

**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 are a person who owns real or personal property in the service area of the proposed district.
Do not sign this petition unless you have read and have had read to you the petition in its entirety and understand its meaning.**

**PETITION FOR THE ORGANIZATION
OF THE USAFA VISITOR'S CENTER BUSINESS
IMPROVEMENT DISTRICT WITHIN THE
CITY OF COLORADO SPRINGS, COLORADO**

The undersigned owner of taxable real or personal property within the proposed service area described in **Exhibit A**, attached hereto and made a part hereof, (the "Service Area"), hereby petitions the Mayor and City Council of the City of Colorado Springs (the "City") for the organization of the **USAFA Visitor's Center Business Improvement District** (the "District") in accordance with the provisions of the Business Improvement District Act, Part 12 of Article 25 of Title 31, C.R.S. In support of this Petition, Petitioner states:

(a) The name of the District shall be the USAFA Visitor's Center Business Improvement District.

(b) A description of the boundaries and service area of the District is in the attached **Exhibit A**. The service area shall be the commercial property within these general boundaries. Pursuant to Section 31-12-1203(10), C.R.S., the proposed service area includes property that the Petitioner requests that the City, following a notice and a public hearing, designate as a location for new business or commercial development.

(c) A general description of the types of services or improvements or both to be provided by the District includes, but is not limited to:

The acquisition, construction, completion, installation, replacement and/or operation and maintenance of all of the services and improvements allowed under Colorado law for business improvement districts, including "Improvements" as that term is defined in Section 31-25-1203(5), C.R.S., services as described in Section 31-25-1212(1)(f), C.R.S., and other powers granted to such districts under Section 31-25-1212, C.R.S.

(d) The name(s) of three persons to represent the Petitioner, who have the power to enter into agreements relating to the organization of the District are:

1. Donald Hunt
2. Daniel Schnepf
3. Thomas Markham

(e) Pursuant to Section 31-25-1205(2), C.R.S, this petition is signed by persons who own real or personal property in the service area of the District having a valuation for assessment of not less than fifty percent (50%) of the valuation for the assessment of all real and personal

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property in the service area of the District, and who own at least fifty percent (50%) of the acreage in the District.

(f) Pursuant to Section 31-25-1205(3), C.R.S., this petition is accompanied by a bond with security provided by the governing body or a cash deposit sufficient to cover all expenses connected with the proceedings in case the organization of the District is not effected. If at any time during the organization proceedings the governing body determines that the bond first executed or the amount of the cash deposited is insufficient in amount, it may require the Petitioner to execute an additional bond or the deposit of additional cash within a time to be fixed, not less than ten (10) days thereafter, and Petitioner acknowledges that upon failure of the Petitioner to file or deposit the same, the petition may be dismissed.

(g) Pursuant to Section 31-25-1209(1)(d), C.R.S., the City may provide by ordinance for a board of directors of the District consisting of five (5) members. The five member Board of Directors of the proposed District will be appointed by the Mayor and will serve at the pleasure of the City. Petitioner requests that the City pass such an ordinance and that the initial board of directors be the following electors of the District:

1. Donald Hunt
2. John Fox
3. Eric Smith
4. Daniel Schnepf
5. Thomas Markham

Each member shall fulfill all statutory requirements prior to undertaking official duties.

(h) The commercial property owners of the District request that the City, after public notice and hearing, designate the territory within the District as a location for new business or commercial development under Section 31-25-1203(10), C.R.S.

(i) Pursuant to Section 31-25-1213, C.R.S., the board of directors of the District shall have the power to issue indebtedness and to levy and collect ad valorem taxes on and against all taxable commercial property within the boundaries of the District in an amount authorized by election and allowed by the operating plan and budget to be approved by the City. The board of directors shall, in accordance with Sections 31-25-1214 and 39-5-128, C.R.S., certify the mill levy to the El Paso County Board of County Commissioners as appropriate.

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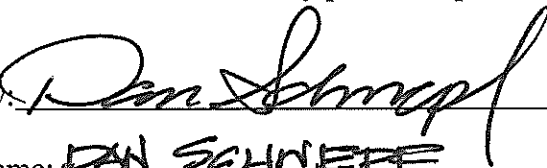
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(j) The board of directors of the District shall have all other powers as may be necessary, convenient, and authorized by statute set forth in the operating plan and budget of the District. The District shall file its operating plan and budget by September 30 of each year for approval by the City as provided by Section 31-25-1211, C.R.S.

THEREFORE, Petitioner respectfully requests that the City approve the organization of the USAFA Visitor's Center Business Improvement District and adopt the ordinance and take the actions requested in the petition to provide for its effective and efficient operation.

PETITIONER:

GREAT RIVER EQUITIES LLP,
a Colorado limited liability partnership

By: 
Name: DAN SCHREFF

As its: MANAGING PARTNER

Date of Signing: 6/21/18

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AFFIDAVIT OF AUTHORITY

I, DAN SCHNEPF (print name) do solemnly swear or affirm that I am a MANAGING PARTNER of GREAT RIVER EQUITIES LLP, a Colorado limited liability partnership, the record owner of property located within the service area of the proposed USAFA Visitor's Center Business Improvement District as more particularly described in 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: 6/21/18 Signature: [Handwritten Signature]

Office Held: MANAGING PARTNER

Your signature must be notarized by a Notary Public unless you sign this petition before the petition circulator.

Notarization:

STATE OF COLORADO)
) ss.
COUNTY OF El Paso)

The foregoing signature was subscribed or acknowledged before me this 21 day of June, 2018, by Dan Schnepf as Managing Partner of GREAT RIVER EQUITIES LLP, a Colorado limited liability partnership.

My commission expires: 9.7.2020

[SEAL]

[Handwritten Signature]
Notary Public

JANET E TURLEY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20124058546
MY COMMISSION EXPIRES SEPTEMBER 7, 2020

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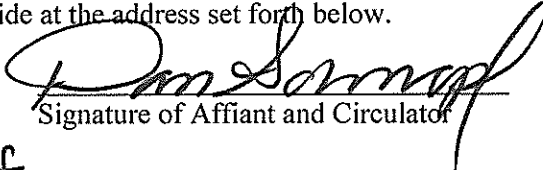
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AFFIDAVIT OF CIRCULATOR

STATE OF COLORADO)
) ss.
COUNTY OF El Paso)

The undersigned, being 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 for the USAFA Visitor's Center 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 Signing: 6/21/18 
Signature of Affiant and Circulator

Name of Circulator: Dan Schnepf

Residence Address: 2435 Research Pkwy, #300 Colorado Springs, CO 80920
Street City Zip Code County -El Paso

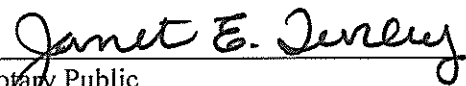
Telephone number: 719 238.4888

Notarization:

The foregoing affidavit was subscribed and affirmed, or sworn to, before me this 21 day of June, 2018, by Dan Schnepf.

My commission expires: 9.7.2020

[SEAL]


Notary Public

