



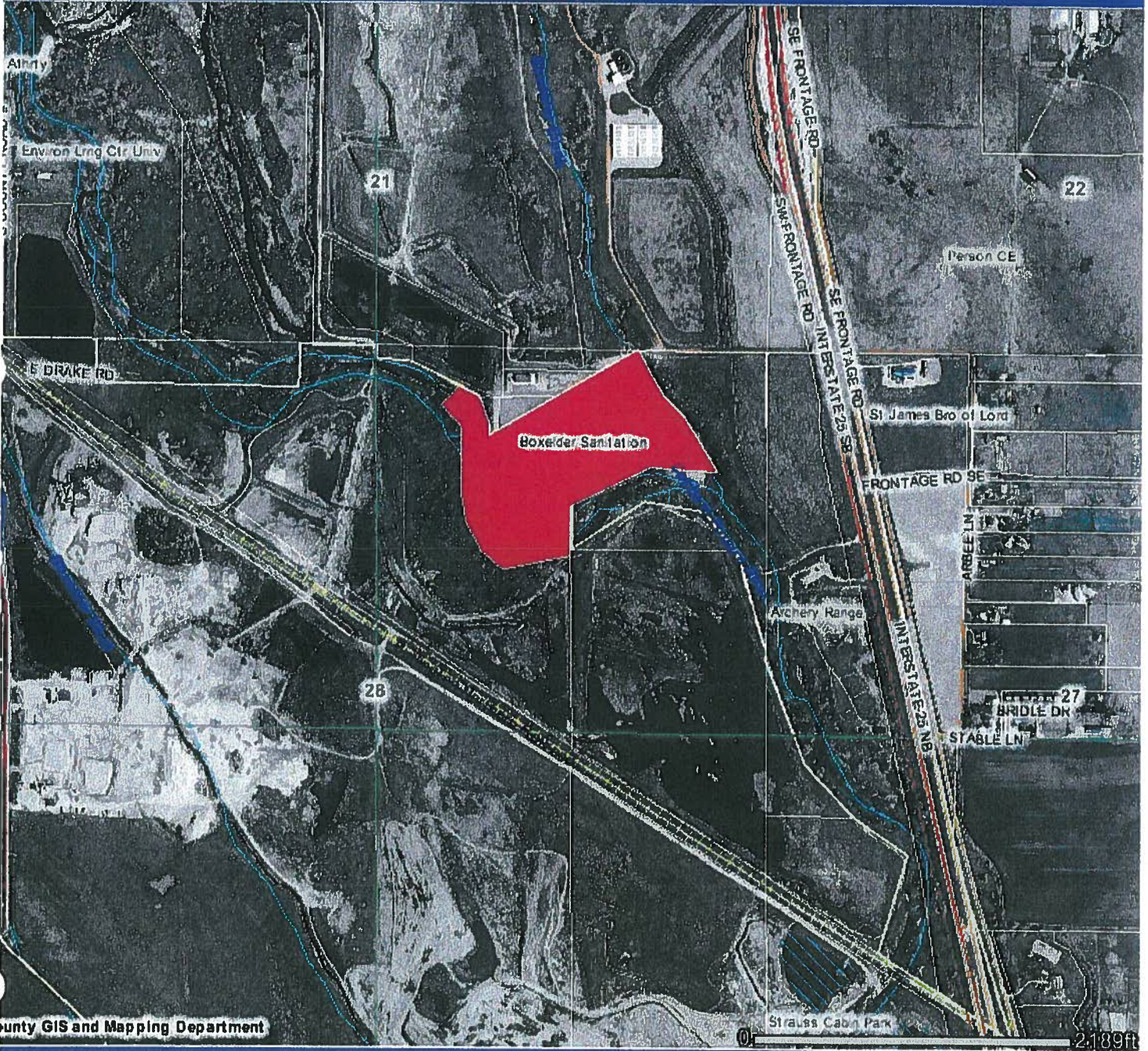
APPENDIX D

Site Ownership: Legal Descriptions of Site-Deeds



Larimer County Parcel Locator with Spring 2005 Aerial Im

Full View	↑	→	Pan Map	Toggle Overview Map
Last View	↓	←	Measure	How Do I Use This?



Larimer County Parcel Locator with Spring 2005 Aerial Imagery

Full View	↑	→	Pan Map	Toggle Overview Map
Last View	↓	←	Measure	How Do I Use This?



18/2

EXHIBIT A
(Legal Description)

PROPERTY LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M., LARIMER COUNTY, COLORADO.

Starting from the North Quarter Corner of Section 28 Range 68 West (POINT OF BEGINNING) Hence South 00°28'55" East 95.53 feet along the same line as the center of the section to a point. Hence South 86°07'55" East 233.40 feet to a point. Hence South 63°31'55" East 372.90 feet, along the northerly boundary of Cottonwood Farms BK 2007, PAGE 710 REC #339326 to the TRUE POINT OF BEGINNING.

Hence from said TRUE POINT OF BEGINNING South 42°05'51" West 170.85 feet.
Hence South 41°58'36" East 208.63 feet.
Hence South 00°57'48" West 429.28 feet.
Hence South 09°29'35" East 218.80 feet.
Hence South 26°51'18" East 221.01 feet.
Hence South 48°14'06" East 196.75 feet.
Hence North 78°30'38" East 476.77 feet.
Hence North 00°25'25" West 141.76 feet to a pin and cap.
Hence along the existing boundary of Cottonwood Farms and Boxelder Sanitation South 76°02'08" West 529.92 feet to a pin and cap.
Hence North 32°31'08" West 141.25 feet.
Hence North 12°32'58" West 273.33 feet to a pin and cap.
Hence North 7°14'51" East 471.33 feet to a pin and cap.
Hence North 28°08'26" West 251.46 feet to a pin and cap.
Hence South 89°04'58" East 76.96 feet.
Hence North 19°07'55" West 6.96 feet.
Hence North 63°31'55" West 148.10 feet to the TRUE POINT OF BEGINNING with a total area of 4.724± Acres.

BASIS OF BEARINGS

Assuming the North line of the Northeast Quarter of Section 28 Township 7 North, Range 68 West to bear North 89°17'00" West as monumented hereon.

SCANNED

Date 3/5/08
By pm

STATE DOCUMENTARY FEE

BARGAIN AND SALE DEED

THIS DEED is made this 5th day of September, 1995, by and between THE CITY OF FORT COLLINS, COLORADO, a municipal corporation, whose mailing address is, for purposes of this Deed, P.O. Box 580, Fort Collins, Colorado 80522 (hereinafter referred to as "the Grantor"), and BOXELDER SANITATION DISTRICT, a statutory Colorado Special District, whose mailing address is, for purposes of this Deed, P.O. Box 1518, 2217 Airway Avenue, #3, Fort Collins, Colorado 80522 (hereinafter referred to as "the Grantee").

W I T N E S S E T H :

That the Grantor, for and in consideration of the sum of Ten Thousand Dollars (\$10,000.00) and other good and valuable consideration, to the Grantor in hand paid by the Grantee, the receipt and adequacy of which are hereby confessed and acknowledged, having sold and conveyed by these presents, does hereby sell and convey unto the Grantee and its successors and assigns forever, that certain real property, together with all improvements, if any, situate, lying, and being in the County of Larimer, State of Colorado, which is legally described on Exhibit "A" attached hereto and incorporated herein by reference, which real property shall be hereinafter referred to as "the Property"; TOGETHER WITH all and singularly the hereditaments and appurtenances thereto belonging and in any way appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and all estate, right, title, interest, claim, and demand whatsoever of the Grantor, either in law or in equity, of, in, or to the Property, with the hereditaments and appurtenances; and TO HAVE AND TO HOLD the Property above sold, conveyed, and described with appurtenances unto the Grantee and its successors and assigns forever.

CLERKS NOTE
NO REAL PROPERTY DECLARATION RECEIVED
BY COUNTY CLERK'S OFFICE

This Bargain and Sale Deed is hereby made pursuant to and in accordance with the provisions of Division 2 of Article IV of Chapter 23 of the Code of the City of Fort Collins, Colorado.

IN WITNESS WHEREOF, the Grantor has executed this Bargain and Sale Deed the day and year first above written.

THE CITY OF FORT COLLINS, COLORADO,
A Municipal Corporation

By: [Signature]
Mayer

ATTEST:

[Signature]
City Clerk

✓ RICK ZIER
P.O. BOX 770
FORT COLLINS, CO 80522

8/2/24

Legal Description Parcel 'A'

A parcel of land located in the Northeast Quarter of Section 28, Township 7 North, Range 68 West of the 6th P.M., Larimer County, Colorado, being more particularly described as follows:

Commencing at the Northeast corner of Said Section 28 and considering the North line of the Northeast Quarter of Said Section 28 to bear North 89°17'00" West with all bearings contained herein relative thereto;

Thence along the North line of the Northeast Quarter of Said Section 28, North 89°17'00" West, a distance of 865.22 feet to the Northeast corner of that certain parcel of land described in Book 1295 under Reception #894647 of the Larimer County records. Thence South 60°48'40" West, a distance of 306.09 feet to the True Point of Beginning; Thence continuing along Said line, South 60°48'40" West, a distance of 849.18 feet to the West line of that certain parcel of land described in Book 2007 at Page 7 of the Larimer County Records; Thence along Said line the following two courses:

- 1) North 02°06'00" East, a distance of 43.73 feet;
- 2) North 19°08'00" West, a distance of 203.33 feet;

Thence continuing along the projection of Said line North 19°08'00" West, a distance of 14.24 feet to the South line of that certain parcel of land described under Reception #86076253 of the Larimer County Records; Thence along the South and East line of Said parcel the following three courses:

- 1) South 70°30'07" East, measured (South 69°49'10" East Deed) a distance of 43.62 feet Deed and measured;
- 2) South 88°50'05" East, measured (South 88°09'08" East Deed) a distance of 103.97 feet Deed and measured;
- 3) North 00°29'03" East, measured (North 01°00'00" East Deed) a distance of 190.74 feet;

Thence South 89°12'30" East, a distance of 664.45 feet to the True Point of Beginning.

Said parcel of land contains 3.4213 acres more or less and is subject to any easements or rights-of-way of record or that may now currently exist on Said parcel of land.

Recorded at 3:46 o'clock P.M. JUL 2 - 1965
Reception No. 894647 *James P. Thompson* recorder.

JOHN R. MOORE and VIOLA KLUVER MOORE

whose address is Fort Collins

County of Larimer, and State of

Colorado, for the consideration of Ten Dollars and other good and valuable consideration ~~advised~~ in hand paid, hereby sell(s) and convey(s) to BOXELDER SANITATION DISTRICT, a statutory district,



whose address is Fort Collins

County of

Larimer, and State of Colorado

the following real property in the

County of Larimer, and State of Colorado, to-wit:

A tract of land situate in the Northeast 1/4 of Section 28, Township 7 North, Range 68 West of the Sixth P. M., County of Larimer, State of Colorado, which considering the North line of said Northeast 1/4 as bearing N 89° 17' W and with all bearings contained herein relative thereto is contained within the boundary lines which begin at the intersection of the North line of said Northeast 1/4 and the centerline of Boxelder Creek, said point bears N 89° 17' W 865.22 feet from the Northeast corner of said Section 28 and run thence S 59° 32' W 1171.44 feet to a point on the Northerly bank of the Cache La Poudre River, said point bears N 00° 29' W 5178.30 feet and again S 86° 08' E 233.40 feet and again S 63° 32' E 521.00 feet and again S 19° 08' E 203.33 feet and again S 02° 06' W 74.80 feet from the South 1/4 corner of said Section 28; thence along the said Northerly bank S 02° 06' W 269.00 feet and again S 45° 56' E 466.70 feet and again N 63° 51' E 268.38 feet and again N 63° 30' E 593.30 feet and again S 86° 09' 30" E 461.48 feet to a point on the centerline of Boxelder Creek, said point bears N 24' W 440.72 feet and again N 44° 52' W 193.13 feet and again N 29° 23' W 378.88 feet to the point of beginning, containing 21.858 acres more or less.

together with 20-foot right of way for road leading to above described property from Highway No. 25 including right to construct power lines upon said right of way.

with all its appurtenances, and warrant(s) the title to the same, subject to 1965 taxes payable in 1966.

Signed this 1st day of July, 1965.

John R. Moore
John R. Moore

Viola Kliver Moore
Viola Kliver Moore

STATE OF COLORADO
County of Larimer } ss.

The foregoing instrument was acknowledged before me this 1st day of July, 1965, by John R. Moore and Viola Kliver Moore.



My Commission expires _____
at my hand and official seal

My Commission expires May 12, 1968

Walter H. [Signature]
Notary Public

Statutory Acknowledgment.—If by natural person or persons here insert name or names; if by person acting in representative or official capacity or as attorney-in-fact, then insert name of person as executor, attorney-in-fact or other capacity or description; if by officers of corporation, then insert name of such officer or officers, as the president or other officers of such corporation, naming it.

11
11
11

No. 501647

WARRANTY DEED
SHORT FORM

TO

STATE OF COLORADO
County of LARIMER ss.

I hereby certify that this instrument was filed
for record in my office, at 3:46
o'clock P. M., JUL 2 - 1965
and is duly recorded in book 1985

page 298
By James P. Thompson
James P. Thompson
Deputy

Fee, \$ 1.75
ASCHER, FISCHER & BEATTY
Mail to: First National Bank Building
(or return to) P. O. Box 134
JOEL COLLIER
Send future tax statements: COLORADO

3 5468JL 8 L 1.75..

..20.1 1 < . 2000

LATE DOCUMENTARY FEE

BARGAIN AND SALE DEED

EXHIBIT

THIS DEED is made this 5th day of September, 1995, by and between THE CITY OF FORT COLLINS, COLORADO, a municipal corporation, whose mailing address is, for purposes of this Deed, P.O. Box 580, Fort Collins, Colorado 80522 (hereinafter referred to as "the Grantor"), and BOXELDER SANITATION DISTRICT, a statutory Colorado Special District, whose mailing address is, for purposes of this Deed, P.O. Box 1518, 2217 Airway Avenue, #3, Fort Collins, Colorado 80522 (hereinafter referred to as "the Grantee").

W I T N E S S E T H :

That the Grantor, for and in consideration of the sum of Three Hundred Forty-five Dollars (\$345.00) and other good and valuable consideration, to the Grantor in hand paid by the Grantee, the receipt and adequacy of which are hereby confessed and acknowledged, having sold and conveyed by these presents, does hereby sell and convey unto the Grantee and its successors and assigns forever, that certain real property, together with all improvements, if any, situate, lying, and being in the County of Larimer, State of Colorado, which is legally described on Exhibit "A" attached hereto and incorporated herein by reference, which real property shall be hereinafter referred to as "the Property"; TOGETHER WITH all and singularly the hereditaments and appurtenances thereto belonging and in any way appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and all estate, right, title, interest, claim, and demand whatsoever of the Grantor, either in law or in equity, of, in, or to the Property, with the hereditaments and appurtenances; and TO HAVE AND TO HOLD the Property above sold, conveyed, and described with appurtenances unto the Grantee and its successors and assigns forever.

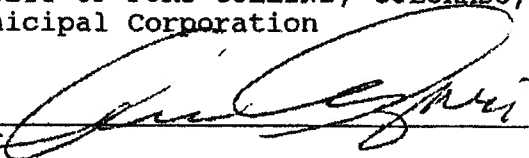
CLERKS NOTE
NO REAL PROPERTY DECLARATION RECEIVED
BY COUNTY CLERKS OFFICE

This Bargain and Sale Deed is hereby made pursuant to and in accordance with the provisions of Division 2 of Article IV of Chapter 23 of the Code of the City of Fort Collins, Colorado.

IN WITNESS WHEREOF, the Grantor has executed this Bargain and Sale Deed the day and year first above written.

THE CITY OF FORT COLLINS, COLORADO,
A Municipal Corporation

By: _____
Mayor



ATTEST:

Handwritten signature of the City Clerk
City Clerk

✓ RICK ZICK
P.O. BOX 770
FORT COLLINS, CO 80522

22/3
EXHIBIT "A"

A parcel of land located in the Northeast Quarter of Section 28, Township 7 North, Range 68 West of the 6th P.M., Larimer County, Colorado, being more particularly described as follows:

Commencing at the Northeast corner of Said Section 28 and considering the North line of the Northeast quarter of Said Section 28 to bear North 89°17'00" West with all bearings contained herein relative thereto:

Thence along the North line of the Northeast Quarter of Said Section 28, North 89°17'00" West, a distance of 865.22 feet to the Northeast corner of that certain parcel of land described in Book 1295 under Reception #894647 of the Larimer County records. Said point being the True Point of Beginning. Thence along the North line of Said parcel South 59°32'00" West, a distance of 1171.44 feet to the Northwest corner of Said parcel; Thence North 02°06'00" East, a distance of 30.57 feet; Thence North 60°48'40" East, a distance of 1155.27 feet to the True Point of Beginning.

Said parcel contains 15,091 square feet more or less and is subject to any easements or rights-of-way of record or that may now currently exist on Said parcel of land.

QUITCLAIM DEED

THIS DEED, Made this 29th day of August, 1995,
between Cottonwood Farms, a Colorado general
partnership, and Flatiron Sand and Gravel Co.,
a Colorado corporation,
of the County of Boulder and State of
Colorado, grantor(s), and
Boxelder Sanitation District, a statutory
Colorado special district,

STATE DOCUMENTARY FEE

EXEMPT

whose legal address is 2217 Airway Avenue #3, Fort Collins

of the County of Larimer and State of Colorado, grantee(s).

WITNESSETH, That the grantor(s), for and in consideration of the sum of Ten Dollars and
other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, have
these presents do remise, release, sell and QUITCLAIM unto the grantee(s), its heirs, successors and assigns,
forever, all the right, title, interest, claim and demand which the grantor(s) ha VE in and to the real property, together with
improvements, if any, and mineral interests, being in the County of Larimer and State of
Colorado, described as follows:

[Legal Description attached here to as
EXHIBIT "A" and incorporated herein]

~~also known by street and name below~~
~~section of the section or parcel number~~

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in
anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of the grantor(s), either in law or equity,
to the only proper use, benefit and behoof of the grantee(s) and its heirs and assigns forever.

IN WITNESS WHEREOF, The grantor(s) ha VE executed this deed on the date set forth above.

Edwin C. McDowell, Jr. Edwin C. McDowell, Jr.
Edwin C. McDowell, Jr., General Partner Edwin C. McDowell, Jr., Vice President of
of Cottonwood Farms, a Colorado general Flatiron Sand and Gravel Co.
partnership

STATE OF COLORADO,

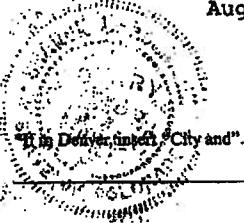
County of Boulder

The foregoing instrument was acknowledged before me this 29th day of August, 1995.

by Edwin C. McDowell, Jr., both as General Partner of Cottonwood Farms,
a Colorado general partnership, and as Vice President of Flatiron
Sand and Gravel Co.

My commission expires
August 15, 1997

Witness my hand and official seal.



Sharon Y. Oberlein
Notary Public
4770 Baseline Road, Suite 300
Boulder CO 80303

Name and Address of Person Causing Newly Created Legal Description (§ 38-35-406.5, C.R.S.)

RICK ZIEB
P.O. Box 770
FT. COLLINS, CO
80522

NO REALTY TAX
BY
RECORD
GENERAL

EXHIBIT "A"

17/2
A parcel of land located in the Northeast Quarter of Section 28, Township 7 North, Range 68 West of the 6th P.M., Larimer County, Colorado, being more particularly described as follows:

Commencing at the Northeast Corner of Said Section 28 and considering the North line of the Northeast Quarter to bear North 89°17'00" West with all bearings contained herein relative thereto;

Thence along said line North 89°17'00" West, a distance of 865.22 feet to a #4 rebar and plastic cap stamped LS 17497, Said point being the True Point of Beginning;

Thence South 29°29'23" East, a distance of 370.21 feet to a #4 rebar & plastic cap stamped LS 17497;

Thence South 44°52'00" East, a distance of 193.13 feet to a #4 rebar & plastic cap stamped LS 17497;

Thence South 31°24'00" East, a distance of 440.72 feet to a #4 rebar & plastic cap stamped LS 17497;

Thence North 86°09'20" West, a distance of 461.48 feet;

Thence South 63°30'00" West, a distance of 593.30 feet to a #4 rebar & plastic cap stamped LS 20685;

Thence South 63°51'00" West, a distance of 9.16 feet to the East line of the West Half of the Northeast Quarter of Section 28;

Thence along said line South 00°25'25" East, a distance of 200.45 feet;

Thence South 76°02'08" West, a distance of 529.92 feet;

Thence North 32°31'08" West, a distance of 141.25 feet;

Thence North 12°32'58" West, a distance of 273.33 feet;

Thence North 07°14'51" East, a distance of 471.33 feet;

Thence North 28°08'26" West, a distance of 251.46 feet;

Thence South 89°04'58" East, a distance of 85.15 feet to a #4 rebar & plastic cap stamped LS 20685;

Thence South 19°08'00" East, a distance of 203.33 feet to a #4 rebar & plastic cap stamped LS 20685;

Thence South 02°06'00" West, a distance of 74.30 feet to a #4 rebar & plastic cap stamped LS 20685;

Thence North 59°32'00" East, a distance of 1171.44 feet to the True Point of Beginning.

Said parcel contains 26.5212 acres more or less and is subject to any easements or rights-of-way of record or that may currently exist on Said parcel.