



GID INCLUSION PETITION

PETITION FOR THE INCLUSION OF PROPERTY INTO THE COMMERCE CITY Northern Infrastructure GENERAL IMPROVEMENT DISTRICT

The undersigned owner(s) of the real property described in Exhibit A, attached hereto, and depicted on the site map in Exhibit B, attached hereto (the "Property"), hereby petition(s) the City Council of City of Commerce City, Colorado, as the *ex officio* Board of Directors (the "Board") of the Commerce City Northern Infrastructure General Improvement District (the "District") for inclusion of the Property into the District, pursuant to § 31-25-618, C.R.S. The undersigned further request(s) that the Board hold a hearing in accordance with the requirements of § 31-25-618, C.R.S., at which all objections to this petition may be presented.

In support of this petition, the undersigned state(s) as follows:

1. The undersigned is/are the sole fee title owner(s) of the Property (see Exhibit C).
2. This petition is accompanied by a deposit of moneys to pay the costs of the inclusion proceedings.

WHEREFORE, the undersigned request the Board to take all steps and procedures required by law for the inclusion of the Property into the District, including the publication of notice of the filing of this petition, and to adopt an ordinance including the Property into the District.

[Name of Fee Title Owner]

Ronnie C Allen

Signature

By: RONNIE C ALLEN President

Printed Name and Title

[Name of Fee Title Owner]

Caroline Lorraine Allen

Signature

By: Caroline Lorraine Allen
manager of Joliet Street, LLC

Printed Name and Title

[Name of Fee Title Owner]

Signature

By:

Printed Name and Title

[Name of Fee Title Owner]

Signature

By:

Printed Name and Title



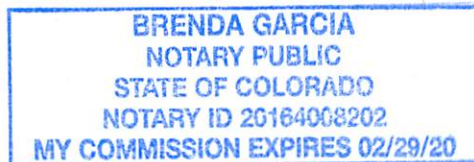
NOTARY CERTIFICATE

STATE OF) Colorado
) ss.
COUNTY OF) Jefferson

I, Ronnie C. Allen, Carolyn Lynn Allen being first duly sworn on oath, verify that the facts set forth in this petition are true to the best of my knowledge, information and belief.

Subscribed and sworn to before me this 30 day of August, 20 18

My commission expires: 2/29/20



[Signature]
Notary Public

(SEAL)



EXHIBIT A

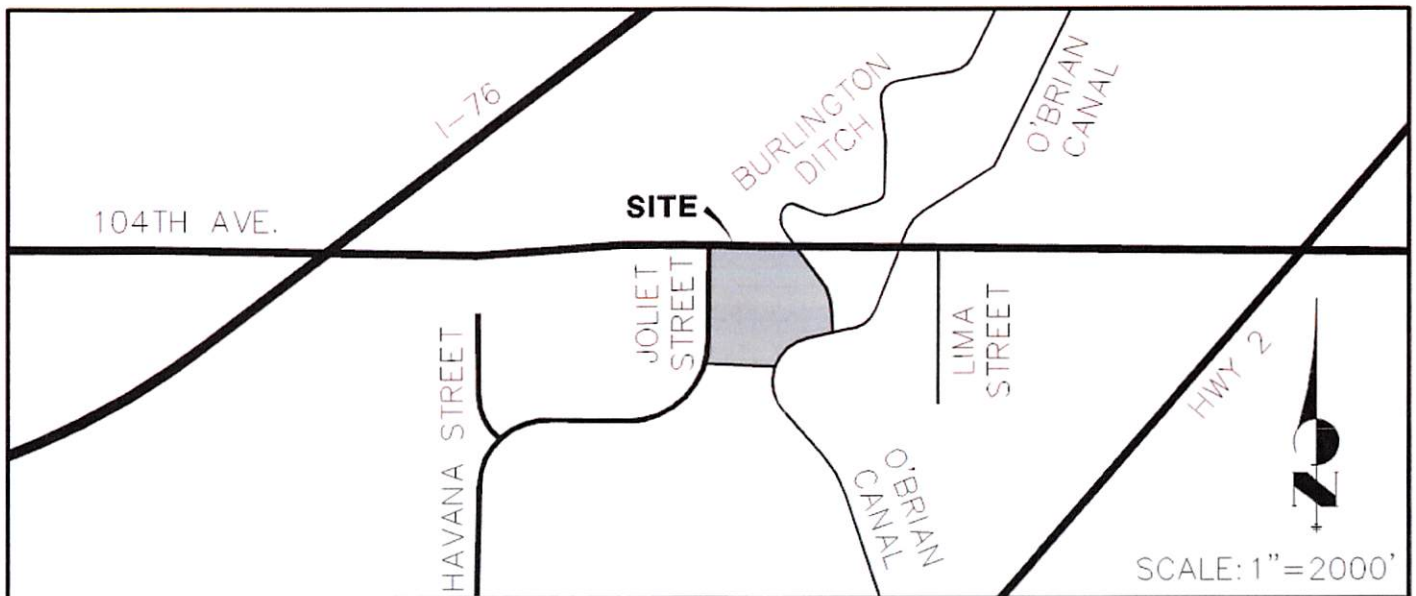
Legal Description of Property

Lot 1, Block 2,
Westview Commerce Center Subdivision



EXHIBIT B

Site Map of Property



VICINITY MAP

ALTA/NSPS LAND TITLE SURVEY

LOT 1, BLOCK 2, WESTVIEW COMMERCE CENTER SUBDIVISION
LOCATED IN THE NORTHWEST QUARTER OF SECTION 14,
TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF COMMERCE CITY COUNTY OF ADAMS, STATE OF COLORADO

AREAS OF CONCERN NOTES:

JR ENGINEERING, LLC FOR THE BENEFIT OF THE PARTY
RECEIVING THE SURVEY NOTES THE FOLLOWING
MATTERS WHICH MAY AFFECT THE STATUS OF TITLE TO
THE SURVEYED PROPERTY, JR ENGINEERING, LLC AND
THE SURVEYOR OF RECORD DO NOT WARRANT OR
REPRESENT THAT ALL MATTERS THAT MAY AFFECT TITLE
ARE NOTED BELOW. THE NUMBERS IN THE FOLLOWING
COMMENTS CORRESPOND TO THE NUMBERS SHOWN ON
OUR ALTA/NSPS LAND TITLE SURVEY.

1. IRRIGATION STRUCTURE SHOWN HEREON LIES
BOTH INSIDE AND OUTSIDE IN THE RECORD TITLE
LINES. JR ENGINEERING, LLC WAS NOT PROVIDED
WITH AND DID NOT RESEARCH ANY PUBLIC
DOCUMENTS DEFINING OR GRANTING THIS USE.
CREATING AN AREA OF CONCERN

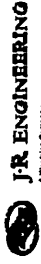
LEGEND

- WATER MAIN/PIPE
- WATER VALVE
- MAN HOUSING
- HYDRAULIC VALVE
- HYDRAULIC BOX
- ELECTRIC LINE
- TOE OF SLOPE
- SWALE
- STORM SEWER
- WATER LINE
- HYDRAULIC LINE
- FIBER OPTIC LINE
- SANITARY SEWER LINE
- ELECTRIC LINE
- RAW WATER LINE
- GAS LINE
- TOP OF SLOPE
- TOE OF SLOPE
- SWALE



90 25 0 50
ORIGINAL SCALE: 1" = 50'

ALTA/NSPS LAND TITLE SURVEY			
4			
3			
2			
1			
LOT 1, BLOCK 2			
WESTVIEW COMMERCE CENTER SUBDIVISION			
NO. REVISION	BY	DATE	
OWN. BY DV	CHK. BY JA		
SCALE 1" = 50'	DATE 8/25/2016		
JOB NO. 15548.08	SHT. 2	OF 2	



J.R. ENGINEERING
A Wharton Company
Colorado 303-760-5883 • Colorado Survey 78-589-2680
For Color 970-691-8888 • www.jrengineering.com

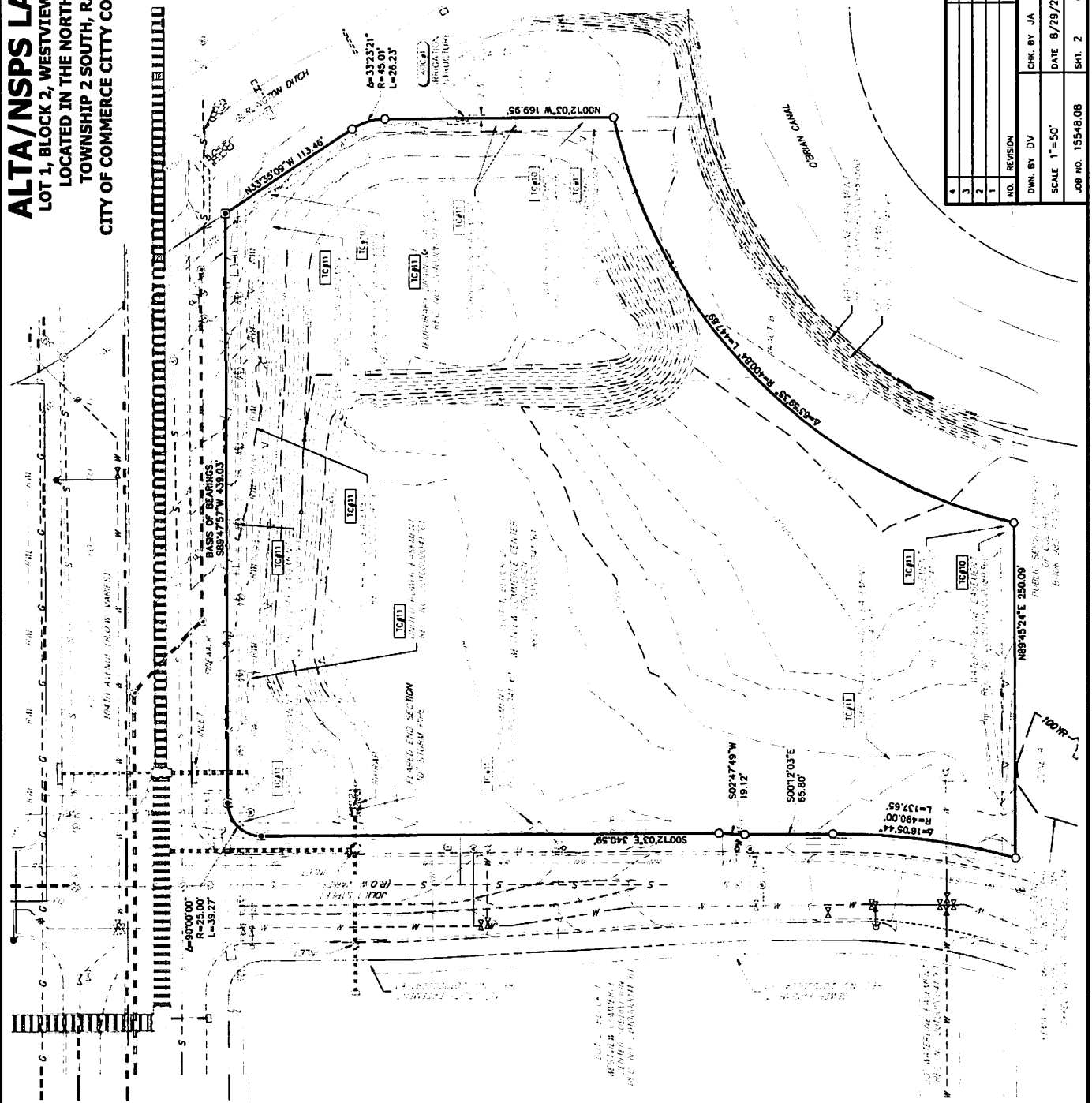




EXHIBIT C

Title showing applicant is sole fee title owner(s)



First American Title Insurance Company - NCS
1125 17th Street, Suite 500
Denver, Colorado 80202
Phone: **(303)876-1112** Fax: **(877)235-9185**

DATE: April 24, 2018

FILE NUMBER: 805847-3

PROPERTY ADDRESS: 104th Avenue and Joliet Street, Commerce City, CO

OWNER/BUYER: North Cherokee Partners, LLC/Joliet Street, LLC

YOUR REFERENCE NUMBER:

ASSESSOR PARCEL NUMBER: 0172114205001

PLEASE REVIEW THE ENCLOSED MATERIAL COMPLETELY AND TAKE NOTE OF THE FOLLOWING TERMS CONTAINED THEREIN:

Transmittal:

Revision No.:

Schedule A:

Schedule B - Section 1 Requirements:

Schedule B - Section 2 Exceptions:

Should you have any questions regarding these materials, please contact First American Title Insurance Company National Commercial Services at the above phone number. We sincerely thank you for your business.

TO: First American Title Insurance
Company National Commercial
Services
1125 17th Street, Suite 500
Denver, Colorado 80202

TITLE OFFICER: Mej Ellsworth

PHONE: (303)876-1126

FAX: (877)235-9185

E-MAIL: mellsworth@firstam.com

DELIVERY: E-MAIL

TO: First American Title Insurance
Company National Commercial
Services
1125 17th Street, Suite 500
Denver, CO 80202

**ESCROW
OFFICER:** Mej Ellsworth

PHONE: (303)876-1126

FAX: (877)235-9185

E-MAIL: mellsworth@firstam.com

DELIVERY: E-MAIL

To: Newmark Knight Frank Global
Corporate Services
1800 Larimer Street, Suite 1700
Denver, CO 80202

ATTN: Mike Wafer

PHONE: (303)892-1111

MOBILE:

FAX: (303)264-8248

E-MAIL: MWafer@ngkf.com

DELIVERY: E-MAIL

To: Joliet Street, LLC

ATTN: Ronnie Allen

PHONE:

MOBILE:

FAX:

E-MAIL: clallen@keacorporation.com

DELIVERY: E-MAIL

To: North Cherokee Partners, LLC

ATTN:

PHONE:

Commerce City, CO

MOBILE:

FAX:

E-MAIL:

DELIVERY: E-MAIL

To: Arnold Arnold

ATTN: Terry Ehrlich

PHONE:

MOBILE:

FAX:

E-MAIL: terryehrich@arnoldarnold.com

DELIVERY: E-MAIL

ALTA Commitment Form

COMMITMENT FOR TITLE INSURANCE

Issued by

First American Title Insurance Company

First American Title Insurance Company, a Nebraska corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

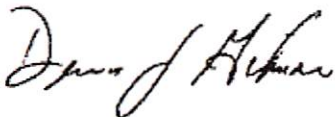
This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate six (6) months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

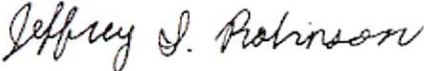
The Company will provide a sample of the policy form upon request.

IN WITNESS WHEREOF, First American Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

First American Title Insurance Company



Dennis J. Gilmore
President



Jeffrey S. Robinson
Secretary

**COMMITMENT FOR TITLE INSURANCE FORM
SCHEDULE A**

1. Effective Date: April 19, 2018 at 5:00 p.m.

a. ALTA Owner's Policy (06-17-06) \$700,000.00

Proposed Insured:
Joliet Street, LLC, a Colorado limited liability company

b. ALTA Loan Policy (06-17-06) \$2,836,821.00

Proposed Insured:
FirstBank, its successors and/or assigns

2. The estate or interest in the Land described or referred to in this Commitment is:

Fee Simple

3. Title to the estate or interest in the Land is at the Effective Date vested in:

North Cherokee Partners, LLC, a Colorado limited liability company

4. The Land referred to in this Commitment is described as follows:

See Exhibit "A" attached hereto and made a part hereof.

For informational purposes only: 104th Avenue and Joliet Street,
Commerce City, Colorado

EXHIBIT A

Commitment No.: 805847-3

The land referred to in Schedule A is situated in the County of Adams, State of Colorado and is described as follows:

Lot 1, Block 2,
Westview Commerce Center Subdivision,
County of Adams,
State of Colorado.

NOTE: THE ABOVE LEGAL DESCRIPTION WILL BE AMENDED
UPON SATISFACTION OF REQUIREMENT NO. 4 HEREIN SET
FORTH.

For informational purposes only: APN - 0172114205001

COMMITMENT FOR TITLE INSURANCE FORM
SCHEDULE B
SECTION ONE
REQUIREMENTS

The following requirements must be met:

1. Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
2. Pay us the premiums, fees and charges for the policy.
3. Payment of all taxes and assessments now due and payable.
4. Recordation of the plat of Westview Commerce Center Subdivision, Filing No. 2.

NOTE: Said proposed plat map must be submitted to the Company for review and approval prior to its recordation. The Company reserves the right to make further requirements and/or exceptions upon review of the plat map.

5. Recordation of a Warranty Deed satisfactory to the Company, from North Cherokee Partners, LLC, a Colorado limited liability company, vesting fee simple title in and to Joliet Street, LLC, a Colorado limited liability company.
6. Receipt by the Company of the following documentation for North Cherokee Partners, LLC, a Colorado limited liability company:

Operating Agreement, and all amendments thereto, if any.
7. Receipt by the Company of a satisfactory Final Affidavit and Indemnity, executed by North Cherokee Partners, LLC, a Colorado limited liability company.
8. Receipt by the Company of the following documentation for Joliet Street, LLC, a Colorado limited liability company:

Operating Agreement, and all amendments thereto, if any.
9. Receipt by the Company of a satisfactory Final Affidavit and Indemnity, executed by Joliet Street, LLC, a Colorado limited liability company.
10. Receipt by the Company of an ALTA/NSPS Land Title Survey, certified to First American Title Insurance Company, and in form and content satisfactory to the Company. The Company reserves the right to make further requirements and/or exceptions upon review of this survey.
11. Recordation of a Deed of Trust satisfactory to the Company, from Joliet Street, LLC, to the Public Trustee of Adams County, for the benefit of the proposed insured lender.