

**PETITION FOR INCLUSION OF PROPERTY  
INTO  
CREEKWALK MARKETPLACE BUSINESS IMPROVEMENT DISTRICT**

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

The undersigned, SNA Equities LLC, a Colorado limited liability company, hereby respectfully petitions the City Council of the City of Colorado Springs (“City Council”) in accordance with the provisions of Section 31-25-1220, C.R.S., for the inclusion of the hereinafter described property into the Creekwalk Marketplace Business Improvement District (“District”).

The undersigned hereby requests that the property described in **Exhibit A**, attached hereto and incorporated herein (the “Property”) be included in the District and that an Ordinance be adopted by the City Council including the Property into the District, 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 undersigned 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 undersigned 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 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 legal description of said property situated in the City of Colorado Springs, County of El Paso, State of Colorado, is attached hereto as **Exhibit A**.

This is a verified petition.

Petitioner:  
SNA Equities LLC,  
a Colorado limited liability company

By: \_\_\_\_\_

Name: Danny Mientka

Title: MANAGER

Petitioner's  
Street Address: 90 S. Cascade Avenue, Suite 1500  
Colorado Springs, Colorado 80903

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

The foregoing instrument was acknowledged before me this 11th day of May, 2023, by Danny Mientka, as manager of SNA Equities LLC, a Colorado limited liability company, Petitioner.

Witness my hand and official seal.

My Commission Expires: February 16, 2017

Tess B Hammonds  
Notary Public

TESS ELIZABETH HAMMONDS  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20234006409  
MY COMMISSION EXPIRES FEBRUARY 16, 2027

**EXHIBIT A**

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

**LEGAL DESCRIPTION**

**PARCEL A:**

THE SOUTHERLY 15 FEET OF LOT 3, AND ALL OF LOTS 4 AND 5, IN BLOCK 324, IN ADDITION NO. 3 TO THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, TOGETHER WITH THE WEST ONE-HALF OF THE VACATED NORTH-SOUTH ALLEY ADJACENT TO THE EASTERLY BOUNDARY THEREOF, AS VACATED BY ORDINANCE OF THE CITY OF COLORADO SPRINGS, RECORDED JULY 23, 1964 IN BOOK 2025 AT PAGE 616.

*Also known as 915 S. Tejon Street, Colorado Springs, Colorado*

**PARCEL B:**

THAT PORTION OF LOTS 6, 7 AND 8 AND THE SOUTHERLY 15 FEET OF LOT 9, LYING WEST OF CITY OWNED PROPERTY, IN BLOCK 324, IN ADDITION NO. 3 TO THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO AND THE EAST ONE-HALF OF THE VACATED NORTH-SOUTH ALLEY ADJACENT TO THE WESTERLY BOUNDARY THEREOF, AS VACATED BY ORDINANCE OF THE CITY OF COLORADO SPRINGS, RECORDED JULY 23, 1964 IN BOOK 2025 AT PAGE 616;

SAID PARCEL IS FURTHER DESCRIBED AS THAT PORTION OF LOTS 6, 7 AND 8 AND THE SOUTHERLY 15 FEET OF LOT 9 AND THE EASTERLY HALF OF THE VACATED ALLEY ADJACENT ON THE WEST OF SAID LOTS, IN BLOCK 324 IN ADDITION NO. 3 TO THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE CENTER LINE OF SAID VACATED ALLEY AND 15 FEET NORTHERLY OF THE SOUTHERLY LINE, EXTENDED WESTERLY, OF SAID LOT 9; THENCE SOUTH 87° 49' EAST AND PARALLEL WITH SAID SOUTHERLY LINE OF LOT 9 A DISTANCE OF 181.22 FEET TO A POINT 4 FEET WESTERLY OF THE WESTERLY EDGE OF THE EXISTING SIDEWALK IN NEVADA AVENUE, SAID POINT BEING ALSO ON THE EASTERLY LINE OF THAT PARCEL DESCRIBED IN DEED RECORDED FEBRUARY 1, 1968 IN BOOK 2219 AT PAGE 524, UNDER RECEPTION NO. 584808 OF THE RECORDS OF EL PASO COUNTY, COLORADO; THENCE SOUTH 5° 29' WEST PARALLEL WITH AND 4 FEET WESTERLY OF THE WESTERLY EDGE OF SAID SIDEWALK A DISTANCE OF 115.19 FEET, MORE OR LESS, TO THE SOUTHERLY CORNER OF SAID PARCEL RECORDED IN BOOK 2219 AT PAGE 524; THENCE CONTINUING PARALLEL WITH AND 4 FEET FROM SAID SIDEWALK AND ON THE WESTERLY LINE OF A PARCEL DESCRIBED IN DEED RECORDED

OCTOBER 24, 1968 IN BOOK 2260 AT PAGE 485, UNDER RECEPTION NO. 630890, SOUTH 0° 55' EAST A DISTANCE OF 59 FEET; THENCE CONTINUING ON SAID WESTERLY LINE PARALLEL WITH AND 4 FEET FROM SAID SIDEWALK SOUTH 5° 29' WEST A DISTANCE OF 44.36 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF SAID LOT 6; THENCE NORTH 64° 18' WEST ON THE SOUTHERLY LINE OF SAID LOT 6 A DISTANCE OF 101.89 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 1025 FEET, MORE OR LESS, ON THE SOUTHERLY LINE OF SAID LOT 6 AN ARC DISTANCE OF 86.9 FEET, MORE OR LESS, TO THE AFORESAID CENTER LINE OF VACATED ALLEY; (THE LONG CHORD OF SAID CURVE BEARS NORTH 66° 42' 28" WEST A DISTANCE OF 86.83 FEET); THENCE NORTH 2° 12' EAST ON SAID CENTER LINE 146.25 FEET TO THE POINT OF BEGINNING.

*Also known as 934 S. Nevada Avenue, Colorado Springs, Colorado*