



MEADOWS RANCH

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February 4, 2019

CO State Representative Dylan Roberts
 200 E Colfax, RM 346
 Denver, CO 80203

& all Committee members / Representatives
of RURAL AFFAIRS & AGRICULTURE

RE: 2019 HB 1091– Please Support / VOTE YES - Conservation Easement Transparency

Dear Representatives, RURAL AFFAIRS & AGRICULTURE Committee.

As a land owner who's family donated 10 **Conservation Easements**, totaling an inholding **1400 acres**, (surrounded by National Forest, Public Lands Managed by the BLM and the Tabeguache Wilderness Area) and who is currently battling the CO Department of Revenue's disallowances of our C/E appraisals/tax credits; **I urge you to support 19HB-1091!**

The **Colorado C/E program** continues to be an absolute **DISASTER**, for law-abiding ranchers and farmers, whose objective was to preserve and conserve Colorado's natural resources. HB-1091, is the first step to correct the "past", "present", and "future" damages to land owners who have been and will be annihilated by CONSERVATION EASEMENTS!

Attached is my letter dated July 2017, the only status that has changed is settlement with our tax credit buyers and mounting attorney fees ... and the enormous stress to my family, health, and finances -- with no end in sight. At this very moment, I am in the fight of my life with **CDOR/CEOC** who arbitrarily determined my **land values to have minimal value**, and their demand for pay back of **C/E tax credits + penalty & interest**, ... factoring in exorbitant attorney fees + my original C/E set up costs ... my losses will be unsurmountable; all while, the Land Trusts and the State of Colorado enjoy my land for "free"!

The Colorado Conservation Easements has become an **OUTRAGEOUS** land grab, that must be **STOPPED & FIXED!** **HB-1091 is a good start!**

Thank you.

Jim Guire II





MEADOWS RANGE

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Denver, CO 80202
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of all the things & people in the world

MEADOWS RANGE - The Meadows Range is a beautiful area with many scenic views.

from the mountains to the valley floor.

The Meadows Range is a beautiful area with many scenic views. It is a great place to visit for anyone who enjoys nature and outdoor activities. The Meadows Range is a beautiful area with many scenic views. It is a great place to visit for anyone who enjoys nature and outdoor activities.

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