Denver City Clerk

FIVE POINTS

Business Improvement District

Filing No.

2016-0184

Assigned 6th of May, 2016



May 6, 2016

Mr. Andrew Johnston
Manager of Financial Development
Department of Finance
City and County of Denver
Webb Municipal Office Building
201 W Colfax Ave, Dept. 1010
Denver CO 80202

Re: Petitions in support of the Five Points Business Improvement District

Dear Mr. Johnston:

Today we are submitting our petitions for the organization of the Five Points Business Improvement District. Over half of the 42 commercial property owners on the Welton Corridor from 20th and Welton to 30th and Downing have given their approval to come together as a united front to contribute to the renaissance of our neighborhood business district. Our list of property owners include our long-time, legacy property owners along with the new developers who are bringing residential and mixed-use projects to the corridor.

Thank you for your enduring support to our efforts. We are excited about the prospect of the Five Points Business District working with the City of Denver to attract new businesses, consumers, and creating new jobs for the Five Points neighborhood.

Sincerely,

Tracy J. Winchester Executive Director

Five Points Business District

Paul Books

Chairman, Five Points BID Steering Committee President and Founder of Palisades Partners, LLC

| Owner | Land | Value | 10 Mills | Current Bill | Combined Bill at 10 Mills |
|-------------------------------------|---------|---------|--|--|---------------------------|
| 2040 WELTON LLC | 0.44% | 1.05% | \$1,626.61 | \$12,708.22 | \$14,334.83 |
| 2201 WELTON LLC (Park Ave Parcels) | 4.46% | 3.84% | | \$46,353,61 | \$52,286.72 |
| 2201 WELTON LLC (Lennar) | 7.12% | 6.21% | \$9,592.33 | \$74,942.00 | \$84,534.33 |
| 2460 WELTON STILLC | 4.46% | 5.75% | \$8,890.50 | \$69,458.81 | \$78,349.31 |
| 2560 WELTON LLC | 4,02% | 2,43% | \$3,755.50 | \$29,340.59 | \$33,096.09 |
| 2615 WELTON STREET LLC | 0.44% | 0.73% | | \$8,801.01 | \$9,927.51 |
| 2716 WELTON ST LLC | 0.44% | 0.24% | \$373.90 | \$2,921.17 | \$3,295.07 |
| 2820 WELTON LLC | 0.45% | 0.35% | \$535.63 | \$4,184.72 | \$4,720.35 |
| 2GE WELTON LLC | 1.79% | 1.06% | \$1,644.30 | \$12,846.42 | \$14,490.72 |
| 3001 WELTON LLC | 1.13% | 0.69% | \$1,068.07 | \$8,344.51 | \$9,412.58 |
| AYRE WP LLC | 0.67% | 0.69% | dan managan kan managan mengan | \$8,283.34 | \$9,343.58 |
| BARRY,GLENDA C | 0.45% | 0.92% | \$1,419.26 | \$11,088.25 | \$12,507.51 |
| BATES LEASING COMPANY | 2.60% | 1.75% | ·/ | \$21,143.35 | \$23,849.63 |
| BLECKER LLC | 1.33% | 1.59% | | \$19,194.87 | \$21,651.75 |
| BLECKER LLC & | 0.89% | 1.06% | | \$12,767.12 | \$14,401.27 |
| BOURGEOIS,CARL | 1.04% | 2.96% | | \$35,685.29 | \$40,252.89 |
| BRYANT, ALBERT J | 0.67% | 1.47% | 3,000,000 | \$17,778.81 | \$20,054.44 |
| CHAMPA STREET HOLDINGS LLC | 0.44% | 0.28% | | | \$3,795.19 |
| DI FAMILY LIVING TRUST | 2.22% | 2.65% | a producerant processor and a second processor and the second processor | \$31,928.00 | \$36,014.68 |
| DIKEOU REALTY | 2.22% | 2.65% | | \$31,968.79 | \$36,060.69 |
| EPWORTH HOUSING FOUNDATION | 0.06% | 0.03% | | \$367.04 | \$414.02 |
| FERN HALL LLC | 0.66% | 0.99% | TO A THE PARTY OF | | \$13,511.90 |
| FIVE POINTS PLAZA LLC | 4.02% | 2.89% | | \$34,880.19 | \$39,344.74 |
| FIVE POINTS VENTURE LLC | 0.45% | 0.38% | Griffsering systems | \$4,578.95 | \$5,165.04 |
| FSP 1999 BROADWAY LLC | 3.55% | 11.07% | | | \$150,690.74 |
| HARRIS, GAYLENE V REVOCABLE TRUST | 1.34% | 0.92% | and the second s | \$11,151.07 | \$12,578.37 |
| HARRIS,KING H | 1.36% | 1.42% | open and a contract of the con | \$17,094.81 | \$19,282.89 |
| HIGHLAND INVESTMENTS LLLP | 6.82% | 4.58% | · · · · · · · · · · · · · · · · · · · | \$55,273.60 | \$62,348.44 |
| HMS FAMILY LLC | 4.23% | 3.17% | ************************************** | \$38,237.93 | \$43,132.26 |
| IJL ENTERPRISES PACIFIC LTD | 5.34% | 4.60% | | \$55,482.05 | \$62,583.57 |
| JOHNSON, DIANE | 0.67% | 0.55% | CONTRACTOR OF THE PROPERTY OF | \$6,672.44 | \$7,526.49 |
| JUANITHA LLC | 3.12% | 2.58% | | | \$35,069.08 |
| KING, RENEE A COUSINS | 0.45% | 0.21% | A CONTRACTOR OF THE PROPERTY O | | \$2,919.65 |
| KING, RENEE COUSINS EXEMPT TRUST | 3.79% | 3.37% | | A recommendation of the contract of the contra | \$45,906.06 |
| KING, RENEE COUSINS NONEXEMPT TRUST | 0.39% | 0.60% | 10 No. 10 No | e de la company estada de la company de la c | \$8,195.81 |
| MINUTE SPOT LLC | 0.47% | 1.77% | \$2,732.53 | \$21,348.44 | \$24,080.97 |
| SAINT BERNARD PROPERTIES LLC | 1.47% | 1.27% | | \$15,351.56 | \$17,316.51 |
| SID LLC | 0.89% | 0.69% | A 40 CO | \$8,319.59 | \$9,384.47 |
| SMP 2801 WELTON LLC | 0.39% | 0.53% | ************************************** | \$6,377.90 | \$7,194.25 |
| STIGER, FRANKLIN J L& MAEDELLAM | 0.45% | 0.26% | \$409.00 | | \$3,604.39 |
| STRIKER, ALLAN MARSHALL & | 0.44% | | | \$4,615.20 | \$5,205.93 |
| THOMAS W BEAN FOUNDATION | 6.85% | 6.63% | \$10,246.04 | \$80,049.24 | \$90,295.28 |
| TROY,MORRIS D | 2.24% | 1.39% | \$2,142.81 | \$16,741.13 | \$18,883.94 |
| WALLACE,CATHERINE A | 0.45% | 0.22% | \$336.60 | \$2,629.75 | \$2,966.35 |
| WARE,KENNETH C | 1.56% | 2.72% | \$4,199.20 | \$32,807.09 | \$37,006.29 |
| WELTON PARCEL B LLC | 7.10% | 6.10% | \$9,431.67 | \$73,686.81 | \$83,118.48 |
| WELTON PROPERTY INVESTMENTS LLC | 2.46% | 1.52% | \$2,354.80 | \$18,397.35 | \$20,752.15 |
| WELTON 2748 LLC | 0.89% | 0.56% | \$861.59 | \$6,731.34 | \$7,592.93 |
| WILLIAMSON,CALVIN | 0.24% | 0.07% | \$101.79 | \$795.25 | \$897.04 |
| WOLD,RICHARD | 0.60% | 0.16% | \$244.18 | \$1,907.71 | \$2,151.89 |
| Current Yes | 56.689% | 62.308% | } | | |
| | | | | | |

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PETITION FOR THE ORGANIZATION OF THE FIVE POINTS BUSINESS IMPROVEMENT DISTRICT (BID)

The undersigned persons, owners of taxable real property in the service area of the proposed Five Points Business Improvement District or "BID", hereby petition the Mayor and the City Council of the City and County of Denver ("City Council") for the organization of said district in accordance with the provisions of the "Business Improvement District Act," Part 12 of Article 25 of Title 31, Colorado Revised Statutes.

In support of this petition, petitioners state:

- 1) The name of the proposed district shall be the Five Points Business Improvement District ("BID" or "proposed district").
- 2) The service area of the BID will include all parcels along Welton Street beginning at the north side of 20th Street going northeast along Welton Street terminating at Downing Street and 30th Avenue. The parcel located adjacent to Welton Street on the southeast corner at Washington Street and 26th Avenue is included as part of the Five Points Business District. The parcels located on the southeast side of California Street between 26th and 27th Streets are also included. A map of the proposed BID boundary is attached hereto and incorporated herein. The boundaries of the BID include all real properties within the service area perimeter which are classified as commercial property as defined in the Business Improvement District Act, Section 31-25-1203(2), C.R.S. No personal property is included in the boundary of the BID.
- 3) The services and improvements to be provided include any services and improvements authorized by the Business Improvement District Act together with all duties and functions authorized by said Act. The initial services and improvements to be furnished by the proposed district may include: Enhanced Maintenance (to maintain the historical character and ambience along the Welton corridor), Marketing and Events (to attract more visitors, customers and patrons to the Welton corridor), Physical Improvements (to create a more attractive and appealing environment), Safety (to ensure a safe environment by collaborating with neighborhood organizations, residents and businesses), and Advocacy on behalf of property owners to promote the BID and its businesses including economic development, planning efforts, and promoting policies that positively affect the District.
- 4) The services, facilities, and improvements to be provided by the BID are not intended to duplicate or supplant the services, facilities and improvements provided by the City and County of Denver within the proposed district boundaries. The BID is being created to provide enhanced and otherwise unavailable services and improvements within its boundaries.
- 5) The initial services and improvements to be provided by the BID will be funded by a mill levy on commercial property. By law, any property that is within the BID boundary that is classified by the county assessor for property tax purposes as residential, agricultural or exempt is not subject to the revenue raising powers of the BID and will not be assessed by the BID. The maximum mill levy, if approved by the eligible electors of the BID in an election conforming to Article X, Section 20 of the State Constitution and other laws on November 8, 2016 or a subsequent election, will be

based upon a 10 mill levy on commercial property in the proposed district, until such time, if ever, as the eligible electors vote to change the rate of assessment.

6) If approved, the mill levy will be collected by the Denver Treasurer or other appropriate entity in a timely fashion in order for BID programs to be funded and operational beginning as early as January 2017.

In order to provide adequate funding for the costs of providing its services and improvements in the future without an additional election, the BID shall be authorized to increase its revenues each year, not to exceed the percentage of inflation plus local growth or five per cent per year, whichever is greater.

The BID may utilize other revenue sources authorized by law in the future, including rates, fees, charges, or differing forms of special assessments as provided by law.

- 7) As allowed by law, the BID may issue bonds or other multiple year financial obligations only if the BID is authorized to do so by its voters in a future election and its operating plan and budget. The election must comply with all applicable state requirements, including the TABOR Amendment, and the election would limit the amount of debt that may be issued to the amount that is approved by the BID voters.
- 8) Three persons who represent the petitioners and who have power to enter into agreements relating to the organization of the BID:

Dr. Renee Cousins King, Cousins and King Properties 3535 E. 26th Ave. Denver, CO 80205

Paul Books, Palisade Partners 1127 Sherman St. Denver, CO 80203

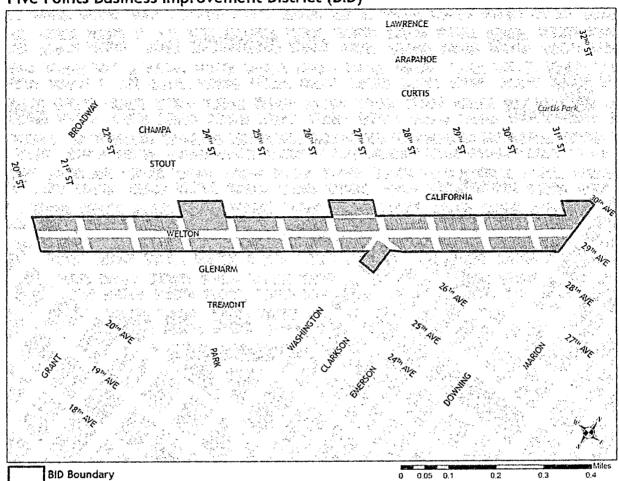
Nathan Beal, St. Bernard Properties P.O. Box 181427 Denver, CO 80218

- 9) This petition is signed by persons owning commercial real property in the service area of the proposed district having a valuation for assessment of not less than fifty percent of the total valuation for assessment of real property in the service area as shown on the tax rolls of the City and County of Denver, CO and by persons owning at least fifty percent of the acreage in the proposed district. Personal property is not included in the boundary of the BID.
- 10) This petition is filed with a bond or a cash deposit in an amount sufficient, as determined by City Council, to cover all municipal expenses connected with organizational proceedings in case the organization of the proposed district is not effected. If at any time during the organizational process City Council determines that the amount of the initial bond or cash deposit is not sufficient to cover such costs, it may require the execution of an additional bond or the deposit of additional cash, in an amount determined by City Council. Petitioners acknowledge that failure to file such additional bond or deposit within the time fixed, which shall not be less than ten days, will result in dismissal of the petition.

WHEREFORE, petitioners respectfully request the City Council to approve the organization of the Five Points Business Improvement District, to approve the Operating Plan and Budget for the said proposed district submitted with this Petition, to appoint the initial five members of the board of directors of the proposed district, and to take such other and further actions as may be necessary to effectuate the organization of said district in accordance with the laws of the State of Colorado.

District map follows on the next page.

Five Points Business Improvement District (BID)



FIVE POINTS BUSINESS IMPROVEMENT DISTRICT PETITION

WARNING-IT IS AGAINST THE LAW:

For anyone to sign this petition with any name other than one's own or to knowingly sign one's name more than once for the same measure or to knowingly sign the petition when not eligible to do so. Do not sign this petition unless you (or the entity you are signing for) own real property in the proposed district. Do not sign this petition unless you have read or have had read to you the petition in its entirety and understand its meaning.

Printed Name of

Property Owner/Petitioner:

| 2201 WELTON | LLC | | _ | |
|---|---------------------------------|---------------------------------|------------------------|---------|
| Authorized Signature: | | | | |
| by Africa | K | manager | <u> </u> | |
| Date of Signature: | 5.5.16 | | | |
| Street address and/or description Improvement District represented | | | proposed Business | |
| 2201 WELTON LLC | ; 220: | I WELTON LLC | | |
| 600 PARK AVE W DENVER, CO 80205 | | PARK AVE W VER, CO 80205 | · · ! | |
| Parcel # 0234228035000 | | el # 0234228036000 | , | |
| Denver Colorado in the City a | | | | |
| Your signature must be witr | nessed by a Not Petition Cir | ary Public unless ye culator | ou sign in front of a | |
| Notarization: | | | | |
| STATE OF COLORADO CITY AND COUNTY OF DENVER | } ss. | | | |
| The foregoing petition signature, 2016 by | | or acknowledged b | efore me this | _ day o |
| of | (Name) | | (Title, if applicable) | |
| (Name of entity owning property | y, if applicable) | | | |
| Notary Public | | _ | | |
| My commission expires: | | _ | | |

AFFIDAVIT OF AUTHORITY

Required if record title to property is held by a Corporation, Partnership, LLC, LLP or any other entity that is <u>not</u> a natural person

| If property owner of record is a Corporation or Limited Liability Company (LLC), complete the following affidavit: | g |
|---|------------|
| I, Howard P. WITEIRO (print name) do solemnly swear or affirm that I he the following office with ZZDI Welter. LCC , the record owner of the property within the service area of the proposed Five Points Business Improvement District represented by and described on the foregoing Petition, that I signed the Petition for the formation said district on behalf of the owner of said property, and that I am authorized to sign the Petition behalf of the said owner. Date: Signature: | rict of |
| Official Line Manager | |
| Office Held: Manager | |
| If property owner of record is a Partnership or Limited Liability Partnership (LLP), complete the follows affidavit: | ing |
| I, (print name) do solemnly swear or affirm that I am general partner in the partnership which is the record owner of the property within the service area the proposed Five Points Business Improvement District represented by and described on t foregoing Petition, that I signed the Petition for the formation of said district on behalf of the said own and that I am authorized to sign the Petition on behalf of the said owner. | the |
| Date: Signature: | |
| Office Held: | |
| Your signature must be notarized by a Notary Public unless you sign this petition before a petiticirculator. | on |
| Notarization: | |
| STATE OF COLORADO } CITY AND COUNTY OF DENVER } ss. | |
| The foregoing affidavit was subscribed and affirmed, or sworn to, before me this | |
| day of, 2016, | |
| Notary Public | |
| My commission expires: | |

AFFIDAVIT OF CIRCULATOR

The undersigned, being a resident of Colorado and a citizen of the U.S. and first duly sworn upon oath, hereby affirms and states:

I have read and understand the laws governing the circulation of petitions; I circulated the foregoing Petition section for the organization of the Five Points Business Improvement District; each signature on said Petition section was affixed in my presence; each signature on said Petition section is the signature of the person whose name it purports to be; I was eighteen years of age or older at the time the Petition was circulated for signature and signed by the petitioners; I have not paid and will not in the future pay and I believe that no other person has paid or will pay, directly or indirectly, any money or other thing of value to any signer for the purpose of inducing or causing such signer to affix the signer's signature to the Petition; and I reside at the address set forth below.

| STATE OF COLORADO } CITY AND COUNTY OF DENVER } ss. | |
|--|---|
| Drus Minetules Ja | Joy 5 70/6 |
| Signature of Petition Circulator [1] | Date of signature |
| Please Print | |
| Name of Circulator: Tracy J. Winches | ter |
| Residence Address: 217 S. Jackson 5tre | eet, Denver, CO 80209 |
| (include street name and number, city | or town and county) |
| Telephone number: <u>303 - 83</u> 2 - 5000 | |
| | |
| The foregoing affidavit was subscribed and affirmed, or swor | rn to, before me in this |
| 5th day of May, 2016. | |
| <u>uay</u> 01, 2010. | |
| Hernell Washington | |
| Notary Public | VERNELL WASHINGTON NOTARY PUBLIC |
| - , | STATE OF COLORADO |
| My commission expires: $3-1/-3020$ | NOTARY ID 20044017452 MY COMMISSION EXPIRES MARCH 11, 2020 |

INSTRUCTIONS TO PETITION CIRCULATOR PETITION FOR THE ORGANIZATION OF THE FIVE POINTS BUSINESS IMPROVEMENT DISTRICT

ANYONE who is a U.S. citizen and is eighteen years of age or older may act as a Petition Circulator

The responsibility of the Circulator is simply to affirm that the signature(s) the Petition packet was affixed in your presence and that the signature is, to the best of your knowledge and belief, the signature of the person whose name it purports to be.

The Petition Circulator is required to complete the AFFIDAVIT OF CIRCULATOR of the Petition packet and have it notarized. A properly witnessed and notarized AFFIDAVIT OF CIRCULATOR must be attached to Petition packet. The date of the notarization the Affidavit of Circulator must be the same or later date than the date of the signatures that were witnessed by the circulator.

Special Note to Corporations, LLCs, Partnerships, and LLPs re AFFIDAVIT OF AUTHORITY:

Persons who are signing the Petition as the representative of a *Corporation or Limited Liability Company* are to complete the **top section** of the supplementary form titled

AFFIDAVIT OF AUTHORITY, which accompanies the Petition packet. This form requires notarization unless signed in the presence of a Petition Circulator.

Persons signing on behalf of a Partnership or Limited Liability Partnership are to complete the supplemental AFFIDAVIT OF AUTHORITY form, using the **center section** pertaining to Partnerships and LLPs. As noted previously, **this form requires notarization unless it is signed in front of a Petition Circulator.**

PLEASE NOTE:

- All required information must be complete.
- Petitioners must sign and print their legal name.
- DO NOT TAKE THE PETITION APART YOU MUST NOT REMOVE THE STAPLE YOU CANNOT ADD SHEETS TO THE PETITION.

THANK YOU!

PETITION FOR THE ORGANIZATION OF THE FIVE POINTS BUSINESS IMPROVEMENT DISTRICT (BID)

The undersigned persons, owners of taxable real property in the service area of the proposed Five Points Business Improvement District or "BID", hereby petition the Mayor and the City Council of the City and County of Denver ("City Council") for the organization of said district in accordance with the provisions of the "Business Improvement District Act," Part 12 of Article 25 of Title 31, Colorado Revised Statutes.

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Dr. Renee Cousins King, Cousins and King Properties 3535 E. 26th Ave.
Denver, CO 80205

Paul Books, Palisade Partners 1127 Sherman St. Denver, CO 80203

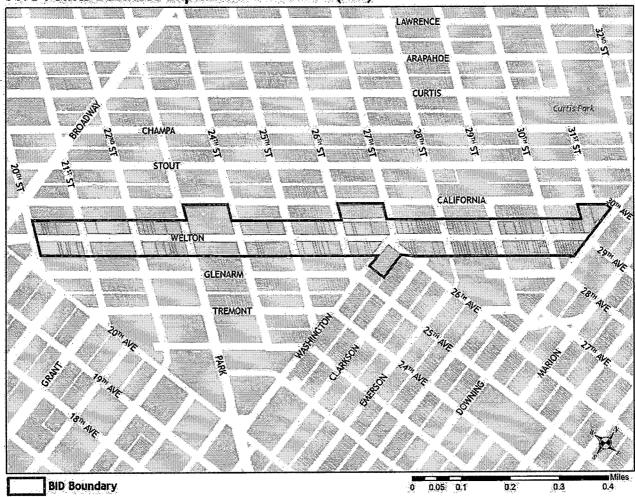
Nathan Beal, St. Bernard Properties P.O. Box 181427 Denver, CO 80218

- 9) This petition is signed by persons owning commercial real property in the service area of the proposed district having a valuation for assessment of not less than fifty percent of the total valuation for assessment of real property in the service area as shown on the tax rolls of the City and County of Denver, CO and by persons owning at least fifty percent of the acreage in the proposed district. Personal property is not included in the boundary of the BID.
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WHEREFORE, petitioners respectfully request the City Council to approve the organization of the Five Points Business Improvement District, to approve the Operating Plan and Budget for the said proposed district submitted with this Petition, to appoint the initial five members of the board of directors of the proposed district, and to take such other and further actions as may be necessary to effectuate the organization of said district in accordance with the laws of the State of Colorado.

District map follows on the next page.

Five Points Business Improvement District (BID)



FIVE POINTS BUSINESS IMPROVEMENT DISTRICT PETITION

WARNING-IT IS AGAINST THE LAW:

For anyone to sign this petition with any name other than one's own or to knowingly sign one's name more than once for the same measure or to knowingly sign the petition when not eligible to do so. Do not sign this petition unless you (or the entity you are signing for) own real property in the proposed district. Do not sign this petition unless you have read or have had read to you the petition in its entirety and understand its meaning.

| Printed Name of Property Owner/Petitioner: | |
|--|---|
| Authorized Signature: | |
| Date of Signature: 4/14/16 | - - |
| Street address and/or description of taxable real property located in the prop | roposed Business |
| 2460 WELTON ST LLC | |
| 2422 WELTON ST DENVER, CO 80205 | |
| Parcel # 0234104056000 | • |
| Denver Colorado in the City and County of Denver, Colorado. | - |
| Your signature must be witnessed by a Notary Public unless you Petition Circulator | sign in front of a |
| Notarization: | |
| STATE OF COLORADO } ss. CITY AND COUNTY OF DENVER } | |
| The foregoing petition signature was subscribed or acknowledged bef April 2016 by Paul Books as | |
| of <u>2460 We(ton St LLC</u> (Name of entity owning property, if applicable) | (Title, if applicable) |
| Vernell Washington Notary Public VER | RNELL WASHINGTON NOTARY PUBLIC ATE OF COLORADO FARY ID 20044017452 ION EXPIRES MARCH 11, 2020 |
| My commission expires: 3-11-5-020 | , |

AFFIDAVIT OF AUTHORITY

Required if record title to property is held by a Corporation, Partnership, LLC, LLP or any other entity that is <u>not</u> a natural person

| If property owner of record is a Corporation or Limited Liability affidavit: | Company (LLC), complete the following |
|--|---|
| the following office with 246 We I to St Le property within the service area of the proposed Fix represented by and described on the foregoing Petition, the said district on behalf of the owner of said property, and the behalf of the said owner. | ve Points Business Improvement District nat I signed the Petition for the formation of |
| Date: 4//4//6 Signature: | |
| Office Held: 1/esident of Manager of 1 | Nanagar |
| If property owner of record is a Partnership or Limited Liability affidavit: | Partnership (LLP), complete the following |
| I, (print name general partner in the partnership which is the record owner the proposed Five Points Business Improvement District foregoing Petition, that I signed the Petition for the formation and that I am authorized to sign the Petition on behalf of the | t represented by and described on the of said district on behalf of the said owner, |
| Date: Signature: | • |
| Office Held: | |
| Your signature must be notarized by a Notary Public unless circulator. | you sign this petition before a petition |
| Notarization: | |
| STATE OF COLORADO } CITY AND COUNTY OF DENVER } ss. | |
| The foregoing affidavit was subscribed and affirmed, or sworn to, leading to the state of the sworn to, leading to the sworn to the swo | before me this |
| Wrnell (). Washington Notary Public | VERNELL WASHINGTON NOTARY PUBLIC STATE OF COLORADO NOTARY ID 20044017452 MY COMMISSION EXPIRES MARCH 11, 2020 |
| My commission expires: $3 - 11 - 2020$ | |

AFFIDAVIT OF CIRCULATOR

The undersigned, being a resident of Colorado and a citizen of the U.S. and first duly sworn upon oath, hereby affirms and states:

I have read and understand the laws governing the circulation of petitions; I circulated the foregoing Petition section for the organization of the Five Points Business Improvement District; each signature on said Petition section was affixed in my presence; each signature on said Petition section is the signature of the person whose name it purports to be; I was eighteen years of age or older at the time the Petition was circulated for signature and signed by the petitioners; I have not paid and will not in the future pay and I believe that no other person has paid or will pay, directly or indirectly, any money or other thing of value to any signer for the purpose of inducing or causing such signer to affix the signer's signature to the Petition; and I reside at the address set forth below.

| Date of signature |
|----------------------------------|
| |
| <u> </u> |
| ber, city or town and county) |
| |
| , or sworn to, before me in this |
| |
| |
| |

INSTRUCTIONS TO PETITION CIRCULATOR PETITION FOR THE ORGANIZATION OF THE FIVE POINTS BUSINESS IMPROVEMENT DISTRICT

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THANK YOU!

PETITION FOR THE ORGANIZATION OF THE FIVE POINTS BUSINESS IMPROVEMENT DISTRICT (BID)

The undersigned persons, owners of taxable real property in the service area of the proposed Five Points Business Improvement District or "BID", hereby petition the Mayor and the City Council of the City and County of Denver ("City Council") for the organization of said district in accordance with the provisions of the "Business Improvement District Act," Part 12 of Article 25 of Title 31, Colorado Revised Statutes.

In support of this petition, petitioners state:

- 1) The name of the proposed district shall be the Five Points Business Improvement District ("BID" or "proposed district").
- 2) The service area of the BID will include all parcels along Welton Street beginning at the north side of 20th Street going northeast along Welton Street terminating at Downing Street and 30th Avenue. The parcel located adjacent to Welton Street on the southeast corner at Washington Street and 26th Avenue is included as part of the Five Points Business District. The parcels located on the southeast side of California Street between 26th and 27th Streets are also included. A map of the proposed BID boundary is attached hereto and incorporated herein. The boundaries of the BID include all real properties within the service area perimeter which are classified as commercial property as defined in the Business Improvement District Act, Section 31-25-1203(2), C.R.S. No personal property is included in the boundary of the BID.
- 3) The services and improvements to be provided include any services and improvements authorized by the Business Improvement District Act together with all duties and functions authorized by said Act. The initial services and improvements to be furnished by the proposed district may include: Enhanced Maintenance (to maintain the historical character and ambience along the Welton corridor), Marketing and Events (to attract more visitors, customers and patrons to the Welton corridor), Physical Improvements (to create a more attractive and appealing environment), Safety (to ensure a safe environment by collaborating with neighborhood organizations, residents and businesses), and Advocacy on behalf of property owners to promote the BID and its businesses including economic development, planning efforts, and promoting policies that positively affect the District.
- 4) The services, facilities, and improvements to be provided by the BID are not intended to duplicate or supplant the services, facilities and improvements provided by the City and County of Denver within the proposed district boundaries. The BID is being created to provide enhanced and otherwise unavailable services and improvements within its boundaries.
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based upon a 10 mill levy on commercial property in the proposed district, until such time, if ever, as the eligible electors vote to change the rate of assessment.

6) If approved, the mill levy will be collected by the Denver Treasurer or other appropriate entity in a timely fashion in order for BID programs to be funded and operational beginning as early as January 2017.

In order to provide adequate funding for the costs of providing its services and improvements in the future without an additional election, the BID shall be authorized to increase its revenues each year, not to exceed the percentage of inflation plus local growth or five per cent per year, whichever is greater.

The BID may utilize other revenue sources authorized by law in the future, including rates, fees, charges, or differing forms of special assessments as provided by law.

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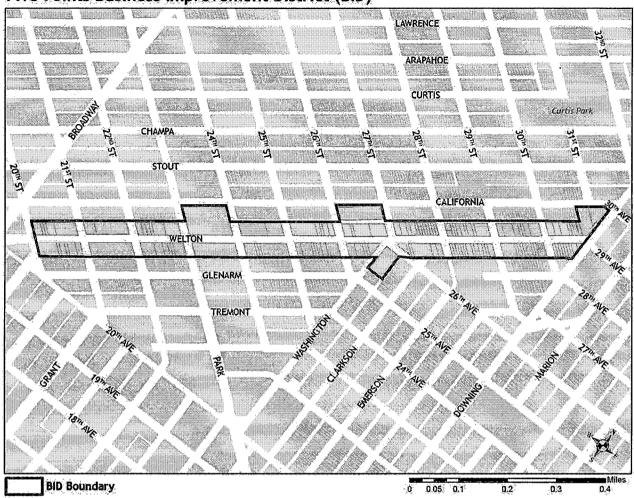
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- 9) This petition is signed by persons owning commercial real property in the service area of the proposed district having a valuation for assessment of not less than fifty percent of the total valuation for assessment of real property in the service area as shown on the tax rolls of the City and County of Denver, CO *and* by persons owning at least fifty percent of the acreage in the proposed district. Personal property is not included in the boundary of the BID.
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WHEREFORE, petitioners respectfully request the City Council to approve the organization of the Five Points Business Improvement District, to approve the Operating Plan and Budget for the said proposed district submitted with this Petition, to appoint the initial five members of the board of directors of the proposed district, and to take such other and further actions as may be necessary to effectuate the organization of said district in accordance with the laws of the State of Colorado.

District map follows on the next page.

Five Points Business Improvement District (BID)



FIVE POINTS BUSINESS IMPROVEMENT DISTRICT PETITION

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| Printed Name of Property Owner/Petitioner: | |
|---|---|
| Authorized Signature: | · · |
| Date of Signature: 4/14// | |
| Street address and/or description of taxabl Improvement District represented by the al | e real property located in the proposed Business bove signature: |
| 2560 WELTON LLC | 2560 WELTON LLC |
| 2500 WELTON ST DENVER, CO 80205 | 2530 WELTON ST DENVER, CO 80205 |
| Parcel # 0234103004000 | Parcel # 0234103006000 |
| | ty of Denver, Colorado. by a Notary Public unless you sign in front of a tion Circulator |
| Notarization: | |
| STATE OF COLORADO } CITY AND COUNTY OF DENVER } | SS. |
| The foregoing petition signature was sub- (Name of entity owning property, if applied) | <u> </u> |
| Notary Public My commission expires: 3-11-20 | VERNELL WASHINGTON NOTARY PUBLIC STATE OF COLORADO NOTARY ID 20044017452 MY COMMISSION EXPIRES MARCH 11, 2020 |

AFFIDAVIT OF AUTHORITY

Required if record title to property is held by a Corporation, Partnership, LLC, LLP or any other entity that is <u>not</u> a natural person

| If property owner of record is a Corporation or Limited Liability Company (LLC), complete the following affidavit: |
|--|
| I, Sorks (print name) do solemnly swear or affirm that I hold the following office with 25th Welton UC, the record owner of the property within the service area of the proposed Five Points Business Improvement District represented by and described on the foregoing Petition, that I signed the Petition for the formation of said district on behalf of the owner of said property, and that I am authorized to sign the Petition on behalf of the said owner. |
| Date: 4/14/16 Signature: Signature: Manager of Manager |
| Office Held: fresident of Minager of Minager |
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| Date: Signature: |
| Office Held: |
| Your signature must be notarized by a Notary Public unless you sign this petition before a petition circulator. |
| Notarization: |
| STATE OF COLORADO } CITY AND COUNTY OF DENVER } ss. |
| The foregoing affidavit was subscribed and affirmed, or sworn to, before me this |
| Cernell Washington |
| |
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| CITY AND COUNTY | | | |
|-----------------------|------------------------------|-----------------------------------|----|
| | | | |
| Signature of Petition | Circulator | Date of signature | • |
| Please Print: | | | |
| Name of Circulator:_ | , | | |
| Residence Address:_ | (include street name and r | number, city or town and county) | |
| | | | |
| The foregoing affidav | it was subscribed and affirm | ned, or sworn to, before me in th | is |
| day of | , 2016. | • | |
| Notary | Public | | |
| My commission expire | es: | | |

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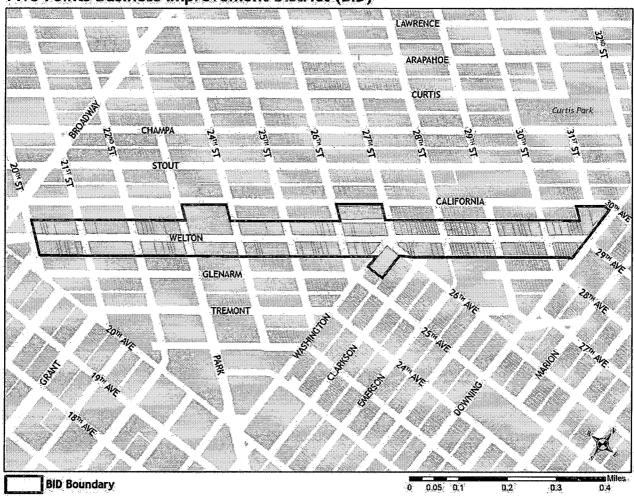
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District map follows on the next page.

Five Points Business Improvement District (BID)



FIVE POINTS BUSINESS IMPROVEMENT DISTRICT PETITION

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| Printed Name of Property Owner/Petitioner: | |
|---|---|
| An Books | · · · · · · · · · · · · · · · · · · · |
| Authorized Signature: | <u>. </u> |
| Date of Signature: 4/14/16 | |
| Street address and/or description of taxabl Improvement District represented by the al | e real property located in the proposed Business pove signature: |
| 2560 WELTON LLC | 2560 WELTON LLC |
| 2536 WELTON ST DENVER, CO 80205 | 2560 WELTON ST DENVER, CO 80205 |
| Parcel # 0234103005000 | Parcel # 0234103024000 |
| Denver Colorado in the City and Coun | ty of Denver, Colorado. |
| | by a Notary Public unless you sign in front of a tion Circulator |
| Notarization: | |
| STATE OF COLORADO } CITY AND COUNTY OF DENVER } | SS. |
| The foregoing petition signature was sub- (Name of entity owning property, if applied | <u> </u> |
| Wary Public Public | VERNELL WASHINGTON NOTARY PUBLIC STATE OF COLORADO NOTARY ID 20044017452 MY COMMISSION EXPIRES MARCH 11, 2020 |

My commission expires:_

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|--|
| I, |
| Office Held: President of Manager of Manager |
| Office Held: President of Manager of Manager |
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| I, (print name) do solemnly swear or affirm that I am a general partner in the partnership which is the record owner of the property within the service area of the proposed Five Points Business Improvement District represented by and described on the foregoing Petition, that I signed the Petition for the formation of said district on behalf of the said owner, and that I am authorized to sign the Petition on behalf of the said owner. |
| Deter |
| Date: Signature: |
| Office Held: |
| |
| Office Held: Your signature must be notarized by a Notary Public unless you sign this petition before a petition |
| Office Held: Your signature must be notarized by a Notary Public unless you sign this petition before a petition circulator. |
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| Signature of Petition Circ | ulator | Date of signature |
|----------------------------|---------------------------|---------------------------------------|
| Please Print: | | · · |
| Name of Circulator: | | · · · · · · · · · · · · · · · · · · · |
| Residence Address:(inc | | mber, city or town and county) |
| Telephone number: | | . |
| | | |
| The foregoing affidavit wa | as subscribed and affirme | d, or sworn to, before me in this |
| The foregoing affidavit wa | | d, or sworn to, before me in this |
| | | d, or sworn to, before me in this |

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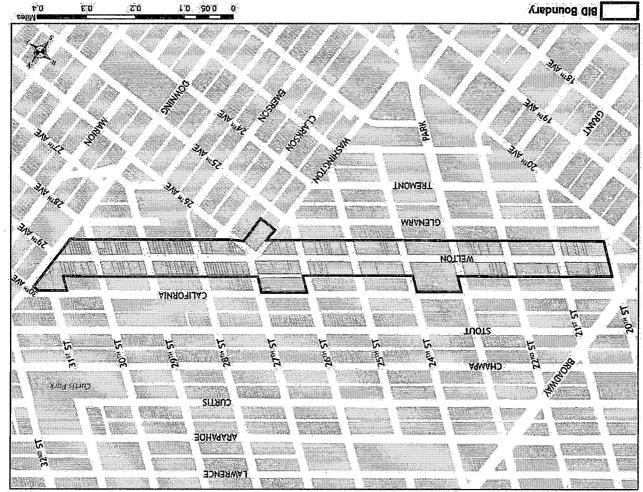
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District map follows on the next page.

Five Points Business Improvement District (BID)



FIVE POINTS BUSINESS IMPROVEMENT DISTRICT PETITION

WARNING-IT IS AGAINST THE LAW:

For anyone to sign this petition with any name other than one's own or to knowingly sign one's name more than once for the same measure or to knowingly sign the petition when not eligible to do so. Do not sign this petition unless you (or the entity you are signing for) own real property in the proposed district. Do not sign this petition unless you have read or have had read to you the petition in its entirety and understand its meaning.

| Printed Name of Property Owner/Petitioner: EPIC D. Dengis |
|--|
| Authorized Signature: |
| Date of Signature: April 19, 2016 |
| Street address and/or description of taxable real property located in the proposed Business Improvement District represented by the above signature: |
| 2615 WELTON STREET LLC |
| 2615 WELTON ST DENVER, CO 80205-2911 |
| Parcel # 0227629033000 |
| Denver Colorado in the City and County of Denver, Colorado. |
| Your signature must be witnessed by a Notary Public unless you sign in front of a Petition Circulator |
| Notarization: |
| STATE OF COLORADO } ss. CITY AND COUNTY OF DENVER } |
| The foregoing petition signature was subscribed or acknowledged before me this 3rd day of the foregoing petition signature was subscribed or acknowledged before me this 3rd day of the foregoing petition signature was subscribed or acknowledged before me this 3rd day of the foregoing petition signature was subscribed or acknowledged before me this 3rd day of the foregoing petition signature was subscribed or acknowledged before me this 3rd day of the foregoing petition signature was subscribed or acknowledged before me this 3rd day of the foregoing petition signature was subscribed or acknowledged before me this 3rd day of the foregoing petition signature was subscribed or acknowledged before me this 3rd day of the foregoing petition signature was subscribed or acknowledged before me this 3rd day of the foregoing petition signature was subscribed or acknowledged before me this 3rd day of the foregoing petition signature was subscribed or acknowledged before me this 3rd day of the foregoing petition signature was subscribed or acknowledged before me this 3rd day of the foregoing petition signature was subscribed or acknowledged before me this 3rd day of the foregoing petition signature was subscribed or acknowledged before me this 3rd day of the foregoing petition signature was subscribed or acknowledged before me this 3rd day of the foregoing petition signature was subscribed or acknowledged before me this 3rd day of the foregoing petition signature was subscribed or acknowledged before me this 3rd day of the foregoing petition signature was subscribed or acknowledged before me this 3rd day of the foregoing petition signature was subscribed or acknowledged before me this 3rd day of the foregoing petition signature was subscribed or acknowledged before me this 3rd day of the foregoing petition signature was subscribed by the foregoing petition signature was subsc |
| Notary Public Vernell Washington Notary Public STATE OF COLORADO NOTARY ID 20044017452 |
| My commission expires: 3-1/-2020 MY COMMISSION EXPIRES MARCH 11, 2020 |

AFFIDAVIT OF AUTHORITY

Required if record title to property is held by a Corporation, Partnership, LLC, LLP or any other entity that is <u>not</u> a natural person

| If property owner of record is a Corporation or Limited Liability affidavit: | |
|--|---|
| the following office with | ve Points Business Improvement District nat I signed the Petition for the formation of that I am authorized to sign the Petition on |
| Office Held: President / CEO | D. Dernis |
| Office Held: President / CEB | |
| If property owner of record is a Partnership or Limited Liability affidavit: | Partnership (LLP), complete the following |
| I, (print name general partner in the partnership which is the record owner the proposed Five Points Business Improvement District foregoing Petition, that I signed the Petition for the formation and that I am authorized to sign the Petition on behalf of the | t represented by and described on the of said district on behalf of the said owner, |
| | |
| Date: Signature: | · |
| Date: Signature: | |
| | |
| Office Held: Your signature must be notarized by a Notary Public unless | |
| Office Held: Your signature must be notarized by a Notary Public unless circulator. | |
| Office Held: Your signature must be notarized by a Notary Public unless circulator. Notarization: | you sign this petition before a petition |
| Office Held: Your signature must be notarized by a Notary Public unless circulator. Notarization: STATE OF COLORADO } CITY AND COUNTY OF DENVER } ss. | you sign this petition before a petition |
| Office Held: Your signature must be notarized by a Notary Public unless circulator. Notarization: STATE OF COLORADO } CITY AND COUNTY OF DENVER } ss. The foregoing affidavit was subscribed and affirmed, or sworn to, it | you sign this petition before a petition |

AFFIDAVIT OF CIRCULATOR

The undersigned, being a resident of Colorado and a citizen of the U.S. and first duly sworn upon oath, hereby affirms and states:

I have read and understand the laws governing the circulation of petitions; I circulated the foregoing Petition section for the organization of the Five Points Business Improvement District; each signature on said Petition section was affixed in my presence; each signature on said Petition section is the signature of the person whose name it purports to be; I was eighteen years of age or older at the time the Petition was circulated for signature and signed by the petitioners; I have not paid and will not in the future pay and I believe that no other person has paid or will pay, directly or indirectly, any money or other thing of value to any signer for the purpose of inducing or causing such signer to affix the signer's signature to the Petition; and I reside at the address set forth below.

| CITY AND COUNTY OF DENVER } ss. | |
|--|---------------------------------------|
| | |
| Signature of Petition Circulator | Date of signature |
| Please Print: | |
| Name of Circulator: | |
| Residence Address: (include street name and | d number, city or town and county) |
| Telephone number: | |
| The foregoing affidavit was subscribed and aff | irmed, or sworn to, before me in this |
| day of, 2016. | |
| Notary Public | |
| My commission expires: | |

INSTRUCTIONS TO PETITION CIRCULATOR PETITION FOR THE ORGANIZATION OF THE FIVE POINTS BUSINESS IMPROVEMENT DISTRICT

ANYONE who is a U.S. citizen and is eighteen years of age or older may act as a Petition Circulator

The responsibility of the Circulator is simply to affirm that the signature(s) the Petition packet was affixed in your presence and that the signature is, to the best of your knowledge and belief, the signature of the person whose name it purports to be.

The Petition Circulator is required to complete the AFFIDAVIT OF CIRCULATOR of the Petition packet and have it notarized. A properly witnessed and notarized AFFIDAVIT OF CIRCULATOR must be attached to Petition packet. The date of the notarization the Affidavit of Circulator must be the same or later date than the date of the signatures that were witnessed by the circulator.

Special Note to Corporations, LLCs, Partnerships, and LLPs re AFFIDAVIT OF AUTHORITY:

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PLEASE NOTE:

- All required information must be complete.
- Petitioners must sign and print their legal name.
- DO NOT TAKE THE PETITION APART YOU MUST NOT REMOVE THE STAPLE YOU CANNOT ADD SHEETS TO THE PETITION.

THANK YOU!

PETITION FOR THE ORGANIZATION OF THE FIVE POINTS BUSINESS IMPROVEMENT DISTRICT (BID)

The undersigned persons, owners of taxable real property in the service area of the proposed Five Points Business Improvement District or "BID", hereby petition the Mayor and the City Council of the City and County of Denver ("City Council") for the organization of said district in accordance with the provisions of the "Business Improvement District Act," Part 12 of Article 25 of Title 31, Colorado Revised Statutes.

In support of this petition, petitioners state:

- 1) The name of the proposed district shall be the Five Points Business Improvement District ("BID" or "proposed district").
- 2) The service area of the BID will include all parcels along Welton Street beginning at the north side of 20th Street going northeast along Welton Street terminating at Downing Street and 30th Avenue. The parcel located adjacent to Welton Street on the southeast corner at Washington Street and 26th Avenue is included as part of the Five Points Business District. The parcels located on the southeast side of California Street between 26th and 27th Streets are also included. *A map of the proposed BID boundary is attached hereto and incorporated herein.* The boundaries of the BID include all real properties within the service area perimeter which are classified as commercial property as defined in the Business Improvement District Act, Section 31-25-1203(2), C.R.S. No personal property is included in the boundary of the BID.
- 3) The services and improvements to be provided include any services and improvements authorized by the Business Improvement District Act together with all duties and functions authorized by said Act. The initial services and improvements to be furnished by the proposed district may include: Enhanced Maintenance (to maintain the historical character and ambience along the Welton corridor), Marketing and Events (to attract more visitors, customers and patrons to the Welton corridor), Physical Improvements (to create a more attractive and appealing environment), Safety (to ensure a safe environment by collaborating with neighborhood organizations, residents and businesses), and Advocacy on behalf of property owners to promote the BID and its businesses including economic development, planning efforts, and promoting policies that positively affect the District.
- 4) The services, facilities, and improvements to be provided by the BID are not intended to duplicate or supplant the services, facilities and improvements provided by the City and County of Denver within the proposed district boundaries. The BID is being created to provide enhanced and otherwise unavailable services and improvements within its boundaries.
- 5) The initial services and improvements to be provided by the BID will be funded by a mill levy on commercial property. By law, any property that is within the BID boundary that is classified by the county assessor for property tax purposes as residential, agricultural or exempt is not subject to the revenue raising powers of the BID and will not be assessed by the BID. The maximum mill levy, if approved by the eligible electors of the BID in an election conforming to Article X, Section 20 of the State Constitution and other laws on November 8, 2016 or a subsequent election, will be

based upon a 10 mill levy on commercial property in the proposed district, until such time, if ever, as the eligible electors vote to change the rate of assessment.

6) If approved, the mill levy will be collected by the Denver Treasurer or other appropriate entity in a timely fashion in order for BID programs to be funded and operational beginning as early as January 2017.

In order to provide adequate funding for the costs of providing its services and improvements in the future without an additional election, the BID shall be authorized to increase its revenues each year, not to exceed the percentage of inflation plus local growth or five per cent per year, whichever is greater.

The BID may utilize other revenue sources authorized by law in the future, including rates, fees, charges, or differing forms of special assessments as provided by law.

- 7) As allowed by law, the BID may issue bonds or other multiple year financial obligations only if the BID is authorized to do so by its voters in a future election and its operating plan and budget. The election must comply with all applicable state requirements, including the TABOR Amendment, and the election would limit the amount of debt that may be issued to the amount that is approved by the BID voters.
- 8) Three persons who represent the petitioners and who have power to enter into agreements relating to the organization of the BID:

Dr. Renee Cousins King, Cousins and King Properties 3535 E. 26th Ave. Denver, CO 80205

Paul Books, Palisade Partners 1127 Sherman St. Denver, CO 80203

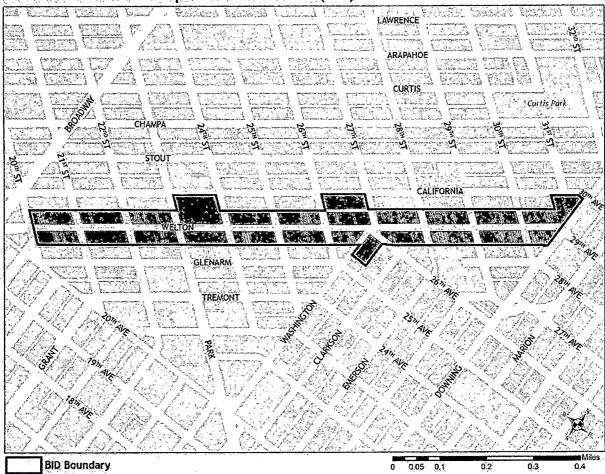
Nathan Beal, St. Bernard Properties P.O. Box 181427 Denver, CO 80218

- 9) This petition is signed by persons owning commercial real property in the service area of the proposed district having a valuation for assessment of not less than fifty percent of the total valuation for assessment of real property in the service area as shown on the tax rolls of the City and County of Denver, CO and by persons owning at least fifty percent of the acreage in the proposed district. Personal property is not included in the boundary of the BID.
- 10) This petition is filed with a bond or a cash deposit in an amount sufficient, as determined by City Council, to cover all municipal expenses connected with organizational proceedings in case the organization of the proposed district is not effected. If at any time during the organizational process City Council determines that the amount of the initial bond or cash deposit is not sufficient to cover such costs, it may require the execution of an additional bond or the deposit of additional cash, in an amount determined by City Council. Petitioners acknowledge that failure to file such additional bond or deposit within the time fixed, which shall not be less than ten days, will result in dismissal of the petition.

WHEREFORE, petitioners respectfully request the City Council to approve the organization of the Five Points Business Improvement District, to approve the Operating Plan and Budget for the said proposed district submitted with this Petition, to appoint the initial five members of the board of directors of the proposed district, and to take such other and further actions as may be necessary to effectuate the organization of said district in accordance with the laws of the State of Colorado.

District map follows on the next page.

Five Points Business Improvement District (BID)



FIVE POINTS BUSINESS IMPROVEMENT DISTRICT PETITION

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| Printed Name of | |
|--|---|
| Property Owner/Petitioner: | |
| Are WY, 11c | |
| Authorized Signature: | and |
| Date of Signature: 4/28/16 | δ |
| Street address and/or description of taxable real purposement District represented by the above significant control of taxable real purpose and ta | |
| AYRE WP LLC | |
| 2844 WELTON ST DENVER, CO 80205-3020 | |
| Parcel # 0226409044000 | |
| Denver Colorado in the City and County of Do | enver, Colorado. |
| Your signature must be witnessed by a No Petition Ci | |
| Notarization: | |
| STATE OF COLORADO } ss. CITY AND COUNTY OF DENVER } | |
| , 2016 by | d or acknowledged before me this day of |
| (Name) | (Title, if applicable) |
| (Name of entity owning property, if applicable) | - |
| | |
| Notary Public | _ |
| My commission expires: | |

AFFIDAVIT OF AUTHORITY

Required if record title to property is held by a Corporation, Partnership, LLC, LLP or any other entity that is <u>not</u> a natural person

| If property owner of record is a Corporation or Limited Liability Company (LLC), completely owner of record is a Corporation or Limited Liability Company (LLC), completely owner of record is a Corporation or Limited Liability Company (LLC), completely owner of record is a Corporation or Limited Liability Company (LLC), completely owner of record is a Corporation or Limited Liability Company (LLC), completely owner of record is a Corporation or Limited Liability Company (LLC), completely owner of record is a Corporation or Limited Liability Company (LLC), completely owner of record is a Corporation or Limited Liability Company (LLC), completely owner of the corporation o | ete the following |
|--|----------------------|
| affidavit: | |
| I, Wichel Hyre (print name) do solemnly swear or | affirm that I hold |
| the following office with ハヘメルル はいべん インターバックイル いじょ the reco | ord owner of the |
| property within the service area of the propos∳d Five Points Business Imp | provement District |
| represented by and described on the foregoing Petition, that I signed the Petition for said district on behalf of the owner of said property, and that I am authorized to signed. | or the Petition on |
| behalf of the said owner. | gir the Fellilon on |
| berian of the Baid owner. | 11/1 1/1 |
| Date: 42816 Signature: MMM A Office Held: A yre Wessels LLC | Ma |
| Office Held: A yre Wessels LLC | $\overline{}$ |
| , , , , , , , , , , , , , , , , , , , | |
| If property owner of record is a Partnership or Limited Liability Partnership (LLP), com | plete the following |
| affidavit: | pioto trio ronovirig |
| | |
| I, (print name) do solemnly swear or a general partner in the partnership which is the record owner of the property within the | affirm that I am a |
| general partner in the partnership which is the record owner of the property within the | ne service area of |
| the proposed Five Points Business Improvement District represented by and of the Political Political that Laigned the Political for the formation of said district on behalf | described on the |
| foregoing Petition, that I signed the Petition for the formation of said district on behalf and that I am authorized to sign the Petition on behalf of the said owner. | or the salu owner, |
| and that I am authorized to sign the Fellion on behalf of the said owner. | |
| Date: Signature: | |
| Office Held: | |
| | hafawa a madidian |
| Your signature must be notarized by a Notary Public unless you sign this petition circulator. | регоге а решиоп |
| on calator. | |
| Notarization: | |
| OTATE OF OOLODADO | |
| STATE OF COLORADO } CITY AND COUNTY OF DENVER } ss. | |
| CITTAND COUNTY OF DENVER 7 95. | |
| The foregoing affidavit was subscribed and affirmed, or sworn to, before me this | |
| day of, 2016, | |
| | |
| | |
| Notary Public | •. |
| Notally Flubilic | |
| | |
| | |
| My commission expires: | |

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| | STATE OF COLORADO CITY AND COUNTY OF DENVER SS |
|---|--|
| > | Signature of Petition Circulator Date of signature |
| | Please Printt |
| | Name of Circulator: IRACYLI, Winchester |
| | Residence Address: 2/2 Suff Jacks n St Watts (include street name and number, city or town and county) |
| | Telephone number: 303-832-5000 |
| | |
| | |

The foregoing affidavit was subscribed and affirmed, or sworn to, before me in this

Jernell Washington Notary Public

VERNELL WASHINGTON NOTARY PUBLIC STATE OF COLORADO NOTARY ID 20044017452 MY COMMISSION EXPIRES MARCH 11, 2020

My commission expires: 3-11-3020

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Paul Books, Palisade Partners 1127 Sherman St. Denver, CO 80203

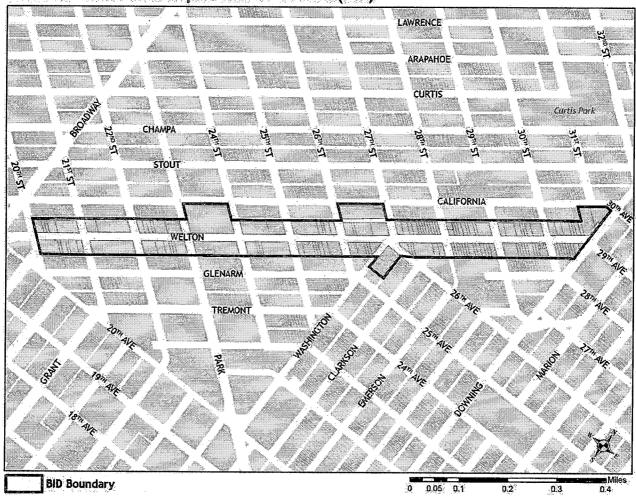
Nathan Beal, St. Bernard Properties P.O. Box 181427 Denver, CO 80218

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| Printed Name of | |
|---|---|
| Property Owner/Petitioner | |
| GLENGA BARRY | |
| Authorized Signature: Alen da kean | |
| Data of Cionatura | · |
| Date of Signature: | |
| Street address and/or description of taxable real property local Improvement District represented by the above signature: | cated in the proposed Business |
| BARRY,GLENDA C | |
| 2741 WELTON ST DENVER, CO 80205-2913 | |
| Parcel # 0227628033000 | |
| Your signature must be witnessed by a Notary Publi Petition Circulator | c unless you sign in front of a |
| Notarization: | |
| STATE OF COLORADO } ss. CITY AND COUNTY OF DENVER } | |
| The foregoing petition signature was subscribed or acknowly, 2016 by Glenda Banny | _as′ |
| of Barry, Jenda (Name) (Name of entity owning property, if applicable) | (Title, if applicable) |
| Vernell Washington | VERNELL WASHINGTON NOTARY PUBLIC STATE OF COLORADO |
| My commission expires: $3 - 11 - 3020$ | NOTARY ID 20044017452 MY COMMISSION EXPIRES MARCH 11, 2020 |

AFFIDAVIT OF AUTHORITY

Required if record title to property is held by a Corporation, Partnership, LLC, LLP or any other entity that is <u>not</u> a natural person

| If pr | operty owner of record is a Corpo | ration or Limited Li affidavit: | ability Company (LL) | C), complete the fo | ollowing |
|-------------------|---|--|--|--|-------------------|
| | . , L | (print | name) do solemniv | swear or affirm th | at I hold |
| | I, | | | the record owne | r of the |
| | property within the service ar represented by and described of said district on behalf of the own behalf of the said owner. | n the foregoing Petit | ion, that I signed the I | Petition for the for | mation of |
| Date: | | Signature: | | | |
| | Held: | | | | |
| | | - | | | |
| lf proj affida | perty owner of record is a Partner vit: | rship or Limited Lia | bility Partnership (L | L P), complete the | following |
| İ | l, | (print | name) do solemnly s | wear or affirm tha | ıt I am a |
| ! ! | general partner in the partnership the proposed Five Points Busin foregoing Petition, that I signed the and that I am authorized to sign the | which is the record less Improvement less Petition for the form | owner of the property District represented I nation of said district o | within the service by and described | e area of lon the |
| | _ | | | | |
| Jaic. | , | Signature | | | |
| Office | Held: | | | | |
| Your circul | signature must be notarized by ator. | v a Notary Public u | nless you sign this | petition before a | petition |
| Votari | zation: | | | | |
| | E OF COLORADO } AND COUNTY OF DENVER } | ss. | | | |
| The fo | oregoing affidavit was subscribed a | and affirmed, or swor | n to, before me this | | |
| | day of | , 2016, | | | |
| | | | | | |
| | | ; | | | ı |
| | Notary Public | | | | |
| | | | | | |
| Av co | mmission expires: | | | | |
| -,, 00 | | | · · | | |

AFFIDAVIT OF CIRCULATOR

The undersigned, being a resident of Colorado and a citizen of the U.S. and first duly sworn upon oath, hereby affirms and states:

I have read and understand the laws governing the circulation of petitions; I circulated the foregoing Petition section for the organization of the Five Points Business Improvement District; each signature on said Petition section was affixed in my presence; each signature on said Petition section is the signature of the person whose name it purports to be; I was eighteen years of age or older at the time the Petition was circulated for signature and signed by the petitioners; I have not paid and will not in the future pay and I believe that no other person has paid or will pay, directly or indirectly, any money or other thing of value to any signer for the purpose of inducing or causing such signer to affix the signer's signature to the Petition; and I reside at the address set forth below.

STATE OF COLORADO

| Signature of Petition Circulator | Date of signature |
|---|--|
| Please Print: | |
| Name of Circulator: | · |
| Residence Address:(include street name a | and number, city or town and county) |
| | |
| | - |
| he foregoing affidavit was subscribed and a | |
| | affirmed, or sworn to, before me in this |
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INSTRUCTIONS TO PETITION CIRCULATOR PETITION FOR THE ORGANIZATION OF THE FIVE POINTS BUSINESS IMPROVEMENT DISTRICT

ANYONE who is a U.S. citizen and is eighteen years of age or older may act as a Petition Circulator

The responsibility of the Circulator is simply to affirm that the signature(s) the Petition packet was affixed in your presence and that the signature is, to the best of your knowledge and belief, the signature of the person whose name it purports to be.

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Special Note to Corporations, LLCs, Partnerships, and LLPs re AFFIDAVIT OF AUTHORITY:

Persons who are signing the Petition as the representative of a *Corporation or Limited Liability Company* are to complete the **top section** of the supplementary form titled

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- Petitioners must sign and print their legal name.
- DO NOT TAKE THE PETITION APART YOU MUST NOT REMOVE THE STAPLE YOU CANNOT ADD SHEETS TO THE PETITION.

THANK YOU!

PETITION FOR THE ORGANIZATION OF THE FIVE POINTS BUSINESS IMPROVEMENT DISTRICT (BID)

The undersigned persons, owners of taxable real property in the service area of the proposed Five Points Business Improvement District or "BID", hereby petition the Mayor and the City Council of the City and County of Denver ("City Council") for the organization of said district in accordance with the provisions of the "Business Improvement District Act," Part 12 of Article 25 of Title 31, Colorado Revised Statutes.

In support of this petition, petitioners state:

- 1) The name of the proposed district shall be the Five Points Business Improvement District ("BID" or "proposed district").
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- 4) The services, facilities, and improvements to be provided by the BID are not intended to duplicate or supplant the services, facilities and improvements provided by the City and County of Denver within the proposed district boundaries. The BID is being created to provide enhanced and otherwise unavailable services and improvements within its boundaries.
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based upon a 10 mill levy on commercial property in the proposed district, until such time, if ever, as the eligible electors vote to change the rate of assessment.

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In order to provide adequate funding for the costs of providing its services and improvements in the future without an additional election, the BID shall be authorized to increase its revenues each year, not to exceed the percentage of inflation plus local growth or five per cent per year, whichever is greater.

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- 8) Three persons who represent the petitioners and who have power to enter into agreements relating to the organization of the BID:

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Paul Books, Palisade Partners 1127 Sherman St. Denver, CO 80203

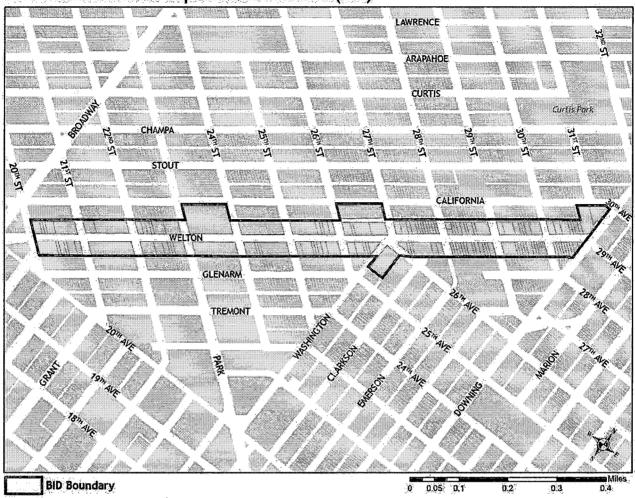
Nathan Beal, St. Bernard Properties P.O. Box 181427 Denver, CO 80218

- 9) This petition is signed by persons owning commercial real property in the service area of the proposed district having a valuation for assessment of not less than fifty percent of the total valuation for assessment of real property in the service area as shown on the tax rolls of the City and County of Denver, CO and by persons owning at least fifty percent of the acreage in the proposed district. Personal property is not included in the boundary of the BID.
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WHEREFORE, petitioners respectfully request the City Council to approve the organization of the Five Points Business Improvement District, to approve the Operating Plan and Budget for the said proposed district submitted with this Petition, to appoint the initial five members of the board of directors of the proposed district, and to take such other and further actions as may be necessary to effectuate the organization of said district in accordance with the laws of the State of Colorado.

District map follows on the next page.

Five Points Business Improvement District (BID)



FIVE POINTS BUSINESS IMPROVEMENT DISTRICT PETITION

WARNING-IT IS AGAINST THE LAW:

For anyone to sign this petition with any name other than one's own or to knowingly sign one's name more than once for the same measure or to knowingly sign the petition when not eligible to do so. Do not sign this petition unless you (or the entity you are signing for) own real property in the proposed district. Do not sign this petition unless you have read or have had read to you the petition in its entirety and understand its meaning.

| Printed Name of Property Owner/Petitioner: |
|---|
| CARL BOURGEOIS |
| Authorized Signature: |
| Date of Signature: 4-28-16 |
| Street address and/or description of taxable real property located in the proposed Business Improvement District represented by the above signature: |
| BOURGEOIS,CARL |
| 2650 WELTON ST DENVER, CO 80205-2912 |
| Parcel # 0235233026000 |
| Denver Colorado in the City and County of Denver, Colorado. |
| Your signature must be witnessed by a Notary Public unless you sign in front of a Petition Circulator |
| Notarization: |
| STATE OF COLORADO } ss. CITY AND COUNTY OF DENVER } |
| The foregoing petition signature was subscribed or acknowledged before me this <u>3</u> day of <u>Bourgeois</u> , 2016 by <u>Carl Bourgeois</u> as <u>Manager</u> (Name) (Pitle, if applicable) |
| VERNELL WASHINGTON NOTARY PUBLIC STATE OF COLORADO NOTARY 1D 20044017452 MY COMMISSION EXPIRES MARCH 11, 2020 |

My commission expires:

AFFIDAVIT OF AUTHORITY

Required if record title to property is held by a Corporation, Partnership, LLC, LLP or any other entity that is <u>not</u> a natural person

| If property owner of record is a Corporation | affidavit: | |
|--|---|---|
| I,the following office with | (print name) do solemnly swear or affirm that I hold the proposed Five Points Business Improvement District | |
| represented by and described on the | of the proposed Five Points Business Improvement District e foregoing Petition, that I signed the Petition for the formation of of said property, and that I am authorized to sign the Petition on | • |
| Date: | Signature: | _ |
| Office Held: | | |
| | | |
| f property owner of record is a Partnership affidavit: | p or Limited Liability Partnership (LLP), complete the following | ı |
| general partner in the partnership which the proposed Five Points Business | (print name) do solemnly swear or affirm that I am a ich is the record owner of the property within the service area of Improvement District represented by and described on the etition for the formation of said district on behalf of the said owner, etition on behalf of the said owner. | |
| | | |
| Date: | Signature: | _ |
| Office Held: | | |
| Your signature must be notarized by a N circulator. | Notary Public unless you sign this petition before a petition | 1 |
| Notarization: | • | |
| STATE OF COLORADO } CITY AND COUNTY OF DENVER } ss. | | |
| The foregoing affidavit was subscribed and a | affirmed, or sworn to, before me this | |
| day of | , 2016, | |
| • | | |
| Notary Public | | |
| , | | |
| | | |
| My commission expires: | · | |

AFFIDAVIT OF CIRCULATOR

The undersigned, being a resident of Colorado and a citizen of the U.S. and first duly sworn upon oath, hereby affirms and states:

I have read and understand the laws governing the circulation of petitions; I circulated the foregoing Petition section for the organization of the Five Points Business Improvement District; each signature on said Petition section was affixed in my presence; each signature on said Petition section is the signature of the person whose name it purports to be; I was eighteen years of age or older at the time the Petition was circulated for signature and signed by the petitioners; I have not paid and will not in the future pay and I believe that no other person has paid or will pay, directly or indirectly, any money or other thing of value to any signer for the purpose of inducing or causing such signer to affix the signer's signature to the Petition; and I reside at the address set forth below.

| CITY AND COUNTY OF DENVER } ss. | |
|---|--------------------------------------|
| | |
| Signature of Petition Circulator | Date of signature |
| Please Print: | |
| Name of Circulator: | |
| Residence Address: (include street name and | d number, city or town and county) |
| Telephone number: | |
| The foregoing affidavit was subscribed and affi | rmed, or sworn to, before me in this |
| , 2016. | |
| | |
| Notary Public | · |
| My commission expires: | <u> </u> |

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Paul Books, Palisade Partners 1127 Sherman St. Denver, CO 80203

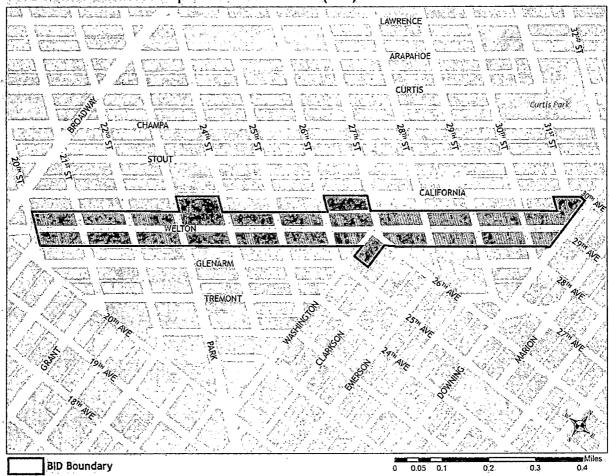
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District map follows on the next page.

Five Points Business Improvement District (BID)



FIVE POINTS BUSINESS IMPROVEMENT DISTRICT PETITION

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Printed Name of

| Property Owner/Petitioner: A) BLAT T BROWN |
|---|
| Authorized Signature: (Alfred Brys - Volley Drym - POA Date of Signature: 1444 5, 6 7 Power of Afform |
| Street address and/or description of taxable real property located in the proposed Business Improvement District represented by the above signature: |
| BRYANT,ALBERT J |
| 2217 WELTON ST DENVER, CO 80205-2810 |
| Parcel # 0234228043000 |
| Denver Colorado in the City and County of Denver, Colorado. |
| Your signature must be witnessed by a Notary Public unless you sign in front of a Petition Circulator |
| Notarization: |
| STATE OF COLORADO } ss. CITY AND COUNTY OF DENVER } |
| The foregoing petition signature was subscribed or acknowledged before me this 5th day May, 2016 by Albert Bryant — as Owner (Name) Volleny Bryant Pop (Title, if applicable) of Bryant, Albert 5. (Name of entity owning property, if applicable) |
| Notary Public Notary Public WERNELL WASHINGTON NOTARY PUBLIC STATE OF COLORADO NOTARY ID 20044017452 MY COMMISSION EXPIRES MARCH 11, 2020 |

AFFIDAVIT OF AUTHORITY

Required if record title to property is held by a Corporation, Partnership, LLC, LLP or any other entity that is <u>not</u> a natural person

| If property owner of record is a Corporation or Limited Liability Company (LLC), complete the following affidavit: |
|--|
| affidavit: AliBeizT J. Bixyan (print name) do solemnly swear or affirm that I hold the following office with Bixyan AliBeizT J., the record owner of the property within the property of the property Print of the property of the proper |
| the following office with <u>Fizym Albert</u> , the record owner of the property within the service area of the proposed Five Points Business Improvement District represented by and described on the foregoing Petition, that I signed the Petition for the formation of said district on behalf of the owner of said property, and that I am authorized to sign the Petition on behalf of the said owner. Date: My 5, 14 Signature: Albert Figure Points Business Improvement District represented by and described on the foregoing Petition, that I signed the Petition for the formation of said district on behalf of the owner of said property, and that I am authorized to sign the Petition on behalf of the said owner. Date: My 5, 14 Signature: Albert Figure Points Business Improvement District represented by and described on the foregoing Petition, that I signed the Petition for the formation of said district on behalf of the owner of said property, and that I am authorized to sign the Petition on behalf of the said owner. Date: My 5, 14 Signature: Albert Figure Points Business Improvement District represented by and described on the foregoing Petition, that I signed the Petition for the formation of said district on behalf of the owner of said property, and that I am authorized to sign the Petition on behalf of the said owner. |
| Date: 14/5, 14 Signature: 4/13/21 Jr. Signature: |
| Office Held: OWNER |
| If property owner of record is a Partnership or Limited Liability Partnership (LLP), complete the following affidavit: |
| I, (print name) do solemnly swear or affirm that I am a general partner in the partnership which is the record owner of the property within the service area of the proposed Five Points Business Improvement District represented by and described on the foregoing Petition, that I signed the Petition for the formation of said district on behalf of the said owner, and that I am authorized to sign the Petition on behalf of the said owner. |
| Data: Signatura: |
| Date: Signature: |
| Office Held: |
| |
| Office Held: Your signature must be notarized by a Notary Public unless you sign this petition before a petition |
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| Office Held: Your signature must be notarized by a Notary Public unless you sign this petition before a petition circulator. Notarization: STATE OF COLORADO } |
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| STATE OF COLORADO } CITY AND COUNTY OF DENVER } ss. | |
|---|--------------------------------------|
| Signature of Petition Circulator | Date of signature |
| Please Print: | |
| Name of Circulator: | |
| Residence Address:(include street name and | I number, city or town and county) |
| Telephone number: | <u> </u> |
| The foregoing affidavit was subscribed and affi | rmed, or sworn to, before me in this |
| , 2016. | |
| | |
| Notary Public | |
| My commission expires: | |

INSTRUCTIONS TO PETITION CIRCULATOR PETITION FOR THE ORGANIZATION OF THE FIVE POINTS BUSINESS IMPROVEMENT DISTRICT

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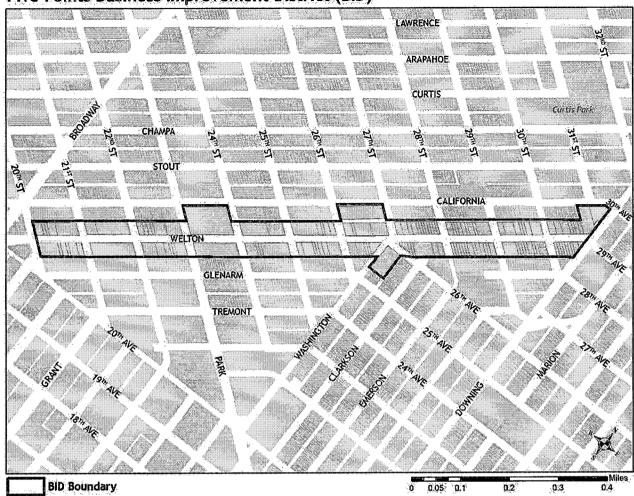
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District map follows on the next page.

Five Points Business Improvement District (BID)



FIVE POINTS BUSINESS IMPROVEMENT DISTRICT PETITION

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| Printed Name of | * |
|--|----------------------------------|
| Property Owner/Petitioner: | |
| Take Pickapt | |
| JOHN THEFT | |
| Authorized Signature: | |
| The state of the s | |
| Jum la Poble | |
| | |
| Date of Signature: 4/4/16 | |
| · · | |
| Street address and/or description of taxable real property lo Improvement District represented by the above signature: | cated in the proposed Business |
| | • |
| CHANDA CEDEST HOLDINGS H.C. | |
| CHAMPA STREET HOLDINGS LLC | |
| 2737 WELTON ST | |
| DENVER, CO 80205-2913 | |
| Parcel # 0227628016000 | |
| 1 dicei # 022/020010000 | |
| Denver Colorado in the City and County of Denver, Col | orado. |
| | |
| Your signature must be witnessed by a Notary Publ | ic unless you sign in front of a |
| Petition Circulator | • |
| 3 A. A. A. A. A. A. A. A. A. A. A. A. A. | |
| Notarization: | • |
| STATE OF COLORADO } ss. | |
| STATE OF COLORADO } ss. CITY AND COUNTY OF DENVER } | |
| CIT AND COUNT OF DENVER | |
| The foregoing petition signature was subscribed or ackn | owledged before me this day of |
| , 2016 by | as |
| (Name) | (Title, if applicable) |
| of | |
| (Name of entity owning property, if applicable) | |
| • | • |
| | |
| · · · · · · · · · · · · · · · · · · · | |
| Notary Public | |
| | |
| NAindicate audinos | <i>:</i> |
| My commission expires: | |

AFFIDAVIT OF AUTHORITY

Required if record title to property is held by a Corporation, Partnership, LLC, LLP or any other entity that is <u>not</u> a natural person

| If property owner of record is a Corporation or Limited Liability Company (LLC), complete the following affidavit: |
|--|
| I, Ohn Pirkoff (print name) do solemnly swear or affirm that I hold the following office with Champa Street tholding, U.C., the record owner of the property within the service area of the proposed Five Points Business Improvement District represented by and described on the foregoing Petition, that I signed the Petition for the formation of said district on behalf of the owner of said property, and that I am authorized to sign the Petition on behalf of the said owner. Date: 444 |
| Office Hold: Manual - 180 can se |
| Silice Field. Pressure Pressur |
| f property owner of record is a Partnership or Limited Liability Partnership (LLP), complete the following affidavit: |
| I, (print name) do solemnly swear or affirm that I am a general partner in the partnership which is the record owner of the property within the service area of the proposed Five Points Business Improvement District represented by and described on the foregoing Petition, that I signed the Petition for the formation of said district on behalf of the said owner, and that I am authorized to sign the Petition on behalf of the said owner. |
| Date: Signature: |
| Office Held: |
| Your signature must be notarized by a Notary Public unless you sign this petition before a petition circulator. |
| Notarization: |
| STATE OF COLORADO } CITY AND COUNTY OF DENVER } ss. |
| The foregoing affidavit was subscribed and affirmed, or sworn to, before me this |
| day of, 2016, |
| |
| Notary Public |
| |
| |

AFFIDAVIT OF CIRCULATOR

The undersigned, being a resident of Colorado and a citizen of the U.S. and first duly sworn upon oath, hereby affirms and states:

I have read and understand the laws governing the circulation of petitions; I circulated the foregoing Petition section for the organization of the Five Points Business Improvement District; each signature on said Petition section was affixed in my presence; each signature on said Petition section is the signature of the person whose name it purports to be; I was eighteen years of age or older at the time the Petition was circulated for signature and signed by the petitioners; I have not paid and will not in the future pay and I believe that no other person has paid or will pay, directly or indirectly, any money or other thing of value to any signer for the purpose of inducing or causing such signer to affix the signer's signature to the Petition; and I reside at the address set forth below.

STATE OF COLORADO

| CITY AND COUNTY OF DENVER ss. |
|---|
| Signature of Petition Circulator Signature Multiple Date of Signature |
| |
| Name of Circulator: IRACY I. Winchester |
| Name of Circulator: //////////////////////////////////// |
| Residence Address: 2/2 South Jackson JT, Wuth Cinclude street name and number, city or town and county) Donner, C |
| Telephone number: 303-322-0152 80309 |
| |
| The foregoing affidavit was subscribed and affirmed, or sworn to, before me in this |
| 4th day of 4phl , 2016. |
| Vernell Weshing |
| Notary Public VERNELL WASHINGTON NOTARY PUBLIC |
| My commission expires: March 11, 3030 STATE OF COLORADO NOTARY ID 20044017452 MY COMMISSION EXPIRES MARCH 11, 2020 |

INSTRUCTIONS TO PETITION CIRCULATOR PETITION FOR THE ORGANIZATION OF THE FIVE POINTS BUSINESS IMPROVEMENT DISTRICT

ANYONE who is a U.S. citizen and is eighteen years of age or older may act as a Petition Circulator

The responsibility of the Circulator is simply to affirm that the signature(s) the Petition packet was affixed in your presence and that the signature is, to the best of your knowledge and belief, the signature of the person whose name it purports to be.

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PLEASE NOTE:

- All required information must be complete.
- Petitioners must sign and print their legal name.
- DO NOT TAKE THE PETITION APART YOU MUST NOT REMOVE THE STAPLE YOU CANNOT ADD SHEETS TO THE PETITION.

THANK YOU!

PETITION FOR THE ORGANIZATION OF THE FIVE POINTS BUSINESS IMPROVEMENT DISTRICT (BID)

The undersigned persons, owners of taxable real property in the service area of the proposed Five Points Business Improvement District or "BID", hereby petition the Mayor and the City Council of the City and County of Denver ("City Council") for the organization of said district in accordance with the provisions of the "Business Improvement District Act," Part 12 of Article 25 of Title 31, Colorado Revised Statutes.

In support of this petition, petitioners state:

- 1) The name of the proposed district shall be the Five Points Business Improvement District ("BID" or "proposed district").
- 2) The service area of the BID will include all parcels along Welton Street beginning at the north side of 20th Street going northeast along Welton Street terminating at Downing Street and 30th Avenue. The parcel located adjacent to Welton Street on the southeast corner at Washington Street and 26th Avenue is included as part of the Five Points Business District. The parcels located on the southeast side of California Street between 26th and 27th Streets are also included. *A map of the proposed BID boundary is attached hereto and incorporated herein.* The boundaries of the BID include all real properties within the service area perimeter which are classified as commercial property as defined in the Business Improvement District Act, Section 31-25-1203(2), C.R.S. No personal property is included in the boundary of the BID.
- 3) The services and improvements to be provided include any services and improvements authorized by the Business Improvement District Act together with all duties and functions authorized by said Act. The initial services and improvements to be furnished by the proposed district may include: Enhanced Maintenance (to maintain the historical character and ambience along the Welton corridor), Marketing and Events (to attract more visitors, customers and patrons to the Welton corridor), Physical Improvements (to create a more attractive and appealing environment), Safety (to ensure a safe environment by collaborating with neighborhood organizations, residents and businesses), and Advocacy on behalf of property owners to promote the BID and its businesses including economic development, planning efforts, and promoting policies that positively affect the District.
- 4) The services, facilities, and improvements to be provided by the BID are not intended to duplicate or supplant the services, facilities and improvements provided by the City and County of Denver within the proposed district boundaries. The BID is being created to provide enhanced and otherwise unavailable services and improvements within its boundaries.
- 5) The initial services and improvements to be provided by the BID will be funded by a mill levy on commercial property. By law, any property that is within the BID boundary that is classified by the county assessor for property tax purposes as residential, agricultural or exempt is not subject to the revenue raising powers of the BID and will not be assessed by the BID. The maximum mill levy, if approved by the eligible electors of the BID in an election conforming to Article X, Section 20 of the State Constitution and other laws on November 8, 2016 or a subsequent election, will be

based upon a 10 mill levy on commercial property in the proposed district, until such time, if ever, as the eligible electors vote to change the rate of assessment.

6) If approved, the mill levy will be collected by the Denver Treasurer or other appropriate entity in a timely fashion in order for BID programs to be funded and operational beginning as early as January 2017.

In order to provide adequate funding for the costs of providing its services and improvements in the future without an additional election, the BID shall be authorized to increase its revenues each year, not to exceed the percentage of inflation plus local growth or five per cent per year, whichever is greater.

The BID may utilize other revenue sources authorized by law in the future, including rates, fees, charges, or differing forms of special assessments as provided by law.

- 7) As allowed by law, the BID may issue bonds or other multiple year financial obligations only if the BID is authorized to do so by its voters in a future election and its operating plan and budget. The election must comply with all applicable state requirements, including the TABOR Amendment, and the election would limit the amount of debt that may be issued to the amount that is approved by the BID voters.
- 8) Three persons who represent the petitioners and who have power to enter into agreements relating to the organization of the BID:

Dr. Renee Cousins King, Cousins and King Properties 3535 E. 26th Ave. Denver, CO 80205

Paul Books, Palisade Partners 1127 Sherman St. Denver, CO 80203

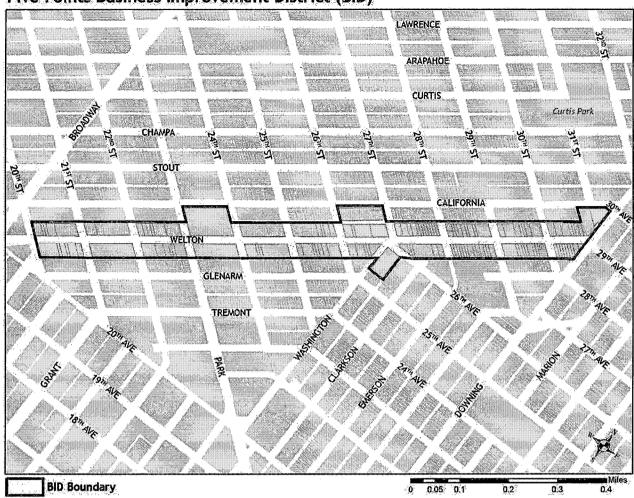
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District map follows on the next page.

Five Points Business Improvement District (BID)



FIVE POINTS BUSINESS IMPROVEMENT DISTRICT PETITION

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| Printed Name of Property Owner/Petitioner: |
|--|
| ELBERT DEAD BROWN, IN |
| Authorized Signature: |
| Date of Signature: 4/4/16 |
| Street address and/or description of taxable real property located in the proposed Business Improvement District represented by the above signature: |
| FERN HALL LLC |
| 2713 WELTON ST UNIT -2717 DENVER, CO 80205 |
| Parcel # 0227628050050 |
| Denver Colorado in the City and County of Denver, Colorado. |
| Your signature must be witnessed by a Notary Public unless you sign in front of a Petition Circulator |
| Notarization: |
| STATE OF COLORADO } ss. CITY AND COUNTY OF DENVER } |
| The foregoing petition signature was subscribed or acknowledged before me this 4th day of the control of the co |
| VERNELL WASHINGTON NOTARY PUBLIC NOTARY PUBLIC STATE OF COLORADO NOTARY ID 20044017452 ANY COMMISSION EYPIPES MARCH 11 2020 |

My commission expires: March 11, 2020

AFFIDAVIT OF AUTHORITY

Required if record title to property is held by a Corporation, Partnership, LLC, LLP or any other entity that is <u>not</u> a natural person

| if property owner of record is a Co | orporation or Limited Liability Company (LLC), complete the affidavit: | e following |
|--|--|--------------|
| represented by and describ said district on behalf of the behalf of the said owner. | (print name) do solemnly swear or affirm Find Hall CC e area of the proposed Five Points Business Improvemed on the foregoing Petition, that I signed the Petition for the fe owner of said property, and that I am authorized to sign the | ormation of |
| Date: | Signature: | |
| Office Held: <u>INTAITM</u> EX | ecutive frector | • |
| | rtnership or Limited Liability Partnership (LLP), complete th | ne following |
| the proposed Five Points I | (print name) do solemnly swear or affirm the ship which is the record owner of the property within the service services. Improvement District represented by and described the Petition for the formation of said district on behalf of the | ed on the |
| and that I am authorized to sig | gn the Petition on behalf of the said owner. | said owner, |
| and that I am authorized to signate: | gn the Petition on behalf of the said owner Signature: | said owner, |
| and that I am authorized to signate: | gn the Petition on behalf of the said owner. | said owner, |
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| and that I am authorized to signate: Office Held: Your signature must be notarize | gn the Petition on behalf of the said owner. Signature: | , |
| and that I am authorized to signate: Office Held: Your signature must be notarized for signature must be notarized for signature. | gn the Petition on behalf of the said owner. Signature: d by a Notary Public unless you sign this petition before } | , |
| and that I am authorized to signate: Office Held: Your signature must be notarized circulator. Notarization: STATE OF COLORADO CITY AND COUNTY OF DENVER | gn the Petition on behalf of the said owner. Signature: d by a Notary Public unless you sign this petition before } | , |

My commission expires: March 11, 3020

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| CITY AND COUNTY OF DENVER } ss. | |
|--|--------------------------------------|
| | |
| Signature of Petition Circulator | Date of signature |
| Please Print: | |
| Name of Circulator: | |
| Residence Address: (include street name and | I number, city or town and county) |
| Telephone number: | |
| The foregoing affidavit was subscribed and affir | rmed, or sworn to, before me in this |
| day of, 2016. | |
| | |
| Notary Public | |
| My commission expires: | |

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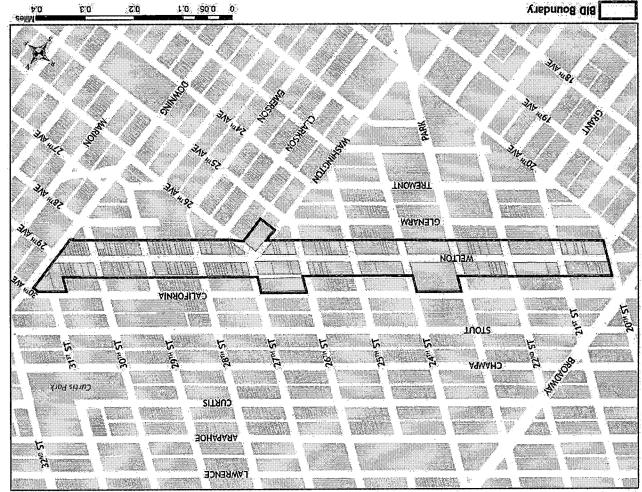
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District map follows on the next page.

Five Points Business Improvement District (BID)



FIVE POINTS BUSINESS IMPROVEMENT DISTRICT **PETITION**

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| of taxable real property located by the above signature: | in the proposed Business |
|---|--|
| • • • | in the proposed Business |
| • • • | in the proposed Business |
| • • • | in the proposed Business |
| | |
| FIVE POINTS PLAZA LLC | FIVE POINTS PLAZA LLC |
| | 2804 WELTON ST UNIT VCNT DENVER, CO 80205 |
| Parcel # 0226409033000 | Parcel # 0226409034000 |
| and County of Denver, Colorado | |
| nessed by a Notary Public unl Petition Circulator | ess you sign in front of a |
| | · |
| } ss. | |
| R } | |
| R } was subscribed or acknowled asas | |
| was subscribed or acknowled | ged before me this day (Title, if applicable) |
| was subscribed or acknowled | |
| was subscribed or acknowled as (Name) | |
| | _ |

AFFIDAVIT OF AUTHORITY

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| If property owner of record is a Corporation or Limited Liability Company (LLC), complete the following affidavit: |
|--|
| (print name) do solemnly swear or affirm that I hold the following office with Frescitor, the record owner of the property within the service area of the proposed Five Points Business Improvement District represented by and described on the foregoing Petition, that I signed the Petition for the formation of said district on behalf of the owner of said property, and that I am authorized to sign the Petition on behalf of the said owner. |
| Date: 426/16 Signature: |
| Office Held: Weimbor |
| f property owner of record is a Partnership or Limited Liability Partnership (LLP), complete the following affidavit: |
| I, (print name) do solemnly swear or affirm that I am a general partner in the partnership which is the record owner of the property within the service area of the proposed Five Points Business Improvement District represented by and described on the foregoing Petition, that I signed the Petition for the formation of said district on behalf of the said owner, and that I am authorized to sign the Petition on behalf of the said owner. |
| Date: Signature: |
| Office Held: |
| Your signature must be notarized by a Notary Public unless you sign this petition before a petition circulator. |
| Notarization: |
| STATE OF COLORADO } CITY AND COUNTY OF DENVER } ss. |
| The foregoing affidavit was subscribed and affirmed, or sworn to, before me this |
| day of, 2016, |
| |
| Notary Public |
| |
| //v commission expires: |

AFFIDAVIT OF CIRCULATOR

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| STATE OF COLORADO } CITY AND COUNTY OF DENVER } ss. |
|--|
| Que Marketer april 56, 2016 |
| Signature of Petition Circulator Date of signature |
| Please Print: |
| Name of Circulator: TRACY J. Winchester |
| Residence Address: 2/2 S. Zackson St. Whit B (include street name and number, city or town and county) |
| Telephone number: 303-835-5000 |
| |
| The foregoing affidavit was subscribed and affirmed, or sworn to, before me in this |
| 26th day of April , 2016. |

My commission expires: March (1, 2020)

NOTARY PUBLIC

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THANK YOU!

PETITION FOR THE ORGANIZATION OF THE FIVE POINTS BUSINESS IMPROVEMENT DISTRICT (BID)

The undersigned persons, owners of taxable real property in the service area of the proposed Five Points Business Improvement District or "BID", hereby petition the Mayor and the City Council of the City and County of Denver ("City Council") for the organization of said district in accordance with the provisions of the "Business Improvement District Act," Part 12 of Article 25 of Title 31, Colorado Revised Statutes.

In support of this petition, petitioners state:

- 1) The name of the proposed district shall be the Five Points Business Improvement District ("BID" or "proposed district").
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- 3) The services and improvements to be provided include any services and improvements authorized by the Business Improvement District Act together with all duties and functions authorized by said Act. The initial services and improvements to be furnished by the proposed district may include: Enhanced Maintenance (to maintain the historical character and ambience along the Welton corridor), Marketing and Events (to attract more visitors, customers and patrons to the Welton corridor), Physical Improvements (to create a more attractive and appealing environment), Safety (to ensure a safe environment by collaborating with neighborhood organizations, residents and businesses), and Advocacy on behalf of property owners to promote the BID and its businesses including economic development, planning efforts, and promoting policies that positively affect the District.
- 4) The services, facilities, and improvements to be provided by the BID are not intended to duplicate or supplant the services, facilities and improvements provided by the City and County of Denver within the proposed district boundaries. The BID is being created to provide enhanced and otherwise unavailable services and improvements within its boundaries.
- 5) The initial services and improvements to be provided by the BID will be funded by a mill levy on commercial property. By law, any property that is within the BID boundary that is classified by the county assessor for property tax purposes as residential, agricultural or exempt is not subject to the revenue raising powers of the BID and will not be assessed by the BID. The maximum mill levy, if approved by the eligible electors of the BID in an election conforming to Article X, Section 20 of the State Constitution and other laws on November 8, 2016 or a subsequent election, will be

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6) If approved, the mill levy will be collected by the Denver Treasurer or other appropriate entity in a timely fashion in order for BID programs to be funded and operational beginning as early as January 2017.

In order to provide adequate funding for the costs of providing its services and improvements in the future without an additional election, the BID shall be authorized to increase its revenues each year, not to exceed the percentage of inflation plus local growth or five per cent per year, whichever is greater.

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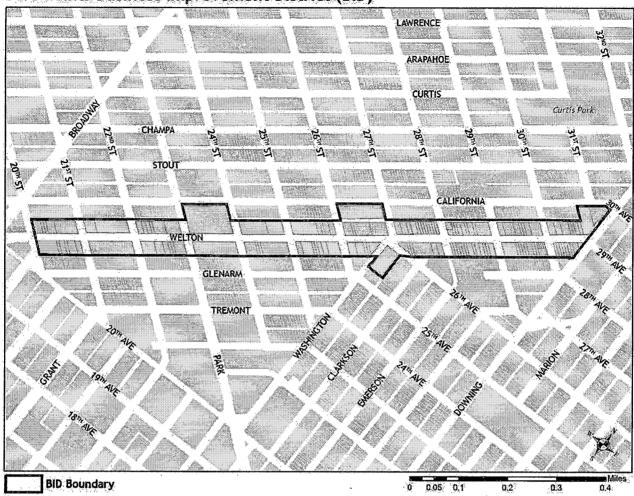
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- 9) This petition is signed by persons owning commercial real property in the service area of the proposed district having a valuation for assessment of not less than fifty percent of the total valuation for assessment of real property in the service area as shown on the tax rolls of the City and County of Denver, CO *and* by persons owning at least fifty percent of the acreage in the proposed district. Personal property is not included in the boundary of the BID.
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WHEREFORE, petitioners respectfully request the City Council to approve the organization of the Five Points Business Improvement District, to approve the Operating Plan and Budget for the said proposed district submitted with this Petition, to appoint the initial five members of the board of directors of the proposed district, and to take such other and further actions as may be necessary to effectuate the organization of said district in accordance with the laws of the State of Colorado.

District map follows on the next page.

Five Points Business Improvement District (BID)



FIVE POINTS BUSINESS IMPROVEMENT DISTRICT PETITION

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| Printed Name of |
|--|
| Property Owner/Petitioner: |
| Authorized Signature: |
| Date of Signature: 4/6/16 |
| Street address and/or description of taxable real property located in the proposed Business Improvement District represented by the above signature: |
| FIVE POINTS VENTURE LLC |
| 2745 WELTON ST DENVER, CO 80205-2913 |
| Parcel # 0227628034000 |
| Denver Colorado in the City and County of Denver, Colorado. |
| Your signature must be witnessed by a Notary Public unless you sign in front of a Petition Circulator |
| Notarization: |
| STATE OF COLORADO } ss. CITY AND COUNTY OF DENVER } |
| The foregoing petition signature was subscribed or acknowledged before me this 6th day of the control of the co |
| of Five Points Venture LLC (Name of entity owning property, if applicable) (Name of entity owning property, if applicable) |
| Vernell (1) ashing |
| Notary Public VERNELL WASHINGTON NOTARY PUBLIC STATE OF COLORADO NOTARY ID 20044017452 |
| My commission expires: 3-//-3020 MY COMMISSION EXPIRES MARCH 11, 2020 |

AFFIDAVIT OF AUTHORITY

Required if record title to property is held by a Corporation, Partnership, LLC, LLP or any other entity that is <u>not</u> a natural person

| If property owner of record is a Corporation or Limited Liability Company (LLC), complete the following affidavit: |
|---|
| I, |
| Office Held: 125 Lot |
| If property owner of record is a Partnership or Limited Liability Partnership (LLP), complete the following affidavit: I, |
| Date: Signature: |
| Office Held: |
| Your signature must be notarized by a Notary Public unless you sign this petition before a petition circulator. |
| Notarization: |
| STATE OF COLORADO } CITY AND COUNTY OF DENVER } ss. |
| The foregoing affidavit was subscribed and affirmed, or sworn to, before me this 12th |
| wy commission expires: 0 /1 0000 |

AFFIDAVIT OF CIRCULATOR

The undersigned, being a resident of Colorado and a citizen of the U.S. and first duly sworn upon oath, hereby affirms and states:

I have read and understand the laws governing the circulation of petitions; I circulated the foregoing Petition section for the organization of the Five Points Business Improvement District; each signature on said Petition section was affixed in my presence; each signature on said Petition section is the signature of the person whose name it purports to be; I was eighteen years of age or older at the time the Petition was circulated for signature and signed by the petitioners; I have not paid and will not in the future pay and I believe that no other person has paid or will pay, directly or indirectly, any money or other thing of value to any signer for the purpose of inducing or causing such signer to affix the signer's signature to the Petition; and I reside at the address set forth below.

| CITY AND COUNTY O | - | SS. | | | |
|-------------------------|-------------------|---------------|------------------|-----------------|--------|
| | | • | | | |
| Signature of Petition C | irculator | . | Date of | signature | |
| Please Print: | | | | | |
| Name of Circulator: | · | | | | · . |
| Residence Address:(| include street na | me and num | ber, city or tow | n and county) | |
| Telephone number: | | | <u> </u> | | |
| The foregoing affidavit | was subscribed a | and affirmed, | or sworn to, b | efore me in thi | s |
| day of | , 2 | 2016. | | | • • |
| Notary F | Public | | | | |
| My commission expires | s: | | | | |

INSTRUCTIONS TO PETITION CIRCULATOR PETITION FOR THE ORGANIZATION OF THE FIVE POINTS BUSINESS IMPROVEMENT DISTRICT

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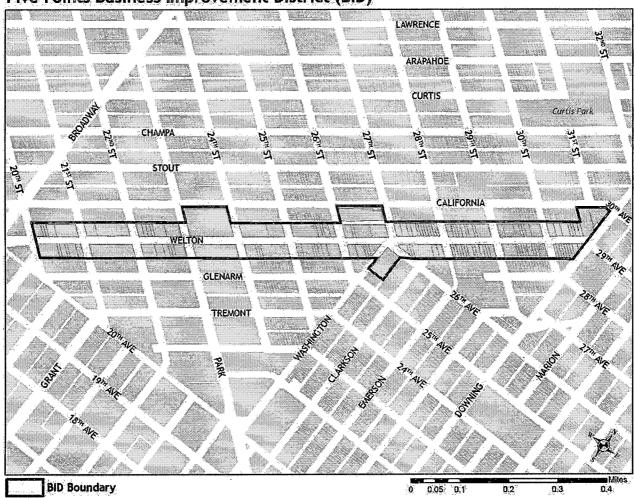
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Five Points Business Improvement District (BID)



FIVE POINTS BUSINESS IMPROVEMENT DISTRICT PETITION

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| Printed Name of Property Owner/Petitioner: | • |
|--|---|
| GAYLENE V HARRIS | |
| Authorized Signature: Saylene V. Harris Date of Signature: 4/27/16 | · · · · · · · · · · · · · · · · · · · |
| Street address and/or description of taxable real property located in the Improvement District represented by the above signature: | ne proposed Business |
| HARRIS, GAYLENE V REVOCABLE TRUST | |
| 523 26TH ST DENVER, CO 80205 | |
| Parcel # 0235233028000 | |
| Denver Colorado in the City and County of Denver, Colorado. | |
| Your signature must be witnessed by a Notary Public unless Petition Circulator | you sign in front of a |
| Notarization: | |
| STATE OF COLORADO } ss. CITY AND COUNTY OF DENVER } | |
| Notary Public / | (Title, if applicable) /ERNELL WASHINGTON NOTARY PUBLIC STATE OF COLORADO IOTARY ID 20044017452 SSION EXPIRES MARCH 11, 2020 |
| My commission expires: $3-11-2020$ | MARIA NO. |

AFFIDAVIT OF AUTHORITY

Required if record title to property is held by a Corporation, Partnership, LLC, LLP or any other entity that is <u>not</u> a natural person

| | TRUST | |
|---|--|--|
| | d is a Corporation or Limited Liability Company (LLC affidavit: | |
| property within the represented by and said district on beh | | ness Improvement District Petition for the formation of ized to sign the Petition on |
| Date: 4/27/16 | Signature: Paylone V. Harris | |
| Office Held: TRUSTE | • | |
| If property owner of record affidavit: | is a Partnership or Limited Liability Partnership (LL | LP), complete the following |
| I, | (print name) do solemnly so e partnership which is the record owner of the property | wear or affirm that I am a within the service area of |
| foregoing Petition, the | Points Business Improvement District represented bat I signed the Petition for the formation of said district o zed to sign the Petition on behalf of the said owner. | |
| foregoing Petition, the | at I signed the Petition for the formation of said district o | on behalf of the said owner, |
| foregoing Petition, the and that I am authorize | at I signed the Petition for the formation of said district o zed to sign the Petition on behalf of the said owner. | on behalf of the said owner, |
| foregoing Petition, the and that I am authorize Date: Office Held: | at I signed the Petition for the formation of said district o zed to sign the Petition on behalf of the said owner. | on behalf of the said owner, |
| foregoing Petition, the and that I am authorize Date: Office Held: Your signature must be | at I signed the Petition for the formation of said district o zed to sign the Petition on behalf of the said owner. Signature: | on behalf of the said owner, |
| foregoing Petition, the and that I am authorize Date: Office Held: Your signature must be circulator. | at I signed the Petition for the formation of said district of zeed to sign the Petition on behalf of the said owner. Signature: notarized by a Notary Public unless you sign this part of the said owner. | on behalf of the said owner, |

My commission expires: March 11, 2020

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| STATE OF COLORADO CITY AND COUNTY OF D | ENVER } ss. | | |
|---|-------------------------|--|------|
| | | | |
| Signature of Petition Circula | ator | Date of signature | |
| Please Print: | | | |
| Name of Circulator: | | | |
| Residence Address: (inclu | ude street name and nur | mber, city or town and count | y) |
| Telephone number: | | <u>. </u> | |
| The foregoing affidavit was | subscribed and affirmed | d, or sworn to, before me in | this |
| day of | , 2016. | | · |
| Notary Publi | C | _ | |
| My commission expires: | | · _ | |

INSTRUCTIONS TO PETITION CIRCULATOR PETITION FOR THE ORGANIZATION OF THE FIVE POINTS BUSINESS IMPROVEMENT DISTRICT

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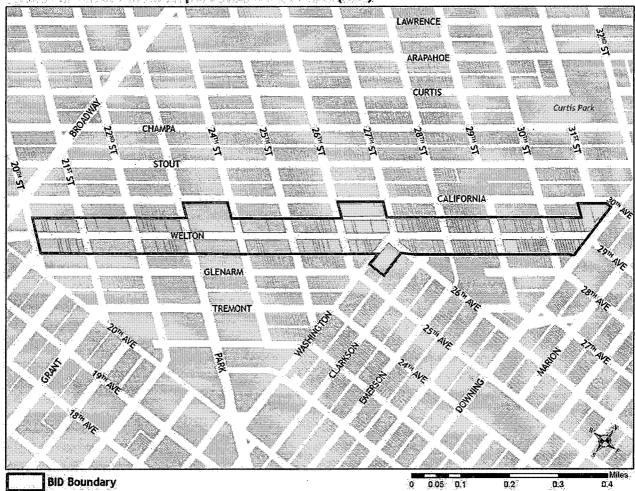
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| Printed Name of Property Owner/Petitioner: |
|--|
| HAMID SIMAN TORS |
| Authorized Signature: , Manager |
| Date of Signature: 4125/16 |
| Street address and/or description of taxable real property located in the proposed Business Improvement District represented by the above signature: |
| HMS FAMILY LLC & MASONS DEVELOPMENT LLC |
| 2501 WELTON ST DENVER, CO 80205 |
| Parcel # 0234201037000 |
| Denver Colorado in the City and County of Denver, Colorado. Your signature must be witnessed by a Notary Public unless you sign in front of a Petition Circulator |
| Notarization: |
| STATE OF COLORADO } ss. CITY AND COUNTY OF DENVER } |
| The foregoing petition signature was subscribed or acknowledged before me this 25th day of the signature was subscribed or acknowledged before me this 25th day of the signature was subscribed or acknowledged before me this 25th day of the signature was subscribed or acknowledged before me this 25th day of the signature was subscribed or acknowledged before me this 25th day of the signature was subscribed or acknowledged before me this 25th day of the signature was subscribed or acknowledged before me this 25th day of the signature was subscribed or acknowledged before me this 25th day of the signature was subscribed or acknowledged before me this 25th day of the signature was subscribed or acknowledged before me this 25th day of the signature was subscribed or acknowledged before me this 25th day of the signature was subscribed or acknowledged before me this 25th day of the signature was subscribed or acknowledged before me this 25th day of the signature was subscribed by 25t |
| of HMS Family LLC (Name) (Title, if applicable) (Name of entity owning property, if applicable) |
| VERNELL WASHINGTON NOTARY PUBLIC STATE OF COLORADO NOTARY ID 20044017452 MY COMMISSION EXPIRES MARCH 11, 2020 |
| My commission expires: $3-11-2020$ |

AFFIDAVIT OF AUTHORITY

Required if record title to property is held by a Corporation, Partnership, LLC, LLP or any other entity that is <u>not</u> a natural person

| If property owner of record is a Corporation or Limited Liability Company (LLC), complete the following HAMIO らよMAMToB affidavit: |
|---|
| I, <u>Menney do solemnly</u> swear or affirm that I hold the following office with <u>HMS I² AMT LY</u> , <u>LC</u> , the record owner of the property within the service area of the proposed Five Points Business Improvement District represented by and described on the foregoing Petition, that I signed the Petition for the formation of said district on behalf of the owner of said property, and that I am authorized to sign the Petition on behalf of the said owner. |
| Date: 4145/ 6 Signature: |
| Office Held: HMS FAMILY, LLC |
| If property owner of record is a Partnership or Limited Liability Partnership (LLP), complete the following affidavit: |
| I, LI AMIN SIMAMIOS (print name) do solemnly swear or affirm that I am a general partner in the partnership which is the record owner of the property within the service area of the proposed Five Points Business Improvement District represented by and described on the foregoing Petition, that I signed the Petition for the formation of said district on behalf of the said owner, and that I am authorized to sign the Petition on behalf of the said owner. |
| Date: 4185116 Signature: |
| Office Held: HMSFAMIY, LLC |
| Your signature must be notarized by a Notary Public unless you sign this petition before a petition circulator. |
| Notarization: |
| STATE OF COLORADO } CITY AND COUNTY OF DENVER } ss. |
| The foregoing affidavit was subscribed and affirmed, or sworn to, before me this |
| My commission expires: $3-11-3020$ |

AFFIDAVIT OF CIRCULATOR

The undersigned, being a resident of Colorado and a citizen of the U.S. and first duly sworn upon oath, hereby affirms and states:

I have read and understand the laws governing the circulation of petitions; I circulated the foregoing Petition section for the organization of the Five Points Business Improvement District; each signature on said Petition section was affixed in my presence; each signature on said Petition section is the signature of the person whose name it purports to be; I was eighteen years of age or older at the time the Petition was circulated for signature and signed by the petitioners; I have not paid and will not in the future pay and I believe that no other person has paid or will pay, directly or indirectly, any money or other thing of value to any signer for the purpose of inducing or causing such signer to affix the signer's signature to the Petition; and I reside at the address set forth below.

| STATE OF COLORADO } CITY AND COUNTY-OF DENVER } ss. |
|--|
| OTT AND COUNT OF BEIVER \$ 55. |
| 4195116 |
| Signature of Petition Circulator Date of signature |
| Please Print: |
| Name of Circulator: HAMID SIMAN TO B |
| Name of Circulator: HAMIN SIMANTORS Residence Address: 9159 E. LAKE PLACE, Concentivo Nullage (include street name and number, city of town and county) Telephone number: 303-301-9191 |
| Telephone number: 303-301-9191 |
| The foregoing affidavit was subscribed and affirmed, or sworn to, before me in this |
| day of, 2016. |
| |
| Notary Public |
| |
| My commission expires: |

INSTRUCTIONS TO PETITION CIRCULATOR PETITION FOR THE ORGANIZATION OF THE FIVE POINTS BUSINESS IMPROVEMENT DISTRICT

ANYONE who is a U.S. citizen and is eighteen years of age or older may act as a Petition Circulator

The responsibility of the Circulator is simply to affirm that the signature(s) the Petition packet was affixed in your presence and that the signature is, to the best of your knowledge and belief, the signature of the person whose name it purports to be.

The Petition Circulator is required to complete the AFFIDAVIT OF CIRCULATOR of the Petition packet and have it notarized. A properly witnessed and notarized AFFIDAVIT OF CIRCULATOR must be attached to Petition packet. The date of the notarization the Affidavit of Circulator must be the same or later date than the date of the signatures that were witnessed by the circulator.

Special Note to Corporations, LLCs, Partnerships, and LLPs re AFFIDAVIT OF AUTHORITY:

Persons who are signing the Petition as the representative of a *Corporation or Limited Liability Company* are to complete the **top section** of the supplementary form titled

AFFIDAVIT OF AUTHORITY, which accompanies the Petition packet. This form requires notarization unless signed in the presence of a Petition Circulator.

Persons signing on behalf of a Partnership or Limited Liability Partnership are to complete the supplemental AFFIDAVIT OF AUTHORITY form, using the **center section** pertaining to Partnerships and LLPs. As noted previously, **this form requires notarization unless it is signed in front of a Petition Circulator.**

PLEASE NOTE:

- All required information must be complete.
- Petitioners must sign and print their legal name.
- DO NOT TAKE THE PETITION APART YOU MUST NOT REMOVE THE STAPLE YOU CANNOT ADD SHEETS TO THE PETITION.

THANK YOU!

PETITION FOR THE ORGANIZATION OF THE FIVE POINTS BUSINESS IMPROVEMENT DISTRICT (BID)

The undersigned persons, owners of taxable real property in the service area of the proposed Five Points Business Improvement District or "BID", hereby petition the Mayor and the City Council of the City and County of Denver ("City Council") for the organization of said district in accordance with the provisions of the "Business Improvement District Act," Part 12 of Article 25 of Title 31, Colorado Revised Statutes.

In support of this petition, petitioners state:

- 1) The name of the proposed district shall be the Five Points Business Improvement District ("BID" or "proposed district").
- 2) The service area of the BID will include all parcels along Welton Street beginning at the north side of 20th Street going northeast along Welton Street terminating at Downing Street and 30th Avenue. The parcel located adjacent to Welton Street on the southeast corner at Washington Street and 26th Avenue is included as part of the Five Points Business District. The parcels located on the southeast side of California Street between 26th and 27th Streets are also included. *A map of the proposed BID boundary is attached hereto and incorporated herein.* The boundaries of the BID include all real properties within the service area perimeter which are classified as commercial property as defined in the Business Improvement District Act, Section 31-25-1203(2), C.R.S. No personal property is included in the boundary of the BID.
- 3) The services and improvements to be provided include any services and improvements authorized by the Business Improvement District Act together with all duties and functions authorized by said Act. The initial services and improvements to be furnished by the proposed district may include: Enhanced Maintenance (to maintain the historical character and ambience along the Welton corridor), Marketing and Events (to attract more visitors, customers and patrons to the Welton corridor), Physical Improvements (to create a more attractive and appealing environment), Safety (to ensure a safe environment by collaborating with neighborhood organizations, residents and businesses), and Advocacy on behalf of property owners to promote the BID and its businesses including economic development, planning efforts, and promoting policies that positively affect the District.
- 4) The services, facilities, and improvements to be provided by the BID are not intended to duplicate or supplant the services, facilities and improvements provided by the City and County of Denver within the proposed district boundaries. The BID is being created to provide enhanced and otherwise unavailable services and improvements within its boundaries.
- 5) The initial services and improvements to be provided by the BID will be funded by a mill levy on commercial property. By law, any property that is within the BID boundary that is classified by the county assessor for property tax purposes as residential, agricultural or exempt is not subject to the revenue raising powers of the BID and will not be assessed by the BID. The maximum mill levy, if approved by the eligible electors of the BID in an election conforming to Article X, Section 20 of the State Constitution and other laws on November 8, 2016 or a subsequent election, will be

based upon a 10 mill levy on commercial property in the proposed district, until such time, if ever, as the eligible electors vote to change the rate of assessment.

6) If approved, the mill levy will be collected by the Denver Treasurer or other appropriate entity in a timely fashion in order for BID programs to be funded and operational beginning as early as January 2017.

In order to provide adequate funding for the costs of providing its services and improvements in the future without an additional election, the BID shall be authorized to increase its revenues each year, not to exceed the percentage of inflation plus local growth or five per cent per year, whichever is greater.

The BID may utilize other revenue sources authorized by law in the future, including rates, fees, charges, or differing forms of special assessments as provided by law.

- 7) As allowed by law, the BID may issue bonds or other multiple year financial obligations only if the BID is authorized to do so by its voters in a future election and its operating plan and budget. The election must comply with all applicable state requirements, including the TABOR Amendment, and the election would limit the amount of debt that may be issued to the amount that is approved by the BID voters.
- 8) Three persons who represent the petitioners and who have power to enter into agreements relating to the organization of the BID:

Dr. Renee Cousins King, Cousins and King Properties 3535 E. 26th Ave. Denver, CO 80205

Paul Books, Palisade Partners 1127 Sherman St. Denver, CO 80203

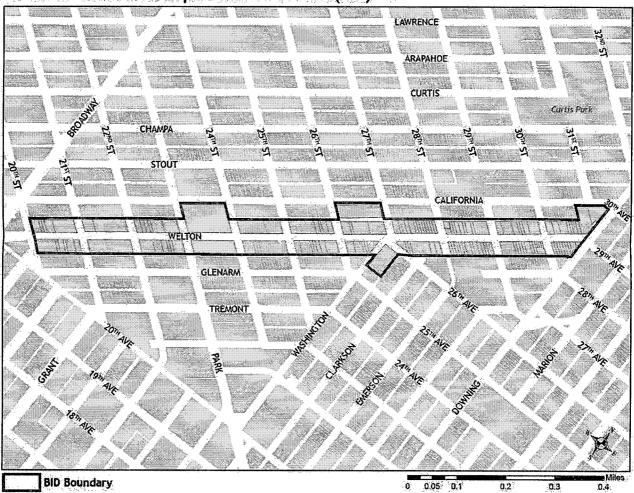
Nathan Beal, St. Bernard Properties P.O. Box 181427 Denver, CO 80218

- 9) This petition is signed by persons owning commercial real property in the service area of the proposed district having a valuation for assessment of not less than fifty percent of the total valuation for assessment of real property in the service area as shown on the tax rolls of the City and County of Denver, CO and by persons owning at least fifty percent of the acreage in the proposed district. Personal property is not included in the boundary of the BID.
- 10) This petition is filed with a bond or a cash deposit in an amount sufficient, as determined by City Council, to cover all municipal expenses connected with organizational proceedings in case the organization of the proposed district is not effected. If at any time during the organizational process City Council determines that the amount of the initial bond or cash deposit is not sufficient to cover such costs, it may require the execution of an additional bond or the deposit of additional cash, in an amount determined by City Council. Petitioners acknowledge that failure to file such additional bond or deposit within the time fixed, which shall not be less than ten days, will result in dismissal of the petition.

WHEREFORE, petitioners respectfully request the City Council to approve the organization of the Five Points Business Improvement District, to approve the Operating Plan and Budget for the said proposed district submitted with this Petition, to appoint the initial five members of the board of directors of the proposed district, and to take such other and further actions as may be necessary to effectuate the organization of said district in accordance with the laws of the State of Colorado.

District map follows on the next page.

Five Points Business Improvement District (BID)



FIVE POINTS BUSINESS IMPROVEMENT DISTRICT **PETITION**

WARNING-IT IS AGAINST THE LAW:

For anyone to sign this petition with any name other than one's own or to knowingly sign one's name more than once for the same measure or to knowingly sign the petition when not eligible to do so. Do not sign this petition unless you (or the entity you are signing for) own real property in the proposed district. Do not sign this petition unless you have read or have had read to you the petition in its entirety and understand its meaning.

Printed Name of

Property Owner/Petitioner:

| Property Owner/Petitioner: |
|--|
| DIANE JOHNSON - LONNIPR JOHNSON |
| Authorized Signature: Silve John Sn - Loome John |
| Date of Signature: April 20, 2016 |
| Street address and/or description of taxable real property located in the proposed Business Improvement District represented by the above signature: |
| |
| JOHNSON, DIANE & JOHNSON, LONNIE R |
| 2836 WELTON ST DENVER, CO 80205-3020 |
| Parcel # 0226409006000 |
| Your signature must be witnessed by a Notary Public unless you sign in front of a Petition Circulator |
| Notarization: |
| STATE OF COLORADO } ss. CITY AND COUNTY OF DENVER } |
| The foregoing petition signature was subscribed or acknowledged before me this 20 day o April , 2016 by DIANE JOHNSON as NWNER (Name) (Title, if applicable) |
| of DIANE Johnson |
| (Name of entity owning property, if applicable) |
| Denous John |
| Notary Public |
| KENDRA JOHNSON MY COMMISSION EXPIRES MARCH 2, 2017 |
| WANTE LE |

AFFIDAVIT OF AUTHORITY

Required if record title to property is held by a Corporation, Partnership, LLC, LLP or any other entity that is <u>not</u> a natural person

| іт рге | орелту owner of record is a Corporation or Limited Liability Company (LLC), complete the following affidavit: |
|--------------------|--|
| | (print name) do solemnly swear or affirm that I hold |
| | the following office with, the record owner of the |
| | I,(print name) do solemnly swear or affirm that I hold the following office with, the record owner of the property within the service area of the proposed Five Points Business Improvement District represented by and described on the foregoing Petition, that I signed the Petition for the formation of said district on behalf of the owner of said property, and that I am authorized to sign the Petition on behalf of the said owner. |
| Date: | Signature: |
| | Held: |
| Office | neia |
| ı <i>c</i> | |
| ır prop affidav | erty owner of record is a Partnership or Limited Liability Partnership (LLP), complete the following rit: |
| i | (print name) do solemnly swear or affirm that I am a |
| t f | (print name) do solemnly swear or affirm that I am a general partner in the partnership which is the record owner of the property within the service area of the proposed Five Points Business Improvement District represented by and described on the pregoing Petition, that I signed the Petition for the formation of said district on behalf of the said owner, and that I am authorized to sign the Petition on behalf of the said owner. |
| Date: | Signature: |
| Office | Held: |
| Your : circul | signature must be notarized by a Notary Public unless you sign this petition before a petition ator. |
| Notari | zation: |
| STATI CITY / | E OF COLORADO } AND COUNTY OF DENVER } ss. |
| The fo | regoing affidavit was subscribed and affirmed, or sworn to, before me this |
| | day of, 2016, |
| | |
| | Notary Public |
| VIy соі | nmission expires: |

AFFIDAVIT OF CIRCULATOR

The undersigned, being a resident of Colorado and a citizen of the U.S. and first duly sworn upon oath, hereby affirms and states:

I have read and understand the laws governing the circulation of petitions; I circulated the foregoing Petition section for the organization of the Five Points Business Improvement District; each signature on said Petition section was affixed in my presence; each signature on said Petition section is the signature of the person whose name it purports to be; I was eighteen years of age or older at the time the Petition was circulated for signature and signed by the petitioners; I have not paid and will not in the future pay and I believe that no other person has paid or will pay, directly or indirectly, any money or other thing of value to any signer for the purpose of inducing or causing such signer to affix the signer's signature to the Petition; and I reside at the address set forth below.

| CITY AND COUNTY OF DE | | | | • |
|---|---------------------------------------|-------------------|-----------------|---|
| | · . | | | · |
| Signature of Petition Circulat | tor | Date o | f signature | |
| Please Print: | | | | |
| Name of Circulator: | | | • | |
| Residence Address: | | , | | · |
| /inclus | de street name and nur | abar aitu antau | vn and county) | |
| (IIICIUC | ie street name and nur | nber, city or tov | viriand county) | |
| Telephone number: | • | • | - | |
| | • | • | - | ÷ |
| | · · · · · · · · · · · · · · · · · · · | | - | |
| Telephone number: | subscribed and affirmed | | - | |
| Telephone number: The foregoing affidavit was s | subscribed and affirmed | | - | |
| Telephone number: The foregoing affidavit was s | subscribed and affirmed | | - | |

INSTRUCTIONS TO PETITION CIRCULATOR PETITION FOR THE ORGANIZATION OF THE FIVE POINTS BUSINESS IMPROVEMENT DISTRICT

ANYONE who is a U.S. citizen and is eighteen years of age or older may act as a Petition Circulator

The responsibility of the Circulator is simply to affirm that the signature(s) the Petition packet was affixed in your presence and that the signature is, to the best of your knowledge and belief, the signature of the person whose name it purports to be.

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PLEASE NOTE:

- All required information must be complete.
- Petitioners must sign and print their legal name.
- DO NOT TAKE THE PETITION APART YOU MUST NOT REMOVE THE STAPLE YOU CANNOT ADD SHEETS TO THE PETITION.

THANK YOU!

PETITION FOR THE ORGANIZATION OF THE FIVE POINTS BUSINESS IMPROVEMENT DISTRICT (BID)

The undersigned persons, owners of taxable real property in the service area of the proposed Five Points Business Improvement District or "BID", hereby petition the Mayor and the City Council of the City and County of Denver ("City Council") for the organization of said district in accordance with the provisions of the "Business Improvement District Act," Part 12 of Article 25 of Title 31, Colorado Revised Statutes.

In support of this petition, petitioners state:

- 1) The name of the proposed district shall be the Five Points Business Improvement District ("BID" or "proposed district").
- 2) The service area of the BID will include all parcels along Welton Street beginning at the north side of 20th Street going northeast along Welton Street terminating at Downing Street and 30th Avenue. The parcel located adjacent to Welton Street on the southeast corner at Washington Street and 26th Avenue is included as part of the Five Points Business District. The parcels located on the southeast side of California Street between 26th and 27th Streets are also included. A map of the proposed BID boundary is attached hereto and incorporated herein. The boundaries of the BID include all real properties within the service area perimeter which are classified as commercial property as defined in the Business Improvement District Act, Section 31-25-1203(2), C.R.S. No personal property is included in the boundary of the BID.
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- 4) The services, facilities, and improvements to be provided by the BID are not intended to duplicate or supplant the services, facilities and improvements provided by the City and County of Denver within the proposed district boundaries. The BID is being created to provide enhanced and otherwise unavailable services and improvements within its boundaries.
- 5) The initial services and improvements to be provided by the BID will be funded by a mill levy on commercial property. By law, any property that is within the BID boundary that is classified by the county assessor for property tax purposes as residential, agricultural or exempt is not subject to the revenue raising powers of the BID and will not be assessed by the BID. The maximum mill levy, if approved by the eligible electors of the BID in an election conforming to Article X, Section 20 of the State Constitution and other laws on November 8, 2016 or a subsequent election, will be

based upon a 10 mill levy on commercial property in the proposed district, until such time, if ever, as the eligible electors vote to change the rate of assessment.

(6) If approved, the mill levy will be collected by the Denver Treasurer or other appropriate entity in a timely fashion in order for BID programs to be funded and operational beginning as early as January 2017.

In order to provide adequate funding for the costs of providing its services and improvements in the future without an additional election, the BID shall be authorized to increase its revenues each year, not to exceed the percentage of inflation plus local growth or five per cent per year, whichever is greater.

The BID may utilize other revenue sources authorized by law in the future, including rates, fees, charges, or differing forms of special assessments as provided by law.

- 7) As allowed by law, the BID may issue bonds or other multiple year financial obligations only if the BID is authorized to do so by its voters in a future election and its operating plan and budget. The election must comply with all applicable state requirements, including the TABOR Amendment, and the election would limit the amount of debt that may be issued to the amount that is approved by the BID voters.
- 8) Three persons who represent the petitioners and who have power to enter into agreements relating to the organization of the BID:

Dr. Renee Cousins King, Cousins and King Properties 3535 E. 26th Ave. Denver, CO 80205

Paul Books, Palisade Partners 1127 Sherman St. Denver, CO 80203

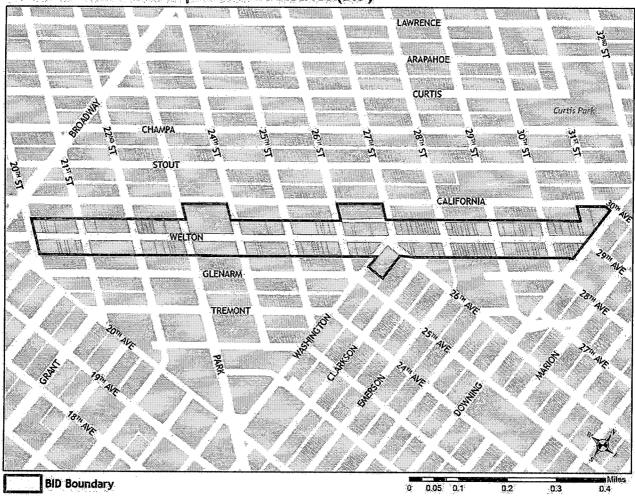
Nathan Beal, St. Bernard Properties P.O. Box 181427 Denver, CO 80218

- 9) This petition is signed by persons owning commercial real property in the service area of the proposed district having a valuation for assessment of not less than fifty percent of the total valuation for assessment of real property in the service area as shown on the tax rolls of the City and County of Denver, CO *and* by persons owning at least fifty percent of the acreage in the proposed district. Personal property is not included in the boundary of the BID.
- 10) This petition is filed with a bond or a cash deposit in an amount sufficient, as determined by City Council, to cover all municipal expenses connected with organizational proceedings in case the organization of the proposed district is not effected. If at any time during the organizational process City Council determines that the amount of the initial bond or cash deposit is not sufficient to cover such costs, it may require the execution of an additional bond or the deposit of additional cash, in an amount determined by City Council. Petitioners acknowledge that failure to file such additional bond or deposit within the time fixed, which shall not be less than ten days, will result in dismissal of the petition.

WHEREFORE, petitioners respectfully request the City Council to approve the organization of the Five Points Business Improvement District, to approve the Operating Plan and Budget for the said proposed district submitted with this Petition, to appoint the initial five members of the board of directors of the proposed district, and to take such other and further actions as may be necessary to effectuate the organization of said district in accordance with the laws of the State of Colorado.

District map follows on the next page.

Five Points Business Improvement District (BID)



FIVE POINTS BUSINESS IMPROVEMENT DISTRICT PETITION

WARNING-IT IS AGAINST THE LAW:

For anyone to sign this petition with any name other than one's own or to knowingly sign one's name more than once for the same measure or to knowingly sign the petition when not eligible to do so. Do not sign this petition unless you (or the entity you are signing for) own real property in the proposed district. Do not sign this petition unless you have read or have had read to you the petition in its entirety and understand its meaning.

| Printed Name of | |
|--|--|
| Property Owner/Petitioner: | |
| Kenee A. Cousins King | |
| \mathcal{J} | |
| Authorized Signature: | |
| - Level G. Coustant Kert | <u> </u> |
| Date of Signature: April 20, 2016 | • |
| Date of Dignature. Capta & C. & Char | |
| • | |
| Street address and/or description of taxable real property locate Improvement District represented by the above signature: | ed in the proposed Business |
| improvement district represented by the above signature. | · · |
| | |
| KING, RENEE A COUSINS | |
| 2526 WELTON ST | |
| DENVER, CO 80205-2910 | |
| Parcel # 0234103032000 | |
| | |
| Denver Colorado in the City and County of Denver, Colorado | do. |
| Your signature must be witnessed by a Notary Public u Petition Circulator | nless you sign in front of a |
| Notarization: | |
| STATE OF COLORADO } ss. | |
| STATE OF COLORADO } ss. CITY AND COUNTY OF DENVER } | · |
| | |
| The foregoing petition signature was subscribed or acknowled to the control of th | edged before me this <u>2014</u> , day of |
| , 2016 by <u>Kenec A Cousins King</u> as (Name) | ا (Title, if applicable) |
| of asale welton hhe | (Title, il applicable) |
| (Name of entity owning property, if applicable) | |
| 1107 | MY COMMISSION EXPIRES FEBRUARY 28 |
| | |
| Notice D. L. | NOTARY PUBLIC NOTARY PUBLIC STATE OF COLORADO |
| Notary Public | PATRICIA MARI CANTRELL |
| · · · · · · · · · · · · · · · · · · · | The second secon |

Library 23, 2017

My commission expires:___

AFFIDAVIT OF AUTHORITY

Required if record title to property is held by a Corporation, Partnership, LLC, LLP or any other entity that is <u>not</u> a natural person

| If property owner of record is a Corporation or Limited Liability Company (LLC), complete the following affidavit: |
|---|
| I, Renee A. Cousins King (print name) do solemnly swear or affirm that I hold the following office with 2526 Welton LLC, the record owner of the property within the service area of the proposed Five Points Business Improvement District represented by and described on the foregoing Petition, that I signed the Petition for the formation of said district on behalf of the owner of said property, and that I am authorized to sign the Petition on behalf of the said owner. |
| Office Held: Member Signature: Lende a. Cousins Konf |
| Office Held: Member |
| |
| If property owner of record is a Partnership or Limited Liability Partnership (LLP), complete the following affidavit: |
| I, (print name) do solemnly swear or affirm that I am a general partner in the partnership which is the record owner of the property within the service area of the proposed Five Points Business Improvement District represented by and described on the foregoing Petition, that I signed the Petition for the formation of said district on behalf of the said owner, and that I am authorized to sign the Petition on behalf of the said owner. |
| Date: Signature: |
| Office Held: |
| Your signature must be notarized by a Notary Public unless you sign this petition before a petition circulator. |
| Notarization: |
| STATE OF COLORADO } CITY AND COUNTY OF DENVER } ss. |
| The foregoing affidavit was subscribed and affirmed, or sworn to, before me this |
| 22nd day of spril, 2016, |
| PATRICIA MARI CANTRELL NOTARY PUBLIC STATE OF COLORADO NOTARY ID 20134012885 MY COMMISSION EXPIRES FEBRUARY 28, 2017 My commission expires: February 27, 2017 |
| wy Commission Explices. FCOTOLAY & 1/4-011 |

AFFIDAVIT OF CIRCULATOR

The undersigned, being a resident of Colorado and a citizen of the U.S. and first duly sworn upon oath, hereby affirms and states:

I have read and understand the laws governing the circulation of petitions; I circulated the foregoing Petition section for the organization of the Five Points Business Improvement District; each signature on said Petition section was affixed in my presence; each signature on said Petition section is the signature of the person whose name it purports to be; I was eighteen years of age or older at the time the Petition was circulated for signature and signed by the petitioners; I have not paid and will not in the future pay and I believe that no other person has paid or will pay, directly or indirectly, any money or other thing of value to any signer for the purpose of inducing or causing such signer to affix the signer's signature to the Petition; and I reside at the address set forth below.

| CITY AND COUNTY OF DENVER | } : } ss. | | |
|-------------------------------------|---------------------------------------|---------------------------------------|--|
| Signature of Petition Circulator | · | Date of signature | |
| Please Print: | | | |
| Name of Circulator: | | · · · · · · · · · · · · · · · · · · · | |
| Residence Address:(include stre | et name and nur | mber, city or town and county) | |
| Telephone number: | , , , , , , , , , , , , , , , , , , , | · · | |
| The foregoing affidavit was subscri | ibed and affirme | ed, or sworn to, before me in this | |
| day of | , 2016. | | |
| | | | |
| Notary Public | | _ | |
| My commission expires: | | | |

INSTRUCTIONS TO PETITION CIRCULATOR PETITION FOR THE ORGANIZATION OF THE FIVE POINTS BUSINESS IMPROVEMENT DISTRICT

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The responsibility of the Circulator is simply to affirm that the signature(s) the Petition packet was affixed in your presence and that the signature is, to the best of your knowledge and belief, the signature of the person whose name it purports to be.

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- All required information must be complete.
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- DO NOT TAKE THE PETITION APART YOU MUST NOT REMOVE THE STAPLE YOU CANNOT ADD SHEETS TO THE PETITION.

THANK YOU!

PETITION FOR THE ORGANIZATION OF THE FIVE POINTS BUSINESS IMPROVEMENT DISTRICT (BID)

The undersigned persons, owners of taxable real property in the service area of the proposed Five Points Business Improvement District or "BID", hereby petition the Mayor and the City Council of the City and County of Denver ("City Council") for the organization of said district in accordance with the provisions of the "Business Improvement District Act," Part 12 of Article 25 of Title 31, Colorado Revised Statutes.

In support of this petition, petitioners state:

- 1) The name of the proposed district shall be the Five Points Business Improvement District ("BID" or "proposed district").
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- 3) The services and improvements to be provided include any services and improvements authorized by the Business Improvement District Act together with all duties and functions authorized by said Act. The initial services and improvements to be furnished by the proposed district may include: Enhanced Maintenance (to maintain the historical character and ambience along the Welton corridor), Marketing and Events (to attract more visitors, customers and patrons to the Welton corridor), Physical Improvements (to create a more attractive and appealing environment), Safety (to ensure a safe environment by collaborating with neighborhood organizations, residents and businesses), and Advocacy on behalf of property owners to promote the BID and its businesses including economic development, planning efforts, and promoting policies that positively affect the District.
- 4) The services, facilities, and improvements to be provided by the BID are not intended to duplicate or supplant the services, facilities and improvements provided by the City and County of Denver within the proposed district boundaries. The BID is being created to provide enhanced and otherwise unavailable services and improvements within its boundaries.
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Dr. Renee Cousins King, Cousins and King Properties 3535 E. 26th Ave.
Denver, CO 80205

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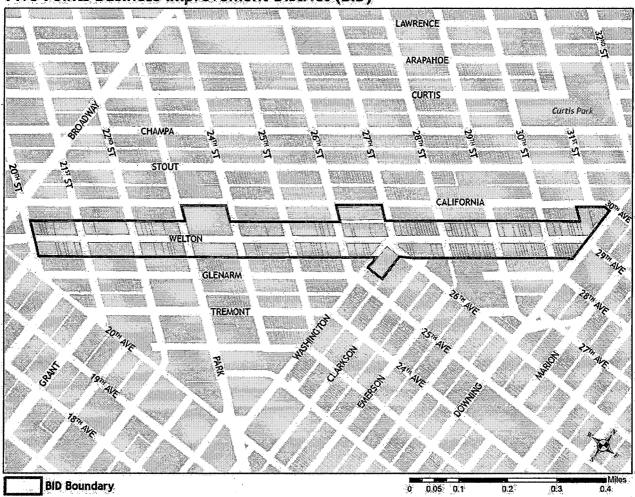
Nathan Beal, St. Bernard Properties P.O. Box 181427 Denver, CO 80218

- 9) This petition is signed by persons owning commercial real property in the service area of the proposed district having a valuation for assessment of not less than fifty percent of the total valuation for assessment of real property in the service area as shown on the tax rolls of the City and County of Denver, CO and by persons owning at least fifty percent of the acreage in the proposed district. Personal property is not included in the boundary of the BID.
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District map follows on the next page.

Five Points Business Improvement District (BID)



FIVE POINTS BUSINESS IMPROVEMENT DISTRICT PETITION

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| Printed Name of | |
|---|------------------------|
| Property Owner/Petitioner: | • |
| Kenée Cousins King | |
| Authorized Signature: | |
| Teres Cousins Ling | |
| Date of Signature: Opril 22, 2016 | |
| | , · · · |
| Street address and/or description of taxable real property located in the Improvement District represented by the above signature: | ne proposed Business |
| WING DEALER COLICING EVEN | |
| KING, RENEE COUSINS EXEMPT TRUST KING, RENEE COUSINS EXEM | PLIKUSI |
| 2727 WELTON ST 2547 WELTON ST DENVER, CO 80205-2909 | 4 |
| | |
| Parcel # 0227628014000 Parcel # 0234201038000 | , |
| | |
| Denver Colorado in the City and County of Denver, Colorado. | |
| Denver Colorado in the City and County of Denver, Colorado. Your signature must be witnessed by a Notary Public unless Petition Circulator | you sign in front of a |
| Your signature must be witnessed by a Notary Public unless | you sign in front of a |
| Your signature must be witnessed by a Notary Public unless Petition Circulator | you sign in front of a |
| Your signature must be witnessed by a Notary Public unless Petition Circulator Notarization: STATE OF COLORADO } ss. | |

AFFIDAVIT OF AUTHORITY

Required if record title to property is held by a Corporation, Partnership, LLC, LLP or any other entity that is <u>not</u> a natural person

| Trust | | |
|--|---|------------------|
| If property owner of record is a Corporat | tion or Limited Liability Company (LLC), complete the following affidavit: | g. |
| represented by and described on the said district on behalf of the owner behalf of the said owner. | (print name) do solemnly swear or affirm that I have Cousing King Exempt Trust, the record owner of the of the proposed Five Points Business Improvement Districts the foregoing Petition, that I signed the Petition for the formation or of said property, and that I am authorized to sign the Petition of | of |
| Date: <u>April 22, 2016</u> | Signature: Levée Cousin Kry | |
| Office Held: Trustee | | |
| • | | |
| f property owner of record is a Partnersh affidavit: | hip or Limited Liability Partnership (LLP), complete the following | ng |
| general partner in the partnership when the proposed Five Points Busines | (print name) do solemnly swear or affirm that I am thich is the record owner of the property within the service area is Improvement District represented by and described on the Petition for the formation of said district on behalf of the said owner. | of he |
| and that I am authorized to sign the F | Petition on behalf of the said owner. | er, |
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| and that I am authorized to sign the F | Petition on behalf of the said owner. Signature: | ۶ ۲, ۰ |
| and that I am authorized to sign the F Date: Dffice Held: | Petition on behalf of the said owner. Signature: | ę |
| and that I am authorized to sign the F Date: Office Held: Your signature must be notarized by a | Petition on behalf of the said owner. Signature: | ę |
| and that I am authorized to sign the F Date: Office Held: Your signature must be notarized by a circulator. | Petition on behalf of the said owner. Signature: Notary Public unless you sign this petition before a petition | ę |
| and that I am authorized to sign the F Date: Office Held: Your signature must be notarized by a circulator. Notarization: | Petition on behalf of the said owner. Signature: Notary Public unless you sign this petition before a petition. | ę |
| and that I am authorized to sign the F Date: Diffice Held: Four signature must be notarized by a circulator. Notarization: STATE OF COLORADO CITY AND COUNTY OF DENVER } ss | Petition on behalf of the said owner. Signature: Notary Public unless you sign this petition before a petition. | ę |

My commission expires: July 27,2017

AFFIDAVIT OF CIRCULATOR

The undersigned, being a resident of Colorado and a citizen of the U.S. and first duly sworn upon oath, hereby affirms and states:

I have read and understand the laws governing the circulation of petitions; I circulated the foregoing Petition section for the organization of the Five Points Business Improvement District; each signature on said Petition section was affixed in my presence; each signature on said Petition section is the signature of the person whose name it purports to be; I was eighteen years of age or older at the time the Petition was circulated for signature and signed by the petitioners; I have not paid and will not in the future pay and I believe that no other person has paid or will pay, directly or indirectly, any money or other thing of value to any signer for the purpose of inducing or causing such signer to affix the signer's signature to the Petition; and I reside at the address set forth below.

| Date of signature |
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| Substitution of the substi |
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| 19191 |
| I number, city or town and county) |
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| rmed, or sworn to, before me in this |
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INSTRUCTIONS TO PETITION CIRCULATOR PETITION FOR THE ORGANIZATION OF THE FIVE POINTS BUSINESS IMPROVEMENT DISTRICT

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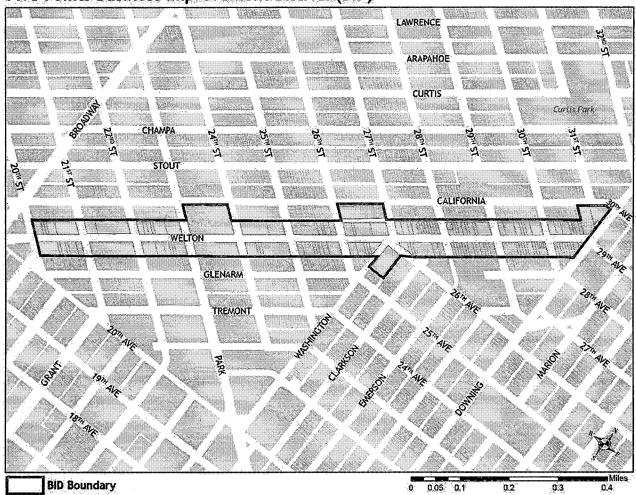
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District map follows on the next page.

Five Points Business Improvement District (BID)



FIVE POINTS BUSINESS IMPROVEMENT DISTRICT PETITION

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| Printed Name of Property Owner/Petitioner: | | |
|---|--|--|
| Renée Cous | ins Kina | |
| Authorized Signature: | and Kay | |
| Date of Signature: | il 22, 2016 | · |
| | ription of taxable real property located is sented by the above signature: | n the proposed Business |
| KING,RENEE COUSINS EXEMPT TRUST | KING,RENEE COUSINS EXEMPT TRUST | KING,RENEE COUSINS EXEMPT TRUST |
| 2545 WELTON ST DENVER, CO 80205-2909 | 2549 WELTON ST DENVER, CO 80205-2909 | 2559 WELTON ST DENVER, CO 80205-2909 |
| Parcel # 0234201035000 | Parcel # 0234201019000 | Parcel # 0234201020000 |
| Denver Colorado in the | City and County of Denver, Colorado. | |
| Your signature must l | oe witnessed by a Notary Public unle Petition Circulator | ess you sign in front of a |
| Notarization: | | |
| STATE OF COLORADO CITY AND COUNTY OF DE | SNVER } | |
| The foregoing petition sign —————————, 2016 | nature was subscribed or acknowledge by <u>Renee Cousins King</u> as | Trustec |
| of Renet Cousins K | (Name) I NA Exempt Trust roperty, if applicable) | (Title, if applicable) |
| | | PATRICIA MARI CANTRELL NOTARY PUBLIC |
| Notary Public | | STATE OF COLORADO NOTARY ID 20134012885 COMMISSION EXPIRES FERRI MRY 28 2017 |

My commission expires: July 27, 2017

AFFIDAVIT OF AUTHORITY

Required if record title to property is held by a Corporation, Partnership, LLC, LLP or any other entity that is <u>not</u> a natural person

| າໄພເກີ If property owner of record is a Corporation -or Limited Liability Company (LLC), complete the following affidavit: |
|--|
| I, Renée Cousins King (print name) do solemnly swear or affirm that I hold the following office with Renée Cousins King Exempt Trust, the record owner of the property within the service area of the proposed Five Points Business Improvement District represented by and described on the foregoing Petition, that I signed the Petition for the formation of said district on behalf of the owner of said property, and that I am authorized to sign the Petition on behalf of the said owner. |
| Date: April 22, 2016 Signature: Kenoo Courses King |
| Office Held: Trustee |
| If property owner of record is a Partnership or Limited Liability Partnership (LLP), complete the following affidavit: |
| I, (print name) do solemnly swear or affirm that I am a general partner in the partnership which is the record owner of the property within the service area of the proposed Five Points Business Improvement District represented by and described on the foregoing Petition, that I signed the Petition for the formation of said district on behalf of the said owner, and that I am authorized to sign the Petition on behalf of the said owner. |
| |
| Date: Signature: |
| Date: Signature: |
| |
| Office Held: Your signature must be notarized by a Notary Public unless you sign this petition before a petition |
| Office Held: Your signature must be notarized by a Notary Public unless you sign this petition before a petition circulator. |
| Office Held: Your signature must be notarized by a Notary Public unless you sign this petition before a petition circulator. Notarization: |
| Office Held: Your signature must be notarized by a Notary Public unless you sign this petition before a petition circulator. Notarization: STATE OF COLORADO } CITY AND COUNTY OF DENVER } ss. |
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| | • | |
|-------------------------------|-------------------------|---------------------------------------|
| Signature of Petition Circula | ator | Date of signature |
| Please Print: | | |
| Name of Circulator: | · | · · · · · · · · · · · · · · · · · · · |
| Residence Address:(inclu | ıde street name and nuı | mber, city or town and county) |
| relephone number: | | |
| | subscribed and affirme | d, or sworn to, before me in this |
| The foregoing affidavit was | | • |
| The foregoing affidavit was | | |

INSTRUCTIONS TO PETITION CIRCULATOR PETITION FOR THE ORGANIZATION OF THE FIVE POINTS BUSINESS IMPROVEMENT DISTRICT

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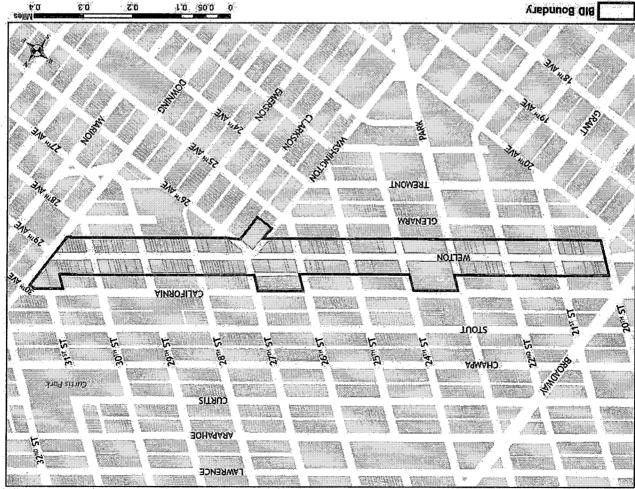
Nathan Beal, St. Bernard Properties P.O. Box 181427 Denver, CO 80218

- 9) This petition is signed by persons owning commercial real property in the service area of the proposed district having a valuation for assessment of not less than fifty percent of the total valuation for assessment of real property in the service area as shown on the tax rolls of the City and County of Denver, CO *and* by persons owning at least fifty percent of the acreage in the proposed district. Personal property is not included in the boundary of the BID.
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WHEREFORE, petitioners respectfully request the City Council to approve the organization of the Five Points Business Improvement District, to approve the Operating Plan and Budget for the said proposed district submitted with this Petition, to appoint the initial five members of the board of directors of the proposed district, and to take such other and further actions as may be necessary to effectuate the organization of said district in accordance with the laws of the State of Colorado.

District map follows on the next page.

Five Points Business Improvement District (BID)



FIVE POINTS BUSINESS IMPROVEMENT DISTRICT PETITION

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| Printed Name of | |
|--|--|
| Property Owner/Petitioner: | \cdot ν |
| Levée Cours Kerf Renée Co | usins King |
| Authorized Signature: | |
| Date of Signature: April 22, 2016 | |
| Street address and/or description of taxable real property local improvement District represented by the above signature: | ated in the proposed Business |
| | |
| KING, RENEE COUSINS NONEXEMPT TRUST | |
| 725 E 26TH AVE DENVER, CO 80205-3119 | |
| Parcel # 0226410043000 | |
| Denver Colorado in the City and County of Denver, Colo | rado. |
| Your signature must be witnessed by a Notary Public Petition Circulator | |
| Notarization: | |
| STATE OF COLORADO } ss. CITY AND COUNTY OF DENVER } | |
| The foregoing petition signature was subscribed or acknowledge of the courses King (Name) of Renee Courses King Non Exempt Trust | |
| (Name of entity owning property, if applicable) Notary Public | PATRICIA MARI CANTRELL NOTARY PUBLIC STATE OF COLORADO NOTARY ID 20134012885 |
| record i delle | MY COMMISSION EXPIRES FEBRUARY 28, 2007 |

Lebruary 28, 2017

My commission expires:

AFFIDAVIT OF AUTHORITY

Required if record title to property is held by a Corporation, Partnership, LLC, LLP or any other entity that is <u>not</u> a natural person

| African |
|--|
| If property owner of record is a Gerperation or Limited Liability Company (LLC), complete the following affidavit: |
| I, <u>Renée Cousins</u> (print name) do solemnly swear or affirm that I hold the following office with <u>Renée Cousins King Non Exempt Trust</u> the record owner of the property within the service area of the proposed Five Points Business Improvement District represented by and described on the foregoing Petition, that I signed the Petition for the formation of said district on behalf of the owner of said property, and that I am authorized to sign the Petition on behalf of the said owner. |
| Date: Opril 22, 2016 Signature: Lenée Coustre Kom |
| Office Held: Trustee |
| f property owner of record is a Partnership or Limited Liability Partnership (LLP), complete the following affidavit: |
| I, (print name) do solemnly swear or affirm that I am a general partner in the partnership which is the record owner of the property within the service area of the proposed Five Points Business Improvement District represented by and described on the foregoing Petition, that I signed the Petition for the formation of said district on behalf of the said owner, and that I am authorized to sign the Petition on behalf of the said owner. |
| Date: Signature: |
| |
| Office Held: |
| Office Held: Your signature must be notarized by a Notary Public unless you sign this petition before a petition circulator. |
| Your signature must be notarized by a Notary Public unless you sign this petition before a petition |
| Your signature must be notarized by a Notary Public unless you sign this petition before a petition circulator. |
| Your signature must be notarized by a Notary Public unless you sign this petition before a petition circulator. Notarization: STATE OF COLORADO } CITY AND COUNTY OF DENVER } ss. |
| Your signature must be notarized by a Notary Public unless you sign this petition before a petition circulator. Notarization: |
| Your signature must be notarized by a Notary Public unless you sign this petition before a petition circulator. Notarization: STATE OF COLORADO } CITY AND COUNTY OF DENVER } ss. The foregoing affidavit was subscribed and affirmed, or sworn to, before me this |

AFFIDAVIT OF CIRCULATOR

The undersigned, being a resident of Colorado and a citizen of the U.S. and first duly sworn upon oath, hereby affirms and states:

I have read and understand the laws governing the circulation of petitions; I circulated the foregoing Petition section for the organization of the Five Points Business Improvement District; each signature on said Petition section was affixed in my presence; each signature on said Petition section is the signature of the person whose name it purports to be; I was eighteen years of age or older at the time the Petition was circulated for signature and signed by the petitioners; I have not paid and will not in the future pay and I believe that no other person has paid or will pay, directly or indirectly, any money or other thing of value to any signer for the purpose of inducing or causing such signer to affix the signer's signature to the Petition; and I reside at the address set forth below.

| CITY AND COUNTY | OF DENVER } ss. | |
|-----------------------|-------------------------------|-------------------------------------|
| Signature of Petition | Circulator | Date of signature |
| Please Print: | | |
| Name of Circulator:_ | | |
| Residence Address: | (include street name and | number, city or town and county) |
| Telephone number:_ | | <u> </u> |
| The foregoing affidav | vit was subscribed and affirr | med, or sworn to, before me in this |
| day of | , 2016. | · |
| Notan | y Public | |
| Notary | , i ubiic | |
| My commission expir | es. | |

INSTRUCTIONS TO PETITION CIRCULATOR PETITION FOR THE ORGANIZATION OF THE FIVE POINTS BUSINESS IMPROVEMENT DISTRICT

ANYONE who is a U.S. citizen and is eighteen years of age or older may act as a Petition Circulator

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PLEASE NOTE:

- All required information must be complete.
- Petitioners must sign and print their legal name.
- DO NOT TAKE THE PETITION APART YOU MUST NOT REMOVE THE STAPLE YOU CANNOT ADD SHEETS TO THE PETITION.

THANK YOU!

PETITION FOR THE ORGANIZATION OF THE FIVE POINTS BUSINESS IMPROVEMENT DISTRICT (BID)

The undersigned persons, owners of taxable real property in the service area of the proposed Five Points Business Improvement District or "BID", hereby petition the Mayor and the City Council of the City and County of Denver ("City Council") for the organization of said district in accordance with the provisions of the "Business Improvement District Act," Part 12 of Article 25 of Title 31, Colorado Revised Statutes.

In support of this petition, petitioners state:

- 1) The name of the proposed district shall be the Five Points Business Improvement District ("BID" or "proposed district").
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- 3) The services and improvements to be provided include any services and improvements authorized by the Business Improvement District Act together with all duties and functions authorized by said Act. The initial services and improvements to be furnished by the proposed district may include: Enhanced Maintenance (to maintain the historical character and ambience along the Welton corridor), Marketing and Events (to attract more visitors, customers and patrons to the Welton corridor), Physical Improvements (to create a more attractive and appealing environment), Safety (to ensure a safe environment by collaborating with neighborhood organizations, residents and businesses), and Advocacy on behalf of property owners to promote the BID and its businesses including economic development, planning efforts, and promoting policies that positively affect the District.
- 4) The services, facilities, and improvements to be provided by the BID are not intended to duplicate or supplant the services, facilities and improvements provided by the City and County of Denver within the proposed district boundaries. The BID is being created to provide enhanced and otherwise unavailable services and improvements within its boundaries.
- 5) The initial services and improvements to be provided by the BID will be funded by a mill levy on commercial property. By law, any property that is within the BID boundary that is classified by the county assessor for property tax purposes as residential, agricultural or exempt is not subject to the revenue raising powers of the BID and will not be assessed by the BID. The maximum mill levy, if approved by the eligible electors of the BID in an election conforming to Article X, Section 20 of the State. Constitution and other laws on November 8, 2016 or a subsequent election, will be

based upon a 10 mill levy on commercial property in the proposed district, until such time, if ever, as the eligible electors vote to change the rate of assessment.

6) If approved, the mill levy will be collected by the Denver Treasurer or other appropriate entity in a timely fashion in order for BID programs to be funded and operational beginning as early as January 2017.

In order to provide adequate funding for the costs of providing its services and improvements in the future without an additional election, the BID shall be authorized to increase its revenues each year, not to exceed the percentage of inflation plus local growth or five per cent per year, whichever is greater.

The BID may utilize other revenue sources authorized by law in the future, including rates, fees, charges, or differing forms of special assessments as provided by law.

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- 8) Three persons who represent the petitioners and who have power to enter into agreements relating to the organization of the BID:

Dr. Renee Cousins King, Cousins and King Properties 3535 E. 26th Ave. Denver, CO 80205

Paul Books, Palisade Partners 1127 Sherman St. Denver, CO 80203

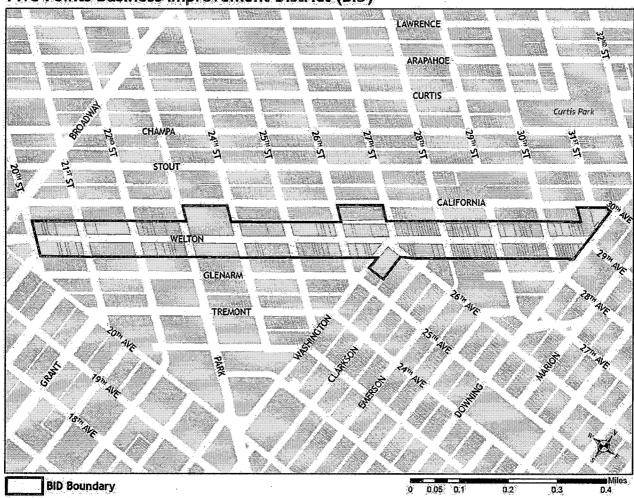
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District map follows on the next page.

Five Points Business Improvement District (BID)



FIVE POINTS BUSINESS IMPROVEMENT DISTRICT PETITION

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Printed Name of

| Property Owner/Petitioner: | e * |
|--|---|
| ELBERT DEAN BOTTOWN, IN | |
| Authorized Signature: | • • • • • • • • • • • • • • • • • • • |
| Date of Signature: 4/4/2016 | |
| | |
| Street address and/or description of taxable real property located i Improvement District represented by the above signature: | n the proposed Business |
| MINUTE SPOT LLC MINUTE SPOT LLC | |
| 2550 WASHINGTON ST UNIT 101 2550 WASHINGTON ST UNIT 101 DENVER, CO 80205-3176 DENVER, CO 80205-3 | |
| Parcel # 0235208084084 Parcel # 0235208085 | 085 |
| Denver Colorado in the City and County of Denver, Colorado. | · · · · · · · · · · · · · · · · · · · |
| Your signature must be witnessed by a Notary Public unle Petition Circulator | ess you sign in front of a |
| Notarization: | |
| STATE OF COLORADO } ss. CITY AND COUNTY OF DENVER } | |
| The foregoing petition signature was subscribed or acknowledg (Name) Of MINLY SPOT UC (Name of entity owning property, if applicable) | |
| My commission expires: March 1/, 2020 | VERNELL WASHINGTON NOTARY PUBLIC STATE OF COLORADO NOTARY ID 20044017452 MY COMMISSION EXPIRES MARCH 11, 2020 |
| 1,000 | •1 |

AFFIDAVIT OF AUTHORITY
Required if record title to property is held by a Corporation, Partnership, LLC, LLP or any other entity that is <u>not</u> a natural person

| If property owner of record is a Co | rporation or Limited Lia affidavit | ability Company (LLC), comp | plete the following |
|---|--|---|---|
| the following office with _ property within the service represented by and describe | e area of the proposed on the foregoing Petiti | name) do solemnly swear of the record Five Points Business Im ion, that I signed the Petition and that I am authorized to s | cord owner of the provement District for the formation of |
| Date: 4/4/2016 | Signature: | | · · · · · · · · · · · · · · · · · · · |
| Office Held: <u>≠NRYAIM</u> EXECUT | we DARAGUN | | <u> </u> |
| If property owner of record is a Part affidavit: | tnership or Limited Lial | bility Partnership (LLP), con | nplete the following |
| I, | ship which is the record usiness Improvement E d the Petition for the form | District represented by and nation of said district on behalt of the said owner. | the service area of described on the |
| Office Held: | Oignataro | | |
| Your signature must be notarized circulator. Notarization: | I by a Notary Public u | nless you sign this petition | before a petition |
| STATE OF COLORADO CITY AND COUNTY OF DENVER | } ss. | | |
| The foregoing affidavit was subscribed day of April Washing Notary Public | ed and affirmed, or swori | vernell washington NOTARY PUBLIC STATE OF COLORADO NOTARY ID 20044017452 | |

My commission expires: March 11, 2020

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| CITY AND COUNTY OF DENVER } ss. | |
|--|------------------------------------|
| | • |
| Signature of Petition Circulator | Date of signature |
| Please Print: | • |
| Name of Circulator: | |
| Residence Address: (include street name and nu | umber, city or town and county) |
| Telephone number: | |
| The foregoing affidavit was subscribed and affirme | ed, or sworn to, before me in this |
| day of, 2016. | |
| | |
| Notary Public | |
| My commission expires: | |

INSTRUCTIONS TO PETITION CIRCULATOR PETITION FOR THE ORGANIZATION OF THE FIVE POINTS BUSINESS IMPROVEMENT DISTRICT

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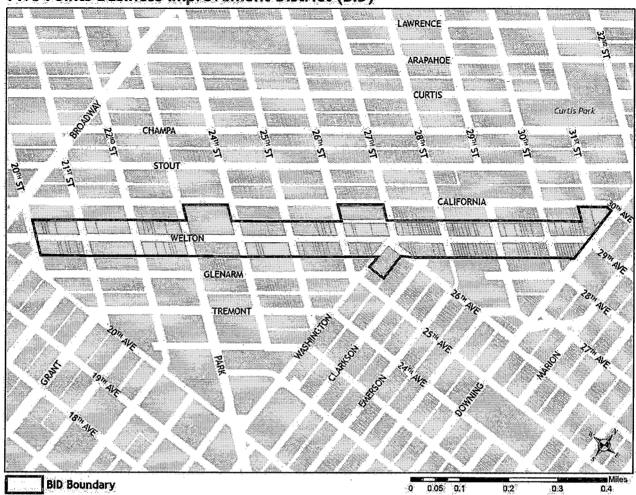
Nathan Beal, St. Bernard Properties P.O. Box 181427 Denver, CO 80218

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Five Points Business Improvement District (BID)



FIVE POINTS BUSINESS IMPROVEMENT DISTRICT PETITION

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Printed Name of

| Property Owner/Petitioner: | | 7 |
|--|--|---|
| Sain+Bernard Vicar | Jes, LLC, Vather Be | <u> </u> |
| Authorized Signature: | | , |
| Date of Signature: 4- | -12-16 | |
| | ption of taxable real property located in ented by the above signature: | n the proposed Business |
| SAINT BERNARD PROPERTIES LLC | SAINT BERNARD PROPERTIES LLC | SAINT BERNARD PROPERTIES LLC |
| 2850 WELTON ST DENVER, CO 80205-3020 | 2950 WELTON ST DENVER, CO 80205 | 2952 WELTON ST DENVER, CO 80205-3022 |
| Parcel # 0226409004000 | Parcel # 0226403045000 | Parcel # 0226403040000 |
| Denver Colorado in the | City and County of Denver, Colorado. | _ |
| Your signature must b | e witnessed by a Notary Public unle Petition Circulator | ss you sign in front of a |
| Notarization: | • | |
| STATE OF COLORADO CITY AND COUNTY OF DE | } ss. NVER } | |
| The foregoing petition signated by the control of t | ature was subscribed or acknowledge by <u>Nathan Beal</u> as (Name) Change Lucy LAC operty, if applicable) | ed before me this day of day of (Title, if applicable) |
| Notary Public My commission expires: | 3-11-2020 | VERNELL WASHINGTON NOTARY PUBLIC STATE OF COLORADO NOTARY ID 20044017452 AY COMMISSION EXPIRES MARCH 11, 2020 |

AFFIDAVIT OF AUTHORITY

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| If property owner of record is a Corporation or Limited Liability Company (LLC), complete the following affidavit: |
|--|
| I, |
| Office Held: Newscond |
| Office Held: |
| If property owner of record is a Partnership or Limited Liability Partnership (LLP), complete the following affidavit: |
| I, (print name) do solemnly swear or affirm that I am a general partner in the partnership which is the record owner of the property within the service area of the proposed Five Points Business Improvement District represented by and described on the foregoing Petition, that I signed the Petition for the formation of said district on behalf of the said owner, and that I am authorized to sign the Petition on behalf of the said owner. |
| Date: Signature: |
| Office Held: |
| Your signature must be notarized by a Notary Public unless you sign this petition before a petition circulator. |
| Notarization: |
| STATE OF COLORADO } CITY AND COUNTY OF DENVER } ss. |
| The foregoing affidavit was subscribed and affirmed, or sworn to, before me this J |
| MN commission ovniros:) // /////// |

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| CITY AND COUNTY OF DENVER | } ss. | | | 1 |
|-------------------------------------|---------------------------------------|-------------------|---|--------------|
| | | | • | |
| Signature of Petition Circulator | Date o | Date of signature | | |
| Please Print: | | | | |
| Name of Circulator: | | | | |
| Residence Address:(include stree | t name and nur | mber, city or tov | vn and county) | - |
| elephone number: | · · · · · · · · · · · · · · · · · · · | | . · · · · · · · · · · · · · · · · · · · | |
| e e | | | | |
| he foregoing affidavit was subscrib | ed and affirme | d, or sworn to, I | pefore me in this | 3 |
| day of | _, 2016. | | • | |
| | | | | e . |
| Notary Public | | _ | • | |
| | | | | |

INSTRUCTIONS TO PETITION CIRCULATOR PETITION FOR THE ORGANIZATION OF THE FIVE POINTS BUSINESS IMPROVEMENT DISTRICT

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THANK YOU!

PETITION FOR THE ORGANIZATION OF THE FIVE POINTS BUSINESS IMPROVEMENT DISTRICT (BID)

The undersigned persons, owners of taxable real property in the service area of the proposed Five Points Business Improvement District or "BID", hereby petition the Mayor and the City Council of the City and County of Denver ("City Council") for the organization of said district in accordance with the provisions of the "Business Improvement District Act," Part 12 of Article 25 of Title 31, Colorado Revised Statutes.

In support of this petition, petitioners state:

- 1) The name of the proposed district shall be the Five Points Business Improvement District ("BID" or "proposed district").
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In order to provide adequate funding for the costs of providing its services and improvements in the future without an additional election, the BID shall be authorized to increase its revenues each year, not to exceed the percentage of inflation plus local growth or five per cent per year, whichever is greater.

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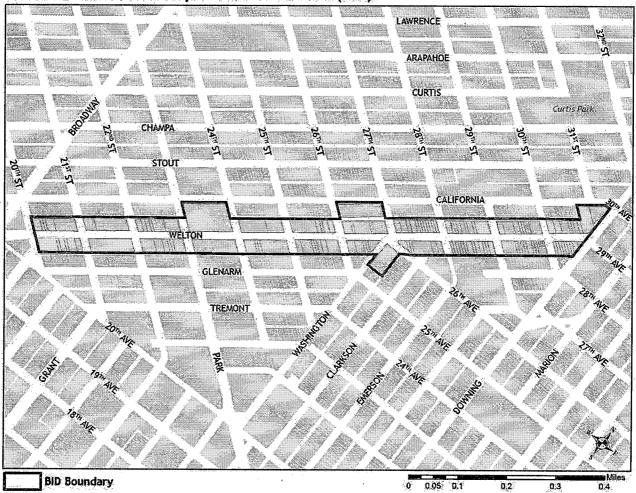
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District map follows on the next page.

Five Points Business Improvement District (BID)



FIVE POINTS BUSINESS IMPROVEMENT DISTRICT PETITION

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| Printed Name of Property Owner/Petitioner: | | <i>t</i> / <i>p</i> / |
|--|--|---|
| | systic No | than Der [|
| Authorized Signature: | | |
| Date of Signature: | 12-16 | |
| | ription of taxable real property locate ented by the above signature: | ed in the proposed Business |
| SAINT BERNARD PROPERTIES LLC | SAINT BERNARD PROPERTIES LLC | SAINT BERNARD PROPERTIES LLC |
| 2954 WELTON ST DENVER, CO 80205 | 2958 WELTON ST DENVER, CO 80205 | 2962 WELTON ST DENVER, CO 80205-3022 |
| Parcel # 0226403041000 | Parcel # 0226403042000 | Parcel # 0226403043000 |
| Denver Colorado in the | City and County of Denver, Colorad | |
| Your signature must b | ne witnessed by a Notary Public u Petition Circulator | inless you sign in front of a |
| Notarization: | | |
| STATE OF COLORADO CITY AND COUNTY OF DE | } ss. ENVER } | f / th |
| of Name of entity owning pr | nature was subscribed or acknowled by Mathan Beal as (Name) . No Proposition L. C. (Name) . Troporty, if applicable) | 701 - 1 - 1 |
| <u>Jernell Wa</u> Notary Public | Aug [| VERNELL WASHINGTON NOTARY PUBLIC STATE OF COLORADO NOTARY ID 20044017452 MY COMMISSION EXPIRES MARCH 11, 2020 |

My commission expires: 3 - 1/- 2020

AFFIDAVIT OF AUTHORITY

Required if record title to property is held by a Corporation, Partnership, LLC, LLP or any other entity that is <u>not</u> a natural person

| If property owner of record is a Corporation or Limited L affidavit: | - · · · · · · · · · · · · · · · · · · · |
|---|---|
| the following office with Sand Voyes property within the service area of the propose represented by and described on the foregoing Pet said district on behalf of the owner of said property behalf of the said owner. | tition, that I signed the Petition for the formation of y, and that I am authorized to sign the Petition on |
| Date: 4-12-16 Signature: | |
| Date: 4-12-16 Signature: Office Held: Signature: | |
| | • |
| If property owner of record is a Partnership or Limited Li affidavit: | ability Partnership (LLP), complete the following |
| I, (print general partner in the partnership which is the record the proposed Five Points Business Improvement foregoing Petition, that I signed the Petition for the for and that I am authorized to sign the Petition on behalf | District represented by and described on the rmation of said district on behalf of the said owner, |
| Date: Signature: | |
| Office Held: | |
| Your signature must be notarized by a Notary Public circulator. | unless you sign this petition before a petition |
| Notarization: | |
| STATE OF COLORADO } CITY AND COUNTY OF DENVER } ss. | |
| The foregoing affidavit was subscribed and affirmed, or swo | orn to, before me this |
| day of Hore , 2016, | |
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I have read and understand the laws governing the circulation of petitions; I circulated the foregoing Petition section for the organization of the Five Points Business Improvement District; each signature on said Petition section was affixed in my presence; each signature on said Petition section is the signature of the person whose name it purports to be; I was eighteen years of age or older at the time the Petition was circulated for signature and signed by the petitioners; I have not paid and will not in the future pay and I believe that no other person has paid or will pay, directly or indirectly, any money or other thing of value to any signer for the purpose of inducing or causing such signer to affix the signer's signature to the Petition; and I reside at the address set forth below.

| Signature of Petition Circulator | | Date of signature |
|---|---------------------|-----------------------------------|
| Please Print: | | |
| Name of Circulator: | | |
| Residence Address:(include s | street name and nui | mber, city or town and county) |
| Talambana musaban | · | |
| relepnone number: | | |
| Telephone number: The foregoing affidavit was sub | | d, or sworn to, before me in this |
| | scribed and affirme | |
| The foregoing affidavit was sub | scribed and affirme | |

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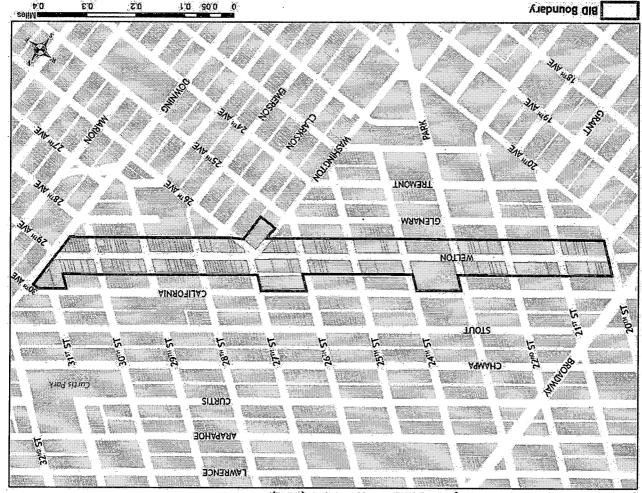
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District map follows on the next page.

Five Points Business Improvement District (BID)



FIVE POINTS BUSINESS IMPROVEMENT DISTRICT PETITION

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| Printed Name of | | | |
|---|-------------------------|-------------------------------------|----|
| Property Owner/Petitioner: | JOSEPH MONTAL | LBANO | |
| Authorized Signature: Date of Signature: | - ()(a | | ۲. |
| | | y located in the proposed Business | |
| | | | |
| SID LLC | | | |
| 2942 WELTON ST DENVER, CO 80205-302 | 22 | | |
| Parcel # 022640303600 | • | | |
| Denver Colorado in the City | and County of Denver, C | Colorado. | |
| | • | ublic unless you sign in front of a | |
| Notarization: | | | |
| STATE OF COLORADO CITY AND COUNTY OF DENVE | } ss. ER } | | |
| The foregoing petition signature 2016 by | Joseph Montalla | tamas Henroll | of |
| of Single of entity owning proper | (Ndme) | (Title, if applicable) | |
| Cernell 1) cod | | VERNELL WASHINGTON NOTARY PUBLIC | |

My commission expires:

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| If property owner of record is a Corporation or Limited Liability C affidavit. | Company (LLC), complete the following |
|---|---|
| I, <u>JOSEPH MONTALBANO</u> (print name) the following office with <u>SID, LLC</u> property within the service area of the proposed Five represented by and described on the foregoing Petition, that said district on behalf of the owner of said property, and that behalf of the said owner. | Points Business Improvement District I signed the Petition for the formation of the I am authorized to sign the Petition on |
| Date: 04.12.16 Signature: WEMBER | Mr. |
| Office Held: MEMBER | |
| If property owner of record is a Partnership or Limited Liability Paraffidavit : I, (print name) of general partner in the partnership which is the record owner of the proposed Five Points Business Improvement District in | lo solemnly swear or affirm that I am a of the property within the service area of |
| foregoing Petition, that I signed the Petition for the formation of and that I am authorized to sign the Petition on behalf of the sa | said district on behalf of the said owner, |
| Date: Signature: | |
| Office Held: | |
| Your signature must be notarized by a Notary Public unless ye circulator. | ou sign this petition before a petition |
| Notarization: | · |
| STATE OF COLORADO } CITY AND COUNTY OF DENVER } ss. | |
| The foregoing affidavit was subscribed and affirmed, or sworn to, bef | ore me this |
| Notary Public Public | VERNELL WASHINGTON NOTARY PUBLIC STATE OF COLORADO NOTARY ID 2010 17452 MY COMMISSION EXPIRES MARCH 11, 2020 |
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| STATE OF COLORADO } | |
|---|--|
| CITY AND COUNTY OF DENVER } ss. | |
| | , |
| Signature of Petition Circulator | Date of signature |
| Please Print: | |
| Name of Circulator: | ······································ |
| Residence Address: | |
| | number, city or town and county) |
| Telephone number: | |
| | |
| The foregoing affidavit was subscribed and affi | rmed, or sworn to, before me in this |
| , 2016. | |
| | |
| Notary Public | <u> </u> |
| | |
| My commission expires: | <u> </u> |

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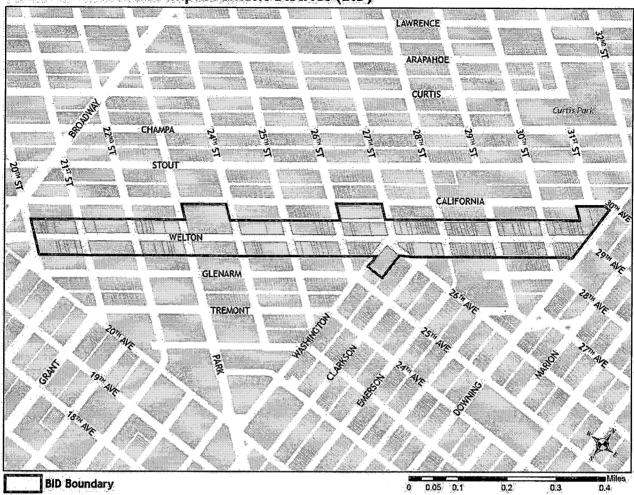
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WHEREFORE, petitioners respectfully request the City Council to approve the organization of the Five Points Business Improvement District, to approve the Operating Plan and Budget for the said proposed district submitted with this Petition, to appoint the initial five members of the board of directors of the proposed district, and to take such other and further actions as may be necessary to effectuate the organization of said district in accordance with the laws of the State of Colorado.

District map follows on the next page.

Five Points Business Improvement District (BID)



FIVE POINTS BUSINESS IMPROVEMENT DISTRICT PETITION

WARNING-IT IS AGAINST THE LAW:

For anyone to sign this petition with any name other than one's own or to knowingly sign one's name more than once for the same measure or to knowingly sign the petition when not eligible to do so. Do not sign this petition unless you (or the entity you are signing for) own real property in the proposed district. Do not sign this petition unless you have read or have had read to you the petition in its entirety and understand its meaning.

| Printed Name of | |
|--|---|
| Property Owner/Petitioner: | |
| Kellie Slater | • |
| Authorized Signature: | |
| Date of Signature: 5/3/16 | • • • |
| Street address and/or description of taxable real property located in the primprovement District represented by the above signature: | oposed Business |
| | |
| SMP 2801 WELTON LLC 2801 WELTON ST DENVER, CO 80205-3019 | |
| Parcel # 0227615028000 | • |
| Denver Colorado in the City and County of Denver, Colorado. | |
| Your signature must be witnessed by a Notary Public unless you Petition Circulator | sign in front of a |
| Notarization: | |
| STATE OF COLORADO } ss. CITY AND COUNTY OF DENVER } | |
| | ore me this <u>3</u> day o 149er (Title, if applicable) |
| of <u>SMP J801 Welton LLC</u> (Name of entity owning property, if applicable) | (Title, ii applicable) |
| Notary Public Notary Public STATE NOTAR | LL WASHINGTON TARY PUBLIC OF COLORADO Y ID 20044017452 EXPIRES MARCH 11, 2020 |
| My commission expires: $3-11-2020$ | |

AFFIDAVIT OF AUTHORITY

Required if record title to property is held by a Corporation, Partnership, LLC, LLP or any other entity that is <u>not</u> a natural person

| affidavit. |
|--|
| I, <u>Kellie Slater</u> (print name) do solemnly swear or affirm that I hold the following office with <u>SMP 2801 Welton LeC</u> , the record owner of the property within the service area of the proposed Five Points Business Improvement District represented by and described on the foregoing Petition, that I signed the Petition for the formation of said district on behalf of the owner of said property, and that I am authorized to sign the Petition on behalf of the said owner. |
| Date: <u>5/3/16</u> Signature: <u>K.v. M.</u> |
| Office Held: <u>Manager</u> |
| If property owner of record is a Partnership or Limited Liability Partnership (LLP) , complete the following affidavit: |
| I, (print name) do solemnly swear or affirm that I am a general partner in the partnership which is the record owner of the property within the service area of the proposed Five Points Business Improvement District represented by and described on the foregoing Petition, that I signed the Petition for the formation of said district on behalf of the said owner, and that I am authorized to sign the Petition on behalf of the said owner. |
| Date: Signature: |
| Office Held: |
| Diffice Held. |
| Your signature must be notarized by a Notary Public unless you sign this petition before a petition circulator. |
| Your signature must be notarized by a Notary Public unless you sign this petition before a petition |
| Your signature must be notarized by a Notary Public unless you sign this petition before a petition circulator. |
| Your signature must be notarized by a Notary Public unless you sign this petition before a petition circulator. |
| Four signature must be notarized by a Notary Public unless you sign this petition before a petition be |

My commission expires: 3 - 11 - 2020

AFFIDAVIT OF CIRCULATOR

The undersigned, being a resident of Colorado and a citizen of the U.S. and first duly sworn upon oath, hereby affirms and states:

I have read and understand the laws governing the circulation of petitions; I circulated the foregoing Petition section for the organization of the Five Points Business Improvement District; each signature on said Petition section was affixed in my presence; each signature on said Petition section is the signature of the person whose name it purports to be; I was eighteen years of age or older at the time the Petition was circulated for signature and signed by the petitioners; I have not paid and will not in the future pay and I believe that no other person has paid or will pay, directly or indirectly, any money or other thing of value to any signer for the purpose of inducing or causing such signer to affix the signer's signature to the Petition; and I reside at the address set forth below.

| CITY AND COUNTY OF DENV | /ER | | |
|----------------------------------|----------------------|----------------------|----------------|
| | | · | |
| Signature of Petition Circulator | | Date of si | gnature |
| Please Print: | , | | |
| Name of Circulator: | | | |
| Residence Address: (include s | street name and nun | nber, city or town a | and county) |
| Telephone number: | | | |
| The foregoing affidavit was sub | scribed and affirmed | d, or sworn to, befo | ore me in this |
| day of | , 2016. | • | |
| | | | |
| Notary Public | | - . | |
| My commission expires: | · | - | |

INSTRUCTIONS TO PETITION CIRCULATOR PETITION FOR THE ORGANIZATION OF THE FIVE POINTS BUSINESS IMPROVEMENT DISTRICT

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The responsibility of the Circulator is simply to affirm that the signature(s) the Petition packet was affixed in your presence and that the signature is, to the best of your knowledge and belief, the signature of the person whose name it purports to be.

The Petition Circulator is required to complete the AFFIDAVIT OF CIRCULATOR of the Petition packet and have it notarized. A properly witnessed and notarized AFFIDAVIT OF CIRCULATOR must be attached to Petition packet. The date of the notarization the Affidavit of Circulator must be the same or later date than the date of the signatures that were witnessed by the circulator.

Special Note to Corporations, LLCs, Partnerships, and LLPs re AFFIDAVIT OF AUTHORITY:

Persons who are signing the Petition as the representative of a *Corporation or Limited Liability Company* are to complete the **top section** of the supplementary form titled

AFFIDAVIT OF AUTHORITY, which accompanies the Petition packet. This form requires notarization unless signed in the presence of a Petition Circulator.

Persons signing on behalf of a Partnership or Limited Liability Partnership are to complete the supplemental AFFIDAVIT OF AUTHORITY form, using the **center section** pertaining to Partnerships and LLPs. As noted previously, **this form requires notarization unless it is signed in front of a Petition Circulator.**

PLEASE NOTE:

- All required information must be complete.
- Petitioners must sign and print their legal name.
- DO NOT TAKE THE PETITION APART YOU MUST NOT REMOVE THE STAPLE YOU CANNOT ADD SHEETS TO THE PETITION.

THANK YOU!

PETITION FOR THE ORGANIZATION OF THE FIVE POINTS BUSINESS IMPROVEMENT DISTRICT (BID)

The undersigned persons, owners of taxable real property in the service area of the proposed Five Points Business Improvement District or "BID", hereby petition the Mayor and the City Council of the City and County of Denver ("City Council") for the organization of said district in accordance with the provisions of the "Business Improvement District Act," Part 12 of Article 25 of Title 31, Colorado Revised Statutes.

In support of this petition, petitioners state:

- 1) The name of the proposed district shall be the Five Points Business Improvement District ("BID" or "proposed district").
- 2) The service area of the BID will include all parcels along Welton Street beginning at the north side of 20th Street going northeast along Welton Street terminating at Downing Street and 30th Avenue. The parcel located adjacent to Welton Street on the southeast corner at Washington Street and 26th Avenue is included as part of the Five Points Business District. The parcels located on the southeast side of California Street between 26th and 27th Streets are also included. *A map of the proposed BID boundary is attached hereto and incorporated herein.* The boundaries of the BID include all real properties within the service area perimeter which are classified as commercial property as defined in the Business Improvement District Act, Section 31-25-1203(2), C.R.S. No personal property is included in the boundary of the BID.
- 3) The services and improvements to be provided include any services and improvements authorized by the Business Improvement District Act together with all duties and functions authorized by said Act. The initial services and improvements to be furnished by the proposed district may include: Enhanced Maintenance (to maintain the historical character and ambience along the Welton corridor), Marketing and Events (to attract more visitors, customers and patrons to the Welton corridor), Physical Improvements (to create a more attractive and appealing environment), Safety (to ensure a safe environment by collaborating with neighborhood organizations, residents and businesses), and Advocacy on behalf of property owners to promote the BID and its businesses including economic development, planning efforts, and promoting policies that positively affect the District.
- 4) The services, facilities, and improvements to be provided by the BID are not intended to duplicate or supplant the services, facilities and improvements provided by the City and County of Denver within the proposed district boundaries. The BID is being created to provide enhanced and otherwise unavailable services and improvements within its boundaries.
- 5) The initial services and improvements to be provided by the BID will be funded by a mill levy on commercial property. By law, any property that is within the BID boundary that is classified by the county assessor for property tax purposes as residential, agricultural or exempt is not subject to the revenue raising powers of the BID and will not be assessed by the BID. The maximum mill levy, if approved by the eligible electors of the BID in an election conforming to Article X, Section 20 of the State Constitution and other laws on November 8, 2016 or a subsequent election, will be

based upon a 10 mill levy on commercial property in the proposed district, until such time, if ever, as the eligible electors vote to change the rate of assessment.

6) If approved, the mill levy will be collected by the Denver Treasurer or other appropriate entity in a timely fashion in order for BID programs to be funded and operational beginning as early as January 2017.

In order to provide adequate funding for the costs of providing its services and improvements in the future without an additional election, the BID shall be authorized to increase its revenues each year, not to exceed the percentage of inflation plus local growth or five per cent per year, whichever is greater.

The BID may utilize other revenue sources authorized by law in the future, including rates, fees, charges, or differing forms of special assessments as provided by law.

- 7) As allowed by law, the BID may issue bonds or other multiple year financial obligations only if the BID is authorized to do so by its voters in a future election and its operating plan and budget. The election must comply with all applicable state requirements, including the TABOR Amendment, and the election would limit the amount of debt that may be issued to the amount that is approved by the BID voters.
- 8) Three persons who represent the petitioners and who have power to enter into agreements relating to the organization of the BID:

Dr. Renee Cousins King, Cousins and King Properties 3535 E. 26th Ave.
Denver, CO 80205

Paul Books, Palisade Partners 1127 Sherman St. Denver, CO 80203

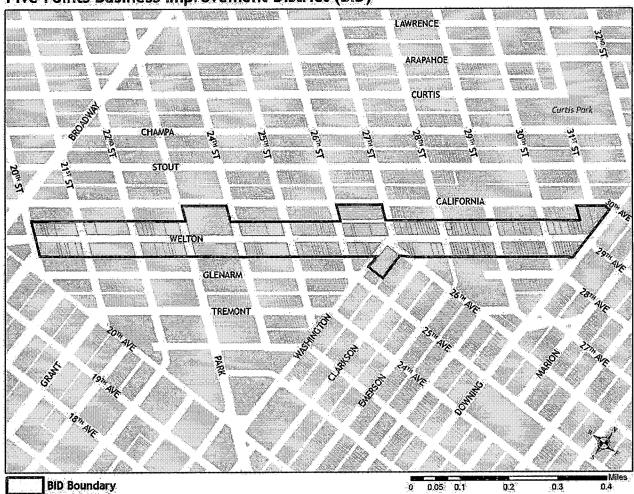
Nathan Beal, St. Bernard Properties P.O. Box 181427 Denver, CO 80218

- 9) This petition is signed by persons owning commercial real property in the service area of the proposed district having a valuation for assessment of not less than fifty percent of the total valuation for assessment of real property in the service area as shown on the tax rolls of the City and County of Denver, CO and by persons owning at least fifty percent of the acreage in the proposed district. Personal property is not included in the boundary of the BID:
- 10) This petition is filed with a bond or a cash deposit in an amount sufficient, as determined by City Council, to cover all municipal expenses connected with organizational proceedings in case the organization of the proposed district is not effected. If at any time during the organizational process City Council determines that the amount of the initial bond or cash deposit is not sufficient to cover such costs, it may require the execution of an additional bond or the deposit of additional cash, in an amount determined by City Council. Petitioners acknowledge that failure to file such additional bond or deposit within the time fixed, which shall not be less than ten days, will result in dismissal of the petition.

WHEREFORE, petitioners respectfully request the City Council to approve the organization of the Five Points Business Improvement District, to approve the Operating Plan and Budget for the said proposed district submitted with this Petition, to appoint the initial five members of the board of directors of the proposed district, and to take such other and further actions as may be necessary to effectuate the organization of said district in accordance with the laws of the State of Colorado.

District map follows on the next page.

Five Points Business Improvement District (BID)



FIVE POINTS BUSINESS IMPROVEMENT DISTRICT PETITION

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| Printed Name of | |
|---|---|
| Property Owner/Petitioner: | |
| FSP 1999 Broadway LLC, a Delaware I mited liability con By: FSP Property management LLC, its asset manager Authorized Signature: | ` |
| \sim 0 \sim 0 | |
| Date of Signature: April 27, 2016 | |
| Street address and/or description of taxable real property located in the proposed Business Improvement District represented by the above signature: | |
| FSP 1999 BROADWAY LLC | |
| 2099 WELTON ST DENVER, CO 80205-2806 | |
| Parcel # 0234242026000 | |
| Denver Colorado in the City and County of Denver, Colorado. | |
| Your signature must be witnessed by a Notary Public unless you sign in front of a Petition Circulator | |
| Notarization: | |
| STATE OF COLORADO } ss. CITY AND COUNTY OF DENVER } | |
| The foregoing petition signature was subscribed or acknowledged before me this day of, 2016 by | • |
| (Name) (Title, if applicable) of | |
| (Name of entity owning property, if applicable) | |
| Notary Public | |
| My commission expires: | |

AFFIDAVIT OF AUTHORITY

Required if record title to property is held by a Corporation, Partnership, LLC, LLP or any other entity that is <u>not</u> a natural person

| If property owner of record is a Corporation or Limited Liability Company (LLC), complete the following affidavit: |
|--|
| I, |
| Office Held: Vice President - Regional Director |
| / If property owner of record is a Partnership or Limited Liability Partnership (LLP), complete the following affidavit: |
| I, (print name) do solemnly swear or affirm that I am a general partner in the partnership which is the record owner of the property within the service area of the proposed Five Points Business Improvement District represented by and described on the foregoing Petition, that I signed the Petition for the formation of said district on behalf of the said owner, and that I am authorized to sign the Petition on behalf of the said owner. |
| Date: Signature: |
| Office Held: |
| Your signature must be notarized by a Notary Public unless you sign this petition before a petition circulator. |
| Notarization: |
| STATE OF COLORADO } CITY AND COUNTY OF DENVER } ss. |
| The foregoing affidavit was subscribed and affirmed, or sworn to, before me this |
| day of, 2016, |
| Notary Public |
| |

AFFIDAVIT OF CIRCULATOR

The undersigned, being a resident of Colorado and a citizen of the U.S. and first duly sworn upon oath, hereby affirms and states:

I have read and understand the laws governing the circulation of petitions; I circulated the foregoing Petition section for the organization of the Five Points Business Improvement District; each signature on said Petition section was affixed in my presence; each signature on said Petition section is the signature of the person whose name it purports to be; I was eighteen years of age or older at the time the Petition was circulated for signature and signed by the petitioners; I have not paid and will not in the future pay and I believe that no other person has paid or will pay, directly or indirectly, any money or other thing of value to any signer for the purpose of inducing or causing such signer to affix the signer's signature to the Petition; and I reside at the address set forth below.

| STATE OF COLORADO } CITY AND COUNTY OF DENVER } ss. | |
|---|---|
| | |
| Signature of Petition Circulator | Date of signature |
| Please Print: | |
| Name of Circulator: | |
| Residence Address:(include street name ar | nd number, city or town and county) |
| Telephone number: | |
| The foregoing affidavit was subscribed and a | ffirmed, or sworn to, before me in this |
| , 2016. | |
| Notary Public | |
| My commission expires: | |

INSTRUCTIONS TO PETITION CIRCULATOR PETITION FOR THE ORGANIZATION OF THE FIVE POINTS BUSINESS IMPROVEMENT DISTRICT

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THANK YOU!

Notary:

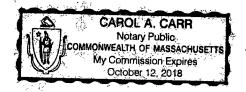
COMMONWEALTH OF MASSACHUSETTS

: ss

COUNTY OF MIDDLESEX

On this day of ________, 2016, before me, the undersigned notary public, personally appeared William Friend, Vice President-Regional Director of FSP Property Management LLC, which is the duly appointed Asset Manager of FSP 1999 Broadway LLC, a Delaware limited liability company, proved to me through satisfactory evidence of identification, which was personal knowledge of identity, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily, as the act and deed of said entity for its stated purpose.

official Signature and Seal of Notary Public



Notary:

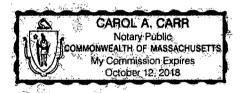
COMMONWEALTH OF MASSACHUSETTS

: SS

COUNTY OF MIDDLESEX

On this 28 day of 2016, before me, the undersigned notary public, personally appeared William Friend, Vice President-Regional Director of FSP Property Management LLC, which is the duly appointed Asset Manager of FSP 1999 Broadway LLC, a Delaware limited liability company, proved to me through satisfactory evidence of identification, which was personal knowledge of identity, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily, as the act and deed of said entity for its stated purpose.

Official Signature and Seal of Notary Public



PETITION FOR THE ORGANIZATION OF THE FIVE POINTS BUSINESS IMPROVEMENT DISTRICT (BID)

The undersigned persons, owners of taxable real property in the service area of the proposed Five Points Business Improvement District or "BID", hereby petition the Mayor and the City Council of the City and County of Denver ("City Council") for the organization of said district in accordance with the provisions of the "Business Improvement District Act," Part 12 of Article 25 of Title 31, Colorado Revised Statutes.

In support of this petition, petitioners state:

- 1) The name of the proposed district shall be the Five Points Business Improvement District ("BID" or "proposed district").
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- 3) The services and improvements to be provided include any services and improvements authorized by the Business Improvement District Act together with all duties and functions authorized by said Act. The initial services and improvements to be furnished by the proposed district may include: Enhanced Maintenance (to maintain the historical character and ambience along the Welton corridor), Marketing and Events (to attract more visitors, customers and patrons to the Welton corridor), Physical Improvements (to create a more attractive and appealing environment), Safety (to ensure a safe environment by collaborating with neighborhood organizations, residents and businesses), and Advocacy on behalf of property owners to promote the BID and its businesses including economic development, planning efforts, and promoting policies that positively affect the District.
- 4) The services, facilities, and improvements to be provided by the BID are not intended to duplicate or supplant the services, facilities and improvements provided by the City and County of Denver within the proposed district boundaries. The BID is being created to provide enhanced and otherwise unavailable services and improvements within its boundaries.
- 5) The initial services and improvements to be provided by the BID will be funded by a mill levy on commercial property. By law, any property that is within the BID boundary that is classified by the county assessor for property tax purposes as residential, agricultural or exempt is not subject to the revenue raising powers of the BID and will not be assessed by the BID. The maximum mill levy, if approved by the eligible electors of the BID in an election conforming to Article X, Section 20 of the State Constitution and other laws on November 8, 2016 or a subsequent election, will be

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6) If approved, the mill levy will be collected by the Denver Treasurer or other appropriate entity in a timely fashion in order for BID programs to be funded and operational beginning as early as January 2017.

In order to provide adequate funding for the costs of providing its services and improvements in the future without an additional election, the BID shall be authorized to increase its revenues each year, not to exceed the percentage of inflation plus local growth or five per cent per year, whichever is greater.

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- 8) Three persons who represent the petitioners and who have power to enter into agreements relating to the organization of the BID:

Dr. Renee Cousins King, Cousins and King Properties 3535 E. 26th Ave. Denver, CO 80205

Paul Books, Palisade Partners 1127 Sherman St. Denver, CO 80203

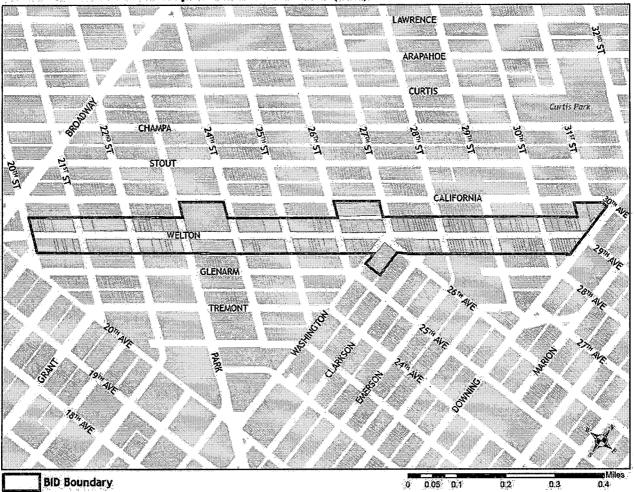
Nathan Beal, St. Bernard Properties P.O. Box 181427 Denver, CO 80218

- 9) This petition is signed by persons owning commercial real property in the service area of the proposed district having a valuation for assessment of not less than fifty percent of the total valuation for assessment of real property in the service area as shown on the tax rolls of the City and County of Denver, CO *and* by persons owning at least fifty percent of the acreage in the proposed district. Personal property is not included in the boundary of the BID.
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WHEREFORE, petitioners respectfully request the City Council to approve the organization of the Five Points Business Improvement District, to approve the Operating Plan and Budget for the said proposed district submitted with this Petition, to appoint the initial five members of the board of directors of the proposed district, and to take such other and further actions as may be necessary to effectuate the organization of said district in accordance with the laws of the State of Colorado.

District map follows on the next page.

Five Points Business Improvement District (BID)



FIVE POINTS BUSINESS IMPROVEMENT DISTRICT PETITION

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| Printed Name of Property Owner/Petitions | er: Aldwell, In | |
|--|--|---|
| Authorized Signature: | lduceiz | |
| Date of Signature: 4/ | 18/16 | |
| | escription of taxable real property located presented by the above signature: | d in the proposed Business |
| THOMAS W BEAN FOUNDATION | THOMAS W BEAN FOUNDATION | THOMAS W BEAN FOUNDATION |
| 2622 WELTON ST DENVER, CO 80205-2912 | 2637 WELTON ST DENVER, CO 80205-2911 | 2701 WELTON ST DENVER, CO 80205-2913 |
| Parcel # 0235233006000 | Parcel # 0227629034000 | Parcel # 0227628041000 |
| Your signature mus | st be witnessed by a Notary Public un Petition Circulator | less you sign in front of a |
| Notarization: | | - |
| STATE OF COLORADO CITY AND COUNTY OF | <u> </u> | |
| of Thomas Bag | signature was subscribed or acknowled 16 by <u>Elvin R. Caldule as</u> (Name) on Foundation g property, if applicable) | dged before me this <u>land</u> day of <u>President</u> (Title, if applicable) |
| Notary Pu My commission expires: | 2-11-2020 | VERNELL WASHINGTON NOTARY PUBLIC STATE OF COLORADO NOTARY ID 20044017452 MY COMMISSION EXPIRES MARCH 11, 2020 |

AFFIDAVIT OF AUTHORITY

Required if record title to property is held by a Corporation, Partnership, LLC, LLP or any other entity that is <u>not</u> a natural person

| If property owner of record is a Corporation or Limited Liability Company (LLC), complete the following affidavit: |
|--|
| I, ELUIR CALCAUEL) 5 (print name) do solemnly swear or affirm that I hold the following office with 774 was w. Beauty and the record owner of the property within the service area of the proposed Five Points Business Improvement District represented by and described on the foregoing Petition, that I signed the Petition for the formation of said district on behalf of the owner of said property, and that I am authorized to sign the Petition on behalf of the said owner. |
| Date: 4/14/16 Signature: Elw Colour J Office Held: 1/15/16 |
| Office Held: YEST DEN/ |
| |
| If property owner of record is a Partnership or Limited Liability Partnership (LLP), complete the following affidavit: |
| I, (print name) do solemnly swear or affirm that I am a general partner in the partnership which is the record owner of the property within the service area of the proposed Five Points Business Improvement District represented by and described on the foregoing Petition, that I signed the Petition for the formation of said district on behalf of the said owner, and that I am authorized to sign the Petition on behalf of the said owner. |
| Date: Signature: |
| Office Held: |
| Your signature must be notarized by a Notary Public unless you sign this petition before a petition circulator. |
| Notarization: |
| STATE OF COLORADO } CITY AND COUNTY OF DENVER } ss. |
| The foregoing affidavit was subscribed and affirmed, or sworn to, before me this |
| Vernell Washington |
| Notary Public VERNELL WASHINGTON NOTARY PUBLIC |
| My commission expires: 3-11-2020 STATE OF COLORADO NOTARY ID 20044017452 MY COMMISSION EXPIRES MARCH 11, 2020 |

AFFIDAVIT OF CIRCULATOR

The undersigned, being a resident of Colorado and a citizen of the U.S. and first duly sworn upon oath, hereby affirms and states:

I have read and understand the laws governing the circulation of petitions; I circulated the foregoing Petition section for the organization of the Five Points Business Improvement District; each signature on said Petition section was affixed in my presence; each signature on said Petition section is the signature of the person whose name it purports to be; I was eighteen years of age or older at the time the Petition was circulated for signature and signed by the petitioners; I have not paid and will not in the future pay and I believe that no other person has paid or will pay, directly or indirectly, any money or other thing of value to any signer for the purpose of inducing or causing such signer to affix the signer's signature to the Petition; and I reside at the address set forth below.

| STATE OF COLORADO CITY AND COUNTY OF DENVER | } } ss. | | |
|--|------------------------|-----------------------------|---------------------------------------|
| Signature of Petition Circulator | | Date of signature | · · · · · · · · · · · · · · · · · · · |
| Please Print: | | • | |
| Name of Circulator: | | · | |
| , | | city or town and county) | ·- |
| Telephone number: | | <u> </u> | |
| The foregoing affidavit was subscrib | oed and affirmed, or s | sworn to, before me in this | |
| day of | , 2016. | | |
| Notary Public | | | |
| My commission expires: | | | |

INSTRUCTIONS TO PETITION CIRCULATOR PETITION FOR THE ORGANIZATION OF THE FIVE POINTS BUSINESS IMPROVEMENT DISTRICT

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- All required information must be complete.
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- DO NOT TAKE THE PETITION APART YOU MUST NOT REMOVE THE STAPLE YOU CANNOT ADD SHEETS TO THE PETITION.

THANK YOU!

PETITION FOR THE ORGANIZATION OF THE FIVE POINTS BUSINESS IMPROVEMENT DISTRICT (BID)

The undersigned persons, owners of taxable real property in the service area of the proposed Five Points Business Improvement District or "BID", hereby petition the Mayor and the City Council of the City and County of Denver ("City Council") for the organization of said district in accordance with the provisions of the "Business Improvement District Act," Part 12 of Article 25 of Title 31, Colorado Revised Statutes.

In support of this petition, petitioners state:

- 1) The name of the proposed district shall be the Five Points Business Improvement District ("BID" or "proposed district").
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- 4) The services, facilities, and improvements to be provided by the BID are not intended to duplicate or supplant the services, facilities and improvements provided by the City and County of Denver within the proposed district boundaries. The BID is being created to provide enhanced and otherwise unavailable services and improvements within its boundaries.
- 5) The initial services and improvements to be provided by the BID will be funded by a mill levy on commercial property. By law, any property that is within the BID boundary that is classified by the county assessor for property tax purposes as residential, agricultural or exempt is not subject to the revenue raising powers of the BID and will not be assessed by the BID. The maximum mill levy, if approved by the eligible electors of the BID in an election conforming to Article X, Section 20 of the State Constitution and other laws on November 8, 2016 or a subsequent election, will be

based upon a 10 mill levy on commercial property in the proposed district, until such time, if ever, as the eligible electors vote to change the rate of assessment.

6) If approved, the mill levy will be collected by the Denver Treasurer or other appropriate entity in a timely fashion in order for BID programs to be funded and operational beginning as early as January 2017.

In order to provide adequate funding for the costs of providing its services and improvements in the future without an additional election, the BID shall be authorized to increase its revenues each year, not to exceed the percentage of inflation plus local growth or five per cent per year, whichever is greater.

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Paul Books, Palisade Partners 1127 Sherman St. Denver, CO 80203

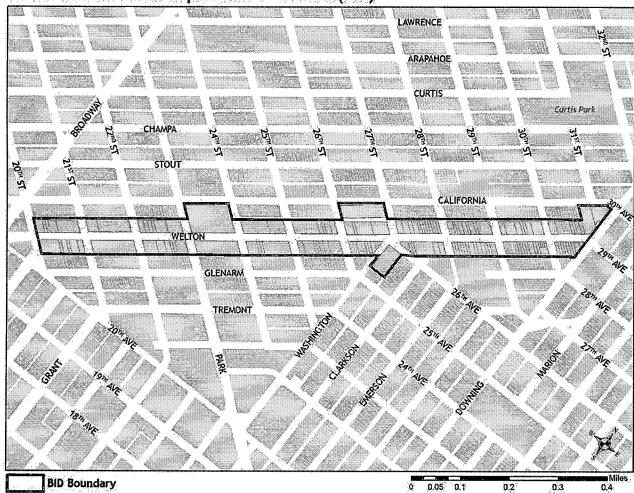
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WHEREFORE, petitioners respectfully request the City Council to approve the organization of the Five Points Business Improvement District, to approve the Operating Plan and Budget for the said proposed district submitted with this Petition, to appoint the initial five members of the board of directors of the proposed district, and to take such other and further actions as may be necessary to effectuate the organization of said district in accordance with the laws of the State of Colorado.

District map follows on the next page.

Five Points Business Improvement District (BID)



FIVE POINTS BUSINESS IMPROVEMENT DISTRICT PETITION

WARNING-IT IS AGAINST THE LAW:

For anyone to sign this petition with any name other than one's own or to knowingly sign one's name more than once for the same measure or to knowingly sign the petition when not eligible to do so. Do not sign this petition unless you (or the entity you are signing for) own real property in the proposed district. Do not sign this petition unless you have read or have had read to you the petition in its entirety and understand its meaning.

| Printed Name of | |
|--|---|
| Property Owner/Petitioner: | 1, Ja |
| Authorized Signature: | |
| Date of Signature: 4/18/16 | · · · · · · · · · · · · · · · · · · · |
| Street address and/or description of taxable re Improvement District represented by the above | eal property located in the proposed Business re signature: |
| THOMAS W BEAN FOUNDATION | THOMAS W BEAN FOUNDATION |
| 2721 WELTON ST DENVER, CO 80205-2913 | 701 E 26TH AVE UNIT -715 DENVER, CO 80205 |
| Parcel # 0227628013000 | Parcel # 0226410012000 |
| Denver Colorado in the City and County | of Denver, Colorado. |
| | a Notary Public unless you sign in front of a n Circulator |
| Notarization: | |
| STATE OF COLORADO } STATE OF COLORADO } STATE OF COLORADO } | S . |
| The foregoing petition signature was subscipled. 2016 by Elvin R (Name) of Thomas W. Bean Founda (Name of entity owning property, if applicable) | (Title, if applicable) |
| Notary Public | VERNELL WASHINGTON NOTARY PUBLIC STATE OF COLORADO NOTARY ID 20044017452 MY COMMISSION EXPIRES MARCH 11, 2020 |
| My commission expires: 3-11-202 | <u></u> |

AFFIDAVIT OF AUTHORITY

Required if record title to property is held by a Corporation, Partnership, LLC, LLP or any other entity that is <u>not</u> a natural person

non profit foundation

| If property owner of record is a Corporation or Limited Liability Company (LLC), complete the following affidavit: |
|--|
| I, ELUID R CALDIT (print name) do solemnly swear or affirm that I hold the following office with THOMAS WEST FORMAT, the record owner of the property within the service area of the proposed Five Points Business Improvement District represented by and described on the foregoing Petition, that I signed the Petition for the formation of said district on behalf of the owner of said property, and that I am authorized to sign the Petition on behalf of the said owner. Date: Signature: Eller Residual Control of the Signature of the Signature of the Signature of the Signature of the Signature of the Signature of the Petition of the Signature of the Signature of the Signature of the Signature of the Signature of the Petition of the Signature of the Signature of the Petition of the Signature of the Signature of the Petition of the Signature of the Signature of the Petition of the Signature of the Signature of the Petition of the Signature of the Signatur |
| Date: |
| Office Held: PRESIDEN / |
| If property owner of record is a Partnership or Limited Liability Partnership (LLP), complete the following affidavit: |
| I, (print name) do solemnly swear or affirm that I am a general partner in the partnership which is the record owner of the property within the service area of the proposed Five Points Business Improvement District represented by and described on the foregoing Petition, that I signed the Petition for the formation of said district on behalf of the said owner, and that I am authorized to sign the Petition on behalf of the said owner. |
| Date: Signature: |
| Office Held: |
| Your signature must be notarized by a Notary Public unless you sign this petition before a petition circulator. |
| Notarization: |
| STATE OF COLORADO } CITY AND COUNTY OF DENVER } ss. |
| The foregoing affidavit was subscribed and affirmed, or sworn to, before me this |
| |
| Notary Public - |

AFFIDAVIT OF CIRCULATOR

The undersigned, being a resident of Colorado and a citizen of the U.S. and first duly sworn upon oath, hereby affirms and states:

I have read and understand the laws governing the circulation of petitions; I circulated the foregoing Petition section for the organization of the Five Points Business Improvement District; each signature on said Petition section was affixed in my presence; each signature on said Petition section is the signature of the person whose name it purports to be; I was eighteen years of age or older at the time the Petition was circulated for signature and signed by the petitioners; I have not paid and will not in the future pay and I believe that no other person has paid or will pay, directly or indirectly, any money or other thing of value to any signer for the purpose of inducing or causing such signer to affix the signer's signature to the Petition; and I reside at the address set forth below.

| STATE OF COLORADO } CITY AND COUNTY OF DENVER } ss. | |
|---|--|
| Signature of Petition Circulator | Date of signature |
| Please Print: | |
| Name of Circulator: | |
| Residence Address:(include street name | e and number, city or town and county) |
| Telephone number: | |
| The foregoing affidavit was subscribed an | d affirmed, or sworn to, before me in this |
| , 20 | 16. , |
| Notary Public | |
| My commission expires: | |

INSTRUCTIONS TO PETITION CIRCULATOR PETITION FOR THE ORGANIZATION OF THE FIVE POINTS BUSINESS IMPROVEMENT DISTRICT

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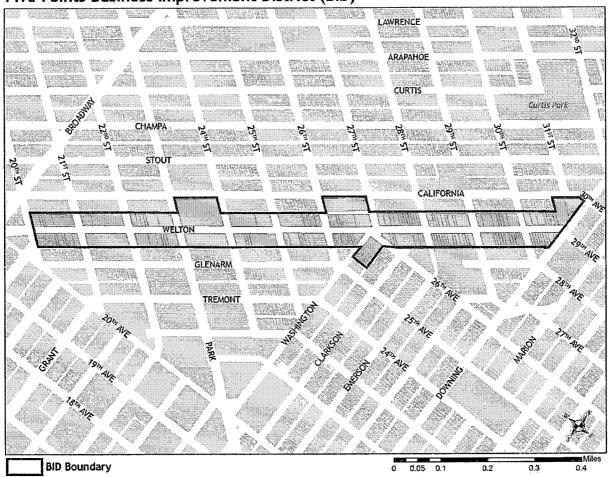
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District map follows on the next page.

Five Points Business Improvement District (BID)



FIVE POINTS BUSINESS IMPROVEMENT DISTRICT PETITION

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| Printed N | | | WELTON PARCEL B LLC |
|----------------------|---|----------------------------------|--|
| | Owner/Petitioner: 1 + N Parcel B. LLC | ļ | 2244 WELTON ST UNIT VCNT DENVER, CO 80205 |
| Authorize | d Signature: | | Parcel # 0234115003000 |
| h () | All the | nanogei. | WELTON PARCEL B LLC |
| Date of S | ignature: 5/s-//4 | | 2250 WELTON ST |
| | | | DENVER, CO 80205 |
| | dress and/or description of taxable nent District represented by the ab | | Parcel # 0234115022000 ne proposed Business |
| ELTON PARCEL B LLC | WELTON PARCEL B LLC | WELTON PARCEL B LLC | WELTON PARCEL B LLC |
| 00 WELTON ST | 2224 WELTON ST UNIT -2228 | 2236 WELTON ST | 2240 WELTON ST |
| ENVER, CO 80205 | DENVER, CO 80205 | DENVER, CO 80205 | DENVER, CO 80205 |
| arcel # 023411503400 | 0 Parcel # 0234115006000 | Parcel # 0234115005000 | Parcel # 0234115004000 |
| | er Colorado in the City and Coun signature must be witnessed b Peti | | you sign in front of a |
| Notarizat | ion: | | |
| | DF COLORADO } D COUNTY OF DENVER } | SS. | |
| The fore | going petition signature was sub | scribed or acknowledged asas_ | |
| of | (Nam | e) | (Title, if applicable) |
| of (Name | of entity owning property, if applie | cable) | |
| | Notary Public | | |
| My comm | nission expires: | | |
| , | | | |

AFFIDAVIT OF AUTHORITY

Required if record title to property is held by a Corporation, Partnership, LLC, LLP or any other entity that is <u>not</u> a natural person

| If property owner of record is a Corporation or Limited Liability Company (LLC), complete the following affidavit: |
|--|
| I, Howard P. WITKIN (print name) do solemnly swear or affirm that I hold the following office with Welton Parcel BLLC, the record owner of the property within the service area of the proposed Five Points Business Improvement District represented by and described on the foregoing Petition, that I signed the Petition for the formation of said district on behalf of the owner of said property, and that I am authorized to sign the Petition or behalf of the said owner. Date: Signature: |
| Office Held: MANAGER |
| If property owner of record is a Partnership or Limited Liability Partnership (LLP), complete the following affidavit: I, |
| Date: Signature: |
| |
| Office Held: Your signature must be notarized by a Notary Public unless you sign this petition before a petition circulator. Notarization: |
| STATE OF COLORADO } CITY AND COUNTY OF DENVER } ss. |
| The foregoing affidavit was subscribed and affirmed, or sworn to, before me this |
| day of, 2016, |
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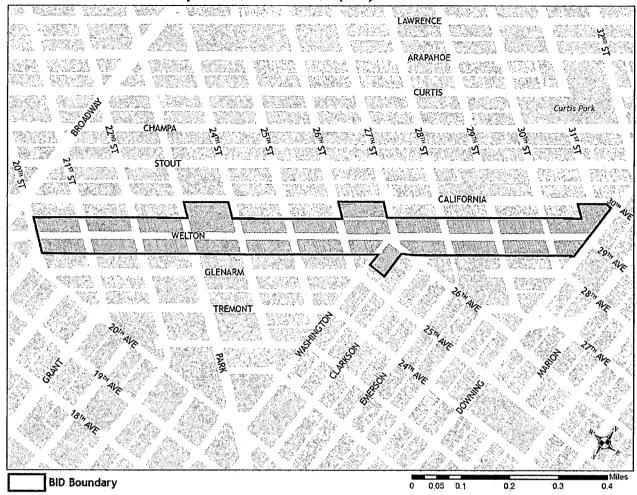
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WHEREFORE, petitioners respectfully request the City Council to approve the organization of the Five Points Business Improvement District, to approve the Operating Plan and Budget for the said proposed district submitted with this Petition, to appoint the initial five members of the board of directors of the proposed district, and to take such other and further actions as may be necessary to effectuate the organization of said district in accordance with the laws of the State of Colorado.

District map follows on the next page.

Five Points Business Improvement District (BID)



FIVE POINTS BUSINESS IMPROVEMENT DISTRICT PETITION

WARNING-IT IS AGAINST THE LAW:

For anyone to sign this petition with any name other than one's own or to knowingly sign one's name more than once for the same measure or to knowingly sign the petition when not eligible to do so. Do not sign this petition unless you (or the entity you are signing for) own real property in the proposed district. Do not sign this petition unless you have read or have had read to you the petition in its entirety and understand its meaning.

| Printed Name of Property Owner/Petition | nner. | |
|--|---|---|
| Mich | hael Markel | |
| Authorized Signature; | Mund | WELTON PROPERTY INVESTMENTS LLC |
| Date of Signature: | 4-29-16 | 2843 WELTON ST DENVER, CO 80205-3019 |
| Street address and/or | description of taxable real property lo | Parcel # 0227615020000 |
| | epresented by the above signature: | |
| WELTON PROPERTY INVESTMENTS LLC | WELTON PROPERTY INVESTMENTS LLC | WELTON PROPERTY INVESTMENTS LLC |
| 2823 WELTON ST DENVER, CO 80205-3019 | 2831 WELTON ST DENVER, CO 80205-3019 | 2835 WELTON ST DENVER, CO 80205-3019 |
| Parcel # 0227615017000 | Parcel # 0227615018000 | Parcel # 0227615019000 |
| Your signature m | oust be witnessed by a Notary Pub Petition Circulator | lic unless you sign in front of a |
| | Petition Circulator | |
| Notarization: | | • |
| STATE OF COLORAD CITY AND COUNTY C | | |
| The foregoing petition | n signature was subscribed or ackr 2016 by <u>m، ما الممالات</u> (Name) | nowledged before me this <u>ລິ ໆ</u> day ofas <u>ໂດວຊາ ໄພ</u> ວພາເລັດ day of |
| of (Name of entity own | ing property, if applicable) | |
| Janet W.J. Notary F | llees Public | JANET WILBERS Notary Public State of Colorado Notary ID 20104069419 My Commission Expires Mai 9, 2018 |
| Mv commission expire | s: 3/9/18 | |

AFFIDAVIT OF AUTHORITY

Required if record title to property is held by a Corporation, Partnership, LLC, LLP or any other entity that is <u>not</u> a natural person

| affidavit: |
|--|
| I, Michael Markel (print name) do solemnly swear or affirm that I hold the following office with welfor Property Frank Cathe record owner of the property within the service area of the proposed Five Points Business Improvement District represented by and described on the foregoing Petition, that I signed the Petition for the formation of said district on behalf of the owner of said property, and that I am authorized to sign the Petition on behalf of the said owner. Date: C1-29-16 Signature: |
| Date: <u>1-29-16</u> Signature: <u>Manasins Member</u> |
| If property owner of record is a Partnership or Limited Liability Partnership (LLP), complete the following affidavit: [I, |
| the proposed Five Points Business Improvement District represented by and described on the foregoing Petition, that I signed the Petition for the formation of said district on behalf of the said owner, and that I am authorized to sign the Petition on behalf of the said owner. Date: Signature: |
| |
| Office Held: |
| Office Held: Your signature must be notarized by a Notary Public unless you sign this petition before a petition circulator. Notarization: |
| Your signature must be notarized by a Notary Public unless you sign this petition before a petition circulator. |
| Your signature must be notarized by a Notary Public unless you sign this petition before a petition circulator. |
| Your signature must be notarized by a Notary Public unless you sign this petition before a petition circulator. Notarization: STATE OF COLORADO } CITY AND COUNTY OF DENVER } ss. The foregoing affidavit was subscribed and affirmed, or sworn to, before me this |
| Your signature must be notarized by a Notary Public unless you sign this petition before a petition circulator. Notarization: STATE OF COLORADO } CITY AND COUNTY OF DENVER } ss. The foregoing affidavit was subscribed and affirmed, or sworn to, before me this |

AFFIDAVIT OF CIRCULATOR

The undersigned, being a resident of Colorado and a citizen of the U.S. and first duly sworn upon oath, hereby affirms and states:

I have read and understand the laws governing the circulation of petitions; I circulated the foregoing Petition section for the organization of the Five Points Business Improvement District; each signature on said Petition section was affixed in my presence; each signature on said Petition section is the signature of the person whose name it purports to be; I was eighteen years of age or older at the time the Petition was circulated for signature and signed by the petitioners; I have not paid and will not in the future pay and I believe that no other person has paid or will pay, directly or indirectly, any money or other thing of value to any signer for the purpose of inducing or causing such signer to affix the signer's signature to the Petition; and I reside at the address set forth below.

| STATE OF COLORADO CITY AND COUNTY OF DENVER | } ? } ss. | | |
|---|------------------|-------------------------------------|---|
| Signature of Petition Circulator | | Date of signature | _ |
| Please Print: | | | , |
| Name of Circulator: | | · | |
| Residence Address:(include stre | eet name and n | number, city or town and county) | |
| Telephone number: | | | |
| The foregoing affidavit was subscr | ribed and affirm | ned, or sworn to, before me in this | |
| day of | , 2016. | | |
| Notary Public | | _ | |
| My commission expires: | | | |

INSTRUCTIONS TO PETITION CIRCULATOR PETITION FOR THE ORGANIZATION OF THE FIVE POINTS BUSINESS IMPROVEMENT DISTRICT

ANYONE who is a U.S. citizen and is eighteen years of age or older may act as a Petition Circulator

The responsibility of the Circulator is simply to affirm that the signature(s) the Petition packet was affixed in your presence and that the signature is, to the best of your knowledge and belief, the signature of the person whose name it purports to be.

The Petition Circulator is required to complete the AFFIDAVIT OF CIRCULATOR of the Petition packet and have it notarized. A properly witnessed and notarized AFFIDAVIT OF CIRCULATOR must be attached to Petition packet. The date of the notarization the Affidavit of Circulator must be the same or later date than the date of the signatures that were witnessed by the circulator.

Special Note to Corporations, LLCs, Partnerships, and LLPs re AFFIDAVIT OF AUTHORITY:

Persons who are signing the Petition as the representative of a *Corporation or Limited Liability Company* are to complete the **top section** of the supplementary form titled

AFFIDAVIT OF AUTHORITY, which accompanies the Petition packet. This form requires notarization unless signed in the presence of a Petition Circulator.

Persons signing on behalf of a Partnership or Limited Liability Partnership are to complete the supplemental AFFIDAVIT OF AUTHORITY form, using the **center section** pertaining to Partnerships and LLPs. As noted previously, **this form requires notarization unless it is signed in front of a Petition Circulator.**

PLEASE NOTE:

- All required information must be complete.
- Petitioners must sign and print their legal name.
- DO NOT TAKE THE PETITION APART YOU MUST NOT REMOVE THE STAPLE YOU CANNOT ADD SHEETS TO THE PETITION.

THANK YOU!

PETITION FOR THE ORGANIZATION OF THE FIVE POINTS BUSINESS IMPROVEMENT DISTRICT (BID)

The undersigned persons, owners of taxable real property in the service area of the proposed Five Points Business Improvement District or "BID", hereby petition the Mayor and the City Council of the City and County of Denver ("City Council") for the organization of said district in accordance with the provisions of the "Business Improvement District Act," Part 12 of Article 25 of Title 31, Colorado Revised Statutes.

In support of this petition, petitioners state:

- 1) The name of the proposed district shall be the Five Points Business Improvement District ("BID" or "proposed district").
- 2) The service area of the BID will include all parcels along Welton Street beginning at the north side of 20th Street going northeast along Welton Street terminating at Downing Street and 30th Avenue. The parcel located adjacent to Welton Street on the southeast corner at Washington Street and 26th Avenue is included as part of the Five Points Business District. The parcels located on the southeast side of California Street between 26th and 27th Streets are also included. *A map of the proposed BID boundary is attached hereto and incorporated herein.* The boundaries of the BID include all real properties within the service area perimeter which are classified as commercial property as defined in the Business Improvement District Act, Section 31-25-1203(2), C.R.S. No personal property is included in the boundary of the BID.
- 3) The services and improvements to be provided include any services and improvements authorized by the Business Improvement District Act together with all duties and functions authorized by said Act. The initial services and improvements to be furnished by the proposed district may include: Enhanced Maintenance (to maintain the historical character and ambience along the Welton corridor), Marketing and Events (to attract more visitors, customers and patrons to the Welton corridor), Physical Improvements (to create a more attractive and appealing environment), Safety (to ensure a safe environment by collaborating with neighborhood organizations, residents and businesses), and Advocacy on behalf of property owners to promote the BID and its businesses including economic development, planning efforts, and promoting policies that positively affect the District.
- 4) The services, facilities, and improvements to be provided by the BID are not intended to duplicate or supplant the services, facilities and improvements provided by the City and County of Denver within the proposed district boundaries. The BID is being created to provide enhanced and otherwise unavailable services and improvements within its boundaries.
- 5) The initial services and improvements to be provided by the BID will be funded by a mill levy on commercial property. By law, any property that is within the BID boundary that is classified by the county assessor for property tax purposes as residential, agricultural or exempt is not subject to the revenue raising powers of the BID and will not be assessed by the BID. The maximum mill levy, if approved by the eligible electors of the BID in an election conforming to Article X, Section 20 of the State Constitution and other laws on November 8, 2016 or a subsequent election, will be

based upon a 10 mill levy on commercial property in the proposed district, until such time, if ever, as the eligible electors voté to change the rate of assessment.

6) If approved, the mill levy will be collected by the Denver Treasurer or other appropriate entity in a timely fashion in order for BID programs to be funded and operational beginning as early as January 2017.

In order to provide adequate funding for the costs of providing its services and improvements in the future without an additional election, the BID shall be authorized to increase its revenues each year, not to exceed the percentage of inflation plus local growth or five per cent per year, whichever is greater.

The BID may utilize other revenue sources authorized by law in the future, including rates, fees, charges, or differing forms of special assessments as provided by law.

- 7) As allowed by law, the BID may issue bonds or other multiple year financial obligations only if the BID is authorized to do so by its voters in a future election and its operating plan and budget. The election must comply with all applicable state requirements, including the TABOR Amendment, and the election would limit the amount of debt that may be issued to the amount that is approved by the BID voters.
- 8) Three persons who represent the petitioners and who have power to enter into agreements relating to the organization of the BID:

Dr. Renee Cousins King, Cousins and King Properties 3535 E. 26th Ave. Denver, CO 80205

Paul Books, Palisade Partners 1127 Sherman St. Denver, CO 80203

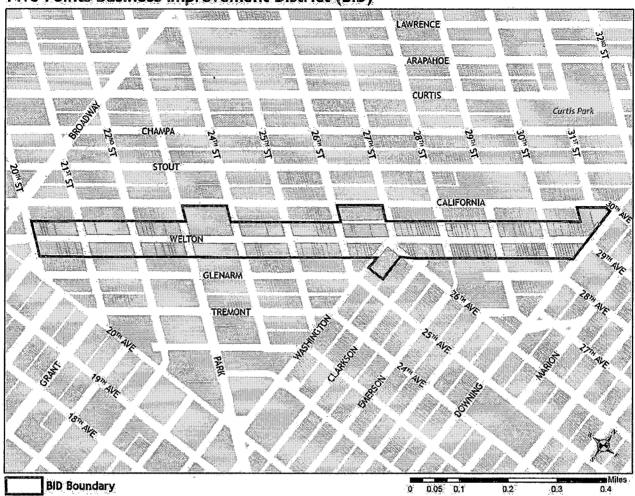
Nathan Beal, St. Bernard Properties P.O. Box 181427 Denver, CO 80218

- 9) This petition is signed by persons owning commercial real property in the service area of the proposed district having a valuation for assessment of not less than fifty percent of the total valuation for assessment of real property in the service area as shown on the tax rolls of the City and County of Denver, CO *and* by persons owning at least fifty percent of the acreage in the proposed district. Personal property is not included in the boundary of the BID.
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WHEREFORE, petitioners respectfully request the City Council to approve the organization of the Five Points Business Improvement District, to approve the Operating Plan and Budget for the said proposed district submitted with this Petition, to appoint the initial five members of the board of directors of the proposed district, and to take such other and further actions as may be necessary to effectuate the organization of said district in accordance with the laws of the State of Colorado.

District map follows on the next page.

Five Points Business Improvement District (BID)



FIVE POINTS BUSINESS IMPROVEMENT DISTRICT PETITION

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| Printed Name of Property Owner/Petitioner: |
|---|
| Authorized Signature: |
| Date of Signature: 4/26/16 |
| Street address and/or description of taxable real property located in the proposed Business Improvement District represented by the above signature: |
| WELTON 2748 LLC |
| 2748 WELTON ST UNIT -2754 DENVER, CO 80205 |
| Parcel # 0226410002000 |
| Denver Colorado in the City and County of Denver, Colorado. |
| Your signature must be witnessed by a Notary Public unless you sign in front of a Petition Circulator |
| Notarization: |
| STATE OF COLORADO } ss. CITY AND COUNTY OF DENVER } |
| The foregoing petition signature was subscribed or acknowledged before me this day or, 2016 by as |
| (Name) (Title, if applicable) |
| (Name of entity owning property, if applicable) |
| |
| Notary Public |
| My commission expires: |

AFFIDAVIT OF AUTHORITY
Required if record title to property is held by a Corporation, Partnership, LLC, LLP or any other entity that is <u>not</u> a natural person

| If property owner of record is a Corporat | tion or Limited Liability Company (LLC), complete the following affidavit: |
|---|--|
| represented by and described on the | (print name) do solemnly swear or affirm that I hold the proposed Five Points Business Improvement District the foregoing Petition, that I signed the Petition for the formation of the property, and that I am authorized to sign the Petition on |
| Date: 4/26/16 | Signature: |
| Office Held: Wowayer | |
| 0 | |
| If property owner of record is a Partnersh affidavit: | hip or Limited Liability Partnership (LLP), complete the following |
| the proposed Five Points Busines foregoing Petition, that I signed the P and that I am authorized to sign the F | |
| Date: | Signature: |
| Office Held: | |
| Your signature must be notarized by a circulator. | Notary Public unless you sign this petition before a petition |
| Notarization: | |
| STATE OF COLORADO } CITY AND COUNTY OF DENVER } ss | 3. |
| The foregoing affidavit was subscribed and | d affirmed, or sworn to, before me this |
| day of | , 2016, |
| | |
| Notary Public | |
| | |
| My commission expires: | |

AFFIDAVIT OF CIRCULATOR

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| STATE OF COLORADO } CITY AND COUNTY OF DENVER } ss. | | |
|---|--|--|
| The Mustaster april 26, 2016 | | |
| Signature of Petition Circulator Date of signature | | |
| Please Print: | | |
| Name of Circulator: IRNCY Winchester | | |
| Residence Address 212 South Jackson St. unit R | | |
| (include street name and number, city or town and county) Telephone number: 303-832-5000 | | |
| The foregoing affidavit was subscribed and affirmed, or sworn to, before me in this | | |
| 26th day of April , 2016. | | |
| Notary Public Notary Public Notary Public STATE OF COLORADO NOTARY ID 20044017452 | | |
| My commission expires: March 11, 2020 My commission expires: March 11, 2020 | | |

INSTRUCTIONS TO PETITION CIRCULATOR PETITION FOR THE ORGANIZATION OF THE FIVE POINTS BUSINESS IMPROVEMENT DISTRICT

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