

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

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

The undersigned, Pikes Peak Equities 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 31251220, C.R.S., for the inclusion of the hereinafter described property into the Creekwalk Marketplace Business Improvement District.

The undersigned hereby requests 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 undersigned represents to the City Council it is the owner 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:

PIKES PEAK EQUITIES LLC, a Colorado limited liability company

By: _____

Name: Danny Mientka

Title: Manager

Petitioner's

Street Address:

90 S. Cascade Avenue, Suite 1500
Colorado Springs, Colorado 80903

Denver 1743839.1

EXHIBIT A

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

The foregoing instrument was acknowledged before me this 15TH day of JUNE, 2017, by Danny Mientka, as Manager of Pikes Peak Equities LLC, a Colorado limited liability company.

Witness my hand and official seal.

My Commission Expires: 10-3-2019

Michaele Salsgiver
Notary Public

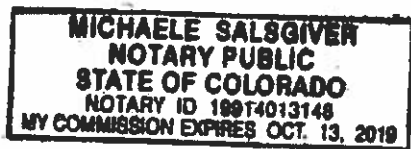


EXHIBIT A

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

LEGAL DESCRIPTION

CREEKWALK MARKETPLACE METROPOLITAN DISTRICT

ANNEXATION PARCEL 1

Property Address: 1505 Tejon Street South
Tax Schedule No. 6419308023
Ownership: Pikes Peak Equities LLC

Legal Description:

THAT PORTION OF LOT 2 IN BLOCK 2 IN MADDOCK'S ADDITION TO IVYWILD, EXCEPT THE EAST 8 FEET THEREOF, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT, 70 FEET; THENCE ANGLE RIGHT 89 DEGREES 66 MINUTES WESTERLY, 68.16 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT; THENCE ANGLE RIGHT AND RUN NORTHEASTERLY ALONG THE WESTERLY LINE OF SAID LOT, 76.7 FEET TO THE NORTHWEST CORNER OF SAID LOT; THENCE EAST ALONG THE NORTH LINE OF SAID LOT, 26.94 FEET TO THE PLACE OF BEGINNING, AND LOT 1 IN BLOCK 2 IN MADDOCK'S ADDITION TO IVYWILD, EXCEPT THE EAST 8 FEET THEREOF, AND THAT PORTION OF ALLEY BEGINNING AT A POINT ON THE NORTH LINE OF LOT 2 IN BLOCK 2 IN MADDOCK'S ADDITION TO IVYWILD THAT IS 8 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT AND RUN THENCE WEST ON SAID NORTH LINE, 18.94 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE NORTHEASTERLY ON THE EASTERLY LINE OF SOUTH TEJON STREET, 17.5 FEET TO THE SOUTHWEST CORNER OF LOT 1 IN SAID BLOCK 2; THENCE EAST ON THE SOUTH LINE OF SAID LOT 1, 11.82 FEET; THENCE SOUTH 16 FEET TO THE POINT OF BEGINNING, AS VACATED BY RESOLUTION RECORDED SEPTEMBER 21, 1955 IN BOOK 1525 AT PAGE 574, COUNTY OF EL PASO, STATE OF COLORADO.

ANNEXATION PARCEL 2

Property Address: 115 Ramona Avenue East
Tax Schedule No. 6430209023
Ownership: Pikes Peak Equities LLC

Legal Description:

LOT 1, BLOCK 1, VACATION AND REPLAT OF A PORTION OF LOTS 1 AND 2, BLOCK 2, IVYWILD, IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

ANNEXATION PARCEL 3

Property Address: 1778 Nevada Avenue South
Tax Schedule No. 6430211021
Ownership: Pikes Peak Equities LLC

Legal Description:

LOT 2, THE ARTS IN IVYWILD SUBDIVISION, IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.