

NOTICE OF PROPERTY RESTRICTIONS FOR THE ANGLUND 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 County previously acquired interests in the Property by Deeds of Conservation Easement in Gross recorded in the Boulder County Clerk and Recorder's Office at Reception Numbers 2287894 and 2287895. The conservation easements have been Amended and Restated and recorded in the Boulder County Clerk and Recorder's Office at Reception Numbers 03928233 and 03928234. The County's interest in 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. 93-174, as amended by Resolution No. 99-111, Resolution No. 2000-13, 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 County's interest in 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 County's interest in the Property as follows:

No open space land acquired 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 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 7th day of December, 2021.

COUNTY OF BOULDER,
a body corporate and politic

By: _____
Matt Jones, Chair

State of Colorado
County of Boulder

The foregoing instrument was acknowledged before me this 7th day of December, 2021 by
Matt Jones, Chair, of the Board of County Commissioners of Boulder County, Colorado.

(Notary official signature)

NOTARY
S E A L

(Commission expiration)

EXHIBIT A

Legal Description

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 2;

THENCE NORTH 00°05'14" WEST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 2, A DISTANCE OF 424.53 FEET;

THENCE SOUTH 88°40'00" EAST, A DISTANCE OF 266.85 FEET;

THENCE SOUTH 40°00'00" EAST, A DISTANCE OF 303.18 FEET;

THENCE SOUTH 01°57'00" EAST, A DISTANCE OF 186.0 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 2;

THENCE SOUTH 89°58'40" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 2, A DISTANCE OF 468.63 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN THE COUNTY OF BOULDER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 2;

THENCE NORTH 00°05'14" EAST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 2, A DISTANCE OF 424.53 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 88°40'00" EAST, A DISTANCE OF 266.85 FEET;

THENCE SOUTH 40°00'00" EAST, A DISTANCE OF 303.18 FEET;

THENCE SOUTH 01°57'00" EAST, A DISTANCE OF 186.0 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 2;

THENCE NORTH 89°58'40" EAST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 2, A DISTANCE OF 2166.73 FEET TO THE SOUTHEAST CORNER OF SECTION 2;

THENCE NORTH 00°12'09" EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 2, A DISTANCE OF 1727.83 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND CONVEYED BY SCANAN-A RANCH TO ISH RESERVOIR COMPANY ON QUIT CLAIM DEED RECORDED AT RECEPTION NO. 2770973;

THENCE NORTH 90°00'00" WEST, ALONG THE SOUTH LINE OF SAID PARCEL CONVEYED TO THE ISH RESERVOIR COMPANY, A DISTANCE OF 62.75 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL;

THENCE NORTH 01°00'00" EAST, ALONG THE WEST LINE OF SAID PARCEL CONVEYED TO ISH RESERVOIR COMPANY, A DISTANCE OF 917 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 2;

THENCE SOUTH 89°46'50" WEST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 2, A DISTANCE OF 833.81 FEET TO THE EASTERLY CORNER OF THAT PARCEL OF LAND CONVEYED IN WARRANTY DEED RECORDED AT RECEPTION NO. 1791449;

THENCE SOUTH 64°40'57" WEST, ALONG THE SOUTHEAST LINE OF SAID PARCEL DESCRIBED AT RECEPTION NO. 1791449, A DISTANCE OF 1468.92 FEET TO THE EASTERLY CORNER OF THAT PARCEL OF LAND DESCRIBED IN BOOK 289 AT PAGE 544, BOULDER COUNTY RECORDS;

THENCE THE FOLLOWING THREE (3) COURSES AND DISTANCES ALONG THE SOUTHERLY LINE OF SAID PARCEL DESCRIBED IN BOOK 289 AT PAGE 544, TO WIT:

- 1- SOUTH 19°43'13" WEST, A DISTANCE OF 35.0 FEET;
- 2- SOUTH 44°46'13" WEST, A DISTANCE OF 200.0 FEET;
- 3- SOUTH 53°00'13" WEST, A DISTANCE OF 348.0 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 2;

THENCE SOUTH 00°05'14" WEST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 2, A DISTANCE OF 1205.47 FEET TO THE POINT OF BEGINNING.