

NOTICE OF PROPERTY RESTRICTIONS FOR THE WALL STREET MILL 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 Property was acquired by a general warranty deed dated 12 March 2024, and recorded in the Boulder County Clerk and Recorder's Office at Reception Number 04040115. 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 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.

COUNTY OF BOULDER,
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.

(Notary official signature)

NOTARY
SEAL

(Commission expiration)

EXHIBIT A
Legal Description

THAT PART OF WALL STREET TOWNSITE, ACCORDING TO THE RECORDED PLAT THEREOF, DESCRIBED AS FOLLOWS:

THE TRACT MARKED "RESERVED" ON SAID PLAT, LYING NORTH OF THE STREET DESIGNATED AS 'WALL STREET' AND WEST OF LOT 13, BLOCK 6, AS SHOWN ON SAID PLAT, COUNTY OF BOULDER, STATE OF COLORADO.