

Town of Minturn Parcel Deed Restrictions					
Parcel	Potential Town Uses	Scope of Rights to be Acquired by Town	Timing of Town Acquisition	Existing or Settlement-Mandated Deed Restrictions on Town Uses	Additional Restrictions Recommended
Highlands Area	Residential, recreation, open space	Fee title	Closing	No industrial use without Battle consent (7(a)(ii)) Blanket easements for utilities roads and other public infrastructure supporting Battle infrastructure, to be narrowed to actual locations within 15 years (7(a)(i)) (current working design indicates utilities may not impact this parcel) Zoned as Holding Zone subject to future Minturn planning process	None
Reservoir South Area (excluding Processing Area)	Public reservoir access, recreation	Fee title	Closing	No industrial use without Battle consent (7(a)(ii)) Blanket easements for utilities roads and other public infrastructure supporting Battle infrastructure, to be narrowed to actual locations within 15 years (7(a)(i))(current working design indicates utilities may not impact this parcel) Zoned as Holding Zone subject to future Minturn planning process	None
Rec Center Parcel	Community and recreational uses	Fee title	Following completion of remediation and delisting from NPL site	Use limited to community, recreation, artistic, child care, and/or entertainment and similar uses; not more than three caretaker uses (7(a)(ii))	None

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				Blanket easements for utilities roads and other public infrastructure supporting Battle infrastructure, to be narrowed to actual locations within 15 years (7(a)(i)) (current working design indicates utilities may not impact this parcel) Zoned as Holding Zone subject to future Minturn planning process	
Highway 24 Parcels	Recreation, river access	Fee title	Closing	No industrial use without Battle consent (7(a)(ii)) Blanket easements for utilities roads and other public infrastructure supporting Battle infrastructure, to be narrowed to actual locations within 15 years (7(a)(i)) Zoned as Holding Zone subject to future Minturn planning process	None
Old Tailings Pile (OTP)	Note: Property is currently restricted and no uses are allowed	Option to purchase or lease after work completed	Option at closing, fee title transfer or lease after	No use by Battle except consistent with the Bolts OS/Rec District (7(b)(ii)) ¹ , utility, roads, and other infrastructure improvements required or desirable to benefit Battle parcels and uses not inconsistent with Town uses (7(b)(i))	None

¹ In this zone district, land is to remain predominately undeveloped, generally limited to trails, other passive (non-motorized) recreation uses, Infrastructure Improvements (generally excluding roadways, except as necessary to facilitate other Infrastructure Improvements and cross-easements to provide legal and physical access between such parcels and public roadways), all activities and facilities necessary to comply with requirements imposed by the EPA and CDPHE, and all activities the Reservoir Agreement and the ERWSD Easements, as applicable, contemplate occurring in connection with the Reservoir Project (2(b)(iii))

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	until completion of the cap Recreation, open space, housing	Easements for: access to the Highlands parcel and recreational hiking and Nordic ski use and associated trail construction Easement for access to the Highlands parcel	work completed Easements after work completed, except access easement which will be granted at closing	CDPHE Notice of Use Restriction (prohibits all potential uses without further remediation) Plat note will restrict conveyance except to the Town, a metro district, another adequate district or governmental/quasi-governmental entity, or an entity that executes the EPA requirements under Section 9 of the EPA Order on Consent	
Processing Area	Reservoir access, dock, pavilion, parking, day-use area for public	Option to purchase after work completed Easement for recreational hiking and Nordic skiing use and associated	Option at closing, fee title transfer after work completed Easement after completion of reservoir and capping (est. 2027)	No use by Battle except consistent with the Bolts OS/Rec District (7(b)(ii)), No use by Battle except consistent with the Bolts OS/Rec District (7(b)(ii)), utility, roads, and other infrastructure improvements required or desirable to benefit Battle parcels and uses not inconsistent with Town uses (7(b)(i)) Pre-existing easement granted to Eagle River Water and Sanitation District for construction of the reservoir project (Recitals)	This parcel may only be used for industrial or processing purposes to the extent related to the Bolts Lake Reservoir

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		trail construction		Plat note will restrict conveyance except to the Town, a metro district, another adequate district or governmental/quasi-governmental entity, or an entity that executes the EPA requirements under Section 9 of the EPA Order on Consent	
Consolidated Tailings Pile (CTP)	Solar, recreation (sports fields, hiking and Nordic skiing use along with associated trail construction), light industrial or transmission	Option to lease Easement for recreational hiking and Nordic skiing use and associated trail construction	Closing	No use by Battle except consistent with the Bolts OS/Rec District (7(b)(ii)), utility, roads, and other infrastructure improvements required or desirable to benefit Battle parcels and uses not inconsistent with Town uses (7(b)(i)) CDPHE Notices of Use Restriction Plat note will restrict conveyance except to the Town, a metro district, another adequate district or governmental/quasi-governmental entity, or an entity that executes the EPA requirements under Section 9 of the EPA Order on Consent	None
Trestle Area	N/A	N/A	N/A	N/A	N/A ²
Maloit Park	Recreational fishing, hiking and Nordic skiing use and associated trail construction	Option to purchase Easement for recreational fishing, hiking	Closing	No use by Battle except consistent with the Bolts OS/Rec District (7(b)(ii)), utility, roads, and other infrastructure improvements required or desirable to benefit Battle parcels and uses not inconsistent with Town uses (7(b)(i))	None

² While a parcel identified as the “Trestle Area” is identified as a parcel for potential transfer to the Town, Town staff believes this parcel was included in error and may pursue amendment to the Settlement Agreement.

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		and Nordic skiing use and associated trail construction		<p>CDPHE Notices of Use Restriction (prohibits all potential uses)</p> <p>No development (except for installation, operation and maintenance of Infrastructure Improvements, and the construction of Maloit Park Road) and a wildlife corridor between adjoining United States Forest Service land to the north and the CTP Area to the south. All Battle North improvements located within the Maloit Wetlands Area shall be subject to Town review and approval, except for activities necessary to comply with requirements imposed by EPA and/or CDPHE. Activities necessary to comply with requirements imposed by EPA and/or CDPHE and public access for non-motorized winter recreational activities (e.g. cross country skiing, snowshoeing, hiking, birding, etc.), including by residents and guests within the Battle Retained Parcels, will be permitted. (3(c)(v))</p> <p>Plat note will restrict conveyance except to the Town, a metro district, another adequate district or governmental/quasi-governmental entity, or an entity that executes the EPA requirements under Section 9 of the EPA Order on Consent</p>	