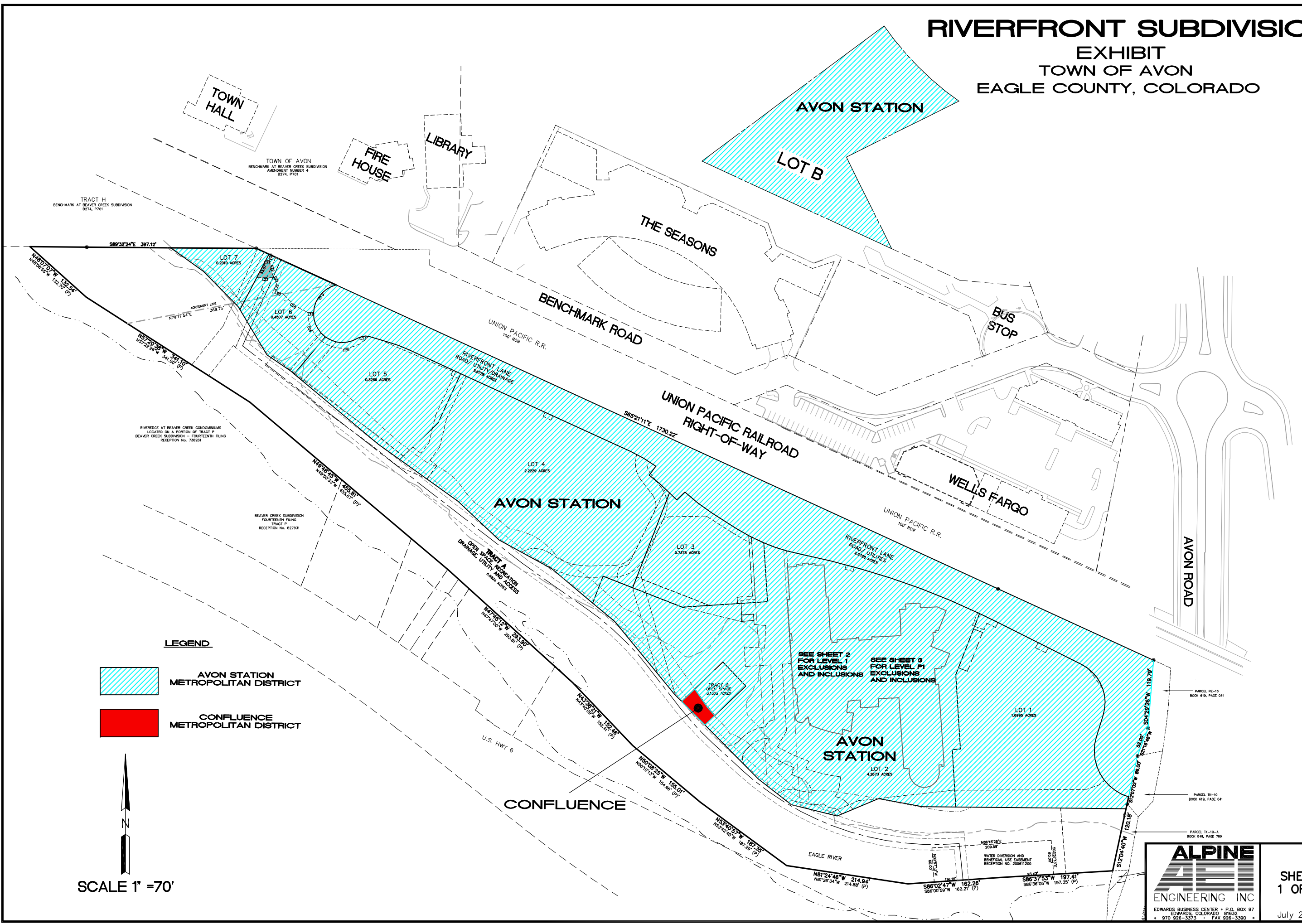


RIVERFRONT SUBDIVISION

EXHIBIT

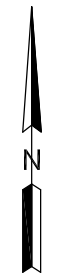
TOWN OF AVON

EAGLE COUNTY, COLORADO



LEGEND

-  AVON STATION METROPOLITAN DISTRICT
-  CONFLUENCE METROPOLITAN DISTRICT



SCALE 1" = 70'

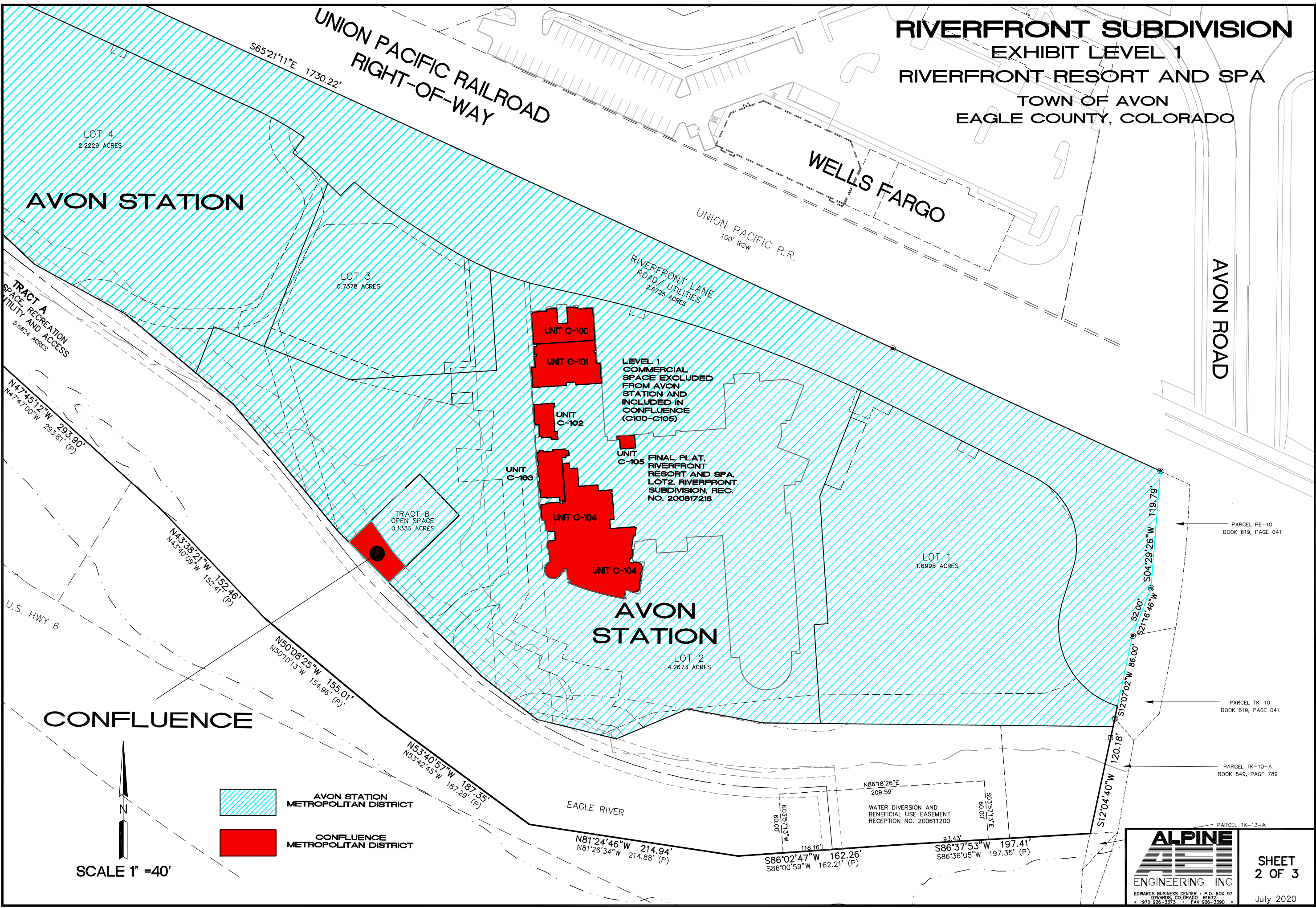
SEE SHEET 2 FOR LEVEL 1 EXCLUSIONS AND INCLUSIONS

SEE SHEET 3 FOR LEVEL P1 EXCLUSIONS AND INCLUSIONS

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RIVERFRONT SUBDIVISION
EXHIBIT LEVEL 1
RIVERFRONT RESORT AND SPA
TOWN OF AVON
EAGLE COUNTY, COLORADO



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SHEET
2 OF 3
 July 2020

AVON ROAD

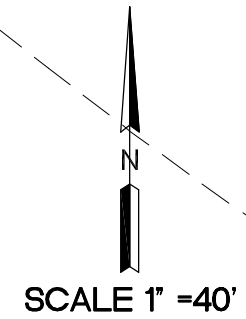
PARCEL PE-10
 BOOK 619, PAGE 041

PARCEL TK-10
 BOOK 619, PAGE 041

PARCEL TK-10-A
 BOOK 549, PAGE 789

PARCEL TK-13-A

CONFLUENCE



AVON STATION

EAGLE RIVER

WELLS FARGO

UNION PACIFIC RAILROAD
 RIGHT-OF-WAY

AVON STATION

LOT 4
 2.2229 ACRES

LOT 3
 0.7378 ACRES

UNIT C-100

UNIT C-101

UNIT C-102

UNIT C-103

UNIT C-104

UNIT C-104

FINAL PLAT,
 RIVERFRONT
 RESORT AND SPA,
 LOT 2, RIVERFRONT
 SUBDIVISION, REC.
 NO. 200817218

LEVEL 1
 COMMERCIAL
 SPACE EXCLUDED
 FROM AVON
 STATION AND
 INCLUDED IN
 CONFLUENCE
 (C100-C105)

LOT 1
 1.6995 ACRES

LOT 2
 4.2673 ACRES

TRACT B
 OPEN SPACE
 0.1333 ACRES

TRACT A
 SPACE, RECREATION
 UTILITY AND ACCESS
 5.6924 ACRES

WATER DIVERSION AND
 BENEFICIAL USE EASEMENT
 RECEPTION NO. 200611200

N47°45'12"W 293.90'
 N47°47'00"W 293.81' (P)

N43°38'21"W 152.46'
 N43°40'09"W 152.41' (P)

N50°08'25"W 155.01'
 N50°10'13"W 154.96' (P)

N53°40'57"W 187.35'
 N53°42'45"W 187.29' (P)

N81°24'46"W 214.94'
 N81°26'34"W 214.88' (P)

S86°02'47"W 162.26'
 S86°00'59"W 162.21' (P)

S86°37'53"W 197.41'
 S86°36'05"W 197.35' (P)

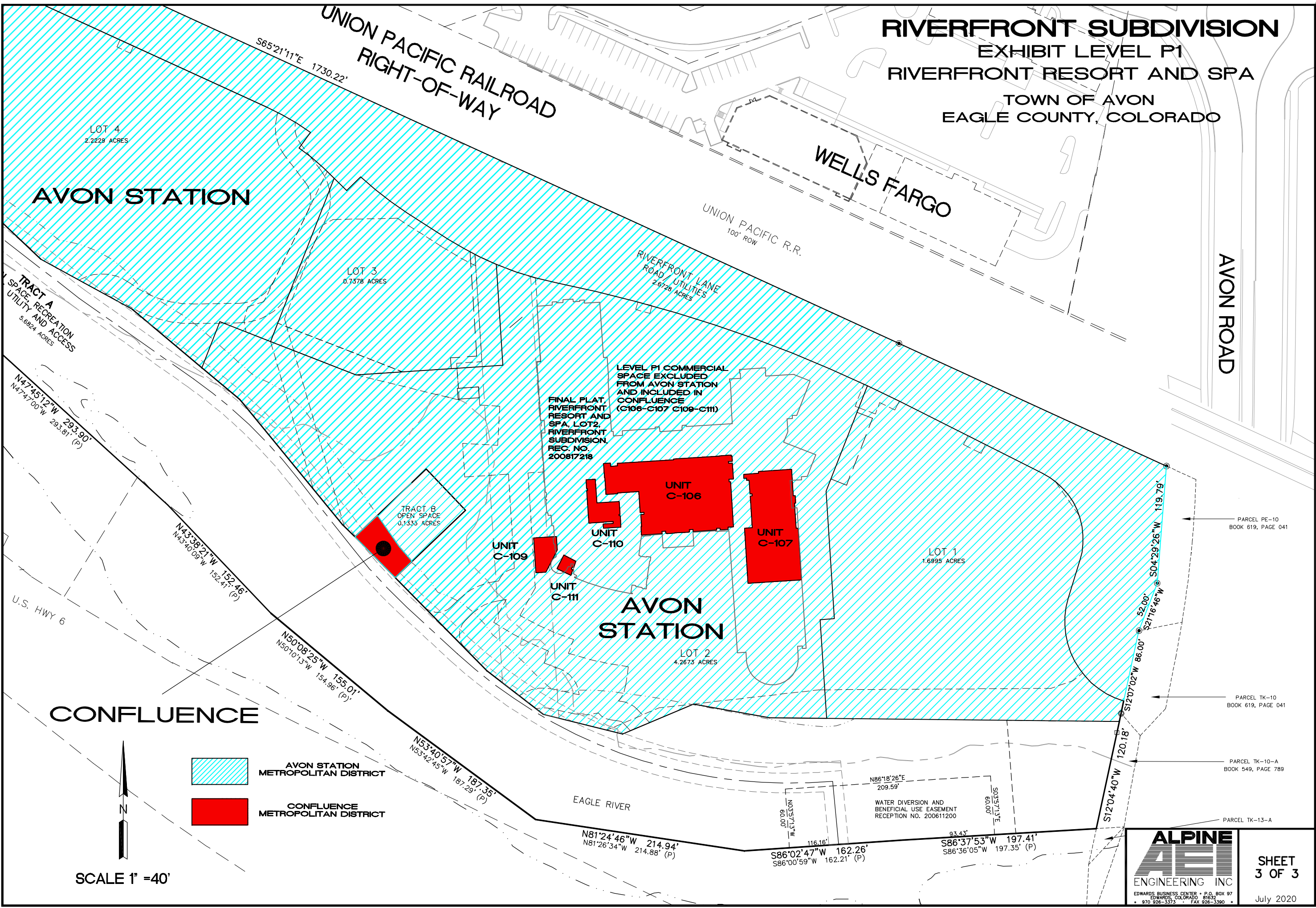
S120°29'26"W 119.79'
 S22°00' 86.00'
 S217°16'46"W

S120°40'W 120.18'

UNION PACIFIC R.R.
 100' ROW

RIVERFRONT LANE
 ROAD / UTILITIES
 2.6728 ACRES

RIVERFRONT SUBDIVISION
EXHIBIT LEVEL P1
RIVERFRONT RESORT AND SPA
TOWN OF AVON
EAGLE COUNTY, COLORADO



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SHEET
3 OF 3
 July 2020

PARCEL PE-10
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PARCEL TK-10
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 BOOK 549, PAGE 789

PARCEL TK-13-A