

**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      )

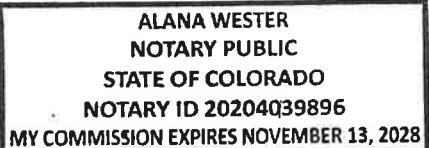
The foregoing Agreement was acknowledged before me this 15<sup>th</sup> day of January, 2026,

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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**PROPERTY OWNER CERTIFICATION:**

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ARLA LAND HOLDINGS LLC  
a Colorado Limited Liability Company

By: A. Anudeep

Name: ANUDEEP ARLA  
Title: PRESIDENT  
Date: 10/13/2025

STATE OF COLORADO      )  
                                  ) ss.  
DOUGLAS COUNTY.      )

The foregoing Agreement was acknowledged before me this 13<sup>th</sup> day of Oct, 2025,  
by Anudeep Aria as President of Arлан Land Holdings, a Colorado limited  
liability company.

WITNESS my hand and official seal.



Notary Public

ALANA WESTER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204039896
MY COMMISSION EXPIRES NOVEMBER 13, 2028

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: **2349-070-00-023, 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](mailto: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.

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### **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.

Crowfoot Acres LLC  
a Delaware Limited Liability Company

By: 

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

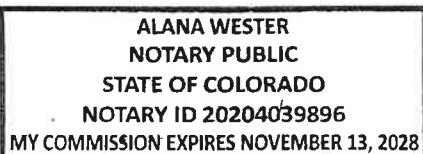
STATE OF COLORADO      )  
                                    ) ss.  
DOUGLAS COUNTY      )  
                                    )

The foregoing Agreement was acknowledged before me this 15<sup>th</sup> 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

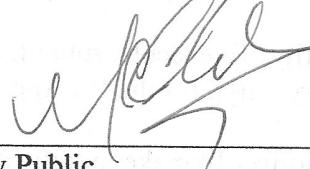
By: Sreenath Rayalla

Name: SREENATH RAYALLA  
Title: Manager  
Date: 01/15/26

STATE OF COLORADO      )  
                                    ) ss.  
DOUGLAS COUNTY.      )

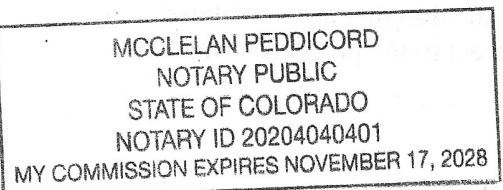
The foregoing Agreement was acknowledged before me this 15<sup>th</sup> day of January, 2026, by Sreenath Rayalla as Manager of Crowfoot Castle LLC, a Colorado limited liability company.

WITNESS my hand and official seal.



Notary Public

My Commission Expires: 11/17/2026



**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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## PROPERTY OWNER CERTIFICATION:

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**CROWFOOT HILLS LLC**  
a Colorado Limited Liability Company

By: Sreenath Rayalla

Name: Sreenath Rayalla  
Title: Manager  
Date: 10/13/2025

STATE OF COLORADO      )  
                                  ) ss.  
DOUGLAS COUNTY.      )

13th

The foregoing Agreement was acknowledged before me this    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

Jessica Applegate NOTARY PUBLIC STATE OF COLORADO NOTARY ID 20164028240 MY COMMISSION EXPIRES JULY 25, 2028
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Notary Public

07/25/2028  
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: 2349-080-01-002

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

STATE OF COLORADO )  
COUNTY OF Douglas ) ss.

WITNESS my hand and official seal.

Notarized online using audio-video communication

Jessica Applegate  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20164028240  
MY COMMISSION EXPIRES JULY 25, 2028

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## 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: 2349-080-00-015

**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:**

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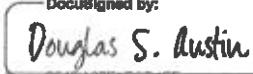
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Read and Approved by:

DocuSigned by:  
By:   
6046A87FTFCB4FF

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

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

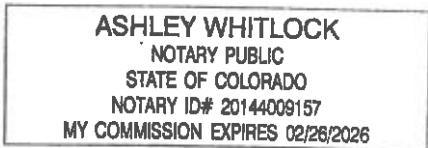
By: Nicole Shultz

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 14<sup>th</sup> day of October, 2025, by Nicole Shultz as authorized signor of NDIA, a Colorado corporation.

WITNESS my hand and official seal.



Ashley Whitlock  
Notary Public

My Commission Expires: 02/26/2026

**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: yamseekc@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

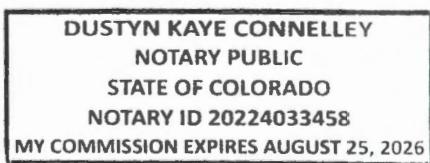
By: C. Vamsee Chakka

Name: VAMSEE CHAKKA  
Title: Managing Member  
Date: 10/14/25

STATE OF COLORADO      )  
                                  ) ss.  
DOUGLAS COUNTY.      )

The foregoing Agreement was acknowledged before me this 14<sup>th</sup> day of October, 2025  
by Vamsee Chakka as Managing Member of Pinaka Holdings, a Colorado limited  
liability company.

WITNESS my hand and official seal.



Notary Public

My Commission Expires: 03/25/2024

**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

STATE OF COLORADO      )  
                                    ) ss.  
DOUGLAS COUNTY.      )

The foregoing Agreement was acknowledged before me this 14<sup>th</sup> day of Oct, 2025  
by Vijaya Durga Vaka as Manager of Snaparch, a Colorado limited  
liability company.

WITNESS my hand and official seal.



Notary Public

My Commission Expires: 11.13.2028

