

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

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Do not sign this petition unless you are a person who owns real or personal property in the service area of the proposed district.
Do not sign this petition unless you have read and have had read to you the petition in its entirety and understand its meaning.**

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

The undersigned owners 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 petition the Mayor and City Council, of the City of Colorado Springs (the "City") for the organization of the **SW Downtown 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 SW Downtown 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 name(s) 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 A. Finn
2. Christopher S. Jenkins
3. David D. 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 of not less than fifty percent (50%) of the valuation for the assessment of all real and personal

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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 a board of directors of the District consisting of five (5) members. That the five member Board of Directors of the proposed District will be elected at an election to be held on November 7, 2017. 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 A. Finn
2. Christopher S. Jenkins
3. David D. Jenkins
4. Delroy L. Johnson
5. Russell T. Tutt IV

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

(h) The District will have authority to create special improvement districts as provided in Section 31-25-1219, C.R.S., and may create and fund separate special improvement districts for improvements.

(i) 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.

(j) 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

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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.

(k) 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 SW Downtown Business Improvement District and adopt the ordinances and take the actions requested in the petition to provide for its effective and efficient operation.

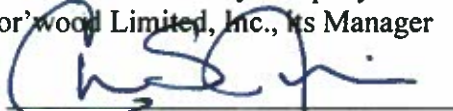
PETITIONER:

CSJ NO. 1, LLC

a Colorado limited liability company

By: Nor'wood Limited, Inc., its Manager

By:



Christopher S. Jenkins, President

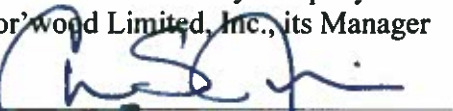
Date of Signing: 7-14-2017

CSJ NO. 7, LLC

a Colorado limited liability company

By: Nor'wood Limited, Inc., its Manager

By:



Christopher S. Jenkins, President

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URBAN ENTERPRISES, LLC
a Colorado limited liability company
By: Nor'wood Limited, Inc., its Manager

By: 
Christopher S. Jenkins, President

URBAN PROPERTIES NO. 4, LLC
a Colorado limited liability company
By: Nor'wood Limited, Inc., its Manager

By: 
Christopher S. Jenkins, President

SRPC LLC
A Colorado limited liability company
By: Nor'wood Limited, Inc., its Manager

By: 
Christopher S. Jenkins, President

NOR'WOOD LIMITED, INC., as Manager for
Carolyn Sue Jenkins

By: 
Christopher S. Jenkins, President

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Carolyn Sue Jenkins
Carolyn Sue Jenkins, Individually

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EXHIBIT A

**Legal Descriptions of the Area within the
SW Downtown Business Improvement District**

CSJ NO. 1 LLC

402 Sierra Madre Street

PART OF W2SW4 SEC 18-14-66 AS FOLS, BEG AT INTSEC OF W LN OPF SIERRA MADRE ST WITH N LN OF W CIMARRON ST, TH N 89<52' W ALG N LN OF CIMARRON ST 137 FT M/L, TH DUE N PARA WITH W LN OF SIERRA MADRE ST 309.68 FT FOR POB, TH DUE W 50 FT, TH DUE N AT R/A 200 FT, TH DUE E AT R/A 25 FT TO PT OF CURVE, TH SELY ON A CURVE TO RT WITH A RAD OF 25 FT AND A C/A OF 90<00'00" FOR AN ARC DIST OF 39.27 FT TO A PT AT END OF CURVE, SD PT BEING 137 FT DUE W FROM W LN OF SD SIERRA MADRE ST, TH DUE S 175 FT TO POB 4

CSJ NO. 1 LLC

0 Sierra Madre St.

A TR IN SW 4 SEC 18-14-66 DESC AS FOLS: COM A NLY COR OF POI OF SIERRA MADRE ST & CIMARRON ST, TH N 01<55'19" E 769.78 FT TO POB, TH N 88<01'49" W 72.63 FT, N 14<35'55" E 133.56 FT, NO 33<60'11" E 82.26 FT TO PT ON WLY R/W LN OF SIERRA MADRE ST, TH S 01<55'19" W 200.19 FT TO POB, EX THAT PT CON V BY REC 216151501

CSJ NO. 7 LLC

CAROLYN SUE JENKINS

121 Costilla St. W

LOT 6 BLK 266 ADD 1 COLO SPGS

CSJ NO. 7 LLC

CAROLYN SUE JENKINS

119 Costilla St. W

LOT 5 BLK 266 ADD 1 COLO SPGS

CSJ NO. 7 LLC

CAROLYN SUE JENKINS

124 Cimarron St. W

LOTS 10-12 BLK 266 ADD 1 COLO SPGS

CSJ NO. 7 LLC

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URBAN ENTERPRISES LLC
301 Cimino
LOT 5 CONFLUENCE PARK SOUTH

CSJ NO. 7 LLC
URBAN ENTERPRISES LLC
129 Costilla St. W
LOT 8 BLK 266 ADD 1 COLO SPGS

CSJ NO. 7 LLC
URBAN ENTERPRISES LLC
125 Costilla St. W.
LOT 7 BLK 266 ADD 1 COLO SPGS

CSJ NO. 7 LLC
URBAN ENTERPRISES LLC
114 Cimarron St. W
LOTS 13-16 INC BLK 266 ADD 1 COLO SPGS

CSJ NO. 7 LLC
URBAN ENTERPRISES LLC
425 Sierra Madre St. S
LOT 9 BLK 266 ADD 1 COLO SPGS

CSJ NO. 7 LLC
URBAN PROPERTIES NO. 4 LLC
25 Vermijo Ave. W.
LOTS 8 TO 16 INC BLK 270 ADD 1 COLO SPGS

CSJ NO. 7 LLC
URBAN PROPERTIES NO. 4 LLC
117 Vermijo Ave. W
LOTS 1-24 INC, TOG WITH VAC ALLEY ADJ TO SD LOTS BLK 269 ADD 1 COLO SPGS

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SRPC LLC

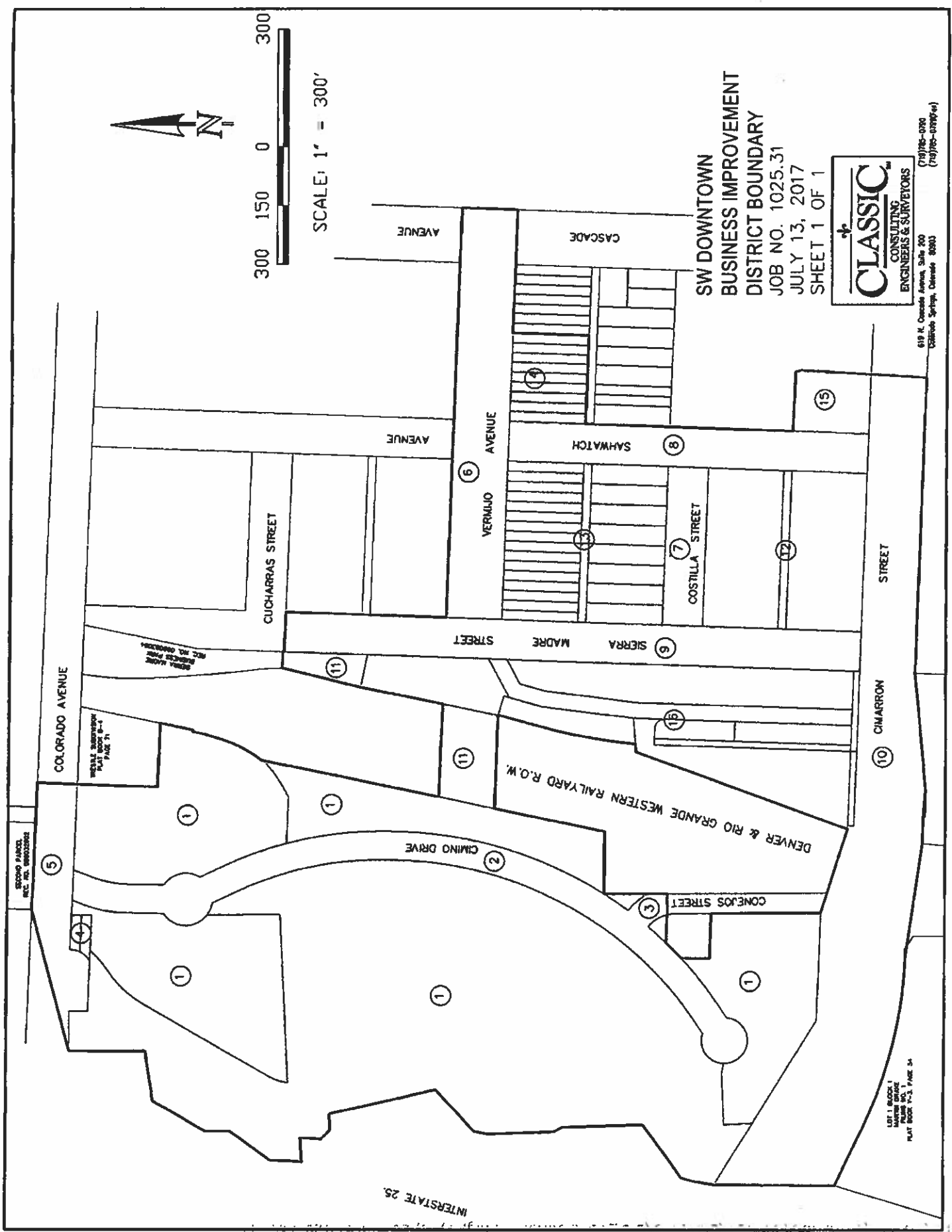
228 W Cimarron / 400 S Sierra Madre

Tr in W2SW4 SEC 18-14-66 DESC AS FOLS: COM AT POI OF SLY R/W LN OF SIERRA MADRE ST WITH NLY R/W LN OF CIMARRON ST, TH N 00<01'06' W 15.00 FT TO POB, N ALG SLY R/W LN OF SIERRA MADRE ST 769.78 FT, N 88<01'49" W 72.63 FT, N 14<35'55" E 133.56 FT, N 33<50'11" E 82.26 FT TO PT ON WLY R/W LN OF SIERRA MADRE ST, TH N 00<01'52" W 363.97 FT, N 80<28'29" 2 83.85 FT S 09<31'51" W 351.28 FT, S 15<43'11" W 100.00 FT, TH ALG ARC OF CUR TO L HAVING A RAD OF 1473.61 FT A C/A OF 09<44'44" AN ARC DIST OF 250.65 FT, S 84<52'27" W 36.05 FT, S 20<05'15" W 513.88 FT TO POC TO L HAVING A RAD OF 15.00 FT N & PARA WITH NLY R/W LN OF CIMARRON ST, TH S 88<01'49" E 397.04 FT TO POB, TOG WITH LOT 1 WALK SUB, EX PTS CONV BY BKS 1749-86, 2277-533 & 5280-1160, EX THAT PT DESC BY REC 216151501

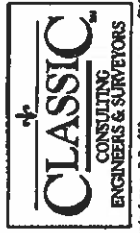
SRPC LLC

0 Sierra Madre St.

TR OF LAND SEC 18-14-66 DESC AS FOLS: BEG AT PT 15 FT NLY OF N LN W CIMARRON ST & 97 FT WLY OF W LN SIERRA MADRE ST, THE N PARALLEL W/ SD W LN SIERRA MADRE 545.00 FT, N 05<20"E 225.70 FT, N 13<45"E 66.00 FT, N 60<00"E 69.63 FT, TH N ALG W LN SD SIERRA MADRE ST 46.19 FT, TH S 60<00"W 16.51 FT, S 31<52"W 124.97 FT, S 12<37"W 259.84 FT, TH S PARALLEL W/ SD SIERRA MADRE ST 546.86 FT, TH E PARALLEL W/ N LN W CIMARRON ST 40 FT TO POB. TOG W/ TR DESC AS FOLS: BEG AT PT 560 FT NLY OF N LN W CIMARRON ST & 97 FT WLY OF W LN SIERRA MADRE ST, TH N 05<20"E 225.70 FT, N 13<45"E 66.00 FT, N 60<00"E 69.63 FT TO PT ON WLY LN SD SIERRA MADRE ST, TH S ON SD W LN 14.74 FT, TH S 31<52"W 82.20 FT, S 12<37" W 245.00 FT TO POB EX THAT PT DESC BY REC 216151501



SW DOWNTOWN
 BUSINESS IMPROVEMENT
 DISTRICT BOUNDARY
 JOB NO. 1025.31
 JULY 13, 2017
 SHEET 1 OF 1



619 N. Cascade Avenue, Suite 300
 Colorado Springs, Colorado 80903
 (719)765-0380
 (719)765-0380(e)

SECOND PACE,
 REC. NO. 989032001

RECALL SURVEYOR
 PLAT BOOK B-4
 PAGE 71

DEED RECORD
 REC. NO. 0808208

LOT 1, BLOCK 1
 MADRE DRIVE
 PLAT NO. 1
 PAGE 24

INTERSTATE 25

EXHIBIT A