

cc: KKS, KLB, clients

DISTRICT COURT, PARK COUNTY, COLORADO

Court Address: Park County District Court
300 - 4th Street
Fairplay, Colorado 80440

EFILED Document
CO Park County District Court 11th JD
Filing Date: Feb 14 2008 9:55AM MST
Filing ID: 18603879
Review Clerk: Theresa L VanDerhoof

Petitioner:

WILL-O-WISP METROPOLITAN DISTRICT, a quasi-municipal corporation of the State of Colorado,
v.

Respondents (Lot 134):

MAGNESS LAND HOLDINGS LLC, a Colorado limited liability company; FIRSTBANK OF EVERGREEN; FIRSTBANK OF CHERRY CREEK; NORTH FORK ASSOCIATES, a limited partnership; WOODSIDE LTD., a Colorado corporation; WOODSIDE PARK UNIT 5 HOMEOWNERS' ASSOCIATION, a/k/a WOODSIDE PARK UNITS 5 AND 6 HOMEOWNERS' ASSOCIATION, a Colorado non-profit corporation; and MICHELLE A. MILLER, in her official capacity as the Treasurer of Park County and as the Public Trustee of Park County,
v.

Respondents (Lot 133):

MARY L. WINDEMULLER; DOUGLAS L. WINDEMULLER; FIRSTBANK OF EVERGREEN; FIRSTBANK OF CHERRY CREEK; MOUNTAIN MUTUAL RESERVOIR COMPANY; NORTH FORK ASSOCIATES; WOODSIDE LTD., a Colorado corporation; WOODSIDE PARK UNIT 5 HOMEOWNERS' ASSOCIATION, a/k/a WOODSIDE PARK UNITS 5 AND 6 HOMEOWNERS' ASSOCIATION, a Colorado non-profit corporation; and MICHELLE A. MILLER, in her official capacity as the Treasurer of Park County and as the Public Trustee of Park County,
v.

Respondents (Lot 131):

THE DAVID WILLIAM BROWN LIVING TRUST, a Colorado Trust; GAIL MARIE BROWN LIVING TRUST; CHARLES SCHWAB BANK, N.A.; WOODSIDE LTD., a Colorado corporation; WOODSIDE PARK UNIT 5 HOMEOWNERS' ASSOCIATION, a/k/a WOODSIDE PARK UNITS 5 AND 6 HOMEOWNERS' ASSOCIATION, a Colorado non-profit corporation; and MICHELLE A. MILLER, in her official capacity as the Treasurer of Park County and as the Public Trustee of Park County.

Leslie A. Fields, No. 11232
John R. Sperber, No. 22073
FAEGRE & BENSON LLP
1700 Lincoln Street, Suite 3200
Denver, Colorado 80203
Phone: (303) 607-3500; Fax: (303) 607-3600

▲ COURT USE ONLY ▲

Case Number: 06-CV-320

Division B

Todd W. Miller, No. 16306 HOLLAND & HART LLP 1800 Broadway, Suite 300 Boulder, CO 80302 Phone: (303) 290-1600; Fax: (303) 290-1606	
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STIPULATION FOR IMMEDIATE POSSESSION (MAGNESS LAND HOLDINGS LLC)

Petitioner, the Will-O-Wisp Metropolitan District ("the District") and Respondent Magness Land Holdings LLC ("Magness") by and through their attorneys, hereby stipulate and agree to the Petitioner's immediate possession of the property described within Exhibit A of the First Amended Petition in Condemnation upon the following terms and conditions:

1. **Order for Possession.** The Petitioner and Respondent Magness agree to the entry of the attached Order for Immediate Possession submitted contemporaneously herewith in accordance with this Stipulation.
2. **Deposit.** Possession shall be delivered to the Petitioner upon the entry by the Court of the Order for Immediate Possession and the deposit of \$52,400 ("Deposit") being made into the Registry of the Court.
3. **Possession and Use.** Upon making the Deposit, the Petitioner may take possession of the property identified within Exhibit A of the First Amended Petition in Condemnation, and the Petitioner and its contractors, agents, directors, employees, and all others acting by or on behalf of it or with its permission may use and enjoy the property against the Respondents, their successors, assigns, heirs, devisees and personal representatives, and all persons claiming any right, title or interest in or to the property by and through or under the Respondents for the purposes identified in the First Amended Petition in Condemnation.
4. **Withdrawal of Funds.** The Petitioner agrees that the Respondent Magness may, upon proper application to the Court, withdraw from the Registry of the Court 100% of the \$52,400 Deposit, provided that the other Respondents named as parties of interest in Lot 134 do not object to such withdrawal.
5. **Date of Value and Just Compensation.** The date of value shall be the date upon which the Petitioner makes the Deposit into the Registry of the Court.
6. **No Waiver.** By entering into this Stipulation for Immediate Possession, Respondent Magness does not waive its right to raise any issue pertaining to just compensation, the valuation of the property, and damages, if any, to any remaining property at the valuation trial.
7. **Sole Issue at Trial is Just Compensation.** The parties agree that if there is no settlement, the sole issue at the valuation trial will be what is the just compensation owed for the taking of the property and damages and benefits, if any, to remaining property.

Respondent Magness concedes that good faith negotiations were conducted, that the Petitioner has the legal authority to condemn, that a proper public purpose is being served by the condemnation action, and that immediate possession of the property is warranted.

8. **Final Settlement or Verdict.** If the final award, verdict or settlement of just compensation is greater than the \$52,400 Deposit, then the Deposit shall be and constitute a partial payment of the just compensation to be paid to the Respondent Magness and others interested in Lot 134, if any, and shall be deducted by the Clerk of the Court from any award or verdict, or deducted by the Petitioner from the settlement amount agreed upon by the parties. If the final award or verdict of just compensation is less than the Deposit made for Lot 134, then the Respondent Magness agrees to refund to the Petitioner the difference between the Deposit and the amount of the award or verdict of just compensation with appropriate interest, if any, as allowed by law.

9. **Other Conditions.** Petitioner agrees that the access road to be constructed within Exhibit A of the First Amended Petition in Condemnation shall be unpaved and seeded with native grasses. Petitioner shall also use native plants as landscape to reduce visual impacts, if any. The location of such plants will be chosen by mutual agreement between Petitioner and Respondent Magness. Respondent Magness shall be responsible for erecting a fence along the southern boundary of Lot 134 in the area of Meadow Drive and Mt. Evans Blvd. and installing within the fence a gate that will allow access to the access road.

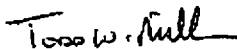
DATED this 13 day of Feb. 2008 and filed via Lexis/Nexis File & Serve pursuant to C.R.C.P. 121, § 1-26.

FAEGRE & BENSON LLP

HOLLAND & HART LLP



/s/ Leslie A. Fields, No. 11232
Attorneys for Will-O-Wisp
Metropolitan District



/s/ Todd W. Miller, No. 16306
Attorney for Magness Land Holdings LLC
(Lot 134)

In accordance with C.R.C.P. 121 §1-26(9) a printed copy of this document with original signatures is being maintained by the filing party and will be made available for inspection by other parties or the court upon request.

CERTIFICATE OF SERVICE

I hereby certify that on this 19th day of February, 2008, a true and correct copy of the foregoing **STIPULATION FOR IMMEDIATE POSSESSION (MAGNESS)** was sent via JusticeLink to the following:

Todd W. Miller, Esq.
Holland & Hart LLP
90 S. Cascade Ave., Suite 1000
Colorado Springs, CO 80903

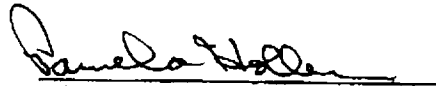
Kenneth K. Skogg
Lowe, Fell & Skogg
370 17th Street, Suite 4950
Denver, CO 80202

Anne J. Castle
Holland & Hart LLP
555 17th Street, Suite 3200
P.O. Box 8749
Denver, CO 80201-8749

Michael C. Schaefer
500 Meadow Drive
Pine, CO 80470
schaefermc@ecentral.com & Hard Copy

The David William Brown Living Trust
Gail Marie Brown Living Trust
c/o David Brown
665 Meadow Drive
Pine, Colorado 80470

Mark E. May
May & Associates, P.C.
8008 E. Arapahoe Court, Suite 100
Centennial, CO 80112-6839


/s/ Pamela Hollen

DISTRICT COURT, PARK COUNTY, COLORADO

Court Address: Park County District Court
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Petitioner:

WILL-O-WISP METROPOLITAN DISTRICT, a quasi-municipal corporation of the State of Colorado,
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v.

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v.

Respondents (Lot 131):

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CO Park County District Court 11th JD
Filing Date: Feb 14 2008 9:55AM MST
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Review Clerk: Theresa L VanDerhoof

▲ COURT USE ONLY ▲

Case Number: 06-CV-320

Division B

ORDER GRANTING IMMEDIATE POSSESSION (MAGNESS)

THIS MATTER having come before the Court on Petitioner, Will-O-Wisp Metropolitan District, and Respondent Magness Land Holdings LLC (“Magness”) Stipulation for Immediate Possession of the property described in the First Amended Petition in Condemnation, and the Court being fully advised in the premises, does hereby:

ORDER that upon Petitioner’s deposit of the sum of \$52,400 into the Registry of the Court (which amount shall be immediately invested in an interest bearing account pending further orders of this Court), the Petitioner shall be entitled to immediate possession of the property identified in Exhibit A of the First Amended Petition in Condemnation pursuant to the terms and conditions of the Stipulation for Immediate Possession executed by Petitioner and Respondent Magness. Exhibit A is attached hereto and incorporated herein.

ORDER that upon deposit the Petitioner and its contractors, agents, directors, employees, and all others acting by or on behalf of it or with its permission may use and enjoy the property against the Respondent Magness, its successors, assigns, heirs, devisees and personal representatives, and all persons claiming any right, title or interest in or to the property by and through or under the Respondents for the purposes identified in the First Amended Petition in Condemnation.

IT IS FURTHER ORDERED that the Stipulation for Immediate Possession between Petitioner and Respondent Magness is hereby approved and made an Order of this Court, together with all the terms and conditions of the Stipulation.

APPROVED AS TO FORM:

FAEGRE & BENSON LLP

HOLLAND & HART LLP

/s/ Leslie A. Fields, No. 11232
Attorneys for Will-O-Wisp
Metropolitan District

/s/ Todd W. Miller, No. 16306
Attorney for Magness Land Holdings LLC
(Lot 134)

DATED this ____ of _____, 2008

BY THE COURT:

District Judge

CERTIFICATE OF SERVICE

I hereby certify that on this 14th day of February, 2008, a true and correct copy of the foregoing **ORDER GRANTING IMMEDIATE POSSESSION (MAGNESS)** was sent via JusticeLink to the following:

Todd W. Miller, Esq.
Holland & Hart LLP
90 S. Cascade Ave., Suite 1000
Colorado Springs, CO 80903

Kenneth K. Skogg
Lowe, Fell & Skogg
370 17th Street, Suite 4950
Denver, CO 80202

Anne J. Castle
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Denver, CO 80201-8749

Michael C. Schaefer
500 Meadow Drive
Pine, CO 80470
schaefermc@ecentral.com. & Hard Copy

The David William Brown Living Trust
Gail Marie Brown Living Trust
c/o David Brown
665 Meadow Drive
Pine, Colorado 80470

Mark E. May
May & Associates, P.C.
8008 E. Arapahoe Court, Suite 100
Centennial, CO 80112-6839

/s/ Pamela Hollen

THIS MATTER having come before the Court on Petitioner, Will-O-Wisp Metropolitan District, and Respondent Magness Land Holdings LLC (Magness) Stipulation for Immediate Possession of the property described in the First Amended Petition in Condemnation, and the Court being fully advised in the premises, does hereby:

ORDER that upon Petitioner's deposit of the sum of \$52,400 into the Registry of the Court (which amount shall be immediately invested in an interest bearing account pending further orders of this Court), the Petitioner shall be entitled to immediate possession of the property identified in Exhibit A of the First Amended Petition in Condemnation pursuant to the terms and conditions of the Stipulation for Immediate Possession executed by Petitioner and Respondent Magness. Exhibit A is attached hereto and incorporated herein.

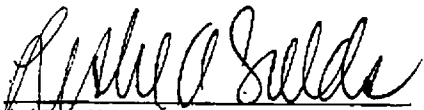
ORDER that upon deposit the Petitioner and its contractors, agents, directors, employees, and all others acting by or on behalf of it or with its permission may use and enjoy the property against the Respondent Magness, its successors, assigns, heirs, devisees and personal representatives, and all persons claiming any right, title or interest in or to the property by and through or under the Respondents for the purposes identified in the First Amended Petition in Condemnation.

IT IS FURTHER ORDERED that the Stipulation for Immediate Possession between Petitioner and Respondent Magness is hereby approved and made an Order of this Court, together with all the terms and conditions of the Stipulation.

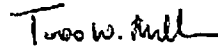
APPROVED AS TO FORM:

FAEGRE & BENSON LLP

HOLLAND & HART LLP



/s/ Leslie A. Fields, No. 11232
Attorneys for Will-O-Wisp
Metropolitan District



/s/ Todd W. Miller, No. 16306
Attorney for Magness Land Holdings LLC
(Lot 134)

DATED this ____ of _____, 2008

BY THE COURT:

District Judge

CERTIFICATE OF SERVICE

I hereby certify that on this 14th day of February, 2008, a true and correct copy of the foregoing **ORDER GRANTING IMMEDIATE POSSESSION (MAGNESS)** was sent via JusticeLink to the following:

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Gail Marie Brown Living Trust
c/o David Brown
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Pine, Colorado 80470

Mark E. May
May & Associates, P.C.
8008 E. Arapahoe Court, Suite 100
Centennial, CO 80112-6839



EXHIBIT A
(Magness Property - Lot 134)

FILED Document ID: East Prospect JD
CO Park County District Court 80225
Filing Date: Feb 14 2008 9:55AM MST
Filing ID: 18603879
Phone: 970.484.7477
Review Clerk: Theresa L VanDerhoof
www.tec-engrs.com

LEGAL DESCRIPTION
TRACT OF LAND
A PART OF LOT 134, WOODSIDE PARK-UNIT 5

A TRACT OF LAND BEING A PART OF LOT 134, PLAT OF WOODSIDE PARK-UNIT 5 RECORDED AT RECEPTION NUMBER 281451, PARK COUNTY RECORDS, LOCATED IN THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 72 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF PARK, STATE OF COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE LINE BETWEEN THE SOUTHWEST CORNER OF THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 26 AND THE NORTHEAST CORNER OF SAID LOT 134 BEING MONUMENTED AT EACH END BY A #4 REBAR IS ASSUMED TO BEAR N08°12'02"E AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

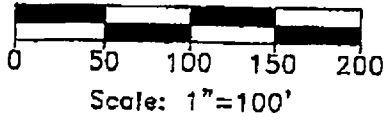
COMMENCING AT THE # 4 REBAR MARKING SAID NORTHEAST CORNER OF SAID LOT 134;
THENCE S00°15'35"W ON THE EAST LINE OF SAID LOT 134 A DISTANCE OF 204.65 FEET;
THENCE S35°34'53"W A DISTANCE OF 287.75 FEET TO THE WEST LINE OF SAID LOT 134;
THENCE S01°49'53"W ON SAID WEST LINE A DISTANCE OF 18.84 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING S01°49'53"W ON SAID WEST LINE A DISTANCE OF 410.45 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE NORTHEASTERLY RIGHT OF WAY LINE OF MOUNT EVANS BOULEVARD AS SHOWN ON SAID PLAT;
THENCE ON SAID NORTHEASTERLY RIGHT OF WAY LINE AND ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 29°18'00", A RADIUS OF 125.95 FEET, A DISTANCE OF 64.41 FEET, THE CHORD OF WHICH BEARS S51°20'52"E A DISTANCE OF 63.71 FEET;
THENCE N01°49'53"E PARALLEL WITH SAID WEST LINE A DISTANCE OF 328.84 FEET;
THENCE S88°10'07"E A DISTANCE OF 30.43 FEET;
THENCE N01°49'53"E PARALLEL WITH SAID WEST LINE A DISTANCE OF 120.00 FEET;
THENCE N88°10'07"W A DISTANCE OF 81.43 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 0.583 ACRES (25,384 SQUARE FEET, MORE OR LESS).

SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD OR EXISTING.

LEGAL DESCRIPTION STATEMENT:
I, RICHARD W. PALS, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, IS CORRECT.

RICHARD W. PALS, REGISTERED LAND SURVEYOR
COLORADO NO. 31998
FOR AND ON BEHALF OF THE ENGINEERING COMPANY



LOT 131

POINT OF COMMENCEMENT
#4 REBAR,
NO TAG

15'
EXISTING UTILITY EASEMENT (TYPICAL)

S35°34'53"W 297.76'

204.65'

S00°15'35"W 626.56'

N88°10'07"W 81.43'

LOT 133

S01°49'53"W 18.84'

POINT OF BEGINNING

N01°49'53"E 120.00'

S01°49'53"W 410.45'

TRACT OF LAND

S88°10'07"E 30.43'

MAGNESS INVESTMENT GROUP LLC
(HIDDEN VALLEY RANCH)

N01°49'53"E 328.64'

BASIS OF BEARINGS
N08°12'02"E 1440.57'

- 2 -

Δ=29°18'00"

LOT 134

EXHIBIT A
(Magness Property - Lot 134)



2310 East Prospect
Fort Collins, CO 80525
ph: 970.484.7477
fa: 970.484.7488
www.tec-engrs.com

LEGAL DESCRIPTION
PERMANENT UTILITY EASEMENT
LOT 134, WOODSIDE PARK-UNIT 5

A PERMANENT UTILITY EASEMENT OVER AND ACROSS LOT 134, PLAT OF WOODSIDE PARK-UNIT 5 RECORDED AT RECEPTION NUMBER 281451, PARK COUNTY RECORDS, LOCATED IN THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 72 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF PARK, STATE OF COLORADO, FOR THE CONSTRUCTION OF A WATER PIPELINE AND RELATED FACILITIES OR DEVICES, AND FOR AN ACCESS ROAD FOR PEDESTRIAN AND VEHICLE TRAVEL, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE LINE BETWEEN THE SOUTHWEST CORNER OF THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 26 AND THE NORTHEAST CORNER OF SAID LOT 134 BEING MONUMENTED AT EACH END BY A #4 REBAR IS ASSUMED TO BEAR N08°12'02"E AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE # 4 REBAR MARKING SAID NORTHEAST CORNER OF SAID LOT 134;
THENCE S00°15'35"W ON THE EAST LINE OF SAID LOT 134 A DISTANCE OF 204.65 FEET TO THE POINT OF BEGINNING;
THENCE S35°34'53"W A DISTANCE OF 297.76 FEET TO THE WEST LINE OF SAID LOT 134;
THENCE S01°48'53"W ON SAID WEST LINE A DISTANCE OF 18.84 FEET;
THENCE S88°10'07"E A DISTANCE OF 81.43 FEET;
THENCE N01°49'53"E PARALLEL WITH SAID WEST LINE A DISTANCE OF 95.71 FEET TO A POINT WHICH LIES 25.00 FEET, MEASURED AT RIGHT ANGLES, SOUTHEASTERLY OF THAT COURSE HEREIN DESCRIBED AS S35°34'53"W A DISTANCE OF 297.76 FEET;
THENCE N35°34'53"E A DISTANCE OF 153.33 FEET TO SAID EAST LINE;
THENCE N00°15'35"E A DISTANCE OF 43.24 FEET TO THE POINT OF BEGINNING.

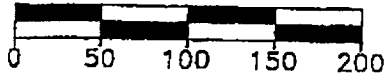
CONTAINING A CALCULATED AREA OF 0.237 ACRES (10,803 SQUARE FEET, MORE OR LESS).

SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD OR EXISTING.

LEGAL DESCRIPTION STATEMENT:

I, RICHARD W. PALS, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, IS CORRECT.

RICHARD W. PALS, REGISTERED LAND SURVEYOR
COLORADO NO. 31988
FOR AND ON BEHALF OF THE ENGINEERING COMPANY



Scale: 1"=100'

LOT 131

POINT OF COMMENCEMENT
#4 REBAR,
NO TAG

204.65'

15'
EXISTING
UTILITY
EASEMENT
(TYPICAL)

POINT OF BEGINNING
43.24'

S35°34'53"W
297.76'

LOT 133

EASEMENT

N35°34'53"E
153.33'

S01°49'53"W
18.84'

N01°49'53"E
95.71'

S88°10'07"E
81.43'

S00°15'35"W 626.56'

MAGNESS
INVESTMENT GROUP
LLC
(HIDDEN VALLEY RANCH)

LOT 134
WOODSIDE
PARK - UNIT 5
RECEPTION NO. 281451

BASIS OF BEARINGS
N08°12'02"E
1440.67'

