



Regular Meeting Agenda – February 10, 2026 9:00 a.m.

Gilpin County Board of County Commissioners

Jeff Aiken, District 1

Susan Berumen, District 2

Sandy Hollingsworth, District 3

This meeting will be held in-person at the Historic Courthouse, 203 Eureka St., Central City.

Please visit tinyurl.com/GilpinCommissioners to attend virtually.

Please silence all electronic devices and remain quiet while the meeting is in session.

Please sign up for public or press comments prior to start of meeting.

- 1. 9:00 a.m.**
Call to Order, Agenda Review, and Conflicts of Interest
- 2. Public or Press Comment** (limited to three minutes each person)
- 3. CONSENT AGENDA**
 - a. Resolution 26-013, Treasurer Public Trustee Semi-Annual Report 2025 ending December 31, 2025** – Mary Lornez, Treasurer / Public Trustee
 - b. Gilpin County Letter of Support for Golden Gate Canyon State Park Urban Night Sky Place Designation Application** – Jamie Boyle, Community Development Director
 - c. Approval of Minutes for January 27, 2026, Board of County Commissioner's Meeting**
- 4. New Hire introductions** – Chanda Johnson, Human Resources Director

9:30 a.m.

- 5. PUBLIC HEARING – Resolution RDE 25-01, Resolution Approving a Rural Development Exemption Dividing Portions of Parcels Currently Known as Parcel ID: 170906300002, Parcel ID: 170701400004, and Parcel ID: 170701100002 Into One New Parcel Now to be Known as “D-DOT Parcel”, Located in Section 1, Township 2 South, Range 74 West** – Jamie Boyle, Community Development Director and Jack Zeman, Planner
- 6. Resolution 26-014, Inclusion of Human Services in the 4-day Work Schedule Already Adopted by the Board of County Commissioners** – Janey Barker, Human Services Director
- 7. County Attorney's Report** – Todd Messenger
- 8. County Manager's Report** – Ray Rears
- 9. Public or Press Comment** (limited to three minutes each person)

Public hearings will begin at the noticed time or later. All other agenda times are estimates and may be heard earlier or later than designated. To request an accommodation to participate in or attend the Commissioners' meeting, please notify the County Manager's Office at 303-582-6010, at least 24 hours prior to the meeting.



- 10. Board of County Commissioner's Reports and Notice of Public Meetings**
- 11. Commissioner Site Visit of Community Annex**
- 12. Recess to Executive Session for a conference with the County Attorney for the purpose of receiving legal advice on specific Legal question under CRS §24-402(4)(b)**

1:00 p.m. The Policy Matter Lobbyist Group Update

- 13. Adjourn**

Public hearings will begin at the noticed time or later. All other agenda times are estimates and may be heard earlier or later than designated. To request an accommodation to participate in or attend the Commissioners' meeting, please notify the County Manager's Office at 303-582-6010, at least 24 hours prior to the meeting.



Gilpin County Semi Annual Report Ending 12-31-2025

Agenda Item Staff Report, Board of County Commissioners

Requested by: Mary R Lorenz, Gilpin County Treasurer, Treasurer

Additional Presenters:

Meeting Date: February 10, 2026

Public Hearing Required?

Background/Request Description:

Requested Action:

Alternatives:

Fiscal Impacts: .

Legal Impacts: .

Environmental Impacts: .

Human Resources Impacts: .

Grant-Related? .

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
COUNTY OF GILPIN, STATE OF COLORADO**

SEMI-ANNUAL FINANCIAL STATEMENT ENDING DECEMBER 31, 2025

WHEREAS, C.R.S.30-25-111(2) requires the Board of County Commissioners to publish the County's Semi-Annual Financial Statement provided to them by the Gilpin County Treasurer within 60 days of December 31, 2025; and

WHEREAS, the Gilpin County Treasurer has completed the Financial Statement for period ending December 31, 2025, and is presenting it to the Gilpin County Board of County Commissioners within the time frame required.

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners as follows:

1. The Board approves and adopts the Semi-Annual Financial Statement for the period ending December 31, 2025.
2. The Board directs staff to publish the Semi-Annual Financial Statement for the period ending December 31, 2025, in the Gilpin County newspaper of record, The Mountain-Ear.

Adopted this 10th day of February, 2026, by a vote of _____ to _____.

Attest

Board of County Commissioners
County of Gilpin, Colorado

Kimbrly Kaufman, Deputy County Clerk

Susan Berumen, Chair

ACKNOWLEDGEMENT

STATE OF COLORADO)

)ss.

COUNTY OF GILPIN

Susan Berumen, Chair, and Kimberly Kaufman, Deputy County Clerk, County of Gilpin, acknowledged the foregoing Resolution before me this _____ day of _____, 2026.

Witness my hand and official seal

Notary Public

GILPIN COUNTY SEMI ANNUAL REPORT JULY 1, 2025 THROUGH DECEMBER 31, 2025

Account Name	Beginning Balance	Current Year Tax Collections	Prior Year Tax Collections	Specific Ownership Taxes	Other Collections	Disbursements	Treasurer's Fees	Transfers Out	Ending Balance
9000 WORKING FUND	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
0100 COUNTY GENERAL FUND	\$21,199,063.22	\$76,651.11	\$83.75	\$110,689.72	\$19,169,656.99	(\$11,529, 727.56)	(\$188,172.67)	\$0.00	\$28,838,244.56
0120 COUNTY ABATEMENT	\$0.00	\$0.00	\$0.01	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.01
0200 PUBLIC WORKS	\$3,683,711.91	\$9,142.86	\$10.46	\$13,202.95	\$598,812.30	(\$1,728,929.50)	(\$6,270.15)	\$0.00	\$2,569,680 .83
0300 COUNTY LIBRARY FUND	\$1,015,749 .32	\$11,722.72	\$13.53	\$16,928.47	\$25,758.78	(\$313,288.86)	(\$604.48)	\$0.00	\$756,279.48
0400 DEPARTMENT OF HUMAN SERV	\$2,456,888.03	\$4,760.29	\$5.45	\$6,874.27	\$436,425.01	(\$566,544.36)	\$0.00	\$0.00	\$2,338,408.69
0500 PUBLIC HEALTH AGENCY	\$442,063.63	\$0.00	\$0.00	\$0.00	\$176,387.50	(\$147,050.95)	(\$674 .96)	\$0.00	\$470, 725.22
0600 SOLID WASTE	\$801,364.85	\$3,044.04	\$3.49	\$4,395.78	\$213,379.10	(\$532,504.07)	(\$2,227.75)	\$0.00	\$487,455.44
0700 CONSERVATION TRUST	\$200,514.06	\$0.00	\$0.00	\$0.00	\$36,184.33	\$0.00	(\$309.78)	\$0.00	\$236,388.61
0800 PARKS & RECREATION FUND	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
0900 1041IMPOUND	\$150,608.32	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$150,608.32
1200 LODGING TAX	\$215,192.26	\$0.00	\$0.00	\$0.00	\$87,678.20	(\$26,900.39)	(\$2,515 .78)	\$0.00	\$273,454.29
1400 CAPITAL IMPROVEMENT FUND	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3100 COAL CREEK CANYON FIRE G	\$17,799.72	\$1,429.10	\$0.00	\$1,975.12	\$47.08	(\$21,183.92)	(\$44.29)	\$0.00	\$22.81
5400 TIMBERLINE FIRE GEN	\$277,607.91	\$75,888.96	\$103.11	\$38,595.20	\$3,153.03	(\$391,685.46)	(\$2,374.55)	\$0.00	\$1,288.20
5500TIMBERLINE CAP EXP	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5600 TIMBERLINE FIRE PROTECT!	\$17,005.23	\$4,648.68	\$5.86	\$2,364.19	\$193.01	(\$23,992.62)	(\$145.44)	\$0.00	\$78.91
7100 RE-1 SCHOOL GENERAL FUND	\$19,849.56	\$44,597.27	\$92.45	\$87,537.47	\$1,883.49	(\$152,832.83)	(\$116.42)	\$0.00	\$1,010.99
7310 GILPIN COUNTY RE-1 MILL	\$7,314.87	\$16,434.79	\$34.25	\$32,258.97	\$694.15	(\$56,321.56)	(\$42.90)	\$0.00	\$372.57
7320 GILPIN COUNTY RE-1 ABATE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
7330 GILPIN COUNTY RE-1 TRANS	\$1,074.39	\$2,413.89	\$5.03	\$4,738.17	\$101.97	(\$8,272.45)	(\$6.28)	\$0.00	\$54.72
8100 RE-2 SCHOOL GENERAL FUND	\$13,624.60	\$110,404.45	(\$41.58)	\$65,511.67	\$4,473.92	(\$190,125.26)	(\$287 .14)	\$0.00	\$3,560.66
8200 RE-2 SCHOOL DIST BOND	\$587.11	\$30,659.71	(\$11.87)	\$0.00	\$1,242.46	(\$31,696.76)	\$0.00	\$0.00	\$780.65
8310 RE-2 SCHOOL DIST MILL LE	\$4,340 .68	\$35,174.03	(\$12.94)	\$20,871.53	\$1,425.30	(\$60 ,572.72)	(\$91.49)	\$0.00	\$1,134.39
8320 RE-2 SCHOOL DIST ABATEME	\$158.44	\$1,283.97	(\$0.22)	\$761.88	\$52.02	(\$2,211.38)	(\$3.29)	\$0.00	\$41.42
8330 RE-2 SCHOOL DIST TRANSPO	\$384.02	\$3,111.76	(\$1.18)	\$1,846.46	\$126.09	(\$5,358.70)	(\$8.09)	\$0.00	\$100.36
8340 RE-2 SCHOOL SP BLDG TECH	\$2,018.45	\$16,356 .22	(\$6 .16)	\$9,705.43	\$662.80	(\$28, 166 .68)	(\$42 .55)	\$0.00	\$527.51
6000 CITY OF BLACK HAWK	\$4,032.42	\$16.05	\$0.00	\$356.80	\$12,274.31	(\$16,552 .40)	(\$123.06)	\$0.00	\$4.12
6001 CITY OF BLACK HAWK RD &	\$98,942.52	\$189.04	\$0.00	\$0.00	\$0.00	(\$99,128 .14)	\$0.00	\$0.00	\$3.42
6100 CITY OF CENTRAL	\$38,036.52	\$10,667.78	\$0.00	\$8,257.60	\$51,566.48	(\$107,699.63)	(\$733 .38)	\$0.00	\$95.37
6101 CITY OF CENTRAL RD & BRI	\$8,253.92	\$46.97	\$0.00	\$0.00	\$0.00	(\$8,294.30)	\$0.00	\$0.00	\$6.59
6105 CITY OF CENTRAL FEES, FI	\$0.00	\$3,473.81	\$0.00	\$0.00	\$0.00	(\$3,473.81)	\$0.00	\$0.00	\$0.00
6110 CITY OF CENTRAL ABATEMEN	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6155 CITY OF CENTRAL DOWNTOWN	\$6,261.89	\$1,962.22	\$0.00	\$2,912.67	\$89.82	(\$11,151.91)	(\$41.05)	\$0.00	\$33.64
5900 BHCC SANITATION	\$17,100.49	\$209.18	\$0.00	\$1,647.96	\$8.49	(\$18,940.55)	(\$6 .54)	\$0.00	\$19.03
6025 MINERS MESA COM MERCIAL M	\$77.36	\$1,169.50	\$0.00	\$440.08	\$67.35	(\$1,712.09)	(\$37.12)	\$0.00	\$5.08
6026 MINERS MESA COMMERCIAL M	\$567.30	\$8,576.36	\$0.00	\$3,227.28	\$493.88	(\$12,555.44)	(\$272.11)	\$0.00	\$37.27
6040 SILVER DOLLAR METRO GENE	\$320,942.63	\$254 .31	\$0.00	\$28,893.86	\$10.34	(\$349,759.50)	(\$7 .94)	\$0.00	\$333.70
6041 SILVER DOLLAR METRO BOND	\$446,859.13	\$354.08	\$0.00	\$40,229.90	\$14.40	(\$486,981.84)	(\$11.05)	\$0.00	\$464.62
6050 BLACK HAWK SPECIAL IMPRO	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6119 CENTRAL CITY BUSINESS I	\$11,706.17	\$3,546.76	\$0.00	\$5,647.03	\$168.78	(\$20,929.19)	(\$74.33)	\$0.00	\$65.22
6120 CENTRAL CITY BUSINESS IM	\$94,835.35	\$28,374.07	\$0.00	\$45,244.08	\$1,350.17	(\$168,686.66)	(\$594.48)	\$0.00	\$522.53
GRAND TOTAL	\$31,568,776.49	\$504,601.76	\$283.44	\$552,201.87	\$20,824,291.73	(\$17,112,581.68)	(\$205,798.02)	\$0.00	\$36,131,775.99

I, Mary R Lorenz, County Treasurer in and for the County of Gilpin in the State of Colorado, do hereby certify that the above is a true statement of the condition of the various funds as they appear from the records in my office at the close of business on December 31, 2025.

Gilpin County Treasurer, Mary R Lorenz

Received and examined by the Board of Gilpin County Commissioners this 10th day of February 2026

Chair Commissioner, Susan Berumen

Published in The Mountain-Ear February 19, 2026 for six months ending December 31, 2025



Letter of Support - Golden Gate Canyon State Park Urban Night Sky Place Designation

Agenda Item Staff Report, Board of County Commissioners

Requested by: Jamie Boyle, Director of Community Development, Community Development

Additional Presenters:

Meeting Date: February 10, 2026

Public Hearing Required?

Background/Request Description:

Requested Action:

Alternatives:

Fiscal Impacts: .

Legal Impacts: .

Environmental Impacts: .

Human Resources Impacts: .

Grant-Related? .

Staff Report

Subject: Letter of Support – Golden Gate Canyon State Park Urban Night Sky Place Application

Requestor: Jamie Boyle, Director of Community Development

Date of Request: February 2, 2026

Request Summary

Golden Gate Canyon State Park (GGCSP) has requested a letter of support from the Gilpin County Board of County Commissioners in connection with its application to **DarkSky International** for designation as an **Urban Night Sky Place (UNSP)**, which recognizes parks near urbanized areas that demonstrate responsible outdoor lighting, public education, and stewardship of the nighttime environment.

As part of the UNSP application, DarkSky International requests letters of support from community partners.

GGCSP needs any support letters in-hand by late February for submittal with their application.

Requested Letter Content

GGCSP requested that the letter of support include the following:

1. The organization's mission and connection to the park or community
2. Why protecting natural night skies matters to the organization's work or audience
3. How the designation would benefit the community, environment, or local partnerships
4. Any collaborative efforts or future opportunities with the park

The draft letter provided to the Board specifically and deliberately addresses each of these elements.

Recommendation

Staff recommends that the Board approve and sign the letter of support as drafted. The letter accurately reflects County policy, aligns with the 2020 Comprehensive Plan and 2022 Outdoor Lighting regulations, and responds directly to the specific requests made by Golden Gate Canyon State Park and DarkSky International.



**Gilpin County
Colorado**

Commissioners

Jeff Aiken,
District 1

Susan Berumen,
District 2

Sandy Hollingsworth,
District 3

County Manager
Ray Rears

County Attorney
Todd Messenger

Address
P.O. Box 366
203 Eureka Street
Central City, Colorado 80427

*Located in the Historic
Gilpin County Courthouse*

Phone
Main: 303.582.5214
Fax: 303.582.5440

Website
[www.gilpincounty.
colorado.gov](http://www.gilpincounty.colorado.gov)

Facebook
Gilpin County Colorado

February 10, 2026

International Dark-Sky Association
C/O DarkSky Program Staff
3223 N First Ave
Tucson, AZ 85719

RE: Gilpin County Support for Golden Gate Canyon State Park Urban Night Sky Place Designation

To the DarkSky Program Staff and DarkSky Places Committee:

The Gilpin County Board of County Commissioners are pleased to offer our strong support for Golden Gate Canyon State Park's application to the International Dark-Sky Association for designation as an Urban Night Sky Place. We value the Park as an important ecological, recreational, and educational asset, and we are proud that a portion of Golden Gate Canyon State Park lies within Gilpin County.

Gilpin County is a rural, mountainous community where stewardship of our natural environment is a shared value and an essential responsibility of local government. The County's adopted mission is to *"provide responsive services to protect, maintain, and enhance our unique community, historic and cultural heritage, and our mountain environment."* Preservation of natural night skies aligns directly with this mission and reflects deep-seated community values related to environmental stewardship and quality of life.

These values are reflected in Gilpin County's Comprehensive Plan, which emphasizes environmental sustainability, protection of sensitive natural resources, and preservation of views and vistas. Community engagement during that planning process specifically identified light pollution and the protection of dark skies as issues of importance to residents. In response, the County adopted comprehensive Outdoor Lighting ("Dark Sky") regulations in 2022 to reduce glare, limit light trespass, and protect wildlife, human health, and the nighttime environment.

Gilpin County includes approximately 145 square miles of unincorporated land under County land use authority, where these lighting standards apply. While these efforts allow the County to meaningfully address light pollution within its own jurisdiction, the scale and continuity of dark sky protection achievable through local regulation alone is inherently limited. Golden Gate Canyon State Park, encompassing approximately 19 square miles across Gilpin County and the neighboring Jefferson County, meaningfully expands this work by contributing a large, protected landscape where dark sky principles can be realized at a broader, more continuous scale. Together, these lands support wildlife movement, strengthen ecosystem function, and enhance opportunities for experiencing natural darkness in a region increasingly influenced by development pressures from the Front Range and Denver metropolitan areas.

Golden Gate Canyon State Park is uniquely positioned to exemplify responsible nighttime stewardship in a landscape shaped by nearby urban growth. Located a short distance west of the City of Golden and within the broader Front Range & Denver metropolitan area, the park welcomes hundreds of thousands of visitors each year and serves as an important point of contact between urban communities and protected mountain environments. Through public access, education, and thoughtful lighting practices—complementing similar lighting

standards adopted by nearby jurisdictions—the park demonstrates how protection of the night sky can be successfully integrated into a highly visited setting under significant metropolitan pressure.

While there are no formal joint initiatives underway at this time, Gilpin County values its relationship with Golden Gate Canyon State Park and remains open to future collaboration as appropriate. Potential areas of shared interest may include public education related to dark skies and wildlife impacts, coordination around nighttime safety in sensitive areas, and broader conversations related to environmental stewardship and resilience in a mountain landscape. We are also encouraged by the potential for this designation to support greater regional awareness and cooperation over time.

Gilpin County commends Golden Gate Canyon State Park for its leadership and commitment to protecting the nighttime environment. We are proud to support this application and respectfully encourage the International Dark-Sky Association to grant Urban Night Sky Place designation.

Thank you for your stewardship of dark skies and for your consideration of this application.

Sincerely,

Jeff Aiken

Susan Berumen

Sandy Hollingsworth



New Hire Introductions

Agenda Item Staff Report, Board of County Commissioners

Requested by: Chanda Johnson, HR Director, Human Resources

Additional Presenters:

Meeting Date: February 10, 2026

Public Hearing Required? No

Background/Request Description: n/a

Requested Action: n/a

Alternatives:

Fiscal Impacts: None.

Legal Impacts: None.

Environmental Impacts: None.

Human Resources Impacts: None.

Grant-Related? No.

**RDE-25-1****Agenda Item Staff Report, Board of County Commissioners****Requested by:** Jack Zeman, Planner, Community Development**Additional Presenters:** Jamie Boyle**Meeting Date:** February 10, 2026**Public Hearing Required?** Yes

Background/Request Description: The owners of the subject property, Tolland Ranch LLC, represented by Edward Toll are requesting a division of land at the junction of three existing parcels described above. The resulting parcel created from this division of land would be approximately 20 acres in size with a 4-acre building envelope. The building envelope currently contains a small historic, but uninhabitable, cabin. The purpose of this request is to retain a small portion of land, prior to selling the remainder of land.

Requested Action: Planning Commission

RDE-25-1 was brought before the Gilpin County Planning Commission on January 13th, 2026. The Planning Commission recommended approval of RDE-25-1 by a vote of 7-0.

Staff

Due to the criteria listed above, as well as the adherence to the Conservation Easement on the above-mentioned parcels, staff recommends approval of RDE-25-1.

Alternatives:

1. Approve – Approval would allow the division of land according to RDE-25-1. Any necessary subsequent permits would remain required, and building-permit processing would proceed in accordance with standard procedures.
2. Approve with Conditions – Approval would allow the division of land according to RDE-25-1 with conditions deemed appropriate by the BoCC.
3. Deny – Denial would reject the proposal of RDE-25-1, retaining the existing site conditions.
4. Continue – This would defer action to a later meeting (date certain). The Board may request additional information (e.g., technical materials, agency comments, or other) to be submitted before the continued hearing.

Fiscal Impacts: None.**Legal Impacts:** None.**Environmental Impacts:** None.**Human Resources Impacts:** None.**Grant-Related?** No.

Staff Report

Department of Community Development

203 Eureka St. Central City, CO 80427



To: Gilpin County Board of County Commissioners

From: Jack Zeman, Planner

Meeting Time & Date: February 10th, 2026; Public Hearing at 9:30 am or later

Meeting Location: 203 Eureka St. Central City, CO 80427

File Number: RDE-25-1

Petition Type: Rural Development Exemption (Subdivision)

Applicant/Owner: Edward Toll acting on behalf of Tolland Ranch LLC

Properties Involved: 3 Parcels along Tolland Rd - R012123, R001952, and R001956

Request

The owners of the subject property, Tolland Ranch LLC, represented by Edward Toll are requesting a division of land at the junction of three existing parcels described above (Attachment 1 pg. 7-9). The resulting parcel created from this division of land would be approximately 20 acres in size with a 4-acre building envelope (shown in blue on pg. 8-9). The building envelope currently contains a small historic, but uninhabitable, cabin. The purpose of this request is to retain a small portion of land, prior to selling the remainder of land.

Pertinent Facts

Total Combined Acreage: ~601.5 acres

See full legal descriptions of all parcels in attachment 2 pg. 10

Parcel 1 (R012123)

Existing: ~398.6 acres

Proposed: ~388.4 acres

Parcel 2 (R001952)

Existing: ~158.3 acres

Proposed: ~155.7 acres

Parcel 3 (R001956)

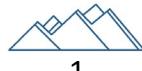
Existing: ~44.6 acres

Proposed: ~37.1 acres

D-Dot Parcel (New Parcel)

~20 acres including ~4 acre building envelope

The parcels currently have a conservation easement placed on them which restricts development to a few specific areas. However, there is a clause in the conservation easement

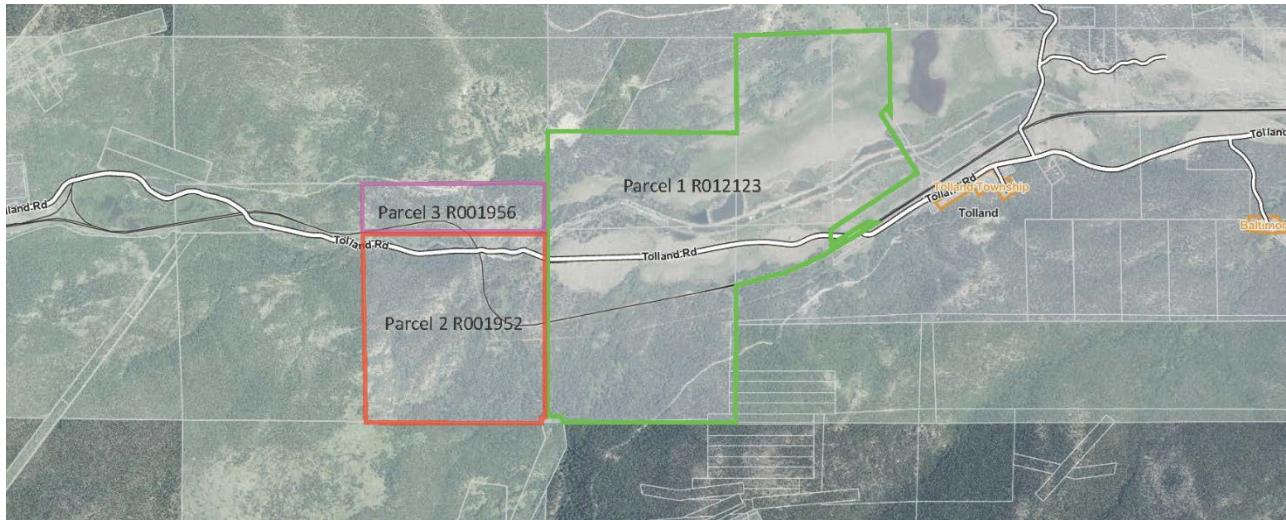


which allows for a division of land for this exact 20-acre parcel should the Tolland Ranch LLC request it.

The easement is recorded with the Gilpin County Clerk and Recorder and can be viewed in its entirety at Reception #152864 recorded on January 8th, 2015.

Zone: Rural Residential

Site Location



Review and Approval Criteria

Per section 5.5.C, of the Gilpin County Zoning Regulations, a decision shall be made by the Board of County Commissioners after a recommendation by the Planning Commission.

RDE exemptions apply when land divisions or re-configurations of parcels greater than 160 acres would not qualify for either a BLE or BLA. Staff's determinations are indicated by a checkmark.

1. The application does not qualify for BLA or BLE applications

Yes No

Both BLA and BLE applications do not allow the number of parcels after the process to exceed the number of parcels before the process is initiated. Therefore, this RDE application does not qualify for either a BLA or BLE.

2. The parcels involved with the RDE are greater than 160 acres

Yes No

Total combined acreage of all parcels involved with RDE-25-1 is ~600 acres.

For the Board of County Commissioners to grant approval, the following conditions should be met. Staff's determinations are indicated by a checkmark.

1. Maximum proposed density shall result in one of the following:
 - a. Exemptions less than or equal to 1000 acres shall have densities no greater than 1 unit per 20 acres.

Yes No N/A

At the time of RDE-25-1, the density of all parcels involved is less than 1 unit (single-family residence) per 20 acres. There are currently no single-family residences on any of the parcels involved with RDE-25-1.

- b. Exemptions greater than 1000 acres shall have densities no greater than 1 unit per 15 acres

Yes No N/A

RDE-25-1 involves parcels under 1000 acres in size.

- c. Post-exemption density shall represent a minimum 50% reduction in pre-exemption density as expressed in total number of allowable units that could be developed according to current zoning and OWTS regulations.

Yes No N/A

Due to the conservation easement/lack of development of the parcels involved with this application, RDE-25-1 does not reduce density in any way, therefore, it does not meet the 50% minimum reduction in density.

2. Minimum dedicated open space shall include one of the following:
 - a. All lands outside of the building envelopes. Building envelopes shall not exceed 10% of the total lot area.

Yes No N/A

The proposed building envelope (~4 acres) is less than 1% of the total lot area (all lands outside of the building envelope).



b. 67% of gross acreage. Said acreage shall not be included in any lot or parcel eligible for residential or commercial development

Yes

No

N/A

The proposed site conditions have 96% (~581.5 acres) of the total acreage remaining under the conservation easement which restricts future development on R012123, R001956, and R001952.

c. No dedicated open space requirement is required when post-exemption density represents a minimum 50% reduction in pre-exemption density as expressed in total number of allowable units.

Yes

No

N/A

Open space is required due to RDE-25-1 not meeting the 50% minimum reduction in density.

While staff is not the regulatory body overseeing the conservation easement, we can confirm that the applicants remain compliant with the following conditions for the conservation easement. Staff's determinations are indicated by a checkmark.

1. D-Dot building area – The grantor has designated the four (4) acres, more or less, “D-Dot Building Area” at the west end of the property north of Tolland Road and the Amtrak RR line in the location shown on the attached Exhibit B-1. The D-Dot Building Area is located on a 20-acre parcel of land as identified on Exhibit B-1. (Attachment 3 pg. 11-12)

Easement and RDE Match

Easement and RDE do not match

2. ... if the Toll Family Ownership elects to convey the Property outside of the Toll Family Ownership, the Toll Family Ownership may subdivide and retain ownership (for itself and its successors and assigns) of the D-Dot Building Parcel as a separate parcel.

Easement and RDE Match

Easement and RDE do not match

3. Prior to division of the D-Dot Building Parcel from the property, Grantor shall complete the process and obtain approval for Selection of Building Area described in Section 5.1.9 (Attachment 4 pg. 13).

Notice was given to the grantees Notice was not given to the grantees

All conservation easement holders have approved this change.



Staff Comment

Due to the size of the existing 3 parcels coupled with the presence of the conservation easement, staff focused our evaluation of the RDE and building envelope standards on the D-Dot parcel (new parcel). Other than the D-Dot parcel, all other proposed parcels included in RDE-25-1 exceed 35 acres, meaning the exemption standards do not have to apply to them. With that being said, when applying the RDE standards to the D-Dot parcel, the total acreage of all parcels involved is used.

Public Noticing

Per the Zoning Regulations 1.6.F, staff sent out a written notice to adjacent property owners on January 21st, 2026 (at least 15 days prior to the public hearing), posted a sign on the property on January 26th, 2026 (at least 10 days prior to the public hearing), and published notice in the Mountain Ear Newspaper on January 8th, 2026 (at least 30 days prior to the public hearing). See attachment 6 pg. 14-15.

No written comment has been received.

All conservation easement holders have been notified of the approved change.

Recommendations

Planning Commission

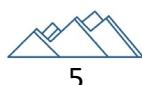
RDE-25-1 was brought before the Gilpin County Planning Commission on January 13th, 2026. The Planning Commission recommended **approval** of RDE-25-1 by a vote of 7-0.

Staff

Due to the criteria listed above, as well as the adherence to the Conservation Easement on the above-mentioned parcels, staff recommends **approval** of RDE-25-1.

Possible Actions

1. **Approve** – Approval would allow the division of land according to RDE-25-1. Any necessary subsequent permits would remain required, and building-permit processing would proceed in accordance with standard procedures.
2. **Approve with Conditions** – Approval would allow the division of land according to RDE-25-1 with conditions deemed appropriate by the BoCC.
3. **Deny** – Denial would reject the proposal of RDE-25-1, retaining the existing site conditions.
4. **Continue** – This would defer action to a later meeting (date certain). The Board may request additional information (e.g., technical materials, agency comments, or other) to be submitted before the continued hearing.



Attachments

1. Before and After Surveys (pg. 7-9)
2. Legal Descriptions (pg. 10)
3. D-Dot Building Area per Conservation Easement Rec #152864 (pg. 11-12)
4. Grantees acknowledgement of Conservation Easement (pg. 13)
5. Public Noticing Proof (pg. 14-15)

TOOLLAND RANCH

A BOUNDARY LINE ADJUSTMENT
OF A TRACT OF LAND LOCATED
IN THE E1/2 OF SECTION 1,
T2S, R73W, AND IN THE W1/2 OF SECTION
T2S, R73W, ALL OF THE 6TH P.M.,
COUNTY OF GULPIN, STATE OF COLORADO.
AREA = 443.609 ACRES, MORE OR LESS.

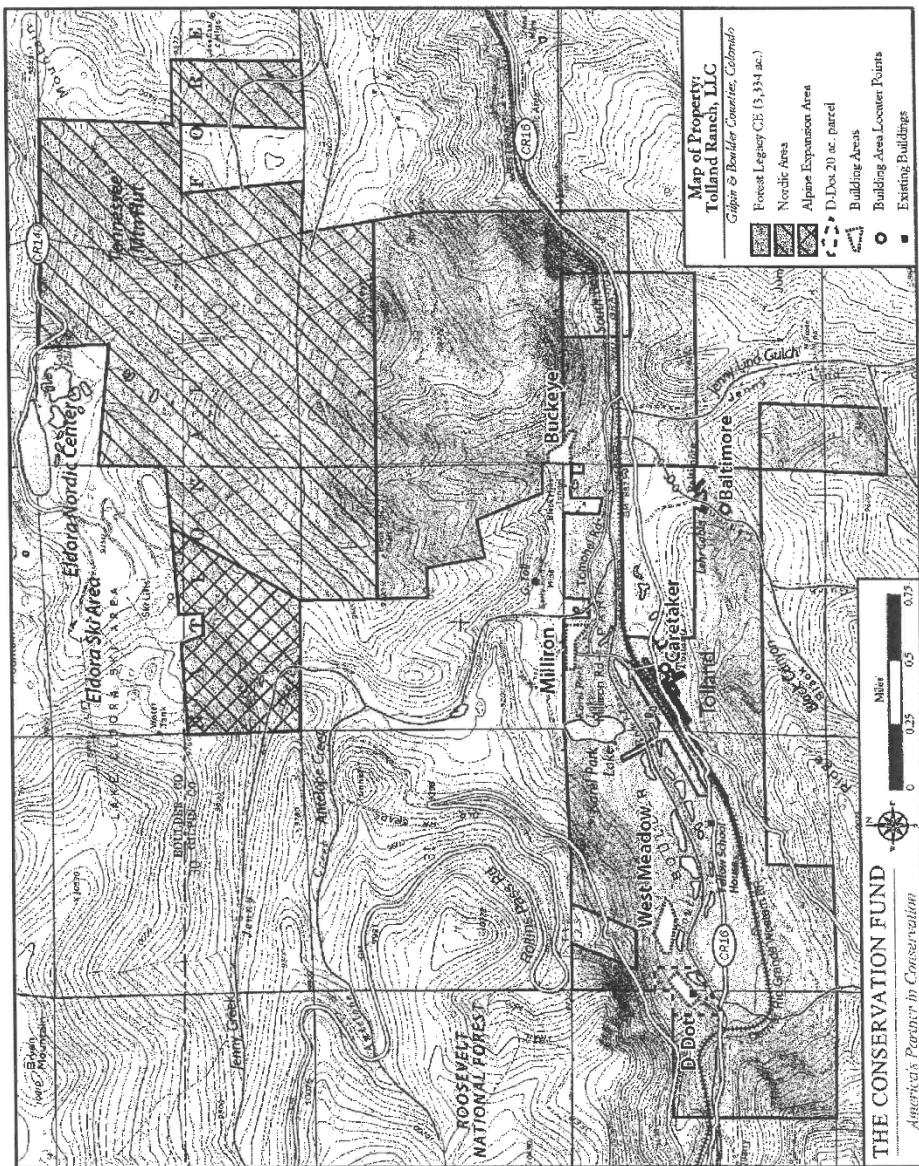
SHEET 4 OF 4
(AFTER ADJUSTMENT
LEGAL DESCRIPTIONS)



2025 RELEASE UNDER E.O. 14176

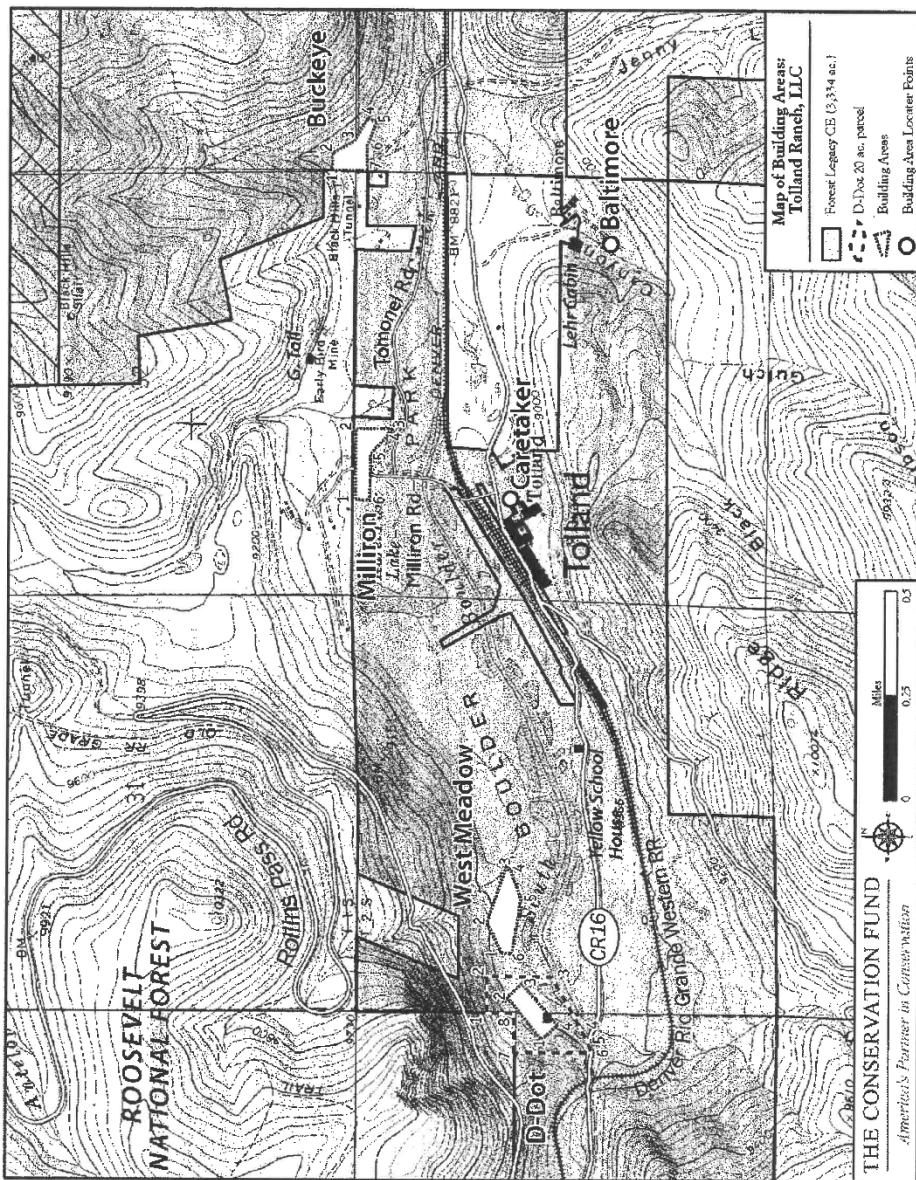


EXHIBIT "B"
MAP OF PROPERTY



152864
74 of 82
Gilpin County

EXHIBIT "B-1"
MAP OF BUILDING AND OTHER AREAS



...TCFH TollaCE 16c
12/19/14

73



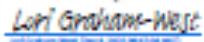
12

GRANTEE: (Page 23 of 23)

BOARD OF GOVERNORS OF THE COLORADO STATE UNIVERSITY SYSTEM ACTING
BY AND THROUGH COLORADO STATE UNIVERSITY FOR THE BENEFIT OF THE
COLORADO STATE FOREST SERVICE

By: 
Title: Brendan Hanlon
Vice President of University Operations
Date: 12/8/25

Approved:
By: 
Title: Director, Colorado State Forest Service
Date: 12/09/2025

Legal Sufficiency:
By: 
Title: Associate General Counsel
Date: 12/08/2025

State of Colorado)
COUNTY OF Larimer) ss.

The foregoing document was acknowledged before me this 8th day of December, 2029, by Brendan Hanlon, as Vice President of the Colorado State University under the authority of the Board of Governors of the Colorado State University System.

Witness my hand and official seal.

My commission expires: 7/8/29
(SEAL)



Notary Public

VIVIAN YOKO WANG NOTARY PUBLIC STATE OF COLORADO NOTARY ID 20214027358 MY COMMISSION EXPIRES JULY 8, 2029





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Public Notice

NOTICE OF PUBLIC HEARING

Notice is hereby given for a Public Hearing before the Gilpin County Board of County Commissioners, in which, the Board of County Commissioners will consider for approval a **Rural Development Exemption RDE-25-1** (Zoning Regulations Sec. 5.5.C).

Subject Property: 3 Properties along Tolland Rd (R001956, R001952, R012123)

The public hearing will be held on February 10th, 2026 at 6:15 a.m. or later in the Commissioner's Meeting Room at the Historic Gilpin County Court House 203 Eureka St. Central City, Colorado and can also be found online through the Gilpin County Board of County Commissioners website. Any and all documents pertaining to this matter may be viewed between the hours of 7:30 a.m. and 5:30 p.m., Monday through Thursday at the

Historic Gilpin County Court House; Department of Community Development.



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14



Before the Board of County Commissioners
County of Gilpin, State of Colorado

**RESOLUTION APPROVING A RURAL DEVELOPMENT EXEMPTION DIVIDING PORTIONS OF
PARCELS CURRENTLY KNOWN AS PARCEL ID: 170906300002, PARCEL ID: 170701400004, AND
PARCEL ID: 170701100002 INTO ONE NEW PARCEL NOW TO BE KNOWN AS “D-DOT PARCEL”,
LOCATED IN SECTION 1, TOWNSHIP 2 SOUTH, RANGE 74 WEST**

WHEREAS, pursuant to the authority granted under C.R.S. §§ 30-28-101 et seq., including §§ 30-28-133 and 30-28-136, the Board of County Commissioners (“BoCC”) has adopted subdivision and land use regulations, including the Rural Development Exemption (“RDE”) process and associated standards set forth in Section 5.5.C of the Gilpin County Zoning Regulations; and

WHEREAS, Tolland Ranch LLC (“Applicant”), owner of parcels known as Parcel ID: 170906300002, Parcel ID: 170701400004, and Parcel ID: 170701100002 (collectively, “Existing Subject Parcels”), specifically described in Exhibit A attached hereto, has petitioned the Board of County Commissioners (BoCC) to have portions of said parcels divided into one new lot via a Rural Development Exemption (RDE), with said new lot henceforth to be known as “D-Dot Building Parcel,” located in Section 1, Township 2 South, Range 74 West, specifically described in Exhibit B attached hereto; and

WHEREAS, pursuant to C.R.S. §30-28-139(4) all owners of the Existing Subject Parcels have submitted written authorization, as evidenced by the Authorization to Apply for RDE-25-1, attached hereto as Exhibit C, consenting to the division of portions of said parcels as proposed; and

WHEREAS, the survey entitled “Boundary Line Adjustment TOLLAND RANCH: Before Adjustment,” prepared and stamped by a Colorado licensed land surveyor and attached hereto as Exhibit D, accurately depicts the subject parcels prior to approval of the RDE; and

WHEREAS, the survey entitled “Boundary Line Adjustment TOLLAND RANCH: After Adjustment,” prepared and stamped by a Colorado licensed land surveyor and attached hereto as Exhibit E, accurately depicts the resulting D-Dot Building Parcel after the RDE and shall serve as the official depiction of the approved lot configuration for recording purposes, C.R.S. § 30-28-133(10) and § 30-28-136; and

WHEREAS, the Existing Subject Parcels are subject to one or more recorded conservation easements, and approval of this Rural Development Exemption shall not negate, override, amend, extinguish, or otherwise alter any term, condition, or restriction of said conservation easements, which shall remain in full force and effect following approval of RDE-25-1; and

WHEREAS, all grantees of the applicable conservation easements affecting the Existing Subject Parcels have reviewed the proposed division and have provided written acknowledgment and approval of the subdivision as proposed, copies of which are included in the application materials; and

WHEREAS, following approval of RDE-25-1, each of the Existing Subject Parcels shall remain greater than thirty-five (35) acres in size, and therefore the parcels are not subject to subdivision requirements under Colorado law pursuant to C.R.S. § 30-28-101(10)(a), nor does this action create a subdivision requiring platting under C.R.S. §§ 30-28-133 or 30-28-136, and the division is processed under the County's Rural Development Exemption authority authorized by C.R.S. § 30-28-101(10)(d); and

WHEREAS, public notice was provided and public hearings were conducted in accordance with Section 1.6 F of the Gilpin County Zoning Regulations and applicable provisions C.R.S. § 30-28-112, including a public hearing before the Gilpin County Planning Commission (Planning Commission) on January 13, 2026, and a public hearing before the BoCC on February 10, 2026; and

WHEREAS, staff have determined that the request is in accordance with all applicable Gilpin County Zoning Regulations; and

WHEREAS, the Planning Commission, having conducted a duly noticed public hearing and reviewed the application materials, recommended approval of RDE-25-1 by a vote of 7-0 on January 13, 2026; and

WHEREAS, by approving RDE-25-1, the Board of County Commissioners of the County of Gilpin neither represent nor imply that the resulting parcel will be suitable for development under Gilpin County Zoning Regulations or Gilpin County Onsite Wastewater Treatment System ("OWTS") Regulations or guarantee access for emergency services.

NOW THEREFORE, be it resolved by the Board of County Commissioners of the County of Gilpin that:

1. **Resolution RDE-25-1 is hereby approved**, subject to compliance with all applicable federal, state, and local laws, regulations, and standards.

ADOPTED this _____ day of _____, 2026, by a vote of _____ to _____.

ATTEST: BOARD OF COUNTY COMMISSIONERS

Kimberly Kaufman, Deputy Clerk

Susan Berumen, Chair

RECORDING STICKER

RECORDING STICKER

ACKNOWLEDGMENT

STATE OF COLORADO)
) ss
COUNTY OF GILPIN)

Susan Berumen, Chair, and Kimberly Kaufman, Deputy County Clerk, County of Gilpin, acknowledged the foregoing Resolution before me this _____ day of _____, 2026.

Witness my hand and official seal.

Notary Public

Guide to Exhibits:

Exhibit A: Existing Deed with legal descriptions for all three parcels (*highlights added by staff for clarity*)
(14 pages)
Exhibit B: AFTER Rural Development Exemption Legal Descriptions (2 pages)
Exhibit C: RDE-25-1 Authorization to Apply & Tolland LLC Operating Agreement (2 pages)
Exhibit D: BEFORE Rural Development Exemption Survey (1 page)
Exhibit E: AFTER Rural Development Exemption Survey (2 pages)

TD1000 NOT
RECV'D

11/04/2013 11:16 AM 150325
COLLEEN STEWART GILPIN COUNTY, CO
Receipt #26242 Page 14
#27.00 Clerk's Fee:0.00 Total:0.00 25 DocFee:0.00



RECORD AND RETURN TO:
John T. Kearns, P.C.
8400 East Prentice Avenue, Suite 830
Greenwood Village, Colorado 80111

QUIT CLAIM DEED
(Gilpin County Property)

THIS QUIT CLAIM DEED made between HENRY W. TOLL III, ELLEN TOLL, LOIS TOLL and EDWARD W. TOLL a/k/a EDWARD TOLL (the "Grantors"), whose address is c/o John T. Kearns, P.C., 8400 East Prentice Avenue, Suite 830, Greenwood Village, Colorado 80111, and TOLLAND RANCH LLC, a Colorado limited liability company (the "Grantee"), whose address is c/o John T. Kearns, P.C., 8400 East Prentice Avenue, Suite 830, Greenwood Village, Colorado 80111.

WITNESS, that Grantors for and in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, have remised, released, sold and QUIT CLAIMED, and by these presents do hereby remise, release, sell and QUIT CLAIM, unto Grantee, its successors and assigns forever, all the right, title, interest, claim and demand which Grantors have in and to the following real property, together with improvements, if any, situate, lying and being in the County of Gilpin and State of Colorado to wit:

All properties situate, lying and being in the County of Gilpin, State of Colorado, specifically including without limiting the generality of the foregoing, the properties described in Exhibit A attached hereto and incorporated herein in full by this reference;

TOGETHER WITH all of Grantors' rights, titles and interests, if any, in and to all minerals on, in or under all properties situate, lying and being in the County of Gilpin, State of Colorado, specifically including without limiting the generality of the foregoing, the properties described in Exhibit A attached hereto and incorporated herein in full by this reference, including but not limited to oil, gas, associated hydrocarbons, coal, precious and base metals, nonmetallic solid minerals, hydrothermal energy and gases, sand, gravel and building stone, including minerals removable by surface or open pit mining, underground mining, in situ methods or heat leaching or by any other means now known or hereafter discovered and

TOGETHER WITH all of Grantors' rights, titles and interests, if any, in and to all water and water rights, ditches and ditch rights, reservoirs and reservoir rights, and wells and well rights (regardless of whether adjudicated or unadjudicated, conditional or absolute, surface or underground, tributary or nontributary or not-tributary and the priorities



therefore) which are appurtenant to or underlying all properties situate, lying and being in the County of Gilpin, State of Colorado, specifically including without limiting the generality of the foregoing, the properties described in Exhibit A attached hereto and incorporated herein in full by this reference;

It is intended that this Quit Claim Deed shall, inter alia, include and convey to Grantee, all of Grantors' rights, titles and interests, if any, in and to all properties and other rights owned or otherwise possessed by Grantors by reason of that certain Bargain and Sale Deed dated August 29, 2013 from William B. Toll a/k/a William Brewster Toll and Christine B. Toll to Grantors and recorded in the records of the Clerk and Recorder of the County of Gilpin, State of Colorado on September 16, 2013 as Reception No. 150020.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereto belonging, or in anywise thereto appertaining, and all the estate, right, title, interest and claim whatsoever, of Grantors either in law or equity, to the only proper use, benefit and behoof of Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, Grantors have executed this Quit Claim Deed as of the 21st day of October, 2013.

[SIGNATURES ON THE FOLLOWING PAGES]

2

11/04/2013 11:16 AM 150325
COLLEEN STEWART GILPIN COUNTY, CO
Receipt #24242 Page 3 of 14
457 QUIT CLAIM (MINING) TotalFee 88.25 DocFee 0.00



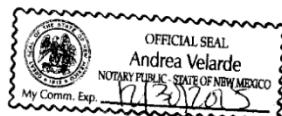
HENRY W. TOLL, III

STATE OF New Mexico)
COUNTY OF Santa Fe)
) ss.

The foregoing instrument was acknowledged before me this 8th day of October, 2013, by HENRY W. TOLL III.

WITNESS my hand and official seal.

My commission expires:



Notary Public

3

Exhibit A

11/04/2013 11:16 AM
COLLECTOR: GILDED GILDED COUNTY, CO
Ref ID: 824242 Page: 6 of 14
457 DULIT CLA21 (MUNING) TotalFee: \$8.25 DocFee: 0.00



Ellen Toll
ELLEN TOLL

STATE OF Alaska)
COUNTY OF Anchorage) ss.

The foregoing instrument was acknowledged before me this 21st day of October
2013, by ELLEN TOLL.

WITNESS my hand and official seal.

My commission expires: May 1, 17

Anna Yishina
Notary Public



UNOFFICIAL DOCUMENT

11/04/2013 11:16 AM 150325
COLLEEN STEWART GILPIN COUNTY, CO
RECORDING 452 Page 1 of 14
457 QUIT CLAIM (MINING) TotalFee: \$8.25 DocFee: \$0.00



Lois Toll
LOIS TOLL

STATE OF COLORADO)
) ss.
COUNTY OF Arapahoe)

The foregoing instrument was acknowledged before me this 21st day of October,
2013, by LOIS TOLL.

WITNESS my hand and official seal.

My commission expires: 8-11-17

NANCY HOWELL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19894011488
MY COMMISSION EXPIRES 8-11-2017

Nancy Howell
Notary Public



Edward W. Toll

A/K/A *Edward Toll*
EDWARD W. TOLL a/k/a EDWARD
TOLL

STATE OF Massachusetts)
) ss.
COUNTY OF Baldwin)

The foregoing instrument was acknowledged before me this 19th day of October,
2013, by EDWARD W. TOLL a/k/a EDWARD TOLL.

WITNESS my hand and official seal.

My commission expires: Mar 17, 2017

Tammy L. Justice
Notary Public



TAMMY L. JUSTICE
Notary Public
Commonwealth of Massachusetts
My Commission Exp. Mar 17, 2017

UNOFFICIAL DOCUMENT

11/04/2013 11:16 AM 150325
COLLEEN STEUART GILPIN COUNTY, CO
Receipt #24242 Page 7 of 14
457 QUIT CLAIM (MINING) Total:Fee:0.25 DocFee:0.00



EXHIBIT A
(Specific Gilpin County Property Conveyed)
(Page 1 of 8)

Account#	Summary	Picture
N001843	JAMES PEAK CO	MINE: (MRO) SE 1/4 NE 1/4 S: 4 T: 2S R: 73W
N001848	JAMES PEAK CO	MINE: (MRO) 1% 80 ACRES E1/2 SW1/4 S: 27 T: 1S R: 73W
N006131	JAMES PEAK CO	MINE: (MRO) 110.2 ACRES S: 4 T: 2S R: 72W Subd: GOVT Lot: 2 AND: - Lot: 3
N001833	JAMES PEAK CO	MINE: WAVE PLACER - 15750 84.6% 39.66 ACRES (LESS 5.00AC) SOUTH BOULDER S: 35 T: 1S R: 73W S: 34 T: 1S R: 73W
N012166	JAMES PEAK CO	MINE: (MRO) W 1/2 SE 1/4 S: 4 T: 2S R: 72W
R001771	1709-164-00-002	JAMES PEAK CO S: 16 T: 2S R: 73W N 1/2 SE 1/4
R001772	1709-052-01-011	JAMES PEAK CO S: 5 T: 2S R: 73W Subd: TOLLAND TOWNSHIP Block: 001 Lot: 020
R001842	1583-332-00-013	JAMES PEAK CO MINE, GRANT #10 - 19352 100% 5.17 ACRES PHOENIX (SRO) S: 33 T: 1S R: 73W
R001844	1709-052-01-024	JAMES PEAK CO 91 MAALWYCK S: 5 T: 2S R: 73W Subd: TOLLAND-TOWNSHIP Block: 005 Lot: 001 & IMPS
R001845	1583-273-00-004	JAMES PEAK CO S: 27 T: 1S R: 73W W 1/2 SW 1/4 (LESS 3.25A IN BOULDER COUNTY)
R001849	1583-331-00-001	JAMES PEAK CO S: 33 T: 1S R: 73W SW 1/4 NE 1/4
R001952	1707-014-00-004	JAMES PEAK CO S: 1 T: 2S R: 74W PARCEL IN SE 1/4
R001953	1709-052-01-015	JAMES PEAK CO 5005 TOLLAND RD S: 5 T: 2S R: 73W Subd: TOLLAND TOWNSHIP Block: 001 Lot: 015 & HOUSE KNOWN

<http://64.78.150.78/gilpincounty/taxweb/results.jsp?start=0&printing=true>

1/21/2009

Exhibit A

11/04/2013 11:16 AM
 COLLEEN STEWART GILPIN COUNTY, CO
 Receipt #24242 Page 8 of 14
 05/01/2013 (00000000) TaxYear: 08 DocFee: 0.00



EXHIBIT A
 (Specific Gilpin County Property Conveyed)
 (Page 2 of 8)

AS KIT CARSON

R001954	1709-064-00-002	JAMES PEAK CO	MINE: TOVIHO PLACER - 14539 100% 61.75 ACRES KANSAS & PHOENIX S: 6 T: 2S R: 73W
R001955	1709-033-00-002	JAMES PEAK CO	MINE: INDEPENDENT & M S - 16950 100% 10.16 ACRES INDEPENDENT S: 3 T: 2S R: 73W S: 4 T: 2S R: 73W
R001956	1707-011-00-002	JAMES PEAK CO	MINE: D DOT PLACER - 18555 100% 44.575 ACRES (1/2) AKA: S1/2 S1/2 NW1/4 DESC 335/348 & PART OF ABANDONED RRROW DESC 2295/01 & IMP S: 1 T: 2S R: 74W
R002056	1709-041-00-004	JAMES PEAK CO	S: 4 T: 2S R: 73W SW1/4 NE1/4
R002204	1709-050-00-037	JAMES PEAK CO	S: 5 T: 2S R: 73W W1/2 NW1/4 SE1/4 20.00A & E1/2 NE1/4 SW1/4 20.00A
R008139	1709-051-00-046	JAMES PEAK CO	S: 5 T: 2S R: 73W PART OF NE 1/4 NE 1/4
R008275	1583-332-00-012	JAMES PEAK CO	MINE: GRANT #11 - 19352 100% 5.17 ACRES PHOENIX (SRO) S: 33 T: 1S R: 73W
R008276	1583-332-00-011	JAMES PEAK CO	MINE: GRANT #12 - 19352 100% 5.17 ACRES PHOENIX (SRO) S: 33 T: 1S R: 73W
R008277	1583-332-00-021	JAMES PEAK CO	MINE: GRANT #2 - 16953 100% 5.17 ACRES PHOENIX S: 33 T: 1S R: 73W
R008278	1583-332-00-020	JAMES PEAK CO	MINE: GRANT #3 - 16953 100% 5.17 ACRES PHOENIX S: 33 T: 1S R: 73W
R008279	1583-332-00-019	JAMES PEAK CO	MINE: GRANT #4 - 16953 100% 5.17 ACRES PHOENIX S: 33 T: 1S R: 73W
R008281	1583-332-00-018	JAMES PEAK CO	MINE: GRANT #5 - 16953 100% 5.17 ACRES PHOENIX S: 33 T: 1S R: 73W
R008282	1583-332-00-017	JAMES PEAK CO	MINE: GRANT #6 - 16953 100%

<http://64.78.150.78/gilpincounty/taxweb/results.jsp?start=0&printing=true>

1/21/2009

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11/04/2013 11:16 AM
 Collected by GILPIN COUNTY, CO
 Receipt #24242 Page 8 of 14
 457 QUIT CLAIM MINING Total Fns: \$8.25 Due Fee: \$0.00



EXHIBIT A
 (Specific Gilpin County Property Conveyed)
 (Page 3 of 8)

	00-017	5.17 ACRES PHOENIX S: 33 T: 1S R: 73W
R008284	1583-332-00-016	JAMES PEAK CO MINE: GRANT #7 - 16953 100% 5.17 ACRES PHOENIX S: 33 T: 1S R: 73W
R008285	1583-332-00-015	JAMES PEAK CO MINE: GRANT #8 - 16953 100% 5.17 ACRES PHOENIX S: 33 T: 1S R: 73W
R008286	1583-332-00-014	JAMES PEAK CO MINE: GRANT #9 - 16953 100% 5.17 ACRES PHOENIX S: 33 T: 1S R: 73W
R008288	1583-320-00-014	JAMES PEAK CO MINE: B H D M S #2 - 16954 100% 5.17 ACRES PHOENIX S: 32 T: 1S R: 73W
R008289	1583-320-00-016	JAMES PEAK CO MINE: B H D M S #3 - 16954 100% 5.17 ACRES PHOENIX S: 32 T: 1S R: 73W
R008290	1523-320-00-010	JAMES PEAK CO MINE: B H D M S #4 - 16954 100% 5.17 ACRES PHOENIX S: 32 T: 1S R: 73W
R008291	1583-320-00-011	JAMES PEAK CO MINE: B H D M S #5 - 16954 100% 5.17 ACRES PHOENIX S: 32 T: 1S R: 73W
R008292	1703-082-00-004	JAMES PEAK CO MINE: CARRIE K - 15617 100% 4.58 ACRES PINE (SRO) S: 8 T: 2S R: 73W
R008293	1583-320-00-012	JAMES PEAK CO MINE: B H D M S #6 - 16954 100% 5.17 ACRES PHOENIX S: 32 T: 1S R: 73W
R008294	1583-320-00-013	JAMES PEAK CO MINE: B H D M S #7 - 16954 100% 4.34 ACRES PHOENIX S: 32 T: 1S R: 73W
R009959		JAMES PEAK CO S: 18 T: 2S R: 73W A TRACT OF LAND CREATED BY BLE 89-1 & 60FT ROW FOR ROAD DESC 397/12 (SRO)
R009960	1583-274-00-002	JAMES PEAK CO S: 27 T: 1S R: 73W W 1/2 SE 1/4 LESS 5.00A IN BOULDER COUNTY (SRO)
R010328	1583-321-00-026	JAMES PEAK CO S: 32 T: 1S R: 73W Subd: GOVT Lot: 003
R010329		

<http://64.78.150.78/gilpincounty/taxweb/results.jsp?start=0&printing=true>

1/21/2009

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11/04/2013 11:16 AM
 COLLECT MORTGAGE GILPIN COUNTY, CO
 Receipt #24242 Page 10 of 14
 457 OUT CLAIM (MINING) Total:Fee: \$6.25 DueFee: 0.00



EXHIBIT A
 (Specific Gilpin County Property Conveyed)
 (Page 4 of 8)

	1583-321- JAMES PEAK CO 00-025	S: 32 T: 1S R: 73W Subd: GOVT Lot: 002
R010330	1583-321- JAMES PEAK CO 00-024	S: 32 T: 1S R: 73W Subd: GOVT Lot: 001
R010803	1583-332- JAMES PEAK CO 00-024	S: 33 T: 1S R: 73W Subd: GOVT Lot: 001 THRU- Lot: 006 LOT 1 = 16.70A LOT 2 = 27.95A LOT 3 = .055A LOT 4 = .044A LOT 5 = 2.53A & LOT 6 = 18.61A, ...
R010804	1583-321- JAMES PEAK CO 00-027	S: 32 T: 1S R: 73W Subd: GOVT Lot: 004 AND- Lot: 005 AND- Lot: 008 LOT 4 IS IN NE 1/4 = 11.86A & LOT 5 IS IN SE 1/4 = 33.19A &, IN SE 1/4 = 19.83A
R011040	1583-332- JAMES PEAK CO 00-005	MINE: MARIE - 19332 100% 5.19 ACRES PHOENIX S: 33 T: 1S R: 73W
R011041	1583-332- JAMES PEAK CO 00-007	MINE: LITTLE MARY #1 - 19332 100% 3.9 ACRES PHOENIX S: 33 T: 1S R: 73W
R011042	1583-332- JAMES PEAK CO 00-006	MINE: LITTLE MARY #2 - 19332 100% 2.24 ACRES PHOENIX S: 33 T: 1S R: 73W
R011043	1583-332- JAMES PEAK CO 00-004	MINE: ALICE - 19332 100% 4.24 ACRES PHOENIX S: 33 T: 1S R: 73W
R011044	1583-332- JAMES PEAK CO 00-008	MINE: LITTLE JOHNNY - 19332 100% 4.51 ACRES PHOENIX S: 33 T: 1S R: 73W
R011045	1583-332- JAMES PEAK CO 00-009	MINE: LULU - 18691 100% 5.02 ACRES PHOENIX S: 33 T: 1S R: 73W
R011386	1709-052- JAMES PEAK CO 00-053	41 MAALWYCK S: 5 T: 2S R: 73W Subd: TOLLAND TOWNSHIP Block: 002 Lot: 022 & HOUSE KNOWN AS EASTWARD HO
R011387	1709-052- JAMES PEAK CO 00-020	31 MAALWYCK S: 5 T: 2S R: 73W Subd: TOLLAND TOWNSHIP Block: 002 Lot: 024 & HOUSE KNOWN AS WESTWARD HO
R011388	1709-052- JAMES PEAK CO 00-023	110 MAALWYCK S: 5 T: 2S R: 73W Subd: TOLLAND TOWNSHIP Block: 004 (BLOCK 4 VACATED 192/147 - AKA: MAALWYCK & VICTORIA)

<http://64.78.150.78/gilpincounty/taxweb/results.jsp?start=0&printing=true>

1/21/2009

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11/04/2013 11:15 AM
150325
COLLECTOR'S MORTGAGE GILPIN COUNTY, CO
Receipt #24242 Page 11 of 14
467 QUIT CLAIM (MINING) Total Fees: 88.25 Doc Fee: 0.00



EXHIBIT A
(Specific Gilpin County Property Conveyed)
(Page 5 of 8)

R011389	1709-052-00-021	JAMES PEAK CO	TOLLAND RD	S: 5 T: 2S R: 73W Subd: TOLLAND TOWNSHIP Block: 002 Lot: 016 & SHED KNOWN AS KIDS PLAY HOUSE
R011390	1709-052-00-055	JAMES PEAK CO		S: 5 T: 2S R: 73W Subd: TOLLAND TOWNSHIP Block: 001 Lot: 014
R011391	1709-052-00-053	JAMES PEAK CO		S: 5 T: 2S R: 73W Subd: TOLLAND TOWNSHIP Block: 001 Lot: 016 (W 1/2)
R011392	1709-052-00-047	JAMES PEAK CO		S: 5 T: 2S R: 73W Subd: TOLLAND TOWNSHIP Block: 002 Lot: 003 (E 1/2)
R011393	1709-052-00-057	JAMES PEAK CO		S: 5 T: 2S R: 73W Subd: TOLLAND TOWNSHIP Block: 002 Lot: 004
R011394	1709-052-00-054	JAMES PEAK CO		S: 5 T: 2S R: 73W Subd: TOLLAND TOWNSHIP Block: 002 Lot: 008
R011395	1709-052-00-050	JAMES PEAK CO		S: 5 T: 2S R: 73W Subd: TOLLAND TOWNSHIP Block: 002 Lot: 009
R011396	1709-052-00-004	JAMES PEAK CO		S: 5 T: 2S R: 73W Subd: TOLLAND TOWNSHIP Block: 002 Lot: 010
R011397	1709-052-00-025	JAMES PEAK CO		S: 5 T: 2S R: 73W Subd: TOLLAND TOWNSHIP Block: 005 Lot: 002
R011398	1709-052-00-056	JAMES PEAK CO		S: 5 T: 2S R: 73W Subd: TOLLAND TOWNSHIP Block: 005 Lot: 003
R011399	1709-052-00-058	JAMES PEAK CO		S: 5 T: 2S R: 73W Subd: TOLLAND TOWNSHIP Block: 005 Lot: 004
R011400	1709-052-00-027	JAMES PEAK CO		S: 5 T: 2S R: 73W Subd: TOLLAND TOWNSHIP Block: 005 Lot: 008
R011401		JAMES PEAK CO	TOLLAND	S: 5 T: 2S R: 73W Subd: TOLLAND TOWNSHIP Block: 002 Lot: 023
R011402	1709-052-00-061	JAMES PEAK CO		S: 5 T: 2S R: 73W Subd: TOLLAND TOWNSHIP Block: 002 Lot: 017

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1/21/2009



EXHIBIT A
 (Specific Gilpin County Property Conveyed)
 (Page 6 of 8)

R011403	1709-052- 00-060	JAMES PEAK CO	S: 5 T: 2S R: 73W Subd: TOLLAND TOWNSHIP Block: 002 Lot: 005
R011404	1709-052- 00-059	JAMES PEAK CO	S: 5 T: 2S R: 73W Subd: TOLLAND TOWNSHIP Block: 002 Lot: 006
R011405	1709-052- 00-065	JAMES PEAK CO	S: 5 T: 2S R: 73W Subd: TOLLAND TOWNSHIP Block: 002 Lot: 007
R011406	1709-052- 00-064	JAMES PEAK CO	S: 5 T: 2S R: 73W Subd: TOLLAND TOWNSHIP Block: 002 Lot: 011
R011407	1709-052- 00-017	JAMES PEAK CO	S: 5 T: 2S R: 73W Subd: TOLLAND TOWNSHIP Block: 002 Lot: 012
R011412	1709-052- 00-063	JAMES PEAK CO	S: 5 T: 2S R: 73W Subd: TOLLAND TOWNSHIP Block: 001 Lot: 021
R011413	1709-052- 00-010	JAMES PEAK CO	4972 TOLLAND RD S: 5 T: 2S R: 73W Subd: TOLLAND TOWNSHIP Block: 001 Lot: 022
R012016	1583-332- 00-022	JAMES PEAK CO	MINE: GRANT #1 - 16953 100% 5.17 ACRES PHOENIX S: 33 T: 1S R: 73W
R012017	1583-321- 00-028	JAMES PEAK CO	MINE: DENVER & BLACK HILLS PLACER - 16954 100% 20 ACRES AKA: B H D PLACER PHOENIX S: 32 T: 1S R: 73W
R012018	1583-320- 00-015	JAMES PEAK CO	MINE: B H D M S #1 - 16954 100% 4.34 ACRES PHOENIX S: 32 T: 1S R: 73W
R012021	1709-091- 00-003	JAMES PEAK CO	MINE: CONTINENTAL #2 - 17396 100% 5.17 ACRES PHOENIX S: (SRO) S: 9 T: 2S R: 73W
R012028	1583-332- 00-023	JAMES PEAK CO	MINE: OHIO GRANT - 16953 100% 5 ACRES PHOENIX S: 33 T: 1S R: 73W
R012029	1583-332- 00-010	JAMES PEAK CO	MINE: NORWAY - 16432 100% 5.18 ACRES PHOENIX S: 33 T: 1S R: 73W
R012030	1583-321- 00-020	JAMES PEAK CO	MINE: MISS BENN - 17942 100% 3.6 ACRES PHOENIX S: 32 T: 1S R: 73W & S: 33 T: 1S

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1/21/2009

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EXHIBIT A
 (Specific Gilpin County Property Conveyed)
 (Page 7 of 8)

R: 73W

R012031	1709-082- 00-005	JAMES PEAK CO	MINE: JOHN D - 15617 100% 5.17 ACRESPINE (SRO) S: 8 T: 2S R: 73W
R012032	1583-320- 00-023	JAMES PEAK CO	MINE: HALFWAY - 17942 100% 5 ACRESPHOENIX S: 32 T: 1S R: 73W S: 33 T: 1S R: 73W
R012033	1583-320- 00-017	JAMES PEAK CO	MINE: GRANT M S - 16953 100% 5 ACRESPHOENIX S: 32 T: 1S R: 73W S: 33 T: 1S R: 73W
R012034	1583-344- 00-002	JAMES PEAK CO	MINE: GOLDEN SLIPPER - 14995 100% 4.64 ACRES UNION & SOUTH BOULDER S: 34 T: 1S R: 73W S: 35 T: 1S R: 73W S: 3 T: 2S R: 73W
R012036	1583-332- 00-022	JAMES PEAK CO	MINE: GEORGEANA - 17942 100% 3.42 ACRESPHOENIX S: 32 T: 1S R: 73W S: 33 T: 1S R: 73W
R012037	1583-321- 00-021	JAMES PEAK CO	MINE: DANE - 17942-100% 3.42 ACRESPHOENIX S: 33 T: 1S R: 73W S: 32 T: 1S R: 73W
R012119	1709-041- 00-004	JAMES PEAK CO	S: 4 T: 2S R: 73W E 1/2 NE 1/4 NE 1/4
R012120	1709-041- 00-004	JAMES PEAK CO	S: 4 T: 2S R: 73W W 1/2 NE 1/4 NE 1/4
R012122	1709-043- 00-009	JAMES PEAK CO	S: 4 T: 2S R: 73W PARCEL IN SW 1/4 SW 1/4
R012123	1709-064- 00-002	JAMES PEAK CO	S: 6 T: 2S R: 73W PARCEL DESC 192/146 & 210/71 & SCHOOL HOUSE W OF TOLLAND
R012124	1709-042- 00-003	JAMES PEAK CO	S: 4 T: 2S R: 73W PARCEL OF LAND DESC 192/146 & 210/71
R012125	1709-064- 00-002	JAMES PEAK CO	S: 6 T: 2S R: 73W 3 TRACTS OF LAND LOCATED IN W1/2 NW1/4 SEC 5 & E 1/2 NE 1/4 & NE1/4 SE 1/4 SEC 6 DESC 229/538 (AKA: TRACT A)
R012126	1709-071- 00-001	JAMES PEAK CO	S: 7 T: 2S R: 73W PARCEL IN NE1/4 OF NE1/4

<http://64.78.150.78/gilpincounty/taxweb/results.jsp?start=0&printing=true>

1/21/2009

UNOFFICIAL

11/04/2013 11:16 AM 150325
 COLLEEN STEWART GILPIN COUNTY, CO
 Record # 150325 Date Rec'd 11/04/2013 11:16 AM
 150325 CLAIN (MINING) Total Fees \$0.00
 150325 CLAIN (MINING) Total Fees \$0.00 Date Rec'd 0.00



EXHIBIT A
 (Specific Gilpin County Property Conveyed)
 (Page 8 of 8)

R012127	1709-082-00-001	JAMES PEAK CO	S: 8 T: 2S R: 73W (MRO) (SRO) PARCEL IN NW 1/4 NW 1/4
R012128	1709-092-00-001	JAMES PEAK CO	S: 9 T: 2S R: 73W NW 1/4 NW 1/4
R012129	1583-284-00-001	JAMES PEAK CO	S: 28 T: 1S R: 73W PARCEL IN SW 1/4 LESS 11.00A IN BOULDER COUNTY
R012130	1583-284-00-001	JAMES PEAK CO	S: 28 T: 1S R: 73W PARCEL IN SE 1/4 LESS 11.76AC IN BOULDER COUNTY
R012131	1585-294-00-001	JAMES PEAK CO	S: 29 T: 1S R: 73W S 1/2 LESS 14.70AC IN BOULDER COUNTY & LESS PT DESC 782/250 (SRO)
R012132	1583-321-00-001	JAMES PEAK CO	S: 32 T: 1S R: 73W PARCEL IN N 1/2 OF NE 1/4
R012133	1583-334-00-003	JAMES PEAK CO	S: 33 T: 1S R: 73W PARCEL IN SW 1/4
R012134	1583-334-00-003	JAMES PEAK CO	S: 33 T: 1S R: 73W TRACT IN E 1/2
R012135	1707-231-00-003	JAMES PEAK CO	MINE: MAMMOTH PLACER - 5071' 100% 100.62 ACRES/WISCONSIN S: 7 T: 2S R: 73W S: 12 T: 2S R: 74W S: 13 T: 2S R: 74W S: 14 T: 2S R: 74W S: 20 T: 2S R: 74W
R012136	1707-124-00-002	JAMES PEAK CO	MINE: MANILLA PLACER - 13405' 100% 64.01 ACRES/WISCONSIN (SRO) S: 12 T: 2S R: 74W
R012137	1709-053-00-036	JAMES PEAK CO	S: 5 T: 2S R: 73W PARCEL OF LAND DESC 192/147 & IMPS
R012138	1709-054-00-038	JAMES PEAK CO	MINE: HATFIELD PLACER - 1364.36 ACRES PT OF BEING NE 1/4 SE 1/4 OF SECTION (LESS APPX 4.00A DEEDED) S: 5 T: 2S R: 73W
R012139	1709-054-00-038	JAMES PEAK CO	MINE: HATFIELD - 1364.20 ACRES PT OF S: 5 T: 2S R: 73W

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1/21/2009

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LEGAL DESCRIPTION

PARCEL A

(D-DOT BUILDING PARCEL)

A TRACT OF LAND LOCATED IN THE E1/2 OF SECTION 1, T2S, R74W AND IN THE W1/2 OF SECTION 6, T2S, R73W, ALL OF THE 6TH P.M., COUNTY OF GILPIN, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE S-N1/64 CORNER OF SAID SECTION 6, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 6 BEARS N00°01'21"E, 2016.69 FEET (BASIS OF BEARING), THENCE N0°01'21"E, 353.83 FEET ALONG THE WEST LINE OF THE NW1/4 OF SAID SECTION 6;

THENCE N89°28'51"E, 471.07 FEET;

THENCE S0°24'28"W, 839.45 FEET;

THENCE S64°56'27"W, 149.00 FEET;

THENCE S59°46'19"W, 480.76 FEET;

THENCE S54°32'01"W, 238.40 FEET;

THENCE S19°23'41"W, 18.92 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF TOLLAND ROAD;

THENCE WESTERLY, 100.54 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST AND ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID TOLLAND ROAD TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 120.00 FEET, A CENTRAL ANGLE OF 48°00'13", AND BEING SUBTENDED BY A CHORD THAT BEARS N84°29'10"W, 97.62 FEET;

THENCE S71°30'43"W, 77.44 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID TOLLAND ROAD TO A POINT OF CURVE TO THE RIGHT;

THENCE SOUTHWESTERLY, 12.61 FEET ALONG THE ARC OF SAID CURVE AND ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID TOLLAND ROAD, SAID ARC HAVING A RADIUS OF 115.00 FEET, A CENTRAL ANGLE OF 6°16'56", AND BEING SUBTENDED BY A CHORD THAT BEARS S74°39'11"W, 12.60 FEET;

THENCE N1°28'40"W, 958.42 FEET TO THE NORTH LINE OF THE S1/2 OF THE SE1/4 OF THE NE1/4 OF SAID SECTION 1;

THENCE N89°38'38"E, 493.09 FEET ALONG THE NORTH LINE OF THE S1/2 OF THE SE1/4 OF THE NE1/4 OF SAID SECTION 1 TO THE POINT OF BEGINNING.

AREA = 19.937 ACRES, MORE OR LESS.

LEGAL DESCRIPTION

PARCEL B

(REMNANT PARCEL)

ALL OF THE S1/2 OF THE NW1/4 AND THE SW1/4 OF SECTION 6, T2S, R73W OF THE 6TH P.M., COUNTY OF GILPIN, STATE OF COLORADO.

EXCEPT

A TRACT OF LAND LOCATED IN THE E1/2 OF SECTION 1, T2S, R74W AND IN THE W1/2 OF SECTION 6, T2S, R73W, ALL OF THE 6TH P.M., COUNTY OF GILPIN, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE S-N1/64 CORNER OF SAID SECTION 6, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 6 BEARS N00°01'21"E, 2016.69 FEET (BASIS OF BEARING), THENCE N0°01'21"E, 353.83 FEET ALONG THE WEST LINE OF THE NW1/4 OF SAID SECTION 6;

THENCE N89°28'51"E, 471.07 FEET;

THENCE S0°24'28"W, 839.45 FEET;

THENCE S64°56'27"W, 149.00 FEET;

THENCE S59°46'19"W, 480.76 FEET;

THENCE S54°32'01"W, 238.40 FEET;

THENCE S19°23'41"W, 18.92 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF TOLLAND ROAD;

THENCE WESTERLY, 100.54 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST AND ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID TOLLAND ROAD TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 120.00 FEET, A CENTRAL ANGLE OF 48°00'13", AND BEING SUBTENDED BY A CHORD THAT BEARS N84°29'10"W, 97.62 FEET;

THENCE S71°30'43"W, 77.44 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID TOLLAND ROAD TO A POINT OF CURVE TO THE RIGHT;

THENCE SOUTHWESTERLY, 12.61 FEET ALONG THE ARC OF SAID CURVE AND ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID TOLLAND ROAD, SAID ARC HAVING A RADIUS OF 115.00 FEET, A CENTRAL ANGLE OF 6°16'56", AND BEING SUBTENDED BY A CHORD THAT BEARS S74°39'11"W, 12.60 FEET;

THENCE N1°28'40"W, 958.42 FEET TO THE NORTH LINE OF THE S1/2 OF THE SE1/4 OF THE NE1/4 OF SAID SECTION 1;

THENCE N89°38'38"E, 493.09 FEET ALONG THE NORTH LINE OF THE S1/2 OF THE SE1/4 OF THE NE1/4 OF SAID SECTION 1 TO THE POINT OF BEGINNING.

AREA = 234.177 ACRES, MORE OR LESS.

LEGAL DESCRIPTION
PARCEL C
(REMNANT PARCEL)

ALL OF THE S1/2 OF THE S1/2 OF THE NE1/4 OF SECTION 1, T2S, R74W OF THE 6TH P.M., COUNTY OF GILPIN, STATE OF COLORADO.

EXCEPT

A TRACT OF LAND LOCATED IN THE E1/2 OF SECTION 1, T2S, R74W AND IN THE W1/2 OF SECTION 6, T2S, R73W, ALL OF THE 6TH P.M., COUNTY OF GILPIN, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE S-N1/84 CORNER OF SAID SECTION 6, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 6 BEARS N00°01'21"E, 2016.69 FEET (BASIS OF BEARING), THENCE N0°01'21"E, 353.83 FEET ALONG THE WEST LINE OF THE NW1/4 OF SAID SECTION 6;

THENCE N89°28'51"E, 471.07 FEET;

THENCE S0°24'28"W, 839.45 FEET;

THENCE S64°56'27"W, 149.00 FEET;

THENCE S59°46'19"W, 480.76 FEET;

THENCE S54°32'01"W, 238.40 FEET;

THENCE S19°23'41"W, 18.92 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF TOLLAND ROAD;

THENCE WESTERLY, 100.54 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST AND ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID TOLLAND ROAD TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 120.00 FEET, A CENTRAL ANGLE OF 48°00'13", AND BEING SUBTENDED BY A CHORD THAT BEARS N84°29'10"W, 97.62 FEET;

THENCE S71°30'43"W, 77.44 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID TOLLAND ROAD TO A POINT OF CURVE TO THE RIGHT;

THENCE SOUTHWESTERLY, 12.61 FEET ALONG THE ARC OF SAID CURVE AND ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID TOLLAND ROAD, SAID ARC HAVING A RADIUS OF 115.00 FEET, A CENTRAL ANGLE OF 6°16'56", AND BEING SUBTENDED BY A CHORD THAT BEARS S74°39'11"W, 12.60 FEET;

THENCE N1°28'40"W, 958.42 FEET TO THE NORTH LINE OF THE S1/2 OF THE SE1/4 OF THE NE1/4 OF SAID SECTION 1;

THENCE N89°38'38"E, 493.09 FEET ALONG THE NORTH LINE OF THE S1/2 OF THE SE1/4 OF THE NE1/4 OF SAID SECTION 1 TO THE POINT OF BEGINNING.

AREA = 33.025 ACRES, MORE OR LESS.

LEGAL DESCRIPTION
PARCEL D
(REMNANT PARCEL)

ALL OF THE SE1/4 OF SECTION 1, T2S, R74W OF THE 6TH P.M., COUNTY OF GILPIN, STATE OF COLORADO.

EXCEPT

A TRACT OF LAND LOCATED IN THE E1/2 OF SECTION 1, T2S, R74W AND IN THE W1/2 OF SECTION 6, T2S, R73W, ALL OF THE 6TH P.M., COUNTY OF GILPIN, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE S-N1/84 CORNER OF SAID SECTION 6, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 6 BEARS N00°01'21"E, 2016.69 FEET (BASIS OF BEARING), THENCE N0°01'21"E, 353.83 FEET ALONG THE WEST LINE OF THE NW1/4 OF SAID SECTION 6;

THENCE N89°28'51"E, 471.07 FEET;

THENCE S0°24'28"W, 839.45 FEET;

THENCE S64°56'27"W, 149.00 FEET;

THENCE S59°46'19"W, 480.76 FEET;

THENCE S54°32'01"W, 238.40 FEET;

THENCE S19°23'41"W, 18.92 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF TOLLAND ROAD;

THENCE WESTERLY, 100.54 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST AND ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID TOLLAND ROAD TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 120.00 FEET, A CENTRAL ANGLE OF 48°00'13", AND BEING SUBTENDED BY A CHORD THAT BEARS N84°29'10"W, 97.62 FEET;

THENCE S71°30'43"W, 77.44 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID TOLLAND ROAD TO A POINT OF CURVE TO THE RIGHT;

THENCE SOUTHWESTERLY, 12.61 FEET ALONG THE ARC OF SAID CURVE AND ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID TOLLAND ROAD, SAID ARC HAVING A RADIUS OF 115.00 FEET, A CENTRAL ANGLE OF 6°16'56", AND BEING SUBTENDED BY A CHORD THAT BEARS S74°39'11"W, 12.60 FEET;

THENCE N1°28'40"W, 958.42 FEET TO THE NORTH LINE OF THE S1/2 OF THE SE1/4 OF THE NE1/4 OF SAID SECTION 1;

THENCE N89°38'38"E, 493.09 FEET ALONG THE NORTH LINE OF THE S1/2 OF THE SE1/4 OF THE NE1/4 OF SAID SECTION 1 TO THE POINT OF BEGINNING.

AREA = 156.370 ACRES, MORE OR LESS.

AUTHORIZATION TO APPLY

Gilpin County
Department of Community Development



Application Number: RDE-25-1
Primary Applicant: Edward Toll
Property Owner:
Property Owner:
Property Owner:
Parcel 1 AAN: R012123
Parcel 2 AAN: R001952
Parcel 3 AAN: R001956
Parcel 4 AAN:
Parcel 5 AAN:
Parcel 6 AAN:

The primary applicant is seeking a Rural Development Exemption of the above named parcels by Assessor Account Number. Approval of this application will result in the division or re-configuration of the above named parcels. This authorization form will need to be completed by each individual owner that is currently listed on the deeds subject to this Rural Development Exemption.

By printing and signing my name below, I attest that I am the legal owner of at least one of the subject parcels to this Rural Development Exemption. I authorize the primary applicant listed on this Rural Development Exemption application is seeking a Rural Development Exemption with the Gilpin County Board of County Commissioners.

This form must be notarized.

EDWARD W. TOLL
Printed Name

Edward W. Toll
Signed Name

State of Massachusetts
County of Middlesex <N> Edward W. Toll

Signed before me on Dec. 12, 2025 (date) by Edward W. Toll (name(s) of individual(s))
Michelle N. Onsager
Signature of notarial officer

Stamp

Asst. Branch Mgr. (Title of office)



MICHELLE N. ONSAGER
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
MY COMMISSION EXPIRES SEPT. 21, 2029

Tolland Ranch
a Colorado Limited Liability Company

SECOND AMENDMENT TO OPERATING AGREEMENT

Pursuant to the action duly taken at the Special Meeting of the Members held on September 19, 2025, we, Henry W. Toll III, Edward W. Toll, and Lois Toll, comprising all of the Members of Tolland Ranch, LLC (the "Company") agree to amend EXHIBIT A to the Operating Agreement as attached to the *Membership Interest Transfer Agreement* dated October 19, 2021, to reflect that the names and addresses of the current Managers of the Company, which are as follows:

The name and address of Henry W. Toll II is deleted.

The following names and addresses are added in substitution of the deleted Manager:

Henry W. Toll III
107 Lugar DeOro
Santa Fe, NM 87501

Edward W. Toll
87 Ann Lee Road
Harvard, MA 01451

No other changes are made to the Operating Agreement of the Company. This Amendment is effective as of the last date of signature below; however, all acts undertaken by either Henry W. Toll III, in his capacity as Manager and Co-Manager and Edward W. Toll, in his capacity as Co-Manager are Confirmed and Approved.

In the event of any conflict between the aforesaid Operating Agreement (or any other Amendment thereto) and this Second Amendment, the terms of this Second Amendment shall prevail.

Henry W. Toll III
Henry W. Toll III, Manager, Member
Date of signing: Dec 4, 2025

Edward W. Toll
Edward W. Toll, Manager, Member
Date of signing: Dec 5, 2025

Lois Toll
Lois Toll, Member
Date of signing: Dec 16, 2025

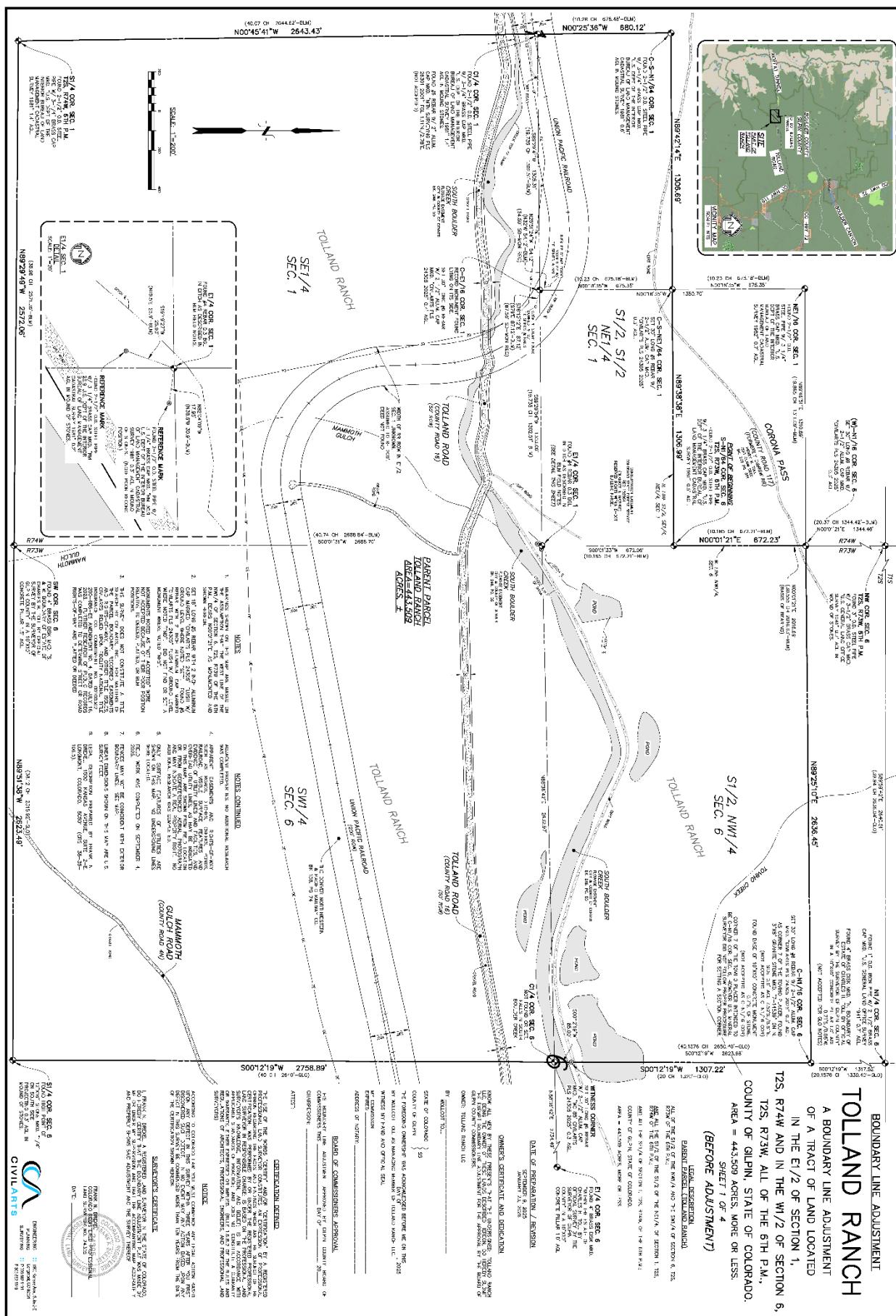


Exhibit D

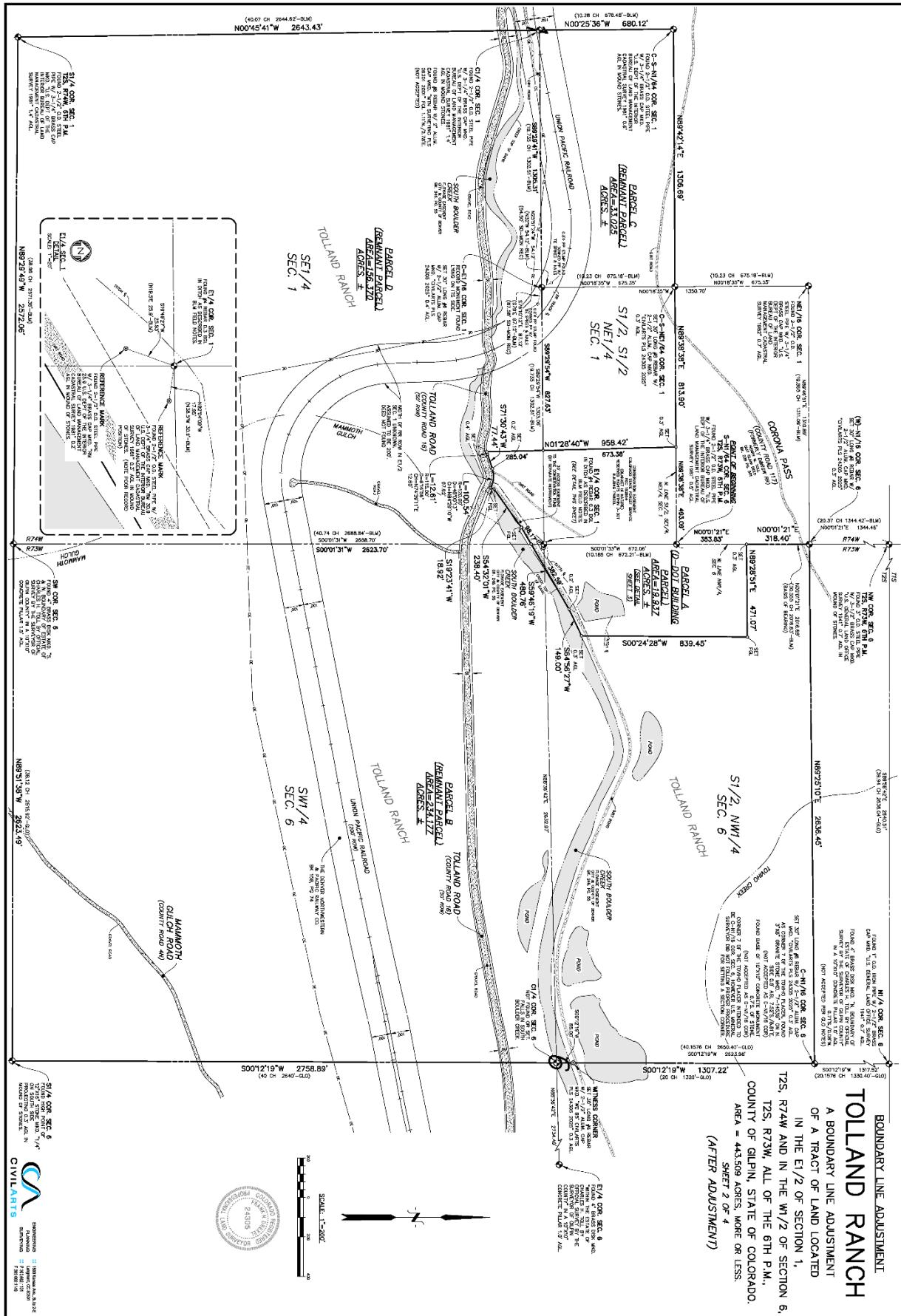


Exhibit E

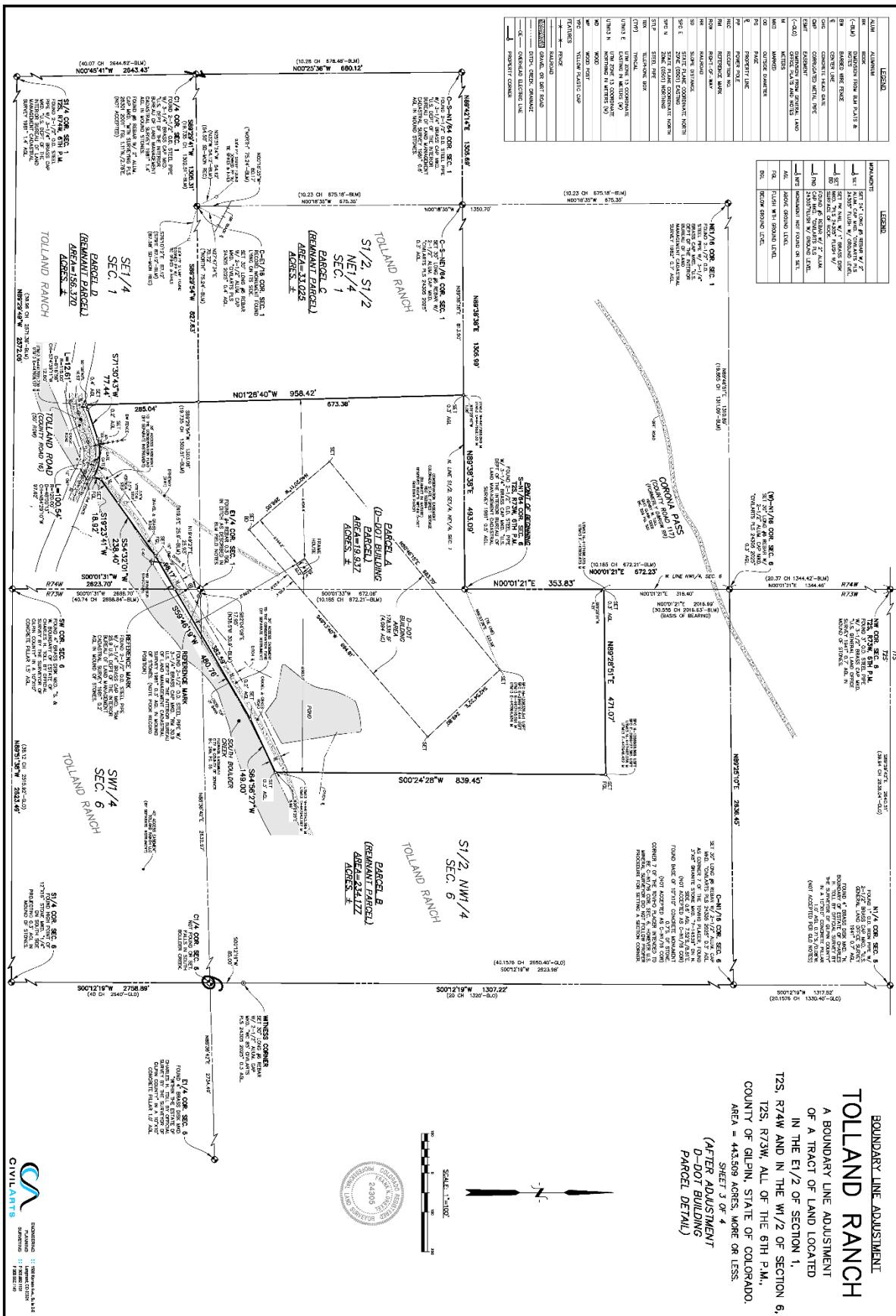


Exhibit E

BOUNDARY LINE ADJUSTMENT

TOLLAND RANCH

A BOUNDARY LINE ADJUSTMENT
OF A TRACT OF LAND LOCATED

IN THE E1/2 OF SECTION 1,

T2S, R74W AND IN THE W1/2 OF SECTION 6,

T2S, R73W, ALL OF THE 6TH P.M.,

COUNTY OF GILPIN, STATE OF COLORADO.

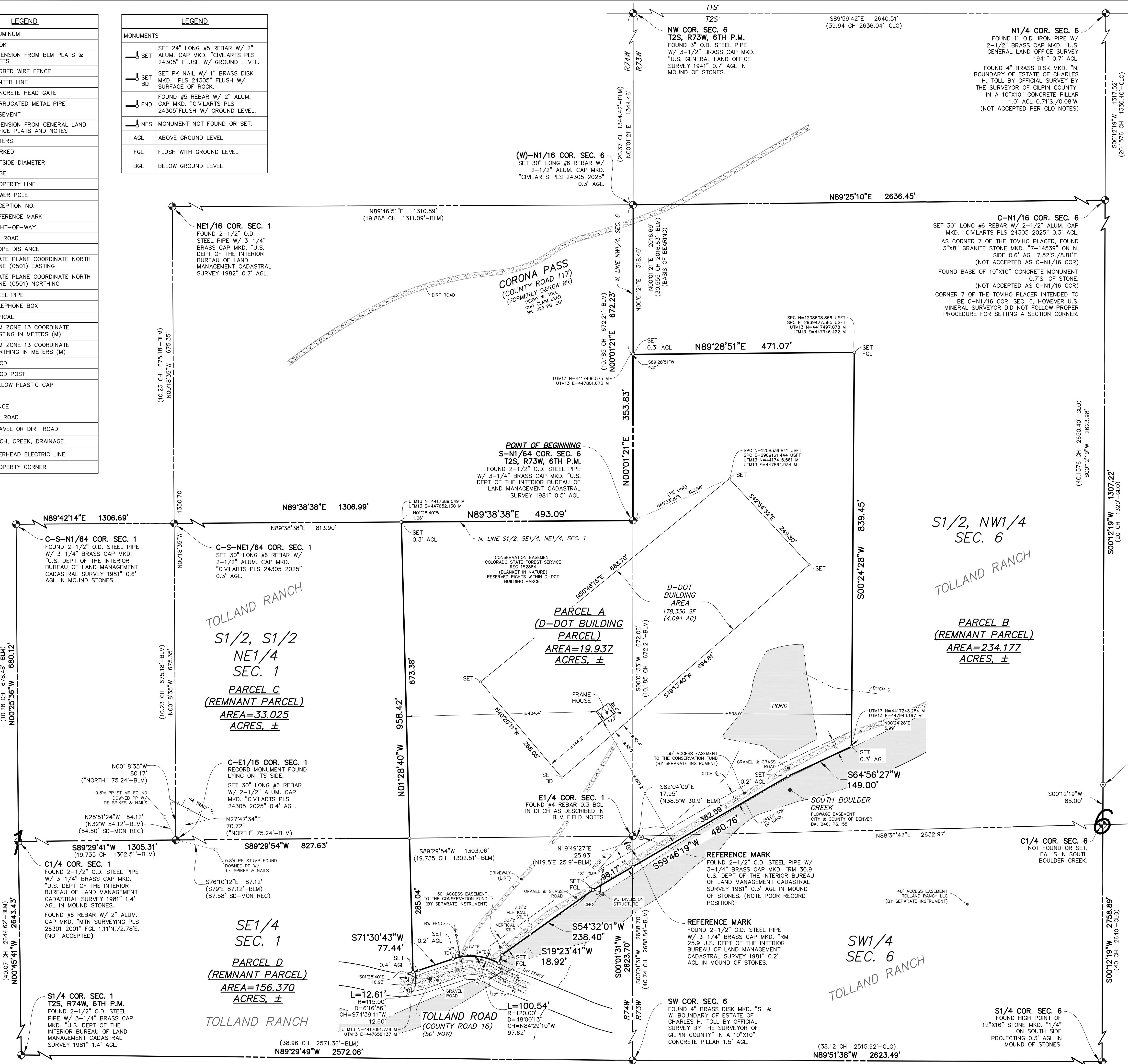
AREA = 443.509 ACRES, MORE OR LESS.

SHEET 3 OF 4

(AFTER ADJUSTMENT
D-DOT BUILDING
PARCEL DETAIL)

LEGEND	
ALUM	ALUMINUM
BK	BOOK
(-BLM)	DIMENSION FROM BLM PLATS & NOTES
BW	BARBED WIRE FENCE
C	CENTER LINE
CHG	CONCRETE HEAD GATE
CMP	CORRUGATED METAL PIPE
ESMT	EASEMENT
(-GLO)	DIMENSION FROM GENERAL LAND OFFICE PLATS AND NOTES
M	METERS
MKD	MARKED
OD	OUTSIDE DIAMETER
PG	PAGE
P	PROPERTY LINE
PP	POWER POLE
REC	RECEPTION NO.
RM	REFERENCE MARK
ROW	RIGHT-OF-WAY
RR	RAILROAD
SD	SLOPE DISTANCE
SPC E	STATE PLANE COORDINATE NORTH ZONE (0501) EASTING
SPC N	STATE PLANE COORDINATE NORTH ZONE (0501) NORTHING
STLP	STEEL PIPE
TBX	TELEPHONE BOX
(TYP)	TYPICAL
UTM13 E	UTM ZONE 13 COORDINATE EASTING IN METERS (M)
UTM13 N	UTM ZONE 13 COORDINATE NORTHING IN METERS (M)
WD	WOOD
WP	WOOD POST
YPC	YELLOW PLASTIC CAP
FEATURES	
X	FENCE
—	RAILROAD
■	GRAVEL OR DIRT ROAD
—	DITCH, CREEK, DRAINAGE
—DE—	OVERHEAD ELECTRIC LINE
—	PROPERTY CORNER

LEGEND	
MONUMENTS	
SET 24" LONG #5 REBAR W/ 2" ALUM. CAP MKD. "CIVILARTS PLS 24305" FLUSH W/ GROUND LEVEL.	
SET PK NAIL W/ 1" BRASS DISK MKD. "PLS 24305" FLUSH W/ SURFACE OF ROCK.	
FOUND #5 REBAR W/ 2" ALUM. CAP MKD. "CIVILARTS PLS 24305" FLUSH W/ GROUND LEVEL.	
NFS MONUMENT NOT FOUND OR SET.	
AGL ABOVE GROUND LEVEL	
FGL FLUSH WITH GROUND LEVEL	
BGL BELOW GROUND LEVEL	





Inclusion of Human Services in the 4-day work Schedule already Adopted by the Board of County Commissioners

Agenda Item Staff Report, Board of County Commissioners

Requested by: Janey Barker, Director, Human Services

Additional Presenters:

Meeting Date: February 10, 2026

Public Hearing Required? No

Background/Request Description: The Human Services team has been working together on an office hours structure for Human Services that would allow all positions to participate in flexible work schedule options. We have as our main drivers to serve the residents of Gilpin County who need us the most while promoting a sustainable work life balance for our employees. The solution we have come up with is to have our office open 730am to 530pm Monday thru Thursday and then available by appointment on Fridays. This schedule helps us accommodate our clients with expanded hours 4 days a week and appointments on Fridays, while allowing staff members to exercise flexibility around their individual schedules. Senior Services will continue to offer their full program on Fridays as they currently do. This will also align our office hours with the majority of other Gilpin County departments, as well as several partner Human Services Departments which we work closely with; mainly Jefferson and Clear Creek counties.

The Board previously adopted resolutions around this concept for all county offices in 2022 and 2023 (Resolution 22-47 and 23-31). At that time the Director of Human Services opted out of participating and I am aware that it was mentioned that the state requires our office to be open Monday – Friday. Through my search of statute and rule, along with discussions with those familiar with these rules, there are no state departments we work with that require any certain hours of operation or number of days for county offices to be open to the public. We are required to be available for child welfare and adult protective services needs 24 hours a day, 7 days a week - which we do through our caseworker on call schedule. We are also required to post our EBT (basically a debit card for food assistance) issuance hours (which we do now) and alternative options for those seeking an EBT card on any day our office is not open. These alternatives for us include Boulder, Denver and Summit Counties, along with information about food pantries (Gilpin County, Nederland and Loaves and Fishes), Ermel's and Canyon Cares.

Human Services staff have very difficult jobs, seeing people sometimes at their lowest point is hard on anyone's morale and impacts their ability to stay in the job long term. I have been focusing on how to reduce stress at work for my staff and allowing people the chance to choose their work schedules is high on a lot of lists. With these hours of operation we can accommodate a variety of schedules and still be available for our clients as they need us.

Our plan moving forward should this resolution be approved is to post the new hours on various social media accounts, as well as websites, signs in our office and using word of mouth to spread the information. We will do this beginning February 11, 2026 and would switch to the new hours on Monday, March 16, 2026.

Requested Action: Approve the resolution

Alternatives: The Board may choose to deny, continue or amend the resolution

Fiscal Impacts: None.

Legal Impacts: None.

Environmental Impacts: None.

Human Resources Impacts: None.

Grant-Related? No.

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
COUNTY OF GILPIN, STATE OF COLORADO**

**Inclusion of Human Services in the 4-day Work Schedule Already
Adopted by the Board of County Commissioners**

Whereas Human Services staff are at risk of burnout due to the high stress they incur on a daily basis; and

Whereas in order to improve overall morale and resiliency for Human Services staff, work schedule options need to be offered to improve work-life balance and provide time away from the stresses of work; and

Whereas the Gilpin County Board of County Commissioners previously adopted a resolution for county offices to implement a 4-day, 10-hour work schedule on a trial basis in 2022 (Resolution 22-47); and

Whereas the Gilpin County Board of County Commissioner subsequently adopted resolution 23-31 approving a permanent 4-day work week with standard hours of operation being 7:30am to 5:30 pm, effective June 5, 2023; and

Whereas in 2022 and 2023 when these resolutions were adopted, Human Services opted not to participate in the 4-day work schedule; and

Whereas Human Services has recently requested and re-evaluated staff input in regards to flexible work hours and schedules where staff voted by majority (86%) in favor of a 4-day work week to increase work-life balance; and

Whereas this request is in line with the Board of County Commissioners strategic priority #1; A, "Achieve 95% staffing levels of all positions based on the 2023 staffing study"; F "Re-visit employee policies regarding flexible schedules and time off"; and J, "Ensure the average longevity within the organization is five or more years"; and

Whereas feedback from departments who implemented the 4-day work week in 2022 and 2023 has been positive overall; and

Whereas Human Services clientele can still be served on Fridays by appointment only and Senior Services will continue their regular activities on Fridays; and

Whereas the change in hours of operation for Human Services will be widely publicized through social media, websites, signs and word of mouth and commence on March 16, 2026.

Now, therefore, be it resolved by the Gilpin County Board of County Commissioners that:

1. The Board approves this permanent 4-day work week with standard hours of operation being 7:30 a.m. to 5:30 p.m. Monday thru Thursday and Fridays by appointment for the Human Services Department.
2. The Board approves the Human Services Department to begin this schedule on Monday, March 16, 2026.

ADOPTED this _____ day of _____, 2026, by a vote of _____ to _____.

ATTEST:

**BOARD OF COUNTY COMMISSIONERS
COUNTY OF GILPIN, COLORADO**

Kimberly Kaufman, Deputy County Clerk

Susan Berumen, Chair

ACKNOWLEDGEMENT

STATE OF COLORADO)
)ss.
COUNTY OF GILPIN)

Susan Berumen, Chair, and Kimberly Kaufman, Deputy County Clerk, County of Gilpin, acknowledged the foregoing Resolution before me this _____ day of _____, 2026.

Witness my hand and official seal

Notary Public

RECORDING STICKER

RECORDING STICKER



County Attorney's Report February 10th, 2026 – Board of County Commissioners Meeting

1. Reviewed/Reviewing/Drafting the following Contracts, Ordinances, or Resolutions:
 - a. Hazardous (Drug Affected and Other Hazards) Properties Ordinance
 - b. United Power easement
 - c. Neumo Information Technology Software and Services Agreement
 - d. UMR Admin Services Agreement
2. Provided legal advice and research relative to the following matters:
 - a. Litigation and other matters which are confidential under Attorney Client Privilege
 - b. Tax issues
 - c. Public health issues
 - d. Planning and land use issues
3. Miscellaneous
 - a. Working on revisions to Land Use Code

County Managers' Report

February 10, 2026



- Regular monthly staff meetings with Senior Leadership Team (SLT), Appointed Leadership Team (A-Team), A-Team attending Mgr. Office weekly meeting on rotations.
- Address various needs of staff, public and Commissioners. Administrative functions
- Various meetings with vendors/consultants and outside agencies

Areas of Note:

Recent Focus Areas

- Regular, Budget and Work Session Agenda Schedule and Preparation
 - Next Regular BoCC meeting
 - February 24, 2026
 - Work Session (Tentative)
 - February 17th
 - Morning:
 - Nepotism – Human Resources
 - Employee Handbook – Human Resources
 - Slash Yard / Hot Logs – Public Works
 - Afternoon
 - [Tentative Hold / Joint Clear Creek County Commissioners at Georgetown – Topics - Charlies Place, Bellevue Mountain Resort PD & shooting range – 2 p.m. Georgetown] –
 - March 17th
 - Historic Preservation Priorities / Lincoln Hills – Community Development
 - Increased Funding Opportunities – Public Safety – Manager's Office
 - Paid Internships – Human Resources
 - Grant Prioritization – Manager's Office
 - April 21st
 - GCART – Sheriff's Office
 - COOP – Summary of Progress
 - May 19th
 - Rudolph Ranch Working Group
 - Compensation Study
 - June 16th
 - Roads Update
 - 2027 Budget Process
 - July 21st
 - Code of Ethics
 - Code of Conduct
 - August 18th
 - Facilities Update / Conditions Report / Finance 5-Year CIP
 - Fee Structure / Equipment Purchase Plan – Parks and Recreation
 - September 18th
 - October 20th
 - November 17th
 - Community Annex – Construction underway
 - Records/Files Scanning Project / Project expanding to Treasurer Files – ongoing
 - Contract/Purchase Order Status – Manager Authorized
 - After-Action Review – Wind Event Meeting
 - Rollinsville Cistern / Timberline FPD Meeting

Community Engagement Report

February 2, 2026

Statistics cover January 1-31, 2026

Email Newsletters

Gilpin Observer – Public Newsletter

Current subscribers: 594

The February 2026 newsletter was sent February 2 to 594 subscribers (118 Gilpin County staff added to newsletter audience before sent). The newsletter and subscribe links were posted to website and social media. Metrics for the February newsletter will be shared in the next report.



January 2026 Gilpin Observer: Sent to 401 emails, 209 opened, 61 clicked

52.4% open rate (industry average email open rate: 46-50%)

15.3% click rate (industry average email click rate: 7-9%)

Top links clicked:

1. Trivia (21)
2. Public Health (12)
3. Community Meetings (12)
4. Year-in-Review video (11)
5. BoCC Meetings (9)
6. Hyper-Reach Signup (9)
7. Radon Test (8)
8. Stage 1 Fire exhibit (7)

9. Events (6)
10. Dog Park Days (6)
11. Wheel Throwing Class (5)

Staff Newsletter

First newsletter sent October 15, 2024. Newsletters will be sent monthly in the middle of the month.

With the way the staff newsletter has been sent, we cannot determine how many “unique” people open the newsletter email and/or click a link. Starting with February 2026’s staff newsletter, we will be able to gather these analytics.

January 15 Staff Newsletter:

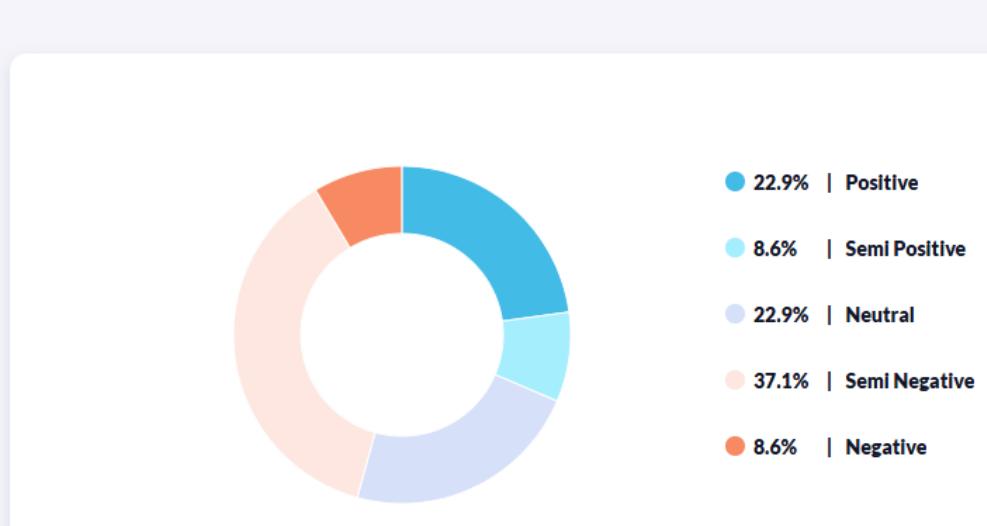
Total Clicks: 14

Top Link Clicks:

- Standard Life Insurance Beneficiary Form (4)
- Events (2)

Social Media

Brand Sentiment ⑦

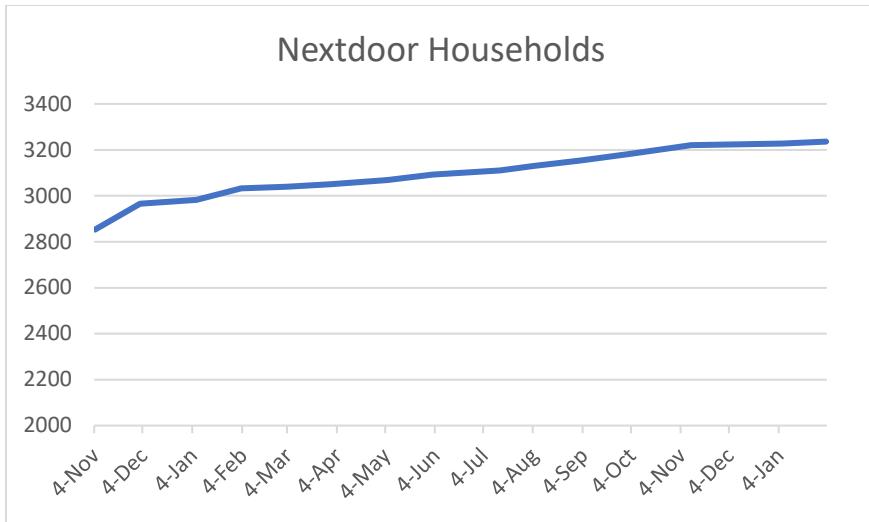


This month had more negative sentiment – primarily due to the reduction in the Free Trash Day Program.

Female Engagement: 66%; Male Engagement: 34%

Nextdoor

3,236 members in Gilpin County. 26 Posts.



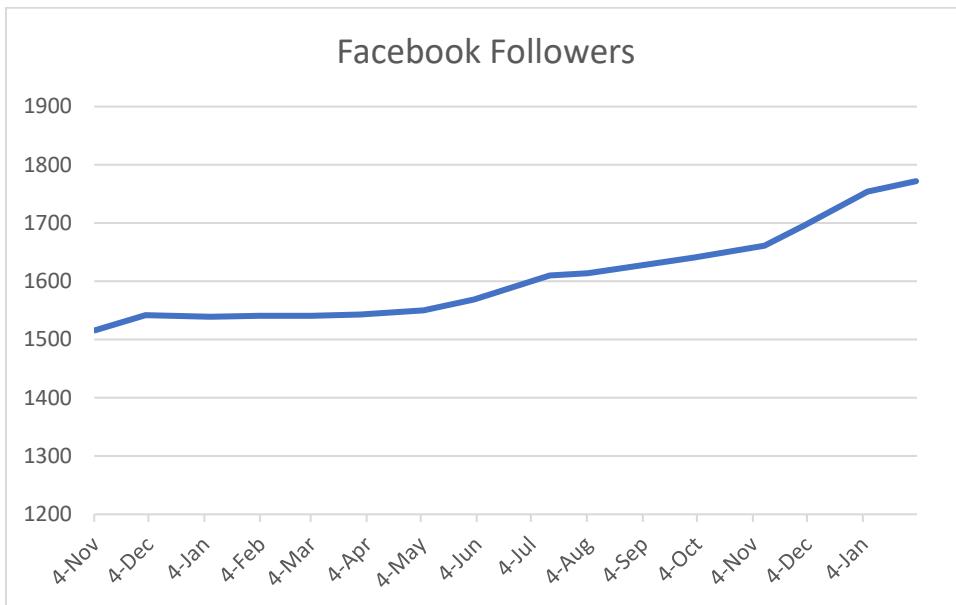
Top posts (over 250 impressions):

1. Happy New Year (515 impressions; 6 thanks)
2. Update to free trash day program (433 impressions)
3. Facilities Capital Budget (404)
4. Daurice retirement video (390 impressions; 8 thanks)
5. Martin Luther King Jr. Day (359 impressions)
6. Solid Waste December Numbers (329 impressions)
7. Human Services December Numbers (269)
8. 2025 Year-in-review video (256)

Facebook

49 posts.

1,773 followers.



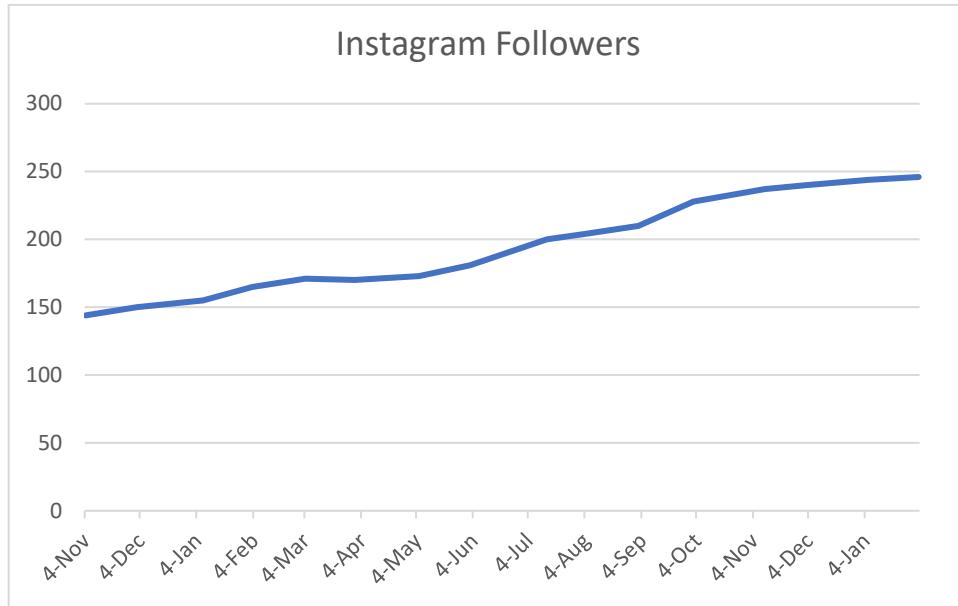
Top 10 Posts by impressions/Views:

1. Update to free trash day program (11,033 impressions; 45 reactions)
2. Reg 43 Updates (2,299 Impressions; 5 reactions)
3. Martin Luther King Jr. holiday closures (1,422)
4. Transfer Station closed for high winds, 1-16 (1,156)
5. Reminder: transfer station closed for MLK (1,114)
6. BoCC Work Session recap (989)
7. Daurice retirement video (961; 13 likes; 20 reactions)
8. Facilities Capital Budget (918)
9. Happy New Year (850)
10. Flu & Covid in Gilpin (631)

Instagram

246 followers (0 as of January 19, 2024)

26 posts



Top 5 posts based on impressions:

1. Daurice retirement video (160 impressions; 6 reactions)
2. 2025 year-in-review (139 impressions, 6 likes)
3. Red Flag Warning, 1-4 (134)
4. Reminder: Stage 1 fire restrictions (122)
5. Martin Luther King Jr. holiday closures (104 views)

Website

Traffic Sources:

- Organic Search (via search engines): 7,576 (64%)
- Direct (direct link or typed in): 3,783 (32%)

- Referral (through other websites): 248 (2%)
- Organic Social (social media posts): 137 (1.2%)
- Campaign Visits: 79 (1%)

Devices:

- Desktop 51%
- Smartphone 47%
- Tablet 1.5%

Top 10 pages viewed:

1. Home page: 2,331
2. Parks and Recreation: 1,582
3. Detentions: 1,480
4. Assessor: 1,218
5. Sheriff: 1,119
6. Careers: 695
7. GIS Maps: 610
8. Departments & Offices: 586
9. Highway Closures & Impacts: 532
10. Transfer Station: 494

Most Popular Website Document Downloads

1. Gilpin County 2026 Comprehensive Fee Schedule – updated (68 unique downloads)
2. BoCC agenda 1-13-2026 (64)
3. 2025 Parks & Rec flyer (44)
4. BoCC packet 1-13-2026 (37)
5. BoCC agenda 1-27-2026 (26)
6. Fire Restrictions Level 1 Ban (26)
7. BoCC packet 1-27-2026 (24)
8. Rental Request Form (22)
9. New Single Family Dwelling Building Inspection Process 10.25.23 (19)
10. EscrowTaxes for Homeowners (19)

Unique Document Downloads for January 1-31, 2026

