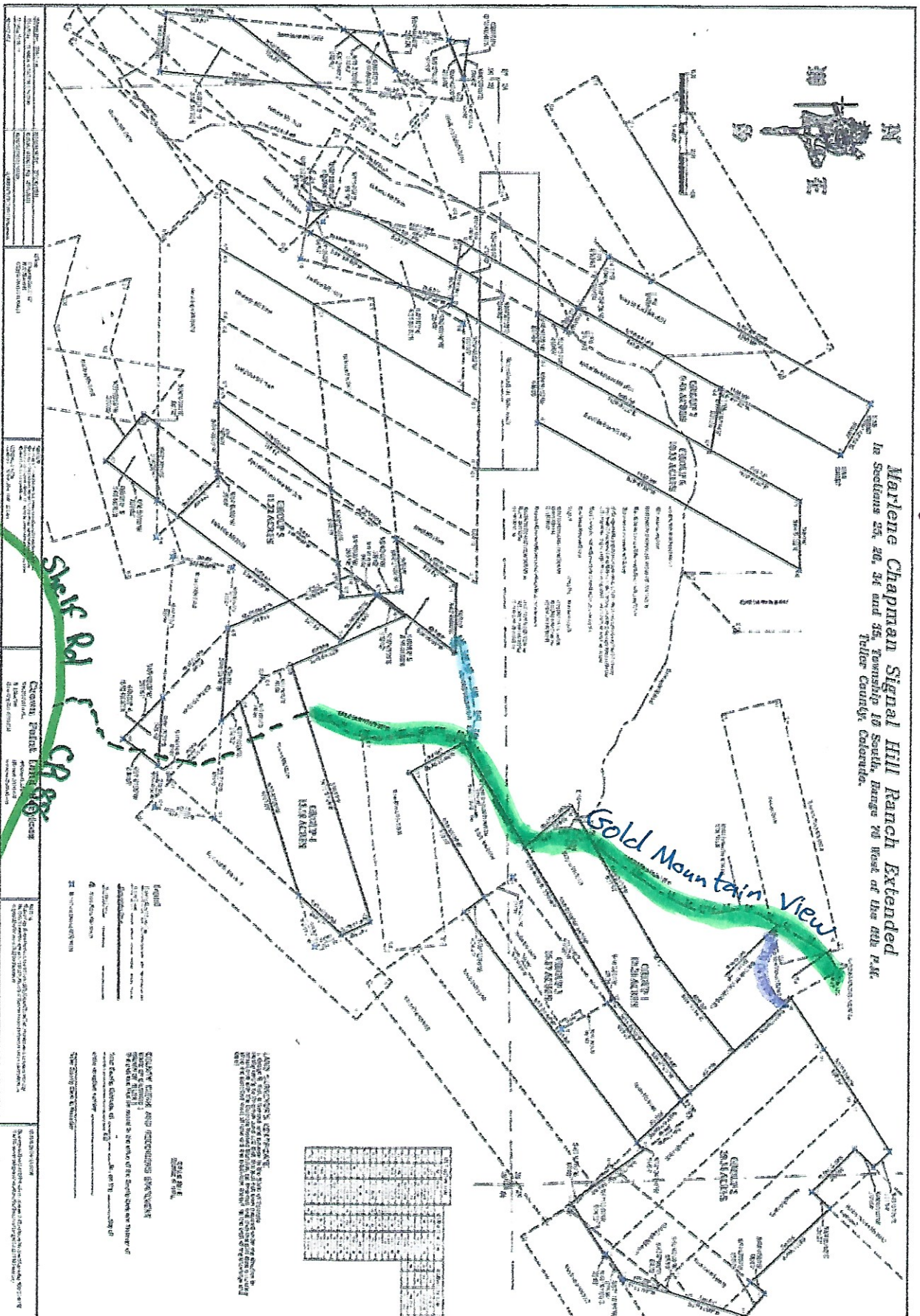


Marlene Chapman Signal Hill Ranch Extended
in Sections 25, 26, 34 and 35, Township 10 South, Range 70 West of the 6th P.M.,
Teller County, Colorado.



Map #4

715813

Page 1 of 4

Krystal Brown, Clerk & Recorder

Teller County, Colorado

RP \$0.00

05-16-2019 10:10 AM Recording Fee \$28.00

DECLARATION OF EASEMENTS

Chapman Land, LLC ("Grantor") whose address is PO Box 944, Cripple Creek, CO 80813, is the owner of the real property described on **Exhibit A** (the "Property") and desires to impose certain easements and obligations on such Property.

1. Grantor hereby grants and dedicates perpetual, non-exclusive easements (the "Easements") for ingress, egress and utilities as depicted on the survey recorded May 9, 2019 at Reception 715638 (the "Survey"). The Easements (which are described on the Survey as Yosemite Placer Way, Ollie Trail and Broncho Trail) shall be for the benefit of all the Parcels identified on **Exhibit A**, together with any adjacent or non-adjacent property owned by Grantor (the "Related Parcels") that may be identified through an instrument subsequently recorded in the real property records of Teller County referencing this Declaration of Easements.
2. The Easements are 30 feet wide, and are to provide egress and ingress among the Parcels and for the installation of utilities to serve any of the Parcels identified on **Exhibits A** and the Related Parcels.
3. The owner of each Parcel shall be required to maintain membership in the Signal Hill Homeowners Association formed for the purpose of maintaining and improving the roads contained with the Easement. The owner of each Parcel shall be required to pay dues assessed by the organization to maintain roads that are maintained by the Association. The Grantor shall pay the Association an initial fee of \$200 on its sale of a Parcel and thereafter the owner of each Parcel shall be responsible to pay the annual dues assessed by the Association.
4. No gates or obstructions shall be installed or constructed across any road located within an Easement depicted on the Survey.
5. Grantor grants and dedicates perpetual, non-exclusive easements for utility purposes (underground only) 15 feet wide along the perimeter of each Parcel identified on **Exhibit A**. Such utility easements shall also be to serve adjoining Parcels and the Related Parcels.
6. This Dedication of Easements is not intended to constitute a dedication of any of the Easements as a public road, or for public parking or public utilities, nor otherwise grant or confer upon the public any rights in the Property.
7. Grantor reserves the right to use the Easements (including the trail and utility easements) and to grant others the right to use the same.

(Signature and Notary Block on Next Page)

Map #4

(Signature Page for Declaration of Easements)

Dated this 16 day of May, 2019

Grantor:
Chapman Land, LLC
A Colorado limited liability company

By: Jim Chapman
Jim Chapman, Manager

See Attached Exhibit A (pages 3 and 4 of this Declaration) for list of Parcels comprising the Property.

STATE OF COLORADO)
)
COUNTY OF TELLER) ss.

The foregoing instrument was acknowledged before me on this 16th day of May, 2019 by Jim Chapman, as manager of Chapman Land, LLC, a Colorado limited liability company.

My Commission Expires: 10/05/2021

Notary

Janell Sciacca

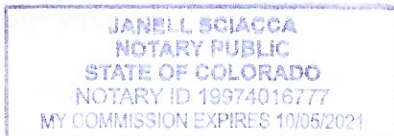


Exhibit A to Declaration of Easements

Group One

The Moylena Lode MS 15813 Full Claim as defined by its patent.
Containing 10.26 acres more or less.

Group Two

The Texas Girl Lode, The Gold Eagle Lode, The Mustang Lode, and the Broncho Lode MS 10672 Excluding the Vera Beymer Lode MS 8921, the Trinidad, Spider Lodes MS 1648 and the Hidden Treasure Lode MS 10882 as defined by their patents.
Containing 27.88 acres more or less.

Group Three

The Ella L. Lode MS 11649 and the Spider Lode MS 10648 including Tract A.
Containing 16.65 acres more or less.

Group Four

The Hilltop and the Phoenix Lode MS 12649 Excluding the Delaware Lode MS 10930, the Little Ollie Lode MS 11631, the Roswell Lode MS 11962 and the Jay Gould Jr. Lode MS 10634.
Containing 13.18 acres more or less.

Group Five

The Little Ollie Lode MS 11631 and the Apex of the Little Ollie Lode MS 12029 Excluding the Delaware Lode MS 10930 and the Gold Eagle Lode MS 10479.
Containing 14.98 acres more or less.

Group Six

Star of the West Lode MS 14231 Full Claim as defined by its patent.
Containing 10.33 acres more or less.

Group Seven

The Apex of the Sylvanite Lode MS 14231 lying North of the Independence Lode (unsurveyed)
Containing 6.46 acres more or less.

Group Eight

The Apex of the Sylvanite Lode MS 14231 lying South of the Independence Lode (unsurveyed)
and the Sylvanite Lode MS 11038 Excluding the Excelsior Lode MS 10479 and the Golconda
MS 10636.
Containing 4.24 acres more or less.

Group Nine

The Snow Storm Lode MS 12402 Excluding the Oklahoma Girl Lode MS 10559 and the Weber
Lode MS 10920.
Containing 4.47 acres more or less.

