City of Gunnison customers, wastewater collection, and the city irrigation ditch. The city water and sewer system consist of approximately 34 miles of water lines, 30 miles of sewer lines, three water storage tanks that hold over two million gallons of water, nine water wells, and 25 miles of irrigation ditch. The water is chlorinated to meet all State Department of Health requirements, although no treatment plant is required. The city sewer system serves Ninety-six percent of the City of Gunnison. Outlying areas in the County use individual septic systems.

Law Enforcement and Health Care

The Colorado State Patrol, the County Sheriff's office, Gunnison Police Department, the Crested Butte Marshall's office, and the Mount Crested Butte Police Department employ 60 certified full-time peace officers in Gunnison County. The City of Gunnison provides dispatch services for all police and emergency service agencies in the County, with ten dispatchers and 24-hour service. The crime rate is low. The City of Gunnison, Gunnison County, and Crested Butte fire protection districts provide fire protection.

Both Gunnison and Crested Butte operate ambulance services. The Gunnison County Hospital is a modern 24-bed facility taking care of emergency and routine medical care. There are 13 medical doctors full-time in Gunnison County, five dentists and several other medical professionals rotate through monthly. The county nursing home is a 59-bed facility.

Amenities

High school and collegiate athletic programs include basketball, baseball, football, swimming, track, wrestling, and golf. The Gunnison Community Center is a state-of-the-art multi-use recreational facility with conference rooms, a climbing wall, a gymnastics room, two full-size basketball courts, a kids' padded playroom, a game room, a leisure swimming pool, and a 25-yard six-lane pool with diving board, rope swing, two 23-foot slides, water basketball courts, kids slide and sprays, and therapy jets. Other recreational facilities include parks, a golf course, tennis courts, covered ice-skating rinks, baseball fields, and swimming pools. Supervised recreational sports include baseball, soccer, football, basketball, gymnastics, dance, hockey, golf, ultimate frisbee, swimming, and other various other activities.

Cultural and social amenities are available in Gunnison and Crested Butte. Concerts, lectures, arts, music, and theater programs offer the community cultural opportunities of national caliber. There are Performing Arts Centers in Gunnison and Crested Butte, and soon to be completed in Mt. Crested Butte.

Real Estate

The overall economy and real estate market began to stabilize in 2007. The market started to decline in 2008 and hit its bottom in 2009. The 2010 and 2011 trends show mildly increasing sales and prices and mild improvements experienced in 2013 and 2014. The number of sales in 2015 illustrates a 42 percent increase from 2014, with a steady number of sales each year. Sales for 2016 show an additional 33 percent increase in sales over the previous year. The combination of 2015 and 2016 sales indicate a 75 percent increase in the market.

Year	2013	2014	2015	2016	2017
Single family Res.	226	211	292	258	272
Avg. Sale Price	\$528,974	\$529,572	\$538,376	\$600,375	\$715,849
DOM	280	267	273	234	242
Year	2018	2019	2020	2021	2022
Single family Res.	262	219	350	349	195
Avg. Sale Price	\$680,234	\$829,169	\$940,884	\$1,198,799	\$1,271,471
DOM	199	167	194	119	109

Source: MLS sold statistics for all of Gunnison County

2020 and 2021 had the highest number of sales, with 2022 having the highest average sales price, and the lowest average days on the market. 2022 had a fewer number of sales, however this can be attributed to a strong market and limited number of properties listed for sale (small supply), and not the lack of demand. Overall over the 5 years, the average Days on the Market has decreased, the number of sales has increased, and the average sales price has increased over to nearly double from 2018 at \$680,234 to 2022 at \$1,271,471.

Vacant Land

According to area brokers, the demand for vacant land and ranch parcels picked up considerably in 2022. While prices have not experienced a significant increase, volume has. The average price is also anticipated to creep upward while the average days on the market are expected to continue to decline.

The following chart indicates MLS sales from 1 to more than 900 acres over the past 10 years.

Sale Year	1-5	5-10	11-35	36-100	101-300	301-500	501-700	701-900	900+
2014	28	11	12	3	2	0	0	0	0
2015	47	10	15	20	2	0	0	0	1
2016	44	3	15	28	6	1	1	0	0
2017	66	12	10	16	2	0	0	0	1
2018	86	11	15	31	3	2	1	0	0
2019	66	6	15	21	5	1	1	0	1
2020	58	19	9	8	18	0	0	0	1
2021	29	4	4	10	0	0	0	0	1
2022	81	9	9	14	2	1	2	1	0
1/1-7/1/2023	24	0	3	4	0	2	0	0	0
Listings	68	10	21	19	2	0	0	1	1

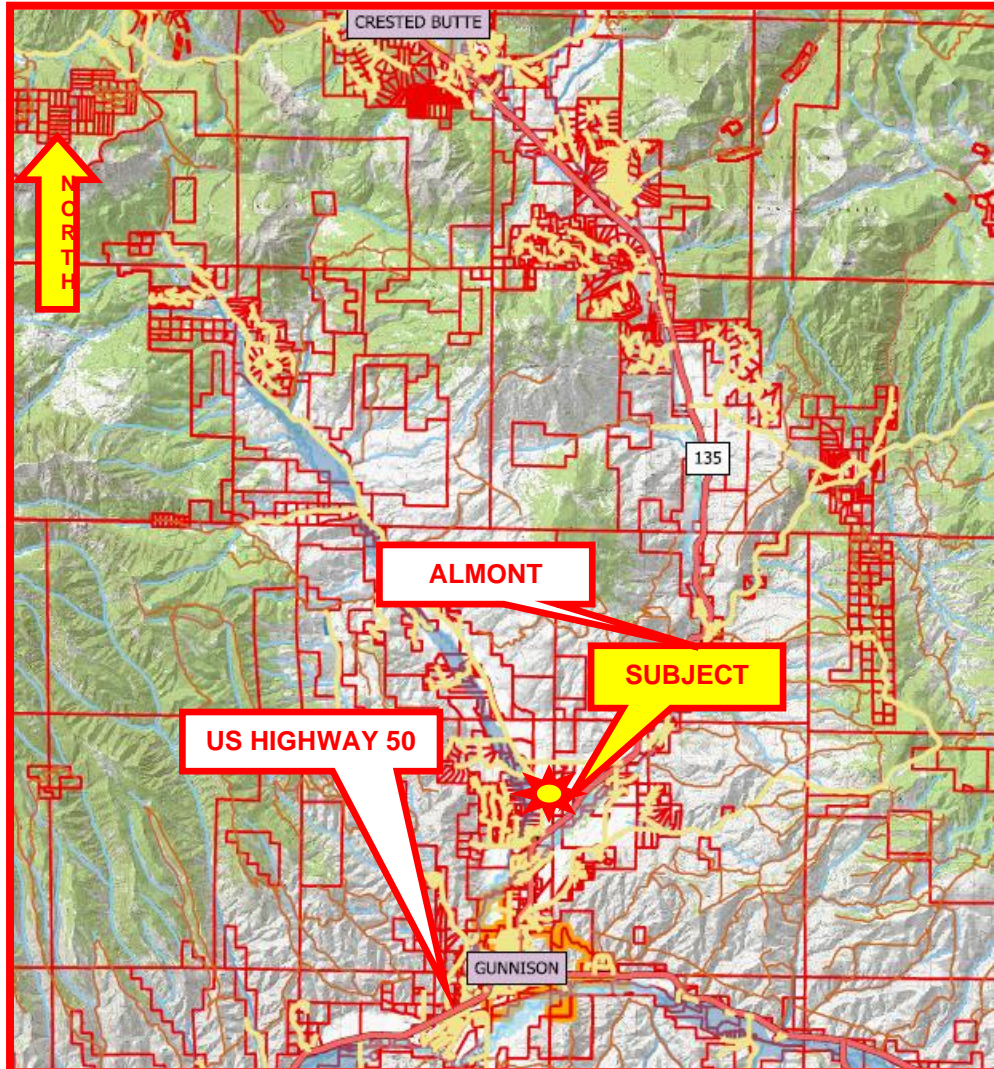
**Note: This chart only includes transactions that were included in the MLS. Several larger ranch sales have occurred between neighbors or by brokers that are not part of this particular MLS and were not included in the MLS. These are illustrated in the sales in later portions of this report.*

Based upon the chart, parcels from 1 to 5 acres show the largest supply and the most sales in 2022 and 2023. This also has the larger number of parcels on the market. The second most sales occurred in parcels of 11 to 25 acre sites with 3 sales and 21 listings, and then 36 to 100-acres parcels with 19 listings and 4 sales.

Conclusion

In conclusion, Gunnison County has illustrated improving market since 2018. This includes increasing average sales prices, and the number of sales, along with shorter days on the market. The biggest hinderance over the past five years within Gunnison County is the lack of supply, and not the lack of demand. While interest rates continue to increase, it has slowed the market, but there continues to be demand for a variety of parcels, while not at rates experienced between 2019 through 2022.

NEIGHBORHOOD DATA



The subject property is located approximately 4 miles north of Gunnison in an agricultural/rural residential neighborhood. This neighborhood is located on both sides of Highway 135 from Gunnison to the south and north to Crested Butte South. The area is characterized by large hay meadows traversed by Ohio Creek, the East River and the Gunnison River. The perimeter of the area is comprised of sagebrush flats that transcend up and into the mountains and national forest.

The market area for the subject neighborhood includes all of the area along the Gunnison River, Tomichi Creek, Ohio Creek, the East River south of Crested Butte, Quartz Creek and tributaries to these drainages. All of these agricultural and residential neighborhoods are located around the City of Gunnison. The outlying areas require locational considerations, with prices higher near Crested Butte and lower to the east, south and west of Gunnison.

Colorado State Highway 135 extends through the area in a north/south direction and is the major access arterial extending north from U. S. Highway 50. U. S. Highway 50 travels east and west through the center of Gunnison, where it is called Tomichi Avenue. Extending from the highways, most roads consist of graded gravel or dirt county roadways. Access to and through the neighborhood is good.

This area has received substantial steady demand for residential development for many decades. Rural residential developments are scattered throughout the neighborhood. A large number of agricultural farms and ranches maintain the agricultural nature of the area. Because much of the area is controlled by old time ranching families, the area has not been overdeveloped as in other areas of Gunnison County and western Colorado.

As residential development continues, the character of the neighborhood will change from a mostly agricultural area to a rural residential area with agricultural uses.

A few large ranches control a significant amount of the developable land and river frontage. Without these long-established ranches, some more than a century old, the neighborhood would be developed similarly to the areas south of Crested Butte and northwest and east of Gunnison.

Utilities in the area include well water, septic systems, electricity, telephone and internet services. With the increased development pressures, sewer and natural gas have been extended to the south end of the subject neighborhood.

The neighborhood is in direct line with the growth trends of Gunnison. The areas to the south, east, and west of Gunnison are either mountainous or dry land, which is not as appealing for residential development. Thus, this type of development is anticipated to continue to the north and into the subject neighborhood.

The subject is north of Gunnison, in a residential and resort area at the confluence of the East and Taylor Rivers, which begins at the Gunnison River. Residential developments extend along both sides of Highway 135 from Gunnison to Crested Butte and along County Road 730/Ohio Creek Road.

The following chart indicates the market trends that have occurred over the past 5 years utilizing paired sales. These properties are either two parcels in close proximity, or the same property that sold and resold over the past five years. The paired sales are utilized to determine any changes in value to the subject property between the original date of appraisal, and the current date.

PAIRED SALES CHART

Location	Original sale	Second Sale	% Change in value
8000 FS Rd 882	\$135,000 8/15/17	\$495,000 7/1/21	267% overall 67% per yr
Lots 3-7 Castle Mountain Ranches	\$281,300 9/20/19	\$501,000 11/1/22	78% overall 26% per yr
8011 CR 76, Ohio City	\$1,025,000 11/25/14	\$1,250,000 5/12/21	22% overall 3.4% per year
5350 Wildcat Trail	\$325,000 8/6/21	\$400,000 1/21/23	23% overall 16% per year
201 Whispering Pines Whispering Pines	\$400,000 7/12/21	\$495,000 4/11/22	23% overall
Star Mountain Ranch – Lot 12/ Star Mountain Ranch – Lot 32	\$235,000 4/20/18	\$245,000 7/27/21	4.25% overall 1.31% per year
414 Star Mountain 19 Star Mountain	\$200,000 2/20/19	\$250,000 10/22/21	25% overall 2.67% per year
997 Saddle Ridge 65 ac 900 Saddle Ridge 44 ac	\$225,000 \$5,012/ac 2/13/18	\$565,000 \$8,692/ac 10/12/20	73% overall 27% per year
818 Saddle Ridge 36 ac 275 Saddle Ridge 36 ac	\$158,851 6/11/19	\$475,000 9/10/21	199% overall 88% per year

1008 Red Mtn Ranch –1590 Red Mtn Ranch –	\$937,500 3/31/21	\$955,000 1/26/23	1.87% overall 1.02% per year
1760 Red Mountain Ranch 794 Red Mountain Ranch	\$550,000 11/13/19	\$865,000 11/19/21	57% overall 29% per year
1760 Red Mountain Ranch 2727 Red Mountain Ranch	\$550,000 11/13/19	\$675,000 7/19/22	22% overall 8% per year
1742 Red Mountain	\$610,000 3/24/22	\$715,000 9/7/22	17% overall 34% per year
1626 Red Mountain 1363 Red Mountain	\$395,000 9/16/21	\$655,000 1/25/23	66% overall 50.8% per year
1008 Red Mountain 725 Red Mountain	\$525,000 12/26/18	\$560,000 11/22/21	6.67% overall 2.22% per year
665 Red Mountain	\$600,000 10/18/18	\$765,000 9/30/21	27.5% overall 9.17% per year
NENE Prosper Ln SENE Prosper Ln	\$55,000 7/9/21	\$122,500 10/17/22	122% overall
677 Mountain View 623 Meadow view	\$245,000 8/31/21	\$299,000 6/10/22	22% overall
114 McCormick Ranch	\$1,850,000 9/4/18	\$2,500,000 12/29/20	35% overall 15.6% per year
8871 Horse River/ 1440 Horse River	\$265,000 1/21/21	\$325,000 7/7/23	22.6% overall 9% per year
8871 Horse River/ 1250 Horse River	\$265,000 1/21/21	\$335,000 7/18/23	26% overall 10.6% per year
Lot 12 Hidden Mine/ Lot 8 Hidden Mine	\$355,000 10/10/19	\$600,000 8/31/21	69% overall 34.5% per year
Lot 12 Hidden Mine/ Lot 4 Hidden Mine	\$355,000 10/10/19	\$645,000 5/25/23	82% overall 32.5% per year
Lot 12 Hidden Mine/ Lot 18 Hidden Mine	\$355,000 10/10/19	\$640,000 6/13/23	80% overall 23% per year
Lot 4 Hidden Mine/ Lot 4 Hidden Mine	\$558,000 5/25/21	\$645,000 5/25/23	15% overall 7.5% per year
48 Green Drake Dr/ 91 Green Drake Dr	\$1,625,000 10/22/20	\$1,625,000 1/20/21	No change in value
2500 CR 6 - CE	\$1,700,000 7/15/22	\$2,600,000 10/31/22	53% overall
NWSE - CR 38 SWNE – CR 38	\$44,900 1/31/20	\$39,000 11/9/20	-13% overall
810 CR 17	\$214,500 4/14/21	\$428,000 2/28/22	100% overall
700 CR 17/ 810 CR 17	\$122,500 7/13/20	\$428,000 2/28/22	249% overall
Cebolla River 540 Cebolla River	\$150,000 8/15/18	\$520,000 9/15/21	247% overall
324 Castle Creek Castle Creek	\$180,000 6/3/20	\$160,000 8/31/22	-11% overall
324 Castle Creek	\$180,000 6/3/20	\$499,000 6/29/23	177% overall 59% per year
Lot 6 Castle Creek Lot 1 Castle Creek	\$275,000 6/18/21	\$222,500 10/21/21	-19% overall
387 Baxter Creek 381 Baxter Creek	\$675,000 1/15/19	\$850,000 10/14/20	26% overall

Average 40% per year

Median Appreciation = 22.5% per year

The paired sales indicate a large range from no change in value to an appreciation rate 267%, and three paired sales indicate a decrease in value. Of the 34 paired sales, only three illustrate losses in value, one shows no change in value and the remaining 31 paired sales indicate large ranges of appreciation. The sales occurred between 2014 and 2023, with the majority of the sales occurring between 2021 and 2023.

The appreciation was lower between 2018 and 2020, with some stabilization in 2020, and then large appreciation rates from 2020 through 2022.

Three sales support an appreciation rate from 2021 to 2022, indicating appreciation rates from 22 to 122%, with two sales supporting 22 and 23% appreciation rates, with an average of 56%, and a median appreciation rate of 23%.

201 Whispering Pines Whispering Pines	\$400,000 7/12/21	\$495,000 4/11/22	23% overall
NENE Prosper Ln SENE Prosper Ln	\$55,000 7/9/21	\$122,500 10/17/22	122% overall
677 Mountain View 623 Meadow view	\$245,000 8/31/21	\$299,000 6/10/22	22% overall

Five sales support an appreciation rate from 2021 to 2023, indicating appreciation rates from 1.02 to 50.8%, and an average of 15.8%, and a median appreciation rate of 9%.

1008 Red Mtn Ranch – 1590 Red Mtn Ranch –	\$937,500 3/31/21	\$955,000 1/26/23	1.87% overall 1.02% per year
1626 Red Mountain 1363 Red Mountain	\$395,000 9/16/21	\$655,000 1/25/23	66% overall 50.8% per year
Lot 4 Hidden Mine/ Lot 4 Hidden Mine	\$558,000 5/25/21	\$645,000 5/25/23	15% overall 7.5% per year
8871 Horse River/ 1440 Horse River	\$265,000 1/21/21	\$325,000 7/7/23	22.6% overall 9% per year
8871 Horse River/ 1250 Horse River	\$265,000 1/21/21	\$335,000 7/18/23	26% overall 10.6% per year

Four sales support appreciation rates from 2019 to 2021, they indicate a range of 2.67 to 88%, and an average of 38.5%, and a median appreciation rate of 31.75%.

414 Star Mountain 19 Star Mountain	\$200,000 2/20/19	\$250,000 10/22/21	25% overall 2.67% per year
818 Saddle Ridge 36 ac 275 Saddle Ridge 36 ac	\$158,851 6/11/19	\$475,000 9/10/21	199% overall 88% per year
1760 Red Mountain Ranch 794 Red Mountain Ranch	\$550,000 11/13/19	\$865,000 11/19/21	57% overall 29% per year
Lot 12 Hidden Mine/ Lot 8 Hidden Mine	\$355,000 10/10/19	\$600,000 8/31/21	69% overall 34.5% per year

Four paired sales occurred in 2018, and then resold in 2020 or 2021. Two of the sales occurred in 2020 and indicate appreciation rates of 15.6 and 27%. The other two sales occurred in 2021 and indicate appreciation rates of 2.22 and 9.17%. Comparison of the two sets of sales, the 2021 sales had lower appreciation rates (avg of 5.7%), while the sales in 2020 had higher appreciation rates (avg of 21.3%). Thus, this indicates a larger appreciation rate from 2018 and 2020, with little to no appreciation from 2020 to 2021.

997 Saddle Ridge 65 ac 900 Saddle Ridge 44 ac	\$225,000 \$5,012/ac 2/13/18	\$565,000 \$8,692/ac 10/12/20	73% overall 27% per year
1008 Red Mountain 725 Red Mountain	\$525,000 12/26/18	\$560,000 11/22/21	6.67% overall 2.22% per year
665 Red Mountain	\$600,000 10/18/18	\$765,000 9/30/21	27.5% overall 9.17% per year
114 McCormick Ranch	\$1,850,000 9/4/18	\$2,500,000 12/29/20	35% overall 15.6% per year

Overall, the paired sales indicate appreciation rates from 5 to 31.5% annually between 2018.

2018-2020 – 21.3%

2018-2021 – 5.7%

2019-2021 – 31.75%

2020-2021 – No change

2021-2022 – 23%

2021-2023 – 9%

Average annual appreciation rate: 11.8%

Overall, the annual appreciation rate from 2018 through 2022 is 10% per year. No appreciation occurred in 2020, however there was higher appreciation rates from 2018-2020, 2019-2021, and 2021-2022, and lower appreciation rates from 2022 to 2023. Thus, an average appreciation rate of 10% of properties within Gunnison County has occurred between 2018 and 2023.

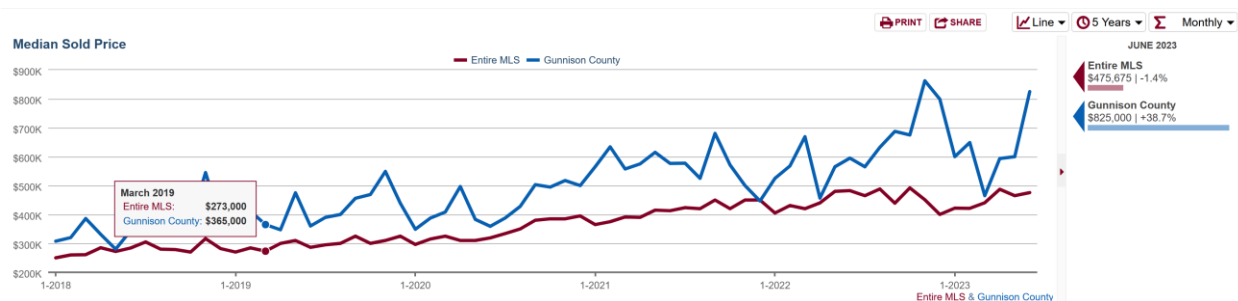
The appreciation rates are further supported by the additional market data extracted from the market, and illustrated on the following pages:

Median Sales, Price and DOM from 2018 - 2023

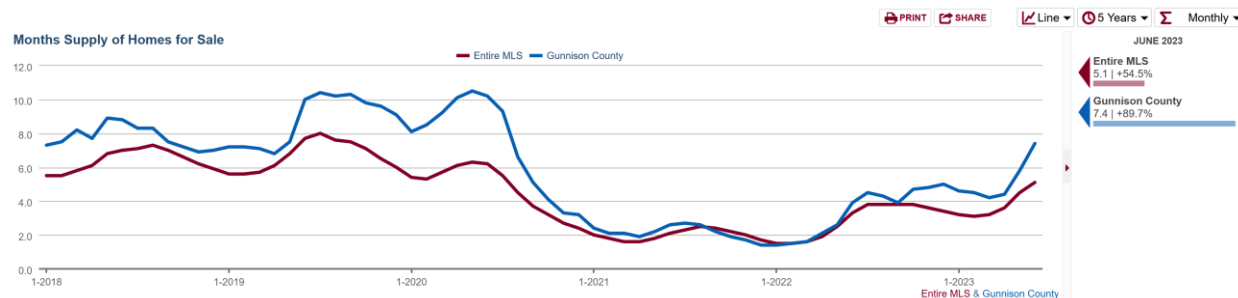
Year	Number of Sales	Median Sales Price	Median DOM
2018	3	\$875,000	41
2019	2	\$681,250	763
2020	2	\$3,450,000	371
2021	6	\$1,225,000	311
2022	2	\$3,030,000	340
2023	1	\$5,175,000	277
Current listings	3	\$7,950,000	363

The chart above illustrates the number of ranch sales between 100 and 1,000 acres within Gunnison over the past six years. The data is hard to analyze due to the minimal number of sales each year. One extreme high or low sale will skew the Median Sales Price or the Median Days on the Market.

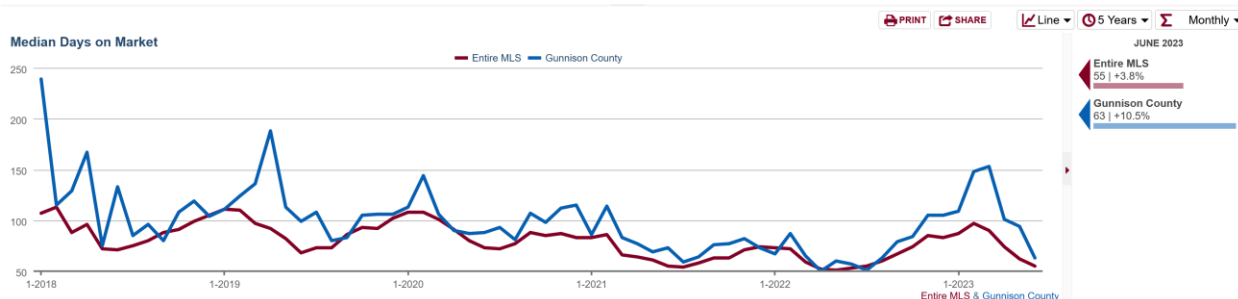
Within the local MLS (includes Gunnison, Montrose and Delta Counties), the following data was extracted. These charts include the larger regional data along with Gunnison County data:



The chart above indicates the increase in median sold prices of all properties over 5 acres in size.



The chart above indicates the available supply over the past five years. With the peak in the first half of 2019, and the lowest point in the first quarter of 2022.



The chart above illustrates the median days on the market. The lowest points occurred in the first half of 2022 and the second quarter of 2023.

The three charts above indicate an overall improving market, with the increasing overall median sales prices, the decreasing monthly supply and median days on the market. Although there are areas that spike high or low, the overall trends illustrate an increasing market over the past five years. 2023 indicates a stabilizing market, with significant swings in median days on the market and median sold prices.

Adjusted Market Value based upon Market Conditions between June 17, 2020 & July 1, 2023

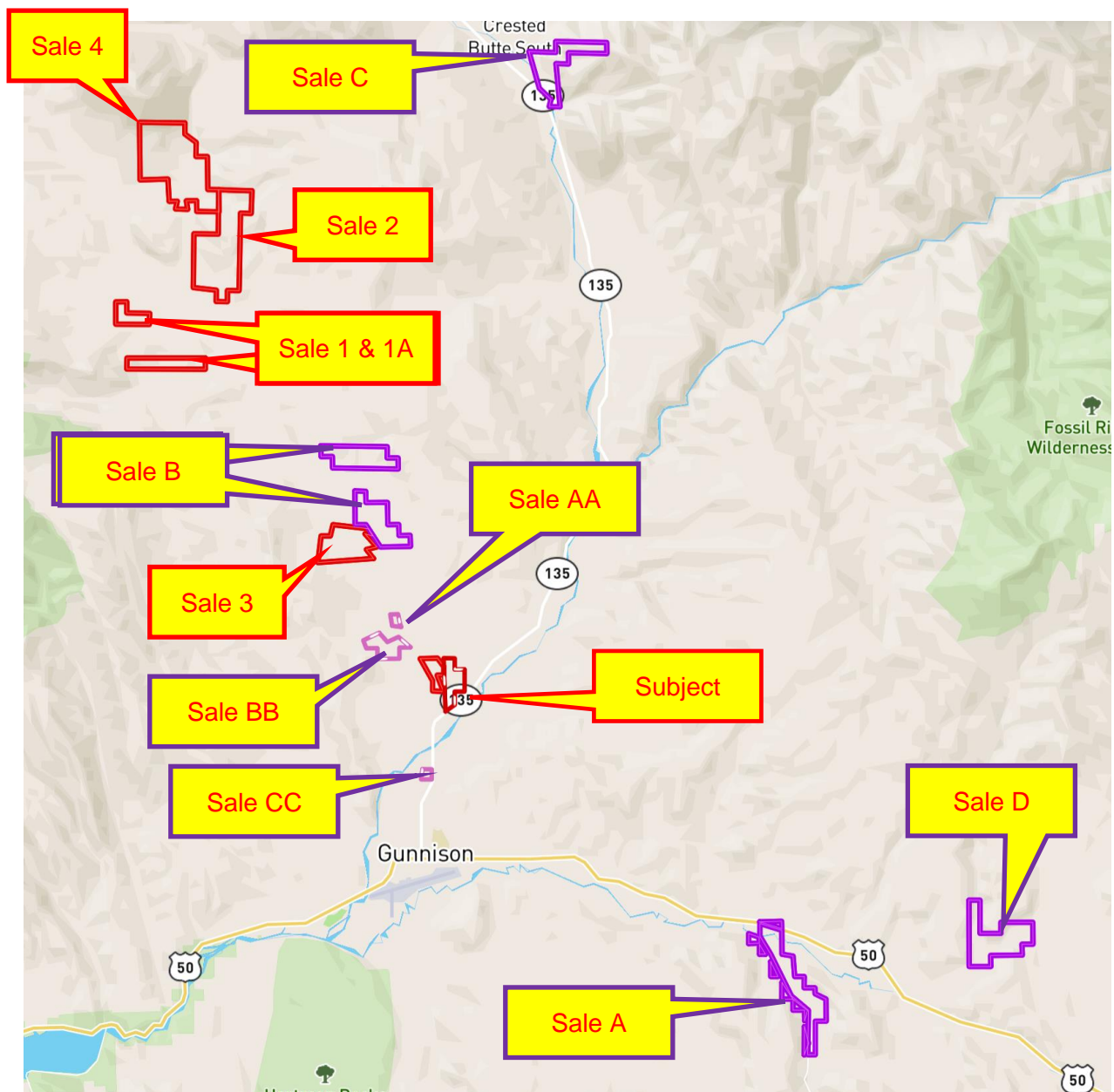
The Silver Springs Ranch located at 3734 County Road 730 is located at the northeast corner of Highway 135 and County Road 730. It is a 253.49 acre irrigated parcel with good access from both Highway 135 and County Road 730. It is not located within the floodplain, and utilities are available within the immediate area.

Based upon the sales comparison approach in 2020, the subject had a market value of \$2,410,000 as of June 17, 2020.

The market data above, indicates no change in values from 2020 to 2021, a large increase in values from 2021 to 2022, and then slower, but still increasing prices from 2022 to 2023. Overall, the market has continued to be progressive from the historic date of value to the present date of value. However, the demand for development has decreased slightly as several properties have been subdivided and developed and increasing interest rates have slowed the demand. Thus, an appreciation rate of 10% per year is appropriate and applied to the 2020 market value for 2021 to 2022 (10%) and the first half of 2022 to 2023 (5%), and no appreciation rate is applied from 2020 to 2021, for a total appreciation applied of 15%, indicating a present value of the subject, as of July 1, 2023 of \$2,771,500.

Adjusted Market Value Based upon New Sales between June 17, 2020 & July 1, 2023

The following sales occurred after the date of the original date. Vacant land sales were researched, but there have been no vacant land sales that include some irrigated land that have occurred over the past three years. Thus, improved sales are utilized, and the contributory value of the improvements are extracted from the sales price to determine a land value.



SALES CHART

Location	Sale date	Sale Price	Site size	Unit Price	Comments
Sale A 48647 Hwy 50 & 1746 Hwy 114, East of Gunnison	7/28/22	\$5,700,000 Overall \$3,700,000 land only	904	\$6,305/ac \$4,903/ac	Several parcels Partially irrigated, dry graze land, south of Highway 50
Sale B 5048 County Road 730, Ohio Creek	1/30/23	\$5,175,000 overall \$4,425,000 Land only	987	\$5,243/ac \$4,483/ac	Two non-contiguous parcels – ENTIRELY ENCUMBERED BY CE, parcels cannot be sold separately. 280 Ac irrigated
Sale C 180 Upper Allen Rd, south of South Crested Butte, east of Hwy 135	9/15/21	\$4,300,000	540.5	\$6,053/ac	190 AC ENCUMBERED BY CE WITH NO DEVELOPMENT POTENTIAL. Good East River frontage, irrigated, sagebrush & mountain land
Sale D 2213 CR 76 Parlin, north of Hwy 50, East of Gunnison	11/20/20	\$4,150,000 overall \$3,800,000 land only	741 ac	\$5,600/ac \$5,128/ac	Irrigated hay, sub irrigated pasture, dry graze. Semi-remote Creek frontage
Sale AA 304 CR 818, Gunnison	6/24/20	\$565,000 overall \$365,000 land only	35.05 ac	\$16,120/ac \$10,414/ac	Barn 2016, 1,404 sf, above average, domestic well, both side of Ohio Creek. Large percentage of property is w/in floodplain, & requires additional approvals. Entirely irrigated/sub irrigated. Access to public land
Sale BB Lots 20-25, Horse River Ranch	7/25/23	\$600,000	74.08 ac	\$8,099/ac	Property was listed for 60 days and sold for 20% less than listing price – motivated sellers
Sale CC Hwy 135, west side of Hwy, approx 0.75 miles north of Hwy 50, Gunnison	10/5/21	\$750,000 overall	35.14 ac	\$21,343/ac	Water rights, small ag structures, irrigated hay & pastures. No creek frontage. Sewer available along east side of Hwy 135

The sales range from 35.14 to 987 acres and \$4,483 to \$21,343 per acre. They include a variety of properties, from partially irrigated to primarily dry graze large ranch parcels, to small, irrigated house sites located along Ohio Creek.

The two parcels that are in closest proximity to the subject include Sales BB and CC. The sales are both smaller than the subject and indicate an unadjusted range from \$8,099 to \$21,343 per acre. Sale BB is the most recent sale, but it is located within a subdivision, with covenants limiting development and uses of the property. The seller was motivated with the property being listed for two months and selling for 20% of the list price (with the average within list price versus sales price within the county of 3% over the past 3 years). After adjustments, this sale supports a price of more than \$8,099 per acre.

Sale CC is an older sale, that is one house site. It has similar ground cover, irrigated land and frontage to Highway 135 as the subject, but less development potential as it is one house site and the subject can be developed into 6 house sites. After adjustments for market conditions, this sale supports a price of less than \$24,544 per acre.

Sales A through D are larger ranches, varying from 540.5 to 987 acres in size. These sales support lower unit prices than the three house sites. Sale C is the most similar in location, however it is entirely encumbered by a conservation easement with limited development potential

and even though it is comprised of two parcels, the parcels cannot be sold separately from each other. Thus, it has a significantly affected functional utility and the subject commands a value higher than indicated by this sale. Additionally, the parcel is four times larger than the subject, and the subject as an unencumbered development land parcels, that has good frontage, access and irrigated land commands a value significantly more than indicated by this sale.

Sale C supports the highest unit price for the larger ranches of more than \$6,053 per acre. This ranch includes 190 acres of encumbered land, that has no development or subdivision potential. Although this parcel has a superior location adjacent south of South Crested Butte, and along the East River, the subject commands a value higher than indicated by this sale due to the size and perpetual encumbrances, or more than \$7,112 per acre.

Adjusted Market Value based upon Sales between June 17, 2020 & July 1, 2023

Overall, the subject property commands a value within the adjusted range from more than \$8,099 to less than \$24,544 per acre. Based upon the size it commands a value below the middle of the range. However, due to the location, access, frontage, utility availability and irrigated land, it commands a value above the bottom of the range, or \$12,000 per acre.

Applying \$12,000 per acre to the subject's 253.49 acres, indicates a market value of \$3,041,880, ADJUSTED MARKET VALUE: \$3,040,000.

RECONCILIATION AND FINAL VALUE CONCLUSION

Based upon the market conditions, the subject has a market value of \$2,771,500. The sales that have occurred between the original date of value and the recent date of inspection, have been adjusted and indicate a market value of \$3,040,000. Overall, the subject property has a Present Market Value, as of July 1, 2023 of:

TWO MILLION NINE HUNDRED THOUSAND DOLLARS

\$2,900,000.00

This analysis is to be added to the original report written August 10, 2020, with a date of value of June 17, 2020, as an addendum.

ASSUMPTIONS AND LIMITING CONDITIONS

The certification of the Appraiser appearing in the appraisal report is subject to the following conditions and to such other specific and limiting conditions as are set forth by the Appraiser in the report.

1. No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.
2. The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.
3. Responsible ownership and competent property management are assumed.
4. The information furnished by others is believed to be reliable. No warranty, however, is given for its accuracy.
5. All engineering is assumed to be correct. The plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
6. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
7. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined, and considered in the appraisal report.
8. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined, and considered in the appraisal report.
9. It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
10. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.
11. The distribution, if any, of the total valuation in this report between land and improvements applies only under that stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
12. Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event only the proper written qualification and only in its entirety.
13. The appraiser herein by reason of this appraisal is not required to give further consultation, testimony, or be in attendance in court with reference to the property in question unless arrangements have been previously made.
14. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the appraiser.
15. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea- formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in the field, if desired.

QUALIFICATIONS OF KORI S. SATTERFIELD		
PROFESSION:	Independent Real Estate Appraiser and Real Estate Consultant from 2010 to present.	
GRADUATE:	Mesa State College, Bachelor of Arts	
APPRAISAL LICENSES:	State of Colorado: Certified General Appraiser CG200000025, Expires 12/31/24 State of Utah: Certified General Appraiser 11856201-CG00 Expires 11/30/24	
ASSOCIATE MEMBER OF:	Practicing Affiliate of the Appraisal Institute and American Society of Farm Managers and Rural Appraisers, and International Right of Way Association	
COURSES & SEMINARS:	Conservation Easement and IRS Regulations – 2/06, Basic Appraisal Principles – 7/10/06, Scope of Work – 10/06, Business Ethics – 2/07, Conservation Excellence – 2/07, Valuation of Small Mixed Use Properties – 2/07, USPAP – 9/07, Conservation Easements and IRS Regulations – Update – 2/08, Residential Market Analysis and Highest and Best Use – 11/08, Conservation Easements – Update – 2/09, Appraiser Site Valuation and Cost Approach 3/09, Residential Sales Comparison Approach 4/09, Residential Report Writing and Case Studies – 4/09, ASFMRA: Conservation Easements – 10/09, USPAP – 7 hr Update – 2/10, Conservation Easement – Update – 2/10, HP12C Calculator – 9/10, Appraisal Curriculum Overview – Residential – 9/10, Conservation Easement Update – Division of Real Estate, State of Colorado – 3/11, General Appraiser Highest and Best Use – 10/11, General Appraiser: Sales Comparison Approach - 2/12, USPAP: 7-Hour Update – 4/12, Valuation of Conservation Easements and Other Partial Interests – 5/12, General Appraiser: Site Valuation and Cost Analysis – 8/12, Conservation Easement Update Course – 3/13, USPAP: 7-Hour Updated 1/14, Conservation Easement Update Course – 3/14, General Appraiser Cost Approach – 3/14, General Appraiser Income Approach I - 6/14, General Appraiser Income Approach II – 8/14, General Appraiser Report Writing - 9/14, McKissock Commercial Appraiser Review 2/14, McKissock Appraising for Expert Testimony – 3/15, CLLT Conservation Easement Update Course 3/15, USPAP update Course – 1/16, Donated Real Estate - 8/16, Energy Efficiency and Contributory Value & Supporting Adjustments – 9/16, FHA Education Session Appraiser Training, BOREA investigations, Conservation Easement Update – 9/16, UASFLA Conservation Easement Valuation Workshop – 10/16, State of Colorado - Conservation Easement Update Course 1/17, ASFMRA – Eminent Domain 3/17, ASFMRA – Yellowbook 6/17, USPAP update Course 10/18, AI - Business Practices & Ethics 4/20, AI – Small Motel/Hotel Valuations 4/20, AI- USPAP Update 8/20, ASFMRA – Integrated Approaches to Value 10/20, ASFMRA – Valuation of Water Rights 12/20, ASFMRA – Introduction to Appraisal of Permanent Plantings 3/21, ASFMRA – Introduction to Appraisal of Cannabis 3/21, Advanced Rural Case Studies 5/21, Advanced Rural Case Studies 10/22, Advanced Appraisal Preparation Course and Exam – 7/23	
APPRAISAL	Alpine Bank	Great Outdoors Colorado – GOCO
CLIENTS:	Aspen Valley Land Trust	Laramie Energy
	Rocky Mountain Elk Foundation	Colorado Open Lands
	Ducks Unlimited	Garfield County Airport
	Mesa Land Conservancy	Grand Valley Bank
	Montrose Bank	Trust for Public Lands
	Colorado Cattleman's Land Trust	Delta Montrose Electric Assoc
	Oxy USA	Grand Valley Power
	Colorado Open Lands	Black Canyon Land Conservancy
	Xcel Energy	Bank of the West
	Wells Fargo Bank	Bank of San Juans
	Bank of Colorado	Timberline Bank
	National Resource Conservation Service	Various individuals, attorneys,
	Colorado Headwaters Land Trust	and lending institutions.
CITY/COUNTY GOVERNMENTS:	Cities of Grand Junction and Delta. Counties of Mesa and Delta	
GOVERNMENTS:	Bureau of Reclamation, BLM, State of Colorado, Colorado State Parks and Wildlife, U.S. Forest Service, Colorado Parks & Wildlife	
WORK LOCATIONS:	All of Western Colorado. Including properties in Delta, Eagle, Garfield, Gunnison, Lake, Mesa, Grand, Jackson, Moffat, Montrose, Pitkin, Rio Blanco, Routt, and Saguache Counties, Colorado. Eastern Utah	

Colorado Department of Regulatory Agencies Division of Real Estate Kori Shea Satterfield Certified General Appraiser	
<u>CG200000025</u> License Number	<u>11/15/2022</u> Issue Date
<u>Active</u> License Status	<u>12/31/2024</u> Expiration
Verify this license at http://dora.colorado.gov/dra	
<u>Marcia Waters</u> Director: Marcia Waters	<u>Kori S. Satterfield</u> Licensee Signature

**MARKET ANALYSIS
TWO HENDERSON MILL RANCH PARCELS
LOCATED
SOUTH OF PARSHALL
ALONG COUNTY ROAD 3
GRAND COUNTY, COLORADO**

APPRAISED FOR:

Mr. Dan Dempsey
Climax Molybdenum Company
Henderson Operations
PO Box 68
Empire 80438-0068

ORIGINAL DATE OF VALUE

September 2, 2020

DATE OF MARKET ANALYSIS

July 5, 2023

DATE OF REPORT

August 15, 2023

APPRAISED BY

ARNIE BUTLER & ASSOCIATES

Kori S. Satterfield
Certified General Appraiser
Grand Junction, Colorado

August 15, 2023

Mr. Dan Dempsey
Climax Molybdenum Company
Henderson Operations
PO Box 68
Empire 80438-0068

Mr. Dempsey;

In response to your request, I have appraised the Subject Property for the purpose of establishing an opinion of market value of the Climax Molybdenum – Henderson Mill parcels located in Grand County, Colorado. This original appraisal had a Date of Value of September 20, 2020. This market analysis has a Date of Value of July 5 2023. The market analysis and value conclusions are attached to this letter.

All data used, logic employed and conclusions are subject to the enclosed Certification, Assumptions and Limiting Conditions. This appraisal is completed in conformance with the prevailing guidelines of the Uniform Standards of Professional Appraisal Practice (USPAP). This letter is attached to the market analysis, and is an addendum to the original report dated

Mr. Dan Dempsey and Climax Molybdenum – Henderson Operations are the clients and intended users of this analysis. This appraisal can be used by Mr. Dempsey as supportive evidence to the present market value, and for the potential sale or use of the property for reclamation negotiations.

Based upon my investigation and analysis of the data gathered with respect to the assignment, the subject had a market value as of September 2, 2020, of:

Subject Parcel 1 – 487.8 Acres - \$ 1,710,000
Subject Parcel 2 – 4,444.02 Acres - \$11,260,000

The subject parcels have the present market value of the subject parcels, as of July 5, 2023 of:

Subject Parcel 1 – 487.8 Acres - \$ 2,000,000
Subject Parcel 2 – 4,444.02 Acres - \$12,220,000

If you have any questions with respect to the value conclusions, and/or logic employed please contact me at your convenience.

Very truly yours,
ARNIE BUTLER & ASSOCIATES



Kori S. Satterfield
Certified General Appraiser
Colorado License No. CG200000025



SOUTHEAST BOUNDARY OF SUBJECT PARCEL 1



VIEW TO NORTH FROM SOUTHERN TIP OF SUBJECT PARCEL 1



VIEW TO NORTH FROM SOUTH BOUNDARY OF SUBJECT PARCEL 1



SUBJECT PARCEL 1







CREEK FLOWING THROUGH NORTH TIP OF SUBJECT PARCEL 2



HARVESTED DEAD LODGEPOLE PINE



MID MOUNTAIN – TYPICAL GROUND COVER – SUBJECT PARCEL 2



IMPROVEMENTS ON SUBJECT PARCEL 2



SUMMARY OF SALIENT FACTS AND IMPORTANT CONCLUSIONS

LOCATION:

The Subject Property is comprised of two individual parcels.

Parcel 1 is located approximately 12 miles south of Parshall and U.S. Highway 40, on the north side of Grand County Road 3, just west of the Henderson Tailings pond. 5 miles north of Highway 9 and Ute Pass Road intersection, and 1 mile north of the Summit/Grand County lines.

Parcel 2 is located approximately 10 miles south of Parshall and U.S. Highway 40, on both sides of Grand County Road 3. It is located adjacent west of Keyser Creek Road and Ute Pass Road GCR 3.

LEGAL DESCRIPTION:

Subject Parcel 1 has the following Legal Description:

A parcel of land located within Exchange Survey No. 375, located in Township 2 South, Range 78 West, Sixth Principal Meridian, Grand County, Colorado, described as follows:

BEGINNING at a point on the line between Angle Point 35 and Angle Point 36, said point lying N 11° 11' 22" E a distance of 666.42 feet; from the aforementioned Angle Point 36;

Thence, N 11° 11' 22.0" E for a distance of 1920.11 feet; to the aforementioned Angle Point 35;

Thence, N 49° 05' 38.0" W along the line between said Angle Point 35 and Angle Point 34 for a distance of 7982.70 feet; to said Angle Point 34;

Thence, N 73° 48' 38.0" W along the line between said Angle Point 34 and Angle Point 33 for a distance of 2970.00 feet;;

Thence, N 04° 13' 46.8" E for a distance of 2926.40 feet;;

Thence, S 51° 08' 12.7" E for a distance of 10226.72 feet;;

Thence, S 44° 34' 11.6" E for a distance of 2632.66 feet;;

Thence, S 41° 40' 43.7" E for a distance of 1429.96 feet;;

Thence S 58° 43' 26.6" W a distance of 2883.46 feet; back to the POINT OF BEGINNING. Subject parcel contains 487.8 acres more or less including any easements of record.

Subject Parcel 2 has the following Legal Description:

A parcel of land located within Sections 28, 32, 33 & 34, Township 1 South, Range 78 West; and Exchange Survey No. 375, located in Township 2 South, Range 78 West, both of the Sixth Principal Meridian, Grand County, Colorado, described as follows: BEGINNING at Angle Point 1 of said Exchange Survey No. 375, said point being the Southeast corner of the aforementioned Section 33, Township 1 South, Range 78 West;

Thence, S 54° 00' 19.8" E along the line between said Angle Point 1 and Angle Point 76 for a distance of 4474.13 feet; to Angle Point 76;

Thence, S 19° 03' 38.0" E along the line between said Angle Point 76 and Angle Point 75 for a distance of 4328.28 feet; to Angle Point 75;

Thence, S 84° 21' 07.3" W for a distance of 6772.65 feet;

Thence, S 55° 17' 57.4" W for a distance of 2007.71 feet;

Thence, S 29° 12' 49.0" W for a distance of 635.50 feet;

Thence, S 44° 47' 54.7" W for a distance of 1865.76 feet;

Thence, S 17° 15' 44.9" W for a distance of 2453.05 feet;

Thence, S 04° 13' 46.8" W for a distance of 4364.11 feet; to a point on the line between Angle Point 34 and Angle Point 33;

Thence, N 73° 48' 38.0" W along said line for a distance of 5388.24 feet; to Angle Point 33;

Thence, N 19° 26' 38.0" W along the line between said Angle Point 33 and Angle Point 32 for a distance of 3338.28 feet; to Angle Point 32;

Thence, N 63° 07' 38.0" W along the line between said Angle Point 32 and Angle Point 31 for a distance of 779.69 feet;

Thence, N 26° 56' 36.0" E for a distance of 299.21 feet;

Thence, N 26° 55' 18.5" E for a distance of 414.72 feet;

Thence, N 26° 54' 08.5" E for a distance of 1034.17 feet;

Thence, N 26° 55' 44.0" E for a distance of 990.97 feet;
Thence, N 26° 57' 26.0" E for a distance of 331.03 feet;
Thence, N 12° 01' 01.0" E for a distance of 897.01 feet;
Thence, N 21° 57' 39.0" E for a distance of 876.61 feet;
Thence, N 22° 12' 38.0" E for a distance of 688.52 feet;
Thence, N 22° 22' 15.0" E for a distance of 485.22 feet;
Thence, N 21° 50' 51.0" E for a distance of 554.61 feet;
Thence, N 22° 10' 24.0" E for a distance of 743.19 feet;
Thence, N 21° 40' 48.0" E for a distance of 370.89 feet;
Thence, N 07° 19' 31.0" E for a distance of 290.96 feet;
Thence, N 08° 48' 13.0" E for a distance of 459.33 feet;
Thence, N 26° 03' 34.0" E for a distance of 301.25 feet;
Thence, N 29° 38' 56.0" E for a distance of 263.26 feet;
Thence, N 38° 12' 58.0" E for a distance of 348.18 feet;
Thence, N 49° 58' 08.0" E for a distance of 427.72 feet;
Thence, N 31° 45' 55.0" E for a distance of 359.94 feet;
Thence, N 22° 39' 43.0" E for a distance of 407.19 feet;
Thence, N 11° 28' 25.0" E for a distance of 579.49 feet;
Thence, N 06° 25' 05.3" W for a distance of 560.85 feet;
Thence, N 07° 18' 43.0" E for a distance of 351.10 feet;
Thence, N 04° 25' 59.0" W for a distance of 324.23 feet;
Thence, N 00° 00' 00.0" E for a distance of 264.65 feet;
Thence, N 42° 31' 11.0" E for a distance of 209.81 feet;
Thence, N 36° 34' 49.0" E for a distance of 451.05 feet;
Thence, N 41° 40' 03.0" E for a distance of 185.52 feet;
Thence, N 25° 51' 20.0" E for a distance of 376.33 feet;
Thence, N 42° 02' 06.0" E for a distance of 163.66 feet;
Thence, N 17° 35' 43.0" E for a distance of 318.05 feet;
Thence, N 05° 39' 37.0" E for a distance of 166.12 feet;
Thence, N 20° 34' 18.0" E for a distance of 273.00 feet;
Thence, N 19° 11' 44.0" E for a distance of 171.21 feet;
Thence, N 26° 22' 02.0" E for a distance of 247.21 feet;
Thence, N 47° 25' 35.0" E for a distance of 295.27 feet;
Thence, N 33° 15' 22.0" E for a distance of 370.78 feet;
Thence, N 17° 29' 40.0" E for a distance of 290.81 feet;
Thence, N 22° 05' 51.0" E for a distance of 204.65 feet;
Thence, N 29° 57' 08.0" E for a distance of 235.89 feet;
Thence, N 46° 45' 25.0" E for a distance of 97.60 feet;
Thence, N 63° 01' 19.0" E for a distance of 176.82 feet;
Thence, N 55° 48' 50.0" E for a distance of 203.94 feet;
Thence, N 69° 36' 00.0" E for a distance of 174.54 feet;
Thence, N 37° 16' 16.0" E for a distance of 156.45 feet;
Thence, N 54° 22' 29.0" E for a distance of 191.65 feet;
Thence, N 53° 18' 38.0" E for a distance of 164.32 feet;
Thence, N 74° 36' 21.0" E for a distance of 158.77 feet;
Thence, N 54° 35' 26.0" E for a distance of 162.30 feet;
Thence, N 71° 48' 30.0" E for a distance of 274.27 feet;
Thence, N 44° 02' 01.0" E for a distance of 253.66 feet;
Thence, N 42° 21' 00.0" E for a distance of 156.05 feet;
Thence, N 02° 33' 02.0" W for a distance of 162.83 feet;
Thence, N 34° 47' 25.0" E for a distance of 278.49 feet;
Thence, N 19° 23' 30.0" E for a distance of 148.11 feet;
Thence, N 53° 42' 29.0" E for a distance of 224.66 feet;
Thence, N 51° 08' 22.0" E for a distance of 485.74 feet;
Thence, N 06° 50' 39.0" W for a distance of 1640.68 feet to a point on the south right of way line of Grand County Road No. 3, a non tangent point of curvature to the left, having a radius of 1631.48 and a central angle of 07°50'01", from which point the radius point bears N 13°29'09" W;
Thence, run along the arc of said curve and right of way a distance of 223.06 feet;
Thence, N 65° 58' 21.0" E along said right of way for a distance of 96.02 feet to the beginning of a non tangent curve to the left, said curve having a radius of 1635.54 feet, a central angle of 04°16'09" and from which the radius point bears N 19° 05' 18" W;
Thence, run along said right of way and curve a distance of 121.87 feet to a point on the North line of the Southwest Quarter of the Southwest Quarter of said Section 28;

Thence, S 87° 35' 56.7" E along said line for a distance of 135.36 feet to the Northeast corner of said Southwest Quarter of the Southwest Quarter;
Thence, S 00° 14' 56.8" E along the east line of said Southwest Quarter of the Southwest Quarter for a distance of 1353.63 feet to the Southeast corner of said Southwest Quarter of the Southwest Quarter;
Thence, S 87° 36' 11.4" E along the south line of the Southeast Quarter of the Southwest Quarter for a distance of 1324.40 feet to the Southeast corner of said Southeast Quarter of the Southwest Quarter;
Thence, N 00° 14' 57.2" W along the east line of said Southeast Quarter of the Southwest Quarter for a distance of 889.08 feet to a point on the southwesterly right of way of the aforementioned Grand County Road No. 3;
Thence, S 58° 18' 50.0" E along said right of way for a distance of 249.66 feet to the beginning of a curve to the right, said curve having a radius of 1297.36 feet and a central angle of 26° 43' 14";
Thence, run along the arc of said curve and right of way a distance of 605.04 feet;
Thence, S 31° 35' 36.0" E along said right of way for a distance of 1318.02 feet to a point on the west line of the Northeast Quarter of the Northeast Quarter of said Section 33;
Thence, S 00° 24' 40.0" W along said west line for a distance of 604.82 feet to the Southwest corner of said Northeast Quarter of the Northeast Quarter;
Thence, S 87° 52' 30.0" E along the south line of said Northeast Quarter of the Northeast Quarter for a distance of 337.53 feet to a point on the aforementioned southwesterly right of way line of Grand County Road No. 3, a non tangent point of curvature to the left, having a radius of 1031.78 feet and a central angle of 02°49'10", from which point the radius point bears N 48°33'23" E;
Thence, run along the arc of said curve and right of way a distance of 50.77 feet;
Thence, S 45°14'38.0" E along said right of way for a distance of 212.83 feet to the beginning of a curve to the right, having a radius of 5762.26 feet and a central angle of 02°46'51";
Thence, run along the arc of said curve and right of way a distance of 296.43 feet;
Thence, S 42° 17' 47.0" E along said right of way for a distance of 854.97 feet to a point on the east line of the Southeast Quarter of the Northeast Quarter of said Section 33;
Thence, S 00° 34' 19.9" W along said east line for a distance of 329.42 feet to the Southeast corner of said Southeast Quarter of the Northeast Quarter;
Thence, S 89° 31' 36.1" E along the north line of the Northwest Quarter of the Southwest Quarter of said Section 34 for a distance of 304.66 feet to a point on the aforementioned southwesterly right of way of Grand County Road No. 3;
Thence, S 42° 14' 14.4" E along said right of way for a distance of 1360.94 feet to the beginning of a curve to the right, said curve having a radius of 1705.93 feet and a central angle of 04°35'12";
Thence, run along the arc of said curve and right of way for a distance of 136.57 feet to a point on the west line of the Northeast Quarter of the Southwest Quarter of said Section 34;
Thence, S 00°24' 40.0" W along said west line for a distance of 214.98 feet to the Southwest corner of said Northeast Quarter of the Southwest Quarter;
Thence, continue S 00° 24' 40.0" W along the west line of the Southeast Quarter of the Southwest Quarter of said Section 34 for a distance of 1325.91 feet to the Southwest corner of said Southeast Quarter of the Southwest Quarter;
Thence, N 89° 13' 06.1" W along the south line of the Southwest Quarter of the Southwest Quarter of said Section 34 for a distance of 1324.59 feet back to the POINT OF BEGINNING.
Subject parcel contains 4,423.8 acres more or less including any easements of record.

AND

A parcel of land located within Section 33, Township 1 South, Range 78 West of the Sixth Principal Meridian, Grand County, Colorado, described as follows:
BEGINNING at the Northeast corner of the Southeast Quarter of the Northeast Quarter of said Section 33;
Thence, S 00° 23' 40.0" W along the east line of said Southeast Quarter of the Northeast Quarter for a distance of 856.39 feet to a point on the northerly right of way line of the aforementioned Grand County Road No. 3;
Thence, N 42° 17' 47.3" W along said right of way line for a distance of 744.14 feet to the beginning of a curve to the left, having a radius of 5862.26 feet and a central angle of 02°57'24";
Thence, run along the arc of said curve and right of way a distance of 302.51 feet;

Thence, N 45° 14' 38.1" W along said right of way for a distance of 169.35 feet to a point on the north line of said Southeast Quarter of the Northeast Quarter;
Thence, S 87° 49' 37.2" E along said line for a distance of 836.76 feet back to the POINT OF BEGINNING.

Subject parcel contains 8.06 acres more or less including any easements of record.

AND

A parcel of land located within Section 34, Township 1 South, Range 78 West of the Sixth Principal Meridian, Grand County, Colorado, described as follows:

BEGINNING at the Northeast corner of the Northwest Quarter of the Southwest Quarter of said Section 34;

Thence, S 00° 24' 40.0" W along the east line of said Northwest Quarter of the Southwest Quarter for a distance of 934.29 feet to a point on the northerly right of way line of the aforementioned Grand County Road No. 3;

Thence, N 42° 17' 47.1" W along said right of way line for a distance of 1271.51 to a point on the north line of said Northwest Quarter of the Southwest Quarter;

Thence, S 89° 31' 36.1" E along said line for a distance of 861.44 feet back to the POINT OF BEGINNING.

Subject parcel contains 9.23 acres more or less including any easements of record.

AND

A parcel of land located within Section 28, Township 1 South, Range 78 West of the Sixth Principal Meridian, Grand County, Colorado, described as follows:

Commencing for reference at the Northeast corner of the Southeast Quarter of the Southwest Quarter of said Section 28;

Thence, N 87° 35' 57.2" W along the north line of said Southeast Quarter of the Southwest Quarter for a distance of 515.90 feet to a point on the southwesterly right of way of said Grand County Road No. 3, the POINT OF BEGINNING;

Thence, continue N 87° 35' 57.2" W along said north line for a distance of 716.96 feet to a point on the easterly line of that parcel of land described in Bk. 175, Pg. 697, G.C.R.O.;

Thence, N 30° 36' 03.1" E along said easterly line for a distance of 233.35 feet to a point on the aforementioned southwesterly right of way line of said Grand County Road No. 3, a non tangent point of curvature to the right, having a radius of 386.83 feet and a central angle of 47° 26' 02", from which the radius point bears S 25° 55' 51.2" E;

Thence, run along the arc of said curve and right of way a distance of 320.25 feet;

Thence, S 68° 29' 50" E along said right of way for a distance of 39.05 feet to the beginning of a curve to the right, having a radius of 466.89 feet and a central angle of 38° 24' 00";

Thence, run along the arc of said curve and right of way a distance of 312.91 feet;

Thence, S 31° 37' 20.1" E along said right of way a distance of 33.28 feet back to the POINT OF BEGINNING. Subject parcel contains 2.93 acres more or less including any easements of record.

PURPOSE OF APPRAISAL: Estimate the Present Market Value of the Subject Parcels.

INTERESTS APPRAISED: Fee Simple.

CLIENT: Dan Dempsey, representative for Climax Molybdenum Company Henderson Operations, is the client of this report.

INTENDED USERS: Climax Molybdenum Company Henderson Operations are the intended users of this analysis.

INTENDED USE: This appraisal can be used for internal corporate operations and the determination of the present market value of the property for reclamation negotiations.

This appraisal cannot be used for any other purposes, or by any other use without the written consent by Arnie Butler & Associates.

OWNERSHIP & HISTORY: Climax Molybdenum. The property has been under this ownership for more than 20 years.

SITE DATA: The subject property is comprised of two parcels:
Subject Parcel 1 is a long narrow parcel that contains 487.8 acres. It has legal access from County Road 3. Electricity is extended along County Road 3. There are no on-site roads. The land is comprised of rolling to steep sloping mountain side and is covered in lodgepole pine, aspen, sagebrush and native mountain grasses. It ranges from approximately 9,600 feet to 9,000 feet Above Sea Level. It is vacant land located adjacent east of Arapaho National Forest.

Subject Parcel 2 is a triangular shaped parcel at the north end of the Henderson ownership. It contains 4,444.02 acres. It has legal access from County Road 3, and the majority of the east boundary abuts County Road 3. Electricity is extended along County Road 3. On-site roads vary from graded and graveled to two-track. Some areas are inaccessible by roads in the winter or during inclement weather. It is adjacent east and west of Arapaho National Forest.

The property is improved with two older residences. There are several older outbuildings located near the farmstead including a barn, equipment shed and several outbuildings.

ZONING: Grand County – The property is zoned F/O – Forestry/Open. This allows agricultural, recreational and residential uses. The properties surrounding the subject include large ranch parcels, 10-acre sites and 40-acre house sites. These are all legal uses of the subject based upon the zoning.

TAXES: 1593-343-00-032 – Assessed Value - \$80 – Taxes - \$5.40
1593-332-00-046 – Assessed Value - \$35,900 – Taxes - \$2,426.88
1593-324-00-055 – Assessed Value - \$11,280 – Taxes - \$652.60
1699-163-00-002 – Assessed Value - \$53,690 – Taxes - \$3,629.50**
**This parcel includes additional land that is utilized for industrial/mining purposes. The entire parcel has a total assessed value of \$14,234,650, and total tax liability of \$962,276.56.

According to the Grand County Treasurer, all taxes have been paid in full as of August 1, 2023.

HIGHEST AND BEST USE: Subject Parcel 1 – One 487.8-acre agricultural and recreational ranch.

Subject Parcel 2 – One 4,444.02-acre agricultural and recreational ranch with the potential to be developed into smaller gentleman ranches as demand warrants.

MARKET VALUE CONCLUSIONS

Original Value Conclusions – September 2, 2020

Subject Parcel 1 – 487.8 Acres - \$ 1,710,000

Subject Parcel 2 – 4,444.02 Acres - \$11,260,000

Present Market Value Conclusions – July 5, 2023

Subject Parcel 1 – 487.8 Acres - \$ 2,000,000

Subject Parcel 2 – 4,444.02 Acres - \$12,220,000

DATE OF VALUE:.....July 5, 2023

DATE OF REPORT:..... August 15, 2023

*This appraisal is subject to an extraordinary assumption that the improvements are similar to described and cursorily inspected. The interior of the improvements were not inspected, but are assumed to be in similar condition as the exterior condition.

CERTIFICATE OF APPRAISAL

I certify that, to the best of my knowledge and belief:

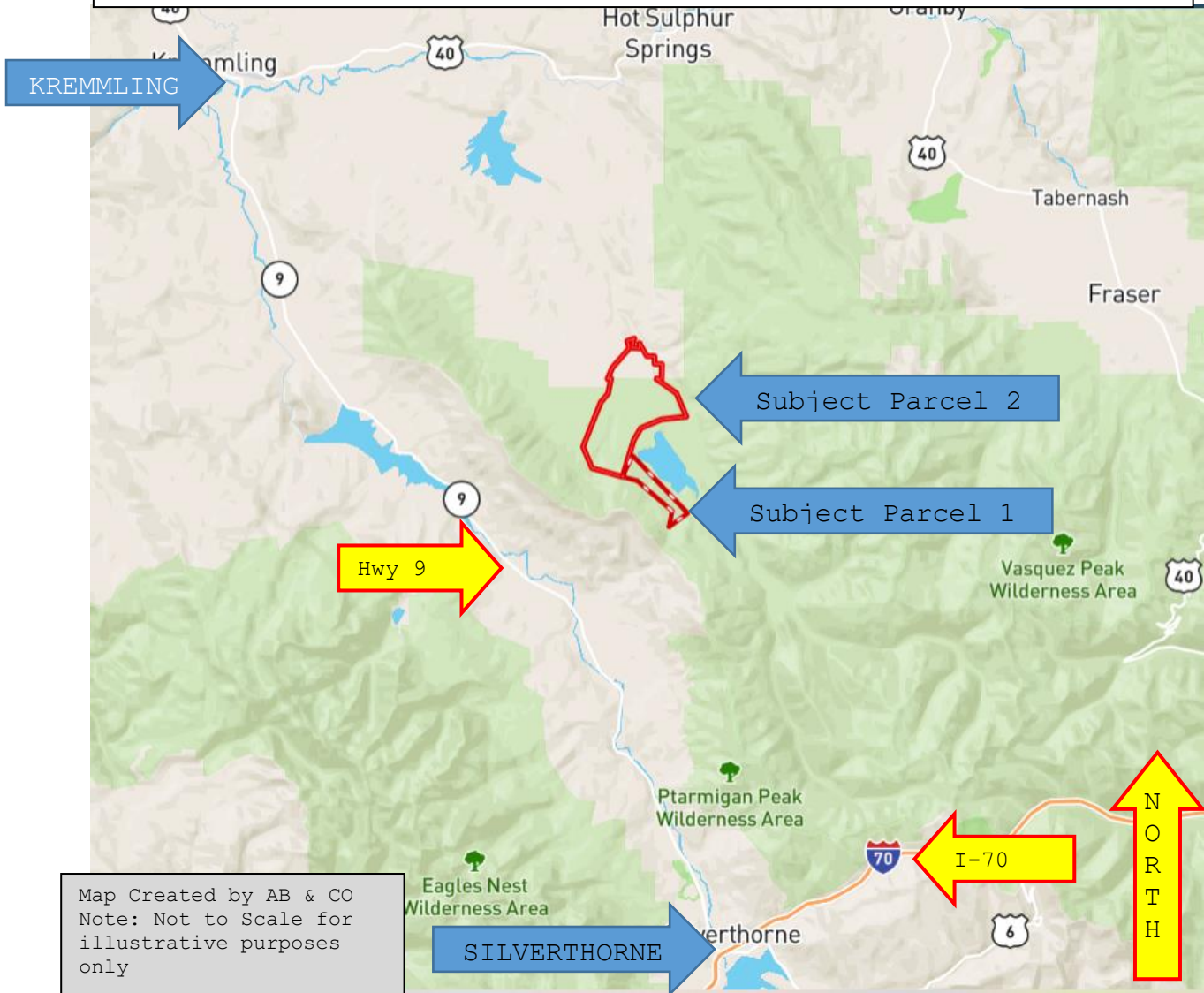
- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved. In compliance with the Ethics Rule of USPAP, I hereby certify that this appraiser has no current or prospective interest in the subject property or parties involved.
- I have not performed any services regarding the subject property within the 3 year period immediately preceding acceptance of the assignment in any other capacity, other than described as follows. I provided an appraisal of the subject, with a date of value of September 2, 2020.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- The reported analyses, opinions, and conclusions were developed and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the *Uniform Standards of Professional Appraisal Practice*.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- I have made a personal inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the person signing this certification.
- As of the date of this report, Kori S. Satterfield, has completed the continuing education program for Practicing Affiliates of the Appraisal Institute.
- I have completed the required education for a Certified General Appraisal License from the State of Colorado.

Sincerely,



Kori S. Satterfield
Certified General Appraiser
Colorado License No. 200000025

HENDERSON MILL - SITE MAP



IDENTIFICATION OF THE PROPERTY

The subject parcels are the undeveloped areas of the Henderson Mill. They are located west and north of the mining operations and are comprised of mountain land.

SCOPE OF WORK

The appraisal and report conforms to the appraisal guidelines of:

- Uniform Standards of Professional Appraisal Practice (USPAP)
- Code of Professional Ethics and Standards of Professional Practices of the Appraisal Institute, the ASFMRA and the IRWA

The Cost, Sales Comparison and Income Approaches were considered in the appraisal of the subject property. This appraisal consists of valuing the land and improvements, based on its Highest and Best Use. The Income Approach was not incorporated into a value indication because it is not typically used for a vacant land analysis.

The Cost Approach is only utilized to determine the contributory value of the improvements. There are improvements on the subject property, however they are older and these types of improvements are typically valued utilizing the sales comparison approach.

Thus, the Sales Comparison Approach was deemed the most appropriate method for valuing the subject. This process involved researching and confirming the sales and listings of properties similar to the subject.

The market data used in the analysis of the subject includes the examination and analysis of the local economy and conditions of the real estate market within the subject neighborhood. The Highest and Best Use analysis of the subject property has various components, including a local market analysis, review of supply and demand, and examination of sale prices of comparable properties.

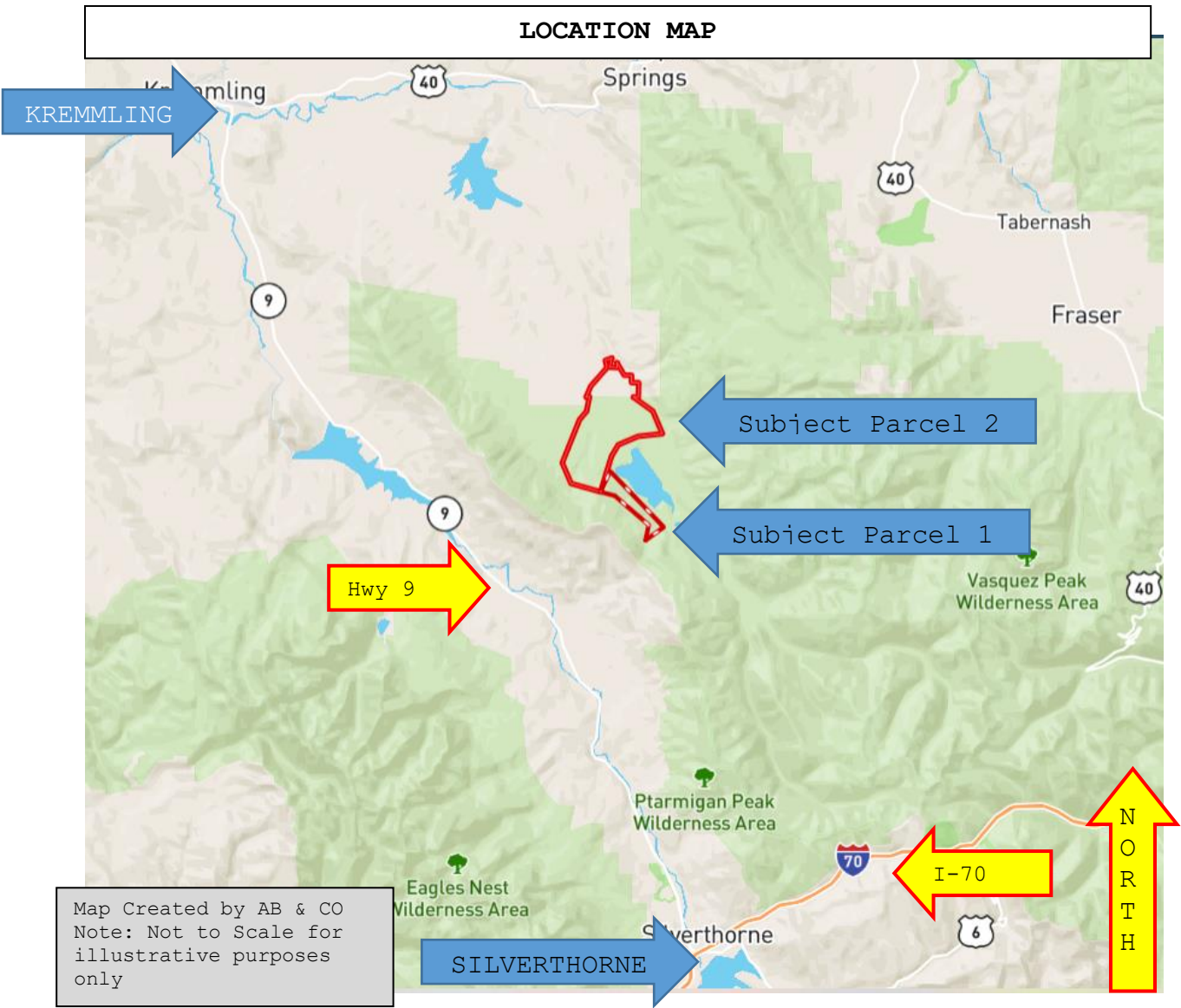
The information that was acquired for use in the market data and the Highest and Best Use analysis was obtained from Gunnison County records, other appraisers, real estate brokers, local land trusts, and available public data. This appraisal is specifically subject to the Certification, Assumptions and Limiting Conditions provided within this report. If there are any other unusual assumptions or conditions, they will be noted throughout the report.

Comparable sales throughout Grand County and the subject neighborhood were researched. These sales vary from larger parcels to smaller parcels, some with year-round access, while others have seasonal access. The local MLS was researched, along with research of County records, and discussions with local real estate agents. Due to the limited number of sales similar in size to the subject, sales throughout north-central and northwestern Colorado were researched and utilized. These sales can be utilized as the market participants search for comparable properties throughout the same portions of Colorado.

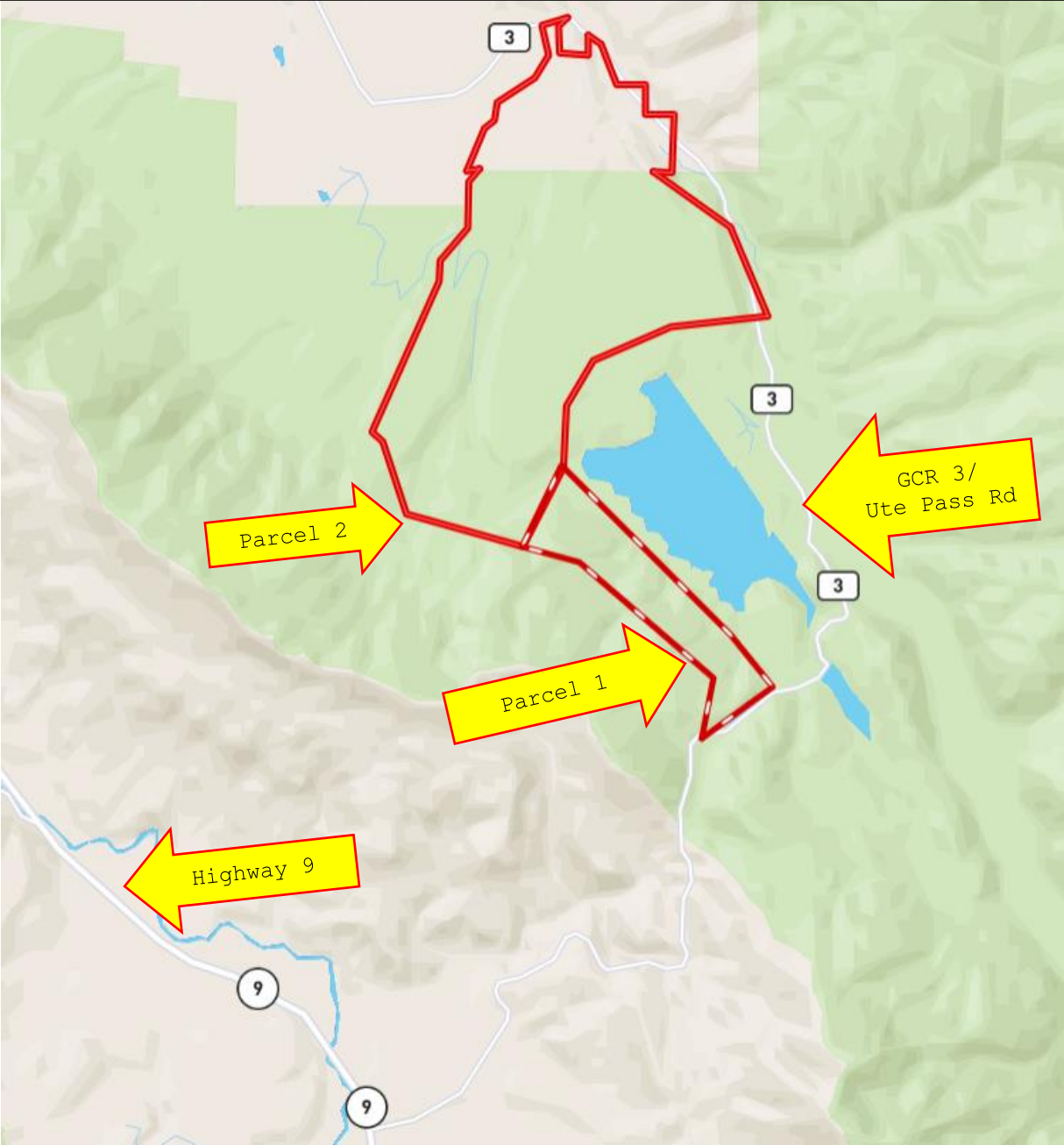
The original date of value was September 2, 2020, the date of the inspection. The property was inspected with a representative of Henderson Operations Miguel Hamarat. The Current date of value is July 5, 2023. The appraiser made a cursory inspection of the property at that time, without the owner representative.

This appraisal will compare the values of the subject property as of the original date of appraisal September 2, 2020 and the current date of value July 5, 2023. This included researching sales and comparing the market conditions as of the original date and the new date of values, and the change in the market between the two dates.

This market analysis is to be utilized in conjunction with the original appraisal, with a date of value of September 2, 2020.



SITE MAP

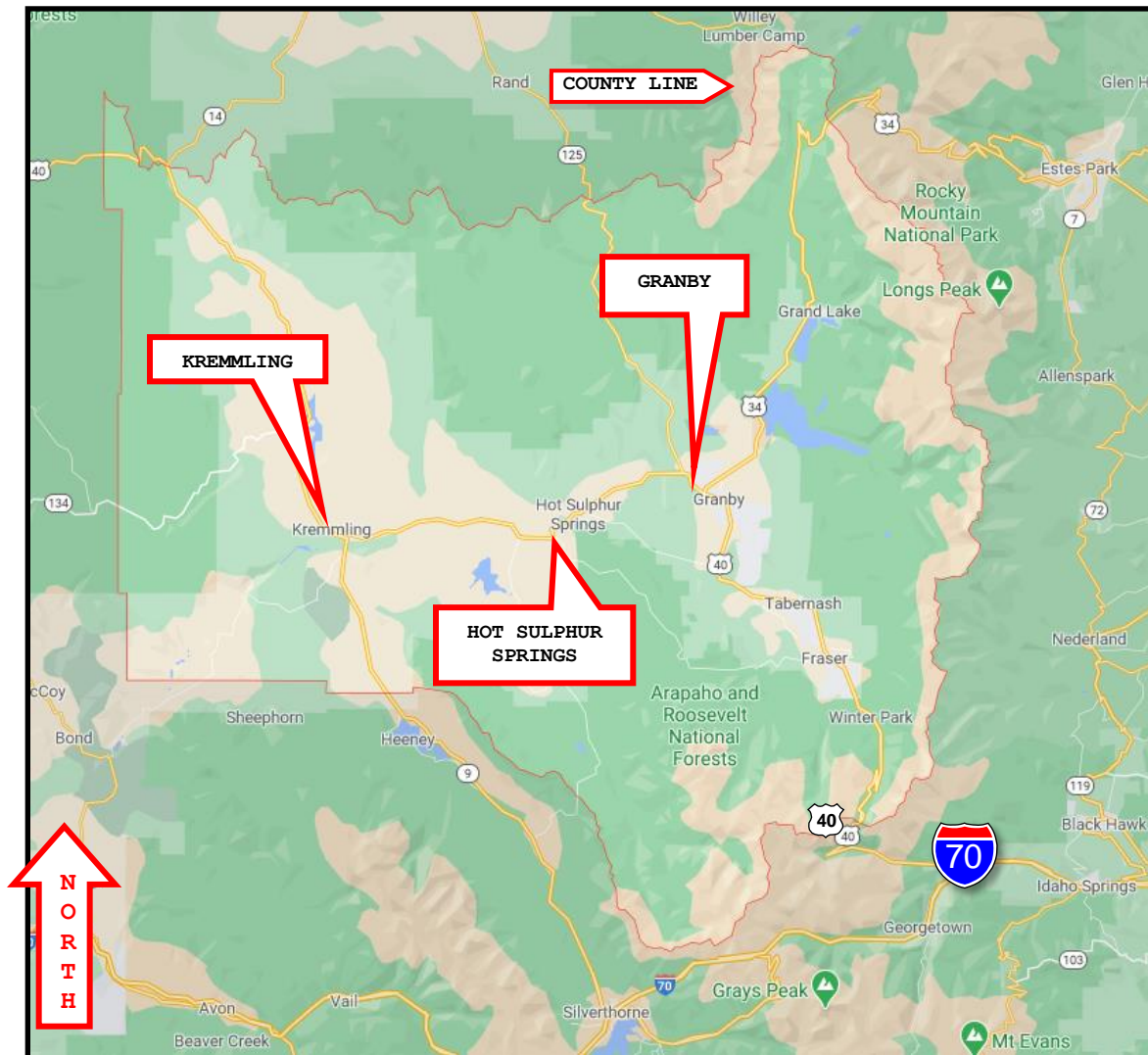


NEIGHBORHOOD DESCRIPTION - AREA DATA

Grand County

Introduction

Grand County is located on the west side of the Rocky Mountains and was carved out of Summit County in 1874. It was named after Grand Lake and the Grand River, an old name for the Colorado River, which has its headwaters in the county. Grand Lake is the largest natural body of water in Colorado. Grand Lake is the western entrance to Rocky Mountain National Park. It was the county seat in early 1880's, but after the mines ceased operations and the once bustling economy diminished, the county seat moved to Hot Sulphur Springs. The map below shows the location of Grand County and the main towns within it:



Hot Sulphur Springs is a small town with a population of only about 660 people. It is tucked in the Rocky Mountains, just east of Kremmling. It has maintained a small town feel and atmosphere relative to other cities in Grand County. It almost lost its *raison d'être* when the springs fell into disrepair, but in the 1990's they were bought, refurbished and reopened and have been booming ever since.

About 62 percent of Grand County is public land administered by the Bureau of Land Management, Arapaho and Routt National Forest, Rocky Mountain National Park, Shadow Mountain National

Recreation Area, and Bureau of Reclamation. Grand County consists of a total area of 1,869.60 square miles of which 22.93 square miles is water.

Education

Public elementary, junior high and high schools are located throughout Grand County. There are two high schools, two middle schools, four elementary schools and one charter school. These nine schools serve 1,704 students.

Grand County does not have any colleges or universities within the county, however, there are a few within a 50 mile radius including Colorado State University in Ft. Collins, University of Colorado in Boulder, Colorado School of Mines in Golden, and Front Range Community College. Almost 35% of residents in Grand County have a bachelor's degree or higher.

Culture

Cultural activities in Grand County include concerts, art exhibits, classes, craft fairs, theatrical performances, and other events that integrate cultural arts into the community throughout the year. The Grand Arts Council, located in Grand Lake, provides free concerts, art shows, opening receptions, Grand Lake and Winter Park Art Walks, Annual Tombstone Tales on Labor Day weekend, and the December Holiday Melodrama (Winter Park guide). The acclaimed Rocky Mountain Repertory Theatre offers a rousing summer season of musical theatre.

Grand County has numerous churches of different denominations. More than half of adherents are affiliated with the Catholic Church. Around 25% claim Mainline Protestant dominations, about 15% claim evangelical dominations and 6.4% other dominations.

Health

Health and medical facilities include Estes Park Medical Center, Boulder Community Hospital, and Middle Park Medical Center. Middle Park Medical Center is a Level IV Trauma Center with physicians staffing the ER 24 hours a day, seven days a week. It also offers flight for life helicopter service to several Front Range Hospitals (www.mpmc.org).

News Sources

The radio station Colorado Mountain Voice, KRKY-KRKM, broadcasts from bases located in Granby, Grand County. Several other FM and AM radio stations are located near the county, such as KRKY "Colorado Country" and K-CMV "Colorado's Mountain Voice" located in Breckenridge. The *Grand Lake Prospector*, *Monday Daily Tribune*, and *Ski-Hi News* are the major newspapers in Grand County.

Transportation

Grand County transportation needs are served by two major highways, U.S. Highway 40 and U.S. Highway 34. Colorado Highway 9, which goes into Granby, has been an issue with motorcycle collisions and wildlife so Blue Valley Ranch made an \$805,000 donation to help Grand County fund the planning and design engineering for roadway improvements to Colorado Highway. The \$39 million project began in April 2015 and is expected to be completed in July 2017. Grand County/Granby Airport and the Kremmling Airport are the major airports in Grand County.

Recreation

Recreation opportunities abound. Grand County has been dubbed the snowmobile capital of Colorado. Dog sled racing and rides are also a popular favorite in the winter time, along with sleigh riding. Summer time allows for hay riding, horseback riding, and amazing golfing. Grand County also offers mountain biking, hiking, rafting, fishing, boating, ski vacation, sledding or tubing, snowshoeing, snowcat tours, ice skating, and many other summer and winter outdoor activities.

Grand County has the largest natural body of water in Colorado, Grand Lake, which offers plenty of scenic shoreline and amazing water recreation opportunities. Other man-made lakes, Lake Granby and Shadow Mountain Lake, as well as many reservoirs in Grand County also present great fishing, boating, swimming and sailing.

The north edge of Grand Lake backs up against Rocky Mountain National Park. It contains 265,769 acres of wilderness with 359 miles of trails, 150 lakes, and 476 miles of creeks and streams.

The Fraser and Colorado Headwaters are located within Grand County. These waterways provide agricultural water throughout the County. Additionally, these rivers provide excellent recreational opportunities and gold medal fishing. This increases the demand for residential properties along the river, and busy areas that allow public uses.

Climate

The average temperature in Grand County in the summer ranges from 50 to 85 degrees. Average winter temperatures are in the mid-teens. The average precipitation is about 12 inches of rain and 128 inches of snow.

Directions of Growth

Over the past 40 years, population growth in Grand County has outpaced most of the rest of the State and Nation. Population for the entire county in 1970 was a little over 4,000 people. Population growth has remained steady over the past four years within the county. The chart below shows the increase in both population and the growth rate in Grand County since 2010:

Grand County, Colorado Population 2020			
Grand County, Colorado's estimated population is 15,863 with a growth rate of 1.08% in the past year according to the most recent United States census data. Grand County, Colorado is the 32nd largest county in Colorado.			
Year ▼	Population	Growth	Growth Rate
2020	15,863	169	1.08%
2019	15,694	169	1.09%
2018	15,525	169	1.10%
2017	15,356	186	1.23%
2016	15,170	449	3.05%
2015	14,721	162	1.11%
2014	14,559	248	1.73%
2013	14,311	91	0.64%
2012	14,220	-342	-2.35%
2011	14,562	-234	-1.58%
2010	14,796	6,830	85.74%

According to census.gov, in 2019 Grand County had an overall population of 8 people per square mile.

Employment/Unemployment

Total employment in Grand County Colorado has seen a relatively steady increase. From 1970 to 2003 8,757 new jobs were created. Over the past three decades, job growth has outpaced that of the state and nation. Income growth has also outpaced the state and the nation. The services industry and retail trade industry experienced the largest growth. The government continues to be a significant employer.

According to the Economic Impacts of Hunting Fishing and Wildlife Watching in Colorado (2008) by BBC Research Consulting, 5% of the total jobs in Grand County were associated with hunting, fishing, or wildlife watching in 2007. This has a great impact on both direct and secondary spending in Grand County.

According to the U.S. Bureau of Labor Statistics, as of July 2020 there was an unemployment rate of 8.6. While higher than the county average, it marks a sharp decrease from the high of 19.5% in April of 2020, at the peak of the pandemic unemployment crisis. Grand County and western Colorado in general are recovering better than the country as a whole.

Grand County Unemployment Rates, 2011 to July 2020



(Source: U.S. Bureau of Labor Statistics)

Economic Development

Overall, economic conditions in Grand County weakened after 2006 as it faced the same economic challenges as the nation. However, the market appears to have started improving since 2012, with an increase in real estate transactions. The County's main function is service; important industries such as tourism and real estate development that create jobs and prosperity for local businesses have improved with current conditions. The County's tax revenue is significantly impacted by the economy and as the sales improve, so does the local economy.

Several Grand County towns have established economic sustainability based on the industry they serve. For example, Winter Park and Fraser serve the ski industry and host summer concerts. Granby is a service industry and summer resort. Grand Lake is a summer resort and supports tourism and the snowmobiling industry.

Real Estate Market Analysis – 2019 through July 5, 2023

Real Estate Sales Data

Single Family Residence	# New of Listings	# Sold	% change	Median Sales Price	% Change
2019	576	460		\$564,500	
2020	561	467	1.5%	\$629,000	+11%
2021	571	484	3.6%	\$753,500	+19%
2022	510	373	-23%	\$925,000	+\$22
2023	234	118		\$900,278	-5%
Current Listings	165		This indicates a supply of 10 months	\$1,262,500	The median list price is 40% higher than 2023 median sales prices

Vacant Land	# New of Listings	# Sold	% change	Median Sales Price	% Change
2019	717	237		\$87,000	
2020	765	383	61.6%	\$94,000	+8%
2021	473	454	18.5%	\$120,500	+28%
2022	403	235	-48%	\$175,000	+45%
2023	182	82		\$150,000	-16%
Current Listings	35		This indicates a supply of less than 4 months	\$759,000	Median List price is significantly higher than any median sales price

Commercial/Ranch	# New of Listings	# Sold	% Change	Median Sales Price	% Change
2019	55	19		\$500,000	
2020	42	16	-15.8%	\$447,500	-10%
2021	42	32	100%	\$587,500	+31%
2022	28	16	-50%	\$750,000	+27%
2023	16	6		\$357,000	
Current Listings	1		This indicates a supply of less than 1 month	\$8,900,000	This property has been listed for 5 yrs

Overall, the three charts above show increasing number of sales and prices from 2019 through 2021, then all three market segments show a decline in 2023. All three markets indicate a decrease in the number of sales in 2022, but an increase in median sales prices. This was caused by increases in the interest rates, eliminating some of the market participants, but was primarily caused by the lack of supply, as median sales prices continued to increase at high rates (22 to 45%). All market segments have a supply of less than one year, and current list prices are significantly higher than the median sales prices for the past three years.

Between 2019 and 2023, single family residential indicated appreciation rates increasing from 11 to 22% year over year. During that same time period, vacant land increased 8% from 2019 to 2020, then indicated large appreciation rates of 28 and 45% for 2020 and 2021 respectively.

Commercial/ranch properties indicated a decrease in value of 10% for 2020. This can be attributed to COVID and severe travel restrictions, limitations on commercial properties, and group gatherings. However, then in 2021 when the restrictions began to ease, the sales indicated an appreciation of 31% over 2020 sales prices, and continued to be strong in 2022 with an additional 27% appreciation.

Additionally, out side of the immediate neighborhood (Grand County) ranch sales continue to show growth, even with the changing market. There have been numerous large ranch sales throughout western Colorado that show increasing prices from 2020, and strong demand for ranch properties. The subject parcels compete effectively with other mountain ranch properties throughout central and western Colorado.

Overall, the real estate market was strong and improving from 2020 through 2022. In 2022, and the increase in interest rates, began to slow some of the markets, however there was a strong enough demand and limited supply that prices continued to rise through 2022. Then, as the feds continued to raise interest rates, and some market uncertainty began to show, there was a decrease in the number of sales. Although the charts of sales for all three market segments, single family residential, vacant land, and ranch/commercial, show some decreases in median sales prices, this is primarily due to a lack of supply rather than a declining market. Overall, the sales show strong appreciation rates from 2020 through 2022, with a stabilizing market in 2023.

Adjusted Market Value based upon Market Conditions between September 2, 2020 and July 5, 2023

The subject property is comprised of two ranches, one small vacant property and one large ranch improved with an older residence and agricultural outbuildings.

Based upon the market trends of ranch land, vacant land and residential properties, as illustrated above, it is concluded that the market appreciated 10% per year from the original date of value through 2022. As illustrated within the charts on the previous page, there appears to be a decline in the market in 2023. The 2023 data is only through the first half of the year, and the first half of the year included significant snow levels through May, which slowed real estate transactions. However, there has been a significant increase in the overall interest rates. Additionally, the market was expecting large appreciation rates, with listing prices well above the actual sales price in 2023. Thus, the reduction in the number of sales and median sales prices was not only affected by the market and increase in interest rates, but the weather and snow conditions. Thus, no adjustments are warranted for 2023.

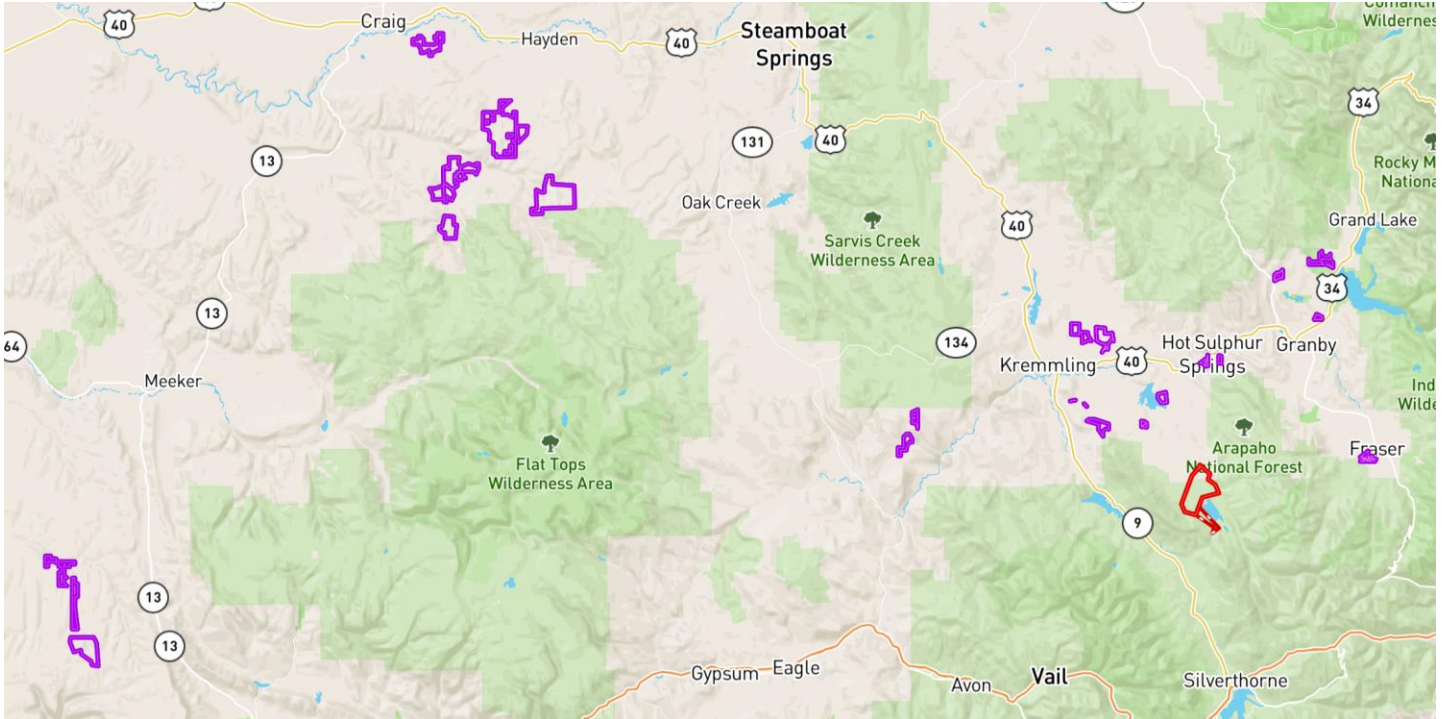
Subject Parcel 1 contains 487.8 acres and had a market value of \$1,710,000 as of September 2, 2020. An upward adjustment of 20% indicates a present market value, as of July 5, 2023 of \$2,052,000 or \$4,207 per acre.

Subject Parcel 2 contains 4,444.02 acres and had a market value of \$11,260,000 as of September 2, 2020. An upward adjustment of 20% indicates a present market value, as of July 5, 2023 of \$13,512,000 or \$3,040 per acre.

Adjusted Market Value Based upon New Sales between June 17, 2020 & July 5, 2023

The following sales occurred after the date of the original date. Vacant land sales were researched, but there have been no vacant land sales that include some irrigated land that have occurred over the past three years. Thus, improved sales are utilized, and the contributory value of the improvements are extracted from the sales price to determine a land value.

CURRENT SALES MAP



SALES CHART – SALES COMPARED TO SUBJECT PARCEL 1

Location	Sale Price Sale Date	Site Size	Unit Price	Comments
Sale 1 GCR 405, Granby	\$3,100,000 5/12/20	157.92 Ac	\$19,630/ac	¾ miles of fishing at the confluence of Colorado River, and Willow Creek,
Sale 2 GCR 408, Granby	\$4,795,000 11/21/22	320 Ac	\$14,984/ac	Along Willow Creek. Previously sold 5/15/18 for \$2,400,000 – paired sale indicates 99.8% appreciation, 22% per year overall Purchased as an assemblage to some house sites
Sale 3 CR 559, Hot Sulphur Springs	\$602,000 10/13/21	128.33 Ac	\$4,691/ac	Abuts National forest
Sale 4 Hwy 40, Hot Sulphur Springs	\$400,000 11/29/21	119.52 Ac	\$3,347/ac	Seasonal 4x4 road. 2 miles from Hwy 40, adjacent to public lands
Sale 5 GCR 55, Hot Sulphur Springs	\$499,920 5/24/21	270 Ac	\$1,852/ac	Encumbered by Conservation Easement. CE appraisal indicated after value of \$1,160,000 but sold for significantly less
Sale 6 Copper Spur Rd, Kremmling	\$915,000 11/16/21	320 Ac	\$2,859/ac	Extreme northwestern portion of Grand County.
Sale 7 CR 37, Parshall	\$360,000 12/16/20	160 Ac	\$2,250/ac	Near Williams Fork Reservoir, and public lands
Sale 8 Ute Pass Rd, Cty Rd 341, Parshall	\$1,750,000 12/4/20	394.58 Ac	\$4,435/ac	Mostly flat, part of Williams Peak Ranch,
Sale 9 1120 GCR 73, St Louis Creek Rd	7/14/22 \$11,500,000 Overall \$10,500,000	444.43	\$25,876/ac	Residence – YOC 1940, 576 sf Residence – YOC 1940, 685 sf Residence – YOC 1980, 1,716 sf Residence – YOC 1980, 320 sf Residence – YOC 1983, 504 sf Residence – YOC 2019, 576 sf, purchase of 8 lots within a subdivision, development land
Sale 10 Routt County – Road 2, McCoy, north of Eagle	\$1,500,000 8/31/21	577	\$2,600/ac	Mid-mountain parcel. Upper Yarmony Creek Ranch, Yarmony Creek, adjacent to NF, BLM and State Land Trust land
Sale 11 Three non contiguous parcels. Located west of Hwy 9, SE of Kremmling	3/8/22 \$2,400,000	698 ac	\$3,438/ac	CE encumbered property six months after purchase.
Sale 12 1943 GCR 42, west of Highway 34, Grand County Hurd Creek	7/14/22 \$8,900,000 overall \$7,400,000 Land only	880.04	\$10,113/ac \$8,049/ac	North of Lake Granby Residence – YOC 1940, 3,040 Sf Residence – YOC 1937, 1,344 sf Residence – YOC 1932, 1,368 sf Residence – YOC 1946, 1,080 sf

Subject Parcel 1

Sales 1 through 12 are smaller parcels and are compared to the subject's 487.8 acre parcel, Subject Parcel 1. These sales range from 157.92 to 880 acres and support a wide range of prices from \$1,852 to \$25,976 per acre. Although Sale No. 9 is most similar in size to the subject, it includes multiple 35-acre house sites, and is in close proximity to Fraser. Sales 1 and 2 are in much superior locations and, thus, Sales 3 through 8, and 10 through 12 are utilized within this analysis. They support a narrower range from \$1,852 to \$8,049 per acre for Subject Parcel 1.

The smaller sales support a narrow range from \$1,852 to \$19,630 per acre. The most comparable ranches, Sales 5 through 9 indicate a narrower range, before adjustments of \$1,852 to \$4,435 per acre. The sales occurred between May of 2020 and November of 2022.

Sale 8 is in close proximity to the subject but is primarily flat, pastures and grazing land. It has year-round access, good utilities and is smaller than the subject's size. However, this parcel has inferior hunting and ground cover. Based upon the size, this sale indicates a price of less than \$5,322 per acre for the subject's 487.8 acres.

Sale 9 is very similar in ground cover, topography and other physical features. However, this sale is in an inferior location and is larger than the subject. The subject has superior views and close proximity to the reservoir. After a market adjustment, this sale supports a price of more than \$2,860 per acre.

Overall, the subject commands a value between \$2,860 and \$5,322 per acre. Based upon the size, location, ground cover, proximity to the reservoir and mine, along with access and location near Kremmling and Granby, Subject Parcel 1 commands a value of \$4,000 per acre. Applying \$4,000 per acre to the subject's 487.8 acres indicates a market value of \$1,951,200.

SALES CHART – SALES COMPARED TO SUBJECT PARCEL 2

Location	Sale Price Sale Date	Site Size	Unit Price	Comments
Sale 13 2430 Moffat CR 65, Hamilton, Routt County	2/26/21 \$2,547,000	1,240.57 ac	\$2,053/ac	Small amount of irrigated land (appx. 25 acres). Several improvements.
Sale 14 26105 County Road 37B, Hayden, Routt County	8/3/21 \$3,325,000	1,268.40 ac	\$2,621/ac	Adjacent south of subject. Approximately 160 irrigated acres. Several improvements.
Sale 15 27925 County Road 67, Hamilton, Routt County	9/15/21 \$3,650,898	1,961.30 ac	\$1,861/ac	Approximately 200 irrigated acres. Improvements of minimal contributory value.
Sale 16 27632 County Road 67, Hamilton, Routt County	9/15/21 \$4,405,841	1,558.47 ac	\$2,827/ac	Non-contiguous ranch. Approximately 120 irrigated acres. Improvements of minimal contributory value.
Sale 17 3431 County Road 120, Craig, Moffat County	5/6/20 \$4,442,600	2,213 ac	\$2,008/ac	Non-contiguous ranch. Approximately 230 irrigated acres. Several improvements.
Sale 18 Hwy 13, 5 air miles SW of Meeker, on both sides of Hwy 13, Rio Blanco County	1/29/21 \$2,650,000	2,322.83 ac	\$1,141/ac	Dry grazing mountain land, with some creek frontage and a small amount of irrigated land.
Sale 19 10625 CR 29, 10755 CR 29, 10775 CR 29 Hayden, Routt County	12/11/20 \$12,000,000 Overall	4,668.57 ac	\$2,570/ac Overall	Large contiguous ranch adjacent south of Williams Park Ranch. Superior improvements.
Sale 20 11539 CR 5, Piceance Creek Ranch, Meeker, Rio Blanco County	3/22/22 \$7,250,000	5,727 ac	\$1,192/ac	Irrigated, dry graze & mtn ranch, several non-contiguous parcels. Good creek frontage. Several residential & ag. improvements
Sale 21 Lonesome Bear Ranch, 30857 CR 53, Hayden, Routt County	2/16/21 \$25,000,000 Overall	14,008 ac	\$1,785/ac overall	Small amount of public land adjacency. Located northwest of Williams Park Ranch.

Subject Parcel 2

Subject Parcel 2 Contains 4,444.02 acres of mountain recreational and agricultural land. It includes some irrigated pastures, grazing land covered in sagebrush, and mountain land covered in pine and aspen trees. Subject Parcel 2 is improved with a residence that was constructed in 1930 and contains approximately 2,676 square feet. There are several older outbuildings located near the farmstead including a barn, equipment shed and several outbuildings. While these structures provide some functional utility to the subject, they provide minimal contributory value. The residence is currently used as housing for the ranch manager. Most of the improvements on the sales are superior to the subject, and downward adjustments are warranted.

Due to the lack of large land sales within the immediate neighborhoods, the large ranch sales are located throughout northwestern Colorado. The larger ranch parcels range from 1,240 to 14,008 acres. These sales occurred between May of 2020, and March of 2022, and support prices from \$1,141 to \$2,827 per acre.

There are three sales larger than the subject, Sales 19, 20 and 21, which range from 4,668.57 to 14,008 acres, the remaining sales, Sales 13 through 18 are smaller than the subject. The most similar sales are Sales 16 through 21 and support a range of prices from \$1,192 to \$2,827 per acre, before adjustments.

Sale 19 sold in December of 2020 and includes 4,668.57 acres. It is the most similar in size to the subject and is comprised of mountain grazing and recreation land. It has superior improvements. It warrants an upward adjustment for market conditions, and a large downward adjustment for improvements and supports a price of less than \$3,084 per acre.

Sale 16 is comprised of a non-contiguous ranch parcels, but has similar irrigated land, and ground cover. It warrants an upward adjustment for market conditions and supports a price of \$3,110 per acre.

Sale 17 is also a non-contiguous ranch parcels with similar ground cover and physical features. This parcel warrants an upward adjustment for market conditions and supports a price of more than \$2,410 per acre.

Overall, the sales support a narrow range from \$2,410 to \$3,110 per acre. Based upon the subject's size, location, and contiguity along with the access, irrigated land, creek frontage, mountain ground cover, and the subject improvements, it commands a value at the middle of the range, or \$2,750 per acre. Applying \$2,750 per acre to the subject's 4,444.02 acres indicates a market value of \$12,221,055 **ROUNDED TO \$12,220,000.**

RECONCILIATION AND FINAL VALUE CONCLUSIONS

The subject property is comprised of two parcels; Subject Parcel 1 contains 487.8 acres. It is a mountain recreation parcel with uninterrupted views, good access and is adjacent to the reservoir. Based upon the market analysis the property has a value of \$2,052,000, or \$4,207 per acre.

Subject Parcel 1, based upon the most recent sales, indicates a value of \$4,000 per acre or \$1,951,000.

Based upon the most recent similar sales, and the market conditions for properties within the neighborhood Subject Parcel 1, has a Present Market Value, as of July 5, 2023 of

TWO MILLION DOLLARS

\$2,000,000.00

Subject Parcel 2 contains 4,444.02 acres of agricultural and mountain recreation land. It is one contiguous parcel that has been well maintained and has good physical features. Based upon the market conditions within the neighborhood and large ranch market throughout Colorado, the subject has a market value of \$13,512,000.

Sales throughout northwestern Colorado are utilized and adjusted for market conditions and other physical features. Based upon the most recent large ranch sales, Subject Parcel 2, as of July 5, 2023, has a market value of \$12,220,000.

There have been more large ranch sales over the past three years, than there had been in the past 8 years. These sales support increasing prices, but due to the large size, there are fewer market participants than with smaller sales due to the overall sales prices. Thus, an appreciation rate of 10% for the large ranch sales may be slightly overstated, and the value supported by the most recent sales is given more weight. Thus, it is concluded that Subject Parcel 2 has a Present Market Value of:

TWELVE MILLION TWO HUNDRED AND TWENTY-THOUSAND DOLLARS

\$12,220,000.00

ASSUMPTIONS AND LIMITING CONDITIONS

The certification of the Appraiser appearing in the appraisal report is subject to the following conditions and to such other specific and limiting conditions as are set forth by the Appraiser in the report.

1. No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.
2. The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.
3. Responsible ownership and competent property management are assumed.
4. The information furnished by others is believed to be reliable. No warranty, however, is given for its accuracy.
5. All engineering is assumed to be correct. The plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
6. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
7. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined, and considered in the appraisal report.
8. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined, and considered in the appraisal report.
9. It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
10. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.
11. The distribution, if any, of the total valuation in this report between land and improvements applies only under that stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
12. Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event only the proper written qualification and only in its entirety.
13. The appraiser herein by reason of this appraisal is not required to give further consultation, testimony, or be in attendance in court with reference to the property in question unless arrangements have been previously made.
14. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the appraiser.
15. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea- formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in the field, if desired.

QUALIFICATIONS OF KORI S. SATTERFIELD		
PROFESSION:	Independent Real Estate Appraiser and Real Estate Consultant from 2010 to present.	
GRADUATE:	Mesa State College, Bachelor of Arts	
APPRAISAL LICENSES:	State of Colorado: Certified General Appraiser CG200000025, Expires 12/31/24 State of Utah: Certified General Appraiser 11856201-CG00 Expires 11/30/24	
ASSOCIATE MEMBER OF:	Practicing Affiliate of the Appraisal Institute and American Society of Farm Managers and Rural Appraisers, and International Right of Way Association	
COURSES & SEMINARS:	Conservation Easement and IRS Regulations - 2/06, Basic Appraisal Principles - 7/10/06, Scope of Work - 10/06, Business Ethics - 2/07, Conservation Excellence - 2/07, Valuation of Small Mixed Use Properties - 2/07, USPAP - 9/07, Conservation Easements and IRS Regulations - Update - 2/08, Residential Market Analysis and Highest and Best Use - 11/08, Conservation Easements - Update - 2/09, Appraiser Site Valuation and Cost Approach 3/09, Residential Sales Comparison Approach 4/09, Residential Report Writing and Case Studies - 4/09, ASFMRA: Conservation Easements - 10/09, USPAP - 7 hr Update - 2/10, Conservation Easement - Update - 2/10, HP12C Calculator - 9/10, Appraisal Curriculum Overview - Residential - 9/10, Conservation Easement Update - Division of Real Estate, State of Colorado - 3/11, General Appraiser Highest and Best Use - 10/11, General Appraiser: Sales Comparison Approach - 2/12, USPAP: 7-Hour Update - 4/12, Valuation of Conservation Easements and Other Partial Interests - 5/12, General Appraiser: Site Valuation and Cost Analysis - 8/12, Conservation Easement Update Course - 3/13, USPAP: 7-Hour Updated 1/14, Conservation Easement Update Course - 3/14, General Appraiser Cost Approach - 3/14, General Appraiser Income Approach I - 6/14, General Appraiser Income Approach II - 8/14, General Appraiser Report Writing - 9/14, McKissock Commercial Appraiser Review 2/14, McKissock Appraising for Expert Testimony - 3/15, CLLT Conservation Easement Update Course 3/15, USPAP update Course - 1/16, Donated Real Estate - 8/16, Energy Efficiency and Contributory Value & Supporting Adjustments - 9/16, FHA Education Session Appraiser Training, BOREA investigations, Conservation Easement Update - 9/16, UASFLA Conservation Easement Valuation Workshop - 10/16, State of Colorado - Conservation Easement Update Course 1/17, ASFMRA - Eminent Domain 3/17, ASFMRA - Yellowbook 6/17, USPAP update Course 10/18, AI - Business Practices & Ethics 4/20, AI - Small Motel/Hotel Valuations 4/20, AI- USPAP Update 8/20, ASFMRA - Integrated Approaches to Value 10/20, ASFMRA - Valuation of Water Rights 12/20, ASFMRA - Introduction to Appraisal of Permanent Plantings 3/21, ASFMRA - Introduction to Appraisal of Cannabis 3/21, Advanced Rural Case Studies 5/21, Advanced Rural Case Studies 10/22, Advanced Appraisal Preparation Course and Exam - 7/23	
APPRAISAL CLIENTS:	Alpine Bank	Great Outdoors Colorado - GOCO
	Aspen Valley Land Trust	Laramie Energy
	Rocky Mountain Elk Foundation	Colorado Open Lands
	Ducks Unlimited	Garfield County Airport
	Mesa Land Conservancy	Grand Valley Bank
	Montrose Bank	Trust for Public Lands
	Colorado Cattleman's Land Trust	Delta Montrose Electric Assoc
	Oxy USA	Grand Valley Power
	Colorado Open Lands	Black Canyon Land Conservancy
	Xcel Energy	Bank of the West
	Wells Fargo Bank	Bank of San Juans
	Bank of Colorado	Timberline Bank
	National Resource Conservation Service	Various individuals, attorneys,
	Colorado Headwaters Land Trust	and lending institutions.
CITY/COUNTY GOVERNMENTS:	Cities of Grand Junction and Delta. Counties of Mesa and Delta	
GOVERNMENTS:	Bureau of Reclamation, BLM, State of Colorado, Colorado State Parks and Wildlife, U.S. Forest Service, Colorado Parks & Wildlife	
WORK LOCATIONS:	All of Western Colorado. Including properties in Delta, Eagle, Garfield, Gunnison, Lake, Mesa, Grand, Jackson, Moffat, Montrose, Pitkin, Rio Blanco, Routt, and Saguache Counties, Colorado. Eastern Utah	

Colorado Department of Regulatory Agencies
Division of Real Estate
Kori Shea Satterfield
Certified General Appraiser

COPY

<u>CG200000025</u>	<u>11/15/2022</u>
License Number	Issue Date
<u>Active</u>	<u>12/31/2024</u>
License Status	Expiration

Verify this license at <http://dora.colorado.gov/dra>

<u>Marcia Waters</u>	<u>Kori S. Satterfield</u>
Director: Marcia Waters	Licensee Signature

Attachment 3
Updated Market Valuation for Water Rights



August 8, 2023

Miguel Hamarat
Environmental Manager
Climax Molybdenum Company
Henderson Operations

RE: Valuation of Certain Henderson Mill Water Rights, Update

Dear Miguel:

The purpose of this letter is to address the fair market value of the Incidental Rights and Skylark Ranch Rights since the valuations contained in our valuation reports dated December 2019¹.

In our opinion, there has been no reduction on the water yields associated with the Skylark Ranch Water Rights or the Incidental Water Rights and has been no reduction in the value of those rights since 2019.

In my 43 years of experience as a water resources engineer in Colorado, I note that water right values rarely, if ever, decrease over time. Water demands statewide, including in the upper Colorado River basin, increase over time, making an already scarce resource even more scarce.

Recent and ongoing concerns about an imminent Colorado Compact call on water rights in Colorado make the subject Skylark Ranch and Incidental Water rights more desirable, as almost all of those rights are senior to the 1922 Compact. Therefore, the potential market for the rights could expand to all tributaries to the Colorado River for Compact mitigation purposes, including the Yampa, White, San Miguel, Dolores, Las Animas and San Juan River basins.

Regarding recent water value trends, Colorado River Water Conservancy District (CRWCD) water leases are often referred to when evaluating water values in the

¹ “Valuation of Skylark Ranch Water Rights Associated with the Henderson Mill, Climax Molybdenum Company”, Spronk Water Engineers, Inc, December 11, 2023 and “Valuation of The Incidental Water Rights Associated with the Henderson Mill, Climax Molybdenum Company”, Spronk Water Engineers, Inc, December 6, 2023.

Colorado River basin. Water lease rates to municipal and industrial users on the Colorado River above the Roaring Fork confluence have increased from \$373.50 per acre-foot in 2019 to \$445.00 per acre-foot in 2023². That represents a 19 percent increase over the five-year period.

Similarly, Denver Water raw water lease rates are often referred to when evaluating water value trends. Although those leases are typically made in the South Platte River basin, the sources of much of the lease water are from the Colorado River basin. Since 2019, Denver raw water lease rates have increased from \$332.37 per acre-foot, to \$449.67 per acre-foot, an increase of 35 percent over those five years³.

In summary, the analyses and values set forth in our 2019 valuation reports are conservative as to the fair market value of the subject water rights in 2023.

Please call if you have any questions.

Sincerely,

SPRONK WATER ENGINEERS, INC.

A handwritten signature in black ink, appearing to read "Douglas H. Clements", with a stylized, cursive script.

Douglas H. Clements, PE

² Excerpts from CRWCD water marketing policy documents for 2019 and 2023 are attached.

³ Denver Water raw water lease rates for outside city customers: 2019 \$332.37, 2020 \$361.69, 2021 \$361.69, 2022 \$391.01, 2023 \$449.67. Excerpts from Denver Water rate summaries for 2019 through 2023 are attached.

- g. Terms of Contracts. Three options are available for Contract terms.
- Full Term: Contracts for five years to a maximum of 40 years from the date of execution of the Contract, with right to renew for a secondary term of 35 years, shall be considered full-term contracts.
 - Interim: Contracts for five (5) years or less from the date of execution of the Contract shall be considered interim-term contracts. Water for out-of-basin uses will be offered on an interim basis only.
 - In-Channel Use: In-Channel Use Contracts shall be limited in duration to one (1) Project Year and any renewal will require the written approval of the River District.
- h. Pricing. The price for each type of water will be reviewed and set annually by the Enterprise's Board of Directors (which decision normally will be made prior to March 1 each year). Any annual increase in the contract price shall not exceed the then-current published Consumer Price Index (CPI) plus New Growth Index (NGI). The approved pricing for the current Project Year is as follows:

SUPPLY PRICING	
Blue River Water (only year-to-year contracts available at this time)**	\$1,122.25 per AF/year
Colorado River <i>above</i> the Roaring Fork Confluence: M&I	\$373.50 per AF/year
Colorado River <i>above</i> the Roaring Fork Confluence: Agricultural	\$148.75 per AF/year
Colorado River <i>below</i> the Roaring Fork Confluence: M&I	\$194.25 per AF/year
Colorado River <i>below</i> the Roaring Fork Confluence: Agricultural	\$45.00 per AF/year
Identified Source of Supply <i>above</i> the Roaring Fork Confluence (Wolford): M&I	\$560.50 per AF/year
Identified Source of Supply <i>above</i> the Roaring Fork Confluence (Wolford): Agricultural	\$222.75 per AF/year
Identified Source of Supply <i>below</i> the Roaring Fork Confluence (Ruedi): M&I	\$291.50 per AF/year
Identified Source of Supply <i>below</i> the Roaring Fork Confluence (Ruedi): Agricultural	\$67.25 per AF/year
Eagle River Water: M&I	\$1,496.00 per AF/year
Eagle River Water: Agricultural	\$448.00 per AF/year
In-Channel – Identified Source: Wolford	\$222.75 per AF/year
In-Channel – Identified Source: Ruedi	\$67.25 per AF/year

**Please contact the River District at (970) 945-8522 regarding availability.

- i. Minimum Charges. The charge for water will be based upon the amount contracted times the applicable price, except that the minimum annual billing for any type of Supply shall be \$50.00, which amount shall escalate in the same manner as provided in subparagraph h. above.
- j. Payment after Renewal. If after the expiration of the initial 40-year term of the Contract, Contractor shall have the right to renew this Contract for the same Contracted Water amount for a secondary term of thirty-five (35) years, upon such terms and conditions as the River District is offering at that time, provided that the River District is offering up the full amount of Contracted Water for lease. In the event that the River District, on a non-discriminatory basis, decides not to offer up the full amount of the Contracted Water for lease, Contractor shall have the right to renew for a secondary term of thirty-five (35) years such lesser portion of the Contracted Water as may be offered by the River District.

- In-Channel Use: In-Channel Use Contracts shall be limited in duration to a term of up to five (5) Project Year(s) and shall be subject to availability and annual approval by the General Manager.
- h. Pricing. The price for each type of water will be reviewed and set annually by the Enterprise's Board of Directors (which decision normally will be made prior to March 1 each year and invoiced thereafter). Any annual increase in the contract price shall not exceed the then-current published Consumer Price Index (CPI) plus New Growth Index (NGI). The approved pricing for the current Project Year is as follows:

SUPPLY PRICING	
Blue River Water (only year-to-year contracts available at this time)**	\$1,337.25 per AF/year
Colorado River <i>above</i> the Roaring Fork Confluence: M&I	\$445.00 per AF/year
Colorado River <i>above</i> the Roaring Fork Confluence: Agricultural	\$177.00 per AF/year
Colorado River <i>below</i> the Roaring Fork Confluence: M&I	\$231.50 per AF/year
Colorado River <i>below</i> the Roaring Fork Confluence: Agricultural	\$54.00 per AF/year
Identified Source of Supply <i>above</i> the Roaring Fork Confluence (Wolford): M&I	\$667.75 per AF/year
Identified Source of Supply <i>above</i> the Roaring Fork Confluence (Wolford): Agricultural	\$265.50 per AF/year
Identified Source of Supply <i>below</i> the Roaring Fork Confluence (Ruedi): M&I	\$347.00 per AF/year
Identified Source of Supply <i>below</i> the Roaring Fork Confluence (Ruedi): Agricultural	\$80.00 per AF/year
Eagle River Water: M&I	\$1,783.00 per AF/year
Eagle River Water: Agricultural	\$533.75 per AF/year
In-Channel – Identified Source: Wolford	\$265.50 per AF/year
In-Channel – Identified Source: Ruedi	\$80.00 per AF/year

**Please contact the River District at (970) 945-8522 regarding availability.

- i. Minimum Charges. The charge for water will be based upon the amount contracted times the applicable price, except that the minimum annual billing for any type of Supply shall be \$50.00, which amount shall escalate in the same manner as provided in subparagraph h. above.
- j. Payment after Renewal. If after the expiration of the initial 40-year term of the Contract, Contractor shall have the right to renew this Contract for the same Contracted Water amount for a secondary term of thirty-five (35) years, upon such terms and conditions as the River District is offering at that time, provided that the River District is offering up the full amount of Contracted Water for lease. In the event that the River District, on a non-discriminatory basis, decides not to offer up the full amount of the Contracted Water for lease, Contractor shall have the right to renew for a secondary term of thirty-five (35) years such lesser portion of the Contracted Water as may be offered by the River District.
- k. Assessments. Contractor shall pay any special assessment levied by the River District on Contractor to recoup expenses from extraordinary maintenance incurred by the River District or assessed upon the River District by its third party suppliers.
- l. Contract Execution. The applicant(s) for a Water Supply Contract shall have sixty (60) days after mailing or electronically transmitting the final Contract document to them in which to execute the final Contract and deliver the executed originals to the District's offices. If such execution and delivery are not accomplished in that time, the applicant shall be deemed to have rejected the District's offer to contract.



2019 Nonpotable Water Rates: Outside City

<https://www.denverwater.org/business/billing-and-rates/2019-rates>

3/8

5/1/2019

2019 Rates | Denver Water



Meter Size (inches)	Monthly Charge
5/8" & 3/4"	\$15.94
1"	\$22.26
1 1/2"	\$41.85
2"	\$69.02
3"	\$146.11
4"	\$254.15
6"	\$563.76
8"	\$996.59
10"	\$1,553.25
12"	\$2,234.43

*Monthly fixed charges not applicable to Raw Water customers.

Nonpotable Water Volume Rates, \$ per 1,000 gallons

Customer Class	Rate per 1,000 gallons	Rate per acre foot
Recycled	N/A	N/A
Raw Water	\$1.02	\$332.37



2020 Nonpotable Water Rates: Outside City

Monthly Fixed Charges, \$ per Bill*

Meter Size (inches)	Monthly Charge
5/8" & 3/4"	\$16.13
1"	\$22.72
1 1/2"	\$43.17
2"	\$71.54
3"	What can we help you find today?
4"	
6"	\$588.07
8"	\$1,039.95
10"	\$1,621.12
12"	\$2,332.29

*Monthly fixed charges not applicable to Raw Water customers.

Nonpotable Water Volume Rates, \$ per 1,000 gallons

Customer Class	Rate per 1,000 gallons	Rate per acre foot
Recycled	N/A	N/A
Raw Water	\$1.11	\$361.69



2021 Nonpotable Water Rates - Outside City

What can we help you find today?

Monthly Fixed Charges, \$ per Bill*

Meter Size (inches)	Monthly Charge
5/8" & 3/4"	\$16.46
1"	\$23.17

<https://www.denverwater.org/business/billing-and-rates/2021-rates>

2/5

5/3/2021

2021 Business Water Rates | Denver Water



3"	\$154.75
4"	\$269.55
6"	\$598.51
8"	\$1,058.37
10"	\$1,649.82
12"	\$2,373.56

*Monthly fixed charges not applicable to Raw Water customers.

Nonpotable Water Volume Rates, \$ per 1,000 gallons

Customer Class	Rate per 1,000 gallons	Rate per acre foot
Recycled	N/A	N/A
Raw Water	\$1.11	\$361.69



2022 Nonpotable Water Rates: Outside City

Monthly Fixed Charges, \$ per Bill*

Meter Size (inches)	Monthly Charge
5/8" & 3/4"	\$17.20
1"	\$24.20
1 1/2"	\$45.93
2"	\$76.06
3"	\$161.56
4"	\$281.40
6"	\$624.80
8"	\$1,104.86
10"	\$1,722.28
12"	\$2,477.80

*Monthly fixed charges not applicable to Raw Water customers.

Nonpotable Water Volume Rates, \$ per 1,000 gallons

Customer Class	Rate per 1,000 gallons	Rate per acre foot
Recycled	N/A	N/A
Raw Water	\$1.20	\$391.02

Monthly Fixed Charges, \$ per Bill*

Meter Size (inches)	Monthly Charge
5/8" & 3/4"	\$17.90
1"	\$25.70
1 1/2"	\$49.86
2"	\$83.38
3"	\$178.47
4"	\$311.75
6"	\$693.67
8"	\$1,227.58
10"	\$1,914.26
12"	\$2,754.53

*Monthly fixed charges not applicable to Raw Water customers.

Nonpotable Water Volume Rates, \$ per 1,000 gallons

Customer Class	Rate per 1,000 gallons	Rate per acre foot
Recycled	N/A	N/A
Raw Water	\$1.38	\$449.67

Attachment 4
Gunnison County Properties Tax Histories



221 N. Wisconsin St.
Suite T
Gunnison, CO 81230
970-641-2231

History for account R008394

Property Information:

COUNTY ROAD 749
JACKS CABIN AREA
440 ACRES IN SECTIONS 15, 21 & 22, TOWNSHIP
15S, RANGE 85W
Parcel: 343500000030

Owner Information:

MT EMMONS MINING COMPANY
C/O JEFF WORTHEN
333 N CENTRAL AVE
PHOENIX, AZ 850042189

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[View Account Payment History](#)

Tax Year	Status	Total Taxes	Fees	Interest	Total Paid
2022	Paid	\$1,380.49	\$0.00	\$0.00	\$1,380.49
Where did my 2022 taxes go? (Show)					
2021	Paid	\$1,265.10	\$0.00	\$0.00	\$1,265.10
Where did my 2021 taxes go? (Show)					
2020	Paid	\$1,534.04	\$0.00	\$0.00	\$1,534.04
Where did my 2020 taxes go? (Show)					
2019	Paid	\$1,499.66	\$0.00	\$0.00	\$1,499.66
Where did my 2019 taxes go? (Show)					
2018	Paid	\$702.39	\$0.00	\$0.00	\$702.39
Where did my 2018 taxes go? (Show)					
2017	Paid	\$734.34	\$0.00	\$0.00	\$734.34
Where did my 2017 taxes go? (Show)					
2016	Paid	\$709.04	\$0.00	\$0.00	\$709.04
Where did my 2016 taxes go? (Show)					
2015	Paid	\$700.35	\$0.00	\$0.00	\$700.35
Where did my 2015 taxes go? (Show)					
2014	Paid	\$674.27	\$0.00	\$0.00	\$674.27
Where did my 2014 taxes go? (Show)					
2013	Paid	\$475.22	\$0.00	\$0.00	\$475.22
Where did my 2013 taxes go? (Show)					
2012	Paid	\$393.30	\$0.00	\$0.00	\$393.30
Where did my 2012 taxes go? (Show)					
2011	Paid	\$394.99	\$0.00	\$0.00	\$394.99
Where did my 2011 taxes go? (Show)					
2010	Paid	\$355.88	\$0.00	\$0.00	\$355.88
Where did my 2010 taxes go? (Show)					

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221 N. Wisconsin St.
Suite T
Gunnison, CO 81230
970-641-2231

History for account R008408

Property Information:

2450 COUNTY ROAD 749
JACKS CABIN AREA
800 ACRES IN SECTIONS 19, 20, 29 & 30, TOWNSHIP
15S, RANGE 85W
Parcel: 343500000029

Owner Information:

MT EMMONS MINING COMPANY
C/O JEFF WORTHEN
333 N CENTRAL AVE
PHOENIX, AZ 850042189

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Tax Year	Status	Total Taxes	Fees	Interest	Total Paid
2022	Paid	\$1,479.82	\$0.00	\$0.00	\$1,479.82
Where did my 2022 taxes go? (Show)					
2021	Paid	\$1,365.85	\$0.00	\$0.00	\$1,365.85
Where did my 2021 taxes go? (Show)					
2020	Paid	\$1,436.81	\$0.00	\$0.00	\$1,436.81
Where did my 2020 taxes go? (Show)					
2019	Paid	\$1,404.61	\$0.00	\$0.00	\$1,404.61
Where did my 2019 taxes go? (Show)					
2018	Paid	\$1,881.73	\$0.00	\$0.00	\$1,881.73
Where did my 2018 taxes go? (Show)					
2017	Paid	\$1,964.66	\$0.00	\$0.00	\$1,964.66
Where did my 2017 taxes go? (Show)					
2016	Paid	\$1,329.14	\$0.00	\$0.00	\$1,329.14
Where did my 2016 taxes go? (Show)					
2015	Paid	\$1,312.94	\$0.00	\$0.00	\$1,312.94
Where did my 2015 taxes go? (Show)					
2014	Paid	\$1,420.20	\$0.00	\$0.00	\$1,420.20
Where did my 2014 taxes go? (Show)					
2013	Paid	\$1,260.13	\$0.00	\$0.00	\$1,260.13
Where did my 2013 taxes go? (Show)					
2012	Paid	\$929.52	\$0.00	\$0.00	\$929.52
Where did my 2012 taxes go? (Show)					
2011	Paid	\$933.50	\$0.00	\$0.00	\$933.50
Where did my 2011 taxes go? (Show)					
2010	Paid	\$885.97	\$0.00	\$0.00	\$885.97
Where did my 2010 taxes go? (Show)					

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221 N. Wisconsin St.
Suite T
Gunnison, CO 81230
970-641-2231

History for account R025292

Property Information:

71.46 ACRES IN SECTIONS 7 & 18, TOWNSHIP 50N,
RANGE 1E
Parcel: 369900000018

Owner Information:

SILVER SPRINGS RANCH INC
C/O JEFF WORTHEN
333 N CENTRAL AVE
PHOENIX, AZ 850042189

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Tax Year	Status	Total Taxes	Fees	Interest	Total Paid
2022	Paid	\$443.41	\$0.00	\$0.00	\$443.41
Where did my 2022 taxes go? (Show)					
2021	Paid	\$426.60	\$0.00	\$0.00	\$426.60
Where did my 2021 taxes go? (Show)					
2020	Paid	\$432.26	\$0.00	\$0.00	\$432.26
Where did my 2020 taxes go? (Show)					
2019	Paid	\$422.58	\$0.00	\$0.00	\$422.58
Where did my 2019 taxes go? (Show)					
2018	Paid	\$418.41	\$0.00	\$0.00	\$418.41
Where did my 2018 taxes go? (Show)					
2017	Paid	\$423.68	\$0.00	\$0.00	\$423.68
Where did my 2017 taxes go? (Show)					
2016	Paid	\$399.54	\$0.00	\$0.00	\$399.54
Where did my 2016 taxes go? (Show)					
2015	Paid	\$394.65	\$0.00	\$0.00	\$394.65
Where did my 2015 taxes go? (Show)					
2014	Paid	\$375.80	\$0.00	\$0.00	\$375.80
Where did my 2014 taxes go? (Show)					
2013	Paid	\$333.45	\$0.00	\$0.00	\$333.45
Where did my 2013 taxes go? (Show)					
2012	Paid	\$280.43	\$0.00	\$0.00	\$280.43
Where did my 2012 taxes go? (Show)					
2011	Paid	\$281.62	\$0.00	\$0.00	\$281.62
Where did my 2011 taxes go? (Show)					
2010	Paid	\$249.45	\$0.00	\$0.00	\$249.45
Where did my 2010 taxes go? (Show)					

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221 N. Wisconsin St.
Suite T
Gunnison, CO 81230
970-641-2231

History for account R009648

Property Information:

3734 STATE HIGHWAY 135
GUNNISON
182.03 ACRES IN SECTIONS 12 & 13, TOWNSHIP
50N, RANGE 1W
Parcel: 370100000208

Owner Information:

SILVER SPRINGS RANCH INC
C/O JEFF WORTHEN
333 N CENTRAL AVE
PHOENIX, AZ 850042189

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Tax Year	Status	Total Taxes	Fees	Interest	Total Paid
2022	Paid	\$1,196.18	\$0.00	\$0.00	\$1,196.18
Where did my 2022 taxes go? (Show)					
2021	Paid	\$1,152.29	\$0.00	\$0.00	\$1,152.29
Where did my 2021 taxes go? (Show)					
2020	Paid	\$1,161.22	\$0.00	\$0.00	\$1,161.22
Where did my 2020 taxes go? (Show)					
2019	Paid	\$1,135.20	\$0.00	\$0.00	\$1,135.20
Where did my 2019 taxes go? (Show)					
2018	Paid	\$1,126.36	\$0.00	\$0.00	\$1,126.36
Where did my 2018 taxes go? (Show)					
2017	Paid	\$1,140.49	\$0.00	\$0.00	\$1,140.49
Where did my 2017 taxes go? (Show)					
2016	Paid	\$1,078.18	\$0.00	\$0.00	\$1,078.18
Where did my 2016 taxes go? (Show)					
2015	Paid	\$1,065.00	\$0.00	\$0.00	\$1,065.00
Where did my 2015 taxes go? (Show)					
2014	Paid	\$1,014.26	\$0.00	\$0.00	\$1,014.26
Where did my 2014 taxes go? (Show)					
2013	Paid	\$899.95	\$0.00	\$0.00	\$899.95
Where did my 2013 taxes go? (Show)					
2012	Paid	\$745.44	\$0.00	\$0.00	\$745.44
Where did my 2012 taxes go? (Show)					
2011	Paid	\$748.60	\$0.00	\$0.00	\$748.60
Where did my 2011 taxes go? (Show)					
2010	Paid	\$659.38	\$0.00	\$0.00	\$659.38
Where did my 2010 taxes go? (Show)					

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Attachment 5
Grand County Property Tax Receipts



Grand County Treasurer

PROPERTY TAX RECEIPT

Account	Parcel Number	Receipt Date	Receipt Number
R000319	159328300009	Apr 20, 2023	2023-04-20-OFFICE-79262

CLIMAX MOLYBDENUM CO
PO BOX 68
EMPIRE, CO 80438-0068

Situs Address	Payor
	CLIMAX MOLYBDENUM CO PO BOX 68 EMPIRE, CO 80438-0068

Legal Description

Subd: METES & BOUNDS 78 ALL 1.16 AC +/-, TRACT IN NE4SW4 LYING SO
OF COUNTY RD 3 LESS TRACT DESC IN
B/175 P/697, SEC 28, T1S R78W

Property Code	Actual	Assessed	Year	Area	Mill Levy
VACANT LAND 1 TO 4.99 AC - 0520	30,040	8,710	2022	011	67.601

Payments Received

Check	Multi-Account Payment
Check # 1015994	
Over/Under	Multi-Account Payment

Payments Applied

Year	Charges	Billed	Prior Payments	New Payments	Balance
2022	Tax Charge	\$588.80	\$0.00	\$588.80	\$0.00
				\$588.80	\$0.00
				Balance Due as of Apr 20, 2023	\$0.00

THANK YOU FOR YOUR PAYMENT
Grand County Treasurer, Marcy K. Wheatley
PO Box 288, 308 Byers Ave
Hot Sulphur Springs, CO 80451



Grand County Treasurer

PROPERTY TAX RECEIPT

Account	Parcel Number	Receipt Date	Receipt Number
R000318	159332400055	Apr 20, 2023	2023-04-20-OFFICE-79262

CLIMAX MOLYBDENUM CO
PO BOX 68
EMPIRE, CO 80438-0068

Situs Address	Payor
	CLIMAX MOLYBDENUM CO PO BOX 68 EMPIRE, CO 80438-0068

Legal Description

Subd: METES & BOUNDS 78 ALL 1 AC +/- TRACT IN SW4NE4 NORTH OF CO RD 3 SE4 SEC 32 T1S R78W

Property Code	Actual	Assessed	Year	Area	Mill Levy
IMPRVD SINGLE FAMILY LAND - 1112	25,900	1,800	2022	010	57.856
SINGLE FAMILY BUILDING - 1212	81,740	5,680	2022	010	57.856

Payments Received

Check	Multi-Account Payment
Check # 1015994	
Over/Under	Multi-Account Payment

Payments Applied

Year	Charges	Billed	Prior Payments	New Payments	Balance
2022	Tax Charge	\$432.76	\$0.00	\$432.76	\$0.00
				\$432.76	\$0.00
				Balance Due as of Apr 20, 2023	\$0.00

THANK YOU FOR YOUR PAYMENT
Grand County Treasurer, Marcy K. Wheatley
PO Box 288, 308 Byers Ave
Hot Sulphur Springs, CO 80451



Grand County Treasurer

PROPERTY TAX RECEIPT

Account	Parcel Number	Receipt Date	Receipt Number
R000307	159333200046	Apr 20, 2023	2023-04-20-OFFICE-79262

CLIMAX MOLYBDENUM CO
PO BOX 68
EMPIRE, CO 80438-0068

Situs Address	Payor
	CLIMAX MOLYBDENUM CO PO BOX 68 EMPIRE, CO 80438-0068

Legal Description

Subd: METES & BOUNDS 78 ALL 797.80 ACRES 11.44AC IN SW4SW4,
13.29AC IN SW4SE4 SEC 28, E2SE4,
29.9 AC IN W2SE4, SE4SE4NE4, 2.7AC IN
NE4SE4NE4, 5.5AC IN SW4SE4NE4 SEC
32, E2NW4, 46.844AC IN W2NW4,
S2,S2NE4, NW4NE4 SEC 33, SW4SW4,
29.9AC IN NW4SW4 SEC 34, ALL IN
T1S R78W, 18.38AC BEING PT OF TR 38 IN
SEC 5 T2S R78W, CONVEYED IN B/441
P/133 & B/431 P/897 & B/462 P/762 & B/448
P/070 LESS TRACTS SOLD LESS 10.15 AC
FOR RD ROWS

Property Code	Actual	Assessed	Year	Area	Mill Levy
FOREST MANAGEMENT LAND - 4177	29,430	7,770	2022	011	67.601
AGRICULTURAL RESIDENCE - 4277	259,580	18,040	2022	011	67.601
AGRICULTURAL OUTBUILDINGS - 4279	8,880	2,340	2022	011	67.601

Payments Received

Check	Multi-Account Payment
Check # 1015994	
Over/Under	Multi-Account Payment

Payments Applied

Year	Charges	Billed	Prior Payments	New Payments	Balance
2022	Tax Charge	\$1,902.96	\$0.00	\$1,902.96	\$0.00
				\$1,902.96	\$0.00
		Balance Due as of Apr 20, 2023			\$0.00



Grand County Treasurer

PROPERTY TAX RECEIPT

THANK YOU FOR YOUR PAYMENT
Grand County Treasurer, Marcy K. Wheatley
PO Box 288, 308 Byers Ave
Hot Sulphur Springs, CO 80451



Grand County Treasurer

PROPERTY TAX RECEIPT

Account	Parcel Number	Receipt Date	Receipt Number
R000300	159334300032	Apr 20, 2023	2023-04-20-OFFICE-79262

CLIMAX MOLYBDENUM CO
PO BOX 68
EMPIRE, CO 80438-0068

Situs Address	Payor
	CLIMAX MOLYBDENUM CO PO BOX 68 EMPIRE, CO 80438-0068

Legal Description

Subd: METES & BOUNDS 78 ALL 10.1 AC NW4SW4 SEC 34 T1S R78 DESC B/222 P/165

Property Code	Actual	Assessed	Year	Area	Mill Levy
FOREST MANAGEMENT LAND - 4177	300	80	2022	011	67.601

Payments Received

Check	Multi-Account Payment
Check # 1015994	
Over/Under	Multi-Account Payment

Payments Applied

Year	Charges	Billed	Prior Payments	New Payments	Balance
2022	Misc Charge	\$5.00	\$0.00	\$5.00	\$0.00
2022	Tax Charge	\$5.40	\$0.00	\$5.40	\$0.00
				\$10.40	\$0.00
Balance Due as of Apr 20, 2023					\$0.00

THANK YOU FOR YOUR PAYMENT
Grand County Treasurer, Marcy K. Wheatley
PO Box 288, 308 Byers Ave
Hot Sulphur Springs, CO 80451



Grand County Treasurer

PROPERTY TAX RECEIPT

Account	Parcel Number	Receipt Date	Receipt Number
R014261	169915300002	Apr 20, 2023	2023-04-20-OFFICE-79262

CLIMAX MOLYBDENUM CO
PO BOX 68
EMPIRE, CO 80438-0068

Situs Address	Payor
	CLIMAX MOLYBDENUM CO PO BOX 68 EMPIRE, CO 80438-0068

Legal Description

Subd: METES & BOUNDS 78 ALL HENDERSON MILL SITE 8929.896 ACRES TOTAL 1200AC BEING TR 39 T2S R78 7319.69AC BEING EXCHANGE SUR#375 LESS TR DESC B/448 P/73 T2S R78 6.69AC BEING LT 1 OF EXSUR #376 S36 T2S R78 13.40AC BEING LT 2 OF EXSUR #376 S31 T2S R77 164.47AC BEING LT 3 EXSUR #376 S6 & S7 T3S R77 12.86AC BEING LT 8 OF EXSUR #376 S8 T3S R77 34.54AC BEING LT 9 OF EXSUR #376 S17 T3S R77 1.30AC BEING LT A OF EXSUR #376 S6 T3S R77 .12AC BEING LT B OF EXSUR #376 S6 T3S R77 7.59AC BEING LT C OF EXSUR #376 S7 T3S R77 86.74AC BEING LT D OF EXCHN SUR #376 T3S R77 82.50AC BEING TR 37B OF EX SUR #376 T3S R77 FM-83-10-60,10-61 & 10-130 BEING 88-14260

Property Code	Actual	Assessed	Year	Area	Mill Levy
REFINING/MILLING - 3220	41,502,310	12,035,670	2022	011	67.601
FOREST MANAGEMENT LAND - 4177	172,610	45,570	2022	011	67.601

Payments Received

Check	Multi-Account Payment
Check # 1015994	
Over/Under	Multi-Account Payment

Payments Applied

Year	Charges	Billed	Prior Payments	New Payments	Balance
2022	Tax Charge	\$816,703.92	\$0.00	\$816,703.92	\$0.00
				\$816,703.92	\$0.00
				Balance Due as of Apr 20, 2023	\$0.00

THANK YOU FOR YOUR PAYMENT
Grand County Treasurer, Marcy K. Wheatley
PO Box 288, 308 Byers Ave
Hot Sulphur Springs, CO 80451