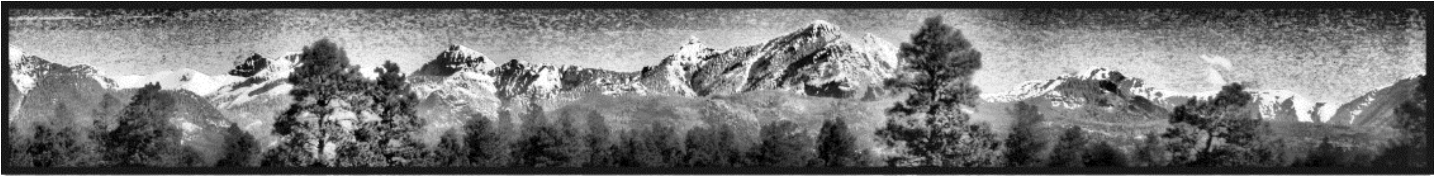


Appendix A
Turkey Springs Trail Map



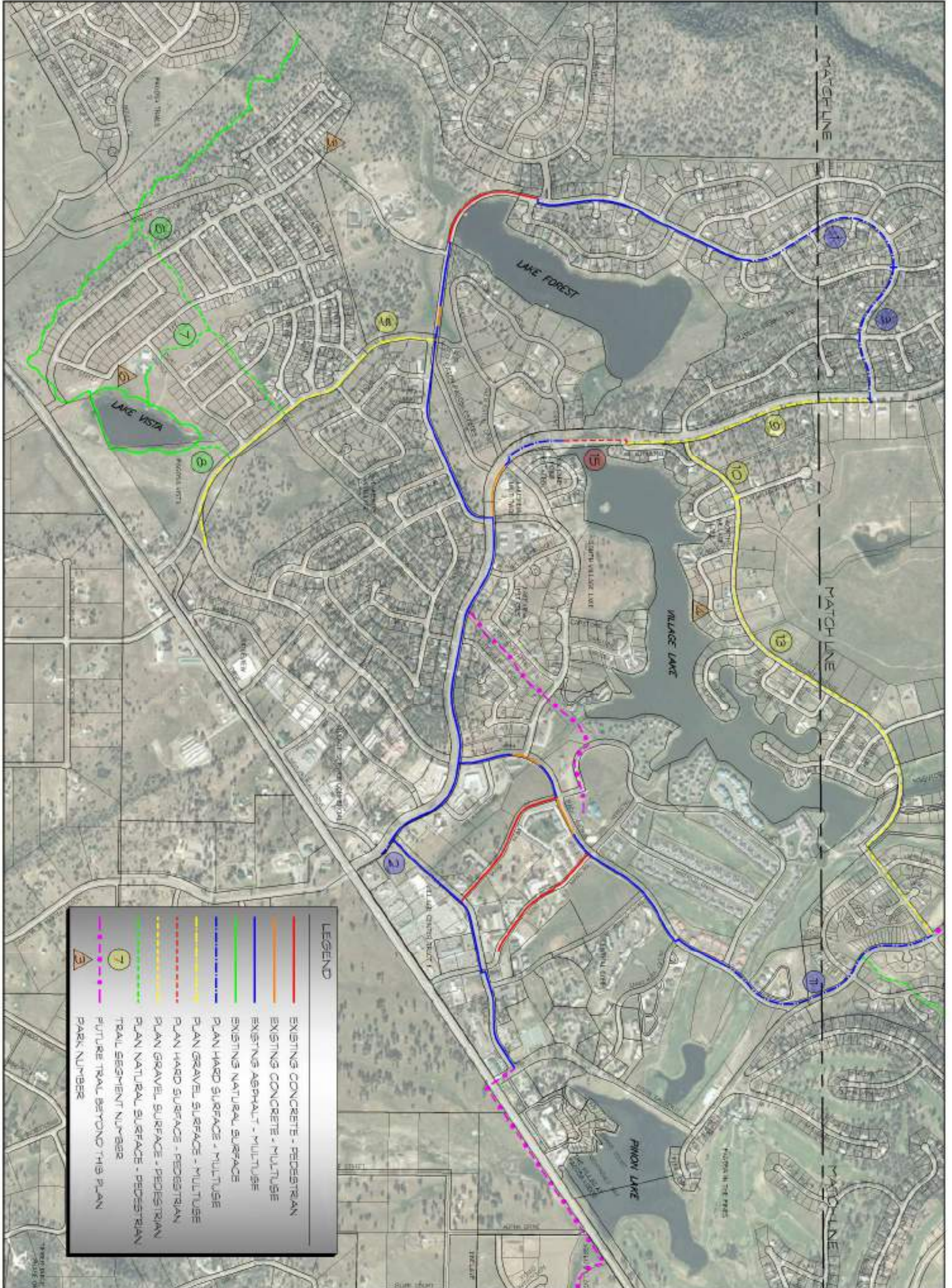


Appendix B

PLPOA Trails & Parks Seven-Year Plan

Map Sketches of Existing Trails and Planned Trails & Parks (2 sheets)





| LEGEND | |
|--------|-----------------------------------|
| | EXISTING CONCRETE - PEDESTRIAN |
| | EXISTING CONCRETE - MULTUSE |
| | EXISTING ASPHALT - MULTUSE |
| | EXISTING NATURAL SURFACE |
| | PLAN HARD SURFACE - MULTUSE |
| | PLAN GRAVEL SURFACE - MULTUSE |
| | PLAN HARD SURFACE - PEDESTRIAN |
| | PLAN GRAVEL SURFACE - PEDESTRIAN |
| | PLAN NATURAL SURFACE - PEDESTRIAN |
| | TRAIL SEGMENT NUMBER |
| | FUTURE TRAIL BEYOND THIS PLAN |
| | PARK NUMBER |

Pagosa Lakes Property Owners Assoc.
 230 Post Avenue
 Pagosa Springs, CO 81147

Trails & Parks Seven-Year Master Plan

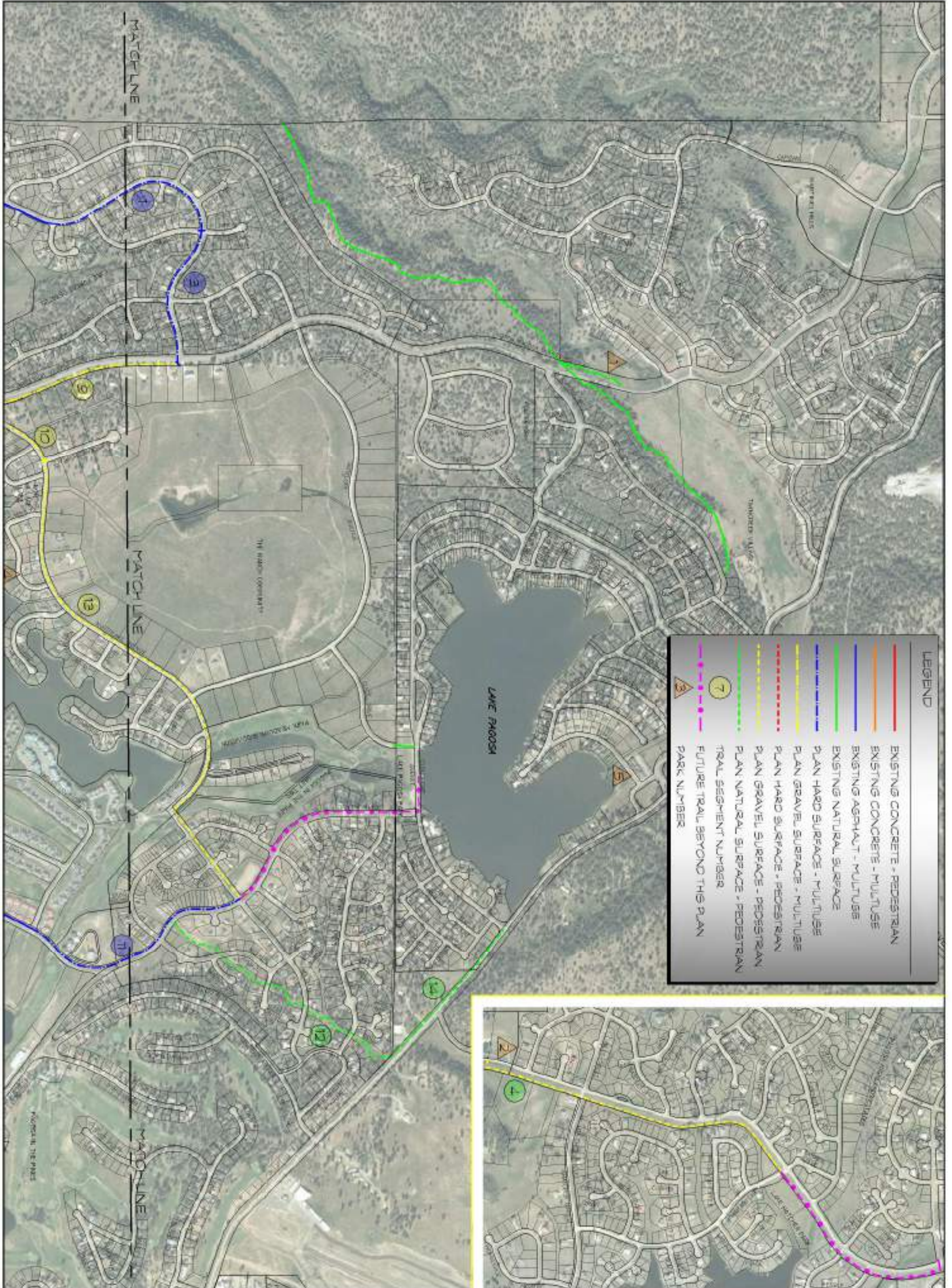
Sketch Plan - South Projects

DES SINCE 1948 DAVIS ENGINEERING SERVICE, INC.

| | |
|----------------|------------------|
| DATE: 04/26/13 | SCALE: 1" = 100' |
| BY: MMD | CHECKED: MMD |
| APP'D: MMD | DATE: 04/26/13 |

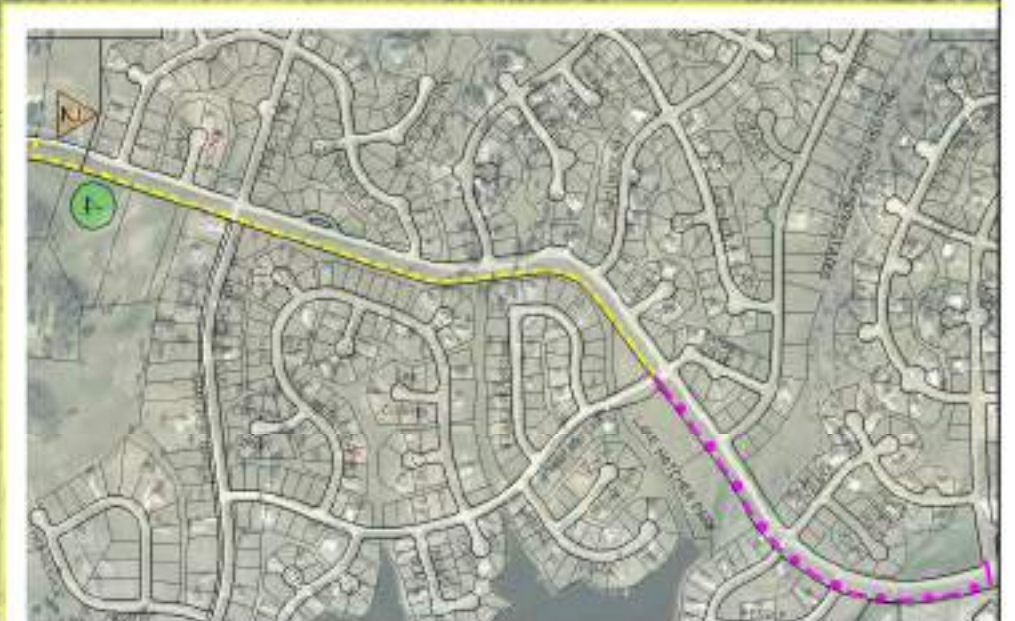
ELEVATION BASE ASSUMED





LEGEND

- EXISTING CONCRETE - PEDESTRIAN
- EXISTING CONCRETE - MULTUSE
- EXISTING ASPHALT - MULTUSE
- EXISTING NATURAL SURFACE
- PLAN HARD SURFACE - MULTUSE
- PLAN GRAVEL SURFACE - MULTUSE
- - - PLAN HARD SURFACE - PEDESTRIAN
- - - PLAN GRAVEL SURFACE - PEDESTRIAN
- - - PLAN NATURAL SURFACE - PEDESTRIAN
- - - TRAIL SEGMENT NUMBER
- FUTURE TRAIL BEYOND THIS PLAN
- ▲ PARK NUMBER



Pagosa Lakes Property Owners Assoc.
 230 Post Avenue
 Pagosa Springs, CO 81147

Trails & Parks Seven-Year Master Plan

Sketch Plan - North Projects

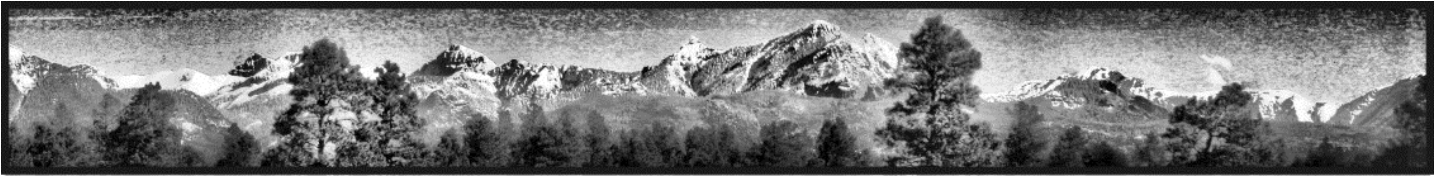
DES SINCE 1948 DAVIS ENGINEERING SERVICE, INC.

DATE: 04/26/13

SCALE: 1" = 100'

ELEVATION BASE ASSUMED





Appendix C

PLPOA Trails & Parks Seven-Year Plan

Trail Segment Cost Estimate Spreadsheet





**PAGOSA LAKES PROPERTY OWNERS ASSOCIATION
TRAILS & PARKS SEVEN-YEAR MASTER PLAN**

Trail Quantities and Associated Preliminary Costs
Prepared April 2013

| Year | Street/Location | Trail Segment | Trail Number | Trail Type | Length (ft.) | Proj. Cost per Foot | Total Project Cost Estimate | Annual Totals | Annual Totals w/o Nat. Surf. |
|-----------------------------|-------------------|---------------------------------------|--------------|--------------------------------------|---------------|---------------------|-----------------------------|------------------------|------------------------------|
| 2014 | Lake Forest Cir. | Fish Cove Court to Sandstone Court | 1 | 8' Wide Asphalt | 2,100 | \$ 74.00 | \$ 155,400.00 | \$ 173,900.00 | \$ 173,900.00 |
| | N. Pagosa Blvd. | Village Drive to Country Center Drive | 2 | 8' Wide Asphalt | 250 | \$ 74.00 | \$ 18,500.00 | | |
| 2015 | Lake Forest Cir. | Sandstone Court to N. Pagosa Blvd. | 3 | 8' Wide Asphalt | 1,700 | \$ 74.00 | \$ 125,800.00 | \$ 239,800.00 | \$ 239,800.00 |
| | N. Pagosa Blvd. | Saturn Drive to Highlands Park | 4 | 4' Wide Crusher Fines | 3,800 | \$ 30.00 | \$ 114,000.00 | | |
| 2016 | Vista Blvd. | Park Avenue to Lake Forest Circle | 5 | 10' Wide Gravel | 3,800 | \$ 53.00 | \$ 201,400.00 | \$ 241,000.00 | \$ 201,400.00 |
| | Gas Line Easement | Bonanza Ave. to Vista Boulevard | 6 | 2' Wide Natural Surface ¹ | 3,000 | \$ 9.00 | \$ 27,000.00 | | |
| | Vista Greenbelt | Vista Clubhouse to Gas Line Easement | 7 | 2' Wide Natural Surface ¹ | 800 | \$ 9.00 | \$ 7,200.00 | | |
| | Vista Greenbelt | Vista Lake to Vista Boulevard | 8 | 2' Wide Natural Surface ¹ | 600 | \$ 9.00 | \$ 5,400.00 | | |
| 2017 | N. Pagosa Blvd. | Edgewater Drive to Lake Forest Circle | 9 | 10' Wide Gravel | 2,900 | \$ 53.00 | \$ 153,700.00 | \$ 180,700.00 | \$ 180,700.00 |
| | Northlake Ave. | N. Pagosa Blvd. to Hackamore Place | 10 | 4' Wide Crusher Fines | 900 | \$ 30.00 | \$ 27,000.00 | | |
| 2018 | Park Ave. | Eagles Loft to Holiday Avenue | 11 | 8' Wide Asphalt ² | 2,800 | \$ 100.00 | \$ 280,000.00 | \$ 307,900.00 | \$ 280,000.00 |
| | Gas Line Easement | Park Avenue to Piedra Road | 12 | 2' Wide Natural Surface ¹ | 3,100 | \$ 9.00 | \$ 27,900.00 | | |
| 2019 | Northlake Ave. | Hackamore Pl. to Holiday & Park Ave. | 13 | 4' Wide Crusher Fines | 6,000 | \$ 30.00 | \$ 180,000.00 | \$ 202,500.00 | \$ 180,000.00 |
| | Piedra Road | Gas Line Easement to Cloudcap Ave. | 14 | 2' Wide Natural Surface ¹ | 2,500 | \$ 9.00 | \$ 22,500.00 | | |
| 2020 | N. Pagosa Blvd. | Lakeside Drive to Edgewater Drive | 15 | 8' & 5' Wide Hard Surf. ³ | 1,800 | \$ 198.00 | \$ 356,400.00 | \$ 356,400.00 | \$ 356,400.00 |
| Trail Project Totals | | | | | 36,050 | | | \$ 1,702,200.00 | \$ 1,612,200.00 |

| Trail Type | Length (ft.) | Length (mi.) | Cost per Foot | Cost per Trail Type |
|--------------------------------------|---------------|--------------|---------------|------------------------|
| 2' Wide Natural Surface ¹ | 10,000 | 1.89 | \$ 9.00 | \$ 90,000.00 |
| 4' Wide Crusher Fines | 10,700 | 2.03 | \$ 30.00 | \$ 321,000.00 |
| 10' Wide Gravel | 6,700 | 1.27 | \$ 53.00 | \$ 355,100.00 |
| 8' Wide Asphalt | 4,050 | 0.77 | \$ 74.00 | \$ 299,700.00 |
| 8' Wide Asphalt ² | 2,800 | 0.53 | \$ 100.00 | \$ 280,000.00 |
| 8' & 5' Wide Hard Surf. ³ | 1,800 | 0.34 | \$ 198.00 | \$ 356,400.00 |
| Trail Project Totals | 36,050 | 6.83 | | \$ 1,702,200.00 |

NOTES:

- Natural surface trails are included in the plan for desired scope and schedule, but will be pursued separately on a trail by trail basis following appropriate community meetings and input.
- The 8' wide asphalt trail along Park Avenue is estimated at \$100 per linear foot due to anticipated environmental, ROW, and drainage obstacles.
- The portion of the N. Pagosa Trail from Lakeside to Edgewater is envisioned as a combination of 8' wide multiuse trail and 5' wide pedestrian trail, and will need to cross the spillway and dam for Village Lake. It will likely have a segment on the dam similar to the sidewalk across the Lake Forest Dam. A site specific estimate was prepared for this portion to determine the cost per foot.