

STATE OF COLORADO            )  
  )  
COUNTY OF DOUGLAS        )  
  )  
TOWN OF CASTLE ROCK        )

**PETITION FOR IMPROVEMENTS  
AND CREATION OF A GENERAL  
IMPROVEMENT DISTRICT**

The undersigned owners (the "Owners") of real property within the following described area of the Town of Castle Rock, Colorado (the "Town"), hereby petition the Town Council (the "Council") of the Town for the creation of a General Improvement District (the "District") and for the construction, installation, and/or acquisition of certain improvements (the "Improvements"), and for providing certain services (the "Services") in the proposed District. In accordance with that statute, the petitioners state:

1. The General Improvement District petitioned for shall be known as TOWN OF CASTLE ROCK FESTIVAL PARK COMMONS GENERAL IMPROVEMENT DISTRICT.

2. A general description of the Improvements to be acquired, constructed, installed, operated or maintained, and/or the services to be provided within and for the District are as follows:

IMPROVEMENTS generally to be acquired, constructed, installed, operated, and/or maintained may include but are not limited to improvements relating to a parking structure and appurtenant and necessary facilities related thereto.

- 3 A general description of the Services to be provided are generally as follows:

SERVICES generally to be provided may include but are not limited to planning, engineering, building, constructing, operating and maintaining the Improvements.

- 4 An estimate of the total costs of the proposed Improvements is \$17,000,000 and an estimated annual cost of providing the proposed Services is \$500,000 per year. The total cost of the Improvements and the Services are expected to be paid and/or repaid from a variety of sources, including but not limited to an ad valorem property taxes to be imposed against all taxable real property within the District which will not exceed 30 mills, nor be less than 20 mills (subject to adjustment for changes in the method by which assessed valuation is calculated).

5. The legal description of the territory to be included in said District is described on the attached **Exhibit A**, Legal Description of TOWN OF CASTLE ROCK FESTIVAL PARK COMMONS GENERAL IMPROVEMENT DISTRICT, attached and incorporated herein.

6. The Petitioner hereby names the following three persons to represent it in the organization of the District and to enter into agreements relating to the organization of the District (which agreements shall be binding on the District, if created):

- ## 1. Anthony DeSimone

- ## 2. Tim Walsh

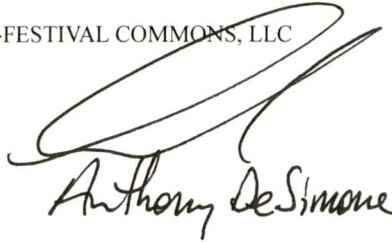
7. This petition is signed by one hundred percent of the owners of taxable real property to be included in the proposed District.

8 The Petitioner is not a natural person but owns 100% of the taxable real property located in the proposed District. The Petitioner hereby authorizes and designates the elector who signed the signature page of this petition as the person designated, pursuant to Section 31-25-602(2)(b), C.R.S., to vote for the undersigned Petitioner.

WHEREFORE, we request that the above-described TOWN OF CASTLE ROCK, FESTIVAL PARK COMMONS GENERAL IMPROVEMENT DISTRICT be organized in accordance with Part 6, Article 25, Title 31, C.R.S., and all other statutes and laws of the State of Colorado amendatory thereof or supplemental thereto, and ask the Town Council to take all steps and procedures required by law for the organization of said District, and request that, pursuant to Section 31-25-607(3.5), C.R.S., the Town Council waive all the requirements for notice, publication and a hearing set forth in Sections 31-25-606 and 31-25-607, C.R.S., and for the organizational bond set forth in Section 31-25-605, C.R.S., and adopt an ordinance declaring the District organized.

CD-FESTIVAL COMMONS, LLC

By:



Title:

Manager

Date:

7/11/18

Address of Property Owner:

430 Indiana Street, Suite 200  
Golden, Colorado 80401

BY:

Appointed Elector: Anthony DeSimone  
2655 Bears Den Drive  
Salida, Colorado

VERIFICATION

STATE OF COLORADO

)

) ss.

STATE OF COLORADO )  
 ) ss.  
COUNTY OF DOUGLAS )

Signature

Anthony DeSimone.

My commission expires: 1-13-2020

Angela Dubon

Notary Public (Signature)



### LEGAL DESCRIPTION

## **EXHIBIT A**

### **LEGAL DESCRIPTION**

Lots 9 and 10, Block 32, Town of Castle Rock, Douglas County, Colorado; and  
Lots 11 and 12, Block 32, Town of Castle Rock, Douglas County, Colorado.