

**PETITION FOR INCLUSION OF PROPERTY  
INTO  
CREEKWALK MARKETPLACE BUSINESS IMPROVEMENT DISTRICT**

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

The undersigned, Creekwalk LLC, a Colorado limited liability company, hereby respectfully petitions the City Council of the City of Colorado Springs in accordance with the provisions of Section 31-25-1220, C.R.S., for the inclusion of the hereinafter described property into the Creekwalk Marketplace Business Improvement District.

The undersigned hereby requests that the property described in **Exhibit A**, attached hereto and incorporated herein (the "Property") be included in said District and that an Ordinance be adopted by the City Council including the Property into said District, and that from and after the effective date of such Ordinance, the Property shall be liable for assessments and other obligations of the District.

The undersigned 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.

This Petition is accompanied by a deposit of five hundred dollars (\$500.00); said deposit is believed to be sufficient to pay all pre- and post-acceptance costs for the inclusion proceedings, but should said deposit be insufficient, the undersigned further agrees that it shall pay in full the fees and costs incurred by the City and the District for the publication of the notice of the hearing on inclusion, publication of the ordinance approving the inclusion (if any), filing and recording fees, and all other costs of inclusion of the property from said District, whether or not such inclusion is approved.

The legal description of said property situate in the County of El Paso, State of Colorado, is attached hereto as **Exhibit A**.

This is a verified petition.

Petitioner: Creekwalk LLC, a Colorado limited liability company

By: \_\_\_\_\_

Name: Danny Mientka

Title: Manager and Sole Member

Petitioner's

Street Address:

c/o The Equity Group  
90 South Cascade, Suite 1500  
Colorado Springs, CO 80903

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

The foregoing instrument was acknowledged before me this 8 day of January, 2019, by Danny Mientka, as manager and sole member of Creekwalk LLC, a Colorado limited liability company.

Witness my hand and official seal.

My Commission Expires: 06/20/2022

S. Griswold  
Notary Public



**EXHIBIT A**

**Creekwalk Marketplace Business Improvement District  
Petition for Inclusion**

**LEGAL DESCRIPTION**

**100 E Cheyenne Road • 6430212031**

THAT PART OF LOT 8 (FORMER LOTS 7, 8) BLK 4 IVYWILD ADD AS FOLS; COM AT SE COR OF SD LOT 8, TH N 90<00'00" W 110.0 FT ALG SLY LN OF SD LOT FOR POB, TH N 00<00'00" E 88.0 FT, N 90<00'00" W 80.33 FT, S 00<00'00" W 88.0 FT, TH S 90<00'00" E 81.3 FT TO POB, CITY OF COLORADO SPRINGS, EL PASO COUNTY

**114 E Cheyenne Road • 6430212023**

E 50 FT OF S 140 FT OF LOT 9 BLK 4 IVYWILD, CITY OF COLORADO SPRINGS, EL PASO COUNTY

**1827 Mt Washington Avenue • 6430212005**

LOT 6 BLK 4 IVYWILD, CITY OF COLORADO SPRINGS, EL PASO COUNTY

**110 E Cheyenne Road • 6430212022**

S 150 FT OF W 50 FT OF LOT 9 BLK 4 IVYWILD, CITY OF COLORADO SPRINGS, EL PASO COUNTY

**1833 Mt Washington Avenue • 6430212020**

N 100 FT OF W 50 FT OF LOT 9 BLK 4 IVYWILD, CITY OF COLORADO SPRINGS, EL PASO COUNTY

**1818 Mt Washington Avenue • 6430213003**

LOT 1 BLK 5 IVYWILD EX N 80 FT, CITY OF COLORADO SPRINGS, EL PASO COUNTY

**1812 Mt Washington Avenue • 6430213001**

LOT 1 EX W 108 FT OF N 80 FT, EX S 120 FT BLK 5 IVYWILD, CITY OF COLORADO SPRINGS, EL PASO COUNTY

**55 St Elmo Avenue East • 6430213002**

W 108 FT OF N 80 FT OF LOT 1 BLK 5 IVYWILD, CITY OF COLORADO SPRINGS, EL PASO COUNTY

**1801 St Elmo Court • 6430212003**

LOT 1 IN THE AMENDED PLAT OF W H TERRY'S RESUB OF LOTS 4, 5 BLK 4 IVYWILD, CITY OF COLORADO SPRINGS, EL PASO COUNTY

**1803 St Elmo Court • 6430212007**

LOT 2 IN THE AMENDED PLAT OF W H TERRY'S RESUB OF LOTS 4, 5 BLK 4 IVYWILD, CITY OF COLORADO SPRINGS, EL PASO COUNTY

**1805 St Elmo Court • 6430212010**

LOT 3 IN THE AMENDED PLAT OF W H TERRY'S RESUB OF LOTS 4, 5 BLK 4 IVYWILD, CITY OF COLORADO SPRINGS, EL PASO COUNTY

**1807 St Elmo Court • 6430212012**

LOT 4 IN THE AMENDED PLAT OF W H TERRY'S RESUB OF LOTS 4, 5 BLK 4 IVYWILD, CITY OF COLORADO SPRINGS, EL PASO COUNTY

**1809 St Elmo Court • 6430212013**

LOT 5 IN THE AMENDED PLAT OF W H TERRY'S RESUB OF LOTS 4, 5 BLK 4 IVYWILD, CITY OF COLORADO SPRINGS, EL PASO COUNTY

**1808 St Elmo Court • 6430212011**

LOT 6, S 40 FT OF LOT 7 IN THE AMENDED PLAT OF W H TERRY'S RESUB OF LOTS 4 & 5 BLK 4 IVYWILD, CITY OF COLORADO SPRINGS, EL PASO COUNTY

**1806 St Elmo Court • 6430212006**

LOT 8, N 10 FT OF LOT 7 IN THE AMENDED PLAT OF W H TERRY'S RESUB OF 4, 5 BLK 4 IVYWILD, CITY OF COLORADO SPRINGS, EL PASO COUNTY

**1804 ST Elmo Court • 6430212004**

LOTS 9, 10 IN THE AMENDED PLAT OF W H TERRY'S RESUB OF LOTS 4, 5 BLK 4 IVYWILD, CITY OF COLORADO SPRINGS, EL PASO COUNTY

**125 E Ramona Avenue • 6430209024**

LOT 2 BLK 1 VACATION + REPLAT PORTION OF LOTS 1 + 2 BLK 2 IVYWILD, CITY OF COLORADO SPRINGS, EL PASO COUNTY

**1838 Mt Washington Avenue • 6430213010**

PART OF LOT 5 BLK 9 IVYWILD ADD 1 AS FOLS, BEG AT PT ON N LN OF LOT 5 142.5 FT W OF NE COR OF SD LOT, TH S AT R/A TO N LN 101.42 FT TO POB, TH CONT ALG SD LN 35 FT TO PT ON N LN MT WASHINGTON AVE, ANG R 52<05' SWLY ALG SD LN 127.1 FT NLY ALG LN PARA TO + 99 FT FROM 1ST COURSE 76.8 FT, ANG R 68<56' NELY 106.2 FT TO BEG EX E 28 FT, ALSO THAT PART AS FOLS, BEG AT PT ON NWLY LN OF MT WASHINGTON AVE 135.31 FT NELY FROM POI WITH N LN OF CHEYENNE RD, TH NWLY AT R/A TO NWLY LN OF MT WASHINGTON AVE 52.3 FT M/L TO CEN OF CHEYENNE CRK, ELY ALG CEN OF CHEYENNE CRK 41.25 FT, TH SLY 67 FT TO POB, CITY OF COLORADO SPRINGS, EL PASO COUNTY

**1842 Mt Washington Avenue • 6430213015**

PART OF LOT 5 BLK 9 IVYWILD ADD 1 AS FOLS, BEG AT PT 67 FT NELY OF POI OF N LNS OF MT WASHINGTON AVE + CHEYENNE RD, TH 68.31 FT NELY ON SD LN, TH R/A NWLY 52.8 FT M/L, ANG L SWLY 63.3 FT TO INTSEC LN DRAWN 69.8 FT NWLY FROM POB, TH ANG L 69.8 FT TO POB, CITY OF COLORADO SPRINGS, EL PASO COUNTY

**1844 Mt Washington Avenue • 6430213014**

THAT PART OF LOT 5 BLK 9 IVYWILD ADD 1 AS FOLS, BEG AT SW COR OF LOT 5, TH NLY ALG WLY LN OF SD LOT 76 FT, ANG R 78<00' ELY 70 FT TO POB, TH ANG L 35<02' NELY 63.3 FT, ANG R SELY 69.8 FT M/L TO PT ON SELY LN OF SD LOT 67 FT NELY FROM POI OF NLY LN OF CHEYENNE RD AND NWLY LN OF MT WASHINGTON AVE, SWLY ALG SD SELY LN 67 FT, TH NWLY ON STRAIGHT LN 79.4 FT M/L TO POB, CITY OF COLORADO SPRINGS, EL PASO COUNTY

**12 E Cheyenne Road • 6430213013**

PART OF LOT 5 BLK 9 IVYWILD ADD 1 AS FOLS, BEG AT PT ON WLY LN OF LOT 5 47.4 FT NLY FROM SW COR OF SD LOT, TH NLY ALG WLY LN OF SD LOT 28.6 FT, ANG R 78< ELY 70 FT, SELY ALG WLY LN 79.4 FT M/L TO POI OF NLY LN OF CHEYENNE RD + NWLY LN OF MT WASHINGTON AVE, RUN WLY ALG S LN OF SD LOT TO PT 47.4 FT E OF SW COR THEREOF, TH NWLY ON CURVED LN HAVING A RAD OF 35 FT A DIST OF 65.4 FT TO POB, EX R/W, CITY OF COLORADO SPRINGS, EL PASO COUNTY