

**WARNING:  
IT IS AGAINST THE LAW:**

For anyone to sign this petition with any name other than one's own or to knowingly sign one's name more than once for the same measure or to knowingly sign the petition when not eligible to do so.

Do not sign this petition unless you are a person who owns real or personal property in the service area of the proposed district.

Do not sign this petition unless you have read and have had read to you the petition in its entirety and understand its meaning.

**PETITION FOR THE ORGANIZATION  
OF THE CATALYST CAMPUS BUSINESS IMPROVEMENT DISTRICT WITHIN THE  
CITY OF COLORADO SPRINGS, COLORADO**

The undersigned owners of taxable real or personal property within the proposed service area described in **Exhibit A**, attached hereto and made a part hereof, (the "Service Area"), hereby petition the Mayor and City Council of the City of Colorado Springs (the "City") for the organization of the **Catalyst Campus Business Improvement District** (the "District") in accordance with the provisions of the Business Improvement District Act, Part 12 of Article 25 of Title 31, C.R.S. In support of this Petition, Petitioners state:

(a) The name of the District shall be the Catalyst Campus Business Improvement District.

(b) A description of the boundaries and service area of the District is in the attached **Exhibit A**. The service area shall be the commercial property within these general boundaries. Pursuant to Section 31-12-1203(10), C.R.S., the proposed service area includes property that the Petitioners request that the City, following a notice and a public hearing, designate as a location for new business or commercial development.

(c) A general description of the types of services or improvements or both to be provided by the District includes, but is not limited to:

The acquisition, construction, completion, installation, replacement and/or operation and maintenance of all of the services and improvements allowed under Colorado law for business improvement districts, including "Improvements" as that term is defined in Section 31-25-1203(5), C.R.S., services as described in Section 31-25-1212(1)(f), C.R.S., and other powers granted to such districts under Section 31-25-1212, C.R.S.

(d) The names of three persons to represent the Petitioners, who have the power to enter into agreements relating to the organization of the District are:

1. Alex Armani-Munn
2. Kevin O'Neil
3. Patrick Stephens

**WARNING:  
IT IS AGAINST THE LAW:**

**For anyone to sign this petition with any name other than one's own or to knowingly sign one's name more than once for the same measure or to knowingly sign the petition when not eligible to do so.**

**Do not sign this petition unless you are a person who owns real or personal property in the service area of the proposed district.**

**Do not sign this petition unless you have read and have had read to you the petition in its entirety and understand its meaning.**

(e) Pursuant to Section 31-25-1205(2), C.R.S., this petition is signed by persons who own real or personal property in the service area of the District having a valuation for assessment of not less than fifty percent (50%) of the valuation for the assessment of all real and personal property in the service area of the District, and who own at least fifty percent (50%) of the acreage in the District.

(f) Pursuant to Section 31-25-1205(3), C.R.S., this petition is accompanied by a bond with security provided by the governing body or a cash deposit sufficient to cover all expenses connected with the proceedings in case the organization of the District is not effected. If at any time during the organization proceedings the governing body determines that the bond first executed or the amount of the cash deposited is insufficient in amount, it may require the Petitioners to execute an additional bond or the deposit of additional cash within a time to be fixed, not less than ten (10) days thereafter, and Petitioners acknowledge that upon failure of the Petitioners to file or deposit the same, the petition may be dismissed.

(g) Pursuant to Section 31-25-1209(1)(d), C.R.S., the City may provide by ordinance for an initial board of directors of the District consisting of five (5) members. Petitioners request that the City appoint the initial board of directors for the District after which the positions on the board of directors shall be elected starting with an election on November 2, 2021. Petitioners request that the City pass such an ordinance and that the initial board of directors be the following electors of the District:

1. Alex Armani-Munn
2. Kevin O'Neil
3. Patrick Stephens
4. Julie Brooks
5. Scott Lamphear

Each member shall fulfill all statutory requirements prior to undertaking official duties.

(h) The commercial property owners of the District request that the City, after public notice and hearing, designate the territory within the District as a location for new business or commercial development under Section 31-25-1203(10), C.R.S.

(i) Pursuant to Section 31-25-1213, C.R.S., the board of directors of the District shall have the power to issue indebtedness and to levy and collect ad valorem taxes on and against all taxable commercial property within the boundaries of the District in an amount authorized by election and allowed by the operating plan and budget to be approved by the City. The board of

**WARNING:  
IT IS AGAINST THE LAW:**

**For anyone to sign this petition with any name other than one's own or to knowingly sign one's name more than once for the same measure or to knowingly sign the petition when not eligible to do so.**

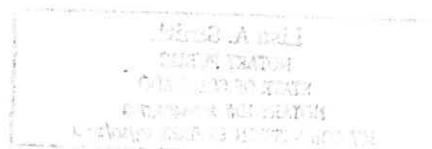
**Do not sign this petition unless you are a person who owns real or personal property in the service area of the proposed district.**

**Do not sign this petition unless you have read and have had read to you the petition in its entirety and understand its meaning.**

directors shall, in accordance with Sections 31-25-1214 and 39-5-128, C.R.S., certify the mill levy to the El Paso County Board of County Commissioners as appropriate.

(j) The board of directors of the District shall have all other powers as may be necessary, convenient, and authorized by statute set forth in the operating plan and budget of the District. The District shall file its operating plan and budget by September 30 of each year for approval by the City as provided by Section 31-25-1211, C.R.S.

THEREFORE, Petitioners respectfully request that the City approve the organization of the Catalyst Campus Business Improvement District and adopt the ordinance and take the actions requested in the petition to provide for its effective and efficient operation.



**WARNING:  
IT IS AGAINST THE LAW:**

For anyone to sign this petition with any name other than one's own or to knowingly sign one's name more than once for the same measure or to knowingly sign the petition when not eligible to do so.  
Do not sign this petition unless you are a person who owns real or personal property in the service area of the proposed district.  
Do not sign this petition unless you have read and have had read to you the petition in its entirety and understand its meaning.

PETITIONERS:

**OGC RE3, LLC**

By: 

Name: Kevin O'Neil

As its: Member

Date of Signing: 7/19/2021

**AFFIDAVIT OF AUTHORITY**

I, Kevin O'Neil (print name) do solemnly swear or affirm that I am a Member of **OGC RE3, LLC**, a Colorado limited liability company the record owner of property located within the service area of the proposed Catalyst Campus Business Improvement District as more particularly described in the foregoing Petition, that I signed the Petition for the formation of said District on behalf of the owner of said property, and that I am authorized to sign the Petition on behalf of the said owner.

Date: 7/19/2021

Signature: 

Office Held: Member

STATE OF Colorado )


)ss.

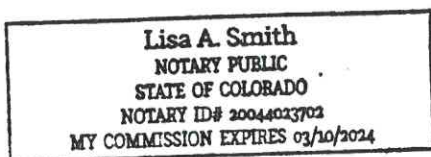
COUNTY OF El Paso )

The foregoing signature was subscribed or acknowledged before me this 19th day of July, 2021, by Kevin O'Neil as Member of OGC RE3, LLC, a Colorado limited liability company.

My commission expires: 3/10/2024

[SEAL]

  
Notary Public



**WARNING:  
IT IS AGAINST THE LAW:**

For anyone to sign this petition with any name other than one's own or to knowingly sign one's name more than once for the same measure or to knowingly sign the petition when not eligible to do so.

Do not sign this petition unless you are a person who owns real or personal property in the service area of the proposed district.

Do not sign this petition unless you have read and have had read to you the petition in its entirety and understand its meaning.

**KO 528 PP, LLC**

By: *Kevin O'Neil*

Name: Kevin O'Neil

As its: Member

Date of Signing: 7/19/2021

**AFFIDAVIT OF AUTHORITY**

I, Kevin O'Neil (print name) do solemnly swear or affirm that I am a Member of **KO 528 PP, LLC**, a Colorado limited liability company the record owner of property located within the service area of the proposed Catalyst Campus Business Improvement District as more particularly described in the foregoing Petition, that I signed the Petition for the formation of said District on behalf of the owner of said property, and that I am authorized to sign the Petition on behalf of the said owner.

Date: 7/19/2021

Signature: *Kevin O'Neil*

Office Held: Member

STATE OF Colorado )

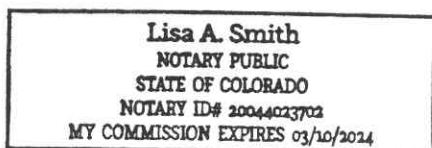
COUNTY OF El Paso ) ss.

The foregoing signature was subscribed or acknowledged before me this 19th day of July, 2021, by Kevin O'Neil as Member of KO 528 PP, LLC, a Colorado limited liability company.

My commission expires: 3/10/2024

[SEAL]

*Lisa A Smith*  
Notary Public



**WARNING:  
IT IS AGAINST THE LAW:**

For anyone to sign this petition with any name other than one's own or to knowingly sign one's name more than once for the same measure or to knowingly sign the petition when not eligible to do so.  
Do not sign this petition unless you are a person who owns real or personal property in the service area of the proposed district.  
Do not sign this petition unless you have read and have had read to you the petition in its entirety and understand its meaning.

**CENTER CITY HOLDINGS, LLC**

By: Kevin O'Neil

Name: Kevin O'Neil

As its: Member

Date of Signing: 7/19/2021

**AFFIDAVIT OF AUTHORITY**

I, Kevin O'Neil (print name) do solemnly swear or affirm that I am a Member of **CENTER CITY HOLDINGS, LLC**, a Colorado limited liability company the record owner of property located within the service area of the proposed Catalyst Campus Business Improvement District as more particularly described in the foregoing Petition, that I signed the Petition for the formation of said District on behalf of the owner of said property, and that I am authorized to sign the Petition on behalf of the said owner.

Date: 7/19/2021

Signature: Kevin O'Neil

Office Held: Member

STATE OF El Paso )

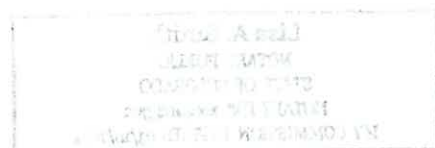
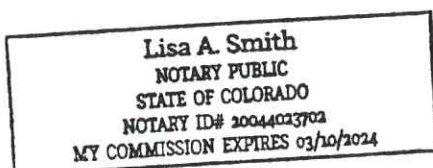
COUNTY OF El Paso ) ss.

The foregoing signature was subscribed or acknowledged before me this 19th day of July, 2021, by Kevin O'Neil as Member of CENTER CITY HOLDINGS, LLC, a Colorado limited liability company.

My commission expires: 3/10/2024

[SEAL]

Lisa A Smith  
Notary Public



**WARNING:  
IT IS AGAINST THE LAW:**

For anyone to sign this petition with any name other than one's own or to knowingly sign one's name more than once for the same measure or to knowingly sign the petition when not eligible to do so.

Do not sign this petition unless you are a person who owns real or personal property in the service area of the proposed district.

Do not sign this petition unless you have read and have had read to you the petition in its entirety and understand its meaning.

**545PP, LLC**

By: *Kevin O'Neil*

Name: Kevin O'Neil

As its: Member

Date of Signing: 7/19/2021

**AFFIDAVIT OF AUTHORITY**

I, Kevin O'Neil (print name) do solemnly swear or affirm that I am a Member of **545PP, LLC**, a Colorado limited liability company the record owner of property located within the service area of the proposed Catalyst Campus Business Improvement District as more particularly described in the foregoing Petition, that I signed the Petition for the formation of said District on behalf of the owner of said property, and that I am authorized to sign the Petition on behalf of the said owner.

Date: 7/19/2021 Signature: *Kevin O'Neil*

Office Held: Member

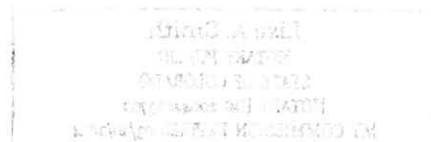
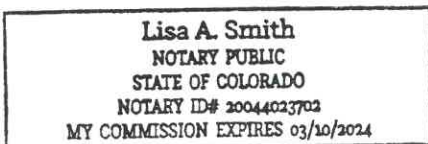
STATE OF Colorado )  
 )ss.  
COUNTY OF El Paso )

The foregoing signature was subscribed or acknowledged before me this 19<sup>th</sup> day of July, 2021, by Kevin O'Neil as Member of 545PP, LLC, a Colorado limited liability company.

My commission expires: 3/10/2024

[SEAL]

*Lisa A Smith*  
Notary Public



**WARNING:  
IT IS AGAINST THE LAW:**

For anyone to sign this petition with any name other than one's own or to knowingly sign one's name more than once for the same measure or to knowingly sign the petition when not eligible to do so.  
Do not sign this petition unless you are a person who owns real or personal property in the service area of the proposed district.  
Do not sign this petition unless you have read and have had read to you the petition in its entirety and understand its meaning.

**OGC RE1, LLC**

By: 

Name: Kevin O'Neil


As its: Member

Date of Signing: 7/19/2021

**AFFIDAVIT OF AUTHORITY**

I, Kevin O'Neil (print name) do solemnly swear or affirm that I am a Member of **OGC, RE1 LLC**, a Colorado limited liability company the record owner of property located within the service area of the proposed Catalyst Campus Business Improvement District as more particularly described in the foregoing Petition, that I signed the Petition for the formation of said District on behalf of the owner of said property, and that I am authorized to sign the Petition on behalf of the said owner.

Date: 7/19/2021

Signature: 

Office Held: Member

STATE OF Colorado )

)ss.

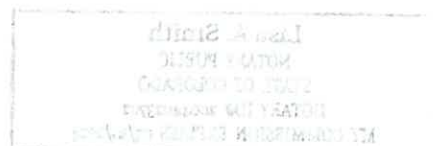
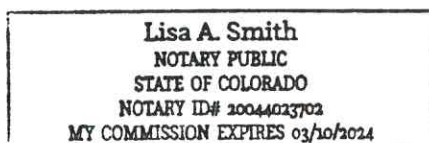
COUNTY OF El Paso )

The foregoing signature was subscribed or acknowledged before me this 19<sup>th</sup> day of July, 2021, by Kevin O'Neil as Member of OGC RE1, LLC, a Colorado limited liability company.

My commission expires: 3/10/2024

[SEAL]

  
Notary Public



**WARNING:  
IT IS AGAINST THE LAW:**

For anyone to sign this petition with any name other than one's own or to knowingly sign one's name more than once for the same measure or to knowingly sign the petition when not eligible to do so.

Do not sign this petition unless you are a person who owns real or personal property in the service area of the proposed district.

Do not sign this petition unless you have read and have had read to you the petition in its entirety and understand its meaning.

**OGCRE4, LLC**

By: *Kevin O'Neil*

Name: Kevin O'Neil

As its: Member

Date of Signing: 7/19/2021

**AFFIDAVIT OF AUTHORITY**

I, Kevin O'Neil (print name) do solemnly swear or affirm that I am a Member of **OGCRE4, LLC**, a Colorado limited liability company the record owner of property located within the service area of the proposed Catalyst Campus Business Improvement District as more particularly described in the foregoing Petition, that I signed the Petition for the formation of said District on behalf of the owner of said property, and that I am authorized to sign the Petition on behalf of the said owner.

Date: 7/19/2021

Signature: *Kevin O'Neil*

Office Held: Member

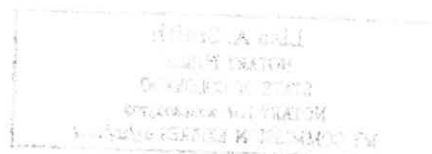
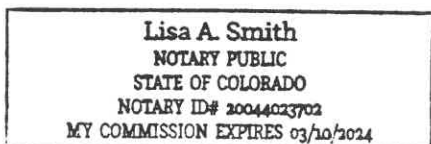
STATE OF Colorado )  
 )ss.  
COUNTY OF El Paso )

The foregoing signature was subscribed or acknowledged before me this 19th day of July, 2021, by Kevin O'Neil as Member of OGCRE4, LLC, a Colorado limited liability company.

My commission expires: 3/10/2024

[SEAL]

*Lisa A Smith*  
Notary Public



**WARNING:  
IT IS AGAINST THE LAW:**

For anyone to sign this petition with any name other than one's own or to knowingly sign one's name more than once for the same measure or to knowingly sign the petition when not eligible to do so.

Do not sign this petition unless you are a person who owns real or personal property in the service area of the proposed district.

Do not sign this petition unless you have read and have had read to you the petition in its entirety and understand its meaning.

**422 VERMIJO LLC**

By: 

Name: Kevin O'Neil

As its: Member

Date of Signing: 7/19/2021

**AFFIDAVIT OF AUTHORITY**

I, Kevin O'Neil (print name) do solemnly swear or affirm that I am a Member of **422 VERMIJO LLC**, a Colorado limited liability company the record owner of property located within the service area of the proposed Catalyst Campus Business Improvement District as more particularly described in the foregoing Petition, that I signed the Petition for the formation of said District on behalf of the owner of said property, and that I am authorized to sign the Petition on behalf of the said owner.

Date: 7/19/2021 Signature: 


Office Held: Member

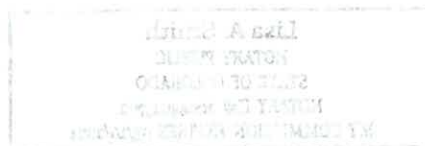
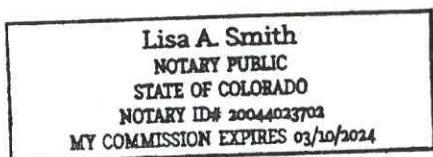
STATE OF Colorado )  
 )ss.  
COUNTY OF El Paso )

The foregoing signature was subscribed or acknowledged before me this 19th day of July, 2021, by Kevin O'Neil as Member of 422 VERMIJO LLC, a Colorado limited liability company.

My commission expires: 3/10/2024

[SEAL]

  
Notary Public



**WARNING:  
IT IS AGAINST THE LAW:**

For anyone to sign this petition with any name other than one's own or to knowingly sign one's name more than once for the same measure or to knowingly sign the petition when not eligible to do so.

Do not sign this petition unless you are a person who owns real or personal property in the service area of the proposed district.

Do not sign this petition unless you have read and have had read to you the petition in its entirety and understand its meaning.

**CATALYST SPUR, LLC**

By: [Signature]

Name: Kevin O'Neil

As its: Member

Date of Signing: 07/20/2021

**AFFIDAVIT OF AUTHORITY**

I, Kevin O'Neil (print name) do solemnly swear or affirm that I am a Member of **CATALYST SPUR, LLC**, a Colorado limited liability company the record owner of property located within the service area of the proposed Catalyst Campus Business Improvement District as more particularly described in the foregoing Petition, that I signed the Petition for the formation of said District on behalf of the owner of said property, and that I am authorized to sign the Petition on behalf of the said owner.

Date: 07/20/2021

Signature: [Signature]

Office Held: Member

STATE OF colorado )

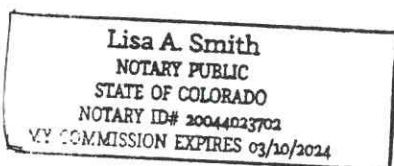
COUNTY OF El Paso ) ss.

The foregoing signature was subscribed or acknowledged before me this 20<sup>th</sup> day of July, 2021, by Kevin O'Neil as Member of KO 528 PP, LLC, a Colorado limited liability company.

My commission expires: 3/10/2024

[SEAL]

[Signature]  
Notary Public



**WARNING:  
IT IS AGAINST THE LAW:**

For anyone to sign this petition with any name other than one's own or to knowingly sign one's name more than once for the same measure or to knowingly sign the petition when not eligible to do so.

Do not sign this petition unless you are a person who owns real or personal property in the service area of the proposed district.

Do not sign this petition unless you have read and have had read to you the petition in its entirety and understand its meaning.

PETITIONERS:

**KEVONEL INVESTMENTS LLC**

By: [Signature]

Name: Kevin O'Neil

As its: Member

Date of Signing: 07/20/2021

**AFFIDAVIT OF AUTHORITY**

I, Kevin O'Neil (print name) do solemnly swear or affirm that I am a Member of **KEVONEL INVESTMENTS LLC**, a Colorado limited liability company the record owner of property located within the service area of the proposed Catalyst Campus Business Improvement District as more particularly described in the foregoing Petition, that I signed the Petition for the formation of said District on behalf of the owner of said property, and that I am authorized to sign the Petition on behalf of the said owner.

Date: 07/20/2021

Signature: [Signature]

Office Held: Member

STATE OF Colorado )

)ss.

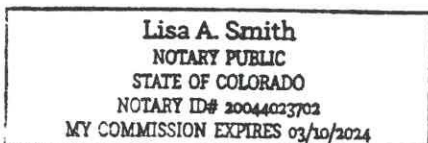
COUNTY OF El Paso )

The foregoing signature was subscribed or acknowledged before me this 20th day of July, 2021, by Kevin O'Neil as Member of OGC RE3, LLC, a Colorado limited liability company.

My commission expires: 3/10/2024

[Signature]  
Notary Public

[SEAL]



**WARNING:  
IT IS AGAINST THE LAW:**

For anyone to sign this petition with any name other than one's own or to knowingly sign one's name more than once for the same measure or to knowingly sign the petition when not eligible to do so.

Do not sign this petition unless you are a person who owns real or personal property in the service area of the proposed district.

Do not sign this petition unless you have read and have had read to you the petition in its entirety and understand its meaning.

**RV 528PP, LLC**

By: J. Ronald Voss

Name: J. Ronald Voss

As its: sole member

Date of Signing: 7-21-21

**AFFIDAVIT OF AUTHORITY**

I, J. Ronald Voss (print name) do solemnly swear or affirm that I am a sole member of **RV 528PP, LLC**, a Colorado limited liability company the record owner of property located within the service area of the proposed Catalyst Campus Business Improvement District as more particularly described in the foregoing Petition, that I signed the Petition for the formation of said District on behalf of the owner of said property, and that I am authorized to sign the Petition on behalf of the said owner.

Date: 7-21-21

Signature: [Signature]

Office Held: Sole member

STATE OF Colorado )

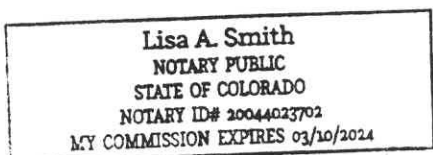
COUNTY OF El Paso ) ss.

The foregoing signature was subscribed or acknowledged before me this 21<sup>st</sup> day of July, 2021, by J. Ron Voss as Sole Member of RV 528PP, LLC, a Colorado limited liability company.

My commission expires: 3/10/2024

[SEAL]

[Signature]  
Notary Public



**WARNING:  
IT IS AGAINST THE LAW:**

For anyone to sign this petition with any name other than one's own or to knowingly sign one's name more than once for the same measure or to knowingly sign the petition when not eligible to do so.

Do not sign this petition unless you are a person who owns real or personal property in the service area of the proposed district.

Do not sign this petition unless you have read and have had read to you the petition in its entirety and understand its meaning.

**EXHIBIT A**

**Legal Description of the Area within the  
Catalyst Campus Business Improvement District**

LOT 21 EX ELY 1.8 FT OF NLY 50.0 FT, TOG WITH WLY 0.6 FT OF SLY 150.0 FT OF LOT 20 R A EDGERTONS SUB BLK 244 ADD 1 COLO SPGS;

LOTS 17, 18 & 19 INC EX PART CONV TO CITY BY BK 3270-296, TOG WITH LOT 20, EX WLY 0.6 FT OF SLY 150.0 FT, TOG WITH ELY 1.8 FT OF NLY 50.0 FT OF LOT 21 R A EDGERTONS SUB OF BLK 244 ADD NO 1 CO SPGS;

LOT 1 CONFLUENCE SUB NO 1 COLO SPGS;

LOT 1 RAILROAD FIVE SUB FIL NO 2;

THAT PART OF LOT 1 LY WLY OF PARCELS CONV BY BKS 3398-740, 3325-662 SANTA FE STATION SUB COLO SPGS IMPROVEMENTS ON 64181-16-023;

THAT PART OF LOT 1 SANTA FE STATION SUB COLO SPGS AS FOLS: COM AT NW COR OF SD SUB, TH ELY ON NLY BDRY LN THEREOF 263.76 FT, S 00<01'25" E 67.01 FT, S 26<24'10" W 156.68 FT FOR POB, CONT SWLY ON SAME COURSE 182.67 FT, S 63<59'53" E 93.0 FT, S 26<24'10" W 294.72 FT TO PT NLY LN OF ALLEY IN BLK 246, N 89<55'22" E 105.58 FT, N 26<24'10" E 248.3 FT, N 63<59'53" W 3.0 FT, N 26<00'07" E 182.67 FT, N 63<59'53" W 180.23 FT TO POB, TOG WITH THAT PART AS FOLS: COM AT NE COR OF SD SUB, TH WLY ON NLY LN OF SD SUB ON ARC OF CUR TO R WITH A RAD OF 1350.0 FT C/A OF 05<11'28", AN ARC DIST OF 122.31 FT, S 89<58'35" W 96.84 FT, S 00<01'25" E 67.01 FT, S 26<24'10" E 156.68 FT, TH S 63<59'53" E 183.81 FT FOR POB, TH S 26<30'00" W 66.46 FT, N 26<00'07" E 66.46 FT, TH S 63<59'53" E 0.58 FT TO POB - IMPROVEMENTS ON 64191-16-024 -;

PART OF LOT 1 SANTA FE STATION SUB AS FOLS; BEG AT MOST NELY COR OF SD SUB, TH S 00<47'10" E 180.91 FT, S 89<57'20" W 68.12 FT, S 00<04'35" E 20.0 FT, N 89<57'20" E 68.37 FT, S 00<47'10" E 172.44 FT, N 54<54'28" W 111.85 FT, N 63<30'00" W 202.0 FT, S 26<30'00" W 4.10 FT, N 63<59'53" W 21.80 FT, N 26<24'10" E 156.68 FT, N 00<01'25" W 67.01 FT, N 89<58'35" E 96.84 FT, TH ON ARC OF CUR TO L HAVING C/A OF 05<11'28" A RAD OF 1350.0 FT, AN ARC DIST OF 122.31 FT TO POB, TOG WITH

**WARNING:  
IT IS AGAINST THE LAW:**

**For anyone to sign this petition with any name other than one's own or to knowingly sign one's name more than once for the same measure or to knowingly sign the petition when not eligible to do so.**

**Do not sign this petition unless you are a person who owns real or personal property in the service area of the proposed district.**

**Do not sign this petition unless you have read and have had read to you the petition in its entirety and understand its meaning.**

VAC ALLEY ADJ VAC BY BK 6720-1097, IMPROVEMENTS ON 64181-16-022, EX THAT PT CONVEYED BY REC NO 218146006;

LOTS 1, 2 EX THAT PART TO STREET ELIZABETH F WOLFES SUB OF BLK 245 ADD NO 1 COLO SPGS;

LOT 3 EX TRI-SHAPE IN SE COR, EX PART TO PIKES PEAK AVE DESC BY BK 3668-283 ELIZABETH F WOLFES SUB BLK 245 ADD 1 COLO SPGS, TOG WITH 20 FT WIDE ALLEY LY SLY OF SD LOT, EX PT PLATTED INTO RAILROAD FIVE SUB FIL NO 1, SD VAC ALLEY DES IN BK 6388-447;

THAT PT OF SANTA FE STATION SUB LY WLY & NLY OF THAT TRACT DESC BY REC NO 218146006;

TR IN SE4 SEC 18-14-66 DESC AS FOLS: COM AT SE COR OF W 75.00 FT OF S2 OF LOT 4 BLK 106 ADD NO 1 THE TOWN OF COLO SPGS & ALSO BEING A PT ON THE N LN OF 100 FT WIDE CUCHARRAS ST; TH N 89<59'56" E ALG SD N LN 131.35 FT TO A PT ON A LN THAT IS 20.00 FT SELY OF & PARA WITH C/L OF MOST WLY LN OF THE BURLINGTON NORTHERN & SANTA FE R/R CO (FORMERLY THE ATCHISON, TOPEKA & SANTA FE R/R CO) & ALSO POB; THE ALG SD PARA LN N 19<16'21" E 134.02 FT, TH ALG ARC OF CUR TO R HAVING A RAD OF 732.50 FT A C/A OF 06<41'47" AN ARC DIST OF 85.61 FT WHICH CHORD BEARS N 22<37'15" E A DIST OF 85.56 FT, N 25<58'08" E 27.01 FT TO A PT ON THE SWLY BDY OF C & R FREIGHT STATION, S 64<41'20" E ALG SD SWLY LN 46.16 FT TO THE MOST SWLY COR OF SANTA FE STATION SUB, N 89<54'38" E ALG SD SLY LN 132.50 FT TO A PT THAT IS 20.00 FT WLY OF & PARA WITH THE C/L OF THE MOST ELY MAIN LN OF THE BURLINGTON NORTHERN & SANTA FE R/R CO (FORMERLY THE ATCHISON, TOPEKA & SANTA FE R/R CO); TH ALG SD PARA LN S 26<35'09" W 145.73 FT, SWLY ALG ARC OF CUR TO R HAVING A RAD OF 617.50 FT A C/A OF 08<39'04" ANN ARC DIST OF 93.24 FT WHICH CHORD BEARS S 30<54'41" W A DIST OF 93.15 FT TO A PT ON SD N LN OF CUCHARRAS ST, TH S 89<59'56" W ALG SD LN 150.13 FT TO POB;

W 50 FT OF LOT 1 BLK 106 ADD 1 COLO SPGS;

E 50 FT OF W 100 FT OF LOT 1 BLK 106 ADD 1 COLO SPGS;

W 50 FT OF E 90 FT OF N 140 FT OF LOTS 1, 2 BLK 106 ADD 1 COLO SPGS;

**WARNING:  
IT IS AGAINST THE LAW:**

**For anyone to sign this petition with any name other than one's own or to knowingly sign one's name more than once for the same measure or to knowingly sign the petition when not eligible to do so.**

**Do not sign this petition unless you are a person who owns real or personal property in the service area of the proposed district.**

**Do not sign this petition unless you have read and have had read to you the petition in its entirety and understand its meaning.**

THAT PT OF SANTA FE STATION SUB LY SLY & ELY OF THAT TRACT DESCRIBED BY REC NO 218146006;

LOT 1 NICOLL WAREHOUSE SUB;

TRACT A NICOLL WAREHOUSE SUB;

TR IN SE4 SEC 18-14-66 DESC AS FOLS: BEG 20.0 FT N & 282.0 FT W OF SE COR OF BLK 247 ADD 1 COLO SPGS: THN ALG A LN HEREINAFTER REFERRED TO AS LINE A, A DIST OF 240.0 FT, TH E ALG S LN OF E-W ALLEY IN SD BLK247 75.0 FT M/L TO INTSEC WITH A LN DRAWN PARA & CONCENTRIC WITH & 15.0 FT NORMALLY DISTANT WLYFROM GRANTOR'S EXISTING SPUR TRACK C/L, TH SLY ALG SD PARA & CONCENTRIC LN 271.0 FT M/L TO C/L OFVAC VERMIJO ST., TH W ALG SD ST C/L TO INTSEC WITH SLY EXT OF SD LINE A, TH N ALG DS SLY EXT TO POB, TOGWITH THE SPUR TRACK R/W LY ADJ TO & WLY OF THE HEREINABOVE DESCRIBED PREMISES, TOG WITH VAC ORD04-120 BY REC #204137963; and

COUNTY OF EL PASO, STATE OF COLORADO. LOTS 4, 5 BLOCK 105 ADDITION 1 COLORADO SPRINGS; and

A TRACT OF LAND IN THE COUNTY OF EL PASO, STATE OF COLORADO LYING IN BLOCKS 246, 247, 248, 249, AND 250 ADDITION NO. 1 TO THE TOWN OF COLORADO SPRINGS DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 2, TRANSMIX SUBDIVISION FILING NO. 3 IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, SAID POINT OF BEGINNING BEING ON THE NORTH RIGHT OF WAY LINE OF

E. COSTILLA STREET; THENCE

ALONG THE NORTHERLY RIGHT OF WAY LINE OF E. COSTILLA STREET THE FOLLOWING 3 COURSES,

COURSE 1: S 01°55'18" W 13.00 FEET,

COURSE 2: N 88°04'42" W 263.77 FEET,

COURSE 3: N 01°55'18" E 13.00 FEET TO THE SOUTH LINE OF BLOCK 249 OF ADDITION NO. 1 TO THE TOWN OF COLORADO SPRINGS; THENCE

S 88°04'42" E 59.15 FEET ALONG THE SOUTH LINE OF BLOCK 249 OF ADDITION NO. 1 TO THE TOWN OF COLORADO SPRINGS; THENCE

N 10°54'26" E 216.68 FEET; THENCE

**WARNING:  
IT IS AGAINST THE LAW:**

**For anyone to sign this petition with any name other than one's own or to knowingly sign one's name more than once for the same measure or to knowingly sign the petition when not eligible to do so.**

**Do not sign this petition unless you are a person who owns real or personal property in the service area of the proposed district.**

**Do not sign this petition unless you have read and have had read to you the petition in its entirety and understand its meaning.**

N 08°58'35" E 67.43 FEET; THENCE  
N 12°45'15" E 120.12 FEET; THENCE  
N 10°26'19" E 41.87 FEET TO THE SOUTH RIGHT OF WAY LINE OF E. VERMIJO  
AVENUE; THENCE  
N 32°52'39" E 29.63 FEET; THENCE  
S 88°02'03" E 12.24 FEET; THENCE  
ON A CURVE TO THE RIGHT WITH A RADIUS OF 953.66 FEET, AN ARC DISTANCE  
OF 274.32 FEET, CHORD BEING  
N 15°06'58" E 273.38 FEET; THENCE  
N 23°58'05" E 20.35 FEET TO THE SOUTHWEST CORNER OF THE MONITOR LANE  
PROPERTIES LLC TRACT AS DESCRIBED IN FILING #206180654 IN THE RECORDS OF  
THE CLERK AND RECORDER OF EL PASO COUNTY; THENCE  
S 88°09'04" E 124.47 FEET TO THE SOUTHEAST CORNER OF THE SAID MONITOR  
LANE PROPERTIES LLC; THENCE  
N 26°40'05" E 120.65 FEET TO THE SOUTHEAST CORNER OF THE BOXCAR  
ENTERPRISE LLC TRACT AS DESCRIBED IN  
FILING #216147956 IN THE RECORDS OF THE CLERK AND RECORDER OF EL PASO  
COUNTY; THENCE  
N 26°40'05" E 88.14 FEET TO THE NORTHEAST CORNER OF THE SAID BOXCAR  
ENTERPRISE LLC TRACT; THENCE  
S 88°00'07" E 42.04 FEET; THENCE  
N 21°11'46" E 105.99 FEET TO THE SOUTHWEST CORNER OF THE OGC RE1 LLC  
TRACT AS DESCRIBED IN  
FILING #216041875 IN THE RECORDS OF THE CLERK AND RECORDER OF EL PASO  
COUNTY; THENCE  
S 88°11'35" E 150.13 FEET TO THE SOUTHEAST CORNER OF THE SAID OGC RE1 LLC  
TRACT; THENCE  
ON A CURVE TO THE LEFT WITH A RADIUS OF 617.50 FEET, AN ARC DISTANCE OF  
92.92 FEET, CHORD BEING  
N 32°50'24" E 92.83 FEET ALONG THE EASTERLY LINE OF THE SAID OGC RE1  
TRACT; THENCE  
N 28°22'01" E 145.35 FEET TO THE SOUTH LINE OF LOT 1, SANTA FE STATION  
SUBDIVISION, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO;  
THENCE  
S 88°02'20" E 91.88 FEET ALONG THE SOUTH LINE OF SAID LOT 1, SANTA FE  
STATION SUBDIVISION; THENCE  
S 00°51'39" W 20.00 FEET; THENCE

**WARNING:  
IT IS AGAINST THE LAW:**

**For anyone to sign this petition with any name other than one's own or to knowingly sign one's name more than once for the same measure or to knowingly sign the petition when not eligible to do so.**

**Do not sign this petition unless you are a person who owns real or personal property in the service area of the proposed district.**

**Do not sign this petition unless you have read and have had read to you the petition in its entirety and understand its meaning.**

S 88°44'41" E 75.97 FEET TO THE NORTHWESTERLY CORNER OF LOT 2, MERRITT'S SUBDIVISION FILING NO. 2, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO; THENCE ALONG THE NORTHWESTERLY AND WEST LINES OF SAID LOT 2, MERRITT'S SUBDIVISION FILING NO. 2 THE FOLLOWING 4 COURSES,

COURSE 1: S 42°12'12" W 39.00 FEET,  
COURSE 2: S 58°32'11" W 68.00 FEET,  
COURSE 3: S 49°34'59" W 64.04 FEET,  
COURSE 4: S 01°47'19" W 80.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2, MERRITT'S SUBDIVISION FILING NO. 2; THENCE

N 88°09'36" W 137.20 FEET TO THE NORTHWEST CORNER OF LOT 2, TRANSMIX SUBDIVISION FILING NO. 3, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO; THENCE ALONG THE WESTERLY LINE OF SAID LOT 2, TRANSMIX SUBDIVISION FILING NO. 3 THE FOLLOWING 13 COURSES,

COURSE 1: S 03°17'27" W 99.95 FEET,  
COURSE 2: N 88°09'57" W 51.71 FEET,  
COURSE 3: S 45°20'53" W 73.08 FEET,  
COURSE 4: ON A CURVE TO THE LEFT WITH A RADIUS OF 384.70 FEET, AN ARC DISTANCE OF 46.33 FEET, CHORD BEING S 41°18'39" W 46.30 FEET,  
COURSE 5: S 37°57'00" W 82.72 FEET,  
COURSE 6: ON A CURVE TO THE LEFT WITH A RADIUS OF 384.75 FEET, AN ARC DISTANCE OF 65.00 FEET, CHORD BEING S 33°02'37" W 64.92 FEET,  
COURSE 7: S 28°15'32" W 475.43 FEET,  
COURSE 8: S 66°23'51" E 47.63 FEET,  
COURSE 9: S 09°56'44" W 81.59 FEET,  
COURSE 10: S 02°13'23" E 38.67 FEET,  
COURSE 11: S 12°56'33" W 99.09 FEET,  
COURSE 12: S 04°28'05" W 49.93 FEET,  
COURSE 13: ON A CURVE TO THE RIGHT WITH A RADIUS OF 1718.56 FEET, AN ARC DISTANCE OF 19.97 FEET, CHORD BEING S 15°46'38" W 19.97 FEET TO THE POINT OF BEGINNING, CONTAINING 5.2 ACRES.

**WARNING:  
IT IS AGAINST THE LAW:**

**For anyone to sign this petition with any name other than one's own or to knowingly sign one's name more than once for the same measure or to knowingly sign the petition when not eligible to do so.**

**Do not sign this petition unless you are a person who owns real or personal property in the service area of the proposed district.**

**Do not sign this petition unless you have read and have had read to you the petition in its entirety and understand its meaning.**

AND THE BNSF RAILROAD BRIDGE OVER E. COSTILLA STREET IN COLORADO SPRINGS, EL PASO COUNTY, COLORADO. SAID BNSF RAILROAD BRIDGE OVER E. COSTILLA STREET BEING LOCATED BETWEEN S. WAHSATCH AVENUE TO THE WEST AND S. EL PASO STREET TO THE EAST. AND BETWEEN BLOCK 249 OF ADDITION NO. 1 TO THE TOWN OF COLORADO SPRINGS TO THE NORTH AND BLOCK 251 OF ADDITION NO. 1 TO THE TOWN OF COLORADO SPRINGS TO THE SOUTH.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

COUNTY OF EL PASO, STATE OF COLORADO.