

STATE OF COLORADO, CITY AND COUNTY OF DENVER

CERTIFICATION OF MAILING OF PUBLIC NOTICE OF HEARING ON PETITION FOR THE ORGANIZATION OF THE FIVE POINTS BUSINESS IMPROVEMENT DISTRICT

Pursuant to Section 31-25-1206, C.R.S, the undersigned does hereby certify that on behalf of the City Clerk of the City and County of Denver, Colorado, that certain PUBLIC NOTICE OF HEARING ON PETITION FOR THE ORGANIZATION OF THE FIVE POINTS BUSINESS IMPROVEMENT DISTRICT attached hereto as Exhibit 1 was deposited in the U.S. Mail, first-class, postage pre-paid, on Monday, May 16, 2016, to the property owners within the service area and boundaries of the proposed Five Points Business Improvement District at those certain addresses set forth in Exhibit 2. The addresses identified in Exhibit 2 were obtained from the tax records of the City and County of Denver, as required by Section 31-25-1206, C.R.S.



Annette M. Cates, Paralegal  
Spencer Fane LLP  
1700 Lincoln Street, Suite 2000  
Denver, CO 80203

STATE OF COLORADO )  
 ) ss.  
CITY AND COUNTY OF DENVER )

Subscribed and sworn to before me this 17<sup>th</sup> day of May, 2016, by Annette M. Cates.

Witness my hand and official seal.

My commission expires: 2/19/18

(S E A L)



Notary Public

LORI A. GAROFALO  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 19944001467  
MY COMMISSION EXPIRES FEBRUARY 9, 2018

## EXHIBIT 1

### PUBLIC NOTICE OF HEARING ON

PETITION FOR THE ORGANIZATION OF THE FIVE POINTS BUSINESS IMPROVEMENT DISTRICT IN THE CITY AND COUNTY OF DENVER, COLORADO, AND CONSIDERATION OF AN ORDINANCE ORGANIZING THE FIVE POINTS BUSINESS IMPROVEMENT DISTRICT, PROVIDING FOR THE APPOINTMENT OF THE DIRECTORS THEREOF, AND APPROVING THE INITIAL OPERATING PLAN AND PRELIMINARY 2017 BUDGET THEREFOR

PUBLIC NOTICE IS HEREBY GIVEN that there was filed in the office of the City Clerk of the City and County of Denver, Colorado a Petition for the Organization of the Five Points Business Improvement District ("Proposed District") in accordance with the provisions of the Business Improvement District Act, Part 12 of Article 25 of Title 31, C.R.S. Said Petition is pending the hearing on the sufficiency of said Petition and action on an ordinance to organize the Proposed District by the City Council as the governing body of the City and County of Denver, Colorado (the "City").

**Mailing this notice to the property owners is required by law. Residential property will not be taxed or otherwise assessed by the Proposed District unless the property owner changes the use to be commercial property.**

Said Petition states, among other things:

(a) A general description of the boundaries and service area of the Proposed District, attached hereto as Exhibit A and Exhibit B and incorporated herein by reference;

(b) The Proposed District shall be empowered to provide all or part of the services and improvements allowed under Colorado law for business improvement districts, including "Improvements" as that term is defined in Section 31-25-1203(5), C.R.S., services as described in Section 31-25-1212(1)(f), C.R.S., and other powers granted to such districts under Section 31-25-1212, C.R.S., to the extent set forth in its Operating Plan;

(c) That the initial five (5) members of the Board of Directors of the Proposed District shall be appointed by the City, as provided in Section 31-25-1209(1)(b), C.R.S.

The petition is on file at the office of the City Clerk of the City and County of Denver, in File No. 2016-0184, and is available for public inspection.

NOTICE IS FURTHER GIVEN that by resolution of the City Council, a public hearing on said Petition shall be held at the hour of 5:30 p.m., on Tuesday, the 31<sup>st</sup> day of May, 2016, in Council Chambers in the City and County Building located at 1437 Bannock Street, Room 451, Denver, Colorado, at which time and place any interested party may appear and be heard on the sufficiency of the Petition.

NOTICE IS FURTHER GIVEN that the City Council, at the conclusion of said hearing, if it determines that the Petition satisfies the requirements of the Business Improvement District Act, will consider the adoption of a proposed ordinance creating and establishing the Five Points Business Improvement District, appointing the initial members of the Board of Directors of the District, and approving the Initial Operating Plan and preliminary 2017 budget therefor.

/s/ Debra Johnson, Clerk and Recorder,  
Ex-Officio Clerk of the City and County of Denver, Colorado

## **Exhibit A**

### **Description of Service Area boundaries of Five Points Business Improvement District**

A parcel of land located in the Northeast Quarter of Section 34, and the Northwest Quarter of Section 35, and the Southwest Quarter of Section 26, and the Southeast Section of 27, all in Township 3 South, Range 68 West of the 6th PM, City and County of Denver, State of Colorado, being more particularly described as follows:

Beginning at the intersection of the centerline of the alley between Welton St. and Glenarm Pl. with the northeasterly right-of-way 20th St;

Thence northwesterly, along said northeasterly right-of-way, to its intersection with the centerline of the alley between Welton St. and California St.;

Thence northeasterly, along said alley centerline, to its projected intersection with the northeasterly right-of-way of Park Ave. W.;

Thence northwesterly, along said northeasterly right-of-way, to its intersection with the southeasterly right-of-way California St.;

Thence northeasterly, along said southeasterly right-of-way, to its intersection with the southwesterly right-of-way 24th St.;

Thence southeasterly, along said southwesterly right-of-way, to its intersection with the centerline of the alley between Welton St. and California St., projected southwesterly;

Thence northeasterly, along said alley centerline and its projection, to its intersection with the northeasterly right-of-way of 26th St.;

Thence northwesterly, along said northeasterly right-of-way, to its intersection with the southeasterly right-of-way of California St.;

Thence northeasterly, along said southeasterly right-of-way, to its intersection with the southwesterly right-of-way of 27th St.;

Thence southeasterly, along said southwesterly right-of-way, to its intersection with the centerline of the alley between Welton St. and California St., projected southwesterly;

Thence northeasterly, along said alley centerline and its projection, to its intersection with the southeasterly projection of the property line lying 8 feet northeasterly from, and parallel with, the southwesterly line of lot 3, block 73, Case and Eberts Addition to the City of Denver;

Thence northwesterly, along said property line, to its intersection with the southeasterly right-of-way of California St., said point lying 8 feet northeasterly of the westernmost corner of said lot 3;

Thence northeasterly and easterly, along said right-of-way of California St., to its intersection with the westerly right-of-way of Downing St.;

Thence southerly, along said westerly right-of-way, to its intersection with the centerline of the alley between Welton St. and Glenarm Pl., projected northeasterly;

Thence southwesterly, along said alley centerline and its projection, to its intersection with the northerly right-of-way of 26th Ave.;

Thence southwesterly, crossing 26th Ave., to the intersection of the centerline of the alley between Washington St. and Clarkson St. with the southerly right-of-way of 26th Ave.;

Thence southerly, along said alley centerline, to its intersection with the north line of lot 13, block 2, Horner's Addition to Denver, projected easterly;

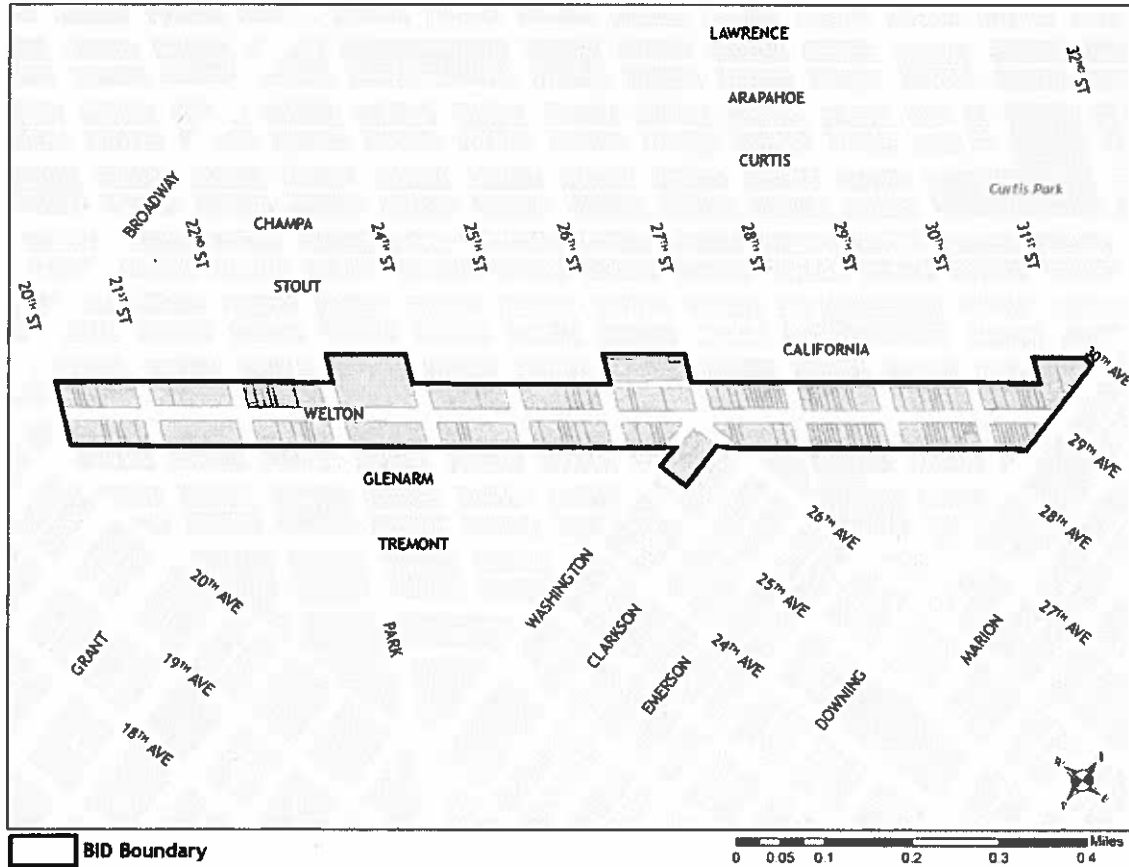
Thence westerly, along said lot line and its projection, to its intersection with the easterly right-of-way of Washington St.;

Thence northerly, along said easterly right-of-way, to its intersection with the centerline of the alley between Welton St. and Glenarm Pl., projected northeasterly;  
Thence southwesterly, along said alley centerline and its projection, to the Point of Beginning.

### Exhibit B

Map of Service Area of Five Points Business Improvement District

#### Five Points Business Improvement District (BID)



## EXHIBIT 2

2040 WELTON LLC  
2040 WELTON ST  
DENVER, CO 80205-2807

2201 WELTON LLC  
1498 KING AVE  
BOULDER, CO 80302-7838

2300 WELTON LLC  
2330 BROADWAY STE 103  
DENVER, CO 80205-2072

2420 WELTON LLC  
1654 GRANT ST  
DENVER, CO 80203-1602

2460 WELTON ST LLC  
1127 SHERMAN ST STE 100  
DENVER, CO 80203-2398

2526 WELTON LLC  
3535 E 26TH AVENUE PKWY  
DENVER, CO 80205-5015

2560 WELTON LLC  
1127 SHERMAN ST STE 100  
DENVER, CO 80203-2398

2615 WELTON STREET LLC  
2615 WELTON ST  
DENVER, CO 80205-2911

2716 WELTON ST LLC  
3004 ARAPAHOE ST  
DENVER, CO 80205-2736

2820 WELTON LLC  
2820 WELTON ST  
DENVER, CO 80205-3020

2955 INVESTORS LLC  
PO BOX 13545  
DENVER, CO 80201-3545

2GE WELTON LLC  
1685 S COLORADO BLVD UNIT S-268  
DENVER, CO 80222-4011

3001 WELTON LLC  
3001 WELTON ST  
DENVER, CO 80205-3023

5 POINTS CONDOMINIUM #2 LLC  
PO BOX 1915  
DENVER, CO 80201-1915

ABER-TOWNS, MATTHEW STEPHEN  
2818 WELTON ST  
DENVER, CO 80205-3020

ALEXANDER, LENORA  
2937 WELTON ST  
DENVER, CO 80205-3021

ANDERSON, KIRA  
PO BOX 195  
BAYFIELD, CO 81122-0195

ASHBURN, SCOTT THOMAS  
2400 WELTON ST APT 205  
DENVER, CO 80205-2965

AYRE WP LLC  
2115 ROBB ST  
LAKEWOOD, CO 80215-1252

BANKS, TAMARA  
2550 WASHINGTON ST STE 403  
DENVER, CO 80205-3181

BARRY, GLENDA C  
2561 RANCH RESERVE RDG  
WESTMINSTER, CO 80234-2695

BATES LEASING COMPANY  
4720 BOW MAR DR  
BOW MAR, CO 80123-1445

BEAL, NATHAN & CARLA  
2922 WELTON ST  
DENVER, CO 80205-3022

BELSHE, JACKSON D  
2550 WASHINGTON ST STE 301  
DENVER, CO 80205-3179

BERNAL, NIKKI JO  
2550 WASHINGTON ST STE 209  
DENVER, CO 80205-3177

BLECKER LLC  
PO BOX 5945  
DENVER, CO 80217-5945

BLECKER LLC &  
3240 S PONTIAC ST  
DENVER, CO 80224-2716

BOURGEOIS, CARL  
2413 WASHINGTON ST  
DENVER, CO 80205-3107

BRYANT, ALBERT J  
2217 WELTON ST  
DENVER, CO 80205-2810

BURKETT, SHAINA A  
2550 WASHINGTON ST STE 206  
DENVER, CO 80205-3177

BUSCARELLO, DANIEL R  
2824 WELTON ST  
DENVER, CO 80205-3020

BUTLER, JASON A  
625 S OGDEN ST  
DENVER, CO 80209-4419

CAMPBELL, MATTHEW R  
3318 STEELE ST  
DENVER, CO 80205-4335

CASILLAS, ROSALVA  
2832 WELTON ST  
DENVER, CO 80205-3020

CHAMPA STREET HOLDINGS LLC  
2649 CHAMPA ST  
DENVER, CO 80205-2625

CHERRY STREET PARTNERS LLC  
605 S GILPIN ST  
DENVER, CO 80209-4511

CHRISTEN, MEGAN M  
755 STOKESWOOD AVE SE  
ATLANTA, GA 30316-3836

CITY & COUNTY OF DENVER  
201 W COLFAX AVE DEPT 401  
DENVER, CO 80202-5330

COLORADO PUBLIC TELEVISION INC  
2900 WELTON ST STE 100  
DENVER, CO 80205-3010

CONSERVATIVE BAPTIST HOME  
MISSION DBA MISSION TO AMERICA  
2530 WASHINGTON ST  
DENVER, CO 80205-3142

CRAIGHEAD, CHALONIE R  
2711 WELTON ST APT 203  
DENVER, CO 80205-2986

DAVIS, SCOTT R & KIMBERLY D  
4865 E 41ST AVE  
DENVER, CO 80216-4401

DAY, MICHAEL DELBROOK  
2550 WASHINGTON ST STE 407  
DENVER, CO 80205-3181

DEBORSKI, CHRISTOPHER  
2550 WASHINGTON ST STE 207  
DENVER, CO 80205-3177

DI FAMILY LIVING TRUST  
2025 WELTON ST  
DENVER, CO 80205-2806

DIKEOU REALTY  
1615 CALIFORNIA ST  
DENVER, CO 80202-3705

DINKEL, MANDA KAY  
2550 WASHINGTON ST STE 211  
DENVER, CO 80205-3177

DORANCY-WILLIAMS, JILL  
3025 WELTON ST  
DENVER, CO 80205-3023

EMPIRE I REAL ESTATE LLC  
3131 E ALAMEDA AVE UNIT 1408  
DENVER, CO 80209-3412

EPWORTH HOUSING FOUNDATION CPE  
3401 HIGH ST  
DENVER, CO 80205-4041

ESTES, NATHANIEL & RAINEY L  
4450 S XANTHIA ST  
DENVER, CO 80237-2512

FALCON, STEPHEN D  
2400 WELTON ST APT 201  
DENVER, CO 80205-2965

FEFES, DEMETRIOS  
3641 S PONTIAC WAY  
DENVER, CO 80237-1326

FERN HALL LLC  
2543 CALIFORNIA ST  
DENVER, CO 80205-2929

FISHER, FRANK  
2550 WASHINGTON ST STE 406  
DENVER, CO 80205-3181

FIVE POINTS PLAZA LLC  
2 INVERNESS DR E STE 200  
CENTENNIAL, CO 80112-5509

FIVE POINTS VENTURE LLC  
2741 WELTON ST B  
DENVER, CO 80205-2913

FLYNN, MICHAEL J  
3210 VINE ST  
DENVER, CO 80205-4137

FREDERICK, BROOKS C  
2550 WASHINGTON ST STE 215  
DENVER, CO 80205-3177

FSP 1999 BROADWAY LLC  
401 EDGEWATER PL STE 200  
WAKEFIELD, MA 01880-6207

GREENE, DANIEL A  
2860 WELTON ST  
DENVER, CO 80205-3020

HARRIS, GAYLENE V REVOCABLE  
TRUST  
2830 GLENCOE ST  
DENVER, CO 80207-2725

HARRIS, JONATHAN P  
2550 WASHINGTON ST STE 309  
DENVER, CO 80205-3179

HARRIS, KING H  
2634 GARFIELD ST  
DENVER, CO 80205-5041

HIGHLAND INVESTMENTS LLLP  
4720 BOW MAR DR  
BOW MAR, CO 80123-1445

HMS FAMILY LLC  
5690 DTC BLVD STE 285W  
GREENWOOD VILLAGE, CO 80111-3233

IJL ENTERPRISES PACIFIC LTD  
5161 E ARAPAHOE RD STE 320  
CENTENNIAL, CO 80122-2385

JDUB RENTAL HOUSING  
PO BOX 745  
DENVER, CO 80201-0745

JOHNSON, DIANE  
7918 DASCH ST  
DALLAS, TX 75217-4761

JUANITHA LLC  
3014 ALBION ST  
DENVER, CO 80207-2607

KING, RENEE COUSINS EXEMPT TRUST  
751 S ONEIDA ST  
DENVER, CO 80224-1572

KING, RENEE COUSINS NONEXEMPT  
TRUST  
751 S ONEIDA ST  
DENVER, CO 80224-1572

KONLECZNY, KRISTINA  
2550 WASHINGTON ST STE 210  
DENVER, CO 80205-3177

KOWALYSHYN, ANDREW J  
2711 WELTON ST APT 206  
DENVER, CO 80205-2986

KUECHENMEISTER, JOSEPH R  
2933 WELTON ST  
DENVER, CO 80205-3021

KUVO LLC  
1089 BANNOCK ST  
DENVER, CO 80204-4036

LEWIS, DUANE  
2809 WELTON ST  
DENVER, CO 80205-3019

LIGHTHOUSE CONDOMINIUMS  
ASSOCIATION  
2418 WELTON ST  
DENVER, CO 80205-2918

LIMAN, SAMUEL L  
2550 WASHINGTON ST STE 404  
DENVER, CO 80205-3181

LIZAK, JULIE C  
2550 WASHINGTON ST STE 302  
DENVER, CO 80205-3179

LIZZO, STACY  
2400 WELTON ST APT 101  
DENVER, CO 80205-2965

LOFTON, MAUDE BROWN MD  
47 TAMARADE DR  
LITTLETON, CO 80127-3519

LUTTWAK, AMEDEO R  
2926 WELTON ST  
DENVER, CO 80205-3022

MARSDEN, ROBERT J  
6530 DANIELLE LOU CT  
MISSOULA, MT 59803-2780

MARTINEZ-FABELA, HILARIO  
3041 WELTON ST  
DENVER, CO 80205-3023

MCGEE, DEE C  
2550 WASHINGTON ST STE 204  
DENVER, CO 80205-3177

MCILWAIN, AMY  
2550 WASHINGTON ST STE 212  
DENVER, CO 80205-3177

MENDOZA, JESUS & JUDY  
11253 OAKLAND DR  
HENDERSON, CO 80640-9298

MENDOZA, VICENTE & MARGARITA  
3343 CURTIS ST  
DENVER, CO 80205-2756

MINUTE SPOT LLC  
2543 CALIFORNIA ST  
DENVER, CO 80205-2929

MORLAN, AMBER L  
2550 WASHINGTON ST STE 205  
DENVER, CO 80205-3177

MULLINS, RACHEL J  
1009 TUCKER GULCH WAY  
GOLDEN, CO 80403-2307

NEDERVELD, GARY V & PATRICIA L  
1870 WOODCLIFF AVE SE  
GRAND RAPIDS, MI 49506-5131

NELSON, KARIN J  
2550 WASHINGTON ST STE 308  
DENVER, CO 80205-3179

NEWBERGER, DUSTIN RENE  
2400 WELTON ST APT 202  
DENVER, CO 80205-2965

NORTHWEST LAND CO  
232 W 13TH AVE  
DENVER, CO 80204-2712

OVIND, MARK  
2400 WELTON ST APT 105  
DENVER, CO 80205-2965

PETERSON, KURT R  
4974 QUITMAN ST  
DENVER, CO 80212-2637

PETRIE, KRISTI A  
3295 COOK ST  
DENVER, CO 80205-4950

PONTRELLI, PATRICK L  
2550 WASHINGTON ST STE 202  
DENVER, CO 80205-3177

RABBITT, JULIE ANN  
2550 WASHINGTON ST STE 201  
DENVER, CO 80205-3177

REETZ, PAULINE  
2550 WASHINGTON ST STE 401  
DENVER, CO 80205-3181

REGIONAL TRANSPORTATION DISTRICT  
1600 BLAKE ST  
DENVER, CO 80202-1324

RITCHIE, MICHAEL L  
2605 CALIFORNIA ST  
DENVER, CO 80205-2931

RODRIGUEZ, VICENTE MENDOZA  
3343 CURTIS ST  
DENVER, CO 80205-2756

RUBRIGHT, LINDA  
7407 W 33RD AVE  
WHEAT RIDGE, CO 80033-6288

RUFENER, PAUL  
2645 VINE ST  
DENVER, CO 80205-4629

RUTLEDGE, ALLEN E & DAPHNE D  
2400 WELTON ST APT 104  
DENVER, CO 80205-2965

SAINT BERNARD PROPERTIES LLC  
3021 E 7TH AVENUE PKWY  
DENVER, CO 80206-3907

SAINT BERNARD PROPERTIES LLC  
PO BOX 181427  
DENVER, CO 80218-8828

SAINT BERNARD PROPERTIES LLC  
2807 LAFAYETTE ST  
DENVER, CO 80205-4450

SAYED, ANITA  
3131 ZUNI ST UNIT 401  
DENVER, CO 80211-4258

SHELLMAN, DWIGHT K III  
2400 WELTON ST APT 102  
DENVER, CO 80205-2965

SID LLC  
2942 WELTON ST  
DENVER, CO 80205-3022

SITZMAN, JEFFREY R  
2930 WELTON ST  
DENVER, CO 80205-3022

SMITH, MATTHEW B  
2711 WELTON ST APT 204  
DENVER, CO 80205-2986

SMITH, TASHA  
2550 WASHINGTON ST STE 402  
DENVER, CO 80205-3181

SMP 2801 WELTON LLC  
1800 GLENARM PL STE 702  
DENVER, CO 80202-3829

SMP STAR HARRIS LLC  
1800 GLENARM PL STE 702  
DENVER, CO 80202-3829

STABRAWA, MARK A  
3535 LOWELL BLVD  
DENVER, CO 80211-2765



STIGER, FRANKLIN J L& MAEDELAM  
2755 WELTON ST  
DENVER, CO 80205-2957

STRANSKE, CLARISSA & RAYMOND  
2550 WASHINGTON ST STE 405  
DENVER, CO 80205-3181

THOM, PHAN VAN  
3047 WELTON ST  
DENVER, CO 80205-3023

THOMAS W BEAN FOUNDATION  
2608 WELTON ST  
DENVER, CO 80205-2912

TOMES, EDDIE  
4621 CARSON ST  
DENVER, CO 80239-4916

TRINITY ASSET GROUP LLC  
2550 WASHINGTON ST STE 213  
DENVER, CO 80205-3177

TROY, MORRIS D  
183 PONTIAC ST  
DENVER, CO 80220-6125

UNIQUE REAL ESTATE INVESTMENTS  
LLC  
3801 RACE ST  
DENVER, CO 80205-3446

UNITED STATES OF AMERICA  
1961 STOUT ST  
DENVER, CO 80294-1961

VANGAS, SHANDA  
2550 WASHINGTON ST STE 306  
DENVER, CO 80205-3179

WALDER, MATTHEW S  
2550 WASHINGTON ST STE 305  
DENVER, CO 80205-3179

WALLACE, CATHERINE A  
2885 ASH ST  
DENVER, CO 80207-3020

WARE, KENNETH C  
7225 S XANTHIA ST  
CENTENNIAL, CO 80112-1918

WELTON 2748 LLC  
2748 WELTON ST  
DENVER, CO 80205-2914

WELTON 2975 INVESTORS LLC  
PO BOX 13545  
DENVER, CO 80201-3545

WELTON HOMES LLC  
2543 CALIFORNIA ST  
DENVER, CO 80205-2929

WELTON PARCEL B LLC  
1498 KING AVE  
BOULDER, CO 80302-7838

WELTON PROPERTY INVESTMENTS  
5723 ARAPAHOE AVE STE B2  
BOULDER, CO 80303-1381

WELTON STREET 2015 LLC  
PO BOX 621815  
LITTLETON, CO 80162-1815

WILLIAMS, STACY L REVOCABLE TRUST  
2400 WELTON ST APT 204  
DENVER, CO 80205-2965

WILLIAMSON, CALVIN  
2225 VINE ST  
DENVER, CO 80205-5651

WOLD, RICHARD  
2336 OGDEN ST  
DENVER, CO 80205-5137

WOODRUFF, THOMAS C  
2550 WASHINGTON ST STE 208  
DENVER, CO 80205-3177

WOOLFOLK, ROBERT E & EDDIE H  
3022 WELTON ST  
DENVER, CO 80205-3024