

19

U. S. DEPARTMENT OF AGRICULTURE Forest Service	Holder No.	Issue Date	Expir. Date
	4 2 7 2-0 1	09/28/98	12/31/2028 Also see Clause H & I
FOREST ROAD EASEMENT	Type Site	Authority	Auth. Type
	7 5 1	6 7 6	- 1 0 -
Act of October 21, 1976 (PL 94-579); 36 CFR 251.50, et seq	Region/Forest/District		State/County
	0 2/ 0 2/ 0 6		0 8/ 0 0 7
	Cong. Dist.	Latitude	Longitude
	0 3	3 7-1 5-0 0	1 0 6-5 2-3 0

THIS EASEMENT, dated this 28th day of September, 1998, from the United States of America, acting by and through the Forest Service, Department of Agriculture, hereinafter called Grantor, to Rito Blanco Ranch, LLC, Inc., 216 North Spruce Street, Colorado Springs, CO 80902, a Corporation of the State of Colorado, hereinafter called Grantee.

WITNESSETH:

WHEREAS, Grantee has applied for a grant of an easement under the Act of October 21, 1976 (90 Stat. 2743; 43 U.S.C. 1761), for a road over certain lands or assignable easements owned by the United States in the County of Archuleta, State of Colorado, and administered by the Forest Service, Department of Agriculture.

NOW THEREFORE, Grantor, for and in consideration of the payment of an annual use fee paid by Grantee does hereby grant to Grantee, subject to existing easements and valid rights, a nonexclusive easement for use of a road, whether existing or as constructed or reconstructed, over and across the following described lands in the County of Archuleta, State of Colorado:

T.35N., R.1W., N.M.P.M.

T.35N., R1E., N.M.P.M.

Section 23, 13, 14, 24, 12.

Sections 7, 18, 19

The location of the road is shown approximately on exhibit A attached hereto.

The grantee shall comply with the road maintenance agreement on exhibit B and exhibit C and will be subject to approval by the District Ranger.

This grant is made subject to the following terms, provisions, and conditions applicable to Grantee, its permittees, contractors, assignees, and successors in interest.

- A. Grantee shall comply with applicable Federal or State law and shall comply with State standards for public health and safety, environmental protection, and siting, construction, operation, and maintenance of or for rights-of-ways for similar purposes, if those standards are more stringent than applicable Federal standards.



98008671 10/15/1998 02:25P EAS  
1 of 19 R 96.00 D 0.00 N 0.00 ARCHULETA COUNTY

RBR, LLC  
PO. Box 3310  
Pagosa Springs 8147

- B. Except as hereinafter limited, Grantee shall have the right to use the road for the purposes set forth in clause D, subject to such traffic control regulations and rules as Grantor reasonably may impose upon or require of other users of the road without unreasonably reducing the rights herein granted.
- C. Upon the change of ownership of the Grantee's land served by this road, the rights granted under this easement can be transferred or assigned to the new owner upon written notification to Regional Forester.
- D. This easement shall continue for as long as the property served is used for the access to the Grantee's private access served by this road; Provided, That the Grantee shall make no use of the road for hauling forest products or other commercial use of the road until it pays or makes arrangements acceptable to the Grantor to pay its share of the road construction or reconstruction costs; and Provided further, that the Grantor shall review terms and conditions of this easement at the end of each 30-year period from the date of issuance, and may incorporate in the easement such new terms, conditions, and stipulations as existing or prospective conditions may warrant. These shall have the same force and effect as if included in the original grant.
- E. All construction or reconstruction of the road shall be in accordance with plans, specifications, and written stipulations approved by the Grantor prior to beginning such construction or reconstruction.
- F. The rights herein conveyed do not include the right to use the road for access to developments for short- or long-term residential purposes, unless and until the Grantor and the Grantee agree upon traffic control regulations, rules, and other provisions to accommodate such use of the road.
- G. Grantee shall pay the Grantor for its share of maintenance cost or perform maintenance, as determined by the Grantor. The maintenance obligation of the Grantee shall be proportionate to total use and commensurate with its use. Any maintenance performed by the Grantee shall be authorized by and shall conform with an approved maintenance plan. In the event the road requires maintenance, restoration, or reconstruction work to accommodate the Grantee's needs, the Grantor shall authorize the work required in the same manner as provided herein for maintenance or in clause E for reconstruction. The Grantee shall perform such work at its own expense.
- H. Grantee shall pay annually in advance a sum determined by the Forest Service to be the fair market value of the use authorized by this easement. The initial payment is set at \$236.25 for the remainder of the calendar year. Payments for each subsequent calendar year shall be the amount of \$810.00 adjusted using the Implicit Price Deflator-Gross National Product index (IPD-GNP), or other factor selected by the Forest Service, to reflect more nearly the current fair market value of the use. At intervals to be determined by certain changes in the indexes used to establish the linear rights-of-way fee schedule, the fee shall be reviewed and adjusted as necessary to assure that it is commensurate with the value of the rights and privileges authorized. In addition to the annual payment, the grantee shall pay its proportionate share of road costs prior to using the road for commercial use. Failure of the Grantee to pay the annual payment, late charges, or other fees or charges shall cause the easement to terminate.



98008671 10/15/1998 02:25P EAS

2 of 19 R 96.00 D 0.00 N 0.00 ARCHULETA COUNTY

Grantee shall pay an interest charge on any fee amount not paid by the payment due date.

Interest shall be assessed using the most current rate prescribed by the United States Department of Treasury Financial Manual (TFM-6-8020). Interest shall accrue from the date the fee payment was due. In addition, certain processing and handling administrative costs may be assessed in the event the account becomes delinquent and added to the amounts due.

A penalty of 6 percent per year shall be assessed on any fee amount overdue in excess of 90 days from the due date of the first billing.

Payments will be credited on the date received by the designated collection officer or deposit location. If the due date(s) for any of the above payments or fee calculation statements fall on a nonworkday, the charges shall not apply until the close of business of the next workday.

- I. This easement shall terminate in the event an easement is granted subsequently by the United States to a public road agency for operation of this road as a public highway.
- J. Grantee shall pay the United States for all injury, loss, or damage, including fire suppression costs, in accordance with existing Federal and State laws.
- K. Grantee shall indemnify the United States for any and all injury, loss, or damage, including fire suppression costs the United States may suffer as a result of claims, demands, losses, or judgments caused by the Grantee's use or occupancy under this easement.

This easement is granted subject to the following reservations by Grantor:

- 1. The right to cross and recross the road at any place by any reasonable means and for any purpose in such manner as will not interfere unreasonably with Grantee's use of the road.
- 2. The right to relocate the road on which this use is authorized to the extent necessary to accommodate the management needs of the National Forests.
- 3. The right to use the road for all purposes deemed necessary or desirable by Grantor in connection with the protection, administration, management, and utilization of Grantor's lands or resources, now or hereafter owned or controlled.
- 4. The right alone to extend rights and privileges for use of the road and right-of-way to other Government departments and agencies, States, and local subdivisions thereof, and to other users including members of the public; Provided, That the Grantor shall control such use so as not to interfere unreasonably with use of the road by Grantee or to cause Grantee to bear a share of the cost of maintenance greater than is commensurate with the Grantee's use of the road.



98008671 10/13/1998 02:25P EAS  
3 of 19 R 96.00 D 0.00 N 0.00 ARCHULETA COUNTY

L. Change of Address. The holder shall immediately notify the authorized officer of a change in address.

The grant of a right to use the road described in this easement does not create an obligation on the Forest Service of the United States to maintain the road in a usable condition.

The Regional Forester may take action to suspend, revoke, or terminate this easement under the Rules of Practice Governing Formal Adjudicatory Administrative Proceedings Instituted by the Secretary Under Various Statutes in 7 CFR 1.130-1.151. An administrative proceeding is not required when the easement terminates on the occurrence of a fixed or agreed-upon condition, event, or time.



98008671 10/13/1998 02:25P EAS  
4 of 19 R 96.00 D 0.00 N 0.00 ARCHULETA COUNTY

IN WITNESS WHEREOF, the Grantor by its Deputy Regional Forester, Forest Service, has executed this Easement pursuant to the delegation of authority by the Secretary of Agriculture to the Assistant Secretary for Natural Resources and Conservation, the delegation of authority by the Assistant Secretary for Natural Resources and Conservation, to the Chief, Forest Service, 7 CFR 2.60, and the delegation of authority by the Chief, Forest Service, dated August 16, 1982 (47 FR 36465), on the day and year written above.

UNITED STATES OF AMERICA

*Tom L. Thompson*

TOM L. THOMPSON  
Deputy Regional Forester  
Rocky Mountain Region  
Forest Service  
Department of Agriculture

ACKNOWLEDGEMENT

State of Colorado )  
                              ) ss:  
County of Jefferson)

The foregoing was acknowledged before me this 28th day of September, 1998, by Tom L. Thompson.



(Seal)

*Nancy A. Hollenkamp*  
(Signature)

NANCY A. HOLLENKAMP  
(Type or Print Name Beneath  
Signature)

My Commission Expires: June 6, 2001

ACCEPTANCE

This easement is accepted subject to all terms and conditions.

*M.L. W. [Signature]*

Holder

9-21-98

Date



98008671 10/15/1998 02:25P EAS  
5 of 19 R 96.00 D 0.00 N 0.00 ARCHULETA COUNTY

According to the Paperwork Reduction Act of 1995, no persons are required to respond to a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0596-0082.

This information is needed by the Forest Service to evaluate requests to use National Forest System lands and manage those lands to protect natural resources, administer the use, and ensure public health and safety. This information is required to obtain or retain a benefit. The authority for that requirement is provided by the Organic Act of 1897 and the Federal Land Policy and Management Act of 1976, which authorize the Secretary of Agriculture to promulgate rules and regulations for authorizing and managing National Forest System lands. These statutes, along with the Term Permit Act, National Forest Ski Area Permit Act, Granger-Thye Act, Mineral Leasing Act, Alaska Term Permit Act, Act of September 3, 1954, Wilderness Act, National Forest Roads and Trails Act, Act of November 16, 1973, Archeological Resources Protection Act, and Alaska National Interest Lands Conservation Act, authorize the Secretary of Agriculture to issue authorizations for the use and occupancy of National Forest System lands. The Secretary of Agriculture's regulations at 36 CFR Part 251, Subpart B, establish procedures for issuing those authorizations.

The Privacy Act of 1974 (5 U.S.C. 552a) and the Freedom of Information Act (5 U.S.C. 552) govern the confidentiality to be provided for information received by the Forest Service.

Public reporting burden for this collection of information, if requested, is estimated to average 1 hour per response for annual financial information; average 1 hour per response to prepare or update operation and/or maintenance plan; average 1 hour per response for inspection reports; and an average of 1 hour for each request that may include such things as reports, logs, facility and user information, sublease information, and other similar miscellaneous information requests. This includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to Department of Agriculture, Clearance Officer, OIRM, AG Box 7630, Washington D.C. 20250; and to the Office of Management and Budget, Paperwork Reduction Project (OMB # 0596-0082), Washington, D.C. 20503.



98008671 10/15/1998 02:25P EAS  
6 of 19 R 96.00 D 0.00 N 0.00 ARCHULETA COUNTY