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April 17, 2019

Carl Schueler, Planning Manager  
City of Colorado Springs  
30 S. Nevada Avenue  
Colorado Springs, Colorado 80903

Re: Exclusion of Property From Creekwalk Marketplace Business Improvement District

Dear Mr. Schueler:

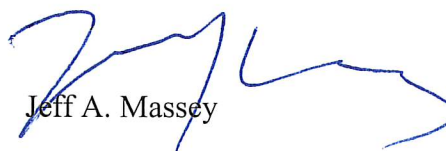
This office represents the interests of Roslin Net Lease IV, LLC, Kaplan Investments II, LLC, 1609 South Nevada Avenue, LLC and Oxford Orion Investments I, LLC (collectively the "Petitioners"). The Petitioners seek to exclude certain properties from the Creekwalk Marketplace Business Improvement District (the "District") that were previously included in the District on February 27, 2018. The Petitioners were represented by counsel for the District and were unaware of counsel's loyalty to the District. The Petitioners were not informed that their properties would be assessed a 5 mill levy, and in the case of the properties located at 1528 – 1528 South Nevada Avenue (the "Westside") were not informed that their property taxes would almost double with no cognizable benefit. The Westside properties are older properties, currently operated as a coin laundry and dollar store that do not have the ability to impose a PIF. The tax liability for the Westside properties increased from \$13,249.03 in 2018 to \$23,949.21 in 2019, but the properties will not experience any cognizable benefit other than the upgraded streetscape which has been estimated to cost \$77,960 for 162.5 feet of streetscape. The Petitioners contend that the undisclosed mill levy does not meet the proportionality test set forth in C.R.S. § 31-25-1220(3).

We have enclosed the following documents for the City's consideration:

1. Copy of the executed Petition for Exclusion of Property from Creekwalk Marketplace Business Improvement District;
2. Form of Notice of Exclusion that will be published in the Colorado Springs Daily Transcript in accordance with C.R.S. § 31-25-1220(1); and
3. Application fee in the amount of \$1,100.

Should you need any further documentation or if you have any questions, please feel free to contact us.

Best regards,

A handwritten signature in blue ink, appearing to read 'J. Massey', with a stylized flourish at the end.

Jeff A. Massey