



City of Trinidad, Colorado
1878

CITY OF TRINIDAD
TRINIDAD, COLORADO

S P E C I A L M E E T I N G

There will be a Special Meeting of the City Council of
the City of Trinidad, Colorado, on Tuesday, July 30, 2013,
at 1:30 p.m. in the
Council Chambers at City Hall

The following items are on file for consideration of City Council:

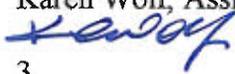
- 1) Authorize Mayor's execution of a letter of support for the DOLA grant application for the Commercial Street Project
- 2) Approval of Boulevard Addition Nature Park GOCO Grant Property Purchase Agreements

Individuals with disabilities needing auxiliary aid(s) may request assistance by contacting Audra Garrett, City Clerk, 135 N. Animas Street, Phone (719) 846-9843, or FAX (719) 846-4140. At least a 48 hour advance notice prior to the scheduled meeting would be appreciated so that arrangements can be made to locate the requested auxiliary aid(s).



CITY OF TRINIDAD, COLORADO
1876

COUNCIL COMMUNICATION

CITY COUNCIL MEETING: July 30, 2013
PREPARED BY: Karen Wolf, Assistant Planner
DEPT. HEAD SIGNATURE: 
OF ATTACHMENTS: 3

SUBJECT: DOLA Energy and Mineral Impact Assistance Program: Tier II grant for the Trinidad Downtown Improvement Project: Commercial Street Phase II

PRESENTER: Louis Fineberg

RECOMMENDED CITY COUNCIL ACTION: Staff is requesting City Council concurrence on completing the EMIA grant application for submission to DOLA.

SUMMARY STATEMENT: Revitalization of the brick streets and intersections along Commercial Street from Plum to Main Streets. The project will include replacement and/or upgrade of inadequate utilities including water, sanitary sewer, stormwater sewer and gas lines.

EXPENDITURE REQUIRED: \$250,000 Cash Match.
\$150,000 In-Kind Match.

SOURCE OF FUNDS: 2014 CIP - Capital Improvements and Utility Funds.

POLICY ISSUE: Commitment of matching funds prior to adoption of 2014 Budget.

ALTERNATIVE: City Council could provide direction to staff to hold off on this application to a subsequent grant round after adoption of the 2014 budget.

BACKGROUND INFORMATION:

- Department of Local Affairs (DOLA) EMIA program recently committed \$750,000 to complete the Trinidad Downtown Improvement Project: Commercial Street Phase I, from the south side of the Commercial Street Bridge to Plum Street.
- This grant round would be for implementing Phase II of the Commercial Street improvements, from Plum Street to Main Street.
- Implementing both phases at once or in rapid succession will offer economies of scale that will reduce the total project cost.
- Total estimated budget for Phase II is \$1.3 million.
 - \$900,000 grant request.
 - \$250,000+ Cash Match from 2014 CIP and utility funds.
 - \$150,000+ In-Kind funds for surveying, brick work, excavation, etc.
- This item was discussed at work session on July 23, 2013.



City of Trinidad
135 N. Animas
Trinidad, Colorado 81082
Telephone (719) 846-9843
Fax (719) 846-4140

July 30, 2013

Re: Trinidad Downtown Improvement Project: Commercial Street Phase II

To Whom It May Concern:

The Office of the Mayor and the Trinidad City Council completely support the City's application to the Energy and Mineral Impact Assistance Program for a Tier II grant to continue to revitalize the brick streets and intersections along Commercial Street. Trinidad has been maintaining and striving to improve its historic brick streets since the first block of bricks was laid in 1906. The brick streets of Trinidad are an identifiable characteristic of the City which speaks to its unique history and architecture. Trinidad boasts 6.5 miles of brick streets within the Corazon de Trinidad National Historic District and an additional mile beyond the City center. Many of the initial bricks used to pave the streets were manufactured in Trinidad.

Trinidad has been aggressively working to revitalize its economy and improve its infrastructure, public services and recreational venues through a variety of endeavors, efforts that often include historic preservation. During the past year the City was awarded CDOT Transportation Enhancement funds to begin implementing the City's Historic District Improvement Plan. It is imperative that Trinidad continues to revitalize its brick streets, such as Commercial Street which is in immediate need of redesign, repairs and ADA accessible intersections. The Department of Local Affairs EMIA program recently committed a generous award of \$750,000 to the City to complete Phase I of the Trinidad Downtown Improvement Project: Commercial Street. At this time the City is requesting funds to move toward Phase II of this project.

Please consider Trinidad's application favorably and thank you for the opportunity to present our initiatives to the Department of Local Affairs. As a community we are committed to creating and maintaining our historic features in a manner that is aesthetic, equitable and sustainable.

Sincerely,

Bernadette Baca Gonzalez
Mayor

- Row
- ▬ Blac
- Tras

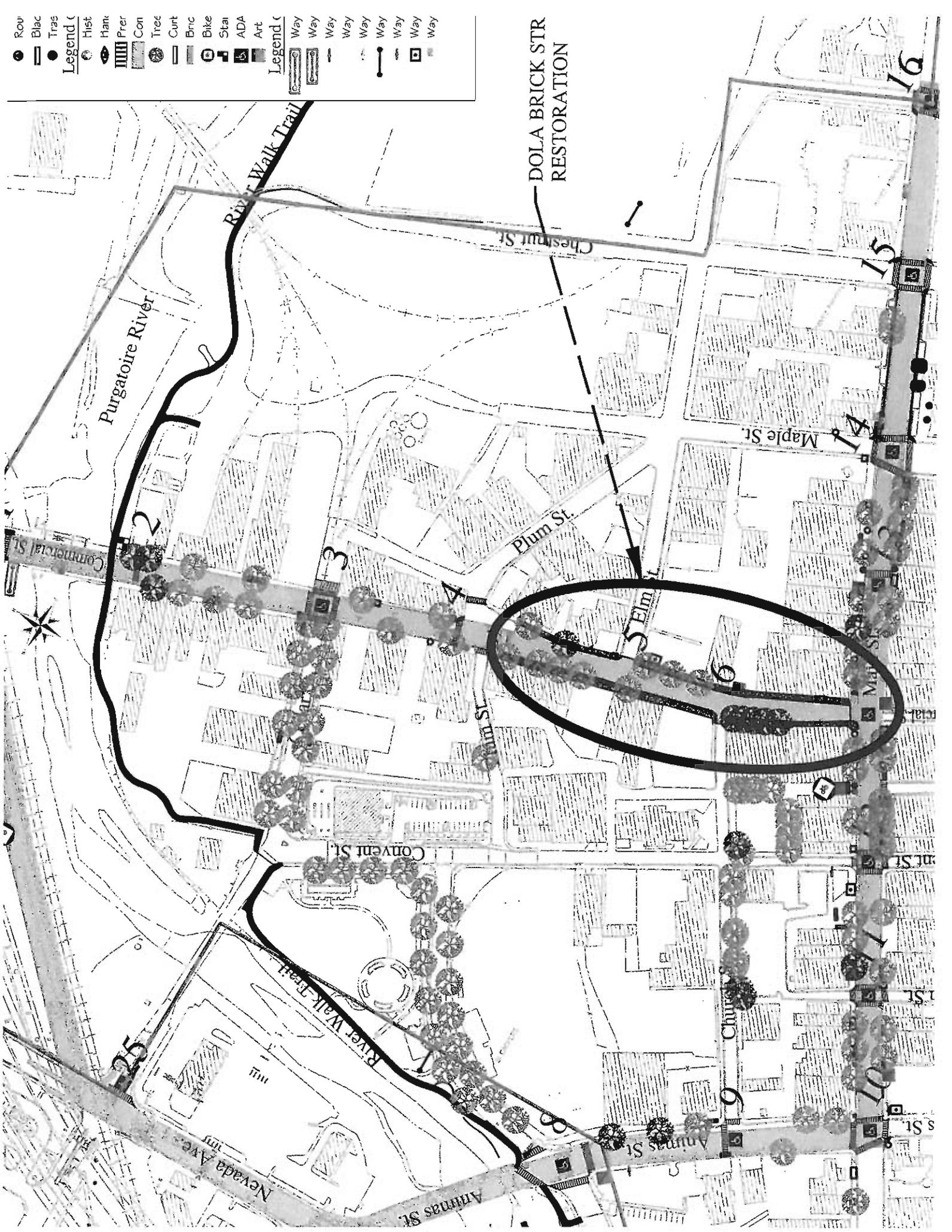
Legend (

- Hist
- Ham
- ▬ Prer
- ▬ Con
- Tree
- ▬ Curt
- ▬ Bnc
- Bike
- ▬ Stan
- ▬ ADA
- ▬ Art

Legend (

- ▬ Way

DOLA BRICK STR
RESTORATION



Downtown Improvement Project: Commercial Street Phase II
BUDGET

ITEM NO	DESCRIPTION	UNIT	PLAN QTY	COST/ UNIT	TOTAL
202	Removal of Concrete Light Base	EA	16.00	\$200.00	\$3,200.00
202	Miscellaneous Sawcutting (4")	LF	300.00	\$6.00	\$1,800.00
202	Removal of Concrete Sidewalk	SY	1358.69	\$5.00	\$6,793.45
202	Removal of Curb & Gutter	LF	1290.21	\$5.00	\$6,451.05
202	Removal of Historic Brick Pavers	SY	2898.50	\$9.00	\$26,086.50
202	Removal of Storm Sewer Inlet	EA	6.00	\$750.00	\$4,500.00
202	Salvage Historic Brick	SY	2898.50	\$30.92	\$89,621.62
203	Unclassified Excavation(12")	CY	1540.00	\$13.00	\$20,020.00
203	Subgrade Preparation	SY	4620.00	\$3.00	\$13,860.00
203	Proof Rolling	Hour	15.00	\$85.00	\$1,275.00
210	Adjustment of Manholes	EA	13.00	\$300.00	\$3,900.00
304	Aggregate Base Course (Class 6) (6")(C.I.P.)	Ton	1875.00	\$30.00	\$56,250.00
403	Brick Pavers (C.I.P.)	SY	2898.50	\$90.00	\$260,865.00
403	Brick Pavers (Patchback)(C.I.P)	SY	225.00	\$90.00	\$20,250.00
412	Con. Pmnt(8"Thk.)(Street Base Under Brick)	SY	2898.50	\$65.00	\$188,402.50
603	18" Dia. R.C.P. Storm Sewer Pipe	LF	450.00	\$60.00	\$27,000.00
604	Concrete Sidewalk (4" Thk.)	SY	1358.69	\$30.00	\$40,760.70
604	Conc. Curb Ramp (with Warning Pavers)	SY	125.00	\$55.00	\$6,875.00
604	Curb and Gutter Type 2 Section IIB(Modified)	LF	1290.21	\$20.00	\$25,804.20
604	Type 'R' Inlet	EA	6.00	\$3,500.00	\$21,000.00
604	Storm Manhole	EA	4.00	\$2,500.00	\$10,000.00
608	Concrete Light Base	EA	16.00	\$200.00	\$3,200.00
609	Sanitary Facility	LS	1.00	\$5,000.00	\$5,000.00
609	Traffic Control	LS	1.00	\$30,000.00	\$30,000.00
619	Water Main 6"	LF	800.00	\$72.50	\$58,000.00
619	Fire Hydrant	EA	3.00	\$2,500.00	\$7,500.00
619	12" SDR 34 PVC Pipe	LF	640.00	\$125.00	\$80,000.00
619	Manhole	EA	3.00	\$6,000.00	\$18,000.00
625	Engineering Services	LS	1.00	\$43,645.75	\$43,645.75
626	Mobilization	LS	1.00	\$108,006.08	\$108,006.08
	Contingency (10%)				\$118,806.68
	Estimated Project Total				\$1,306,873.53



COUNCIL COMMUNICATION

CITY COUNCIL MEETING: July 30, 2013
PREPARED BY: Karen Wolf, Assistant Planner
DEPT. HEAD SIGNATURE: *Karen Wolf*
OF ATTACHMENTS: 13

SUBJECT: Boulevard Addition Nature Park GOCO Grant Property Purchase Agreements

PRESENTER: Louis Fineberg

RECOMMENDED CITY COUNCIL ACTION: Staff is requesting City Council approval of the property purchase agreements.

SUMMARY STATEMENT: Utilizing GOCO land acquisition funds the City intends to purchase approximately 28 acres in order to complete the creation of the Boulevard Addition Nature Park.

EXPENDITURE REQUIRED: Yes
SOURCE OF FUNDS: GOCO grant funds (\$180,880) & City match (\$77,520)
POLICY ISSUE: Property Purchase
ALTERNATIVE: N/A

BACKGROUND INFORMATION:

- City Council approved the GOCO Land Acquisition grant application in the fall of 2012. The City signed the grant contract with GOCO in January 2013.
- Property purchase agreements are a final stage of the land acquisition grant process, prior to closing.
- With grant funds and a City match, the City intends to purchase approximately 28 acres in the Boulevard Addition from three private landowners.
- The Boulevard Addition Nature Park will encompass approximately 80 acres, with the possibility of utilizing remaining grant funds—due to current appraised land values—to purchase an additional 15 to 18 acres.

PROPERTY PURCHASE AGREEMENT

This Property Purchase Agreement entered into this _____ day of _____, 2013 between Charles Milosevich Family Limited Partnership (hereinafter referred to as "Seller") and the CITY OF TRINIDAD, COLORADO, a Municipal Corporation (hereinafter referred to as the "City").

WITNESSETH:

WHEREAS, the Seller are the owner of certain real property located in the City of Trinidad, County of Las Animas and State of Colorado, more particularly described on Exhibit "A," which is attached hereto and incorporated herein by reference; and

WHEREAS, the Seller desires to sell said real property and City desires to purchase said real property; and

WHEREAS, the City desires to use said real property for public park and trail purposes.

THE PARTIES THEREFORE AGREE AS FOLLOWS:

1. The Seller agrees to sell and the City agrees to purchase, contingent upon receipt of sufficient grant funding from Great Outdoors Colorado (GOCO), the above-described real property for the purchase price of One Hundred Twenty-Eight Thousand Three Hundred Dollars (**\$128,300**), subject to Final Appraisal and Final Survey, which shall be paid by the City to the Seller at the time of Closing.
2. Closing shall take place at City Hall, 135 North Animas Street, Trinidad, Colorado at a time as mutually agreed by the Seller and the City.
3. The Seller shall convey said real property to the City by Warranty Deed with no encumbrances, except as otherwise stated in this Agreement.
4. The City shall obtain title insurance on said real property.
5. The Seller shall pay the 2012 Property Taxes on said real property prior to Closing, and shall pay any 2013 Property Taxes that may become due and owing on or before the date those taxes become due and owing.
6. Any personal property of the Seller's and/or any discarded items or refuse must be removed from the site prior to Closing. Any such personal property, discarded items or refuse, which remains after that date, may be disposed of by the City at the expense of the Seller.
7. The City shall use the real property as a public nature park with trails.

8. This Agreement shall be binding on the heirs, successors and assigns of the parties.

IN WITNESS WHEREOF, the parties have signed this Agreement this _____ day of _____, 2013.

CITY OF TRINIDAD, COLORADO

BY: _____
BERNADETTE BACA GONZALEZ
Mayor

ATTEST:

AUDRA GARRETT
City Clerk

CHARLES MILOSEVICH

BY: Charles Milosevich

STATE OF COLORADO }
 } ss.
COUNTY OF LAS ANIMAS }

Subscribed and sworn to before me this _____ day of _____, 2013, in the County of Las Animas, State of Colorado by Bernard Guimont and Rita Guimont.

NOTARY PUBLIC

My Commission Expires:

EXHIBIT "A"

All that certain piece or parcel of land located in the Boulevard Addition in Trinidad, Colorado being more particularly described as follows:

BOULEVARD ADDITION TO THE CITY OF TRINIDAD, LAS ANIMAS COUNTY, COLORADO.

- BLOCK 4:** LOTS 1 AND 2, AND LOTS 5 TO 8 INCLUSIVE [[not shown on title policy]] AND LOTS 11 TO 26 INCLUSIVE
- BLOCK 6:** LOTS 1 TO 13 INCLUSIVE
- BLOCK 7:** LOTS 1-16 INCLUSIVE
- BLOCK 9:** LOTS 1 TO 12 INCLUSIVE AND LOTS 28, 29 AND LOT 32
- BLOCK 10:** LOTS 1 TO 16 INCLUSIVE
- BLOCK 11:** LOTS 1-2-3-4-5-6-7-8-9 INCLUSIVE
- BLOCK 12:** LOTS 11 TO 16 INCLUSIVE AND LOTS 19 AND 20 AND LOTS 21 TO 24 INCLUSIVE
- BLOCK 13:** LOTS 13 AND 14
- BLOCK 14:** LOTS 1-2-3-4
- BLOCK 15:** LOTS 1 TO 16 INCLUSIVE
- BLOCK 17:** LOTS 1 TO 8 INCLUSIVE AND LOT 11 AND 12 AND LOTS 18 TO 22 INCLUSIVE LOTS 25 TO 32 INCLUSIVE
- BLOCK 18:** LOTS 1 TO 16 INCLUSIVE
- BLOCK 19:** LOTS 3 TO 10 INCLUSIVE
- BLOCK 21:** LOTS 1-2 AND 3

AND

5/6TH OWNERSHIP INTEREST IN AND TO THE FOLLOWING:

- BLOCK 4:** LOTS 1 AND 2,
- BLOCK 12:** LOTS 17 AND 18

AND

PARCEL A: ALL THAT CERTAIN PIECE OR PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTH WEST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 33 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF LAS ANIMAS, STATE OF COLORADO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 24, TOWNSHIP 33 SOUTH, RANGE 64 WEST OF THE 6TH P.M.; THENCE RUNNING NORTH 00°04'41" WEST ALONG THE WEST LINE OF SECTION 24 A DISTANCE OF 1,393.30 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE RUNNING SOUTH 87°53'49" EAST A DISTANCE OF 619.74 FEET TO POINT ON THE WEST BOUNDARY OF INTERSTATE HIGHWAY 25 R.O.W.; THENCE RUNNING IN A NORTHEASTERLY DIRECTION ALONG THE WEST RIGHT OF WAY OF SAID INTERSTATE 25 HIGHWAY THE FOLLOWING COURSES:

1. NORTH 00°38'02" EAST A DISTANCE OF 172.31 FEET,
2. NORTH 02°48'49" EAST A DISTANCE OF 168.91 FEET,
3. NORTH 07°07'50" EAST A DISTANCE OF 185.67 FEET,
4. NORTH 09°00'21" EAST A DISTANCE OF 133.40 FEET,
5. NORTH 13°23'33" EAST A DISTANCE OF 203.72 FEET,

6. NORTH 17°14'44" EAST A DISTANCE OF 236.04 FEET,
7. NORTH 21°27'35" EAST A DISTANCE OF 207.54 FEET,
8. NORTH 24°38'36" EAST A DISTANCE OF 133.30 FEET,
9. NORTH 27°38'07" EAST A DISTANCE OF 170.12 FEET,
10. NORTH 23°33'59" EAST A DISTANCE OF 246.01 FEET,

THENCE LEAVING SAID WEST BOUNDARY OF INTERSTATE 25 HIGHWAY R.O.W. AND RUNNING IN A WESTERLY DIRECTION ALONG THE SOUTH BOUNDARY OF THE EXISTING COUNTY ROAD, FOLLOWING 3 COURSES:

1. SOUTH 86°32'49" WEST A DISTANCE OF 187.07 FEET,
2. SOUTH 84°41'40" WEST A DISTANCE OF 44.30 FEET
3. NORTH 78°40'29" WEST A DISTANCE OF 180.30 FEET

THENCE LEAVING SAID COUNTY ROAD AND RUNNING S. 65°17'26" WEST A DISTANCE OF 152.0 FEET; THENCE RUNNING SOUTH 38°51'17" WEST A DISTANCE OF 290.3 FEET; THENCE RUNNING SOUTH 21°23'08" WEST A DISTANCE OF 250.0 FEET TO A POINT ON THE WEST BOUNDARY LINE OF SECTION 24; THENCE RUNNING SOUTH 00°04'41" EAST ALONG THE WEST LINE OF SECTION 24 A DISTANCE OF 1,248.23 FEET TO THE POINT OF BEGINNING.

AND

PARCEL B: BEGINNING 768 NORTH OF THE QUARTER CORNER OF SECTIONS 23 AND 24, TOWNSHIP 33 SOUTH, RANGE 64 WEST OF THE 6TH P.M., LAS ANIMAS COUNTY, COLORADO; THENCE SOUTH 80°00' EAST 142.4 FEET; THENCE SOUTH 69°24' EAST 185.5 FEET; THENCE SOUTH 61°13' EAST 111.4 FEET; THENCE SOUTH 52°01' EAST 272.3 FEET; THENCE SOUTH 59°01' EAST 57.0 FEET; THENCE SOUTH 69°23' EAST 106.5 FEET; THENCE SOUTH 85°35' EAST 196.5 FEET; THENCE NORTH 12°37' EAST 18.6 FEET; THENCE NORTH 82°14' EAST 240 FEET; THENCE NORTH 31°44' EAST 1950 FEET; THENCE NORTH 87°14' WEST 2237.7 FEET; THENCE DUE SOUTH 1420 FEET TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION DEEDED TO THE CITY OF TRINIDAD, PER BOOK 762, PAGE 598, ALSO EXCEPTING THAT PORTION DEEDED TO VERONICA GOODRICH PER BOOK 764, PAGE 568.



CITY OF TRINIDAD, COLORADO
1876

City of Trinidad

Planning Department

135 N. Animas

Trinidad, Colorado 81082

Telephone (719) 846-9843 Ext's. 130 & 136

Fax (719) 846-4140

planning@trinidad.co.gov

July 15, 2013

Mr. Charles Milosevich
4802 Briarhill Dr.
Yorba Linda, CA 92886-3605

RE: Boulevard Addition Property Appraisal

Dear Mr. Milosevich,

Following GOCO (Great Outdoors Colorado) standards, Renaud-Wilkinson Real Estate Appraisers has completed the draft appraisal of the Boulevard Addition properties. According to this appraisal submitted to the City on July 1st, 2013, your property, which includes Lots and Parcels in the Boulevard Addition to the City of Trinidad and measures approximately 24.55 acres, has a total market value of \$128,300 (\$5,226 per acre).

If you would like the City to complete the purchase of your property and you are in agreement with the terms of the purchase, please return the enclosed Property Purchase Agreement with your signature attested by a notary public.

The City would also like to discuss purchasing additional property of yours adjacent to the Boulevard Addition and the Purgatoire River, possibly 15 to 20 acres of vacant land.

If you have any questions, please do not hesitate to contact me or Louis Fineberg, Planning Director.

Thank you,

Karen L Wolf
Assistant Planner

Cc. Louis Fineberg, Planning Director
Tom Acre, City Manager
Les Downs, City Attorney
file

Encl. Property Purchase Agreement

PROPERTY PURCHASE AGREEMENT

This Property Purchase Agreement entered into this _____ day of _____, 2013 between Bernard Guimont and Rita Guimont (hereinafter referred to as "Sellers") and the CITY OF TRINIDAD, COLORADO, a Municipal Corporation (hereinafter referred to as the "City").

WITNESSETH:

WHEREAS, the Sellers are the owner of certain real property located in the City of Trinidad, County of Las Animas and State of Colorado, more particularly described on Exhibit "A," which is attached hereto and incorporated herein by reference; and

WHEREAS, the Sellers desire to sell said real property and City desires to purchase said real property; and

WHEREAS, the City desires to use said real property for public park and trail purposes.

THE PARTIES THEREFORE AGREE AS FOLLOWS:

1. The Sellers agree to sell and the City agrees to purchase, contingent upon receipt of sufficient grant funding from Great Outdoors Colorado (GOCO), the above-described real property for the purchase price of Fourteen Thousand Five Hundred Dollars (**\$14,500**), subject to Final Appraisal and Final Survey, which shall be paid by the City to the Sellers at the time of closing. The Final Survey will verify and may adjust the current appraisal's estimation of 2.22 acres of property as well as the purchase price.
2. Closing shall take place at City Hall, 135 North Animas Street, Trinidad, Colorado at a time as mutually agreed by the Sellers and the City.
3. The Sellers shall convey said real property to the City by Warranty Deed with no encumbrances, except as otherwise stated in this Agreement.
4. The City shall obtain title insurance on said real property.
5. The Sellers shall pay the 2012 Property Taxes on said real property prior to Closing, and shall pay any 2013 Property Taxes that may become due and owing on or before the date those taxes become due and owing.
6. Any personal property of the Sellers' and/or any discarded items or refuse must be removed from the site prior to Closing. Any such personal property, discarded items or refuse, which remains after that date, may be disposed of by the City at the expense of the Sellers.
7. The City shall use the real property as a public nature park with trails.

EXHIBIT "A"

All that certain piece or parcel of land located in the Boulevard Addition in Trinidad, Colorado being more particularly described as follows:

LOTS 5 TO 10 INCLUSIVE AND LOTS 13 TO 20 INCLUSIVE, BLOCK 2, BOULEVARD ADDITION TO THE CITY OF TRINIDAD, LAS ANIMAS COUNTY, COLORADO

AND

LOTS 1 TO 16 INCLUSIVE BLOCK 3, BOULEVARD ADDITION TO THE CITY OF TRINIDAD, LAS ANIMAS COUNTY, COLORADO

AND

A 5/6 INTEREST IN LOTS 24 TO 32, BOULEVARD ADDITION TO THE CITY OF TRINIDAD, LAS ANIMAS COUNTY, COLORADO

PROPERTY PURCHASE AGREEMENT

This Property Purchase Agreement entered into this _____ day of _____, 2013 between William S. Bell et. al. (hereinafter referred to as "Seller") and the CITY OF TRINIDAD, COLORADO, a Municipal Corporation (hereinafter referred to as the "City").

WITNESSETH:

WHEREAS, the Seller is the owner of certain real property located in the City of Trinidad, County of Las Animas and State of Colorado, more particularly described on Exhibit "A," which is attached hereto and incorporated herein by reference; and

WHEREAS, the Seller desires to sell said real property and City desires to purchase said real property; and

WHEREAS, the City desires to use said real property for public park and trail purposes.

THE PARTIES THEREFORE AGREE AS FOLLOWS:

1. The Seller agrees to sell and the City agrees to purchase, contingent upon receipt of sufficient grant funding from Great Outdoors Colorado (GOCO), the above-described real property for the purchase price of Two Thousand Dollars (**\$2,000**), subject to Final Appraisal and Final Survey, which shall be paid by the City to the Seller at the time of Closing.
2. Closing shall take place at City Hall, 135 North Animas Street, Trinidad, Colorado at a time as mutually agreed by the Seller and the City.
3. The Seller shall convey said real property to the City by Warranty Deed with no encumbrances, except as otherwise stated in this Agreement.
4. The City shall obtain title insurance on said real property.
5. The Seller shall pay the 2012 Property Taxes on said real property prior to Closing, and shall pay any 2013 Property Taxes that may become due and owing on or before the date those taxes become due and owing.
6. Any personal property of the Seller's and/or any discarded items or refuse must be removed from the site prior to Closing. Any such personal property, discarded items or refuse, which remains after that date, may be disposed of by the City at the expense of the Seller.
7. The City shall use the real property as a public nature park with trails.

8. This Agreement shall be binding on the heirs, successors and assigns of the parties.

IN WITNESS WHEREOF, the parties have signed this Agreement this _____ day of _____, 2013.

CITY OF TRINIDAD, COLORADO

BY: _____
BERNADETTE BACA GONZALEZ
Mayor

ATTEST:

AUDRA GARRETT
City Clerk

WILLIAM S. BELL

BY: _____

STATE OF COLORADO }
 }
 } ss.
COUNTY OF LAS ANIMAS }

Subscribed and sworn to before me this _____ day of _____, 2013, in the County of Las Animas, State of Colorado by William S. Bell.

NOTARY PUBLIC

My Commission Expires:

EXHIBIT "A"

All that certain piece or parcel of land located in the Boulevard Addition in Trinidad, Colorado being more particularly described as follows:

LOTS 21 AND 22, BLOCK 2, BOULEVARD ADDITION TO THE CITY OF TRINIDAD, LAS ANIMAS COUNTY, COLORADO