

PETITION FOR EXCLUSION OF PROPERTY FROM
CREEKWALK MARKETPLACE BUSINESS IMPROVEMENT DISTRICT

TO: City Council, City of Colorado Springs, State of 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 (collectively “Petitioners”) hereby respectfully petition the City Council of the City of Colorado Springs in accordance with the provisions of C.R.S. § 31-25-1220 for the exclusion of the Property described in the attached Exhibit A which was previously included into the Creekwalk Marketplace Business Improvement District (the “District”) by Petition dated October 12, 2017, and Ordinance No. 18-10 passed on February 27, 2018.

The Petitioners hereby request that the previously included Property described in Exhibit A of the Petition for Inclusion be excluded from the District, that an Ordinance be adopted by the City Council excluding the Property from the District, and that from and after the effective date of such Ordinance, the Property shall be independent from assessments and other obligations of the District.

The Petitioners represent to the City Council that they are the owners of the Property described in Exhibit A to the previously filed Petition for Inclusion and that no other persons or entities own an interest in the Property except as beneficial holders of encumbrances.

Acceptance of the Petition shall be deemed to have occurred at such time as City Council sets a date for public hearing for consideration of this Petition for Exclusion.

This Petition for Exclusion is accompanied by a deposit of One Thousand, One Hundred and no/100 dollars (\$1,100). This deposit is believed to be sufficient for the Petitioners to cover all pre- and post-acceptance costs for excluding the Property from the District. In the event the deposit is deemed insufficient to cover the exclusion costs, the Petitioners agree to pay all fees and costs incurred by the City for publication of the notice of the hearing, publication of the ordinance excluding the Property from the District, filing and recording fees, and all other costs to exclude the Property from the District, whether or not such exclusion is approved.

The legal description of the previously included 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: Michael A Roslin

Name: Michael A. Roslin

Title: Manager/Member

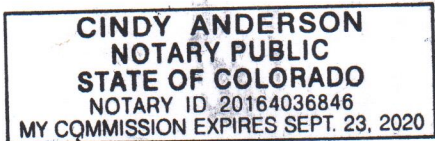
P.O. Box 563

Colorado Springs, Colorado 80901

STATE OF COLORADO §
 §
COUNTY OF EL PASO §

The foregoing Petition for Exclusion of Property from Creekwalk Marketplace Business Improvement District was acknowledged before me this 21 day of March 2019, by Michael A. Roslin, as Member/Manager of Roslin Net Lease IV, LLC, a Colorado limited liability company.

SUBSCRIBED AND SWORN TO BEFORE ME this 21 day of March 2019, by Michael A. Roslin.



Cindy Anderson Notary
Public

My Commission Expires:

Sept. 23, 2020

Petitioner:

Oxford Orion Investments I, LLC, a Colorado limited liability company

By: 

Name: J.P. Robert Nolette, III

Title: Manager/Member

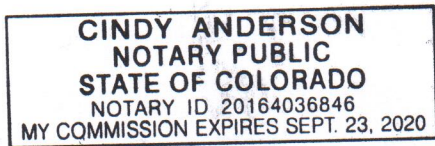
P.O. Box 1695

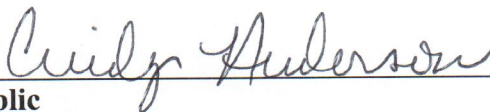
Colorado Springs, Colorado 80901

STATE OF COLORADO §
 §
COUNTY OF EL PASO §

The foregoing Petition for Exclusion of Property from Creekwalk Marketplace Business Improvement District was acknowledged before me this 21 day of March 2019, by J.P. Robert Nolette, III, as Member/Manager of Oxford Orion Investments I, LLC, a Colorado limited liability company

SUBSCRIBED AND SWORN TO BEFORE ME this 21 day of March 2019, by J.P. Robert Nolette, III.



 Notary
Public

My Commission Expires:

Sept. 23, 2020

Petitioner:

1609 South Nevada Avenue, LLC , a Colorado limited liability company

By: Michael A. Roslin

Name: Michael A. Roslin

Title: Manager/Member

P.O. Box 563

Colorado Springs, Colorado 80901

STATE OF COLORADO §
 §
COUNTY OF EL PASO §

The foregoing Petition for Exclusion of Property from Creekwalk Marketplace Business Improvement District was acknowledged before me this 21 day of March 2019, by Michael A. Roslin, as Member/Manager of 1609 South Nevada Avenue, LLC , a Colorado limited liability company.

SUBSCRIBED AND SWORN TO BEFORE ME this 21 day of March 2019, by Michael A. Roslin.

CINDY ANDERSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164036846
MY COMMISSION EXPIRES SEPT. 23, 2020

Cindy Anderson Notary
Public

My Commission Expires:

Sept. 23, 2020

Petitioner:

Kaplan Investments II, LLC , a Colorado limited liability company

By: 

Name: Jerry Kaplan

Title: Manager/Member

P.O. Box 563

Colorado Springs, Colorado 80901

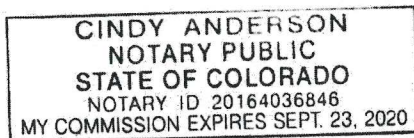
STATE OF COLORADO §

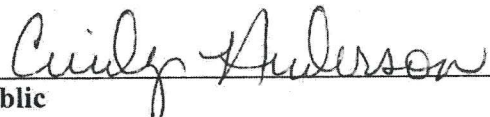
§

COUNTY OF EL PASO §

The foregoing Petition for Exclusion of Property from Creekwalk Marketplace Business Improvement District was acknowledged before me this 21 day of March 2019, by Jerry Kaplan, as Member/Manager of Kaplan Investments II, LLC, a Colorado limited liability company

SUBSCRIBED AND SWORN TO BEFORE ME this 21 day of March 2019, by Jerry Kaplan.



 Notary
Public

My Commission Expires:

Sept 23, 2020

EXHIBIT A

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

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