

Grimshaw & Harring

Wells Fargo Center
1700 Lincoln Street, Suite 3800
Denver, Colorado 80203-4538
303.839.3800 | 303.839.3838 (FAX)



Susan J. Schledorn
303-839-3912

sjs@grimshawharring.com
www.grimshawharring.com

May 30, 2012

Elaine Meyer, Elections Coordinator
Douglas County
125 Stephanie Place
Castle Rock, Colorado 80109

Re: (Proposed) Castle Pines Town Center Metropolitan District Nos. 1-3

Dear Ms. Meyer:

Pursuant to Section 1-5-205(1.3), I am enclosing the Notice of Organizational Elections for the proposed Castle Pines Town Center Metropolitan District Nos. 1-3. The Notice will be published in The Douglas County News-Press on Thursday, June 7, 2012.

If you have any questions or need any additional information, please contact me at 303-839-3912. Thank you.

Sincerely,

GRIMSHAW & HARRING,
A Professional Corporation

Susan J. Schledorn
Paralegal

Enclosures

NOTICE OF ORGANIZATIONAL ELECTIONS
(PROPOSED) CASTLE PINES TOWN CENTER METROPOLITAN DISTRICT NOS. 1-3
CITY OF CASTLE PINES, DOUGLAS COUNTY, COLORADO
JULY 3, 2012

TO WHOM IT MAY CONCERN, and particularly to the eligible electors of the (proposed) Castle Pines Town Center Metropolitan District Nos. 1-3 of the City of Castle Pines, Douglas County, Colorado.

PUBLIC NOTICE IS HEREBY GIVEN that organizational elections are to be held on Tuesday, the 3rd day of July, 2012, and that said elections shall be conducted by mail ballot. Accordingly, ballots will be distributed by U.S. Mail not earlier than June 11, 2012, and not later than June 15, 2012, to eligible electors of the Districts entitled to vote in these elections.

The walk-in voting location for said elections is 1700 Lincoln Street, Suite 3800, Denver, Colorado 80203, and shall be open for walk-in voting Monday through Friday between the hours of 8:00 a.m. to 5:00 p.m. from June 11, 2012, through July 2, 2012, and from 7:00 a.m. to 7:00 p.m. on July 3, 2012 (election day) for walk-in voting and the delivery of mail ballots and receipt of replacement ballots. Walk-in voting is permitted only if (1) the eligible elector is absent from his/her place of residence during the conduct of the election; (2) the eligible elector requests a replacement ballot; or (3) the eligible elector is entitled to vote and is not listed on the property owner's list or registration list. Ballots in their return envelopes will be received at the above location until 7:00 p.m. on Election Day.

Eligible electors who wish the ballot mailed to a place other than his/her address of record may make a request for an application for a mail-in ballot orally or in writing to the Designated Election Official, c/o Grimshaw & Harring, P.C., 1700 Lincoln Street, Suite 3800, Denver, Colorado 80203 (telephone 303-839-3800), not later than 4:00 p.m. on Friday, June 29, 2012, except that, if the applicant wishes to receive the mail-in ballot by mail, the application shall be filed no later than the close of business on Tuesday, June 26, 2012. Mail-in ballots may be returned to the above mentioned walk-in voting location between the hours of 8:00 a.m. and 5:00 p.m. through July 2, 2012, and from 7:00 a.m. to 7:00 p.m. on July 3, 2012 (Election Day).

An eligible elector of the proposed District for the purpose of said election is a person who, at the time of election, is registered to vote in general elections in the State of Colorado, pursuant to the "Uniform Election Code of 1992," as amended, and (1) who has been a resident of the proposed District for not less than thirty (30) days; or (2) who or whose spouse owns taxable real or personal property situated within the boundaries of the proposed District, whether said person resides within the proposed District or not. A person who is obligated to pay general taxes under a contract to purchase taxable property within the proposed District shall be considered an owner of taxable real property for the purpose of qualifying as an elector. Each eligible elector shall be required to execute an affidavit of voter concerning eligibility printed on the return envelope included with the mail ballot packet.

NOTICE IS FURTHER GIVEN that the purposes of the election are to submit to the eligible electors: (1) the question of the organization of the proposed District; (2) the selection of members of the Board of Directors; and (3) a proposition concerning the elimination of the limitations on terms of office contained in Section 11, of Article XVIII of the Colorado Constitution, as applied to the (proposed) Castle Pines Town Center Metropolitan District Nos. 1-3.

NOTICE IS FURTHER GIVEN that the estimated operating and debt service mill levies for the first year following the organization of the Districts is a total of 0.000 mills for each District. The estimated fiscal year spending for the first year following the organization of the Districts is \$50,000 for each District. The proposed Districts consist of approximately a total of 354.139 acres located entirely within the City of Castle Pines, Douglas County, Colorado, and is generally bounded by North Daniels Park Road on the west, Castle Pines Parkway on the north, East Happy Canyon Road on the south,

and Interstate-25 on the east. The property included within the proposed Districts is described as follows:

PARCEL DESCRIPTION FOR DISTRICT NOS. 1-3

A PARCEL OF LAND LOCATED IN THE NORTH ½ OF SECTION 10, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 10, AND CONSIDERING THE SOUTH LINE OF THE SOUTHWEST ¼ OF SAID SECTION 10 TO BEAR SOUTH 89°09'17" EAST WITH ALL BEARINGS CONTAINED HEREIN, RELATIVE THERETO; THENCE NORTH 36°42'28" EAST, 5344.10 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF U.S. INTERSTATE NO. 25, SAID POINT ALSO BEING LOCATED ON THE SOUTHERLY LINE OF TRACT W OF LAGAE RANCH FILING 1, ACCORDING TO THE RECORDED PLAT THEREOF, THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE OF US. INTERSTATE 25 AND ALONG SAID SOUTHERLY LINE OF TRACT W, SOUTH 71°00'10" WEST, 519.37 FEET TO THE POINT OF BEGINNING.

THENCE DEPARTING SAID SOUTHERLY LINE OF TRACT W, SOUTH 18°59'50" EAST, 208.71 FEET, THENCE SOUTH 71°00'10" WEST, 208.71 FEET, THENCE NORTH 18°59'50" WEST, 208.71 FEET TO A POINT ON SAID SOUTHERLY LINE OF TRACT W, THENCE ALONG SAID SOUTHERLY LINE OF TRACT W, NORTH 71°00'10" EAST, 208.71 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, CONTAINING 1.000 ACRES, MORE OR LESS.

PARCEL DESCRIPTION FOR DISTRICT NO. 2

A PARCEL OF LAND LOCATED IN SECTION 10, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 10, AND CONSIDERING THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 10 TO BEAR SOUTH 89°09'17" EAST WITH ALL BEARINGS CONTAINED HEREIN, RELATIVE THERETO; THENCE EASTERLY ALONG SAID SOUTH LINE, SOUTH 89°09'17" EAST, 652.39 FEET TO THE POINT OF BEGINNING.

THENCE DEPARTING SAID SOUTH LINE, NORTH 40°37'39" EAST, 381.99 FEET, THENCE NORTH 00°00'11" WEST, 585.82 FEET; THENCE NORTH 50°38'43" EAST, 313.75 FEET; THENCE NORTH 15°14'22" EAST, 539.18 FEET; THENCE NORTH 25°11'43" EAST, 263.01 FEET; THENCE NORTH 15°14'22" EAST, 326.13 FEET; THENCE NORTH 07°51'26" WEST, 329.86 FEET; THENCE NORTH 29°47'35" WEST, 647.81 FEET, THENCE NORTH 22°50'44" WEST, 422.92 FEET; THENCE NORTH 03°14'20" WEST, 324.81 FEET TO A POINT ON THE SOUTH SUBDIVISION BOUNDARY OF LAGAE RANCH FILING 1, ACCORDING TO THE RECORDED PLAT THEREOF,

THENCE ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING TWO (2) COURSES:

1) NORTH 86°45'40" EAST, 817.60 FEET;

2) THENCE NORTH 71°00'10" EAST, 799.52 FEET;

THENCE DEPARTING SAID LAGAE RANCH FILING 1 SUBDIVISION BOUNDARY, SOUTH 18°59'50" EAST, 208.71 FEET; THENCE NORTH 71°00'10" EAST, 208.71 FEET; THENCE NORTH 18°59'50" WEST, 208.71 FEET TO A POINT ON SAID SOUTH SUBDIVISION BOUNDARY OF LAGAE RANCH FILING 1,

THENCE ALONG SAID SUBDIVISION BOUNDARY, NORTH 71°00'10" EAST, 519.37 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF U.S. INTERSTATE NO. 25, THENCE DEPARTING SAID LAGAE RANCH FILING 1 SUBDIVISION BOUNDARY AND ALONG SAID WEST RIGHT-OF-WAY LINE OF U.S. INTERSTATE NO. 25 THE FOLLOWING EIGHT (8) COURSES,

1) SOUTH 01°01'24" WEST, 14.01 FEET;

2) SOUTH 07°31'24" WEST, 1546.10 FEET;

- 3) ALONG A CURVE TO THE LEFT, HAVING A DELTA OF 05°02'01", A RADIUS OF 11,620.00 FEET, AN ARC OF 1020.85 FEET AND A CHORD WHICH BEARS SOUTH 04°59'54" WEST, 1020.52 FEET;
- 4) SOUTH 02°28'54" WEST, 832.00 FEET;
- 5) SOUTH 16°41'54" WEST, 773.70 FEET;
- 6) NORTH 87°31'06" WEST, 60.00 FEET;
- 7) SOUTH 43°44'54" WEST, 199.50 FEET;
- 8) SOUTH 01°33'24" WEST, 43.20 FEET

TO SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10; THENCE DEPARTING SAID U.S. INTERSTATE NO. 25 RIGHT-OF-WAY LINE AND ALONG SAID SOUTH LINE OF SECTION 10, NORTH 89°09'17" WEST, 1793.07 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, CONTAINING 161.492 ACRES, MORE OR LESS.

PARCEL DESCRIPTION FOR DISTRICT NO. 3

A PARCEL OF LAND LOCATED IN THE EAST ½ OF SECTION 9 AND THE WEST ½ OF SECTION 10, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 10, AND CONSIDERING THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 10 TO BEAR SOUTH 89°09'17" EAST WITH ALL BEARINGS CONTAINED HEREIN, RELATIVE THERETO; THENCE WESTERLY ALONG THE EXISTING FENCE LINE AS DESCRIBED IN THAT QUIT CLAIM DEED RECORDED IN BOOK 539, PAGE 598 THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 89°08'57" WEST, 1080.47 FEET;
- 2) THENCE NORTH 01°28'54" WEST, 3606.79 FEET

TO A POINT ON THE SOUTH SUBDIVISION BOUNDARY OF LAGAE RANCH FILING 1, ACCORDING TO THE RECORDED PLAT THEREOF, THENCE DEPARTING SAID FENCE LINE, AND ALONG SAID SUBDIVISION BOUNDARY NORTH 86°45'40" EAST, 2110.63 FEET, THENCE DEPARTING SAID LAGAE RANCH FILING 1 SUBDIVISION BOUNDARY, SOUTH 03°14'20" EAST, 324.81 FEET; THENCE SOUTH 22°50'44" EAST, 422.92 FEET; THENCE SOUTH 29°47'35" EAST, 647.81 FEET, THENCE SOUTH 07°51'26" EAST, 329.86 FEET; THENCE SOUTH 15°14'22" WEST, 326.13 FEET; THENCE SOUTH 25°11'43" WEST, 263.01 FEET; THENCE SOUTH 15°14'22" WEST 539.18 FEET; THENCE SOUTH 50°38'43" WEST, 313.75 FEET; THENCE SOUTH 00°00'11" EAST 585.82 FEET; THENCE SOUTH 40°37'39" WEST, 381.99 FEET TO A POINT ON SAID SOUTH LINE OF THE SOUTHWEST ¼ OF SAID SECTION 10;

THENCE ALONG SAID SOUTH LINE OF THE SOUTHWEST ¼ OF SECTION 10, NORTH 89°08'17" WEST 652.39 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, CONTAINING 191.647 ACRES, MORE OR LESS.

[PROPOSED] CASTLE PINES TOWN CENTER
 METROPOLITAN DISTRICT NOS. 1-3
 By: /s/ Grimshaw & Haring, PC
 Attorneys for the proponents of the organization of the
 Districts on behalf of the Designated Election Official