

DISTRICT COURT, PARK COUNTY, COLORADO
Court Address: Park County District Court
300 - 4th Street
Fairplay, Colorado 80440

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

Mark E. May, No. 12049
MAY AND ASSOCIATES, P.C.
8008 E. Arapahoe Court, Suite 100
Centennial, CO 80112-6839
Phone: (720) 529-1300, Fax: (720) 529-4818

**STIPULATION FOR IMMEDIATE POSSESSION
(WINDEMULLER)**

Petitioner, the Will-O-Wisp Metropolitan District ("the District") and Respondents Mary L. Windemuller and Douglas L. Windemuller ("Windemuller"), by and through their attorneys, hereby stipulate and agree to the Petitioner's immediate possession of the property described in Exhibit B of the First Amended Petition in Condemnation upon the following terms and conditions:

1. **Order for Possession.** The Petitioner and Respondent Windemuller 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 \$17,445 ("Deposit") being made into the Registry of the Court for Lot 133.

3. **Possession and Use.** Upon making the Deposit, the Petitioner may take possession of the property identified in Exhibit B 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. Petitioner represents that although the permanent easement as described within Exhibit B will be used by Petitioner in order to access the pipeline as it extends through Respondent Windemuller's property, Petitioner will not construct a permanent access road on said property.

4. **Withdrawal of Funds.** The Petitioner agrees that Respondent Windemuller may, upon proper application to the Court, withdraw from the Registry of the Court either 75% or 100% of the \$17,445 Deposit, provided that the other Respondents named as parties of interest in Lot 133 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 Windemuller does not waive their 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 Windemuller waives and relinquishes any claim or argument that good faith negotiations were not conducted, that the Petitioner lacks the legal authority to condemn, that a proper public purpose does not exist for the taking herein, and that immediate possession of the property is not warranted.


8. **Final Settlement or Verdict.** If the final award, verdict or settlement of just compensation is greater than the Deposit, then the Deposit shall be and constitute a partial payment of the just compensation to be paid to the Respondent Windemuller and others interested in Lot 133, 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, and Respondent Windemuller has chosen to withdraw 100 % of the Deposit, then Respondent Windemuller 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. If Respondent Windemuller decides instead to only withdraw 75% of the Deposit, and the amount withdrawn is greater than the final award or verdict of just compensation, Respondent Windemuller need not refund the difference.

9. **Other Conditions.** Petitioner agrees to pay Respondent Windemuller \$7,200 as a reasonable appraisal fee provided said appraisal and the bill therefore are submitted to counsel for Petitioner on or before April 30, 2008. Petitioner agrees to restore and re-vegetate reasonably to the condition that existed prior to Petitioner's construction activities any areas disturbed by its construction activities on the property of Respondent Windemuller. Petitioner agrees to restrict its construction activities on Respondent Windemuller's property to the hours between sunrise and sunset.

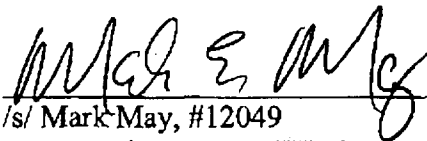
DATED this 13 day of Feb 2008 and filed via Lexis/Nexis File & Serve pursuant to C.R.C.P. 121, § 1-26.

FAEGRE & BENSON LLP

MAY & ASSOCIATES PC



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



/s/ Mark May, #12049
Attorney for Mary L. Windemuller and
Douglas L. Windemuller (Lot 133)

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 13th day of February, 2008, a true and correct copy of the foregoing **STIPULATION FOR IMMEDIATE POSSESSION (WINDEMULLER)** was sent via JusticeLink to the following:

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

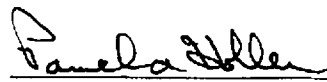
Kenneth K. Skogg
Lowe, Fell & Skogg
370 17th Street, Suite 4950
Denver, CO 80202

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@ccentral.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,

v.

Respondents (Lot 134):

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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.

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1700 Lincoln Street, Suite 3200
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Phone: (303) 607-3500; Fax: (303) 607-3600

▲ COURT USE ONLY ▲

Case Number: 06-CV-320

Division B

ORDER GRANTING IMMEDIATE POSSESSION (WINDEMULLER)

THIS MATTER having come before the Court on Petitioner, Will-O-Wisp Metropolitan District, and Respondents Mary L. Windemuller and Douglas L. Windemuller (“Windemuller”) 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 \$17,445 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 B of the First Amended Petition in Condemnation pursuant to the terms and conditions of the Stipulation for Immediate Possession executed by Petitioner and Respondents Windemuller. Exhibit B 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 Respondents Windemuller, 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.

IT IS FURTHER ORDERED that the Stipulation for Immediate Possession between Petitioner and Respondents Windemuller 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

MAY & ASSOCIATES PC

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

Mark May, #12049
Attorney for Mary L. Windemuller and
Douglas L. Windemuller (Lot 133)

DATED this ____ of _____, 2008

BY THE COURT:

District Judge

CERTIFICATE OF SERVICE

I hereby certify that on this 13th day of February, 2008, a true and correct copy of the foregoing **ORDER GRANTING IMMEDIATE POSSESSION (WINDEMULLER)** 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

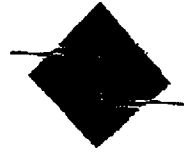
Michael C. Schaefer
500 Meadow Drive
Pine, CO 80470
schaefermc@ecentral.com & Hard Copy

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

EXHIBIT B
(Windemuller Property - Lot 133)



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 133, WOODSIDE PARK-UNIT 5

A PERMANENT UTILITY OVER AND ACROSS LOT 133, 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; WATER INTAKE FACILITY, INCLUDING DIVERSION STRUCTURE AND INFILTRATION GALLERY; 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 NORTHWEST CORNER OF SAID LOT 133 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 NORTHWEST CORNER OF SAID LOT 133;
THENCE S00°15'35"W ON THE WEST LINE OF SAID LOT 133 A DISTANCE OF 204.65 FEET TO THE POINT OF BEGINNING;
THENCE N35°34'53"E A DISTANCE OF 221.64 FEET;
THENCE N00°00'00"W A DISTANCE OF 50.25 FEET TO THE NORTH LINE OF SAID LOT 133;
THENCE N78°34'53"E ON SAID NORTH LINE A DISTANCE OF 104.38 FEET TO THE NORTHEAST CORNER OF SAID LOT 133;
THENCE S06°51'56"E ON THE EAST LINE OF SAID LOT 133 A DISTANCE OF 76.75 FEET;
THENCE S90°00'00"W A DISTANCE OF 84.53 FEET TO A POINT WHICH LIES 25.00 FEET, MEASURED AT RIGHT ANGLES, SOUTHEASTERLY OF THAT COURSE HEREIN DESCRIBED AS N35°34'53"E A DISTANCE OF 221.64 FEET;
THENCE S35°34'58"W A DISTANCE OF 268.31 FEET TO SAID WEST LINE;
THENCE N00°15'35"E A DISTANCE OF 43.24 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 0.302 ACRES (13,142 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. 31938
FOR AND ON BEHALF OF THE ENGINEERING COMPANY

MAGNESS
INVESTMENT GROUP
LLC
(HIDDEN VALLEY RANCH)

LOT 131

MEADOW
DRIVE

POINT OF
COMMENCEMENT
#4 REBAR,
NO TAG

N78°34'53"E 235.00'
104.36'

N00°00'00"W 50.25'

S06°51'56"E 76.75'

LOT 134

N35°34'53"E 221.64'

S90°00'00"W 84.53'

S35°34'53"W 268.31'

15'

EXISTING UTILITY
EASEMENT (TYPICAL)

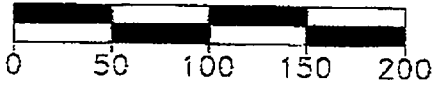
POINT OF
BEGINNING

43.24'

EASEMENT

LOT 133
WOODSIDE
PARK - UNIT 5
RECEPTION NO. 281451

S00°15'35"W 626.56'



Scale: 1"=100'

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

SW CORNER OF THE
E 1/2 OF THE SW 1/4
OF SECTION 25
#4 REBAR, NO TAG

THE ENGINEERING COMPANY AND
SURVEYOR OF RECORD DO NOT
EXPRESS NOR IMPLY ANY WARRANTY
WITH THIS DRAWING. THIS DRAWING
DOES NOT REPRESENT A
MONUMENTED SURVEY AND IS ONLY
INTENDED TO DEPICT THE ATTACHED
LEGAL DESCRIPTION.



The **Engineering** Company

2310 East Prospect Road, Suite B Fort Collins, CO 80525
(970) 484-7477 www.tec-engrs.com

LEGAL DESCRIPTION
EXHIBIT
WILL-O-WISP DISTRICT

EXHIBIT B
(Windemuller Property – Lot 133)



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

LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT
LOT 133, WOODSIDE PARK-UNIT 5

EASEMENT A

A TEMPORARY CONSTRUCTION EASEMENT OVER AND ACROSS LOT 133, 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 NORTHWEST CORNER OF SAID LOT 133 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 NORTHWEST CORNER OF SAID LOT 133;
THENCE S00°15'35"W ON THE WEST LINE OF SAID LOT 133 A DISTANCE OF 204.65 FEET TO THE POINT OF BEGINNING;

THENCE N35°34'53"E A DISTANCE OF 221.64 FEET;
THENCE N00°00'00"W A DISTANCE OF 50.25 FEET TO THE NORTH LINE OF SAID LOT 133;
THENCE S78°34'53"W ON SAID NORTH LINE A DISTANCE OF 30.61 FEET;
THENCE S00°00'00"E A DISTANCE OF 60.35 FEET;
THENCE S35°34'53"W A DISTANCE OF 169.87 FEET TO SAID WEST LINE;
THENCE S00°15'35"W A DISTANCE OF 25.94 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 0.105 ACRES (4,595 SQUARE FEET, MORE OR LESS).

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

THIS EASEMENT SHALL TERMINATE ONE YEAR FROM THE DATE POSSESSION IS GRANTED.

EASEMENT B

TOGETHER WITH, A TEMPORARY CONSTRUCTION EASEMENT OVER AND ACROSS LOT 133, 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 NORTHWEST CORNER OF SAID LOT 133 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 NORTHWEST CORNER OF SAID LOT 133;
THENCE S00°15'35"W ON THE WEST LINE OF SAID LOT 133 A DISTANCE OF 247.89 FEET TO THE POINT OF BEGINNING;
THENCE N35°34'53"E A DISTANCE OF 268.31 FEET;

05071TE2.DOC

THENCE S90°00'00"E A DISTANCE OF 84.53 FEET TO THE EAST LINE OF SAID LOT 133;
THENCE S06°51'56"E ON SAID EAST LINE A DISTANCE OF 50.36 FEET;
THENCE N90°00'00"W A DISTANCE OF 80.21 FEET;
THENCE S35°34'53"W A DISTANCE OF 286.58 FEET TO SAID WEST LINE;
THENCE N00°15'35"E A DISTANCE OF 64.86 FEET TO THE POINT OF BEGINNING.


CONTAINING A CALCULATED AREA OF 0.333 ACRES (14,523 SQUARE FEET, MORE OR LESS).

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

THIS EASEMENT SHALL TERMINATE ONE YEAR FROM THE DATE POSSESSION IS GRANTED.

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 FOR
COLORADO NO. 31938
FOR AND ON BEHALF OF THE ENGINEERING COMPANY

