

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

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

The undersigned, Roslin Net Lease IV, LLC, a Colorado limited liability company, Kaplan Investments II, LLC, a Colorado limited liability company, 1609 South Nevada Avenue, LLC, a Colorado limited liability company, and Oxford Orion Investments I, LLC, a Colorado limited liability company (together "Petitioners") hereby respectfully petition 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 Petitioners hereby request that the herein described 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 Petitioners represent to the City Council they are the owners of the Property hereinafter described 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:

ROSLIN NET LEASE IV, LLC, a Colorado limited liability company

By: _____

Name: Michael A. Roslin

Title: Manager / Member

Petitioner's

Street Address: _____

P.O. Box 563
Colorado Springs, Colorado 80901

Petitioner:

OXFORD ORION INVESTMENTS, LLC, a Colorado limited liability company

By: [Signature]
Name: JR ROBERT NOLETTE, III
Title: Manager/Member

Petitioner's
Street Address:

P.O. Box ~~563~~ 1695
Colorado Springs, Colorado 80901

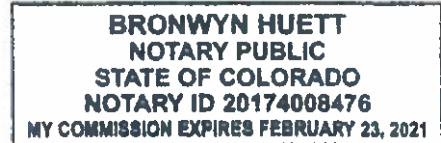
STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me this 12th day of October 2017, by Robert Nolette, as Manager of Oxford Orion Investments, LLC, a Colorado limited liability company.

Witness my hand and official seal.

My Commission Expires: 2/23/21

Bronwyn Huett
Notary Public



Petitioner:

1609 SOUTH NEVADA AVENUE, LLC, a Colorado limited liability company

By: [Signature]
Name: Michael A. Roslin
Title: Manager/Member

Petitioner's
Street Address:

P.O. Box 563
Colorado Springs, Colorado 80901

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

The foregoing instrument was acknowledged before me this 17th day of October, 2017, by Michael A. Roslin, as Manager of 1609 South Nevada Avenue, LLC, a Colorado limited liability company.

Witness my hand and official seal.

My Commission Expires: 2/23/21

Bronwyn Huett
Notary Public

**BRONWYN HUETT
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174008476
MY COMMISSION EXPIRES FEBRUARY 23, 2021**

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

The foregoing instrument was acknowledged before me this 12th day of October, 2017, by Michael A. Roslin, as Manager of Roslin Net Lease IV, LLC, a Colorado limited liability company.

Witness my hand and official seal.

My Commission Expires: 2/23/21

Bronwyn Huett
Notary Public

BRONWYN HUETT
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174008476
MY COMMISSION EXPIRES FEBRUARY 23, 2021

Petitioner:

KAPLAN INVESTMENTS II, LLC, a Colorado limited liability company

By: Jerry Kaplan
Name: Jerry Kaplan
Title: manager / member

Petitioner's
Street Address:

P.O. Box 563
Colorado Springs, Colorado 80901

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

BRANDY MARIE DEMARAS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174016781
MY COMMISSION EXPIRES APRIL 18, 2021

The foregoing instrument was acknowledged before me this 12 day of October, 2017, by Jerry Kaplan, as MANAGER of Kaplan Investments II, LLC, a Colorado limited liability company.

Witness my hand and official seal.

My Commission Expires: 4/18/2021

Brandy Demaras
Notary Public

EXHIBIT A

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

LEGAL DESCRIPTION

LOT 1 1520 SOUTH NEVADA SUBDIVISION – Schedule No. 6419308028

LOT 2 1520 SOUTH NEVADA SUBDIVISION – Schedule No. 6419308029

LOT 4 HOLLAND BUERK SUBDIVISION – Schedule No. 6419413056