1. CALL TO ORDER AND ROLL CALL
   Chairperson  Jill Grossman-Belisle
   Commissioner  Bill Neal
   Commissioner  Aaron Pearson
   Commissioner  Paul Steinway
   Commissioner  Bryan Voronin

2. CONSENT
   a. Approval of the June 23, 2015, Timnath Development Authority Meeting Minutes

3. BUSINESS
   A. RESOLUTION NO. TDA-4, SERIES 2015, A RESOLUTION DISPOSING OF REAL PROPERTY INTEREST IN RIVERBEND SUBDIVISION

4. ADJOURNMENT
**1. CALL TO ORDER AND ROLL CALL**

Co-Chair Voronin called to order the regular meeting of the Timnath Development Authority on June 23, 2015, at 6:02 p.m.

Present:
- Co-Chair Bryan Voronin
- Commissioner Aaron Pearson
- Commissioner Paul Steinway

Absent:
- Chairperson Jill Grossman-Belisle
- Commissioner Bill Neal

Also Present:
- April Getchius, Town Manager
- Robert Rogers, Contracted Town Attorney
- Don Taranto, Contracted Town Engineer
- Matt Blakely, Contracted Town Planner
- Brian Williamson, Contracted Town Planner

**2. CONSENT**

a. Approval of the April 28, 2015, Timnath Development Authority Meeting Minutes

Commissioner Steinway moved to approve the CONSENT AGENDA. Commissioner Pearson seconded the motion. The motion passed unanimously by voice vote.

**3. BUSINESS**


Staff Comments:
- Ms. Getchius spoke to the Commissioners about the proposed resolution.

4. ADJOURNMENT
Co-Chair Voronin adjourned the meeting at 6:08 p.m.

The Timnath Development Authority approved the June 23, 2015 TDA Meeting Minutes on July 14, 2015.

TIMNATH DEVELOPMENT AUTHORITY

_____________________________
Jill Grossman-Belisle, Chairperson

ATTEST:

_____________________________
Milissa Peters, Secretary
# TIMNATH DEVELOPMENT AUTHORITY COMMUNICATION

**Meeting Date:** 07/14/2015  
**Presented By:** Matt Blakely

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<th>Item:</th>
<th>A RESOLUTION DISPOSING OF REAL PROPERTY INTEREST IN RIVERBEND SUBDIVISION, FIRST FILING</th>
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## EXECUTIVE SUMMARY:
- This action is to release the TDA’s interest in easements and property in favor of platted rights of way and dedicated parcels.

This resolution is to authorize the vacation of an existing TDA owned easement in favor of a dedicated right of way on property located in the Riverbend 1st Filing Subdivision. This resolution will also authorize the release of property interests currently owned by the TDA (described by metes and bounds legal description) in favor of dedicated platted lots (specifically Lots 7 and 9 of the Riverbend 1st Filing).

## STAFF RECOMMENDATION:
Staff recommends the approval of this resolution to release interest in the Access & Utility Easement (reception no. 20120010398) and Lots 14, 15, and 16 along with Tract A also depicted in the “Grant of Easement” exhibit recorded at reception no. 20120010398.

## KEY POINTS/SUPPORTING INFORMATION:
The TDA currently has interest in an “Access & Utility Easement” (reception no. 20120010398) that is currently in place for the construction of Signal Tree, Tailwater, and Stone Fly Drives. This easement’s alignment does not coincide with the newly platted ROW for Signal Tree, Tailwater, and Stone Fly Drives. The ROW for each of these roads has been dedicated with the final plat for Riverbend and thereby eliminates the need to retain said easements.

The “Grant of Easement” exhibit attached hereto (reception no. 20120010398) also conveys property known as Lots 14, 15, and 16 along with Tract A to the TDA, in addition there is a Special Warranty Deed (reception no. 20120010396) that conveys properties described as Lots 14 and 16 along with Tract A to the TDA. Again, these properties as legally described do not coincide with the Riverbend 1st Filing Final Plat Lots (Lots 7, 8, and 9).

Upon release of the TDA’s interest in the Lots described as 14, 15, and 16 and Tract A, Riverbend Ventures, LLC will dedicate Riverbend 1st Filing Lots 7 and 9 to the TDA and Lot 8 to the Poudre Fire Authority. These properties will be deeded back to Riverbend Ventures, LLC and simultaneously Riverbend Ventures, LLC will deed the properties described by the plat back to the TDA and Poudre Fire Authority.

## ADVANTAGES:
- Cleans up encumbrances on TDA owned property and the Riverbend Subdivision.
- None.

## RECOMMENDED MOTION:
I move to approve Resolution No. TDA-4, Series 2015 disposing of real property interest in Riverbend Subdivision, First Filing.

## ATTACHMENTS:
1. Resolution  
2. Riverbend Final Plat (Reception No. 20150039320)  
3. Grant of Easement (Reception No. 20120010398)  
4. Special Warranty Deed (Reception No. 20120010396)
A RESOLUTION DISPOSING OF REAL PROPERTY INTEREST IN RIVERBEND SUBDIVISION

WHEREAS, the Town of Timnath ("Town") has established the Timnath Development Authority ("TDA") pursuant to a resolution dated November 10, 2004; and

WHEREAS, Town and the TDA are governed by an identical governing body; and

WHEREAS, the TDA has the power to pass resolutions; and

WHEREAS, the TDA desires to approve the disposal and vacation of its real property interest in a certain Access & Utility Easement recorded at reception number 20120010398 with Larimer County, Colorado within the Riverbend Subdivision 1st Filing as more particularly described on Exhibit A attached hereto, in favor of a dedicated Right of Way for Signal Tree, Tailwater, and Stone Fly Drives; and

WHEREAS, the TDA desires to approve the disposal of its real property interest in certain properties depicted as Lots 14 and 16 along with Tract A conveyed via Special Warranty Deed recorded at reception number 20120010396 with Larimer County, Colorado within the Riverbend Subdivision 1st Filing as more particularly described on Exhibit B attached hereto, in favor of platted lots; and

WHEREAS, the Town Council on March 24th, 2015 approved Resolution 20, Series 2015, Riverbend Subdivision Preliminary Plat; and

WHEREAS, the Town Council on March 24th, 2015 approved Resolution 21, Series 2015, Riverbend Subdivision First Filing Final Plat and is recorded at reception number 20150039320, with Larimer County, Colorado, and as more particularly described on Exhibit C attached hereto; and

WHEREAS, all utility providers with interest in said easements that are being vacated are satisfied by virtue of the Riverbend Subdivision First Filing Final Plat through easements and Rights of Way as depicted on Exhibit C attached hereto; and

WHEREAS, Lots 7 and 9 of the Riverbend 1st Filing Final Plat depicted on Exhibit C will be dedicated by Riverbend Ventures, LLC to the TDA; and

WHEREAS, Lots 8 of the Riverbend 1st Filing Final Plat depicted on Exhibit C will be dedicated by Riverbend Ventures, LLC to the Poudre Fire Authority.
NOW, THEREFORE, BE IT RESOLVED BY THE TIMNATH DEVELOPMENT AUTHORITY OF THE TOWN TIMNATH, COLORADO AS FOLLOWS:

Section 1. Approval The TDA hereby approves the disposal and vacation of the Town’s interest in a certain easement recorded as reception number 20120010398 with Larimer County, Colorado as depicted on Exhibit A and the disposal of Lots 14, 16 and Tract A conveyed via Special Warranty Deed recorded as reception number 20120010396 with Larimer County, Colorado as depicted on Exhibit B.

INTRODUCED, MOVED, AND ADOPTED BY THE TIMNATH DEVELOPMENT AUTHORITY, ON JULY 14, 2015.

TIMNATH DEVELOPMENT AUTHORITY

______________________________
Jill Grossman-Belisle, Chair

ATTEST:

______________________________
Milissa Peters, CMC
Secretary
GRANT OF EASEMENT

THIS GRANT OF EASEMENT is made and entered into this 10th day of February, 2012, by and among RIVERBEND VENTURES LLC, a Colorado limited liability company ("Riverbend"), the address of which is 5329 S. County Road 3F, Fort Collins, CO 80538; and the TIMNATH DEVELOPMENT AUTHORITY, an urban renewal authority established pursuant to Title 31, Article 25, Part 1 of the Colorado revised Statutes ("the TDA"), the address of which is 4800 Goodman Street, Timnath, CO 80547; the Poudre Fire Authority ("the Authority"), with its principal office at 102 Remington Street, Fort Collins, CO 80524.

WITNESSETH:

WHEREAS, the TDA is the owner of the real property situated in the County of Larimer, State of Colorado, legally described on Exhibit A attached hereto and incorporated herein by reference ("the TDA Property").

WHEREAS, the Authority is the owner of the real property situated in the County of Larimer, State of Colorado, legally described on Exhibit B attached hereto and incorporated herein by reference ("the Authority Property").

WHEREAS, Riverbend is willing to grant to the Authority and the TDA a nonexclusive, perpetual road and utility easement over, across, and upon the property described on Exhibit C attached hereto and incorporated herein by reference ("the Easement Premises").

NOW, THEREFORE, for good and valuable consideration, the receipt and adequacy of which are confessed and acknowledged, Riverbend has granted, bargained, sold, and conveyed, and by these presents does hereby grant, bargain, sell, convey, and confirm unto the Authority and the TDA their successors and assigns, forever, a nonexclusive perpetual access and utility easement over, across, and upon the Easement Premises.

The TDA and the Authority shall have the right to construct, install, maintain, repair, replace and improve streets, curbs, gutters, sidewalks, utilities, drainage facilities, water and sewer facilities, roundabouts, medians, storm drainage improvements, acceleration and deceleration lanes, landscaping and entry approach, traffic signals and any other improvements appurtenant thereto.

Use of the Easement Premises is not confined to present uses of the TDA Property and the Authority Property or presently available utility services.

In the event the TDA Property and the Authority Property is subsequently divided into two or more parcels by separation of ownership or by lease, then all such parcels shall enjoy the benefits of this Easement.

Riverbend represents and warrants to the TDA and the Authority that the Easement Premises are free and clear of liens and encumbrances.

\[
\text{Signed: 25105011}
\]
Exhibit A

The benefits and burdens of this Easement shall run with the TDA Property and the Authority Property and shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

IN WITNESS WHEREOF, Riverbend has executed this Grant of Easement the day and year first above written.

RIVERBEND VENTURES, LLC,
a Colorado limited liability company

By: ________________________
Craig D. Harrison, Member

STATE OF COLORADO )
) ss.
COUNTY OF LARIMER )

The foregoing instrument was acknowledged before me this 9th day of February, 2012, by Craig D. Harrison, Member of RIVERBEND VENTURES, LLC, a Colorado limited liability company.

Witness my hand and official seal.
My commission expires: 11/17/12

[Signature]
Notary Public

[Seal]
EXHIBIT A-1
Legal Description
Lot 14

That part of the Northwest Quarter of Section 2, Township 6 North, Range 68 West of the 6th P.M., Larimer County, Colorado, described as follows:
Commencing at the North Quarter Corner of said Section 2 monumented with a 2 3/4" aluminum cap stamped LS 16404;
Thence North 89°56'19" West for 807.77 feet on the north line of said Section 2 to the extended west line of that parcel recorded at Reception Number 93033424 in the Larimer County, Colorado Clerk and Recorder's office;
Thence South 09°54'21" East for 417.62 feet on said west line to the TRUE POINT OF BEGINNING;
Thence continuing South 09°54'21" East for 316.51 feet on said west line;
Thence South 80°05'39" West for 313.00 feet;
Thence North 09°54'21" West for 246.51 feet parallel with and 313.00 feet west of said west line;
Thence along a curve to the right (having a radius of 70.00 feet and a long chord bearing North 35°05'39" East for 98.99 feet) for an arc length of 109.96 feet;
Thence North 80°05'39" East for 243.00 feet to the TRUE POINT OF BEGINNING.

Contains 98,015 square feet (2.250 acres).

Basis of Bearing: The north line of Section 2, Township 6 North, Range 68 West of the 6th P.M., Larimer County, Colorado is assumed to bear North 89°56'19" West between the North Quarter Corner monumented with a 2 3/4" aluminum cap in range box stamped LS 16404 and the Northwest Corner monumented with a 3 3/4" aluminum cap in range box stamped LS 10734.
Exhibit A-2
Legal Description
Tract A

That part of the Northwest Quarter of Section 2, Township 6 North, Range 68 West of the 6th P.M., Larimer County, Colorado, described as follows:
Commencing at the North Quarter Corner of said Section 2 monumented with a 2 3/4" aluminum cap stamped LS 16404;
Thence North 89°56'19" West for 807.77 feet on the north line of said Section 2 to the extended west line of that parcel recorded at Reception Number 93033424 in the Larimer County, Colorado Clerk and Recorder’s office;
Thence South 09°54'21" East for 734.13 feet on said west line to the TRUE POINT OF BEGINNING;
Thence continuing South 09°54'21" East for 32.01 feet on said west line;
Thence South 80°05'39" West for 313.00 feet;
Thence North 09°54'21" West for 32.01 feet parallel with and 313.00 feet west of said west line;
Thence North 80°05'39" East for 313.00 feet to the TRUE POINT OF BEGINNING.
Contains 10,019 Square Feet (0.230 acres).

Basis of Bearing: The north line of Section 2, Township 6 North, Range 68 West of the 6th P.M., Larimer County, Colorado is assumed to bear North 89°56'19" West between the North Quarter Corner monumented with a 2 3/4" aluminum cap in range box stamped LS 16404 and the Northwest Corner monumented with a 3 3/4" aluminum cap in range box stamped LS 10734.
EXHIBIT A-3
Legal Description
Lot 16

That part of the Northwest Quarter of Section 2, Township 6 North, Range 68 West of the 6th P.M., Larimer County, Colorado, described as follows:

Commencing at the North Quarter Corner of said Section 2 monumented with a 2 1/2" aluminum cap stamped LS 16404;

Thence North 89°56'19" West for 807.77 feet on the north line of said Section 2 to the extended west line of that parcel recorded at Reception Number 93033424 in the Larimer County, Colorado Clerk and Recorder’s office;

Thence South 09°54'21" East for 974.89 feet on said west line to the TRUE POINT OF BEGINNING;

Thence continuing South 09°54'21" East for 210.92 feet on said west line;

Thence South 80°05'39" West for 280.02 feet;

Thence along a curve to the left (having a radius of 100.00 feet and a long chord bearing North 52°56'38" West for 48.33 feet) for an arc length of 48.81 feet;

Thence North 09°54'21" West for 175.60 feet parallel with and 313.00 feet west of said west line;

Thence North 80°05'39" East for 313.00 feet to the TRUE POINT OF BEGINNING.

Contains 65,340 Square Feet (1.500 acres).

Basis of Bearing: The north line of Section 2, Township 6 North, Range 68 West of the 6th P.M., Larimer County, Colorado is assumed to bear North 89°56'19" West between the North Quarter Corner monumented with a 2 1/2" aluminum cap in range box stamped LS 16404 and the Northwest Corner monumented with a 3 1/4" aluminum cap in range box stamped LS 10734.
Exhibit A

EXHIBIT #: 20120010398, 02/15/2012 at 04:35:06 PM, 6 OF 8, Scott Doyle, Larimer County, CO

Exhibit B
Legal Description
Lot 15

That part of the Northwest Quarter of Section 2, Township 6 North, Range 68 West of the 6th P.M., Larimer County, Colorado, described as follows:

Commencing at the North Quarter Corner of said Section 2 monumented with a 2 ½" aluminum cap stamped LS 16404;
Thence North 89°56′19″ West for 807.77 feet on the north line of said Section 2 to the extended west line of that parcel recorded at Reception Number 93033424 in the Larimer County, Colorado Clerk and Recorder's office;
Thence South 09°54′21″ East for 766.14 feet on said west line to the TRUE POINT OF BEGINNING;
Thence continuing South 09°54′21″ East for 208.75 feet on said west line;
Thence South 80°05′39″ West for 313.00 feet;
Thence North 09°54′21″ West for 208.75 feet parallel with and 313.00 feet west of said west line;
Thence North 80°05′39″ East for 313.00 feet to the TRUE POINT OF BEGINNING.
Contains 85,340 Square Feet (1.500 acres).

Basis of Bearing: The north line of Section 2, Township 6 North, Range 68 West of the 6th P.M., Larimer County, Colorado is assumed to bear North 89°56′19″ West between the North Quarter Corner monumented with a 2 ½" aluminum cap in range box stamped LS 16404 and the Northwest Corner monumented with a 3 ¼" aluminum cap in range box stamped LS 10734.
Exhibit A

EXHIBIT C

Legal Description
Right of Way

That part of the Northwest Quarter of Section 2, Township 6 North, Range 68 West of the 6th P.M., Larimer County, Colorado, described as follows:

Commencing at the Northwest Corner of said Section 2 monumented with a 0.25′ aluminum cap staked LS 16404;

Thence North 09°17′37″ East for 70.00 feet to the south right of way line of East Harmony Road and the TRUE POINT OF BEGINNING;

Thence East the distance of 1210.53 feet on the north line of said Section 2;

Thence South 00°17′37″ East for 129.04 feet on said south right of way line;

Thence along a curve to the left (having a radius of 15.00 feet and a long chord bearing South 14°32′50″ West for 7.65 feet) for an arc length of 7.65 feet;

Thence South 01°17′37″ East for 115.03 feet;

Thence along a curve to the left (having a radius of 534.50 feet and a long chord bearing South 03°27′09″ East for 58.90 feet) for an arc length of 58.93 feet;

Thence South 08°32′27″ East for 37.39 feet;

Thence along a curve to the left (having a radius of 69.50 feet and a long chord bearing South 28°07′10″ East for 53.22 feet) for an arc length of 53.22 feet;

Thence along a curve to the right (having a radius of 121.50 feet and a long chord bearing South 48°35′14″ East for 12.91 feet) for an arc length of 12.91 feet;

Thence along a curve to the left (having a radius of 69.50 feet and a long chord bearing South 72°35′32″ East for 63.31 feet) for an arc length of 63.31 feet;

Thence North 05°05′36″ East for 80.00 feet;

Thence North 05°45′21″ East for 81.45 feet parallel with and 157.70 feet west of the west line of that parcel recorded at Reception Number 93033424 in the Larimer County Colorado Clerk and Recorder’s Office;

Thence North 00°50′36″ West for 68.30 feet;

Thence along a curve to the left (having a radius of 70.00 feet and a long chord bearing South 39°05′36″ West for 98.89 feet) for an arc length of 89.89 feet;

Thence South 08°54′21″ East for 862.87 feet parallel with and 313.00 feet of the west line of said parcel recorded at Reception Number 93033424;

Thence along a curve to the right (having a radius of 100.00 feet and a long chord bearing South 52°56′38″ East for 48.33 feet) for an arc length of 48.33 feet;

Thence North 00°50′36″ East for 280.02 feet to the west line of said parcel recorded at Reception Number 93033424;

Thence North 05′45′21″ East for 87.00 feet on said west line;

Thence North 00°50′36″ West for 189.09 feet;

Thence North 78°34′06″ West for 88.87 feet;

Thence along a curve to the left (having a radius of 90.08 feet and a long chord bearing South 38°29′50″ West for 54.28 feet) for an arc length of 54.28 feet;

Thence South 08°32′14″ East for 100.72 feet;

Thence along a curve to the left (having a radius of 85.88 feet and a long chord bearing North 89°28′26″ West for 50.17 feet) for an arc length of 50.17 feet;

Thence South 43°38′05″ West for 28.44 feet;

Thence South 00°50′36″ West for 115.81 feet;

Thence South 00°50′36″ East for 580.53 feet to the center line of Larimer County Road 39;

Thence North 00°50′36″ West for 31.26 feet on said center line to an angle point tangent to the north line of Section 2;

Thence North 32°22′03″ West for 28.34 feet on said center line to the westerly extension of the south line of Lot 2, The RAe M.R.O. EX-1013;

Thence North 00°50′36″ East for 479.13 feet on the south line of Lot 2, The RAe M.R.O. EX-1013 and it’s westerly and easterly extensions;

Thence along a curve to the left (having a radius of 241.50 feet and a long chord bearing North 84°13′37″ West for 34.65 feet) for an arc length of 24.65 feet;

Thence North 00°50′36″ East for 212.85 feet;

Thence North 78°34′06″ West for 30.60 feet;

Thence along a curve to the left (having a radius of 79.72 feet and a long chord bearing North 43°46′26″ East for 55.29 feet) for an arc length of 55.29 feet;

Thence along a curve to the left (having a radius of 79.72 feet and a long chord bearing North 43°46′26″ East for 55.29 feet) for an arc length of 55.29 feet;

Thence along a curve to the left (having a radius of 90.08 feet and a long chord bearing North 38°29′50″ West for 54.28 feet) for an arc length of 54.28 feet;

Thence North 42°46′19″ West for 24.70 feet;

Thence along a curve to the left (having a radius of 70.00 feet and a long chord bearing North 51°50′24″ West for 28.50 feet) for an arc length of 28.50 feet;

Thence along a curve to the right (having a radius of 121.00 feet and a long chord bearing North 42°07′18″ West for 88.56 feet) for an arc length of 88.56 feet;

Thence along a curve to the left (having a radius of 70.00 feet and a long chord bearing North 47°42′22″ West for 63.67 feet) for an arc length of 63.67 feet;

Thence along a curve to the left (having a radius of 68.00 feet and a long chord bearing North 76°44′46″ East for 64.89 feet) for an arc length of 64.89 feet;

Thence along a curve to the left (having a radius of 28.00 feet and a long chord bearing North 23°48′18″ East for 28.36 feet) for an arc length of 28.36 feet;

Thence along a curve to the left (having a radius of 300.00 feet and a long chord bearing North 03°27′02″ West for 53.04 feet) for an arc length of 53.04 feet;

Thence North 00°17′37″ West for 175.18 feet to the south right of way line of said East Harmony Road and the TRUE POINT OF BEGINNING.

See Sheet 2 of 2 for Exhibit Drawing.

Sheet 1 of 2
SPECIAL WARRANTY DEED

THIS DEED, made this 10th day of February, 2012, between RIVERBEND VENTURES LLC, a Colorado limited liability company, the address of which is 5329 S. County Road 3F, Fort Collins, CO 80528 of the County of Larimer, State of Colorado, Grantor, and TIMNATH DEVELOPMENT AUTHORITY, an urban renewal authority established pursuant to title 31, Article 25, Part 1 of the Colorado Revised Statutes, the address of which is 4800 Goodman Street, Timnath, CO 80547, Grantee:

WITNESSETH, That the Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey, and confirm unto the Grantee, its successors and assigns forever, all of the real property, together with improvements, if any, situate, lying and being in the County of Larimer and State of Colorado, all as more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property"), subject only to those matters set forth on Exhibit B attached hereto and made a part hereof (the "Permitted Encumbrances").

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the Property, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the Property with the appurtenances, unto the Grantee, its successors and assigns forever. The Grantor, for itself, its successors and assigns, does covenant and agree that, except as to the Permitted Encumbrances, it shall and will WARRANT AND FOREVER DEFEND the Property in the quiet and peaceable possession of the Grantee, its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the Grantor, but against none other.

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

RIVERBEND VENTURES LLC,
a Colorado limited liability company

By: ________________________________
    Craig D. Harrison, Member

25105274
Exhibit B

STATE OF COLORADO )
           ) SS
COUNTY OF LARIMER )

I, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Craig D. Harrison, Member of RIVERBEND VENTURES LLC, a Colorado limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument thereto as Member of Riverbend Ventures LLC, a Colorado limited liability company, as his free and voluntary act, and as the free and voluntary act of said RIVERBEND VENTURES LLC, a Colorado limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and seal this 10th day of February, 2012.

My Commission Expires: 11-17-13

[Signature]

DONNA MANCI
NOTARY PUBLIC
STATE OF COLORADO
EXHIBIT B

EXHIBIT A-1
Legal Description
Lot 14

That part of the Northwest Quarter of Section 2, Township 6 North, Range 68 West of the 6th P.M., Larimer County, Colorado, described as follows:
Commencing at the North Quarter Corner of said Section 2 monumented with a 2 ¾” aluminum cap stamped LS 16404;
Thence North 89°56’19" West for 807.77 feet on the north line of said Section 2 to the extended west line of that parcel recorded at Reception Number 93033424 in the Larimer County, Colorado Clerk and Recorder’s office;
Thence South 09°54’21" East for 417.62 feet on said west line to the TRUE POINT OF BEGINNING;
Thence continuing South 09°54’21" East for 316.51 feet on said west line;
Thence South 80°05’39" West for 313.00 feet;
Thence North 09°54’21" West for 246.51 feet parallel with and 313.00 feet west of said west line;
Thence along a curve to the right (having a radius of 70.00 feet and a long chord bearing North 35°05’39" East for 98.99 feet) for an arc length of 109.96 feet;
Thence North 80°05’39" East for 243.00 feet to the TRUE POINT OF BEGINNING.
Contains 98,015 square feet (2.250 acres).

Basis of Bearing: The north line of Section 2, Township 6 North, Range 68 West of the 6th P.M., Larimer County, Colorado is assumed to bear North 89°56’19" West between the North Quarter Corner monumented with a 2 ¾” aluminum cap in range box stamped LS 16404 and the Northwest Corner monumented with a 3 ¾” aluminum cap in range box stamped LS 10734.
That part of the Northwest Quarter of Section 2, Township 6 North, Range 68 West of the 6th P.M., Larimer County, Colorado, described as follows:

Commencing at the North Quarter Corner of said Section 2 monumented with a 2 ¼” aluminum cap stamped LS 16404;

Thence North 89°56'19" West for 807.77 feet on the north line of said Section 2 to the extended west line of that parcel recorded at Reception Number 93033424 in the Larimer County, Colorado Clerk and Recorder’s office;

Thence South 09°54'21" East for 734.13 feet on said west line to the TRUE POINT OF BEGINNING;

Thence continuing South 09°54'21" East for 32.01 feet on said west line;

Thence South 80°05'39" West for 313.00 feet;

Thence North 09°54'21" West for 32.01 feet parallel with and 313.00 feet west of said west line;

Thence North 80°05'39" East for 313.00 feet to the TRUE POINT OF BEGINNING.

Contains 10,019 Square Feet (0.230 acres).

Basis of Bearing: The north line of Section 2, Township 6 North, Range 68 West of the 6th P.M., Larimer County, Colorado is assumed to bear North 89°56'19" West between the North Quarter Corner monumented with a 2 ¼” aluminum cap in range box stamped LS 16404 and the Northwest Corner monumented with a 3 ¼” aluminum cap in range box stamped LS 10734.
That part of the Northwest Quarter of Section 2, Township 6 North, Range 68 West of the 6th P.M., Larimer County, Colorado, described as follows:

Commencing at the North Quarter Corner of said Section 2 monumented with a 2 3/4" aluminum cap stamped LS 16404;
Thence North 89°56'19" West for 807.77 feet on the north line of said Section 2 to the extended west line of that parcel recorded at Reception Number 93033424 in the Larimer County, Colorado Clerk and Recorder's office;
Thence South 09°54'21" East for 974.89 feet on said west line to the TRUE POINT OF BEGINNING;
Thence continuing South 09°54'21" East for 210.92 feet on said west line;
Thence South 80°05'39" West for 280.02 feet;
Thence along a curve to the left (having a radius of 100.00 feet and a long chord bearing North 52°56'38" West for 48.33 feet) for an arc length of 48.81 feet;
Thence North 09°54'21" West for 175.60 feet parallel with and 313.00 feet west of said west line;
Thence North 80°05'39" East for 313.00 feet to the TRUE POINT OF BEGINNING.

Contains 65,340 Square Feet (1.500 acres).

Basis of Bearing: The north line of Section 2, Township 6 North, Range 68 West of the 6th P.M., Larimer County, Colorado is assumed to bear North 89°56'19" West between the North Quarter Corner monumented with a 2 3/4" aluminum cap in range box stamped LS 16404 and the Northwest Corner monumented with a 3 3/4" aluminum cap in range box stamped LS 10734.
Exhibit B

EXHIBIT B

Property Address: VACANT TIMNATH CO 80528

RIGHTS OF WAY FOR DITCHES AND COUNTY ROADS AS ESTABLISHED AND OR/USED.


TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE #42 RECORDED NOVEMBER 12, 2008 AT RECEPTION NO. 20080070313.

TERMS, CONDITIONS AND PROVISIONS OF ANNEXATION AGREEMENT RECORDED JANUARY 9, 2009 AT RECEPTION NO. 20090001236.

THOSE MATTERS SHOWN ON THE RIVERBEND ANNEXATION MAP RECORDED JANUARY 9, 2009, UNDER RECEPTION NO. 20090001237.

ALL OIL, GAS, MINERALS AND OTHER MINERAL RIGHTS AS RESERVED IN INSTRUMENT RECORDED DECEMBER 9, 2011, UNDER RECEPTION NO. 20110076966, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.

TERMS, CONDITIONS AND PROVISIONS OF COVENANT RECORDED DECEMBER 28, 2011 AT RECEPTION NO. 20110081454.

TERMS, CONDITIONS AND PROVISIONS OF MINERAL DEED RECORDED DECEMBER 9, 2011 AT RECEPTION NO. 20110076966.