

**PETITION FOR INCLUSION OF PROPERTY
GOLD HILL NORTH BUSINESS IMPROVEMENT DISTRICT**

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

The petitioners, AIPA Colorado Investments, LLC, a Washington limited liability company, and Gold Hill Development LLC, a Washington limited liability company (collectively, the “Petitioners”), hereby respectfully petition 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 inclusion of the property described below into the Gold Hill North Business Improvement District (the “District”).

The Petitioners hereby request that the property described in **Exhibit A**, attached hereto and incorporated herein (the “Property”), be included into the District’s boundaries and that an Ordinance be adopted by the City Council including the Property into the District’s boundaries, 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 Petitioners represent to the City Council they are collectively 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 Petitioners agree that they 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 Petitioners’ names and addresses are as follows:

AIPA Colorado Investments, LLC
10500 NE 8th St., Ste. 1760
Bellevue, WA 98004

Gold Hill Development LLC
142 S Raven Mine Dr., Ste. 200
Colorado Springs, CO 80905

Remainder of page intentionally left blank. Signature page follows.

PETITIONERS:

AIPA COLORADO INVESTMENTS, LLC,
a Washington limited liability company

Stephanie Edwards

Printed Name: Stephanie Edwards

Title: Executive Vice President

STATE OF HAWAII)
) ss.
COUNTY OF MAUI)

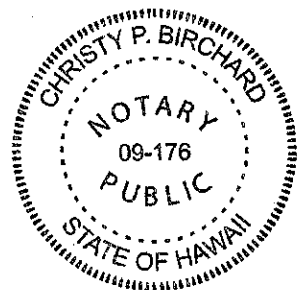
The above and foregoing instrument was acknowledged before me this 18 day of September 2024, by Stephanie Edwards, as Executive Vice President of AIPA Colorado Investments, LLC.

WITNESS my hand and official seal.

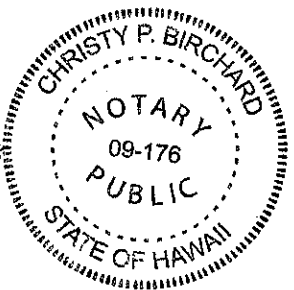
(SEAL)

Christy P. Birchard
Notary Public Christy P. Birchard

My commission expires: 5-17-2025



Doc. Date: 9/18/2024 # Pages: 12
Notary Name: Christy P. Birchard 2nd Circuit
Doc. Description: Petition for (stamp or seal)
Inclusion of Property Gold Hill
North Business Improvement District
Christy P. Birchard 9/18/2024
Notary Signature Date



Signature Page to Petition for Inclusion of Real Property

GOLD HILL DEVELOPMENT LLC,
a Washington limited liability company

Stephanie Edwards

Printed Name: Stephanie Edwards

Title: Executive Vice President

STATE OF HAWAII)
) ss.
COUNTY OF MAUI)

The above and foregoing instrument was acknowledged before me this 18 day of September 2024, by Stephanie Edwards, as Executive Vice President of Gold Hill Development LLC.

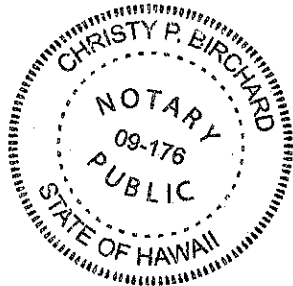
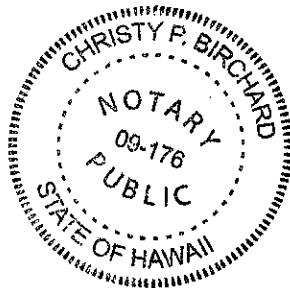
WITNESS my hand and official seal.

(SEAL)

Christy P. Birchard
Notary Public Christy P. Birchard

My commission expires: 5-17-2025

Doc. Date: 9/18/2024 # Pages: 12
Notary Name: Christy P. Birchard 2nd Circuit
Doc. Description: Petition for Inclusion of Property Gold Hill North Business Improvement District
Ch 9/18/2024
Notary Signature Date



Signature Page to Petition for Inclusion of Real Property

EXHIBIT A
(The Property)

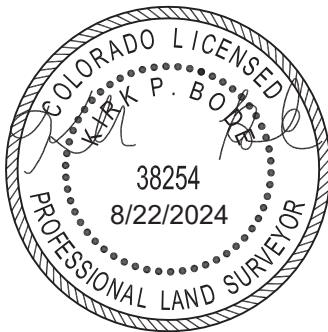
EXHIBIT A

That parcel of land as described under Book 5140, Page 651, records of El Paso County, lying within the Southeast Quarter of Section 11, Township 14 South, Range 67 West of the 6th P.M., City of Colorado Springs, County of El Paso, State of Colorado, more particularly described as follows:

Bearings are based upon the Southerly Right-of-Way line of State Highway 24, as recorded under Book 1961, Page 983, monumented at the North angle point of Lot 1, Cimarron Subdivision Filing No. 1, as recorded under Reception No. 205055469, records of El Paso County, with a 1" pipe, and at the Southeast corner of said parcel of land as described under Book 5140, Page 651 of said records, with a 1" pipe, and is assumed to bear S 55°24'20" E, a distance of 503.48 feet.

BEGINNING at the Southeast corner of said parcel of land as described under Book 5140, Page 651; thence S 89°55'48" W along the South line of said parcel of land as described under Book 5140, Page 651, said line also being the North line of the Gold Hill North Business Improvement District, as recorded under Reception No. 221168099; a distance of 264.86 feet; thence N 00°02'05" E along the West line of said parcel of land as described under Book 5140, Page 651, a distance of 182.92 feet to the Southerly Right-of-Way line of said State Highway 24; thence S 55°24'20" E along said Right-of-Way, a distance of 321.61 feet to the POINT OF BEGINNING.

Containing a total calculated area of 24,224 square feet (0.556 acres) 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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BOUNDARY Δ MAPPING Δ SURVEYING Δ CONSTRUCTION
2790 N. Academy Blvd. Suite 311 P: 719.360.6827
Colorado Springs, CO 80917 F: 719.466.6527

www.BARRONLAND.com

DATE: 08/22/2024

REV. DATE:

PROJECT No.: 22-062

SHEET 1 OF 2

EXHIBIT A



FOUND 1" PIPE

LOT 1
CIMARRON SUBDIVISION
FILING No. 1
(REC. No. 205055469)

STATE HIGHWAY 24
(BOOK 1961, PAGE 983)

BASIS OF BEARINGS
S 55°24'20" E 503.48'

N 00°02'05" E 182.92'

PARCEL OF LAND AS DESCRIBED
UNDER BOOK 5140, PAGE 651

S 89°55'48" W 264.86'

FOUND 1" PIPE
POINT OF BEGINNING

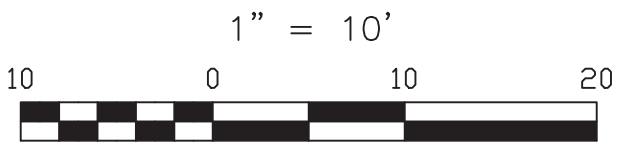
LOT 4

GOLDEN CYCLE
SUB. FILING No. 1
(BOOK A-2, PAGE 54)

LOT 5

EXISTING GOLD HILL NORTH
BUSINESS IMPROVEMENT DISTRICT
(RECEPTION No. 221168099)

20' ALLEY



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EXHIBIT A

A portion of the Northeast Quarter of Section 14, Township 14 South, Range 67 West of the 6th P.M., City of Colorado Springs, County of El Paso, State of Colorado, described as follows:

Bearings are based upon the East line of 21st Street, monumented at the Southwest corner of Gold Hill Mesa Filing No. 12, as recorded under Reception No. 224715281, records of El Paso County, with a No. 5 rebar and orange plastic cap stamped "PLS 38141", and at the Southeast corner of 21st Street and Broadway Avenue, also being the Southwest corner of Moore's Subdivision, as recorded under Reception No. 109842 of said records, with a No. 4 rebar, and is assumed to bear N 00°02'05" E, a distance of 1326.38 feet.

COMMENCING at the Southwest corner of said Gold Hill Mesa Filing No. 12, said corner being on the East line of said 21st Street;
thence N 00°02'05" E along said East line of 21st Street, a distance of 41.14 feet;
thence S 89°57'55" E, a distance of 1045.94 feet to the intersection of the East line of said Gold Hill Mesa Filing No. 12 and the North line of the Gold Hill North Metropolitan District No. 1, as recorded under Reception No. 221222555, and the POINT OF BEGINNING;
thence the following three (3) courses along the North line of said Gold Hill North Metropolitan District No. 1:
1) S 70°30'09" E, a distance of 210.38 feet;
2) 75.01 feet along the arc of a 163.00 foot radius curve to the left, having a central angle of 26°22'01" and a chord that bears S 83°41'10" E, 74.35 feet;
3) S 14°23'02" E, a distance of 12.40 feet to an angle point of said Gold Hill Mesa Filing No. 12, said point also being the most Westerly Northwest corner of Gold Hill Mesa Filing No. 10, as recorded under Reception No. 220714607;
thence the following four (4) courses along the North line of said Gold Hill Mesa Filing No. 12:
1) S 84°55'33" W, a distance of 24.74 feet;
2) 70.96 feet along the arc of a 120.00 foot radius curve to the right, having a central angle of 33°52'53" and a chord that bears N 87°26'35" W, 69.93 feet;
3) N 70°30'09" W, a distance of 200.29 feet;
4) N 19°29'51" E, a distance of 24.00 feet to the POINT OF BEGINNING.

Containing a total calculated area of 6,423 square feet (0.147 acres) of land, more or less.



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EXHIBIT A

GOLD HILL MESA FILING No. 10
(RECEPTION No. 220714607)



L=75.01'
R=163.00'
 $\Delta=26^{\circ}22'01''$
CB=S 83°41'10" E
CL=74.35'

L=70.96'
R=120.00'
 $\Delta=33^{\circ}52'53''$
CB=N 87°26'35" W
CL=69.93'

LINE	BEARING	DISTANCE
L1	N 00°02'05" E	41.14'
L2	S 14°23'02" E	12.40'
L3	S 84°55'33" W	24.74'
L4	N 19°29'51" E	24.00'

EXISTING GOLD HILL NORTH
BUSINESS IMPROVEMENT DISTRICT
(RECEPTION No. 221168099)

EXISTING GOLD HILL NORTH
METRO DISTRICT No. 1
(RECEPTION No. 221222555)

GOLD HILL MESA FILING No. 12
(RECEPTION No. 224715281)

FOUND #5 REBAR WITH ORANGE
PLASTIC CAP STAMPED "PLS 38141"
S.W. CORNER OF GOLD HILL MESA FILING No. 12
POINT OF COMMENCEMENT

FOUND #4 REBAR
S.W. CORNER OF
MOORE'S SUBDIVISION

POINT OF
BEGINNING

S 89°57'55" E
1045.94' (TIE)

N 00°02'05" E 1326.38'
BASIS OF BEARINGS

21ST STREET



1" = 60'



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COMMENCING at the Southwest corner of said Gold Hill Mesa Filing No. 12, said corner being on the East line of said 21st Street;

thence N 00°02'05" E along said East line of 21st Street, a distance of 390.27 feet;

thence S 89°57'55" E, a distance of 1358.07 feet to a point on the East line of the Gold Hill North Business Improvement District, as recorded under Reception No. 221168099, and the POINT OF BEGINNING;

thence S 65°21'15" E, a distance of 51.45 feet;

thence S 24°38'45" W, a distance of 40.95 feet;

thence 24.46 feet along the arc of a 69.00 foot radius curve to the right, having a central angle of 20°18'26" and a chord that bears S 80°32'38" E, 24.33 feet;

thence S 70°23'25" E, a distance of 35.34 feet;

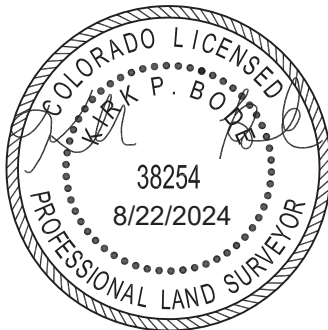
thence S 24°40'50" W, a distance of 62.03 feet to a point on the East line of said Gold Hill North Business Improvement District;

thence the following two (2) courses along the East line of said Gold Hill North Business Improvement District:

1) 55.03 feet along the arc of a 116.85 foot radius curve to the left, having a central angle of 26°58'53" and a chord that bears N 50°45'52" W, 54.52 feet;

2) 107.43 feet along the arc of a 74.00 foot radius curve to the left, having a central angle of 83°10'34" and a chord that bears N 11°03'23" W, 98.24 feet to the POINT OF BEGINNING.

Containing a total calculated area of 3,455 square feet (0.079 acres) 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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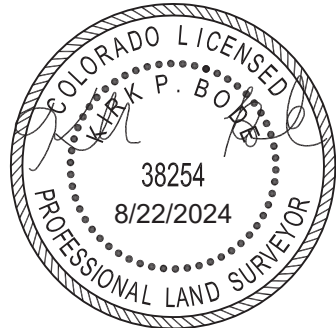
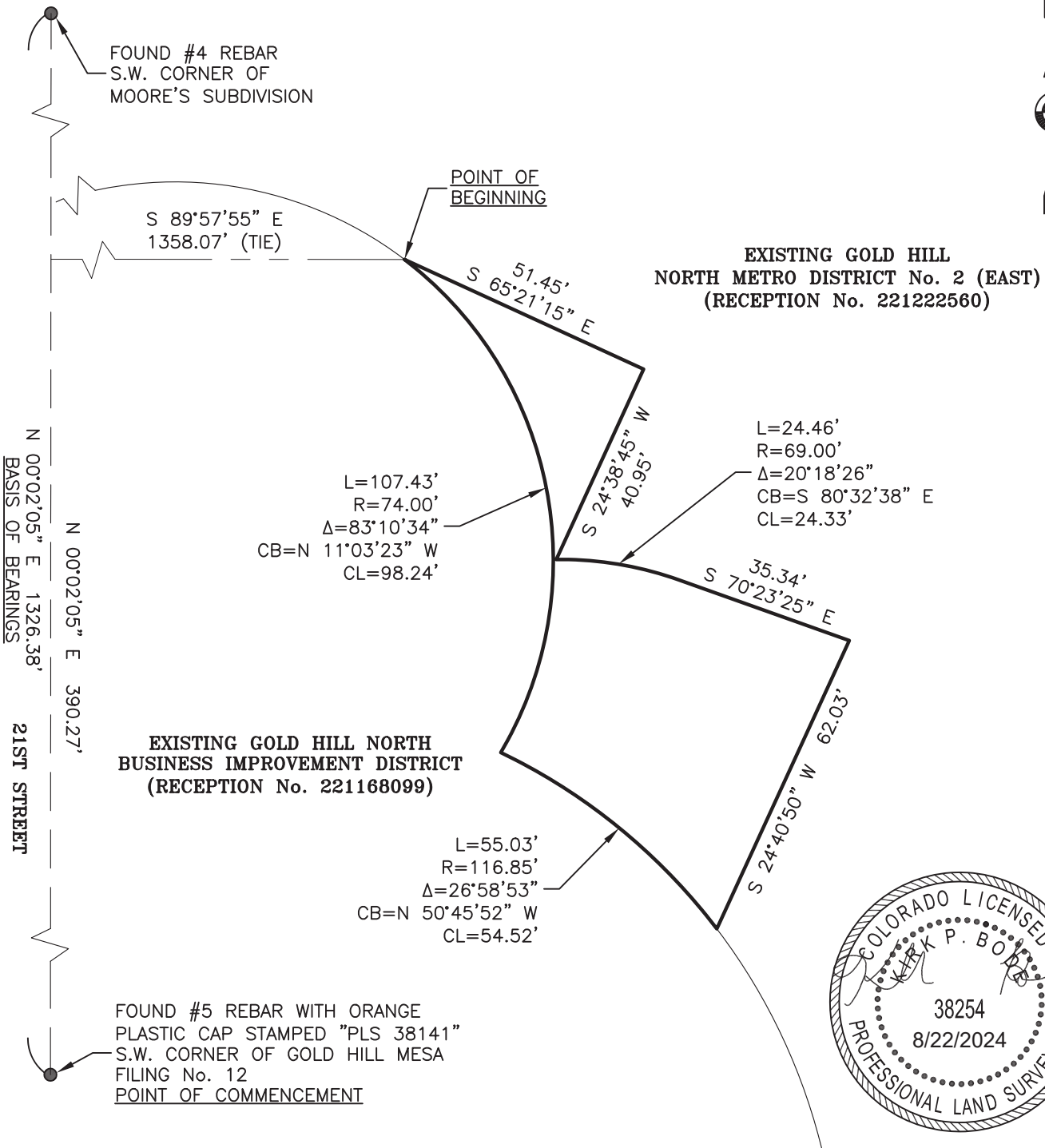
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SHEET 1 OF 2

EXHIBIT A



1" = 30'



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COMMENCING at the Southwest corner of said Gold Hill Mesa Filing No. 12, said corner being on the East line of said 21st Street;

thence N 00°02'05" E along said East line of 21st Street, a distance of 254.05 feet;

thence S 89°57'55" E, a distance of 1423.06 feet to a point on the West line of the Gold Hill North Metropolitan District No. 2 (East parcel), as recorded under Reception No. 221222560, and the POINT OF BEGINNING;

thence S 65°19'10" E, a distance of 109.37 feet;

thence S 80°23'25" E, a distance of 60.17 feet;

thence N 59°36'35" E, a distance of 77.14 feet;

thence N 24°36'35" E, a distance of 103.09 feet;

thence S 65°21'15" E, a distance of 24.93 feet;

thence S 85°14'49" E, a distance of 177.38 feet to the East line of said Gold Hill North Metropolitan District No. 2;

thence S 04°46'48" W along the East line of said Gold Hill North Metropolitan District No. 2, a distance of 141.40 feet to the North line of Gold Hill Mesa Filing No. 10, as recorded under Reception No. 220714607;

thence the following two (2) courses along the North line of said Gold Hill Mesa Filing No. 10:

1) 196.15 feet along the arc of a 612.00 foot radius curve to the left, having a central angle of 18°21'50" and a chord that bears S 84°47'53" W, 195.31 feet;

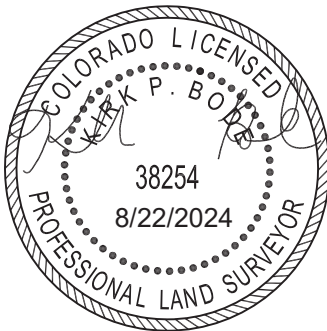
2) S 75°36'58" W, a distance of 219.79 feet to the West line of said Gold Hill North Metropolitan District No. 2;

thence the following two (2) courses along the West line of said Gold Hill North Metropolitan District No. 2:

1) N 14°23'13" W, a distance of 128.95 feet;

2) 40.08 feet along the arc of a 116.85 foot radius curve to the left, having a central angle of 19°39'12" and a chord that bears N 24°12'52" W, 39.89 feet to the POINT OF BEGINNING.

Containing a total calculated area of 55,884 square feet (1.283 acres) 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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SHEET 1 OF 2

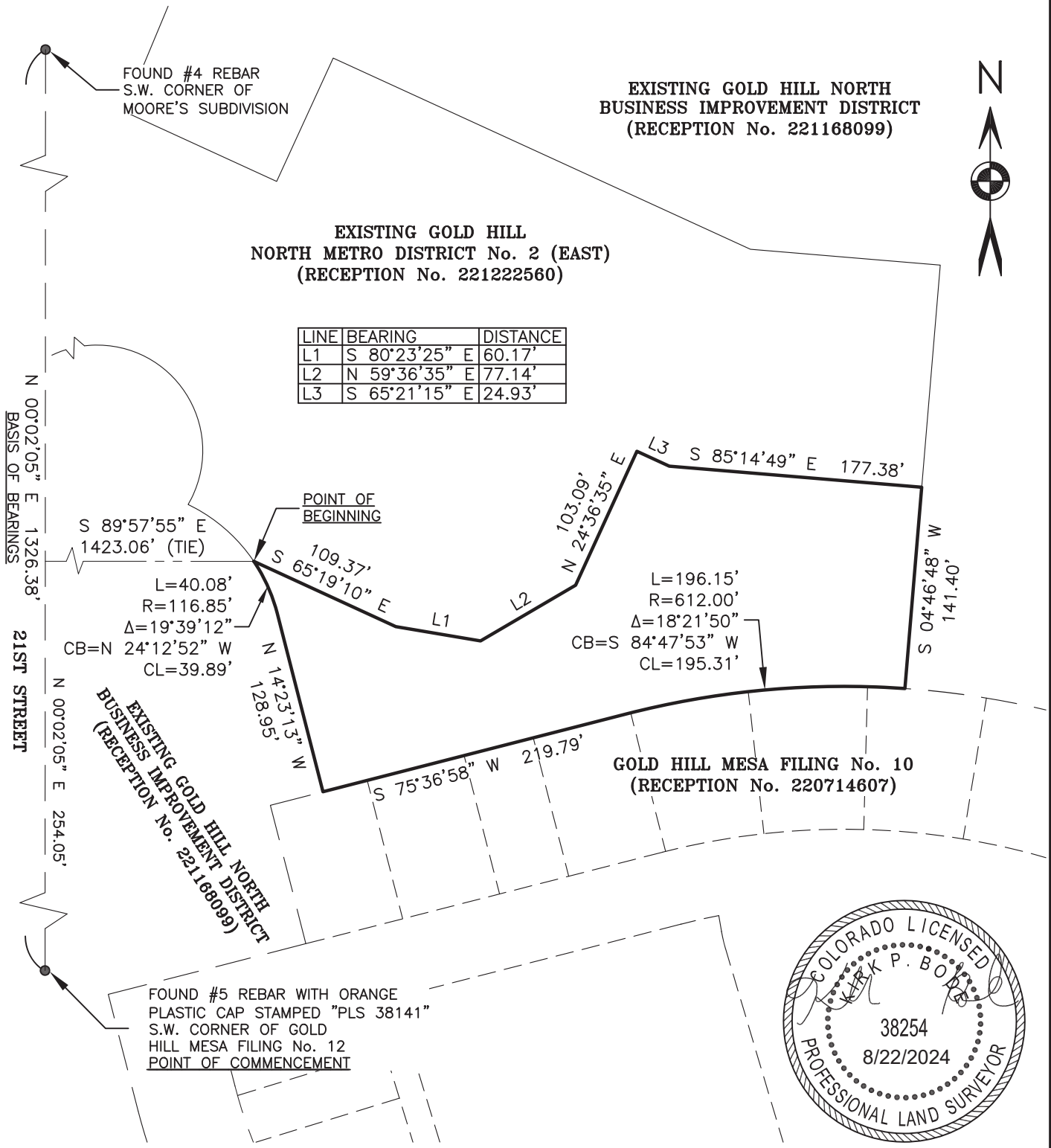
EXHIBIT A

EXISTING GOLD HILL NORTH
BUSINESS IMPROVEMENT DISTRICT
(RECEPTION No. 221168099)



EXISTING GOLD HILL
NORTH METRO DISTRICT No. 2 (EAST)
(RECEPTION No. 221222560)

LINE	BEARING	DISTANCE
L1	S 80°23'25" E	60.17'
L2	N 59°36'35" E	77.14'
L3	S 65°21'15" E	24.93'



N 00°02'05" E 1326.38'
BASIS OF BEARINGS
21ST STREET
N 00°02'05" E 254.05'

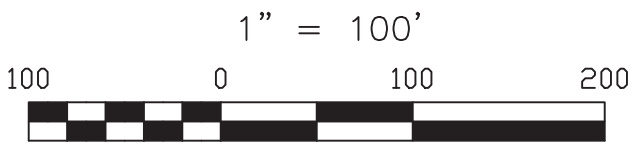
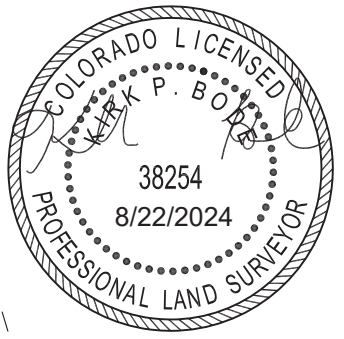
S 89°57'55" E
1423.06' (TIE)
L=40.08'
R=116.85'
Δ=19°39'12"
CB=N 24°12'52" W
CL=39.89'

L=196.15'
R=612.00'
Δ=18°21'50"
CB=S 84°47'53" W
CL=195.31'

EXISTING GOLD HILL NORTH
BUSINESS IMPROVEMENT DISTRICT
(RECEPTION No. 221168099)

GOLD HILL MESA FILING No. 10
(RECEPTION No. 220714607)

FOUND #5 REBAR WITH ORANGE
PLASTIC CAP STAMPED "PLS 38141"
S.W. CORNER OF GOLD
HILL MESA FILING No. 12
POINT OF COMMENCEMENT



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