

[REDACTED]

**PETITION FOR THE ORGANIZATION OF THE DOWNTOWN GRAND JUNCTION BUSINESS
IMPROVEMENT DISTRICT (BID)**

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The undersigned persons, owners of taxable real or personal property in the service area of the proposed Downtown Grand Junction Business Improvement District or "BID", hereby petition the Mayor and the City Council of the City of Grand Junction ("City Council") for the organization of said district in accordance with the provisions of the "Business Improvement District Act," Part 12 of Article 25 of Title 31, Colorado Revised Statutes.

In support of this petition, petitioners state:

1) The name of the proposed district shall be the Downtown Grand Junction Business Improvement District ("BID" or "proposed district");

2) The BID boundary generally encompasses the Downtown area bounded by US Highway 340 and Crosby Avenue on the west, 8th Street on the east, Ouray Avenue on the north and Pitkin Avenue on the south. The proposed boundary encompasses the B-1 and B-2 zone districts. *A map of the proposed BID boundary is attached as a separate document for your reference.* The boundaries of the BID include all properties within the service area perimeter which are classified as commercial property as defined in the Business Improvement District Act, Section 31-25-1203(2), C.R.S.

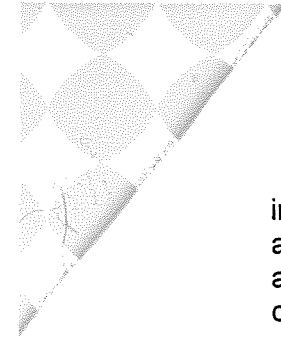
3) The services and improvements to be provided include any services and improvements authorized by the Business Improvement District Act together with all duties and functions authorized by said Act. The initial services and improvements to be furnished by the proposed district include Downtown marketing and promotions (such as public relations, collaborative advertising, production and packaging of marketing materials, periodic newsletter and district-wide communications and market research), Downtown special events (such as festivals and street fairs, events and ongoing events programming).

The services, facilities, and improvements to be provided by the BID are not intended to duplicate or supplant the services, facilities and improvements provided by the City of Grand Junction within the proposed district boundaries. The BID is being created to provide enhanced and otherwise unavailable services and improvements within its boundaries.

4) Initial services and improvements to be provided by the BID will be funded by a special assessment on commercial land and building square footage. By law, any property that is within the BID boundary that is classified by the county assessor for property tax purposes as residential or agricultural is not subject to the revenue raising powers of the BID and therefore will not be within the boundaries of the BID and will not be assessed by the BID.

The special assessment shown below will be collected by the Mesa County Treasurer or other appropriate entity in a timely fashion in order for BID programs to be funded and operational beginning January, 2006:

	Commercial Properties On Main Street	Commercial Properties Off Main Street
Per Square Foot of Main Floor of Commercial Building	\$.076	\$.057
Per Square Foot of Commercial Land	\$.026	\$.019



In order to provide adequate funding for the costs of providing its services and improvements in the future, the BID shall be authorized, following the special assessment process and hearing required by statute, to increase the rates of assessment set forth above by not more than five percent (5%) each year, on a cumulative basis.

The BID may utilize other revenue sources authorized by law in the future, including rates, fees, charges, or differing forms of special assessments as provided by law.

- 5) Three persons who represent the petitioners and who have power to enter into agreements relating to the organization of the BID:

Brunella Gualerzi
Il Bistro Italiano
400 Main Street
Grand Junction, CO 81501

Karen Vogel
Home Loan
205 N. 4th Street
P.O. Box 100
Grand Junction, CO 81502

Doug Simons
Enstrom Candies
200 S. 7th Street
Grand Junction, CO 81501

6) This petition is signed by persons owning real or personal property in the service area of the proposed district having a valuation for assessment of not less than fifty percent of the total valuation for assessment of real and personal property in the service area as shown on the tax rolls of Mesa County and, in addition, by persons owning at least fifty percent of the acreage in the proposed district.

7) This petition is filed with a bond or a cash deposit in an amount sufficient, as determined by City Council, to cover all municipal expenses connected with organizational proceedings in case the organization of the proposed district is not effected. If at any time during the organizational process City Council determines that the amount of the initial bond or cash deposit is not sufficient to cover such costs, it may require the execution of an additional bond or the deposit of additional cash, in an amount determined by City Council. Petitioners acknowledge that failure to file such additional bond or deposit within the time fixed, which shall not be less than ten days, will result in dismissal of the petition.

WHEREFORE, petitioners respectfully request the City Council to approve the organization of the Downtown Grand Junction Business Improvement District, to approve the Operating Plan and Budget for the said proposed district submitted with this Petition, and to take such other and further actions as may be necessary to effectuate the organization of said district in accordance with the laws of the State of Colorado and the Operating Plan and Budget.

[end of text—signatures on following sheets]

**DOWNTOWN GRAND JUNCTION BUSINESS IMPROVEMENT DISTRICT
PETITION**

**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 (or the entity you are signing for) own real or personal property in the proposed district.

Do not sign this petition unless you have read or have had read to you the petition in its entirety and understand its meaning.

Printed Name of
Property Owner/Petitioner:

[Redacted Name]

Authorized Signature:

[Redacted Signature]

Date of Signature: 4/16/05

Street address and/or description of taxable property located in the proposed Downtown Grand Junction Business Improvement District represented by the above signature:

Real property Personal property

Street address:

[Redacted Address]

Grand Junction, Colorado in Mesa County, Colorado.

***Your signature must be witnessed by a Notary Public unless you sign in front of a
Petition Circulator***

Notarization:

STATE OF _____ }
COUNTY OF _____ } ss.

The foregoing petition signature was subscribed or acknowledged before me this _____ day of _____, 2005 by _____ as _____ of _____
(name) (title, if applicable)
(name of entity owning property, if applicable)

Notary Public

SEAL

My commission expires: _____

AFFIDAVIT OF AUTHORITY

Required if record title to property is held by a Corporation, Partnership, LLC, LLP or any other entity that is not a natural person

If property owner of record is a Corporation or Limited Liability Company (LLC), complete the following affidavit:

I, _____ (print name) do solemnly swear or affirm that I hold the following office with _____, the record owner of the property within the service area of the proposed Downtown Grand Junction Business Improvement District represented by and described on 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: 6/16/05 Signature: _____
Office Held: manager

If property owner of record is a Partnership or Limited Liability Partnership (LLP), complete the following affidavit:

I, _____ (print name) do solemnly swear or affirm that I am a general partner in the partnership which is the record owner of the property within the service area of the proposed Downtown Grand Junction Business Improvement District represented by and described on the foregoing Petition, that I signed the Petition for the formation of said district on behalf of the said owner, and that I am authorized to sign the Petition on behalf of the said owner.

Date: _____ Signature: _____
Office Held: General Partner

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

Notarization:
STATE OF: Colorado }
COUNTY OF: Mesa } ss.

The foregoing affidavit was subscribed and affirmed, or sworn to, before me this _____ day of _____, 2005,
by _____ as _____ of _____
(name) (title, if applicable) (name of entity owning property, if applicable)

Notary Public

SEAL

My commission expires: _____

AFFIDAVIT OF CIRCULATOR

STATE OF: Colorado }
 }
COUNTY OF: Mesa } ss.

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 Downtown Grand Junction 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.

[Redacted] Signature of Petition Circulator 6/16/05 Date of signature

Please Print:

Name of Circulator: [Redacted]

Residence Address: [Redacted]
Number & street name

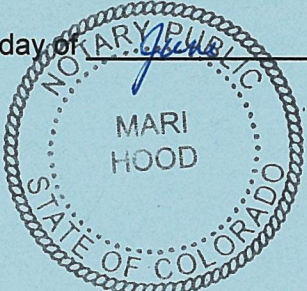
Grand Junction, CO 81503 Mesa
City, state & zip code County

Telephone number: [Redacted]

STATE OF Colorado }
COUNTY OF Mesa } ss.

The foregoing affidavit was subscribed and affirmed, or sworn to, before me in this

16th day of June, 2005.



Mari Hood
Notary Public

SEAL

My commission expires: 8-14-06

INSTRUCTIONS TO PETITION CIRCULATOR PETITION FOR THE ORGANIZATION OF THE DOWNTOWN GRAND JUNCTION BUSINESS IMPROVEMENT DISTRICT

ANYONE who is a U.S. citizen and is eighteen years of age or older may act as a **Petition Circulator**

The responsibility of the Circulator is simply to affirm that the signature on page 3 of the Petition packet was affixed in your presence and that the signature is, to the best of your knowledge and belief, the signature of the person whose name it purports to be.

The Petition Circulator is required to complete the **AFFIDAVIT OF CIRCULATOR** of the Petition packet and have it notarized. A properly witnessed and notarized **AFFIDAVIT OF CIRCULATOR** must accompany the Petition packet. The date of the notarization the Affidavit of Circulator must be the same or later date than the date of the signatures that were witnessed by the circulator.

Special Note to Corporations, LLCs, Partnerships, and LLPs re:

AFFIDAVIT OF AUTHORITY:

Persons who are signing the Petition as the representative of a *Corporation or Limited Liability Company* are Required to complete the **top section** of the supplementary form titled **AFFIDAVIT OF AUTHORITY**, which accompanies the Petition packet.

This form requires notarization unless signed in the presence of a Petition Circulator.

Persons signing on behalf of a *Partnership or Limited Liability Partnership* should also complete the supplemental **AFFIDAVIT OF AUTHORITY** form, using the **center section** pertaining to Partnerships and LLPs. As previously noted, **this form requires notarization unless it is signed in front of a Petition Circulator.**

THANK YOU!

Please return your completed petition to:

Brunella Gualerzi
Il Bistro Italiano
400 Main Street
Grand Junction, CO 81501