

**WARNING:
IT IS AGAINST THE LAW:**

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**PETITION FOR THE ORGANIZATION
OF THE GSF BUSINESS IMPROVEMENT DISTRICT WITHIN THE
CITY OF COLORADO SPRINGS, COLORADO**

The undersigned owner of taxable real or personal property within the proposed service area described in **Exhibit A**, attached hereto and made a part hereof, (the "Service Area"), hereby petitions the Mayor and City Council of the City of Colorado Springs (the "City") for the organization of the **GSF Business Improvement District** (the "District") in accordance with the provisions of the Business Improvement District Act, Part 12 of Article 25 of Title 31, C.R.S. In support of this Petition, Petitioners state:

(a) The name of the District shall be the GSF Business Improvement District.

(b) A description of the boundaries and service area of the District is in the attached **Exhibit A**. The service area shall be the commercial property within these general boundaries. Pursuant to Section 31-12-1203(10), C.R.S., the proposed service area includes property that the Petitioners request that the City, following a notice and a public hearing, designate as a location for new business or commercial development.

(c) A general description of the types of services or improvements or both to be provided by the District includes, but is not limited to:

The acquisition, construction, completion, installation, replacement and/or operation and maintenance of all of the services and improvements allowed under Colorado law for business improvement districts, including "Improvements" as that term is defined in Section 31-25-1203(5), C.R.S., services as described in Section 31-25-1212(1)(f), C.R.S., and other powers granted to such districts under Section 31-25-1212, C.R.S.

(d) The names of three persons to represent the Petitioners, who have the power to enter into agreements relating to the organization of the District are:

1. Jeffrey Finn
2. Christopher Jenkins
3. David Jenkins

(e) Pursuant to Section 31-25-1205(2), C.R.S, this petition is signed by persons who own real or personal property in the service area of the District having a valuation for assessment

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of not less than fifty percent (50%) of the valuation for the assessment of all real and personal property in the service area of the District, and who own at least fifty percent (50%) of the acreage in the District.

(f) Pursuant to Section 31-25-1205(3), C.R.S., this petition is accompanied by a bond with security provided by the governing body or a cash deposit sufficient to cover all expenses connected with the proceedings in case the organization of the District is not effected. If at any time during the organization proceedings the governing body determines that the bond first executed or the amount of the cash deposited is insufficient in amount, it may require the Petitioners to execute an additional bond or the deposit of additional cash within a time to be fixed, not less than ten (10) days thereafter, and Petitioners acknowledge that upon failure of the Petitioners to file or deposit the same, the petition may be dismissed.

(g) Pursuant to Section 31-25-1209(1)(d), C.R.S., the City may provide by ordinance for an initial board of directors of the District consisting of five (5) members. Petitioners request that the City appoint the initial board of directors for the District after which the positions on the board of directors shall be elected starting with an election on November 2, 2021. Petitioners request that the City pass such an ordinance and that the initial board of directors be the following electors of the District:

1. Jeffrey Finn
2. Delroy Johnson
3. David Jenkins
4. Christopher Jenkins
5. Vacant

Each member shall fulfill all statutory requirements prior to undertaking official duties.

(h) The commercial property owners of the District request that the City, after public notice and hearing, designate the territory within the District as a location for new business or commercial development under Section 31-25-1203(10), C.R.S.

(i) Pursuant to Section 31-25-1213, C.R.S., the board of directors of the District shall have the power to issue indebtedness and to levy and collect ad valorem taxes on and against all taxable commercial property within the boundaries of the District in an amount authorized by election and allowed by the operating plan and budget to be approved by the City. The board of directors shall, in accordance with Sections 31-25-1214 and 39-5-128, C.R.S., certify the mill levy to the El Paso County Board of County Commissioners as appropriate.

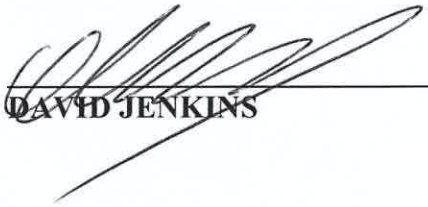
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(j) The board of directors of the District shall have all other powers as may be necessary, convenient, and authorized by statute set forth in the operating plan and budget of the District. The District shall file its operating plan and budget by September 30 of each year for approval by the City as provided by Section 31-25-1211, C.R.S.

THEREFORE, Petitioners respectfully request that the City approve the organization of the GSF Business Improvement District and adopt the ordinance and take the actions requested in the petition to provide for its effective and efficient operation.

PETITIONERS:



DAVID JENKINS

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TLC PROPERTIES, INC.

By:  _____

Name: IRVIN WECKS

As its: VP/GM

Date of Signing: 2/18/2021

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30 SOUTH PROSPECT, LLC

By: Norwood Development Group, its Manager

By:  _____

Name: Christopher S Jenkins

As its: President

Date of Signing: 2.17.2021

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825 EAST PIKES PEAK, LLC
By: Norwood Development Group, Manager

By:  _____

Name: Christopher S. Jenkins _____

As its: President _____

Date of Signing: 2.17.2021 _____

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10 S. INSTITUTE, LLC

By: Norwood Development Group, its Manager

By:  _____

Name: Christopher S. Jenkins _____

As its: President _____

Date of Signing: 2.17.2021 _____

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CS RESIDENTIAL RENTALS, LLC

By: Norwood Development Group, its Manager

By:  _____

Name: Christopher S. Jenkins

As its: President

Date of Signing: 2.17.2021

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AFFIDAVIT OF AUTHORITY

I, TREVIN WECKS (print name) do solemnly swear or affirm that I am a OFFICER of **TLC Properties, Inc.**, a Louisiana corporation, the record owner of property located within the service area of the proposed GSF Business Improvement District as more particularly described in 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: 2/18/2021

Signature: _____

Office Held: VP/GM

STATE OF Colorado)

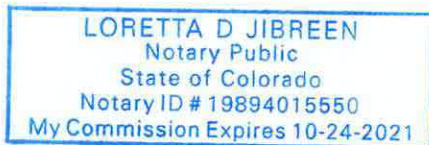
COUNTY OF El Paso)ss.
)

The foregoing signature was subscribed or acknowledged before me this 18th day of February, 2021, by Trevin Wecks as VP/GM of TLC Properties, Inc., a Louisiana corporation.

My commission expires: 10-24-2021

Loretta D. Jibreen
Notary Public

[SEAL]



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AFFIDAVIT OF AUTHORITY

I, Christopher S. Jenkins (print name) do solemnly swear or affirm that I am a President of Nor'wood Development * of **30 South Prospect, LLC**, a Colorado limited liability company, the record owner of property located within the service area of the proposed GSF Business Improvement District as more particularly described in 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: 2.17.2021

Signature: 

Office Held: _____

*Group, as Manager

STATE OF COLORADO)
)ss.
COUNTY OF EL PASO)

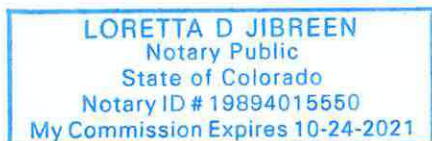
The foregoing signature was subscribed or acknowledged before me this 17th day of February, 2021, by Christopher S. Jenkins as President of Nor'wood Development Group, Manager of 30 South Prospect, LLC, a Colorado limited liability company.

My commission expires: 10-24-2021



Notary Public

[SEAL]



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AFFIDAVIT OF AUTHORITY

I, Christopher S. Jenkins (print name) do solemnly swear or affirm that I am a President of Nor'wood Development* of **825 East Pikes Peak, LLC**, a Colorado limited liability company, the record owner of property located within the service area of the proposed GSF Business Improvement District as more particularly described in 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: 2.17.2021

Signature: 

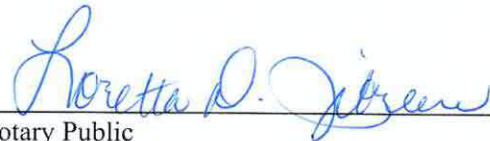
Office Held: _____

*Group, as Manager

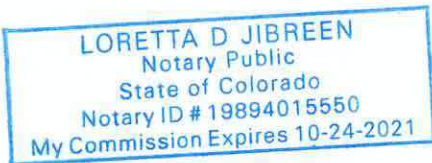
STATE OF COLORADO)
)ss.
COUNTY OF EL PASO)

The foregoing signature was subscribed or acknowledged before me this 17th day of February, 2021, by Christopher S. Jenkins as President of Nor'wood Development Group, Manager of 825 East Pikes Peak, LLC, a Colorado limited liability company.

My commission expires: 10-24-2021


Notary Public

[SEAL]



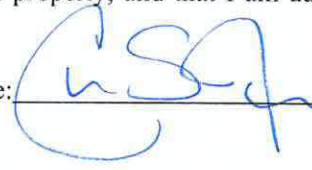
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AFFIDAVIT OF AUTHORITY

I, Christopher S. Jenkins (print name) do solemnly swear or affirm that I am ~~a~~ President of Nor'wood Development * of **10 S. Institute, LLC**, a Colorado limited liability company, the record owner of property located within the service area of the proposed GSF Business Improvement District as more particularly described in 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: 2.17.2021

Signature: 

Office Held: _____

*Group, as Manager

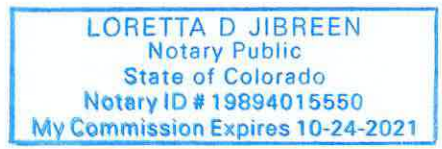
STATE OF COLORADO)
)ss.
COUNTY OF EL PASO)

The foregoing signature was subscribed or acknowledged before me this 17th day of February, 2021, by Christopher S. Jenkins as President of Nor'wood Development Group, Manager of 10 S. Institute, LLC, a Colorado limited liability company.

My commission expires: 10-24-2021


Notary Public

[SEAL]



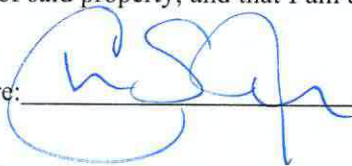
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AFFIDAVIT OF AUTHORITY

I, Christopher S. Jenkins (print name) do solemnly swear or affirm that I am ~~✗~~ President of Norwood Development* of **CS Residential Rentals, LLC**, a Colorado limited liability company, the record owner of property located within the service area of the proposed GSF Business Improvement District as more particularly described in 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: 2.17.2021

Signature: 

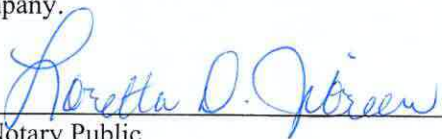
Office Held: _____

*Group, as Manager

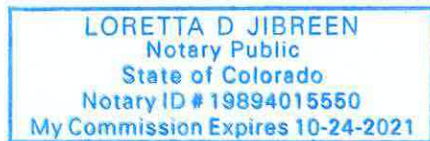
STATE OF COLORADO)
)ss.
COUNTY OF EL PASO)

The foregoing signature was subscribed or acknowledged before me this 17th day of February, 2021, by Christopher S. Jenkins as President of Norwood Development Group, Manager of CS Residential Rentals, LLC, a Colorado limited liability company.

My commission expires: 10-24-2021


Notary Public

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AFFIDAVIT

I, David Jenkins, do solemnly swear or affirm that I am the record owner of property located within the service area of the proposed GSF Business Improvement District as more particularly described in the foregoing Petition, that I signed the Petition for the formation of said District.

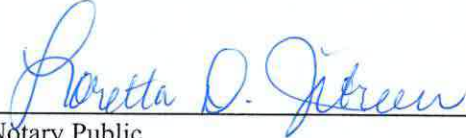
Date: 2.17.2021

Signature: 
David Jenkins

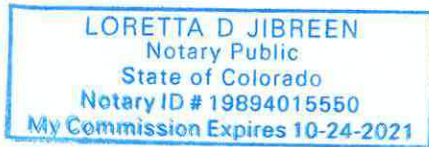
STATE OF COLORADO)
)ss.
COUNTY OF EL PASO)

The foregoing signature was subscribed or acknowledged before me this 17th day of February, 2021, by David Jenkins, an individual.

My commission expires: 10-24-2021


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EXHIBIT A

**Legal Description of the Area within the
GSF Business Improvement District**



619 N. Cascade Avenue, Suite 200 (719) 785-0790
Colorado Springs, Colorado 80903 (719) 785-0799 (Fax)

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF SECTION 17, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EASTERLY BOUNDARY OF LOT 2, BLOCK 3 AS PLATTED IN PIKES PEAK ADDITION TO THE CITY OF COLORADO SPRINGS, RECORDED IN PLAT BOOK B AT PAGE 12, RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT BOTH ENDS BY AN ILLEGIBLE 1-1/2" ALUMINUM SURVEYORS CAP, IS ASSUMED TO BEAR N00°49'58"E, A DISTANCE OF 210.00 FEET.

COMMENCING AT THE NORTHEASTERLY CORNER OF LOT 2, BLOCK 3 AS PLATTED IN PIKES PEAK ADDITION TO THE CITY OF COLORADO SPRINGS, RECORDED IN PLAT BOOK B AT PAGE 12, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING THE NORTHWESTERLY CORNER OF A 20 FOOT ALLEY AS PLATTED IN SAID PIKES PEAK ADDITION TO COLORADO SPRINGS AND VACATED BY ORDINANCE 15-3, RECORDED UNDER RECEPTION NO. 215104026 SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF PIKES PEAK AVENUE AS PLATTED IN SAID PIKES PEAK ADDITION TO COLORADO SPRINGS.

THENCE N80°38'57"W, A DISTANCE OF 385.44 FEET TO THE INTERSECTION OF THE CENTERLINE OF EL PASO STREET AND SAID PIKES PEAK AVENUE SAID POINT BEING THE POINT OF BEGINNING;

THENCE S88°04'41"E, ON THE CENTERLINE OF SAID PIKES PEAK AVENUE A DISTANCE OF 1394.74 FEET TO THE INTERSECTION OF THE CENTERLINE SAID PIKES PEAK AVENUE AND THE CENTERLINE OF INSTITUTE STREET;

THENCE S00°16'06"W, ON THE CENTERLINE OF SAID INSTITUTE STREET A DISTANCE OF 771.84 FEET TO THE INTERSECTION OF SAID INSTITUTE STREET AND THE CENTERLINE OF AN EAST-WEST ALLEY IN BLOCK 6 AS PLATTED IN SAID PIKES PEAK ADDITION TO COLORADO SPRINGS;

THENCE N88°00'25"W, ON THE CENTERLINE OF SAID EAST-WEST ALLEY AND THE EAST-WEST ALLEY IN BLOCK 5 AS PLATTED IN SAID PIKES PEAK ADDITION TO COLORADO SPRINGS A DISTANCE OF 1124.20 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE COMMON LOT LINE BETWEEN LOT 5 AND LOT 6 BLOCK 5 AS PLATTED IN SAID PIKES PEAK ADDITION TO COLORADO SPRINGS;

THENCE N 01°08'57"E, ON THE SAID SOUTHERLY EXTENSION, SAID COMMON LOT LINE BETWEEN LOT 5 AND LOT 6 BLOCK 5 AND THE NORTHERLY EXTENSION OF SAID COMMON LOT LINE BETWEEN LOT 5 AND LOT 6 BLOCK 5 A DISTANCE OF 250.01 FEET TO INSECT THE CENTERLINE OF EAST COLORADO AVENUE, PLATTED AS HUERFANO STREET IN PIKES PEAK ADDITION TO COLORADO SPRINGS;

THENCE N88°06'06"W, ON THE CENTERLINE OF SAID EAST COLORADO AVENUE A DISTANCE OF 282.97 FEET TO THE CENTERLINE OF SAID EL PASO STREET;

THENCE N01°12'33"E, ON THE CENTERLINE OF SAID EL PASO STREET A DISTANCE OF 520.30 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 23.164 ACRES

LEGAL DESCRIPTION STATEMENT:

I, DOUGLAS P. REINELT, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF ARE CORRECT.

DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 30118
FOR AND ON BEHALF OF CLASSIC CONSULTING
ENGINEERS AND SURVEYORS

JAN 29, 2021
DATE

Except that parcel described as follows:

S 38 FEET OF N 76 FEET OF LOTS 8, 9 CAPITAL HILL ADDITION, COLORADO SPRINGS, EL PASO COUNTY, COLORADO, containing a total of 0.089 acres.

PROPOSED DISTRICT BOUNDARY MAP

PROSPECT ST

INSTITUTE ST

E PIKES PEAK AVE

E COLORADO AVE

S EL PASO ST

CUCHARRAS ST

GSF
DISTRICT
BOUNDARY



PROPOSED DISTRICT PARCEL MAP



1

2

3

4

5

6

7

9

8

13

14

E Colorado Ave

E Colorado Ave

S Prospect St

E Colorado Ave

S El Paso St

10

11

12

15

16