



Certificate No. _____

County Recording Label _____

Transferable Development Right Certificate

**ISSUED PURSUANT TO BOULDER COUNTY BOARD OF COUNTY COMMISSIONERS' RESOLUTION 95-27
CREATING A BOULDER COUNTY TRANSFERABLE DEVELOPMENT RIGHTS PROGRAM UNDER THE
BOULDER COUNTY LAND USE CODE**

This Certificate is issued for and represents ONE Transferable Development Right, out of a total of _____ Transferable Development Rights recognized for and derived from the following real property in Boulder County (hereafter, "the Sending Site"):

*SEE EXHIBIT A (Legal description), attached to and incorporated by this reference into this Certificate,
which is the property described on the deed recorded in the real property records of Boulder County*

at Film No. _____, Reception No. _____,

and is also identified as Boulder County Parcel No. _____, and Tax Identification No. _____

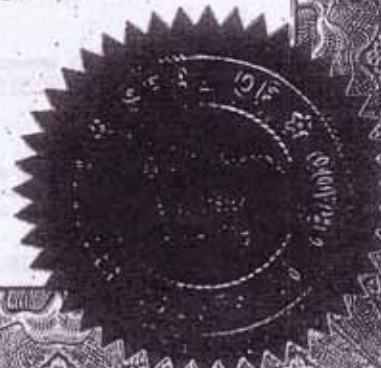
Upon execution and recordation of this Certificate in the real property records of Boulder County, in accordance with the Boulder County Transferable Development Right/Planned Unit Development (hereafter "TDR/PUD") Regulations, the ONE Transferable Development Right associated with the Sending Site as represented by this Certificate shall be completely severed and extinguished from the Sending Site, and shall not be eligible for any use related to development on the Sending Site, but may be transferred to a receiving site as the Board of County Commissioners may approve pursuant to the County's TDR/PUD Regulations.

Boulder County Land Use Director

Certificate Owner's Signature
(All owners of Sending Site or their legal representative)

Chair, Board of County Commissioners

Date Issued



CERTIFICATE

 SALE, CONVEYANCE OR ASSIGNMENT OF TRANSFERABLE DEVELOPMENT RIGHT CERTIFICATE

This Certificate may be sold, conveyed or otherwise transferred only on the records of the Boulder County Land Use Department by the owner(s) hereof in person, or by their legal representative, upon surrender of this Certificate as property endorsed below:

For \$ value received, _____ (must be same owner(s) as stated on front of Certificate) hereby sells, assigns and transfers to:

_____ this Transferable Development Right Certificate Number

and does hereby authorize the Boulder County Land Use Director to transfer this Certificate on the records of the Boulder County Land Use Department to the above stated transferee, by re-issuing this Certificate in the transferee's name and recording the re-issued Certificate in the real property records of Boulder County. Upon recordation of the re-issued Certificate the Certificate as it existed prior to re-issuance shall be null and void.

 ENCUMBRANCE OF CERTIFICATE

This Certificate may be granted as collateral or otherwise encumbered only on the records of the Boulder County Land Use Department by the owner(s) hereof in person or by their legal representative, upon proper endorsement of this Certificate as provided below:

To secure a debt, loan or other obligation in the amount of

\$ _____ (If not money, specify obligation secured)

_____ (must be same owner(s) as stated on front of Certificate)

hereby grants to

_____ a secured interest in this Transferable Development Right Certificate

No. _____ and does hereby authorize the Boulder County Land Use Department to record evidence of this encumbrance in the real property records of Boulder County.

 RELEASE OF ENCUMBRANCE

For full satisfaction received

_____ (must be same person designated as secured interest holder, above), hereby releases the encumbrance/security interest granted above, and relinquishes all right to any interest whatsoever in this TDR Certificate.

Owner's/Legal Representative's Name

Owner's/Legal Representative's Signature

Boulder County Land Use Director's Signature

Date of Signatures

Notary Public

My Commission Expires

Notary Address

(Notary Seal)

 REDEMPTION OF TRANSFERABLE DEVELOPMENT RIGHT CERTIFICATE (TO RECEIVING SITE)

To redeem this Certificate for development on an approved Receiving Site, the current owner must present this Certificate free and clear of any and all encumbrances or adverse claims, to the Boulder County Land Use Department.

_____ (current owner as shown on Certificate) hereby surrenders this Transferable Development Right Certificate Number

_____ to the Boulder County Land Use Department for development on the

_____ Receiving Site/Subdivision, and hereby authorizes the Boulder County Land Use Director to record this Redemption in the real property records of Boulder County, which recording shall effect an immediate and complete extinguishment of this Certificate.

 REDEMPTION OF TRANSFERABLE DEVELOPMENT RIGHT CERTIFICATE (TO SENDING SITE)

This Transferable Development Right Certificate may be redeemed to the Sending Site, upon surrender to the Boulder County Land Use Department, only by the original owner (or legal heir) as shown on the face of this Certificate as first issued, and only provided the Certificate has not been transferred to any third party. The Certificate may not be redeemed to the Sending Site to increase density beyond that allowed under the Boulder County Transferable Development Right Regulations.

_____ (original Certificate owner) hereby surrenders Transferable Development Right Certificate Number

_____ to the Boulder County Land Use Department for redemption on the Sending Site, and hereby authorizes the Boulder County Land Use Director to record this Redemption in the real property records of Boulder County, which recording shall effect an immediate extinguishment of this Certificate.

BOULDER COUNTY TDR/TDC WEB SITES

http://www.bouldercounty.org/lu/code_updates/expanded_tdr/pdf/Resolution2008-72.pdf

County Commissioners Resolution on TDCs

http://www.bouldercounty.org/lu/tdc/pages/tdc_faqs.htm

frequently asked questions

http://www.bouldercounty.org/lu/tdc/pages/tdc_marketplace.htm

where to find information

http://www.bouldercounty.org/lu/tdc/pages/tdc_registration_forms.htm

sale, purchase, reporting forms

http://www.bouldercounty.org/lu/tdc/pages/tdc_application_forms.htm

determination form

http://www.bouldercounty.org/lu/code_updates/expanded_tdr/pdf/BOCCExpandedTDRDocuments061208.pdf

charts

<http://www.bouldercounty.org/lu/tdc/>

TDC Clearinghouse Home Page

http://www.bouldercounty.org/lu/planning_division/tdr_program/index.htm

County TDR site