

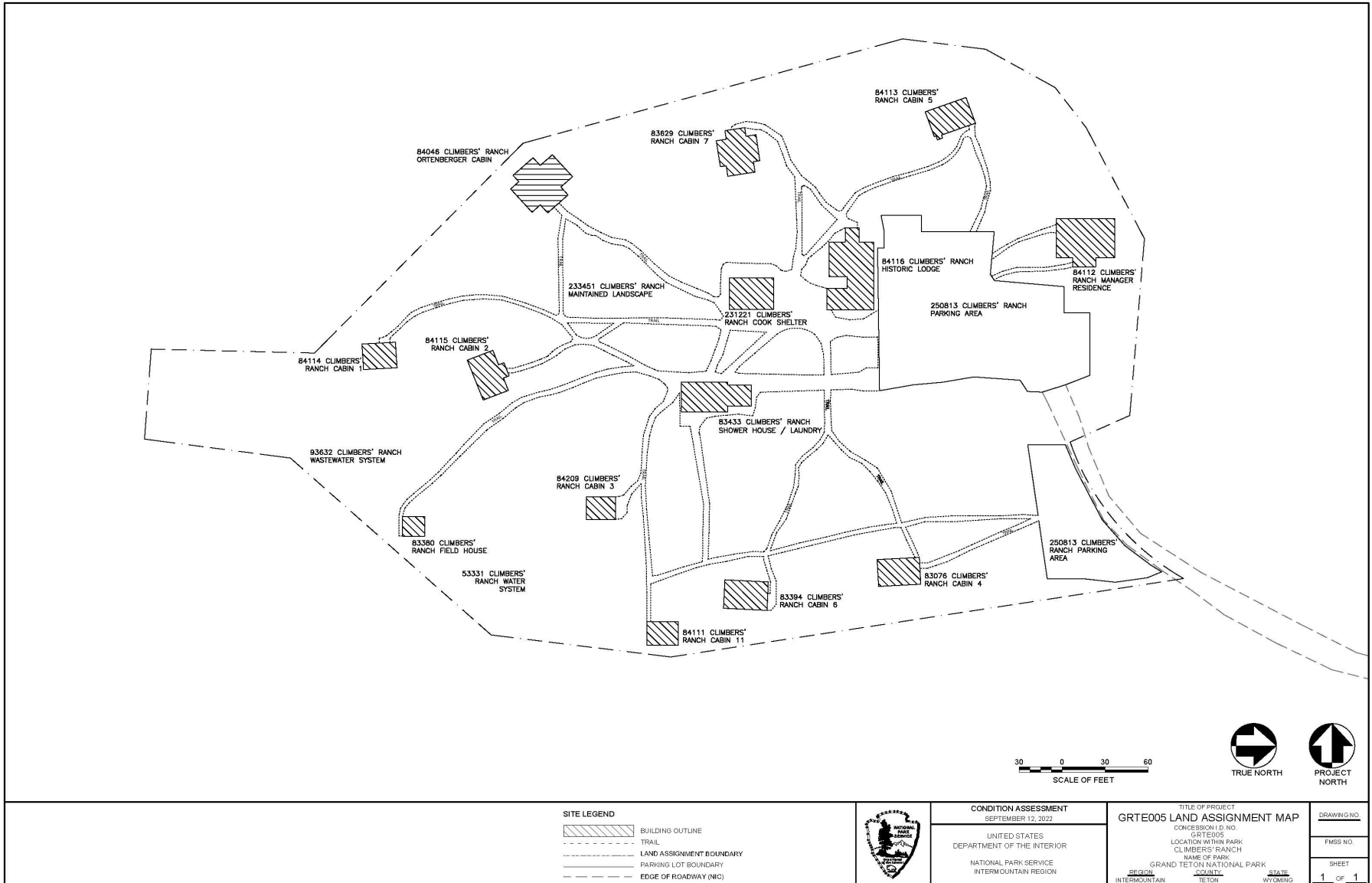
**EXHIBIT C**

**ASSIGNED LAND AND REAL PROPERTY IMPROVEMENTS  
(CONCESSION FACILITIES)**

**Land Assigned**

Land is assigned in accordance with the boundaries shown on the following map[s]:

Approximately 6.2 acres of land as shown on the map.



SITE LEGEND	
	BUILDING OUTLINE
	TRAIL
	LAND ASSIGNMENT BOUNDARY
	PARKING LOT BOUNDARY
	EDGE OF ROADWAY (NIC)



CONDITION ASSESSMENT  
 SEPTEMBER 12, 2022  
 UNITED STATES  
 DEPARTMENT OF THE INTERIOR  
 NATIONAL PARK SERVICE  
 INTERMOUNTAIN REGION

TITLE OF PROJECT  
**GRTE005 LAND ASSIGNMENT MAP**  
 CONCESSION ID NO.  
 GRTE005  
 LOCATION WITHIN PARK  
 CLIMBERS' RANCH  
 NAME OF PARK  
 GRAND TETON NATIONAL PARK  
 REGION: INTERMOUNTAIN COUNTY: TETON STATE: WYOMING

DRAWING NO.	
FMS NO.	
SHEET	1 OF 1

**Real Property Improvements Assigned**

The following real property improvements are assigned to the Concessioner for use in conducting its operations under this Contract:

Asset Code	Asset Description	Asset Type	Quantity	Unit of Measure	Date Built or Installed	Historic (Y or N)	Insurance Replacement Value (IRV)
53331	UT - Climbers' Ranch Water Systems	5100	500	GPD	2020	N	**
83076	B - Climbers' Ranch Guest Cabin #4 B388	4100	362	GSF	1924	N	\$56,842
83380	B - Climbers' Ranch Cabin Field House B386	4100	139	GSF	1986	N	\$24,538
83394	B - Climbers' Ranch Cabin #6 B387	4100	393	GSF	1924	N	\$82,049
83433	B - Climbers' Ranch Shower House/Laundry B390	4100	648	GSF	1986	N	\$192,275
83629	B - Climbers' Ranch Guest Cabin #7 B381	4100	533	GSF	1945	N	\$106,705
84046	B - Climbers' Ranch Guest Cabin (Ortenberger) 1291	4100	755	GSF	1986	N	\$142,149
84111	B - Climbers' Ranch Guest Cabin #11 (Dyke) B3	4100	215	GSF	1986	N	\$36,511
84112	B - Climbers' Ranch Manager Residence B380 ***	4100	917	GSF	1924	N	\$186,711
84113	B - Climbers' Ranch Guest Cabin #5 B382	4100	399	GSF	1945	N	\$81,311
84114	B - Climbers' Ranch Guest Cabin #1 (Hall) B1206	4100	320	GSF	1986	N	\$64,911
84115	B - Climbers' Ranch Guest Cabin #2 (Small H.) B1290	4100	427	GSF	1986	N	\$103,389
84116	B - Climbers' Ranch Historic Lodge (Double Diamond) (HS)379 ****	4100	1,199	GSF	1924	Y	\$287,312
84209	(CN) B - Climbers' Ranch Guest Cabin #3 (Moseley) B1140	4100	217	GSF	1986	N	\$34,369
93632	UT - Climbers' Ranch Waste Water System	5200	1,500	GPD	2020	N	**
231221	B - Climbers' Ranch Cook Shelter	4100	527	GSF	1970	N	\$90,158
233451	ML - Climbers' Ranch Maintained Landscape	3100	5.5	AC	1945	N	\$38,522
250813	P - Climbers' Ranch Parking Areas	1300	16,400	SF	1945	N	\$44,161
						<b>Total</b>	<b>\$1,571,913</b>

\* The aggregate total of the Minimum Insurance Replacement Values for the individual assets listed in the tables above indicates only the minimum real property insurance coverage that the Concessioner must procure and maintain in effect during the term of the Contract. Notwithstanding the inclusion of Minimum Insurance Replacement Values for the individual assets listed in the tables above, the Concessioner has an obligation, under Section 11(d)(1) of the Contract, to repair or replace damaged or destroyed Concession

*Facilities and personal property utilized by the Concessioner in the performance of its obligations under the Contract, regardless of cost. The Concessioner therefore should evaluate the various risks of loss to the Concession Facilities assigned to it under the Contract, including the risk of catastrophic loss, and procure real and personal property insurance it deems sufficient to cover those risks. The Concessioner will not be relieved of its obligations under Section 11(d)(1) of the Contract because its insurance proceeds are not sufficient to repair or replace damaged or destroyed property.*

*\*\* Please note: The lack of value for an asset in the column for Insurance Replacement Value does not relieve the Concessioner of its obligation to insure the asset according to the terms of this Contract.*

*\*\*\* Cabin (Asset Code 84112) is also one of the original buildings to the site. While not formerly listed on the National Register of Historic Places, it should be treated as an eligible historic building.*

*\*\*\*\* The Historic Lodge (Asset Code 84116) is listed on the National Register of Historic Places.*

Approved, effective \_\_\_\_\_, 20\_\_\_\_

By: \_\_\_\_\_

Kate H. Hammond

National Park Service Regional Director, Interior Regions 6, 7 and 8