TOWN OF SUPERIOR RESOLUTION NO. R-5 SERIES 2018

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF SUPERIOR ACCEPTING A QUITCLAIM DEED FOR TRACTS A AND B, SUPERIOR TOWN CENTER FILING NO. 1B, REPLAT NO. 3 (PARKS 1 AND 2)

WHEREAS, pursuant to the Development Agreement between the Town and RC Superior LLC dated March 11, 2013, RC Superior agreed to convey to the Town the real property now described as Tracts A and B, Superior Town Center Filing No. 1B, Replat No. 3 (the "Property"), also known as Parks 1 and 2;

WHEREAS, RC Superior LLC has delivered to the Town an executed Quitclaim Deed for the Property; and

WHEREAS, the Board of Trustees wishes to accept the Quitclaim Deed for the Property.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF SUPERIOR, COLORADO, as follows:

<u>Section 1</u>. The Board of Trustees hereby accepts the Quitclaim Deed for the Property in the form attached hereto as **Exhibit A**, and thereby accepts the Property for ownership by the Town.

Section 2. The Board's acceptance of the Quitclaim Deed and the Town's ownership of the Property shall not affect any existing obligation of RC Superior LLC or its successors or assigns under the Development Agreement dated March 11, 2013, the Cost Sharing Agreement dated October 18, 2013, the Planned Development Plan, as amended, or any applicable Final Development Plan.

ADOPTED this 8th day of January, 2018.

Clint Folsom, Mayor

Phyklis J. F. Handin, Town Clerk

ATTEST

Town Clerk-Treasurer

03639974 02/08/2018 02:12 PM

RF: \$18.00 DF: \$0.00 Pag

Electronically recorded in Boulder County Colorado. Recorded as received.

QUIT CLAIM DEED

THIS DEED, made this 8th day of December, 2017, between RC SUPERIOR, LLC, a Delaware limited liability company, (the "Grantor"), and the TOWN OF SUPERIOR, COLORADO, a Colorado municipal corporation, whose legal address is 124 East Coal Creek Drive, Superior, Colorado 80027 (the "Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of One Dollar (\$1.00), in hand paid, has remised, released, sold, and QUITCLAIMED, and by these presents does remise, release, sell, and QUITCLAIM unto Grantee, its successors and assigns, forever, all the right, title, interest, claim, and demand which Grantor has in and to the following described lots or parcels of land situate, lying and being in the County of Boulder, State of Colorado, to wit:

TRACT A, SUPERIOR TOWN CENTER FILING NO. 1B REPLAT NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 1, 2016 UNDER RECEPTION NO. 03560623, COUNTY OF BOULDER, STATE OF COLORADO;

AND

TRACT B, SUPERIOR TOWN CENTER FILING NO. 1B REPLAT NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 1, 2016 UNDER RECEPTION NO. 03560623, COUNTY OF BOULDER, STATE OF COLORADO.

(collectively, the "Property").

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of Grantor, either in law or equity, to the only proper use, benefit and behoof of Grantee, its heirs, successors, and assigns forever.

CONSIDERATION IS LESS THAN \$500.00. NO DOCUMENTARY FEE IS REQUIRED AND NO TRANSFER DECLARATION IS REQUIRED.

(SIGNATURES ON FOLLOWING PAGE)

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal the day and year first above written.

R	RC SUPER	RIOR, I	LLC,	
a	Delaware	limited	liability	company

By: Superior Town Center ASLI VII Holdings, LLC, a Delaware limited liability company, its sole Member

By: Avanti Strategic Land Investors VII, L.L.L.P., a Delaware limited liability limited partnership, its sole Member

By: Avanti Properties Group II, L.L.L.P., a
Delaware limited liability limited
partnership, its Managing General Partner

By: Avanti Management Corporation, a Florida Corporation, its sole General Partner

By:	White the state of	
Name:	MARNIN SHADINO	
Title: _	Presital	

WIK

STATE OF FLORIDA)
) ss.
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me this the day of December, 2017, by MANIN SHAPPO as PRESIDENT of Avanti Management Corporation, a Florida Corporation, sole general partner of Avanti Properties Group II, L.L.L.P., a Delaware limited liability limited partnership, managing general partner of Avanti Strategic Land Investors VII, L.L.P., a Delaware limited liability limited partnership, sole member of Superior Town Center ASLI VII Holdings, LLC, a Delaware limited liability company, sole member of RC Superior, LLC, a Delaware limited liability company.

WITNESS my hand and official seal.

(Notarial Seal)

Motary Public State of Florida
Lisa S Nieleen
My Commission FF 934965
Expires 11/04/2019

Notary Public
My commission expires: 119200