

Post-Amerco Real Property Condemnation Authorization Requests March 18, 2021 Transportation Commission Meeting

Region 4 - Condemnation Authorization Requests

Transportation Commission District	Project Name	Project #	Project Code	Parcel #	Parcel Size	Property Owner(s)	Valuation Amount	Chief Engineer's Cost Estimate (CECE), Appraisal (A) or Waiver Valuation (WV)	Date of Valuation	Owner's Current Counter-Offer	TC Acquisition Resolution Number (If Applicable)
5	I-25 North: SH 402 to SH 14	IM 0253-255	21506	RW-283B	62,464 SF/1.434 AC	Colorado State University Research Foundation	\$387,200.00	A	December 9, 2020	N/A - None provided	N/A - Post SB 19-017
				RW-283D	44,769 SF / 1.028 AC						
				RW-283E	139,936 SF / 3.212 AC						
				RW-283F	80,678 SF / 1.852 AC						
				UE-283D	9,045 SF / 0.208 AC						
				UE-283E REV	18,576 SF / 0.426 AC						
				TE-283	3,843 SF / 0.088 AC						
				TE-283A REV	1,992 SF / 0.042 AC						
TE-283C	600 SF / 0.014 AC										
5	I-25 Express Lanes SH7 to SH1	NHPP 0253-270	22831	AP-RW-605REV	25,328 SF / 0.581 AC	RMSJ, LLC	\$8,200.00	A	November 12, 2020	\$63,000.00	TC-19-07-03
				AP-PE-605	23,484 SF / 0.539 AC						
				AP-TE-605REV	33,405 SF / 0.767 AC						
				AP-TE-605A	6,191 SF / 0.142 AC						
				AP-RW-615REV	21,715 SF / 0.499 AC	St. Paul Property Holdings, LLC	\$343,000.00	A	November 20, 2020	\$550,000.00	
				AP-PE-615	6,500 SF / 0.149 AC						
				AP-PE-615A	3,220 SF / 0.074 AC						
				AP-RW-616REV	18,359 SF / 0.421 AC						
				AP-PE-616	5,912 SF / 0.136 AC	I-25 Gateway Center, L.L.C.	\$573,000.00	A	December 17, 2020	N/A - None provided	
				AP-PE-616A	2,956 SF / 0.068 AC						
				AP-RW-618REV	15,995 SF / 0.367 AC						
				AP-RW-619REV	13,364 SF / 0.307 AC						
				AP-RW-620REV	11,050 SF / 0.254 AC						
				AP-RW-621REV	8,834 SF / 0.203 AC						
				AP-PE-618	6,845 SF / 0.157 AC						
				AP-PE-618A	3,423 SF / 0.079 AC						
				AP-PE-619	6,846 SF / 0.157 AC	I-25 Gateway Center Owner's Association, Inc.	\$49,150.00	A	December 17, 2020	N/A - None provided	
				AP-PE-619A	3,423 SF / 0.079 AC						
				AP-PE-620	6,847 SF / 0.157 AC						
				AP-PE-620A	3,423 SF / 0.079 AC						
				AP-PE-621	5,482 SF / 0.126 AC	I-25 Gateway Center Owner's Association, Inc.	\$49,150.00	A	December 17, 2020	N/A - None provided	
				AP-PE-621A	3,909 SF / 0.090 AC						
				AP-TE-621	4,281 SF / 0.098 AC						
				AP-RW-622REV	13,192 SF / 0.303 AC						
AP-PE-622	5,569 SF / 0.128 AC	I-25 Gateway Center Owner's Association, Inc.	\$49,150.00	A	December 17, 2020	N/A - None provided					
AP-TE-622REV	19,519 SF / 0.448 AC										

Right of Way Plan Key - Common Parcel Designations

RW - XXX	Partial or Complete Parcel Acquisition	XXX - RM	Remnant Parcel	TE - XXX	Temporary Easement	UE - XXX	Utility Easement	PE - XXX	Permanent Easement	AP - XXX	Early Acquisition (Advance of Plans)
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COLORADO
Department of Transportation

Office of the Chief Engineer
2829 W. Howard Place, Suite 562
Denver, CO 80204

MEMORANDUM

TO: TRANSPORTATION COMMISSION

FROM: STEPHEN HARELSON, P.E., CHIEF ENGINEER 

DATE: March 9, 2021

SUBJECT: REPORT PURSUANT TO COLORADO REVISED STATUTES, §43-1-208 REGARDING PROJECT NUMBER IM 0253-255, 21506, I-25 NORTH: SH 402 TO SH 14, SEGMENTS 7 AND 8, SEEKING APPROVAL TO INITIATE AND CONDUCT CONDEMNATION PROCEEDINGS

Background

This written report to the Transportation Commission is pursuant to Colorado Revised Statutes (“C.R.S.”), Section 43-1-208(1). On September 14, 2020, the plans for the subject ownerships for I-25 North: SH 402 to SH 14 (Project Number IM 0253-255) were authorized, which allowed CDOT to acquire land necessary for the project by purchase, exchange or negotiations with the landowner(s) listed below.

Unfortunately, after engaging in negotiations, CDOT and the landowner(s) were unable to reach a resolution. As a result, CDOT seeks Transportation Commission approval to initiate and conduct condemnation proceedings pursuant to Colorado Revised Statutes, Section 38-1-101 *et seq.* for the properties listed below.

The project, I-25 North: SH 402 to SH 14, Segment 7 and 8 (“Project”), is necessary to widen Interstate 25 from just south of State Highway 402 to just south of State Highway 14 for construction of high occupancy vehicles and express lanes. This will improve safety and improve connectivity for the community and is therefore, desirable.

There are four fee simple acquisitions, two utility easements and three temporary easements previously approved for negotiations.

The appropriate parties of interest will be informed of the Transportation Commission meeting on March 17, 2021 and March 18, 2021 through a letter sent to the owner and the owner’s attorney on or before March 8, 2021.

Date of ROW Plan Authorization: September 14, 2020

Property Address: 3829 E Prospect Road, Fort Collins, CO 80525

Landowner's Name:

- Colorado State University Research Foundation
- Boxelder Sanitation District, a Statutory Colorado Special District (easement holder)
- Northern Colorado Water Conservancy District (property and related water is subject to District oversight and requirements)
- SW Prospect I25 Metropolitan District 1, 2, 3, 5 (property is subject to District oversight and development requirements)
- City of Fort Collins (easement holder)

Current Size of Property: 5,115,468.6 s.f./117.435 acres (per CDOT appraisal)

Proposed Size of Acquisition:

- RW-283B: 62,464 s.f./1.434 acres
- RW-283D: 41,396 s.f./0.950 acres
 - *Gross area of this parcel is 44,769sf; however, 3,373sf of which are within an existing right of way dedicated to the City of Fort Collins, leaving the net area provided above (41,396sf)*
- RW-283E: 139,936 s.f./3.212 acres
- RW-283F: 53,301 s.f./1.224 acres
 - *Gross area of this parcel is 80,678sf; however, 27,377sf of which are within an existing right of way dedicated to the City of Fort Collins, leaving the net area provided above (41,396sf)*
- UE-283D: 9,045 s.f./0.208 acres
- UE-283E REV: 18,576 s.f./0.426 acres
- TE-283: 3,843 s.f./0.088 acres - 1yr. term
- TE-283A REV: 1,992 s.f./0.046 acres - 1yr. term
- TE-283C: 600 s.f./0.014 acres - 1yr. term

Purpose of Parcels Necessary for Project:

- RW-283B: Fee simple acquisition for the construction, operation and maintenance of highway facilities.
Value at FMV: \$62,464
- RW-283D: \$41,396 - Fee simple acquisition for the construction, operation and maintenance of highway facilities.
Value at FMV: \$41,396
- RW-283E: Fee simple acquisition for the construction, operation and maintenance of highway facilities.
Value at FMV: \$139,936
- RW-283F: Fee simple acquisition for the construction, operation and maintenance of highway facilities.
Value at FMV: \$53,301
- UE-283D: Utility easement to be deeded to the City of Greeley for a water line. As provided in Exhibit A (attached), this Parcel is wholly contained within a proposed fee acquisition - no compensation due to landowner.
Value at FMV: \$0
- UE-283E REV: Utility easement to be deeded to the City of Greeley for a water line. As provided in Exhibit A (attached), this Parcel is wholly contained within a proposed fee acquisition - no compensation due to landowner.

Value at FMV: \$0

- TE-283: Temporary easement to be used for work area construction - 1yr. term
Value at FMV: \$384
- TE-283A REV: Temporary easement for work area construction - 1yr. term
Value at FMV: \$199
- TE-283C: Temporary easement for work area construction - 1yr. term
Value at FMV: \$60

Improvements in the acquisition area include natural ground cover and a concrete culvert. The value of these improvements amounts to \$81,634.

Damages and cost to cure associated with the property are valued at \$7,819.

Estimated Property Value, Damages and Benefits (if any): Total for Ownership, \$387,193, rounded to \$387,200.

Method to Determine Property Value, Damages and Benefits (if any): Value was based on appraisal by Harold S. McCloud MAI, AI-GRS, dated February 11, 2020 (assuming typo in the stated year should be corrected to 2021).

Date of Initial Offer: February 25, 2021

Summary of Counteroffers: CDOT has not received a counteroffer.

Attachments
Proposed Resolution
Right-of-Way Plans
Legal Descriptions
Contact Summary

Colorado Department of Transportation



10601 West 10th Street
Greeley, CO 80634
Phone: 970-350-2161

Region 4 Right-of-Way PTS

Sheet Revisions		
Date	Description	Initials
02-22-17	REVISED SHEETS 2.01-2.04, 4.01-4.06	AECOM
	REVISED SHEETS 5.01-5.03, 7.53, 7.60-7.65	
	ADDED SHEETS 1.02, 2.05-2.07, 4.07-4.09	
	ADDED SHEET 7.63 RENUMBERED 7.63-7.67	
	CHANGED INDEX OF SHEETS	
03-07-17	REVISED SHEETS 2.01-2.02, 5.02-5.03	AECOM
	REVISED SHEETS 7.30-7.34, 8.07-8.08	

Sheet Revisions		
Date	Description	Initials
04-21-17	REVISED 1.02, 2.05-2.07, 5.01-5.03,	AECOM
	7.60-7.65, 8.14-8.15	
04-21-17	RENUMBERED SHEETS 4.04-4.09,	AECOM
	ADDED 4.04-4.07	
05-01-17	REVISED 1.02-2.01 TO 2.07, 5.01-5.03,	AECOM
	RENUMBERED 7.19-7.68, ADDED 2.08,	
	7.19-7.26,	

Sheet Revisions		
Date	Description	Initials
05/01/17	REVISED INDEX OF SHEETS	AECOM
05/15/17	REVISED INDEX OF SHEETS	AECOM
05/15/17	REVISED 1.02, 2.01-2.08, 5.01-5.03,	AECOM
	7.59-7.62, 7.68-7.69, 7.74-7.75, 8.12-8.15	
05/15/17	ADDED 2.09-2.10	AECOM
06/10/17	REVISED 1.02, 2.01-2.10, 4.01-4.02,	AECOM
	4.04-4.13, 5.10, 5.03-5.04, 7.01-7.14	



6200 South Quebec Street
Greenwood Village, CO 80111
(303) 694-2770

Right of Way Plans				
Title Sheet				
Project Number: IM 0253-255		Project Location: I-25 North; SH 402 to SH 14		
Project Code	Last Mod. Date	Subset	Sheet No.	
21506	01/19/21	1.01 to 1.02	1.01	

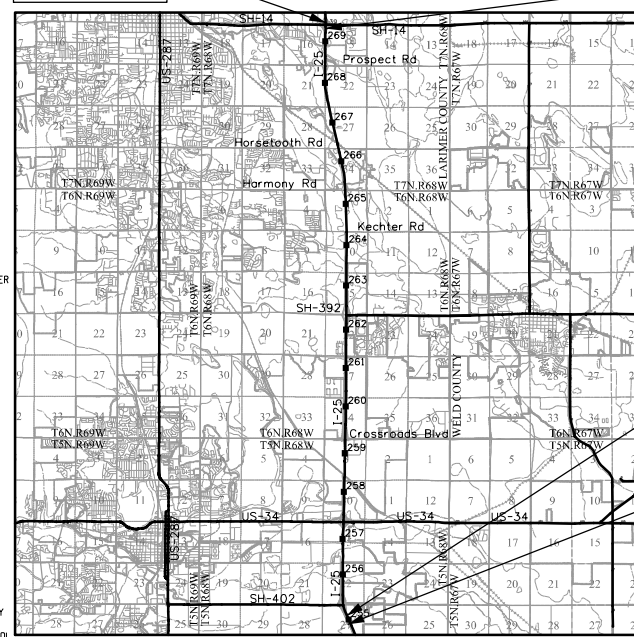
Sheet Revisions			Sheet Revisions		
Date	Description	Initials	Date	Description	Initials
06/10/17	REVISED 7.75-7.76, 8.01-8.03, 8.15	AECOM	01/30/19	REVISED 1.01-1.02, 2.05, 2.11, 2.24, 5.01	AECOM
06/10/17	REVISED INDEX OF SHEETS	AECOM	03/01/19	REVISED 1.01, 1.02, 2.05, 2.11, 2.24,	AECOM
06/10/17	RENUMBERED 4.03-4.13, 5.02-5.03	AECOM		5.01, 5.02, 5.03, 5.04, 5.05, 7.02,	
06/10/17	ADDED 7.11-7.14, 8.03, 8.02, 8.05A	AECOM		7.03, 7.06, 7.15, 7.16, 7.17, 7.17A, 7.63,	
06/10/17	CHANGED CONST & ROW MP & STA	AECOM		7.69, 7.69A, 7.10, 7.11, 8.01, 8.03-8.04,	
07/19/17	ADDED 2.15-2.18	AECOM		8.13-8.14, ADDED 7.16A	
07/19/17	REVISED 1.02, 2.01-2.14, 4.03, 4.05, 4.07,	AECOM	03/20/19	REVISED END OF ROW PROJECT	AECOM
	4.09, 5.02-5.04, 7.29-7.34, 7.38-7.39,		04/19/19	REVISED 1.01, 1.02, 2.14, 2.16, 2.19,	
	7.43-7.45, 8.05-8.06, 8.08			2.20, 2.25, 5.01-5.05, 7.31, 7.33, 7.63,	
08/21/17	REVISED 1.02, 2.07, 2.10, 5.01, 5.04, 7.72,	AECOM		7.64, 7.65, 7.66, 7.67, 7.75, 7.76,	
	7.74-7.75, 8.15			8.05-8.06, 8.13-8.15 ADDED 2.25, 7.75A	
10/27/17	REVISED 1.02, 2.07, 2.11, 5.03, 7.02-7.04,	AECOM	05/05/19	REVISED 1.01, 1.02, 2.26, 5.02-5.04,	
	7.06-7.07, 7.31-7.10, 7.12, 7.14, 8.01-8.02,			7.18, 7.23, 7.27-7.28, 7.58,	
	8.14-8.15			8.04-8.05, 8.11	
11/17/17	REVISED 1.02, 2.11, 2.12, 2.15, 5.01, 5.02, 5.03, 5.04,	AECOM	08/16/19	REVISED 2.07, 2.08, 2.10, 2.14, 5.05, 7.70,	
	7.02, 7.04, 7.05, 7.08, 7.30, 7.31, 8.01, 8.02, 8.05			7.72, 7.74, 7.75, 7.75A, 7.76, 8.14, 8.15	
12/06/17	REVISED 1.02, 2.12, 2.13, 2.14, 5.01, 5.02,	AECOM	09/06/19	REVISED 2.01-2.25, 5.02-5.05, 7.16,	
	5.03, 5.04, 7.04, 7.05, 7.05A, 7.07A, 7.08,			7.16A, 7.17, 8.03, 8.04, DELETE 1.02	
	7.11, 7.12, 8.01, 8.02, 8.03		09/10/19	REVISED 2.22, 7.73, 7.73A, 7.74, 8.14, 8.15	
12/18/17	REVISED 1.02, 2.11, 2.12, 5.01, 5.02, 5.03,	AECOM	09/26/19	REVISED 2.05, 2.25, 5.01-5.03, 5.05, 7.16,	
	7.02, 7.03, 7.09, 7.10, 7.11, 8.01, 8.02			7.16A, 7.17, 7.76, 8.03, 8.04, 8.15	
01/12/18	REVISED 1.02, 2.12, 2.13, 2.14, 5.04, 7.04,	AECOM	10/30/19	REVISED 2.16, 2.23, 2.23, 2.24	
	7.05, 7.05A, 7.07, 7.08, 7.11, 7.12, 8.01,		12/19/19	REVISED 2.08, 4.06, 4.13, 5.04, 7.28, 7.47,	
	8.02, 8.03			8.04, 8.09	
02/05/18	REVISED 1.02, 2.01-2.03, 2.17, 4.08-4.09,	AECOM	01/14/20	REVISED 7.17, 7.17A AND 8.04	
	5.01-5.04, 7.39-7.47, 8.07-8.09		07/30/20	REVISED 2.24	
03/22/18	REVISED 1.02, 2.11, 5.03, 7.02-7.03,	AECOM	03/04/20	REVISED 2.10, 5.01-5.06, 7.31, 7.33-7.34,	
	7.09, 7.11, 8.01-8.02		04/10/20	REVISED 2.07, 5.06, 7.28 & 8.04	
04/19/18	REV. 1.02, 2.09, 2.15, 4.02-4.04, 4.07,	AECOM	06/25/20	REVISED 2.01, 7.02-7.03, 7.06 & 8.01	
	5.01-5.04, 7.29-7.30, 7.59-7.60, 8.05, 8.12		08/25/20	REVISED 2.08, 2.16-2.26, 5.01-5.06,	
07/17/18	REV. 1.02, 2.07, 2.08, 2.10, 2.14, 2.19, 2.20,	AECOM		7.28, 7.33-7.34, 7.54-7.56, 7.61,	
	4.03, 4.04, 4.11, 4.14, 5.01-5.04, 7.52-7.55,			7.65-7.69, 7.74, 8.04, 8.11, & 8.12-8.15	
	7.73-7.76, 8.10, 8.11, 8.14, 8.15		11/04/20	REVISED 2.21-2.23, 5.04, 5.06, 7.68 & 8.14	
11/02/18	REV. 1.02, 2.07, 2.08, 2.19, 7.73A, 7.74,	AECOM	11/25/20	REVISED 2.19-2.21, 5.01-5.06, 7.64-7.69,	
	7.75, 8.15			8.13-8.14, ADDED 7.64A	
11/13/18	REV. 2.21, 4.01-4.07, 4.09, 4.15, 5.01-5.04,	AECOM	01/19/21	REVISED 2.16, 2.21, 5.01-5.06, 7.54-7.58,	
	7.17, 7.17A, 7.18, 7.27, 7.62, 8.04, 8.13			7.68-7.69, 8.11, 8.14,	
01/04/19	REV. 1.02, 2.05-2.06, 5.01-5.04, 7.54-7.58,	AECOM			
	7.69, 8.11-8.12, 8.14, ADDED 2.22-2.23,				
	5.05, 7.55A, 7.59B, 7.69A				
01/24/19	REV. SHEET COUNT	AECOM			
01/30/19	REV. 1.02, 2.16, 5.03, 5.05, 7.31, 7.33, 8.05-8.06	AECOM			

DEPARTMENT OF TRANSPORTATION

STATE OF COLORADO

RIGHT OF WAY PLANS OF PROPOSED PROJECT NO. IM 0253-255 STATE HIGHWAY NO. 25 LARIMER COUNTY

End Const Project Station: 4090+00 M.P.: 269.40
 R.O.W. Length of Project = 14.44 Miles
 Const. Length of Project = 14.99 Miles
 End ROW Project Station: 4083+23.51 M.P.: 269.293



End ROW Project Station: 4083+23.51 M.P.: 269.293

Begin ROW Project Station: 3319+06 M.P.: 254.66

Begin Const Project Station: 3302+96 M.P.: 254.41

SHEET NO.	INDEX OF SHEETS
1.01	(1) Title Sheet
1.02	(0) Parcel/Plan Index Sheet
2.01-2.26	(26) Tabulation of Properties
3.01-3.03	(3) Project Control Diagram
4.01-4.17	(17) Land Survey Control Diagram
5.01-5.06	(6) Monumentation Sheets
6.01-6.0X	(NA) Tabulation of Road Approach Sheets
7.01-7.77	(86) Plan Sheets
8.01-8.15	(15) Ownership Map
(154) Total Sheets	
Scales of Original 11"x17" Drawings	
Plan Sheets 1"=100'	
Ownership Map 1"=400'	

Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of S 12°52'56" E from the Control Monument "CM 6648" (NGS stainless deep rod in box stamped "Guerrero 1992", MP 266.48), Section 27, Township 7 North, Range 68 West, Sixth P.M. and the Control Monument "CM 6593" (CDDI Type 2 Monument, MP 265.93), Section 34, Township 7 North, Range 68 West, Sixth P.M. as obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN).

- This Right-of-Way Plan is not a boundary survey of the adjoining property and is prepared for the Colorado Department of Transportation purposes only.
- For title information, The Colorado Department of Transportation relied on Title Commitments prepared by Fidelity National Title Co. for the Colorado Department of Transportation.
- This plan set is subject to change and may not be the most current set. It is the user's responsibility to verify with CDDT that this set is the most current. The information contained on the attached drawing is not valid unless this copy bears an original signature of the Professional Land Surveyor hereon named.

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

COLORADO DEPARTMENT OF TRANSPORTATION
 STATE HIGHWAY PROJECT
 03/09/21
 ROW PLANS AUTHORIZED: _____ DATE _____
 [Signature] CHIEF ENGINEER

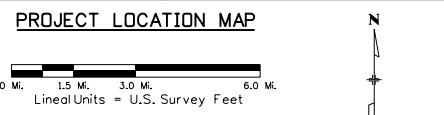
SURVEYOR STATEMENT (ROW PLAN)
 I, Stan Vermilyea, a professional land surveyor licensed in the State of Colorado, do hereby state to the Colorado Department of Transportation that based upon my knowledge, information and belief, research, calculations and evaluation of the survey evidence were performed and this Right-of-Way Plan was prepared under my responsible charge in accordance with applicable standards of practice defined by Colorado Department of Transportation publications. This statement is not a guaranty or warranty, either expressed or implied.
 PLS No. 25381

PERMANENT, PROPERTY, SLOPE, & UTILITY EASEMENT LINE (PROPOSED AND EXISTING)	
[Symbol]	TEMPORARY EASEMENT LINE (PROPOSED AND EXISTING)
[Symbol]	PROPERTY BOUNDARY LINE (PROPOSED AND EXISTING)
[Symbol]	ACCESS CONTROL LINE (PROPOSED AND EXISTING)
[Symbol]	BARRIER ACCESS CONTROL LINE (PROPOSED AND EXISTING)
[Symbol]	RIGHT OF WAY LINE (PROPOSED AND EXISTING)
[Symbol]	VIRGIN RIGHT OF WAY LINE (PROPOSED AND EXISTING)
[Symbol]	CITY LIMIT LINE
[Symbol]	COUNTY LINE
[Symbol]	QUARTER SECTION LINE
[Symbol]	SECTION LINE
[Symbol]	SIXTEENTH SECTION LINE
[Symbol]	STATE LINE
[Symbol]	TOWNSHIP LINE

SURVEY/ROW	
[Symbol]	TOP OF CUT
[Symbol]	TOE OF FILL

TERRAIN	
[Symbol]	SECTION CORNER
[Symbol]	QUARTER AND SIXTEENTH SECTION CORNERS
[Symbol]	NOAA MARKER
[Symbol]	SET EASEMENT MONUMENT
[Symbol]	TEMPORARY EASEMENT POINT
[Symbol]	RIGHT OF WAY MARKER
[Symbol]	FEDERAL MONUMENT
[Symbol]	BLM MARKER
[Symbol]	NOAA SECTION CORNERS (TOPO POINT)
[Symbol]	FED
[Symbol]	WC WITNESS CORNER
[Symbol]	WC BENCH MARK
[Symbol]	USGS USGS MARKER
[Symbol]	LOCAL OR PLS MONUMENT
[Symbol]	ROW RIGHT OF WAY MARKER
[Symbol]	PP PROPERTY PIN
[Symbol]	N 9.88 E 3.81 EL 0.00 PROJECT CONTROL MONUMENT
[Symbol]	N 10.13 E 3.81 EL 0.00 DENIFICATION CONTROL MONUMENT
[Symbol]	N 10.38 E 3.81 EL 0.00 HIGH ACCURACY REFERENCE NETWORK CONTROL MONUMENT

Note: For a complete listing of symbology used within this set of plans, please refer to the M-100-1 Standard Symbols of the Colorado Department of Transportation M&S Standards Publication. Existing topo features are shown as screened weight (gray scale). Proposed or new features are shown as full weight without screening, except as noted with the word (proposed).





10601 West 10th Street
Greeley, CO 80634
Phone: 970-350-2161

Region 4 Right-of-Way

PTS

Sheet Revisions

Date	Description	Initials
05-01-17	CHANGED TOTAL SUBSET & SHEET NUMBER	AECOM
04-19-19	ADDED RW-279, UE-279, RW-281, UE-281	AECOM
08-25-20	ADDED RW-277, RW-277A, TE-277, TE-227A, TE-277B, AC-277, RW-283B, RW-283E, TE-283A & AC-283B, REVISED UE-281, DELETED UE-282	AECOM

Sheet Revisions

Date	Description	Initials
11-25-20	REVISED AC-277, RW-279, PE-279, UE-279 & AC-279, TE-283A, ADDED TE-277C, PE-279A, TE-279	AECOM

Sheet Revisions

Date	Description	Initials



6200 South Quebec Street
Greenwood Village, CO 80111
(303) 694-2770

Right of Way Plans

Plan Sheet

Project Number: IM 0253-255	Project Location: I-25 North: SH402 to SH 14
Project Code: 21506	Last Mod. Date: 11/25/20
Subset: 7.01 to 7.78	Sheet No.: 7.66

RW-279 REV. **PE-279 REV.** **PE-279A** **UE-279 Rev.** **TE-279** **AC-279 REV.**

MMV Property Holdings LLC
(Rec. 20160029349)

No.	Radius	Delta	Arc Length	Ch Bearing	Ch Length
C1	2018.00'	0° 51' 06"	30.00'	S12° 03' 14" E	30.00'
No.	Bearing	Distance			
L1	S77° 56' 46" W	20.00'			
L2	N12° 03' 14" W	30.00'			
L3	N77° 56' 46" E	20.00'			

T. 7 N., R. 68 W., 6th PM

City of Fort Collins
(Book 2232 Page 108)

TE-277 **TE-277A** **TE-277B** **TE-277C**

RW-283A **RW-283D** **UE-283C** **TE-283A Rev.**

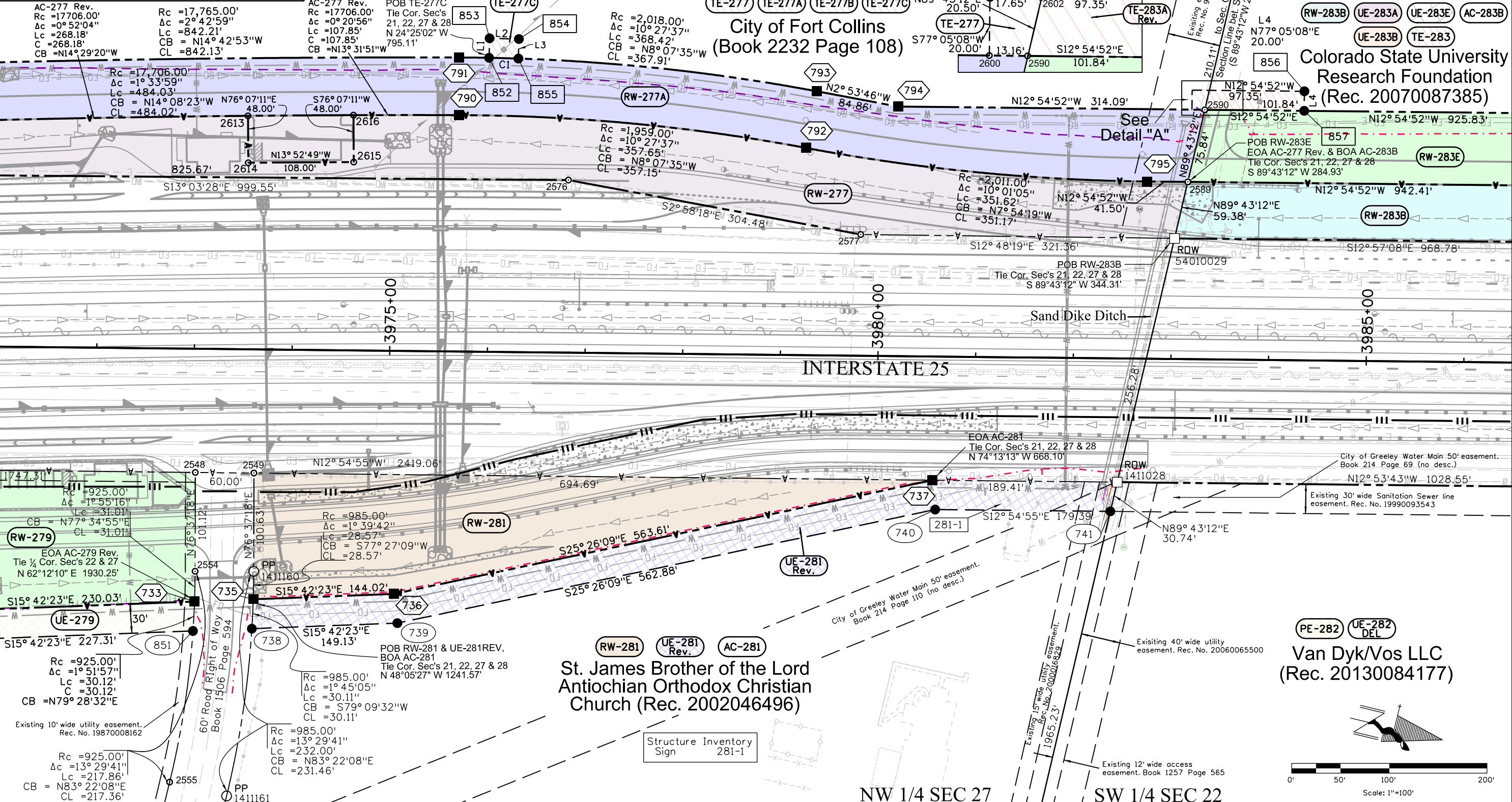
RW-283 REVA **RW-283E** **UE-283 REV** **PE-283**

RW-283 REVB **RW-283F** **UE-283D** **AC-283 REV**

RW-283B **UE-283A** **UE-283E** **AC-283B**

UE-283B **TE-283**

Colorado State University Research Foundation
(Rec. 20070087385)



12/10/2020 Mr.DCS\Resources\TRN\Right-of-Way\Misc Projects\60279697 - I-25US 34 Reconstruction\21506 RW - Survey Drawings\Reference-Files\21506RWDW_Plan766.dgn

Sheet Revisions		
Date	Description	Initials
05-01-17	CHANGED TOTAL SUBSET & SHEET NUMBER	AECOM
04-19-19	ADDED UE-282	AECOM
08-25-20	ADDED RW-283B, RW-283C, RW-283E, UE-283D & AC-283B, DELETED UE-282	AECOM
11-25-20	ADDED PE-282	AECOM

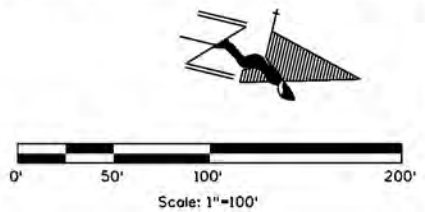
Sheet Revisions		
Date	Description	Initials

Sheet Revisions		
Date	Description	Initials

Right of Way Plans			
Plan Sheet			
Project Number: IM 0253-255			
Project Location: I-25 North: SH402 to SH 14			
Project Code: 21506	Last Mod. Date: 11/25/20	Subset: 7.01 to 7.78	Sheet No: 7.67

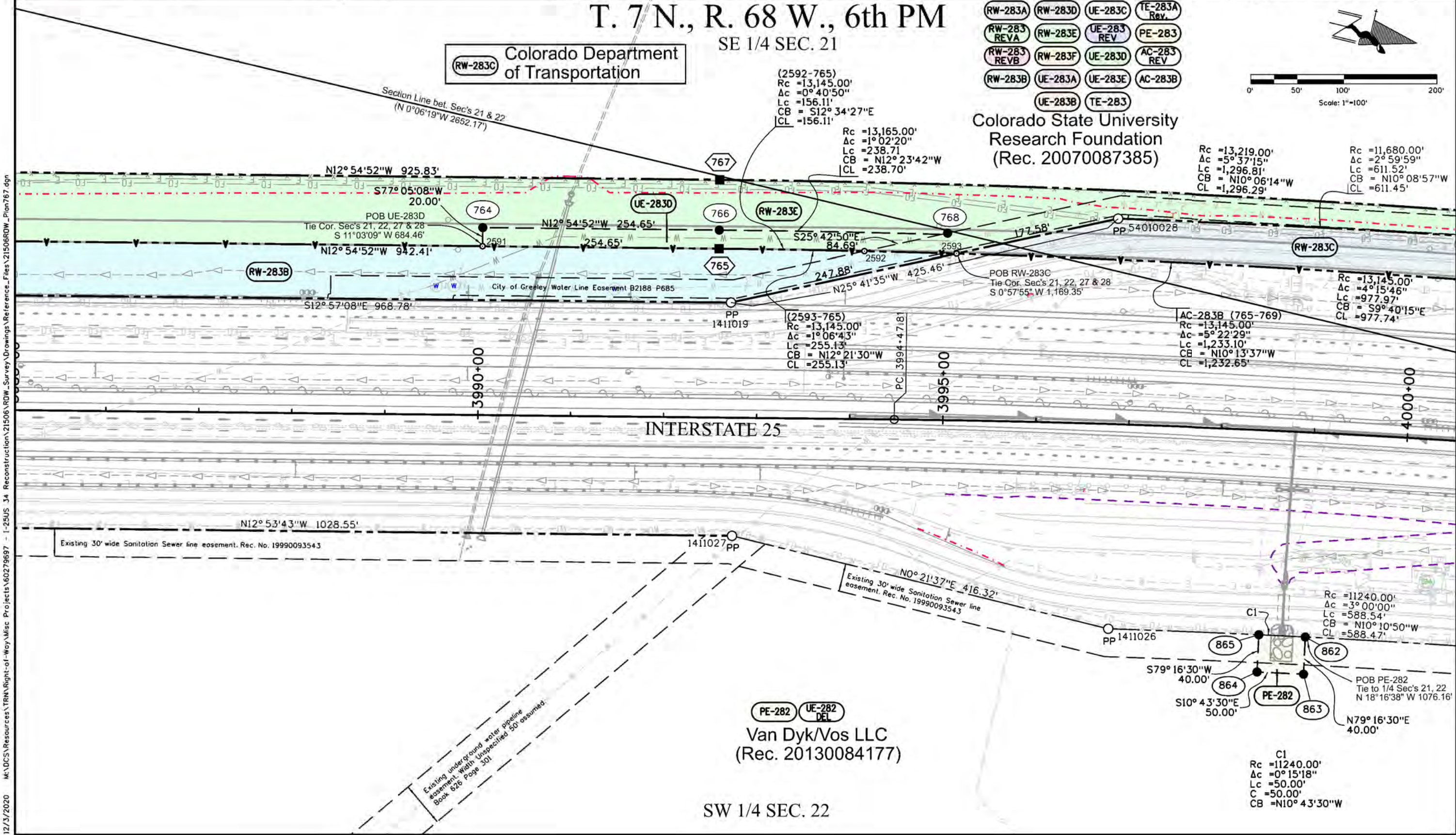
T. 7 N., R. 68 W., 6th PM
SE 1/4 SEC. 21

- (RW-283A) (RW-283D) (UE-283C) (TE-283A Rev.)
- (RW-283 REVA) (RW-283E) (UE-283 REV) (PE-283)
- (RW-283 REVB) (RW-283F) (UE-283D) (AC-283 REV)
- (RW-283B) (UE-283A) (UE-283E) (AC-283B)
- (UE-283B) (TE-283)



(RW-283C) Colorado Department of Transportation

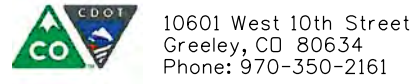
**Colorado State University
Research Foundation
(Rec. 20070087385)**



(PE-282) (UE-282 DEL)
**Van Dyk/Vos LLC
(Rec. 20130084177)**

SW 1/4 SEC. 22

12/3/2020 M:\DCS\Resources\TRM\Right-of-Way Misc Projects\60279697 - I-25US_34 Reconstruction\21506\RDW_Survey\Drawings\Reference_Files\21506RDW_Plan767.dgn



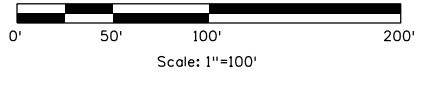
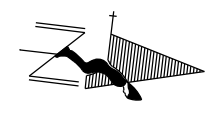
Sheet Revisions		
Date	Description	Initials
05-01-17	CHANGED TOTAL SUBSET & SHEET NUMBER	AECOM
05-15-17	ADDED RW-283A, UE-283B	AECOM
08-25-20	ADDED RW-283C, RW-283D, RW-283E, UE-283E	AECOM
	UE-283F, AC-283B, DELETED UE-282	AECOM
11-04-20	ADDED TE-283B	AECOM
01-19-21	ADDED DEDICATED ROW ON OWNERSHIP 283, REVISE UE-283E	AECOM

Sheet Revisions		
Date	Description	Initials

Sheet Revisions		
Date	Description	Initials

AECOM
6200 South Quebec Street
Greenwood Village, CO 80111
(303) 694-2770

Right of Way Plans			
Plan Sheet			
Project Number: IM 0253-255			
Project Location: I-25 North: SH402 to SH 14			
Unit 3			
Project Code: 21506	Last Mod. Date: 1/19/21	Subset: 7.01 to 7.78	Sheet No.: 7.68



T. 7 N., R. 68 W., 6th PM SE 1/4 SEC 21

NE 1/4 SEC 21

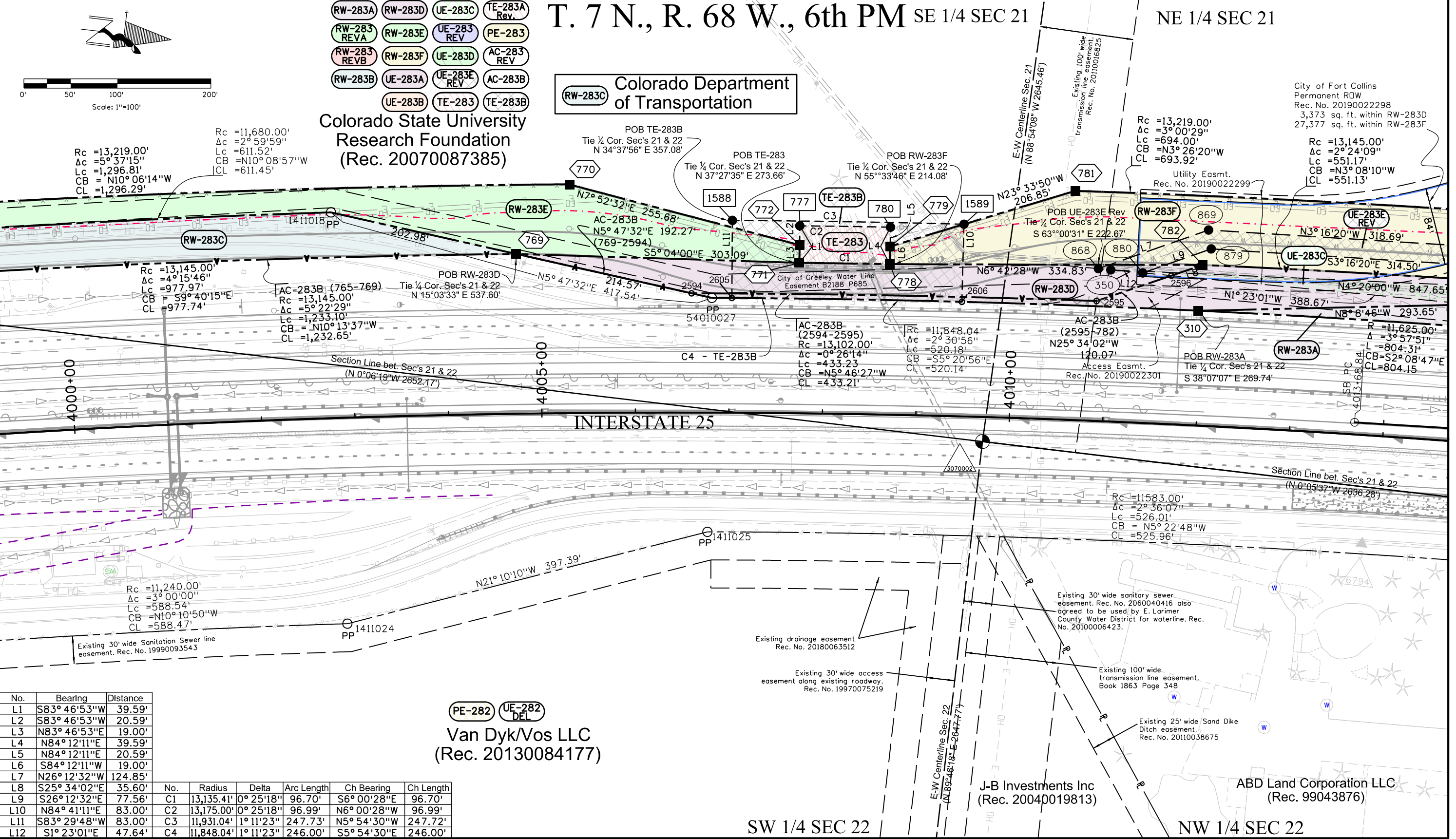
**Colorado State University
Research Foundation
(Rec. 20070087385)**

**Colorado Department
of Transportation**

**Colorado Department
of Transportation**

City of Fort Collins
Permanent ROW
Rec. No. 20190022298
3,373 sq. ft. within RW-283D
27,377 sq. ft. within RW-283F

Utility Easmt.
Rec. No. 20190022299



No.	Bearing	Distance
L1	S83° 46' 53" W	39.59'
L2	S83° 46' 53" W	20.59'
L3	N83° 46' 53" E	19.00'
L4	N84° 12' 11" E	39.59'
L5	N84° 12' 11" E	20.59'
L6	S84° 12' 11" W	19.00'
L7	N26° 12' 32" W	124.85'
L8	S25° 34' 02" E	35.60'
L9	S26° 12' 32" E	77.56'
L10	N84° 41' 11" E	83.00'
L11	S83° 29' 48" W	83.00'
L12	S1° 23' 01" E	47.64'

No.	Radius	Delta	Arc Length	Ch Bearing	Ch Length
C1	13,135.41'	0° 25' 18"	96.70'	S6° 00' 28" E	96.70'
C2	13,175.00'	0° 25' 18"	96.99'	N6° 00' 28" W	96.99'
C3	11,931.04'	1° 11' 23"	247.73'	N5° 54' 30" W	247.72'
C4	11,848.04'	1° 11' 23"	246.00'	S5° 54' 30" E	246.00'

PE-282 **UE-282 DEL**

**Van Dyk/Vos LLC
(Rec. 20130084177)**

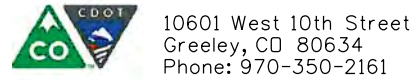
J-B Investments Inc
(Rec. 20040019813)

ABD Land Corporation LLC
(Rec. 99043876)

SW 1/4 SEC 22

NW 1/4 SEC 22

1/26/2021 Mr:\DCS\Resources\TRN\Right-of-Way\Misc Projects\60279697 - I-25US 34 Reconstruction\21506 ROW - Survey Drawings\Reference - Files\21506ROW_Plan768.dgn



Sheet Revisions

Date	Description	Initials
02-22-17	ADDED PARCELS RW-283, UE-283, AC-283	AECOM
04-21-17	REVISED RW-283, UE-283, AC-283	AECOM
04-21-17	ADDED UE-283A	AECOM
05-01-17	CHANGED TOTAL SUBSET & SHEET NUMBER	AECOM
05-15-17	ADDED RW-283A, UE-283B, UE-283C	AECOM
05-15-17	ADDED UNIT 3	AECOM
01-04-19	ADDED PE-283	AECOM

Sheet Revisions

Date	Description	Initials
01-24-19	REV. PE-283	AECOM
03-01-19	REV. RW-283 REV, ADDED RW-283 REVB	AECOM
08-25-20	ADDED RW-283D, RW-283F, UE-283E & AC-283B	AECOM
11-25-20	ADDED TE-283C	AECOM
01-19-21	ADDED DEDICATED ROW ON OWNERSHIP 283	AECOM
	REVISE UE-283E	AECOM

Sheet Revisions

Date	Description	Initials

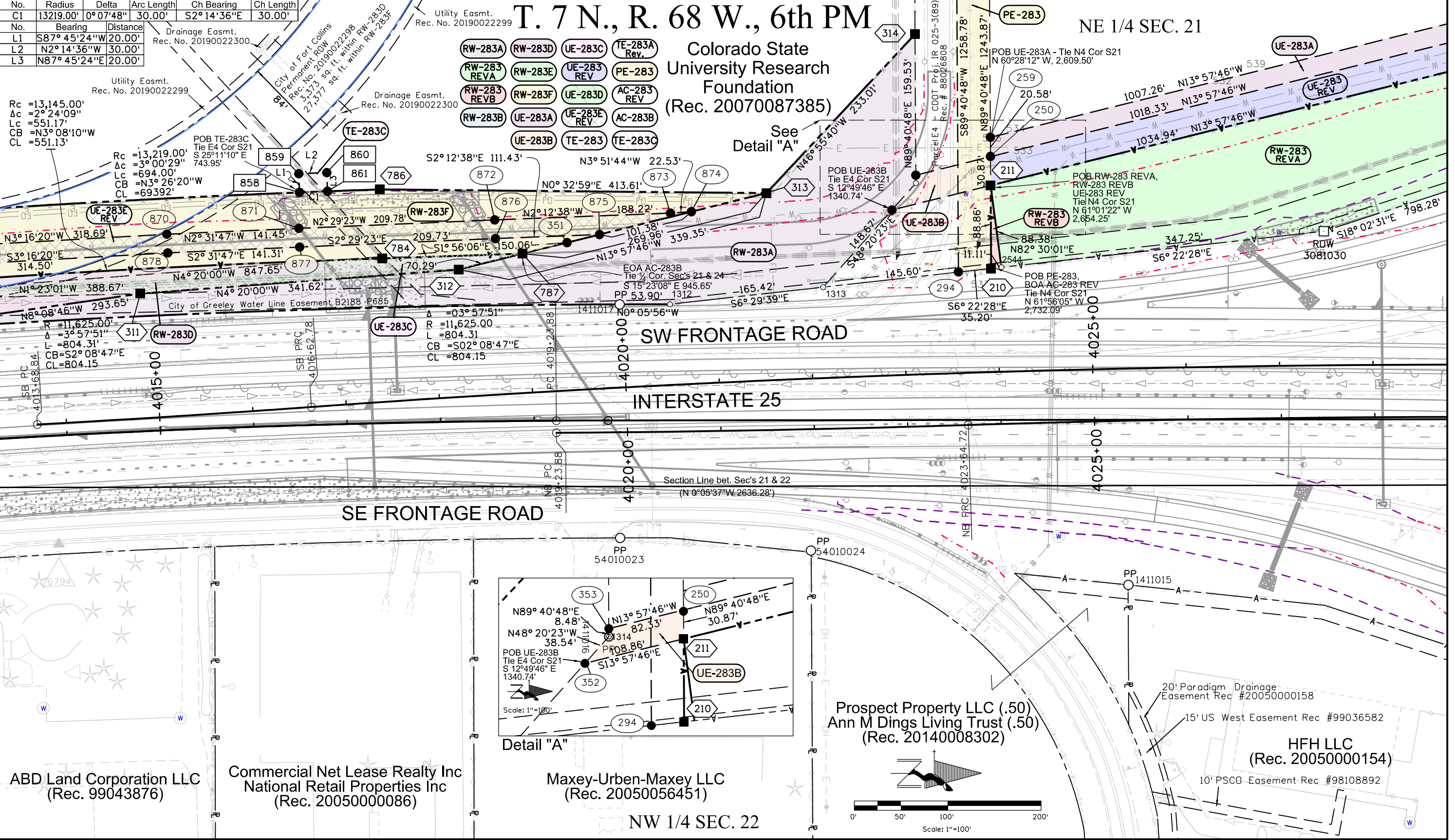


6200 South Quebec Street
Greenwood Village, CO 80111
(303) 694-2770

Right of Way Plans

Plan Sheet

Project Number: IM 0253-255			
Project Location: I-25 North: SH402 to SH 14			
Unit 2, Unit 3			
Project Code: 21506	Last Mod. Date: 01/19/21	Subset: 7.01 to 7.78	Sheet No.: 7.69



T. 7 N., R. 68 W., 6th PM

Colorado State University Research Foundation
(Rec. 20070087385)

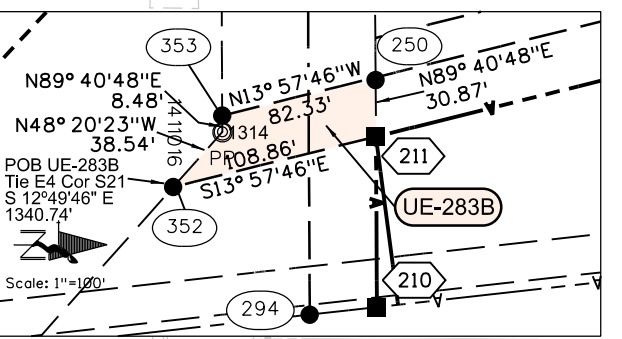
- RW-283A, RW-283D, UE-283C, TE-283A Rev.
- RW-283 REVA, RW-283E, UE-283 REV, PE-283
- RW-283 REVB, RW-283F, UE-283D, AC-283 REV
- RW-283B, UE-283A, UE-283E REV, AC-283B
- UE-283B, TE-283, TE-283C

See Detail "A"

SW FRONTAGE ROAD

INTERSTATE 25

SE FRONTAGE ROAD



Detail "A"

Prospect Property LLC (.50)
Ann M Dings Living Trust (.50)
(Rec. 20140008302)

20' Paradigm Drainage Easement Rec #20050000158

15' US West Easement Rec #99036582

HFH LLC
(Rec. 20050000154)

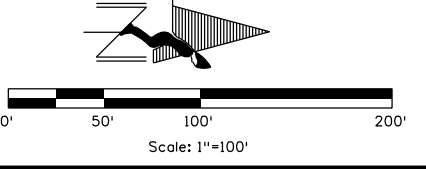
10' PSCD Easement Rec #98108892

ABD Land Corporation LLC
(Rec. 99043876)

Commercial Net Lease Realty Inc
National Retail Properties Inc
(Rec. 20050000086)

Maxey-Urben-Maxey LLC
(Rec. 20050056451)

NW 1/4 SEC. 22



M:\DCS\Resources\TRN\Right-of-Way\Misc Projects\60279697 - I-25US 34 Reconstruction\21506\RDW_Survey Drawings\Reference_Files\21506RDW_Plan769.dgn

Colorado Department of Transportation
 10601 West 10th Street
 Greeley, CO 80634
 970-350-2368
 Region 4 Right-of-Way PTS

Sheet Revisions		
Date	Description	Initials
02-22-17	ADDED RW-283, UE-283, AC-283, RW-291, UE-291, AC-291, RW-292, RW-292A, UE-292, AC-292, RW-293, AC-293, RW-298, RM-298, AC-298, RW-299, RM-299, AC-299, RW-301, UE-301, AC-301, RW-301A, UE-301A, AC-301A, RW-302, UE-302, AC-302	AECOM

Sheet Revisions		
Date	Description	Initials
04-21-17	REVISED RW-283, UE-283, AC-283, RW-291, UE-291, AC-291, RW-292, UE-292, AC-292, RW-293, AC-293, RW-298, RM-298, AC-298, RW-299, RM-299, AC-299, RW-301, UE-301, AC-301, RW-301A, UE-301A, AC-301A, RW-302, UE-302, AC-302	AECOM
04-21-17	ADDED UE-283A	AECOM

Sheet Revisions		
Date	Description	Initials
05/01/17	ADDED RW-300, UE-300, AC-300	AECOM
05/15/17	ADDED RW-283A, UE-283B, UE-283C	AECOM
10/27/17	REVISED UE-301 REV, ADDED PE-301	AECOM
07/17/18	ADDED 300-EX, AC-300-EX	AECOM
01/04/19	ADDED PE-283	AECOM
01-25-19	RE PE-283	AECOM
02-27-19	REVISED RW-283REV, ADDED RW-283REVB	IJN

AECOM
 6200 South Quebec Street
 Greenwood Village, CO 80111
 (303) 694-2770

Right of Way Plans			
Ownership Sheet			
Project Number: IM 0253-255			
Project Location: I-25 North: SH 402 to SH 14			
Project Code:	Last Mod. Date:	Subset:	Sheet No.:
21506	01/19/21	8.01 to 8.15	8.14

T. 7 N., R. 68 W., 6th PM

RW-277 **RW-277A** **AC-277 Rev.**
TE-277 **TE-277A** **TE-277B** **TE-277C**
 City of Fort Collins
 (Book 2232 Page 108)

RW-302 REV **RM-302 REV** **AC-302 REV**
 CSB Invest, LLC
 KZ Smith Family LLC
 (B 1536 P 412 &
 Rec. 20110081250)

RW-298 REV **RM-298 REV** **AC-298 REV**
 Eagle Canyon Capital LLC
 f/k/a Convenience Retailers
 (Rec. 20080007886)

RW-299 REV **RM-299 REV** **AC-299 REV**
 Leroy K. Smith
 (B 1058 P 548)

RW-301A REV **RW-301E** **AC-301A REV**
RW-301 REV2 **RW-301C** **RW-301D** **AC-301 REV**
 Fort Collins/I-25 Interchange
 Corner LLC
 (Rec. 20130028184)

RW-283C
 Colorado Department
 of Transportation

RW-283A **RW-283D** **UE-283C** **TE-283A Rev.**
RW-283 REVA **RW-283E** **UE-283 REV** **PE-283**
RW-283 REVB **RW-283F** **UE-283D** **AC-283 REV**
RW-283B **UE-283A** **UE-283E REV** **AC-283B**
UE-283B **TE-283** **TE-283B** **TE-283C**
 Colorado State University
 Research Foundation
 (Rec. 20070087385)

RW-283E **TE-283B** **TE-283** **UE-283E REV** **UE-283C** **RW-283F** **RW-283A** **UE-283B** **UE-283 REV** **UE-283A** **RW-283 REVB** **RW-283 REVA**

TE-277 **TE-283A Rev.** **RW-283B**
RW-277A **RW-277** **PE-282** **UE-281 REV** **PE-282** **UE-282 DEL**

RW-281 **UE-281 REV** **PE-282** **UE-282 DEL**
 Van Dyk/Vos LLC
 (Rec. 20130084177)

RW-281 **UE-281 REV** **AC-281**
 St. James Brother of the Lord
 Antiochian Orthodox Christian
 Church (Rec. 2002046496)

RW-291 REV **UE-291 REV** **AC-291 REV**
 HFH, LLC
 (Rec. 20050000154)

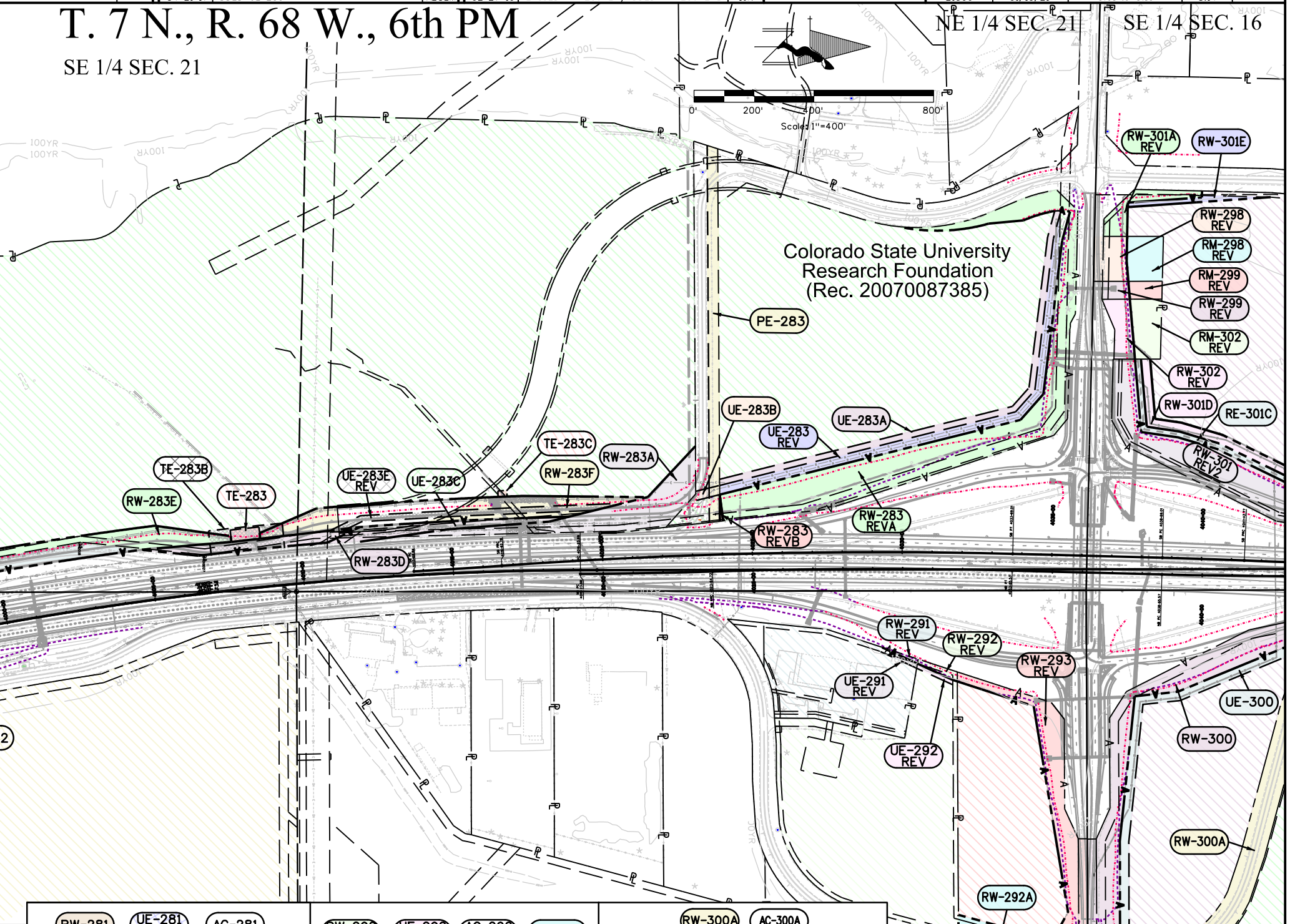
RW-292 REV **UE-292 REV** **AC-292 REV** **RW-292A**
 Paradigm Properties, LLC
 (Rec. 98088137)

RW-293 REV **AC-293 REV**
 Paradigm Properties, LLC
 (Rec. 2001043856)

RW-300A **AC-300A**
 Colorado Department of
 Transportation, Excess R.O.W.
 to be Conveyed

RW-300 **UE-300** **AC-300**
 CW Subtrust et. al
 (Rec. 20060070656)

Sheet Revisions			Sheet Revisions		
Date	Description	Initials	Date	Description	Initials
04-19-19	ADDED RW-281, UE-281 & UE-282	AECOM	11-04-20	ADDED TE-283B	AECOM
08-16-19	DELETE PE-301, UE-301 REV2, UE-301A REV	AECOM	11-25-20	ADDED TE-277C, PE-282, TE-283C, REVISED AC-277, TE-283A	AECOM
	ADD RW-301C, RW-301D, RW-301E	AECOM			
09-10-19	DELETE 300-EX, AC-300-EX, UE-300-EX	AECOM	01-19-21	ADDED DEDICATED ROW ON OWNERSHIP 283, REVISED UE-283E	AECOM
	ADD RW-300A, AC-300A, UE-300A	AECOM			
08-25-20	ADDED RW-277, RW-277A, AC-277, TE-277, TE-277A, TE-277B, RW-283B, RW-283C, RW-283D, RW-283E, RW-283F, TE-283, TE-283A, UE-283D, UE-283E & AC-283B, REVISED UE-281, DELETED UE-282	AECOM			



RW-281 **UE-281 REV** **AC-281**
 St. James Brother of the Lord
 Antiochian Orthodox Christian
 Church (Rec. 2002046496)

RW-291 REV **UE-291 REV** **AC-291 REV**
 HFH, LLC
 (Rec. 20050000154)

RW-292 REV **UE-292 REV** **AC-292 REV** **RW-292A**
 Paradigm Properties, LLC
 (Rec. 98088137)

RW-293 REV **AC-293 REV**
 Paradigm Properties, LLC
 (Rec. 2001043856)

RW-300A **AC-300A**
 Colorado Department of
 Transportation, Excess R.O.W.
 to be Conveyed

RW-300 **UE-300** **AC-300**
 CW Subtrust et. al
 (Rec. 20060070656)

1/18/2021 Mr.DCS\Resouces\TRN\Right-of-Way\Misc Projects\60279697 - I-25US 34 Reconstruction\21506 ROW_Survey Drawings\Reference_Files\21506ROW_Plan8.14(new).dgn

EXHIBIT "A"

PROJECT NUMBER: IM 0253-255

PARCEL NUMBER: RW-283B

PROJECT CODE: 21506

DATE: August 25, 2020

DESCRIPTION

A tract or parcel of land No. RW-283B of the Department of Transportation, State of Colorado Project No. IM 0253-255 containing 62,464 sq. ft. (1.434 acres), more or less, in the Southwest Quarter of Section 22, Township 7 North, Range 68 West, of the Sixth Principal Meridian, in Larimer County, Colorado, said tract or parcel being more particularly described as follows:

Commencing at the intersection of the section line common to Sections 22 and 27, Township 7 North, Range 68 West, of the Sixth Principal Meridian, in Larimer County, Colorado and the westerly right of way line of Interstate 25 (October 2018), whence the corner common to Sections 21, 22, 27 & 28, Township 7 North, Range 68 West, of the Sixth Principal Meridian, in Larimer County, Colorado (being a 3.25" aluminum cap "T7N R68W 21|22|28|27 LS17497 1987"), bears S. 89°43'12" W., a distance of 344.31 feet, said point also being the TRUE POINT OF BEGINNING;

1. Thence along said section line N. 89°43'12" W., a distance of 59.38 feet;
2. Thence leaving said section line N. 12°54'52" W., a distance of 942.41 feet, to a point of curvature;
3. Thence on the arc of a curve to the right, a radius of 13,145.00 feet, a central angle of 1°06'43", a distance of 255.13 feet, (a chord bearing N. 12°21'30" W., a distance of 255.13 feet), more or less, to a point on said existing westerly right of way line;
4. Thence along said right of way line S. 25°41'35" E., a distance of 247.88;
5. Thence continuing along said right of way line S. 12°57'08" E., a distance of 968.78 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described parcel contains 62,464 sq. ft. (1.434 acres), more or less.

Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of N. 0°06'19" W. (a distance of 2,652.17 feet), between the corner common to Sections 21, 22, 27 and 28 (being a 3.25" aluminum cap "T7N R68W 21|22|28|27 LS17497 1987") Township 7

North, Range 68 West, Sixth Principal Meridian, Larimer County, Colorado, and the Quarter Corner common to Sections 21 and 22 (being a 3.25" aluminum cap "LUND LS34995 KING SURVEYORS INC 2007"), Township 7 North, Range 68 West, Sixth Principal Meridian, Larimer County, Colorado, as obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN).

Prepared by:
Mickey L. Denison P.L.S. 38425
For and on the behalf of AECOM
6200 South Quebec Street
Greenwood Village, Colorado 80111



EXHIBIT "A"

PROJECT NUMBER: IM 0253-255

PARCEL NUMBER: RW-283D

PROJECT CODE: 21506

DATE: January 19, 2021

DESCRIPTION

A tract or parcel of land No. RW-283D of the Department of Transportation, State of Colorado Project No. IM 0253-255 containing 44,769 sq. ft. (1.028 acres), more or less, in the East Half of Section 21, Township 7 North, Range 68 West, of the Sixth Principal Meridian, in Larimer County, Colorado, said tract or parcel being more particularly described as follows:

Commencing at a point on the existing westerly right of way line of Interstate 25 (October 2018), whence the Quarter Corner common to Sections 21 & 22, Township 7 North, Range 68 West, of the Sixth Principal Meridian, in Larimer County, Colorado (being a 3.25" aluminum cap "LUND LS 34995 KING SURVEYORS INC 2007"), bears N. 15°03'33" E., a distance of 537.60 feet, said point also being the TRUE POINT OF BEGINNING;

1. Thence N. 5°04'00" W., a distance of 303.09 feet;
2. Thence on the arc of a curve to the right, a radius of 13,135.41 feet, a central angle of 0°25'18", a distance of 96.70 feet, (a chord bearing N. 6°00'28" W., a distance of 96.70 feet);
3. Thence N. 6°42'28" W., a distance of 334.83 feet;
4. Thence on the arc of a curve to the right, a radius of 13,145.00 feet, a central angle of 2°24'09", a distance of 551.17 feet, (a chord bearing N. 3°08'10" W., a distance of 551.13 feet);
5. Thence N. 1°56'06" W., a distance of 150.06 feet;
6. Thence S. 13°57'46" E., a distance of 70.29 feet;
7. Thence S. 4°20'00" E., a distance of 341.62 feet;
8. Thence S. 8°08'46" E., a distance of 293.65 feet, more or less, to a point on said existing right of way line;
9. Thence along said right of way line on the arc of a curve to the left, a radius of 11,848.04 feet, a central angle of 2°30'56", a distance of 520.18 feet, (a chord bearing S. 5°20'56" E., a distance of 520.14 feet);
10. Thence continuing along said right of way line S. 5°47'32" W., a distance of 214.57 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described parcel contains 44,769 sq. ft. (1.028 acres), more or less, of which 3,373 sq. ft. (0.077 acres) are within the existing right of way dedicated to the City of Fort Collins in a deed recorded as Reception number 20190022298 in the records of the Larimer County Clerk & Recorder's office, leaving a net area of 41,396 sq. ft (0.951 acres).

Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of N. 0°06'19" W. (a distance of 2,652.17 feet), between the corner common to Sections 21, 22, 27 and 28 (being a 3.25" aluminum cap "T7N R68W 21|22|28|27 LS17497 1987") Township 7 North, Range 68 West, Sixth Principal Meridian, Larimer County, Colorado, and the Quarter Corner common to Sections 21 and 22 (being a 3.25" aluminum cap "LUND LS34995 KING SURVEYORS INC 2007"), Township 7 North, Range 68 West, Sixth Principal Meridian, Larimer County, Colorado, as obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN).

Prepared by:
Stan Vermilyea P.L.S. 25381
For and on the behalf of AECOM
7595 Technology Way
Denver, Colorado 80237



EXHIBIT "A"

PROJECT NUMBER: IM 0253-255

PARCEL NUMBER: RW-283E

PROJECT CODE: 21506

DATE: August 25, 2020

DESCRIPTION

A tract or parcel of land No. RW-283E of the Department of Transportation, State of Colorado Project No. IM 0253-255 containing 139,936 sq. ft. (3.212 acres), more or less, in the East Half of Section 21 and the Southwest Quarter of Section 22, Township 7 North, Range 68 West, of the Sixth Principal Meridian, in Larimer County, Colorado, said tract or parcel being more particularly described as follows:

Commencing at a point on the southerly section line of said Section 22, whence the corner common to Sections 21, 22, 27 & 28, Township 7 North, Range 68 West, of the Sixth Principal Meridian, in Larimer County, Colorado (being a 3.25" aluminum cap "T7N R68W 21|22|28|27 LS17497 1987"), bears S. 89°43'12" W., a distance of 284.93 feet, said point also being the TRUE POINT OF BEGINNING;

1. Thence along said section line S. 89°43'12" W., a distance of 75.84 feet;
2. Thence leaving said section line N. 12°54'52" W., a distance of 925.83 feet, more or less, to a point of curvature.
3. Thence on the arc of a curve to the right, a radius of 13,219.00 feet, a central angle of 5°37'15", a distance of 1,296.81 feet, (a chord bearing N. 10°06'14" W., a distance of 1,296.29 feet);
4. Thence N. 7°52'32" E., a distance of 255.68 feet;
5. Thence S. 83°46'53" W., a distance of 19.00 feet;
6. Thence S. 5°04'00" E., a distance of 303.09 feet, more or less, to a point on said existing westerly right of way line.
7. Thence along said right of way line S. 5°47'32" W., a distance of 202.98 feet;
8. Thence continuing along said right of way line on the arc of a curve to the left, a radius of 11,680.00 feet, a central angle of 2°59'59", a distance of 611.52 feet, (a chord bearing S. 10°08'57" E., a distance of 611.45 feet);

9. Thence continuing along said right of way line S. 25°41'35" E., a distance of 177.58 feet;
10. Thence leaving said right of way line, on the arc of a curve to the left, a radius of 13,145.00 feet, a central angle of 1°06'43", a distance of 255.13 feet, (a chord bearing S. 12°21'30" E., a distance of 255.13 feet;
11. Thence S. 12°54'52" E., a distance of 942.41 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described parcel contains 139,936 sq. ft. (3.212 acres), more or less.

Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of N. 0°06'19" W. (a distance of 2,652.17 feet), between the corner common to Sections 21, 22, 27 and 28 (being a 3.25" aluminum cap "T7N R68W 21|22|28|27 LS17497 1987") Township 7 North, Range 68 West, Sixth Principal Meridian, Larimer County, Colorado, and the Quarter Corner common to Sections 21 and 22 (being a 3.25" aluminum cap "LUND LS34995 KING SURVEYORS INC 2007"), Township 7 North, Range 68 West, Sixth Principal Meridian, Larimer County, Colorado, as obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN).

Prepared by:
Mickey L. Denison P.L.S. 38425
For and on the behalf of AECOM
6200 South Quebec Street
Greenwood Village, Colorado 80111



EXHIBIT "A"

PROJECT NUMBER: IM 0253-255

PARCEL NUMBER: RW-283F

PROJECT CODE: 21506

DATE: January 19, 2021

DESCRIPTION

A tract or parcel of land No. RW-283F of the Department of Transportation, State of Colorado Project No. IM 0253-255 containing 80,678 sq. ft. (1.852 acres), more or less, in the East Half of Section 21, Township 7 North, Range 68 West, of the Sixth Principal Meridian, in Larimer County, Colorado, said tract or parcel being more particularly described as follows:

Commencing at a point whence the Quarter Corner common to Sections 21 and 22, Township 7 North, Range 68 West, of the Sixth Principal Meridian, in Larimer County, Colorado (being a 3.25" aluminum cap "LUND LS34995 KING SURVEYORS INC 2007"), bears N. 55°33'46" E., a distance of 214.08 feet, said point also being the TRUE POINT OF BEGINNING;

1. Thence S. 84°12'11" W., a distance of 19.00 feet;
2. Thence N. 23°33'50" W., a distance of 206.85 feet;
3. Thence on the arc of a curve to the right, a radius of 13,219.00 feet, a central angle of 3°00'29", a distance of 694.00 feet, (a chord bearing N. 3°26'20" W., a distance of 693.92 feet);
4. Thence N. 0°32'59" E., a distance of 413.61 feet;
5. Thence S. 13°57'46" E., a distance of 269.06 feet;
6. Thence S. 1°56'06" E., a distance of 150.06 feet;
7. Thence on the arc of a curve to the left, a radius of 13,145.00 feet, a central angle of 2°54'09", a distance of 551.17 feet, (a chord bearing S. 3°08'10" E., a distance of 551.13 feet);
8. Thence S. 6°42'28" E., a distance of 334.83 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described parcel contains 80,678 sq. ft. (1.852 acres), more or less, of which 27,377 sq. ft. (0.628 acres) are within the existing right of way dedicated to the City of Fort Collins in a deed recorded as Reception number 20190022298 in the records of the Larimer County Clerk &

Recorder's office, leaving a net area of 53,301 sq. ft (1.224 acres).

Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of N. 0°06'19" W. (a distance of 2,652.17 feet), between the corner common to Sections 21, 22, 27 and 28 (being a 3.25" aluminum cap "T7N R68W 21|22|28|27 LS17497 1987") Township 7 North, Range 68 West, Sixth Principal Meridian, Larimer County, Colorado, and the Quarter Corner common to Sections 21 and 22 (being a 3.25" aluminum cap "LUND LS34995 KING SURVEYORS INC 2007"), Township 7 North, Range 68 West, Sixth Principal Meridian, Larimer County, Colorado, as obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN).

Prepared by:
Stan Vermilyea P.L.S. 25381
For and on the behalf of AECOM
7595 Technology Way
Denver, Colorado 80237



EXHIBIT "A"

PROJECT NUMBER: IM 0253-255
UTILITY EASEMENT NUMBER: UE-283D
PROJECT CODE: 21506
DATE: August 25, 2020
DESCRIPTION

A Utility Easement No. UE-283D of the Department of Transportation, State of Colorado Project No. IM 0253-255 containing 9,045 sq. ft. (0.208 acres), more or less, the Southwest Quarter of Section 22, Township 7 North, Range 68 West, of the Sixth Principal Meridian, in Larimer County, Colorado, said utility easement being more particularly described as follows:

Commencing at a point, whence the corner common to Sections 21, 22, 27 & 28, Township 7 North, Range 68 West, of the Sixth Principal Meridian, in Larimer County, Colorado (being a 3.25" aluminum cap "T7N R68W 21|22|28|27 LS17497 1987"), bears S. 11°03'09" W., a distance of 684.46 feet, said point also being the TRUE POINT OF BEGINNING;

1. Thence S. 77°05'08" W., a distance of 20.00 feet;
2. Thence N. 12°54'52" W., a distance of 254.65 feet, more or less, to a point of curvature;
3. Thence on the arc of a curve to the right, a radius of 13,165.00 feet, a central angle of 1°02'20", a distance of 238.71 feet, (a chord bearing N. 12°23'42" W., a distance of 238.70 feet), more or less, to a point on the westerly line of an existing water line easement as described at Book 2188, Page 685, of the Larimer County Clerk and Recorders Office records.
4. Thence along said westerly line S. 25°42'50" E, a distance of 84.69 feet;
5. Thence leaving said westerly line on the arc of a curve to the left, a radius of 13,145.00 feet, a central angle of 0°40'50", a distance of 156.11 feet, (a chord bearing S. 12°34'27" E., a distance of 156.11 feet);
6. Thence S. 12°54'52" E., a distance of 254.65 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described Utility Easement contains 9,045 sq. ft. (0.208 acres), more or less.

The purpose of the above-described Utility Easement is for the installation, operation and maintenance of a water line.

Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of N. 0°06'19" W. (a distance of 2,652.17 feet), between the corner common to Sections 21, 22, 27 and 28 (being a 3.25" aluminum cap "T7N R68W 21|22|28|27 LS17497 1987") Township 7 North, Range 68 West, Sixth Principal Meridian, Larimer County, Colorado, and the Quarter Corner common to Sections 21 and 22 (being a 3.25" aluminum cap "LUND LS34995 KING SURVEYORS INC 2007"), Township 7 North, Range 68 West, Sixth Principal Meridian, Larimer County, Colorado, as obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN).

Prepared by:
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For and on the behalf of AECOM
6200 South Quebec Street
Greenwood Village, Colorado 80111



EXHIBIT "A"

PROJECT NUMBER: IM 0253-255
UTILITY EASEMENT NUMBER: UE-283E Rev.
PROJECT CODE: 21506
DATE: January 19, 2021
DESCRIPTION

A Utility Easement No. UE-283E Rev. of the Department of Transportation, State of Colorado Project No. IM 0253-255 containing 18,576 sq. ft. (0.426 acres), more or less, in the Northeast Quarter of Section 21, Township 7 North, Range 68 West, of the Sixth Principal Meridian, in Larimer County, Colorado, said utility easement being more particularly described as follows:

Commencing at a point on the westerly line of a water line easement described at Book 2188, Page 685, of the Larimer County Clerk and Records Office records, whence the Quarter Corner common to Sections 21 and 22, Township 7 North, Range 68 West, of the Sixth Principal Meridian, in Larimer County, Colorado (being a 3.25" aluminum cap "LUND LS34995 KING SURVEYORS INC 2007"), bears S. 63°00'31" E., a distance of 222.67 feet, said point also being the TRUE POINT OF BEGINNING;

1. Thence N. 26°12'32" W., leaving said westerly line, a distance of 124.85 feet;
2. Thence N. 3°16'20" W., a distance of 318.69 feet;
3. Thence N. 2°31'47" W., a distance of 141.45 feet;
4. Thence N. 2°29'23" W., a distance of 209.78 feet;
5. Thence N. 2°12'38" W., a distance of 188.22 feet;
6. Thence N. 3°51'44" W., a distance of 22.53 feet;
7. Thence S. 13°57'46" E., a distance of 101.38 feet;
8. Thence S. 2°12'38" E., a distance of 111.43 feet;
9. Thence S. 2°29'23" E., a distance of 209.73 feet;
10. Thence S. 2°31'47" E., a distance of 141.31 feet;
11. Thence S. 3°16'20" E., a distance of 314.50 feet;
12. Thence S. 26°12'32" E., a distance of 77.56 feet to a point on said westerly easement line;
13. Thence S. 1°23'01" E., along said westerly line, a distance of 47.64 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described Utility Easement contains 18,576 sq. ft. (0.426 acres), more or less.

The purpose of the above described Utility Easement is for the installation, operation and maintenance of a water line.

Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of N. 0°06'19" W. (a distance of 2,652.17 feet), between the corner common to Sections 21, 22, 27 and 28 (being a 3.25" aluminum cap "T7N R68W 21|22|28|27 LS17497 1987") Township 7 North, Range 68 West, Sixth Principal Meridian, Larimer County, Colorado, and the Quarter Corner common to Sections 21 and 22 (being a 3.25" aluminum cap "LUND LS34995 KING SURVEYORS INC 2007"), Township 7 North, Range 68 West, Sixth Principal Meridian, Larimer County, Colorado, as obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN).

Prepared by:
Stan Vermilyea P.L.S. 25381
For and on the behalf of AECOM
7595 Technology Way
Denver, Colorado 80237



EXHIBIT "A"

PROJECT NUMBER: IM 0253-255
TEMPORARY EASEMENT NUMBER: TE-283
PROJECT CODE: 21506
DATE: August 25, 2020
DESCRIPTION

A Temporary Easement No. TE-283 of the Department of Transportation, State of Colorado Project No. IM 0253-255 containing 3,843 sq. ft. (0.088 acres), more or less, in the Southeast Quarter of Section 21, Township 7 North, Range 68 West, of the Sixth Principal Meridian, in Larimer County, Colorado, said Temporary Easement being more particularly described as follows:

Commencing at a point, whence the Quarter Corner common to Sections 21 and 22, Township 7 North, Range 68 West, of the Sixth Principal Meridian, in Larimer County, Colorado (being a 3.25" aluminum cap "LUND LS34995 KING SURVEYORS INC 2007"), bears N. 37°27'35" E., a distance of 273.66 feet, said point also being the TRUE POINT OF BEGINNING;

1. Thence S. 83°46'53" W., a distance of 39.59 feet;
2. Thence on the arc of a curve to the right, a radius of 13,175.00 feet, a central angle of 0°25'18", a distance of 96.99 feet, (a chord bearing N. 6°00'28" W., a distance of 96.99 feet);
3. Thence N. 84°12'11" E., a distance of 39.59 feet;
4. Thence on the arc of a curve to the left, a radius of 13,135.41 feet, a central angle of 0°25'18", a distance of 96.70 feet, (a chord bearing S. 6°00'28" E., a distance of 96.70 feet), more or less, to the TRUE POINT OF BEGINNING;

The above described Temporary Easement contains 3,843 sq. ft. (0.088 acres), more or less.

The purpose of the above-described Temporary Easement is for construction work area.

Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of N. 0°06'19" W. (a distance of 2,652.17 feet), between the corner common to Sections 21, 22, 27 and 28 (being a 3.25" aluminum cap "T7N R68W 21|22|28|27 LS17497 1987") Township 7 North, Range 68 West, Sixth Principal Meridian, Larimer County, Colorado, and the Quarter Corner common to Sections 21 and 22 (being a 3.25" aluminum cap "LUND LS34995 KING SURVEYORS INC 2007"), Township 7 North, Range 68 West, Sixth Principal Meridian, Larimer County, Colorado, as obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN).

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EXHIBIT "A"

PROJECT NUMBER: IM 0253-255
TEMPORARY EASEMENT NUMBER: TE-283A Rev.
PROJECT CODE: 21506
DATE: November 25, 2020
DESCRIPTION

A Temporary Easement No. TE-283A Rev. of the Department of Transportation, State of Colorado Project No. IM 0253-255 containing 1,992 sq. ft. (0.046 acres), more or less, in the Southwest Quarter of Section 22, Township 7 North, Range 68 West, of the Sixth Principal Meridian, in Larimer County, Colorado, said Temporary Easement being more particularly described as follows:

Commencing at a point on the section line common to Sections 22 and 27, from whence the corner common to Sections 21, 22, 27 and 28 (being a 3.25" aluminum cap "T7N R68W 21|22|28|27 LS17497 1987") Township 7 North, Range 68 West, Sixth Principal Meridian, Larimer County, Colorado bears S. 89°43'12" W., a distance of 188.60 feet, said point also being the TRUE POINT OF BEGINNING;

1. Thence leaving said section line N. 12°54'52" W., a distance of 97.35 feet;
2. Thence N. 77°05'08" E., a distance of 20.00 feet;
3. Thence S. 12°54'52" E., a distance of 101.84 feet, more or less, to a point on said section line;
4. Thence along said section line S. 89°43'12" W., a distance of 20.50 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described Temporary Easement contains 1,992 sq. ft. (0.046 acres), more or less.

The purpose of the above-described Temporary Easement is for construction access.

Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of N. 0°06'19" W. (a distance of 2,652.17 feet), between the corner common to Sections 21, 22, 27 and 28 (being a 3.25" aluminum cap "T7N R68W 21|22|28|27 LS17497 1987") Township 7 North, Range 68 West, Sixth Principal Meridian, Larimer County, Colorado, and the Quarter Corner common to Sections 21 and 22 (being a 3.25" aluminum cap "LUND LS34995 KING SURVEYORS INC 2007"), Township 7 North, Range 68 West, Sixth Principal Meridian, Larimer County, Colorado, as obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN).

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Denver, CO 80237



EXHIBIT "A"

PROJECT NUMBER: IM 0253-255
TEMPORARY EASEMENT NUMBER: TE-283C
PROJECT CODE: 21506
DATE: November 25, 2020
DESCRIPTION

A Temporary Easement No. TE283C of the Department of Transportation, State of Colorado Project No. IM 0253-255 containing 600 sq. ft. (0.014 acres), more or less, in the Northeast Quarter of Section 21, Township 7 North, Range 68 West, of the Sixth Principal Meridian, in Larimer County, Colorado, said Temporary Easement being more particularly described as follows:

Commencing at a point, whence the Quarter Corner common to Sections 21 and 22, Township 7 North, Range 68 West, of the Sixth Principal Meridian, in Larimer County, Colorado (being a 3.25" aluminum cap "LUND LS34995 KING SURVEYORS INC 2007"), bears S. 25°11'10" E., a distance of 743.95 feet, said point also being the TRUE POINT OF BEGINNING;

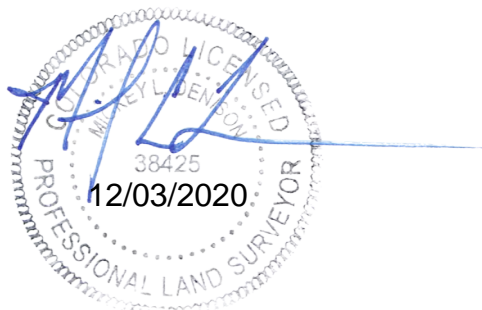
1. Thence S. 87°45'24" W., a distance of 20.00 feet;
2. Thence N. 2°14'36" W., a distance of 30.00 feet;
3. Thence N. 87°45'24" E., a distance of 20.00 feet;
4. Thence on the arc of a curve to the left, a radius of 13,219.00 feet, a central angle of 0°07'48", a distance of 30.00 feet, (a chord bearing S. 2°14'36" E., a distance of 30.00 feet), more or less, to the TRUE POINT OF BEGINNING.

The above described Temporary Easement contains 600 sq. ft. (0.014 acres), more or less.

The purpose of the above-described Temporary Easement is for construction work area.

Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of S. 0°06'19" E. (a distance of 2,652.17 feet), between the Quarter Corner common to Sections 21 and 22 (being a 3.25" aluminum cap "LUND LS34995 KING SURVEYORS INC 2007"), Township 7 North, Range 68 West, Sixth Principal Meridian, Larimer County, Colorado and the corner common to Sections 21, 22, 27 and 28 (being a 3.25" aluminum cap "T7N R68W 21|22|28|27 LS17497 1987") Township 7 North, Range 68 West, Sixth Principal Meridian, Larimer County, Colorado, as obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN).

Prepared by:
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Colorado Department of Transportation Condemnation Authorization Contact Summary	Project Code: 21506
	Parcel: RW-283B,RW-283S,RW-283E,RW-283F,U E-283EREV,TE-283,TE-283AREV,TE-283C
	Owner: Colorado State University Research Foundation

The following is a summary of communications which have taken place between CDOT and/or its representatives and the above referenced owner related to the acquisition of the above described parcels. This summary is prepared to assist the Transportation Commission in considering CDOT's request for authorization to initiate and conduct condemnation proceedings.

Date	Contact Description	Amount/Description
8/3/2020	First Contact w/Property Owner	Preliminary plans meeting
8/3/2020	Discussion of CDOT Project	Shared ROW plans
2/25/2021	CDOT Offer	\$387,200
N/A	Owner Counter-Offer	N/A
N/A	CDOT Last Offer	N/A
3/5/2021	Last Contact w/Property Owner	TC Notice

Number of Property Owner Contacts Attempted:	49
Number of Successful Property Owner Contacts:	37

Matters Discussed During Property Owner Contacts (check all that apply)	
<input checked="" type="checkbox"/> Access <input checked="" type="checkbox"/> Valuation <input checked="" type="checkbox"/> Owner Appraisal Reimbursement <input checked="" type="checkbox"/> Project Timeline <input checked="" type="checkbox"/> Design <input checked="" type="checkbox"/> CDOT Processes <input checked="" type="checkbox"/> Other	Specify here: Permission to Enter and Utilities



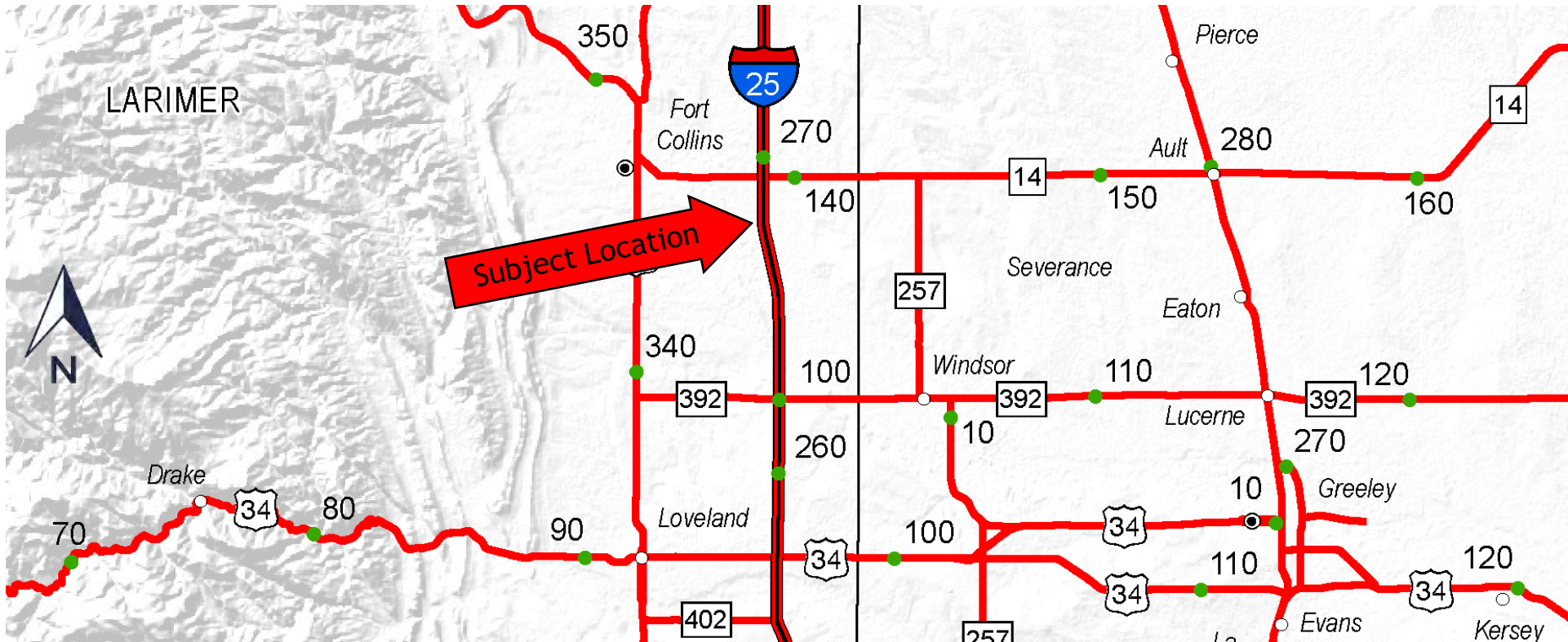
Condemnation Authorization I-25 North SH 402 to SH 14

District: 5

Region: 4

Project: IM 0253-255

Project Code: 21506



Owners: Colorado State University Research Foundation

Project Purpose: Improve safety, and maintain and improve connectivity for the community



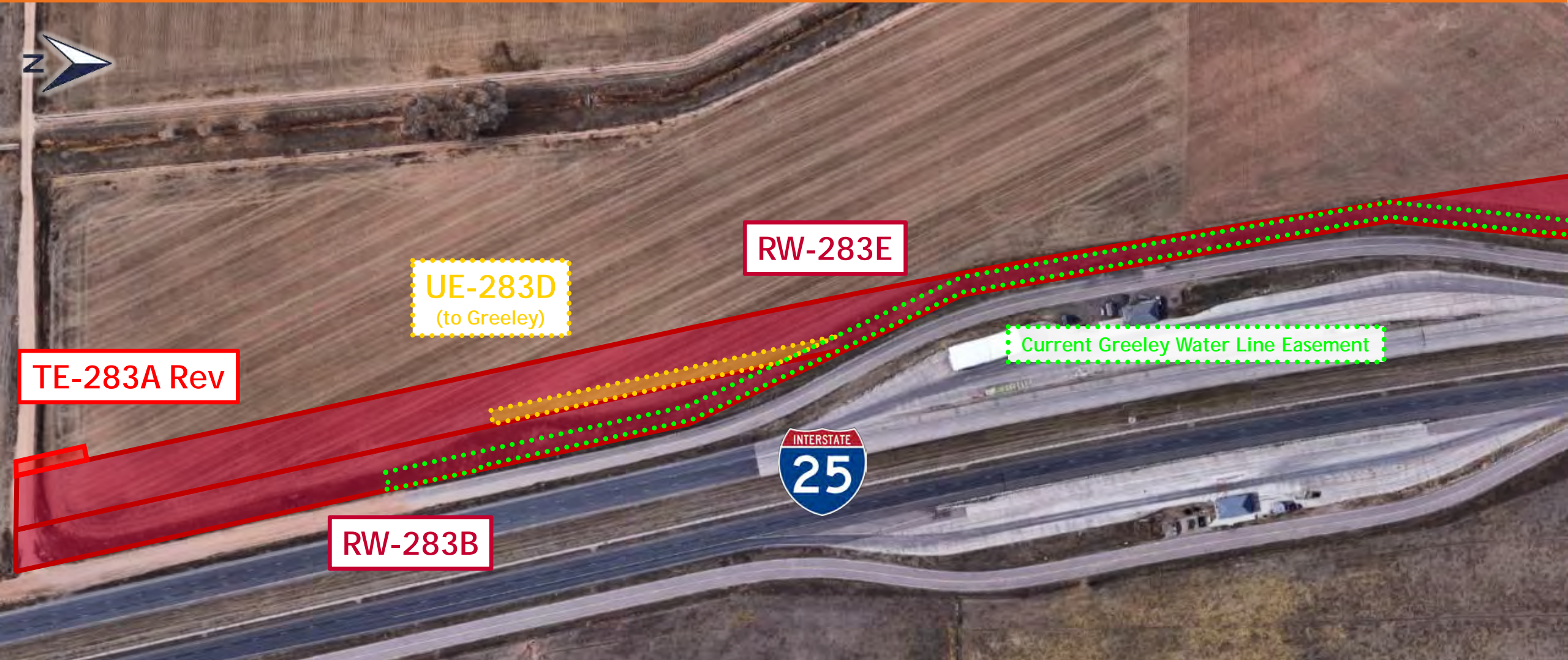
Condemnation Authorization I-25 North SH 402 to SH 14



Location of All Parcels for Ownership 283 (CSURF)



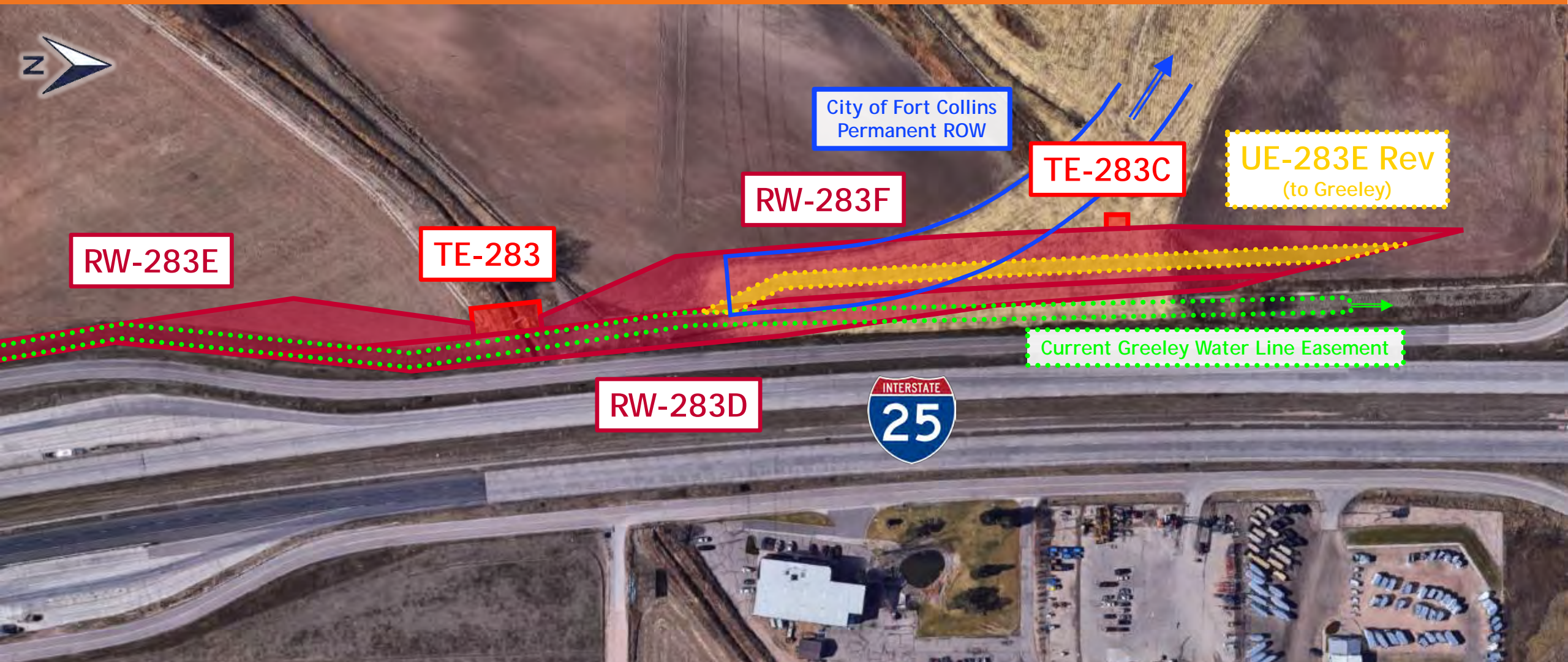
Condemnation Authorization I-25 North SH 402 to SH 14



Location of South Parcels for Ownership 283 (CSURF)



Condemnation Authorization I-25 North SH 402 to SH 14



Cont'd — Location of North Parcels for Ownership 283 (CSURF)



Condemnation Authorization I-25 North SH 402 to SH 14

OFFERS	DATE	AMOUNT
CDOT Appraisal	February 11, 2021	\$387,200
Owner Appraisal	February 1, 2021	\$1,026,000
CDOT Offer	February 26, 2021	\$387,200

- CDOT completed two prior acquisitions from owner in neighboring areas
- Utility Easements within acquisition areas to be deeded to City of Greeley for water line
- No counter-offer received, landowner not open to Possession & Use Agmt
- Condemnation required due to immediate construction needs




COLORADO
Department of Transportation

Office of the Chief Engineer
2829 W. Howard Place, Suite 562
Denver, CO 80204

MEMORANDUM

TO: TRANSPORTATION COMMISSION

FROM: STEPHEN HARELSON, P.E., CHIEF ENGINEER 

DATE: March 9, 2021

SUBJECT: REPORT PURSUANT TO COLORADO REVISED STATUTES, §43-1-208 REGARDING PROJECT NUMBER NHPP 0253-270, 22831, I-25 EXPRESS LANES FROM SH7 TO SH1, SEGMENT 6, SEEKING APPROVAL TO INITIATE AND CONDUCT CONDEMNATION PROCEEDINGS

Background

This written report to the Transportation Commission is pursuant to Colorado Revised Statutes (“C.R.S.”), Section 43-1-208(1). On July 18, 2019, the Transportation Commission entered Resolution No. TC-19-07-03 (“Resolution”), upon its minutes, which determined that the I-25 Express Lanes from SH7 to SH1 (Project Number NHPP 0253-270) would serve the public interest and/or convenience of the traveling public. The Resolution also authorized CDOT to engage in negotiations with the landowner listed below. On December 4, 2020, revisions to the AP Exhibits for the subject ownerships were authorized, which allowed CDOT to acquire land necessary for the project by purchase, exchange or negotiations with the landowner(s) listed below.

Unfortunately, after engaging in negotiations, CDOT and the landowner(s) were unable to reach a resolution. As a result, CDOT seeks Transportation Commission approval to initiate and conduct condemnation proceedings pursuant to Colorado Revised Statutes, Section 38-1-101 *et seq.* for the properties listed below.

The project I-25 Express Lanes from SH7 to SH1, Segment 6 (“Project”) is necessary for widening and improving I-25 including the addition of a northbound and southbound express lane and reconstructing the SH56 and SH60 interchanges. This will improve safety and improve connectivity for the community and is therefore, desirable.

Overview of Properties Previously Approved for Negotiation

There are eight fee simple acquisitions, fourteen permanent easements and four temporary easements previously approved for negotiation.

The property owners will be informed of the Transportation Commission meeting on March 17, 2021 and March 18, 2021 through a letter sent to the owner and the owner's attorney on or before March 5, 2021.

1. TC Resolution No. Approving Negotiation: TC-19-07-03
Date of ROW Plan Authorization: July 18, 2019, December 4, 2020
Address: 3801 County Road 46, Berthoud, CO 80513
Landowner's Name: RMSJ, LLC, a Colorado limited liability company; Colorado Central Power Company (easement holder), Panhandle Eastern Pipeline (easement holder, Anadarko, acquired by Occidental Petroleum (also owner of Western Midstream) is a subsidiary of Panhandle Eastern Pipeline); Kerr-Mcgee Gathering LLC (easement holder, merged with Western Midstream/Occidental Petroleum); Public Service Company of Colorado (easement holder); Minerva Lee, David Lamb and Aims Community College (easement holders as water users of a private irrigation lateral)
Current Size of Property: 6,446,880 s.f./148 net acres (per CDOT appraisal)
Proposed Size of Acquisition: AP-RW-605 REV 25,328 s.f./0.581 acres
AP-PE-605 23,484 s.f./0.539 acres
AP-TE-605 REV 33,405 s.f./0.767 acres
AP-TE-605A 6,191 s.f./0.142 acres

Purpose of Parcels Necessary for Project:

- AP-RW-605 REV: 25,328 s.f. - \$4,590 - Fee simple acquisition for improvements associated with widening and improving I-25, including structure work, slope and roadway drainage.
- AP-PE-605: 23,484 s.f. - \$2,129 - Permanent easement for permanent placement, construction, use and maintenance of roadway improvements and all related activities, including irrigation facilities, and all associated appurtenances.
- AP-TE-605 REV: 33,405 s.f. - \$1,212 - Temporary easement for activities associated with roadway reconstruction including, but not limited to, wall construction, BMP's, staking, stockpiling construction materials including topsoil embankment, rip rap, rebar and lumber, temporary parking for vehicles and equipment; and temporary construction access, including haul roads.
For a period of two years.
- AP-TE-605A: 6,191 s.f. - \$224 - Temporary easement for activities associated with roadway reconstruction including, but not limited to, wall construction, BMP's, staking, stockpiling construction materials including topsoil embankment, rip rap, rebar and lumber, temporary parking for vehicles and equipment; and temporary construction access, including haul roads.
For a period of two years.

There are no impacted improvements or damages associated with the acquisition.

Estimated Property Value, Damages and Benefits (if any): - Total for Ownership, \$8,155 rounded to \$8,200.

Method to Determine Property Value, Damages and Benefits (if any): Value was based on appraisal by J. Virginia Messick, MAI, AI-GRS, CCIM, SR/WA, dated December 1, 2020

Date of Initial Offer: January 15, 2021

Summary of Counteroffers: CDOT received a counteroffer of approximately \$63,000.00 on February 19, 2021 based on landowner's conversation with another landowner in

the corridor who provided information from their appraisal report to the landowner of the subject site. The landowner for 605 has not obtained his own appraisal.

CDOT is actively working with utility interest holders to relocate needed facilities including irrigation facilities (Minerva Lee, David Lamb and Aims Community College), electric facilities (Poudre Valley Rural Electric) and pipeline facilities (Western Midstream).

2. TC Resolution No. Approving Negotiation: TC-19-07-03
Date of ROW Plan Authorization: July 18, 2019, December 4, 2020
Address: I-25 Gateway Center FG#4, B1, L5 and L6, Weld County
Landowner's Name: St. Paul Property Holdings, LLC, a Colorado limited liability company; Union Pacific Railway Company, RME Petroleum Company & RME Land Corp. (mineral owner); Poudre Valley Rural Electric Association (easement holder); Public Service Company of Colorado (easement holder)
Current Size of Property: 159,276 s.f./3.656 acres (per CDOT appraisal)
Proposed Size of Acquisition: AP-RW-615 REV 21,715 s.f./0.499 acres
AP-PE-615 6,500 s.f./0.149 AC
AP-PE-615A 3,220 s.f./0.074 AC
AP-RW-616 REV 18,359 s.f./0.421 AC
AP-PE-616 5,912 s.f./0.136 AC
AP-PE-616A 2,956 s.f./0.068 AC

Purpose of Parcels Necessary for Project:

- AP-RW-615 REV: 21,715 s.f. - \$125,947 - Fee simple acquisition for improvements associated with widening and improving I-25, including slope and roadway drainage. Impacted improvements include trees and shrubs.
- AP-PE-615: 6,500 s.f. - \$30,160 - Permanent easement for permanent placement, construction, use and maintenance of roadway improvements and all related activities, including utilities, and all associated appurtenances.
- AP-PE-615A: 3,220 s.f. - \$9,338 - Permanent easement for permanent placement, construction, use and maintenance of roadway improvements and all related activities, including utilities, and associated appurtenances.
- AP-RW-616 REV: 18,359 s.f. - \$106,482 - Fee simple acquisition for improvements associated with widening and improving I-25, including slope and roadway drainage. Impacted improvements include 418 LF of fencing.
- AP-PE-616: 5,912 s.f. - \$27,432 - Permanent easement for permanent placement, construction, use and maintenance of roadway improvements and all related activities, including utilities, and associated appurtenances.
- AP-PE-616A: 2,956 s.f. - \$8,572 - Permanent easement for permanent placement, construction, use and maintenance of roadway improvements and all related activities, including utilities, and associated appurtenances.

Value of improvements for Ownership: \$34,879

Estimated Property Value, Damages and Benefits (if any): Total for Ownership, \$342,810 rounded to \$343,000

Method to Determine Property Value, Damages and Benefits (if any): Value was based on appraisal by Jon Vaughan, MAI, SR/WA, dated December 8, 2020

Date of Initial Offer: January 11, 2021

Summary of Counteroffers: Landowner originally countered at \$769,989 and again at \$550,000. Landowners appraisal indicated a value of \$375,194. CDOT issued a Last Written Offer at \$420,000 but has been unable to reach a settlement to date.

CDOT is working with Poudre Valley Rural Electric Association and Public Service Company of Colorado to address concerns with impacts to their facilities.

3. TC Resolution No. Approving Negotiation: TC-19-07-03
Date of ROW Plan Authorization: July 18, 2019, December 4, 2020
Address: I-25 Gateway Center FG#4 B1, L7-L10, Weld County
Landowner's Name: I-25 Gateway Center, LLC, a Colorado limited liability company; Union Pacific Railway Company, RME Petroleum Company & RME Land Corp. (mineral owner); Poudre Valley Rural Electric Association (easement holder); Public Service Company of Colorado (easement holder), Town of Johnstown (easement holder)
Current Size of Property: 368,814 s.f./8.467 acres

Proposed Size of Acquisition: AP-RW-618 REV 15,995 s.f./0.367 acres
AP-RW-619 REV 13,364 s.f./0.307 acres
AP-RW-620 REV 11,050 s.f./0.254 acres
AP-RW-621 REV 8,834 s.f./0.203 acres
AP-PE-618 6,845 s.f./0.157 acres
AP-PE-618A 3,423 s.f./0.079 acres
AP-PE-619 6,846 s.f./0.157 acres
AP-PE-619A 3,423 s.f./0.079 acres
AP-PE-620 6,847 s.f./0.157 acres
AP-PE-620A 3,423 s.f./0.079 acres
AP-PE-621 5,482 s.f./0.126 acres
AP-PE-621A 3,909 s.f./0.090 acres
AP-TE-621 4,281 s.f./0.098 acres

Purpose of Parcels Necessary for Project:

- AP-RW-618 REV: 15,995 s.f. - \$95,970 - Fee simple acquisition for improvements associated with widening and improving I-25, including slope and roadway drainage. Impacted improvements include landscaping and fencing.
- AP-RW-619 REV: 13,364 s.f. - \$80,184 - Fee simple acquisition for improvements associated with widening and improving I-25, including slope and roadway drainage. Impacted improvements include landscaping and fencing.
- AP-RW-620 REV: 11,050 s.f. - \$66,300 - Fee simple acquisition for improvements associated with widening and improving I-25, including slope and roadway drainage. Impacted improvements include landscaping and fencing.
- AP-RW-621 REV: 8,834 s.f. - \$53,004 - Fee simple acquisition for improvements associated with widening and improving I-25, including slope and roadway drainage. Impacted improvements include landscaping and fencing.
- AP-PE-618: 6,845 s.f. - \$32,856 - Permanent easement for permanent placement, construction, use and maintenance of roadway improvements and all related activities, including utilities and associated appurtenances.

- AP-PE-618A: 3,423 s.f. - \$10,269 - Permanent easement for permanent placement, construction, use and maintenance of roadway improvements and all related activities, including utilities, and associated appurtenances.
- AP-PE-619: 6,846 s.f. - \$32,861 - Permanent easement for permanent placement, construction, use and maintenance of roadway improvements and all related activities, including utilities and associated appurtenances.
- AP-PE-619A: 3,423 s.f. - \$10,269 - Permanent easement for permanent placement, construction, use and maintenance of roadway improvements and all related activities, including utilities, and associated appurtenances.
- AP-PE-620: 6,847 s.f. - \$32,866 - Permanent easement for permanent placement, construction, use and maintenance of roadway improvements and all related activities, including utilities and associated appurtenances.
- AP-PE-620A: 3,423 s.f. - \$10,269 - Permanent easement for permanent placement, construction, use and maintenance of roadway improvements and all related activities, including utilities, and associated appurtenances.
- AP-PE-621: 5,482 s.f. - \$26,314 - Permanent easement for permanent placement, construction, use and maintenance of roadway improvements and all related activities, including utilities and associated appurtenances.
- AP-PE-621A: 3,909 s.f. - \$11,727 - Permanent easement for permanent placement, construction, use and maintenance of roadway improvements and all related activities, including utilities, and associated appurtenances.
- AP-TE-621: 4,281 s.f. - \$5,137 - Temporary easement for activities associated with roadway reconstruction including, but not limited to, stockpiling construction materials including topsoil embankment, rip rap, rebar and lumber, temporary parking for vehicles and equipment; and temporary construction access, including haul roads.

For a period of two years.

Value of improvements for Ownership: \$104,539

There are no damages associated with this acquisition.

Estimated Property Value, Damages and Benefits (if any): Total for Ownership, \$572,564 rounded to \$573,000

Method to Determine Property Value, Damages and Benefits (if any): Value was based on appraisal by Jon Vaughan, MAI, SR/WA, dated February 1, 2021

Date of Initial Offer: February 5, 2021

Summary of Counteroffers: The landowner has not responded at this time. The landowner has not provided a completed appraisal to date and the landowner's attorney stated early on that they do not intend to negotiate until court proceedings.

CDOT is working with Poudre Valley Rural Electric Association, Public Service Company of Colorado and Town of Johnstown to address concerns with impacts to their facilities.

4. TC Resolution No. Approving Negotiation: TC-19-07-03
 Date of ROW Plan Authorization: July 18, 2019, December 4, 2020
 Address: I-25 Gateway Center FG#4, Outlot A, Weld County
 Landowner's Name: I-25 Gateway Center Owner's Association, Inc., a Colorado nonprofit corporation; Union Pacific Railway Company, RME Petroleum Company & RME Land Corp. (mineral owner)
 Current Size of Property: 151,295 s.f./3.473 acres
 Proposed Size of Acquisition: AP-RW-622 REV 13,192 s.f./0.303 acres

AP-PE-622 5,569 s.f./0.128 acres
AP-TE-622 REV 19,519 s.f./0.448 acres

Purpose of Parcels Necessary for Project:

- AP-RW-622 REV: 13,192 s.f. - \$15,830 - Fee simple acquisition for improvements associated with widening and improving I-25, including slope and drainage facilities. Impacted improvements include fencing (375 l.f.) and landscaping (3,326 s.f.).
- AP-PE-622: 5,569 s.f. - \$3,341 -Permanent easement for permanent placement, construction, use and maintenance of roadway improvements and all related activities, including utilities, and associated appurtenances.
- AP-TE-622 REV: 19,519 s.f. - \$4,685 - Temporary easement for activities associated with roadway reconstruction including, but not limited to, stockpiling construction materials including topsoil embankment, rip rap, rebar and lumber, temporary parking for vehicles and equipment; and temporary construction access, including haul roads.
For a period of two years.

Value of improvements for Ownership: \$25,257

There are no damages associated with this acquisition.

Estimated Property Value, Damages and Benefits (if any): Total for Ownership, \$49,113 rounded to \$49,150

Method to Determine Property Value, Damages and Benefits (if any): Value was based on appraisal by Jon Vaughan, MAI, SR/WA, dated January 14, 2021

Date of Initial Offer: February 5, 2021

Summary of Counteroffers: The landowner has not responded at this time. The landowner has not provided a completed appraisal to date and the landowner's attorney stated early on that they do not intend to negotiate until court proceedings.

There are no active discussions with other interest holders.

Attachments
Proposed Resolution
Right-of-Way Plans
Legal Descriptions
Contact Summary

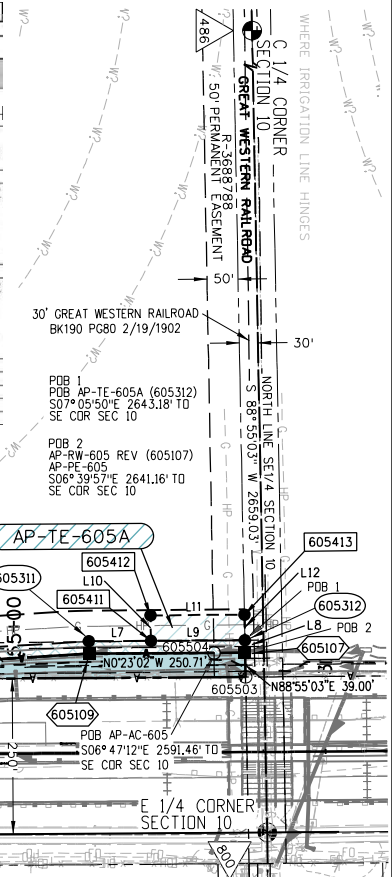
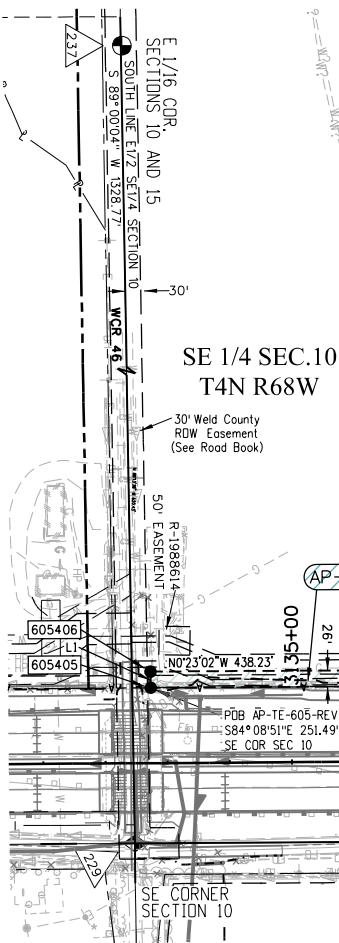


10601 W. 10th Street
Greeley, CO 80634
Phone: 970-350-2161

Sheet revisions			Sheet revisions			Sheet revisions		
Date	Description	Initials	Date	Description	Initials	Date	Description	Initials
9/25/20	Revised AP-RW-605, AP-TE-605	---						
-----	Added, AP-TE-605A, AP-PE-605, AP-AC-605	---						
-----	deleted, AP-UE-605	RFG						

Right of Way Plans			
Plan Sheet			
Project Number: NHPP 0253-270			
Project Location: I-25 Express Lanes SH7 TO SH1			
Project Code	Last Mod. Date	Sheet No.	
22831	9-25-20	1.01 of 1.01	1.01

R.O.W. TABULATION OF PROPERTIES IN WELD COUNTY INTERSTATE HIGHWAY 25 - SEGMENT 6										
Parcel No.	Ownership Name and Mailing Address	Parcel ID Site Address	Location	Area In Square Feet [Acres]				Reception No.	Title Commitment No.	Purpose
				Existing BOM	Net Area (afterright)	Remainder Left	Remainder Right			
AP-RW-605 REV	RMSJ, LLC, a Colorado limited liability company 22605 WELD COUNTY ROAD 15 JOHNSTOWN, CO 80534	10610000025 3801 COUNTY RD. 46 WELD COUNTY, CO	SE 1/4 SECTION 10, T4N, R68W, 6TH PM	25,328 (0.581)		8,299,909 (184.626)			596-F0566988-383-5A1	PERMANENT HIGHWAY WIDENING ASSOCIATED APPURTENANCES
AP-PE-605	same as above			23,454 (0.539)						FOR PERMANENT PLACEMENT, CONSTRUCTION USE AND MAINTENANCE OF ROADWAY IMPROVEMENTS AND ALL RELATED ACTIVITIES, INCLUDING IRRIGATION FACILITIES AND ALL ASSOCIATED APPURTENANCES
AP-TE-605 REV	same as above			33,406 (0.767)						TEMPORARY EQUIPMENT OR ACTIVITIES ASSOCIATED WITH ROADWAY CONSTRUCTION INCLUDING BUT NOT LIMITED TO WALL CONSTRUCTION, BMP'S, STAKING, STOCKING CONSTRUCTION MATERIALS INCLUDING TOPSOIL, EMBANKMENT, REPAIR REBAR, AND LUMBER, TEMPORARY PARKING FOR VEHICLES AND EQUIPMENT & TEMPORARY CONSTRUCTION ACCESS, INCLUDING HAUL ROADS
AP-TE-605A	same as above			6,161 (0.142)						TEMPORARY EQUIPMENT OR ACTIVITIES ASSOCIATED WITH ROADWAY CONSTRUCTION INCLUDING BUT NOT LIMITED TO WALL CONSTRUCTION, BMP'S, STAKING, STOCKING CONSTRUCTION MATERIALS INCLUDING TOPSOIL, EMBANKMENT, REPAIR REBAR, AND LUMBER, TEMPORARY PARKING FOR VEHICLES AND EQUIPMENT & TEMPORARY CONSTRUCTION ACCESS, INCLUDING HAUL ROADS
AP-UE-605	deleted									
AP-AC-605	same as above									NO ACCESS



NAME	BEARING	DISTANCE
L1	S 89°00'04\"	26.00'
L2	N 08°07'46\"	37.10'
L3	N 00°23'02\"	139.99'
L4	N 11°35'39\"	51.12'
L5	N 89°25'01\"	20.00'
L6	N 02°10'06\"	479.24'
L7	N 00°23'02\"	251.01'
L8	N 88°55'03\"	20.00'
L9	S 00°23'02\"	151.01'
L10	S 88°55'03\"	41.00'
L11	N 00°23'02\"	151.01'
L12	N 88°55'03\"	41.00'

NOTE: PARCELS ARE LOCATED WITHIN ZONE X AREA OF MINIMAL FLOOD HAZARD PER MAP PANEL 0806C1405F EFFECTIVE DATE 12/19/2006.

NOTE: THIS IS NOT A ROW PLAN, LAND SURVEY PLAT, OR IMPROVEMENT SURVEY PLAT AND WAS PREPARED FOR CDDT PURPOSES ONLY.

COLORADO DEPARTMENT OF TRANSPORTATION
HIGHWAY PROJECT

ROW PLANS AUTHORIZED: *Keith J. Stefanik*
12/04/20 DATE
Keith J. Stefanik (Dec 4, 2020-06-11 M51)
Chief Engineer

LEGAL DESCRIPTIONS - EXHIBIT A

Jacobs

10/30/2020 09:48:41 AM - C:_Transportation\WXX4100_North I-25\7000CDDT\22831\RDW_Survey\Drawings\EXHIBIT\5\22831RDW_AP-605E-08b1.dwg

Colorado Department of Transportation

10601 W. 10th Street
Greeley, CO 80634
Phone: 970-350-2161

Region 4

Sheet Revisions

Date	Description	Initials
9/17/20	Revised AP-RW-615, Deleted AP-UE-615 Added AP-PE-615 and AP-PE-615A	CFS

Sheet Revisions

Date	Description	Initials
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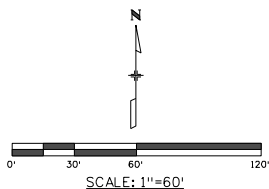


Project Number: **NHPP 0253-270**
Project Location: **I-25 Express Lanes SH7 to SH1**

Project Code: 22831 Last Mod. Date: 12-02-2020 Subset Sheets: 1.01 of 1.01 Sheet No.: 1.01

Right of Way Plans
Plan Sheet Exhibit

FLOOD ZONE X: AREA OF MINIMAL FLOOD HAZARD
PANEL: 08069C1405F
EFFECTIVE DATE: 12/19/2006



SE 1/4
SEC 3
T4N R68W
6TH P.M.

AP-AC-615 AP-RW-615 REV
AP-PE-615 AP-PE-615A

St. Paul Property Holdings, LLC, a
Colorado limited liability company
REC.# 4006402 (4/2/2014)

LOT 6
BLOCK 1

LOT 5
BLOCK 1
I-25 GATEWAY CENTER
FILING NO. FOUR
RECEPTION NO. 3042136

65' BUILDING SETBACK
(REC.# 2712137)

LOT 4
BLOCK 1

GATEWAY DRIVE

20' UTILITY EASEMENT (PER PLAT)

30' UTILITY EASEMENT (PER PLAT)

NO BUILD ZONE (PER PLAT)

INTERSTATE 25

R.O.W. TABULATION OF PROPERTIES IN WELD COUNTY INTERSTATE HIGHWAY 25 - SEGMENT 6

Parcel No.	Ownership Name and Mailing Address	Parcel Id Site Address	Location	Area In Square Feet (Acres)				Reception No.	Title Commitment No.	Purpose
				Area Of Parcel	Existing ROW	Net Area Left/Right	Remainder Left			
AP-RW-615 REV	ST. PAUL PROPERTY HOLDINGS, LLC, A COLORADO LIMITED LIABILITY COMPANY	106103426005	R68W, 6TH PM	21,715			59,089		596-F0596396-383-8A1	PERMANENT HIGHWAY WIDENING AND ASSOCIATED APPURTENANCES
	6501 ENGH PL.	nonlisted	SE 1/4 SEC. 3, T4N	0.499			1,356			
	106103426274	nonlisted	I-25 GATEWAY CENTER, P4							
AP-UE-615	Deleted									
AP-PE-615	same as above			6,500						FOR PERMANENT PLACEMENT, CONSTRUCTION, USE AND MAINTENANCE OF ROADWAY IMPROVEMENTS AND ALL RELATED ACTIVITIES INCLUDING UTILITIES AND ASSOCIATED APPURTENANCES
				0.149						
AP-PE-615A	same as above			3,220						FOR PERMANENT PLACEMENT, CONSTRUCTION, USE AND MAINTENANCE OF ROADWAY IMPROVEMENTS AND ALL RELATED ACTIVITIES INCLUDING UTILITIES AND ASSOCIATED APPURTENANCES
				0.074						
AP-AC-615	same as above									NO ACCESS

Note: This is not a ROW Plan, Land Survey Plat, or Improvement Survey Plat, and was prepared for CDOT purposes only as a graphic exhibit for legal description.

Legal Descriptions - Exhibit A
Parcel AP-RW-615REV, AP-PE-615
AP-PE-615A and AP-AC-615

COLORADO DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY PROJECT 12/04/20

ROW PLANS AUTHORIZED
Keith J. Stefanik
Keith J. Stefanik (Dec 4, 2020 06:11 MST)

Chet F. Smith - PLS 38271
For and on Behalf of Topographic

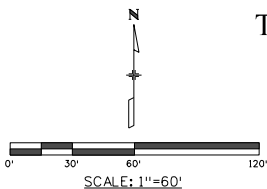
Sheet Revisions			Sheet Revisions		
Date	Description	Initials	Date	Description	Initials
9/17/20	Revised AP-RW-616, Deleted AP-UE-616 Added AP-PE-616 and AP-PE-616A	CFS			



Right of Way Plans			
Plan Sheet Exhibit			
Project Number:	NHPP 0253-270		
Project Location:	I-25 Express Lanes SH7 to SH1		
Project Code:	Last Mod. Date:	Subset Sheets:	Sheet No.:
22831	12-02-2020	1.01 of 1.01	1.01

FLOOD ZONE X: AREA OF MINIMAL FLOOD HAZARD
PANEL: 08069C1405F
EFFECTIVE DATE: 12/19/2006

SE 1/4
SEC 3
T4N R68W
6TH P.M.



GATEWAY DRIVE

20' UTILITY EASEMENT (PER PLAT)

LOT 7
BLOCK 1

LOT 6
BLOCK 1
I-25 GATEWAY CENTER
FILING NO. FOUR
RECEPTION NO. 3042136

POINT OF BEGINNING
AP-PE-616A
S. 23° 05' 03" E. 1010.37'
TO SE CORNER SECTION 3

POINT OF BEGINNING
AP-RW-616 REV,
AP-PE-616, AP-AC-616
S. 21° 28' 40" E. 999.17'
TO SE CORNER SECTION 3

INTERSTATE 25

AP-AC-616 AP-RW-616 REV
AP-PE-616 AP-PE-616A
St. Paul Property Holdings, LLC, a
Colorado limited liability company
REC.# 4006402 (4/2/2014)

R.O.W. TABULATION OF PROPERTIES IN WELD COUNTY INTERSTATE HIGHWAY 25 - SEGMENT 6

Parcel No.	Ownership Name and Mailing Address	Parcel Id Site Address	Location	Area In Square Feet (Acres)				Reception No.	Title Comstaint No.	Purpose
				Area Of Parcel	Existing ROW	Net Area Left/Right	Remainder Left			
AP-RW-616 REV	ST. PAUL PROPERTY HOLDINGS, LLC, A COLORADO LIMITED LIABILITY COMPANY	10610342606	R68W, 6TH PM	16,359		60,441			596-F0596396-383-6A1	PERMANENT HIGHWAY WIDENING AND ASSOCIATED APPURTENANCES
	8501 ENGH PL. TIMNATH, CO 80547-2274	non-listed	SE 1/4 SEC. 3, T6N I-25 GATEWAY CENTER, F4	0.421		1,388				
AP-UE-616	Deleted									
AP-PE-616	same as above			5,912						FOR PERMANENT PLACEMENT, CONSTRUCTION USE AND MAINTENANCE OF ROADWAY IMPROVEMENTS AND ALL RELATED ACTIVITIES, INCLUDING UTILITIES AND ASSOCIATED APPURTENANCES
				0.136						
AP-PE-616A	same as above			2,956						FOR PERMANENT PLACEMENT, CONSTRUCTION USE AND MAINTENANCE OF ROADWAY IMPROVEMENTS AND ALL RELATED ACTIVITIES, INCLUDING UTILITIES AND ASSOCIATED APPURTENANCES
				0.068						
AP-AC-616	same as above									NO ACCESS

Legal Descriptions - Exhibit A
Parcel AP-RW-616REV, AP-PE-616
AP-PE-616A and AP-AC-616

COLORADO DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY PROJECT 12/04/20
ROW PLANS AUTHORIZED
Keith J Steffanik
Chet F. Smith (Dec 4, 2020 06:11 MST)

Note: This is not a ROW Plan, Land Survey Plat, or Improvement Survey Plat, and was prepared for CDOT purposes only as a graphic exhibit for legal description.

Chet F. Smith - PLS 38271
For and on Behalf of Topographic

Colorado Department of Transportation



10601 W. 10th Street
Greeley, CO 80634
Phone: 970-350-2161

Region 4

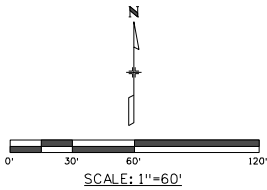
Sheet Revisions			Sheet Revisions		
Date	Description	Initials	Date	Description	Initials
9/17/20	Revised AP-RW-618, Deleted AP-UE-618 Added AP-PE-618 and AP-PE-618A	CFS			



Right of Way Plans Plan Sheet Exhibit			
Project Number:	NHPP 0253-270		
Project Location:	I-25 Express Lanes SH7 to SH1		
Project Code:	Last Mod. Date:	Subset Sheets:	Sheet No.:
22831	12-02-2020	1.01 of 1.01	1.01

FLOOD ZONE X: AREA OF MINIMAL FLOOD HAZARD
PANEL: 08069C1405F
EFFECTIVE DATE: 12/19/2006

SE 1/4
SEC 3
T4N R68W
6TH P.M.



LOT 8
BLOCK 1
I-25 GATEWAY CENTER
FILING NO. FOUR
RECEPTION NO. 3042136

LOT 7
BLOCK 1

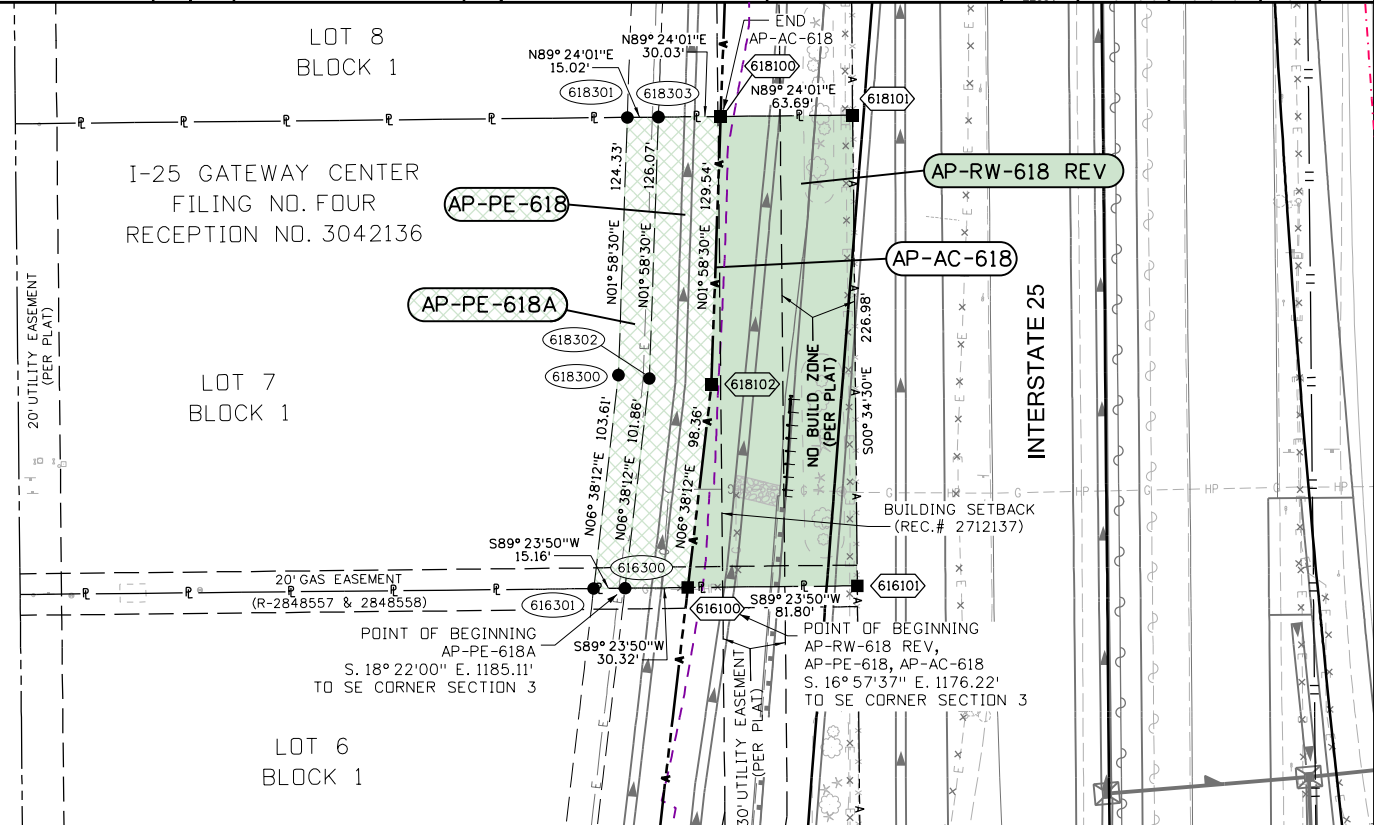
LOT 6
BLOCK 1

GATEWAY DRIVE

INTERSTATE 25

AP-AC-618 AP-RW-618 REV
AP-PE-618 AP-PE-618A

I-25 Gateway Center, L.L.C., a
Colorado limited liability company
REC.# 2718985 (9/8/1999)



R.O.W. TABULATION OF PROPERTIES IN WELD COUNTY INTERSTATE HIGHWAY 25 - SEGMENT 6

Parcel No.	Ownership Name and Mailing Address	Parcel Id Site Address	Location	Area In Square Feet (Acres)				Reception No.	Title Comitant No.	Purpose
				Area Of Parcel	Existing ROW	Net Area Left+right	Remainder Left			
AP-RW-618 REV	I-25 GATEWAY CENTER, L.L.C., A COLORADO LIMITED LIABILITY COMPANY	106103426007	R68W, 6TH PM	15,995			75,699		596-F0596400-383-8A1	PERMANENT HIGHWAY WIDENING AND ASSOCIATED APPURTENANCES
	PO BOX 25	not listed	SE 1/4 SEC. 3, T4N	0.367			1,738			
	WINTER PARK, CO 80482-0025		I-25 GATEWAY CENTER, F4							
AP-UE-618	Deleted									
AP-PE-618	same as above			6,845						FOR PERMANENT PLACEMENT, CONSTRUCTION, USE AND MAINTENANCE OF ROADWAY IMPROVEMENTS AND ALL RELATED ACTIVITIES, INCLUDING UTILITIES AND ASSOCIATED APPURTENANCES
				0.157						
AP-PE-618A	same as above			3,423						FOR PERMANENT PLACEMENT, CONSTRUCTION, USE AND MAINTENANCE OF ROADWAY IMPROVEMENTS AND ALL RELATED ACTIVITIES, INCLUDING UTILITIES AND ASSOCIATED APPURTENANCES
				0.079						
AP-AC-618	same as above									NO ACCESS

Legal Descriptions - Exhibit A
Parcel AP-RW-618 REV, AP-PE-618,
AP-PE-618A and AP-AC-618

COLORADO DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY PROJECT 12/04/20
DATE 12/04/20
Keith J. Stefanik
Chet F. Smith (Dec 4, 2020 06:11 MST)

Note: This is not a ROW Plan, Land Survey Plat, or Improvement Survey Plat, and was prepared for CDOT purposes only as a graphic exhibit for legal description.
Chet F. Smith - PLS 38271
For and on Behalf of Topographic

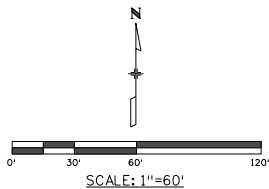
Sheet Revisions			Sheet Revisions		
Date	Description	Initials	Date	Description	Initials
9/17/20	Revised AP-RW-619, Added AP-PE-619 and AP-PE-619A	CFS			



Right of Way Plans			
Plan Sheet Exhibit			
Project Number:	NHPP 0253-270		
Project Location:	I-25 Express Lanes SH7 to SH1		
Project Code:	Last Mod. Date:	Subset Sheets:	Sheet No.:
22831	12-02-2020	1.01 of 1.01	1.01

FLOOD ZONE X: AREA OF MINIMAL FLOOD HAZARD
PANEL: 08069C1405F
EFFECTIVE DATE: 12/19/2006

SE 1/4
SEC 3
T4N R68W
6TH P.M.



AP-AC-619 AP-RW-619 REV
AP-PE-619 AP-PE-619A
I-25 Gateway Center, L.L.C., a
Colorado limited liability company
REC.# 2718985 (9/8/1999)

LOT 9
BLOCK 1
I-25 GATEWAY CENTER
FILING NO. FOUR
RECEPTION NO. 3042136

LOT 8
BLOCK 1

LOT 7
BLOCK 1

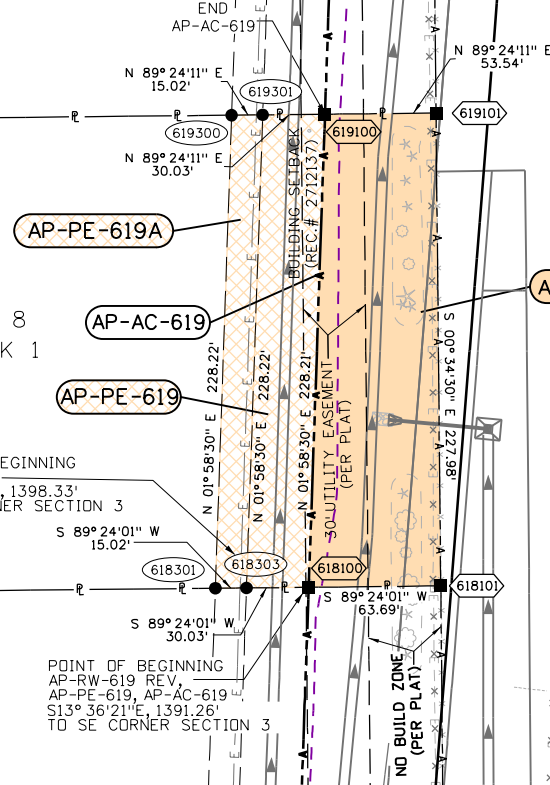
GATEWAY DRIVE

20' UTILITY EASEMENT (PER PLAT)

20' UTILITY EASEMENT (PER PLAT)

NO BUILD ZONE (PER PLAT)

INTERSTATE 25



R.O.W. TABULATION OF PROPERTIES IN WELD COUNTY INTERSTATE HIGHWAY 25 - SEGMENT 6

Parcel No.	Ownership Name and Mailing Address	Parcel Id Site Address	Location	Area In Square Feet (Acres)				Reception No.	Title Commitment No.	Purpose
				Area Of Parcel	Existing ROW	Net Area left/right	Remainder Left			
AP-RW-619 REV	I-25 GATEWAY CENTER, L.L.C., A COLORADO LIMITED LIABILITY COMPANY	10510342608	R68W, 6TH PM	13.964		78.722			956-F0596400-383-BA1	PERMANENT HIGHWAY WIDENING AND ASSOCIATED APPURTENANCES
	PO BOX 25 WINTER PARK, CO 80482-0025	not listed	SE 1/4 SEC. 3, T4N I-25 GATEWAY CENTER F4	0.307		1.807				
AP-PE-619	same as above			6.646						FOR PERMANENT PLACEMENT, CONSTRUCTION, USE AND MAINTENANCE OF ROADWAY IMPROVEMENTS AND ALL RELATED ACTIVITIES, INCLUDING UTILITIES AND ASSOCIATED APPURTENANCES
				0.167						
AP-PE-619A	same as above			3.423						FOR PERMANENT PLACEMENT, CONSTRUCTION, USE AND MAINTENANCE OF ROADWAY IMPROVEMENTS AND ALL RELATED ACTIVITIES, INCLUDING UTILITIES AND ASSOCIATED APPURTENANCES
				0.079						
AP-AC-619	same as above									NO ACCESS

Legal Descriptions - Exhibit A
Parcel AP-RW-619 REV, AP-PE-619, AP-PE-619A and AP-AC-619

COLORADO DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY PROJECT 12/04/20
DATE
12/04/20
12/04/20
12/04/20

Note: This is not a ROW Plan, Land Survey Plat, or Improvement Survey Plat, and was prepared for CDOT purposes only as a graphic exhibit for legal description.

Chet F. Smith - PLS 38271
For and on Behalf of Topographic

Colorado Department of Transportation



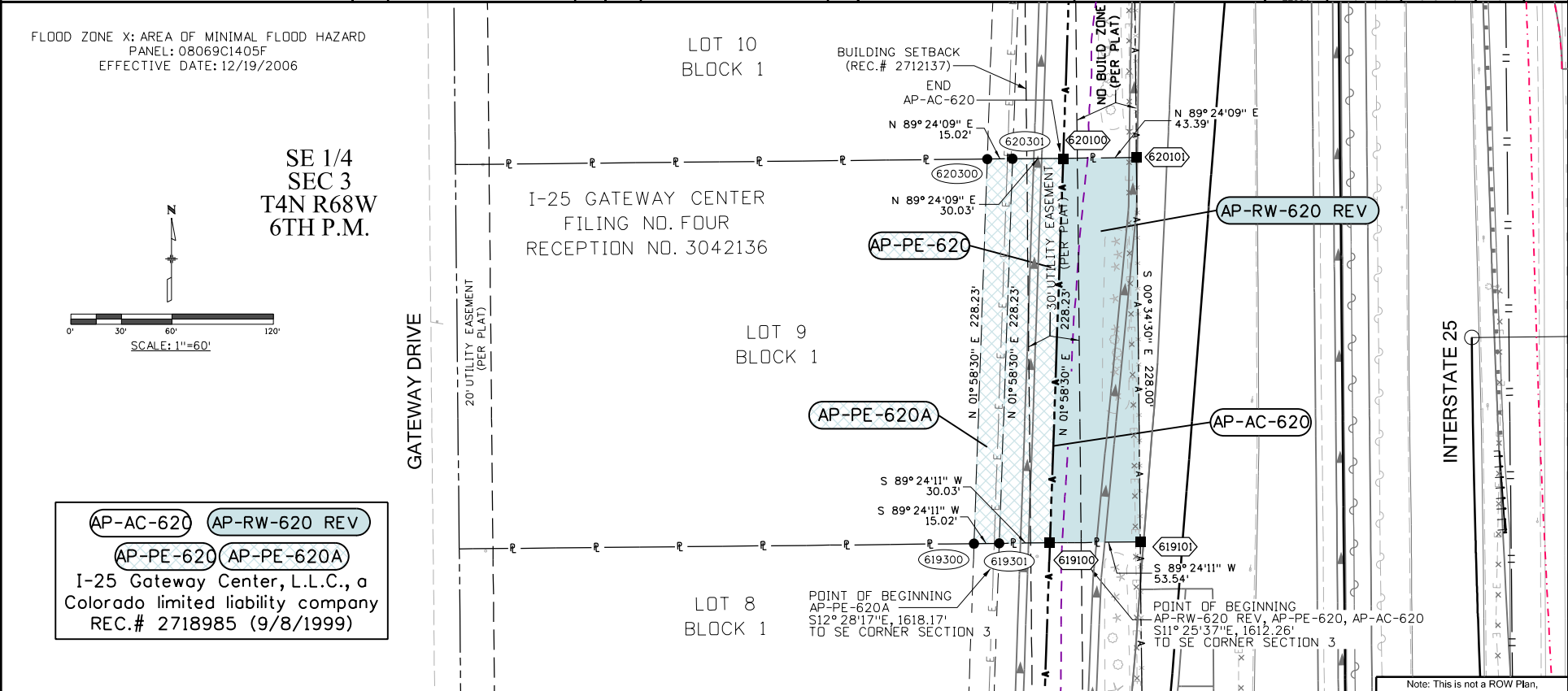
10601 W. 10th Street
Greeley, CO 80634
Phone: 970-350-2161

Region 4

Sheet Revisions			Sheet Revisions		
Date	Description	Initials	Date	Description	Initials
9/17/20	Revised AP-RW-620, Added AP-PE-620 and AP-PE-620A	CFS			



Right of Way Plans			
Plan Sheet Exhibit			
Project Number:	NHPP 0253-270		
Project Location:	I-25 Express Lanes SH7 to SH1		
Project Code:	Last Mod. Date:	Subset Sheets:	Sheet No.:
22831	12-02-2020	1.01 of 1.01	1.01



Note: This is not a ROW Plan, Land Survey Plat, or Improvement Survey Plat, and was prepared for CDOT purposes only as a graphic exhibit for legal description.

R.O.W. TABULATION OF PROPERTIES IN WELD COUNTY INTERSTATE HIGHWAY 25 - SEGMENT 6										
Parcel No.	Ownership Name and Mailing Address	Parcel Id Site Address	Location	Area In Square Feet (Acres)				Reception No.	Title Commitment No.	Purpose
				Area Of Parcel	Existing ROW	Net Area Left/Right	Remainder Left			
AP-RW-620 REV	I-25 GATEWAY CENTER, L.L.C., A COLORADO LIMITED LIABILITY COMPANY	106103426009	R68W, 6TH PM	11,050			81,036		956-F0596400-383-BA1	PERMANENT HIGHWAY WIDENING AND ASSOCIATED APPURTENANCES
	PO BOX 25 WINTER PARK, CO 80482-0025	not listed	SE 1/4 SEC. 3, T4N I-25 GATEWAY CENTER F4	0.254			1,860			
AP-PE-620	same as above						6,847			FOR PERMANENT PLACEMENT, CONSTRUCTION, USE AND MAINTENANCE OF ROADWAY IMPROVEMENTS AND ALL RELATED ACTIVITIES, INCLUDING UTILITIES AND ASSOCIATED APPURTENANCES
							0.157			
AP-PE-620A	same as above						3,423			FOR PERMANENT PLACEMENT, CONSTRUCTION, USE AND MAINTENANCE OF ROADWAY IMPROVEMENTS AND ALL RELATED ACTIVITIES, INCLUDING UTILITIES AND ASSOCIATED APPURTENANCES
							0.079			
AP-AC-620	same as above									NO ACCESS

Legal Descriptions - Exhibit A
Parcel AP-RW-620 REV, AP-PE-620, AP-PE-620A and AP-AC-620

COLORADO DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY PROJECT 12/04/20

DATE: 12/04/20

ROW PLANS AUTHORIZED BY:
Keith J. Stefanik
Keith J. Stefanik (Dec 4, 2020 06:11 MST)

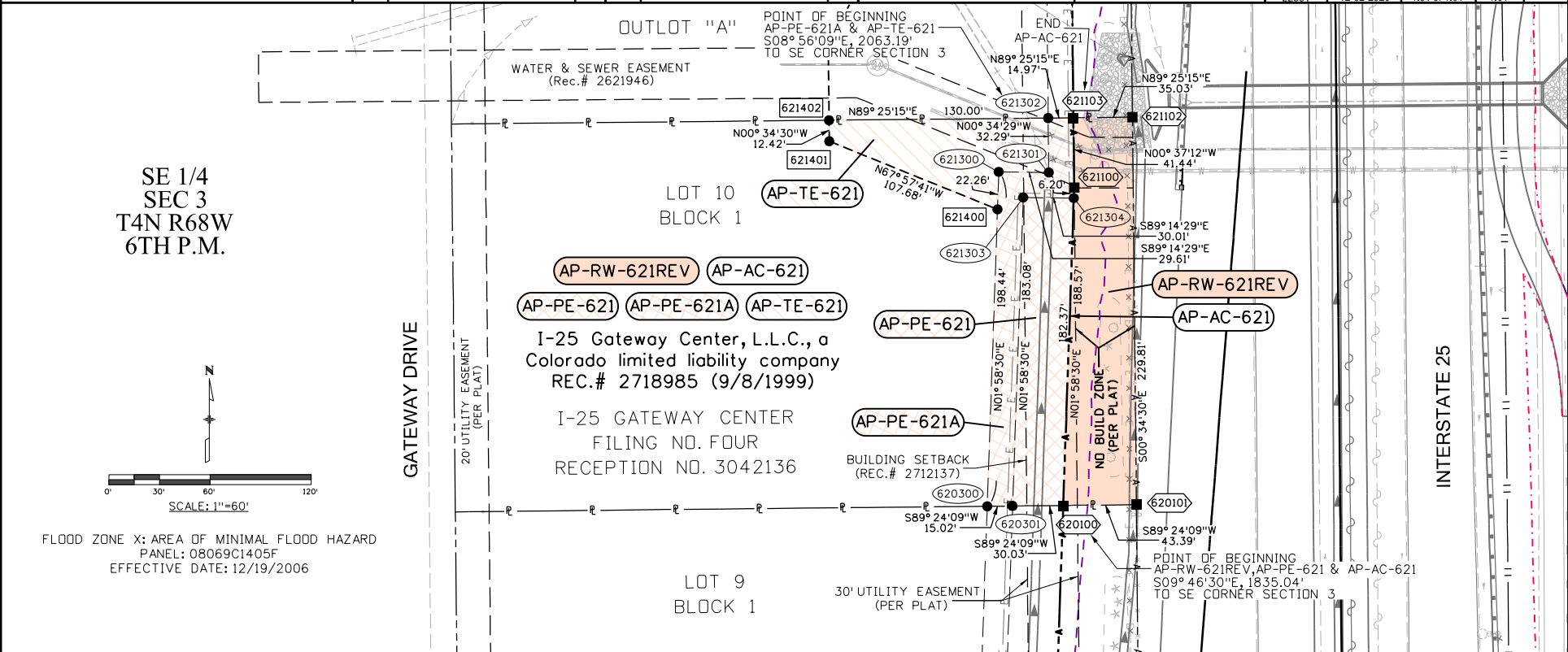
DATE: 12/04/20

Chet F. Smith - PLS 38271
For and on Behalf of Topographic

Sheet Revisions			Sheet Revisions		
Date	Description	Initials	Date	Description	Initials
9/17/20	Revised AP-RW-621, Added AP-PE-621, AP-PE-621A and AP-TE-621	CFS			



Right of Way Plans			
Plan Sheet Exhibit			
Project Number:	NHPP 0253-270		
Project Location:	I-25 Express Lanes SH7 to SH1		
Project Code:	Last Mod. Date:	Subset Sheets:	Sheet No.:
22831	12-02-2020	1.01 of 1.01	1.01



R.O.W. TABULATION OF PROPERTIES IN WELD COUNTY INTERSTATE HIGHWAY 25 - SEGMENT 6											
Parcel No.	Ownership Name and Mailing Address	Parcel Id Site Address	Location	Area in Square Feet (Acres)					Reception No.	Title Commitment No.	Purpose
				Area Of Parcel	Existing ROW	Net Area Left/right	Remainder Left	Remainder Right			
AP-RW-621 REV	I-25 GATEWAY CENTER, L.L.C., A COLORADO LIMITED LIABILITY COMPANY PO BOX 25 WINTER PARK, CO 80482-0025	106103426010	R68W, 6TH PM	8,834		84,036		84,036		566-F0566400-383-BA1	PERMANENT HIGHWAY WIDENING AND ASSOCIATED APPURTENANCES
		not listed	SE 1/4 SEC. 3, T4N	0.203				1,929			
AP-PE-621	same as above		I-25 GATEWAY CENTER, F4	5,482							FOR PERMANENT PLACEMENT, CONSTRUCTION, USE AND MAINTENANCE OF ROADWAY IMPROVEMENTS AND ALL RELATED ACTIVITIES, INCLUDING UTILITIES AND ASSOCIATED APPURTENANCES
				0.126							
AP-PE-621A	same as above			3,909							FOR PERMANENT PLACEMENT, CONSTRUCTION, USE AND MAINTENANCE OF ROADWAY IMPROVEMENTS AND ALL RELATED ACTIVITIES, INCLUDING UTILITIES AND ASSOCIATED APPURTENANCES
				0.090							
AP-TE-621	same as above			4,281							TEMPORARY CONSTRUCTION EASEMENT FOR FACILITIES ASSOCIATED WITH ROADWAY RECONSTRUCTION INCLUDING, BUT NOT LIMITED TO, STOCKPILING CONSTRUCTION MATERIALS INCLUDING TOPSOIL, EMBANKMENT, BR/PAF, REBAR AND LUMBER, TEMPORARY PAVING FOR VEHICLES AND EQUIPMENT.
				0.086							
AP-AC-621	same as above										NO ACCESS

Legal Descriptions - Exhibit A
Parcel AP-RW-621 REV, AP-AC-621
Parcel AP-PE-621, AP-PE-621A
& AP-TE-621

COLORADO DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY PROJECT, 12/04/20

ROW PLANS AUTHORIZED
Keith J. Stefanik
Keith J. Stefanik (Dec 4, 2020 06:11 MST) DATE

CHET F. SMITH

Note: This is not a ROW Plan, Land Survey Plat, or Improvement Survey Plat, and was prepared for CDOT purposes only as a graphic exhibit for legal description.

Chet F. Smith - PLS 38271
For and on Behalf of Topographic

Colorado Department of Transportation



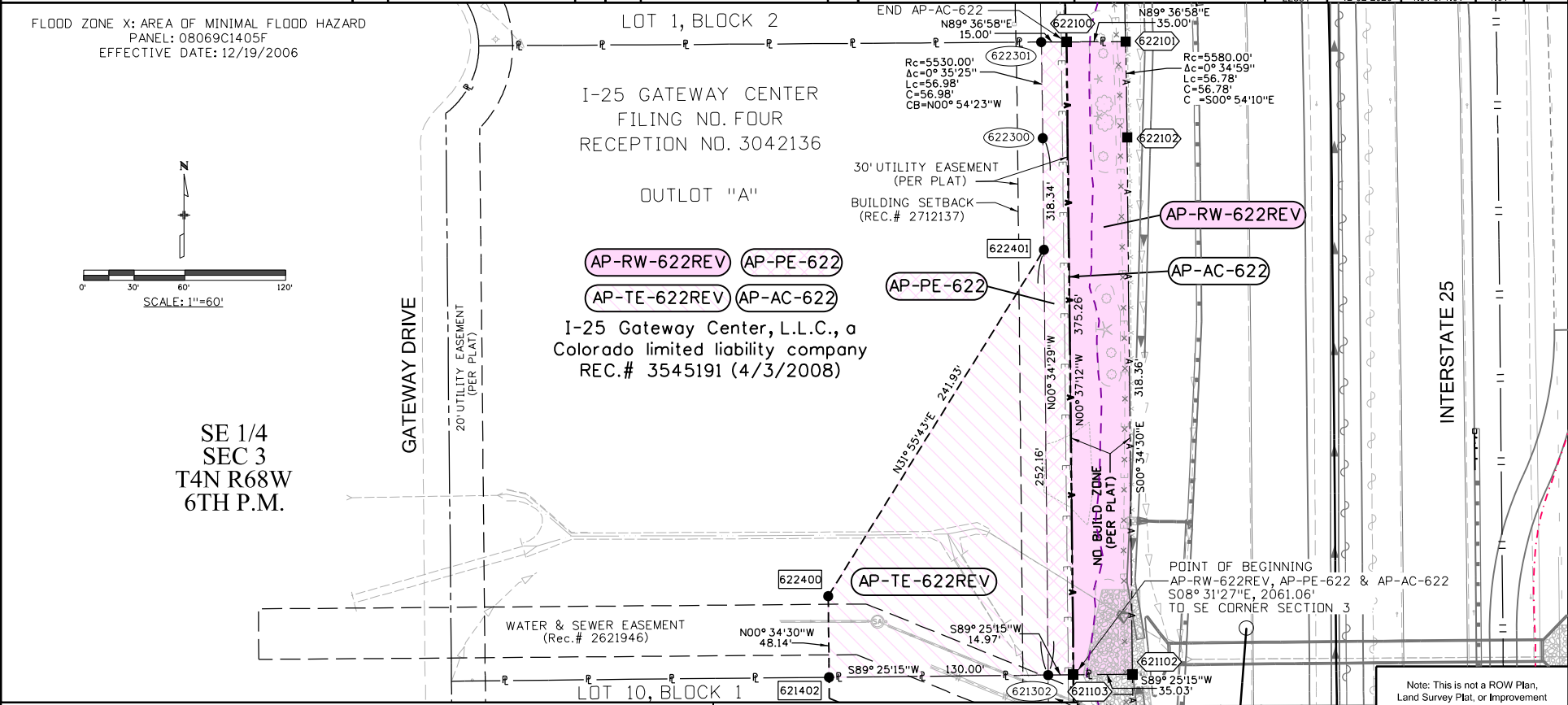
10601 W. 10th Street
Greeley, CO 80634
Phone: 970-350-2161

Region 4

Sheet Revisions			Sheet Revisions		
Date	Description	Initials	Date	Description	Initials
9/17/20	Revised AP-RW-622 and AP-TE-622	CFS			
	Added AP-PE-622				



Right of Way Plans			
Plan Sheet Exhibit			
Project Number:	NHPP 0253-270		
Project Location:	I-25 Express Lanes SH7 to SH1		
Project Code:	Last Mod. Date:	Subset Sheets:	Sheet No.:
22831	12-02-2020	1.01 of 1.01	1.01



Note: This is not a ROW Plan, Land Survey Plat, or Improvement Survey Plat, and was prepared for CDOT purposes only as a graphic exhibit for legal description.

R.O.W. TABULATION OF PROPERTIES IN WELD COUNTY INTERSTATE HIGHWAY 25 - SEGMENT 6										
Parcel No.	Ownership Name and Mailing Address	Parcel Id Site Address	Location	Area In Square Feet (Acres)				Reception No.	Title Commitment No.	Purpose
				Area Of Parcel	Existing ROW	Net Area left/right	Roadside Left			
AP-RW-622 REV	I-25 GATEWAY CENTER OWNERS ASSOCIATION, INC., A COLORADO NONPROFIT CORPORATION	106103426011	R68W, 6TH PM	13,192			138,005		566-F0596403-383-BA1	PERMANENT HIGHWAY WIDENING AND ASSOCIATED APPURTENANCES
	PO BOX 3474 GATEWAY DRIVE EVERGREEN, CO 80437-3474		SEC. 3, T4N JOHNSTOWN, CO	0,303			3,168			
AP-PE-622	same as above			5,569						FOR PERMANENT PLACEMENT, CONSTRUCTION, USE AND MAINTENANCE OF ROADWAY IMPROVEMENTS AND ALL RELATED ACTIVITIES, INCLUDING UTILITIES AND ASSOCIATED APPURTENANCES
				0,128						
AP-TE-622 REV	same as above			19,519						ROADWAY RECONSTRUCTION INCLUDING, BUT NOT LIMITED TO, STOCKPILING CONSTRUCTION MATERIALS INCLUDING TOPSOIL, EMBANKMENT, REBAR, REBAR AND LUMBER, TEMPORARY PARKING FOR VEHICLES AND EQUIPMENT, AND TEMPORARY CONSTRUCTION FACILITIES, ALL RELATED TO THE ROADWAY
				0,448						
AP-AC-622	same as above									NO ACCESS

Legal Descriptions - Exhibit A
Parcel AP-RW-622REV, AP-PE-622
AP-TE-622REV and AP-AC-622

COLORADO DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY PROJECT

12/04/20

ROW PLANS AUTHORIZED
Keith J. Stefanik
Keith J. Stefanik (Dec 4, 2020 06:11 MST)

DATE

Chet F. Smith - PLS 38271
For and on Behalf of Topographic

EXHIBIT "A"

PROJECT NUMBER: NHPP 0253-270
PERMANENT EASEMENT NUMBER: AP-PE-605
PROJECT CODE: 22831
DATE: September 30, 2020
DESCRIPTION

Permanent Easement No. AP-PE-605 of the Department of Transportation, State of Colorado, Project No. NHPP 0253-270, containing 23,484 sq. ft. (0.539 acres), more or less, in the Southeast Quarter of Section 10, Township 4 North, Range 68 West of the 6th Principle Meridian, in Weld County, Colorado, being a portion of that certain parcel of land described in Bargain and Sale Deed recorded at Reception No. 3869785, on August 30, 2012, Weld County Clerk and Recorder's office, being more particularly described as follows:

Commencing at the Southeast Corner of said Section 10, Township 4 North, Range 68 West of the 6th Principle Meridian; Thence North 06°39'57" West, a distance of 2,641.16 feet to the northerly line of said Bargain and Sale Deed, also being the southerly right of way line of the Great Western Railroad and the POINT OF BEGINNING;

1. Thence South 00°23'02" East, parallel with and 39 feet westerly of the westerly right of way line of Interstate 25 as described on Colorado Department of Transportation Right-of-Way Plans, Project No. FAP I 25-3 (16) 251, a distance of 250.71 feet;
2. Thence South 03°29'20" East, a distance of 444.47 feet;
3. Thence South 02°10'06" East, a distance of 479.24 feet to said westerly right of way line;
4. Thence South 89°25'01" West, a distance of 20.00 feet;
5. Thence North 02°10'06" West, a distance of 478.22 feet;
6. Thence North 03°29'20" West, a distance of 445.02 feet to a point 59 feet westerly of and measured perpendicular to said westerly right of way line;
7. Thence North 00°23'02" West, parallel with said westerly right of way line, a distance of 251.01 feet to said southerly right of way line of the Great Western Railroad;
8. Thence North 88°55'03" East, coincident with said southerly right of way line, a distance of 20.00 feet to the POINT OF BEGINNING.

The above described permanent easement contains 23,484 sq. ft. (0.539 acres), more or less.

The purpose of the above described permanent easement is for permanent placement, construction, use and maintenance of roadway improvements and all related activities, including irrigation facilities and all associated appurtenances.

Basis of Bearings: The East line of the Southeast Quarter of said Section 10, being monumented at the Southeast Corner by a 2" alum. cap stamped "POWERS ELEVATION

CO INC T4N 10 11 15 14 R68W PLS 23501”, and at the East 1/4 Corner by a partially illegible 2.5” alum. cap stamped “TST S10 S11 T4N R68W PLS141”, bearing North 00°23'02” West, based on Colorado State Plane North Zone (501) NAD83 (2007);

Prepared by:

Robert A. Boehm, PLS 34992

For and on behalf of Jacobs Engineering Group Inc.

9191 S. Jamaica Street

Englewood, CO 80112

Robert.Boehm@jacobs.com

EXHIBIT "A"

PROJECT NUMBER: NHPP 0253-270

PARCEL NUMBER: AP-RW-605 REV

PROJECT CODE: 22831

DATE: September 30, 2020

DESCRIPTION

A tract or parcel of land No. AP-RW-605 REV of the Department of Transportation, State of Colorado, Project No. NHPP 0253-270, containing 25,328 sq. ft. (0.581 acres), more or less, in the Southeast Quarter of Section 10, Township 4 North, Range 68 West of the 6th Principle Meridian, in Weld County, Colorado, being a portion of that certain parcel of land described in Bargain and Sale Deed recorded at Reception No. 3869785, on August 30, 2012, Weld County Clerk and Recorder's office, being more particularly described as follows:

Commencing at the Southeast Corner of said Section 10, Township 4 North, Range 68 West of the 6th Principle Meridian; Thence North $06^{\circ}39'57''$ West, a distance of 2,641.16 feet to the northerly line of said Bargain and Sale Deed, also being the southerly right of way line of the Great Western Railroad and the POINT OF BEGINNING;

1. Thence North $88^{\circ}55'03''$ East, coincident with said southerly right of way line, a distance of 39.00 feet to the westerly right of way line of Interstate 25 as described on Colorado Department of Transportation Right-of-Way Plans, Project No. FAP I 25-3 (16) 251;
2. Thence South $00^{\circ}23'02''$ East, coincident with said westerly right of way line, a distance of 1,174.01 feet;
3. Thence North $02^{\circ}10'06''$ West, a distance of 479.24 feet;
4. Thence North $03^{\circ}29'20''$ West, a distance of 444.47 feet to a point 39 feet westerly of and measured perpendicular to said westerly right of way line;
5. Thence North $00^{\circ}23'02''$ West, parallel with said westerly right of way line a distance of 250.71 feet;

The above described parcel contains 25,328 square feet, (0.581 acres), more or less.

Basis of Bearings: The East line of the Southeast Quarter of said Section 10, being monumented at the Southeast Corner by a 2" alum. cap stamped "POWERS ELEVATION CO INC T4N 10 11 15 14 R68W PLS 23501", and at the East 1/4 Corner by a partially illegible 2.5" alum. cap stamped "TST S10 S11 T4N R68W PLS141", bearing North $00^{\circ}23'02''$ West, based on Colorado State Plane North Zone (501) NAD83 (2007);

Prepared by:

Robert A. Boehm, PLS 34992

For and on behalf of Jacobs Engineering Group Inc.

9191 S. Jamaica Street

Englewood, CO 80112

Robert.Boehm@jacobs.com

EXHIBIT "A"

PROJECT NUMBER: NHPP 0253-270
UTILITY EASEMENT NUMBER: AP-PE-615
PROJECT CODE: 22831
DATE: December 2, 2020
DESCRIPTION

A permanent easement No. AP-PE-615 of the Department of Transportation, State of Colorado, Project No. NHPP 0253-270 (PC 22831), containing 6,500 sq. ft. (0.149 acres) of land, more or less, being a portion of Lot 5, Block 1, I-25 Gateway Center, Filing No. Four, as recorded in the Weld County Colorado Clerk and Recorder's Office at Reception Number 3042136, lying in the Southeast Quarter of Section 3, Township 4 North, Range 68 West, of the 6th Principal Meridian, in Weld County, Colorado, said permanent easement being more particularly described as follows:

BEGINNING at a point on the south line of said Lot 5, whence the Southeast Corner of said Section 3 bears S. 28°42'41" E., a distance of 813.84 feet;

1. Thence continuing along said south line of Lot 5, N. 85°35'20" W., a distance of 30.10 feet;
2. Thence N. 06°38'12" E., a distance of 214.82 feet, to a point on the north line of said Lot 5;
3. Thence along said north line of Lot 5, N. 89°24'07" E., a distance of 30.31 feet;
4. Thence S. 06°38'12" W., a distance of 217.47 feet, more or less, to the POINT OF BEGINNING.

The above described permanent easement contains 6,500 sq. ft. (0.149 acres) of land, more or less.

The purpose of the above described Permanent Easement is for permanent placement, construction, use and maintenance of roadway improvements and all related activities, including utilities and associated appurtenances.

BASIS OF BEARINGS: Bearings are based on the line connecting the East 1/4 Corner of Section 3, Township 4 North, Range 68 West of the 6th Principal Meridian (being a found 3 1/4" aluminum cap in range box), and the Southeast Corner of said Section 3, (being a found 2 1/2" aluminum cap), having a grid bearing of S00°34'30"E, 2,640.42 feet, as obtained from a global positioning system (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN). Said grid bearing is NAD 83 (2007) Colorado State Plane North Zone 501.

Chet Smith, PLS 38271
For and on behalf of Topographic Land Surveyors Co.
12265 W. Bayaud Avenue, Suite 130
Lakewood, CO 80228

EXHIBIT "A"

PROJECT NUMBER: NHPP 0253-270
UTILITY EASEMENT NUMBER: AP-PE-615A
PROJECT CODE: 22831
DATE: December 2, 2020
DESCRIPTION

A permanent easement No. AP-PE-615A of the Department of Transportation, State of Colorado, Project No. NHPP 0253-270 (PC 22831), containing 3,220 sq. ft. (0.074 acres) of land, more or less, being a portion of Lot 5, Block 1, I-25 Gateway Center, Filing No. Four, as recorded in the Weld County Colorado Clerk and Recorder's Office at Reception Number 3042136, lying in the Southeast Quarter of Section 3, Township 4 North, Range 68 West, of the 6th Principal Meridian, in Weld County, Colorado, said permanent easement being more particularly described as follows:

BEGINNING at a point on the south line of said Lot 5, whence the Southeast Corner of said Section 3 bears S. 30°27'01" E., a distance of 830.67 feet;

1. Thence continuing along said south line of Lot 5, N. 85°35'20" W., a distance of 15.05 feet;
2. Thence N. 06°38'12" E., a distance of 213.49 feet, to a point on the north line of said Lot 5;
3. Thence along said north line of Lot 5, N. 89°24'07" E., a distance of 15.16 feet;
4. Thence S. 06°38'12" W., a distance of 214.82 feet, more or less, to the POINT OF BEGINNING.

The above described permanent easement contains 3,220 sq. ft. (0.074 acres) of land, more or less.

The purpose of the above described Permanent Easement is for permanent placement, construction, use and maintenance of roadway improvements and all related activities, including utilities and associated appurtenances.

BASIS OF BEARINGS: Bearings are based on the line connecting the East 1/4 Corner of Section 3, Township 4 North, Range 68 West of the 6th Principal Meridian (being a found 3 1/4" aluminum cap in range box), and the Southeast Corner of said Section 3, (being a found 2 1/2" aluminum cap), having a grid bearing of S00°34'30"E, 2,640.42 feet, as obtained from a global positioning system (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN). Said grid bearing is NAD 83 (2007) Colorado State Plane North Zone 501.

Chet Smith, PLS 38271
For and on behalf of Topographic Land Surveyors Co.
12265 W. Bayaud Avenue, Suite 130
Lakewood, CO 80228

EXHIBIT "A"

PROJECT NUMBER: NHPP 0253-270

PARCEL NUMBER: AP-RW-615 REV

PROJECT CODE: 22831

DATE: December 2, 2020

DESCRIPTION

A tract or parcel of land No. AP-RW-615 REV of the Department of Transportation, State of Colorado, Project No. NHPP 0253-270 (PC 22831), containing 21,715 sq. ft. (0.499 acres) of land, more or less, being a portion of Lot 5, Block 1, I-25 Gateway Center, Filing No. Four, as recorded in the Weld County Colorado Clerk and Recorder's Office at Reception Number 3042136, lying in the Southeast Quarter of Section 3, Township 4 North, Range 68 West, of the 6th Principal Meridian, in Weld County, Colorado, said tract or parcel of land being more particularly described as follows:

BEGINNING at a point on the south line of said Lot 5, whence the Southeast Corner of said Section 3 bears S. 28°42'41" E., a distance of 813.84 feet;

1. Thence N. 06°38'12" E., a distance of 217.47 feet, to the north line of said Lot 5;
2. Thence along said north line, N. 89°24'07" E., a distance of 105.64 feet, to the northeast corner of said Lot 5;
3. Thence along the east line of said Lot 5, S. 10°06'08" W., a distance of 227.65 feet, to the southeast corner of said Lot 5;
4. Thence along the south line of said Lot 5, N. 85°35'20" W., a distance of 91.11 feet, more or less, to the POINT OF BEGINNING.

The above described tract or parcel of land contains 21,715 sq. ft. (0.499 acres) of land, more or less.

BASIS OF BEARINGS: Bearings are based on the line connecting the East 1/4 Corner of Section 3, Township 4 North, Range 68 West of the 6th Principal Meridian (being a found 3 1/4" aluminum cap in range box), and the Southeast Corner of said Section 3, (being a found 2 1/2" aluminum cap), having a grid bearing of S00°34'30"E, 2,640.42 feet, as obtained from a global positioning system (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN). Said grid bearing is NAD 83 (2007) Colorado State Plane North Zone 501.

Chet Smith, PLS 38271
For and on behalf of Topographic Land Surveyors Co.
12265 W. Bayaud Avenue, Suite 130
Lakewood, CO 80228

EXHIBIT "A"

PROJECT NUMBER: NHPP 0253-270
UTILITY EASEMENT NUMBER: AP-PE-616
PROJECT CODE: 22831
DATE: December 2, 2020
DESCRIPTION

A permanent easement No. AP-PE-616 of the Department of Transportation, State of Colorado, Project No. NHPP 0253-270 (PC 22831), containing 5,912 sq. ft. (0.136 acres) of land, more or less, being a portion of Lot 6, Block 1, I-25 Gateway Center, Filing No. Four, as recorded in the Weld County Colorado Clerk and Recorder's Office at Reception Number 3042136, lying in the Southeast Quarter of Section 3, Township 4 North, Range 68 West, of the 6th Principal Meridian, in Weld County, Colorado, said permanent easement being more particularly described as follows:

BEGINNING at a point on the south line of said Lot 6, whence the Southeast Corner of said Section 3 bears S. 21°28'40" E., a distance of 999.17 feet;

1. Thence continuing along said south line of Lot 6, S. 89°24'07" W., a distance of 30.31 feet;
2. Thence N. 06°38'12" E., a distance of 196.59 feet, to a point on the north line of said Lot 6;
3. Thence along said north line of Lot 6, N. 89°23'50" E., a distance of 30.32 feet;
4. Thence S. 06°38'12" W., a distance of 196.59 feet, more or less, to the POINT OF BEGINNING.

The above described permanent easement contains 5,912 sq. ft. (0.136 acres) of land, more or less.

The purpose of the above described Permanent Easement is for permanent placement, construction, use and maintenance of roadway improvements and all related activities, including utilities and associated appurtenances.

BASIS OF BEARINGS: Bearings are based on the line connecting the East 1/4 Corner of Section 3, Township 4 North, Range 68 West of the 6th Principal Meridian (being a found 3 1/4" aluminum cap in range box), and the Southeast Corner of said Section 3, (being a found 2 1/2" aluminum cap), having a grid bearing of S00°34'30"E, 2,640.42 feet, as obtained from a global positioning system (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN). Said grid bearing is NAD 83 (2007) Colorado State Plane North Zone 501.

Chet Smith, PLS 38271
For and on behalf of Topographic Land Surveyors Co.
12265 W. Bayaud Avenue, Suite 130
Lakewood, CO 80228

EXHIBIT "A"

PROJECT NUMBER: NHPP 0253-270
UTILITY EASEMENT NUMBER: AP-PE-616A
PROJECT CODE: 22831
DATE: December 2, 2020
DESCRIPTION

A permanent easement No. AP-PE-616A of the Department of Transportation, State of Colorado, Project No. NHPP 0253-270 (PC 22831), containing 2,956 sq. ft. (0.068 acres) of land, more or less, being a portion of Lot 6, Block 1, I-25 Gateway Center, Filing No. Four, as recorded in the Weld County Colorado Clerk and Recorder's Office at Reception Number 3042136, lying in the Southeast Quarter of Section 3, Township 4 North, Range 68 West, of the 6th Principal Meridian, in Weld County, Colorado, said permanent easement being more particularly described as follows:

BEGINNING at a point on the south line of said Lot 6, whence the Southeast Corner of said Section 3 bears S. 23°05'03" E., a distance of 1010.37 feet;

1. Thence continuing along said south line of Lot 6, S. 89°24'07" W., a distance of 15.15 feet;
2. Thence N. 06°38'12" E., a distance of 196.59 feet, to a point on the north line of said Lot 6;
3. Thence along said north line of Lot 6, N. 89°23'50" E., a distance of 15.16 feet;
4. Thence S. 06°38'12" W., a distance of 196.59 feet, more or less, to the POINT OF BEGINNING.

The above described permanent easement contains 2,956 sq. ft. (0.068 acres) of land, more or less.

The purpose of the above described Permanent Easement is for permanent placement, construction, use and maintenance of roadway improvements and all related activities, including utilities and associated appurtenances.

BASIS OF BEARINGS: Bearings are based on the line connecting the East 1/4 Corner of Section 3, Township 4 North, Range 68 West of the 6th Principal Meridian (being a found 3 1/4" aluminum cap in range box), and the Southeast Corner of said Section 3, (being a found 2 1/2" aluminum cap), having a grid bearing of S00°34'30"E, 2,640.42 feet, as obtained from a global positioning system (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN). Said grid bearing is NAD 83 (2007) Colorado State Plane North Zone 501.

Chet Smith, PLS 38271
For and on behalf of Topographic Land Surveyors Co.
12265 W. Bayaud Avenue, Suite 130
Lakewood, CO 80228

EXHIBIT "A"

PROJECT NUMBER: NHPP 0253-270

PARCEL NUMBER: AP-RW-616 REV

PROJECT CODE: 22831

DATE: December 2, 2020

DESCRIPTION

A tract or parcel of land No. AP-RW-616 REV of the Department of Transportation, State of Colorado, Project No. NHPP 0253-270 (PC 22831), containing 18,359 sq. ft. (0.421 acres) of land, more or less, being a portion of Lot 6, Block 1, I-25 Gateway Center, Filing No. Four, as recorded in the Weld County Colorado Clerk and Recorder's Office at Reception Number 3042136, lying in the Southeast Quarter of Section 3, Township 4 North, Range 68 West, of the 6th Principal Meridian, in Weld County, Colorado, said tract or parcel of land being more particularly described as follows:

BEGINNING at a point on the south line of said Lot 6, whence the Southeast Corner of said Section 3 bears S. 21°28'40" E., a distance of 999.17 feet;

1. Thence N. 06°38'12" E., a distance of 196.59 feet, to the north line of said Lot 6;
2. Thence along the north line of said Lot 6, N. 89°23'50" E., a distance of 81.80 feet, to the northeast corner of said Lot 6;
3. Thence along the east line of said Lot 6, S. 00°34'30" E., a distance of 190.57 feet;
4. Thence continuing along said east line of Lot 6, S. 10°06'08" W., a distance of 4.54 feet, to the southeast corner of said Lot 6;
5. Thence along the south line of said Lot 6, S. 89°24'07" W., a distance of 105.64 feet, more or less, to the POINT OF BEGINNING.

The above described tract or parcel of land contains 18,359 sq. ft. (0.421 acres) of land, more or less.

BASIS OF BEARINGS: Bearings are based on the line connecting the East 1/4 Corner of Section 3, Township 4 North, Range 68 West of the 6th Principal Meridian (being a found 3 1/4" aluminum cap in range box), and the Southeast Corner of said Section 3, (being a found 2 1/2" aluminum cap), having a grid bearing of S00°34'30"E, 2,640.42 feet, as obtained from a global positioning system (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN). Said grid bearing is NAD 83 (2007) Colorado State Plane North Zone 501.

Chet Smith, PLS 38271
For and on behalf of Topographic Land Surveyors Co.
12265 W. Bayaud Avenue, Suite 130
Lakewood, CO 80228

EXHIBIT "A"

PROJECT NUMBER: NHPP 0253-270
UTILITY EASEMENT NUMBER: AP-PE-618
PROJECT CODE: 22831
DATE: December 2, 2020
DESCRIPTION

A permanent easement No. AP-PE-618 of the Department of Transportation, State of Colorado, Project No. NHPP 0253-270 (PC 22831), containing 6,845 sq. ft. (0.157 acres) of land, more or less, being a portion of Lot 7, Block 1, I-25 Gateway Center, Filing No. Four, as recorded in the Weld County Colorado Clerk and Recorder's Office at Reception Number 3042136, lying in the Southeast Quarter of Section 3, Township 4 North, Range 68 West, of the 6th Principal Meridian, in Weld County, Colorado, said permanent easement being more particularly described as follows:

BEGINNING at a point on the south line of said Lot 7, whence the Southeast Corner of said Section 3 bears S. 16°57'37" E., a distance of 1176.22 feet;

1. Thence continuing along said south line of Lot 7, S. 89°23'50" W., a distance of 30.32 feet;
2. Thence N. 06°38'12" E., a distance of 101.86 feet;
3. Thence N. 01°58'30" E., a distance of 126.07 feet, to the north line of said Lot 7;
4. Thence along the north line of said Lot 7, N. 89°24'01" E., a distance of 30.03 feet;
5. Thence S. 01°58'30" W., a distance of 129.54 feet;
6. Thence S. 06°38'12" W., a distance of 98.36 feet, more or less, to the POINT OF BEGINNING.

The above described permanent easement contains 6,845 sq. ft. (0.157 acres) of land, more or less.

The purpose of the above described Permanent Easement is for permanent placement, construction, use and maintenance of roadway improvements and all related activities, including utilities and associated appurtenances.

BASIS OF BEARINGS: Bearings are based on the line connecting the East 1/4 Corner of Section 3, Township 4 North, Range 68 West of the 6th Principal Meridian (being a found 3 1/4" aluminum cap in range box), and the Southeast Corner of said Section 3, (being a found 2 1/2" aluminum cap), having a grid bearing of S00°34'30"E, 2,640.42 feet, as obtained from a global positioning system (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN). Said grid bearing is NAD 83 (2007) Colorado State Plane North Zone 501.

Chet Smith, PLS 38271
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EXHIBIT "A"

PROJECT NUMBER: NHPP 0253-270
UTILITY EASEMENT NUMBER: AP-PE-618A
PROJECT CODE: 22831
DATE: December 2, 2020
DESCRIPTION

A permanent easement No. AP-PE-618A of the Department of Transportation, State of Colorado, Project No. NHPP 0253-270 (PC 22831), containing 3,423 sq. ft. (0.079 acres) of land, more or less, being a portion of Lot 7, Block 1, I-25 Gateway Center, Filing No. Four, as recorded in the Weld County Colorado Clerk and Recorder's Office at Reception Number 3042136, lying in the Southeast Quarter of Section 3, Township 4 North, Range 68 West, of the 6th Principal Meridian, in Weld County, Colorado, said permanent easement being more particularly described as follows:

BEGINNING at a point on the south line of said Lot 7, whence the Southeast Corner of said Section 3 bears S. 18°22'00" E., a distance of 1185.11 feet;

1. Thence continuing along said south line of Lot 7, S. 89°23'50" W., a distance of 15.16 feet;
2. Thence N. 06°38'12" E., a distance of 103.61 feet;
3. Thence N. 01°58'30" E., a distance of 124.33 feet, to the north line of said Lot 7;
4. Thence along the north line of said Lot 7, N. 89°24'01" E., a distance of 15.02 feet;
5. Thence S. 01°58'30" W., a distance of 126.07 feet;
6. Thence S. 06°38'12" W., a distance of 101.86 feet, more or less, to the POINT OF BEGINNING.

The above described permanent easement contains 3,423 sq. ft. (0.079 acres) of land, more or less.

The purpose of the above described Permanent Easement is for permanent placement, construction, use and maintenance of roadway improvements and all related activities, including utilities and associated appurtenances.

BASIS OF BEARINGS: Bearings are based on the line connecting the East 1/4 Corner of Section 3, Township 4 North, Range 68 West of the 6th Principal Meridian (being a found 3 1/4" aluminum cap in range box), and the Southeast Corner of said Section 3, (being a found 2 1/2" aluminum cap), having a grid bearing of S00°34'30"E, 2,640.42 feet, as obtained from a global positioning system (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN). Said grid bearing is NAD 83 (2007) Colorado State Plane North Zone 501.

Chet Smith, PLS 38271
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12265 W. Bayaud Avenue, Suite 130
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EXHIBIT "A"

PROJECT NUMBER: NHPP 0253-270

PARCEL NUMBER: AP-RW-618 REV

PROJECT CODE: 22831

DATE: December 2, 2020

DESCRIPTION

A tract or parcel of land No. AP-RW-618 REV of the Department of Transportation, State of Colorado, Project No. NHPP 0253-270 (PC 22831), containing 15,995 sq. ft. (0.367 acres) of land, more or less, being a portion of Lot 7, Block 1, I-25 Gateway Center, Filing No. Four, as recorded in the Weld County Colorado Clerk and Recorder's Office at Reception Number 3042136, lying in the Southeast Quarter of Section 3, Township 4 North, Range 68 West, of the 6th Principal Meridian, in Weld County, Colorado, said tract or parcel of land being more particularly described as follows:

BEGINNING at a point on the south line of said Lot 7, whence the Southeast Corner of said Section 3 bears S. 16°57'37" E., a distance of 1176.22 feet;

1. Thence N. 06°38'12" E., a distance of 98.36 feet;
2. Thence N. 01°58'30" E., a distance of 129.54 feet, to a point on the north line of said Lot 7;
3. Thence along said north line of Lot 7, N. 89°24'01" E., a distance of 63.69 feet, to the northeast corner of said Lot 7;
4. Thence along the east line of said Lot 7, S. 00°34'30" E., a distance of 226.98 feet, to the southeast corner of said Lot 7;
5. Thence S. 89°23'50" W., a distance of 81.80 feet, more or less, to the POINT OF BEGINNING.

The above described tract or parcel of land contains 15,995 sq. ft. (0.367 acres) of land, more or less.

BASIS OF BEARINGS: Bearings are based on the line connecting the East 1/4 Corner of Section 3, Township 4 North, Range 68 West of the 6th Principal Meridian (being a found 3 1/4" aluminum cap in range box), and the Southeast Corner of said Section 3, (being a found 2 1/2" aluminum cap), having a grid bearing of S00°34'30"E, 2,640.42 feet, as obtained from a global positioning system (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN). Said grid bearing is NAD 83 (2007) Colorado State Plane North Zone 501.

Chet Smith, PLS 38271
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EXHIBIT "A"

PROJECT NUMBER: NHPP 0253-270
UTILITY EASEMENT NUMBER: AP-PE-619
PROJECT CODE: 22831
DATE: December 2, 2020
DESCRIPTION

A permanent easement No. AP-PE-619 of the Department of Transportation, State of Colorado, Project No. NHPP 0253-270 (PC 22831), containing 6,846 sq. ft. (0.157 acres) of land, more or less, being a portion of Lot 8, Block 1, I-25 Gateway Center, Filing No. Four, as recorded in the Weld County Colorado Clerk and Recorder's Office at Reception Number 3042136, lying in the Southeast Quarter of Section 3, Township 4 North, Range 68 West, of the 6th Principal Meridian, in Weld County, Colorado, said permanent easement being more particularly described as follows:

BEGINNING at a point on the south line of said Lot 8, whence the Southeast Corner of said Section 3 bears S. 13°36'21" E., a distance of 1391.26 feet;

1. Thence continuing along said south line of Lot 8, S. 89°24'01" W., a distance of 30.03 feet;
2. Thence N. 01°58'30" E., a distance of 228.22 feet, to the north line of said Lot 8;
3. Thence along the north line of said Lot 8, N. 89°24'11" E., a distance of 30.03 feet;
4. Thence S. 01°58'30" W., a distance of 228.21 feet, more or less, to the POINT OF BEGINNING.

The above described permanent easement contains 6,846 sq. ft. (0.157 acres) of land, more or less.

The purpose of the above described Permanent Easement is for permanent placement, construction, use and maintenance of roadway improvements and all related activities, including utilities and associated appurtenances.

BASIS OF BEARINGS: Bearings are based on the line connecting the East 1/4 Corner of Section 3, Township 4 North, Range 68 West of the 6th Principal Meridian (being a found 3 1/4" aluminum cap in range box), and the Southeast Corner of said Section 3, (being a found 2 1/2" aluminum cap), having a grid bearing of S00°34'30"E, 2,640.42 feet, as obtained from a global positioning system (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN). Said grid bearing is NAD 83 (2007) Colorado State Plane North Zone 501.

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For and on behalf of Topographic Land Surveyors Co.
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Lakewood, CO 80228

EXHIBIT "A"

PROJECT NUMBER: NHPP 0253-270
UTILITY EASEMENT NUMBER: AP-PE-619A
PROJECT CODE: 22831
DATE: December 2, 2020
DESCRIPTION

A permanent easement No. AP-PE-619A of the Department of Transportation, State of Colorado, Project No. NHPP 0253-270 (PC 22831), containing 3,423 sq. ft. (0.079 acres) of land, more or less, being a portion of Lot 8, Block 1, I-25 Gateway Center, Filing No. Four, as recorded in the Weld County Colorado Clerk and Recorder's Office at Reception Number 3042136, lying in the Southeast Quarter of Section 3, Township 4 North, Range 68 West, of the 6th Principal Meridian, in Weld County, Colorado, said permanent easement being more particularly described as follows:

BEGINNING at a point on the south line of said Lot 8, whence the Southeast Corner of said Section 3 bears S. 14°48'17" E., a distance of 1398.33 feet;

1. Thence continuing along said south line of Lot 8, S. 89°24'01" W., a distance of 15.02 feet;
2. Thence N. 01°58'30" E., a distance of 228.22 feet, to the north line of said Lot 8;
3. Thence along the north line of said Lot 8, N. 89°24'11" E., a distance of 15.02 feet;
4. Thence S. 01°58'30" W., a distance of 228.22 feet, more or less, to the POINT OF BEGINNING.

The above described permanent easement contains 3,423 sq. ft. (0.079 acres) of land, more or less.

The purpose of the above described Permanent Easement is for permanent placement, construction, use and maintenance of roadway improvements and all related activities, including utilities and associated appurtenances.

BASIS OF BEARINGS: Bearings are based on the line connecting the East 1/4 Corner of Section 3, Township 4 North, Range 68 West of the 6th Principal Meridian (being a found 3 1/4" aluminum cap in range box), and the Southeast Corner of said Section 3, (being a found 2 1/2" aluminum cap), having a grid bearing of S00°34'30"E, 2,640.42 feet, as obtained from a global positioning system (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN). Said grid bearing is NAD 83 (2007) Colorado State Plane North Zone 501.

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EXHIBIT "A"

PROJECT NUMBER: NHPP 0253-270

PARCEL NUMBER: AP-RW-619 REV

PROJECT CODE: 22831

DATE: December 2, 2020

DESCRIPTION

A tract or parcel of land No. AP-RW-619 REV of the Department of Transportation, State of Colorado, Project No. NHPP 0253-270 (PC 22831), containing 13,364 sq. ft. (0.307 acres) of land, more or less, being a portion of Lot 8, Block 1, I-25 Gateway Center, Filing No. Four, as recorded in the Weld County Colorado Clerk and Recorder's Office at Reception Number 3042136, lying in the Southeast Quarter of Section 3, Township 4 North, Range 68 West, of the 6th Principal Meridian, in Weld County, Colorado, said tract or parcel of land being more particularly described as follows:

BEGINNING at a point on the south line of said Lot 8, whence the Southeast Corner of said Section 3 bears S. 13°36'21" E., a distance of 1391.26 feet;

1. Thence N. 01°58'30" E., a distance of 228.21 feet, to a point on the north line of said Lot 8;
2. Thence along said north line of Lot 8, N. 89°24'11" E., a distance of 53.54 feet, to the northeast corner of said Lot 8;
3. Thence along the east line of said Lot 8, S. 00°34'30" E., a distance of 227.98 feet, to the southeast corner of said Lot 8;
4. Thence S. 89°24'01" W., a distance of 63.69 feet, more or less, to the POINT OF BEGINNING.

The above described tract or parcel of land contains 13,364 sq. ft. (0.307 acres) of land, more or less.

BASIS OF BEARINGS: Bearings are based on the line connecting the East 1/4 Corner of Section 3, Township 4 North, Range 68 West of the 6th Principal Meridian (being a found 3 1/4" aluminum cap in range box), and the Southeast Corner of said Section 3, (being a found 2 1/2" aluminum cap), having a grid bearing of S00°34'30"E, 2,640.42 feet, as obtained from a global positioning system (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN). Said grid bearing is NAD 83 (2007) Colorado State Plane North Zone 501.

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EXHIBIT "A"

PROJECT NUMBER: NHPP 0253-270
PERMANENT EASEMENT NUMBER: AP-PE-620
PROJECT CODE: 22831
DATE: December 2, 2020
DESCRIPTION

A permanent easement No. AP-PE-620 of the Department of Transportation, State of Colorado, Project No. NHPP 0253-270 (PC 22831), containing 6,847 sq. ft. (0.157 acres) of land, more or less, being a portion of Lot 9, Block 1, I-25 Gateway Center, Filing No. Four, as recorded in the Weld County Colorado Clerk and Recorder's Office at Reception Number 3042136, lying in the Southeast Quarter of Section 3, Township 4 North, Range 68 West, of the 6th Principal Meridian, in Weld County, Colorado, said permanent easement being more particularly described as follows:

BEGINNING at a point on the south line of said Lot 9, whence the Southeast Corner of said Section 3 bears S. 11°25'37" E., a distance of 1612.26 feet;

1. Thence along said south line, S. 89°24'11" W., a distance of 30.03 feet;
2. Thence departing said south line, N. 01°58'30" E., a distance of 228.23 feet, to the north line of said Lot 9;
3. Thence along said north line, N. 89°24'09" E., a distance of 30.03 feet;
4. Thence departing said north line, S. 01°58'30" W., a distance of 228.23 feet, more or less, to the POINT OF BEGINNING.

The above described permanent easement contains 6,847 sq. ft. (0.157 acres) of land, more or less.

The purpose of the above described Permanent Easement is for permanent placement, construction, use and maintenance of roadway improvements and all related activities, including utilities and associated appurtenances.

BASIS OF BEARINGS: Bearings are based on the line connecting the East 1/4 Corner of Section 3, Township 4 North, Range 68 West of the 6th Principal Meridian (being a found 3 1/4" aluminum cap in range box), and the Southeast Corner of said Section 3, (being a found 2 1/2" aluminum cap), having a grid bearing of S00°34'30"E, 2,640.42 feet, as obtained from a global positioning system (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN). Said grid bearing is NAD 83 (2007) Colorado State Plane North Zone 501.

Chet Smith, PLS 38271
For and on behalf of Topographic Land Surveyors Co.
12265 W. Bayaud Avenue, Suite 130
Lakewood, CO 80228

EXHIBIT "A"

PROJECT NUMBER: NHPP 0253-270
PERMANENT EASEMENT NUMBER: AP-PE-620A
PROJECT CODE: 22831
DATE: December 2, 2020
DESCRIPTION

A permanent easement No. AP-PE-620A of the Department of Transportation, State of Colorado, Project No. NHPP 0253-270 (PC 22831), containing 3,423 sq. ft. (0.079 acres) of land, more or less, being a portion of Lot 9, Block 1, I-25 Gateway Center, Filing No. Four, as recorded in the Weld County Colorado Clerk and Recorder's Office at Reception Number 3042136, lying in the Southeast Quarter of Section 3, Township 4 North, Range 68 West, of the 6th Principal Meridian, in Weld County, Colorado, said permanent easement being more particularly described as follows:

BEGINNING at a point on the south line of said Lot 9, whence the Southeast Corner of said Section 3 bears S. 12°28'17" E., a distance of 1618.17 feet;

1. Thence along said south line, S. 89°24'11" W., a distance of 15.02 feet;
2. Thence departing said south line, N. 01°58'30" E., a distance of 228.23 feet, to the north line of said Lot 9;
3. Thence along said north line, N. 89°24'09" E., a distance of 15.02 feet;
4. Thence departing said north line, S. 01°58'30" W., a distance of 228.23 feet, more or less, to the POINT OF BEGINNING.

The above described permanent easement contains 3,423 sq. ft. (0.079 acres) of land, more or less.

The purpose of the above described Permanent Easement is for permanent placement, construction, use and maintenance of roadway improvements and all related activities, including utilities and associated appurtenances.

BASIS OF BEARINGS: Bearings are based on the line connecting the East 1/4 Corner of Section 3, Township 4 North, Range 68 West of the 6th Principal Meridian (being a found 3 1/4" aluminum cap in range box), and the Southeast Corner of said Section 3, (being a found 2 1/2" aluminum cap), having a grid bearing of S00°34'30"E, 2,640.42 feet, as obtained from a global positioning system (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN). Said grid bearing is NAD 83 (2007) Colorado State Plane North Zone 501.

Chet Smith, PLS 38271
For and on behalf of Topographic Land Surveyors Co.
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EXHIBIT "A"

PROJECT NUMBER: NHPP 0253-270

PARCEL NUMBER: AP-RW-620 REV

PROJECT CODE: 22831

DATE: December 2, 2020

DESCRIPTION

A tract or parcel of land No. AP-RW-620 REV of the Department of Transportation, State of Colorado, Project No. NHPP 0253-270 (PC 22831), containing 11,050 sq. ft. (0.254 acres) of land, more or less, being a portion of Lot 9, Block 1, I-25 Gateway Center, Filing No. Four, as recorded in the Weld County Colorado Clerk and Recorder's Office at Reception Number 3042136, lying in the Southeast Quarter of Section 3, Township 4 North, Range 68 West, of the 6th Principal Meridian, in Weld County, Colorado, said tract or parcel of land being more particularly described as follows:

BEGINNING at a point on the south line of said Lot 9, whence the Southeast Corner of said Section 3 bears S. 11°25'37" E., a distance of 1612.26 feet;

1. Thence departing said south line, N. 01°58'30" E., a distance of 228.23 feet to the north line of said Lot 9;
2. Thence along said north line, N. 89°24'09" E., a distance of 43.39 feet, to the northeast corner of said Lot 9;
3. Thence along the east line of said Lot 9, S. 00°34'30" E., a distance of 228.00 feet to the southeast corner of said Lot 9;
4. Thence along the south line of said Lot 9, S. 89°24'11" W., a distance of 53.54 feet, more or less, to the POINT OF BEGINNING.

The above described tract or parcel of land contains 11,050 sq. ft. (0.254 acres) of land, more or less.

BASIS OF BEARINGS: Bearings are based on the line connecting the East 1/4 Corner of Section 3, Township 4 North, Range 68 West of the 6th Principal Meridian (being a found 3 1/4" aluminum cap in range box), and the Southeast Corner of said Section 3, (being a found 2 1/2" aluminum cap), having a grid bearing of S00°34'30"E, 2,640.42 feet, as obtained from a global positioning system (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN). Said grid bearing is NAD 83 (2007) Colorado State Plane North Zone 501.

Chet Smith, PLS 38271
For and on behalf of Topographic Land Surveyors Co.
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EXHIBIT "A"

PROJECT NUMBER: NHPP 0253-270
PERMANENT EASEMENT NUMBER: AP-PE-621
PROJECT CODE: 22831
DATE: December 2, 2020
DESCRIPTION

A permanent easement No. AP-PE-621 of the Department of Transportation, State of Colorado, Project No. NHPP 0253-270 (PC 22831), containing 5,482 sq. ft. (0.126 acres) of land, more or less, being a portion of Lot 10, Block 1, I-25 Gateway Center, Filing No. Four, as recorded in the Weld County Colorado Clerk and Recorder's Office at Reception Number 3042136, lying in the Southeast Quarter of Section 3, Township 4 North, Range 68 West, of the 6th Principal Meridian, in Weld County, Colorado, said permanent easement being more particularly described as follows:

BEGINNING at a point on the south line of said Lot 10, whence the Southeast Corner of said Section 3 bears S. 09°46'30" E., a distance of 1835.04 feet;

1. Thence along said south line, S. 89°24'09" W., a distance of 30.03 feet;
2. Thence departing said south line, N. 01°58'30" E., a distance of 183.08 feet;
3. Thence S. 89°14'29" E., a distance of 30.01 feet;
4. Thence S. 01°58'30" W., a distance of 182.37 feet, more or less, to the POINT OF BEGINNING.

The above described permanent easement contains 5,482 sq. ft. (0.126 acres) of land, more or less.

The purpose of the above described Permanent Easement is for permanent placement, construction, use and maintenance of roadway improvements and all related activities, including utilities and associated appurtenances.

BASIS OF BEARINGS: Bearings are based on the line connecting the East 1/4 Corner of Section 3, Township 4 North, Range 68 West of the 6th Principal Meridian (being a found 3 1/4" aluminum cap in range box), and the Southeast Corner of said Section 3, (being a found 2 1/2" aluminum cap), having a grid bearing of S00°34'30"E, 2,640.42 feet, as obtained from a global positioning system (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN). Said grid bearing is NAD 83 (2007) Colorado State Plane North Zone 501.

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EXHIBIT "A"

PROJECT NUMBER: NHPP 0253-270
PERMANENT EASEMENT NUMBER: AP-PE-621A
PROJECT CODE: 22831
DATE: December 2, 2020
DESCRIPTION

A permanent easement No. AP-PE-621A of the Department of Transportation, State of Colorado, Project No. NHPP 0253-270 (PC 22831), containing 3,909 sq. ft. (0.090 acres) of land, more or less, being a portion of Lot 10, Block 1, I-25 Gateway Center, Filing No. Four, as recorded in the Weld County Colorado Clerk and Recorder's Office at Reception Number 3042136, lying in the Southeast Quarter of Section 3, Township 4 North, Range 68 West, of the 6th Principal Meridian, in Weld County, Colorado, said permanent easement being more particularly described as follows:

BEGINNING at a point on the north line of said Lot 10, whence the Southeast Corner of said Section 3 bears S. 08°56'09" E., a distance of 2063.19 feet;

1. Thence along said north line, N. 89°25'15" E., a distance of 14.97 feet;
2. Thence departing said north line, S. 00°37'12" E., a distance of 41.44 feet;
3. Thence S. 01°58'30" W., a distance of 6.20 feet;
4. Thence N. 89°14'29" W., a distance of 30.01 feet;
5. Thence S. 01°58'30" W., a distance of 183.08 feet to the south line of said Lot 10;
6. Thence along said south line, S. 89°24'09" W., a distance of 15.02 feet;
7. Thence departing said south line, N. 01°58'30" E., a distance of 198.44 feet;
8. Thence S. 89°14'29" E., a distance of 29.61 feet;
9. Thence N. 00°34'29" W., a distance of 32.29 feet, more or less, to the POINT OF BEGINNING.

The above described permanent easement contains 3,909 sq. ft. (0.090 acres) of land, more or less.

The purpose of the above described Permanent Easement is for permanent placement, construction, use and maintenance of roadway improvements and all related activities, including utilities and associated appurtenances.

BASIS OF BEARINGS: Bearings are based on the line connecting the East 1/4 Corner of Section 3, Township 4 North, Range 68 West of the 6th Principal Meridian (being a found 3 1/4" aluminum cap in range box), and the Southeast Corner of said Section 3, (being a found 2 1/2" aluminum cap), having a grid bearing of S00°34'30"E, 2,640.42 feet, as obtained from a global positioning system (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN). Said grid bearing is NAD 83 (2007) Colorado State Plane North Zone 501.

Chet Smith, PLS 38271
For and on behalf of Topographic Land Surveyors Co.
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EXHIBIT "A"

PROJECT NUMBER: NHPP 0253-270

PARCEL NUMBER: AP-RW-621 REV

PROJECT CODE: 22831

DATE: December 2, 2020

DESCRIPTION

A tract or parcel of land No. AP-RW-621 REV of the Department of Transportation, State of Colorado, Project No. NHPP 0253-270 (PC 22831), containing 8,834 sq. ft. (0.203 acres) of land, more or less, being a portion of Lot 10, Block 1, I-25 Gateway Center, Filing No. Four, as recorded in the Weld County Colorado Clerk and Recorder's Office at Reception Number 3042136, lying in the Southeast Quarter of Section 3, Township 4 North, Range 68 West, of the 6th Principal Meridian, in Weld County, Colorado, said tract or parcel of land being more particularly described as follows:

BEGINNING at a point on the south line of said Lot 10, whence the Southeast Corner of said Section 3 bears S. 09°46'30" E., a distance of 1835.04 feet;

1. Thence departing said south line, N. 01°58'30" E., a distance of 188.57 feet;
2. Thence N. 00°37'12" W., a distance of 41.44 feet to a point on the north line of said Lot 10;
3. Thence along said north line, N. 89°25'15" E., a distance of 35.03 feet, to the northeast corner of said Lot 10;
4. Thence along the east line of said Lot 10, S. 00°34'30" E., a distance of 229.81 feet, to the southeast corner of said Lot 10;
5. Thence along the south line of said Lot 10, S. 89°24'09" W., a distance of 43.39 feet, more or less, to the POINT OF BEGINNING.

The above described tract or parcel of land contains 8,834 sq. ft. (0.203 acres) of land, more or less.

BASIS OF BEARINGS: Bearings are based on the line connecting the East 1/4 Corner of Section 3, Township 4 North, Range 68 West of the 6th Principal Meridian (being a found 3 1/4" aluminum cap in range box), and the Southeast Corner of said Section 3, (being a found 2 1/2" aluminum cap), having a grid bearing of S00°34'30"E, 2,640.42 feet, as obtained from a global positioning system (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN). Said grid bearing is NAD 83 (2007) Colorado State Plane North Zone 501.

Chet Smith, PLS 38271
For and on behalf of Topographic Land Surveyors Co.
12265 W. Bayaud Avenue, Suite 130
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EXHIBIT "A"

PROJECT NUMBER: NHPP 0253-270
PERMANENT EASEMENT NUMBER: AP-PE-622
PROJECT CODE: 22831
DATE: December 2, 2020
DESCRIPTION

A permanent easement No. AP-PE-622 of the Department of Transportation, State of Colorado, Project No. NHPP 0253-270 (PC 22831), containing 5,569 sq. ft. (0.128 acres) of land, more or less, being a portion of Outlot "A", I-25 Gateway Center, Filing No. Four, as recorded in the Weld County Colorado Clerk and Recorder's Office at Reception Number 3042136, lying in the Southeast Quarter of Section 3, Township 4 North, Range 68 West, of the 6th Principal Meridian, in Weld County, Colorado, said permanent easement being more particularly described as follows:

BEGINNING at a point on the south line of said Outlot "A", whence the Southeast Corner of said Section 3 bears S. 08°31'27" E., a distance of 2061.06 feet;

1. Thence along said south line, S. 89°25'15" W., a distance of 14.97 feet;
2. Thence departing said south line, N. 00°34'29" W., a distance of 318.34 feet;
3. Thence on the arc of a curve to the left, having a radius of 5,530.00 feet, a central angle of 00°35'25", a distance of 56.98 feet, (a chord bearing N. 00°54'23" W., a distance of 56.98 feet) to a point on the north line of said Outlot "A";
4. Thence along said north line, N. 89°36'58" E., a distance of 15.00;
5. Thence departing said north line, S. 00°37'12" E., a distance of 375.26 feet more or less, to the POINT OF BEGINNING.

The above described permanent easement contains 5,569 sq. ft. (0.128 acres) of land, more or less.

The purpose of the above described Permanent Easement is for permanent placement, construction, use and maintenance of roadway improvements and all related activities, including utilities and associated appurtenances.

BASIS OF BEARINGS: Bearings are based on the line connecting the East 1/4 Corner of Section 3, Township 4 North, Range 68 West of the 6th Principal Meridian (being a found 3 1/4" aluminum cap in range box), and the Southeast Corner of said Section 3, (being a found 2 1/2" aluminum cap), having a grid bearing of S00°34'30"E, 2,640.42 feet, as obtained from a global positioning system (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN). Said grid bearing is NAD 83 (2007) Colorado State Plane North Zone 501.

Chet Smith, PLS 38271
For and on behalf of Topographic Land Surveyors Co.
12265 W. Bayaud Avenue, Suite 130
Lakewood, CO 80228

EXHIBIT "A"

PROJECT NUMBER: NHPP 0253-270

PARCEL NUMBER: AP-RW-622 REV

PROJECT CODE: 22831

DATE: December 2, 2020

DESCRIPTION

A tract or parcel of land No. AP-RW-622 REV of the Department of Transportation, State of Colorado, Project No. NHPP 0253-270 (PC 22831), containing 13,192 sq. ft. (0.303 acres) of land, more or less, being a portion of Outlot "A", I-25 Gateway Center, Filing No. Four, as recorded in the Weld County Colorado Clerk and Recorder's Office at Reception Number 3042136, lying in the Southeast Quarter of Section 3, Township 4 North, Range 68 West, of the 6th Principal Meridian, in Weld County, Colorado, said tract or parcel of land being more particularly described as follows:

BEGINNING at a point on the south line of said Outlot "A", whence the Southeast Corner of said Section 3 bears S. 08°31'27" E., a distance of 2061.06 feet;

1. Thence departing said south line, N. 00°37'12" W., a distance of 375.26 feet, to a point on the north line of said Outlot "A";
2. Thence along said north line of Outlot "A", N. 89°36'58" E., a distance of 35.00 feet, to the northeast corner of said Outlot "A";
3. Thence along the east line of said Outlot "A", on the arc of a curve to the right, having a radius of 5,580.00 feet, a central angle of 00°34'59", a distance of 56.78 feet, (a chord bearing S. 00°54'10" E., a distance of 56.78 feet);
4. Thence continuing along said east line of Outlot "A", S. 00°34'30" E., a distance of 318.36 feet to the southeast corner of said Outlot "A";
5. Thence along the south line of Outlot "A", S. 89°25'15" W., a distance of 35.03 feet more or less, to the POINT OF BEGINNING.

The above described tract or parcel of land contains 13,192 sq. ft. (0.303 acres) of land, more or less.

BASIS OF BEARINGS: Bearings are based on the line connecting the East 1/4 Corner of Section 3, Township 4 North, Range 68 West of the 6th Principal Meridian (being a found 3 1/4" aluminum cap in range box), and the Southeast Corner of said Section 3, (being a found 2 1/2" aluminum cap), having a grid bearing of S00°34'30"E, 2,640.42 feet, as obtained from a global positioning system (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN). Said grid bearing is NAD 83 (2007) Colorado State Plane North Zone 501.

Chet Smith, PLS 38271
For and on behalf of Topographic Land Surveyors Co.
12265 W. Bayaud Avenue, Suite 130
Lakewood, CO 80228

Colorado Department of Transportation Condemnation Authorization Contact Summary	Project Code: 22831
	Parcel: AP-RW-605, AP-PE-605, AP-TE-605 REV, AP-TE-605A
	Owner: RMSJ, LLC.

The following is a summary of communications which have taken place between CDOT and/or its representatives and the above referenced owner related to the acquisition of the above described parcels. This summary is prepared to assist the Transportation Commission in considering CDOT's request for authorization to initiate and conduct condemnation proceedings.

Date	Contact Description	Amount/Description
8/12/2019	First Contact w/Property Owner	Introductory Email
8/19/2019	Discussion of CDOT Project	On-site meeting with Owner
1/15/2021	CDOT Offer	\$8,200
2/19/2021	Owner Counter-Offer	\$63,000
2/19/2021	CDOT Last Offer	\$33,000
3/5/2021	Last Contact w/Property Owner	TC Notice

Number of Property Owner Contacts Attempted:	23
Number of Successful Property Owner Contacts:	19

Matters Discussed During Property Owner Contacts (check all that apply)	
<input checked="" type="checkbox"/> Access <input checked="" type="checkbox"/> Valuation <input checked="" type="checkbox"/> Owner Appraisal Reimbursement <input checked="" type="checkbox"/> Project Timeline <input checked="" type="checkbox"/> Design <input checked="" type="checkbox"/> CDOT Processes <input checked="" type="checkbox"/> Other	Specify here: Irrigation and Crops, Permission to Enter, Gas Line Relocation

Colorado Department of Transportation Condemnation Authorization Contact Summary	Project Code: 22831
	Parcel: AP-RW-615REV,AP-PE-615,AP-PE-615 A,AP-RW-616REV,AP-PE-616A
	Owner: St. Paul Property Holdings, LLC.

The following is a summary of communications which have taken place between CDOT and/or its representatives and the above referenced owner related to the acquisition of the above described parcels. This summary is prepared to assist the Transportation Commission in considering CDOT's request for authorization to initiate and conduct condemnation proceedings.

Date	Contact Description	Amount/Description
10/16/2019	First Contact w/Property Owner	NOI
12/11/2019	Discussion of CDOT Project	On-site visit to discuss need for ROW & easements.
1/11/2021	CDOT Offer	\$343,000
2/19/2021	Owner Counter-Offer	\$550,000
2/22/2021	CDOT Last Offer	\$420,000
3/05/2021	Last Contact w/Property Owner	TC Notice

Number of Property Owner Contacts Attempted:	18
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Number of Successful Property Owner Contacts:	14
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Matters Discussed During Property Owner Contacts (check all that apply)	
<input type="checkbox"/> Access <input checked="" type="checkbox"/> Valuation <input checked="" type="checkbox"/> Owner Appraisal Reimbursement <input checked="" type="checkbox"/> Project Timeline <input checked="" type="checkbox"/> Design <input checked="" type="checkbox"/> CDOT Processes <input type="checkbox"/> Other Specify here:	

Colorado Department of Transportation Condemnation Authorization Contact Summary	Project Code: 22831
	Parcel: AP-RW-618REV,AP-RW-619REV,AP-RW-620REV,AP-RW-621REV, ET AL
	Owner: I-25 Gateway Center, LLC.

The following is a summary of communications which have taken place between CDOT and/or its representatives and the above referenced owner related to the acquisition of the above described parcels. This summary is prepared to assist the Transportation Commission in considering CDOT's request for authorization to initiate and conduct condemnation proceedings.

Date	Contact Description	Amount/Description
10/23/2019	First Contact w/Property Owner	NOI
11/01/2019	Discussion of CDOT Project	Follow-up to NOI
2/5/2020	CDOT Offer	\$573,000
N/A	Owner Counter-Offer	N/A
N/A	CDOT Last Offer	N/A
3/5/2020	Last Contact w/Property Owner	TC Notice

Number of Property Owner Contacts Attempted:	13
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Number of Successful Property Owner Contacts:	8
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Matters Discussed During Property Owner Contacts (check all that apply)

- Access
- Valuation
- Owner Appraisal Reimbursement
- Project Timeline
- Design
- CDOT Processes
- Other Specify here: Permission to Enter

Colorado Department of Transportation Condemnation Authorization Contact Summary	Project Code: 22831
	Parcel: AP-RW-622,AP-PE-622, AP-TE-622 REV
	Owner: I-25 Gateway Center & Owners Association

The following is a summary of communications which have taken place between CDOT and/or its representatives and the above referenced owner related to the acquisition of the above described parcels. This summary is prepared to assist the Transportation Commission in considering CDOT's request for authorization to initiate and conduct condemnation proceedings.

Date	Contact Description	Amount/Description
10/23/2019	First Contact w/Property Owner	NOI
11/01/2019	Discussion of CDOT Project	Follow-up to NOI
2/5/2021	CDOT Offer	\$67,900
N/A	Owner Counter-Offer	N/A
N/A	CDOT Last Offer	N/A
3/5/2021	Last Contact w/Property Owner	TC Notice

Number of Property Owner Contacts Attempted:	12
Number of Successful Property Owner Contacts:	5

Matters Discussed During Property Owner Contacts (check all that apply)

- Access
- Valuation
- Owner Appraisal Reimbursement
- Project Timeline
- Design
- CDOT Processes
- Other Specify here: Permission to Enter



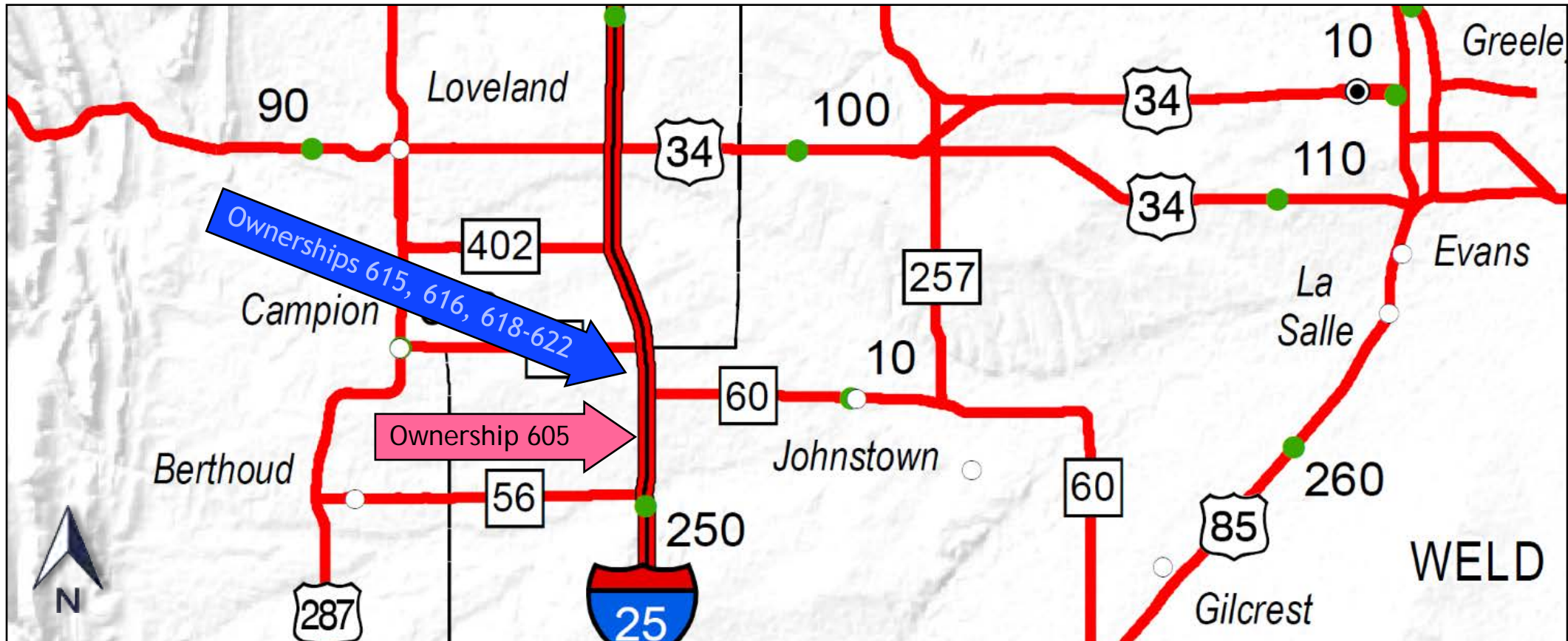
Condemnation Authorization I-25 Express Lanes SH 7 to SH 1

District: 5

Region: 4

Project: NHPP 0253-270

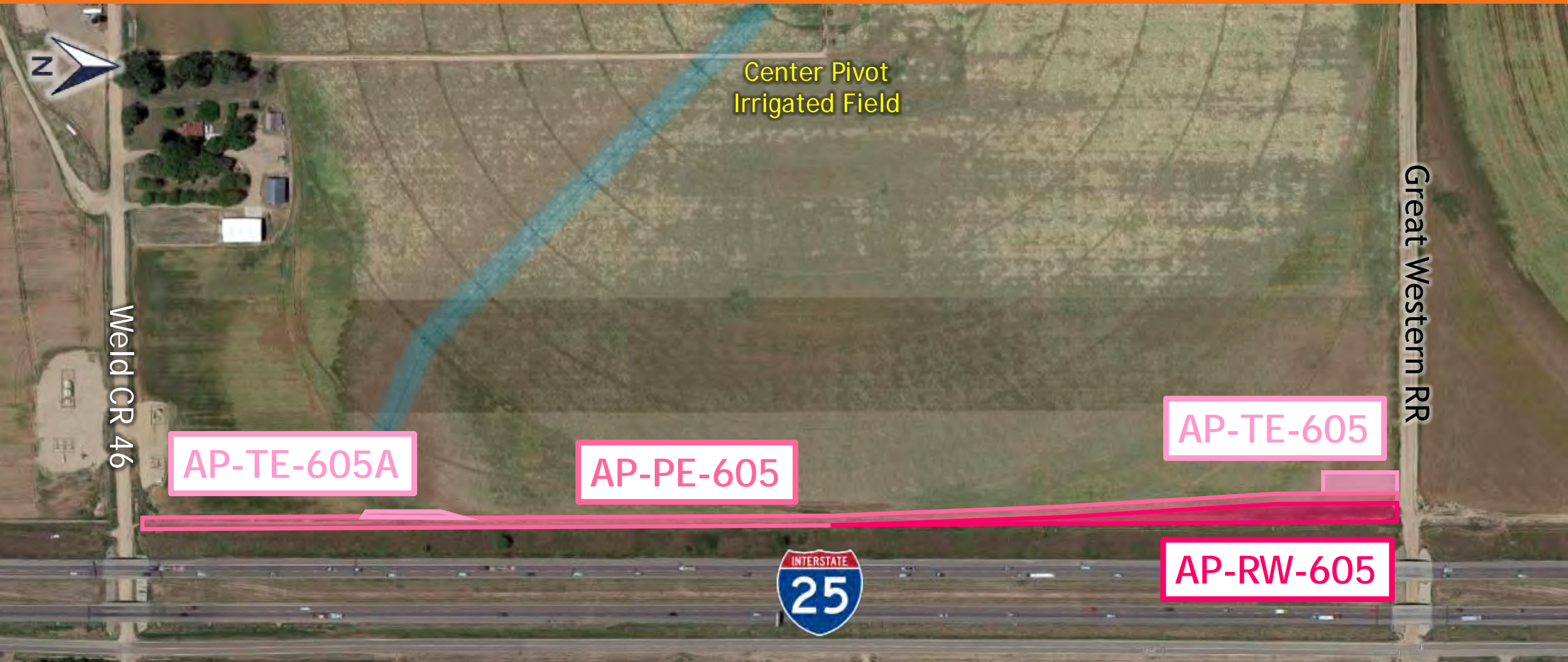
Project Code: 22831



Project Purpose: Improve safety & improve connectivity for the community



Condemnation Authorization I-25 Express Lanes SH 7 to SH 1



Location of Subject Properties - RMSJ LLC



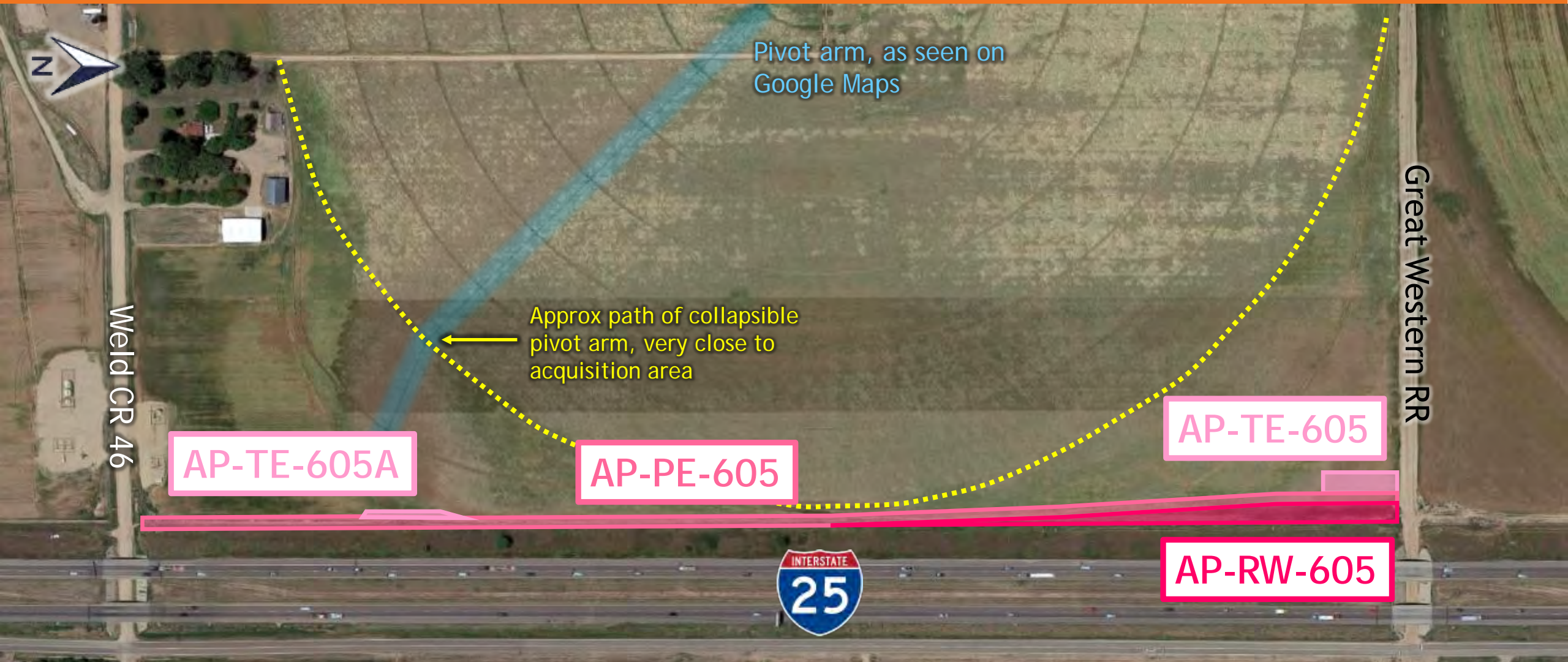
Condemnation Authorization I-25 Express Lanes SH 7 to SH 1

OFFERS (RMSJ)	DATE	AMOUNT
CDOT Appraisal	December 1, 2020	\$8,200
CDOT Initial Offer	January 15, 2021	\$8,200
Owner Counteroffer	February 19, 2021	\$63,000
CDOT Revised Offer	February 19, 2021	\$33,000

- Notice of Interest received by landowner October 13, 2020
- Landowner has not obtained own appraisal
- Amounts offered are for *acquisition only* – any payment for potential relocation of center-pivot irrigation arm to be through relocation program



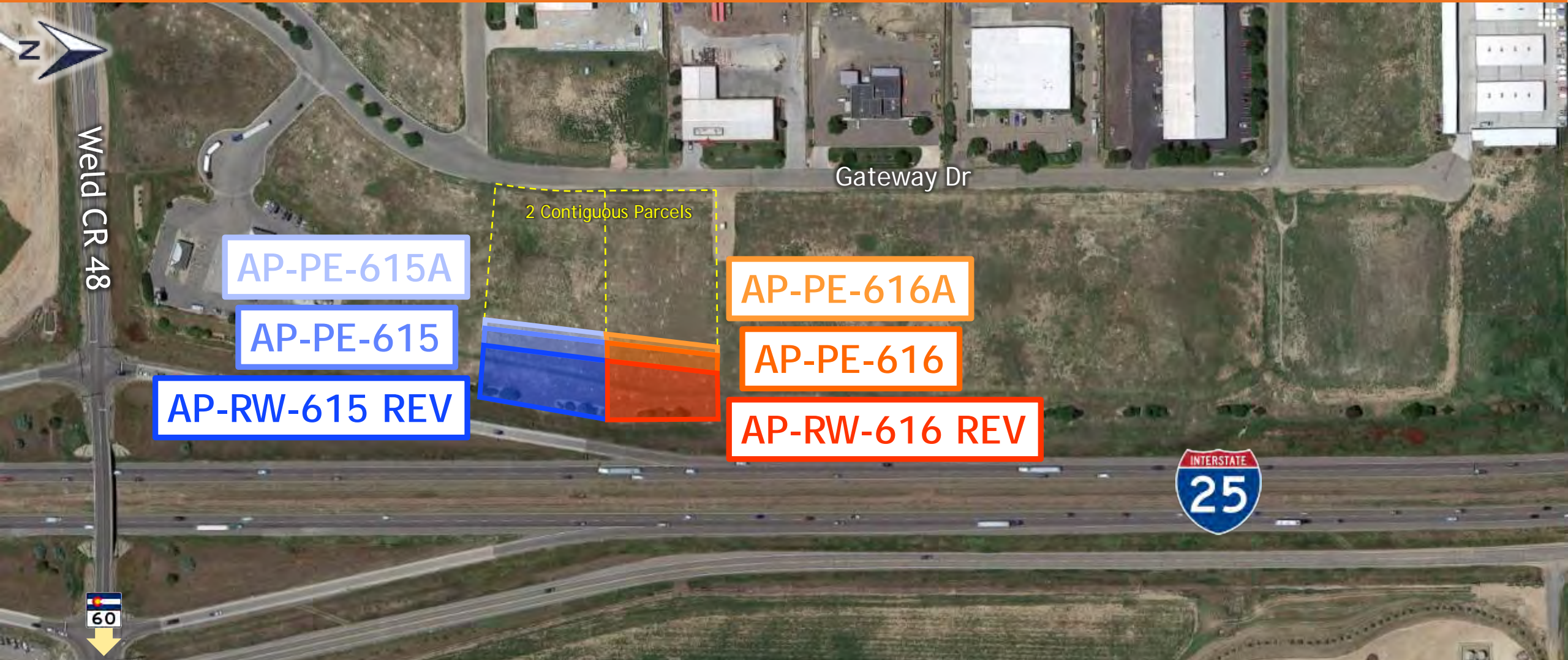
Condemnation Authorization I-25 Express Lanes SH 7 to SH 1



Location of Ownership 605 - RMSJ LLC



Condemnation Authorization I-25 Express Lanes SH 7 to SH 1



Location of Ownerships 615 & 616 - St. Paul Property Holdings LLC



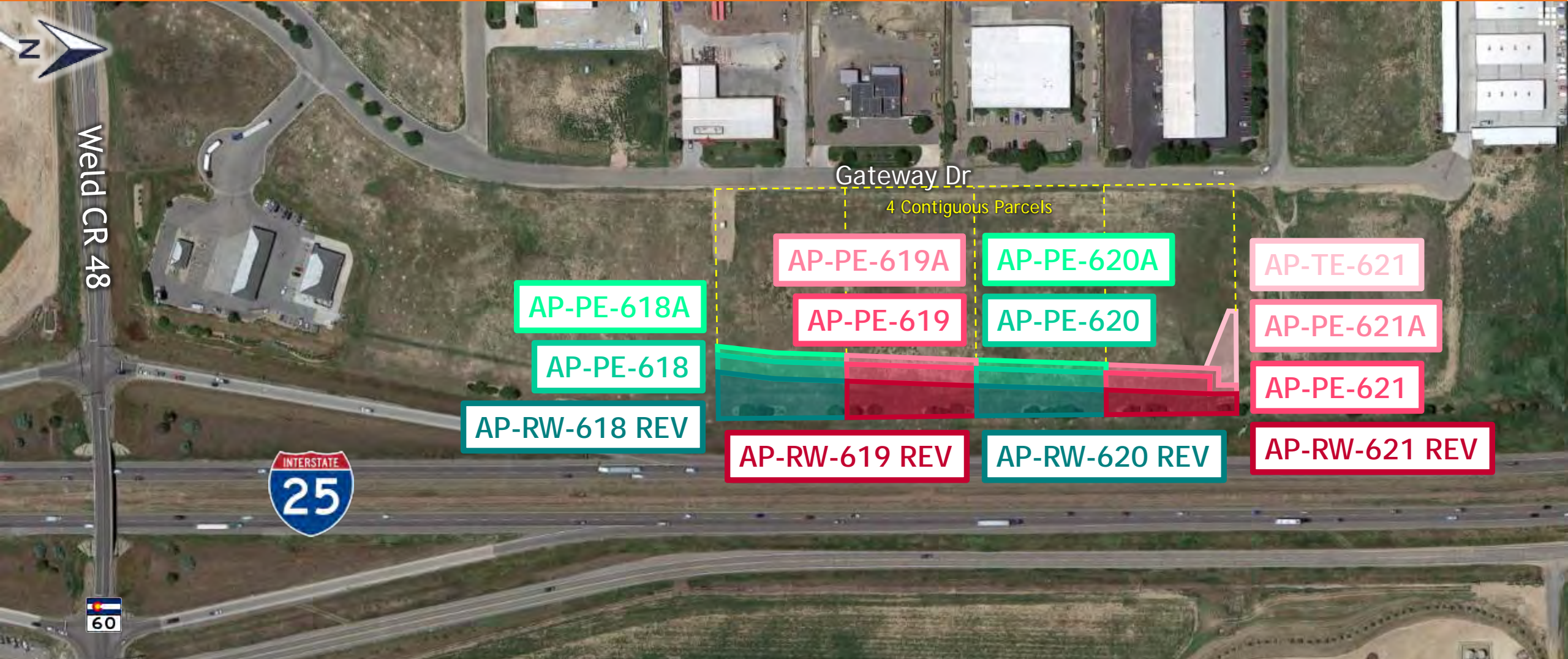
Condemnation Authorization I-25 Express Lanes SH 7 to SH 1

OFFERS (St. Paul Property)	DATE	AMOUNT
CDOT Appraisal	December 8, 2020	\$343,000
CDOT Initial Offer	January 11, 2021	\$343,000
Owner Counteroffer	January 15, 2021	\$769,989
Owner Appraisal	January 19, 2021	\$375,194
Owner 2 nd Counteroffer	February 12, 2021	\$550,000
CDOT Last Written Offer	February 22, 2021	\$420,000

- Owner has conceptual designs for development and believes acquisitions will reduce buildable footprint and therefore impact earning potential
 - Loss of potential business is not compensable



Condemnation Authorization I-25 Express Lanes SH 7 to SH 1



Location of Ownerships 618-621 - I-25 Gateway Center LLC



Condemnation Authorization I-25 Express Lanes SH 7 to SH 1

OFFERS (I-25 Gateway LLC)	DATE	AMOUNT
CDOT Appraisal	February 1, 2021	\$573,000
CDOT Initial Offer	February 5, 2021	\$573,000

- Notice of Interest sent late October 2019
- Landowner has not provided a completed appraisal
- Landowner's attorney stated early on that they do not intend to negotiate until court proceedings.



Condemnation Authorization I-25 Express Lanes SH 7 to SH 1



Location of Ownership 622 - I-25 Gateway Center Owners Association



Condemnation Authorization I-25 Express Lanes SH 7 to SH 1

OFFERS (I-25 Gateway Owners)	DATE	AMOUNT
CDOT Appraisal	January 14, 2021	\$49,150
CDOT Initial Offer	February 5, 2021	\$49,150

- Notice of Interest sent late October 2019
- Landowner has not provided a completed appraisal
- Landowner's attorney stated early on that they do not intend to negotiate until court proceedings