

LANDOWNER AUTHORIZATION LETTER
(For PD Zoning Application Submission)

TO: City of Castle Pines Planning Department

RE: Property Owner Authorization for Planned Development (PD) Zoning Application
Douglas County Parcel Numbers: 2349-080-00-037, 2349-084-00-001

PROPERTY OWNER INFORMATION:

Owner Name: 6224 N Crowfoot Valley Road LLC, a Delaware Limited Liability Company

NOTICE: 6224 N Crowfoot Valley Road LLC
110 Front Street, Suite 400
Jupiter, FL 33477
Attn: Chris Lee
Email: crishjeninv@gmail.com

AUTHORIZATION:

I, the undersigned property owner, hereby authorize VT CROWFOOT VALLEY LANDCO, LLC, a Colorado limited liability company, and its designated representatives, agents, attorneys, consultants, and assigns ("Authorized Representatives"), to act on my/our behalf in connection with the submission and processing of a Planned Development (PD) Zoning Application for the above-described property.

This authorization specifically includes, but is not limited to, the following:

1. Submission Authority: To prepare, execute, and submit a PD zoning application in material conformance with the draft PD plan previously provided and reviewed by the property owner ("PD Application").
2. Notice Rights: The property owner is entitled to receive copies of all staff comments, referral agency comments, public hearing notices, and all other correspondence related to the PD Application.
3. Representation Authority: To represent the property owner in all meetings, hearings, and proceedings before the City of Castle Pines Planning Commission, City Council, and all other municipal departments and agencies with respect to the PD Application.
4. Document Authority: To execute, submit, and modify all documents, plans, studies, reports, and other materials required for the PD Application.
5. Amendment Authority: To make modifications to the PD application that are in material conformance with the originally submitted PD Application, subject to the property owner's approval for any material deviations.

CONDITIONS AND LIMITATIONS:

1. This authorization is specifically limited to the PD zoning application process and does not extend to any other land use entitlements or development approvals beyond the PD zoning.
2. The Authorized Representatives shall keep the property owner informed of all significant developments in the application process.
3. Any material changes to the proposed PD plan shall require the property owner's written consent.
4. This authorization shall remain in effect until the earlier of: (a) final approval or denial of the PD zoning application, or (b) written revocation by the property owner, in its sole and absolute discretion.

PROPERTY OWNER CERTIFICATION:

The entity set forth below is the lawful owner(s) in fee simple of the above-described property, subject to statutory exceptions, and that the person signing below has the legal authority to grant this authorization. All information provided herein is true and accurate. This authorization shall be binding upon my/our successors and assigns.

6224 N Crowfoot Valley Road LLC
a Delaware Limited Liability Company

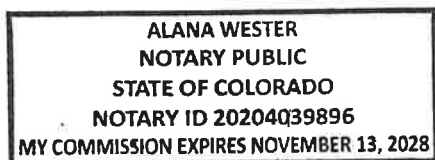
By:  _____

Name: Christopher C Lee
Title: Manager
Date: 1/15/2026

STATE OF COLORADO)
) ss.
DOUGLAS COUNTY)

The foregoing Agreement was acknowledged before me this 15th day of January, 2026,

WITNESS my hand and official seal.





Notary Public

My Commission Expires: 11.13.2028

LANDOWNER AUTHORIZATION LETTER
(For PD Zoning Application Submission)

TO: City of Castle Pines Planning Department

RE: Property Owner Authorization for Planned Development (PD) Zoning Application
Douglas County Parcel Numbers: 2349-080-00-031, 2349-090-00-010

PROPERTY OWNER INFORMATION:

Owner Name: ARLA LAND HOLDINGS LLC

NOTICE: ARLA Land Holdings LLC

16791 East Lake Avenue
Aurora, CO 80016
Attention: Anudeep Arla
Email arlaanudeep@gmail.com

AUTHORIZATION:

I, the undersigned property owner, hereby authorize VT CROWFOOT VALLEY LANDCO, LLC, a Colorado limited liability company, and its designated representatives, agents, attorneys, consultants, and assigns ("Authorized Representatives"), to act on my/our behalf in connection with the submission and processing of a Planned Development (PD) Zoning Application for the above-described property.

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CONDITIONS AND LIMITATIONS:

LANDOWNER AUTHORIZATION LETTER
(For PD Zoning Application Submission)

TO: City of Castle Pines Planning Department

RE: Property Owner Authorization for Planned Development (PD) Zoning Application
Douglas County Parcel Numbers: 2349-070-00-023, 2349-080-00-003, 2349-082-00-003

PROPERTY OWNER INFORMATION:

Owner Name: Crowfoot Acres LLC, a Delaware Limited Liability Company

NOTICE: Crowfoot Acres LLC

110 Front Street, Suite 400
Jupiter, FL 33477
Attn: Chris Lee
Email: crishjeninv@gmail.com

AUTHORIZATION:

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PROPERTY OWNER CERTIFICATION:

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Crowfoot Acres LLC
a Delaware Limited Liability Company

By:

Name: Christopher C Lee

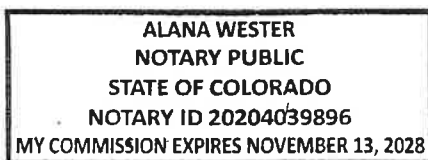
Title: Manager

Date: 1/15/2026

STATE OF COLORADO)
) ss.
DOUGLAS COUNTY)

The foregoing Agreement was acknowledged before me this 15th day of January, 2026,

WITNESS my hand and official seal.



Notary Public

My Commission Expires: 11.13.2028

LANDOWNER AUTHORIZATION LETTER
(For PD Zoning Application Submission)

TO: City of Castle Pines Planning Department

RE: Property Owner Authorization for Planned Development (PD) Zoning Application
Douglas County Parcel Number: 2349-080-00-042, 2349-080-00-041, 2349-080-00-038

PROPERTY OWNER INFORMATION:
Owner Name: CROWFOOT CASTLE LLC

NOTICE: Crowfoot Castle LLC
4900 Bluegate Drive
Highlands Ranch, CO 80130
Attention: Sreenath Rayalla
Email: sr664c@gmail.com

AUTHORIZATION:

I, the undersigned property owner, hereby authorize VT CROWFOOT VALLEY LANDCO, LLC, a Colorado limited liability company, and its designated representatives, agents, attorneys, consultants, and assigns ("Authorized Representatives"), to act on my/our behalf in connection with the submission and processing of a Planned Development (PD) Zoning Application for the above-described property.

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CROWFOOT CASTLE LLC
a Colorado Limited Liability Company

By: Sreenath Rayalla

Name: SREENATH RAYALLA

Title: Manager

Date: 01/15/26

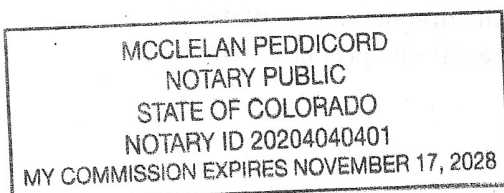
STATE OF COLORADO)

) ss.

DOUGLAS COUNTY.)

The foregoing Agreement was acknowledged before me this 15th day of January, 2026, by Sreenath Rayalla as Manager of Crowfoot Castle LLC, a Colorado limited liability company.

WITNESS my hand and official seal.



[Signature]
Notary Public

My Commission Expires: 11/17/2028

LANDOWNER AUTHORIZATION LETTER
(For PD Zoning Application Submission)

TO: City of Castle Pines Planning Department

RE: Property Owner Authorization for Planned Development (PD) Zoning Application
Douglas County Parcel Number: 2349-083-00-003

PROPERTY OWNER INFORMATION:

Owner Name: CROWFOOT HILLS LLC

NOTICE: Crowfoot Hills LLC

4900 Bluegate Drive
Highlands Ranch, CO 80130
Attention: Sreenath Rayalla
Email: sr664c@gmail.com

AUTHORIZATION:

I, the undersigned property owner, hereby authorize VT CROWFOOT VALLEY LANDCO, LLC, a Colorado limited liability company, and its designated representatives, agents, attorneys, consultants, and assigns ("Authorized Representatives"), to act on my/our behalf in connection with the submission and processing of a Planned Development (PD) Zoning Application for the above-described property.

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CROWFOOT HILLS LLC

a Colorado Limited Liability Company

By: Sreen Rayalla

Name: Sreenath Rayalla

Title: Manager

Date: 10/13/2025

STATE OF COLORADO)

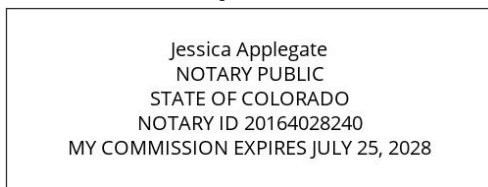
) ss.

DOUGLAS COUNTY.)

The foregoing Agreement was acknowledged before me this 13th day of October, 2025 by Sreenath Rayalla as Manager of **Crowfoot Hills LLC**, a Colorado limited liability company.

WITNESS my hand and official seal.

Notarized online using audio-video communication



[Signature]
Notary Public

My Commission Expires: 07/25/2028

LANDOWNER AUTHORIZATION LETTER
(For PD Zoning Application Submission)

TO: City of Castle Pines Planning Department

RE: Property Owner Authorization for **Planned Development** (PD) Zoning Application
Douglas County Parcel Number: **2349-080-01-002**

PROPERTY OWNER INFORMATION:

Owner Name: **DOUG AUSTIN**

NOTICE: **Douglas S. Austin**
6117 Crowfoot Valley Road
Parker, CO 80134
Email: **douglas.austin@comcast.net**

AUTHORIZATION:

I, the undersigned property owner, hereby authorize **VT CROWFOOT VALLEY LANDCO, LLC**, a Colorado limited liability company, and its ~~designated representatives, agents, attorneys,~~ consultants, and assigns ("Authorized Representatives"), to act on my/our behalf in connection with the submission and processing of a Planned Development (PD) Zoning Application for the above-described property.

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CONDITIONS AND LIMITATIONS:

LANDOWNER AUTHORIZATION LETTER
(For PD Zoning Application Submission)

TO: City of Castle Pines Planning Department

RE: Property Owner Authorization for Planned Development (PD) Zoning Application
Douglas County Parcel Number: 2349-080-00-015

PROPERTY OWNER INFORMATION:

Owner Name: NDIRA, Inc.

NOTICE: NDIRA, Inc. – FBO Douglas S. Austin Roth IRA
6117 Crowfoot Valley Road
Parker, CO 80134
Attention: Douglas S. Austin
Email: douglas.austin@comcast.net

AUTHORIZATION:

I, the undersigned property owner, hereby authorize VT CROWFOOT VALLEY LANDCO, LLC, a Colorado limited liability company, and its designated representatives, agents, attorneys, consultants, and assigns ("Authorized Representatives"), to act on my/our behalf in connection with the submission and processing of a Planned Development (PD) Zoning Application for the above-described property.

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Read and Approved by:

By: 
Name: Douglas S. Austin
Date: 10/14/2025

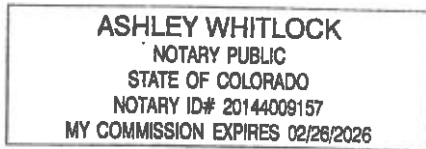
NDIRA, Inc. FBO Douglas S. Austin ROTH IRA
a Colorado Corporation

By: 
Name: Nicole Shultz
Title: Authorized Signer
Date: 10-14-2025

STATE OF COLORADO)
) ss.
COUNTY OF Boulder)

The foregoing Agreement was acknowledged before me this 14th day of October, 2025,
by Nicole Shultz as authorized signee of NDIA, a Colorado
corporation.

WITNESS my hand and official seal.



Ashley Whitlock
Notary Public

My Commission Expires: 2/26/26

LANDOWNER AUTHORIZATION LETTER
(For PD Zoning Application Submission)

TO: City of Castle Pines Planning Department

RE: Property Owner Authorization for Planned Development (PD) Zoning Application
Douglas County Parcel Number: 2349-082-00-001

PROPERTY OWNER INFORMATION:

Owner Name: PINAKA HOLDINGS LLC

NOTICE: PINAKA Holdings LLC

7208 S. Ukraine St.
Aurora, CO 80016
Attention: Vamsee Chakka
Email: vamseekc@gmail.com

AUTHORIZATION:

I, the undersigned property owner, hereby authorize VT CROWFOOT VALLEY LANDCO, LLC, a Colorado limited liability company, and its designated representatives, agents, attorneys, consultants, and assigns ("Authorized Representatives"), to act on my/our behalf in connection with the submission and processing of a Planned Development (PD) Zoning Application for the above-described property.

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PINAKA LAND HOLDINGS LLC

a Colorado Limited Liability Company

By: C. Vamsathir

Name: VAMSEE CHAKRA

Title: Managing member

Date: 10/14/25

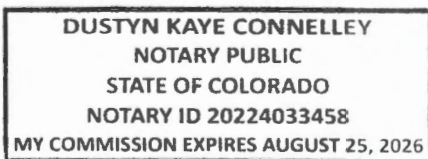
STATE OF COLORADO)

) SS.

DOUGLAS COUNTY.)

The foregoing Agreement was acknowledged before me this 14th day of October, 2025, by Vansee Chalko as managing member of Self, a Colorado limited liability company.

WITNESS my hand and official seal.



Notary Public

My Commission Expires:

LANDOWNER AUTHORIZATION LETTER
(For PD Zoning Application Submission)

TO: City of Castle Pines Planning Department

RE: Property Owner Authorization for Planned Development (PD) Zoning Application
Douglas County Parcel Number: 2349-080-00-019

PROPERTY OWNER INFORMATION:

Owner Name: SNAPARCH LLC

NOTICE: SNAPARCH LLC

7206 South Yantley Way
Aurora, CO 80016
Attention: Vijaya Durga Vaka
Email: snaparchllc@gmail.com

AUTHORIZATION:

I, the undersigned property owner, hereby authorize VT CROWFOOT VALLEY LANDCO, LLC, a Colorado limited liability company, and its designated representatives, agents, attorneys, consultants, and assigns ("Authorized Representatives"), to act on my/our behalf in connection with the submission and processing of a Planned Development (PD) Zoning Application for the above-described property.

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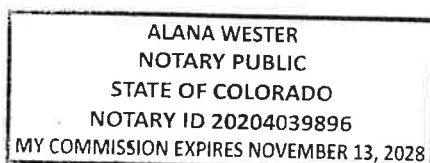
SNAPARCH LLC
a Colorado Limited Liability Company

By: Vijaya Durga Vaka
Name: VIJAYA DURGA VAKA
Title: Manager
Date: 10/14/2025

[illegible]

The foregoing Agreement was acknowledged before me this 14th day of Oct, 2025 by Maya Durga-Vahn as manager of Snaparch, a Colorado limited liability company.

WITNESS my hand and official seal.



Notary Public

My Commission Expires: 11.13.2028