

Land & Water Rights AUCTION

BOULDER COUNTY, COLORADO



33[±] acres
67 Water Units/Shares

INFORMATION *Booklet*

Wednesday November 15 at 2:00pm

held at the Lionsgate Event Center, 1055 S. 112th St, Lafayette, CO • online bidding available

SCHRADER
Real Estate and Auction Company, Inc.

CUSHMAN & WAKEFIELD

LUND
COMPANY

800.451.2709
SchraderAuction.com

DISCLAIMER

All information contained is believed to be accurate and from accurate resources. However, buyers are encouraged to do their own due diligence. Schrader Auction Company assumes no liability for the information provided.

AUCTION MANAGER

BRENT WELLINGS • 972-768-5165 • brent@schraderauction.com



950 N. Liberty Dr., Columbia City, IN 46725
800.451.2709 | 260.244.7606 | www.schraderauction.com

Follow us and download our new Schrader iOS app





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BIDDER PRE-REGISTRATION FORM

WEDNESDAY, NOVEMBER 15, 2017

33 ACRES – BOULDER, COLORADO

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,
P.O. Box 508, Columbia City, IN, 46725,
Fax # 260-244-4431, no later than Wednesday, November 8, 2017.
Otherwise, registration available onsite prior to the auction.

BIDDER INFORMATION

Name _____

Address _____

City/State/Zip _____

Telephone: (Res) _____ (Office) _____

My Interest is in Tract or Tracts # _____

(FOR OFFICE USE ONLY)

Bidder # _____

BANKING INFORMATION

Check to be drawn on: (Bank Name) _____

City, State, Zip: _____

Contact: _____ Phone No: _____

HOW DID YOU HEAR ABOUT THIS AUCTION?

☐ Brochure ☐ Newspaper ☐ Signs ☐ Internet ☐ Radio ☐ TV ☐ Friend
☐ Other _____

WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?

☐ Regular Mail ☐ E-Mail E-Mail address: _____

☐ Tillable ☐ Pasture ☐ Ranch ☐ Timber ☐ Recreational ☐ Building Sites

What states are you interested in? _____

Note: If you will be bidding for a partnership, corporation or other entity, you must bring documentation with you to the auction which authorizes you to bid and sign a Purchase Agreement on behalf of that entity.

I hereby agree to comply with terms of this sale including, but not limited to, paying all applicable buyer's premiums, and signing and performing in accordance with the contract if I am the successful bidder. Schrader Real Estate and Auction Company, Inc. represents the Seller in this transaction.

Signature: _____ Date: _____

Online Auction Bidder Registration

33± Acres • Boulder, Colorado

Wednesday, November 15, 2017

This registration form is for the auction listed above only. The person signing this form is personally responsible for any bids placed on the auction site, whether bidding on behalf of their personal account or on behalf of a corporation or other third party. If you are bidding on behalf of a third party, you are responsible for obtaining the necessary documentation authorizing you to bid on behalf of the third party. Schrader Real Estate and Auction Co., Inc. will look to the herein registered bidder for performance on any bid placed on this auction if you are the successful high bidder.

As the registered bidder, I hereby agree to the following statements:

1. My name and physical address is as follows:

My phone number is: _____

2. I have received the Real Estate Bidder's Package for the auction being held on Wednesday, November 15, 2017 at 6:00 PM.
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website (www.schraderauction.com) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$_____. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

Schrader Real Estate & Auction Company, Inc.
950 North Liberty Drive / P.O. Box 508, Columbia City, IN 46725
Phone 260-244-7606; Fax 260-244-4431

For wire instructions please call 1-800-451-2709.

7. My bank routing number is _____ and bank account number is _____.
(This for return of your deposit money). My bank name, address and phone number is:

8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Wednesday, November 8, 2017**. Send your deposit and return this form via fax to: **260-244-4431**.

I understand and agree to the above statements.

Registered Bidder's signature

Date

Printed Name

This document must be completed in full.

Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

E-mail address of registered bidder: _____

Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to:
kevin@schraderauction.com or call Kevin Jordan at 260-229-1904.



TRACT DESCRIPTIONS



33± acres
67 Water Units
/Shares

Land & Water Rights AUCTION

BOULDER COUNTY, COLORADO

The Almquist Farm is situated along a beautiful ridgeline, which overlooks the Boulder Creek Valley to the south while boasting an impressive view of the Front Range to the west. Comprised of 33± acres, the farm has been approved by Boulder County as a potential building lot and also includes 33 Boulder & White Rock Ditch Shares. Also offered in the sale are 34 Colorado-Big Thompson Water Units, this auction represents a truly rare opportunity to acquire a potentially fully irrigated farm in Boulder County. The Real Estate and Boulder & White Rock Ditch Shares will be offered as one package, while the Colorado-Big Thompson Units will be offered in individual units and packages of units. Buyers will have the opportunity to create the combination of land and water the best fits your needs!

Tract 1: 33± acres farm

* Tracts 2 – 17: Each tract is 1 Colorado – Big Thompson Unit

* Tracts 18 – 26: Each tract is 2 Colorado – Big Thompson Units



AUCTION MGR: Brent Wellings • 972-768-5165
800.451.2709 • www.schraderauction.com



LUND
COMPANY
INDEPENDENTLY OWNED AND OPERATED

Auction Terms & Procedures

PROCEDURE: Tracts 1 through 26 will be offered in individual tracts, in any combination of these tracts, or as a total unit per auction date and time. There will be open bidding on all tracts and combinations during the auctions as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete. The property will be sold in the manner resulting in the highest total sale price.

BUYER'S PREMIUM: The contract purchase price will include a Buyer's Premium equal to 4% of the bid amount.
DOWN PAYMENT: 10% of the total contract purchase price will be due as a down payment on the day of auction, with the balance due in cash at closing. The down payment may be made in the form of cashier's check, personal check, or corporate check. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING.**

APPROVAL OF BID PRICES: All successful bidders will be required to enter into purchase agreements at the auction site immediately following the close of the auction. The auction bids are subject to the acceptance or rejection by the Seller.

DEED: Seller agrees to provide a Deed, without warranty, sufficient to transfer marketable title and subject to permitted exceptions.

EVIDENCE OF TITLE: Seller agrees to make available to bidder a preliminary title insurance commitment to review prior to auction. The cost of title insurance, if the buyer(s) elects to purchase the title insurance policy, will be the responsibility of the buyer(s). Seller agrees to provide merchantable title to the property subject to matters of

record, general conditions of title, and similar related matters. All tracts sold "AS-IS".

CLOSING: The closing shall take place 45 days after the auction or as soon thereafter as applicable closing documents are completed by Seller.

POSSESSION: Possession of the land shall be at closing, subject to rights of current tenant.

REAL ESTATE TAXES: Real Estate taxes shall be prorated to the date of closing.

MINERALS: Seller specifically excepts and reserves all minerals, including without limitation, oil, gas, coal, coalbed methane, and all other hydrocarbons, lignite, and all metallic minerals, etc., if any, associated with the referenced real estate, and the term "Property" will not include any mineral rights.

*** WATER RIGHTS OWNERSHIP ELIGIBILITY:** Buyers are responsible for independently investigating their eligibility to acquire and own Colorado-Big Thompson Water Units. Ownership of these water units are subject to rules and regulations of the Northern Colorado Water Conservation District, please contact Sherri Rasmussen to discuss your eligibility at 970-622-2217.

SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres, if a new survey is determined to be necessary by the Seller.

ACREAGE AND TRACTS: All acreages are approximate and have been estimated based on current legal descriptions and/or aerial photos. Any corrections, additions, or deletions will be made known prior to the auction.

AGENCY: Schradler Real Estate and Auction Company, Inc. and their representatives are exclusive agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final. **ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**

CORRECTIONS AND CHANGES: Please arrive prior to scheduled auction time to inspect any changes or additions to the property information.

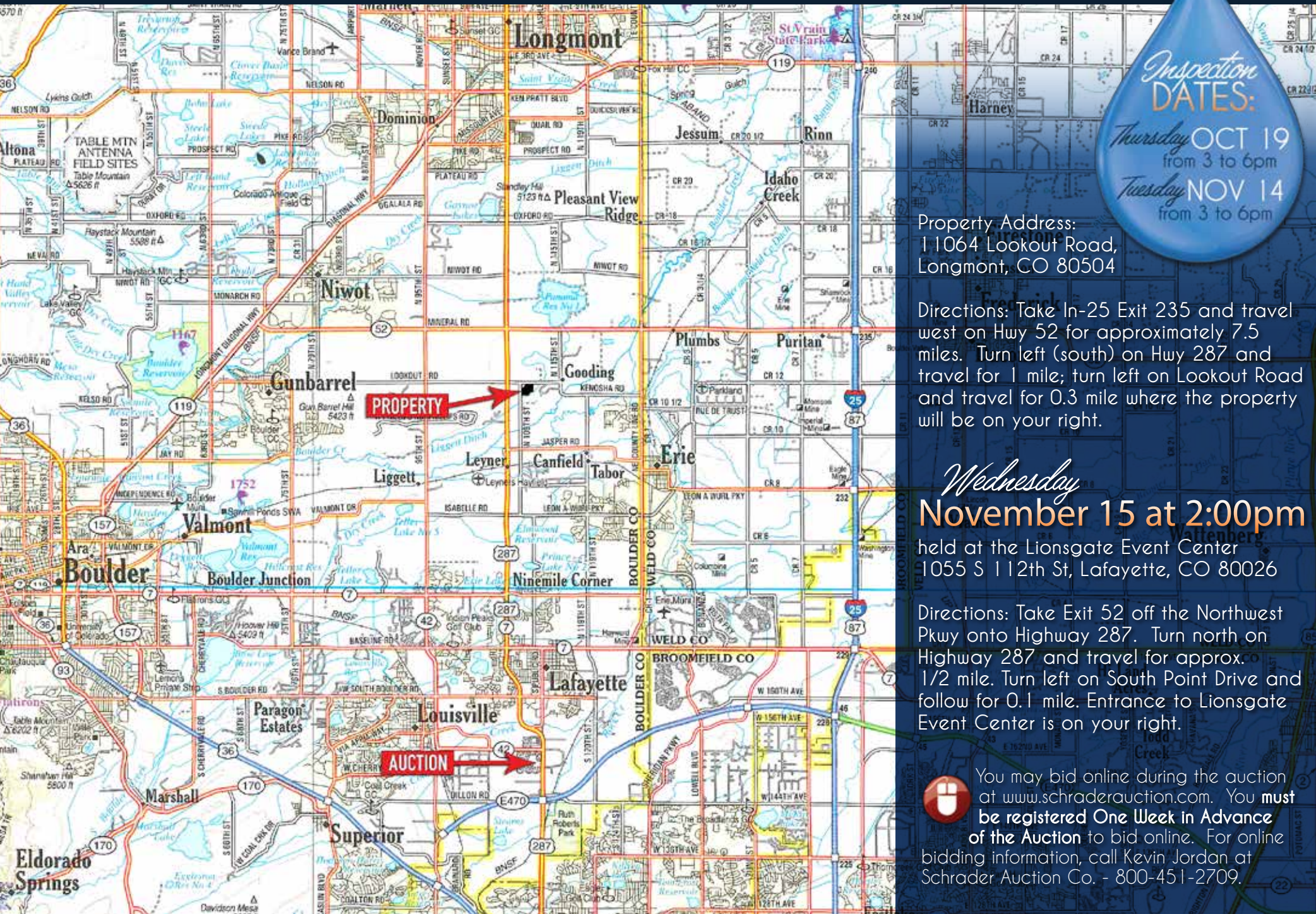
SELLER: Almquist Trust



LOCATION MAP



LOCATION MAP



Inspection
DATES:

Thursday OCT 19
from 3 to 6pm

Tuesday NOV 14
from 3 to 6pm

Property Address:
11064 Lookout Road,
Longmont, CO 80504

Directions: Take In-25 Exit 235 and travel west on Hwy 52 for approximately 7.5 miles. Turn left (south) on Hwy 287 and travel for 1 mile; turn left on Lookout Road and travel for 0.3 mile where the property will be on your right.

Wednesday
November 15 at 2:00pm
held at the Lionsgate Event Center
1055 S 112th St, Lafayette, CO 80026

Directions: Take Exit 52 off the Northwest Pkwy onto Highway 287. Turn north on Highway 287 and travel for approx. 1/2 mile. Turn left on South Point Drive and follow for 0.1 mile. Entrance to Lionsgate Event Center is on your right.

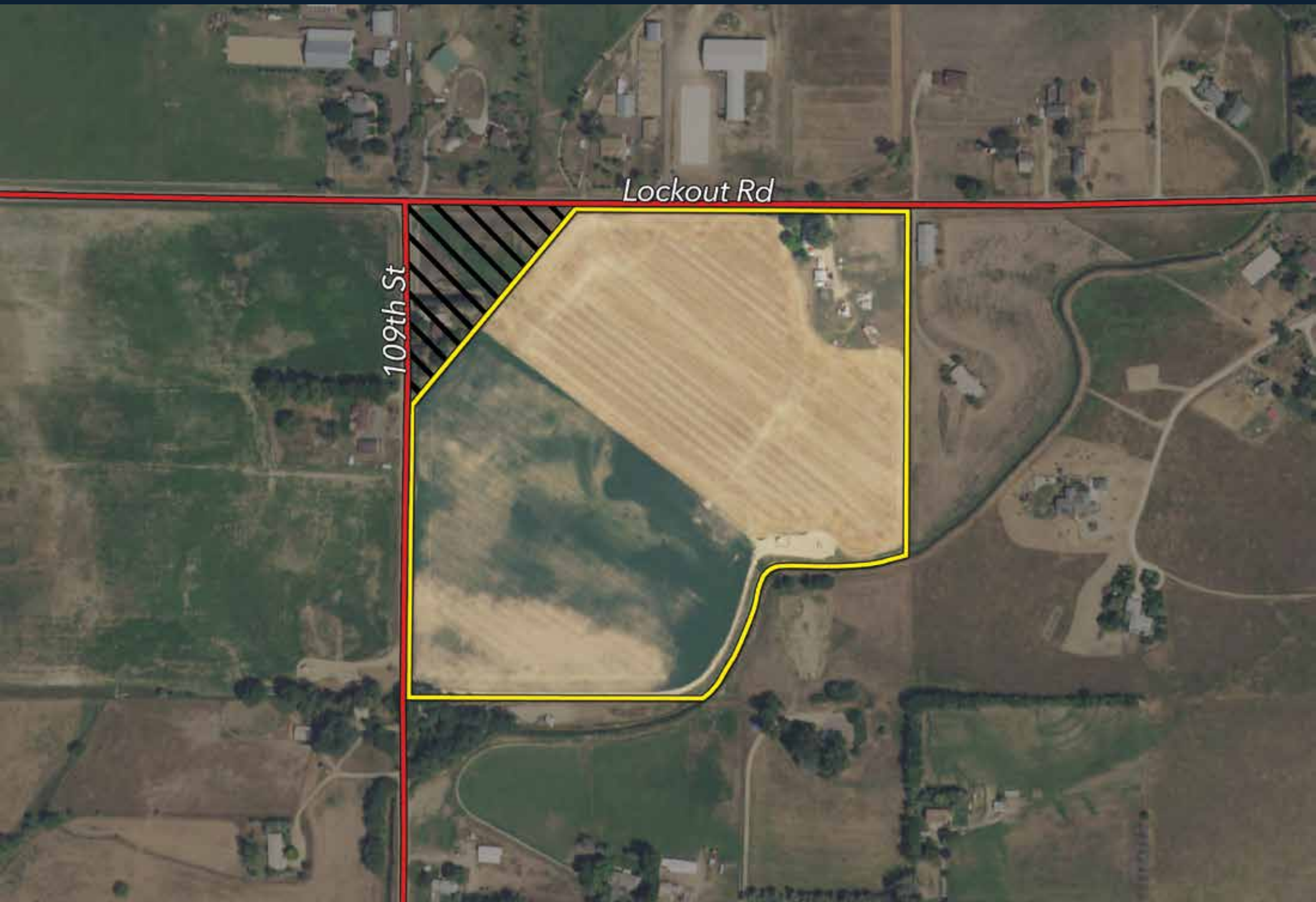


You may bid online during the auction at www.schraderauction.com. You **must** be registered One Week in Advance of the Auction to bid online. For online bidding information, call Kevin Jordan at Schrader Auction Co. - 800-451-2709.

TRACT MAP



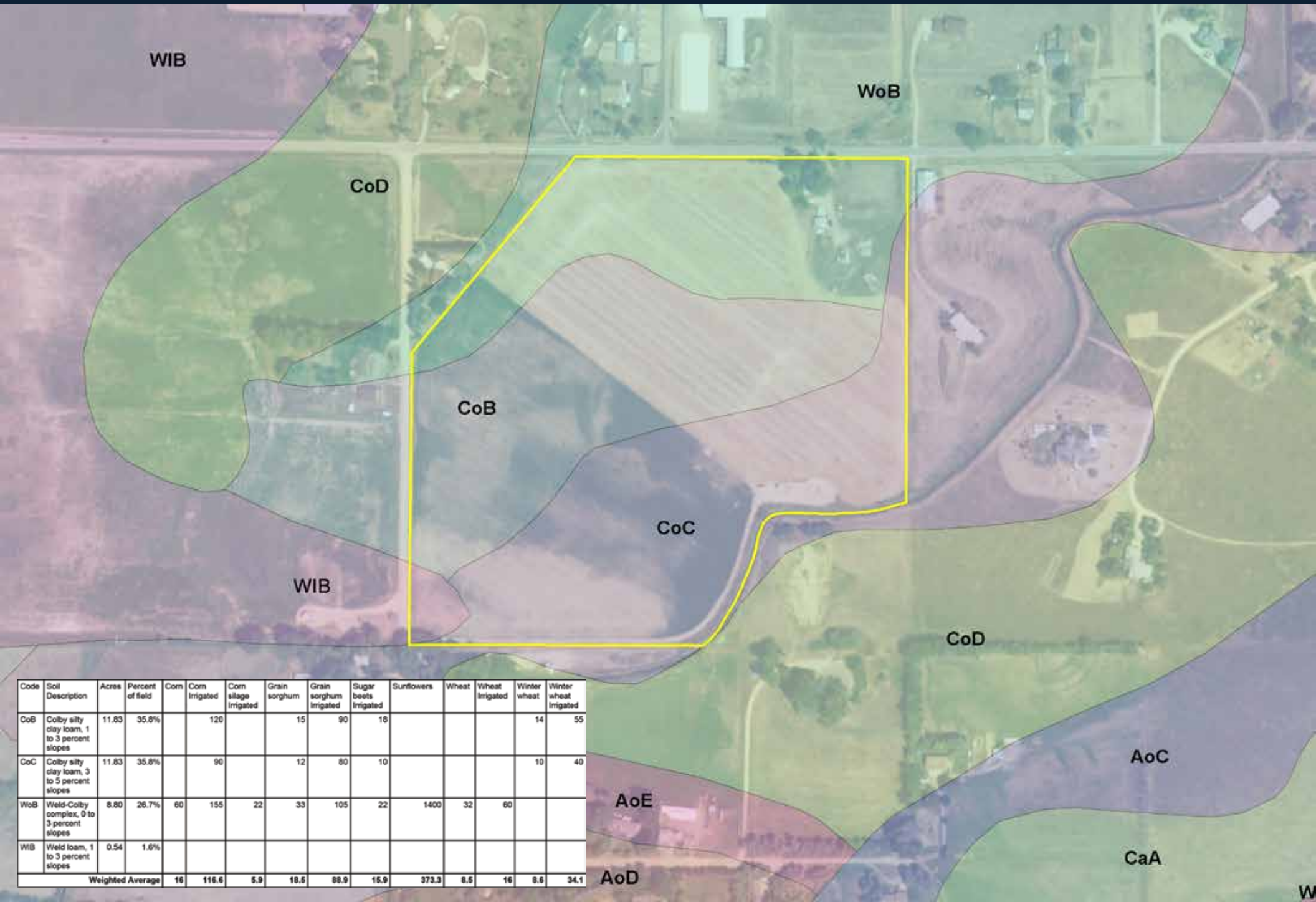
TRACT MAP



SOILS MAP



SOILS MAP

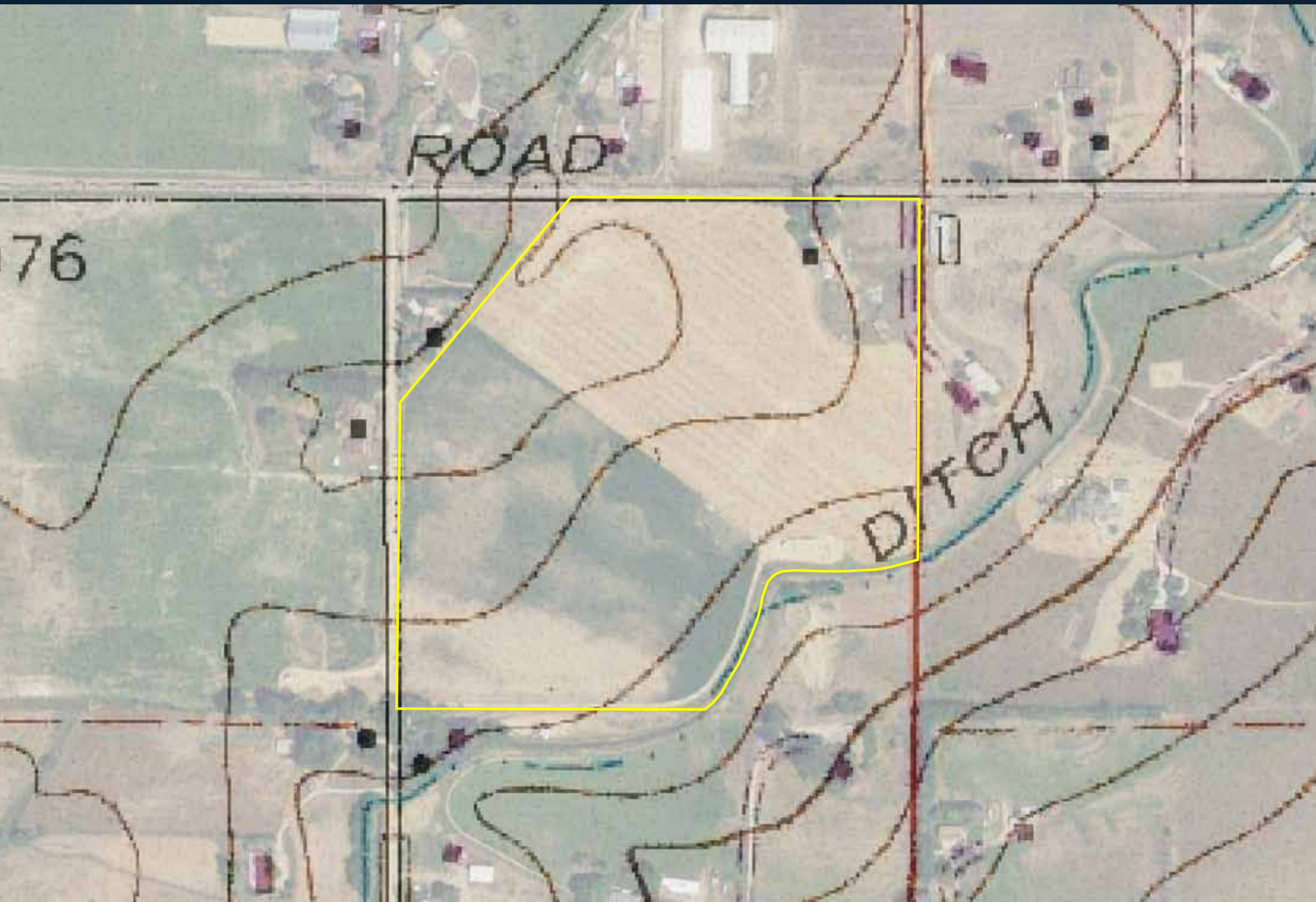


Code	Soil Description	Acres	Percent of field	Corn	Corn Irrigated	Corn silage Irrigated	Grain sorghum	Grain sorghum Irrigated	Sugar beets Irrigated	Sunflowers	Wheat	Wheat Irrigated	Winter wheat	Winter wheat Irrigated
CoB	Colby silty clay loam, 1 to 3 percent slopes	11.83	35.8%		120		15	90	18				14	55
CoC	Colby silty clay loam, 3 to 5 percent slopes	11.83	35.8%		90		12	80	10				10	40
WoB	Weld-Colby complex, 0 to 3 percent slopes	8.80	26.7%	60	155	22	33	105	22	1400	32	60		
WIB	Weld loam, 1 to 3 percent slopes	0.54	1.6%											
Weighted Average				16	116.6	5.9	18.5	88.9	15.9	373.3	8.5	16	8.6	34.1



TOPOGRAPHIC MAP

TOPOGRAPHIC MAP



ZONING MAP



ZONING MAP



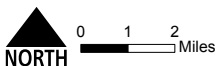
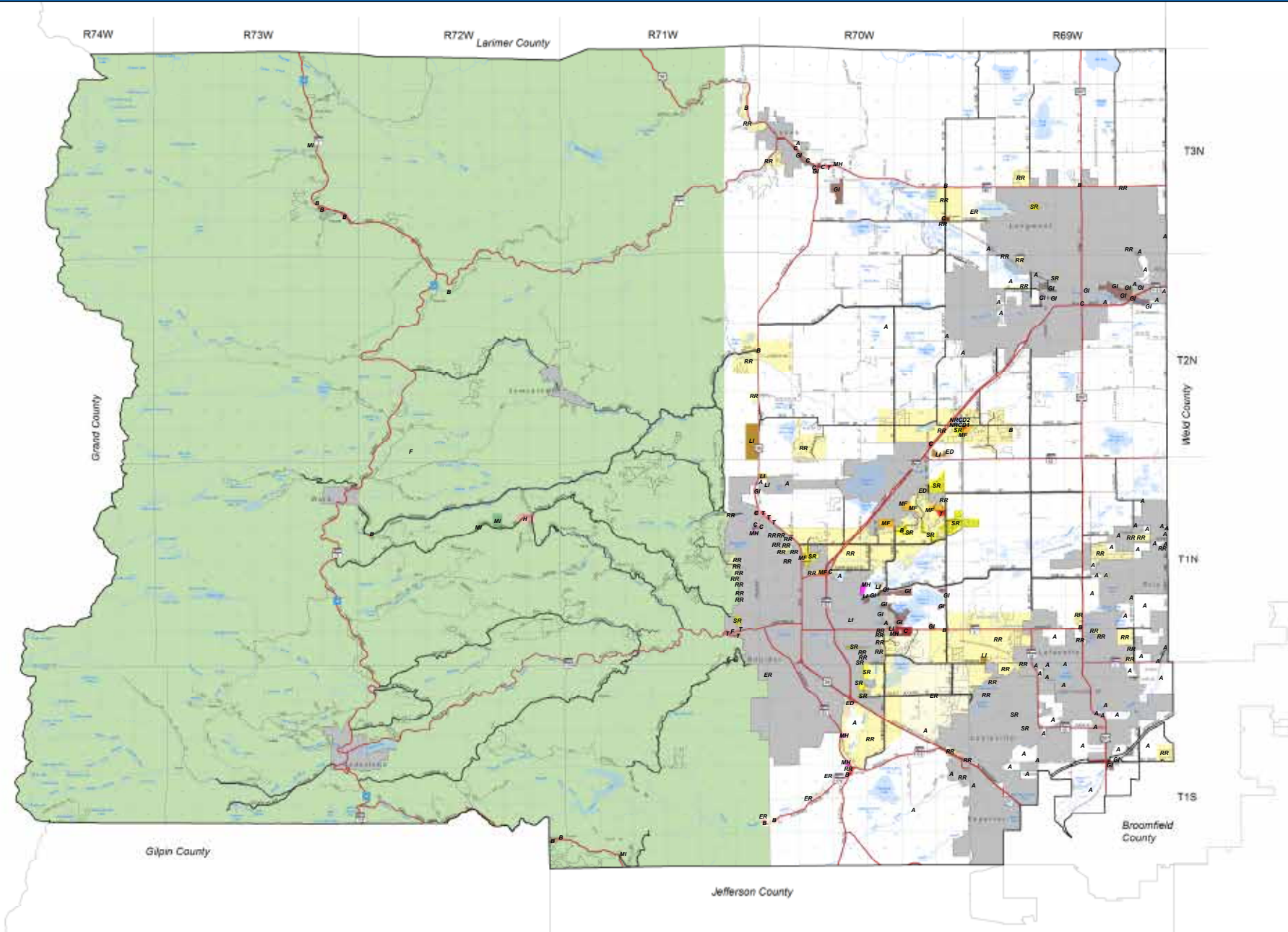
Boulder County Land Use Department

2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org/lu

Boulder County Zoning Map

Legend

-  Municipalities
-  Agricultural
-  Business
-  Commercial
-  Economic Development
-  Estate Residential
-  Forestry
-  General Industrial
-  Historic
-  Light Industrial
-  Multiple Family
-  Manufactured Home
-  Mountain Institutional
-  Rural Community I
-  Rural Community II
-  Rural Residential
-  Suburban Residential
-  Transitional



Date: 2/15/2017

This map is for illustrative purposes only and the features depicted on it are approximate. More site specific studies may be required to draw accurate conclusions. Boulder County makes no warranties regarding the accuracy, completeness, reliability, or suitability of this map. Boulder County disclaims any liability associated with the use or misuse of this map. In accessing and/or relying on this map, the user fully assumes any and all risk associated with the information contained therein.

The left side of the image features a vertical column of decorative water droplets. The top droplet is large and contains a vibrant green field with a dirt path leading to a line of trees under a blue sky. Below it is a smaller, clear droplet. The next droplet is medium-sized and contains a golden-brown harvested field with rows of stubble. The bottom droplet is large and contains a similar golden-brown field. The background of the entire image is white with a pattern of small, faint water droplets. The left edge has a vertical gradient from orange to blue, also featuring a pattern of water droplets.

BOULDER & WHITE ROCK CAPITAL STOCK CERTIFICATE

BOULDER & WHITE ROCK CAPITAL STOCK CERTIFICATE

COPY

No. 1219



-33- Class A Shares
-33- Class B Shares
-33- Class C Shares

INCORPORATED UNDER THE LAWS OF COLORADO

The Boulder and White Rock Ditch and Reservoir Company

This Certifies, That -Ruth Hoover Almquist-
is the owner of -33- Class A Shares
-33- Class B Shares
-33- Class C Shares } in the Capital Stock of The Boulder and White
Rock Ditch and Reservoir Company transferable upon the surrender of this certificate properly endorsed.

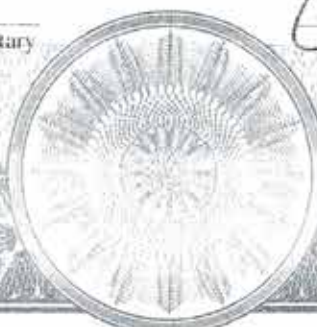
Plans of augmentation, changes in nature of use, time of use, return flow patterns, purpose of use or changes in point of diversion or other extended uses or changes in the water rights appertaining to these shares are subject to the reasonable approval of the board of directors, as provided in the bylaws of the Company.

The Company has a first lien on all shares for payment of any indebtedness due the Company by the stockholder and this stock and all rights thereunder shall not be transferred until such indebtedness shall be paid.

IN WITNESS WHEREOF, The said corporation has caused this certificate to be signed by its duly authorized officers and to the sealed with the seal of the corporation at the company's office in Longmont, Colorado, this 11th day of April 2010.

 Secretary

 President



LEFT HAND WATER SUPPLY



LEFT HAND WATER SUPPLY COMPANY

Box 210 Niwot, Colorado 80544-0210 Phones 652-2188, 443-2036 (Metro)

The undersigned, for valuable considerations exchanged,

(SELLERS) NAME(S) _____
ADDRESS _____ TELEPHONE _____
LEGAL DESCRIPTION _____
SECTION _____ TOWNSHIP _____ RANGE _____
SUBDIVISION _____ BLOCK _____ LOT _____
METER # _____ CERTIFICATE # _____

herewith represents and makes:

☐ APPLICATION FOR _____ MEMBERSHIP(S)
Applicant herewith tenders membership fee in the amount of \$ _____
☐ water transfer certificate # _____
☐ evidence of ownership Date _____ 19 _____

☒ APPLICATION FOR TRANSFER OF _____ MEMBERSHIP(S)
OR
☐ APPLICATION FOR BILLING AUTHORITY
Date of transfer: _____ 19 _____
☒ water service paid to be paid
☒ transfer fee of \$ _____
☐ evidence of ownership (copy warranty deed or equal)
☐ new owners ☐ tenants

NAME(S) _____
ADDRESS _____ TELEPHONE _____

and acknowledges that this APPLICATION is: (1.) executed subject to the policies and bylaws of the Left Hand Water Supply Company, and
(2.) not effective until executed by the appropriate representative of the Company.

SIGNATURE(S): _____
(SELLERS)

LEFT HAND WATER SUPPLY COMPANY

By: _____
this _____ day of _____, 19 _____

- (1.) The aforesigned herewith agree(s) to abide by and acknowledge(s) receipt of the following, to-wit:
- (a.) copy of the Company's bylaws
 - (b.) copy of the applicable SCHEDULE OF RATES
 - (c.) copy of the form: Cross-Connections (Left Hand Water Supply Co. Policy)
 - (d.) copy of the form: Chemical Analysis of Water (State of Colorado)
- A copy of this APPLICATION will be sent by mail to Applicant when executed in full.
- (2.) The aforesigned herewith agree(s) to abide by and acknowledge(s) that from time to time the Company or its Board of Directors may:
- (a.) adopt various different rates and/or classifications for water usages
 - (b.) promulgate various changes in Company policies and bylaws
 - (c.) sell, assign, or otherwise convey a portion of its water service system to another entity

The Company shall be responsible only to make available to applicant such water at such pressure as may be available at the point of delivery as a result of the Company's normal operation of its water distribution system. The Company may temporarily discontinue the flow of water in the main at the point of delivery in order to repair, maintain, improve, or replace the main or other portions of the Company's water distribution and supply system. The Applicant shall indemnify the Company from any and all claims or liability for loss or damage to any persons or property resulting from, arising out of, or connected with the rendition of any obligations herein undertaken by the Applicant.

Note: Water service charges begin upon actual connection or as may otherwise be provided for by the then applicable COMPANY'S rules and regulations.

LEFT HAND WATER SUPPLY



C-BT CONTRACT DETAIL



C-BT CONTRACT DETAIL

Allottee Contract Detail

Allottee: Almquist, Ruth Hoover

Contact: Ruth Hoover Almquist

Position:

Address: 151 S Roland Ave
Fort Lupton CO 80621-7511

Phone: (303) 652-2407

Contract Information								
Contract ID	AFUs Owned	AFUs Withheld	Contract Class/ Contract Type	Quota Type	Rate Type	Unit Nbr	Assess Rate	Assessment
3256	30	0	D	Variable	Open	2	\$26.40	\$792.00
Document Number: 126399			Prev. IDs: 21					
Board Approved Date: 3/11/1977			Acc't Entity: Boulder & Whiterock Ditch Company					
Effective Date: 3/11/1977			Lienholder(s):					
Trans Fee Coll. Date:			Cty Recdg #s: 957/216068 (OR); 2872149 (CC)					
Comments:								
				Open Rate Assessment Total:			\$792.00	
Total AFUs:				30	Assessment Grand Total:			\$792.00

Information for Tract # 2609			
SecTwnRng: 10-1N-69W			Change Code:
Parcel Nbr: 146510000039			
County: Boulder	Total Irrigable Acres:	0.00	Irrigated Acres: 30.00
Comments:			
Legal Description: NE1/4NE1/4; EXC 1303/502; EXC COM AT THE SE COR OF THE NE1/4NE1/4; TH N02 41'W 393.57FT TO THE APPROX C/L OF LEGGETT DITCH; TH ALG THE LEGGETT DITCH AS FOL: S77 00W 171FT; TH S89 30'W 166FT; TH S67 00'W 57FT; TH S21 10'W 68FT; TH S15 15'W 160FT; TH S33 28'W 150.89FT; TH N87 29'10"E 98.55FT; TH S01 40'30"E 4.05FT TO THE S LN OF THE NE1/4NE1/4; TH N88 32'15"E 431.17 FT ALG THE S LN OF THE NE1/4NE1/4, M/L, TO THE TPOB; EXC ALL EXIST R/W & EASE.			

C-BT CONTRACT DETAIL

Allottee Contract Detail

Allottee: Almquist, Ruth Hoover

Contact: Ruth Hoover Almquist

Position:

Address: 151 S Roland Ave
Fort Lupton CO 80621-7511

Phone: (303) 652-2407

Contract Information								
Contract ID	AFUs Owned	AFUs Withheld	Contract Class/ Contract Type	Quota Type	Rate Type	Unit Nbr	Assess Rate	Assessment
2379	4	0	D	Variable	Open	2	\$26.40	\$105.60
Document Number: 126509			Prev. IDs: 0					
Board Approved Date: 9/12/1997			Acc't Entity: Boulder & Whiterock Ditch Company					
Effective Date: 9/12/1997			Lienholder(s):					
Trans Fee Coll. Date:			Cty Recdg #s: 1736922 (OR)					
Comments:								
				Open Rate Assessment Total:				\$105.60
Total AFUs:				4	Assessment Grand Total:			\$105.60

Information for Tract # 2131			
SecTwnRng: 35-2N-69W			Change Code:
Parcel Nbr: 131535000009; 131535000019			
County: Boulder	Total Irrigable Acres:	0	Irrigated Acres: 0
Comments:			
Legal Description: COM AT THE SW COR OF SEC; TH N89 51'57"E 1890.45FT TO THE TPOB; TH N89 51'57"E 754.47FT TO THE S1/4 COR.; TH S89 41'50"E 297.74FT; TH N00 00'00"E 383.53FT; TH N82 55'57"W 292.41FT; TH S70 18'17"W 686.24FT; TH N89 24'57"W 71.09FT; TH S13 20'00"W 194.39FT TO THE TPOB; EXC ALL EXIST R/W & EASE. COM AT THE SW COR OF SEC; TH N89 51'57"E 2644.92FT TO THE S1/4 COR; TH S89 41'50"E 297.74FT TO THE TPOB; TH S89 41'50"E 291.98FT; TH N37 25'00"W 45.79FT; TH N48 40'00"W 351.79FT; TH S00 00'00"W 267.16FT TO THE TPOB; EXC ALL EXIST R/W & EASE.			

BUILDING LOT DETERMINATION





Land Use

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303.441.3930 • Fax: 303.441.4856
Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.org

August 25, 2017

Mark Moehle
c/o Ruth Hoover Almquist Revocable Trust
9520 N. May Ave
Oklahoma City, OK 73120

Sent via U.S. Mail and Email: brent@schraderauction.com

**RE: LIMITED AND CONDITIONAL CONFIRMATION OF BUILDING LOT
STATUS REGARDING PROPERTY IDENTIFIED BY THE PARCEL NUMBER
(146510000039) AND ASSESSOR NUMBER (R0037647) AT 11064 Lookout Rd).**

Dear Mark Moehle:

On behalf of the Director of the Boulder County Land Use Department (the "Director"), I have examined the deeds and other information submitted and the Boulder County Land Use Code (the "Code."). As a result, I have determined that the land parcel of approximate 33.07 acres, located in Section 10, Township 1N, and Range 69W ("the parcel") as further described in this letter, is eligible for designation as a building lot under the Code. The land parcel is presently identified by Assessor Account Number R0037647 and by Parcel Number 1465-100-000-39. It is described on the Warranty Deed recorded *11/19/2013* at reception number *03355500*. The parcel is in the Agricultural (A) Zoning District. This determination is *limited and conditional* because it confirms only that the parcel is eligible for certain potential development. **Because other County regulations must be complied with before a building permit can be issued for development on the parcel, this letter does not represent that the parcel can be developed for any particular structure or use.**

Based on staff research noted above, the Land Use Department has determined that the parcel was created in 1958. My research found that a 2.5 acre parcel was subdivided from the property in 1963, (recorded September 28, 1963 at reception number 738407) and then another subdivision of 3.815 acres occurred and was approved through a Subdivision Exemption (SE-76-9), which was recorded July 6, 1977. The parcel meets the applicable County zoning, subdivision regulations and policies and to that extent is eligible for designation as a building lot by Boulder County. A copy of this letter is automatically sent to the Assessor's office so that they have this information in determining the value of the property for taxing purposes.

This determination is based upon the Code in effect at the time of the determination, and any prior County land use regulation affecting the legality of the parcel's creation and its resulting building lot status. If the County amends the Code in the future or additional information becomes available that could alter this determination, the owner/applicant may request another review.

BUILDING LOT DETERMINATION

Owners and prospective purchasers of the parcel are advised that future development of the parcels may require County building permits and/or discretionary zoning or land use review. These may or may not be granted depending on the applicable regulations. For example, a building permit requires proof of legal access that meets County standards; proof that legal sources of water and sanitation are available; and resolution of issues related to floodplains, soil type, drainage, and topography. The Boulder County Land Use Code may require Site Plan Review, Development Plan Review, Special Use Review, Subdivision or Subdivision Exemption approval, and/or other discretionary land use authorizations prior to any approval of building permits.

A current version of the Code is online at www.bouldercounty.org/lu/lucode. You may also obtain a paper copy of the Code at the Land Use Department. If you have questions about this determination or about the processes listed above, please contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kathy Sandoval".

Kathy Sandoval, AICP
Planner II
Boulder County Land Use

cc: Section 10 T1N R69W, Assessor, BLD-17-0127

TAX STATEMENTS





Property Report for Account R0037647

Today's Date: 10/11/2017



Property Address:	11064 LOOKOUT RD
City:	UNINCORPORATED
Owner:	ALMQUIST RUTH HOOVER REVOCABLE TRUST
Parcel Number:	146510000039
Mailing Address:	9520 N MAY AVE STE 200
City, State, Zip:	OKLAHOMA CITY OK, 73120
Sec-Town-Range:	10 -1N -69
Subdivision:	EAST COUNTY
Jurisdiction:	Unincorporated
Legal Description:	NE 1/4 NE 1/4 LESS 1/2 OIL GAS & MIN 10-1N-69 33.2 AC NCWA C1641 30
Square Feet:	AFU
	1,440,588
Acres:	33.07



Assessment Report for Account R0037647

Today's Date: 10/11/2017

Account

Account Number: R0037647
Parcel Number: 146510000039
Tax Area: 004531
No. of Improvements: 1
Site Address: 11064 LOOKOUT RD
Neighborhood: EASTERN PLAINS

Deeds

Deed#	Sale Date	Recorded	Sale Price
3447151	4/2/2015	5/21/2015	\$0.00
3497031	3/6/2015	1/21/2016	\$0.00
3355500	11/19/2013	12/3/2013	\$0.00
737296	1/17/1986	1/17/1986	\$0.00
570828	2/27/1956	2/27/1956	\$0.00

Total Account Value

	Actual	Assessed
Total:	232300	24944
Structure:	194600	14011
Land:	37700	10933
X-Features:	0	0
MillLevy:	86.331	

Improvements

Section: 1
Class: FARM/RANCH RESIDENTIAL IMPROVEMENTS
Built: 1910
Design: 1 STORY - RANCH

Number of rooms:

Total: 4
Bedrooms: 2
Full Bath: 1
3/4 Bath: 0
Half Bath: 0

Areas of levels in sq. ft.

FIRST FLOOR (ABOVE GROUND) FINISHED AREA

1040

DETACHED GARAGE

624

PORCH AREA

160



Sales Report for Account R0037647

Today's Date: 10/11/2017



Zoning Report for Account R0037647

Today's Date: 10/11/2017

Address:

11064

Parcel Number:

A - Agricultural

Zoning:

Wind Load (Vult):

135

Ground Snow Load

(lbs/sqft):

40



Floodplain Report for Account R0037647

TAX STATEMENTS

Today's Date: 10/11/2017

Floodplain Information

Address: 11064
Parcel Number:
Flood Zone:
Floodway:
FIRM Map Num:



Survey Report for Account

Today's Date: 10/11/2017



Elections Report for Account R0037647

Today's Date: 10/11/2017

Address: 11064
Parcel Number:
Precinct:
US Congressional District:
State Senate:
StateHouse:
County Commissioner:



TITLE COMMITMENT





4643 South Ulster Street, Suite 500
Denver, CO 80237
Phone: (303) 889-8200
Fax: (303) 633-1986

DATE: November 9, 2016
FILE NUMBER: 099-F0566974-158-CMN
PROPERTY ADDRESS: 11064 Lookout Rd, Longmont, CO 80504-8406
BUYER/BORROWER: To Be Determined
OWNER(S): Ruth Hoover Almqvist Revocable Trust, dated March 2, 2000, with BOKF, NA, dba Colorado State Bank and Trust as Successor Trustee
YOUR REFERENCE NUMBER:
ASSESSOR PARCEL NUMBER: 146510000039/R0037647

PLEASE TAKE NOTE OF THE FOLLOWING REVISED TERMS CONTAINED HEREIN:

None.

WIRED FUNDS ARE REQUIRED ON ALL CASH PURCHASE TRANSACTIONS. FOR WIRING INSTRUCTIONS, PLEASE CONTACT YOUR ESCROW OFFICE AS NOTED ON THE TRANSMITTAL PAGE OF THIS COMMITMENT.

TO: Fidelity National Title Company 4643 South Ulster Street, Suite 500 Denver, CO 80237	ATTN: Connie Maeran PHONE: (303) 889-2421 FAX: (303) 633-1986 E-MAIL: cmaeran@fnf.com
TO: Colorado State Bank and Trust, N.A. 1600 Broadway Denver, CO 80202	ATTN: Evelyn Hansen PHONE: (303) 864-7218 FAX: (303) 566-5323 E-MAIL: EHansen@csbt.com
TO: Fidelity National Title Company 4643 S. Ulster St. Suite 500 Denver, CO 80237	ATTN: Tyler Svendsen - ESCROW ASSISTANT PHONE: (303) 889-8290 FAX: (303) 633-1940 E-MAIL: tsvendsen@fnf.com
TO: DTC - Regency 4643 South Ulster Street Suite 500 Denver, CO 80237	ATTN: Connie Maeran PHONE: (303) 889-8200 FAX: (303) 633-1986 E-MAIL: cmaeran@fnf.com

END OF TRANSMITTAL

Fidelity National Title Insurance Company
COMMITMENT
SCHEDULE A

Commitment No: 099-F0566974-158-CMN

1. Effective Date: October 25, 2016 at 7:00 A.M.

2. Policy or policies to be issued:	Proposed Insured	Policy Amount
(a) ALTA Owners Policy 6-17-06		\$0.00
To Be Determined		
(b) ALTA Loan Policy 6-17-06		\$0.00
		\$

3. The estate or interest in the land described or referred to in this Commitment is:

A Fee Simple

4. Title to the estate or interest in the land is at the Effective Date vested in:

Ruth Hoover Almquist Revocable Trust, dated March 2, 2000, with BOKF, NA, dba
Colorado State Bank and Trust as Successor Trustee

5. The land referred to in this Commitment is described as follows:

See Attached Legal Description

(for informational purposes only) 11064 Lookout Rd, Longmont, CO 80504-8406

PREMIUMS:

Attached Legal Description

Then Northeast quarter (NE1/4) of the Northeast quarter (NE1/4) of Section 10, Township 1 North, Range 69 West of the 6th Principal Meridian, County of Boulder, State of Colorado, EXCEPTING therefrom, that portion conveyed by deed recorded October 3, 1963 in [Book 1303 at Page 502](#) and exception that portion conveyed by deed recorded July 11, 1977 at [Reception No. 231535](#),

Also excepting therefrom any portion as contained within Lookout Road along the North line and any portion as contained within N. 109th Street along the West line.

TITLE COMMITMENT

SCHEDULE B – Section 1 Requirements

The following requirements must be met:

- a. Pay the agreed amounts for the interest in the land and/or for the mortgage to be insured.
- b. Pay us the premiums, fees and charges for the policy.
- c. Obtain a certificate of taxes due from the county treasurer or the county treasurer's authorized agent.
- d. Evidence that any and all assessments for common expenses, if any, have been paid.
- e. The Company will require that an Affidavit and Indemnity Agreement be completed by the party(s) named below before the issuance of any policy of title insurance.

Party(s): Ruth Hoover Almquist Revocable Trust, dated March 2, 2000, with BOKF, NA, dba Colorado State Bank and Trust as Successor Trustee

The Company reserves the right to add additional items or make further requirements after review of the requested Affidavit.
- f. Deed sufficient to convey the fee simple estate or interest in the Land described or referred to herein from the Ruth Hoover Almquist Revocable Trust dated March 2, 2000, to the Proposed Insured Purchaser.
- g. Statement of Authority for Ruth Hoover Almquist Revocable Trust, dated March 2, 2000 recorded May 19, 2016 at [Reception No. 3519004](#) discloses the following person(s) authorized to sign on behalf of the entity, pursuant to Colorado Revised Statutes:

Any authorized officer of BOKF, NA, dba Colorado State Bank and Trust
- h. Deed of Trust sufficient to encumber the estate or interest in the Land described or referred to herein for the benefit of the Proposed Insured Lender.

NOTE: Exception(s) number(ed) 1 through 4 will not appear on the Lenders Policy and 1 and 4 will not appear on the Owners Policy. Exception number 5 will be removed from the policy provided the company conducts the closing. The Company will require a survey of the land if the Purchaser wants standard Exceptions 2 and 3 deleted from their policy.

24 MONTH CHAIN OF TITLE, FOR INFORMATIONAL PURPOSES ONLY:

The following vesting deeds relating to the subject property have been recorded in the Clerk and Recorder's office of the County in which the property is located:

Warranty Deed from Ruth Hoover Almquist to Ruth Hoover Almquist Revocable Trust, dated March 2, 2000 recorded December 3, 2013 at [Reception No. 03355500](#).

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TITLE COMMITMENT

SCHEDULE B – Section 2

Exceptions

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction:

1. Any facts, rights, interests or claims that are not shown by the Public Records but which could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
 2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
 3. Any encroachments, encumbrances, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by Public Records.
 4. Any lien or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
 5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires of record for the value the estate or interest or mortgage thereon covered by this Commitment.
 6. Water rights, claims of title to water, whether or not these matters are shown by the Public Records.
 7. [All taxes and assessments, now or heretofore assessed, due or payable.](#)
- NOTE: This tax exception will be amended at policy upon satisfaction and evidence of payment of taxes.
8. Excepting any and all rights in and to the Leggett Ditch, as the same now exists on said land.
- Note: An easement for gas pipelines was granted to Panhandle Eastern Pipe Line Company over the said ditch in Right-of-Way Easement and License recorded December 18, 1980 at [Reception No. 427359](#).
9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- | | |
|-----------------|--|
| Granted to: | The Mountain States Telephone and Telegraph Co |
| Purpose: | telecommunication lines |
| Recording Date: | November 3, 1919 |
| Recording No: | Book 435 at Page 187 |

10. Undivided one-half interest in all oil, gas and other mineral rights reserved by Francis A. Almquist, as evidenced by the instrument set forth below, and any and all assignments thereof or interests therein:

Recording Date: February 27, 1958
Recording No.: [Book 1004 at Page 52](#)

Note: By Personal Representative's Mineral Deed, the above reserved ½ interest in the oil and gas and other mineral rights were conveyed to First National Bank Trustee by Deed recorded July 25, 1997 at [Reception No. 1718141](#).

TITLE COMMITMENT

11. Subject to the Application for Reallocation (Division) of Class D Allotment of water in favor of Northern Colorado Water Conservancy District recorded April 10, 1964 in [Book 1329 at Page 186](#), and also recorded March 28, 1977 at [Reception No. 216068](#).

Note: Correction of Clerical Error to the above was recorded July 27, 2007 at [Reception No. 2872149](#).

12. Any tax, lien, fee, or assessment by reason of inclusion of the Land in the Longmont Fire Protection District, as evidenced by instrument(s) recorded July 20, 1966 at [Reception No. 822491](#).

13. An oil and gas lease from Francis A. Almquist and Wallace E. Almquist to Amoco Production Company for the term therein provided with certain covenants, conditions and provisions, together with easements, if any, as set forth therein, and any and all assignments thereof or interests therein.

Recording Date: November 3, 1975
Recording No: [Reception No. 156807](#)

14. An oil and gas lease from Francis A. Almquist and Eleanor S. Almquist to Martin Oil Service, Inc. for the term therein provided with certain covenants, conditions and provisions, together with easements, if any, as set forth therein, and any and all assignments thereof or interests therein.

Recording Date: July 12, 1979
Recording No: [Reception No. 347690](#)

Note: Affidavit of Lease Extension or Production recorded September 3, 1981 at [Reception No. 462514](#).

Note: Affidavit of Extension of Oil and Gas Leases recorded August 21, 1996 at [Reception No. 1641061](#).

Note: Notice of Oil and Gas Interests and Surface Use by HS Resources, Inc. recorded January 23, 2001 at [Reception No. 2112355](#).

Note: Request for Notification of Application for Development by Extraction Oil and Gas, LLC in the instrument recorded July 12, 2016 at [Reception No. 3529919](#).

15. An oil and gas lease from Wallace E. Almquist to Martin Oil Service, Inc. for the term therein provided with certain covenants, conditions and provisions, together with easements, if any, as set forth therein, and any and all assignments thereof or interests therein.

Recording Date: July 12, 1979
Recording No: [Reception No. 347692](#)

Note: Affidavit of Lease Extension or Production recorded September 3, 1981 at [Reception No. 462515](#).

Note: Affidavit of Extension of Oil and Gas Leases recorded August 21, 1996 at [Reception No. 1641061](#).

Note: Notice of Oil and Gas Interests and Surface Use by HS Resources, Inc. recorded January 23, 2001 at [Reception No. 2112355](#).

Note: Request for Notification of Application for Development by Extraction Oil and Gas, LLC in the instrument recorded July 12, 2016 at [Reception No. 3529919](#).

16. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Panhandle Eastern Pipe Line Company
Purpose: oil and gas pipe lines

Recording Date: June 16, 1980
Recording No: [Reception No. 399266](#)

TITLE COMMITMENT

17. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Panhandle Eastern Pip Line Company
Purpose: gas pipe lines
Recording Date: June 19, 1981
Recording No: [Reception No. 451485](#)

18. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Vessels Oil and Gas Company
Purpose: Oil and gas pipe lines
Recording Date: September 25, 1985
Recording No: [Reception No. 715135](#)

19. Subject to the Notice of General Description of Area Served by Panhandle Eastern Pipe Line Company Concerning Underground Facilities recorded June 25, 1986 at [Reception No. 768891](#).

20. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: K N Front Range Gathering Company
Purpose: gas pipe lines
Recording Date: February 14, 1995
Recording No: [Reception No. 2426490](#)

21. Any existing leases or tenancies, and any and all parties claiming by, through or under said lessees.

END OF EXCEPTIONS

AFFIDAVIT AND INDEMNITY AGREEMENT

TO Fidelity National Title Company a Colorado Corporation and Fidelity National Title Insurance Company, a California Corporation.

1. This is written evidence to you that there are no unpaid bills, and to the extent there may be unpaid bills, that the undersigned undertakes and agrees to cause the same to be paid such that there shall be no mechanics or materialmen's liens affecting the property for materials or labor furnished for construction and erection, repairs or improvements contracted by or on behalf of the undersigned on property:

legally described as:

See Attached Affidavit and Indemnity Agreement Legal Description

Property Address: **11064 Lookout Rd, Longmont, CO 80504-8406**

2. We further represent that to the actual knowledge and belief of the undersigned there are no public improvements affecting the property prior to the date of closing that would give rise to a special property tax assessment against the property after the date of closing.
3. We further represent that to the actual knowledge and belief of the undersigned there are no pending proceedings or unsatisfied judgments of record, in any Court, State, or Federal, nor any tax liens filed or taxes assessed against us which may result in liens, and that if there are judgments, bankruptcies, probate proceedings, state or federal tax liens of record against parties with same or similar names, that they are not against us.
4. We further represent that there are no unrecorded contracts, leases, easements, or other agreements or interests relating to said premises of which we have knowledge.
5. We further represent that to the actual knowledge and belief of the undersigned we are in sole possession of the real property described herein other than leasehold estates reflected as recorded items under the subject commitment for title insurance.
6. We further represent that there are no unpaid charges and assessments that could result in a lien in favor of any association of homeowners which are provided for in any document referred to in Schedule B of Commitment referenced above.
7. We further understand that any payoff figures shown on the settlement statement have been supplied to Fidelity National Title Company as settlement agent by the seller's/borrower's lender and are subject to confirmation upon tender of the payoff to the lender. If the payoff figures are inaccurate, we hereby agree to immediately pay any shortage(s) that may exist. If applicable as disclosed or referred to on Schedule A of Commitment referenced above.

The undersigned affiant(s) know the matters herein stated are true and indemnifies **Fidelity National Title Company**, a Colorado Corporation and Fidelity National Title Insurance Company, a California Corporation against loss, costs, damages and expenses of every kind incurred by it by reason of its reliance on the statements made herein.

This agreement is executed with and forms a part of the sale and/or financing of the above described premises, and is given in addition to the conveyance and/or financing of the premises in consideration for the conveyance and/or financing, and forms a complete agreement by itself for any action thereon.

SELLER:

SELLER:

Ruth Hoover Almqvist Revocable Trust, dated March 2, 2000, with BOKF, NA, dba Colorado State Bank and Trust as Successor Trustee

SELLER:

SELLER:

State of Colorado
County of **Boulder**

}ss:

The foregoing instrument was acknowledged, subscribed, and sworn to before me on _____ by Ruth Hoover Almqvist Revocable Trust, dated March 2, 2000, with BOKF, NA, dba Colorado State Bank and Trust as Successor Trustee.

(SEAL)

Notary Public

TITLE COMMITMENT

**ATTACHED AFFIDAVIT AND INDEMNITY AGREEMENT
LEGAL DESCRIPTION**

Then Northeast quarter (NE1/4) of the Northeast quarter (NE1/4) of Section 10, Township 1 North, Range 69 West of the 6th Principal Meridian, County of Boulder, State of Colorado, EXCEPTING therefrom, that portion conveyed by deed recorded October 3, 1963 in [Book 1303 at Page 502](#) and exception that portion conveyed by deed recorded July 11, 1977 at [Reception No. 231535](#),

Also excepting therefrom any portion as contained within Lookout Road along the North line and any portion as contained within N. 109th Street along the West line.

TITLE COMMITMENT



Fidelity National Title[®]
Insurance Company

COMMITMENT FOR TITLE INSURANCE

Issued by

Fidelity National Title Insurance Company

Fidelity National Title Insurance Company, a California corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedule A and B and to the Conditions of this Commitment.

The Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate 6 months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not fault of the Company.

The Company will **provide** a sample of the policy form upon request.

IN WITNESS WHEREOF, Fidelity National Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

Countersigned by:

Shirley E. Wood

Authorized Signature



By:

Randy Quirk

Randy Quirk, President

Attest

Michael Gravelle

Michael Gravelle, Secretary



PROPERTY PHOTOS









950 North Liberty Drive, Columbia City, IN 46725
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