

EXHIBIT W – LEGAL DESCRIPTIONS



Proposed Project Properties

The proposed project will consist of constructing a new wastewater treatment evaporative ponds facility as well as an influent lift station and force main to deliver wastewater to the new facility. As part of the proposed project, the existing wastewater treatment lagoon will be decommissioned and removed as well.

The existing wastewater lagoon is located on 2 town-owned parcels to the northeast of the Ramah service area. The site is accessed from a dirt access road off Pikes Peak Ave. The legal property address descriptions for the two parcels are provided below. The approximate lagoon location is called out on the attached El Paso County Assessor's Office Plat Maps.

The proposed influent lift station is to be located within the town right-of-way on Pikes Peak Ave, adjacent to the access road to the existing wastewater lagoon. The town plat included in the El Paso County Plat maps attached to this letter details shows the 80-foot-wide town right of way along the area of Pikes Peak Ave where the lift station is proposed to be located in.

The proposed sewer force main from the lift station to the evaporative ponds is to be installed along town right of way through Ramah. Outside of town limits, the proposed force main is to be located within CDOT right of away as it crossed Highway 24 and then county right of way as it traverses along East Ramah Road to the evaporative ponds site. The final portion of the force main is to be located within the town owned property for the ponds site. The Ramah plat map showing the town right of way limits is attached to this letter. The El Paso County Plat maps and the property records for the right of way for Highway 24 and East Ramah Road are also attached to this letter.

The proposed evaporative ponds are to be located on a town owned parcel of land that was acquired by the town in 2020. The General Warranty deed for the purchase of the property is attached to this letter. The legal property address description is provided below.

Existing Wastewater Lagoon

Location shown on attached El Paso County Plat Maps.

Parcel 1 Legal Property Address Description: "THAT PART OF BLK 22 RAMAH ADD 1 LY IN NW4NE4 SEC 1-11-61"

Parcel 2 Legal Property Address Description: "ALL BLK 21 EX LOT 9 RAMAH ADD 1"

Influent Lift Station Property

See attached El Paso County Plat maps for proposed right of way location.

Force Main Alignment

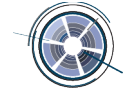
See attached El Paso County Plat maps for proposed right of way location.

Evaporative Pond Property

Location shown on attached El Paso County Plat Maps.

Legal Property Address Description: "SW4SW4 W/MR SEC 06-11-60"

Town of Ramah
1041 Permit Application
Appendix W – Legal Descriptions Letter



Attachments:

El Paso County Plat Maps - #11011, #11014, #01000

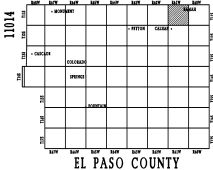
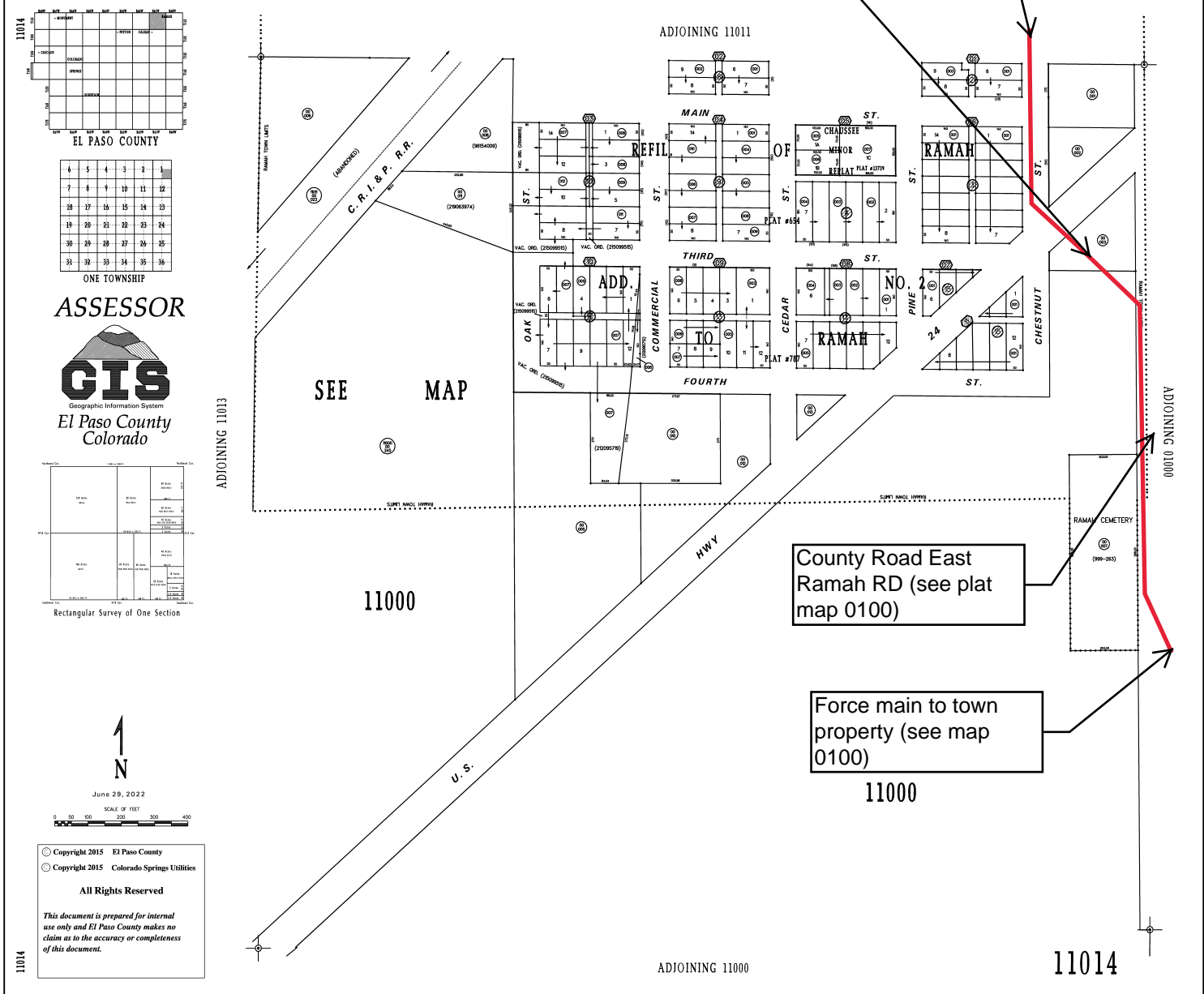
General Warranty Deed – Ramah Evaporative Ponds Property Purchase

El Paso County East Ramah Road Easement Documentation

Interstate Survey Group Survey Area Exhibit

Proposed Force main
(see Plat Map - 11011)

East Ramah Road
Access Easement
between El Paso
County and Private
Owner (see attached
survey exhibit)

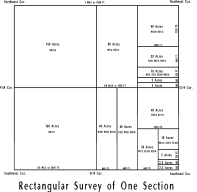


EL PASO COUNTY

1	2	3	4	5	6	7	8	9	10	11	12
13	14	15	16	17	18	19	20	21	22	23	24
25	26	27	28	29	30	31	32	33	34	35	36

ONE TOWNSHIP

ASSESSOR



Rectangular Survey of One Section



June 29, 2022



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Copyright 2015 Colorado Springs Utilities
All Rights Reserved

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11014

ADJOINING 11000

11014

ADJOINING 11013

ADJOINING 01000

SEE MAP

11000

County Road East
Ramah RD (see plat
map 0100)

Force main to town
property (see map
0100)

11000

RAMAH CEMETERY
(999-265)

ADJOINING 11011

MAIN ST.

CHAUSSÉE ST.

RAMAH ST.

OAK ST.

THIRD ST.

CEEDAR ST.

NO. 2 ST.

2A ST.

CHESTNUT ST.

FOURTH ST.

HWY

U.S.

220130151
PGS 2

8/26/2020 10:38 AM
\$18.00 DF \$12.00

Electronically Recorded Official Records El Paso County CO
Chuck Broerman, Clerk and Recorder
TD1000 Y



State Documentary Fee
Date: August 26, 2020
\$12.00

General Warranty Deed
(Pursuant to C.R.S. 38-30-113(1)(a))

Grantor(s), **MICHAEL A. KUCERIK**, whose street address is **0 EAST RAMAH ROAD, RAMAH, CO 80832**, City or Town of **RAMAH**, County of **El Paso** and State of **Colorado**, for the consideration of **(\$120,000.00) ***One Hundred Twenty Thousand and 00/100***** dollars, in hand paid, hereby sell(s) and convey(s) to **TOWN OF RAMAH**, whose street address is **P.O. BOX 129, RAMAH, CO 80832**, City or Town of **RAMAH**, County of **El Paso** and State of **Colorado**, the following real property in the County of **El Paso** and State of **Colorado**, to wit:

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6 IN TOWNSHIP 11 SOUTH, RANGE 60 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

AND TOGETHER WITH ANY MINERALS AND MINERAL RIGHTS (IF ANY) OWNED BY THE SELLERS AND APPURTENANT TO THE PROPERTY.

also known by street and number as: **0 EAST RAMAH ROAD, RAMAH, CO 80832**

with all its appurtenances and warrant(s) the title to the same, subject to Statutory Exceptions.

Signed this day of 7-24-2020

(SEE ATTACHED "SIGNATURE PAGE")

When recorded return to: **TOWN OF RAMAH**
P.O. BOX 129, RAMAH, CO 80832



E-RECORDED



State Documentary Fee
Date: August 26, 2020
\$12.00

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Signed this day of 7-24-2020.

(SEE ATTACHED "SIGNATURE PAGE")

When recorded return to: **TOWN OF RAMAH**
P.O. BOX 129, RAMAH, CO 80832



Warranty Deed with Statutory Exceptions

SIGNATURE PAGE

Michael A. Kucirik
MICHAEL A. KUCERIK



State of Kansas)
)ss.
County of Trego)

The foregoing instrument was acknowledged before me on this day of 7-24-2020 by MICHAEL A. KUCERIK

Witness my hand and official seal

My Commission expires: 6-4-2024 Lori Mattke
Notary Public

(TD-1000)
Confidential Document

This form provides essential market information to the county assessor to ensure accurate, fair and uniform assessments for all property. This document is not recorded, is kept confidential, and is not available for public inspection.

This declaration must be completed and signed by either the grantor (seller) or grantee (buyer). Questions 1, 2, 3, and 4 may be completed (prefilled) by a third party, such as a title company or closing agent, familiar with details of the transaction. The signatory should confirm accuracy before signing.

This form is required when conveyance documents are presented for recording. If this form is not completed and submitted, the county assessor may send notice. If the completed and signed form is not returned to the assessor within 30 days of notice, the assessor may impose a penalty of \$25.00 or 0.025% (0.00025) of the sale price, whichever is greater.

Additional information as to the purpose, requirements, and level of confidentiality regarding this form are outlined in Colorado Revised Statutes, sections 39-14-102, 39-5-121.5, and 39-13-102.

1. Address and/or legal description of the real property sold: Please do not use P.O. Box numbers

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6 IN TOWNSHIP 11 SOUTH, RANGE 60 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

2. Type of Property purchased: Single Family Residential Townhome Condominium Multi-Unit Res Commercial
 Industrial Agricultural Mixed Use Vacant Land Other _____

3. Date of Closing: July 29, 2020

Date of Contract if different than date of closing: April 28, 2020

4. Total sale price: Including all real and personal property. **\$120,000.00**
Contracted price (if different from final sale price) **\$120,000.00**

5. List any personal property included in the transaction that materially impacts the total sale price. Personal property may include, but is not limited to: machinery or equipment, vehicles, exceptional appliances, electronic devices, furniture, or anything that would not typically transfer with the real property (attach additional pages if necessary).

Description	Approximate Value
_____	\$ _____
_____	\$ _____
_____	\$ _____
Personal Property Total:	\$ _____

If no personal property is listed, the entire purchase price will be assumed to be for the real property.

6. Did the total sales price include a trade or exchange of additional real or personal property? Yes No

If yes, give the approximate value of the goods or services as of the date of closing. \$ _____

If yes, does this transaction involve a trade under IRS Code Section 1031? Yes No

7. Was 100% interest in the real property purchased? Mark "no" if only a partial interest is being purchased.

Yes No If no, interest purchased: _____ %

8. Is this a transaction between related parties or acquaintances? This includes persons connected by blood or marriage, or business affiliates, or those acquainted prior to the transaction. Yes No

9. Please mark type of sale: Builder (new construction) Public (MLS or Broker Representation)

Private (For Sale By Owner) Other (describe) _____

10. Check any of the following that apply to the condition of the improvements at the time of purchase:

New Excellent Good Average Fair Poor Salvage

N/A



If the property is financed, please complete the following:

11. Type of financing: (Check all that apply)

- None (all cash or cash equivalent)
- New/Mortgage Lender (government-backed or conventional bank loan)
- New/Private Third Party (nonconventional lender, e.g., relative, friend, or acquaintance)
- Seller (buyer obtained a mortgage directly from the seller)
- Assumed (buyer assumed an existing mortgage)
- Combination or Other: Please explain _____

12. Total amount financed: _____

13. Terms:

- Variable Starting interest rate % _____
- Fixed Interest rate % _____
- Length of time **years** _____
- Balloon Payment Yes No If yes, amount **\$0.00** Due Date _____

14. Mark any that apply:

- Seller assisted down payment
- Seller concessions
- Special terms of financing

If marked, please specify: _____

15. Was an independent appraisal obtained in conjunction with this transaction? Yes No

For properties other than residential (Residential is defined as: single family detached, townhomes, apartments, and condominiums) please complete questions 16-18 if applicable. Otherwise, skip to #19 to complete.

16. Did the purchase price include a franchise or license fee? Yes No

If yes, franchise or license fee value? _____

17. Did the purchase price involve an installment land contract? Yes No

If yes, date of contract: _____

18. If this was a vacant land sale, was an on-site inspection of the property conducted by the buyer prior to the closing? Yes No

Remarks: Please include any additional information concerning the sale you may feel is important.

19. Signed on this day of

August 26, 2020

Have at least one of the parties to the transaction sign the document, and include an address and a daytime phone number.

Signature of Grantee(Buyer) or Grantor(Seller)

(SEE ATTACHED "SIGNATURE PAGE")

20. All future correspondence (tax bills, property valuations, etc.) regarding this property should be mailed to:

TOWN OF RAMAH

P.O. BOX 129, RAMAH, CO 80832

Phone: (719) 439-3617

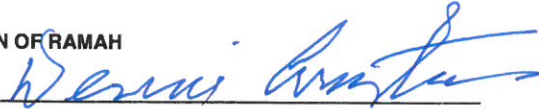
Email: townoframah@gmail.com

Contact information is kept confidential, for County Assessor and Treasurer use only, to contact buyer with questions regarding this form, property valuation, or property tax information.

Real Property Transfer Declaration 2019

SIGNATURE PAGE

TOWN OF RAMAH

By: 
DENNIS CARPENTER, MAYOR

220130152
PGS 2

8/26/2020 10:38 AM
\$18.00 DF \$0.00

Electronically Recorded Official Records El Paso County CO
Chuck Broerman, Clerk and Recorder
TD1000 N

DF

Quit Claim Deed
(Pursuant to 38-30-116 C.R.S.)

THIS DEED, made on **August 26th, 2020** by **MICHAEL A. KUCERIK** Grantor(s) of the County of **Trego** and State of **Kansas** for the consideration of ***** Ten Dollars and Other Good and Valuable Consideration ***** dollars in hand paid, hereby sells and quitclaims to **TOWN OF RAMAH** Grantee(s), as Entity, whose street address is **P.O. BOX 129, RAMAH, CO 80832** County of **El Paso**, State of **Colorado**, the following legally described water rights:

ALL CURRENT AND FUTURE WATER RIGHTS (IF ANY) OWNED BY SELLER AND APPURTENANT TO THE PROPERTY.

Appurtenant to:

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6 IN TOWNSHIP 11 SOUTH, RANGE 60 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

also known by street and number as **0 EAST RAMAH ROAD, RAMAH, CO 80832**

(SEE ATTACHED "SIGNATURE PAGE")



When recorded return to: **TOWN OF RAMAH**
P.O. BOX 129, RAMAH, CO 80832



E-RECORDED

DF#0

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(Pursuant to 38-30-116 C.R.S.)

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Appurtenant to:

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6 IN TOWNSHIP 11 SOUTH, RANGE 60 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

also known by street and number as **0 EAST RAMAH ROAD, RAMAH, CO 80832**

(SEE ATTACHED "SIGNATURE PAGE")



When recorded return to: **TOWN OF RAMAH**
P.O. BOX 129, RAMAH, CO 80832



Water Quit Claim Deed

SIGNATURE PAGE

Michael A. Kucirik

MICHAEL A. KUCERIK



State of Kansas)
)ss.
County of Trego)

The foregoing instrument was acknowledged before me on this day of July 24, 2020 by MICHAEL A. KUCERIK

Witness my hand and official seal

My Commission expires: 6-4-2024 Lori Mattke
Notary Public

LAND SURVEY FOR RAMAH, CO LIFT STATION PROJECT

Interstate Survey Group
PO Box 740055 Arvada, CO 80006

Design Survey for Element Engineering:

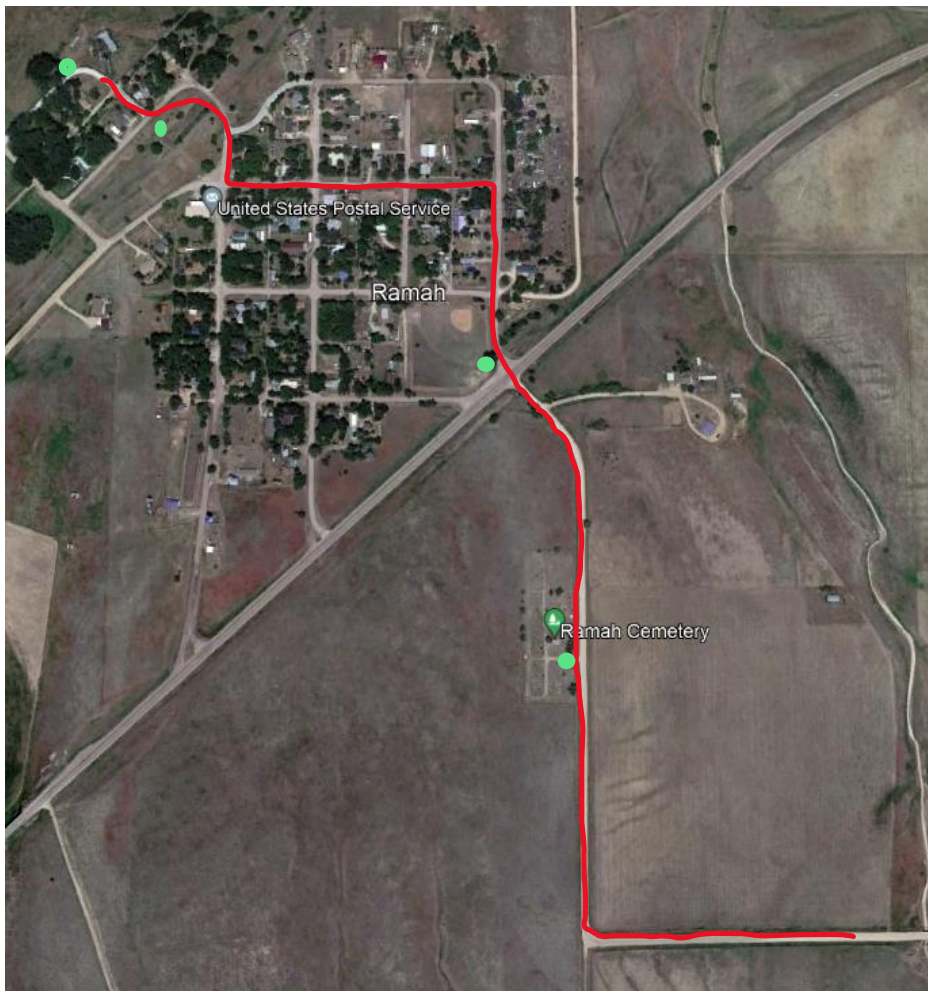
- Ground survey of existing conditions along the proposed force main route
- Recover monuments for approximate Right-Of-Way, see note below
- Utility locates along route
- 4 benchmarks along route
- DWG file with all data in CO SP C, NAD83, vertical datum NAVD88

Right-Of-Way Note:

Hwy 24 ROW: Please see attached CDOT ROW plans. The CDOT plans do not detail the wider ROW at the intersection of Hwy 24 and Ramah Road E. You can also see CDOT has drawn a big X through the page of the plan. We have contacted CDOT several times and left messages for their ROW department but have yet to receive a message back. The Hwy ROW will not be completely calculated until more information is provided. Maybe someone with the Town could get a better response from CDOT. We do have the Hwy ROW set northeast of the intersection, per a deed where CDOT bought the ROW.

The portion of Ramah Road E that goes southeast from the Hwy does not have a documented width. We spoke with the El Paso County and they simply referred us to the GIS department. Upon talking with the GIS department, they did not have any documentation of the road ROW width, only that it was a county-maintained road. We have attached a deed from the property owner that the road goes through, and you can see the county road is mentioned on the second page. It only mentions the road and does not reference any documentation for it. Eventually the road goes to the section line, where it then enters a 60' ROW for the county.

Approx. Route With photo and benchmark locations:



SITE PHOTOS:



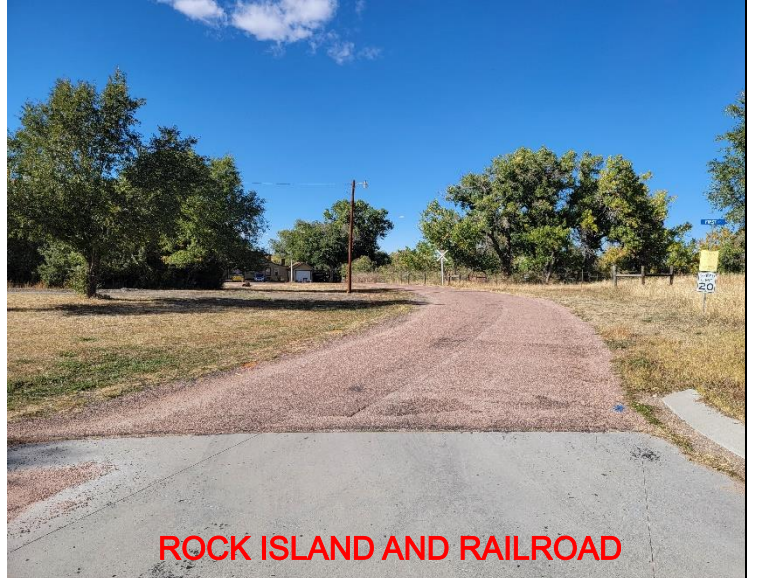
EXISTING SEPTIC TANK



PIKES AND ROCK ISLAND



ROCK ISLAND



ROCK ISLAND AND RAILROAD



COMMERCIAL AND 2ND



2ND ST, WEST 1/2



2ND ST, EAST 1/2



2ND ST, HIGH POINT



2ND AND CHESTNUT



CHESTNUT ST. NORTH 1/2



CHESTNUT ST, SOUTH 1/2



HWY 24 AND CHESTNUT/RAMAH RD



RAMAH RD, AT BEND



RAMAH RD, NORTH 1/2



**RAMAH RD, SW PROPERTY CORNER
NORTH VIEW**



**RAMAH RD, SW PROPERTY CORNER
EAST VIEW**

ATTACHMENTS:

SPECIAL WARRANTY DEED

THIS DEED, made this 25th day of February, 2019
between **Rosalyn E. Bryant** who acquired title as **Rosalyn L. Bryant**, of the County of El Paso and State of
Colorado, grantor(s), and **Black Line Holdings LLC** whose legal address is **13055 Woodlake Road, Elbert CO
80106**, of the County of El Paso and State of Colorado, grantee(s):

WITNESS, that the grantor(s), for and in consideration of the sum of **TEN DOLLARS AND 00/100 (\$10.00)**,
AND OTHER GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby
acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey
and confirm, unto the grantee(s), his/her heirs, and assigns forever, **In Severalty**, all the real property, together with
improvements, if any, situate, lying and being in the County of **El Paso** and State of **Colorado**, described as follows:

**That part of the Northeast quarter of the Southeast quarter, lying South and East of U. S. Highway 24 (also
shown on some recorded documents as U. S. Highway 40) and North of North line of Block 15, Addition No.
2 to the Town of Ramah extended Easterly, in Section 1, Township 11 South, Range 61 West of the 6th P.M.,
County of El Paso, State of Colorado.**


also known by street and number as: **31000 Ramah Road East, Ramah, CO 80832**

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise
appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the
estate, right, title, interest, claim and demand whatsoever of the grantor(s), either in law or equity, of, in and to the
above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the
grantee(s), his/her heirs, and assigns forever. The grantor(s), for himself/herself, his/her heirs, and personal
representatives or successors, does covenant and agree that **THEY** shall and will **WARRANT AND FOREVER
DEFEND** the above-bargained premises in the quiet and peaceable possession of the grantee(s), his/her heirs, and
assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the
grantor(s), but not otherwise, **SUBJECT TO** taxes for the current and subsequent years, and to the exceptions
attached hereto and incorporated herein.

IN WITNESS WHEREOF, the grantor(s) has executed this deed on the date set forth above.

Rosalyn E. Bryant who acquired title as Rosalyn L. Bryant


By Rosalyn L. Bryant

STATE OF California }
COUNTY OF Sacramento } ss.

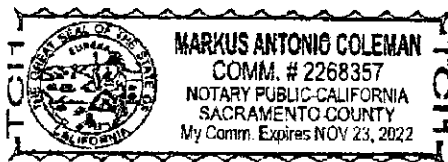
The foregoing instrument was acknowledged before me this February 25, 2019, by Rosalyn E. Bryant who
acquired title as Rosalyn L. Bryant.

My Commission expires: Nov 23, 2022

Witness my hand and official seal.


Notary Public

Doc Fee: \$0.90



ESCROW FILE 60887ECS

EXCEPTIONS EXHIBIT

- Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof.
- Any water rights or claims or title to water, in or under the land, whether or not shown by the public records.
- Taxes due and payable; and any tax, special assessments, charge or lien imposed for water or service, or for any other special taxing district. Note: Upon verification of payment of all taxes the above exception will be amended to read, taxes and assessments for the current year, and subsequent years, a lien not yet due and payable.
- Any interest which may have been acquired by the public reason of the Resolution of the Board of County Commissioners dated and recorded October 3, 1887 in Road Book A at Page 78, which provided that all section lines, township lines, and range lines on the public domain east of the range line dividing range lines 65 west and 66 west declared to be public highways of the width of 60 feet, being 30 feet on each side of said section lines, township lines, or range lines.
- Right of way for ditches and canals constructed by the authority of United States and all coal in the land, so granted, as reserved in U.S. Patent Document No. 5210 and BLM Serial No. COCOAA 084423, issued May 6, 1891 to Lemuel Gammon, as posted in the Bureau of Land Management, General Land Office Records, recorded December 28, 1891 in Book 72 at Page 460.
- Terms, agreements, provisions, conditions, obligations and easements as contained in Right of Way Deed, recorded April 20, 1936 in Book 910 at Page 362.
- Terms, agreements, provisions, conditions, obligations and easements as contained in Right-Of-Way Easement, recorded February 20, 1979 in Book 3142 at Page 762.
- Terms, agreements, provisions, conditions and obligations as contained in Ordinance No. 96-1 recorded February 22, 1996 in Book 6825 at Page 800.
- Terms, agreements, provisions, conditions and obligations as contained in Colorado Ground Water Commission Findings and Order recorded June 15, 2004 at Reception No. 204099349.
- Terms, agreements, provisions, conditions, fees and obligations as contained in Resolution No. 04-301 recorded August 4, 2004 at Reception No. 204131318. Amended Order and Decree Creating District recorded August 22, 2005 at Reception No. 205130084.
- Terms, agreements, provisions, conditions and obligations as contained in Resolution No. 2006-6-5 recorded July 26, 2006 at Reception No. 206109405.
- Loss, damage, rights and use of others in and to existing road across said property known as Ramah Road.
- Apparent easement across said property for driveway use of adjoining property.