

RESOLUTION #R-28-2014

**A RESOLUTION OF THE LOVELAND CITY COUNCIL
APPROVING NON-SUBSTANTIAL MODIFICATIONS TO THE US 34/CROSSROADS
CORRIDOR URBAN RENEWAL PLAN**

WHEREAS, on July 2, 2002, the City of Loveland (“City”) City Council (“City Council”) established by Resolution #R-44-2002 the Loveland Urban Renewal Authority (“Authority”), and designated the City Council as the Board of Commissioners of the Authority; and

WHEREAS, the City Council created the Authority vesting it with the legal authority to exercise all of the rights and powers granted to urban renewal authorities by the Colorado Urban Renewal Law, C.R.S. Section 31-25-101, *et seq.*, as amended (“Urban Renewal Law”); and

WHEREAS, by Resolution #R-8-2004 and pursuant to the applicable provisions of the Urban Renewal Law, in 2004 the City Council approved the US 34/Crossroads Corridor Urban Renewal Plan (“Original URA Plan”); and

WHEREAS, C.R.S. Section 31-25-107(7) of the Urban Renewal Law allows the City Council to modify the Original URA Plan at any time without being subject to the notice and blight finding requirements of C.R.S. Section 31-25-107, provided that such modification will not substantially change the Original URA Plan in land area, land use, design, building requirements, timing, or procedure, as previously approved; and

WHEREAS, since its adoption of the Original URA Plan, the Council has approved five non-substantial modifications of it, each of which the City Council determined did not constitute a substantial change to the Original URA Plan in land area, land use, design, building requirements, timing, or procedure, as previously approved; and

WHEREAS, these non-substantial changes to the Original URA Plan were approved by the City Council in Resolutions #R-13-2004 and #R-39-2005 (to add to the boundaries of the area covered by the Original URA Plan real properties owned by the Thompson R2-J School District for a current and a future school site), Resolution #R-76-2005 (to eliminate from the boundaries of the Original URA Plan a small two-acre strip of land mistakenly included in the Original URA Plan), Resolution #R-24-2008 (to add approximately 83.011 acres constituting the I-25/Highway 34 Interchange and approximately 6.243 acres of the Centerra Parkway/Crossroads Extension to the Original URA Plan), and Resolution #R-145-2008 (adding approximately 1.628 acres that were inadvertently not included in the “Flex URA Plan Modification” described below), which modifications are hereinafter referred to collectively as the “Non-Substantial URA Plan Modifications”; and

WHEREAS, by Resolution #R-98-2008, the City Council approved a modification of the Original URA Plan that did include substantial changes related to adding approximately 509 acres to the Original URA Plan are to provide maximum land use flexibility while not increasing

the net developable acreage eligible to benefit from property tax increment revenues beyond that originally permitted by the Original URA Plan (“Flex URA Plan Modification”); and

WHEREAS, the Original URA Plan, the Non-Substantial URA Plan Modifications and the Flex URA Plan Modification shall be referred to herein collectively as the “URA Plan”; and

WHEREAS, related to the URA Plan, the City and the Authority entered into that certain “Centerra Master Financing and Intergovernmental Agreement” dated January 20, 2004 (“MFA”) with Centerra Metropolitan District No. I and several other parties; and

WHEREAS, MFA Section 10.1 provides that upon written request from the Superintendent of the Thompson R2-J School District (“School District”), the Council shall expand the boundaries of the URA Plan area to include three school sites, including a site for a future elementary school as generally described in MFA Exhibit O and that such inclusion is to be considered a non-substantial change to the URA Plan (the other two school sites were previously added by Resolutions #R-13-2004 and #R-39-2005); and

WHEREAS, the City has received from the School District’s Superintendent a written request to add this elementary school site to the boundaries of the URA Plan area, a copy of which request is attached as **Exhibit “A”** and incorporated by reference, and which site is legally described and depicted in **Exhibit “B”** attached and incorporated by reference (“School Property”); and

WHEREAS, MFA Section 11.6 acknowledges that in 2004 portions of the “Regional ROW” (defined in MFA Section 1.94 to mean the real estate and rights-of-way needed for the construction of the “Regional Improvements” contemplated in the MFA) had not yet been annexed into the City and, therefore, not included in the boundaries of the Original URA Plan area; and

WHEREAS, MFA Section 11.6 provides that once such unannexed Regional ROW is annexed into the City, that Council shall consider taking an action to add those annexed areas to the boundaries of the Original URA Plan area as non-substantial changes; and

WHEREAS, one of these unannexed areas in 2004 was most of the north half of the I-25 and Crossroads Boulevard Interchange, the future improvement of which Interchange is defined in the MFA Section 1.93 as one of the “Regional Improvements”; and

WHEREAS, in 2011, Council adopted Ordinance No. 5608 to annex into the City the real estate and rights-of-way that are needed for the future construction of the Regional Improvement described in MFA Section 1.44 as the “I-25 and Crossroads Boulevard Interchange,” which real property is legally described and depicted in **Exhibit “C”** attached and incorporated by reference (“I-25/Crossroads Property”); and

WHEREAS, on November 5, 2013, the Council adopted Resolution #R-96-2013 to approve the “Fifth Amendment to the Centerra Master Financing and Intergovernmental Agreement” (“Fifth Amendment”) to amend the MFA to add as a Regional Improvements “Boyd

Lake Avenue” and “Kendall Parkway,” as both are generally described in the Fifth Amendment; and

WHEREAS, while most of the land areas needed for the future Kendall Parkway improvements are now within the boundaries of the URA Plan area, this is not the case for the land areas needed for the future construction of the Boyd Lake Avenue improvements, although most of those areas are now annexed into the City, thereby making these Boyd Lake Avenue areas eligible for Council’s consideration under MFA Section 11.6 to be added to the boundaries of the URA Plan area; and

WHEREAS, the real property currently annexed into the City needed for the future improvement of Boyd Lake Avenue as a Regional Improvement is legally described and depicted in **Exhibit “D”** attached and incorporated by reference (“Boyd Lake Avenue Property”); and

WHEREAS, the inclusion of the School Property, the I-25/Crossroads Property, and the Boyd Lake Avenue Property into the boundaries of the URA Plan area are expressly contemplated by the MFA and consistent with the goals and objectives of the URA Plan; and

WHEREAS, since these areas to be included in the boundaries of the URA Plan area are all publically-owned real property to be used for future publically-owned facilities and improvements, their inclusion will not constitute under C.R.S. § 31-25-107(7) a substantial change in the URA Plan “in land area, land use, design, building requirements, timing, or procedure, as previously approved.”

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LOVELAND, COLORADO, AS FOLLOWS:

Section 1. That the recitals of this Resolution are hereby adopted by the Council as findings and the Council further finds that adding the School Property, the I-25/Crossroads Property, and the Boyd Lake Avenue Property to the boundaries of the URA Plan area will not substantially change the URA Plan in land area, land use, design, building requirements, timing, or procedure, as previously approved in the URA Plan.

Section 2. That the URA Plan is hereby modified pursuant to C.R.S. Section 31-25-107(7) to include within its boundaries the School Property, the I-25/Crossroads Property, and the Boyd Lake Avenue Property.

Section 3. That except as modified by this Resolution, the URA Plan shall remain unchanged in all other respects and shall remain in full force and effect.

Section 4. That this Resolution shall take effect on the date and at the time of its adoption by the City Council.

Adopted this 15th day of April, 2014.



Cecil A. Gutierrez
Cecil A. Gutierrez, Mayor

Leresa S. Andrews
City Clerk

APPROVED AS TO FORM:

John R. [Signature]
City Attorney

EXHIBIT "A"

SCHOOL DISTRICT SUPERINTENDENT'S WRITTEN REQUEST



Superintendent's Office

800 South Taft Avenue • Loveland, CO 80537 • Office (970) 613-5013 • Fax (970) 613-5088

Stan Scheer, Ed.D.
Superintendent of Schools

January 23, 2014

William Cahill, City Manager
City of Loveland
500 East Third Street
Loveland, Colorado 80537

John Duval, City Attorney
City of Loveland
500 East Third Street
Loveland, Colorado 80537

Re: Designation of High Plains School Site/Expansion of URA Project Area

Dear Mr. Cahill and Mr. Duval:

On behalf of the Thompson School District R2-J, I am pleased to advise you that the District and McWhinney have selected the actual location of the site for the District's proposed High Plains School. A legal description of the site is enclosed.

The proposed school is intended to be a "URA School," as defined in the Centerra Master Financing and Intergovernmental Agreement (Master Agreement) and, as such, it is contemplated that the Centerra School Increment funds would be used toward the costs, expenses and/or indebtedness to be incurred for designing and constructing the school.

In order for School Increment funds to be made available, the site must be included in the Centerra URA Project Area by the City Council. Accordingly, please consider this the District's written request, pursuant to Section 10.1 of the Master Agreement, to expand the URA Project Area to include the District site contained in the enclosed legal description. It is within the area described in Exhibit "O" to the Master Agreement.

Please do not hesitate to contact me if you have any questions. I would also appreciate it if you would advise me when the City Council intends to take action on this request. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Stan Scheer", written over a horizontal line.

Dr. Stan Scheer
Superintendent of Schools

cc: Kim Perry, Centerra Metropolitan District No. 1

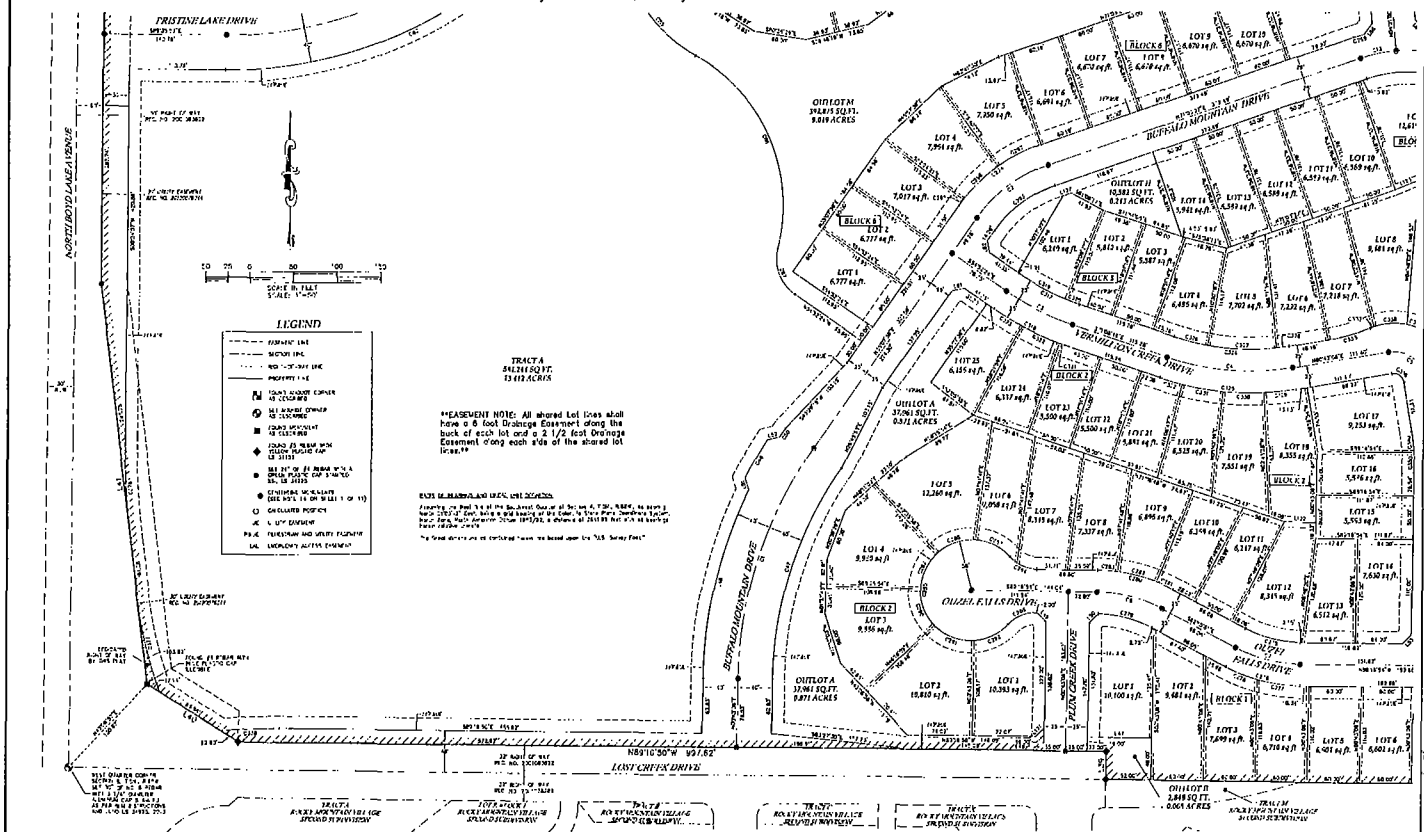
EXHIBIT "B"

SCHOOL PROPERTY

Tract A of the Millennium Northwest Fourth Subdivision recorded January 15, 2014 at Reception No. 20140002625 of the Records of Larimer County situate in the Southwest Quarter of Section 4 and in the North Half of Section 9, Township 5 North, Range 68 West of the 6th Principal Meridian, City of Loveland, County of Larimer, State of Colorado

MILLENNIUM NORTHWEST FOURTH SUBDIVISION

A Subdivision of Portions of Millennium Northwest First Subdivision And Millennium Northwest Second Subdivision,
 Situate In The Southwest Quarter Of Section 4 And In The North Half Of Section 9, Township 5 North, Range 68 West Of The 6th P.M.,
 City Of Loveland, County Of Larimer, State Of Colorado



9/8/2011
 111 PAGES
 1320000 - 1428
 SCALE: 1"=50'
 DRAWN BY: ESK
 CHECKED BY: ESK

KING SURVEYORS
 (303) E. Garden Drive | Windsor, Colorado 80550
 phone: (970) 686-5011 fax: (970) 686-5821

DATE: 01/15/2018
 TIME: 12:00 PM
 PROJECT: 201802025

MILLENNIUM NW FOURTH SUBDIVISION
 6000 SOUTH PARK STREET, SUITE D
 COVINGTON, LA 70040

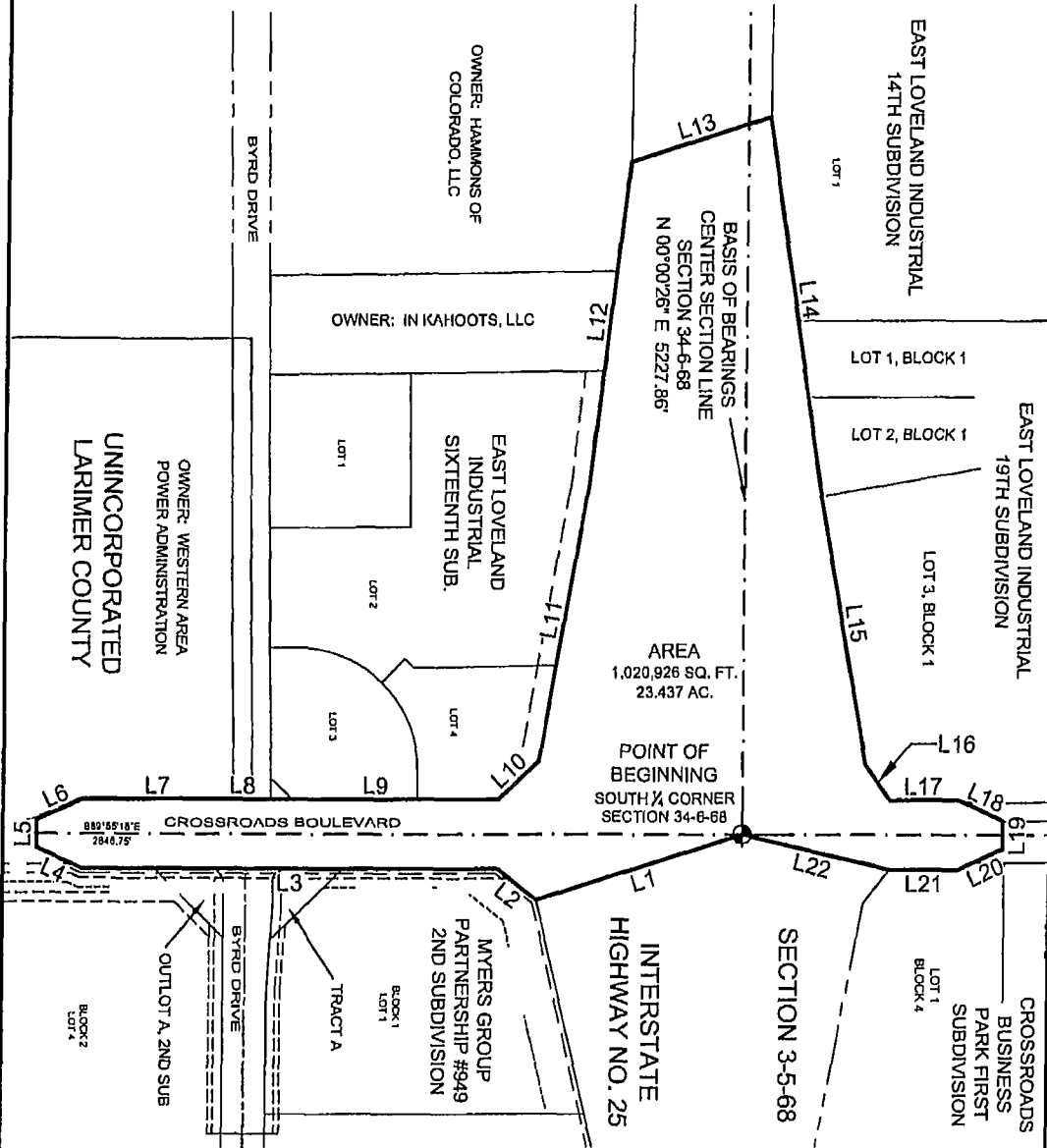
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 SHEET: 3 OF 11

EXHIBIT "C"

I-25/CROSSROADS PROPERTY

EXHIBIT

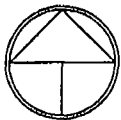
A TRACT OF LAND LOCATED IN SECTION 34, T6N, R68W AND SECTION 3, T5N, R68W OF THE 6th P.M., CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO



LINE TABLE		
LINE	LENGTH	BEARING
L1	469.20'	S72°23'38"W
L2	108.50'	N51°26'18"W
L3	900.00'	N89°55'18"W
L4	109.70'	N65°41'48"W
L5	60.00'	N00°04'42"E
L6	109.70'	N85°51'12"E
L7	328.73'	S89°55'18"E
L8	40.00'	S89°54'40"E

LINE TABLE		
LINE	LENGTH	BEARING
L9	533.35'	S89°55'19"E
L10	120.35'	N46°51'41"E
L11	608.30'	N10°04'11"E
L12	704.20'	N06°53'11"E
L13	315.81'	N72°09'04"E
L14	809.43'	S08°09'08"E
L15	610.00'	S09°46'48"E
L18	82.13'	S34°30'18"E

LINE TABLE		
LINE	LENGTH	BEARING
L17	150.00'	S89°55'18"E
L18	109.73'	S65°41'31"E
L19	60.02'	S00°04'41"W
L20	109.87'	S65°51'11"W
L21	150.00'	N89°55'19"W
L22	326.73'	N76°38'28"W



300 0 300 Feet
 (IN FEET)
 1 Inch = 300 ft.



NORTHERN ENGINEERING

321 West 19th Street, Suite 100
 Fort Collins, Colorado, 80521

Phone: 970.221.4155 Fax: 970.221.4159
 www.northernengineering.com



NORTHERN
ENGINEERING

DESCRIPTION:

A tract of land located in Section 34, Township 6 North, Range 68 West of the 6th Principal Meridian and in Section 3, Township 5 North, Range 68 West of the 6th Principal Meridian, City of Loveland, County of Larimer, State of Colorado being more particularly described as follows:

Considering the Center Section line of Section 34 as bearing North 00° 00' 26" East and with all bearings contained herein relative thereto:

BEGINNING at the South Quarter corner of said Section 34; thence, South 72° 23' 38" West, 469.20 feet to the West right-of-way line of Interstate 25; thence along said West right-of-way line, North 51° 26' 18" West, 108.50 feet to the South right-of-way line of Crossroads Boulevard; thence along said South right-of-way line, North 89° 55' 18" West, 900.00 feet; thence, North 65° 41' 48" West, 109.70 feet; thence, North 00° 04' 42" East, 60.00 feet to the North right-of-way line of Crossroads Boulevard; thence along said North right-of-way line the following 4 courses and distances: North 65° 51' 12" East, 109.70 feet; thence, South 89° 55' 18" East, 326.73 feet; thence, South 89° 54' 40" East, 40.00 feet; thence, South 89° 55' 19" East, 533.35 feet to the West right-of-way line of Interstate 25; thence along said West right-of-way line the following 3 courses and distances: thence, North 46° 51' 41" East, 120.35 feet; thence, North 10° 04' 11" East, 608.30 feet; thence, North 06° 53' 11" East, 704.20 feet; thence North 72° 09' 04" East, 315.81 feet to the East right-of-way line of Interstate 25; thence along said East right-of-way line the following 3 courses and distances: South 08° 09' 08" East, 809.43 feet; thence, South 09° 46' 48" East, 610.00 feet; thence, South 34° 30' 18" East, 92.13 feet to the North right-of-way line of Crossroads Boulevard; thence along said North right-of-way line, South 89° 55' 18" East, 150.00 feet; thence, South 65° 41' 31" East, 109.73 feet; thence, South 00° 04' 41" West, 60.02 feet; thence, South 65° 51' 11" West, 109.67 feet to the South right-of-way line of Crossroads Boulevard; thence along said South right-of-way line, North 89° 55' 19" West, 150.00 feet; thence, North 76° 38' 29" West, 326.73 feet to the Point of Beginning, contains 1,020,926 square feet or 23.437 acres more or less.

The above described area is subject to all easements and rights of way now existing or of record.

LMS

March 20, 2014

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EXHIBIT "D"

BOYD LAKE AVENUE PROPERTY

Boyd Lake Avenue Right of Way, located in the West Half of Section 4, East Half of Section 5, East Half of Section 8 and the West Half of Section 9, all in Township 5 North, Range 68 West of the 6th P.M., Larimer County, Colorado, described as follows:

Commencing at the northwest corner of the Southwest Quarter of said Section 4, monumented with a 2 ½" Aluminum cap on a ¾" rebar stamped LS 32829, 2012;

Thence North 01°08'42" East for 40.00 feet on the west line of the Northwest Quarter of said Section 4 to the True Point of Beginning;

Thence South 89°18'02" East for 50.00 feet;

Thence South 01°08'42" West for 40.00 feet parallel with and 50.00 feet east of the west line of the Northwest Quarter of said Section 4 to the north line of the Southwest Quarter of said Section 4;

Thence South 01° 03' 12" West for 266.96 feet parallel with and 50.00 feet east of the west line of said Southwest Quarter of Section 4;

Thence South 06° 00' 20" West for 231.68 feet;

Thence South 01° 03' 12" West for 2144.42 feet parallel with and 30.00 feet east of the west line of said Southwest Quarter of Section 4 to the south line thereof;

Thence South 00° 24' 07" West for 723.87 feet parallel with and 30.00 feet east of the west line of the Northwest Quarter of said Section 9 to the north right of way line of Long Pine Lake Drive;

Thence South 89° 35' 57" East for 30.00 feet on said north right of way line;

Thence South 00° 24' 07" West for 218.26 feet to the south right of way line of Long Pine Lake Drive;

Thence along a curve to the left (having a radius of 48.00 feet and a long chord bearing South 23°24'55" West for 44.34 feet) for an arc length of 46.09 feet on said south right of way line;

Thence South 04° 05' 26" East for 160.40 feet;

Thence along a curve to the right (having a radius of 1552.50 feet and a long chord bearing South 01°50'40" East for 121.70 feet) for an arc length of 121.72 feet;

Thence South 00° 24' 07" West for 989.74 feet parallel with and 60.00 feet east of the west line of said Northwest Quarter of Section 9;

Thence South 04° 26' 33" East for 184.67 feet;

Thence along a curve to the left (having a radius of 500.00 feet and a long chord bearing South 13°29'58" East for 115.38 feet) for an arc length of 115.64 feet;

Thence South 57° 50' 52" East for 106.76 feet to the north right of way line of Lost Creek Drive;

Thence South 89° 16' 50" East for 0.83 feet on said north right of way line;

Thence South 00° 43' 14" West for 64.01 feet to the south right of way line of Lost Creek Drive;

Thence South 48° 26' 23" West for 14.03 feet;

Thence along a curve to the left (having a radius of 95.00 feet and a long chord bearing South 48°26'23" West for 127.04 feet) for an arc length of 139.15 feet;

Thence South 06° 28' 38" West for 327.73 feet;

Thence South 00° 24' 07" West for 506.74 feet parallel with and 30.00 feet east of the west line of the Southwest Quarter of said Section 9;

Thence South 89° 35' 48" East for 15.00 feet;
Thence along a curve to the left (having a radius of 15.00 feet and a long chord bearing South 44°35'51" East for 21.21 feet) for an arc length of 23.56 feet;
Thence South 00° 24' 12" West for 32.00 feet;
Thence along a curve to the left (having a radius of 15.00 feet and a long chord bearing South 45°24'10" West for 21.21 feet) for an arc length of 23.56 feet;
Thence North 89° 35' 48" West for 15.00 feet;
Thence South 00° 24' 07" West for 589.18 feet parallel with and 55.00 feet east of the west line of said Southwest Quarter of Section 9 to the north line of the Greeley-Loveland Irrigation Canal;
Thence South 87° 40' 38" West for 25.03 feet on said north line;
Thence South 00° 24' 07" West for 52.47 feet to the south line of the Greeley-Loveland Irrigation Canal;
Thence South 89° 29' 56" West for 29.99 feet to the west line of said Northwest Quarter of Section 9;
Thence North 89° 35' 53" West for 50.00 feet;
Thence North 00° 24' 07" East for 38.05 feet parallel with and 50.00 feet west of the east line of the Southeast Quarter of Section 8;
Thence South 86° 36' 15" East for 20.03 feet;
Thence North 00° 24' 07" East for 1628.35 feet parallel with and 30.00 feet west of the east line of said Southeast Quarter of Section 8 to the north line thereof;
Thence North 00° 24' 07" East for 1888.85 feet parallel with and 30.00 feet west of the east line of the Northeast Quarter of said Section 8 to the north right of way line of Frank Road;
Thence North 88° 04' 40" West for 20.01 feet on said north right of way line;
Thence North 00° 24' 07" East for 748.44 feet parallel with and 50.00 feet west of the east line of said Northeast Quarter of Section 8 to the north line thereof;
Thence North 01° 03' 12" East 2641.97 feet parallel with and 50.00 feet west of the east line of the Southeast Quarter of said Section 5 to the north line thereof;
Thence North 01°08'42" East for 40.00 feet parallel with and 50.00 feet west of the east line of Northeast Quarter of said Section 5;
Thence South 89°18'02" East for 50.00 feet to the Point of Beginning;
Thence South 89° 18' 02" East for 50.00 feet on the north line of said Southeast Quarter of Section 5 to the Point of Beginning.

Contains 623,611 Square feet or 14.316 acres.

Basis of Bearing: The east line of the Southeast Quarter of Section 5, Township 5 North, Range 68 West of the 6th P.M., Larimer County, Colorado is assumed to bear North 01°03'12" East between the Southeast Corner of said Section 5, monumented with a 2 ½" aluminum cap in range box stamped LS 17682, and the northeast corner of the Southeast Quarter of said Section 5, monumented with a 3 ¼" aluminum cap in range box stamped LS 16425.

EXHIBIT A

BOYD LAKE AVENUE ROW

LEGAL DESCRIPTION

Boyd Lake Avenue Right of Way, located in the West Half of Section 4, East Half of Section 5, East Half of Section 8 and the West Half of Section 9, all in Township 5 North, Range 68 West of the 6th P.M., Larimer County, Colorado, described as follows:

Commencing at the northwest corner of the Southwest Quarter of said Section 4, monumented with a 2 1/2" Aluminum cap on a 3/4" rebar stamped LS 32B29, 2012;

Thence North 01°08'42" East for 40.00 feet on the west line of the Northwest Quarter of said Section 4 to the True Point of Beginning;

Thence South 89°18'02" East for 50.00 feet;

Thence South 01°08'42" West for 40.00 feet parallel with and 50.00 feet east of the west line of the Northwest Quarter of said Section 4 to the north line of the Southwest Quarter of said Section 4;

Thence South 01° 03' 12" West for 266.96 feet parallel with and 50.00 feet east of the west line of said Southwest Quarter of Section 4;

Thence South 06° 00' 20" West for 231.68 feet;

Thence South 01° 03' 12" West for 2144.42 feet parallel with and 30.00 feet east of the west line of said Southwest Quarter of Section 4 to the south line thereof;

Thence South 00° 24' 07" West for 723.87 feet parallel with and 30.00 feet east of the west line of the Northwest Quarter of said Section 9 to the north right of way line of Long Pine Lake Drive;

Thence South 89° 35' 57" East for 30.00 feet on said north right of way line;

Thence South 00° 24' 07" West for 218.26 feet to the south right of way line of Long Pine Lake Drive;

Thence along a curve to the left (having a radius of 48.00 feet and a long chord bearing South 23°24'55" West for 44.34 feet) for an arc length of 46.09 feet on said south right of way line;

Thence South 04° 05' 26" East for 160.40 feet;

Thence along a curve to the right (having a radius of 1552.50 feet and a long chord bearing South 01°50'40" East for 121.70 feet) for an arc length of 121.72 feet;

Thence South 00° 24' 07" West for 989.74 feet parallel with and 60.00 feet east of the west line of said Northwest Quarter of Section 9;

Thence South 04° 26' 33" East for 184.67 feet;

Thence along a curve to the left (having a radius of 500.00 feet and a long chord bearing South 13°29'58" East for 115.38 feet) for an arc length of 115.64 feet;

Thence South 57° 50' 52" East for 106.76 feet to the north right of way line of Lost Creek Drive;

Thence South 89° 16' 50" East for 0.83 feet on said north right of way line;

Thence South 00° 43' 14" West for 64.01 feet to the south right of way line of Lost Creek Drive;

Thence South 48° 26' 23" West for 14.03 feet;

Thence along a curve to the left (having a radius of 95.00 feet and a long chord bearing South 48°26'23" West for 127.04 feet) for an arc length of 139.15 feet;

Thence South 06° 28' 38" West for 327.73 feet;

Thence South 00° 24' 07" West for 506.74 feet parallel with and 30.00 feet east of the west line of the Southwest Quarter of said Section 9;

Thence South 89° 35' 48" East for 15.00 feet;

Thence along a curve to the left (having a radius of 15.00 feet and a long chord bearing South 44°35'51" East for 21.21 feet) for an arc length of 23.56 feet;

Thence South 00° 24' 12" West for 32.00 feet;

Thence along a curve to the left (having a radius of 15.00 feet and a long chord bearing South 45°24'10" West for 21.21 feet) for an arc length of 23.56 feet;

Thence North 89° 35' 48" West for 15.00 feet;

Thence South 00° 24' 07" West for 589.18 feet parallel with and 55.00 feet east of the west line of said Southwest Quarter of Section 9 to the north line of the Greeley-Loveland Irrigation Canal;

Thence South 87° 40' 38" West for 25.03 feet on said north line;

Thence South 00° 24' 07" West for 52.47 feet to the south line of the Greeley-Loveland Irrigation Canal;

Thence South 89° 28' 56" West for 29.99 feet to the west line of said Northwest Quarter of Section 9;

Thence North 89° 35' 53" West for 50.00 feet;

Thence North 00° 24' 07" East for 38.05 feet parallel with and 50.00 feet west of the east line of the Southeast Quarter of Section 8;

Thence South 86° 36' 15" East for 20.03 feet;

Thence North 00° 24' 07" East for 1628.35 feet parallel with and 30.00 feet west of the east line of said Southeast Quarter of Section 6 to the north line thereof;

Thence North 00° 24' 07" East for 1888.85 feet parallel with and 30.00 feet west of the east line of the Northeast Quarter of said Section 8 to the north right of way line of Frank Road;

Thence North 88° 04' 40" West for 20.01 feet on said north right of way line;

Thence North 00° 24' 07" East for 748.44 feet parallel with and 50.00 feet west of the east line of said Northeast Quarter of Section 8 to the north line thereof;

Thence North 01° 03' 12" East 2641.97 feet parallel with and 50.00 feet west of the east line of the Southeast Quarter of said Section 5 to the north line thereof;

Thence North 01°08'42" East for 40.00 feet parallel with and 50.00 feet west of the east line of Northeast Quarter of said Section 5;

Thence South 89°18'02" East for 50.00 feet to the Point of Beginning;

Thence South 89° 18' 02" East for 50.00 feet on the north line of said Southeast Quarter of Section 5 to the Point of Beginning.

Contains 623,611 Square feet or 14.316 acres.

Basis of Bearing: The east line of the Southeast Quarter of Section 5, Township 5 North, Range 68 West of the 6th P.M., Larimer County, Colorado is assumed to bear North 01°03'12" East between the Southeast Corner of said Section 5, monumented with a 2 1/2" aluminum cap in range box stamped LS 17682, and the northeast corner of the Southeast Quarter of said Section 5, monumented with a 3 1/4" aluminum cap in range box stamped LS 16425.

EXHIBIT SHEET 1 OF 3



LAMP RYNEARSON
& ASSOCIATES

4715 Innovation Drive
Fort Collins, CO 80525
www.LRA-Inc.com

970.226.0342 | P
970.226.0879 | F

drawn by KW	designed by FAK	reviewed by FAK	project - task number 0213035.00	date 03/20/2014	book and page	revisions
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LAMP RYNEARSON & ASSOCIATES, 4715 INNOVATION DRIVE, FORT COLLINS, CO 80525, (970) 226-0342

EXHIBIT A

BOYD LAKE AVENUE ROW

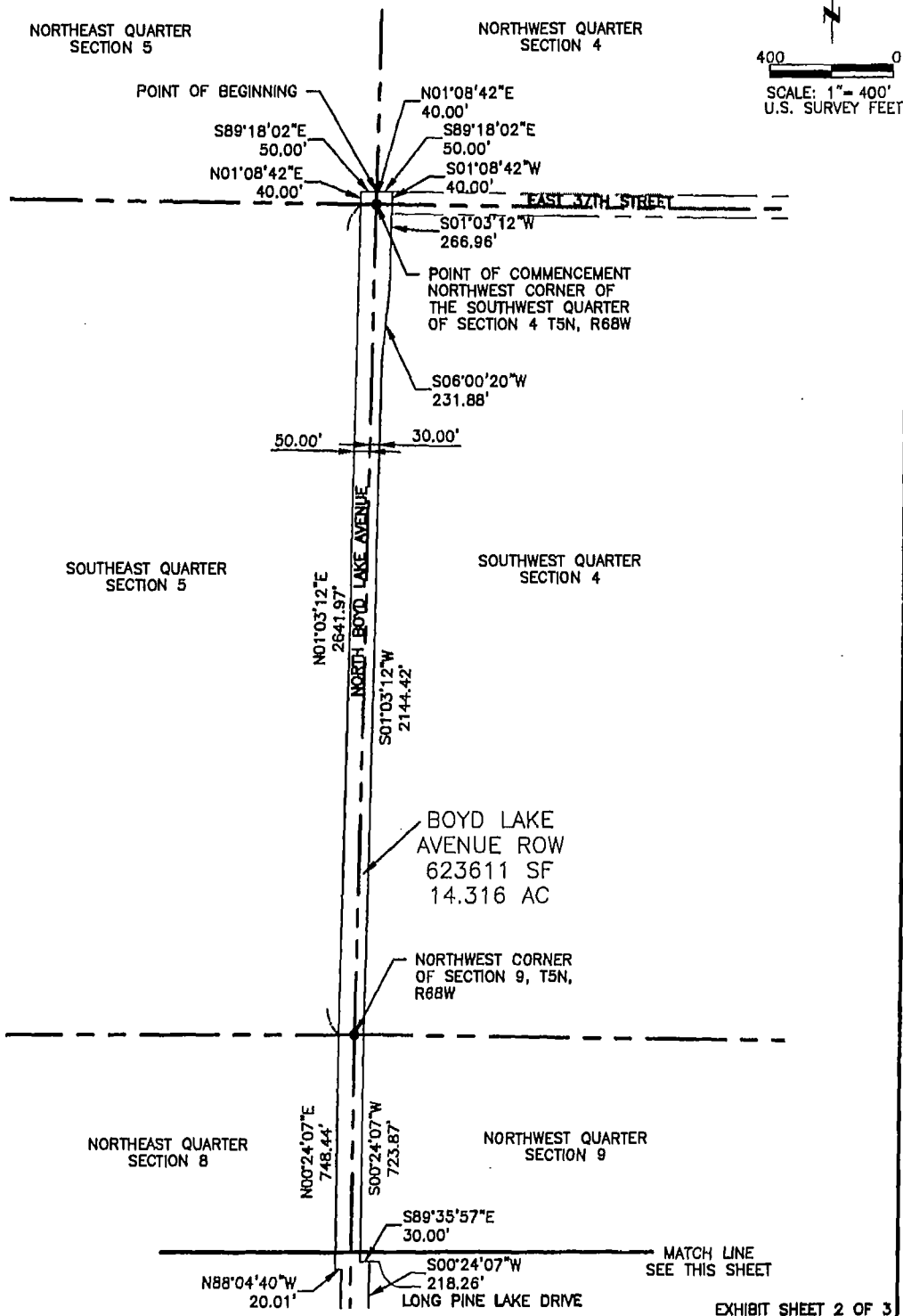



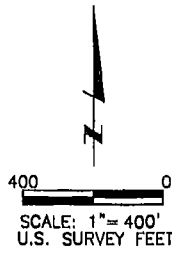
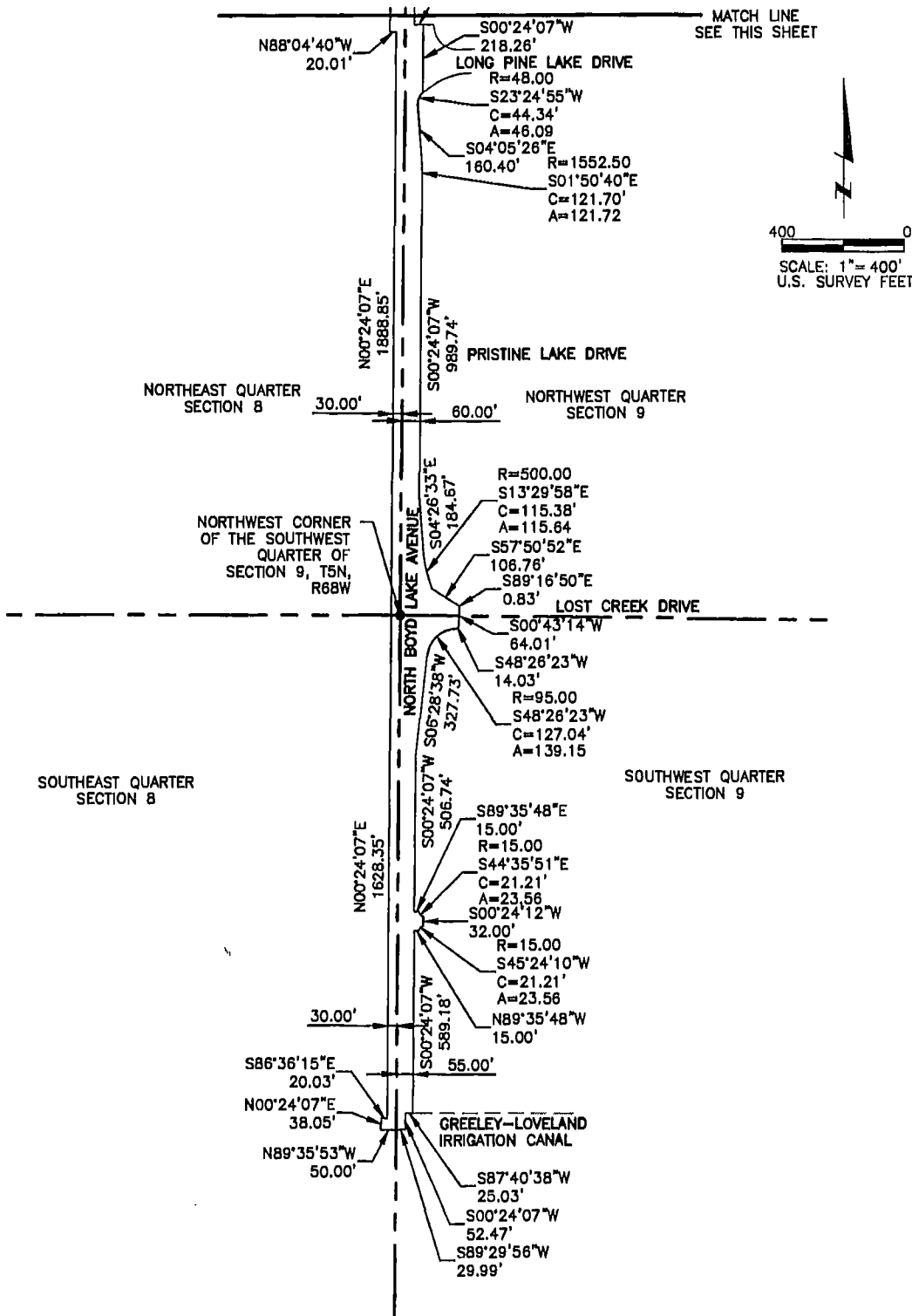
EXHIBIT SHEET 2 OF 3

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	drawn by KW	designed by FAK	reviewed by FAK	project - task number 0213035.00
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EXHIBIT A

BOYD LAKE AVENUE ROW



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