PETITION FOR EXCLUSION OF PROPERTY
GOLD HILL NORTH BUSINESS IMPROVEMENT DISTRICT

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

The petitioner, Gold Hill Development LLC, a Washington limited liability company (the "Petitioner"), hereby respectfully petitions the City Council (the "City Council") of the City of Colorado Springs (the "City") in accordance with Section 31-25-1220, C.R.S., for the exclusion of the property described below from the Gold Hill North Business Improvement District (the "District").

The Petitioner hereby requests that the property described in **Exhibit A**, attached hereto and incorporated herein (the "Property"), be excluded from the District's boundaries and that an Ordinance be adopted by the City Council excluding the Property from the District's boundaries.

The Petitioner 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 Petitioner 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 exclusion, publication of the ordinance approving the exclusion (if any), filing and recording fees, and all other costs of exclusion of the land into said District, whether or not such exclusion is approved.

The Petitioner's name and address are as follows:

Gold Hill Development LLC
10500 NE 8th St., Ste. 1760
Bellevue, WA 98004

Remainder of page intentionally left blank. Signature page follows.

PETITIONER:

Gold Hill Development LLC,
a Washington limited liability company

Monte C McKeehen

Printed Name: Monte C. McKeehen

Title: Sr. Vice President

STATE OF WASHINGTON)
) ss.
COUNTY OF KITSAP)

The above and foregoing instrument was acknowledged before me this 19TH day of March 2025, by Monte C. McKeehen, as Sr. Vice President of Gold Hill Development LLC.

WITNESS my hand and official seal.

SHANNON LANGLAND
Notary Public
State of Washington
Commission # 22004874
My Comm. Expires Oct 13, 2025

(SEAL)

Shannon Langland
Notary Public

My commission expires: 10/13/2025

Signature Page to Petition for Exclusion of Real Property

EXHIBIT A
(The Property)

A portion of Lots 157 and 158, Gold Hill Mesa Filing No. 13 as recorded under Reception No. 224715431, City of Colorado Springs, County of El Paso, State of Colorado.

AND THE FOLLOWING LEGAL DESCRIPTIONS

EXHIBIT A

A portion of Lot 157, Gold Hill Mesa Filing No. 13, as recorded under Reception No. 224715431, City of Colorado Springs, County of El Paso, State of Colorado, described as follows:

BEGINNING at the most Northerly corner of said Lot 157;
thence the following two (2) courses along the Northerly and Easterly lines of said Lot 157:
1) S 67°22'03" E, a distance of 620.85 feet;
2) S 22°37'57" W, a distance of 2.85 feet;
thence N 67°22'03" W, a distance of 620.85 feet to the Westerly line of said Lot 157;
thence N 22°37'41" E along said Westerly line, a distance of 2.85 feet to the POINT OF BEGINNING.

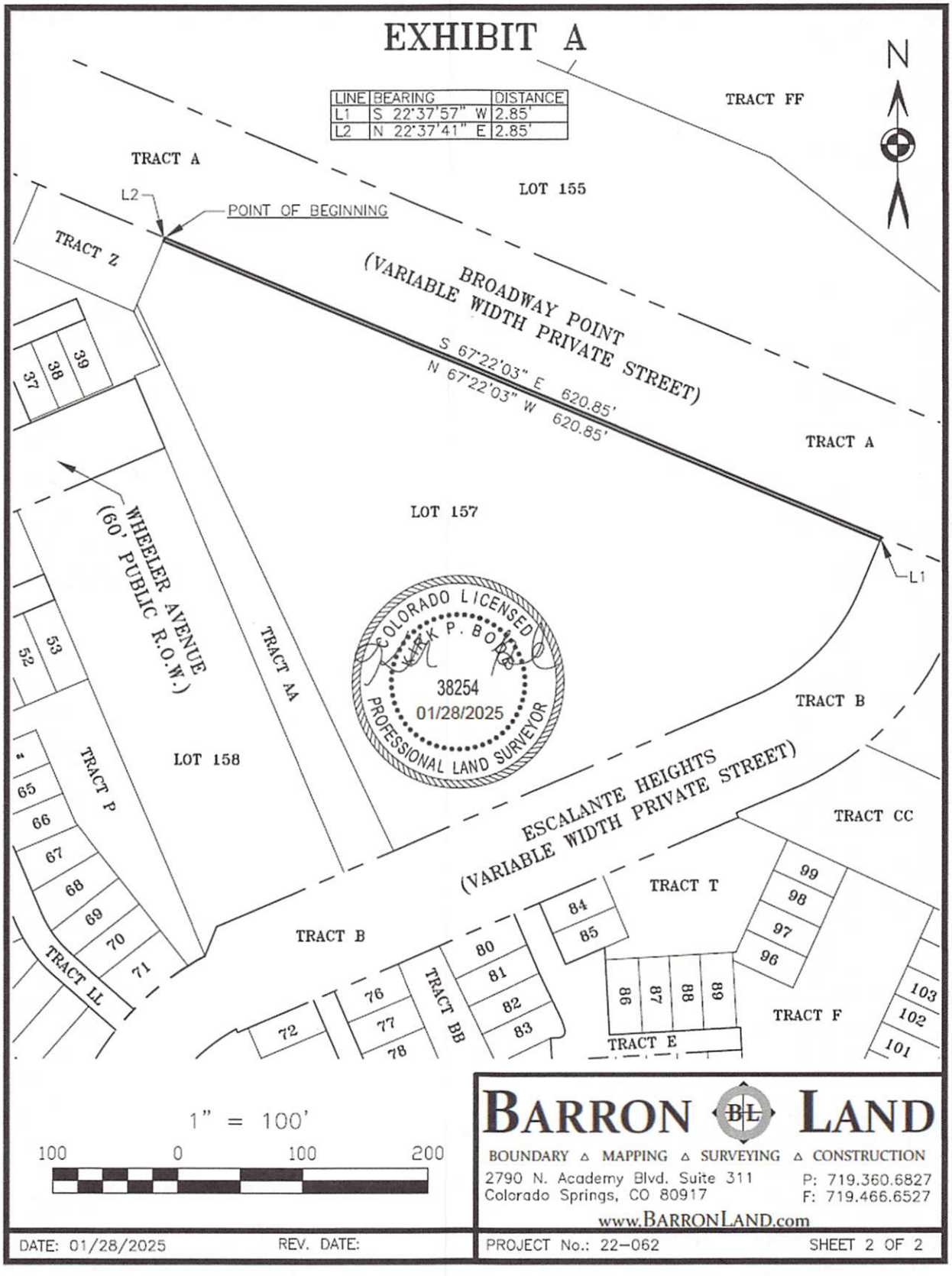
Containing a total calculated area of 1,767 square feet (0.041 acres) of land, more or less.

Kirk P. Bode
Colorado Professional Land Surveyor No. 38254
For and on behalf of Barron Land, LLC

BARRON LAND
BOUNDARY △ MAPPING △ SURVEYING △ CONSTRUCTION
2790 N. Academy Blvd. Suite 311
Colorado Springs, CO 80917
P: 719.360.6827
F: 719.466.6527
www.BARRONLAND.com

DATE: 01/28/2025 REV. DATE: PROJECT No.: 22-062 SHEET 1 OF 2

EXHIBIT A



1" = 100'

100 0 100 200

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PROJECT No.: 22-062 SHEET 2 OF 2

EXHIBIT A

A portion of Lot 158, Gold Hill Mesa Filing No. 13, as recorded under Reception No. 224715431, City of Colorado Springs, County of El Paso, State of Colorado, described as follows:

BEGINNING at the Northeast corner of said Lot 158, said corner also being the Southeast corner of Wheeler Avenue;
thence S 23°00'53" E along the East line of said Lot 158, a distance of 1.99 feet;
thence S 66°58'16" W, a distance of 10.58 feet;
thence N 23°01'43" W, a distance of 1.99 feet to the North line of said Lot 158;
thence N 66°58'17" E along said North line, a distance of 10.58 feet to the POINT OF BEGINNING.

Containing a total calculated area of 21 square feet of land, more or less.

Kirk P. Bode
Colorado Professional Land Surveyor No. 38254
For and on behalf of Barron Land, LLC

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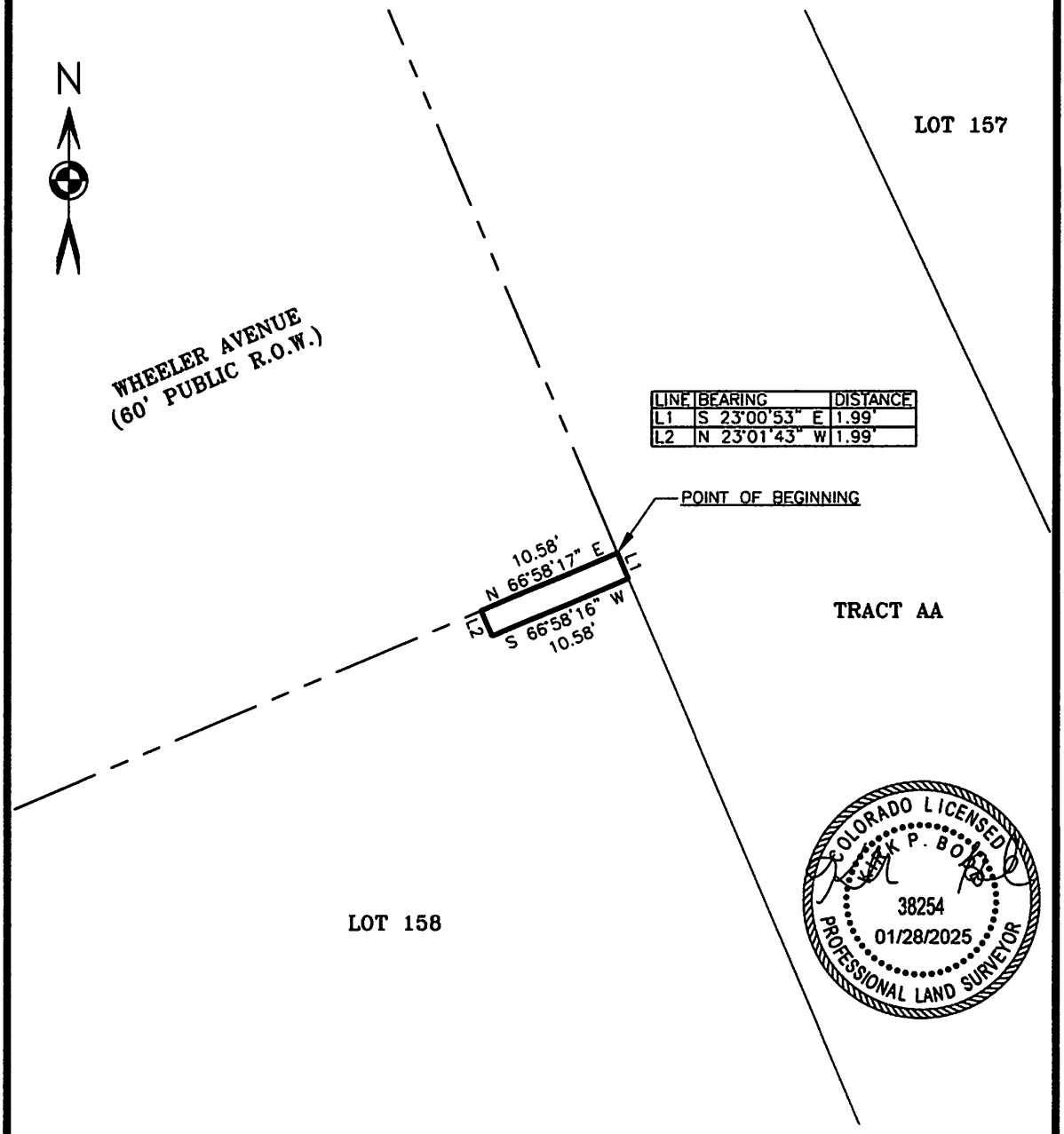
EXHIBIT A



LINE	BEARING	DISTANCE
L1	S 23°00'53" E	1.99'
L2	N 23°01'43" W	1.99'

1" = 10'

10 0 10 20

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PROJECT No.: 22-062 SHEET 2 OF 2

EXHIBIT A

A portion of Lot 157, Gold Hill Mesa Filing No. 13, as recorded under Reception No. 224715431, City of Colorado Springs, County of El Paso, State of Colorado, described as follows:

BEGINNING at the Southwest corner of said Lot 157;
thence N 25°15'44" W along the West line of said Lot 157, a distance of 7.08 feet;
thence S 25°50'17" E, a distance of 7.08 feet to the South line of said Lot 157;
thence S 66°50'52" W along said South line, a distance of 0.07 feet to the POINT OF BEGINNING.

Containing a total calculated area of 0.25 square feet of land, more or less.

Kirk P. Bode
Colorado Professional Land Surveyor No. 38254
For and on behalf of Barron Land, LLC

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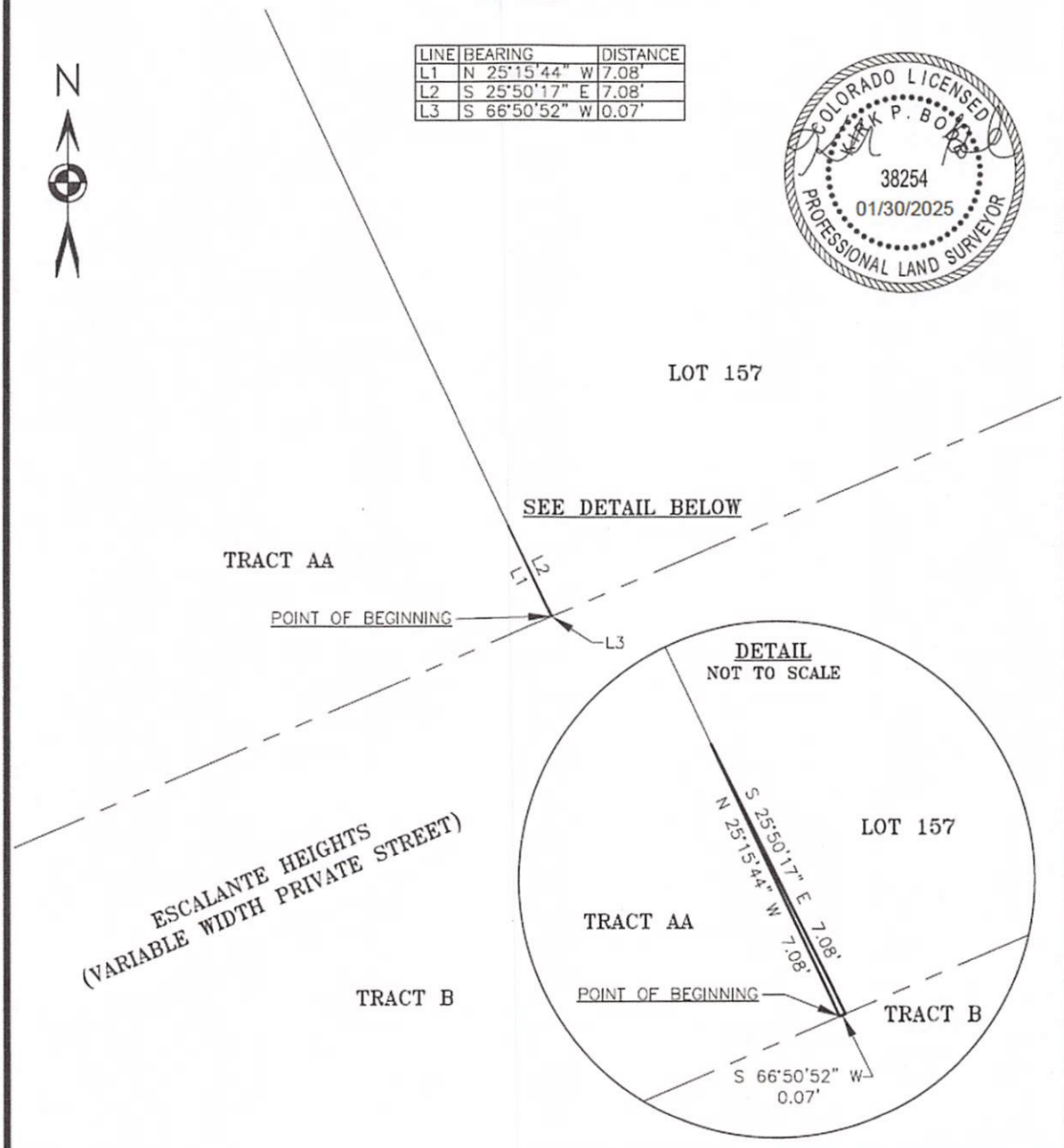
EXHIBIT A

LINE	BEARING	DISTANCE
L1	N 25°15'44" W	7.08'
L2	S 25°50'17" E	7.08'
L3	S 66°50'52" W	0.07'



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