



**PUBLIC NOTICE
TOWN OF WINTER PARK
PLANNING COMMISSION & TOWN COUNCIL
PRELIMINARY DEVELOPMENT PLAN**

Applicant: Sam Leisk, Alterra Mountain Company.

Property Owners: Alterra Mountain Company Real Estate Development Co., Winter Park Recreational Association, and IW/WP Village Core Development Company, LLC

Case Number: PLN24-061 Winter Park Mountain Base Area Preliminary Development Plan (PDP)

Physical Address of Property for Which the Application Approval is Requested: Winter Park Resort, located on the northwest corner of US Hwy 40 and Winter Park Drive, Winter Park, CO.

Legal Description & Vicinity Map of Property for Which the Application Approval is Requested: See Exhibit A attached.

Description of Request: An application for a Preliminary Development Plan on 178 acres (7,753,680 SF) for the Winter Park Resort to rezone the property from Destination Center (D-C), Residential-Commercial Service (R-C), and Planned Development (Destination Center) to Planned Development (Destination Center) to allow development of a mix of commercial, residential and resort uses along with improvements to infrastructure, roadways and trails.

Applicable Provision(s) of the Unified Development Code (UDC): § 3-A-6 Planned Development Districts and § 5-C-3 Rezoning to Planned Development

Additional information is available at this link: <https://wpgov.com/current-development-projects/>

A Public Hearing at Winter Park Town Hall, 50 Vasquez Road and online via Zoom is scheduled as part of the following meetings:

Planning Commission, Tuesday, March 25, 2025 at 8:00 A.M.

Town Council, Tuesday, May 20, 2025 at 5:30 P.M.

Members of the public wishing to make comment regarding the application may do so at the scheduled hearing, or write to TJ Dlubac, AICP Contracted Planner, Town of Winter Park, P.O. Box 3327, Winter Park, CO 80482, or tdlubac@planstrategize.com. For comments to be included within the digital packet, they must be submitted by 5:00 P.M. on the Wednesday before the meeting.

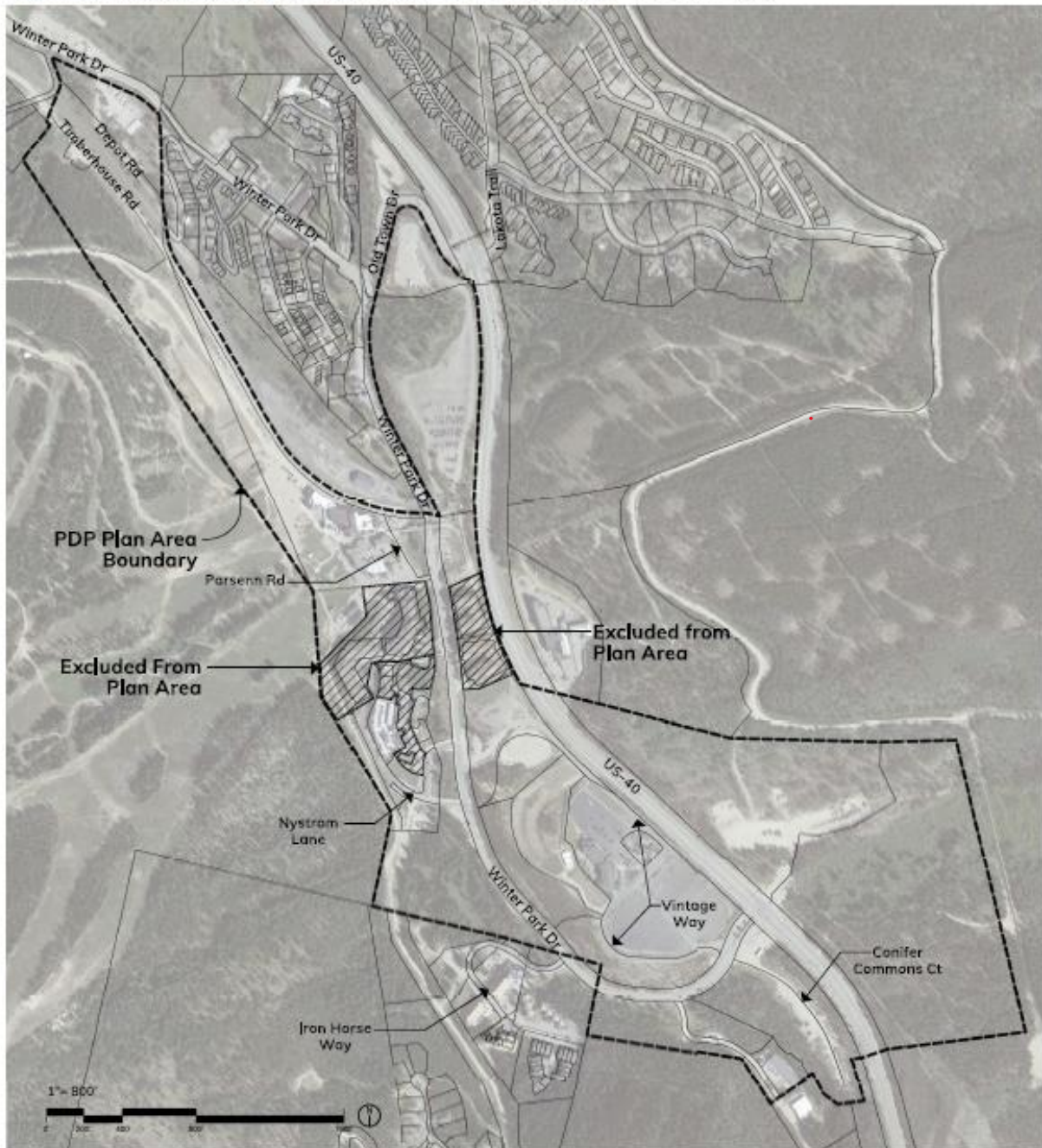
The Zoom link will be made available in the full agenda, which will be published by end of day the Friday before the meeting at:

<https://wpgov.com/our-government/agendas-minutes/>

The meeting will be broadcast via Zoom and public comment can be made during the hearing by those attending. If there are technical difficulties with Zoom, public comment via Zoom will not be available and the hearing will continue in person.

Exhibit A – Legal Description and Vicinity Map

WINTER PARK MOUNTAIN BASE AREA PDP PLAN AREA - VICINITY MAP



- Proposed PDP Plan Area Boundary
- ▨ Not Included In Plan Area

PARCELS OF LAND LOCATED IN SECTIONS 10, 11, AND 14, TOWNSHIP 2 SOUTH, RANGE 75 WEST OF THE 6TH P.M., COUNTY OF GRAND, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

LOT 2, TRACT 41 MINOR SUBDIVISION, AS PER THE PLAT THEREOF RECORDED ON MARCH 3, 2017 AT RECEPTION NO. 2017001569, COUNTY OF GRAND, STATE OF COLORADO.

PARCEL 2:

LOT 3, TRACT 41 MINOR SUBDIVISION, AS PER THE PLAT THEREOF RECORDED ON MARCH 3, 2017 AT RECEPTION NO. 2017001569, COUNTY OF GRAND, STATE OF COLORADO.

PARCEL 3:

A TRACT OF LAND BEING A PART OF THE W.E. EVANS HOMESTEAD AND H.E.S. NO. 117, THE PATENT THEREOF BEING RECORDED JANUARY 1, 1918 IN BOOK 53 AT PAGE 264 OF THE GRAND COUNTY RECORDS, SITUATED IN SECTION 10, TOWNSHIP 2 SOUTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN, GRAND COUNTY, COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A.P. NO. 2 OF B.L.M. TRACT 43, A BRASS CAP IN PLACE, THE TRUE POINT OF BEGINNING;

THENCE S22°55'15"E 306.96 FEET TO CORNER NO. 4 OF H.E.S. NO. 117, A DWD BRASS CAP IN PLACE;

THENCE S79°48'17"W 712.83 FEET TO CORNER NO. 5 OF SAID H.E.S. NO. 117, A DWD BRASS CAP IN PLACE;

THENCE N23°26'57"W 2,001.22 FEET TO A POINT LOCATED 25.00 FEET SOUTHERLY AND WESTERLY OF THE CENTERLINE OF SAID D&RGW RAILROAD TRACK;

THENCE THE FOLLOWING THREE (3) COURSES ALONG A LINE SOUTHERLY AND WESTERLY OF, PARALLEL AND CONCENTRIC TO SAID CENTERLINE:

THENCE 486.51 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 5,744.22 FEET AND A CENTRAL ANGLE OF 04°51'10", (CHORD BEARS S31°00'48"E, 486.37 FEET);

THENCE S29°02'46"E 561.50 FEET;

THENCE 1,015.96 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 934.34 FEET AND A CENTRAL ANGLE OF 62°18'03", (CHORD BEARS S60°11'36"E 966.65 FEET), TO A POINT ON THE LINE BETWEEN CORNER NO. 3 OF H.E.S. NO. 117 AND A.P. NO. 2 OF BLM TRACT 43;

THENCE S22°54'28"E 42.16 FEET TO THE TRUE POINT OF BEGINNING, COUNTY OF GRAND, STATE OF COLORADO.

PARCEL 4:

THE 1.66 ACRE PARCEL BEING THE VILLAGE AT WINTER PARK I, AS SHOWN ON THE PLAT FOR THE VILLAGE AT WINTER PARK RECORDED ON JULY 6, 1994 AT RECEPTION NO. 94007421, COUNTY OF GRAND, STATE OF COLORADO.

(NO PARCEL 5):

PARCEL 6:

LOT H, EXEMPTION NO. 2, WINTER PARK VILLAGE CORE, AS PER THE PLAT THEREOF RECORDED ON MAY 6, 2009 AT RECEPTION NO. 2009004060, COUNTY OF GRAND, STATE OF COLORADO.

PARCEL 7:

LOT I, WINTER PARK VILLAGE CORE, AS PER THE PLAT THEREOF RECORDED ON SEPTEMBER 24, 2007 AT RECEPTION NO. 2007010733, COUNTY OF GRAND, STATE OF COLORADO.

PARCEL 8:

LOT N, EXEMPTION SURVEY NO. 1, WINTER PARK VILLAGE CORE RECORDED ON MAY 6, 2009, AT RECEPTION NUMBER 2009004043, EXCEPT THOSE PORTIONS LYING WITHIN THE PARRY PEAK LOFTS CONDOMINIUM PER THE MAP RECORDED ON MAY 6, 2009, AT RECEPTION NO. 2009004078, COUNTY OF GRAND, STATE OF COLORADO.

PARCEL 9:

LOT K, EXEMPTION NO. 3, WINTER PARK VILLAGE CORE, RECORDED ON MARCH 27, 2013 AT RECEPTION NO. 2013002744, COUNTY OF GRAND, STATE OF COLORADO.

PARCEL 10:

LOT J, EXEMPTION NO. 3, WINTER PARK VILLAGE CORE, AS PER THE PLAT THEREOF RECORDED ON MARCH 27, 2013 AT RECEPTION NO. 2013002744, COUNTY OF GRAND, STATE OF COLORADO.

PARCEL 11:

LOT 2A, THE VILLAGE AT WINTER PARK RESORT MINOR SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 30, 2011 AT RECEPTION NO. 2011008710, COUNTY OF GRAND, STATE OF COLORADO.

PARCEL 12:

A PARCEL OF LAND BEING A PART OF LOT 1, THE VILLAGE AT WINTER PARK RESORT MINOR SUBDIVISION RECORDED MAY 11, 2006 AT RECEPTION NO. 2006004551, LOCATED IN H.E.S. TRACT 43, TOWNSHIP 2 SOUTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF GRAND, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT CORNER NO. 11 OF H.E.S. TRACT 43, BEING A POINT ON THE WESTERLY RIGHT-OF-WAY OF US HIGHWAY 40, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG THE EASTERLY LINE OF SAID H.E.S. TRACT 43 AND SAID WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 40 THE FOLLOWING TWO (2) CONSECUTIVE COURSES: 611.92 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 2,693.72 FEET, A CENTRAL ANGLE OF 13°00'56" AND A CHORD WHICH BEARS S40°39'20"E A DISTANCE OF 610.61 FEET; THENCE S47°08'42"E A DISTANCE OF 107.41 FEET; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 1 THE FOLLOWING SEVEN (7) CONSECUTIVE COURSES: N61°06'16"W DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 106.81 FEET; THENCE 223.48 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2,000.00 FEET, A CENTRAL ANGLE OF 06°24'08" AND A CHORD WHICH BEARS N44°24'27"W A DISTANCE OF 223.37 FEET TO A POINT OF REVERSE CURVATURE; THENCE 185.39 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 241.56 FEET, A CENTRAL ANGLE OF 43°58'25" AND A CHORD WHICH BEARS N63°45'58"W A DISTANCE OF 180.88 FEET TO A POINT OF COMPOUND CURVATURE; THENCE 289.56 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 164.32 FEET, A CENTRAL ANGLE OF 100°57'55" AND A CHORD WHICH BEARS S44°11'49"W A DISTANCE OF 253.52 FEET TO A POINT OF REVERSE CURVATURE; THENCE 131.49 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 423.51 FEET, A CENTRAL ANGLE OF 17°47'19" AND A CHORD WHICH BEARS S04°19'31"W A DISTANCE OF 130.96 FEET TO A POINT OF COMPOUND CURVATURE; THENCE 150.98 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 145.11 FEET, A CENTRAL ANGLE OF 59°36'37" AND A CHORD WHICH BEARS S43°37'04"W A DISTANCE OF 144.26 FEET TO A POINT OF TANGENCY; THENCE S73°25'22"W A DISTANCE OF 17.89 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF WINTER PARK DRIVE;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) CONSECUTIVE COURSES:
229.06 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,170.00 FEET, A CENTRAL ANGLE OF 11°13'03" AND A CHORD WHICH BEARS N10°58'09"W A DISTANCE OF 228.70 FEET TO A POINT OF TANGENCY;
THENCE N05°21'38"W A DISTANCE OF 393.85 FEET TO THE SOUTHWEST CORNER OF LOT 1B, BUILDINGS 4 & 5 AT THE VILLAGE AT WINTER PARK RESORT RECORDED MAY 11, 2006 AT RECEPTION NO. 2006004552;
THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE SOUTHERLY LINE OF SAID LOT 1B THE FOLLOWING TWO (2) COURSES:
N80°55'21"E A DISTANCE OF 109.26 FEET;
THENCE N63°13'28"E A DISTANCE OF 201.40 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF US HIGHWAY 40 AND THE NORTHEASTERLY CORNER OF SAID LOT 1B;
THENCE 65.58 FEET ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE AND ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2,000.00 FEET, A CENTRAL ANGLE OF 01°52'44" AND A CHORD WHICH BEARS S28°36'33"E A DISTANCE OF 65.58 FEET TO THE POINT OF BEGINNING, COUNTY OF GRAND, STATE OF COLORADO.

PARCEL 13:
LOT 44A-1, MINOR SUBDIVISION PLAT OF TRACT 44A, AS PER THE PLAT THEREOF, RECORDED ON FEBRUARY 26 1998, AT RECEPTION NO. 98001776, COUNTY OF GRAND, STATE OF COLORADO.

PARCEL 14:
LOT 1, JIM CREEK WEST SUBDIVISION EXEMPTION PLAT, AS PER THE PLAT THEREOF RECORDED MAY 27, 2022 AT RECEPTION NO. 2022004717, COUNTY OF GRAND, STATE OF COLORADO.

PARCEL 15:
LOT 2B, THE VILLAGE AT WINTER PARK RESORT MINOR SUBDIVISION, AS PER THE PLAT THEREOF, RECORDED ON JANUARY 30, 2013 AT RECEPTION NO. 2013000925, COUNTY OF GRAND, STATE OF COLORADO.

PARCEL 16:
LOT 3, THE VILLAGE AT WINTER PARK RESORT MINOR SUBDIVISION, FILING NO. 2, AS PER THE PLAT THEREOF, RECORDED ON JULY 15, 2015 AT RECEPTION NO. 2015004697, COUNTY OF GRAND, STATE OF COLORADO.

PARCEL 17:
A PARCEL OF LAND BEING A PART OF LOT 1, THE VILLAGE AT WINTER PARK RESORT MINOR SUBDIVISION, AS PER THE PLAT THEREOF RECORDED MAY 11, 2006 AT RECEPTION NO. 2006004551 AND GENERALLY REFERRED TO AS THE NORTHERN REMAINDER OF LOT 1, WINTER PARK RESORT IN THE FINAL PLAT FOR BUILDINGS 4 AND 5 AT THE VILLAGE AT WINTER PARK RESORT, AS PER THE PLAT THEREOF RECORDED MAY 11, 2006 AT RECEPTION NO. 2006004552, AND A PORTION OF THE WEST PARCEL DESCRIBED IN SUBDIVISION EXEMPTION OF W.E. EVANS WEST TRACT AT WINTER PARK, AS SET FORTH IN THE INSTRUMENT RECORDED SEPTEMBER 25, 1996 AT RECEPTION NO. 96008223
EASTERLY OF THE RIGHT-OF-WAY FOR WINTER PARK DRIVE LOCATED IN TRACT 43, AND H.E.S. TRACT 117, TOWNSHIP 2 SOUTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF GRAND, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1, THE VILLAGE AT WINTER PARK RESORT MINOR SUBDIVISION, SAID POINT ALSO BEING CORNER NUMBER 1 OF SAID H.E.S. TRACT 43, BEING THE POINT OF BEGINNING;
THENCE ALONG THE SAID EASTERLY LINE OF SAID LOT 1, 321.46 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 2,000.00 FEET, A CENTRAL ANGLE OF 09°12'33" AND

A CHORD WHICH BEARS S06°42'44"E A DISTANCE OF 321.12 FEET TO THE NORTHEAST CORNER OF LOT 1A, BUILDINGS 4 AND 5 AT THE VILLAGE AT WINTER PARK RESORT RECORDED MAY 11, 2006 AT RECEPTION NO. 2006004552;
THENCE ALONG THE NORTHERLY LINE OF SAID LOT 1A, S64°56'27"W A DISTANCE OF 188.40 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF WINTER PARK DRIVE;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY N09°24'38"W A DISTANCE OF 371.84 FEET TO THE NORTHWEST CORNER OF SAID LOT 1;
THENCE ALONG THE NORTHERLY LINE OF SAID LOT 1, N80°40'00"E A DISTANCE OF 196.53 FEET TO THE POINT OF BEGINNING,
COUNTY OF GRAND, STATE OF COLORADO.

PARCEL 18:

THREE TRACTS OF LAND SITUATED IN A PORTION OF TOWNSHIP 2 SOUTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF GRAND, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 38B, TRACT 45 AND TRACT 49, ACCORDING TO THE UNITED STATES DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT PLAT ACCEPTED DECEMBER 11, 1996 AND APRIL 11, 1975;

EXCEPTING FROM TRACT 38B, THAT PORTION THEREOF CONVEYED TO THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO BY WARRANTY DEED RECORDED AUGUST 1, 2002 AT RECEPTION NO. 2002008001 AND TRACT OF LAND NO. 2 REV AS DESCRIBED IN DEED RECORDED FEBRUARY 25, 2002 AT RECEPTION NO. 2002002036, AND EXCEPTING FROM TRACT 49, THAT PORTION THEREOF CONVEYED TO THE TOWN OF WINTER PARK FOR WINTER PARK DRIVE BY DEED RECORDED SEPTEMBER 24, 2002 AT RECEPTION NO. 2002010123, BEING A PORTION OF LOT 1, NORTH BENCH MINOR SUBDIVISION, IN THE PLAT RECORDED DECEMBER 13, 2007 AT RECEPTION NO. 2007013610, COUNTY OF GRAND, STATE OF COLORADO.

PARCEL 19:

TWO TRACTS OF LAND SITUATED IN A PORTION OF TOWNSHIP 2 SOUTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF GRAND, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 38A AND TRACT 40 ACCORDING TO THE UNITED STATES DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT PLAT ACCEPTED JULY 26, 1993,

EXCEPTING FROM TRACT 40 THAT PORTION THEREOF CONVEYED TO THE TOWN OF WINTER PARK FOR "OLD TOWN DRIVE" BY WARRANTY DEED RECORDED FEBRUARY 10, 1998 AT RECEPTION NO. 98001153,

AS CORRECTED BY DEED RECORDED FEBRUARY 26, 1998 AT RECEPTION NO. 98001777, BEING A PORTION OF LOT 1, NORTH BENCH MINOR SUBDIVISION, IN THE PLAT RECORDED DECEMBER 13, 2007 AT RECEPTION NO. 2007013610,

AND EXCEPTING FROM TRACT 40, THAT PORTION THEREOF CONVEYED TO THE DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED RECORDED FEBRUARY 4, 2002 AT RECEPTION NO. 2002001262,

AND EXCEPTING FROM TRACT 40, THAT PORTION THEREOF SUBDIVIDED AS LOT 2 OF THE NORTH BENCH MINOR SUBDIVISION RECORDED DECEMBER 13, 2007 AT RECEPTION NO.

2007013610,

COUNTY OF GRAND, STATE OF COLORADO.

PARCEL 20:

LOT 1, JIM CREEK MINOR SUBDIVISION, ACCORDING TO THE FINAL PLAT THEREOF RECORDED ON JANUARY 30, 2014 AT RECEPTION NO. 2014000495, COUNTY OF GRAND, STATE OF COLORADO.

PARCEL 21:

LOT 2, JIM CREEK MINOR SUBDIVISION, ACCORDING TO THE FINAL PLAT THEREOF RECORDED ON JANUARY 30, 2014 AT RECEPTION NO. 2014000495, COUNTY OF GRAND, STATE OF COLORADO.

PARCEL 22:

LOT 3, THE VILLAGE AT WINTER PARK RESORT MINOR SUBDIVISION, RECORDED ON MAY 11, 2006 AT RECEPTION NO. 2006-004551, COUNTY OF GRAND, STATE OF COLORADO.

PARCEL 23:

LOT 2, THE VILLAGE AT WINTER PARK RESORT MINOR SUBDIVISION, FILING NO. 2, AS PER THE PLAT THEREOF RECORDED ON JULY 15, 2015 AT RECEPTION NO. 2015004697, COUNTY OF GRAND, STATE OF COLORADO.

PARCEL 24:

LOT 1, THE VILLAGE AT WINTER PARK RESORT MINOR SUBDIVISION, FILING NO. 2, AS PER THE PLAT THEREOF RECORDED ON JULY 15, 2015 AT RECEPTION NO. 2015004697, COUNTY OF GRAND, STATE OF COLORADO.

PARCEL 25:

LOT 1, BLOCK 1, VINTAGE MINOR SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED ON NOVEMBER 2, 2010 AT RECEPTION NO. 2010-008648, COUNTY OF GRAND, STATE OF COLORADO.

PARCEL 26:

LOT 1, TRACT 41 MINOR SUBDIVISION, AS PER THE PLAT THEREOF RECORDED ON MARCH 3, 2017 AT RECEPTION NO. 2017001569, COUNTY OF GRAND, STATE OF COLORADO.

PARCEL 27:

LOT E, EXEMPTION NO. 3, WINTER PARK VILLAGE CORE, AS PER THE PLAT THEREOF RECORDED ON MARCH 27, 2013 AT RECEPTION NO. 2013002744, COUNTY OF GRAND, STATE OF COLORADO, EXCEPT ANY PORTION LYING WITHIN THE PARRY PEAK LOFTS CONDOMINIUM ACCORDING TO THE MAP RECORDED MAY 6, 2009 AT RECEPTION NO. 2009004078, COUNTY OF GRAND, STATE OF COLORADO.

PARCEL 28:

LOT L, WINTER PARK VILLAGE CORE, AS PER THE PLAT THEREOF RECORDED ON SEPTEMBER 24, 2007 AT RECEPTION NO. 2007010733, COUNTY OF GRAND, STATE OF COLORADO.

PARCEL 29:

LOT O, WINTER PARK VILLAGE CORE, AS PER THE PLAT THEREOF RECORDED ON SEPTEMBER 24, 2007 AT RECEPTION NO. 2007010733, COUNTY OF GRAND, STATE OF COLORADO.

PARCEL 30:

LOT B, EXEMPTION SURVEY NO. 1, WINTER PARK VILLAGE CORE RECORDED MAY 6, 2009, AT RECEPTION NUMBER 2009-004043, EXCEPT THOSE PORTIONS LYING WITHIN THE PARRY PEAK LOFTS CONDOMINIUM PER THE MAP RECORDED ON MAY 6, 2009, AT RECEPTION NO. 2009004078, COUNTY OF GRAND, STATE OF COLORADO.

PARCEL 31:

LOT C, WINTER PARK VILLAGE CORE, AS PER THE PLAT THEREOF RECORDED ON SEPTEMBER 24, 2007 AT RECEPTION NO. 2007010733, COUNTY OF GRAND, STATE OF COLORADO EXCEPT ANY PORTION LYING WITHIN PARRY PEAK LOFTS CONDOMINIUM PER THE MAP RECORDED ON MAY 6, 2009, AT RECEPTION NO. 2009004078, COUNTY OF GRAND, STATE OF COLORADO.

PARCEL 32:

LOT A, WINTER PARK VILLAGE CORE, AS PER THE PLAT THEREOF RECORDED ON SEPTEMBER 24, 2007 AT RECEPTION NO. 2007010733, COUNTY OF GRAND, STATE OF COLORADO.

PARCEL 33:

LOT 4, TRACT 41 MINOR SUBDIVISION, AS PER THE PLAT THEREOF RECORDED ON MARCH 3, 2017 AT RECEPTION NO. 2017001569, COUNTY OF GRAND, STATE OF COLORADO.

PARCEL 34:

TRACT 44A-3, MINOR SUBDIVISION PLAT OF TRACT 44A, RECORDED ON FEBRUARY 26, 1998, AT RECEPTION NO. 98001776, AND SURVEYORS AFFIDAVIT OF CORRECTION RECORDED ON DECEMBER 2, 2024, AT RECEPTION NO. 2024007894, COUNTY OF GRAND, STATE OF COLORADO.