



TRANSMITTAL

DATE: September 7, 2023
TO: Carl Young, Huerfano County
FROM: Dale Northrup, TRS Corp.
RE: **Waiver Valuations**
CR 543 Bridge Project
CC: Brad Rodenberg, TRS Corp.
Jeff Perret, TRS Corp.

Attached you will find the following:

Parcel 1 – Rowland

- Waiver Valuation – **Please review. Sign and date page 1**

Parcel 2 – Bar H Ranch LLC

- Waiver Valuation – **Please review. Sign and date page 1**

Please sign and return to TRS, as we are keeping the original file until the completion of the Project.

HUERFANO COUNTY, COLORADO

**JUST COMPENSATION
WAIVER VALUATION**

Project Code: 22615

Project No.: BRO P2C1-004

Parcel No.: TE-1, TE-1A

Owner Name: Crystal A. Rowland

Location: CR 543 Bridge Over Huerfano River

County: Huerfano

Brief description of subject and taking: The subject property (Subject) is located approximately 0.25 mile south of the town of Gardner, Colorado, on the south side of County Road 69 terminating at the centerline of County Road 543. The Subject is legally described in a deed recorded under Reception No. 427583 of the Clerk and Recorder of Huerfano County, Colorado, being a part of the North Half of Sections 24, Township 26 South, Range 70 West of the 6th Principal Meridian. The Subject is Huerfano County Zoned Agricultural and is unimproved land. The Subject contains a gross land area of 131.86 acres and is its current use agricultural land. Huerfano County Department of Public Works requires two (2) temporary construction easements (TE-1, TE-1A) for the CR 543 Bridge Replacement Project (the Project).

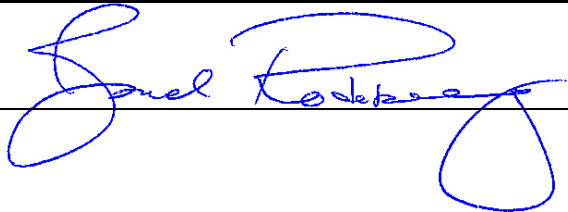
TE-1 is a 543.9 square foot rectangular shaped temporary easement located along the east property line of the Subject adjacent to CR 543 Bridge. TE-1A is a 581.1 square foot rectangular shaped temporary easement contiguous with TE-1 located along the east property line of the Subject adjacent to CR 543 Bridge. TE-1 and TE-1A are needed to facilitate construction of removal and replacement of CR 543 Bridge. No vertical improvements are affected by the Easements. The surface of the Easements will be restored to a similar existing condition upon completion of construction. Fencing where impacted the Easements will be removed and reset using a same or similar material at Project expense. Temporary fence will be provided as required at Project expense. See compensation estimate below:

Land/Site Value Part Taken Parcel or Easement # (except TE)	Area SF or AC	\$/Unit	Easement Burden %	
				\$ 0.00
Total Land				\$ 0.00
Improvements Value Part Taken: Describe Below	Contributory Value: Per Unit Basis or Lump Sum Basis			
				\$ 0.00
Total Improvements				+ \$ 0.00

TE	Purpose	Area SF or AC	Unit/Price	% rate of return/duration	
TE-1	Facilitate Bridge Replacement	543.9 SF	\$0.11/SF	10% annum x 12 months	\$5.98
TE-1A	Facilitate Bridge Replacement	581.1 SF	\$0.11/SF	10% annum x 12 months	\$6.39
Damages (Cost to Cure). Describe and quantify:					\$0.00
Total Temporary Easements and Damages (Cost to Cure)					+ \$ <u>12.37</u>
Total Compensation Estimate (minimum value)					= \$ 500.00

Has the owner or designated representative accompanied the Department's representative during inspection of the property?

- Yes Date August 25, 2023
 No Describe efforts made: Owner unavailable to meet for site inspection

Signed (Waiver Valuation Preparer):		Date: September 7, 2023
Approved by (Huerfano County):		Date:

Waiver Valuation Research Data

Parcel: TE-1, TE-1A			Project No.: CR 543 Bridge				Project Code: 22615		
Location: CR 543 Bridge			Owner: Crystal A Rowland				Date: August 28, 2023		
PP	Property	Sale Date	Size	Sold Price	Price/Unit	Adjustments	Value	Proximity to Subject	Parcel Data Source
1.	TSN	Date	Acre	\$	\$		\$	Distance	Information
1.	19745	05/08/2023	178	\$875,000	\$0.11/sf		\$0.11/sf	Huerfano County	Huerfano County Assessor / Online Sources
2.	22290	10/06/2022	160	\$520,000	\$0.075/sf	Time	\$0.09/sf	Huerfano County	Huerfano County Assessor / Online Sources
3.	11513	04/26/2023	120	\$240,000	\$0.05/sf		\$0.05/sf	Huerfano County	Huerfano County Assessor / Online Sources
Subject use: The Subject is vacant agricultural land per Huerfano County Assessor									
Subject Site Size: 131.86 acres ±									
Acquisition Type/Size: The project requires the acquisition of 2 temporary construction easements (TE-1, TE-1A) containing 543.9 & 581.1 square feet respectively.									
Comparable Sales: Market data research taken from sales data found using the Huerfano County Assessor site and other online sales data. Sale 1 is most comparable to the Subject property.									
Proposed use of acquisition(s): TE-1 and TE-1A are needed to facilitate bridge removal and replacement construction									

Based on the foregoing information, I have surmised the likely value for land (as if vacant) is:

\$0.11/SF

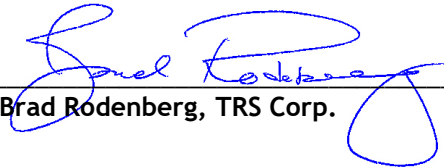
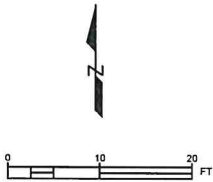
Prepared by: 
Brad Rodenberg, TRS Corp.

EXHIBIT OF A TEMPORARY CONSTRUCTION EASEMENT
 IN THE NE1/4NE1/4 OF SEC. 24, TOWNSHIP 26 SOUTH, RANGE 70 WEST
 OF THE 6TH PRINCIPAL MERIDIAN HUERFANO COUNTY, COLORADO



LEGEND

- SECTION CORNER
- QUARTER OR SIXTEENTH CORNER
- P.O.B. POINT OF BEGINNING
- SECTION LINE
- TEMP EASEMENT LINE
- R/W LINE

PARCEL #
28-4875-241-00-193

NE1/4NE1/4

PARCEL LINE/
C.L. OF RIVER

543.9 SQ. FT.
or 0.01 AC ±

S77°55'35"W
4.24'

N00°18'56"E
36.42'

S89°41'04"E
15.00'

S00°18'56"W - 37.25'

N80°35'19"W
11.00'

N89°41'04"W
30.00'

633.19'

2081.14'

CR 543

Edge of Road

Sec. Line

R/W Line

N00°18'56"E - 2714.33'

P.O.B.

BRASS CAP

13 18

24 19

CALCULATED QTR CORNER

WT CORNER BRASS CAP

EASEMENT DESCRIPTION:

A temporary construction easement located in the Northeast Quarter of the Northeast Quarter of Section 24, Township 26 South, Range 70 West of the 6th Principal Meridian, Huerfano County, State Colorado, being more particularly described as follows:

Commencing at the northeast corner of said Section 24, thence S00°18'56"W, along the east line of said Northeast Quarter of Section 24, a distance of 633.19 feet; thence N89°41'04"W, a distance of 30.00 feet to the POINT OF BEGINNING; thence S00°18'56"W, a distance of 37.25 feet to the centerline of the river; thence N80°35'19"W along said centerline of the river, a distance of 11.00 feet; thence S77°55'35"W along said centerline of the river, a distance of 4.24 feet; thence N00°18'56"E, a distance of 36.42 feet; thence S89°41'04"E, a distance of 15.00 feet to the POINT OF BEGINNING.

Said tract contains 543.9 Sq Ft or 0.01 acres more or less.

STATEMENT OF SURVEYOR:

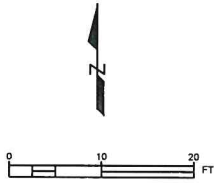
I, Eric L Hearon, a Professional Land Surveyor, Colorado PLS No. 38725, do hereby certify that the Exhibit and Legal Description shown hereon was made by me, or under my direction, from notes made in the field, and the same is true and correct to the best of my knowledge and belief.

NOTES:



- Survey is based on Colorado State Plane South Zone, U.S. Survey Feet. Bearings shown are grid bearing, distances shown are grid distances. To bring to ground at N37°09'35.247" multiply by 1.0003297728.
- Sketches of easements depicted herein are based on information obtained while conducting the survey for easement acquisition and on deeds supplied by the client, and DO NOT CONSTITUTE THE RESULTS OF A FULL BOUNDARY SURVEY.



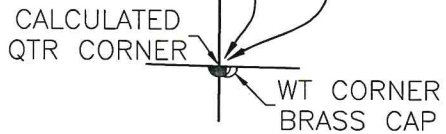
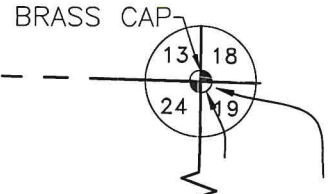
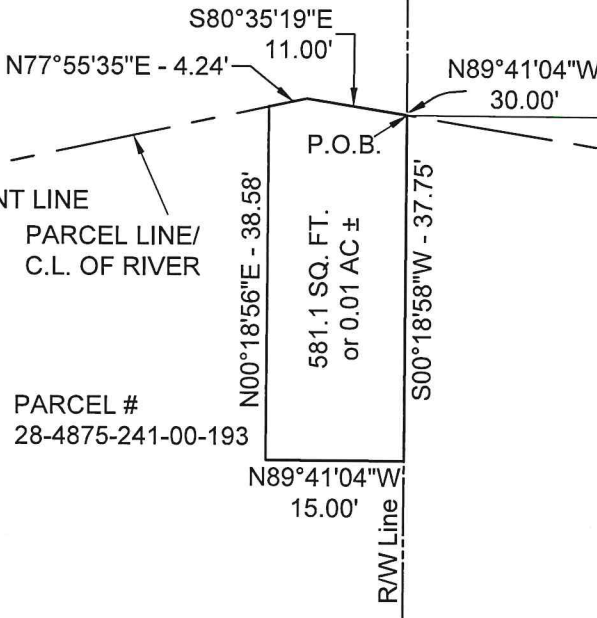
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 IN THE NE1/4NE1/4 OF SEC. 24, TOWNSHIP 26 SOUTH, RANGE 70 WEST
 OF THE 6TH PRINCIPAL MERIDIAN HUERFANO COUNTY, COLORADO



LEGEND

-  SECTION CORNER
-  QUARTER OR SIXTEENTH CORNER
- P.O.B. POINT OF BEGINNING
- SECTION LINE
- TEMP EASEMENT LINE
- R/W LINE

NE1/4NE1/4



EASEMENT DESCRIPTION:

A temporary construction easement located in the Northeast Quarter of the Northeast Quarter of Section 24, Township 26 South, Range 70 West of the 6th Principal Meridian, Huerfano County, State Colorado, being more particularly described as follows:

Commencing at the northeast corner of said Section 24, thence S00°18'56"W, along the east line of said Northeast Quarter of Section 24, a distance of 670.43 feet; thence N89°41'04"W, a distance of 30.00 feet to the POINT OF BEGINNING; thence S00°18'58"W, a distance of 37.75 feet; thence N89°41'04"W, a distance of 15.00 feet; thence; N00°18'56"E, a distance of 38.58 feet; thence N77°55'35"E along said centerline of the river, a distance of 4.24 feet; thence S80°35'19"E along the centerline of the river, a distance of 11.00 feet to the POINT OF BEGINNING.

Said tract contains 581.1 Sq Ft or 0.01 acres more or less.

STATEMENT OF SURVEYOR:

I, Eric L Hearon, a Professional Land Surveyor, Colorado PLS No. 38725, do hereby certify that the Exhibit and Legal Description shown hereon was made by me, or under my direction, from notes made in the field, and the same is true and correct to the best of my knowledge and belief.

NOTES:

- Survey is based on Colorado State Plane South Zone, U.S. Survey Feet. Bearings shown are grid bearing, distances shown are grid distances. To bring to ground at N37°09'35.247" multiply by 1.0003297728.
- Sketches of easements depicted herein are based on information obtained while conducting the survey for easement acquisition and on deeds supplied by the client, and DO NOT CONSTITUTE THE RESULTS OF A FULL BOUNDARY SURVEY.



QUITCLAIM DEED

THIS DEED is dated **JULY 11 2022**, and is made between **RENEE M. GUY**, the "Grantor," and **CRYSTAL A. ROWLAND**, the "Grantee," whose mailing address is P. O. Box 7, Gardner, Colorado 81040, of the County of Huerfano and State of Colorado.

WITNESS, that the Grantor does hereby remise, release, and **QUITCLAIM** unto the Grantee, and the Grantee's heirs and assigns, forever, all the right, title, interest, claim and demand which the Grantor has in and to the real property, together with any improvements thereon, located in the County of Huerfano and State of Colorado, described as follows:

SEE ATTACHED EXHIBIT "A"

also known by street address as: Sheep Mountain, Huerfano, CO

and assessor's schedule or parcel number: 42857

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behalf of the Grantee, and the Grantee's heirs and assigns, forever.

IN WITNESS WHEREOF, the Grantor has executed this Deed on the date set forth above.

Renée M. Guy

RENEE M. GUY, Grantor

STATE OF COLORADO)
) ss.
COUNTY OF Jefferson)

The foregoing instrument was acknowledged before me this 11 day of July, 2022 by **RENEE M. GUY**.

WITNESS MY HAND AND OFFICIAL SEAL.

My commission expires: 02/13/2025

**JERRI BERRY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20094004716
MY COMMISSION EXPIRES 02/13/2025**

J. Berry

Notary Public

Exhibit A

LEGAL DESCRIPTION:

A parcel of land located in the N ¼ of Section 24, Township 26 South, Range 70 West of the 6th P.M., Huerfano County, Colorado and being more particularly described as follows:

Beginning at a point on the east line of Section 24 and the centerline of Huerfano County Road No. 543, from which the E ¼ corner of said Section 24 bears S 00-31-34 W, a distance of 651.65 feet; thence along the centerline of said County Road No. 543, the following (17) courses:

- 1) N 88-20-04 W, a distance of 275.45 feet;
- 2) On the arc of a curve to the right, through a central angle of 05-42-56, whose radius is 2856.72 feet, an arc length of 284.97 feet;
- 3) N 80-37-08 W, a distance of 410.12 feet;
- 4) On the arc of a curve to the left, through a central angle of 21-08-25, whose radius is 785.88 feet, an arc length of 259.96 feet;
- 5) S 78-14-27 W, a distance of 394.51 feet;
- 6) On the arc of a curve to the left, through a central angle of 17-12-35, whose radius is 1128.61 feet, an arc length of 339.00 feet;
- 7) S 61-01-51 W, a distance of 719.06 feet;
- 8) On the arc of a curve to the right, through a central angle of 22-35-06, whose radius is 534.47 feet, an arc length of 210.68 feet;
- 9) S 83-36-57 W, a distance of 172.79 feet;
- 10) On the arc of a curve to the left, through a central angle of 14-29-09, whose radius is 998.69 feet, an arc length of 252.50 feet;
- 11) S 69-07-48 W, a distance of 674.11 feet;
- 12) On the arc of a curve to the right, through a central angle of 17-48-16, whose radius is 746.40 feet, an arc length of 231.51 feet;
- 13) S 86-54-03 W, a distance of 185.50 feet;
- 14) On the arc of a curve to the right, through a central angle of 04-38-27, whose radius is 2367.68 feet, an arc length of 192.01 feet;
- 15) N 88-29-30 W, a distance of 385.04 feet;
- 16) On the arc of a curve to the right, through a central angle of 15-29-48, whose radius is 1047.00 feet, an arc length of 283.18 feet;
- 17) N 72-59-41 W, a distance of 249.86 feet to a point on the easterly right-of-way line of Huerfano County Road No. 560; thence N 00-10-00 W, along said easterly right-of-way line of County Road No. 560, a distance of 610.46 feet to a point on the centerline of the Huerfano River as it exists on July 10, 2002; thence easterly down and along the centerline of the Huerfano River approximately 7900 feet to a point on the east line of said Section 24; said point also being on the centerline of said Huerfano County Road No. 543; thence S 00-31-34 W, along the east line of said Section 24, a distance of 682.57 feet; thence N 89-50-55 W, a distance of 852.84 feet; thence S 00-31-34 W, a distance of 165.00 feet; thence S 83-03-26 E, a distance of 143.00 feet; thence S 72-03-26 E, a distance of 212.00 feet; thence N 83-41-34 E, a distance of 198.00 feet; thence S 61-28-28 E, a distance of 138.00 feet to a point on the east line of said Section 24; thence S 00-31-34 W, along the east line of said Section 24, a distance of 215.44 feet to the Point of Beginning.

Said parcel of land contains 131.86 acres, more or less.



Huerfano County Property Search

42857

ROWLAND, CRYSTAL A
PO BOX 7 GARDNER

Total Actual Value
\$58,361

KEY INFORMATION

Account #	42857
Owner	ROWLAND, CRYSTAL A
Situs Address	-
Legal Description	TWP 26 RNG 70 SEC 24: A PARCEL OF LAND LOCATED IN THE N2 OF SEC 24 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SEC 24 AND THE CENTERLINE OF HUERFANO COUNTY ROAD 543FROM WHICH THE E4 CORNER
Use Code	40000 AGRICULTURAL
Tax District	1GS
Total Land Size	131.86

ASSESSMENT DETAILS

	Actual	Assessed
Land Value	\$58,361	\$15,407
Improvement Value	\$0	\$0
Total Value	\$58,361	\$15,407

LAND DETAILS

AREA	UNIT TYPE
47	AC
85	AC

BUILDINGS

No data to display

SUB AREAS

No data to display

EXTRA FEATURES

No data to display

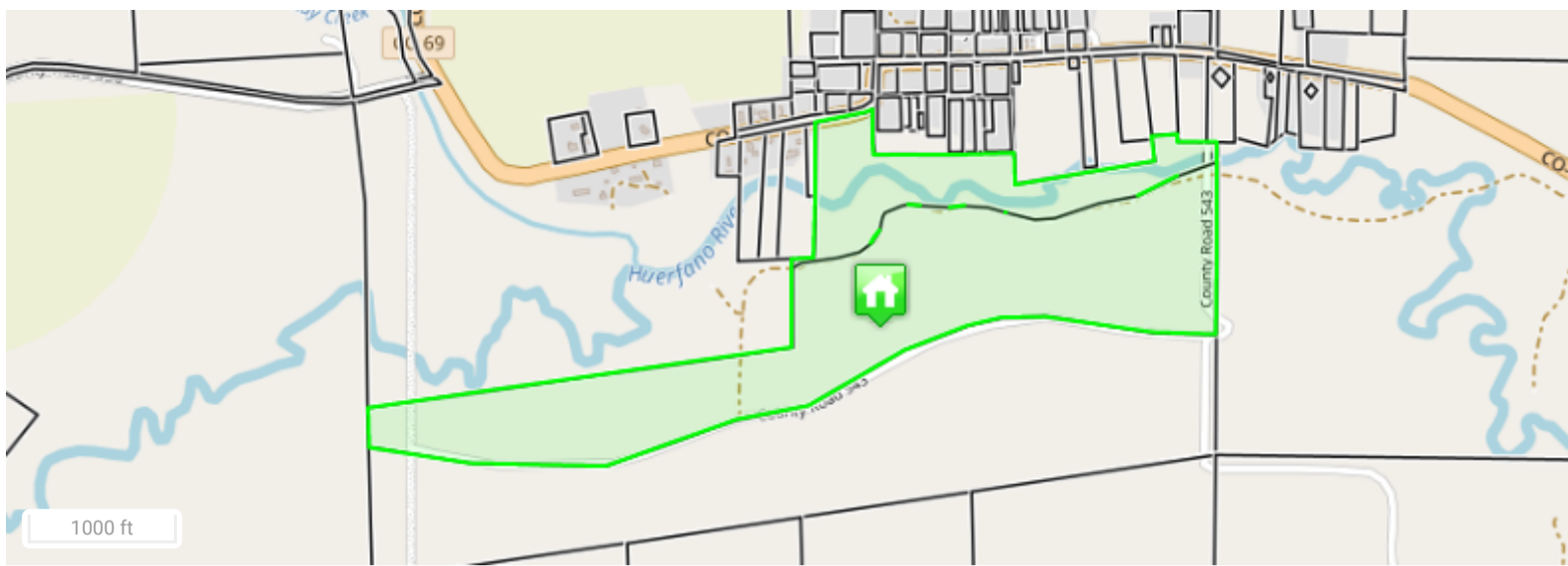
SALE HISTORY

DOCUMENT #	BOOK	PAGE	SALE DATE	SALE PRICE	IMP / VACANT
+ 427583	427583	-	07/11/2022	\$0	V
-	425939	-	04/09/2020	\$0	V
-	427045	-	04/09/2020	\$0	V

Grantor	GUY, RENEE
Grantee	ROWLAND, CRYSTAL A
Sale Verified	U

PERMITS

No data to display



No Photo Available



Data last updated: 03/01/2023



Huerfano County Property Search

19745

SITTING BULL LLC
1036 HWY 12 LA VETA

Total Actual Value
\$14,216

KEY INFORMATION

Account #	19745
Owner	SITTING BULL LLC
Situs Address	-
Legal Description	A PORTION OF SECS 22,23 & 26 TWP 29S RNG 68W MORE PART DESC AS FOLLOWS: COMMENCING AT THE SW CORNER OF THE SE4 OF SEC 22; TH N 00-01-08" W FOR A DIST OF 601.57'; THENCE S89-58-26"EFOR A DISTANCE OF 4355.78'; THENCE N00-09-08"E FOR A DISTANCE OF 720.59' TO A
Use Code	40000 AGRICULTURAL
Tax District	2S0
Total Land Size	178.8

ASSESSMENT DETAILS

	Actual	Assessed
Land Value	\$14,216	\$3,753
Improvement Value	\$0	\$0
Total Value	\$14,216	\$3,753

LAND DETAILS

AREA	UNIT TYPE
141	AC
18	AC
20	AC

BUILDINGS

No data to display

SUB AREAS

No data to display

EXTRA FEATURES

No data to display

SALE HISTORY

	DOCUMENT #	BOOK	PAGE	SALE DATE	SALE PRICE	IMP / VACANT
+	429973	429973	-	05/04/2023	\$875,000	V
		345992	-	09/13/2000	\$0	V
		-	-	02/12/1999	\$0	V

PERMITS



Huerfano County Property Search

22290
HWY 160 # 07805

CROCKETT, CEDRIC & TESSA
7805 US HWY 160 LA VETA

Total Actual Value
\$70,683

KEY INFORMATION

Account #	22290
Owner	CROCKETT, CEDRIC & TESSA
Situs Address	HWY 160 # 07805
Legal Description	TWP 29 RNG 69 SEC 2: NW4SW4, 40A S2SW4, 80A. T/A 120 SEC 3: SE4SE4, 40A. GT/A 160 306-76 311-11 326-240 337-747 379-181-565-566 411-22 323769 396789 396790 399018399122 ***THOMAS S & DEBBIE SUTER, UND. 1/6 INT, PATRICK & TONIA BERSHINSKY
Use Code	11120 RESIDENTIAL LAND
Tax District	2S0
Total Land Size	160

ASSESSMENT DETAILS

	Actual	Assessed
Land Value	\$25,930	\$6,117
Improvement Value	\$44,753	\$3,028
Total Value	\$70,683	\$9,145

LAND DETAILS

AREA	UNIT TYPE
120	AC
40	AC

BUILDINGS

1 SF RES (1)

Model	1 SF RES	Building Type	11100 TYPE 11F
Total Area	1,732 sqft	Year Built	1900
Adjusted Area	1,304 sqft	Total Rooms	5
Stories	1	Bedrooms	2
Architectural	7 1-STORY	Bathrooms	1
Foundation	-	Wall Exterior 1	4
Frame	2 WOOD FRAME	Wall Exterior 2	-
Roof Cover	3 ASPH SHGS	Heating Type	3 FORCED AIR
Air Cond.	1 NONE	Heating Fuel	3
Condition	1 NONE		

SUB AREAS

CODE	DESCRIPTION	AREA (SQFT)
BA1	1ST FLR HT	1,080
GD1	GAR DET-UN	400
NA1	OPEN PORCH	90
NB1	WOOD BALCN	162



Huerfano County Property Search

11513

TEZAK, DENISE D & MICHAEL A
6200 CO RD 37 COTOPAXI

Total Actual Value
\$1,874

KEY INFORMATION

Account #	11513
Owner	TEZAK, DENISE D & MICHAEL A
Situs Address	-
Legal Description	TWP 27 RNG 71: SEC 34: N2NE4 80 A. SEC 35: NW4NW4 40 A. GRAND TOTAL 120 A. 262-107 324-133-134-140 340-340 REC#330525 #330527 419665 420454 429893
Use Code	40000 AGRICULTURAL
Tax District	1GS
Total Land Size	120

ASSESSMENT DETAILS

	Actual	Assessed
Land Value	\$1,874	\$495
Improvement Value	\$0	\$0
Total Value	\$1,874	\$495

LAND DETAILS

AREA	UNIT TYPE
120	AC

BUILDINGS

No data to display

SUB AREAS

No data to display

EXTRA FEATURES

No data to display

SALE HISTORY

DOCUMENT #	BOOK	PAGE	SALE DATE	SALE PRICE	IMP / VACANT
+ 429893	429893	-	04/26/2023	\$240,000	V
Grantor	CARTER, ALAN M				
Grantee	TEZAK, DENISE D & MICHAEL A				
Sale Verified	U				
-	330525	-	09/03/1997	\$0	V
-	419665	-	08/19/2020	\$240,000	V

PERMITS

No data to display

HUERFANO COUNTY, COLORADO

**JUST COMPENSATION
WAIVER VALUATION**

Project Code: 22615

Project No.: BRO P2C1-004

Parcel No.: TE-2

Owner Name: Bar H Ranch LLC

Location: CR 543 Bridge Over Huerfano River

County: Huerfano

Brief description of subject and taking: The subject property (Subject) is located approximately 0.25 mile south of the town of Gardner, Colorado, on the south side of County Road 69 terminating at the centerline of County Road 543. The Subject is legally described in a deed recorded under Reception No. 427583 of the Clerk and Recorder of Huerfano County, Colorado, being a part of the North Half South of the ROW Line of Highway #69. The Subject is Huerfano County Zoned Agricultural and is unimproved land. The Subject contains a gross land area of 186.76 acres and is its current use agricultural land. Huerfano County Department of Public Works requires one (1) temporary construction easement (TE-2) for the CR 543 Bridge Replacement Project (the Project).

TE-2 is a 1,125 square foot rectangular shaped temporary easement located along the west property line of the Subject adjacent to CR 543 Bridge. TE-2 is needed to facilitate construction of removal and replacement of the CR 543 Bridge. No vertical improvements are affected by the Easement. The surface of the Easement will be restored to a similar existing condition upon completion of construction. Fencing where impacted by the Easement will be removed and reset using a same or similar material at Project expense. Temporary fence will be provided as required at Project expense. See compensation estimate below:

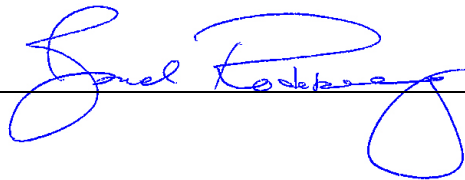
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Total Land				\$ 0.00
Improvements Value Part Taken: Describe Below	Contributory Value: Per Unit Basis or Lump Sum Basis			
				\$ 0.00
Total Improvements				+ \$ 0.00

TE	Purpose	Area SF or AC	Unit/Price	% rate of return/duration	
TE-2	Facilitate Bridge Replacement	1,125 SF	\$0.11/SF	10% annum x 12 months	\$12.38
Damages (Cost to Cure). Describe and quantify:					\$0.00
Total Temporary Easements and Damages (Cost to Cure)					+ \$ 12.38
Total Compensation Estimate (minimum value)					= \$ 500.00

Has the owner or designated representative accompanied the Department's representative during inspection of the property?

- Yes Date August 25, 2023
- No Describe efforts made: Owner unavailable to meet for site inspection

Signed (Waiver Valuation Preparer):



Date: August 29, 2023

Approved by (Huerfano County):

Date:

Waiver Valuation Research Data

Parcel: TE-2			Project No.: CR 543 Bridge				Project Code: 22615		
Location: CR 543 Bridge			Owner: Bar H Ranch LLC				Date: August 29, 2023		
PP	Property	Sale Date	Size	Sold Price	Price/Unit	Adjustments	Value	Proximity to Subject	Parcel Data Source
1.	TSN	Date	Acre	\$	\$		\$	Distance	Information
1.	19745	05/08/2023	178	\$875,000	\$0.11/sf		\$0.11/sf	Huerfano County	Huerfano County Assessor / Online Sources
2.	22290	10/06/2022	160	\$520,000	\$0.075/sf	Time	\$0.09/sf	Huerfano County	Huerfano County Assessor / Online Sources
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Subject use: The Subject is vacant agricultural land per Huerfano County Assessor									
Subject Site Size: 186.76 acres ±									
Acquisition Type/Size: The project requires the acquisition of one (1) temporary construction easement (TE-2) containing 1,125 square feet.									
Comparable Sales: Market data research taken from sales data found using the Huerfano County Assessor site and other online sales data. Sale 1 is most comparable to the Subject property.									
Proposed use of acquisition(s): TE-2 is needed to facilitate bridge removal and replacement construction									

Based on the foregoing information, I have surmised the likely value for land (as if vacant) is:

\$0.11/SF

Prepared by: _____

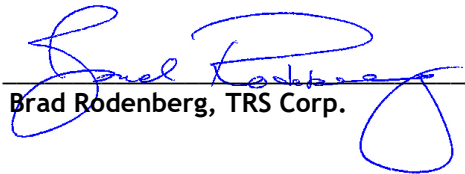
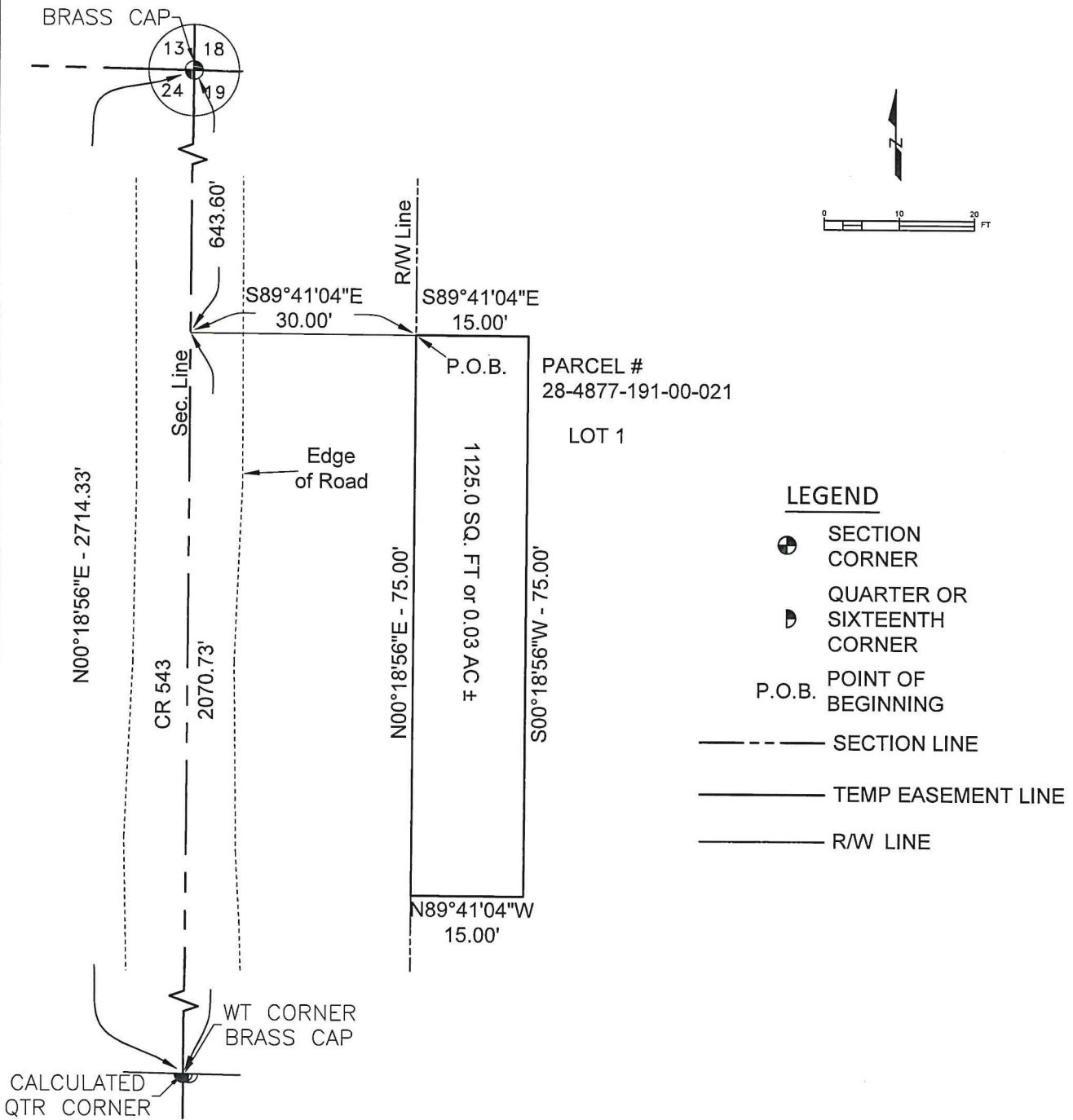

Brad Rodenberg, TRS Corp.

EXHIBIT OF A TEMPORARY CONSTRUCTION EASEMENT
 IN LOT 1 OF SEC. 19, TOWNSHIP 26 SOUTH, RANGE 69 WEST
 OF THE 6TH PRINCIPAL MERIDIAN HUERFANO COUNTY, COLORADO



LEGEND

- SECTION CORNER
- QUARTER OR SIXTEENTH CORNER
- P.O.B. POINT OF BEGINNING
- SECTION LINE
- TEMP EASEMENT LINE
- R/W LINE

EASEMENT DESCRIPTION:

A temporary construction easement located in Lot 1 of Section 19, Township 26 South, Range 69 West of the 6th Principal Meridian, Huerfano County, State Colorado, being more particularly described as follows:

Commencing at the northwest corner of said Section 19, thence S00°18'56"W, along the west line of the Northwest Quarter of said Section 19, a distance of 643.60 feet; thence S89°41'04"E, a distance of 30.00 feet to the POINT OF BEGINNING; thence continuing S89°41'04"E, a distance of 15.00 feet; thence S00°18'56"W, a distance of 75.00 feet; thence N89°41'04"W, a distance of 15.00 feet; thence N00°18'56"E, a distance of 75.00 feet to the POINT OF BEGINNING.

Said tract contains 1125.0 Sq Ft or 0.03 acres more or less.

STATEMENT OF SURVEYOR:

I, Eric L Hearon, a Professional Land Surveyor, Colorado PLS No. 38725, do hereby certify that the Exhibit and Legal Description shown hereon was made by me, or under my direction, from notes made in the field, and the same is true and correct to the best of my knowledge and belief.

NOTES:

- Survey is based on Colorado State Plane South Zone, U.S. Survey Feet. Bearings shown are grid bearing, distances shown are grid distances. To bring to ground at N37°09'35.247" multiply by 1.0003297728.
- Sketches of easements depicted herein are based on information obtained while conducting the survey for easement acquisition and on deeds supplied by the client, and DO NOT CONSTITUTE THE RESULTS OF A FULL BOUNDARY SURVEY.





Huerfano County Property Search

17352

BAR H RANCH LLC
PO BOX 7 GARDNER

Total Actual Value
\$4,635

KEY INFORMATION

Account #	17352
Owner	BAR H RANCH LLC
Situs Address	-
Legal Description	TWP 26 RNG 69: SEC 19: ALL OF THE N2 SOUTH OF THE ROW LINE OF HWY #69 LESS 11 A IN THE NW CORNER LOCATED IN THE TOWN OF GARDNER ACCRDNGTO THE CLRK & REC RECORDS FOR HUERFANO CO & CONT 186.76 A MOL. SRVY-#351333 185-479 224-478 227-67 249-199 257-214 291-36
Use Code	40000 AGRICULTURAL
Tax District	1GS
Total Land Size	186.76

ASSESSMENT DETAILS

	Actual	Assessed
Land Value	\$4,635	\$1,224
Improvement Value	\$0	\$0
Total Value	\$4,635	\$1,224

LAND DETAILS

AREA	UNIT TYPE
187	AC

BUILDINGS

No data to display

SUB AREAS

No data to display

EXTRA FEATURES

No data to display

SALE HISTORY

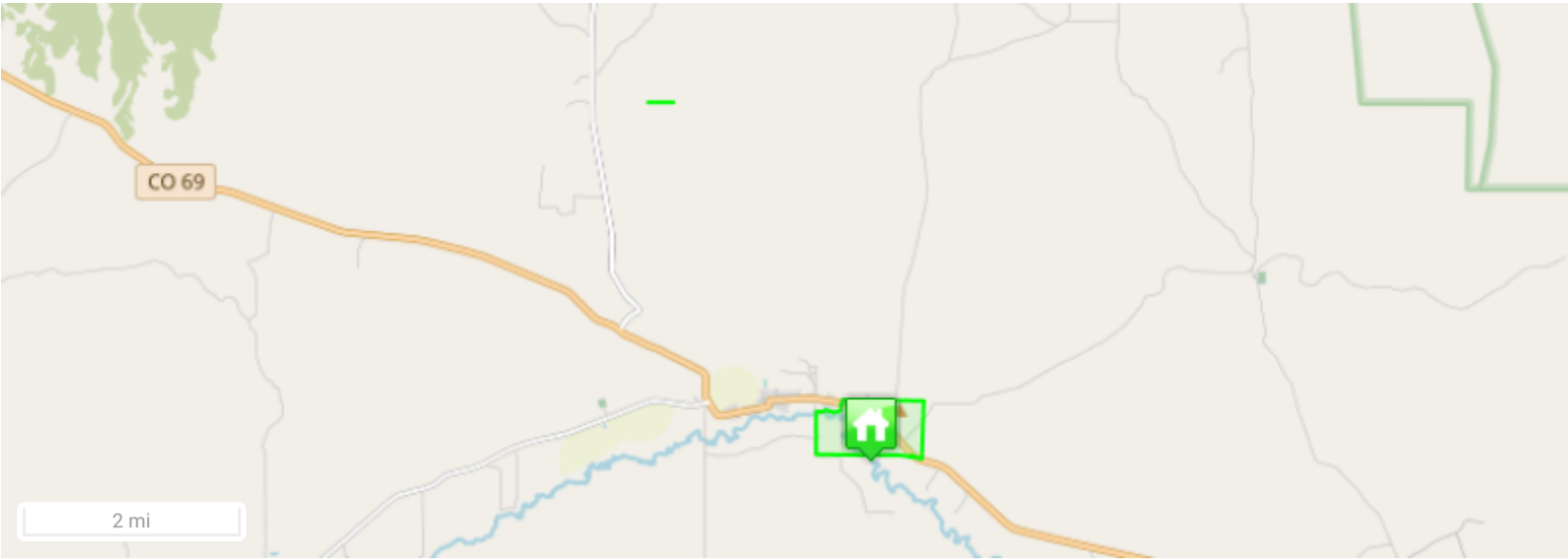
DOCUMENT #	BOOK	PAGE	SALE DATE	SALE PRICE	IMP / VACANT
+ 427538	427538	-	07/28/2022	\$298,000	V

Grantor	GUY, RENEE M
Grantee	BAR H RANCH LLC
Sale Verified	U

-	418590	-	04/30/2020	\$0	V
-	427474	-	07/15/2022	\$0	V

PERMITS

No data to display



No Photo Available



Data last updated: 03/24/2023

State Documentary Fee
\$29.80 08-02-2022

427538
Page 1 of 1
Nancy C. Cruz, Clerk & Recorder
Huerfano County, CO
08-02-2022 08:54 AM Recording Fee \$13.00

WARRANTY DEED

THIS DEED, is dated the 28 day of July, 2022, and
is made between
RENEE M GUY
(whether one, or more than one), the "Grantor" of the State of Colorado and
BAR H RANCH LLC
(whether one, or more than one), the "Grantee," whose legal address is: P.O.
BOX 7, GARDNER, CO 81040 of the State of Colorado

State Doc Fee:
Recording Fee:

WITNESS, that the Grantor, for and in consideration of the sum of Two Hundred Ninety Eight Thousand Dollars and No Cents (\$298,000.00), the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee and the Grantee's heirs and assigns forever, all the real property, together with any improvements thereon, located in the County of Huerfano and State of Colorado described as follows:

TOWNSHIP 26 SOUTH, RANGE 69 WEST OF THE 6TH P.M.
SECTION 19; ALL OF THE N1/2 SOUTH OF THE ROW LINE OF HIGHWAY 69 LESS, 11 ACRES IN NW CORNER
LOCATED IN TOWN OF GARDNER, ACCORDING TO THE RECORDS OF THE CLERK AND RECORDER FOR
HUERFANO COUNTY, COLORADO.

also known by street and number as: GARDNER, CO 81040

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

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantee and the Grantee's heirs and assigns forever.

The Grantor, for the Grantor and the Grantor's heirs and assigns, does covenant, grant, bargain, and agree to and with the Grantee, and the Grantee's heirs and assigns: that at the time of the enseatng and delivery of these presents, the Grantor is well seized of the premises above described; has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, and in fee simple; and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid; and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except and subject to:

RESERATIONS, RESTRICTIONS AND EASEMENTS RECORDED AT RECEPTION NO. 418454.

And the Grantor shall and will WARRANT AND FOREVER DEFEND the above described premises, but not any adjoining vacated street or alley, if any, in the quiet and peaceable possession of the Grantee, and the heirs and assigns of the Grantee, against all and every person or persons lawfully claiming the whole or any part thereof.

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

x Renée M Guy
RENEE M GUY

State of Colorado
County of Jefferson

The foregoing instrument was acknowledged before me this 28 day of July, 2022 by RENE M GUY.

Witness my hand and official seal.
x Madison Lecker
Notary Public Notary Public - Colorado
My Commission Expires: 06/11/2024

MADISON RAE LECKER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204020372
MY COMMISSION EXPIRES 06/11/2024



Huerfano County Property Search

19745

SITTING BULL LLC
1036 HWY 12 LA VETA

Total Actual Value
\$14,216

KEY INFORMATION

Account #	19745
Owner	SITTING BULL LLC
Situs Address	-
Legal Description	A PORTION OF SECS 22,23 & 26 TWP 29S RNG 68W MORE PART DESC AS FOLLOWS: COMMENCING AT THE SW CORNER OF THE SE4 OF SEC 22; TH N 00-01-08" W FOR A DIST OF 601.57'; THENCE S89-58-26"EFOR A DISTANCE OF 4355.78'; THENCE N00-09-08"E FOR A DISTANCE OF 720.59' TO A
Use Code	40000 AGRICULTURAL
Tax District	2S0
Total Land Size	178.8

ASSESSMENT DETAILS

	Actual	Assessed
Land Value	\$14,216	\$3,753
Improvement Value	\$0	\$0
Total Value	\$14,216	\$3,753

LAND DETAILS

AREA	UNIT TYPE
141	AC
18	AC
20	AC

BUILDINGS

No data to display

SUB AREAS

No data to display

EXTRA FEATURES

No data to display

SALE HISTORY

	DOCUMENT #	BOOK	PAGE	SALE DATE	SALE PRICE	IMP / VACANT
+	429973	429973	-	05/04/2023	\$875,000	V
		345992	-	09/13/2000	\$0	V
		-	-	02/12/1999	\$0	V

Grantor	DYE, GLORIA, SUSAN R & MICHAEL L
Grantee	SITTING BULL LLC
Sale Verified	U

PERMITS



Huerfano County Property Search

22290
HWY 160 # 07805

CROCKETT, CEDRIC & TESSA
7805 US HWY 160 LA VETA

Total Actual Value
\$70,683

KEY INFORMATION

Account #	22290
Owner	CROCKETT, CEDRIC & TESSA
Situs Address	HWY 160 # 07805
Legal Description	TWP 29 RNG 69 SEC 2: NW4SW4, 40A S2SW4, 80A. T/A 120 SEC 3: SE4SE4, 40A. GT/A 160 306-76 311-11 326-240 337-747 379-181-565-566 411-22 323769 396789 396790 399018399122 ***THOMAS S & DEBBIE SUTER, UND. 1/6 INT, PATRICK & TONIA BERSHINSKY
Use Code	11120 RESIDENTIAL LAND
Tax District	2S0
Total Land Size	160

ASSESSMENT DETAILS

	Actual	Assessed
Land Value	\$25,930	\$6,117
Improvement Value	\$44,753	\$3,028
Total Value	\$70,683	\$9,145

LAND DETAILS

AREA	UNIT TYPE
120	AC
40	AC

BUILDINGS

1 SF RES (1)

Model	1 SF RES	Building Type	11100 TYPE 11F
Total Area	1,732 sqft	Year Built	1900
Adjusted Area	1,304 sqft	Total Rooms	5
Stories	1	Bedrooms	2
Architectural	7 1-STORY	Bathrooms	1
Foundation	-	Wall Exterior 1	4
Frame	2 WOOD FRAME	Wall Exterior 2	-
Roof Cover	3 ASPH SHGS	Heating Type	3 FORCED AIR
Air Cond.	1 NONE	Heating Fuel	3
Condition	1 NONE		

SUB AREAS

CODE	DESCRIPTION	AREA (SQFT)
BA1	1ST FLR HT	1,080
GD1	GAR DET-UN	400
NA1	OPEN PORCH	90
NB1	WOOD BALCN	162



Huerfano County Property Search

11513

TEZAK, DENISE D & MICHAEL A
6200 CO RD 37 COTOPAXI

Total Actual Value
\$1,874

KEY INFORMATION

Account #	11513
Owner	TEZAK, DENISE D & MICHAEL A
Situs Address	-
Legal Description	TWP 27 RNG 71: SEC 34: N2NE4 80 A. SEC 35: NW4NW4 40 A. GRAND TOTAL 120 A. 262-107 324-133-134-140 340-340 REC#330525 #330527 419665 420454 429893
Use Code	40000 AGRICULTURAL
Tax District	1GS
Total Land Size	120

ASSESSMENT DETAILS

	Actual	Assessed
Land Value	\$1,874	\$495
Improvement Value	\$0	\$0
Total Value	\$1,874	\$495

LAND DETAILS

AREA	UNIT TYPE
120	AC

BUILDINGS

No data to display

SUB AREAS

No data to display

EXTRA FEATURES

No data to display

SALE HISTORY

	DOCUMENT #	BOOK	PAGE	SALE DATE	SALE PRICE	IMP / VACANT
+	429893	429893	-	04/26/2023	\$240,000	V
Grantor	CARTER, ALAN M					
Grantee	TEZAK, DENISE D & MICHAEL A					
Sale Verified	U					
-		330525	-	09/03/1997	\$0	V
-		419665	-	08/19/2020	\$240,000	V

PERMITS

No data to display

