

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

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

The undersigned, Creekwalk North LLC, a Colorado limited liability company, hereby respectfully petitions the City Council of the City of Colorado Springs ("City Council") 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 ("District").

The undersigned hereby requests that the property described in **Exhibit A**, attached hereto and incorporated herein (the "Property") be included in the District and that an Ordinance be adopted by the City Council including the Property into the 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.

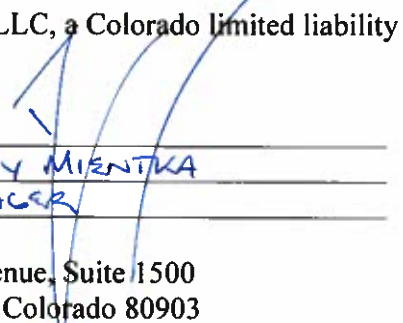
The undersigned represents to the City Council it is the owner of the Property and that no other persons, entity or entities own an interest therein except as beneficial holders of encumbrances.

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.

The undersigned agrees that it shall pay or provide in full the fees and costs the City incurs for the publication of 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 land into said District, whether or not such inclusion is approved.

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

This is a verified petition.

Petitioner:	Creekwalk North LLC, a Colorado limited liability company
By:	
Name:	<u>DANNY MIENTKA</u>
Title:	<u>MANAGER</u>
Petitioner's Street Address:	90 S. Cascade Avenue, Suite 1500 Colorado Springs, Colorado 80903

STATE OF Colorado)
) ss.
COUNTY OF El Paso)

The foregoing instrument was acknowledged before me this 20th day of October, 2021, by Danny Mientka, as Manager of Creekwalk North LLC, a Colorado limited liability company, Petitioner.

Witness my hand and official seal.

My Commission Expires: 06-20-2022

Svenja Olland-Griswold
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20184025608
MY COMMISSION EXPIRES JUNE 20, 2022

S. Griswold
Notary Public

EXHIBIT A

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

LEGAL DESCRIPTION

PARCEL A:

PARCEL A-1:

A PORTION OF LOT 1 IN BLOCK 3 IN THE TOWN OF IVYWILD DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 20.0 FEET WEST THEREON FROM THE SOUTHEAST CORNER THEREOF; THENCE WESTERLY 112.7 FEET ON SAID SOUTH LINE TO THE MOST WESTERLY CORNER OF SAID LOT 1; THENCE ANGLE RIGHT 134 DEGREES 28 MINUTES NORTHEASTERLY ON THE NORTHWESTERLY LINE OF SAID LOT 1 A DISTANCE OF 158.0 FEET; THENCE ANGLE RIGHT 72 DEGREES 46 MINUTES SOUTHEASTERLY 3.3 FEET, MORE OR LESS, TO A POINT 112.28 FEET NORTHERLY FROM THE POINT OF BEGINNING AS MEASURED ON A LINE DRAWN NORTHERLY FROM THE POINT OF BEGINNING AND PARALLEL WITH THE EAST LINE OF SAID LOT 1; THENCE SOUTHERLY 112.28 FEET PARALLEL WITH THE EAST LINE OF SAID LOT 1 TO THE POINT OF BEGINNING, IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

(FOR INFORMATIONAL PURPOSES ONLY: COMMONLY KNOWN AS 1776 S NEVADA AVE.)

PARCEL A-2:

LOT 2 IN BLOCK 3 IN THE TOWN OF IVYWILD, EXCEPT THE EAST 20 FEET THEREOF, IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

(FOR INFORMATIONAL PURPOSES ONLY: COMMONLY KNOWN AS 1776 S NEVADA AVE.)

PARCEL A-3:

THE SOUTHEAST HALF OF THAT PORTION OF VACATED MT. WASHINGTON AVENUE ADJACENT TO THE PORTIONS OF LOTS 1 AND 2 IN BLOCK 3 IN THE TOWN OF IVYWILD CONVEYED BY DEED RECORDED FEBRUARY 14, 1995 UNDER RECEPTION NO. 95014947, AS VACATED BY ORDINANCE NO. 18-30, RECORDED JUNE 10, 2019 UNDER RECEPTION NO. 219063072, IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

(FOR INFORMATIONAL PURPOSES ONLY: COMMONLY KNOWN AS 1776 S NEVADA AVE)

PARCEL B:

LOTS 1, 2 AND 3 IN BLOCK "A" IN METZLER'S SUBDIVISION, EXCEPT THAT PORTION OF LOT 3 DESCRIBED AS FOLLOWS: STARTING AT A POINT ON THE NORTHEAST

CORNER OF SAID LOT 3, THENCE RUN WEST 26.33 FEET TO A POINT OF BEGINNING OF THE PORTION OF SAID LOT 3 TO BE DESCRIBED HEREIN, THENCE RUN WEST A DISTANCE OF 20 FEET TO A POINT, THENCE ANGLE LEFT 90°00' AND RUN A DISTANCE OF 24.75 FEET TO A POINT, THENCE ANGLE LEFT 45°50' AND RUN A DISTANCE OF 27.88 FEET TO A POINT, THENCE ANGLE LEFT 134°10' AND RUN A DISTANCE OF 44.29 FEET TO THE PLACE OF BEGINNING, IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO. TOGETHER WITH THAT PORTION OF VACATED MT WASHINGTON AVENUE AS EVIDENCED IN INSTRUMENTS RECORDED JUNE 10, 2019 UNDER RECEPTION NO. 219063072 AND JUNE 10, 2019 UNDER RECEPTION NO. 219714354.

(FOR INFORMATIONAL PURPOSES ONLY: COMMONLY KNOWN AS 1716 CREEKWALK CT.)

PARCEL C:

PART OF LOTS 1 AND 2, BLOCK 2 IN THE ORIGINAL ADDITION TO IVYWILD, AS FOLLOWS: FROM THE NORTHEAST CORNER OF LOT 1, RUN WEST ON THE NORTHERLY LINE OF SAID LOT 233.9 FEET TO THE POINT OF BEGINNING, THENCE WESTERLY ON THE NORTH LINE 54 FEET, ANGLE LEFT 90° SOUTH 122.6 FEET MORE OR LESS TO THE SOUTHERLY LINE OF THE NORTH HALF OF LOT 2, ANGLE LEFT 91°23' EASTERLY ON SAID LINE 54 FEET, THENCE ANGLE LEFT 88°37' NORTH 121.4 FEET TO THE POINT OF BEGINNING, IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

(FOR INFORMATIONAL PURPOSES ONLY: COMMONLY KNOWN AS 109 E RAMONA AVE.)

PARCEL D:

THAT PART OF LOT 1 AND OF THE NORTH HALF OF LOT 2 IN BLOCK 2 IN THE TOWN OF IVYWILD LYING WESTERLY OF A LINE DRAWN AT RIGHT ANGLES TO THE NORTH LINE OF LOT 1 AT A POINT THAT IS 287.9 FEET WEST OF THE NORTHEAST CORNER OF LOT 1 TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF LOT 2 A DISTANCE OF 178.45 FEET WEST OF THE EASTERLY LINE OF SAID LOT 2, IVYWILD, IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

(FOR INFORMATIONAL PURPOSES ONLY: COMMONLY KNOWN AS 105 E RAMONA AVE.)

PARCEL E:

LOT 1, THE ARTS IN IVYWILD SUBDIVISION, IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, TOGETHER WITH THAT PORTION OF MOUNT WASHINGTON AVENUE VACATED BY ORDINANCE NO. 18-130 RECORDED JUNE 10, 2019 UNDER RECEPTION NO. 219063072.

(FOR INFORMATIONAL PURPOSES ONLY: COMMONLY KNOWN AS 1731 CREEKWALK CT.)