

**NOTICE OF PROPERTY RESTRICTIONS
FOR THE SKY VIEW PROPERTY**

The **County of Boulder**, a body corporate and politic, owns an interest in the real property, described in Exhibit A, attached hereto and by this reference incorporated herein (the “Property”). The Sky View Property was acquired by a general warranty deed dated February 23, 2024, and recorded in the Boulder County Clerk and Recorder's Office at Reception Number 04037995. The Property was purchased with money acquired from a sales and use tax for acquisition of Open Space Land, approved by the voters of Boulder County. Pursuant to Resolution No. 2004-86, Resolution No. 2007-80, Resolution No. 2010-93, and Resolution No. 2016-77 of the Board of County Commissioners of Boulder County (“Resolutions”), which authorized the submission of the open space sales and use tax to the electors of Boulder County, the County is required to [use the Property solely for passive recreational purposes, for agricultural purposes, or for environmental preservation purposes, as described in the Resolutions. The Resolutions also restrict the use of the Sky View Property as follows:

No open space interest in land acquired by Boulder County through the revenues provided by this sales and use tax may be sold, leased, traded, or otherwise conveyed, nor may any exclusive license or permit on such open space land be given, until approval of such disposal or transfer by the Board of County Commissioners. Prior to such disposal, the proposal shall be reviewed by the Parks & Open Space Advisory Committee, and a recommendation shall be forwarded to the Board of County Commissioners. Approval of the disposal may be given only by a majority vote of the members of the Board of County Commissioners after a public hearing held with notice published at least ten (10) days in advance in the official newspaper of the County and of each city and incorporated town within the County, giving the location of the land in question and the intended disposal thereof. No such open space land shall be disposed of until sixty (60) days following the date of Board of County Commissioners' approval of such disposal. If, within such sixty (60) day period, a petition meeting the requirements of § 29-2-104, C.R.S., as amended, or its successor statute, is filed with the County Clerk, requesting that such disposal be submitted to a vote of the electors, such disposal shall not become effective until a referendum held in accordance with said statute has been held. The provisions of this paragraph shall not apply to agricultural leases for crop or grazing purposes for a term of ten (10) years or less.

If the real property or any interest therein acquired by use of proceeds of said sales and use tax pursuant to the above paragraph of this resolution be ever sold, exchanged, transferred or otherwise disposed of, the consideration for such sale, exchange, transfer or disposition shall be subject to the same expenditure and use restrictions as those set forth herein for the original proceeds of said sales and use tax, including restrictions set forth in this paragraph; and if such consideration is by its nature incapable of being subject, then the proposed sale, exchange, transfer or disposition shall be unlawful and shall not be made.

Dated this _____ day of _____, 2024.

Boulder County, a body corporate and politic

By: _____
Printed Name: _____
Title: _____
of the Board of County Commissioners

State of Colorado
County of Boulder

The foregoing instrument was acknowledged before me this ___ day of _____, 2024,
by _____, _____, of the Board of County
Commissioners of Boulder County, Colorado.

(Notary official signature)

NOTARY
SEAL

(Commission expiration)

EXHIBIT A
LEGAL DESCRIPTION

As surveyed by:
Frank N. Drexel
Colorado Professional Land
Surveyor No. 24305
1500 Kansas Ave #2-E, Longmont, CO 80501
Date: January 17, 2024

All of Outlot A of Haas Subdivision Replat B, a subdivision of the County of Boulder according to the plat recorded April 20, 2009, as Reception No. 2993220 of the records of Boulder County, Colorado, located in the SE1/4 of the SE1/4 of Section 6 and the SW1/4 of the SW1/4 of Section 5, T2N, R69W of the 6th P.M., County of Boulder, State of Colorado, being more particularly described as follows:

COMMENCING at the SE1/16 Corner of said Section 6 from which the S-E1/16 Corner of said Section 6 bears S00°18'23"E, 1325.95 feet (Basis of Bearing) thence N88°57'19"E, 60.00 feet along the North Line of the SE1/4 of the SE1/4 of said Section 6 to the Easterly Right-of-way Line of Airport Road, being the Northwest Corner of said Outlot A and the POINT OF BEGINNING;

The following courses and distances are along the Northerly, Easterly, Southerly, and Westerly Line of said Outlot A;

Thence N88°57'19"E, 1270.70 feet along the North Line of the SE1/4 of the SE1/4 of said Section 6 to the S1/16 Corner between said Section 6 and said Section 5;

Thence S89°36'41"E, 1131.59 feet along the North Line of the SW1/4 of the SW1/4 of said Section 5;

Thence S0°23'33"W, 16.31 feet;

Thence Southwesterly, 418.27 feet along the arc of a curve concave to the East to a point of compound curve to the right, said arc having a radius of 700.00 feet, a central angle of 34°14'08", and being subtended by a chord that bears S21°24'45"W, 412.07 feet;

Thence Southwesterly, 536.43 feet along the arc of said curve to a point tangent, said arc having a radius of 360.00 feet, a central angle of 85°22'31", and being subtended by a chord that bears S46°58'57"W, 488.16 feet;

Thence S89°40'12"W, 267.50 feet;

Thence N00°00'00"E, 8.56 feet;

Thence N90°00'00"W, 61.92 feet;

Thence S00°00'00"E, 8.03 feet;

Thence S89°48'25"W, 108.96 feet to a point of curve to the left;

Thence Southwesterly, 326.73 feet along the arc of said curve to a point of compound curve to the right, said arc having a radius of 550.00 feet, a central angle of 34°02'12", and being subtended by a chord that bears S72°47'19"W, 321.95 feet;

Thence Southwesterly, 210.21 feet along the arc of said curve to a point tangent, said arc having a radius of 360.00 feet, a central angle of 33°27'19", and being subtended by a chord that bears S72°29'53"W, 207.23 feet;

Thence S89°13'32"W, 141.66 feet;

Thence N00°00'00"E, 6.66 feet;

Thence N90°00'00"W, 55.41 feet;

Thence S00°00'00"E, 7.41 feet;

Thence S89°13'32"W, 359.45 feet to a point of curve to the left;

Thence Southwesterly, 291.64 feet along the arc of said curve to a point tangent, said arc having a radius of 450.00 feet, a central angle of 37°07'56", and being subtended by a chord that bears S70°39'34"W, 286.56 feet;

Thence N90°00'00"W, 118.94 feet to the Easterly Right-of-way Line of said Airport Road;

Thence N0°18'23"W, 978.88 feet along the Easterly Right-of-way Line of said Airport Road to the POINT OF BEGINNING.