



Parks and Open Space

5201 St. Vrain Road • Longmont, Colorado 80503
303.678.6200 • Fax: 303.678.6177 • www.bouldercounty.org

PARKS AND OPEN SPACE ADVISORY COMMITTEE MEETING

DATE: Thursday, April 24, 2014
TIME: 6:30 pm
PLACE: Commissioners' Hearing Room, 3rd Floor, Boulder County Courthouse,
1325 Pearl Street, Boulder, CO

AGENDA

[Click on Item Name to Link to Corresponding Memo](#)

Suggested Timetable:

- 6:30 1. **Approval of the February 27, 2014 Meeting Minutes**
2. **Public Participation – Items not on the Agenda**
- 6:35 3. **Property Transactions:**
- Tolland Ranch Conservation Easement Acquisition**
 The Conservation Fund is asking Boulder County to contribute
 \$1,500,000 to a \$7,100,000 bargain purchase of a conservation
 easement over 3,394 acres of the Toll property.
 Staff Presenter: Janis Whisman, Real Estate Division Manager
 Action Requested: Recommendation to BOCC
- 7:05 4. **2013 Open Space Acquisitions Summary**
 Staff Presenter: Jim Daus, Land Officer
 Action Requested: Information Only
- 7:20 5. **Butterflies, Birds, and Blossoming Plants – A Continuing Study of
Populations in Boulder County Open Space, With a Look at Herptiles, 2013**
 Presenter: Jan Chu, Researcher
 Action Requested: Information Only
- 7:50 6. **Director's Update**
- 8:00 7. **Adjourn**

Available staff memos & related materials for this meeting may be viewed on our website:
www.BoulderCountyOpenSpace.org/POSAC

**MINUTES AND PROCEEDINGS OF THE
PARKS AND OPEN SPACE ADVISORY COMMITTEE
February 27, 2014**

The meeting was called to order at 6:30 p.m. by Janice Moore in the Hearing Room of the Board of Commissioners, Third Floor, Boulder County Courthouse, Boulder, Colorado.

POSAC Members in Attendance

Present: Sue Cass, Cathy Comstock, Russell Hayes, Eric Hozempa, Kevin Bracy Knight, Janice Moore, and John Nibarger

Excused: Lisa Dilling and Deborah Foote

Staff in Attendance

Renata Frye, Therese Glowacki, Tina Nielsen, Susan Spaulding, Ron Stewart, Janis Whisman

January Meeting Minutes

Eric Hozempa moved to accept the January 23 minutes. Kevin Bracy Knight seconded the motion. ***Motion carried unanimously.***

Public Participation for Items not on the Agenda

- Ben Peterson, 2425 Dartmouth Ave., Boulder. He is impressed with how quickly the City of Boulder and the County have gotten things back up and running after the flood, specifically the open space trails. He is also happy that the trails are closed during the muddy season so the trails are protected. He asked how much time and how many work hours it will take to reopen Heil Valley Ranch trails.

Staff Response [to public comment]

Al Hardy, Recreation and Facilities Manager: This week the Transportation Department started work to repair Geer Canyon Road. It will take about two months to repair the road. Then work can begin on the Heil Valley Ranch parking lot, and on the road and trail onto the property. He predicts most work can be completed by early summer.

**Front Range Bobcat Study and Day & Night Patterns
of Human Recreation and Effects on Wildlife**

Presenter: Jesse Lewis, PhD student- Dept. of Fish, Wildlife, & Conservation Biology, CSU

Questions

Janice Moore: You mentioned that you are interested in what qualifies refuge, in other words how far away from a trail an animal would have to get. As far as I can recall they get away as far as they can. The speculation is that numerous social trails can make it so there is no refuge because they can't get far enough away. This is a really important question. Are we hemming them in to a point that there is no 'away'?

Jesse Lewis: That's a really good point. With the GPS data with the bobcats we might try to look at that question. With the GPS location we can see how far away from the human trails they are during the middle of the day. Social trails are really difficult to evaluate, but for the well-established human trails, we can look at how far away bobcats are from those trails and break up the landscape into patches of habitat that don't have any recreational trails in them and see if those are areas that animals are more likely to be using. If there is just a little sliver of habitat, although it might be high quality habitat, if it's surrounded by trails, that's not a very large area.

Cathy Comstock: You mentioned that bobcats seem to have smaller ranges in exurban areas and larger ranges in the urban interface. Why would that be?

Jesse Lewis: Speaking more generally about the Western Slope compared to the Front Range, on the Western Slope using both the exurban grid and the wild land grid, the bobcat range is generally about 20 or so square kilometers. On the Front Range, on both the wild land grid and the urban interface grid, the range seems to be 30-40 square kilometers. The reason for that difference could be habitat. The Western Slope has a desert shrub-type habitat. That's just speculation. You might also look at other species and what types of species they may compete with for food, and the types of species that are available for food.

Jesse Lewis recommended this site to view more wildlife photos from Bobcat Ridge in Fort Collins: <http://www.fcgov.com/naturalareas/wildlife-camera.php>

Public Comment

None

Director's Update

- Flood restoration work is continuing, and work will increase as we head into the construction season. Two of the three breaches along the St. Vrain creek have been temporarily repaired and work to temporarily repair the third breach will begin very soon. The County has been collaborating with various ditch companies to make repairs to ditches.
- Boulder County has planned a free day-long organic food workshop on April 5. It will include organic farmers and others in the organic and natural food industry in Boulder County to talk about the potential for conversion to organic crops in the County. This workshop will answer many of your questions and provide many great resources. Experienced and new farmers, as well as interested community members, are invited to attend.

Saturday, April 5, 2014

10 a.m. - 3 p.m.

UCAR - University Corporation of Atmospheric Research

3080 Center Green Dr.

Boulder, CO

For more information and to register: <http://www.bouldercounty.org/organic>

Russell Hayes and Cathy Comstock requested an opportunity to discuss the issue of systemic pesticides and bee colonies in the near future.

Motion

Janice Moore moved to enter into executive session in accordance with CRS 24-6-402(4)(a) to discuss a potential real estate acquisition. Eric Hozempa seconded the motion. ***Motion carried unanimously.*** The executive session was closed to the public.

Adjournment

The meeting adjourned at 8:21 p.m.

Note: This is only a summary of this month's POSAC meeting. You may listen to the entire recorded audio at:
www.BoulderCountyOpenSpace.org/POSAC



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PARKS AND OPEN SPACE ADVISORY COMMITTEE MEETING

TO: Parks & Open Space Advisory Committee

DATE AND LOCATION: 6:30 p.m., Thursday, April 24, 2014, Commissioners Hearing Room, 3rd floor Boulder County Courthouse, 1325 Pearl Street, Boulder, CO

AGENDA ITEM TITLE: Tolland Ranch Conservation Easement Acquisition

PRESENTER: Janis Whisman, Real Estate Division Manager

ACTION REQUESTED: Recommendation to the BOCC

Summary

Boulder County proposes contributing \$1.5 million toward the bargain-priced \$7.1 million purchase of a conservation easement over approximately 3,394 acres of the Tolland Ranch property, also known as the Toll property. The Colorado State Forest Service will contribute \$4.9 million, available through the federal Forest Legacy Program, and will acquire the conservation easement interest. Boulder County will be the backup holder with strong rights to ensure that the conservation purposes are fulfilled. Approximately 380-400 acres of the property are in Boulder County, and the remaining acreage is in Gilpin County. Gilpin County supports the project.

Background

Location

The Toll property lies within Roosevelt National Forest and is adjacent to the 14,000-acre James Peak Wilderness Area. The north side of the Toll property abuts Eldora Mountain Resort, including both the alpine and Nordic ski areas. The Toll property is one of the largest properties east of Colorado's section of the Continental Divide and is the largest private property in the South Boulder Creek watershed. The property contains a 4-mile stretch of South Boulder Creek and also contains land in the Middle Boulder Creek watershed. The Colorado Natural Heritage Program identifies the headwaters of South Boulder Creek (the *Middle and Upper South Boulder Creek Potential Conservation Area*) as having high biodiversity significance.

Natural Resources

With elevations ranging from 8,680 feet at South Boulder Creek to 10,120 feet at the top of Buckeye Mountain, the Toll property is critically important for wildlife movement to and from adjacent Forest Service lands. The elevation range and diversity of habitat types on the Toll property are beneficial to a wide range of species. The Buckeye Basin area on the upper end of the property contains high quality montane willow cars and associated riparian areas, wetlands and significant plant communities that Boulder County has recognized as critical wildlife habitat. The property contains a mature subalpine forest dominated by lodgepole pine, Englemann spruce, subalpine fir, aspen and limber pine.

The property provides summer, winter and severe winter range for elk. Approximately 100 elk from the Winiger Ridge herd use the Toll property as transitional range and calving, which has been documented on and around the Toll property on south-facing hillsides above South Boulder Park. The property is critical for migration of this elk herd, which winters around Gross Reservoir, returns to South Boulder Park in April and May, and moves west to the James Peak Wilderness Area in July. The property also provides summer range for mule deer, habitat for black bear, mountain lion, and moose, and potential habitat for the Canada lynx, which is a federally threatened and state endangered species, and for boreal toad, which is a Colorado endangered species and was at one time a candidate for listing as federally threatened and endangered.

The South Boulder Creek valley, known as South Boulder Park, is montane parkland with willow cats that have the highest breeding bird densities of any habitat in the Colorado Front Range mountains. The most common bird species include Wilson's warbler, MacGillivray's warbler, yellow warbler, dusky flycatcher, black-headed grosbeak, Lincoln's sparrow, fox sparrow and song sparrow. South Boulder Creek is historic range for greenback cutthroat trout, a federal and state threatened species extirpated from much of its native habitat, and the upper portion of South Boulder Creek is a potential location for reintroduction of the species. Due to the abundance of willows, South Boulder Park has also become a concentration area for moose.

History

The Toll property is central to the history of the South Boulder Creek valley and the historic town site of Tolland. Hard rock miners were very active in the area, and the property contains several mines, including the Little Mary Alice, Lulu, Miss Ben, Dane Gergeanna and the BHD Placer. The most lucrative mining was done via placer mining of South Boulder Creek. In the late 1930s, dredging reportedly produced 7,724 ounces of gold. Though the early production is unknown, it was probably small, and the total amount of gold mined in the district through 1959 was probably 35,000 ounces.

In 1904, the Denver, Northwestern & Pacific Railway built the switch-backing "Giant's Ladder" across the Continental Divide. Tourists rode the Moffat rail line by the thousands, stopping at the historic town of Tolland for lunch. In 1906, the original Moffat Station roundhouse at 15th and Delgany Streets in Denver was moved brick-by-brick to Tolland. The historic Moffat Tunnel was completed in 1928 and proved to be important to Colorado and the American West by establishing rail access to enormous coal reserves and a transcontinental route for freight and passengers that is still in use today. In 2009, a Colorado Historical Society survey of the Moffat rail corridor identified three structures within the portion of the Tolland town site owned by the Tolls that are eligible for the National Register of Historic Places.

Public Recreation

The Toll property is surrounded by some of Colorado's most popular national forest destinations, including the James Peak Wilderness and Indian Peaks Wilderness Areas. Scenic views of the Toll property are part of the experience for thousands who visit these destinations for a wide range of outdoor activities and 370,000 annual passengers who ride Amtrak's *California Zephyr* on its route between Chicago and San Francisco. For several decades, the Toll property has been leased to Eldora Mountain Resort, which operates a

system of over 65 miles of Nordic ski trails that are used by recreational and competitive athletes for classic cross-country skiing, skate-skiing and snowshoeing.

Deal Context

The 2008 death of Henry W. Toll, Jr. left his 5 children in a dispute over ownership of the 3,394-acre conservation easement parcel. In July 2013, the family settled its lawsuit, giving 4 of the Toll family members full control of the property. The opportunity to sell a conservation easement was a catalyst in their ability to settle their disputes and avoid a court decision that would have partitioned the property into 5 pieces.

The proposed conservation easement over 3,394 acres is part of a larger initiative by The Conservation Fund to conserve all of the 4,776 acres owned by two branches of the Toll family, which has owned the property for four generations. The Forest Service has already acquired fee title to 823 acres in Gilpin County for a bargain price. The Forest Service will also acquire fee title to another 379 acres in Gilpin County, a significant portion of which is along Mammoth Gulch and adjacent to the James Peak Wilderness Area. The final component in the project is a conservation easement over 180 acres owned by the Giles Toll family.

Protection of the Toll property complements a 30-year effort by the US Forest Service (Forest Service), the Sierra Club, The Wilderness Land Trust and others to protect the pristine mountain habitat of the James Peak Wilderness Area and the South Boulder Creek Watershed. This project also complements a 5-year, \$33 million collaboration between the Denver Water Board and the Forest Service to improve forest and watershed conditions.

Deal Terms

Cost and Value

The Conservation Fund has negotiated a \$7,100,000 price for the proposed conservation easement over approximately 3,394 acres, and closing is scheduled for October 2014. In 2013, the entire Toll property was elevated to the #1 priority in the country for the USDA Forest Service's Forest Legacy Program, and the project received a \$5,000,000 Forest Legacy grant. Of that amount, \$4,900,000 will be used on the proposed conservation easement purchase (see the "Note" below for information about how the other \$100,000 will be invested in the Toll family's property). Boulder County will contribute \$1,500,000 of general funds (not sales tax funds) toward the purchase price. The Conservation Fund has requested the remaining \$700,000 needed from Great Outdoors Colorado (GOCO) from GOCO's current open space grant cycle, and awards will be announced in June.

Acquisition Summary

Acreage	Water Rights	# Building Rights to Be Extinguished	Price per Bldg. Site or Acre	Water Right Value	Total Purchase Price
3,394	None	88* (out of 103)		\$-0-	\$7,100,000 (CE value is estimated at >\$9,000,000)

* The property, which has enough acreage to have 103 building rights, has 9 existing residential structures on it. The family members will reserve another 4 home sites and 1 mixed-use lot, for a total of 14 building rights.

Note: The Conservation Fund anticipates using the remaining \$100,000 in Forest Legacy funds on a related deal to protect more of the Toll family property.

Conservation Easement Terms

The conservation easement language will protect the property's natural resources and will contain these general concepts:

- **Holders** – The Colorado State Forest Service (CSFS) will hold the easement, which is required for use of the Forest Legacy Program funds. Boulder County will be the automatic backup holder if the need arises, which could occur if the CSFS ceases to exist or decides not to hold the easement any longer.
- **County's Rights** – Boulder County will have rights that are typical to funders, including the rights to approve the easement terms, receive notice of violations, approve or deny amendments and uses that are not specifically allowed or prohibited by the easement, and to be notified when ownership changes. The county will also have the right to step in and enforce the easement if the Colorado State Forest Service fails to act. Boulder County will also have the right to monitor the property for compliance with the conservation easement if the CSFS requests that the county handle monitoring responsibilities.
- **Home Sites** – The family will reserve these 14 building rights: 9 rights will be reserved to go with the existing residential structures (7 cabins, a caretaker's residence and the Tennessee Mountain Hut complex); 4 rights will be reserved for new home sites; and 1 right will be reserved for a mixed-use lot. The mixed-use lot is located in the Tolland town site and can be used for limited commercial uses, such as a fly-fishing shop, environmental education facility or bread-and-breakfast facility. The mixed-use lot also has an old schoolhouse on site that can be maintained, but not reconstructed or replaced. Each home site will have modest square footage restrictions on the residence ranging from 1,800 square feet to 3,500 square feet, and the accessory structures will be limited to a range of 1,500 square feet to 3,000 square feet. All residences will be sited for minimal visual impact and will have design restrictions to keep their styles consistent with the property's historic, mountain and mining character.
- **Forest Health** – Since the project will use Forest Legacy Program funds, the owners will have to follow an active stewardship plan to guide forest management activities health on the property.
- **Recreation** – Only these 3 specific public recreational uses will be allowed:
 - Eldora Mountain Resort will be allowed to continue leasing the property and offering non-motorized public use of its Nordic ski trail system and the Tennessee mountain cabin, subject to existing regulatory restrictions from Boulder County's Land Use Department. Those restrictions limit the number of users and allow only minor facilities, like trail signs and warming shelters. Summer use is restricted to special

events, and the trails around Buckeye Basin can only be used during certain times to protect the wildlife habitat.

- The family will be allowed to sell approximately 80 acres of the property to the ski area operator (but no other entity) for the Jolly Jug alpine ski lift expansion, subject to the terms of the conservation easement. The Forest Service is still undergoing its public process (the Environmental Impact Statement has recently been issued) to consider whether or not to approve the use. The project will also have to undergo regulatory review by Boulder County and will be subject to any conditions the county may impose for the portion of the project that lies within Boulder County. Previous Boulder County approvals have included restrictions on the ski area that limit the number of users, prohibit staff housing and prohibit any development that is not specifically approved. For example, lighting is not allowed except for pre-approved new runs and lifts.
- The conservation easement will allow a non-motorized recreational trail to enable the public to cross the Toll property and directly connect the West Magnolia trail system on Forest Service land with the Jenny Creek trail west of the Toll property.

Boulder County Comprehensive Plan Designations

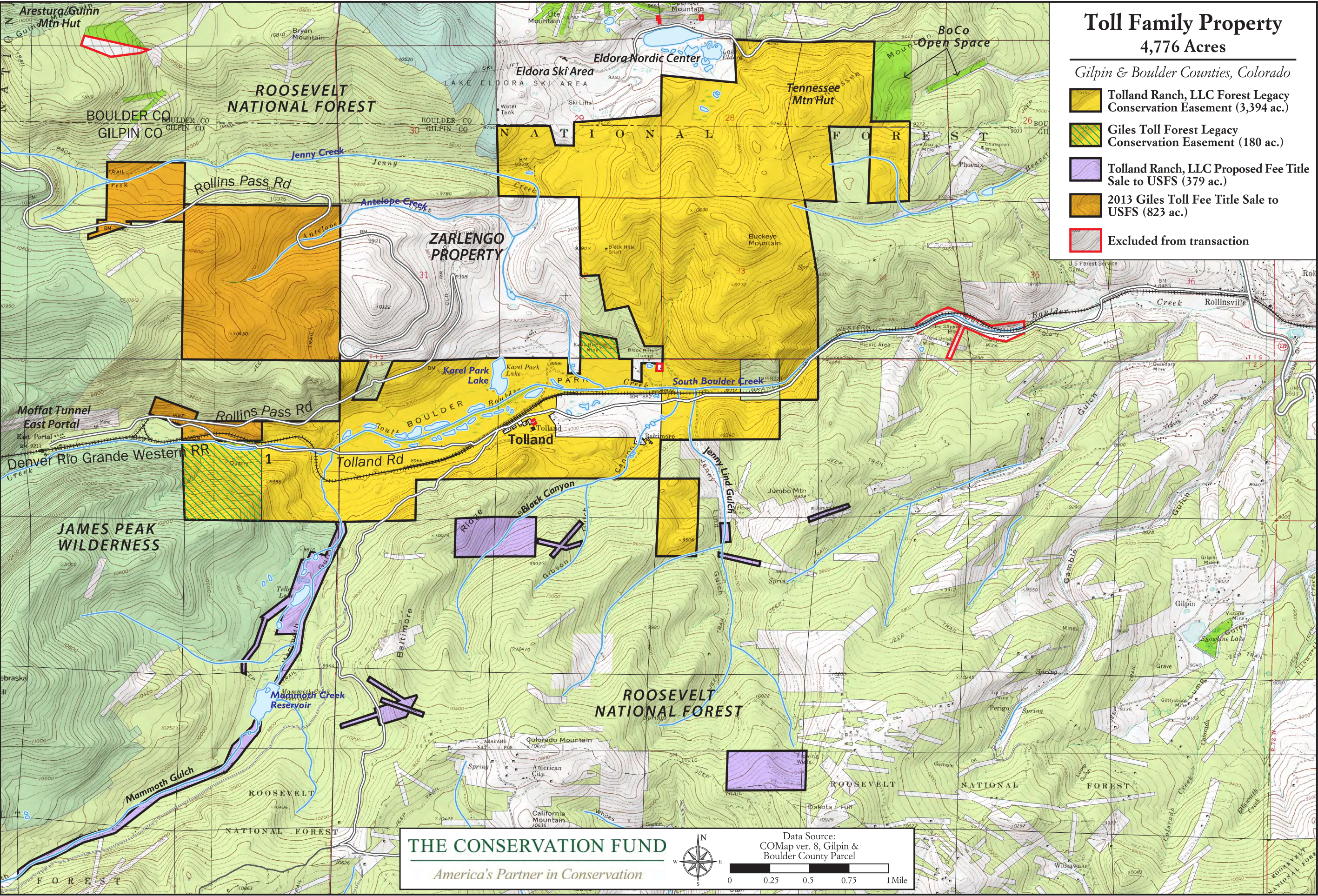
The maps in the Boulder County Comprehensive Plan, which are intended to be illustrative rather than specific, indicate the property contains the majority of the Buckeye Basin Willow Carr, which is a critical wildlife habitat area containing significant wetlands, riparian areas and natural communities.

Staff Discussion and Recommendation

Staff heartily recommends that POSAC vote in favor of this project. The Toll property's size, location, cultural history, scenic qualities and natural resources (wildlife habitat, significant wetlands, riparian areas, significant plant communities, etc.) make it a very significant property to conserve. Development of all of the property's 103 development rights in 35-acre parcels would be inappropriate due to its conservation values and would negatively impact water quality in the South Boulder Creek watershed. Given the history of the family's difficulties in coming together to decide on the property's fate, this opportunity to preserve the Toll property is a once-in-a-lifetime chance that will not likely come again if the property changes hands into additional Toll family descendants.

POSAC Action Requested

Recommendation to the Boulder County Commissioners to invest \$1,500,000 in general funds to acquire a backup holder position in a conservation easement over the Tolland Ranch project, as described above.





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PARKS AND OPEN SPACE ADVISORY COMMITTEE MEETING

TO: Parks & Open Space Advisory Committee

DATE AND LOCATION: Thursday, April 24, 2014, 6:30 p.m. Commissioners Hearing Room, 3rd floor Boulder County Courthouse, 1325 Pearl Street, Boulder, CO

AGENDA ITEM TITLE: 2013 Open Space Acquisitions Summary

PRESENTER: Jim Daus, Land Officer

ACTION REQUESTED: Information Only

In 2013, Boulder County invested \$7,201,105 (net) to preserve 601.16 acres of land and water rights. Of the 601.16 acres, Boulder County acquired 444.95 acres in fee title, and 156.21 acres of conservation easements. The eight conservation easements extinguished four development rights. Boulder County also sold five properties totaling 98.01 acres that are now subject to conservation easements held by Boulder County. In addition, the county also invested \$713,585 to make option payments on six properties to be purchased in future years (Golden-Fredstrom, Loukonen-Dairy Farm, The Farm in Boulder Valley, Walker Trust, Zweck, and Dowe Flats/CEMEX).

Please refer to the attached report for additional details on 2013 open space transactions. Some of the year's most significant projects were:

Caribou Ranch-Sherwood Gulch: Boulder County acquired 176.51 acres along Sherwood Gulch south of Caribou Ranch open space. A resource assessment is currently underway to identify significant riparian and forest plant communities. The purchase price was for \$2,000,000. To help lower the cost to the county, the seller retained the southeastern-most 20 acres of the property, along with the property's five development rights, for future development. The retained area is geographically set apart from the remainder of the property and is adjacent to a developed subdivision within the town of Nederland. In this way, the county was able to preserve the most sensitive parts of the property while focusing the retained development rights in an area most appropriate for future development.

Carlson 2: The county acquired a conservation easement over 75.27 acres of land south of Vermillion Road and west of 115th Street north of Longmont for \$650,000. This acquisition included two shares of the Highland Ditch Company. One development right was acquired by the county and the seller retained one development right. The conservation easement designates a small portion of the property for development and restricts development to one residence not to exceed 2,500 square feet above grade and non-residential agricultural accessory structures not to exceed 5,000 square feet. This acquisition preserves lands designated by the Boulder County Comprehensive Plan as Significant Agricultural Lands of National and Statewide Importance and is the second of two phases of conservation easement

purchases from the Carlson family (the first occurred in 2001) that secures the overall conservation of their 161-acre farm.

Loukonen-Dairy Farm: Boulder County acquired another 40 acres of this property for \$1,200,000. Boulder County now owns just over 339 acres of this 606-acre property. Closings in 2014-2019 will complete this purchase for a total price of \$15,151,112.50.

Elliott: Boulder County acquired 75.89 acres north of Longmont, south of Vermillion Road and east of 95th Street plus another five acres in conservation easement. The purchase price of \$2,883,744.00 included one share of the Highland Ditch and one development right. Within the City of Longmont's Influence Area and proposed Terry Lake Neighborhood, the property was designated for development density significantly greater than the preserved lands nearby. This acquisition of irrigated land, which contains soil of statewide and national importance, helped to preserve important agricultural heritage and scenic values and created a buffer of open space along the western edge of Longmont that insures the area is never annexed, subdivided or developed.

2013 Closings
Acquisitions (* denotes projects that were a Boulder County priority)

Acquisitions (* denotes projects that were a Boulder County priority)								Resulting County Interest					
#	Closing Date	Property	Dev. Rights	Acres	Price	Donation	Grants	Total Value	Fee	CE	CE	Trail	Other
			Acquired			Value						Am.	
1	1/31/2013	Elliott	1	80.89	\$2,883,744.00	\$0.00	\$0.00	\$2,883,744.00	1	1			
2	2/7/2013	DePoorter Exchange (CE Amendment)	0	1.95	\$0.00	\$0.00	\$0.00	\$0.00	1				
3	3/13/2013	Steen-MiVida	0	0.5	\$5,000.00	\$0.00	\$0.00	\$5,000.00	1				
4	3/14/2013	Carlson 2	1	75.27	\$650,000.00	\$0.00	\$0.00	\$650,000.00		1			
5	3/14/2013	Carlson 2 (House Lot)	0	5.10	\$100,000.00	\$0.00	\$0.00	\$100,000.00		1			
6	4/23/2013	Hulme	0	1.50	\$0.00	\$0.00	\$0.00	\$0.00		1			
7	5/28/2013	Caribou Ranch-Sherwood Gulch	0	176.51	\$2,000,000.00	\$0.00	\$0.00	\$2,000,000.00	1				
8	6/3/2013	Captain Jack	2	27.00	\$0.00	\$95,000.00	\$0.00	\$95,000.00	1				
9	6/20/2013	Munson	0	1.00	\$25,000.00	\$0.00	\$0.00	\$25,000.00		1			
10	7/24/2013	Colbert	1	5.27	\$10,000.00	\$0.00	\$0.00	\$10,000.00	1				
11	7/31/2013	Malde	2	11.09	\$0.00	\$130,000.00	\$0.00	\$130,000.00		1			
12	8/6/2013	Dodge-Dollaghan Family Farm	0	38.00	\$0.00	\$0.00	\$0.00	\$0.00		1			
13	8/22/2013	Schottler	1	19.26	\$41,000.00			\$41,000.00		1			
14	10/16/2013	Loukonen Dairy Farm-Parcel D	1	40.00	\$1,200,176.00	\$0.00	\$0.00	\$1,200,176.00	1				
15	10/17/2013	Messersmith	1	0.65	\$50,000.00	\$0.00	\$0.00	\$50,000.00	1				
16	10/24/2013	Cree	1	59.06	\$209,000.00	\$0.00	\$0.00	\$209,000.00	1				
17	12/4/2013	Upper Sherwood Gulch	2	58.12	\$330,000.00	\$0.00	\$0.00	\$330,000.00	1				
Totals:			13	601.16	\$7,503,920.00	\$225,000.00	\$0.00	\$7,728,920.00	10	8	0	0	0

Dispositions Subject to County-Held CEs

Dispositions Subject to County-Held CEs								Resulting County Interest					
#	Closing Date	Property	Dev. Rights	Acres	Sale Price	Donation	N/A	Total Value	Fee	CE	CE	Trail	Other
			Sold			Value			Am.				
1	2/27/2013	Fairgrounds North	0	83.74	\$0.00	\$0.00		\$0.00	1				
2	8/7/2013	BLM Exchange-Ward Area-Sale to Malde	0	1.87	\$3,000.00	\$0.00		-\$3,000.00	1				
3	8/19/2013	Marlatt-Parcel A CE Amendment	1	--	\$225,000.00	\$0.00	\$0.00	-\$225,000.00			1		
4	4/30/2013	Olson (Lot F)	0	10.74	\$0.00	\$0.00		\$0.00					1
5	2/7/2013	Telleen Exchange	0	1.6535	\$0.00	\$0.00		\$0.00			1		
Totals:			1	98.01	\$228,000.00	\$0.00		-\$228,000.00	0	2	2	0	1

Dispositions *Not* Subject to County-Held CEs

Dispositions <u>Not</u> Subject to County-Held CEs									Resulting County Interest				
#	Closing Date	Property	Dev. Rights	Acres	Sale Price	Donation	N/A	Total Reduction	Fee	CE	CE	Trail	Other
			Sold			Value		in County Costs	Am.				
1	6/21/2013	Scriffiny-CDOT Taking	0	2.37	\$69,649.50	\$0.00		-\$69,649.50					
2	10/4/2013	Damyanovich-CDOT Taking	0	0.96	\$5,165.34	\$0.00		-\$5,165.34					
Totals:			0	3.32	\$74,814.84	\$0.00		-\$74,814.84	0	0	0	0	0

Net Values:		499.8	\$7,201,105.16	\$225,000.00	\$7,426,105.16
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Deals Involving POS that are Not County Open Space

Deals Involving POS that are Not County Open Space								Resulting County Interest					
#	Closing Date	Property	Dev. Rights	Acres	Price	Donation	Grants	Total Value	Fee	CE	CE	Trail	Other
			Acquired			Value						Am.	
1	7/17/2013	Niwot Enterprises	1	0.96	\$0.00	\$40,000.00	\$160,000.00	\$200,000.00	1				
2	2/22/2013	Page	1	17.51	\$284,000.00	\$0.00	\$0.00	\$284,000.00	1				
Totals:			2	18.47	\$284,000.00	\$40,000.00		\$484,000.00	2	0	0	0	0