

**EXHIBIT E2 – 2/26/13 PRESENTATION GIVEN BY DONNA WHISKEMAN,
REPRESENTING THE REAL ESTATE BROKERS**

Current Visual Impact Roads (9)

Hwy 550	CR 7
Hwy 62	CR 8
CR 1 up to South 1A	CR 10
CR 5	CR 24
	CR24A

Proposed New Roads (44 New)

5A	9Z	20C	31
8A	10A	20D	31A
8B	12	20E	361 (Camp Bird)
8D	12A	20W	906A
8G	14	23	906B
8H	14A	24C	
8I	14B	24D	
8K	16	26	
8L	17	26A	
9	18	26B	
9A	20	26C	
9X	20A	26D	
9Y	20B	26E	

Road List

If these roads are added, 53 out of 87
numbered county roads (61%) will be
Visual Impact Corridors

The Consequences of
Adding these Roads

**“Will adding roads make existing homes illegal? NO
Existing structures are
“grandfathered” and never
need to be changed to
comply with new regulations.**

The answer SHOULD have read:

**Existing structures are
“grandfathered” and never need to
be changed to comply with new
regulations AS LONG AS YOU OR A
SUBSEQUESNT OWNER NEVER
WANTS TO REMODEL, ADD-ON OR
HAS TO REBUILD DUE TO FIRE.**

**HOMES ON THE ROADS, OR
SEEN FROM THE ROADS,
WILL BE CONSIDERED**

**“NON-CONFORMING
STRUCTURES”**

**WHAT DOES “NON-
CONFORMING STRUCTURE”
MEAN FOR YOU?**

Section 4 of the Current Land Use Code states:

Section 4 of the Current Land Use Code states:

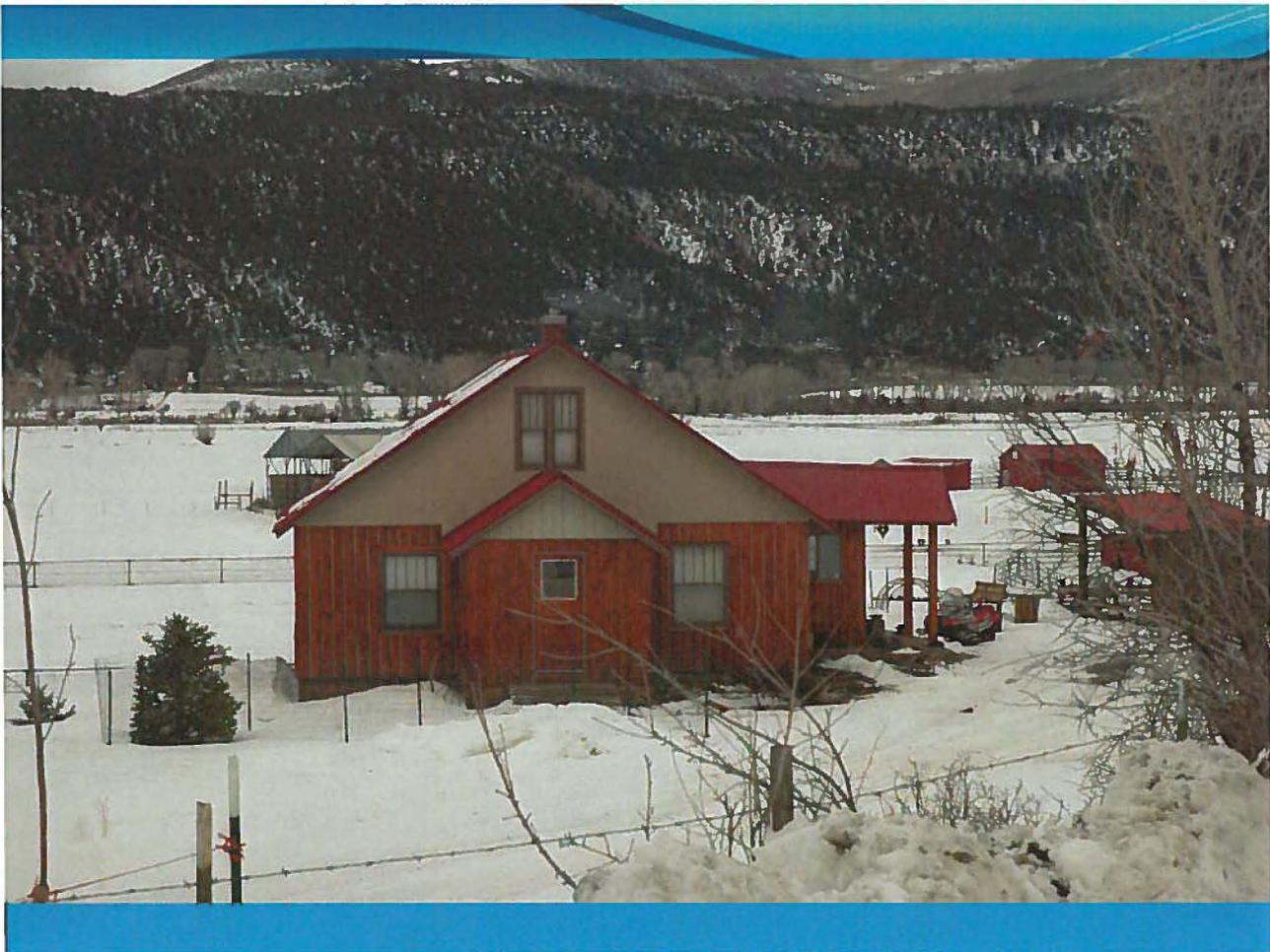
4.2 Expansion or Enlargement

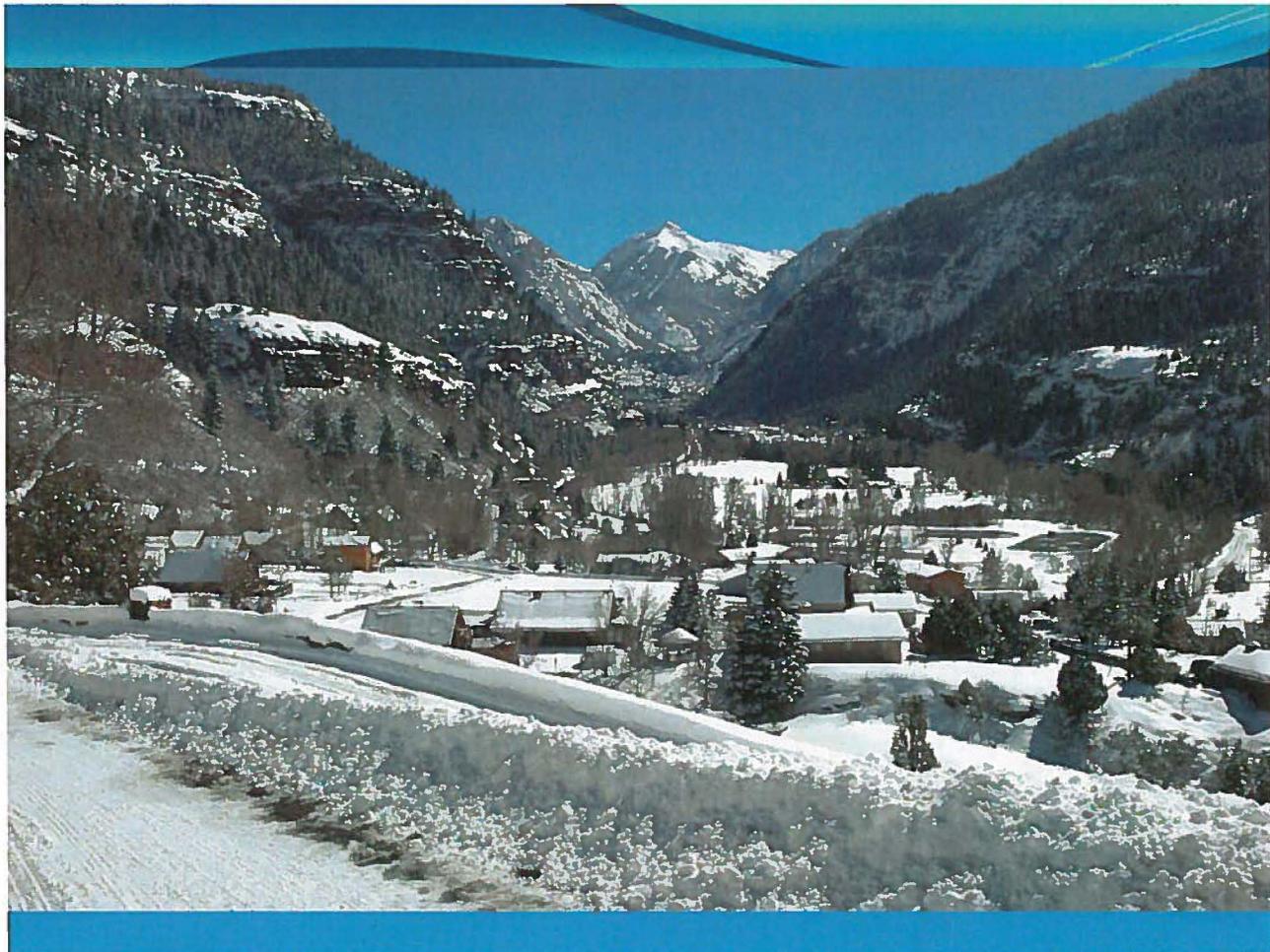
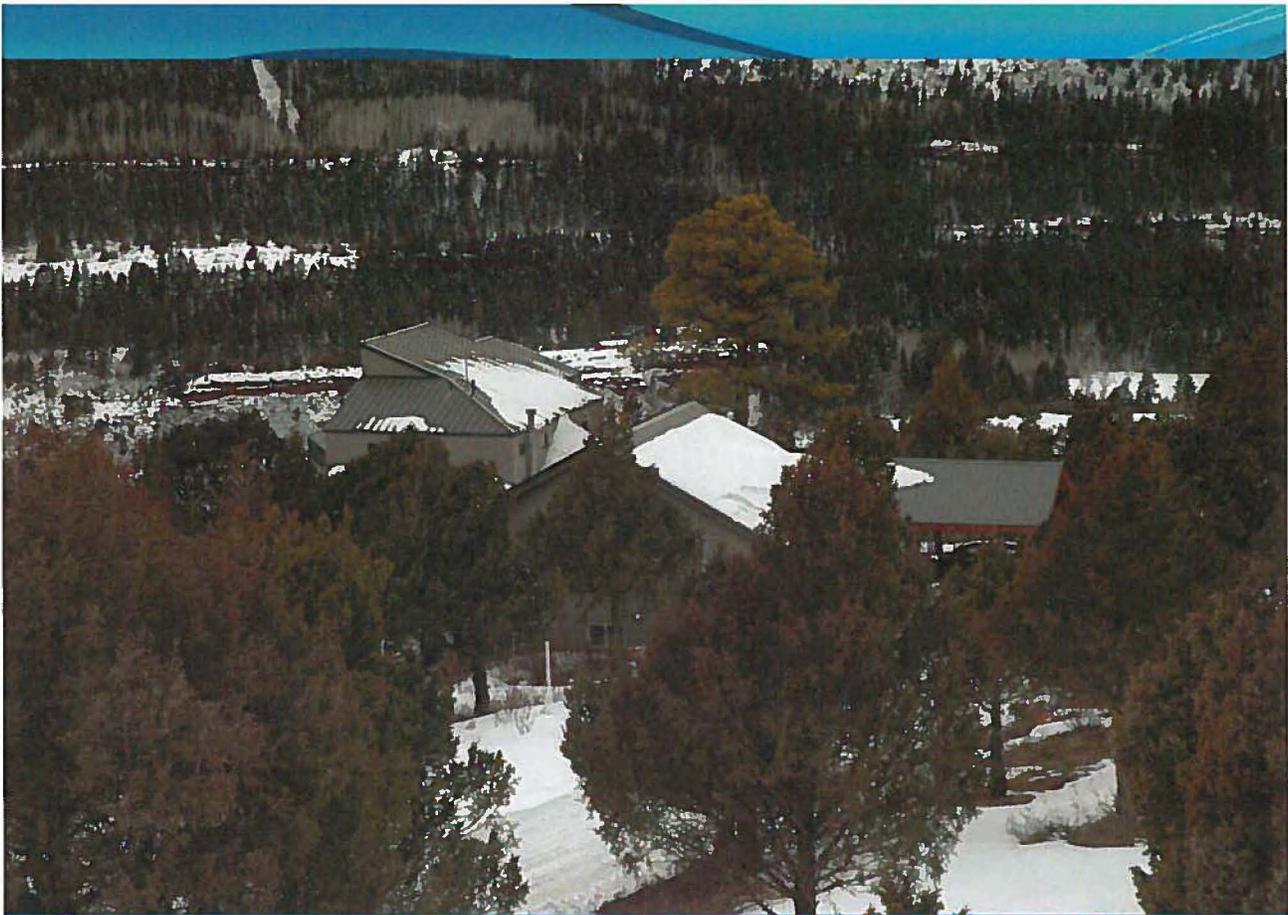
A. The expansion or enlargement of a non-conforming structure shall be considered a structural alteration and, upon completion of such expansion or alteration, such structure shall conform with all the provisions of the code.

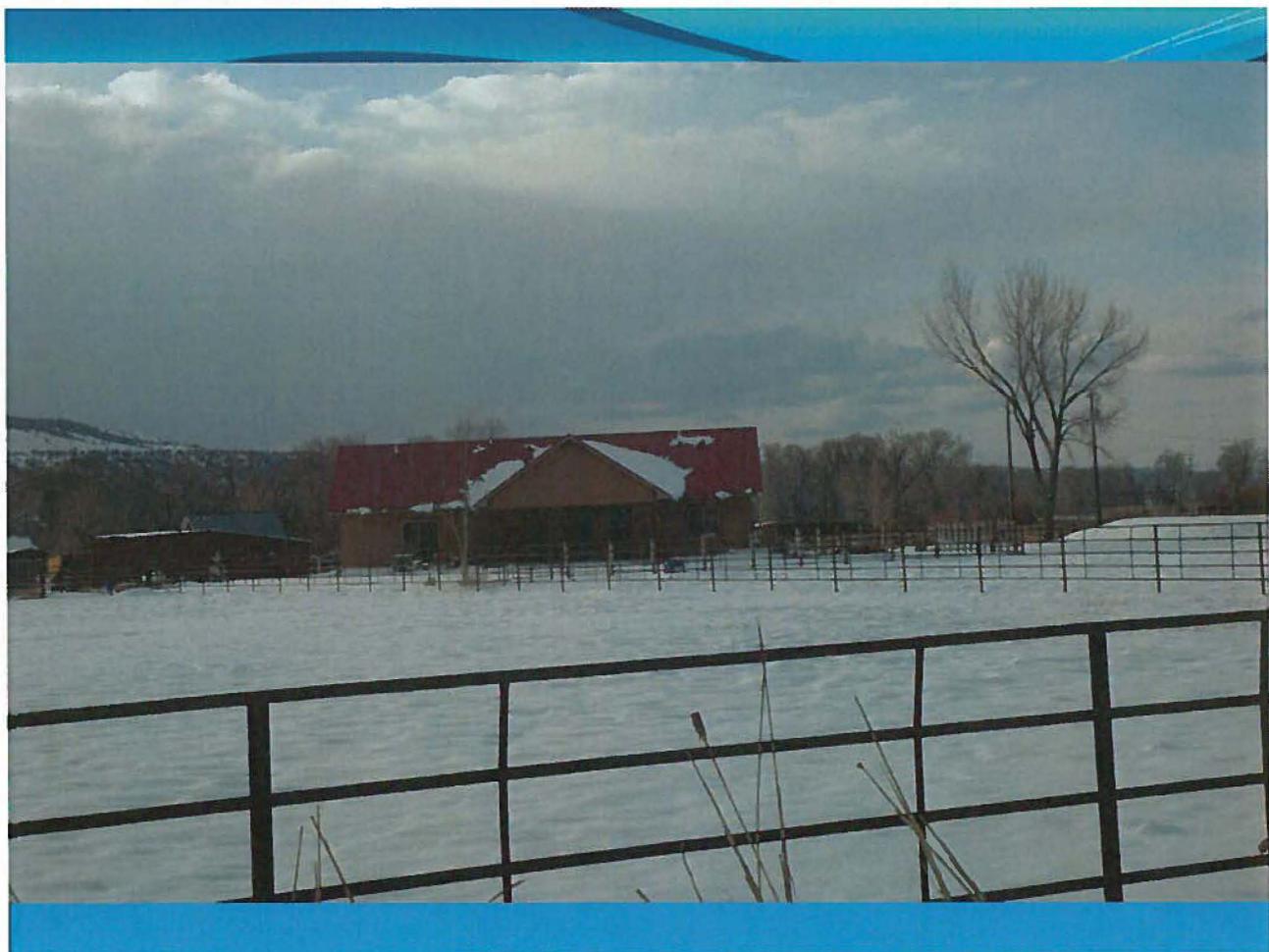
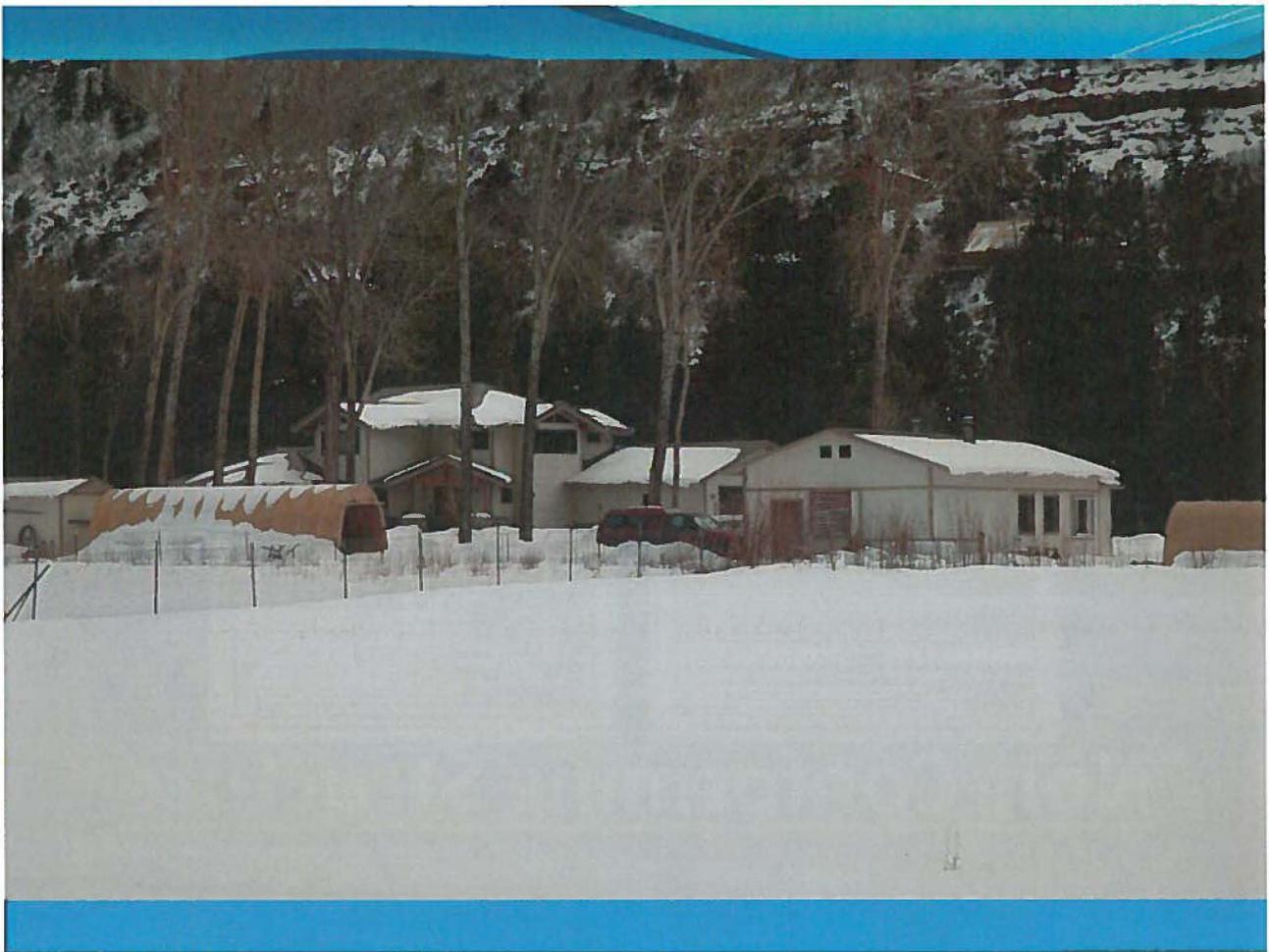
Section 4 of the Current Land Use Code states:

4.4 Restoration or Replacement

A. If a non-conforming structure or a structure housing a non-conforming use is destroyed or damaged in any manner to the extent that the cost of restoration to its condition before the occurrence shall exceed fifty (50) percent of the cost of reconstructing the activity or structure or, if such restoration involves structural alteration, such structure and the activities in such structure shall conform with all provision of this code.







If You Sell your home, you have a duty to disclose that you are a

8876 Non-Residential Seller's Disclosure Statement (2012) (English) (CA) [Printable] [PDF] [Instructions]

RE/MAX Commercial Realty, LLC
Christina M. Winkler
Ph: 970-436-5492 Fax: 970-476-3398
1000 E. 17th Avenue, Suite 1000, Denver, CO 80202

THIS DISCLOSURE STATEMENT IS TO BE COMPLETED BY THE SELLER OF THE PROPERTY AND IS TO BE PROVIDED TO THE BUYER OF THE PROPERTY AT THE TIME OF THE SALE OF THE PROPERTY. THIS DISCLOSURE STATEMENT IS NOT TO BE USED FOR ANY OTHER PURPOSE.

SELLER'S PROPERTY DISCLOSURE (RESIDENTIAL)

THIS DISCLOSURE SHOULD BE COMPLETED BY SELLER, NOT BY BUYER.

Buyer notes that the information contained on this disclosure is based on Seller's best knowledge and belief as of the date of this disclosure. Any statements will be disclosed to Buyer to Buyer promptly after discovery. Seller hereby agrees to be bound by the terms of this disclosure. If the Property is part of a Reverse Interest Transaction, this disclosure is limited to the Property or the Buyer, except as stated in Section E. Seller has attached a copy of the Seller's title insurance policy.

Note: If an item is not present at the Property or if an item is not to be included in the sale, mark the "Not" column. The Contract to Buy and Sell Real Estate, not this disclosure form, determines whether an item is included or excluded. If there is an inconsistency between the form and the Contract, the Contract controls.

Date: 09/28/12
Property Address: CO
State:

A. TITLE (Taxes, Encumbrances)
Buyer of the following information want or have the right to know:

	Yes	No	Not Disc	Not App	Comments
1. Property is subject to any tax liens or other liens.					
2. Property is subject to any other liens or encumbrances.					
3. Property is subject to any other liens or encumbrances.					
4. Property is subject to any other liens or encumbrances.					
5. Property is subject to any other liens or encumbrances.					
6. Property is subject to any other liens or encumbrances.					
7. Property is subject to any other liens or encumbrances.					
8. Property is subject to any other liens or encumbrances.					
9. Property is subject to any other liens or encumbrances.					
10. Property is subject to any other liens or encumbrances.					

B. Seller
Buyer of the following information want or have the right to know:

	Yes	No	Not Disc	Not App	Comments
1. Seller is a natural person.					
2. Seller is a corporation.					
3. Seller is a partnership.					
4. Seller is a trust.					
5. Seller is a limited liability company.					
6. Seller is a joint tenant.					
7. Seller is a tenant in common.					
8. Seller is a co-owner.					
9. Seller is a partner.					
10. Seller is a shareholder.					

C. Environmental
Buyer of the following information want or have the right to know:

	Yes	No	Not Disc	Not App	Comments
1. Property is subject to any environmental liens or encumbrances.					
2. Property is subject to any environmental liens or encumbrances.					
3. Property is subject to any environmental liens or encumbrances.					
4. Property is subject to any environmental liens or encumbrances.					
5. Property is subject to any environmental liens or encumbrances.					
6. Property is subject to any environmental liens or encumbrances.					
7. Property is subject to any environmental liens or encumbrances.					
8. Property is subject to any environmental liens or encumbrances.					
9. Property is subject to any environmental liens or encumbrances.					
10. Property is subject to any environmental liens or encumbrances.					

D. Other
Buyer of the following information want or have the right to know:

	Yes	No	Not Disc	Not App	Comments
1. Property is subject to any other liens or encumbrances.					
2. Property is subject to any other liens or encumbrances.					
3. Property is subject to any other liens or encumbrances.					
4. Property is subject to any other liens or encumbrances.					
5. Property is subject to any other liens or encumbrances.					
6. Property is subject to any other liens or encumbrances.					
7. Property is subject to any other liens or encumbrances.					
8. Property is subject to any other liens or encumbrances.					
9. Property is subject to any other liens or encumbrances.					
10. Property is subject to any other liens or encumbrances.					

E. Other
Buyer of the following information want or have the right to know:

	Yes	No	Not Disc	Not App	Comments
1. Property is subject to any other liens or encumbrances.					
2. Property is subject to any other liens or encumbrances.					
3. Property is subject to any other liens or encumbrances.					
4. Property is subject to any other liens or encumbrances.					
5. Property is subject to any other liens or encumbrances.					
6. Property is subject to any other liens or encumbrances.					
7. Property is subject to any other liens or encumbrances.					
8. Property is subject to any other liens or encumbrances.					
9. Property is subject to any other liens or encumbrances.					
10. Property is subject to any other liens or encumbrances.					

8876 Non-Residential Seller's Disclosure Statement (2012) (English) (CA) [Printable] [PDF] [Instructions]

RE/MAX Commercial Realty, LLC
Christina M. Winkler
Ph: 970-436-5492 Fax: 970-476-3398
1000 E. 17th Avenue, Suite 1000, Denver, CO 80202

THIS DISCLOSURE STATEMENT IS TO BE COMPLETED BY THE SELLER OF THE PROPERTY AND IS TO BE PROVIDED TO THE BUYER OF THE PROPERTY AT THE TIME OF THE SALE OF THE PROPERTY. THIS DISCLOSURE STATEMENT IS NOT TO BE USED FOR ANY OTHER PURPOSE.

SELLER'S PROPERTY DISCLOSURE (RESIDENTIAL)

THIS DISCLOSURE SHOULD BE COMPLETED BY SELLER, NOT BY BUYER.

Buyer notes that the information contained on this disclosure is based on Seller's best knowledge and belief as of the date of this disclosure. Any statements will be disclosed to Buyer to Buyer promptly after discovery. Seller hereby agrees to be bound by the terms of this disclosure. If the Property is part of a Reverse Interest Transaction, this disclosure is limited to the Property or the Buyer, except as stated in Section E. Seller has attached a copy of the Seller's title insurance policy.

Note: If an item is not present at the Property or if an item is not to be included in the sale, mark the "Not" column. The Contract to Buy and Sell Real Estate, not this disclosure form, determines whether an item is included or excluded. If there is an inconsistency between the form and the Contract, the Contract controls.

Date: 09/28/12
Property Address: CO
State:

A. TITLE (Taxes, Encumbrances)
Buyer of the following information want or have the right to know:

	Yes	No	Not Disc	Not App	Comments
1. Property is subject to any tax liens or other liens.					
2. Property is subject to any other liens or encumbrances.					
3. Property is subject to any other liens or encumbrances.					
4. Property is subject to any other liens or encumbrances.					
5. Property is subject to any other liens or encumbrances.					
6. Property is subject to any other liens or encumbrances.					
7. Property is subject to any other liens or encumbrances.					
8. Property is subject to any other liens or encumbrances.					
9. Property is subject to any other liens or encumbrances.					
10. Property is subject to any other liens or encumbrances.					

B. Seller
Buyer of the following information want or have the right to know:

	Yes	No	Not Disc	Not App	Comments
1. Seller is a natural person.					
2. Seller is a corporation.					
3. Seller is a partnership.					
4. Seller is a trust.					
5. Seller is a limited liability company.					
6. Seller is a joint tenant.					
7. Seller is a tenant in common.					
8. Seller is a co-owner.					
9. Seller is a partner.					
10. Seller is a shareholder.					

C. Environmental
Buyer of the following information want or have the right to know:

	Yes	No	Not Disc	Not App	Comments
1. Property is subject to any environmental liens or encumbrances.					
2. Property is subject to any environmental liens or encumbrances.					
3. Property is subject to any environmental liens or encumbrances.					
4. Property is subject to any environmental liens or encumbrances.					
5. Property is subject to any environmental liens or encumbrances.					
6. Property is subject to any environmental liens or encumbrances.					
7. Property is subject to any environmental liens or encumbrances.					
8. Property is subject to any environmental liens or encumbrances.					
9. Property is subject to any environmental liens or encumbrances.					
10. Property is subject to any environmental liens or encumbrances.					

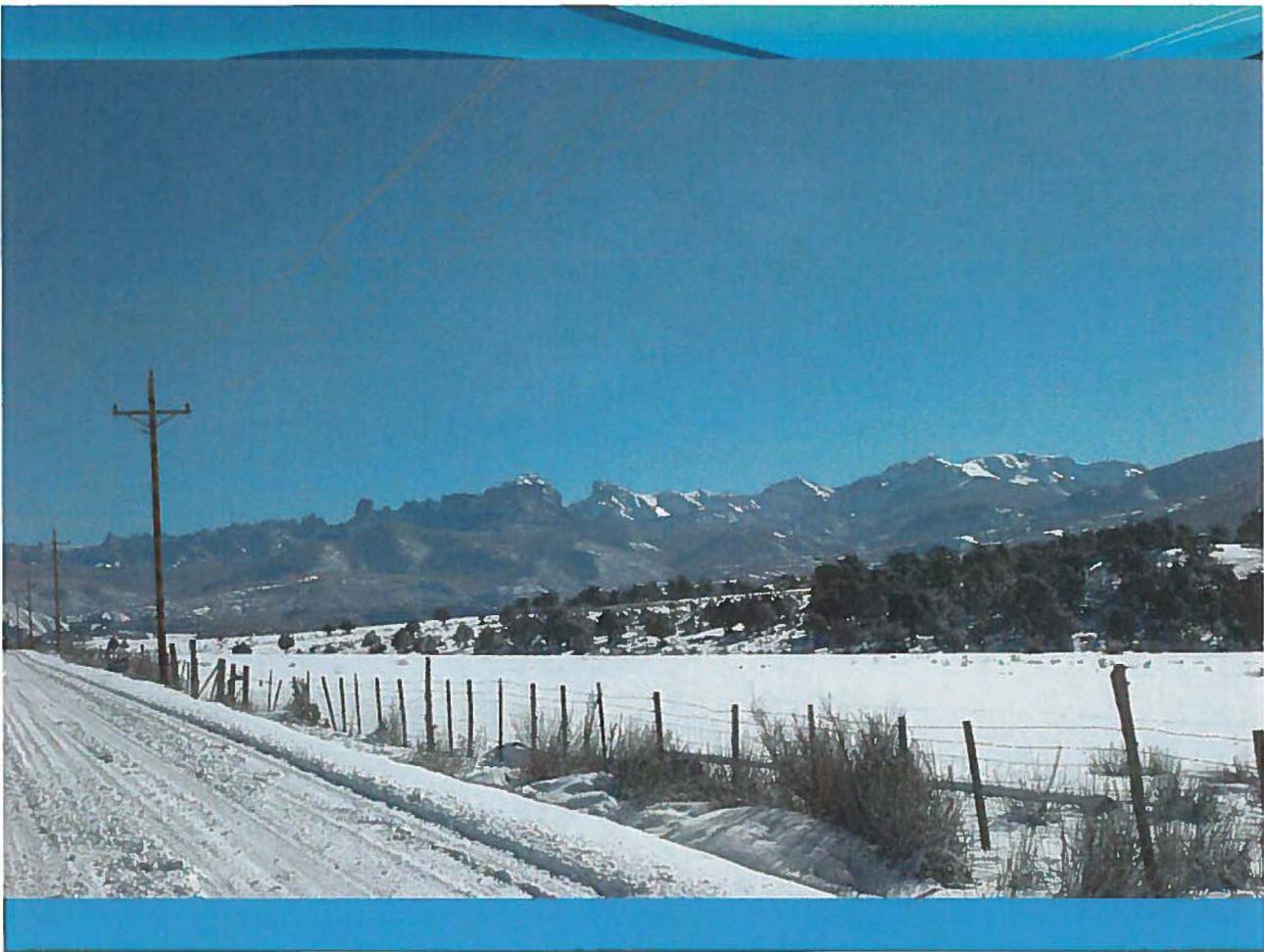
D. Other
Buyer of the following information want or have the right to know:

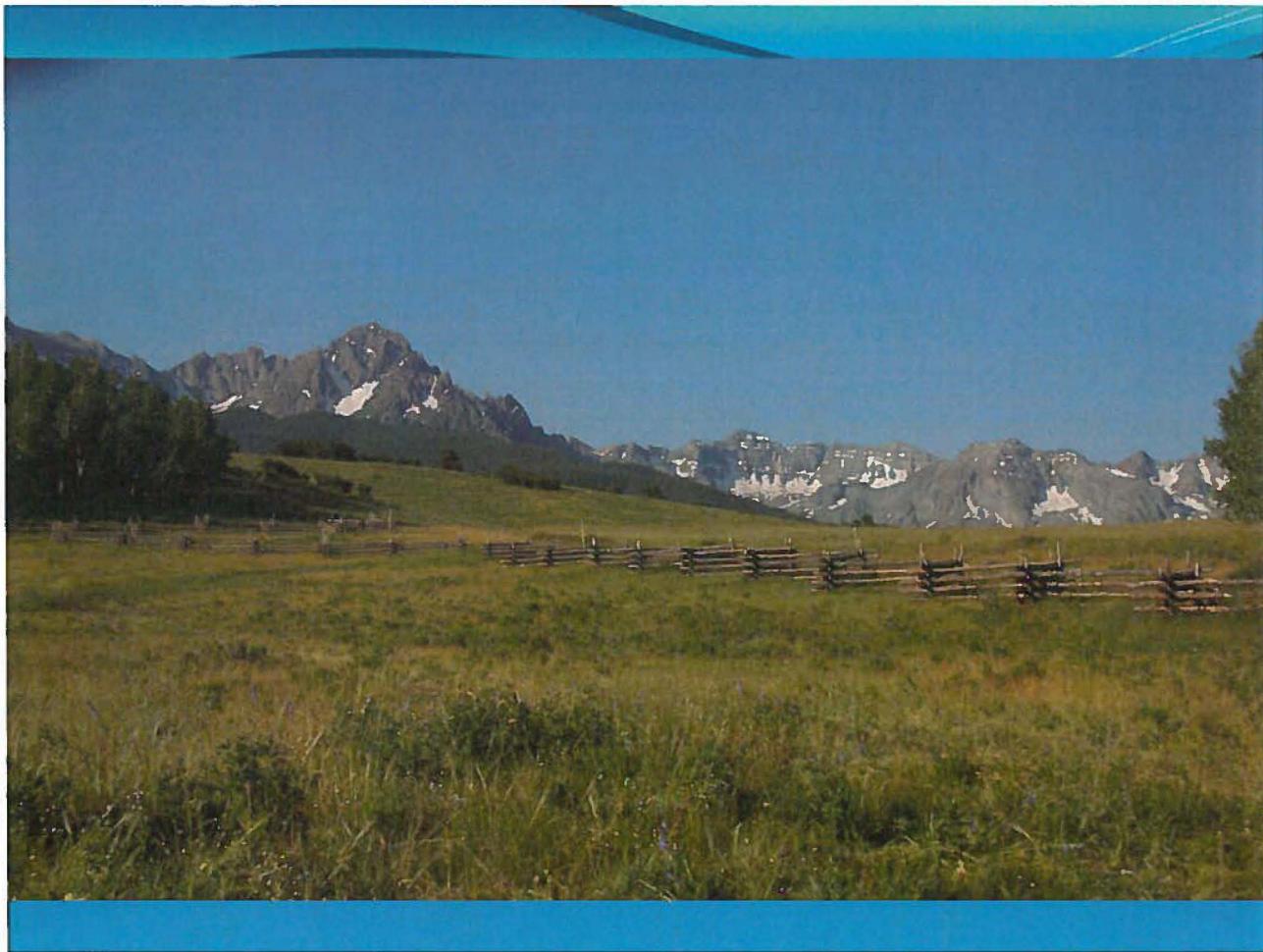
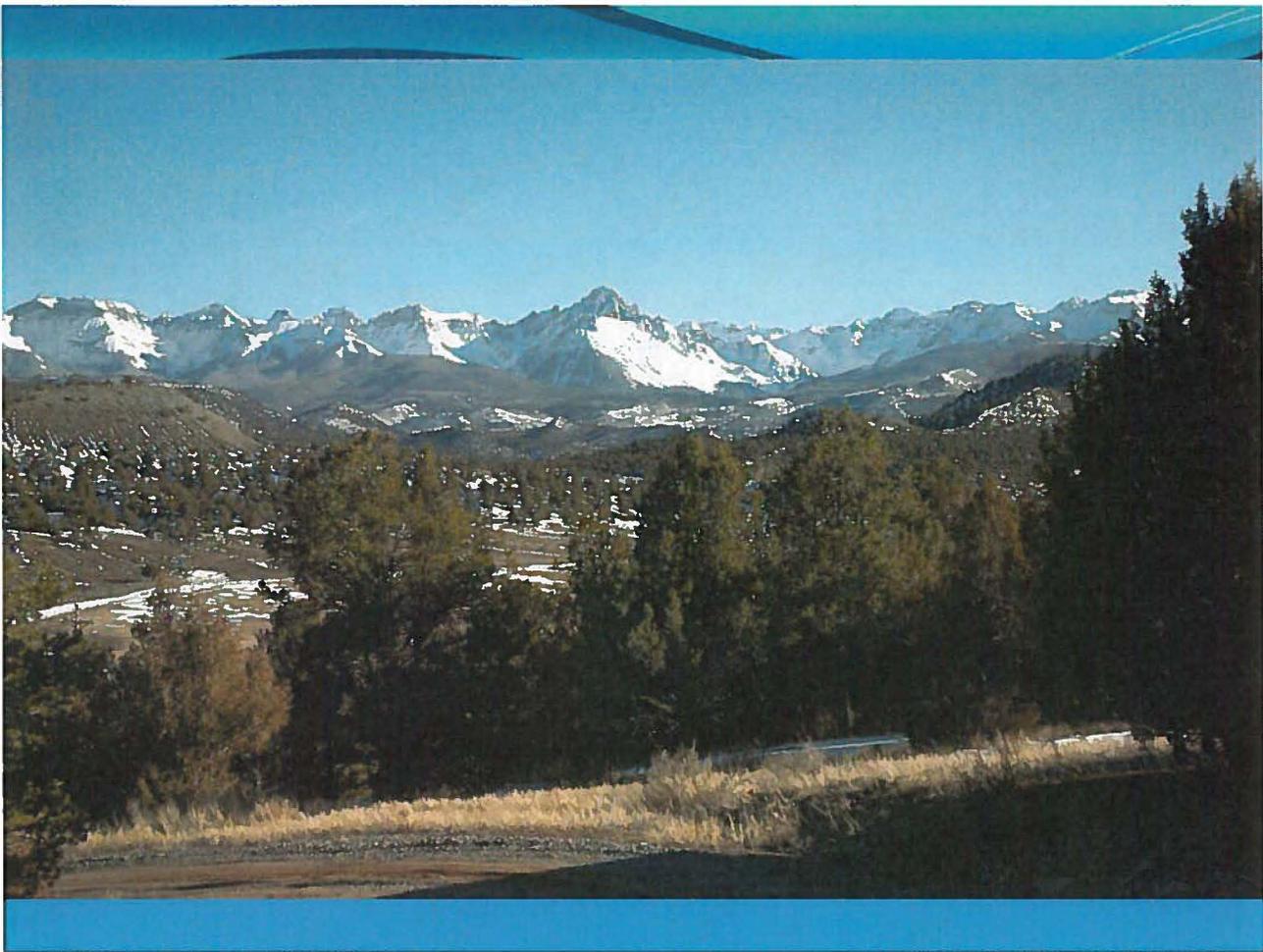
	Yes	No	Not Disc	Not App	Comments
1. Property is subject to any other liens or encumbrances.					
2. Property is subject to any other liens or encumbrances.					
3. Property is subject to any other liens or encumbrances.					
4. Property is subject to any other liens or encumbrances.					
5. Property is subject to any other liens or encumbrances.					
6. Property is subject to any other liens or encumbrances.					
7. Property is subject to any other liens or encumbrances.					
8. Property is subject to any other liens or encumbrances.					
9. Property is subject to any other liens or encumbrances.					
10. Property is subject to any other liens or encumbrances.					

Non-Conforming Structure

Homes in the current corridors have typically higher property values for one reason:

Prime View





**Being a Non-Conforming
Structure will have a
negative effect on the
value of your property.**

**Non-Conforming homes will
be affected by the**

The Nuisance Factor

Quality of Life in the County

From 2000 to 2011 there were 144 homes built OUTSIDE the Visual Impact Corridors

These 133 homes are not a blight on our county.

Our "Quality of Life" has not been compromised by these homes.

People do not come to Ouray County to destroy it!

**Lower Property Values
will mean
Less Property Tax Revenue
for the County.**

That Will Effect:

- ~Our schools
- ~Law Enforcement
- ~Social Services
- ~Fire Protection
- ~EMS
- ~The Libraries
- ~Road Maintenance

**If the deficit is large enough,
it will result in the County
Commissioners asking for a
necessary mill levy increase
which means property taxes
throughout the county will
go UP.**

**This is a real effect on the
quality of life in the County**

Vacant Land Owners May Find:

- ~They cannot build on the lot where they planned
- ~The view they paid for may be compromised
- ~Cost of Construction in order to conform to the regulations may be more than they anticipated.
- ~The value of their investment has been diminished
- ~Re-sale value has been diminished

**“A SOLUTION IN SEARCH
OF A PROBLEM”**