



**CITY OF BOULDER
CITY COUNCIL AGENDA ITEM**

MEETING DATE: March 5, 2019

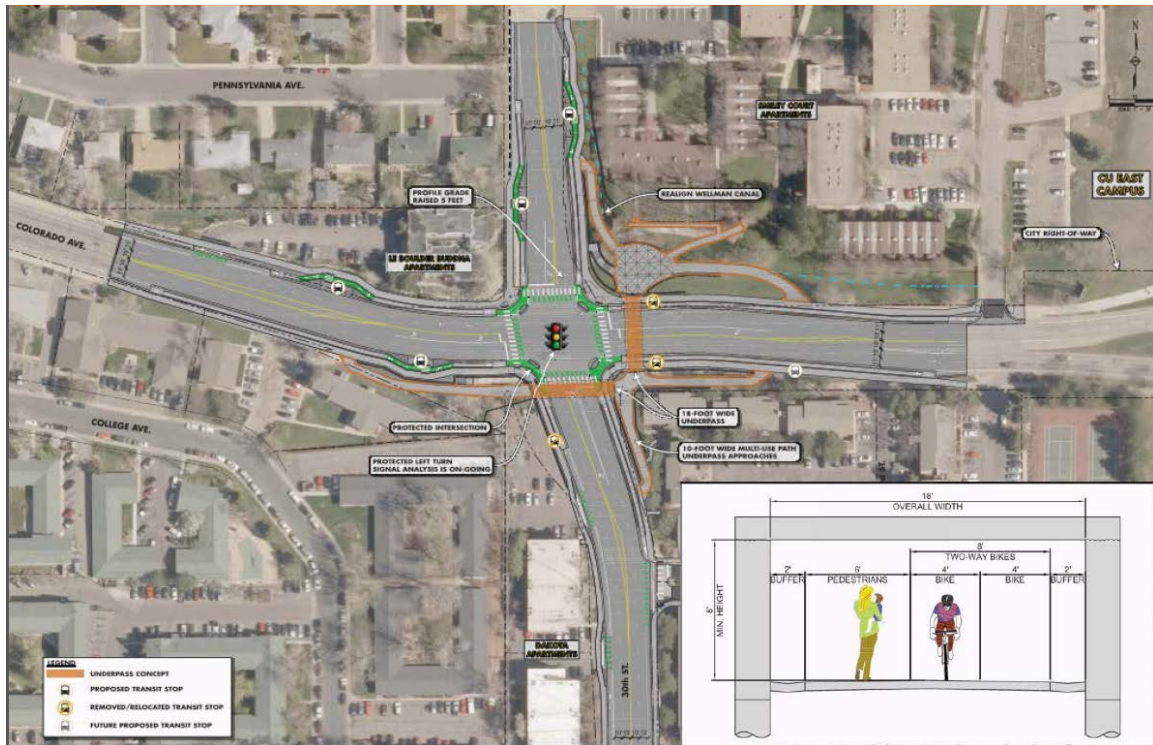
AGENDA TITLE: Second Reading and consideration of a motion to adopt Ordinance 8316 authorizing and directing the acquisition of various property interests located adjacent to the intersection of 30th Street and Colorado Avenue, by purchase or eminent domain proceedings, for the construction of the 30th & Colorado Bike and Pedestrian Underpass project and setting forth related details.

PRESENTERS

Jane S. Brautigam, City Manager
Mary Ann Weideman, Deputy City Manager and Interim Director of Public Works
Tom Carr, City Attorney
Janet Michels, Senior Assistant City Attorney
Kathleen Bracke, Interim Co-Director of Public Works for Transportation
Gerrit Slatter, Principal Transportation Projects Engineer
Jason Fell, Transportation Project Manager

EXECUTIVE SUMMARY

The 30th & Colorado Bike and Pedestrian Underpass project supports Boulder's Transportation Master Plan (TMP) and is the first major action item to implement from the city's recently completed 30th & Colorado corridors study. This project will enhance safety, accessibility, and mobility for people using all modes of travel and provide necessary drainage improvements to the intersection of 30th Street and Colorado Avenue.



This intersection supports high frequency transit service, has over 2,100 pedestrians and bicyclists on a typical day, provides important commuting connections for vehicle travel and connects the CU main and east campuses.

The 30th & Colorado Underpass project will:

- construct pedestrian and bicycle underpasses under 30th Street and Colorado Avenue
- construct an at-grade protected intersection to improve safety for people using all modes of travel (bicyclists and pedestrians are separated from cars to provide increased visibility and reaction times)
- implement the 30th & Colorado Corridors Study preferred sidewalk and bicycle facilities at the intersection
- connect to existing sidewalks, bike lanes and multi-use paths
- reconstruct or relocate existing transit stops
- evaluate traffic signal operations for potential changes
- install underpass lighting, landscaping and other urban design features
- incorporate public art/urban design

The total project cost is estimated at \$12.5 million, with \$7.75 million to be secured through a combination of city and CU funds and \$4.75 million in federal funds approved by the Denver Regional Council of Governments (DRCOG) and administered by the Colorado Department of Transportation (CDOT). The city will ensure that on-going funds are programmed as part of the city's Public Works/Transportation Division annual budget to maintain this new underpass, including landscaping, after construction is complete.

The \$4.75 million in federal funds has a very strict timeline associated with its use and requires final authorization by CDOT to advertise for construction bids by July 1, 2019. In order to get CDOT authorization, the city must attest that all the necessary property interests have been acquired. Property and easements of varying sizes will need to be acquired from eight different properties adjacent to the project to build these improvements. **Exhibit A** contains a map of properties that have right-of-way and/or easement acquisition requirements.

Following federal property acquisition guidelines, the city has been working collaboratively with property owners to obtain necessary property interests for the project and anticipates cooperation. However, not having eminent domain authority as a potential last resort could jeopardize the \$4.75 million in federal funds needed to complete this important multimodal safety and connectivity project.

Staff requests that City Council consider an ordinance authorizing and directing the acquisition of all necessary properties and easements through purchases or eminent domain proceedings in the event open market discussions are not successful with all adjacent property owners.

The first reading took place at the February 19, 2019 City Council meeting. No questions or proposed revisions were raised by council members at the meeting.

Attachment A provides the proposed ordinance for council consideration as well as supporting exhibits.

STAFF RECOMMENDATION

Suggested Motion Language:

Staff requests council consideration of this matter and action in the form of the following motion:

Motion to adopt on second reading Ordinance 8316 authorizing and directing the acquisition of property located adjacent to the intersection of 30th Street and Colorado Avenue, by purchase on the open market or through eminent domain proceedings, for the construction of the 30th & Colorado Underpass project and setting forth related details.

BACKGROUND and ANALYSIS

See agenda memo from the February 19, 2019 first reading at:
<https://bouldercolorado.gov/city-council/city-council-agendas-and-materials>

ATTACHMENTS

Attachment A – Proposed Ordinance

ORDINANCE 8316

AN ORDINANCE AUTHORIZING AND APPROVING ACQUISITION OR CONDEMNATION OF CERTAIN PROPERTIES FOR 30TH STREET AND COLORADO STREET IMPROVEMENT PROJECT AND SETTING FORTH RELATED DETAILS.

THE CITY COUNCIL OF THE CITY OF BOULDER, COLORADO, FINDS:

A. The City of Boulder, Colorado (“City”) is a home-rule municipality in the State of Colorado.

B. The City of Boulder Charter delegated the City Council with legal authority and power of eminent domain.

C. The City, through its City Council (“City Council”), has approved a street improvements project in the vicinity of 30th Street and Colorado Street in Boulder, Colorado to:

- i. Construct pedestrian and bicycle underpasses under 30th Street and Colorado Avenue;
- ii. Construct an at-grade protected intersection to improve safety for people using all modes of travel (bicyclists and pedestrians are separated from cars to provide increased visibility and reaction times);
- iii. Implement the 30th & Colorado Corridors Study preferred sidewalk and bicycle facilities at the intersection;
- iv. Connect to existing sidewalks, bike lanes and multi-use paths;
- v. Reconstruct or relocate existing transit stops;
- vi. Evaluate traffic signal operations for potential changes;
- vii. Install underpass lighting, landscaping and other urban design features;
- viii. Incorporate public art/urban design; and
- ix. Support the potential for a multi-use path connection to College Avenue from Colorado Avenue (“Project”).

D. The City Council has determined that there is a need and necessity to acquire certain property or property interests identified in this Ordinance for the construction of the Project, and that the acquisition of the property or property interests serves and is for and in furtherance of the public purpose of enhancing safety, accessibility, and mobility for people using all travel modes at this intersection and that the Project benefits the public health, safety, or welfare of the City’s residents.

E. The property sought to be acquired for the Project includes acquisition of the properties or property interests described in **Exhibit A**, attached hereto and incorporated herein by this reference (“Properties”), and the Property is purportedly owned by the persons or entities described in **Exhibit A** (“Property Owners”).

1 F. The City Council finds and determines that its staff, consultants, or agents are
2 authorized to commence or continue good faith negotiations for the acquisition of the Properties
with the Property Owners and to make good faith offers for the Properties.

3 G. The City Council finds and determines that if the Properties cannot be obtained
4 voluntarily, the City, by and through staff, consultants, or agents, is authorized to commence
5 condemnation proceedings to acquire the Properties and prosecute the proceedings to their
conclusion.

6 NOW, THEREFORE, IT IS ORDAINED BY THE CITY COUNCIL OF THE CITY OF
7 BOULDER, COLORADO, AS FOLLOWS:

8 Section 1. The acquisition of the Properties as described in **Exhibit A** is necessary for
9 construction of the Project.

10 Section 2. The acquisition serves and furthers the public purpose of enhancing safety,
11 accessibility, and mobility for people using all travel modes at this intersection and the Project is
12 for the benefit of the public health, safety, or welfare of City's residents and covers matters of
13 local concern.

14 Section 3. The City, its staff, consultants, or agents are authorized to negotiate in good
15 faith and to make offer(s) of compensation with the Property Owners for the acquisition of the
16 Properties, with any final agreement subject to the approval of the City Council or the City
17 Manager.

18 Section 4. If negotiations for the acquisition of the Properties voluntarily prove
19 unsuccessful, a condemnation action must be filed and the City's staff, consultants, or agents are
20 authorized to employ or continue to employ all necessary persons for this purpose, including
21 special condemnation counsel, if necessary, and appraisers, surveyors, engineers, and other
22 experts.

23 Section 5. The City's staff, consultants, or agents are also authorized to obtain immediate
24 possession of the property, if deemed necessary for the construction of the Project.
25

Section 8. This Ordinance will become effective thirty days after final passage.

INTRODUCED, READ ON FIRST READING, AND ORDERED PUBLISHED BY
TITLE ONLY this 19th day of February 2019.

Attest:


Item 5B - Ordinance 8316

1 READ ON SECOND READING, PASSED AND ADOPTED this 5th day of March 2019.

2
3
4 _____
Suzanne Jones
Mayor

5 Attest:

6
7 _____
Lynnette Beck
City Clerk

COLORADO DEPARTMENT OF TRANSPORTATION  REGION 4 ADDRESS: 10601 WEST 10TH STREET GREELEY, CO 80631 PHONE: (970) 350-2173 FAX: (970) 350-2223	
RIGHT OF WAY PLANS UNIT: I. JEFFREY NADING, PLS	

Sheet Revisions

EXHIBIT A Right-of-Way Plans

**SECTION 32,
TOWNSHIP 1 NORTH,
RANGE 70 WEST,
OF THE 6TH P.M.**



BOULDER LAND CONSULTANTS, INC.  950 LARAME BLVD, UNIT D BOULDER, CO 80504 (303) 443-3816 www.BLCsurveyors.com

RIGHT OF WAY PLANS			
TITLE SHEET			
PROJECT NUMBER: ACQ M110-101			
PROJECT LOCATION: COLORADO AVE. AND 30TH ST.			
CITY OF BOULDER, COLORADO			
Project Code:	Last Mod. Date:	Subset:	Sheet No.:
20708	01/11/2019		

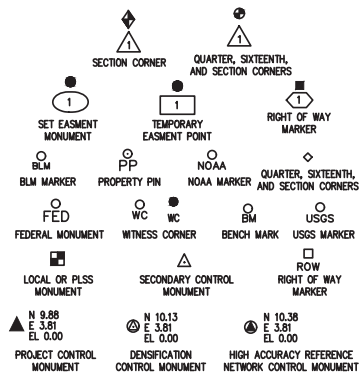
COLORADO DEPARTMENT OF TRANSPORTATION FEDERAL-AID HIGHWAY PROJECT

ROW PLANS AUTHORIZED: _____ DATE _____

CDOT ROW MANAGER

DEPARTMENT OF TRANSPORTATION STATE OF COLORADO

FEDERAL AID PROJECT NO. ACQ M110-101
CITY OF BOULDER PROJECT NO. 310TR153NG
COLORADO AVENUE AND 30TH STREET UNDERPASS
CITY AND COUNTY OF BOULDER
SECTION 32 - TOWNSHIP 1 N, RANGE 70 W
R.O.W. LENGTH OF PROJECT = 0.195 MILES

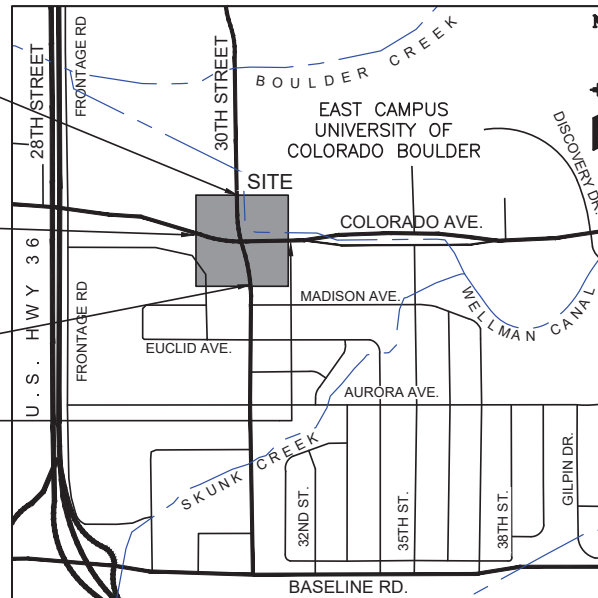


30TH STREET
END R.O.W. PROJECT
STA. 109+20

COLORADO AVENUE
BEGIN R.O.W. PROJECT
STA. 200+00

30TH STREET
BEGIN R.O.W. PROJECT
STA. 100+00

COLORADO AVENUE
END R.O.W. PROJECT
STA. 210+41.17



PROJECT LOCATION MAP
1" = 1000'

BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, T1N, R70W BETWEEN THE CENTER 1/4 CORNER OF SAID SECTION 32 AS MONUMENTED BY A 2.5" ALLOY CAP IN A MONUMENT BOX, STAMPED 'T1N R70W, CTR, SEC 32, LS 13842 1984', AND THE SOUTH 16TH CORNER OF SAID SECTION 32 AS MONUMENTED BY A 2" ALLOY CAP IN MONUMENT BOX, STAMPED 'STEVEN J SELLARS, C, S 1/4 | S32, 1996, LS 27615'. SAID WEST LINE WAS DETERMINED TO BEAR NORTH 00°08'21" WEST (1325.66 FEET). SEE SHEET 3.01-3.06 FOR MORE DETAILS.

NOTES:

1) THIS RIGHT-OF-WAY PLAN IS NOT A BOUNDARY SURVEY OF THE ADJOINING PROPERTIES AND IS PREPARED FOR THE COLORADO DEPARTMENT OF TRANSPORTATION PURPOSES ONLY.

2) FOR TITLE INFORMATION, BOULDER LAND CONSULTANTS, INC. RELIED ON THE TITLE REPORTS PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY.


3) THIS PLAN SET IS SUBJECT TO CHANGE AND MAY NOT BE THE MOST CURRENT SET. IT IS THE USER'S RESPONSIBILITY TO VERIFY WITH CDOT THAT THIS SET IS THE MOST CURRENT. THE INFORMATION CONTAINED ON THE ATTACHED DRAWING IS NOT VALID UNLESS THIS COPY BEARS AN ORIGINAL SIGNATURE OF THE PROFESSIONAL LAND SURVEYOR HEREON NAMED.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE STATEMENT SHOWN.

SURVEYOR STATEMENT (ROW PLAN)

I, JASON EMERY, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, PLS NO. 20134, DO HEREBY STATE TO THE CITY OF BOULDER DEPARTMENT OF PUBLIC WORKS THAT THIS LAND SURVEY CONTROL DIAGRAM AND THE FIELD SURVEY IT REPRESENTS WAS PREPARED AND PERFORMED UNDER MY RESPONSIBLE CHARGE AND, THAT THIS LAND SURVEY CONTROL DIAGRAM DOES NOT REPRESENT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT. THIS STATEMENT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. DATE:

BLC PROJECT: 71217

COLORADO DEPARTMENT OF TRANSPORTATION
 REGION 4
 ADDRESS: 10601 WEST 10TH STREET
 GREELEY, CO 80631
 PHONE: (970) 350-2173 FAX: (970) 350-2223
RIGHT OF WAY PLANS UNIT: I. JEFFREY NADING, PLS

Sheet Revisions

EXHIBIT A
Right-of-Way
Plans

**SECTION 32,
 TOWNSHIP 1 NORTH,
 RANGE 70 WEST,
 OF THE 6TH P.M.**



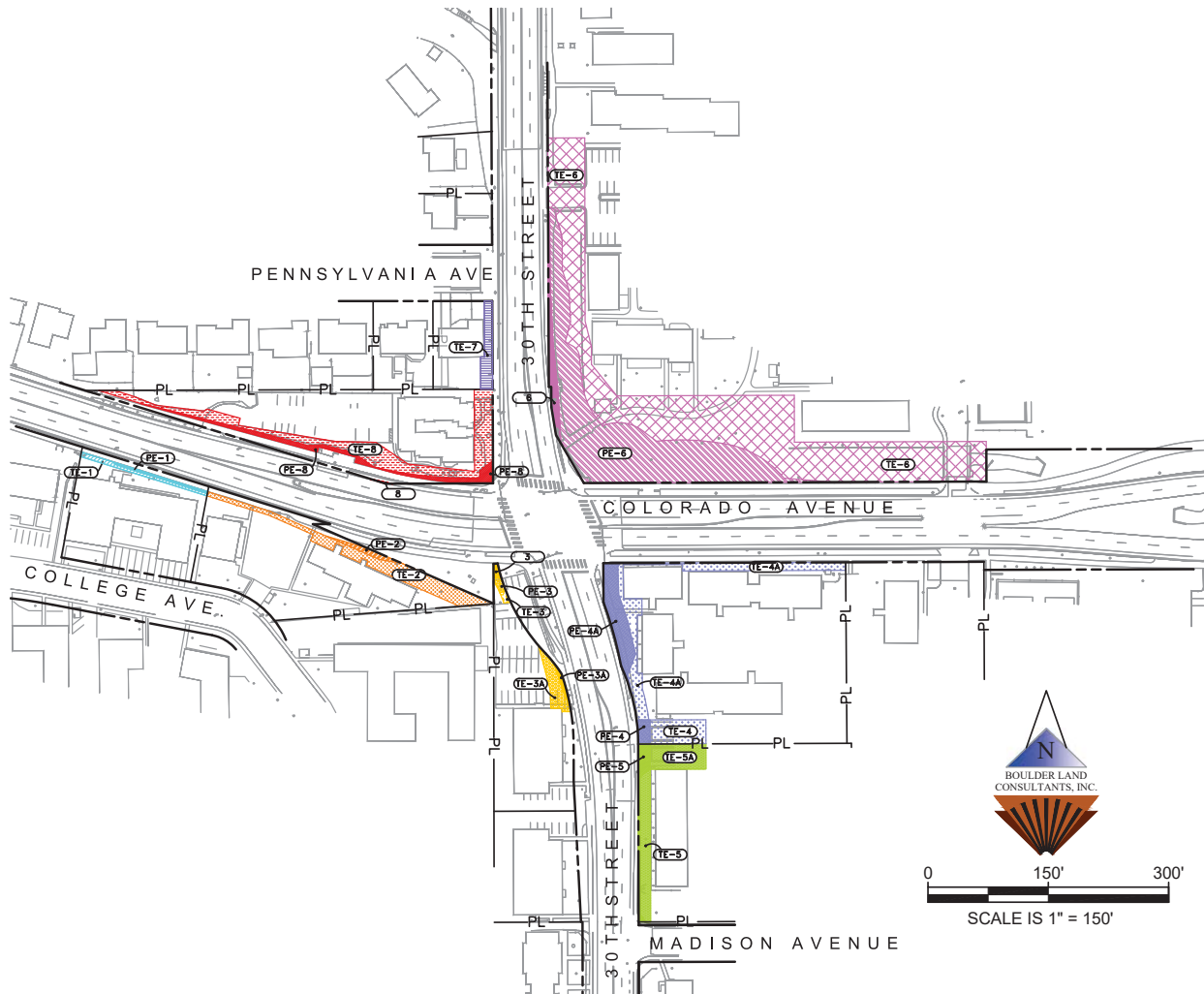
**BOULDER LAND
 CONSULTANTS, INC.**

 950 LARAMIE BLVD, UNIT D
 BOULDER, CO 80504 (303) 443-3816
 www.BLCconsultants.com

RIGHT OF WAY PLANS

OWNERSHIP MAP

PROJECT NUMBER: ACQ M110-101
 PROJECT LOCATION: COLORADO AVE. AND 30TH ST.
 CITY OF BOULDER, COLORADO
 Project Code: Last Mod. Date Subset Sheet No.
 20708 01/11/2019



TABULATION OF PROPERTIES

PARCEL NO.	OWNERSHIP NAME AND ADDRESS	TITLE REPORT NUMBER
TE-1 PE-1	GAM REAL ESTATE 4 LLC 77 SPARKS STREET CAMBRIDGE, MA 02138	H0548633-043-DF2-DMT
TE-2 PE-2	ANDREW AND OLIVIA JOHNSON LIVING TRUST 453 E. WONDVIEW AVE. 115, ESTES PARK, CO	H0548640-043-DF2-DMT
3 PE-3 TE-3 PE-3A TE-3A	DAKOTA EGEL LLLP PO BOX 1017, OURAY, CO 81427	H0548641-043-DF2-DMT
PE-4 TE-4 PE-4A TE-4A	WIMBLEDON ASSOCIATION, INC. (MULTIPLE OWNERS) 3000 COLORADO AVE. BOULDER, CO	NO REPORT OBTAINED
PE-5 TE-5 TE-5A	WIMBLEDON ASSOCIATION, INC. (MULTIPLE OWNERS) 3009 MADISON AVE. BOULDER, CO	NO REPORT OBTAINED
6 PE-6 TE-6	REGENTS OF THE UNIVERSITY OF COLORADO 1800 GRANT ST. #800, DENVER, CO	H0548642-043-DF2-DMT AMD1
TE-7	HENRY J. FELDER 3080 PENNSYLVANIA AVE. BOULDER, CO	H0548644-043-DF2-DMT
8 PE-8 TE-8	2995 COLORADO APTS 1630 30TH ST. STE. A303, BOULDER, CO	H0548646-043-DF2-DMT

BLC PROJECT: 71217

COLORADO DEPARTMENT OF TRANSPORTATION



REGION 4
ADDRESS: 10601 WEST 10TH STREET
GREELEY, CO 80631
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SECTION 32,
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TRANSPORTATION DIVISION

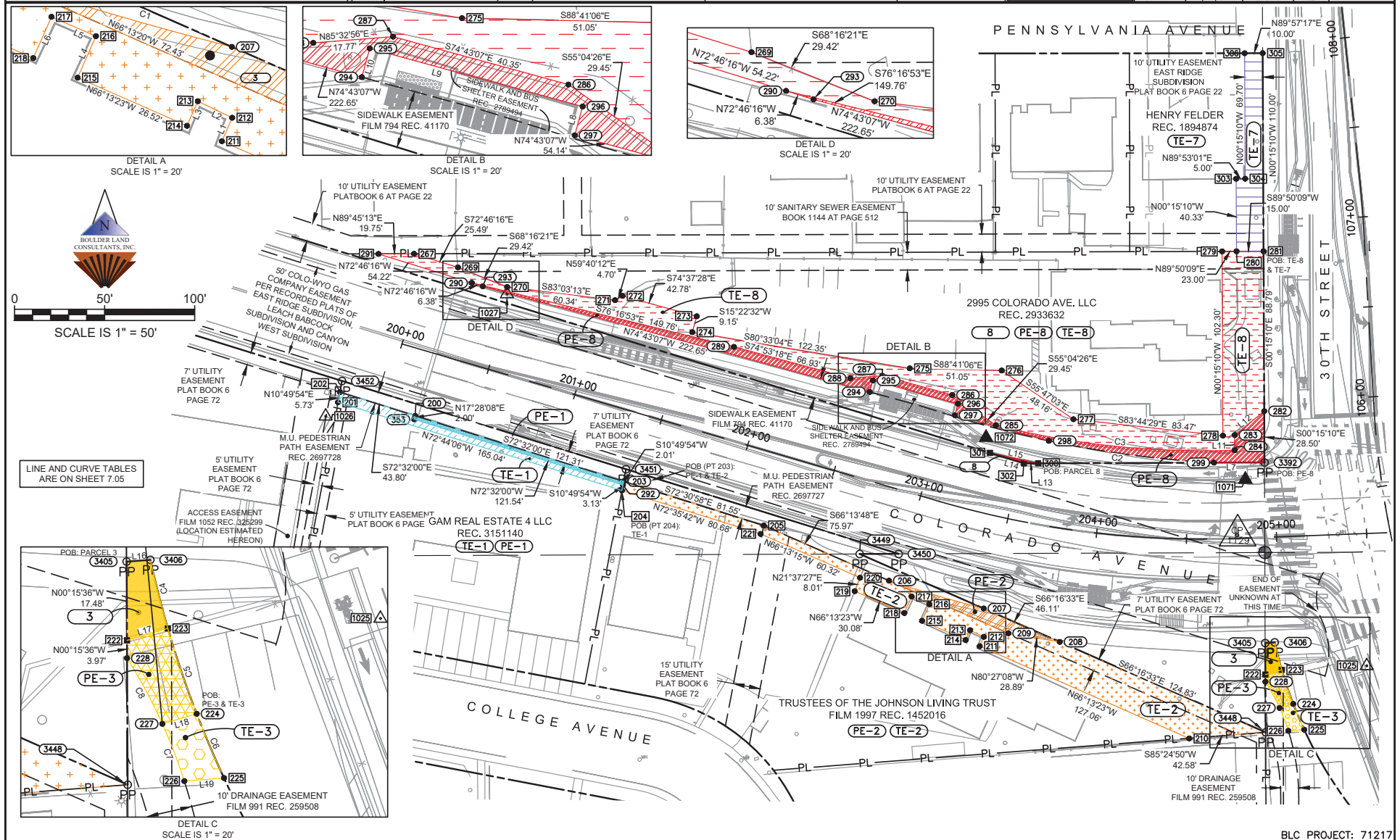
BOULDER LAND
CONSULTANTS, INC.

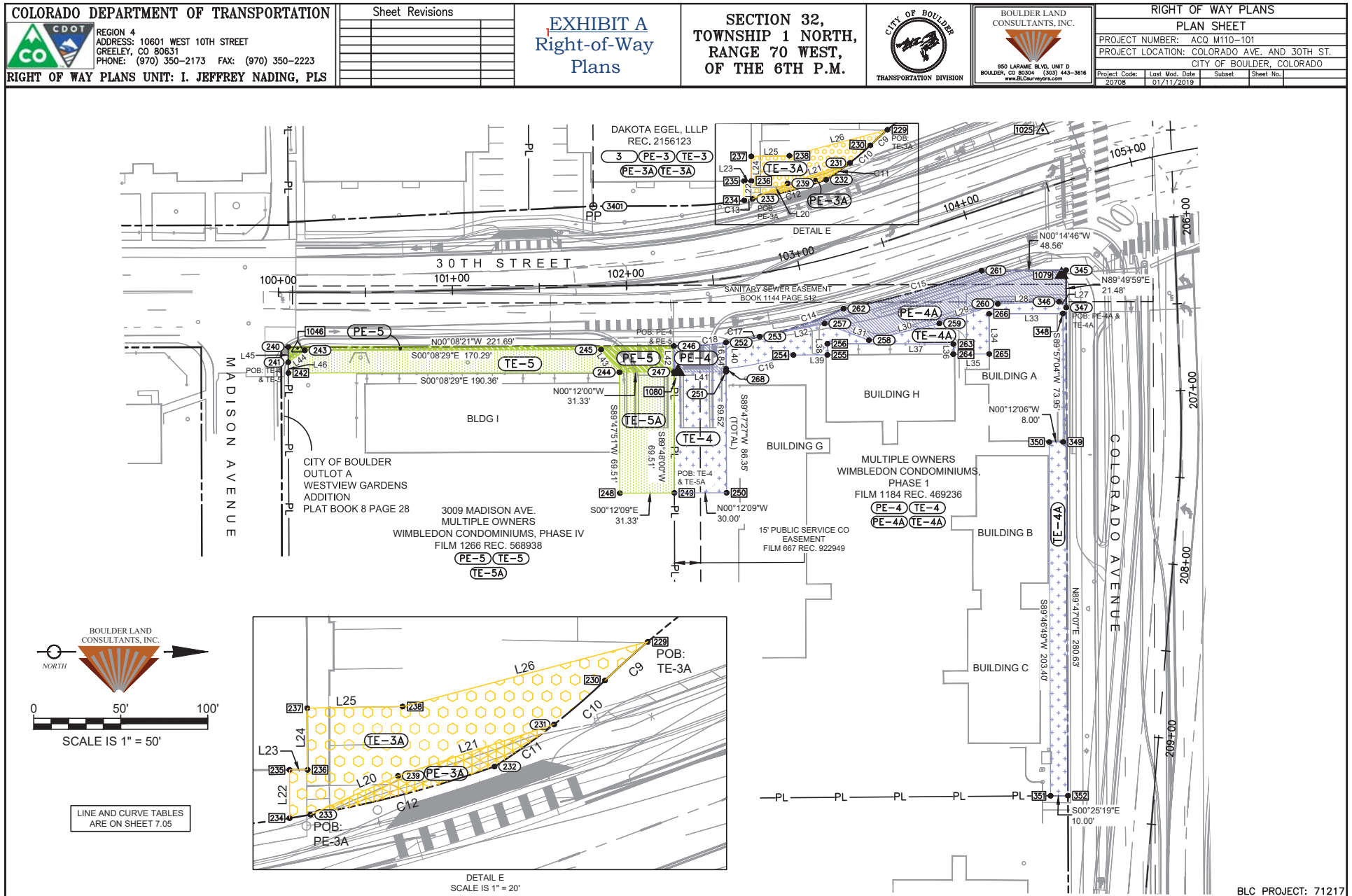
950 LARAME BLVD, UNIT D
BOULDER, CO 80504 (303) 443-3816
www.BLCsurvey.com

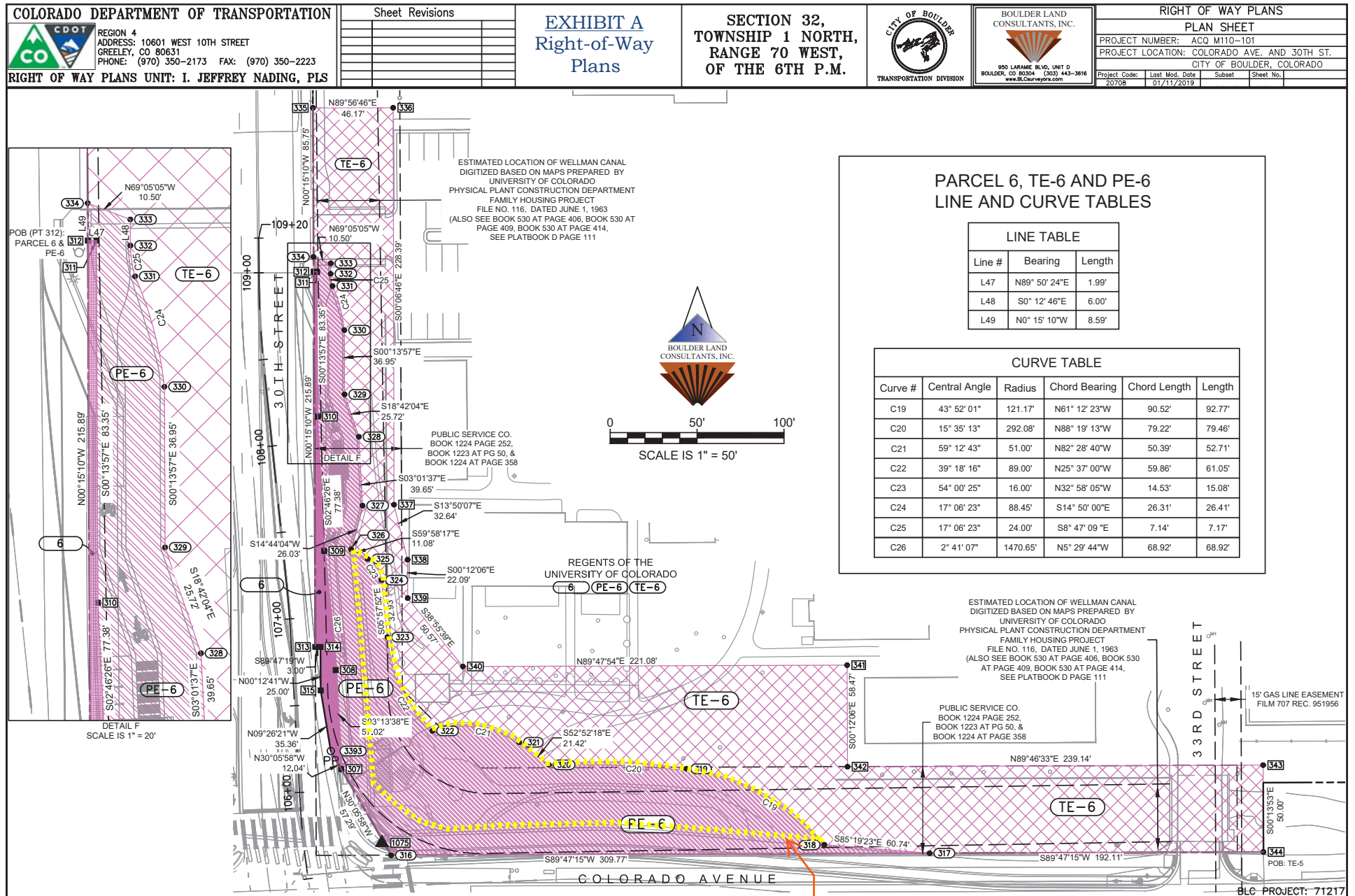
RIGHT OF WAY PLANS

PLAN SHEET

PROJECT NUMBER: ACQ M110-101
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20708 01/11/2019










The yellow dashed area would NOT be necessary easement if only one underpass is constructed (approx. 12,000 sf)

COLORADO DEPARTMENT OF TRANSPORTATION REGION 4 ADDRESS: 10601 WEST 10TH STREET GREELEY, CO 80631 PHONE: (970) 350-2173 FAX: (970) 350-2223 RIGHT OF WAY PLANS UNIT: I. JEFFREY NADING, PLS	Sheet Revisions <table border="1" style="width:100%; border-collapse: collapse;"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>													EXHIBIT A Right-of-Way Plans	SECTION 32, TOWNSHIP 1 NORTH, RANGE 70 WEST, OF THE 6TH P.M.	 CITY OF BOULDER TRANSPORTATION DIVISION	 BOULDER LAND CONSULTANTS, INC. 950 LARAMIE BLVD, UNIT D BOULDER, CO 80504 (303) 443-3816 www.BLCsurveyors.com	RIGHT OF WAY PLANS TABULATIONS OF PROPERTIES PROJECT NUMBER: ACQ M110-101 PROJECT LOCATION: COLORADO AVE. AND 30TH ST. CITY OF BOULDER, COLORADO <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Project Code:</td> <td>Last Mod. Date:</td> <td>Subset:</td> <td>Sheet No.:</td> </tr> <tr> <td>20708</td> <td>01/11/2019</td> <td>1</td> <td> </td> </tr> </table>	Project Code:	Last Mod. Date:	Subset:	Sheet No.:	20708	01/11/2019	1	
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20708	01/11/2019	1																								

TABULATION OF PROPERTIES											
PARCEL NO.	OWNERSHIP NAME AND MAILING ADDRESS	SITE ADDRESS	LOCATION	AREA IN SQUARE FEET (ACRES)					RECEPTION NUMBER	TITLE REPORT NUMBER	REMARKS
				AREA OF PARCEL	EXISTING ROW	NET AREA	REMAINDER LEFT	REMAINDER RIGHT			
PE-1	GAM REAL ESTATE 4 LLC 77 SPARKS STREET CAMBRIDGE, MA 02138	2955 E. COLLEGE AVE. BOULDER, CO	LOT 7 AND PORTION OF LOT 8, LEACH BABCOCK SUBDIVISION	243 SQ. FT. (0.006 ACRES)		243 SQ. FT. (0.006 ACRES)			REC. 3151140	H0548633-043-DF2-DMT	
TE-1	SAME AS ABOVE	SAME AS ABOVE	SAME AS ABOVE	649 SQ. FT. (0.015 ACRES)		649 SQ. FT. (0.015 ACRES)			SAME AS ABOVE	SAME AS ABOVE	
PE-2	ANDREW AND OLIVIA JOHNSON LIVING TRUST 453 E. WONDERVIEW AVE. 115, ESTES PARK, CO	2985 E. COLLEGE AVE. BOULDER, CO	LOT 9 AND PORTION OF LOT 8, LEACH BABCOCK SUBDIVISION	143 SQ. FT. (0.003 ACRES)		143 SQ. FT. (0.003 ACRES)			FILM 1997 REC. 1452016	H0548640-043-DF2-DMT	
TE-2	SAME AS ABOVE	SAME AS ABOVE	SAME AS ABOVE	4299 SQ. FT (0.099 ACRES)		4299 SQ. FT (0.099 ACRES)			SAME AS ABOVE	SAME AS ABOVE	
PARCEL 3	DAKOTA EGEL LLLP PO BOX 1017, OURAY, CO 81427	1121 30TH ST. BOULDER, CO	LOT 1, CANYON WEST	119 SQ. FT. (0.003 ACRES)		119 SQ. FT. (0.003 ACRES)			REC. 2156123	H0548641-043-DF2-DMT	LOT 1, CANYON WEST IS DEPOSITED AS FILM 991 REC. 259508
PE-3	SAME AS ABOVE	SAME AS ABOVE	SAME AS ABOVE	183 SQ. FT. (0.004 ACRES)		183 SQ. FT. (0.004 ACRES)			SAME AS ABOVE	SAME AS ABOVE	
TE-3	SAME AS ABOVE	SAME AS ABOVE	SAME AS ABOVE	116 SQ. FT. (0.003 ACRES)		116 SQ. FT. (0.003 ACRES)			SAME AS ABOVE	SAME AS ABOVE	
PE-3A	SAME AS ABOVE	SAME AS ABOVE	SAME AS ABOVE	199 SQ. FT. (0.005 ACRES)		199 SQ. FT. (0.005 ACRES)			SAME AS ABOVE	SAME AS ABOVE	
TE-3A	SAME AS ABOVE	SAME AS ABOVE	SAME AS ABOVE	1135 SQ. FT. (0.026 ACRES)		1135 SQ. FT. (0.026 ACRES)			SAME AS ABOVE	SAME AS ABOVE	
PE-4	WIMBLEDON ASSOCIATION, INC. (MULTIPLE OWNERS) 3000 COLORADO AVE., BOULDER, CO	3000 COLORADO AVE. BOULDER, CO	WIMBLEDON CONDOS PHASE 1	467 SQ. FT. (0.011 ACRES)		467 SQ. FT. (0.011 ACRES)			FILM 1184 REC. 469236	NO REPORT OBTAINED	THIS PROPERTY HAS CONDOMINIUMS. THE AREA EFFECTED BY THE DESIGN IS IDENTIFIED AS THE GENERAL COMMON SPACE ON THE PLAT
TE-4	SAME AS ABOVE	SAME AS ABOVE	SAME AS ABOVE	2085 SQ. FT. (0.048 ACRES)		2085 SQ. FT. (0.048 ACRES)			SAME AS ABOVE	NO REPORT OBTAINED	

	COLORADO DEPARTMENT OF TRANSPORTATION REGION 4 ADDRESS: 10601 WEST 10TH STREET GREELEY, CO 80631 PHONE: (970) 350-2173 FAX: (970) 350-2223	Sheet Revisions	EXHIBIT A Right-of-Way Plans	SECTION 32, TOWNSHIP 1 NORTH, RANGE 70 WEST, OF THE 6TH P.M.			RIGHT OF WAY PLANS			
		TABULATIONS OF PROPERTIES								
		PROJECT NUMBER: ACQ M110-101								
		PROJECT LOCATION: COLORADO AVE. AND 30TH ST.								
		CITY OF BOULDER, COLORADO								
RIGHT OF WAY PLANS UNIT: I. JEFFREY NADING, PLS							Project Code: 20708	Last Mod. Date: 01/11/2019	Sheet No.	

TABULATION OF PROPERTIES										
PARCEL NO.	OWNERSHIP NAME AND MAILING ADDRESS	SITE ADDRESS	LOCATION	AREA IN SQUARE FEET (ACRES)				RECEPTION NUMBER	TITLE REPORT NUMBER	REMARKS
				AREA OF PARCEL	EXISTING ROW	NET AREA	REMAINDER LEFT	REMAINDER RIGHT		
PE-4A	SAME AS ABOVE	SAME AS ABOVE	SAME AS ABOVE	2719 SQ. FT. (0.062 ACRES)		2722 SQ. FT. (0.062 ACRES)			FILM 1184 REC. 469236	NO REPORT OBTAINED
TE-4A	SAME AS ABOVE	SAME AS ABOVE	SAME AS ABOVE	4377 SQ. FT. (0.100 ACRES)		4378 SQ. FT. (0.101 ACRES)			SAME AS ABOVE	NO REPORT OBTAINED
PE-5	WIMBLEDON ASSOCIATION, INC. (MULTIPLE OWNERS) 3009 MADISON AVE. BOULDER, CO	3009 MADISON AVE. BOULDER, CO	WIMBLEDON CONDOS PHASE IV	950 SQ. FT. (0.022 ACRES)		950 SQ. FT. (0.022 ACRES)			FILM 1266 REC. 568938	NO REPORT OBTAINED THIS PROPERTY HAS CONDOMINIUMS. THE AREA EFFECTED BY THE DESIGN IS IDENTIFIED AS THE GENERAL COMMON SPACE ON THE PLAT.
TE-5	SAME AS ABOVE	SAME AS ABOVE	SAME AS ABOVE	2374 SQ. FT. (0.055 ACRES)		2374 SQ. FT. (0.055 ACRES)			SAME AS ABOVE	NO REPORT OBTAINED
TE-5A	SAME AS ABOVE	SAME AS ABOVE	SAME AS ABOVE	2178 SQ. FT. (0.050 ACRES)		2178 SQ. FT. (0.050 ACRES)			SAME AS ABOVE	NO REPORT OBTAINED
PARCEL 6	REGENTS OF THE UNIVERSITY OF COLORADO 1800 GRANT ST. #800, DENVER, CO	3800 ARAPAHOE AVE. BOULDER, CO	NORTHEAST 1/4 OF SECTION 32	1399 SQ. FT. (0.032 ACRES)		1399 SQ. FT. (0.032 ACRES)			BOOK 978 PAGE 170	H0548642-043-DF2-DMT AMD1
PE-6	SAME AS ABOVE	SAME AS ABOVE	SAME AS ABOVE	21,118 SQ. FT. (0.484 ACRES)		21,089 SQ. FT. (0.484 ACRES)			SAME AS ABOVE	SAME AS ABOVE
TE-6	SAME AS ABOVE	SAME AS ABOVE	SAME AS ABOVE	36,730 SQ. FT. (0.844 ACRES)		36,758 SQ. FT. (0.844 ACRES)			SAME AS ABOVE	SAME AS ABOVE
TE-7	HENRY J. FELDER 3080 PENNSYLVANIA AVE. BOULDER, CO	3080 PENNSYLVANIA AVE. BOULDER, CO	LOT 17 & PORTION OF LOT 16, BLOCK 5, EAST RIDGE SUBDIVISION	1302 SQ. FT. (0.030 ACRES)		1302 SQ. FT. (0.030 ACRES)			REC. 1894874	H0548644-043-DF2-DMT
PARCEL 8	2995 COLORADO APTS 1630 30TH ST. STE. A303, BOULDER, CO	2995 COLORADO AVE. BOULDER, CO	NW 1/4 QUARTER OF SECTION 32	24 SQ. FT. (0.001 ACRES)		24 SQ. FT. (0.001 ACRES)			REC. 2933632	H0548646-043-DF2-DMT SEE THAT SURVEY DEPOSITED AS LS-15-0228
PE-8	SAME AS ABOVE	SAME AS ABOVE	SAME AS ABOVE	1864 SQ. FT. (0.043 ACRES)		1864 SQ. FT. (0.043 ACRES)			SAME AS ABOVE	SAME AS ABOVE
TE-8	SAME AS ABOVE	SAME AS ABOVE	SAME AS ABOVE	7115 SQ. FT. (0.163 ACRES)		7115 SQ. FT. (0.163 ACRES)			SAME AS ABOVE	SAME AS ABOVE