

PETITION FOR THE DISSOLUTION OF THE HIGHLINE BUSINESS IMPROVEMENT DISTRICT

The undersigned persons, owners of at least fifty percent of the taxable real or personal property in the service area of the HIGHLINE BUSINESS IMPROVEMENT DISTRICT ("BID") and owners of at least fifty percent of the acreage in the BID, hereby petition the City Council of the City of Littleton, Colorado ("City Council") for the dissolution of the BID in accordance with the provisions of the "Business Improvement District Act," Part 12 of Article 25 of Title 31, Colorado Revised Statutes ("C.R.S.").

In support of this petition, Petitioners state:

- 1) Section 31-25-1225 C.R.S., sets forth the procedure for dissolution of a business improvement district and applies to the Highline Business Improvement District.
- 2) The BID will discharge all of its outstanding debt with a final debt payment on or before December 1, 2025, and the BID does not provide any ongoing services of any kind.
- 3) Upon satisfaction of its outstanding debt, the BID will have fulfilled all the purposes for which it was formed. Thereafter, it will be in the best interests of all concerned to dissolve the BID.
- 4) Pursuant to Sections 31-25-1225 and 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 BID having a valuation for assessment of not less than fifty percent of the valuation for assessment of all real and personal property in the service area of the BID, and who own at least fifty percent of the acreage in the BID.

WHEREFORE, Petitioners respectfully request that, following public notice and a hearing thereon, the City Council approve an ordinance for the dissolution of the Highline Business Improvement District pursuant to Section 31-25-1225, C.R.S., to be effective December 31, 2025, following satisfaction of all of the BID's outstanding indebtedness, obligations, and liabilities, and to take such other and further actions as may be necessary to effectuate the dissolution of the BID in accordance with the laws of the State of Colorado.

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EACH OF THE FOLLOWING INDIVIDUALS, BY SIGNING BELOW, AFFIRMS THAT HE OR SHE IS AUTHORIZED TO SIGN THIS PETITION ON BEHALF OF THE RECORD OWNER(S) OF THE REAL OR PERSONAL PROPERTY DESCRIBED BELOW, AND THAT HE OR SHE SIGNS THIS PETITION ON BEHALF OF SAID OWNER(S).

I. Signatures

Property Address	Parcel ID No.	Owner Name	Name of Signer	Signature
620 SOUTHPARK DR	034331913	MISSION HILLS BAPTIST CHURCH	Howard Stevenson	
621 SOUTHPARK DR, SUITE 1400	034779141	MISSION HILLS BAPTIST CHURCH		
621 SOUTHPARK DR, SUITE 1500	034779159	MISSION HILLS BAPTIST CHURCH		
981 SOUTHPARK DR	035135977	SOUTHPARK VACANT GROUND LLC	Michael McKesson	
1000 SOUTHPARK DR	034097902	SDC REAL ESTATE ASSOC LLC		
841 SOUTHPARK DR	034770674	THE ICE RANCH LLC		
621 SOUTHPARK DR, SUITE 100	034778985	SUMMIT PROPERTY HOLDINGS LLC	MIE Business Condominium at the Ridge at SouthPark Owners Association, Inc. By: Channing Odell, Agent ¹	
621 SOUTHPARK DR, SUITE 300	034779027	COLORADO HOME MORTGAGES INC.	<i>Ibid.</i>	

¹ The foregoing individual is authorized to sign on behalf of all properties located at 621 Southpark Drive.

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621 SOUTHPARK DR, SUITE 1400	034779141	MISSION HILLS BAPTIST CHURCH		
621 SOUTHPARK DR, SUITE 1500	034779159	MISSION HILLS BAPTIST CHURCH		
981 SOUTHPARK DR	035135977	SOUTHPARK VACANT GROUND LLC	Michael McKesson <i>Managing member</i>	<i>Michael McKesson</i>
1000 SOUTHPARK DR	034097902	SDC REAL ESTATE ASSOC LLC		
841 SOUTHPARK DR	034770674	THE ICE RANCH LLC	Lisa Marie Maxson <i>Treasurer, managing member</i>	<i>Lm2</i>
621 SOUTHPARK DR, SUITE 100	034778985	SUMMIT PROPERTY HOLDINGS LLC	MIE Business Condominium at the Ridge at SouthPark Owners Association, Inc. By: Channing Odell, Agent ¹	
621 SOUTHPARK DR, SUITE 300	034779027	COLORADO HOME MORTGAGES INC.	<i>Ibid.</i>	

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621 SOUTHPARK DR, SUITE 1400	034779141	MISSION HILLS BAPTIST CHURCH		
621 SOUTHPARK DR, SUITE 1500	034779159	MISSION HILLS BAPTIST CHURCH		
981 SOUTHPARK DR	035135977	SOUTHPARK VACANT GROUND LLC	Michael McKesson	
1000 SOUTHPARK DR	034097902	SDC REAL ESTATE ASSOC LLC	Troy Streckman, CEO	
841 SOUTHPARK DR	034770674	THE ICE RANCH LLC		
621 SOUTHPARK DR, SUITE 100	034778985	SUMMIT PROPERTY HOLDINGS LLC	MIE Business Condominium at the Ridge at SouthPark Owners Association, Inc. By: Channing Odell, Agent ¹	
621 SOUTHPARK DR, SUITE 300	034779027	COLORADO HOME MORTGAGES INC.	<i>Ibid.</i>	

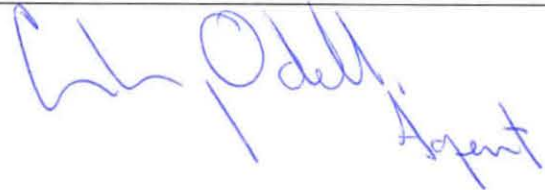
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621 SOUTHPARK DR, SUITE 1400	034779141	MISSION HILLS BAPTIST CHURCH		
621 SOUTHPARK DR, SUITE 1500	034779159	MISSION HILLS BAPTIST CHURCH		
981 SOUTHPARK DR	035135977	SOUTHPARK VACANT GROUND LLC	Michael McKesson	
1000 SOUTHPARK DR	034097902	SDC REAL ESTATE ASSOC LLC		
841 SOUTHPARK DR	034770674	THE ICE RANCH LLC		
621 SOUTHPARK DR, SUITE 100	034778985	SUMMIT PROPERTY HOLDINGS LLC	MIE Business Condominium at the Ridge at SouthPark Owners Association, Inc. By: Channing Odell, Agent ¹	
621 SOUTHPARK DR, SUITE 300	034779027	COLORADO HOME MORTGAGES INC.	<i>Ibid.</i>	

¹ The foregoing individual is authorized to sign on behalf of all properties located at 621 Southpark Drive.

Property Address	Parcel ID No.	Owner Name	Name of Signer	Signature
791 SOUTHPARK DR, SUITE 100	034922393	C&R PROPERTY LLC	MIE Business Condominium III at the Ridge at SouthPark Owners Association, Inc. By: Channing Odell, Agent ²	
791 SOUTHPARK DR, SUITE 200	034922407	C&R PROPERTY LLC	<i>Ibid.</i>	
791 SOUTHPARK DR, SUITE 300	034886320	PFEIFER REAL ESTATE LLC	<i>Ibid.</i>	
791 SOUTHPARK DR, SUITE 400	034886346	791 SOUTHPARK DRIVE LLC	<i>Ibid.</i>	
791 SOUTHPARK DR, SUITE 500	034886354	BAHAS LLC	<i>Ibid.</i>	
791 SOUTHPARK DR, SUITE 600	034955135	GEM INVESTMENTS LLC	<i>Ibid.</i>	
791 SOUTHPARK DR, SUITE 700	034955143	QUAMMEN GROUP LLC	<i>Ibid.</i>	
791 SOUTHPARK DR, SUITE 800	034886389	SCOTT WAGNER	<i>Ibid.</i>	
791 SOUTHPARK DR, SUITE 900	034886401	ANTEX LLC	<i>Ibid.</i>	
791 SOUTHPARK DR, SUITE 1100	034955151	SHAW PROPERTIES MANAGEMENT LLC	<i>Ibid.</i>	
791 SOUTHPARK DR, SUITE 1200	034955160	3BELLS HOLDINGS LLC	<i>Ibid.</i>	

² The foregoing individual is authorized to sign on behalf of all properties located at 791 Southpark Drive.

II. Calculation of valuation for assessment and acreage of Petitioners:

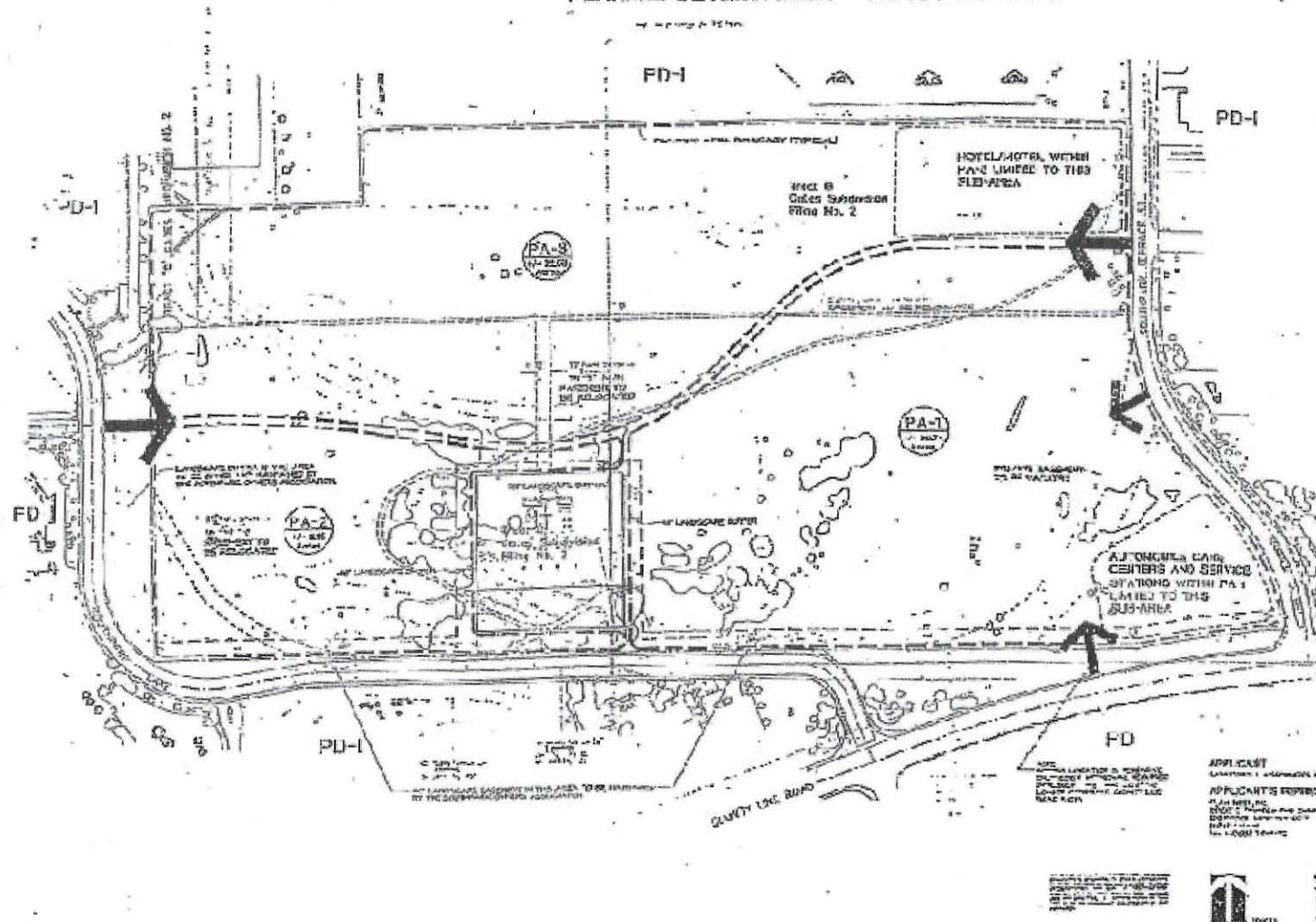
Property Address	Parcel ID No.	Owner Name	Taxable Value (Real and Personal)	Acreage
620 SOUTHPARK DR	034331913	MISSION HILLS BAPTIST CHURCH	0	19.83
981 SOUTHPARK DR	035135977	SOUTHPARK VACANT GROUND LLC	\$604,593	1.1
1000 SOUTHPARK DR	034097902	SDC REAL ESTATE ASSOC LLC	\$5,250,253	7.47
841 SOUTHPARK DR	034770674	THE ICE RANCH LLC	\$3,060,630	3.57
621 SOUTHPARK DR, SUITE 100	034778985	SUMMIT PROPERTY HOLDINGS LLC	\$269,724	0.41
621 SOUTHPARK DR, SUITE 300	034779027	COLORADO HOME MORTGAGES INC.	\$129,177	0.20
621 SOUTHPARK DR, SUITE 400	034779442	CROOKED TIMBER LLC	\$360,747	0.90
621 SOUTHPARK DR, SUITE 600	034779451	LIONS GATE LEGACY LLC	\$133,920	0.21
621 SOUTHPARK DR, SUITE 700	034779302	CHRISTIAN FIGGE	\$242,730	0.37
621 SOUTHPARK DR, SUITE 900	034779311	STEVEN A. NICHOLS	\$131,074	0.21
621 SOUTHPARK DR, SUITE 1000	034779078	CARRERA PROPERTIES SP LLP	\$133,920	0.21
621 SOUTHPARK DR, SUITE 1100	034779094	SHADES OF COLOR INC.	\$133,920	0.21
621 SOUTHPARK DR, SUITE 1200	034779116	SOUTH PARK 621 LLC	\$133,920	0.21
621 SOUTH PARK DR, SUITE 1300	034779132	EPIC RESOURCES LLC	\$97,092	0.19
621 SOUTHPARK DR, SUITE 1400	034779141	MISSION HILLS BAPTIST CHURCH	0	0.19
621 SOUTHPARK DR, SUITE 1500	034779159	MISSION HILLS BAPTIST CHURCH	0	0.21

Property Address	Parcel ID No.	Owner Name	Taxable Value (Real and Personal)	Acreage
621 SOUTHPARK DR, SUITE 1600	034779167	CARADON LLC	\$133,920	0.21
621 SOUTHPARK DR, SUITE 1900	034779183	NORRIS CHIROPRACTIC LLC	\$115,924	0.19
621 SOUTHPARK DR, SUITE 2000	034779205	621 SP DRIVE LLC	\$98,836	0.16
791 SOUTHPARK DR, SUITE 100	034922393	C&R PROPERTY LLC	\$108,461	0.22
791 SOUTHPARK DR, SUITE 200	034922407	C&R PROPERTY LLC	\$133,431	0.26
791 SOUTHPARK DR, SUITE 300	034886320	PFEIFER REAL ESTATE LLC	\$136,013	0.27
791 SOUTHPARK DR, SUITE 400	034886346	791 SOUTHPARK DRIVE LLC	\$136,013	0.27
791 SOUTHPARK DR, SUITE 500	034886354	BAHAS LLC	\$136,013	.027
791 SOUTHPARK DR, SUITE 600	034955135	GEM INVESTMENTS LLC	\$135,315	0.27
791 SOUTHPARK DR, SUITE 700	034955143	QUAMMEN GROUP LLC	\$135,315	0.27
791 SOUTHPARK DR, SUITE 800	034886389	SCOTT WAGNER	\$136,013	0.27
791 SOUTHPARK DR, SUITE 900	034886401	ANTEX LLC	\$280,395	0.54
791 SOUTHPARK DR, SUITE 1100	034955151	SHAW PROPERTIES MANAGEMENT LLC	\$135,315	0.27
791 SOUTHPARK DR, SUITE 1200	034955160	3BELLS HOLDINGS LLC	\$132,106	0.26
Total in BID	-	-	\$18,652,562.00	46.78
Percentage of Total Represented by Petitioners	-	-	67.74%	83.32%

THE RIDGE AT SOUTHPARK

AMENDMENT TO GATES PD

A PORTION OF THE SE 1/4 OF SEC. 89 AND THE SW 1/4 SEC. 34, T5S. R36W, 8TH P.M.
CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO
PLANNED DEVELOPMENT - INDUSTRIAL (PD-I)



Map of Highline Business Improvement District Boundaries