

**EXEMPLIFIED COPY CERTIFICATE**

**EL PASO COUNTY, COLORADO**

**CERTIFICATE OF COPY**

I, **Sheri King**, Clerk of the Combined Courts, El Paso County, 4<sup>th</sup> Judicial District, Colorado, do hereby certify the following to be a true, perfect and complete copy of:

Case Number: 2023CV31605 In the Matter of: 4 WAY COMMERCIAL METROPOLITAN DISTRICT

This packet contains the ORDER AND DECREE ORGANIZING DISTRICT AND ISSUANCE OF CERTIFICATES OF ELECTION IN RE THE ORGANIZATION OF 4-WAY COMMERCIAL METROPOLITAN DISTRICT, COUNTY OF EL PASO, COLORADO / CERTIFICATE OF ELECTION – DANIEL R. ALLEN / CERTIFICATE OF ELECTION – NINA R. RUIZ / CERTIFICATE OF ELECTION – CRAIG A. DOSSEY / CERTIFICATE OF ELECTION – DAWN JEWELL O'NEIL / CERTIFICATE OF ELECTION – PATRICK J. STEPHENS .

There are 10 pages in this packet including the cover sheet.



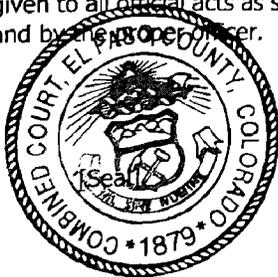
Sealed and sealed at my office in Colorado Springs, Colorado on: November 30, 2023

*Sheri King*  
Sheri King, Clerk of Court

**EL PASO COUNTY, COLORADO**

**CERTIFICATE OF ATTESTATION**

I, **Will Bain**, Chief Judge of the Combined Courts for the Fourth Judicial District, Colorado, do certify that **Sheri King**, whose name is subscribed to the Certificate of Copy, now is, and was, at the time of signing and sealing the same, Clerk of the Combined Courts, El Paso County, 4<sup>th</sup> Judicial District, Colorado, and custodian of the records and keeper of the seal thereof, duly appointed and qualified to office; that full faith and credit are and of right to be given to all official acts as such in all Courts of Record and elsewhere; and that said attestation is in due form of law, and by me this 30<sup>th</sup> day of November, 2023.



BY THE COURT:

*Will Bain*  
Will Bain, Chief Judge

**EL PASO COUNTY, COLORADO**

**CERTIFICATE OF ATTESTATION**

I, **Sheri King**, Clerk of the Combined Courts, El Paso County, 4<sup>th</sup> Judicial District, Colorado, do certify that **Will Bain**, Chief Judge whose genuine signature is appended to the foregoing Certificate of Attestation, was at the time signed and is now the Chief Judge of the Combined Courts, 4<sup>th</sup> Judicial District, Colorado, duly commissioned and qualified to office; that full faith and credit are and of right ought to be given to all his official acts as such, in all Courts of Record and elsewhere.



*Sheri King*  
Sheri King, Clerk of Court

DISTRICT COURT COUNTY OF EL PASO, COLORADO Court Address: 270 S Tejon St. Colorado Springs, CO 80903 Telephone No.: (719) 452-5000	<p style="text-align: center;"><b>SO ORDERED BY COURT</b>  <b>11/28/2023</b></p> <p style="text-align: center;"><i>E. Bentley</i></p> <p style="text-align: center;"><b>ERIC BENTLEY</b>  <b>District Court Judge</b></p> <p style="text-align: center;">▲ COURT USE ONLY ▲</p>
<b>In the Matter of:</b>  <b>4-WAY COMMERCIAL METROPOLITAN DISTRICT</b>	
<b>By the Court:</b>	Case Number: 2023CV31605  Div.: 8      Courtroom: W550
<b>ORDER AND DECREE ORGANIZING DISTRICT AND ISSUANCE OF CERTIFICATES OF ELECTION IN RE THE ORGANIZATION OF 4-WAY COMMERCIAL METROPOLITAN DISTRICT, COUNTY OF EL PASO, COLORADO</b>	

This matter comes before the Court on the Motion for Order and Decree Organizing District and Issuance of Certificates of Election filed by the Petitioners for the organization of the 4-Way Commercial Metropolitan District (the "District"). This Court, being fully advised in the premises, hereby FINDS AND ORDERS:

- 1) That a majority of the votes cast at the election held on Tuesday, November 7, 2023, in which the question of organization of the District was submitted to eligible electors, were in favor of organization and that the election was held in accordance with Articles 1 to 13.5 of Title 1, C.R.S.
- 2) That the District shall be and is hereby duly and regularly organized in accordance with the requirements of Title 32, Article 1, C.R.S.
- 3) That the District shall be known as "4-Way Commercial Metropolitan District," the corporate name as designated in the Petition filed with this Court.
- 4) That the District is located in the County of El Paso, Colorado, as more particularly described as follows:

**LEGAL DESCRIPTION:**

For the portion of the property located north of Stapleton Drive

Description:

A tract of land in the Southwest Quarter of Section 28 and the Northwest Quarter of Section 33 Township 12 South, Range 64 West of the Sixth Principal Meridian, El Paso County, Colorado described as follows:

Beginning at the Northeast Corner of the Northwest Quarter of said Section 33; thence S 00°32'40" E 531.35 feet along the East Line of the Northwest Quarter of said Section 33; thence S 45°52'34" W 18.02 feet to the North right of way line of Stapleton Drive; thence along the North right of way line of Stapleton Drive the following 2 courses,

Course 1: N 43°41'10" W 344.15,

Course 2: On a curve to the left with a radius of 1405.00 feet, an arc distance of 1127.25 feet, chord being N 66°37'01" W 1097.26 feet; thence N 00°02'16" E 472.31 feet; thence S 33°06'23" W 38.23 feet; thence S 47°20'54" E 86.31 feet; thence S 64°11'25" E 94.79 feet; thence S 80°44'44" E 101.96 feet; thence S 61°15'34" E 141.09 feet; thence N 82°37'58" E 108.63 feet; thence S 88°02'18" E 52.46 feet; thence S 80°29'21" E 62.10 feet; thence S 64°44'27" E 28.07 feet; thence S 72°25'24" E 39.10 feet; thence N 80°32'12" E 53.40 feet; thence N 62°41'35" E 59.14 feet; thence N 68°54'08" E 67.16 feet; thence N 81°40'20" E 79.00 feet; thence N 89°54'58" E 64.36 feet; thence S 50°43'58" E 50.43 feet; thence N 38°28'19" E 283.60 feet; thence on a curve to the right with a radius of 640.00 feet, an arc distance of 65.22 feet, chord being N 41°25'43" E 65.19 feet to the East Line of the Southwest Quarter of said Section 28; thence S 00°26'34" E 685.50 feet to the point of beginning, containing 15.5 acres.

Subject to easements and restrictions of record

For the portion of the property located south of Stapleton Drive

Description:

A tract of land in the Northwest Quarter of Section 33 Township 12 South, Range 64 West of the Sixth Principal Meridian, El Paso County, Colorado described as follows:

Beginning at a point that is S 00°32'40" E 1248.74 feet and S 89°27'20" W 756.12 feet from the Northeast Corner of the Northwest Quarter of said Section 33; thence S 89°21'54" W 518.84 feet to a capped PLS 38254 rebar; thence S 89°05'22" W 196.52 feet to a capped PLS 38254 rebar; thence S 89°24'38" W 346.20 feet to a capped PLS 38254 rebar; thence S 00°17'22" E 39.41 feet to capped PLS 38254 rebar; thence N 89°52'17" W 237.85 feet to the Southwest Corner of Lot 13, 4 Way Ranch Filing No. 1 as platted in the El Paso County Records under Reception No. 206712416; thence along the Easterly Line of said Lots 13 and 14, 4 Way Ranch Filing No. 1, the following 13 courses,

Course 1: N 02°32'27" E 104.58 feet,

Course 2: N 17°20'56" W 90.67 feet,  
Course 3: N 33°10'19" W 117.65 feet,  
Course 4: N 46°32'54" W 111.92 feet,  
Course 5: N 45°38'56" W 135.29 feet,  
Course 6: N 37°49'00" W 77.43 feet,  
Course 7: N 69°33'24" W 63.38 feet,  
Course 8: N 81°58'46" W 73.71 feet,  
Course 9: N 64°01'48" W 66.05 feet,  
Course 10: N 40°22'05" W 60.18 feet,  
Course 11: N 27°05'02" W 46.89 feet,  
Course 12: N 03°48'16" E 78.58 feet,  
Course 13: N 09°33'20" E 72.86 feet to the South right of way line of Stapleton Drive; thence along the Southerly Line of Stapleton Drive the following 9 courses,

Course 1: N 64°28'13" E 855.66 feet,  
Course 2: On a curve to the right with a radius of 1275.00 feet, an arc distance of 1198.14 feet, chord being S 88°55'14" E 1154.54 feet,  
Course 3: On a curve to the right with a radius of 20.00 feet, an arc distance of 33.70 feet, chord being S 13°43'29" E 29.85 feet,  
Course 4: S 34°33'01" W 79.10 feet,  
Course 5: S 55°26'59" E 100.11 feet,  
Course 6: N 34°33'01" E 87.29 feet,  
Course 7: On a curve to the right with a radius of 20.00 feet, an arc distance of 31.37 feet, chord being N 79°29'01" E 28.25 feet,  
Course 8: On a curve to the right with a radius of 1275.00 feet, an arc distance of 266.18 feet, chord being S 49°36'31" E 265.70 feet,  
Course 9: S 43°41'10" E 345.14 feet; thence S 45°58'32" W 894.27 feet to the point of beginning, containing 51.6 acres.

Subject to easements and restrictions of record.

5) That the District shall be a quasi-municipal corporation and political subdivision of the State of Colorado with all the powers thereof.

6) A certified copy of this Order, a copy of the approved Service Plan and the Resolution approving the Service Plan shall be filed with the El Paso County Clerk and Recorder and the Division of Local Government, Department of Local Affairs as required by Section 32-1-306, C.R.S.

7) That the following qualified persons were duly elected as members of the District's first Board of Directors for the indicated terms, and as further shown on the Certificates of Election, issued by this Court in accordance with Section 32-1-305.5(5), C.R.S., which Certificates are attached hereto:

**NAME**

**TERM**

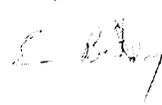
Daniel R. Allen  
Nina R. Ruiz  
Craig A. Dossey  
Dawn Jewell O'Neil  
Patrick J. Stephens

May 2025  
May 2025  
May 2027  
May 2027  
May 2027

DONE this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

BY THE COURT:

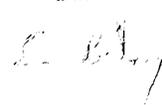
\_\_\_\_\_  
District Court Judge

DISTRICT COURT COUNTY OF EL PASO, COLORADO Court Address: 270 S Tejon St. Colorado Springs, CO 80903 Telephone No.: (719) 452-5000	SO ORDERED BY COURT 11/28/2023  <b>ERIC BENTLEY</b> District Court Judge ▲ COURT USE ONLY ▲
<b>In the Matter of:</b>  <b>4-WAY COMMERCIAL METROPOLITAN DISTRICT</b>	
<b>By the Court:</b>	Case Number: 2023CV31605  Div.: 8      Courtroom: W550
<b>CERTIFICATE OF ELECTION – DANIEL R. ALLEN</b> <b>4-WAY COMMERCIAL METROPOLITAN DISTRICT,</b> <b>COUNTY OF EL PASO, COLORADO</b>	

The Court having determined that the election conducted on Tuesday, November 7, 2023 concerning the organization of 4-Way Commercial Metropolitan District was held in accordance with Articles 1 to 13.5 of Title 1, C.R.S. and acting in accordance with Section 32-1-305.5(5), C.R.S., hereby certifies Daniel R. Allen as duly elected to the office of Director of 4-Way Commercial Metropolitan District for a term until May 2025.

BY THE COURT:

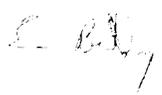
\_\_\_\_\_  
 District Court Judge

DISTRICT COURT COUNTY OF EL PASO, COLORADO Court Address: 270 S Tejon St. Colorado Springs, CO 80903 Telephone No.: (719) 452-5000	SO ORDERED BY COURT <b>11/28/2023</b>  <b>ERIC BENTLEY</b> District Court Judge ▲ COURT USE ONLY ▲
<b>In the Matter of:</b>  <b>4-WAY COMMERCIAL METROPOLITAN DISTRICT</b>	
<b>By the Court:</b>	Case Number: 2023CV31605  Div.: 8      Courtroom: W550
<b>CERTIFICATE OF ELECTION – NINA R. RUIZ</b> <b>4-WAY COMMERCIAL METROPOLITAN DISTRICT,</b> <b>COUNTY OF EL PASO, COLORADO</b>	

The Court having determined that the election conducted on Tuesday, November 7, 2023 concerning the organization of 4-Way Commercial Metropolitan District was held in accordance with Articles 1 to 13.5 of Title 1, C.R.S. and acting in accordance with Section 32-1-305.5(5), C.R.S., hereby certifies Nina R. Ruiz as duly elected to the office of Director of 4-Way Commercial Metropolitan District for a term until May 2025.

BY THE COURT:

\_\_\_\_\_  
 District Court Judge

<b>DISTRICT COURT</b> <b>COUNTY OF EL PASO, COLORADO</b> Court Address: 270 S Tejon St. Colorado Springs, CO 80903 Telephone No.: (719) 452-5000	<b>SO ORDERED BY COURT</b> <b>11/28/2023</b>  <b>ERIC BENTLEY</b> District Court Judge ▲ COURT USE ONLY ▲
<b>In the Matter of:</b>  <b>4-WAY COMMERCIAL METROPOLITAN DISTRICT</b>	
<b>By the Court:</b>	Case Number: 2023CV31605  Div.: 8      Courtroom: W550
<b>CERTIFICATE OF ELECTION – CRAIG A. DOSSEY</b> <b>4-WAY COMMERCIAL METROPOLITAN DISTRICT,</b> <b>COUNTY OF EL PASO, COLORADO</b>	

The Court having determined that the election conducted on Tuesday, November 7, 2023 concerning the organization of 4-Way Commercial Metropolitan District was held in accordance with Articles 1 to 13.5 of Title 1, C.R.S. and acting in accordance with Section 32-1-305.5(5), C.R.S., hereby certifies Craig A. Dossey as duly elected to the office of Director of 4-Way Commercial Metropolitan District for a term until May 2027.

BY THE COURT:

\_\_\_\_\_  
 District Court Judge

DISTRICT COURT COUNTY OF EL PASO, COLORADO Court Address: 270 S Tejon St. Colorado Springs, CO 80903 Telephone No.: (719) 452-5000	<b>SO ORDERED BY COURT</b> <b>11/28/2023</b>  <b>ERIC BENTLEY</b> District Court Judge ▲ COURT USE ONLY ▲
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<b>By the Court:</b>	Case Number: 2023CV31605  Div.: 8      Courtroom: W550
<b>CERTIFICATE OF ELECTION – DAWN JEWELL O’NEIL</b> <b>4-WAY COMMERCIAL METROPOLITAN DISTRICT,</b> <b>COUNTY OF EL PASO, COLORADO</b>	

The Court having determined that the election conducted on Tuesday, November 7, 2023 concerning the organization of 4-Way Commercial Metropolitan District was held in accordance with Articles 1 to 13.5 of Title 1, C.R.S. and acting in accordance with Section 32-1-305.5(5), C.R.S., hereby certifies Dawn Jewell O’Neil as duly elected to the office of Director of 4-Way Commercial Metropolitan District for a term until May 2027.

BY THE COURT:

\_\_\_\_\_  
 District Court Judge

DISTRICT COURT COUNTY OF EL PASO, COLORADO Court Address: 270 S Tejon St. Colorado Springs, CO 80903 Telephone No.: (719) 452-5000	SO ORDERED BY COURT 11/28/2023  <b>ERIC BENTLEY</b> District Court Judge ▲ COURT USE ONLY ▲
<b>In the Matter of:</b>  <b>4-WAY COMMERCIAL METROPOLITAN DISTRICT</b>	
<b>By the Court:</b>	Case Number: 2023CV31605  Div.: 8      Courtroom: W550
<b>CERTIFICATE OF ELECTION – PATRICK J. STEPHENS          4-WAY COMMERCIAL METROPOLITAN DISTRICT,          COUNTY OF EL PASO, COLORADO</b>	

The Court having determined that the election conducted on Tuesday, November 7, 2023 concerning the organization of 4-Way Commercial Metropolitan District was held in accordance with Articles 1 to 13.5 of Title 1, C.R.S. and acting in accordance with Section 32-1-305.5(5), C.R.S., hereby certifies Patrick J. Stephens as duly elected to the office of Director of 4-Way Commercial Metropolitan District for a term until May 2027.

BY THE COURT:

\_\_\_\_\_  
 District Court Judge