

EXHIBIT A

PETITION FOR EXCLUSION OF PROPERTY GOLD HILL NORTH BUSINESS IMPROVEMENT DISTRICT

TO: City Council, City of Colorado Springs, Colorado.

The petitioner, AIPA Colorado Investments, LLC, a Washington limited liability company (the “Petitioner”), hereby respectfully petitions the City Council (the “City Council”) of the City of Colorado Springs (the “City”) in accordance with Section 31-25-1220, C.R.S., for the exclusion of the property described below from the Gold Hill North Business Improvement District (the “District”).

The Petitioner hereby requests that the property described in **Exhibit A**, attached hereto and incorporated herein (the “Property”), be excluded from the District’s boundaries and that an Ordinance be adopted by the City Council excluding the Property from the District’s boundaries.

The Petitioner represents to the City Council it is the owner of the Property and that no other persons, entity, or entities own an interest therein except as beneficial holders of encumbrances.

Acceptance of the Petition shall be deemed to have occurred at that time when the City Council sets the date for the public hearing for consideration of the Petition.

The Petitioner agrees that it shall pay or provide in full the fees and costs the City incurs for the publication of notice of the hearing on exclusion, publication of the ordinance approving the exclusion (if any), filing and recording fees, and all other costs of exclusion of the land into said District, whether or not such exclusion is approved.

The Petitioner’s name and address are as follows:

AIPA Colorado Investments, LLC
10500 NE 8th St., Ste. 1760
Bellevue, WA 98004

Remainder of page intentionally left blank. Signature page follows.

PETITIONER:

AIPA COLORADO INVESTMENTS, LLC,
a Washington limited liability company

Stephanie Edwards

Printed Name: Stephanie Edwards

Title: Executive Vice President

STATE OF HAWAII)
) ss.
COUNTY OF MAUI)

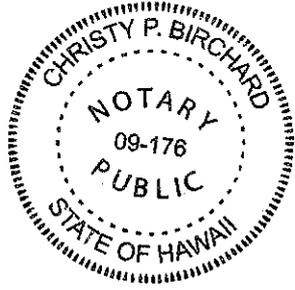
The above and foregoing instrument was acknowledged before me this 18 day of September 2024, by Stephanie Edwards, as Executive Vice President of AIPA Colorado Investments, LLC.

WITNESS my hand and official seal.

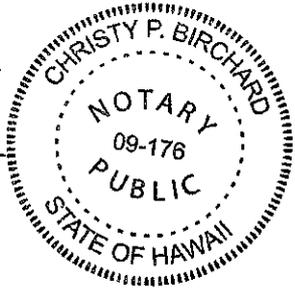
(SEAL)

Christy P. Birchard
Notary Public Christy P. Birchard

My commission expires: 5-17-2025



Doc. Date: 9/18/2024 # Pages: 7
Notary Name: Christy P. Birchard 2nd circuit
Doc. Description: Petition for Exclusion of Property Gold Hills North Business Improvement District (stamp or seal)
Christy P. Birchard 9/18/2024
Notary Signature Date



Signature Page to Petition for Exclusion of Real Property

EXHIBIT A
(The Property)

EXHIBIT A

A portion of the Northeast Quarter of Section 14, Township 14 South, Range 67 West of the 6th P.M., City of Colorado Springs, County of El Paso, State of Colorado, described as follows:

Bearings are based upon the East line of 21st Street, monumented at the Southwest corner of Gold Hill Mesa Filing No. 12, as recorded under Reception No. 224715281, records of El Paso County, with a No. 5 rebar and orange plastic cap stamped "PLS 38141", and at the Southeast corner of 21st Street and Broadway Avenue, also being the Southwest corner of Moore's Subdivision, as recorded under Reception No. 109842 of said records, with a No. 4 rebar, and is assumed to bear N 00°02'05" E, a distance of 1326.38 feet.

COMMENCING at the Southwest corner of said Gold Hill Mesa Filing No. 12, said corner being on the East line of said 21st Street;
thence N 00°02'05" E along said East line of 21st Street, a distance of 254.05 feet;
thence S 89°57'55" E, a distance of 1423.06 feet to a point on the West line of the Gold Hill North Metropolitan District No. 2 (East parcel), as recorded under Reception No. 221222560, and the POINT OF BEGINNING;
thence N 65°19'10" W, a distance of 5.73 feet;
thence N 24°40'50" E, a distance of 3.26 feet to the West line of said Gold Hill North Metropolitan District No. 2;
thence 6.59 feet along the West line of said Gold Hill North Metropolitan District No. 2, along the arc of a 116.85 foot radius curve to the right, having a central angle of 03°13'57" and a chord that bears S 35°39'27" E, 6.59 feet to the POINT OF BEGINNING.

Containing a total calculated area of 10 square feet of land, more or less.



Kirk P. Bode
Colorado Professional Land Surveyor No. 38254
For and on behalf of Barron Land, LLC

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2790 N. Academy Blvd. Suite 311 P: 719.360.6827
Colorado Springs, CO 80917 F: 719.466.6527

www.BARRONLAND.com

DATE: 08/22/2024

REV. DATE:

PROJECT No.: 22-062

SHEET 1 OF 2

EXHIBIT A



EXISTING GOLD HILL
NORTH METRO DISTRICT No. 2 (EAST)
(RECEPTION No. 221222560)

FOUND #4 REBAR
S.W. CORNER OF
MOORE'S SUBDIVISION

LINE	BEARING	DISTANCE
L1	N 65°19'10" W	5.73'
L2	N 24°40'50" E	3.26'

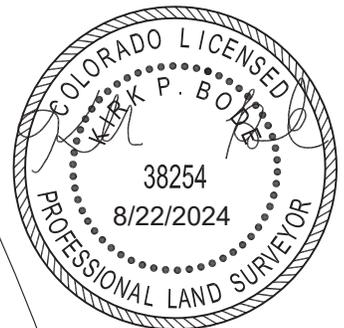
L=6.59'
R=116.85'
 $\Delta=3^{\circ}13'57''$
CB=S 35°39'27" E
CL=6.59'

POINT OF
BEGINNING

S 89°57'55" E 1423.06' (TIE)

EXISTING GOLD HILL NORTH
BUSINESS IMPROVEMENT DISTRICT
(RECEPTION No. 221168099)

FOUND #5 REBAR WITH ORANGE
PLASTIC CAP STAMPED "PLS 38141"
S.W. CORNER OF GOLD
HILL MESA FILING No. 12
POINT OF COMMENCEMENT



N 00°02'05" E 1326.38'
BASIS OF BEARINGS

21ST STREET

N 00°02'05" E 254.05'

1" = 10'



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DATE: 08/22/2024

REV. DATE:

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SHEET 2 OF 2

EXHIBIT A

A portion Gold Hill Mesa Filing No. 12, as recorded under Reception No. 224715281, records of El Paso County, lying within the Northeast Quarter of Section 14, Township 14 South, Range 67 West of the 6th P.M., City of Colorado Springs, County of El Paso, State of Colorado, described as follows:

Bearings are based upon the East line of 21st Street, monumented at the Southwest corner of said Gold Hill Mesa Filing No. 12, with a No. 5 rebar and orange plastic cap stamped "PLS 38141", and at the Southeast corner of 21st Street and Broadway Avenue, also being the Southwest corner of Moore's Subdivision, as recorded under Reception No. 109842 of said records, with a No. 4 rebar, and is assumed to bear N 00°02'05" E, a distance of 1326.38 feet.

COMMENCING at the Southwest corner of said Gold Hill Mesa Filing No. 12, said corner being on the East line of said 21st Street;

thence N 00°02'05" E along said East line of 21st Street, a distance of 41.14 feet;

thence S 89°57'55" E, a distance of 1045.94 feet to the intersection of the East line of said Gold Hill Mesa Filing No. 12 and the South line of the Gold Hill North Business Improvement District, as recorded under Reception No. 221168099, and the POINT OF BEGINNING;

thence the following seven (7) courses along the South and West lines of said Gold Hill North Business Improvement District:

1) N 70°30'09" W, a distance of 16.92 feet;

2) N 19°29'51" E, a distance of 79.00 feet;

3) N 70°30'09" W, a distance of 467.09 feet;

4) 52.40 feet along the arc of a 83.94 foot radius curve to the right, having a central angle of 35°46'03" and a chord that bears N 52°37'30" W, 51.55 feet;

5) N 55°14'36" E, a distance of 19.64 feet;

6) 69.05 feet along the arc of a 89.00 foot radius curve to the left, having a central angle of 44°27'06" and a chord that bears N 71°32'38" E, 67.33 feet;

7) 106.83 feet along the arc of a 393.00 foot radius curve to the left, having a central angle of 15°34'29" and a chord that bears S 61°29'25" E, 106.50 feet;

thence S 17°52'50" W, a distance of 9.81 feet;

thence S 70°30'09" E, a distance of 302.37 feet to the East line of said Gold Hill Mesa Filing No. 12;

thence the following two (2) courses along the East line of said Gold Hill Mesa Filing No. 12:

1) S 37°28'28" E, a distance of 72.37 feet;

2) S 19°29'51" W, a distance of 86.24 feet to the POINT OF BEGINNING.

Containing a total calculated area of 26,178 square feet (0.601 acres) of land, more or less.



Kirk P. Bode
Colorado Professional Land Surveyor No. 38254
For and on behalf of Barron Land, LLC

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EXHIBIT A

EXISTING GOLD HILL NORTH
BUSINESS IMPROVEMENT DISTRICT
(RECEPTION No. 221168099)

POINT OF
BEGINNING

72.37' S 37°28'28" E
86.24' S 19°29'51" W
L2
N 19°29'51" E
79.00'

GOLD HILL MESA FILING No. 12
(RECEPTION No. 224715281)

S 70°30'09" E 302.37'
EXISTING GOLD HILL NORTH
BUSINESS IMPROVEMENT DISTRICT
(RECEPTION No. 221168099)

EXISTING GOLD HILL NORTH
METRO DISTRICT No. 1
(RECEPTION No. 221222555)

N 70°30'09" W 467.09'

LINE	BEARING	DISTANCE
L1	N 00°02'05" E	41.14'
L2	N 70°30'09" W	16.92'
L3	N 55°14'36" E	19.64'
L4	S 17°52'50" W	9.81'

S 89°57'55" E 1045.94' (TIE)

FOUND #5 REBAR WITH ORANGE PLASTIC CAP STAMPED "PLS 38141"
S.W. CORNER OF GOLD HILL MESA FILING No. 12
POINT OF COMMENCEMENT

L=106.83'
R=393.00'
Δ=15°34'29"
CB=S 61°29'25" E
CL=106.50'

L=69.05'
R=89.00'
Δ=44°27'06"
CB=N 71°32'38" E
CL=67.33'

L=52.40'
R=83.94'
Δ=35°46'03"
CB=N 52°37'30" W
CL=51.55'



GOLD HILL MESA FILING No. 12
(RECEPTION No. 224715281)

FOUND #4 REBAR
S.W. CORNER OF
MOORE'S SUBDIVISION

N 00°02'05" E 1326.38'
BASIS OF BEARINGS

21ST STREET

L1



1" = 60'



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COMMENCING at the Southwest corner of said Gold Hill Mesa Filing No. 12, said corner being on the East line of said 21st Street;

thence N 00°02'05" E along said East line of 21st Street, a distance of 656.64 feet;

thence S 89°57'55" E, a distance of 1368.62 feet to a point on the East line of the Gold Hill North Metropolitan District No. 2 (East parcel), as recorded under Reception No. 221222560, and the POINT OF BEGINNING;

thence the following two (2) courses along said East line of the Gold Hill North Metropolitan District No. 2 (East parcel):

1) N 22°37'57" E, a distance of 155.61 feet;

2) N 67°22'30" W, a distance of 3.00 feet;

thence N 22°37'57" E, a distance of 13.63 feet;

thence 39.90 feet along the arc of a 54.06 foot radius curve to the left, having a central angle of 42°16'51" and a chord that bears N 43°46'22" E, 39.00 feet;

thence N 22°37'57" E, a distance of 105.87 feet;

thence S 57°19'21" E, a distance of 547.17 feet;

thence S 15°46'44" W, a distance of 160.01 feet;

thence N 85°13'12" W, a distance of 138.72 feet;

thence N 65°21'15" W, a distance of 315.37 feet;

thence S 24°38'41" W, a distance of 30.00 feet;

thence N 65°21'15" W, a distance of 120.74 feet to the POINT OF BEGINNING.

Containing a total calculated area of 135,930 square feet (3.121 acres) of land, more or less.



Kirk P. Bode
Colorado Professional Land Surveyor No. 38254
For and on behalf of Barron Land, LLC

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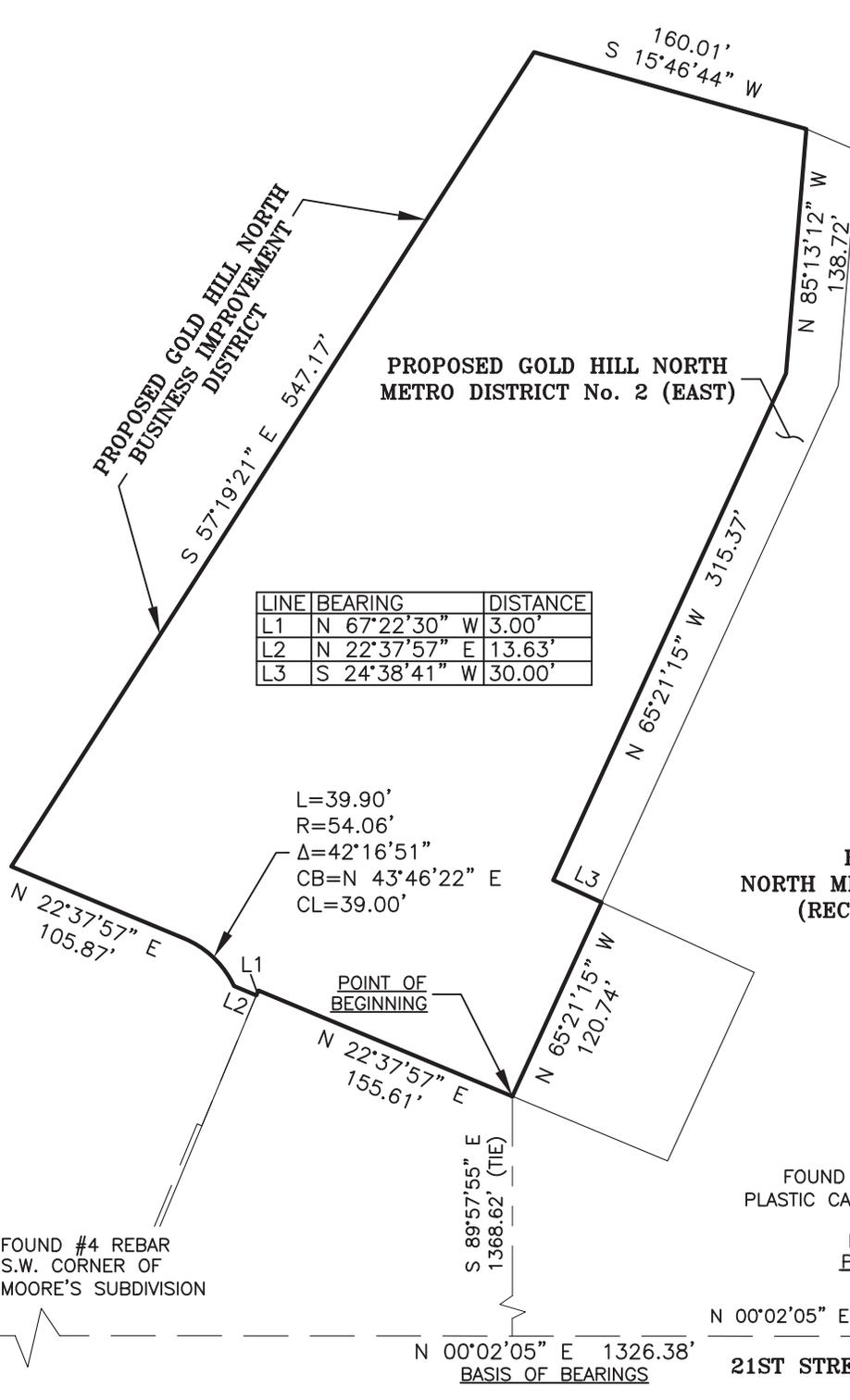
DATE: 09/16/2024

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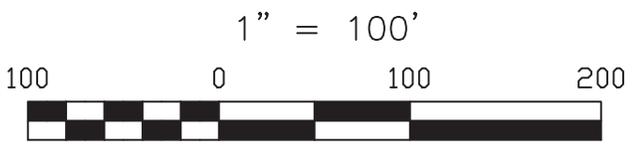
SHEET 1 OF 2

EXHIBIT A



LINE	BEARING	DISTANCE
L1	N 67°22'30" W	3.00'
L2	N 22°37'57" E	13.63'
L3	S 24°38'41" W	30.00'

L=39.90'
 R=54.06'
 Δ=42°16'51"
 CB=N 43°46'22" E
 CL=39.00'



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