

Post-Amerco Real Property Condemnation Authorization Requests May 19, 2022 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) | TC Condemnation Resolution Number |
|------------------------------------|-------------------------------|---------------|--------------|--|---|--|------------------|---|-------------------|-------------------------------|--|-----------------------------------|
| 5 | I-25 Express Lanes SH7 to SH1 | NHPP 0253-270 | 22831 | AP-RW-631 REV AP-AC-631 | 12,594 sq.ft. | Norman C. Reichardt | \$94,300.00 | Appraisal | March 2, 2022 | N/A - None Provided | TC 19-07-03 TC 21-02-09 | |
| 5 | I-25 Express Lanes SH7 to SH2 | NHPP 0253-271 | 22831 | AP-RW-626 REV AP-TE-626 REV AP-TE-626A AP-AC-626 | 7,932sf 6,161sf 3,169sf | Murdock Properties, LLC a Colorado Limited Liability Company | \$46,400.00 | Appraisal | March 2, 2022 | N/A - None Provided | TC 19-07-03 TC 21-04-06 | |
| 5 | I-25 Express Lanes SH7 to SH3 | NHPP 0253-272 | 22831 | AP-RW-628 REV AP-PE-628 AP-TE-628 REV AP-TE-628A AP-AC-628 | 29,055sf 1,461sf 4,393sf 7,338sf | Murdock Properties, LLC a Colorado Limited Liability Company | \$194,700.00 | Appraisal | March 2, 2022 | N/A - None Provided | TC 19-07-03 TC 21-04-06 | |
| 5 | I-25 Express Lanes SH7 to SH4 | NHPP 0253-273 | 22831 | AP-RW-633 REV AP-RW-634 REV AP-RW-633 AP-AC-634 | 11,626sf 8,764sf | Murdock Properties, LLC a Colorado Limited Liability Company | \$247,700.00 | Appraisal | March 2, 2022 | N/A - None Provided | TC 19-07-03 TC 21-04-06 | |

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) |
|-----------------|---|-----------------|-----------------------|-----------------|---------------------------|-----------------|-------------------------|-----------------|---------------------------|-----------------|---|



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

Stephen
Harelson

Digitally signed by Stephen
Harelson
Date: 2022.05.06 15:23:29 -06'00'

DATE: May 6, 2022

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, and December 4, 2020, the AP Exhibits for the subject ownerships for I-25 Express Lanes from SH7 to SH1 (Project Number NHPP 0253-270) were authorized, which allowed CDOT to acquire land necessary for the project by purchase, exchange or negotiations with the 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 C.R.S., 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 four fee simple acquisitions, one permanent easement and four temporary easements previously approved for negotiation.

The property owners will be informed of the Transportation Commission meeting on May 18, 2022 and May 19, 2022 through a letter sent to the owner and the owner's attorney on or before May 6, 2022.

1. Date of ROW Plan Authorization: December 4, 2020
Address: 6545 E. Highway 60, Loveland, CO 80537

Landowner Name(s): Murdock Properties, a Colorado limited liability company; Wyco Pipe Line Company PPRPL, LLC (easement holder), Poudre Valley Rural Electric Association, Inc. (easement holder), HDDS, LLC (lessee).

Current Size of Property: 162,914 s.f./3.74 net acres (per CDOT appraisal)

Proposed Size of Acquisition: AP-RW-626 REV - 7,932 s.f./0.182 acres

AP-TE-626 REV - 6,161 s.f./0.141 acres

AP-TE-626A - 3,169 s.f./0.073 acres

AP-AC-626

Purpose of Parcels Necessary for Project:

- AP-RW-626 REV: 7,932 s.f. - \$36,487 - Fee simple acquisition for permanent widening and associated appurtenances.
- AP-TE-626 REV: 6,161 s.f. - \$5,791 - Temporary easement for activities associated with reconstructing drainage or irrigation facilities and may also include additional roadway construction activities including, but not limited to, stockpiling construction materials including topsoil, embankment, rip rap, rebar & lumber, temporary parking for vehicles and equipment, and temporary construction access, including haul roads.
For a period of two years.
- AP-TE-626A: 3,169 s.f. - \$2,979 - Temporary easement for activities associated with reconstructing drainage or irrigation facilities and may also include additional roadway construction activities including, but not limited to, stockpiling construction materials including topsoil, embankment, rip rap, rebar & lumber, temporary parking for vehicles and equipment, and temporary construction access, including haul roads.
For a period of two years.

Value of improvements and associated damages for Ownership: \$1,057 improvements (no damages).

Estimated Property Value, Damages and Benefits (if any): - No damages, Total for Ownership, \$46,314 rounded to \$46,400.

Method to Determine Property Value, Damages and Benefits (if any): Value was based on appraisal by Charles Nelson, MAI dated March 2, 2022.

Date of Initial Offer: January 15, 2021.

Date of Revised Offer: April 22, 2022.

Summary of Counteroffers: The landowner and their representation have declined to provide a counteroffer at this time. They have not provided a completed appraisal to date and have indicated that they do not intend to present an appraisal until court proceedings. This parcel was previously authorized for condemnation by Resolution #TC-2021-04-06. The owners expressed specific concerns regarding access impacts due to a cul-de-sac originally proposed north of the property along South Larimer County Road 5 ("Original Design"). In a good faith effort to address the concerns of the landowners, the Region declined to move forward with the Original Design and ultimately redesigned the project to include design and funding for a round-about at the intersection of South County Road 5 and East County Road 16 that will maintain the ability to accommodate access. The Region is resubmitting this parcel for condemnation based on the identified redesign.

There are no active discussions with other interest holders.

2. Date of ROW Plan Authorization: December 4, 2020
Address: 6503 E. Highway 60, Loveland, CO 80637

Landowner Name (s): Murdock Properties, a Colorado limited liability company; Wyco Pipe Line Company PPRPL, LLC (easement holder), US WEST Communications, Inc. (easement holder), The Harry Lateral Ditch Company (easement holder), ETI Equipment (lessee), PRS, Inc. (lessee), United Automobile Recovery (UAR Direct, LLC) (lessee).

Current Size of Property: 413,820 s.f./9.5 acres (per CDOT appraisal)

Proposed Size of Acquisition: AP-RW-628 REV2 - 29,055 s.f./0.667 acres

AP-PE-628 - 1,461 s.f./0.034 AC

AP-TE-628 REV - 4,393 s.f./0.101 AC

AP-TE-628A - 7,338 s.f./0.168 AC

AP-AC-628 REV

Purpose of Parcels Necessary for Project:

- AP-RW-628 REV2: 29,055 s.f. - \$133,653 - Fee simple acquisition for construction, use and maintenance of roadway drainage.
- AP-PE-628: 1,461 s.f. - \$6,385 - Permanent easement for permanent placement, construction, use and maintenance of roadway improvements, including drainage facilities, and all associated appurtenances.
- AP-TE-628 REV: 4,393 s.f. - \$4,129 - Temporary easement for activities associated with reconstructing drainage or irrigation facilities and may also include additional roadway construction activities 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.
- AP-TE-628A: 7,338 s.f. - \$6,898 - Temporary easement for activities associated with reconstructing water line and driveway and may also include additional roadway construction activities 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 and associated damages for Ownership: \$43,560 (\$41,137 for improvements, \$2,423 damages cost to cure).

Estimated Property Value, Damages and Benefits (if any): Total for Ownership, \$194,625 rounded to \$194,700.

Method to Determine Property Value, Damages and Benefits (if any): Value was based on appraisal by Charles Nelson, MAI, dated March 2, 2022.

Date of Initial Offer: January 11, 2021.

Date of Revised Offer: April 22, 2022.

Summary of Counteroffers: The landowner and their representation have declined to provide a counteroffer at this time. They have not provided a completed appraisal to date and have indicated that they do not intend to present an appraisal until court proceedings. This parcel was previously authorized for condemnation by Resolution #TC-2021-04-06. The owners and their legal representation expressed specific concerns regarding access impacts due to a cul-de-sac originally proposed north of the property along South Larimer County Road 5 ("Original Design"). In a good faith effort to address these concerns, the Region declined to move forward with the Original Design and ultimately redesigned the project to include design and funding for a round-about at the intersection of South County Road 5 and East County Road 16 that will maintain the ability to accommodate access and resulted in the need to acquire

less property from the landowner. The Region is resubmitting this parcel for condemnation based on the identified redesign.

CDOT is actively coordinating with the Harry Lateral Ditch and performing work in their facility on their behalf. CDOT is working with ETI Equipment and United Automobile Recovery (UAR Direct, LLC) to relocate personal property. CDOT has not coordinated with other interest holders.

3. Date of ROW Plan Authorization: December 4, 2020
Address: R68W, 6th PM, SEC. 35, T5N, LOTS 1, 2 Mecham Subdivision, NW ¼ SEC. 35, T5N
Landowner Name(s): Murdock Properties, a Colorado limited liability company; Wyco Pipe Line Company (easement holder), Rocky Mountain Pipeline System, LLC (easement holder), Swift Built Trailers (lessee) and Murdock Trailer Sales (lessee).
Current Size of Property: 240,077 s.f./5.51 acres (per CDOT appraisal)
Proposed Size of Acquisition: AP-RW-633 REV 11,626 s.f./0.267 acres
AP-RW-634 REV 8,764 s.f./0.201 acres
AP-AC-633 and AP-AC-634
Purpose of Parcels Necessary for Project:
- AP-RW-633 REV: 11,626 s.f. - \$53,480 - Fee simple acquisition for construction, use and maintenance of roadway drainage.
 - AP-RW-634 REV: 8,764 s.f. - \$40,314 - Fee simple acquisition for construction, use and maintenance of roadway drainage.
- Value of improvements and associated damages for Ownership: \$153,901 (\$106,500 improvements; \$47,401 damages cost to cure)
Estimated Property Value, Damages and Benefits (if any): Total for Ownership: \$247,695 rounded to \$247,700.
Method to Determine Property Value, Damages and Benefits (if any): Value was based on appraisal by Charles Nelson, MAI, dated March 2, 2022.
Date of Initial Offer: February 5, 2021.
Date of Revised Offer: April 22, 2022.
Summary of Counteroffers: The landowner and their representation have declined to provide a counteroffer at this time. They have not provided a completed appraisal to date and have indicated that they do not intend to present an appraisal until court proceedings. This parcel was previously authorized for condemnation by Resolution #TC-2021-04-06. The owners expressed specific concerns regarding access impacts due to a cul-de-sac originally proposed north of the property along South Larimer County Road 5 ("Original Design"). In a good faith effort to address the concerns of the landowners, the Region declined to move forward with the Original Design and ultimately redesigned the project to include design and funding for a round-about at the intersection of South County Road 5 and East County Road 16 that will maintain the ability to accommodate access. The Region is resubmitting this parcel for condemnation based on the identified redesign.

CDOT is coordinating with Swift Built Trailers and Murdock Trailer Sales for personal relocations. CDOT has not coordinated with other interest holders.

Attachments
Proposed Resolution
Right-of-Way Plans

Legal Descriptions
Contact Summary



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 **Stephen Harelson**

Digitally signed by Stephen Harelson
Date: 2022.05.06 15:24:53 -06'00'

DATE: May 3, 2022

SUBJECT: REPORT PURSUANT TO COLORADO REVISED STATUTES, §43-1-208 REGARDING PROJECT NUMBER NHPP 0253-270, 22831, 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 March 21, 2019 and July 18, 2019, the AP Exhibits for the subject ownerships for I-25 Express Lanes from SH7 to SH1 (Project Number NHPP 0253-270) were authorized, which allowed CDOT to acquire land necessary for the project by purchase, exchange or negotiations with the 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 C.R.S., 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 is one fee simple acquisition previously approved for negotiation.

The property owners will be informed of the Transportation Commission meeting on May 18, 2022 and May 19, 2022 through a letter sent to the owner and the owner's attorney on or before May 6, 2022.

1. Date of ROW Plan Authorization: December 4, 2020
Address: 3814 S County Road 5, Loveland, CO 80537
Landowner Name(s): Norman C. Reichardt; Northstar Homes (owned by landowner)
Current Size of Property: 146,381 s.f./3.360 acres

Proposed Size of Acquisition: AP-RW-631 REV 12,594 s.f./0.289 acres

Purpose of Parcels Necessary for Project:

- AP-RW-631 REV: 12,594 s.f. - \$57,932 - Fee simple acquisition for improvements associated with widening and improving I-25 including drainage.
Impacted improvements include fencing (408 l.f. barbed wire on steel posts), fencing (31 l.f. mesh wire on steel posts), electrical panel/conduit and trenching, medium bushes (2), sign (double faced, illuminated).

Value of improvements for Ownership: \$35,162.

Estimated Property Value, Damages and Benefits (if any): \$1,190 - Total for Ownership, \$94,284 rounded to \$94,300.

Method to Determine Property Value, Damages and Benefits (if any): Value was based on appraisal by Charles Nelson, dated March 2, 2022.

Date of Initial Offer: November 5, 2020.

Date of Revised Offer: April 22, 2022.

Summary of Counteroffers: The landowner and their representation have declined to provide a counteroffer at this time. They have not provided a completed appraisal to date and have indicated that they do not intend to present an appraisal until court proceedings. This parcel was previously authorized for condemnation by Resolution #TC-2021-02-09. The owners expressed specific concerns regarding access impacts due to a cul-de-sac originally proposed north of the property along South Larimer County Road 5 ("Original Design"). Specifically, the owners and their legal representation expressed concern that the Original Design would limit the landowners ability to move resale modular homes to and from the site due to the turning movements and the size of the tractor-trailers required to move the modular homes. In a good faith effort to address the concerns of the landowners, the Region declined to move forward with the Original Design and ultimately redesigned the project to include design and funding for a round-about at the intersection of South County Road 5 and East County Road 16 that will maintain the ability to accommodate the delivery of the modular homes to the subject site. The Region is resubmitting this parcel for condemnation based on the identified redesign.

The double-sided illuminated sign was owned by Lamar Outdoor Advertising and CDOT has concluded a settlement with Lamar for the acquisition of that sign.

There are no active discussions with other interest holders.

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

Colorado Department of Transportation



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

Region 4 Right of Way

IJN

Sheet Revisions

| Date | Description | Initials |
|----------|---|----------|
| 09/05/19 | NAME CHANGE | TAE |
| 09/21/20 | REVISED AP-RW-626, AP-TE-626, AP-RW-628, AP-TE-628 | TAE |
| | ADDED AP-AC-626, AP-TE-628A, AP-AC-628, AP-TE-626A | |
| 01/21/21 | REVISED AP-RW-628REV, AP-AC-628, ADDED AP-PE-628 | |

Sheet Revisions

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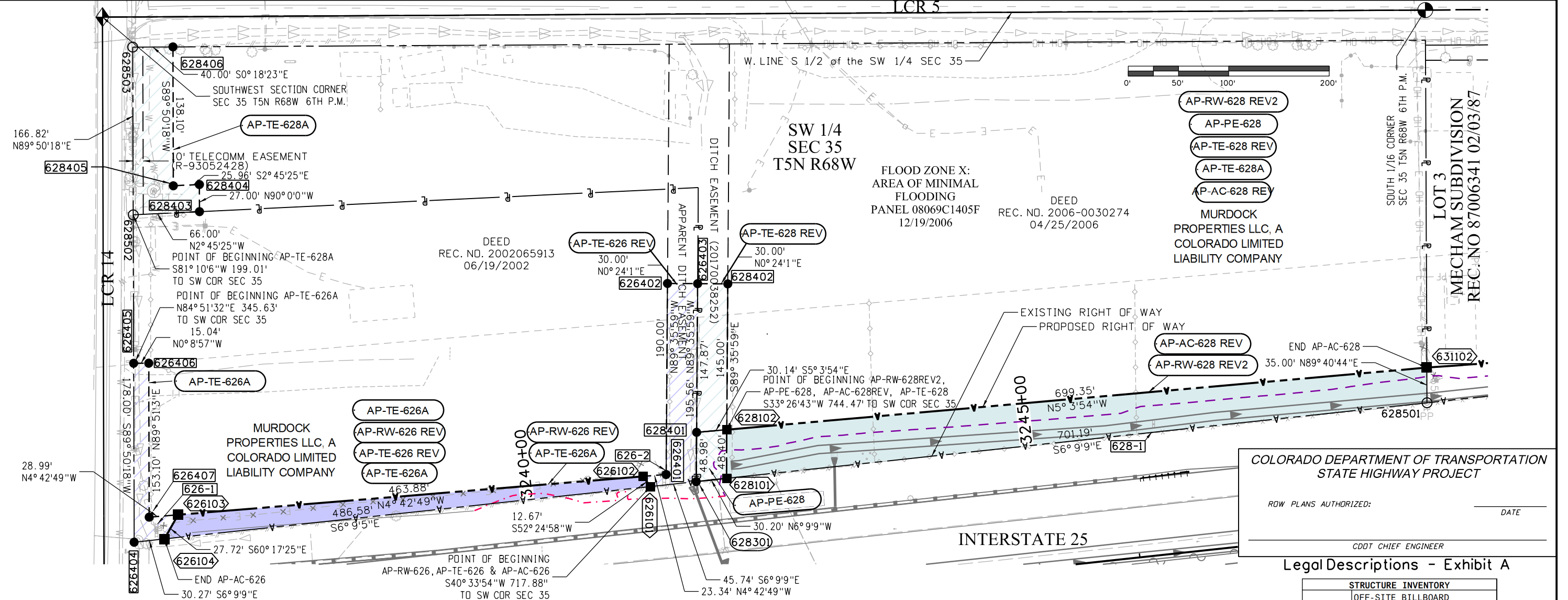
Sheet Revisions

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Right of Way Plans

Plan Sheet

| | | | |
|---|--------------------------|----------------------|-----------------|
| Project Number: NHPP 0253-270 | | | |
| Project Location: I-25 Express Lanes SH7 to SH1 | | | |
| Project Code: 22831 | Last Mod. Date: 04-07-21 | Subset: 1.01 of 1.01 | Sheet No.: 1.01 |



COLORADO DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY PROJECT

ROW PLANS AUTHORIZED:

DATE

CDOT CHIEF ENGINEER

Legal Descriptions - Exhibit A

| STRUCTURE INVENTORY | |
|---------------------|---|
| 626-1 | OFF-SITE BILLBOARD (PM08649) -PROTECT IN PLACE- |
| 626-2 | OFF-SITE BILLBOARD (PM8650) |
| 628-1 | ON-SITE SIGN |

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

Thomas Nicholas - PLS 28657

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

Area In Square Feet [Acres]

| Parcel No. | Ownership Name and Mailing Address | Parcel Id Site Address | Location | Area Of Parcel | Existing ROW | Reception No. | Title Commitment No. | Purpose |
|----------------|---|--|-------------------------------------|----------------|--------------|---------------|----------------------|---|
| AP-RW-626 REV | MURDOCK PROPERTIES LLC, A COLORADO LIMITED LIABILITY COMPANY 3550 S. COUNTY ROAD 5 LOVELAND, CO 80537 | 8535000010 | R68W, 6TH PM SW 1/4 SEC. 35, T5N | 7,932 | | | 596-F0596699-383-BA1 | PERMANENT HIGHWAY WIDENING & ASSOCIATED APPURTENANCES |
| | | 6545 E. HIGHWAY 60 LOVELAND, CO 80537 | | 0.182 | | | | |
| AP-TE-626 REV | same as above | | | 6,161 | | | | |
| | | | | 0.141 | | | | |
| AP-TE-626A | same as above | | | 3,169 | | | | |
| | | | | 0.073 | | | | |
| AP-AC-626 | same as above | | | | | | | NO ACCESS |
| AP-RW-628 REV2 | MURDOCK PROPERTIES LLC, A COLORADO LIMITED LIABILITY COMPANY 5718 AKSARBEN DR. WINDSOR, CO 80550-7070 | 8535000018 | R68W, 6TH PM SEC. 35, T5N | 29,055 | | Rec No | 596-F0596703-383-BA1 | CONSTRUCTION, USE & MAINTENANCE OF ROADWAY DRAINAGE |
| | | 6503 E. HIGHWAY 60 LOVELAND, CO 80537 | | 0.667 | | | | |
| AP-TE-628 REV | same as above | | | 4,393 | | | | |
| | | | | 0.101 | | | | |
| AP-TE-628A | same as above | | | 7,338 | | | | |
| | | | | 0.168 | | | | |
| AP-AC-628 REV | same as above | | | | | | | NO ACCESS |
| AP-PE-628 | same as above | | | 1,461 | | | | |
| | | | | 0.034 | | | | |

6/7/2021 2:15:06 PM pw:\cddot-pw-bentley.com\cddot-pw-01P\Documents\01 Major Projects\I-25 North Express Lanes (Johnstown to Fort Collins)\Legacy Data\22831 - I-25 express lanes sh7 to sh1\ROW_Survey\Drawings\22831ROW_AP-631-633E.knh

Colorado Department of Transportation



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

Region 4 Right of Way

IJN

Sheet Revisions

| Date | Description | Initials |
|----------|---------------|----------|
| 09/05/19 | NAME CHANGE | TAE |
| 07/29/20 | PARCEL UPDATE | TAE |
| | | |
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Sheet Revisions

| Date | Description | Initials |
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Sheet Revisions

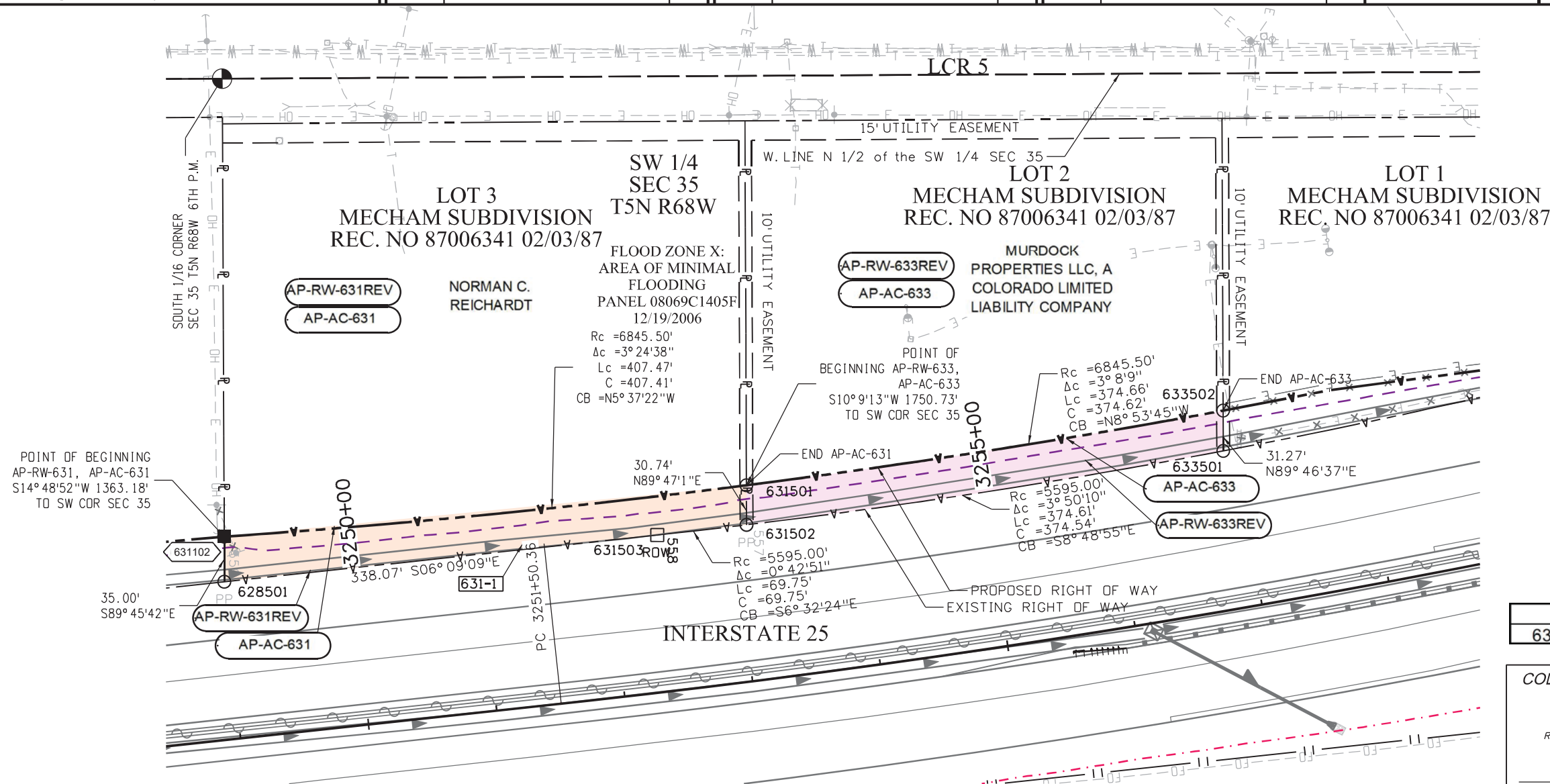
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Right of Way Plans

Plan Sheet

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

| Project Code: | Last Mod. Date | Subset | Sheet No. |
|---------------|----------------|--------------|-----------|
| 22831 | 07-29-20 | 1.01 of 1.01 | 1.01 |



STRUCTURE INVENTORY

631-1 ON-SITE SIGN

COLORADO DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY PROJECT

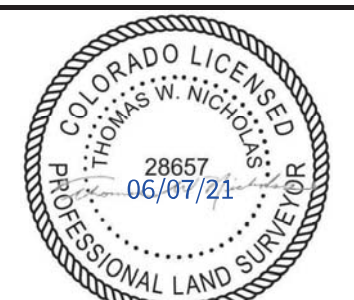
ROW PLANS AUTHORIZED:

DATE

CDOT CHIEF ENGINEER

Legal Descriptions - Exhibit A

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



Thomas Nicholas - PLS 28657

R.O.W. TABULATION OF PROPERTIES IN LARIMER 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 | | | |
| AP-RW-631REV | NORMAN C. REICHARDT | 8535006003 | R68W, 6TH PM | 12,594 | | | 596-F0596704-383-BA1 | CONSTRUCTION, USE & MAINTENANCE OF ROADWAY DRAINAGE |
| | 3814 S. COUNTY ROAD 5 | 3814 S COUNTY ROAD 5 | SEC. 35, T5N | 0.289 | | | | |
| | LOVELAND, CO 80537 | LOVELAND, CO 80537 | LOT 3 MECHAM SUBD. | | | | | |
| AP-AC-631 | same as above | | | | | | | NO ACCESS |
| AP-RW-633 REV | MURDOCK PROPERTIES LLC, A COLORADO LIMITED LIABILITY COMPANY | 8535006002 | R68W, 6TH PM | 11,626 | | | 596-F0596705-383-BA1 | CONSTRUCTION, USE & MAINTENANCE OF ROADWAY DRAINAGE |
| | 3550 S. COUNTY ROAD 5 | 3642 S COUNTY ROAD 5 | SEC. 35, T5N | 0.267 | | | | |
| | LOVELAND, CO 80537 | LOVELAND, CO 80537 | LOT 2 MECHAM SUBD. | | | | | |
| AP-AC-633 | same as above | | | | | | | NO ACCESS |

11/15/2021 2:39:49 PM evansta 2:39:49 PM pw:\cdot-pw\benlley.com\cdot-pw-01P\Documents\01 Major Projects\I-25 North Express Lanes (Johnstown to Fort Collins)\Legacy Data\22831 - i-25 express lanes sh7 to sh1\RDW_Survey\Drawings\22831\RDW_AP-634-635E.kxb

Colorado Department of Transportation



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

Region 4 Right of Way

IJN

Sheet Revisions

| Date | Description | Initials |
|----------|--------------------------|----------|
| 08/09/19 | BASE CHANGE | TAE |
| 09/05/19 | NAME CHANGE | TAE |
| 08/19/20 | REV 634 & 635 | TAE |
| 11/15/21 | 635 DELETED FROM PROJECT | TAE |

Sheet Revisions

| Date | Description | Initials |
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| mm/dd/yy | XXXXXXXX | XXX |
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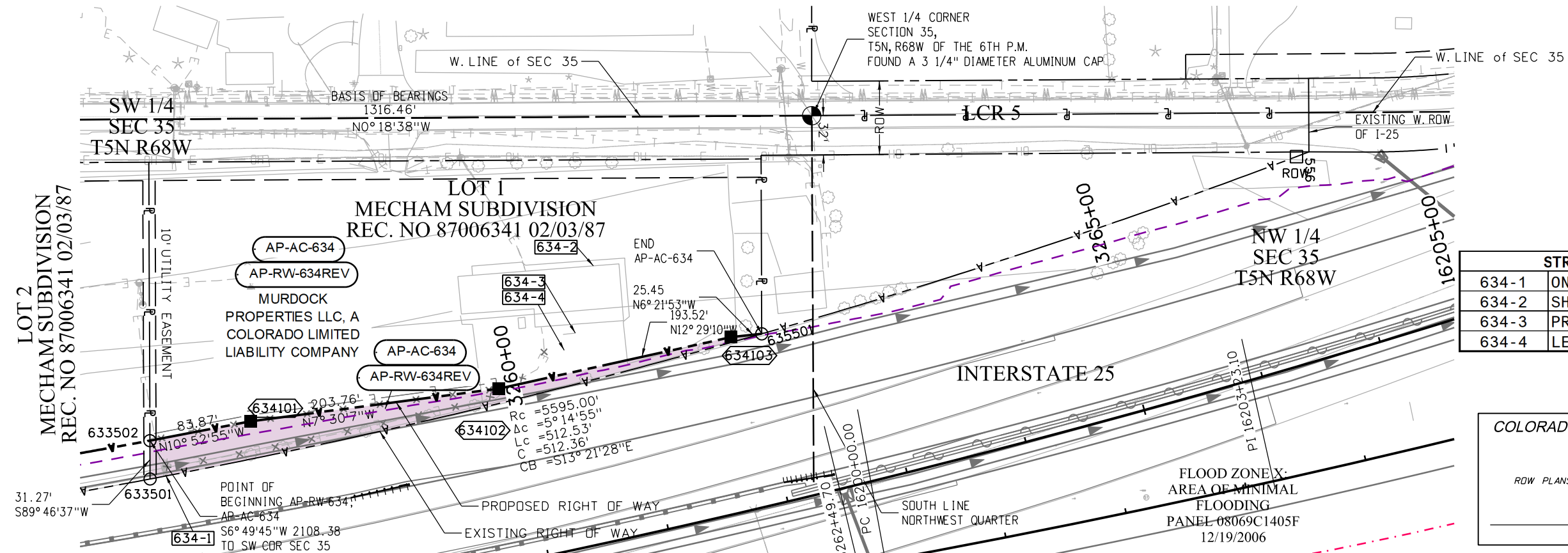
Sheet Revisions

| Date | Description | Initials |
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| mm/dd/yy | XXXXXXXX | XXX |
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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 | Subset | Sheet No. |
| 22831 | 11-15-21 | 1.01 of 1.01 | 1.01 |



STRUCTURE INVENTORY

| | |
|-------|---------------|
| 634-1 | ON-SITE SIGN |
| 634-2 | SHOP BUILDING |
| 634-3 | PROPANE TANK |
| 634-4 | LEACH FIELD |

COLORADO DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY PROJECT

ROW PLANS AUTHORIZED:

DATE

CDOT CHIEF ENGINEER

Legal Descriptions - Exhibit A

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

| Parcel No. | Ownership Name and Mailing Address | Parcel Id Site Address | Location | Area In Square Feet [Acres] | | | | Purpose |
|---------------|---|--|------------------------------------|-----------------------------|-----------------|---------------|----------------------|---|
| | | | | Area Of Parcel | Existing ROW | Reception No. | Title Commitment No. | |
| AP-RW-634 REV | MURDOCK PROPERTIES LLC, A COLORADO LIMITED LIABILITY COMPANY | 8535006001 | R68W, 6TH PM | 8,764 | | | 596-F0596705-383-BA1 | CONSTRUCTION, USE & MAINTENANCE OF ROADWAY DRAINAGE |
| | 3550 S. COUNTY ROAD 5 LOVELAND, CO 80537 | 3550 S COUNTY ROAD 5 LOVELAND, CO 80537 | SEC. 35, T5N LOT 1 MECHAM SUBD. | 0.201 | | | | |
| AP-TE-634 | Deleted | | | | | | | |
| AP-AC-634 | 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.

**COLORADO DEPARTMENT OF TRANSPORTATION
REAL PROPERTY**

TO BE ACQUIRED

Advanced Parcel Number: AP-AC-626

FROM

MURDOCK PROPERTIES LLC, A COLORADO LIMITED LIABILITY COMPANY

FOR

Project Code: 22831

Project Number: NHPP 0253-270

Location: I-25 Express Lanes SH7 to SH1

EXHIBIT "B"

PROJECT NUMBER: NHPP 0253-270

PARCEL NUMBER: AP-AC-626

PROJECT CODE: 22831

DATE: September 21, 2020

ACCESS DESCRIPTION

EACH AND EVERY RIGHT OR RIGHTS OF ACCESS OF THE GRANTOR to and from any part of the right-of-way of Colorado Interstate Highway No. 25, a freeway established according to the laws of the State of Colorado, and from and to any part of the real property of the Grantor in the Southwest quarter of Section 35, Township 5 North, Range 68 West, of the 6th Principal Meridian, in Larimer County, Colorado abutting upon said Highway, along and across the access line or lines described as follows:

| | | |
|---------------|--------------|------------------|
| NHPP 0253-270 | AP-AC-626 | Westerly Line |
| (Proj. No.) | (Parcel No.) | Location of Line |

Commencing at a point, whence the Southwest corner of said Section 35 bears S. 40°33'54" W., a distance of 717.88 feet, said point also being the TRUE POINT OF BEGINNING;

1. Thence S. 52°24'58" W., a distance of 12.67 feet;
2. Thence S. 04°42'49" E., a distance of 463.88 feet;
3. Thence S. 60°17'25" E., a distance of 27.72 feet, said point being the end of this access limitation;

Basis of Bearings: All bearings are based on the West line of the South half of the Southwest Quarter of said Section 35, Township 5 North, Range 68 West, of the 6th Principal Meridian being monumented at the Southwest corner of Section 35, by a found 2 1/2" diameter aluminum cap stamped "INTERMIL T5N R68W SC T4N R68W PLS 12374" and the South 1/16th Corner, by a found 2 1/2 aluminum cap stamped "LS S 1/16 S34 S35 1998 12374". With a grid bearing between of N. 00°18'24" W., a distance of 1316.34 feet as obtained from a Global Positioning System (GPS) survey based on the National Spatial Reference System (NSRS).

NO ACCESS POINT

For and on behalf of the
Colorado Department of Transportation
Thomas W. Nicholas, PLS 28657
10601 W. 10th Street
Greeley, CO 80634



**COLORADO DEPARTMENT OF TRANSPORTATION
REAL PROPERTY**

TO BE ACQUIRED

Advanced Parcel Number: AP-RW-626 REV

FROM

MURDOCK PROPERTIES LLC, A COLORADO LIMITED LIABILITY COMPANY

FOR

Project Code: 22831

Project Number: NHPP 0253-270

Location: I-25 Express Lanes SH7 to SH1

EXHIBIT "A"

PROJECT NUMBER: NHPP 0253-270

PARCEL NUMBER: AP-RW-626 REV

PROJECT CODE: 22831

DATE: June 7, 2021

DESCRIPTION

A tract or parcel of land No. AP-RW-626 REV of the Department of Transportation, State of Colorado Project No. NHPP 0253-270 containing 7,932 sq. ft. (0.182 acres), more or less, in Section 35, Township 5 N, Range 68 W, of the 6th Principal Meridian, in Larimer County, Colorado, said tract or parcel being more particularly described as follows:

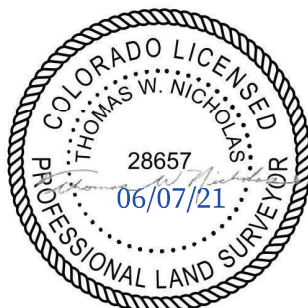
Commencing at a point on the existing Westerly Right of Way line of Interstate 25, whence the Southwest corner of said Section 35 bears S. 40°33'54" W., a distance of 717.88 feet, being the TRUE POINT OF BEGINNING;

1. Thence along said Right-of-Way, S. 06°09'05" E., a distance of 486.58 feet;
2. Thence leaving said Right-of-Way, N. 60°17'25" W., a distance of 27.72 feet;
3. Thence N. 04°42'49" W., a distance of 463.88 feet;
4. Thence N. 52°24'58" E., a distance of 12.67 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described parcel contains 7,932 sq. ft. (0.182 acres), more or less.

Basis of Bearings: All bearings are based on the West line of the South half of the Southwest Quarter of said Section 35, Township 5 North, Range 68 West, of the 6th Principal Meridian being monumented at the Southwest corner of Section 35, by a found 2 1/2" diameter aluminum cap stamped "INTERMIL T5N R68W SC T4N R68W PLS 12374" and the South 1/16th Corner, by a found 2 1/2 aluminum cap stamped "LS S 1/16 S34 S35 1998 12374". With a grid bearing between of N. 00°18'24" W., a distance of 1316.34 feet as obtained from a Global Positioning System (GPS) survey based on the National Spatial Reference System (NSRS).

For and on behalf of the
Colorado Department of Transportation
Thomas W. Nicholas, PLS 28657
10601 W. 10th Street
Greeley, CO 80634



**COLORADO DEPARTMENT OF TRANSPORTATION
REAL PROPERTY**

TO BE ACQUIRED

Advanced Parcel Number: AP-TE-626

FROM

MURDOCK PROPERTIES LLC, A COLORADO LIMITED LIABILITY COMPANY

FOR

Project Code: 22831

Project Number: NHPP 0253-270

Location: I-25 Express Lanes SH7 to SH1

EXHIBIT "A"

PROJECT NUMBER: NHPP 0253-270
TEMPORARY EASEMENT NUMBER: AP-TE-626
PROJECT CODE:
DATE: April 7, 2021
DESCRIPTION

A Temporary Easement No. AP-TE-626 of the Department of Transportation, State of Colorado Project No. NHPP 0253-270 containing 6,161 sq. ft. (0.141 acres), more or less, in Section 35, Township 5 N, Range 68 W, of the 6th Principal Meridian, in Larimer County, Colorado, Temporary Easement being more particularly described as follows:

Commencing at a point on the existing Right-of-Way of I-25 and the Easterly line of a parcel that is described in a deed found in the Larimer County Records at Rec. No. 2002065913, dated 06/19/2002, whence the Southwest corner of said Section 35 bears S40°33'54"W 717.88 feet, said point also being the TRUE POINT OF BEGINNING;

1. Thence leaving said line and Right-of-Way, S. 52°24'58" W., a distance of 12.67 feet;
2. Thence N. 04°42'49" W., a distance of 23.34 feet;
3. Thence N. 89°35'59" W., a distance of 190.00 feet;
4. Thence N. 00°24'01" E., a distance of 30.00 feet;
5. Thence S. 89°35'59" E., a distance of 196.85 feet;
6. Thence S. 06°09'09" E., a distance of 45.74 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described Temporary Easement contains 6,161 sq. ft. (0.141 acres), more or less.

The purpose of the above-described Temporary Easement is for the for activities associated with reconstructing drainage or irrigation facilities and may also include additional roadway construction activities including, but not limited to, stockpiling construction materials including topsoil, embankment, rip rap, rebar, & lumber; temporary parking for vehicles & equipment; & temporary construction access, including haul roads.

Basis of Bearings: All bearings are based on the West line of the South half of the Southwest Quarter of said Section 35, Township 5 North, Range 68 West, of the 6th Principal Meridian being monumented at the Southwest corner of Section 35, by a found 2 1/2" diameter aluminum cap stamped "INTERMIL T5N R68W SC T4N R68W PLS 12374" and the South 1/16th Corner, by a found 2 1/2 aluminum cap stamped "LS S 1/16 S34 S35 1998 12374". With a grid bearing between of N. 00°18'24" W., a distance of 1316.34 feet as obtained from a Global Positioning System (GPS) survey based on the National Spatial Reference System (NSRS).

For and on behalf of the
Colorado Department of Transportation
Thomas W. Nicholas, PLS 28657
10601 W. 10th Street
Greeley, CO 80634



**COLORADO DEPARTMENT OF TRANSPORTATION
REAL PROPERTY**

TO BE ACQUIRED

Advanced Parcel Number: AP-TE-626A

FROM

MURDOCK PROPERTIES LLC, A COLORADO LIMITED LIABILITY COMPANY

FOR

Project Code: 22831

Project Number: NHPP 0253-270

Location: I-25 Express Lanes SH7 to SH1

EXHIBIT "A"

PROJECT NUMBER: NHPP 0253-270
TEMPORARY EASEMENT NUMBER: AP_TE-626A
PROJECT CODE:
DATE: April 7, 2021
DESCRIPTION

A Temporary Easement No. AP_TE-626A of the Department of Transportation, State of Colorado Project No. NHPP 0253-270 containing 3,169 sq. ft. (0.073 acres), more or less, in Section 35, Township 5 N, Range 68 W, of the 6th Principal Meridian, in Larimer County, Colorado, Temporary Easement being more particularly described as follows:

Commencing at a point, on the existing Northerly Right of Way line of Larimer County Road 14 and the Southerly line of a parcel that is described in a deed found in the Larimer County Records at REC. NO. 2002065913 dated 06/19/2002, whence the Southwest corner of said Section 35 bears S84°51'32"W 345.63 feet, said point also being the TRUE POINT OF BEGINNING;

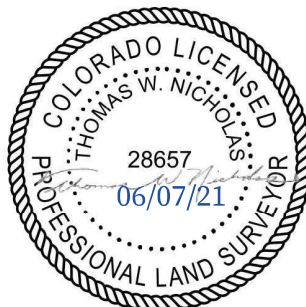
1. Thence N. 00°08'57" W., a distance of 15.04 feet;
2. Thence N. 89°51'03" E., a distance of 153.10 feet;
3. Thence N. 04°42'49" W., a distance of 28.99 feet;
4. Thence S. 60°17'25" E., a distance of 27.72 feet to a point on the existing Right-of-Way of I-25 and the Easterly line of said parcel;
5. Thence along said Right-of-Way, S. 06°09'09" E., a distance of 30.27 feet to the intersection of said I-25 Right-of-Way and Larimer County Road 14 Right-of-Way, also being the Southerly corner of said parcel;
6. Thence along said Larimer County Road 14 Right-of-Way, S. 89°50'18" W., a distance of 178.00 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described Temporary Easement contains 3,169 sq. ft. (0.073 acres), more or less.

The purpose of the above-described Temporary Easement is for the for activities associated with reconstructing drainage or irrigation facilities and may also include additional roadway construction activities including, but not limited to, stockpiling construction materials including topsoil, embankment, rip rap, rebar, & lumber; temporary parking for vehicles & equipment; & temporary construction access, including haul roads.

Basis of Bearings: All bearings are based on the West line of the South half of the Southwest Quarter of said Section 35, Township 5 North, Range 68 West, of the 6th Principal Meridian being monumented at the Southwest corner of Section 35, by a found 2 1/2" diameter aluminum cap stamped "INTERMIL T5N R68W SC T4N R68W PLS 12374" and the South 1/16th Corner, by a found 2 1/2 aluminum cap stamped "LS S 1/16 S34 S35 1998 12374". With a grid bearing between of N. 00°18'24" W., a distance of 1316.34 feet as obtained from a Global Positioning System (GPS) survey based on the National Spatial Reference System (NSRS).

For and on behalf of the
Colorado Department of Transportation
Thomas W. Nicholas, PLS 28657
10601 W. 10th Street
Greeley, CO 80634



**COLORADO DEPARTMENT OF TRANSPORTATION
REAL PROPERTY**

TO BE ACQUIRED

Advanced Parcel Number: AP-AC-628REV

FROM

MURDOCK PROPERTIES LLC, A COLORADO LIMITED LIABILITY COMPANY

FOR

Project Code: 22831

Project Number: NHPP 0253-270

Location: I-25 Express Lanes SH7 to SH1

EXHIBIT "B"

PROJECT NUMBER: NHPP 0253-270

PARCEL NUMBER: AP-AC-628REV

PROJECT CODE: 22831

DATE: January 20, 2021

ACCESS DESCRIPTION

EACH AND EVERY RIGHT OR RIGHTS OF ACCESS OF THE GRANTOR to and from any part of the right-of-way of Colorado Interstate Highway No. 25, a freeway established according to the laws of the State of Colorado, and from and to any part of the real property of the Grantor in the Southwest quarter of Section 35, Township 5 North, Range 68 West, of the 6th Principal Meridian, in Larimer County, Colorado abutting upon said Highway, along and across the access line or lines described as follows:

| | | |
|---------------|--------------|------------------|
| NHPP 0253-270 | AP-AC-628 | Westerly Line |
| (Proj. No.) | (Parcel No.) | Location of Line |

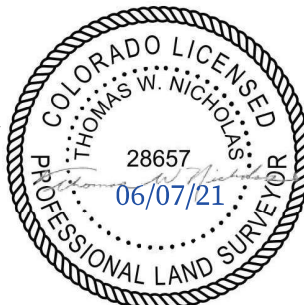
Commencing at a point, whence the Southwest corner of said Section 35 bears S33°26'43"W, a distance of 744.47' feet, said point also being the TRUE POINT OF BEGINNING;

1. Thence N. 05°3'55" W., a distance of 699.35 feet to a point on the South line of Lot 3 of Mecham Subdivision as described in the records of Larimer County at Rec. No 87006341 dated February 03, 1987, said point being the end of this access limitation;

Basis of Bearings: All bearings are based on the West line of the South half of the Southwest Quarter of said Section 35, Township 5 North, Range 68 West, of the 6th Principal Meridian being monumented at the Southwest corner of Section 35, by a found 2 1/2" diameter aluminum cap stamped "INTERMIL T5N R68W SC T4N R68W PLS 12374" and the South 1/16th Corner, by a found 2 1/2 aluminum cap stamped "LS S 1/16 S34 S35 1998 12374". With a grid bearing between of N. 00°18'24" W., a distance of 1316.34 feet as obtained from a Global Positioning System (GPS) survey based on the National Spatial Reference System (NSRS).

NO ACCESS POINT

For and on behalf of the
Colorado Department of Transportation
Thomas W. Nicholas, PLS 28657
10601 W. 10th Street
Greeley, CO 80634



**COLORADO DEPARTMENT OF TRANSPORTATION
REAL PROPERTY**

TO BE ACQUIRED

Advanced Parcel Number: AP-PE-628

FROM

MURDOCK PROPERTIES LLC, A COLORADO LIMITED LIABILITY COMPANY

FOR

Project Code: 22831

Project Number: NHPP 0253-270

Location: I-25 Express Lanes SH7 to SH1

EXHIBIT "A"

PROJECT NUMBER: NHPP 0253-270

PARCEL NUMBER: AP-PE-628

PROJECT CODE: 22831

DATE: January 20, 2021

DESCRIPTION

A tract or parcel of land No. AP-PE-628 of the Department of Transportation, State of Colorado Project No. NHPP 0253-270 1,461 sq. ft. (0.034 acres), more or less, in Section 35, Township 5 North, Range 68 West, of the 6th Principal Meridian, in Larimer County, Colorado, said tract or parcel being more particularly described as follows:

Commencing at a point, whence the Southwest corner of said Section 35 bears S33°26'43"W, a distance of 744.47' feet, said point also being the TRUE POINT OF BEGINNING;

1. Thence S. 89°35'59" E., a distance of 48.40 feet to a point on the existing Westerly line of Interstate 25 Right-of-Way;
2. Thence along said Right-of-Way, S. 06°09'09" E., a distance of 30.20 feet to the Southeast corner of a parcel as described in the records of Larimer county at Rec. No. 2006-0030274, dated April 25, 2006;
3. Thence leaving said Right-of-Way and along the South line of said Parcel, N. 89°35'59" W., a distance of 48.98 feet;
4. Thence leaving said South line, N. 05°03'55" W., a distance of 30.14 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described Permanent Easement contains 1,461 sq. ft. (0.034 acres), more or less.

The purpose of the above-described Permanent Easement is For permanent placement, construction, use and maintenance of roadway improvements, including drainage facilities, and associated appurtenances.

Basis of Bearings: All bearings are based on the West line of the South half of the Southwest Quarter of said Section 35, Township 5 North, Range 68 West, of the 6th Principal Meridian being monumented at the Southwest corner of Section 35, by a found 2 1/2" diameter aluminum cap stamped "INTERMIL T5N R68W SC T4N R68W PLS 12374" and the South 1/16th Corner, by a found 2 1/2 aluminum cap stamped "LS S 1/16 S34 S35 1998 12374". With a grid bearing between of N. 00°18'24" W., a distance of 1316.34 feet as obtained from a Global Positioning System (GPS) survey based on the National Spatial Reference System (NSRS).

For and on behalf of the
Colorado Department of Transportation
Thomas W. Nicholas, PLS 28657
10601 W. 10th Street
Greeley, CO 80634



**COLORADO DEPARTMENT OF TRANSPORTATION
REAL PROPERTY**

TO BE ACQUIRED

Advanced Parcel Number: AP-RW-628 REV2

FROM

MURDOCK PROPERTIES LLC, A COLORADO LIMITED LIABILITY COMPANY

FOR

Project Code: 22831

Project Number: NHPP 0253-270

Location: I-25 Express Lanes SH7 to SH1

EXHIBIT "A"

PROJECT NUMBER: NHPP 0253-270
PARCEL NUMBER: AP-RW-628 REV2
PROJECT CODE: 22831
DATE: January 20, 2021
DESCRIPTION

A tract or parcel of land No. AP-RW-628 REV2 of the Department of Transportation, State of Colorado Project No. NHPP 0253-270 containing 29,055 sq. ft. (0.667 acres), more or less, in Section 35, Township 5 North, Range 68 West, of the 6th Principal Meridian, in Larimer County, Colorado, said tract or parcel being more particularly described as follows:

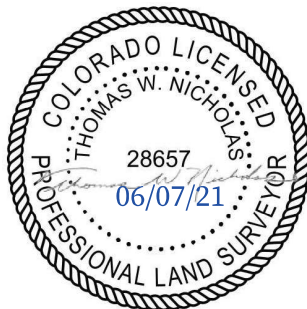
Commencing at a point, whence the Southwest corner of said Section 35 bears S33°26'43"W, a distance of 744.47' feet, said point also being the TRUE POINT OF BEGINNING;

1. Thence N. 05°3'55" W., a distance of 699.35 feet to a point on the South line of Lot 3 of Meham Subdivision as described in the records of Larimer County at Rec. No 87006341 dated February 03, 1987;
2. Thence N. 89°40'44" E., a distance of 35.00 feet to a point on the existing Westerly line of Interstate 25 Right-of-Way;
3. Thence along said Right-of-Way, S. 06°09'09" E., a distance of 701.19 feet
4. Thence leaving said Right-of-Way, N. 89°35'59" W., a distance of 48.40 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described parcel contains 29,055 sq. ft. (0.667 acres), more or less.

Basis of Bearings: All bearings are based on the West line of the South half of the Southwest Quarter of said Section 35, Township 5 North, Range 68 West, of the 6th Principal Meridian being monumented at the Southwest corner of Section 35, by a found 2 1/2" diameter aluminum cap stamped "INTERMIL T5N R68W SC T4N R68W PLS 12374" and the South 1/16th Corner, by a found 2 1/2 aluminum cap stamped "LS S 1/16 S34 S35 1998 12374". With a grid bearing between of N. 00°18'24" W., a distance of 1316.34 feet as obtained from a Global Positioning System (GPS) survey based on the National Spatial Reference System (NSRS).

For and on behalf of the
Colorado Department of Transportation
Thomas W. Nicholas, PLS 28657
10601 W. 10th Street
Greeley, CO 80634



**COLORADO DEPARTMENT OF TRANSPORTATION
REAL PROPERTY**

TO BE ACQUIRED

Advanced Parcel Number: AP-TE-628

FROM

MURDOCK PROPERTIES LLC, A COLORADO LIMITED LIABILITY COMPANY

FOR

Project Code: 22831

Project Number: NHPP 0253-270

Location: I-25 Express Lanes SH7 to SH1

EXHIBIT "A"

PROJECT NUMBER: NHPP 0253-270
TEMPORARY EASEMENT NUMBER: AP-TE-628
PROJECT CODE:
DATE: April 7, 2021
DESCRIPTION

A Temporary Easement No. AP-TE-628 of the Department of Transportation, State of Colorado Project No. NHPP 0253-270 containing 4,393 sq. ft. (0.101 acres), more or less, in Section 35, Township 5 N, Range 68 W, of the 6th Principal Meridian, in Larimer County, Colorado, Temporary Easement being more particularly described as follows:

Commencing at a point inside a parcel as described in the records of Larimer County at the deed found at Rec. No. 2006-0030274 dated 04/25/2006, whence the Southwest corner of said Section 35 bears S33°26'43"W 744.47 feet, said point also being the TRUE POINT OF BEGINNING;

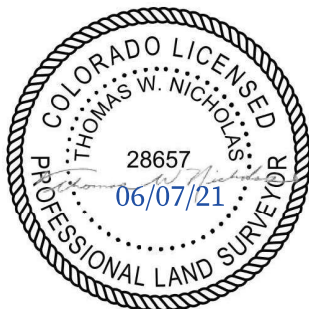
1. Thence S. 05°03'54" E., a distance of 30.14 feet, to a point that on a Southerly line of said parcel;
2. Thence along said Southerly line, N. 89°35'59" W., a distance of 147.87;
3. Thence leaving said line, Southerly line, N. 00°24'01" E., a distance of 30.00 feet;
4. Thence S. 89°35'59" E., a distance of 145.00 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described Temporary Easement contains 4,393 sq. ft. (0.101 acres), more or less.

The purpose of the above-described Temporary Easement is for the for activities associated with reconstructing drainage or irrigation facilities & may also include additional roadway construction activities including, but not limited to, stockpiling construction materials including topsoil, embankment, rip rap, rebar, and lumber; temporary parking for vehicles & equipment; & temporary construction access, including haul roads.

Basis of Bearings: All bearings are based on the West line of the South half of the Southwest Quarter of said Section 35, Township 5 North, Range 68 West, of the 6th Principal Meridian being monumented at the Southwest corner of Section 35, by a found 2 1/2" diameter aluminum cap stamped "INTERMIL T5N R68W SC T4N R68W PLS 12374" and the South 1/16th Corner, by a found 2 1/2 aluminum cap stamped "LS S 1/16 S34 S35 1998 12374". With a grid bearing between of N. 00°18'24" W., a distance of 1316.34 feet as obtained from a Global Positioning System (GPS) survey based on the National Spatial Reference System (NSRS).

For and on behalf of the
Colorado Department of Transportation
Thomas W. Nicholas, PLS 28657
10601 W. 10th Street
Greeley, CO 80634



**COLORADO DEPARTMENT OF TRANSPORTATION
REAL PROPERTY**

TO BE ACQUIRED

Advanced Parcel Number: AP-TE-628A

FROM

MURDOCK PROPERTIES LLC, A COLORADO LIMITED LIABILITY COMPANY

FOR

Project Code: 22831

Project Number: NHPP 0253-270

Location: I-25 Express Lanes SH7 to SH1

EXHIBIT "A"

PROJECT NUMBER: NHPP 0253-270
TEMPORARY EASEMENT NUMBER: AP-TE-628A
PROJECT CODE:
DATE: April 7, 2021
DESCRIPTION

A Temporary Easement No. AP-TE-628A of the Department of Transportation, State of Colorado Project No. NHPP 0253-270 containing 7,338 sq. ft. (0.168 acres), more or less, in Section 35, Township 5 N, Range 68 W, of the 6th Principal Meridian, in Larimer County, Colorado, Temporary Easement being more particularly described as follows:

Commencing at a Southeasterly corner of a parcel that is described in the records of Larimer County in a deed at Rec. No. 2006-0030274 04/25/2006 and a point on the Northerly Right-of-Way of Larimer County Road 14, whence the Southwest corner of said Section 35 bears S81°10'6"W 199.01 feet, said point also being the TRUE POINT OF BEGINNING;

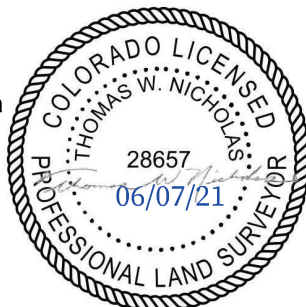
1. Thence along said Right-of-Way and a Southerly line of said parcel, S. 89°50'18" W., a distance of 166.82 feet to a Southwest corner of said parcel;
2. Thence along the a Westerly line of said parcel and the Easterly Right-of-Way of Larimer County Road 5, N. 00°18'23" W., a distance of 40.00 feet;
3. Thence leaving said line and Right-of-Way, N. 89°50'18" E., a distance of 138.10 feet;
4. Thence N. 02°45'25" W., a distance of 25.96 feet;
5. Thence N. 89°50'18" E., a distance of 27.00 feet to a point on a Easterly line of said parcel;
6. Thence along said Easterly line, S. 02°45'25" E., a distance of 66.00 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described Temporary Easement contains 7,338 sq. ft. (0.168 acres), more or less.

The purpose of the above-described Temporary Easement is for the for activities associated with reconstructing a water line & driveway and may also include additional roadway construction activities including, but not limited to, stockpiling construction materials including topsoil, embankment, rip rap, rebar, & lumber; temporary parking for vehicles and equipment; & temporary construction access, including haul roads.

Basis of Bearings: All bearings are based on the West line of the South half of the Southwest Quarter of said Section 35, Township 5 North, Range 68 West, of the 6th Principal Meridian being monumented at the Southwest corner of Section 35, by a found 2 1/2" diameter aluminum cap stamped "INTERMIL T5N R68W SC T4N R68W PLS 12374" and the South 1/16th Corner, by a found 2 1/2 aluminum cap stamped "LS S 1/16 S34 S35 1998 12374". With a grid bearing between of N. 00°18'24" W., a distance of 1316.34 feet as obtained from a Global Positioning System (GPS) survey based on the National Spatial Reference System (NSRS).

For and on behalf of the
Colorado Department of Transportation
Thomas W. Nicholas, PLS 28657
10601 W. 10th Street
Greeley, CO 80634



**COLORADO DEPARTMENT OF TRANSPORTATION
REAL PROPERTY**

TO BE ACQUIRED

Advanced Parcel Number: AP-AC-631

FROM

NORMAN C. REICHARDT

FOR

Project Code: 22831

Project Number: NHPP 0253-270

Location: I-25 Express Lanes SH7 to SH1

EXHIBIT "B"

PROJECT NUMBER: NHPP 0253-270

PARCEL NUMBER: AP-AC-631

PROJECT CODE: 22831

DATE: April 20, 2020

ACCESS DESCRIPTION

EACH AND EVERY RIGHT OR RIGHTS OF ACCESS OF THE GRANTOR to and from any part of the right-of-way of Colorado Interstate Highway No. 25, a freeway established according to the laws of the State of Colorado, and from and to any part of the real property of the Grantor in the Southwest quarter Section 35, Township 5 North, Range 68 West, of the 6th Principal Meridian, in Larimer County, Colorado abutting upon said Highway, along and across the access line or lines described as follows:

| NHPP 0253-270 (Proj. No.) | AP-AC-631 (Parcel No.) | Westerly Line Location of Line |
|------------------------------|---------------------------|-----------------------------------|
|------------------------------|---------------------------|-----------------------------------|

Commencing at a point on the South line of Lot 3 of Mecham Subdivision as described in the records of Larimer County at Rec. No 87006341 dated February 03, 1987, whence the Southwest corner of said Section 35 bears S. 14°48'52" W., a distance of 1363.18 feet, said point also being the TRUE POINT OF BEGINNING;

1. Thence leaving the South line of said Lot 3, on the arc of a curve to the left, a radius of 6,845.50 feet, a central angle of 03°24'38", a distance of 407.47 feet, (a chord bearing N. 05°37'22" W., a distance of 407.41 feet), to a point on the South line of Lot 2 of Mecham Subdivision, said point being the end of this access limitation;

Basis of Bearings: All bearings are based on the West line of the South half of the Southwest Quarter of said Section 35, Township 5 North, Range 68 West, of the 6th Principal Meridian being monumented at the Southwest corner of Section 35, by a found 2 1/2" diameter aluminum cap stamped "INTERMIL T5N R68W SC T4N R68W PLS 12374" and the South 1/16th Corner, by a found 2 1/2 aluminum cap stamped "LS S 1/16 S34 S35 1998 12374". With a grid bearing between of N. 00°18'24" W., a distance of 1316.34 feet as obtained from a Global Positioning System (GPS) survey based on the National Spatial Reference System (NSRS).

NO ACCESS POINT

For and on behalf of the
Colorado Department of Transportation
Thomas W. Nicholas, PLS 28657
10601 W. 10th Street
Greeley, CO 80634

**COLORADO DEPARTMENT OF TRANSPORTATION
REAL PROPERTY**

TO BE ACQUIRED

Advanced Parcel Number: AP-RW-631 REV

FROM

NORMAN C. REICHARDT

FOR

Project Code: 22831

Project Number: NHPP 0253-270

Location: I-25 Express Lanes SH7 to SH1

EXHIBIT "A"

PROJECT NUMBER: NHPP 0253-270

PARCEL NUMBER: AP-RW-631 REV

PROJECT CODE: 22831

DATE: April 20, 2020

DESCRIPTION

A tract or parcel of land No. AP-RW-631 REV of the Department of Transportation, State of Colorado Project No. NHPP 0253-270 containing 12,594 sq. ft. (0.289 acres), more or less, in Section 35, Township 5 North, Range 68 West, of the 6th Principal Meridian, in Larimer County, Colorado, said tract or parcel being more particularly described as follows:

Commencing at a point on the South line of Lot 3 of Mecham Subdivision as described in the records of Larimer County at Rec. No 87006341 dated February 03, 1987, whence the Southwest corner of said Section 35 bears S. $14^{\circ}48'52''$ W., a distance of 1363.18 feet, said point also being the TRUE POINT OF BEGINNING;

1. Thence leaving the South line of said Lot 3, on the arc of a curve to the left, a radius of 6,845.50 feet, a central angle of $03^{\circ}24'38''$, a distance of 407.47 feet, (a chord bearing N. $05^{\circ}37'22''$ W., a distance of 407.41 feet), to a point on the South line of Lot 2 of Mecham Subdivision;
2. Thence along the South line of said Lot 2, N. $89^{\circ}47'01''$ E., a distance of 30.74 feet to a point on the existing Westerly line of Interstate 25 Right-of-Way;
3. Thence along said Right-of-Way and on the arc of a curve to the right, a radius of 5,595.00 feet, a central angle of $00^{\circ}42'51''$, a distance of 69.75 feet, (a chord bearing S. $06^{\circ}32'24''$ E., a distance of 69.75 feet);
4. Thence S. $06^{\circ}09'09''$ E., a distance of 338.07 feet, to a point on the South line of said Lot 3;
5. Thence along the South line of said Lot 3, S. $89^{\circ}45'42''$ W., a distance of 35.00 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described parcel contains 12,594 sq. ft. (0.289 acres), more or less.

Basis of Bearings: All bearings are based on the West line of the South half of the Southwest Quarter of said Section 35, Township 5 North, Range 68 West, of the 6th Principal Meridian being monumented at the Southwest corner of Section 35, by a found 2 1/2" diameter aluminum cap stamped "INTERMIL T5N R68W SC T4N R68W PLS 12374" and the South 1/16th Corner, by a found 2 1/2 aluminum cap stamped "LS S 1/16 S34 S35 1998 12374". With a grid bearing between of N. $00^{\circ}18'24''$ W., a distance of 1316.34 feet as obtained from a Global Positioning System (GPS) survey based on the National Spatial Reference System (NSRS).

For and on behalf of the
Colorado Department of Transportation
Thomas W. Nicholas, PLS 28657
10601 W. 10th Street
Greeley, CO 80634

**COLORADO DEPARTMENT OF TRANSPORTATION
REAL PROPERTY**

TO BE ACQUIRED

Advanced Parcel Number: AP-AC-633

FROM

MURDOCK PROPERTIES LLC, A COLORADO LIMITED LIABILITY COMPANY

FOR

Project Code: 22831

Project Number: NHPP 0253-270

Location: I-25 Express Lanes SH7 to SH1

EXHIBIT "B"

PROJECT NUMBER: NHPP 0253-270

PARCEL NUMBER: AP-AC-633

PROJECT CODE: 22831

DATE: April 20, 2020

ACCESS DESCRIPTION

EACH AND EVERY RIGHT OR RIGHTS OF ACCESS OF THE GRANTOR to and from any part of the right-of-way of Colorado Interstate Highway No. 25, a freeway established according to the laws of the State of Colorado, and from and to any part of the real property of the Grantor in the Southwest quarter in Section 35, Township 5 North, Range 68 West, of the 6th Principal Meridian, in Larimer County, Colorado abutting upon said Highway, along and across the access line or lines described as follows:

| | | |
|---------------|--------------|------------------|
| NHPP 0253-270 | AP-AC-633 | Westerly Line |
| (Proj. No.) | (Parcel No.) | Location of Line |

Commencing at a point on the South line of Lot 2 of Mecham Subdivision as described in the records of Larimer County at Rec. No 87006341 dated February 03, 1987, whence the Southwest corner of said Section 35 bears S. 10°9'13" W., a distance of 1750.73 feet, said point also being the TRUE POINT OF BEGINNING;

1. Thence leaving the South line of said Lot 2, on the arc of a curve to the left, a radius of 6,845.50 feet, a central angle of 03°08'09", a distance of 374.66 feet, (a chord bearing N. 08°53'45" W., a distance of 374.62 feet); to a point on the South line of Lot 1 of Mecham Subdivision, said point being the end of this access limitation;

Basis of Bearings: All bearings are based on the West line of the South half of the Southwest Quarter of said Section 35, Township 5 North, Range 68 West, of the 6th Principal Meridian being monumented at the Southwest corner of Section 35, by a found 2 1/2" diameter aluminum cap stamped "INTERMIL T5N R68W SC T4N R68W PLS 12374" and the South 1/16th Corner, by a found 2 1/2 aluminum cap stamped "LS S 1/16 S34 S35 1998 12374". With a grid bearing between of N. 00°18'24" W., a distance of 1316.34 feet as obtained from a Global Positioning System (GPS) survey based on the National Spatial Reference System (NSRS).

NO ACCESS POINT

For and on behalf of the
Colorado Department of Transportation
Thomas W. Nicholas, PLS 28657
10601 W. 10th Street
Greeley, CO 80634

**COLORADO DEPARTMENT OF TRANSPORTATION
REAL PROPERTY**

TO BE ACQUIRED

Advanced Parcel Number: AP-RW-633 REV

FROM

MURDOCK PROPERTIES LLC, A COLORADO LIMITED LIABILITY COMPANY

FOR

Project Code: 22831

Project Number: NHPP 0253-270

Location: I-25 Express Lanes SH7 to SH1

EXHIBIT "A"

PROJECT NUMBER: NHPP 0253-270

PARCEL NUMBER: AP-RW-633 REV

PROJECT CODE: 22831

DATE: April 20, 2020

DESCRIPTION

A tract or parcel of land No. AP-RW-633 REV of the Department of Transportation, State of Colorado Project No. NHPP 0253-270 containing 11,626 sq. ft. (0.267 acres), more or less, in Section 35, Township 5 North, Range 68 West, of the 6th Principal Meridian, in Larimer County, Colorado, said tract or parcel being more particularly described as follows:

Commencing at a point on the South line of Lot 2 of Mecham Subdivision as described in the records of Larimer County at Rec. No 87006341 dated February 03, 1987, whence the Southwest corner of said Section 35 bears S. $10^{\circ}9'13''$ W., a distance of 1750.73 feet, said point also being the TRUE POINT OF BEGINNING;

1. Thence leaving the South line of said Lot 2, on the arc of a curve to the left, a radius of 6,845.50 feet, a central angle of $03^{\circ}08'09''$, a distance of 374.66 feet, (a chord bearing N. $08^{\circ}53'45''$ W., a distance of 374.62 feet); to a point on the South line of Lot 1 of Mecham Subdivision;
2. Thence along the South line of said Lot 1, N. $89^{\circ}46'37''$ E., a distance of 31.27 feet to a point on the existing Westerly line of Interstate 25 Right-of-Way;
3. Thence along said Right-of-Way and on the arc of a curve to the right, a radius of 5,595.00 feet, a central angle of $03^{\circ}50'10''$, a distance of 374.61 feet, (a chord bearing S. $08^{\circ}48'55''$ E., a distance of 374.54 feet), to a point on the South line of said Lot 2;
4. Thence along the South line of said Lot 2, S. $89^{\circ}47'01''$ W., a distance of 30.74 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described parcel contains 11,626 sq. ft. (0.267 acres), more or less.

Basis of Bearings: All bearings are based on the West line of the South half of the Southwest Quarter of said Section 35, Township 5 North, Range 68 West, of the 6th Principal Meridian being monumented at the Southwest corner of Section 35, by a found 2 1/2" diameter aluminum cap stamped "INTERMIL T5N R68W SC T4N R68W PLS 12374" and the South 1/16th Corner, by a found 2 1/2 aluminum cap stamped "LS S 1/16 S34 S35 1998 12374". With a grid bearing between of N. $00^{\circ}18'24''$ W., a distance of 1316.34 feet as obtained from a Global Positioning System (GPS) survey based on the National Spatial Reference System (NSRS).

For and on behalf of the
Colorado Department of Transportation
Thomas W. Nicholas, PLS 28657
10601 W. 10th Street
Greeley, CO 80634

**COLORADO DEPARTMENT OF TRANSPORTATION
REAL PROPERTY**

TO BE ACQUIRED

Advanced Parcel Number: AP-AC-634

FROM

MURDOCK PROPERTIES LLC, A COLORADO LIMITED LIABILITY COMPANY

FOR

Project Code: 22831

Project Number: NHPP 0253-270

Location: I-25 Express Lanes SH7 to SH1

EXHIBIT "B"

PROJECT NUMBER: NHPP 0253-270

PARCEL NUMBER: AP-AC-634

PROJECT CODE: 22831

DATE: August 19, 2020

ACCESS DESCRIPTION

EACH AND EVERY RIGHT OR RIGHTS OF ACCESS OF THE GRANTOR to and from any part of the right-of-way of Colorado Interstate Highway No. 25, a freeway established according to the laws of the State of Colorado, and from and to any part of the real property of the Grantor in the Southwest quarter of Section 35, Township 5 North, Range 68 West, of the 6th Principal Meridian, in Larimer County, Colorado abutting upon said Highway, along and across the access line or lines described as follows:

| | | |
|---------------|--------------|------------------|
| NHPP 0253-270 | AP-AC-634 | Westerly Line |
| (Proj. No.) | (Parcel No.) | Location of Line |

Commencing at a point on the South line of Lot 1 of Mecham Subdivision as described in the records of Larimer County at Rec. No 87006341 dated February 03, 1987, whence the Southwest corner of said Section 35 bears S. 6°49'45" W., a distance of 2108.38 feet, said point also being the TRUE POINT OF BEGINNING;

1. Thence N 10°52'55", a distance of 83.87 feet;
2. Thence N. 07°30'06.69" W., a distance of 203.76 feet;
3. Thence N. 12°29'09.64" W., a distance of 193.52 feet;
4. Thence N. 06°21'53" W., a distance of 25.45 feet, to a point on the North line of Lot 1 of Mecham Subdivision and a point on the existing Westerly line of Interstate 25 Right-of-Way, said point being the end of this access limitation;

Basis of Bearings: All bearings are based on the West line of the South half of the Southwest Quarter of said Section 35, Township 5 North, Range 68 West, of the 6th Principal Meridian being monumented at the Southwest corner of Section 35, by a found 2 1/2" diameter aluminum cap stamped "INTERMIL T5N R68W SC T4N R68W PLS 12374" and the South 1/16th Corner, by a found 2 1/2 aluminum cap stamped "LS S 1/16 S34 S35 1998 12374". With a grid bearing between of N. 00°18'24" W., a distance of 1316.34 feet as obtained from a Global Positioning System (GPS) survey based on the National Spatial Reference System (NSRS).

NO ACCESS POINT

For and on behalf of the
Colorado Department of Transportation
Thomas W. Nicholas, PLS 28657
10601 W. 10th Street
Greeley, CO 80634

**COLORADO DEPARTMENT OF TRANSPORTATION
REAL PROPERTY**

TO BE ACQUIRED

Advanced Parcel Number: AP-RW-634 REV

FROM

MURDOCK PROPERTIES LLC, A COLORADO LIMITED LIABILITY COMPANY

FOR

Project Code: 22831

Project Number: NHPP 0253-270

Location: I-25 Express Lanes SH7 to SH1

EXHIBIT "A"

PROJECT NUMBER: NHPP 0253-270

PARCEL NUMBER: AP-RW-634 REV

PROJECT CODE: 22831

DATE: August 19, 2020

DESCRIPTION

A tract or parcel of land No. AP-RW-634 REV of the Department of Transportation, State of Colorado Project No. NHPP 0253-270 containing 8,764 sq. ft. (0.201 acres), more or less, in Section 35, Township 5 North, Range 68 West, of the 6th Principal Meridian, in Larimer County, Colorado, said tract or parcel being more particularly described as follows:


Commencing at a point on the South line of Lot 1 of Mecham Subdivision as described in the records of Larimer County at Rec. No 87006341 dated February 03, 1987, whence the Southwest corner of said Section 35 bears S. 6°49'45" 'W., a distance of 2108.38 feet, said point also being the TRUE POINT OF BEGINNING;

1. Thence leaving the South line of said Lot 1, Thence N. 10°52'55" W., a distance of 83.87 feet;
2. Thence N. 07°30'07" W., a distance of 203.76 feet;
3. Thence N. 12°29'10" W., a distance of 193.52 feet;
4. Thence N. 06°21'53" W., a distance of 25.45 feet, to a point on the North line of Lot 1 of Mecham Subdivision and a point on the existing Westerly line of Interstate 25 Right-of-Way;
5. Thence along said Right-of-Way and on the arc of a curve to the right, a radius of 5,595.00 feet, a central angle of 05°14'55", a distance of 512.53 feet, (a chord bearing S. 13°21'28" E., a distance of 512.36 feet) , to a point on the South line of said Lot 1;
6. Thence along the South line of said Lot 1, S. 89°46'37" W., a distance of 31.27 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described parcel contains 8,764 sq. ft. (0.201 acres), more or less...

Basis of Bearings: All bearings are based on the West line of the South half of the Southwest Quarter of said Section 35, Township 5 North, Range 68 West, of the 6th Principal Meridian being monumented at the Southwest corner of Section 35, by a found 2 1/2" diameter aluminum cap stamped "INTERMIL T5N R68W SC T4N R68W PLS 12374" and the South 1/16th Corner, by a found 2 1/2 aluminum cap stamped "LS S 1/16 S34 S35 1998 12374". With a grid bearing between of N. 00°18'24" W., a distance of 1316.34 feet as obtained from a Global Positioning System (GPS) survey based on the National Spatial Reference System (NSRS).

For and on behalf of the
Colorado Department of Transportation
Thomas W. Nicholas, PLS 28657
10601 W. 10th Street
Greeley, CO 80634

| | |
|---|--|
| Colorado Department of Transportation Condemnation Authorization Contact Summary | Project Code: 22831 |
| | Parcel: <small>AP-RW-626 REV, AP-TE-626 REV, AP-TE-626 A, AP-AC-626, AP-RW-628 REV, AP-PE-628, AP-TE-628 REV, AP-AC-628, AP-RW-633</small>  |
| | Owner: Murdock Properties, 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 |
|------------|--------------------------------|-----------------------|
| 9/20/2019 | First Contact w/Property Owner | Phone call with Owner |
| 10/02/2019 | Discussion of CDOT Project | NOI |
| 1/11/2021 | CDOT Offer | \$243,861 |
| N/A | Owner Counter-Offer | N/A |
| 4/22/2022 | CDOT Revised Offer | \$488,800 |
| 5/6/2022 | Last Contact w/Property Owner | TC Notice |

| | |
|---|----|
| Number of Property Owner Contacts Attempted: | 53 |
| Number of Successful Property Owner Contacts: | 44 |

| 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: Access Letter | |

| | |
|---|----------------------------------|
| Colorado Department of Transportation Condemnation Authorization Contact Summary | Project Code: 22831 |
| | Parcel: AP-RW-631 REV, AP-AC-631 |
| | Owner: Norman C. Reichardt |

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 |
|------------|--------------------------------|--------------------|
| 10/02/2019 | First Contact w/Property Owner | Meeting with Owner |
| 10/04/2019 | Discussion of CDOT Project | NOI |
| 11/5/2020 | CDOT Offer | \$57,932 |
| N/A | Owner Counter-Offer | N/A |
| 4/22/2022 | CDOT Revised Offer | \$94,300 |
| 5/6/2022 | Last Contact w/Property Owner | TC Notice |

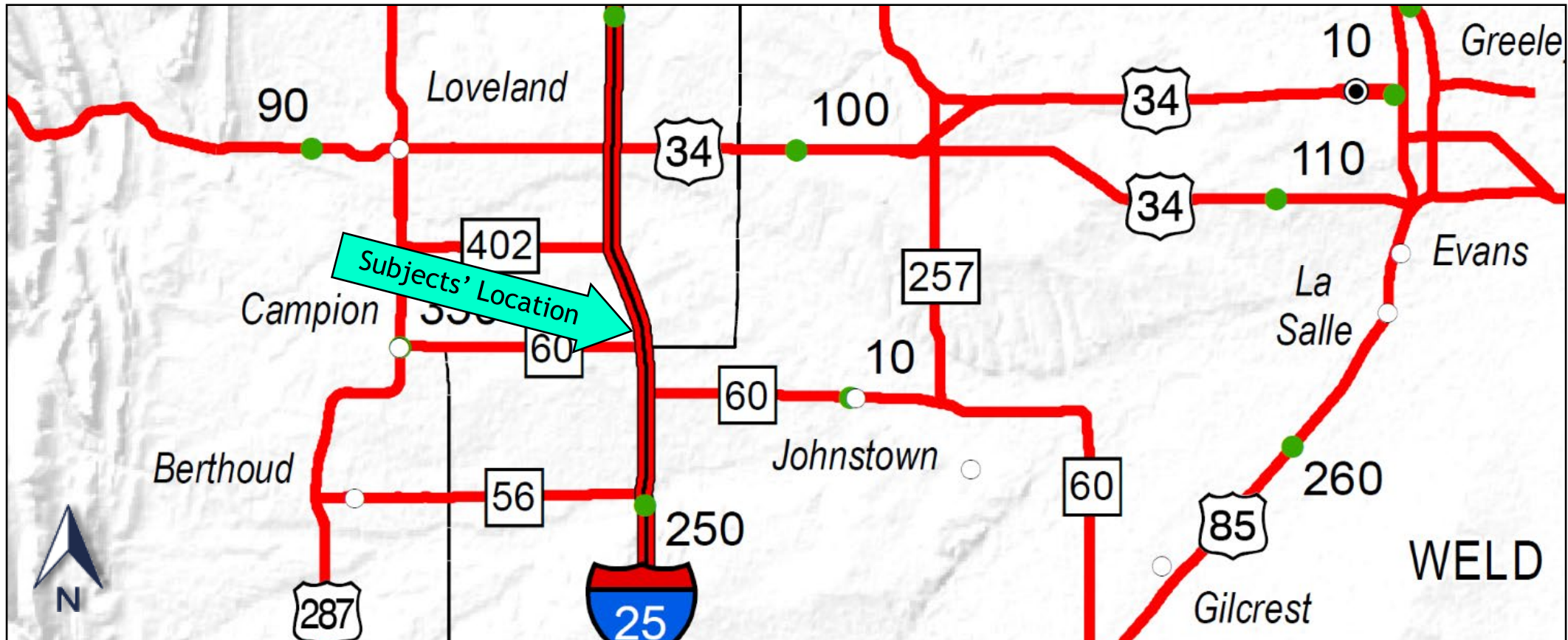
| | |
|---|----|
| Number of Property Owner Contacts Attempted: | 42 |
| Number of Successful Property Owner Contacts: | 33 |

| 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, Special Use Permit, Access | |



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

District: 5 Region: 4 Project: NHPP 0253-270 Project Code: 22831

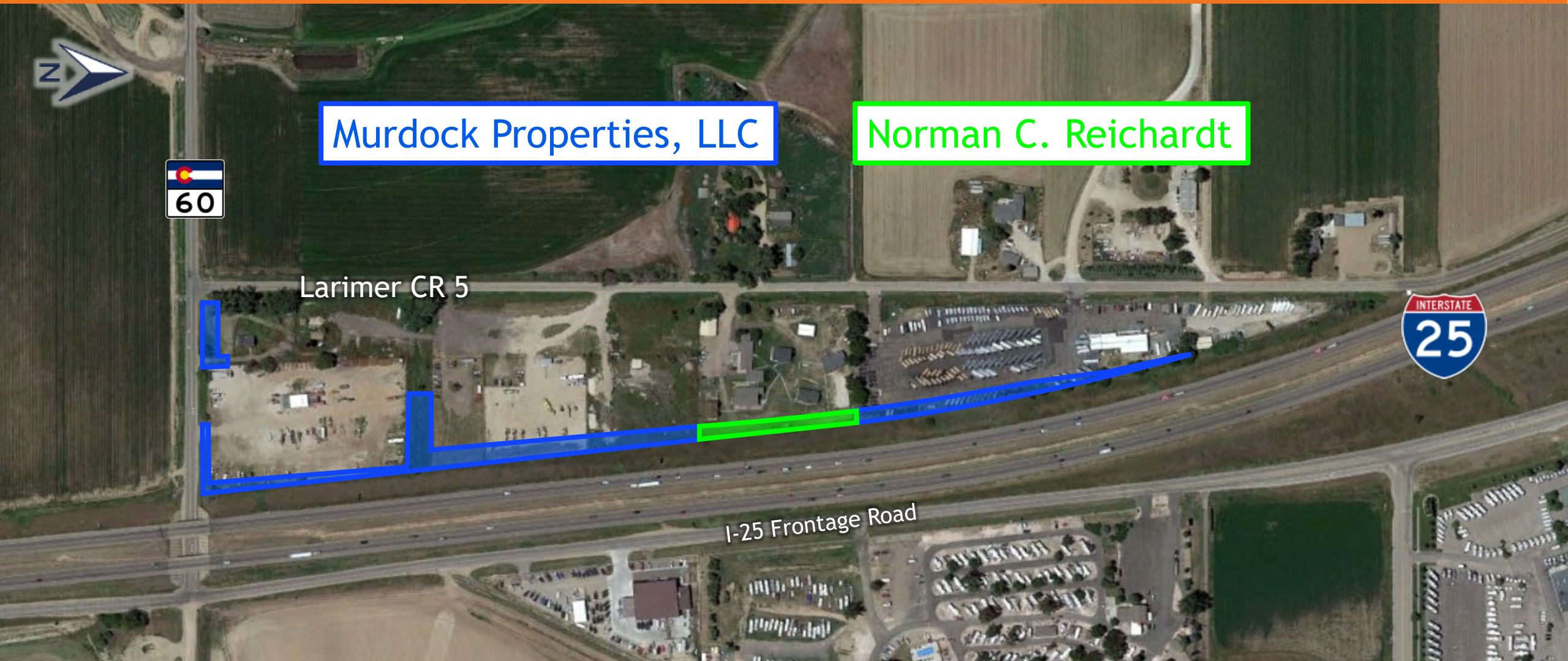


Owners: Murdock Properties, LLC; Norman C. Reichardt

Project Purpose: Improve safety & improve connectivity for the community



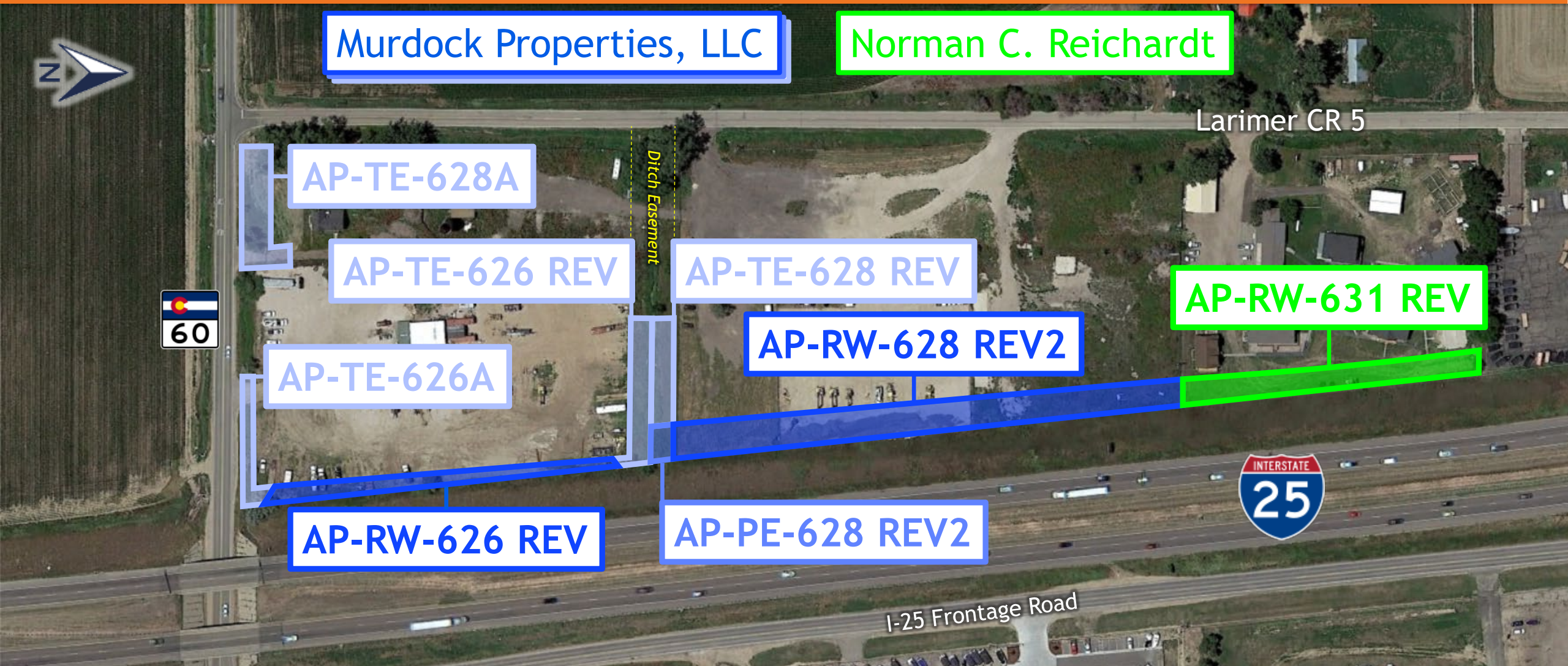
Condemnation Authorization I-25 Express Lanes SH 7 to SH 1



Location of Murdock, Reichardt Parcels



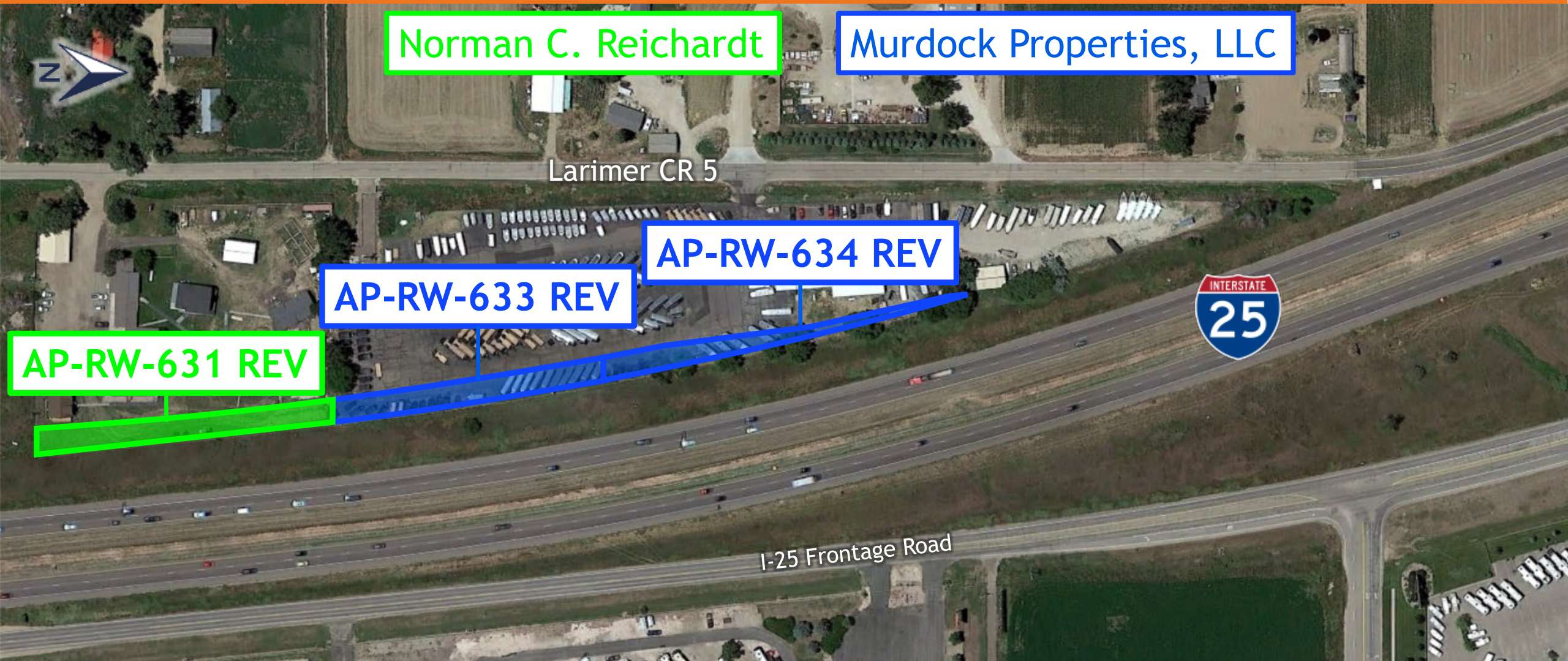
Condemnation Authorization I-25 Express Lanes SH 7 to SH 1



Location of Subject Parcels (South)



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



Location of Subject Parcels (North)



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



Location of Murdock, Reichardt Parcels and Redesigned Traffic Circle



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

Murdock Properties, LLC- Parcels AP-RW-626 REV, AP-TE-626 REV, AP-TE-626A, AP-RW-628 REV2, AP-PE-628, AP-TE-628 REV, AP-TE-628A, AP-RW-633 REV, AP-RW-634 REV

| OFFERS | DATE | AMOUNT |
|--|-----------------------------|----------------------|
| Notice of Interest to Acquire | October 10, 2019 | N/A |
| CDOT Appraisals | Feb 19, Feb 14, Jan 7, 2021 | \$508,600 (combined) |
| CDOT Offer | March 9, 2021 | \$508,600 |
| TC Condemnation Authorization* | February 18, 2021 | --- |
| 2 nd CDOT Appraisals (Redesign) | March 2, 2022 (all) | \$488,800 (combined) |
| Revised CDOT Offer | April 22, 2022 | \$488,800 |

*April 15, 2021 - Murdock parcels were previously authorized for condemnation by Resolution #TC-2021-04-06.



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

Norman C. Reichardt - Parcel AP-RW-631 REV

| OFFERS | DATE | AMOUNT |
|---|-------------------|----------|
| Notice of Interest to Acquire | October 4, 2019 | N/A |
| CDOT Appraisal | July 24, 2020 | \$85,150 |
| CDOT Initial Offer | November 5, 2020 | \$85,150 |
| CDOT Last Written Offer | January 13, 2020 | \$85,150 |
| TC Condemnation Authorization | February 18, 2021 | --- |
| 2 nd CDOT Appraisal (Redesign) | March 2, 2022 | \$94,300 |
| CDOT Revised Offer | April 22, 2022 | \$94,300 |

*February 18, 2021 - Reichardt parcel was previously authorized for condemnation by Resolution #TC-2021-02-09.



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

- Both landowners have declined to provide a counteroffer at this time.
- Owners have not provided completed appraisals to date; they do not intend to share their appraisals until court proceedings
- Owners expressed concern that the original design would limit the ability to move resale modular homes to and from the site due to the turning movements and the size of the tractor-trailers required.
- Region declined to move forward with the previous condemnation and redesigned the project to include design and funding for a round-about at the intersection of South County Road 5 and East County Road 16 (north of properties) that will maintain the ability to accommodate the delivery of the modular homes to the subject site.