

FOR SALE



COLDWELL BANKER
COMMERCIAL

MIKE FOSTER, CCIM

360 AC Development Opportunity

3269 Hwy 13, Rifle, Colorado 81650



- Six parcels of Development Land North of Rifle, Colorado
 - Easy Hwy 13 Access
 - **\$15,000,000**

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



FOR SALE



COLDWELL BANKER
COMMERCIAL
PRIME
PROPERTIES

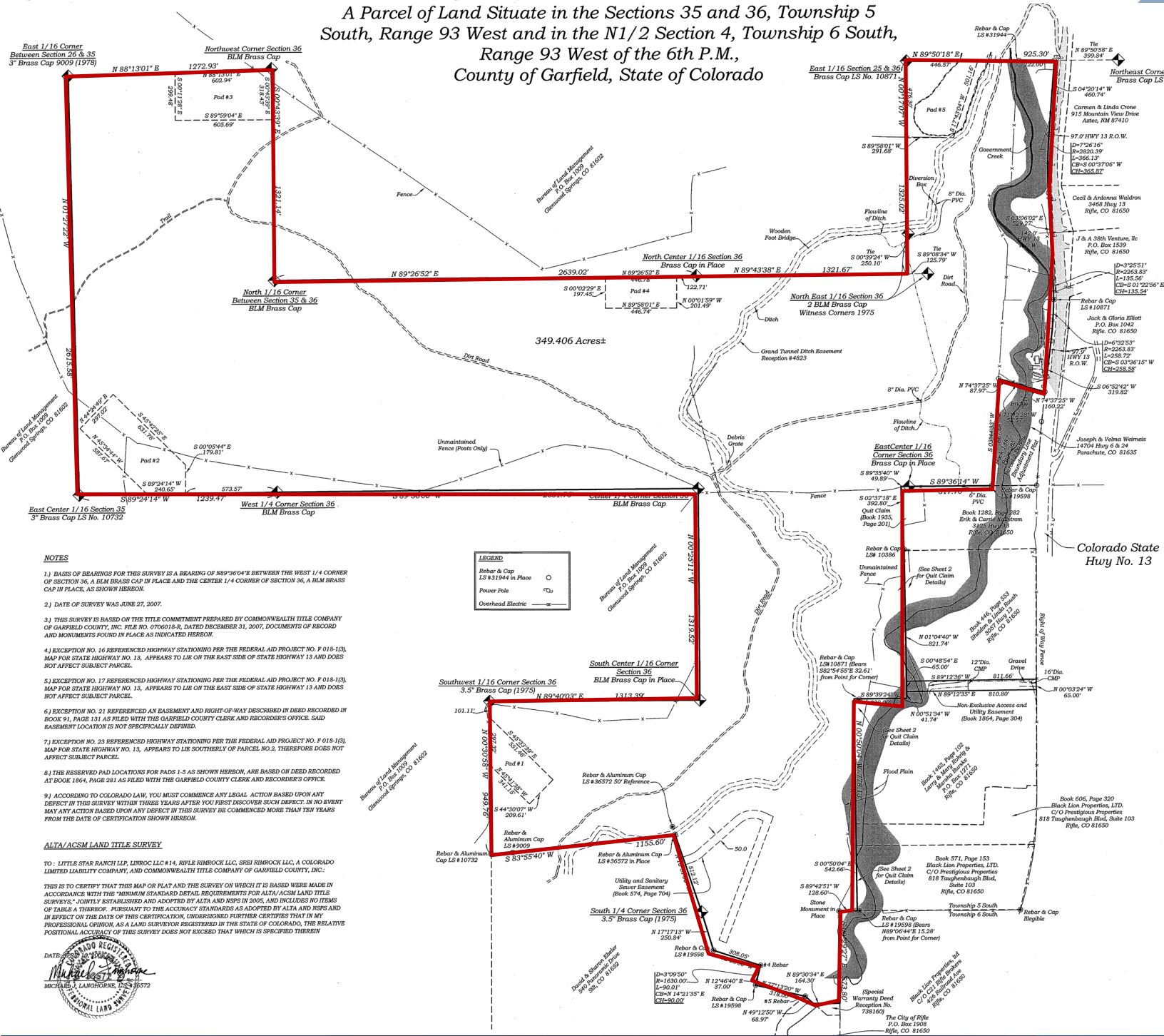
FOR SALE



COLDWELL BANKER
COMMERCIAL
PRIME
PROPERTIES

FOR SALE

A Parcel of Land Situate in the Sections 35 and 36, Township 5 South, Range 93 West and in the N1/2 Section 4, Township 6 South, Range 93 West of the 6th P.M., County of Garfield, State of Colorado



- NOTES**
- 1.) BASIS OF BEARINGS FOR THIS SURVEY IS A BEARING OF $89^{\circ}26'04''$ BETWEEN THE WEST 1/4 CORNER OF SECTION 36, A BLM BRASS CAP IN PLACE AND THE CENTER 1/4 CORNER OF SECTION 36, A BLM BRASS CAP IN PLACE, AS SHOWN HEREBON.
 - 2.) DATE OF SURVEY WAS JUNE 27, 2007.
 - 3.) THIS SURVEY IS BASED ON THE TITLE COMMITMENT PREPARED BY COMMONWEALTH TITLE COMPANY OF GARFIELD COUNTY, INC. FILE NO. 0706018-R, DATED DECEMBER 31, 2007, DOCUMENTS OF RECORD AND MONUMENTS FOUND IN PLACE AS INDICATED HEREBON.
 - 4.) EXCEPTION NO. 16 REFERENCED HIGHWAY STATIONING PER THE FEDERAL AID PROJECT NO. F 018-1(5), MAP FOR STATE HIGHWAY NO. 13, APPEARS TO LIE ON THE EAST SIDE OF STATE HIGHWAY 13 AND DOES NOT AFFECT SUBJECT PARCEL.
 - 5.) EXCEPTION NO. 17 REFERENCED HIGHWAY STATIONING PER THE FEDERAL AID PROJECT NO. F 018-1(5), MAP FOR STATE HIGHWAY NO. 13, APPEARS TO LIE ON THE EAST SIDE OF STATE HIGHWAY 13 AND DOES NOT AFFECT SUBJECT PARCEL.
 - 6.) EXCEPTION NO. 21 REFERENCED AN EASEMENT AND RIGHT-OF-WAY DESCRIBED IN DEED RECORDED IN BOOK 91, PAGE 131 AS FILED WITH THE GARFIELD COUNTY CLERK AND RECORDS OFFICE. SAID EASEMENT LOCATION IS NOT SPECIFICALLY DEFINED.
 - 7.) EXCEPTION NO. 23 REFERENCED HIGHWAY STATIONING PER THE FEDERAL AID PROJECT NO. F 018-1(5), MAP FOR STATE HIGHWAY NO. 13, APPEARS TO LIE SOUTHERLY OF PARCEL NO. 2, THEREFORE DOES NOT AFFECT SUBJECT PARCEL.
 - 8.) THE RESERVED PAD LOCATIONS FOR PADS 1-5 AS SHOWN HEREBON, ARE BASED ON DEED RECORDED AT BOOK 1864, PAGE 281 AS FILED WITH THIS GARFIELD COUNTY CLERK AND RECORDS OFFICE.
 - 9.) ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREBON.

ALTA/ACSM LAND TITLE SURVEY

TO: LITTLE STAR RANCH LLP, LINROC LLC #14, RIFLE REMROCK LLC, SREI REMROCK LLC, A COLORADO LIMITED LIABILITY COMPANY, AND COMMONWEALTH TITLE COMPANY OF GARFIELD COUNTY, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY OF WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES NO ITEMS OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN

DATE:

Michael E. Langhorne, PLS #1572

MICHAEL E. LANGHORNE, PLS #1572

PROFESSIONAL LAND SURVEYOR

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

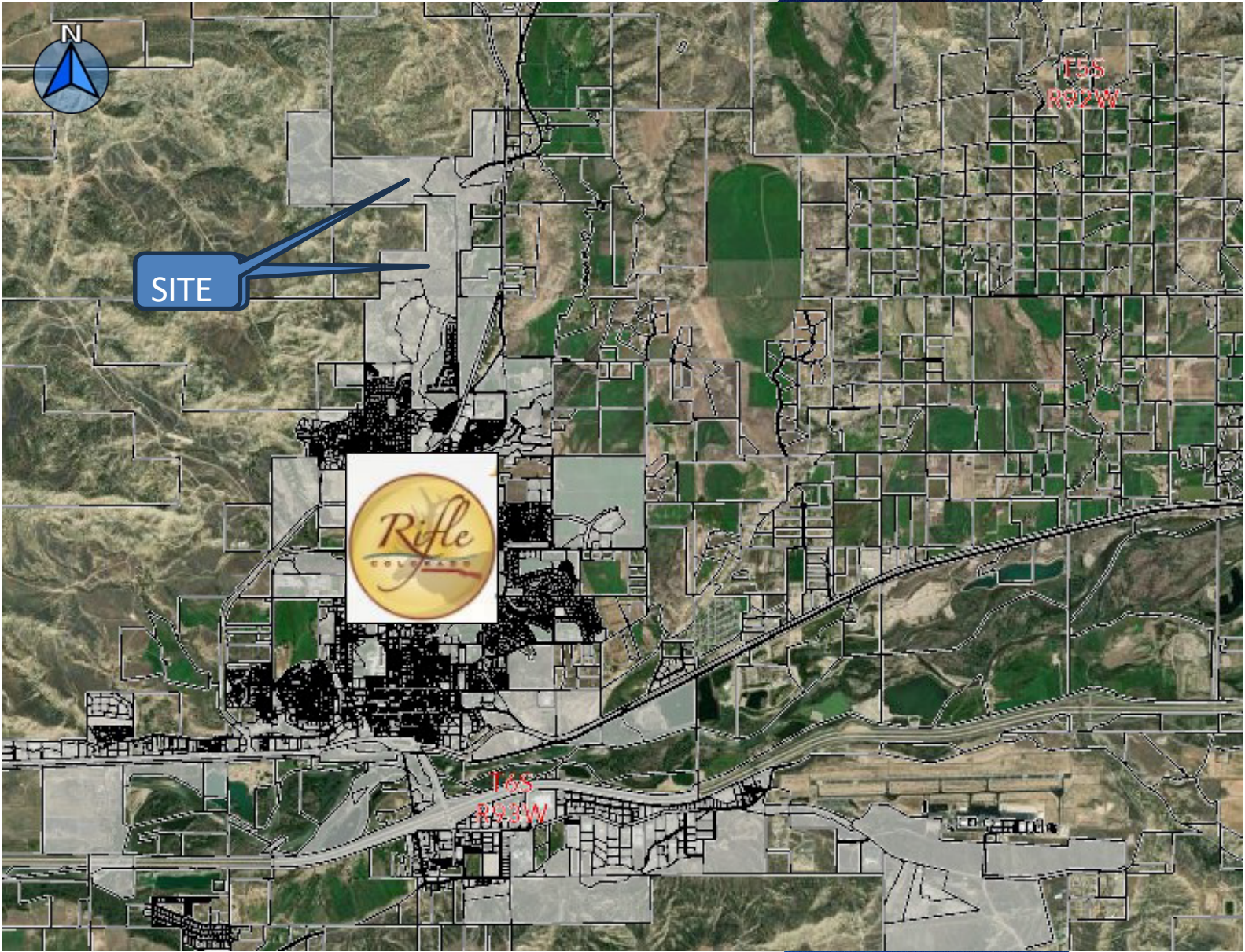
COLDWELL BANKER COMMERCIAL
PRIME PROPERTIES



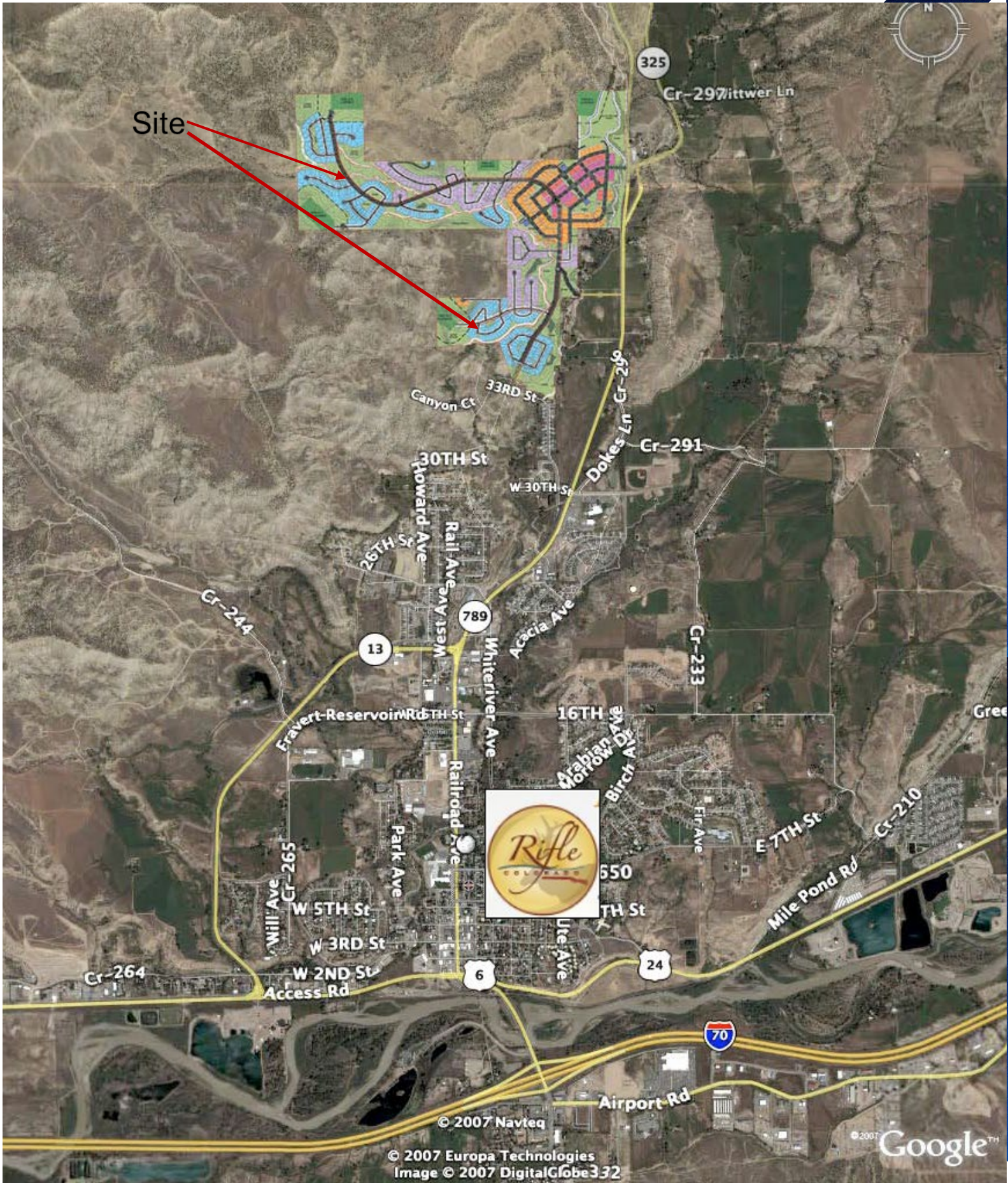
This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



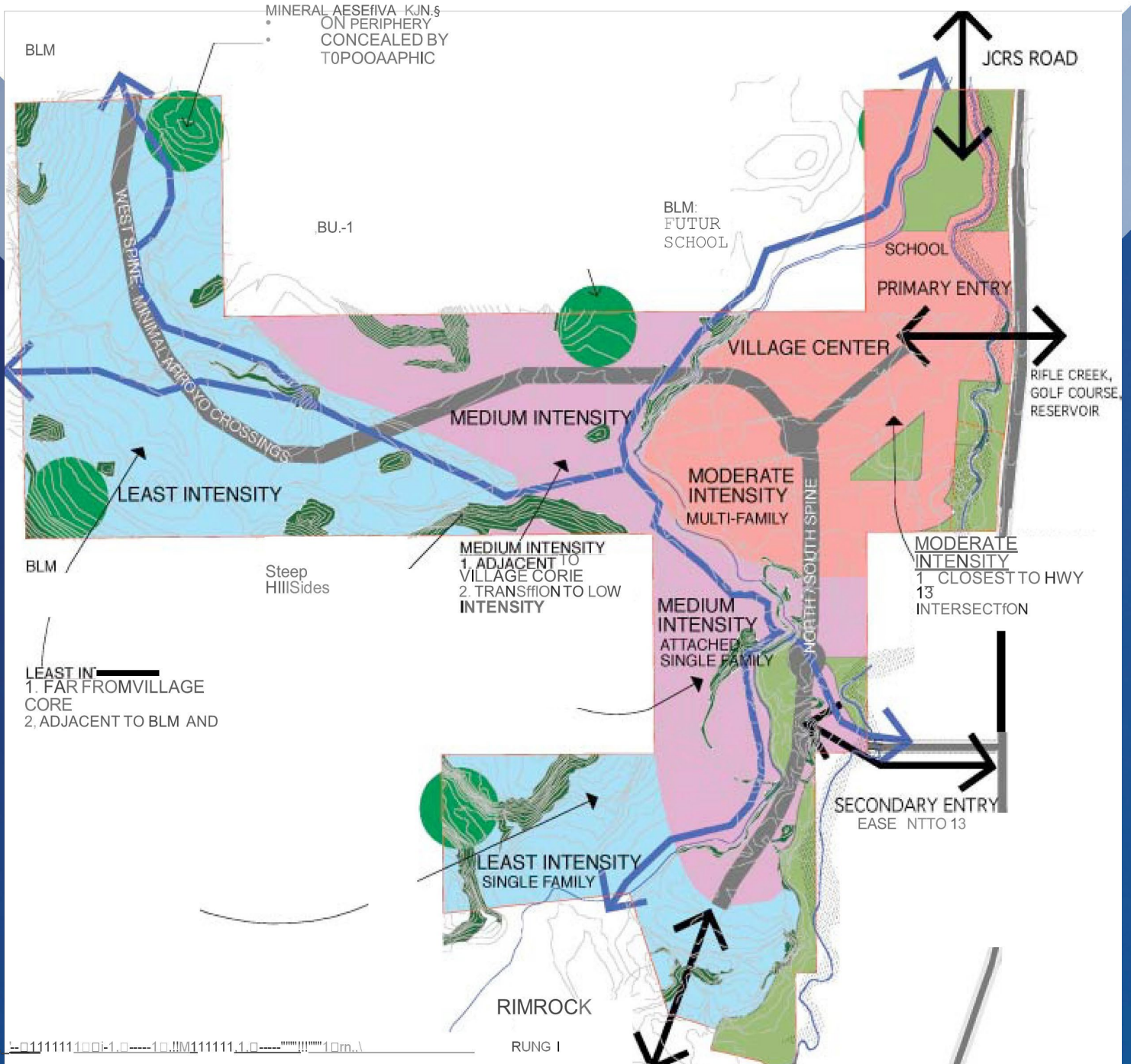
**COLDWELL BANKER
COMMERCIAL**
PRIME
PROPERTIES



FOR SALE



FOR SALE

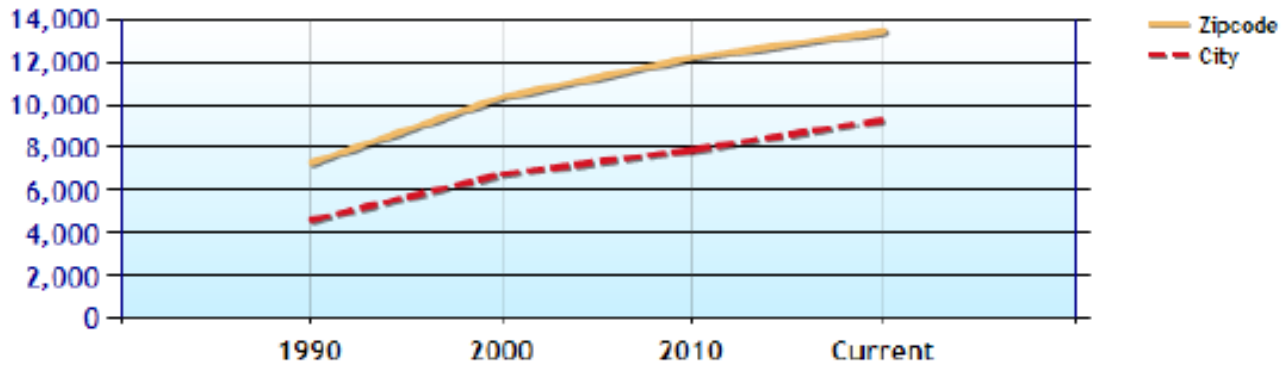


This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

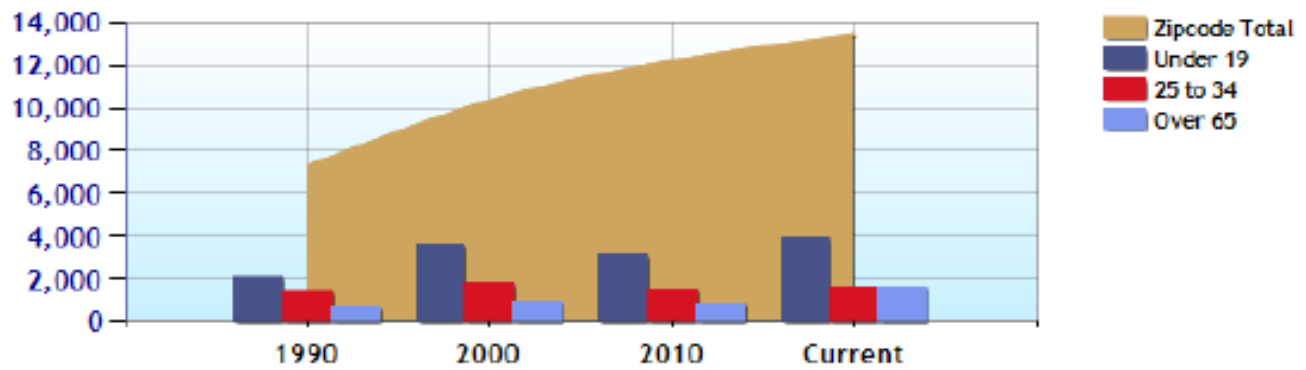


AREA DEMOGRAPHICS

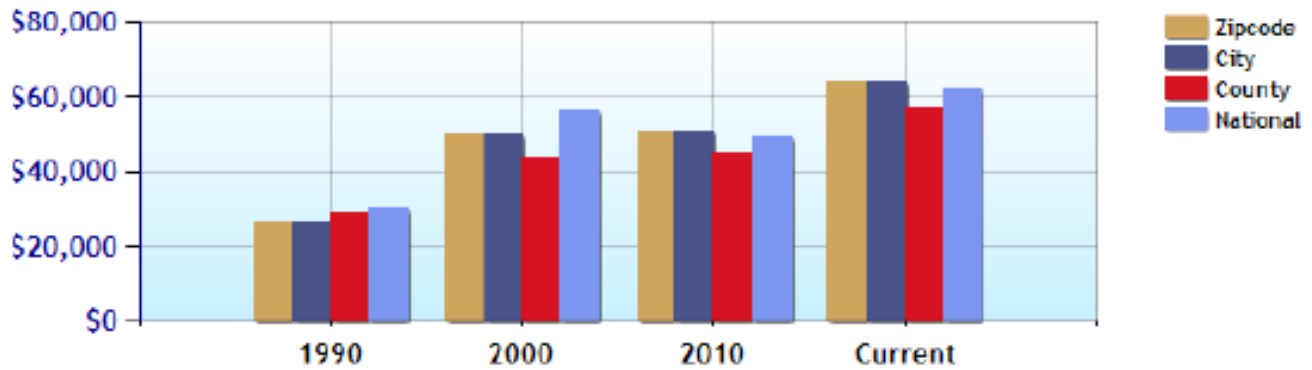
Population - Thirty Year Chart



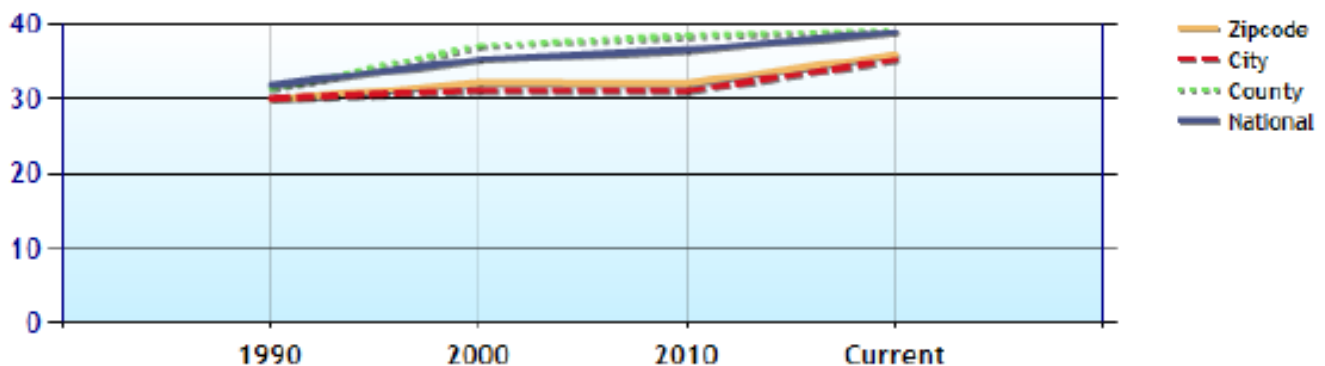
Population Age vs Total Population - Thirty Year Chart



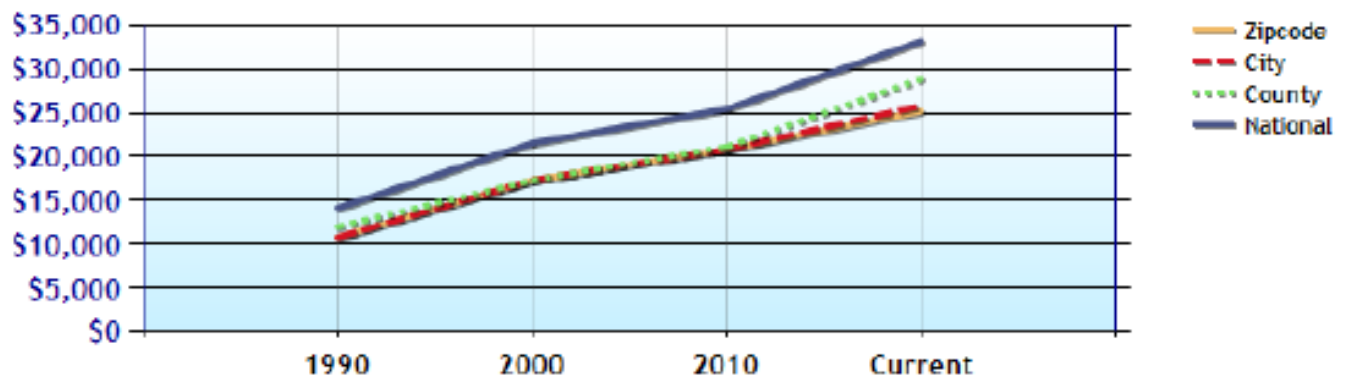
Household Income - Thirty Year Chart



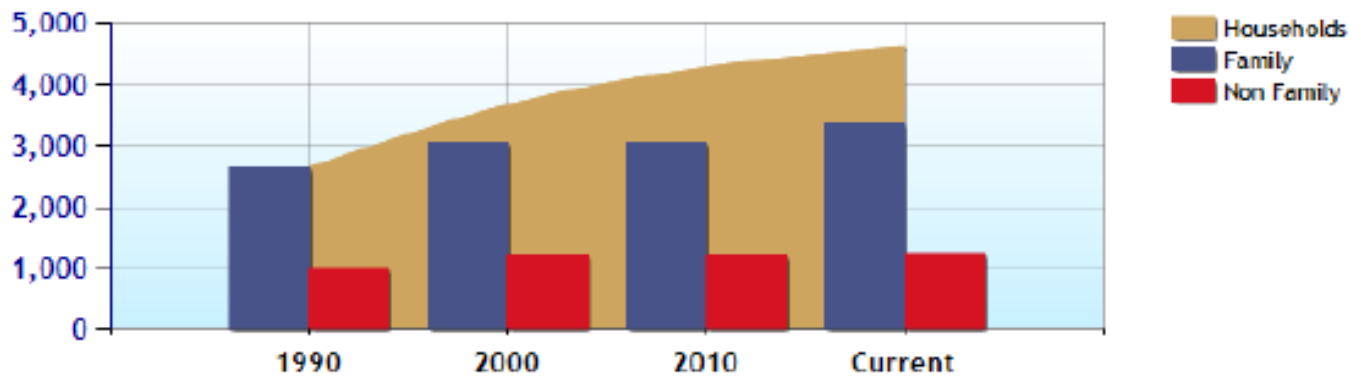
Median Age - Thirty Year Chart



Median Personal Income - Thirty Year Chart



Household Breakdown - Thirty Year Chart



Male/Female Ratio for Zipcode 81650

