

RESOLUTION NO. 19-15

**A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF CASTLE PINES, COLORADO
ACCEPTING BARGAIN AND SALE DEEDS FOR THE CONVEYANCE
OF OPEN SPACE, TRAILS, DRAINAGE, AND UTILITY TRACTS IN
LAGAE RANCH**

WHEREAS, pursuant to C.R.S. § 31-15-101(1)(d), the City of Castle Pines (“City”) is authorized to acquire and dispose of real property; and

WHEREAS, R.I. Management Inc. (“RIM”), as the property owner, submitted an application to the City for subdivision of property known as Lagae Ranch, which plat, titled Lagae Ranch Filing No. 1, was approved by the City Council in December 2008 (“Lagae Ranch Filing 1”); and

WHEREAS, upon application by RIM, the City Council subsequently approved two amended subdivision plats, known as Lagae Ranch Filing, No. 1, 1st Amendment and Lagae Ranch Filing No. 1, 2nd Amendment; and

WHEREAS, Lagae Ranch Filing 1, as amended, created certain tracts of property to be used for open space, drainage, utilities and trails within the Lagae Ranch Development (“Tracts”); and

WHEREAS, RIM transferred ownership of the Tracts to the North Pine Vistas Metropolitan District No. 1 and North Pine Vistas Metropolitan District No. 3 (collectively, the “Districts”), the special districts providing certain public services and public improvements within Lagae Ranch; and

WHEREAS, the City has requested that the Districts convey the Tracts to the City, as more specifically described in the attached **Exhibits A and B**, subject to maintenance obligations for certain District improvements to remain the responsibility of the Districts; and

WHEREAS, the Districts have agreed to convey said Tracts to the City and to maintain District improvements located on or within such Tracts; and

WHEREAS, the City Council desires to conditionally accept the Tracts via bargain and sale deeds as set forth herein.

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CASTLE PINES, COLORADO, THAT:

Section 1. The City Council hereby conditionally accepts the following bargain and sale deeds in the forms attached hereto as **Exhibits A and B** (“Deeds”):

Bargain and Sale Deed from North Pine Vistas Metropolitan District No. 1 (“District No. 1”) for:

Tracts E, G, R, S and U, Lagae Ranch Filing 1, County of Douglas, State of Colorado according to the plat recorded on December 4, 2008 at Reception No. 2008082081.

Tracts F-1, H-1, Q-1, T-1 and W-1, Lagae Ranch Filing 1, 1st Amendment, County of Douglas, State of Colorado according to the plat recorded on October 24, 2017 at Reception No. 2017072361.

Bargain and Sale Deed from North Pine Vistas Metropolitan District No. 3 (“District No. 3”) for:

Tract F,
Lagae Ranch Filing 1, 2nd Amendment,
County of Douglas,
State of Colorado.

Section 2. Conditions of Acceptance. The Deeds shall not be finally accepted by the City or recorded in the real property records of Douglas County, Colorado until such time as: (1) the District has provided a title insurance policy in a form acceptable to the City Attorney insuring title to the Tracts, in minimum amounts acceptable to the City; (2) District No. 1 executes an easement for maintenance of the retaining wall located on Tract H-1 in a form acceptable to the City Attorney; and (3) District No. 1 enters into a written agreement (license or easement) in a form acceptable to the City Attorney concerning the District’s obligations to maintain monument signage and other District improvements, if any, located in the Tracts.

Section 3. Delegation of Authority to City Manager. The City Manager or his designee shall be authorized to: (a) determine acceptable amounts of title insurance for the Tracts; (b) execute all necessary license and easement agreements for District improvements referenced in Section 2 of this Resolution; (c) record the Deeds following the date on which the conditions set forth in Section 2 of this Resolution have been satisfied; and (d) take any and all necessary steps to finalize and complete the conveyance of the Tracts from the Districts to the City.

Section 4. Effective Date. This Resolution shall take effect upon its approval by the City Council.

INTRODUCED, READ AND ADOPTED AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF CASTLE PINES by a vote of 7 in favor and 0 against this 26th day of March, 2019.



ATTEST:

DocuSigned by:
Tobi Basile
AQ03A3B02032498...
Tobi Basile, City Clerk

DocuSigned by:
Tera Stave Radloff
5E0C8EB2790G470...
Tera Stave Radloff, Mayor

APPROVED AS TO FORM:

DocuSigned by:
Linda C. Michow
5241DE908FE44A...
Linda C. Michow, City Attorney

EXHIBIT A
BARGAIN AND SALE DEED FROM NORTH PINE VISTAS METROPOLITAN
DISTRICT NO. 1

When Recorded Return To:

City of Castle Pines
360 Village Square Lane, Suite B
Castle Pines, CO 80108
Attn: City Manager

BARGAIN AND SALE DEED
[Statutory Form - C.R.S. § 38-30-113 & 115]

NORTH PINE VISTAS METROPOLITAN DISTRICT NO. 1, a quasi-municipal corporation and political subdivision of the State of Colorado, whose street address is c/o Spencer Fane, LLP, 1700 Lincoln Street, Suite 2000, Denver, Colorado, 80203, Attn: Russ Dykstra, Esq. ("Grantor"), for the consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, in hand paid, hereby sells and conveys to **THE CITY OF CASTLE PINES**, a Colorado municipal corporation ("Grantee"), all of Grantor's right, title and interest in and to the real property in the County of Douglas, State of Colorado, described as follows:

Tracts E, G, R, S and U, Lagae Ranch Filing 1, County of Douglas, State of Colorado according to the plat recorded on December 4, 2008 at Reception No. 2008082081.

Tracts F-1, H-1, Q-1, T-1 and W-1, Lagae Ranch Filing 1, 1st Amendment, County of Douglas, State of Colorado according to the plat recorded on October 24, 2017 at Reception No. 2017072361.

[Signatures and acknowledgements appear on the next page]

Signed this ___ day of _____, 20__.

GRANTOR:

NORTH PINE VISTAS METROPOLITAN DISTRICT NO. 1, a quasi-municipal corporation and political subdivision of the State of Colorado.

By: _____
Name: Thomas Clark
Title: President

STATE OF _____)
) ss
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ___ day of _____, 20__, by Thomas Clark, as President for the North Pine Vistas Metropolitan District No. 1, a quasi-municipal corporation and political subdivision of the State of Colorado.

Notary Public
My Commission expires: _____

GRANTEE:

CITY OF CASTLE PINES, a Colorado municipal corporation

By: _____
Name: _____
Its: _____

ATTEST:

APPROVED AS TO FORM:

City Clerk

City Attorney

EXHIBIT B
BARGAIN AND SALE DEED FROM NORTH PINE VISTAS METROPOLITAN
DISTRICT NO. 3

When Recorded Return To:

City of Castle Pines
360 Village Square Lane, Suite B
Castle Pines, CO 80108
Attn: City Manager

BARGAIN AND SALE DEED
[Statutory Form - C.R.S. § 38-30-113 & 115]

NORTH PINE VISTAS METROPOLITAN DISTRICT NO. 3, a quasi-municipal corporation and political subdivision of the State of Colorado, whose street address is c/o Spencer Fane, LLP, 1700 Lincoln Street, Suite 2000, Denver, Colorado, 80203, Attn: Russ Dykstra, Esq. ("Grantor"), for the consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, in hand paid, hereby sells and conveys to **THE CITY OF CASTLE PINES**, a Colorado municipal corporation ("Grantee"), all of Grantor's right, title and interest in and to the real property in the County of Douglas, State of Colorado, described as follows:

Tract F,
Lagae Ranch Filing 1, 2nd Amendment,
County of Douglas,
State of Colorado.

[Signatures and acknowledgements appear on the next page]

Signed this ___ day of _____, 20__.

GRANTOR:

NORTH PINE VISTAS METROPOLITAN DISTRICT NO. 3, a quasi-municipal corporation and political subdivision of the State of Colorado.

By: _____
Name: Thomas Clark
Title: President

STATE OF _____)
) ss
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ___ day of _____, 20__, by Thomas Clark, as President for the North Pine Vistas Metropolitan District No. 3, a quasi-municipal corporation and political subdivision of the State of Colorado.

Notary Public

My Commission expires: _____

GRANTEE:

CITY OF CASTLE PINES, a Colorado municipal corporation

By: _____
Name: _____
Its: _____

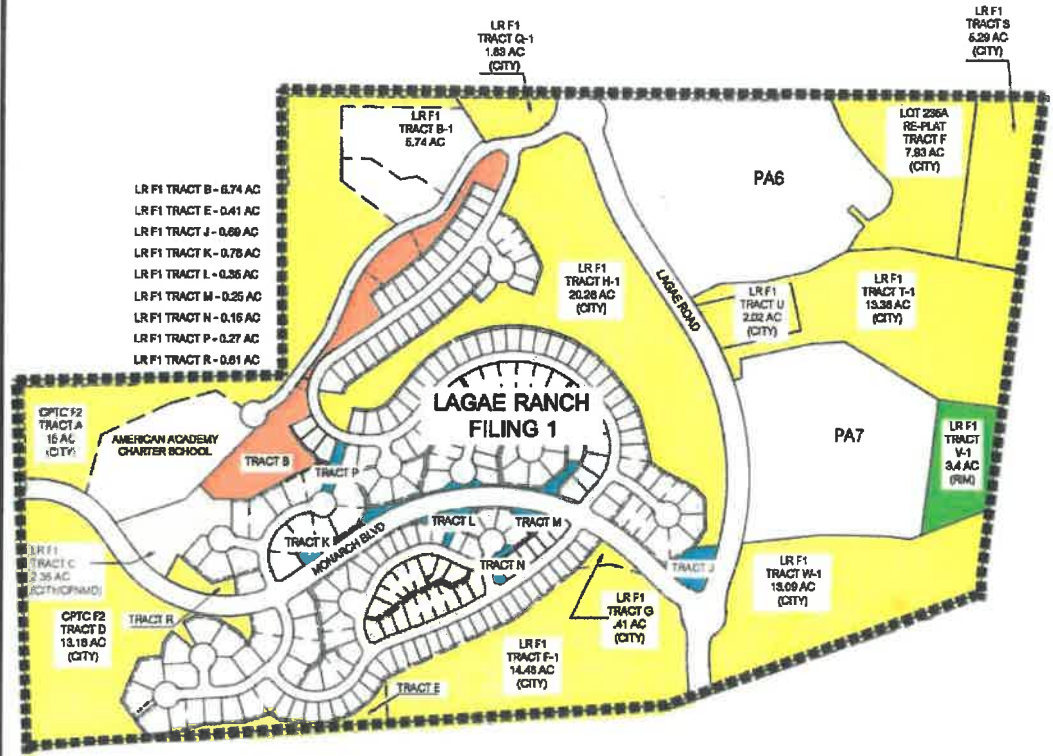
ATTEST:

APPROVED AS TO FORM:

City Clerk

City Attorney

CITY OF CASTLE PINES OPEN SPACE MANAGEMENT EXHIBIT



LEGEND

OWNER

- CITY OF CASTLE PINES
- AMERICAN ACADEMY
- NORTH PINE VISTAS METROPOLITAN DISTRICT NO. 1
- R.J. MANAGEMENT OF TULSA
- LS PARTNERS

LR F1 - LAGAE RANCH FILING 1
 CPTC F1 - CASTLE PINES TOWN CENTER FILING 1
 CPTC F2 - CASTLE PINES TOWN CENTER FILING 2



NOT TO SCALE

THIS GRAPHIC IS FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL CONDITIONS MAY VARY.