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**PETITION FOR THE ORGANIZATION  
OF THE GOLD HILL NORTH 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 **Gold Hill North 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 Gold Hill North 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 four persons to represent the Petitioners, who have the power to enter into agreements relating to the organization of the District are:

1. Robert Hadley
2. Monte McKeehen
3. Ryland Halffman
4. Stephanie Edwards

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(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 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. Barry Brinton
2. John Olson
3. Luanne Ducett
4. Kristin Kotera
5. Stephanie Edwards

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

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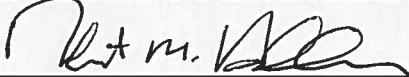
directors shall, in accordance with Sections 31-25-1214 and 39-5-128, C.R.S., certify the mill levy to the El Paso County Board of County Commissioners as appropriate.

(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 Gold Hill North Business Improvement District and adopt the ordinance and take the actions requested in the petition to provide for its effective and efficient operation.

**PETITIONERS:**

**AIPA COLORADO INVESTMENTS, LLC**

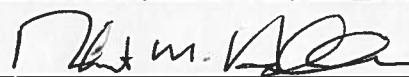
By: 

Name: Robert M. Hadley

As its: Manager

Date of Signing: June 16, 2021

**GOLDEN CYCLE INVESTMENTS, LLC**

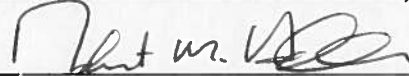
By: 

Name: Robert M. Hadley, Manager of Hadley Properties-Colorado, L.L.C.

As its: Co-Manager

Date of Signing: June 16, 2021

**GOLD HILL NEIGHBORHOOD, LLC**

By: 

Name: Robert M. Hadley, President/  
Chairman of N&I Development, Inc.

As its: Manager

Date of Signing: June 16, 2021


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**AFFIDAVIT OF AUTHORITY**

I, Robert M. Hadley (print name) do solemnly swear or affirm that I am the Manager of **AIPA COLORADO INVESTMENTS, LLC**, a Washington limited liability company the record owner of property located within the service area of the proposed Gold Hill North 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: June 16, 2021

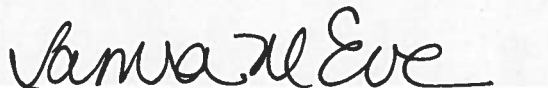
Signature: 

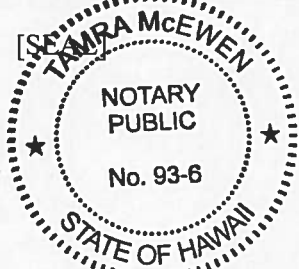
Office Held: Manager

STATE OF Hawaii )  
CITY & )ss.  
COUNTY OF Honolulu )

The foregoing signature was subscribed or acknowledged before me this 16th day of June, 2021, by Robert M. Hadley as Manager of AIPA COLORADO INVESTMENTS, LLC, a Washington limited liability company.

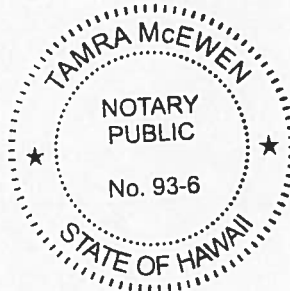
My commission expires: January 7, 2025

  
Notary Public Tamra McEwen



Dec. Date: 6/16/2021 # Pages 11  
Notary Name: TAMRA MCEWEN First Circuit  
Dec. Description: Petition

 6/16/21  
NOTARY SIGNATURE  
MY COMMISSION EXPIRES 1/7/2025  
Comm. No. 93-6



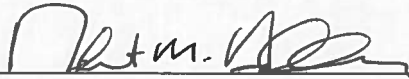
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**AFFIDAVIT OF AUTHORITY**

I, Robert M. Hadley (print name) do solemnly swear or affirm that I am the President and Chairman of N&I Development, Inc., the Manager of **GOLD HILL NEIGHBORHOOD, LLC**, a Colorado limited liability company, the record owner of property located within the service area of the proposed Gold Hill North 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: June 16, 2021

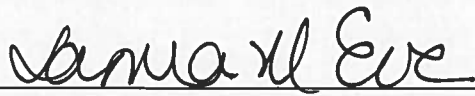
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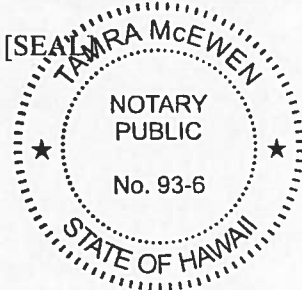
Office Held: President and Chairman of N&I Development, Inc., the  
Manager of Gold Hill Neighborhood, LLC

STATE OF Hawaii )  
CITY & )ss.  
COUNTY OF Honolulu )


The foregoing signature was subscribed or acknowledged before me this 16th day of June, 2021, by Robert M. Hadley as the President and Chairman of N&I Development, Inc., the Manager of GOLD HILL NEIGHBORHOOD, LLC, a Colorado limited liability company.

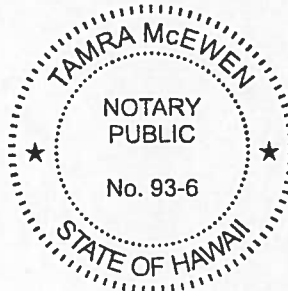
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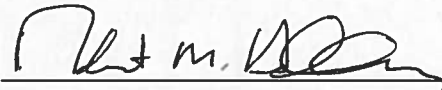
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**AFFIDAVIT OF AUTHORITY**

I, Robert M. Hadley (print name) do solemnly swear or affirm that I am the Manager of Hadley Properties-Colorado, L.L.C., the Co-Manager of **GOLDEN CYCLE INVESTMENTS, LLC**, a Colorado limited liability company the record owner of property located within the service area of the proposed Gold Hill North 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: June 16, 2021

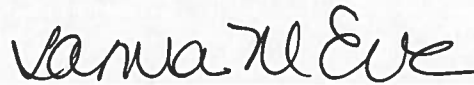
Signature: 

Office Held: Manager of Hadley Properties-Colorado, L.L.C., the Co-Manager of Golden Cycle Investments, LLC

STATE OF Hawaii )  
CITY & )ss.  
COUNTY OF Honolulu )

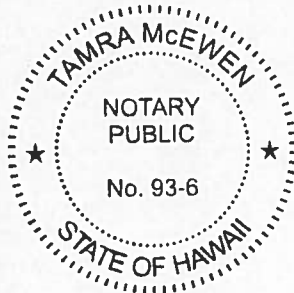
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My commission expires: January 7, 2025


  
Notary Public

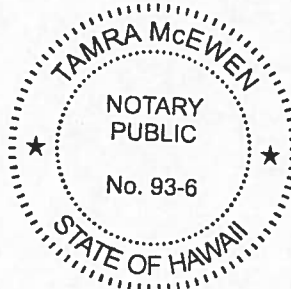
[SEAL]

**Tamra McEwen**



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**EXHIBIT A**

**Legal Description of the Area within the  
Gold Hill North Business Improvement District**

**Northern portion including both of the Drainage Basins (BID)**

That portion of the Northwest Quarter of Section 13, the East Half of Section 13 and 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 on the East line of 21st Street, monumented at the Northwest corner of Gold Hill Mesa Filing No. 3, also being the Northeast corner of 21st Street and Gold Hill Mesa Drive, recorded at Reception No. 212713224, record of El Paso County, with a No. 5 rebar and blue plastic cap, stamped "PLS 32820, and at the Southeast corner of Broadway Street and 21st Street as recorded in that Warranty Deed recorded at Reception No. 218000953 of said records, with a No. 4 rebar and is assumed to bear N 00°02'05" E.

COMMENCING at said Northeast corner of 21st Street and Gold Hill Mesa Drive;  
thence N 00°02'05" E, along the East line of said 21st Street, a distance of 1,371.59 feet to the POINT OF BEGINNING;

thence continuing along said East line, N 00°02'05" E, a distance of 319.40 feet to a point on the Southerly line of Moor's Subdivision as recorded in Plat Book A3 at Page 79;

thence along the Southerly and Southeasterly lines of said Moore's Subdivision the following three (3) courses:

- 1) N 89°59'35" E, a distance of 150.12 feet to the beginning of a tangent curve;
- 2) 110.68 feet along the arc of a 445.00 foot radius tangent curve to the right, having a central angle of 14°15'00", with a chord that bears S 82°52'55" E, 110.39 feet;
- 3) N 14°16'20" E, a distance of 30.01 feet;

thence N 00°01'29" E, along the East line of said Moore's Subdivision and the East line of Moore's Subdivision Filing No. 2, as recorded in Plat Book B-4 at Page 93, a distance of 338.78 feet;

thence N 89°59'35" W, along the North line of said Moore's Subdivision Filing No. 2, a distance of 56.90 feet to the Southeast corner of the K & J Subdivision as recorded in Plat Book W-2 at Page 21;

thence N 00°01'15" W, along the Easterly line of said K & J Subdivision, a distance of 144.62 feet to a point on the Southerly line of the Drainage Easement as shown on the plat of Golden Cycle Subdivision No. 1;

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thence S 89°56'58" E, along said Southerly line, a distance of 19.99 feet to the Southeast corner thereof;

thence N 00°01'15" W, along the Easterly line of said Golden Cycle Subdivision No. 1, a distance of 180.82 feet to a point on the Northerly line of that parcel of land described in the Quit Claim Deed recorded at Reception No. 202126489;

thence N 89°44'04" E, along said Northerly line, a distance of 285.10 feet to a point on the Southwesterly line of US Highway 24;

thence along said Southwesterly line, the following three (3) courses:

thence S 55°20'40" E, a distance of 281.72 feet;

thence S 59°07'17" E, a distance of 1,146.85 feet;

thence 324.37 feet along the arc of a 22,835.00 foot radius tangent curve to the right, having a central angle of 00°48'50", with a chord that bears S 58°42'52" E, 324.37 feet to the Northwest corner of a tract of land conveyed in Book 2033 at Page 614, El Paso County Records;

thence S 20°33'46" W, along the Northwesterly line of said tract of land, a distance of 101.93 feet to a point 100 feet Southwesterly of the Southwesterly line of said US Highway 24;

thence S 58°08'22" E, 100.00 feet Southeasterly and parallel with said Southwesterly line, a distance of 93.96 feet;

thence continuing 100.00 feet Southwesterly and parallel with said Southwesterly line, d S 58°00'06" E, a distance of 1,339.54 feet to a point on the East line of said tract of land;

thence S 00°05'19" E, along said East line, a distance of 397.20 feet;

thence N 62°26'45" W, a distance of 1,348.15 feet;

thence S 89°17'31" W, a distance of 90.90 feet;

thence N 85°13'12" W, a distance of 133.36 feet;

thence N 65°24'08" W, a distance of 321.32 feet;

thence S 24°38'41" W, a distance of 94.94 feet;

thence N 65°21'27" W, a distance of 117.41 feet;

thence N 22°37'57" E, a distance of 250.64 feet;

thence N 67°22'03" W, a distance of 703.85 feet;

thence S 22°37'41" W, a distance of 61.22 feet;

thence N 66°43'13" W, a distance of 144.54 feet;

thence S 22°37'57" W, a distance of 31.00 feet;

thence N 67°11'57" W, a distance of 100.31 feet;

thence S 22°54'08" W, a distance of 145.93 feet;

thence S 66°55'42" W, a distance of 170.25 feet;

thence N 67°22'03" W, a distance of 329.89 feet to the POINT OF BEGINNING;

Containing a total calculated area of 2,054,527 square feet (47.165 acres) of land, more or less.



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**Central "sliver" portion connecting the northern portion and the southern portion (BID)**

That portion of the Northwest Quarter of Section 13 and 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 on the East line of 21st Street, monumented at the Northwest corner of Gold Hill Mesa Filing No. 3, also being the Northeast corner of 21st Street and Gold Hill Mesa Drive, recorded at Reception No. 212713224, record of El Paso County, with a No. 5 rebar and blue plastic cap, stamped "PLS 32820, and at the Southeast corner of Broadway Street and 21st Street as recorded in that Warranty Deed recorded at Reception No. 218000953 of said records, with a No. 4 rebar and is assumed to bear N 00°02'05" E.

COMMENCING at said Northeast corner of 21st Street and Gold Hill Mesa Drive;  
thence N 00°02'05" E, along the East line of said 21st Street, a distance of 723.60 feet,  
thence S 89°57'55" E, a distance of 1024.96 feet to the POINT OF BEGINNING;  
thence N 23°00'58" W, a distance of 148.65 feet;  
thence S 66°59'02" W, a distance of 11.37 feet;  
thence N 23°00'53" W, a distance of 448.56 feet;  
thence S 66°58'16" W, a distance of 10.58 feet;  
thence N 23°01'43" W, a distance of 106.51 feet;  
thence N 22°37'57" E, a distance of 25.20 feet;  
thence S 66°43'13" E, a distance of 17.62 feet;  
thence S 25°50'17" E, a distance of 725.28 feet;  
thence S 86°45'34" W, a distance of 46.70 feet to the POINT OF BEGINNING.

Containing a total calculated area of 26,240 square feet (0.602 acres) of land, more or less.

**Southern portion including the Music Park and Existing Smokestack (BID)**

That portion of the Northwest Quarter of Section 13 and 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 on the East line of 21st Street, monumented at the Northwest corner of Gold Hill Mesa Filing No. 3, also being the Northeast corner of 21st Street and Gold Hill Mesa Drive, recorded at Reception No. 212713224, record of El Paso County, with a No. 5 rebar and blue plastic cap, stamped "PLS 32820, and at the Southeast corner of Broadway Street and 21st Street as recorded in that Warranty Deed recorded at Reception No. 218000953 of said records, with a No. 4 rebar and is assumed to bear N 00°02'05" E.

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COMMENCING at said Northeast corner of 21st Street and Gold Hill Mesa Drive;  
thence N 00°02'05" E, along the East line of said 21st Street, a distance of 672.79 feet;  
thence S 89°57'55" E, a distance of 574.92 feet to the POINT OF BEGINNING;  
thence N 55°14'38" E, a distance of 19.64 feet;  
thence 69.05 feet along the arc of a 89.00 foot radius non-tangent curve to the left, having a central angle of 44°27'09", with a chord that bears N 71°32'38" E, 67.33 feet;  
thence 106.83 feet along the arc of a 393.00 foot radius non-tangent curve to the left, having a central angle of 15°34'28", with a chord that bears S 61°29'25" E, 106.50 feet;  
thence N 17°53'40" E, a distance of 87.14 feet;  
thence 132.28 feet along the arc of a 306.00 foot radius non-tangent curve to the left, having a central angle of 24°46'04", with a chord that bears S 80°51'24" E, 131.25 feet;  
thence N 86°45'34" E, a distance of 347.01 feet;  
thence 229.04 feet along the arc of a 74.00 foot radius non-tangent curve to the right, having a central angle of 177°20'09", with a chord that bears S 58°06'45" E, 147.96 feet;  
thence 101.70 feet along the arc of a 116.85 foot radius non-tangent curve to the right, having a central angle of 49°52'03", with a chord that bears S 39°19'17" E, 98.52 feet;  
thence S 14°23'13" E, a distance of 128.95 feet to a point on the most northerly North line of Gold Hill Mesa Filing No 10, recorded at Reception No 220714607, El Paso County Records;  
thence S 75°36'58" W, along said North line and its westerly extension, a distance of 108.02 feet;  
thence continue S 75°36'58" W, a distance of 72.84 feet;  
thence S 14°23'01" E, a distance of 87.60 feet;  
thence 75.02 feet along the arc of a 163.00 foot radius non-tangent curve to the right, having a central angle of 26°22'13", with a chord that bears N 83°41'16" W, 74.36 feet;  
thence N 70°30'09" W, a distance of 227.29 feet;  
thence N 19°29'51" E, a distance of 79.00 feet;  
thence N 70°30'09" W, a distance of 467.09 feet;  
thence 52.41 feet along the arc of an 84.00 foot radius tangent curve to the right, having a central angle of 35°44'47", with a chord that bears N 52°37'46" W, 51.56 feet to the POINT OF BEGINNING;

Containing a total calculated area of 198,844 square feet (4.565 acres) of land, more or less.

**BID Director Parcel (BID-DP)**

That portion of the Northwest Quarter of Section 13 and 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:

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**Do not sign this petition unless you have read and have had read to you the petition in its entirety and understand its meaning.**

Bearings are based on the East line of 21st Street, monumented at the Northwest corner of Gold Hill Mesa Filing No. 3, also being the Northeast corner of 21st Street and Gold Hill Mesa Drive, recorded at Reception No. 212713224, record of El Paso County, with a No. 5 rebar and blue plastic cap, stamped "PLS 32820, and at the Southeast corner of Broadway Street and 21st Street as recorded in that Warranty Deed recorded at Reception No. 218000953 of said records, with a No. 4 rebar and is assumed to bear N 00°02'05" E.

COMMENCING at said Northeast corner of 21st Street and Gold Hill Mesa Drive;  
thence N 00°02'05" E, along the East line of said 21st Street, a distance of 672.79 feet;  
thence S 89°57'55" E, a distance of 574.92 feet to the POINT OF BEGINNING;  
thence N 55°14'38" E, a distance of 19.64 feet;  
thence S 30°18'28" E, a distance of 49.22 feet;  
thence 52.41 feet along the arc of a 84.00 foot radius non-tangent curve to the right, having a central angle of 35°44'47", with a chord that bears N 52°37'46" W, 51.56 feet to the POINT OF BEGINNING;

Containing a total calculated area of 622 square feet (0.014 acres) of land, more or less.