

**PETITION OF THE ALAMEDA STATION METROPOLITAN DISTRICT  
FOR CONSENT TO INCLUSION OF PROPERTY  
OUTSIDE THE FUTURE INCLUSION AREA**

The purpose of this Petition is to request the consent of the Manager of Finance, the Manager of Public Works and the City Council, pursuant to Article IX of the Alameda Station Metropolitan District (the “**ASMD**”) Service Plan, to the inclusion within the boundaries of the ASMD of a parcel approximately the size of a parking space located within the Denver Design District.

**1. History of ASMD.**

(a) The ASMD was organized to fund the construction and operation and maintenance of certain public improvements to serve the Bus Barn redevelopment.

(b) The Inclusion Area for the ASMD overlaps the entire Bus Barn property, but only the parcel identified on **Exhibit A** attached hereto and incorporated herein by this reference is within the boundaries of the ASMD.

(c) The ASMD is not a party to any agreements pursuant to which it has any outstanding obligations, has no debt, is providing no services, has not imposed a mill levy and has no fee structures.

(d) The Bus Barn property is currently under contract to be sold to Bus Barn Properties Inc. (the “**Redeveloper**”) with an anticipated closing date in July of 2017. RTD will be retaining a part of the Bus Barn property and the Redeveloper will be selling a part of what it acquires to a third party (the “**Third Party Purchaser**”) and retaining the remainder to be sold to yet another purchaser.

**2. Reason for the Request for Consent.**

(a) After the closing anticipated to occur in July of 2017, RTD will retain ownership of a road right of way in the District, the Redeveloper will be simultaneously conveying a part of its acquisition to the Third Party Purchaser so that entity will own a part of the property in the ASMD and the Redeveloper will own the rest with plans to convey to yet another purchaser.

(b) The Redeveloper and the Third Party Purchaser have confirmed they do not require the services of the ASMD to fund the construction or maintenance of any public improvements and are in support of the request being submitted by way of this correspondence.

(c) The objective of the ASMD in submitting this request, and of the Redeveloper in supporting this request, is to have the property within its boundaries be located in the Denver Design District area where it can provide funding for construction and operation and maintenance of public improvements for the Denver Design District.

(d) Another objective of the ASMD and the Redeveloper is to have all of the property located within the Bus Barn parcel that is within the Bus Barn parcel to be excluded

from the ASMD as it will not be served by the ASMD and so should not be subject to any taxation by the ASMD.

(e) The objective of the Third Party Purchaser in supporting this request is to have all of the property it is purchasing removed from the possibility of being taxed by the ASMD as the Third Party Purchaser concurs with the ASMD and the Redeveloper that the ASMD will not provide services to the parcel being acquired by the Third Party Purchaser.

**3. Request for Consent.**

(a) The ASMD is hereby requesting the Manager of Finance, the Manager of Public Works and the City Council approve of the ASMD including the parcel set forth in **Exhibit B** within the boundaries of the ASMD understanding that the Manager of Finance, the Manager of Public Works and the City Council are relying on the representation of the ASMD that it:

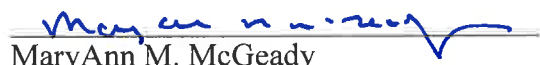
(i) will exclude the property in the ASMD that overlaps the Bus Barn property within ten (10) business days of issuance of the District Court Order of Inclusion for the parcel set forth in **Exhibit B**;

(ii) it is the intent of the ASMD to submit to the City an amendment to its Service Plan related to its proposed service provision to the Denver Design District on or before August 1, 2017.

*[Signature page follows]*

Dated June 19, 2017.

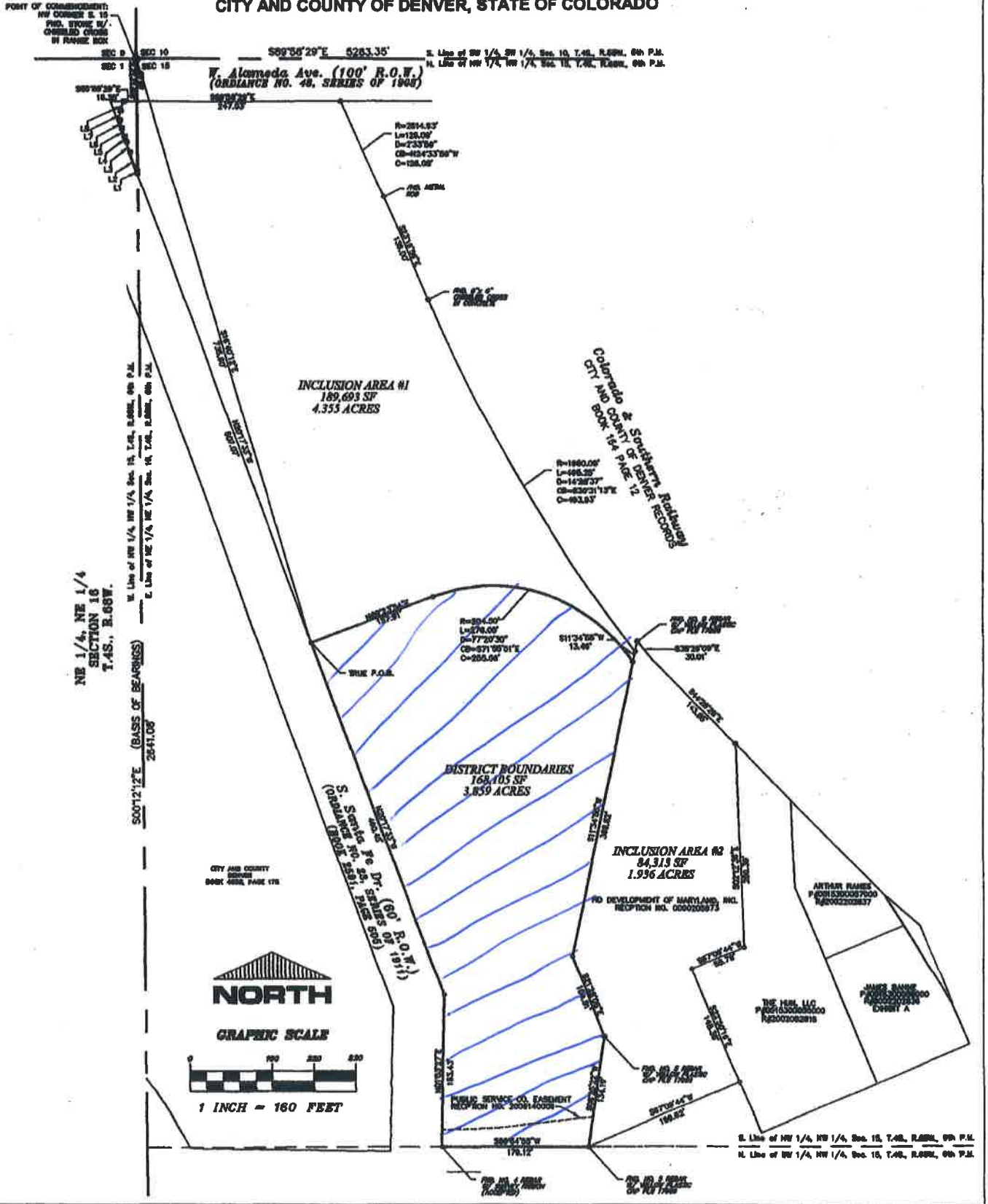
**PETITIONER:  
ALAMEDA STATION METROPOLITAN  
DISTRICT**

By:   
Name: MaryAnn M. McGeady  
Its: Attorney for the District  
Address of Petitioner:  
McGeady Becher P.C.  
450 East 17<sup>th</sup> Ave. Suite 400  
Denver, CO 80203

## **EXHIBIT A**

# LEGAL DESCRIPTION OF ALAMEDA STATION METRO DISTRICT

LOCATED IN THE NW 1/4, NW 1/4 OF SECTION 15 AND NE 1/4, NE 1/4 SECTION 16,  
TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN,  
CITY AND COUNTY OF DENVER, STATE OF COLORADO



## **EXHIBIT B**

LAND DESCRIPTION  
ALAMEDA STATION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST QUARTER OF THE NORTHEAST SAID SECTION 15, THENCE ALONG THE SOUTHERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15, N89°57'53"W A DISTANCE OF 203.99 FEET, THENCE N00°01'53"W A DISTANCE OF 209.23 FEET, TO THE POINT OF BEGINNING;  
THENCE S89°58'06"W A DISTANCE OF 9.00 FEET;  
THENCE N00°01'54"W A DISTANCE OF 12.00 FEET;  
THENCE N89°58'06"E A DISTANCE OF 9.00 FEET;  
THENCE S00°01'54"E A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 108 SQUARE FEET (0.002 ACRES) MORE OR LESS.

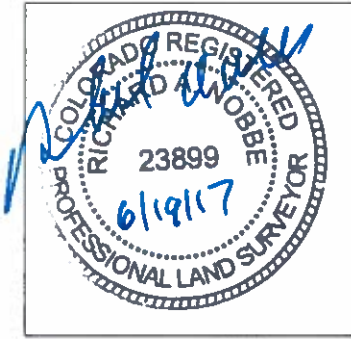
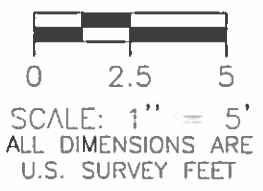
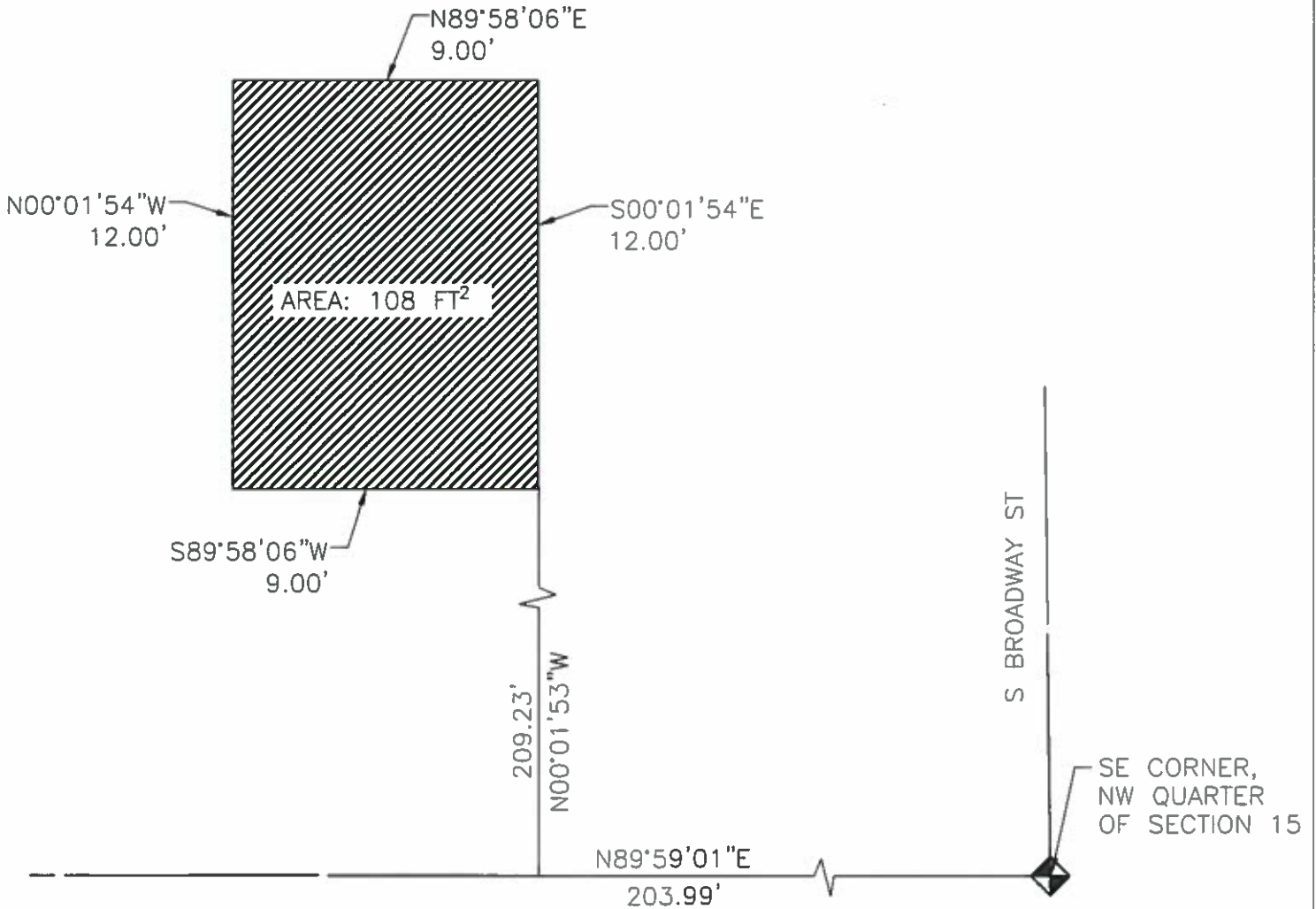
BEARINGS ARE BASED ON AN ASSUMED BEARING OF N00°45'32"W ALONG THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 15, BEING MONUMENTED BY A FOUND STONE IN RANGE BOX AT THE NORTH QUARTER CORNER AND A FOUND STONE IN RANGE BOX AT THE CENTER QUARTER CORNER.

PREPARED BY MACY KIEL  
REVIEWED BY RICHARD A. NOBBE PLS  
FOR AND ON BEHALF OF  
MARTIN/MARTIN INC.  
12499 W. COLFAX AVE  
LAKEWOOD, CO 80215  
(303) 431-6100  
JUNE 19, 2017



# ALAMEDA STATION METRO DISTRICT

SECTION 15, TOWNSHIP 4 SOUTH  
RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
CITY AND COUNTY OF DENVER  
1 OF 1



ISSUED: JUNE 19, 2017



12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215  
303.431.6100 MARTINMARTIN.COM

DRAWING LOCATION: \\mmrcivil\civil\SCHLAGETER\15.0575-Denver Design District-Master Plan Refresh-Development Strategy\PLANS\_PBG\Legals\Alameda Station Metro District Legal Exhibit.dwg

THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS ONLY TO DEPICT THE ATTACHED DESCRIPTION.



MARTIN/MARTIN, INC., 4251 Kipling, Wheat Ridge, Colorado 80034-4001  
(null)

PARKING LOT PLAN CHECK

| No  | Bearing    | Chord  | Radius | M Arc | C Arc | Delta |
|-----|------------|--------|--------|-------|-------|-------|
| 001 | S89-58-06W | 9.000  |        |       |       |       |
| 002 | N00-01-54W | 12.000 |        |       |       |       |
| 003 | N89-58-06E | 9.000  |        |       |       |       |
| 004 | S00-01-54E | 12.000 |        |       |       |       |

CLOSURE = 0.000 N17-03-40E  
PERIMETER = 42.000 PRECISION = 1: 1000000  
AREA = 108.00 SQ. FEET OR 0.002479 ACRES

