

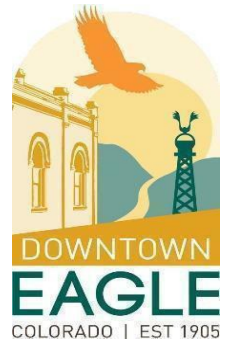
EAGLE DOWNTOWN DEVELOPMENT AUTHORITY (DDA)
Eagle Town Hall | 200 Broadway, Eagle, CO 81631
Castle Conference Room
Tuesday, August 18, 2026 | 1:00PM

Public WiFi – Town of Eagle WiFi

This agenda and the meetings can be viewed at www.townofeagle.org.

Times listed are approximate and are subject to change.

www.townofeagle.org/DDA



Meeting Access

This will be an in-person meeting with additional access via MS Teams.

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Meeting ID: 252 712 474 991 64

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Phone conference ID: 926 751 62#

1. Call to Order and Roll Call

2. Disclosure of Any Conflicts of Interest Related to Agenda Items

Pursuant to Section 31-25-819, C.R.S regarding conflict of interest, board members and employees of the DDA must disclose significant financial interest and avoid voting or participating in related matters. Violations can lead to dismissal or forfeiture of office.

3. Public Comment

Comments are welcome on items not listed on the following agenda. Public comments are limited to three (3) minutes.

4. Approval of Minutes

- a. Minutes dated July 21, 2026

5. Administrative

- a. Alternate Vacancies (2 seats) – New Deadline: September 30

6. Updates (as needed)

- a. DDA Financials
- b. EVC
- c. Eagle Chamber
- d. Town Department Update – questions for staff?

7. Business & Discussion Items

- a. Property Inclusion Petitions
 - 1. Capitol Flats – DDA Resolution 05-2026
 - 2. Update on 291 Eby Creek Rd (McDonald's)
- b. 2027 Budget Draft
- c. Government purchases of real estate in the DDA District
- d. Alternating Community Table between Broadway and Eagle Ranch Village
- e. Net Zero Roadmap and impacts to building/electric code changes

8. Future Meetings / Agenda Items

- a. Letter of Support RE: Code Enforcement on Grand Avenue

- b. 2nd Street Activation
- c. Commercial Activation Pilot Program

9. Adjourn – 3:00 PM

DDA Board of Directors

Name	Title	Email
Greg Schroeder	Chair	gschroeder@olsson.com
Scott Schlosser	Co-Chair	scott@sosgval.com
Marci Leith	Secretary	marcileith@me.com
Jake Roach	Treasurer	jake@performanceoutdoors.com
Lachie Thomas	Member	lachie@6600feet.com
Keith Carrieri	Member	team@innerlightjuice.com
Andrew Atkins	Member, Town Council Liaison	andrew.atkins@townofeagle.org
Nikki Davis	Staff Liaison	nikki.davis@townofeagle.org

DDA Meeting | July 21, 2026

These meeting minutes were generated with the assistance of Microsoft Teams AI technology to enhance accuracy, organization, and clarity. The final version has been reviewed for completeness and adherence to meeting records.

Call to Order: 1:07 PM

Roll Call:

Members Present: Greg Shroeder, Keith Carrieri, Lachie Thomas, Andrew Atkins, Marci Leith, Scott Schlosser, Jake Roach

Staff: Nikki Davis, Kira Koppel, Melissa Daruna, Jessica Johnsen

Guests: Mick Daly, Bryan Woods (Town Council), Troy Bernberg (Northland Financials)

Conflict of Interest Disclosure(s): None

Public Comment:

Public Comment on Deed Restriction and Subdivision on Howard Street property and the towns updated code allowances.

Approval of Minutes: Minutes dated June 16, 2026

Motion to approve made by Andrew, seconded by Marci. Motion carried.

Administrative

• Annual Board Elections and Role Distribution:

- **Oath of Office:** Marci Leith and Lackie Thomas committed to serving another four-year term as board members.
- **Chair and Vice Chair Election:** Marci motioned for Greg Schroeder to continue as chair and Scott Schlosser to continue as vice chair. Jake seconded the motion. Motion carried unanimously.
- **Secretary and Treasurer Roles:** Lachie motioned for Marci to continue as Secretary and Jake to continue as treasurer. Jake seconded the motion. Motion carried unanimously.
- **Rotating Agenda-Setting:** The board agreed to implement a rolling schedule for agenda-setting, involving the chair or vice chair plus one additional board member each month, to increase participation and continuity.
- **Filling Alternate Board Vacancies:** It was agreed that there will be two alternates on the board. There will be a 30-day application window with plans to review applications at the next meeting.

Updates

- **EVC** - Mick, Niki, and Eric provided updates on the EVC committee and the merger of MEAC and EVC
- **Eagle Chamber** - Reported progress on digital marketing, social media, and AI education initiatives.
- **Coordination with Eagle Ranch HOA:** The Eagle Ranch HOA's budget freeze for events was discussed, highlighting challenges in event funding and the need for process clarity and DDA representation in future committee mergers.

- **Town Update: 2027 Budget Planning and Property Tax Increment:** Rachel, Niki, and Greg led a review of the 2027 budget, explaining reliance on property tax increment projections, the impact of past grants, and the process for adjusting the budget once August valuation data is available, with plans to maintain flexibility and update the board as new information emerges.

Business & Discussion Items

- **Commercial Rebate Pilot Program:**
 - **Council Feedback and Staff Capacity:** The council and Melissa expressed support for the rebate program but highlighted staff capacity limitations, suggesting the DDA take a more active role in program management and outreach. The board decided to hold off on immediate implementation, pending increases in TIF and sales tax revenues, and continued outreach to other towns for best practices.
- **Property Inclusion Process:** Efforts to expand the DDA boundary included outreach to property owners, clarification of the petition process, and development of streamlined communication materials.

Future Meetings / Agenda Items

- **Agenda Setting and Future Meeting Planning:** Greg, Lachie, and Marci coordinated the scheduling of future meetings, agenda-setting roles, and application deadlines for alternates, with plans to include updates on inclusionary zoning, budget, and property inclusion as standard agenda items, and to maintain flexibility based on assessor data availability.
- **Meeting Scheduling:** The board set the next agenda planning meeting for August 11th, with Greg and Lachie responsible for preparation.

Adjourn: 2:56 Marci motion to adjourn, Lachie second, motion carried



To: Mayor and Town Council
From: Melissa Daruna, Town Manager
Date: August 11, 2026
Re: Town Manager Report

Administration and Organization Updates

I am grateful to our staff for their continued leadership and support while I was away with my family last week. I extend a special thank you to Nikki Davis for serving as Acting Town Manager during my absence and for ensuring continuity of leadership and operations.

The work of the organization has continued to move forward. Staff worked on the facility needs assessments for departments housed at Town Hall, submitted initial drafts of department operating budgets, and continued updating department work plans for the third and fourth quarters of the year. These efforts reflect our continued focus on strengthening Town operations while aligning resources and priorities with the Town's strategic direction.

Our Sustainability and Public Works teams continue to make progress on building electrification project. Public Works is also actively supporting the advancement of major construction projects throughout the community, including Capitol Street, the Town Park bathrooms, and water tank infrastructure. We are also working on providing more regular updates on these initiatives for the community.

As we enter the second half of 2026, we are focused on translating the Town's new strategic plan into meaningful action. This work will include strengthening employee retention and workforce planning, developing the 2027 budget with our strategic priorities clearly in mind, and preparing for the next round of major infrastructure investments.

Our focus in the coming weeks will include:

- Meeting with departments to review and refine 2027 operating budgets and ensure alignment with Council priorities and the strategic plan.
- Working with the DDA to advance shared strategic plan priorities and identify opportunities for coordinated implementation.
- Coordinating with the EVC and MEAC to better align work plans, strategies, and organizational priorities.
- Continuing to advance critical capital and infrastructure projects while maintaining focus on long-term community needs.

Active Land Use Applications - [Active Land Use Applications | Town of Eagle, CO - Official Website](#)

Work Sessions

To help the Town Council stay informed about upcoming work sessions, the following table outlines topics to be discussed over the next several months. Preparing in advance is helpful, as it allows effective planning and execution of a work session. Staff will maintain this table in the report and make any necessary adjustments.

WORK SESSIONS in 2026:

Date	Topic
<i>January 6</i>	<i>WUI Code Updates</i>
<i>February 3, 2026</i>	<i>Town of Eagle Organization & Operations</i>
<i>March 3, 2026</i>	<i>Advisory Committees</i>
<i>April 7, 2026</i>	<i>Development Review Process</i>
<i>May 5, 2026</i>	<i>Capital Project Prioritization</i>
<i>June 2, 2026</i>	<i>Housing</i>
<i>July 7, 2026</i>	<i>2026 Strategic Plan Community Gathering</i>
<i>August 4, 2026</i>	<i>Long-Range Planning</i>
September 1, 2026	TBD
September 15, 2026 (3:30 – 5:30 p.m.)	2027 Budget
September 29, 2026 (3:30 – 5:30 p.m.)	2027 Budget
October 6, 2026	TBD
November 3, 2026	TBD
December 1, 2026	TBD



To: Mayor and Town Council
From: Melissa Daruna, Town Manager, and Department Leads
Date: August 11, 2026
Re: Department Updates for July 2026

ASSISTANT TOWN MANAGER

July 2026

Please refer to Town Manager Report.

ECONOMIC DEVELOPMENT

July 2026

- **Downtown Development Authority (DDA):**
 - **Downtown Eagle Project Investment Program (2024–2026)** - Closed out the Rural Economic Development Initiative (REDI) grant which supported this two-year program. This was made possible by leveraging approximately \$20,000 of property tax increment collected by the DDA. With a combined \$100,000, we were able to support improvements for 19 downtown businesses and property owners dedicated to enhancing the appearance, functionality, and vitality of Downtown Eagle. A detailed program closeout report will be prepared for the DDA.
 - **Commercial Activation Rebate Program** - Supported Councilman Andrew Atkins in evaluating the City of Lafayette's Vacant to Vibrant commercial activation program. Staff and the DDA reviewed program structure, administration, and funding considerations as central components of launching another downtown initiative. Additional evaluation is ongoing, including identifying a dedicated funding source.
- **Economic Vitality Committee (EVC):**
 - **EVC Appointments** - Coordinated the interview process for eight applicants. Ahead of the roundtable interviews, EVC members met individually with applicants to share more about the committee and connect in a less formal setting. The EVC submitted its recommendations to Town Council, which voted on July 28 to reappoint two current members (Kim Fritzler, Joel Wallen) and appoint five new members (Katie Bristow, Jason Cole, Daniel Shaughnessy, Cal Seneker, Patrick Sherwood).

HOUSING

July 2026

- **Employee Housing** - Facilitated a tenant move-out and coordinated with Buildings & Grounds to complete routine maintenance and wear-and-tear repairs. The vacant two-bedroom, two-bath unit has since been advertised to all Town staff and is expected to be ready for occupancy in mid-August.
- **LERP Administration / TVHS Transition** - Finalized the draft IGA with the Valley Home Store (TVHS) to support continued housing services through the remainder of 2026. During the 2027 budget cycle, staff will assess the effectiveness of some temporary services and determine whether any should be continued as the Town further transitions and stabilizes in-house administration of the Local Employee Residency Program (LERP). One example includes a dedicated Homebuyer Class for down-valley residents, annually hosted at Eagle Town Hall.

- As part of the transition, staff worked alongside TVHS Program Manager on operational training including review of procedures for documenting Permitted Capital Improvements, assisting private brokers representing LERP sellers, and verifying Maximum Resale Prices.

SUSTAINABILITY

July 2026

- **Building Electrification Project** – The timeline for Town Hall RTU replacement with heat pumps has been delayed due to equipment delivery timelines. We are now targeting a mid-September installation and are working internally on a plan to minimize disruptions during the switchover, when power to the building must be turned off. A temporary cooling solution is scheduled to be installed in the admin space the week of 8/3 to provide cooling until the new units arrive.
- **Fleet Analysis** – we are wrapping up the fleet electrification analysis given the data we were able to use. Staff plans to run a round 2 of the analysis that includes telematics, which will provide the most accurate data. Then staff will work with the relevant departments to build a decision tree to include other essential data points.
- **HEAR Rebate push/Heat pump rebates** - Staff worked with partners at Walking Mountains, Holy Cross Energy, and Zero Homes to conduct outreach to Eagle residents for statewide HEAR (Home Electrification and Appliance Rebates) rebates before the August 1st deadlines. These rebates had an unexpectedly short application window due to federal changes; however, 13 Eagle households went through the virtual home energy assessment process for the program, and 9 are moving forward with heat pump installations. Staff will continue to work on program development for a heat pump bulk buy with these partners moving into the fall.
- **Public EV Charging** – Staff applied for the DCFC Plazas grant opportunity, due July 10th, to install 4 fast-charging ports in the downtown district adjacent to Town Hall. Staff has been coordinating with the county and the Climate Action Collaborative transportation group to explore more opportunities for public charging within the town, such as Charging as a Service models and considering issuing a county-wide RFI or RFP to learn more.
- **Phase 3 Energy Performance Contract** – Staff is working with ESG to define the scope of our next energy performance contract. The recent 14-hour electricity outage prompted further conversations about resilience and back-up power at Town Hall, which will be built further into the project scope.
- **Operating budget development** – Staff developed operating budgets for the Sustainability Department, Bag Fee Fund, and Exterior Energy Offset program fund. Staff also gathered preliminary numbers for capital project requests.
- **Net Zero Roadmap** – This roadmap, culminating in net zero new construction by 2030, was adopted by Council in 2025. Staff has begun outreach about the roadmap and upcoming 2027 code update with local developers.
- **The [Mountain Towns 2030 Climate Summit](#)** will be hosted October 13–14th in Sun Valley, ID this year. Mayor Woods and Councilpeople Grimmer and McCrackin will be attending, as well as sustainability staff (Kira).

MARKETING & SPECIAL EVENTS

July 2026

- Town produced events for July: July 4th Bike Parade
- Town liaison for upcoming summer events: Yoga at the Park, Yoga by the River, 2nd Friday Gallery Night, Wind Up Wednesday, Showdown Town, Eagle Mushroom & Wild Food Festival, Eagle Valley Library Summer Foam Party, Children's Business Fair, Eagle River Jamboree, Cowboys Forever Rodeo Series
- Event preparation and coordination for Tube-A-Palooza and Community Table. Reserve your table at eagleoutside.com/community-table.
- Special Event Permit Applications received: Eagle Rising rescinded their event permit application for Potatopalooza.
- The fiberglass sitting bears have arrived! Measuring 38" H x 42" W x 43" D, these eye-catching sculptures are intended to serve as community gathering points, inspire curiosity, attract visitors, and encourage people to

stop, explore, and snap a photo. One bear is sponsored by the Town and the other by the DDA. Both bears are currently in the hands of local artists, who are bringing their creative visions to life. We anticipate the painted bears at the end of August.

- Capture the Action (CTA) Digital Media will provide an updated EagleOutside video for Eagle County Regional Airport digital screen advertising. To maximize visibility, the campaign will run October 1, 2026, through September 2027.
- USA TODAY Go Escape the Southwest 2026 will feature Colorado. Staff created artwork for a ¼ page color ad.
- Amy Pates is producing the Inaugural issue of 81631, Eagle Magazine, that will be distributed in every Eagle Post Office Box. Staff created artwork for ½ page color ad.
- Mid-year check-ins for the team at the Information Center. Staff manages two PT, year-round employees.
- We celebrated Colorado Day 2026 with a special pop-up event honoring the state's historic 150th birthday at the Eagle Information Center. Limited-edition commemorative tote bags were available, while they lasted.
- Eagle County Historical Society celebrated at the History Museum with hands-on history stations, scavenger hunt, and a Colorado-themed bake sale.
 - Feedback from the historical members indicated that the Information Center would benefit from several improvements, including restroom renovations, enhanced landscape maintenance, weed removal, and revitalization of the 50-year-old flagpole.



COMMUNICATIONS

July 2026

Facebook Analytics:

- Total Followers: 5,110
- July Views (Number of times our content was played or displayed): 185,767
- Highest Engagement:
 - Voluntary Fishing Closure Post #1 – 18,596 views
 - Voluntary Fishing Closure Post #2 – 13,230 views
 - Eat Safe After a Power Outage – 9,458 views
- Created videos for Council meetings and Capitol Street Construction Update (Total Watch Time: 1d 9h)

HWY 6 Digital Sign: Creation of Graphics + Scheduling for 20 Messages

Website Analytics:

- July Views: 16,410
- Highest Engagement:
 - Town of Eagle Official Website – 2,713 views
 - Agendas, Minutes and Packets – 651 views
 - Current Water Restrictions – 605 views

Website News Flash Updates: Voluntary Fishing Closure on Eagle River, Sanitary Sewer Cleaning Notice, Town Park Restroom Repair Update, Make Your Mark on Downtown Eagle, Capitol Street Improvements (weekly), Weed of the Month – Canada Thistles, Second Street Parking Stall Painting, Brush Creek Confluence Open Space Stream Gauge Installation, Water Service Outage in Eby Creek Mesa Area

Additional Content Created: Strategic Plan Open House Materials and [Eagle Today Newsletter](#)

INNOVATION TECHNOLOGY

July 2026

Broadband update:

- 37 business/government subscribers, 138 residential subscribers, 9 new signups in July
- Broadband services billed last month: \$16,062.25.

Operations update:

- Recent outages and weather-related disruptions are triggering review of technology business continuity architecture and design.

COMMUNITY DEVELOPMENT

July 2026

LAND USE APPLICATIONS IN PROGRESS

For more information and to access project documents, visit the Town's [Active Land Use Applications Page](#).

446 Broadway – Minor Development Permit

- 2nd round comments sent on 4/27; comment review with applicant 5/6; meeting w/Planning staff, Town Manager and applicant on 5/28; awaiting resubmittal from applicant.
- Applicant has changed their mind on original design and will be meeting with staff to discuss new ideas prior to resubmitting.

New Electric, 629 Sawatch Road – Minor Development Permit

- Partial resubmittal on 5/5 - staff transition of application; staff reviewing application for code compliance.
- Review comments sent to applicant 6/3, staff met w/applicant on 6/9, staff awaiting application resubmittal.

Bluffs PUD Amendment

- The applicant is making revisions to ensure alignment with HOA covenants and design guidelines. Awaiting resubmittal.

332 Grand Avenue – Major Development Permit

- Referral comments sent to applicant 4/28; awaiting resubmittal from applicant.

Capitol Flats – Preliminary Plat, Rezoning, and Right-of-Way Vacation

- Applicant has been sent comments and is working through addressing them. The right-of-way vacation was approved on July 28th.

Red Mountain Ranch – PUD Amendment (Minor, administrative decision)

- Application to amend front setbacks for single family dwellings submitted; staff preparing notice of determination (as of May 6); documents are under legal review (June 2).
- Legal review was completed on July 23rd, staff will issue Notice of Decision.

Haymeadow Preliminary Plan (Neighborhoods A2, B, C, & D)

- Application for Preliminary Plan/Plat for the rest of the Planned Unit Development. Staff have had a kick-off meeting with the applicant and are sending comments to the applicant on the updated Memorandum of Understanding (MOU). Phase 1 of this application review will be an internal staff review focused on internal road layout and lotting.
- Applicant submitted additional documents on 6/23.
- Staff held internal (Planning and PW) meeting on 7/22.

Haymeadow Townhome Plat – RMF-2A

- Application submitted and under completeness review.
- Planning review comments sent to applicant 7/20, staff is awaiting applicant re-submittal.

894 Chambers Development Plan

- Application submitted, first round review complete and comments sent. Awaiting resubmittal.

APPLICATIONS IN POST-DECISION CLOSE-OUT (REQUIRED PRIOR TO BUILDING PERMIT OR OTHER NEXT STEP)

- 301 Broadway Minor Development Plan
- Red Mountain Ranch Preliminary Plan & Major Development Plan
- Haymeadow RMF-4/5 Final Plat & Major Development Plan
- McDonald's Minor Development Plan- Permit issued; construction can begin.
- Mountain Tots – Final plans being provided, permit is ready

UPCOMING ANTICIPATED APPLICATIONS

- Eagle Justice Center Expansion – Development Plan
- Capitol Theater – unknown type
- Haymeadow Townhome Plat – RMF-4/5
- Haymeadow Lot Line Adjustments – Filing 2 duplexes
- Haymeadow Resubdivision of RMF-3 in Filing 1

- 1200 Capitol Final Condominium Plat

Administrative Approvals (Encroachment Permits, Sign Permits, Use Approvals)

- Currently reviewing 2 Sign Permits, 0 Encroachment Permit, 0 Mobile Vending Permits, and 0 Use Review.
 - 48 Business Licenses have been reviewed so far this year.
 - 5 Sign Permits have been approved and issued so far this year.
 - 1 Encroachment permits has been approved and issued this year.
 - 1 Mobile Vending Permit renewal has been approved and issued this year.
 - 10 Pre-Application Meetings have been scheduled so far this year.

NOTABLE UPDATES

- Software: Staff have selected Tyler Technologies as the Department's new permitting software, and Council has approved the vendor contract. Anticipated roll out for Community Development to be concurrent with the Municipal Court.
 - ☐ Contract is complete, meeting held with Tyler, kickoff meeting being scheduled.

TRAINING/CONFERENCES:

- 2021 IECC residential and commercial overview, and overview of regional energy code amendments.
- Mountain Towns 2030 Regional Forum: Code Readiness for Colorado Mountain Communities.
- Western Matters Rural Summit
- Rocky Mountain Leadership Program
- GIS Training
- APA Colorado Conference – all Planning staff to attend Oct. 28 – 30

MAJOR CONSTRUCTION PROJECTS

Business Name	Location	Status
RHG Ph II	16186 Hwy 6	All permits issued.
Haymeadow	Mount Hope	Building permit issued for 9 single family – 3 Townhouses w/ 1 postponed till spring and 2 permits issued

Building

The figures below show general activity levels not broken down by permit type (building, plumbing, mechanical, etc.)

TYPE OF WORK PERFORMED	EOY 2024	EOY 2025	2026
Inspections (n/i Planning, Public Works)	1944	1742	1226
Permits Processed	334	425	223

P&Z and Council Meeting Schedule

July 2026
July 7 th (Work Session) • Strategic Plan
July 7 th (Planning Commission)- CANCELED due to power outage • Variance code amendments
July 14 th (Town Council) • Continued- Eagle Family LLC ROW Vacation
July 21 st (Planning Commission) • Variance code amendments
July 28 th (Town Council) • Eagle Family LLC ROW Vacation
August 2026

August 4th Work Session (Town Council & Planning Commission) • Planning department update
August 4th (Planning Commission) •
August 11 th (Town Council) • Capitol Flats ROW Vacation
August 18th (Planning Commission) •
August 25 th (Town Council) •

Engineering (Ryan Johnson, Town Engineer)

July 2026

General Updates:

- Staffing: An Engineer I/II Project Engineer position remains vacant at this time, and is currently being advertised.
- Development review
- Large Projects include:
 - Red Mtn Ranch Parcel 1
 - Haymeadow RMF 4 & 5
 - 446 Broadway
 - Capitol Flats
 - 301 Broadway
 - 629 Sawatch
 - 1215 Chambers

Right of Way Permitting Summary :

- Active ROW Permits: 3

Public Improvements Developer Projects

- 263 Sawatch
- Water main extension
- Haymeadow
- Ouzel Lane Waterline.
- Haymeadow Phase 4 Haymeadow Drive Extension and Sewer
- Haymeadow Filing 2 Public Improvements
- Haymeadow Phase 3 Booster pump station
- Haymeadow RMF 4 and 5
- Haymeadow RMF 3 Grading Permit
- Reserve at Hocket Gulch Phase 1B and 2
- Water and sewer installation

Pavement Management

- 2026 Resurfacing Project- Under development

Capital Improvement Projects

- Grand Avenue Corridor: Kicked off Task Order 3 with Stolfus Right of Way plans are being finalized.
- Capitol Street: Construction is ongoing. See the town website for updates.
 - Major milestones include completion of:
 - Storm Sewer
 - Water Main and Services
 - Shallow utilities
 - Street Light b
- Sylvan Lake Road: Progress is being made on the grant reimbursement and closeout documents.



To: Eagle Downtown Development Authority Board of Directors

From: Nikki Davis, Economic Development & Housing Specialist

Date: August 18, 2026

Agenda Item: Resolution 05, Series 2026, A Resolution of the Board of Directors of the Eagle, Colorado Downtown Development Authority Finding Petitions for the Inclusion of Additional Properties into the Downtown Development Authority District to be Substantially Compliant with C.R.S. § 31-25-822 and Recommending Approval to the Town Council of the Town of Eagle.

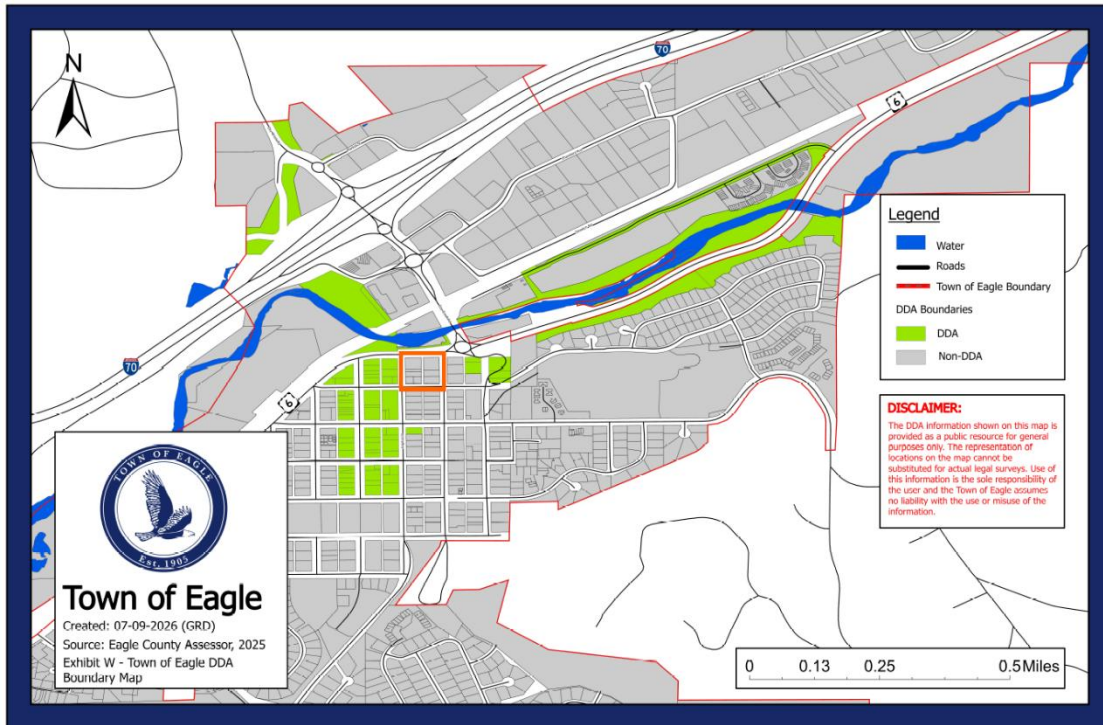
REQUEST: Staff requests the DDA Board review the attached Petitions for Inclusion submitted for properties comprising the Capitol Flats development and adopt Resolution 05, Series 2026, finding the petitions to substantially comply with C.R.S. § 31-25-822 and recommending approval to the Town Council.

BACKGROUND: The Town received Petitions for Inclusion requesting that eight properties located within Block 13 of the Town of Eagle be included within the Eagle Downtown Development Authority (DDA) district. Collectively, the properties comprise the footprint of the proposed Capitol Flats development, which is currently being processed by the Town as an active land use application.



The petitioned properties are located along Capitol Street, Howard Street and Second Street and are held under two ownership entities: Eagle Multi Family LLC and 241 JAH, LLC. The petition package includes verified petitions, legal descriptions, title documentation, and documentation establishing authority to act on behalf of the respective ownership entities.

The request for inclusion into the DDA is separate from the Town's review of the Capitol Flats land use application. Inclusion within the DDA district does not constitute approval or endorsement of the proposed development or modify the applicable land use review and approval process.



In relation to the existing DDA district boundary, the petitioned properties are located within the orange box.

ANALYSIS: C.R.S. § 31-25-822 establishes the process by which additional property may be included within an existing DDA district. The statute allows fee owners of property adjacent to the existing district to petition for inclusion. The DDA Board is responsible for reviewing the petition and, if it determines that the statutory requirements have been satisfied, submitting the petition with its recommendation to the Town Council.

Based upon staff's review of the submitted materials, the petitions appear to substantially satisfy the requirements of C.R.S. § 31-25-822. If the DDA Board adopts Resolution 05-2026, the petitions and the Board's recommendation will be forwarded to the Town Council. Town Council would subsequently consider whether to approve the requested inclusions and amend the DDA boundary by ordinance.

COMMUNITY INPUT: The DDA Board meeting provides an opportunity for public comment regarding the requested inclusions. The Capitol Flats development is separately subject to the public notice, hearing and review requirements applicable to its land use application.

BUDGET/STAFF IMPACT: There is no immediate fiscal impact associated with the DDA Board's consideration of the petitions. If approved by Town Council, the properties would become part of the DDA district and would be subject to applicable provisions governing properties located within the district.

Any potential future participation by the DDA in the Capitol Flats development, including consideration of financial assistance, infrastructure investment or tax increment financing, would require separate evaluation and action by the DDA and, where applicable, the Town Council.

ALIGNMENT WITH PLAN OF DEVELOPMENT: The petitioned properties are adjacent to Eagle's downtown area and collectively comprise a site currently proposed for redevelopment. Inclusion of the properties would position the DDA to consider the Capitol Flats site within the broader context of downtown redevelopment, connectivity, infrastructure and economic vitality consistent with the purposes of the DDA and its Plan of Development.

Town Council approval of the petitions would expand the geographic area within which the DDA may exercise its statutory authorities; it would not commit the DDA to provide financial assistance or otherwise participate in the Capitol Flats development.

RECOMMENDED ACTION OR PROPOSED MOTION: A motion to approve Resolution 05, Series 2026, finding the Petitions for Inclusion associated with the Capitol Flats development to substantially comply with C.R.S. § 31-25-822 and recommending approval to the Town Council.

ATTACHMENTS:

1. DDA Resolution 05, Series 2026
2. Petitions for Inclusion, Exhibits A - L
3. ([LINK](#)) Town of Eagle Active Land Use Applications

TOWN OF EAGLE, COLORADO
DOWNTOWN DEVELOPMENT AUTHORITY
RESOLUTION NO. 05
(Series of 2026)

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE EAGLE, COLORADO, DOWNTOWN DEVELOPMENT AUTHORITY FINDING PETITIONS FOR THE INCLUSION OF ADDITIONAL PROPERTIES INTO THE DOWNTOWN DEVELOPMENT AUTHORITY DISTRICT TO BE COMPLIANT WITH C.R.S. § 31-25-822 AND RECOMMENDING APPROVAL TO THE TOWN COUNCIL OF THE TOWN OF EAGLE

WHEREAS, the Town Council of the Town of Eagle, Colorado ("Town Council") adopted Ordinance No. 25, Series 2020 creating the Eagle, Colorado Downtown Development Authority (the "DDA") and establishing the boundaries of the Downtown Development Authority District (the "DDA District"); and

WHEREAS, by Town Council Resolution No. 44, Series 2022, the Town of Eagle adopted the Downtown Development Authority Amended Plan of Development (the "Plan") for the DDA, designating the Plan Area as appropriate for redevelopment; and

WHEREAS, C.R.S. § 31-25-822 pertaining to DDAs provides that proceedings for inclusion of additional property within an existing DDA shall be initiated by petition to the Board of Directors (the "Board") signed by the owner or owners in fee of each parcel of land adjacent to the existing DDA District sought to be included; and

WHEREAS, the Board has received verified Petitions for Inclusion (collectively, the "Petitions") submitted on behalf of Eagle Multi Family LLC and 241 JAH, LLC, as fee owners of the real properties identified in the Petitions, requesting inclusion of such properties within the Downtown Development Authority District pursuant to C.R.S. § 31-25-822; and

WHEREAS, the Petitions, together with the legal descriptions, title, and other supporting documentation for the subject properties attached thereto as Exhibits A through L, has been submitted to the Board and is incorporated herein by this reference; and

WHEREAS, the Board's consideration of the Petitions is limited to the requested inclusions of the subject properties within the DDA District and does not constitute approval or endorsement of the Capitol Flats development project or any pending land use application associated therewith.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE EAGLE, COLORADO, DOWNTOWN DEVELOPMENT AUTHORITY THAT:

Section 1. The Board finds that the Petitions substantially comply with the requirements of C.R.S. § 31-25-822 and that inclusion of the subject properties is consistent with and will further the purposes of the Downtown Development Authority Amended Plan of Development.

Section 2. The Board hereby recommends that the Town Council of the Town of Eagle approve the Petitions and adopt an ordinance amending the Downtown Development Authority District boundary to include the subject properties pursuant to C.R.S. § 31-25-822.

INTRODUCED, READ, PASSED AND ADOPTED ON AUGUST 18, 2026.

TOWN OF EAGLE, COLORADO

Greg Schroeder, Chair
Downtown Development Authority

ATTEST:

Camille Deering, Town Clerk
Town of Eagle

**VERIFIED PETITION FOR INCLUSION OF PROPERTY INTO THE
EAGLE DOWNTOWN DEVELOPMENT AUTHORITY (DDA) DISTRICT**

TO: Board of Directors, Eagle Downtown Development Authority, Town of Eagle, Colorado

The undersigned Petitioners, own, as tenants in common, the following described property located within the boundaries of the Town of Eagle, in the County of Eagle, Colorado (the "Property"). The Property address is 104 Capitol Street.

The Petitioners hereby respectfully petition the Board of Directors (the "Board") of the Eagle Downtown Development Authority (the "DDA") pursuant to Section 31-25-822, C.R.S. for the inclusion of the Property into the Eagle DDA District ("the District"). Included in this Petition is evidence concerning title to the Property and an accurate legal description thereof. The Property is adjacent to the existing Eagle DDA District.

If the Board approves this Petition, it shall then submit the same to the Town Council of the Town of Eagle. If the Town Council approves such Petition at a regular or special meeting, it will take steps as needed to redescribe the additional property to be included Eagle DDA District. If Town Council approves the Petition, the Property shall be included within the Eagle DDA District from the effective date of the ordinance amending the DDA District plan area, and such Property shall be subject to any taxes thereafter imposed by the Town for the use and benefit of the DDA.

PETITIONER

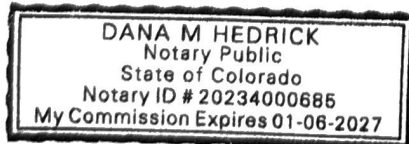
[Signature]

STATE OF COLORADO)
) ss.
COUNTY OF Eagle)

Subscribed, sworn to and acknowledged before me this 4 day of August,
2026, by Jared Morrison.

My Commission expires:

(SEAL)



[Signature]
Notary Public

**VERIFIED PETITION FOR INCLUSION OF PROPERTY INTO THE
EAGLE DOWNTOWN DEVELOPMENT AUTHORITY (DDA) DISTRICT**

TO: Board of Directors, Eagle Downtown Development Authority, Town of Eagle, Colorado

The undersigned Petitioners, own, as tenants in common, the following described property located within the boundaries of the Town of Eagle, in the County of Eagle, Colorado (the "Property"). The Property address is 110 Capitol Street.

The Petitioners hereby respectfully petition the Board of Directors (the "Board") of the Eagle Downtown Development Authority (the "DDA") pursuant to Section 31-25-822, C.R.S. for the inclusion of the Property into the Eagle DDA District ("the District"). Included in this Petition is evidence concerning title to the Property and an accurate legal description thereof. The Property is adjacent to the existing Eagle DDA District.

If the Board approves this Petition, it shall then submit the same to the Town Council of the Town of Eagle. If the Town Council approves such Petition at a regular or special meeting, it will take steps as needed to redescribe the additional property to be included Eagle DDA District. If Town Council approves the Petition, the Property shall be included within the Eagle DDA District from the effective date of the ordinance amending the DDA District plan area, and such Property shall be subject to any taxes thereafter imposed by the Town for the use and benefit of the DDA.

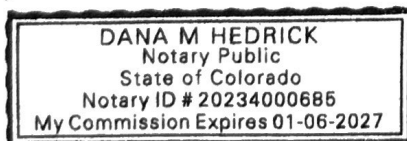
PETITIONER

STATE OF COLORADO)
) ss.
COUNTY OF Eagle)

Subscribed, sworn to and acknowledged before me this 4 day of August,
2026, by Todd Monson.

My Commission expires:

(SEAL)



Dana M Hedrick
Notary Public

**VERIFIED PETITION FOR INCLUSION OF PROPERTY INTO THE
EAGLE DOWNTOWN DEVELOPMENT AUTHORITY (DDA) DISTRICT**

TO: Board of Directors, Eagle Downtown Development Authority, Town of Eagle, Colorado

The undersigned Petitioners, own, as tenants in common, the following described property located within the boundaries of the Town of Eagle, in the County of Eagle, Colorado (the "Property"). The Property address is 124 Capitol Street.

The Petitioners hereby respectfully petition the Board of Directors (the "Board") of the Eagle Downtown Development Authority (the "DDA") pursuant to Section 31-25-822, C.R.S. for the inclusion of the Property into the Eagle DDA District ("the District"). Included in this Petition is evidence concerning title to the Property and an accurate legal description thereof. The Property is adjacent to the existing Eagle DDA District.

If the Board approves this Petition, it shall then submit the same to the Town Council of the Town of Eagle. If the Town Council approves such Petition at a regular or special meeting, it will take steps as needed to redescribe the additional property to be included Eagle DDA District. If Town Council approves the Petition, the Property shall be included within the Eagle DDA District from the effective date of the ordinance amending the DDA District plan area, and such Property shall be subject to any taxes thereafter imposed by the Town for the use and benefit of the DDA.

PETITIONER

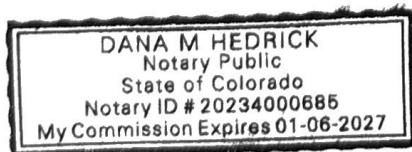
Todd M. Morrison

STATE OF COLORADO)
) ss.
COUNTY OF Eagle)

Subscribed, sworn to and acknowledged before me this 4 day of August,
2026 by Todd Morrison.

My Commission expires:

(SEAL)



Dana Hedrick
Notary Public

**VERIFIED PETITION FOR INCLUSION OF PROPERTY INTO THE
EAGLE DOWNTOWN DEVELOPMENT AUTHORITY (DDA) DISTRICT**

TO: Board of Directors, Eagle Downtown Development Authority, Town of Eagle, Colorado

The undersigned Petitioners, own, as tenants in common, the following described property located within the boundaries of the Town of Eagle, in the County of Eagle, Colorado (the "Property"). The Property address is 130 Capitol Street.

The Petitioners hereby respectfully petition the Board of Directors (the "Board") of the Eagle Downtown Development Authority (the "DDA") pursuant to Section 31-25-822, C.R.S. for the inclusion of the Property into the Eagle DDA District ("the District"). Included in this Petition is evidence concerning title to the Property and an accurate legal description thereof. The Property is adjacent to the existing Eagle DDA District.

If the Board approves this Petition, it shall then submit the same to the Town Council of the Town of Eagle. If the Town Council approves such Petition at a regular or special meeting, it will take steps as needed to redescribe the additional property to be included Eagle DDA District. If Town Council approves the Petition, the Property shall be included within the Eagle DDA District from the effective date of the ordinance amending the DDA District plan area, and such Property shall be subject to any taxes thereafter imposed by the Town for the use and benefit of the DDA.

PETITIONER

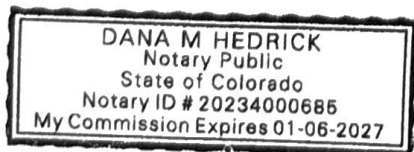
[Signature]

STATE OF COLORADO)
) ss.
COUNTY OF Eagle)

Subscribed, sworn to and acknowledged before me this 4 day of August,
2026 by Todd Monson.

My Commission expires:

(SEAL)



[Signature]
Notary Public

**VERIFIED PETITION FOR INCLUSION OF PROPERTY INTO THE
EAGLE DOWNTOWN DEVELOPMENT AUTHORITY (DDA) DISTRICT**

TO: Board of Directors, Eagle Downtown Development Authority, Town of Eagle, Colorado

The undersigned Petitioners, own, as tenants in common, the following described property located within the boundaries of the Town of Eagle, in the County of Eagle, Colorado (the "Property"). The Property address is 217 E Second Street.

The Petitioners hereby respectfully petition the Board of Directors (the "Board") of the Eagle Downtown Development Authority (the "DDA") pursuant to Section 31-25-822, C.R.S. for the inclusion of the Property into the Eagle DDA District ("the District"). Included in this Petition is evidence concerning title to the Property and an accurate legal description thereof. The Property is adjacent to the existing Eagle DDA District.

If the Board approves this Petition, it shall then submit the same to the Town Council of the Town of Eagle. If the Town Council approves such Petition at a regular or special meeting, it will take steps as needed to redescribe the additional property to be included Eagle DDA District. If Town Council approves the Petition, the Property shall be included within the Eagle DDA District from the effective date of the ordinance amending the DDA District plan area, and such Property shall be subject to any taxes thereafter imposed by the Town for the use and benefit of the DDA.

PETITIONER

Tedde M.

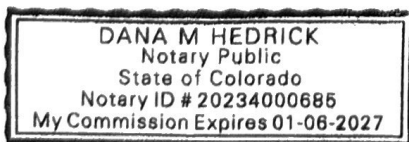
STATE OF COLORADO)
) ss.
COUNTY OF Eagle)

Subscribed, sworn to and acknowledged before me this 4 day of August, 2024 by Todd Morrison.

My Commission expires:

(SEAL)

Dana A.
Notary Public



**VERIFIED PETITION FOR INCLUSION OF PROPERTY INTO THE
EAGLE DOWNTOWN DEVELOPMENT AUTHORITY (DDA) DISTRICT**

TO: Board of Directors, Eagle Downtown Development Authority, Town of Eagle, Colorado

The undersigned Petitioners, own, as tenants in common, the following described property located within the boundaries of the Town of Eagle, in the County of Eagle, Colorado (the "Property"). The Property address is 137 Howard Street.

The Petitioners hereby respectfully petition the Board of Directors (the "Board") of the Eagle Downtown Development Authority (the "DDA") pursuant to Section 31-25-822, C.R.S. for the inclusion of the Property into the Eagle DDA District ("the District"). Included in this Petition is evidence concerning title to the Property and an accurate legal description thereof. The Property is adjacent to the existing Eagle DDA District.

If the Board approves this Petition, it shall then submit the same to the Town Council of the Town of Eagle. If the Town Council approves such Petition at a regular or special meeting, it will take steps as needed to redescribe the additional property to be included Eagle DDA District. If Town Council approves the Petition, the Property shall be included within the Eagle DDA District from the effective date of the ordinance amending the DDA District plan area, and such Property shall be subject to any taxes thereafter imposed by the Town for the use and benefit of the DDA.

PETITIONER

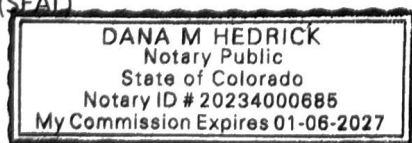
Todd Morrison

STATE OF COLORADO)
) ss.
COUNTY OF Eagle)

Subscribed, sworn to and acknowledged before me this 4 day of August,
2026 by Todd Morrison.

My Commission expires:

(SEAL)



Dana Hedrick
Notary Public

**VERIFIED PETITION FOR INCLUSION OF PROPERTY INTO THE
EAGLE DOWNTOWN DEVELOPMENT AUTHORITY (DDA) DISTRICT**

TO: Board of Directors, Eagle Downtown Development Authority, Town of Eagle, Colorado

The undersigned Petitioners, own, as tenants in common, the following described property located within the boundaries of the Town of Eagle, in the County of Eagle, Colorado (the "Property"). The Property address is 123 Howard Street.

The Petitioners hereby respectfully petition the Board of Directors (the "Board") of the Eagle Downtown Development Authority (the "DDA") pursuant to Section 31-25-822, C.R.S. for the inclusion of the Property into the Eagle DDA District ("the District"). Included in this Petition is evidence concerning title to the Property and an accurate legal description thereof. The Property is adjacent to the existing Eagle DDA District.

If the Board approves this Petition, it shall then submit the same to the Town Council of the Town of Eagle. If the Town Council approves such Petition at a regular or special meeting, it will take steps as needed to redescribe the additional property to be included Eagle DDA District. If Town Council approves the Petition, the Property shall be included within the Eagle DDA District from the effective date of the ordinance amending the DDA District plan area, and such Property shall be subject to any taxes thereafter imposed by the Town for the use and benefit of the DDA.

PETITIONER

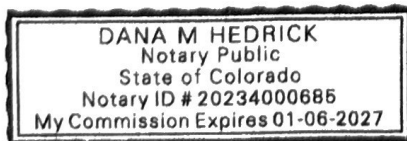
[Signature]

STATE OF COLORADO)
) ss.
COUNTY OF Eagle)

Subscribed, sworn to and acknowledged before me this 4 day of August,
2026 by Todd Marion.

My Commission expires:

(SEAL)



[Signature]
Notary Public

**VERIFIED PETITION FOR INCLUSION OF PROPERTY INTO THE
EAGLE DOWNTOWN DEVELOPMENT AUTHORITY (DDA) DISTRICT**

TO: Board of Directors, Eagle Downtown Development Authority, Town of Eagle, Colorado

The undersigned Petitioners, own, as tenants in common, the following described property located within the boundaries of the Town of Eagle, in the County of Eagle, Colorado (the "Property"). The Property address is 103 Howard Street.

The Petitioners hereby respectfully petition the Board of Directors (the "Board") of the Eagle Downtown Development Authority (the "DDA") pursuant to Section 31-25-822, C.R.S. for the inclusion of the Property into the Eagle DDA District ("the District"). Included in this Petition is evidence concerning title to the Property and an accurate legal description thereof. The Property is adjacent to the existing Eagle DDA District.

If the Board approves this Petition, it shall then submit the same to the Town Council of the Town of Eagle. If the Town Council approves such Petition at a regular or special meeting, it will take steps as needed to redescribe the additional property to be included Eagle DDA District. If Town Council approves the Petition, the Property shall be included within the Eagle DDA District from the effective date of the ordinance amending the DDA District plan area, and such Property shall be subject to any taxes thereafter imposed by the Town for the use and benefit of the DDA.

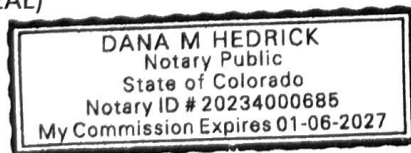
PETITIONER

STATE OF COLORADO)
) ss.
COUNTY OF Eagle)

Subscribed, sworn to and acknowledged before me this 4 day of August,
2026, by Todd Morrison.

My Commission expires:

(SEAL)



Dana M Hedrick
Notary Public



Customer Distribution



Prevent fraud - Please call a member of our closing team for wire transfer instructions or to initiate a wire transfer. Note that our wiring instructions will never change.

Order Number: **V50073042-5**

Date: **01/20/2026**

Property Address: **103, 123 AND 137 HOWARD ST., 104,110, 124 AND 130 CAPITOL, 217 SECOND ST., EAGLE, CO 81631**

For Closing Assistance

For Title Assistance

Land Title Eagle County Title
Team
610 WEST LIONSHEAD CIRCLE,
SUITE 200
VAIL, CO 81657
(970) 477-4500 (Work)
eaglecountyrequests@ltgc.com
Company License: CO44565

Seller/Owner

EAGLE MULTI FAMILY LLC
Delivered via: Electronic Mail



Estimate of Title Fees

Order Number: V50073042-5

Date: 01/20/2026

Property Address: 103, 123 AND 137 HOWARD ST., 104,110, 124 AND 130 CAPITOL, 217 SECOND ST., EAGLE, CO 81631

Seller(s): EAGLE MULTI FAMILY LLC, A COLORADO LIMITED LIABILITY COMPANY, AS TO PARCELS 1,2 ,3 4, 5 AND 8, AND 241 JAH, LLC, A COLORADO LIMITED LIABILITY COMPANY, AS TO PARCELS 6 AND 7

Buyer(s): None

Thank you for putting your trust in Land Title. Below is the estimate of title fees for the transaction. The final fees will be collected at closing. Visit ltgc.com to learn more about Land Title.

Estimate of Title Insurance Fees	
"TBD" Commitment	\$279.00
TBD - TBD Income	\$-279.00
TOTAL	\$0.00

Note: The documents linked in this commitment should be reviewed carefully. These documents, such as covenants conditions and restrictions, may affect the title, ownership and use of the property. You may wish to engage legal assistance in order to fully understand and be aware of the implications of the documents on your property.

Chain of Title Documents:

[Eagle county recorded 10/07/2024 under reception no. 202412008](#)

[Eagle county recorded 02/20/2024 under reception no. 202401691](#)

[Eagle county recorded 09/15/2023 under reception no. 202312693](#)

[Eagle county recorded 05/09/2014 under reception no. 201407766](#)

[Eagle county recorded 05/09/2014 under reception no. 201407767](#)

[Eagle county recorded 02/01/2013 under reception no. 201302329](#)

[Eagle county recorded 07/13/2007 under reception no. 200718691](#)

[Eagle county recorded 08/12/1997 under reception no. 630438](#)

[Eagle county recorded 09/22/1972 under reception no. 121236](#)

[Eagle county recorded 08/19/2024 under reception no. 202409541](#)

[Eagle county recorded 08/20/2024 under reception no. 202409645](#)

[Eagle county recorded 10/13/2020 under reception no. 202018349](#)

[Eagle county recorded 10/14/2020 under reception no. 202018416](#)

[Eagle county recorded 11/06/2024 under reception no. 202413508](#)

Plat Map(s):

[Eagle county recorded 01/01/1876 at book E page 2](#)

ALTA COMMITMENT
Old Republic National Title Insurance Company
Schedule A

Order Number: V50073042-5

Property Address:

103, 123 AND 137 HOWARD ST., 104,110, 124 AND 130 CAPITOL, 217 SECOND ST., EAGLE, CO 81631

1. Effective Date:

01/14/2026 at 5:00 P.M.

2. Policy to be Issued and Proposed Insured:

"TBD" Commitment

\$0.00

Proposed Insured:

3. The estate or interest in the land described or referred to in this Commitment and covered herein is:

FEE SIMPLE

4. Title to the estate or interest covered herein is at the effective date hereof vested in:

EAGLE MULTI FAMILY LLC, A COLORADO LIMITED LIABILITY COMPANY, AS TO PARCELS 1,2 ,3 4, 5 AND 8,
AND 241 JAH, LLC, A COLORADO LIMITED LIABILITY COMPANY, AS TO PARCELS 6 AND 7

5. The Land referred to in this Commitment is described as follows:

ALTA COMMITMENT
Old Republic National Title Insurance Company
Schedule A

Order Number: V50073042-5

PARCEL 1:

LOTS 1, 2, 3, 4 AND THE NORTH 1/2 OF LOT 5, BLOCK 13, TOWN OF EAGLE, ACCORDING TO THE PLAT RECORDED JANUARY 1, 1876 IN BOOK E AT PAGE [2](#), COUNTY OF EAGLE, STATE OF COLORADO

PARCEL 2:

LOTS 11, 12 13 AND 14, BLOCK 13, TOWN OF EAGLE, ACCORDING TO THE PLAT RECORDED JANUARY 1, 1876 IN BOOK E AT PAGE [2](#), COUNTY OF EAGLE, STATE OF COLORADO

PARCEL 3:

LOT 15, BLOCK 13, TOWN OF EAGLE, ACCORDING TO THE PLAT RECORDED JANUARY 1, 1876 IN BOOK E AT PAGE [2](#), COUNTY OF EAGLE, STATE OF COLORADO

PARCEL 4:

PARCEL A, A RESUBDIVISION OF THE SOUTHERLY HALF OF LOT 5 AND LOTS 6 THROUGH 10, BLOCK 13, TOWN OF EAGLE, ACCORDING TO THE FINAL PLAT RECORDED OCTOBER 2, 1997 IN BOOK 739 AT PAGE [307](#), COUNTY OF EAGLE, STATE OF COLORADO.

PARCEL 5:

PARCEL B, A RESUBDIVISION OF THE SOUTHERLY HALF OF LOT 5 AND LOTS 6 THROUGH 10, BLOCK 13, TOWN OF EAGLE, ACCORDING TO THE FINAL PLAT RECORDED OCTOBER 2, 1997 IN BOOK 739 AT PAGE [307](#), COUNTY OF EAGLE, STATE OF COLORADO.

PARCEL 6:

LOTS 16 AND 17, BLOCK 13, TOWN OF EAGLE, ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF EAGLE, STATE OF COLORADO.

PARCEL 7:

THE WEST 1/2 OF LOTS 18, 19, AND 20, BLOCK 13, TOWN OF EAGLE, ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF EAGLE, STATE OF COLORADO.

PARCEL 8:

THE EAST 1/2 OF LOTS 18, 19, AND 20, BLOCK 13, TOWN OF EAGLE, ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF EAGLE, STATE OF COLORADO.

ALTA COMMITMENT
Old Republic National Title Insurance Company
Schedule A

Order Number: V50073042-5

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ALTA COMMITMENT
Old Republic National Title Insurance Company
Schedule B, Part I
(Requirements)

Order Number: V50073042-5

All of the following Requirements must be met:

This proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

Pay the agreed amount for the estate or interest to be insured.

Pay the premiums, fees, and charges for the Policy to the Company.

Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

1. WRITTEN CONFIRMATION THAT THE INFORMATION CONTAINED IN STATEMENT OF AUTHORITY FOR 241 JAH, LLC, A COLORADO LIMITED LIABILITY COMPANY RECORDED OCTOBER 13, 2020 UNDER RECEPTION NO. [202018348](#) IS CURRENT.

NOTE: SAID INSTRUMENT DISCLOSES JUDSON HAIMS AND JULIE K. GOLDBERG AS THE MEMBERS AUTHORIZED TO EXECUTE INSTRUMENTS CONVEYING, ENCUMBERING OR OTHERWISE AFFECTING TITLE TO REAL PROPERTY ON BEHALF OF SAID ENTITY. IF THIS INFORMATION IS NOT ACCURATE, A CURRENT STATEMENT OF AUTHORITY MUST BE RECORDED.

2. WRITTEN CONFIRMATION THAT THE INFORMATION CONTAINED IN STATEMENT OF AUTHORITY FOR EAGLE MULTI FAMILY LLC, A COLORADO LIMITED LIABILITY COMPANY RECORDED AUGUST 19, 2024 UNDER RECEPTION NO. [202409540](#) IS CURRENT.

NOTE: SAID INSTRUMENT DISCLOSES TODD MORRISON AND CHRIS BARBELLA AS THE MANAGERS AUTHORIZED TO EXECUTE INSTRUMENTS CONVEYING, ENCUMBERING OR OTHERWISE AFFECTING TITLE TO REAL PROPERTY ON BEHALF OF SAID ENTITY. IF THIS INFORMATION IS NOT ACCURATE, A CURRENT STATEMENT OF AUTHORITY MUST BE RECORDED.

3. RECORD DULY EXECUTED AND ACKNOWLEDGED PLAT OF SUBJECT PROPERTY.

NOTE: A COPY OF SAID PLAT MUST BE SUBMITTED TO LAND TITLE GUARANTEE COMPANY PRIOR TO RECORDATION. UPON RECEIPT AND REVIEW FURTHER REQUIREMENTS AND/OR EXCEPTIONS MAY BE NECESSARY.

ALTA COMMITMENT
Old Republic National Title Insurance Company
Schedule B, Part II
(Exceptions)

Order Number: V50073042-5

This commitment does not republish any covenants, condition, restriction, or limitation contained in any document referred to in this commitment to the extent that the specific covenant, conditions, restriction, or limitation violates state or federal law based on race, color, religion, sex, sexual orientation, gender identity, handicap, familial status, or national origin.

1. Any facts, rights, interests, or claims thereof, not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.
6. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
7. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.
8. RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED AUGUST 07, 1890, IN BOOK 48 AT PAGE [149](#).
9. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF TOWN OF EAGLE RECORDED JANUARY 1, 1876 IN BOOK E AT PAGE [2](#).
10. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS:
FENCE LINES ENCROACHING
SHED ENCROACHING
AS SHOWN AND DISCLOSED ON ALTA/NSPS LAND SURVEY CERTIFIED NOVEMBER 30, 2022
PREPARED BY PEAK LAND CONSULTANTS, INC., JOB #2305.1

SAID DOCUMENT STORED AS OUR IMAGE [56383193](#)
11. EASEMENT GRANTED TO THE EAGLE VALLEY TELEPHONE COMPANY, FOR TELEPHONE, TELEGRAPH AND TRANSMISSION LINES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED APRIL 19, 1939, IN BOOK 116 AT PAGE [539](#).
12. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF A RESUBDIVISION OF THE SOUTHERLY HALF OF LOT 5 AND LOTS 6 THROUGH 7, BLOCK 13, TOWN OF EAGLE RECORDED OCTOBER 02, 1997 UNDER RECEPTION NO. [635258](#).

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part II

(Exceptions)

Order Number: V50073042-5

13. MEMORANDUM OF STATUTORY NOTICE PURSUANT TO 40-15-602(2) C.R.S REGARDING NOTICE OF INFORMATION OF EXISTING ELECTRIC EASEMENTS BY HOLY CROSS ELECTRIC ASSOCIATION, ACROSS SUBJECT PROPERTY, RECORDED AUGUST 31, 2021 UNDER RECEPTION NO. [202119898](#).

14. MATTERS DISCLOSED ON IMPROVEMENT LOCATION CERTIFICATE PREPARED BY MARCIN ENGINEERING LLC, CERTIFIED DECEMBER 16, 2023, JOB NO. 23095

SAID DOCUMENT STORED AS OUR IMAGE [64917154](#)

15. DEED OF TRUST DATED OCTOBER 04, 2024 FROM EAGLE MULTI FAMILY, LLC A COLORADO LIMITED LIABILITY COMPANY TO THE PUBLIC TRUSTEE OF EAGLE COUNTY FOR THE USE OF ANN MARIE ESTEVEZ TO SECURE THE SUM OF \$1,007,057.73, AND ANY OTHER AMOUNTS PAYABLE UNDER THE TERMS THEREOF, RECORDED OCTOBER 07, 2024, UNDER RECEPTION NO. [202412009](#).

FIRST AMENDMENT TO THE ABOVE DEED OF TRUST RECORDED OCTOBER 9, 2025 UNDER RECEPTION NO. [202513647](#).

16. DEED OF TRUST DATED AUGUST 15, 2024 FROM EAGLE MULTI FAMILY LLC, A COLORADO LIMITED LIABILITY COMPANY, AS TO PARCELS 1,2 ,3 4, 5 AND 8, AND 241 JAH, LLC, A COLORADO LIMITED LIABILITY COMPANY, AS TO PARCELS 6 AND 7 TO THE PUBLIC TRUSTEE OF EAGLE COUNTY FOR THE USE OF MAR FINANCIAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY TO SECURE THE SUM OF \$1,523,848.13, AND ANY OTHER AMOUNTS PAYABLE UNDER THE TERMS THEREOF, RECORDED AUGUST 20, 2024, UNDER RECEPTION NO. [202409646](#).

FIRST AMENDMENT TO THE ABOVE DEED OF TRUST RECORDED AUGUST 27, 2025 UNDER RECEPTION NO. [202511431](#).

17. DEED OF TRUST DATED OCTOBER 07, 2020 FROM 241 JAH, LLC, A COLORADO LIMITED LIABILITY COMPANY TO THE PUBLIC TRUSTEE OF EAGLE COUNTY FOR THE USE OF ALPINE BANK TO SECURE THE SUM OF \$412,500.00, AND ANY OTHER AMOUNTS PAYABLE UNDER THE TERMS THEREOF, RECORDED OCTOBER 13, 2020, UNDER RECEPTION NO. [202018350](#).

NOTE: THE ABOVE DEED OF TRUST SECURES A LINE OF CREDIT.

SAID DEED OF TRUST WAS FURTHER SECURED IN ASSIGNMENT OF RENTS RECORDED OCTOBER 13, 2020 UNDER RECEPTION NO. [202018351](#).

18. DEED OF TRUST DATED OCTOBER 07, 2020 FROM 241 JAH, LLC, A COLORADO LIMITED LIABILITY COMPANY TO THE PUBLIC TRUSTEE OF EAGLE COUNTY FOR THE USE OF ALPINE BANK TO SECURE THE SUM OF \$146,250.00, AND ANY OTHER AMOUNTS PAYABLE UNDER THE TERMS THEREOF, RECORDED OCTOBER 14, 2020, UNDER RECEPTION NO. [202018417](#).

NOTE: THE ABOVE DEED OF TRUST SECURES A LINE OF CREDIT.

SAID DEED OF TRUST WAS FURTHER SECURED IN ASSIGNMENT OF RENTS RECORDED OCTOBER 14, 2020 UNDER RECEPTION NO. [202018418](#).

19. DEED OF TRUST DATED NOVEMBER 01, 2024 FROM EAGLE MULTI FAMILY LLC, A COLORADO LIMITED LIABILITY COMPANY TO THE PUBLIC TRUSTEE OF EAGLE COUNTY FOR THE USE OF DOUGLAS J. AND KARINA A. STERKEL TO SECURE THE SUM OF \$900,000.00, AND ANY OTHER AMOUNTS PAYABLE UNDER THE TERMS THEREOF, RECORDED NOVEMBER 06, 2024, UNDER RECEPTION NO. [202413509](#).

FIRST AMENDMENT TO THE ABOVE DEED OF TRUST RECORDED SEPTEMBER 26, 2025 UNDER RECEPTION NO. [202512925](#).



Land Title Guarantee Company

Disclosure Statements

Note: Pursuant to CRS 10-11-122, notice is hereby given that:

- (A) The Subject real property may be located in a special taxing district.
- (B) A certificate of taxes due listing each taxing jurisdiction will be obtained from the county treasurer of the county in which the real property is located or that county treasurer's authorized agent unless the proposed insured provides written instructions to the contrary. (for an Owner's Policy of Title Insurance pertaining to a sale of residential real property).
- (C) The information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder, or the County Assessor.

Note: Effective September 1, 1997, CRS 30-10-406 requires that all documents received for recording or filing in the clerk and recorder's office shall contain a top margin of at least one inch and a left, right and bottom margin of at least one half of an inch. The clerk and recorder may refuse to record or file any document that does not conform, except that, the requirement for the top margin shall not apply to documents using forms on which space is provided for recording or filing information at the top margin of the document.

Note: Colorado Division of Insurance Regulations 8-1-2 requires that "Every title entity shall be responsible for all matters which appear of record prior to the time of recording whenever the title entity conducts the closing and is responsible for recording or filing of legal documents resulting from the transaction which was closed". Provided that Land Title Guarantee Company conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception number 5 will not appear on the Owner's Title Policy and the Lenders Policy when issued.

Note: Affirmative mechanic's lien protection for the Owner may be available (typically by deletion of Exception no. 4 of Schedule B, Section 2 of the Commitment from the Owner's Policy to be issued) upon compliance with the following conditions:

- (A) The land described in Schedule A of this commitment must be a single family residence which includes a condominium or townhouse unit.
- (B) No labor or materials have been furnished by mechanics or material-men for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.
- (C) The Company must receive an appropriate affidavit indemnifying the Company against un-filed mechanic's and material-men's liens.
- (D) The Company must receive payment of the appropriate premium.
- (E) If there has been construction, improvements or major repairs undertaken on the property to be purchased within six months prior to the Date of Commitment, the requirements to obtain coverage for unrecorded liens will include: disclosure of certain construction information; financial information as to the seller, the builder and or the contractor; payment of the appropriate premium fully executed Indemnity Agreements satisfactory to the company, and, any additional requirements as may be necessary after an examination of the aforesaid information by the Company.

No coverage will be given under any circumstances for labor or material for which the insured has contracted for or agreed to pay.

Note: Pursuant to CRS 10-11-123, notice is hereby given:

This notice applies to owner's policy commitments disclosing that a mineral estate has been severed from the surface estate, in Schedule B-2.

- (A) That there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate

and that there is substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and

- (B) That such mineral estate may include the right to enter and use the property without the surface owner's permission.

Note: Pursuant to CRS 10-1-128(6)(a), It is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance, and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado Division of Insurance within the Department of Regulatory Agencies.

Note: Pursuant to Colorado Division of Insurance Regulations 8-1-3, notice is hereby given of the availability of a closing protection letter for the lender, purchaser, lessee or seller in connection with this transaction.

Note: Pursuant to CRS 24-21-514.5, Colorado notaries may remotely notarize real estate deeds and other documents using real-time audio-video communication technology. You may choose not to use remote notarization for any document.



Joint Notice of Privacy Policy of Land Title Guarantee Company Land Title Insurance Corporation and Old Republic National Title Insurance Company

This Statement is provided to you as a customer of Land Title Guarantee Company as agent for Land Title Insurance Corporation and Old Republic National Title Insurance Company.

We want you to know that we recognize and respect your privacy expectations and the requirements of federal and state privacy laws. Information security is one of our highest priorities. We recognize that maintaining your trust and confidence is the bedrock of our business. We maintain and regularly review internal and external safeguards against unauthorized access to your non-public personal information ("Personal Information").

In the course of our business, we may collect Personal Information about you from:

- applications or other forms we receive from you, including communications sent through TMX, our web-based transaction management system;
 - your transactions with, or from the services being performed by us, our affiliates, or others;
 - a consumer reporting agency, if such information is provided to us in connection with your transaction;
- and
- The public records maintained by governmental entities that we obtain either directly from those entities, or from our affiliates and non-affiliates.

Our policies regarding the protection of the confidentiality and security of your Personal Information are as follows:

- We restrict access to all Personal Information about you to those employees who need to know that information in order to provide products and services to you.
- We may share your Personal Information with affiliated contractors or service providers who provide services in the course of our business, but only to the extent necessary for these providers to perform their services and to provide these services to you as may be required by your transaction.
- We maintain physical, electronic and procedural safeguards that comply with federal standards to protect your Personal Information from unauthorized access or intrusion.
- Employees who violate our strict policies and procedures regarding privacy are subject to disciplinary action.
- We regularly assess security standards and procedures to protect against unauthorized access to Personal Information.

WE DO NOT DISCLOSE ANY PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT STATED ABOVE OR PERMITTED BY LAW.

Consistent with applicable privacy laws, there are some situations in which Personal Information may be disclosed. We may disclose your Personal Information when you direct or give us permission; when we are required by law to do so, for example, if we are served a subpoena; or when we suspect fraudulent or criminal activities. We also may disclose your Personal Information when otherwise permitted by applicable privacy laws such as, for example, when disclosure is needed to enforce our rights arising out of any agreement, transaction or relationship with you.

Our policy regarding dispute resolution is as follows: Any controversy or claim arising out of or relating to our privacy

policy, or the breach thereof, shall be settled by arbitration in accordance with the rules of the American Arbitration Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.



Commitment For Title Insurance

Issued by Old Republic National Title Insurance Company

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON. .

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company, a Minnesota corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured. If all of the Schedule B, Part I—Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements; and
- (f) Schedule B, Part II—Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I—Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

IN WITNESS WHEREOF, Land Title Insurance Corporation has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A to be valid when countersigned by a validating officer or other authorized signatory.

Issued by:
Land Title Guarantee Company
3033 East First Avenue Suite 600
Denver, Colorado 80206
303-321-1880



Craig B. Rants, Senior Vice President



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
1408 North Westshore Blvd., Suite 900, Tampa, Florida 33607
(612) 371-1111 www.oldrepublictitle.com

By



President

Attest



Secretary

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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WHEN RECORDED **Judson Haims**
RETURN TO: **PO Box 1020**
Eagle, CO 81631



STATEMENT OF AUTHORITY

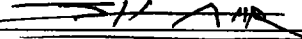
(§38-30-172, C.R.S.)

1. This Statement of Authority relates to an entity¹ named
241 JAH, LLC., A COLORADO LIMITED LIABILITY COMPANY
2. The type of entity is a:

☐ Corporation	☐ Registered Limited Liability Partnership
☐ Nonprofit Corporation	☐ Registered Limited Liability Limited Partnership
☒ Limited Liability Company	☐ Limited Partnership Association
☐ General Partnership	☐ Government or Governmental Subdivision or Agency
☐ Limited Partnership	☐ Trust
☐	
3. The entity is formed under the laws of **Colorado**
4. The mailing address for the entity is **PO BOX 1020, Eagle, CO 81631**
5. The ☒ name ☒ position of each person authorized to execute instruments conveying, encumbering or otherwise affecting title to real property on behalf of the entity is **Judson Haims and Julie K. Goldberg, Members**
6. The authority of the foregoing person(s) to bind the entity: ☒ is² not limited ☐ is limited as follows: Either May Sign
7. Other matters concerning the manner in which the entity deals with interests in real property:
8. This Statement of Authority is executed on behalf of the entity pursuant to the provisions of §38-30-172, C.R.S. ³
9. This Statement of Authority amends and supersedes in all respects any and all prior dated Statements of Authority executed on behalf of the entity.

Executed **this day of October 7th, 2020**

241 JAH, LLC., A COLORADO LIMITED LIABILITY COMPANY

By: 
JUDSON HAIMS, MEMBER

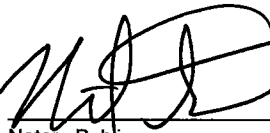
NICHOLAS RYAN SHEPTAK
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164003583
My Commission Expires January 27 2024

State of **Colorado**)
)ss.
County of **Eagle**)

The foregoing instrument was acknowledged before me on this day of **October 7th, 2020** by **JUDSON HAIMS AS MEMBER OF 241 JAH, LLC., A COLORADO LIMITED LIABILITY COMPANY**

Witness my hand and official seal

My Commission expires: 1/27/24


Notary Public

¹This form should not be used unless the entity is capable of holding title to real property.

²The absence of any limitation shall be prima facie evidence that no such limitation exists.

³The statement of authority must be recorded to obtain the benefits of the statute.



WHEN RECORDED **Todd Morrison**
RETURN TO: **PO Box 421**
Gypsum, CO 81637



STATEMENT OF AUTHORITY
(§38-30-172, C.R.S.)

1. This Statement of Authority relates to an entity¹ named
EAGLE MULTI FAMILY LLC, A COLORADO LIMITED LIABILITY COMPANY
2. The type of entity is a:

☐ Corporation	☐ Registered Limited Liability Partnership
☐ Nonprofit Corporation	☐ Registered Limited Liability Limited Partnership
☒ Limited Liability Company	☐ Limited Partnership Association
☐ General Partnership	☐ Government or Governmental Subdivision or Agency
☐ Limited Partnership	☐ Trust
☐	
3. The entity is formed under the laws of **Colorado**
4. The mailing address for the entity is **PO Box 421, Gypsum, CO 81637**
5. The ☒ name ☒ position of each person authorized to execute instruments conveying, encumbering or otherwise affecting title to real property on behalf of the entity is **TODD MORRISON AND CHRIS BARBELLA, MANAGERS**
6. The authority of the foregoing person(s) to bind the entity: ☒ is² not limited ☐ is limited as follows:
7. Other matters concerning the manner in which the entity deals with interests in real property:
8. This Statement of Authority is executed on behalf of the entity pursuant to the provisions of §38-30-172, C.R.S. ³
9. This Statement of Authority amends and supersedes in all respects any and all prior dated Statements of Authority executed on behalf of the entity.

Executed this day of **August 15th, 2024**

EAGLE MULTI FAMILY LLC, A COLORADO LIMITED LIABILITY COMPANY

By: _____

TODD MORRISON, MANAGER

By: _____

CHRIS BARBELLA, MANAGER

NICHOLAS RYAN SHEPTAK
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164003583
MY COMMISSION EXPIRES 01/27/2028

State of **Colorado**)
)ss.
County of **Eagle**)

The foregoing instrument was acknowledged before me on this day of **August 15th, 2024** by **TODD MORRISON AND CHRIS BARBELLA AS MANAGERS OF EAGLE MULTI FAMILY LLC, A COLORADO LIMITED LIABILITY COMPANY**

Witness my hand and official seal

My Commission expires: 11/27/28

Notary Public



¹This form should not be used unless the entity is capable of holding title to real property.
²The absence of any limitation shall be prima facie evidence that no such limitation exists.
³The statement of authority must be recorded to obtain the benefits of the statute.

CAPITOL FLATS

Consent of Representation

124 Capitol Street and 130 Capitol Street, Eagle

LIMITED POWER OF ATTORNEY

I, Judson Haims, sole member and manager of 241 JAH, LLC, a Colorado limited liability company, designate and appoint, Todd Morrison, manager of Eagle Multi Family LLC, as 241 JAH, LLC's attorney-in-fact and agent (hereinafter referred to as "My Agent") to act for the 241 JAH, LLC, in my name, place and stead for the limited purpose stated herein. I grant My Agent full power and authority to do everything necessary in exercising any of the powers herein granted as fully as I might or could do if personally present and fully competent, with full power of substitution or revocation, hereby ratifying and confirming all that My Agent shall lawfully do or cause to be done by virtue of this Limited Power of Attorney and the powers herein granted.

1. Powers and Authority: My Agent has full power and authority to, with respect to properties located at 130 Capitol Street, Eagle Colorado and 124 Capitol Street, Eagle, Colorado, make an application to the Town of Eagle on behalf of 241 JAH, LLC to abandon any alleys, subdivision application to consolidate the surrounding properties and create a new plat, development application to entitle buildings, and height variance application to exceed the 35 foot limitation, and to execute any and all documents necessary to further said application(s).

2. Revocability: This Power is revocable, provided that, insofar as any governmental agency, bank, depository trust company, insurance company, other corporation, transfer agent, investment banking company, or other person or entity is concerned, who shall rely on this Power, this Power may be revoked only by a notice, in writing executed by me or My Agent and delivered to such person or institution.

3. Third-Party Reliance: Third parties may rely upon the representations of My Agent as to all matters relating to any power granted to My Agent, and no person who may act in reliance upon the representations of My Agent or the authority granted to My Agent shall incur any liability to me or my estate as a result of permitting My Agent to exercise any power.

4. Disability of Principal: This Limited Power of Attorney shall not be affected by My incapacity or disability.

[signatures on following page]

Consent of Representation

124 Capitol Street and 130 Capitol Street, Eagle (continued)

IN WITNESS WHEREOF, I have executed this Limited Power of Attorney this 21 day
of October, 2024.

J H Haims

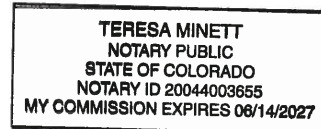
STATE OF Colorado }

COUNTY OF Eagle }

The foregoing Limited Power of Attorney was acknowledged before me this 21 day of
October, 2024, by Judson Haims, sole member and manager of 241
JAH, LLC.

Witness my Hand and Official Seal:

Teresa Minett
My commission expires: June 14, 2027 Notary Public



DDA FUND - OPERATING		2023	2024	2025	2026	2026	2026 BUDGET REVISED						2027 BUDGET REQUEST						
ACCOUNT NUMBER	ACCOUNT TITLE	ACTUAL	ACTUAL	ACTUAL	ACTUAL YTD 5/31/26	ORIG. BUDGET	TOTAL	DETAIL	ONE TIME (X)	ONGOING (X)	CARRY OVER (X)	NOTES	TOTAL	DETAIL	ONE TIME (X)	ONGOING (X)	CARRY OVER (X)	NOTES	
9150210	OFFICE SUPPLIES	-	-	-	-	-	-						-						
9150220	OPERATING SUPPLIES	-	-	-	-	-	-						-						
9150330	DUES & SUBSCRIPTIONS	-	1,000	1,000	1,000	1,000	1,000	1,000		X		Downtown Colorado, Inc. (DCI) Membership Northland Securities - Financial Planner	1,000	1,000		X		Downtown Colorado, Inc. (DCI) Membership Northland Securities - Financial Planner	
								10,000		X				10,000			X		Northland Securities - Financial Planner
								3,000		X				Website Maintenance					
								12,600			X			Second Street Activation (Was \$10K and increased to \$22,600 split btw 2026 & 2-27. DDA approved funds for Broadway Activation: \$3K to Eagle Rising for Broadway Banners and \$5K to ToE Events & Marketing for Painted Sitting Bear. Also approved a \$10K grant match for ToE Sustainability DCFC Plazas Grant Application which is a Carry Over into 2027).		X	Second Street Activation (Was \$10K and increased to \$22,600 split btw 2026 & 2-27. DDA approved funds for Broadway Activation: \$3K to Eagle Rising for Broadway Banners and \$5K to ToE Events & Marketing for Painted Sitting Bear. Also approved a \$10K grant match for ToE Sustainability DCFC Plazas Grant		
5,000			X		Broadway Street - Restoration of dead/missing perennial plants along Broadway - PW estimates it would be a approx \$50K project to do in one year, but it can be done overtime.			X	Commercial Activation Rebate Program (TBD on Account # / Account Title)										
30,600						43,000													
9150347	PROFESSIONAL SERVICES	12,056	23,266	8,969	-	40,600	4,450	4,450		X		Legal Services	4,450	4,450		X		Legal Services	
9150351	LEGAL SERVICES	901	2,295	1,087	1,361	5,000	-						-						
9150362	COMPUTER SUPPORT	-	-	-	-	-	-						-						
9150371	TRAVEL	-	893	1,732	845	2,000	1,000	1,000		X		Travel for Trainings (mileage, lodging, meals) Supplemental Budget: Rollover 25,119 to finish project in 2026. Downtown Eagle Project Investment Program. REDI Grant \$50K Budget: \$40K grant reimbursement / \$10K TIF DDA match. Contract deadline is June 30, 2026.	1,000	1,000		X		Travel for Trainings (mileage, lodging, meals)	
								16,451			X								
9150379	GRANT PROGRAM EXPENDITURES	-	-	74,881	7,561	-	16,451						-						
9150380	TUITION & BOOKS	-	225	495	495	500	500	500		X		DCI Conference	500	500		X		DCI Conference	
9150385	TREASURERS FEES	525	782	1,266	550	-	-						-						
9150510	INSURANCE	50	34	126	116	138	138	138		X		Cirsa	138	138		X		CIRSA - Needs Updated	
TOTAL		13,532	28,495	89,555	11,927	49,238	54,139	54,139	-	20,088	34,051		50,088	50,088	13,950	20,088	16,050		