



DENVER
THE MILE HIGH CITY

Community Planning and Development
Planning Services

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TO: Denver City Council – LUTI Committee
FROM: Deirdre Oss, Senior City Planner
DATE: April 4, 2013
RE: Official Zoning Map Amendment Application #2012I-00039
1683-1695 E. Cedar Avenue
Rezoning from S-SU-D to PUD-G#

Staff Report and Recommendation

Based on the criteria for review in the Denver Zoning Code, Staff recommends approval for Application #2012I-00039 for a rezoning from S-SU-D to PUD-G #.


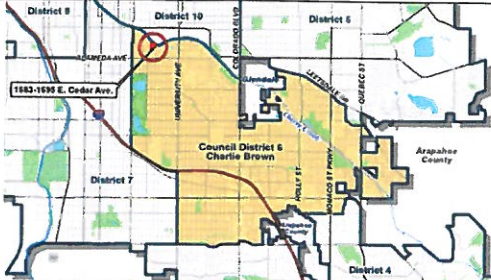

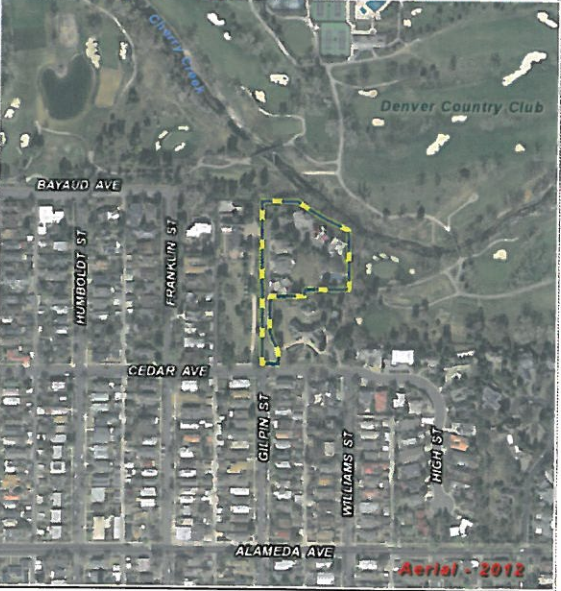
Request for Rezoning

Application: #2012I-00039
Address: 1683-1695 E. Cedar Avenue
Neighborhood/Council District: Washington Park/ Council District 6
RNOs: Washington Park East Neighborhood Association
Denver Downtown Capitol Hill Alliance (DDCHA)
Denver Neighborhood Association, Inc.
Inter-Neighborhood Cooperation
Area of Property: 106,722 SF square feet or 2.45 acres
Current Zoning: S-SU-D
Proposed Zoning: PUD-G #
Property Owner(s): Amy Loper; Sawaya Family Trust; Montjoy Kugeler; Eric Schwartz; Schwartz Family Trust; Cedar Terrace; Alexander Ringsby; Gray Ringsby; Eric Ringsby; Cedar-Harrisburg Trust;
Owner Representative: Amy Loper

Summary of Rezoning Request

This map amendment request is proposed in order to correct an error in the zone map as a result of the 2010 update to the Denver Zoning Code. The property, currently zoned S (Suburban) – SU (Single Unit) – D (6,000 SF minimum lot size), was formerly zoned R-1, a single family zone district on which the current S-SU-D designation was based. This Former Chapter 59 zoning allowing for one dwelling unit per zone lot is very similar to the current S-SU-D zoning. However, also recorded against the subject properties was a Planned Building Group (PBG) site plan that allowed multiple buildings on a zone lot in addition to other specific deviations from the former R-1 zoning. This PBG was not discovered at the time of the map amendment updates in 2010, resulting in an unintentional rezoning of the subject property as part of the citywide update. Because this site actually developed with multiple primary structures on a single zone lot under the Cedar Terrace PBG site plans consistent, property owners now are unable to easily make improvements to their properties under the S-SU-D zoning.



<p>The property is located in Central Denver</p>	
<p>Specifically, the subject site is located in Council District 6 – Charlie Brown.</p>	
<p>The Cedar Terrace properties and associated Homeowners Association are all located within the statistical Washington Park neighborhood</p>	
<p>The site, identified in the aerial to the right, is located to the north of the bulk of residential development in this neighborhood. Because of the special features of the Former Chapter 59 planned building group site plan, six primary dwelling units exist on one zone lot of approximately 2.45 acres. The site is also contains accessory structures and a community swimming pool.</p>	

Staff worked with the applicants to identify a reasonable and practical zoning solution to give the Cedar Terrace property owners the same zoning allowances they enjoyed before the 2010 zone map error. Staff recommended and this application seeks an amendment to change the S-SU-D zoning to a Planned Unit Development (PUD) – General (G). The proposed PUD district is based on the Suburban Neighborhood Context zone district S-SU-D, and codifies the deviations to building height, number of structures on the zone lot, and open space requirements unique to the Cedar Terrace site development.

Generally, a Planned Unit Development Zone District (“PUD District”) provides an alternative to a standard DZC zone district, and combines land use, density, site plan and building form elements into a new zone district tailored or customized for a specific development site. A PUD District is intended to respond to unique and extraordinary circumstances, where more flexible zoning than what is achievable through a standard Zone District is desirable, and where multiple zoning variances, waivers, and conditions can be avoided. The intention behind the Cedar Terrace PUD District is to retain the unique site plan obligations that were part of the original PBG site development plan, including the unique deviations to building height, number of structures per zone lot, and several standards related to the provision of substantial common open space.

Proposed General (G) PUD District Plan

When development is to proceed in phases or over an extended period of time, or when more general zoning is desired prior to preparation of more detailed site development and pre-construction plans, the applicant may submit a “General PUD District Plan” covering the entire PUD District. After the PUD District rezoning with a General PUD District Plan is approved, one or more specific site development plans are submitted for each phase of development, and must follow the general development concept established in the General PUD District Plan. See Section 12.4.3, Site Development Plan, for the procedure and review criteria applicable to site development plans. In the case of Cedar Terrace, after approval of the proposed PUD-G zoning, the previously approved Cedar Terrace PBG site plan will be re-filed and recorded as the new site development plan for this property.

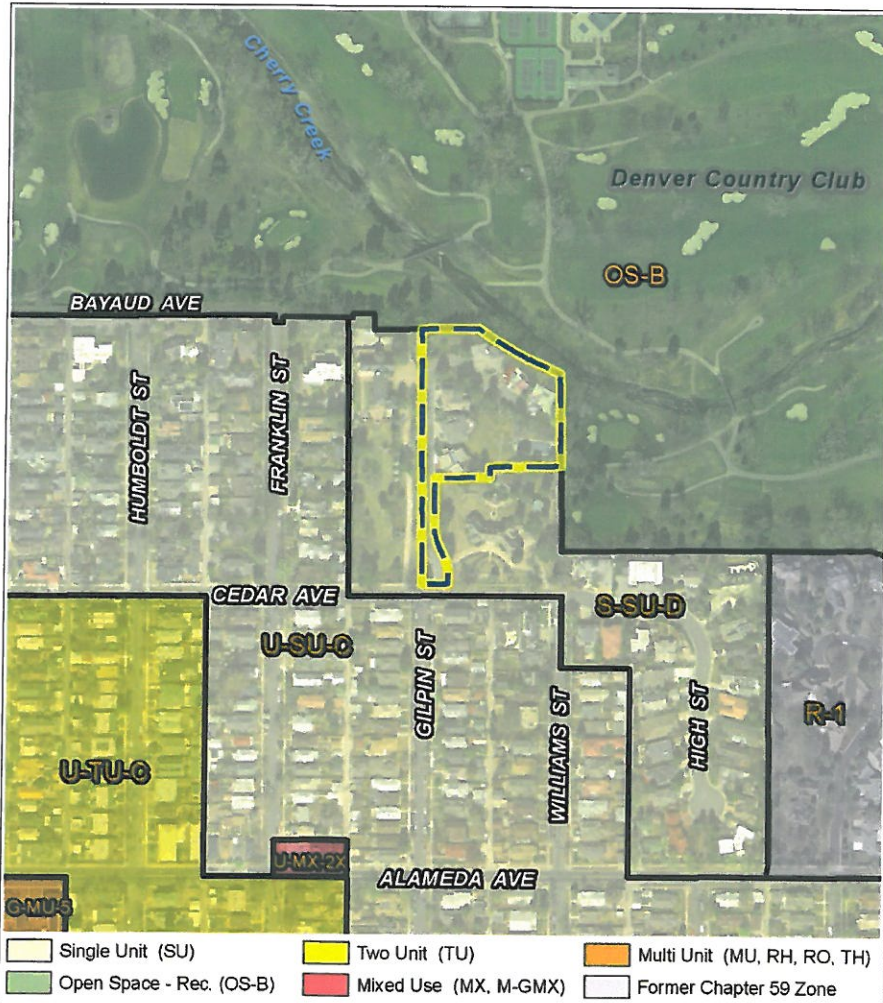
Cedar Terrace General PUD Proposal - All S-SU-D zoning standards shall apply except for the following proposed deviations intended to match the previously approved Cedar Terrace PBG site plan:	
Allowable Land Uses	Single-unit dwelling land uses and associated community facilities, such as swimming pool and club house.
Intensity of Development	2,000 SF building pad per primary structure; 6,000 SF gross dwelling area per unit; 7 maximum dwelling units per zone lot Required bulk plane measured from side interior zone lot lines
Building Form Standards	20' setback from Primary Street-Cedar Avenue 5' side and rear setbacks
Open Space	Minimum 3,000 SF of open space per dwelling unit

Existing Context

The following table summarizes the existing context proximate to the subject site:

	Existing Zoning	Existing Land Use	Existing Building Form/Scale	Existing Block, Lot, Street Pattern
Site	S-SU-D	Single Unit	6 single unit residences; 2 stories; flag lot off of Cedar Avenue with clustered housing and a common open space	The Washington Park neighborhood to the west and south of this property is largely single family residential, with some two-unit development south of Cedar Avenue. Blocks are largely urban in nature to the south, although Cedar Terrace and the immediate neighbors to the southeast and north of Alameda are more suburban in context, with curvilinear streets and access off of private drives.
North	OS-B	Denver Country Club	Open space	
South	U-SU-C	Single Unit	1-2 ½ stories	
East	OS-B, S-SU-D	Denver Country Club; Single Unit	Open space; 1-2 ½ stories	
West	U-SU-C	Single Unit	1-2 ½ stories	

Existing Zoning

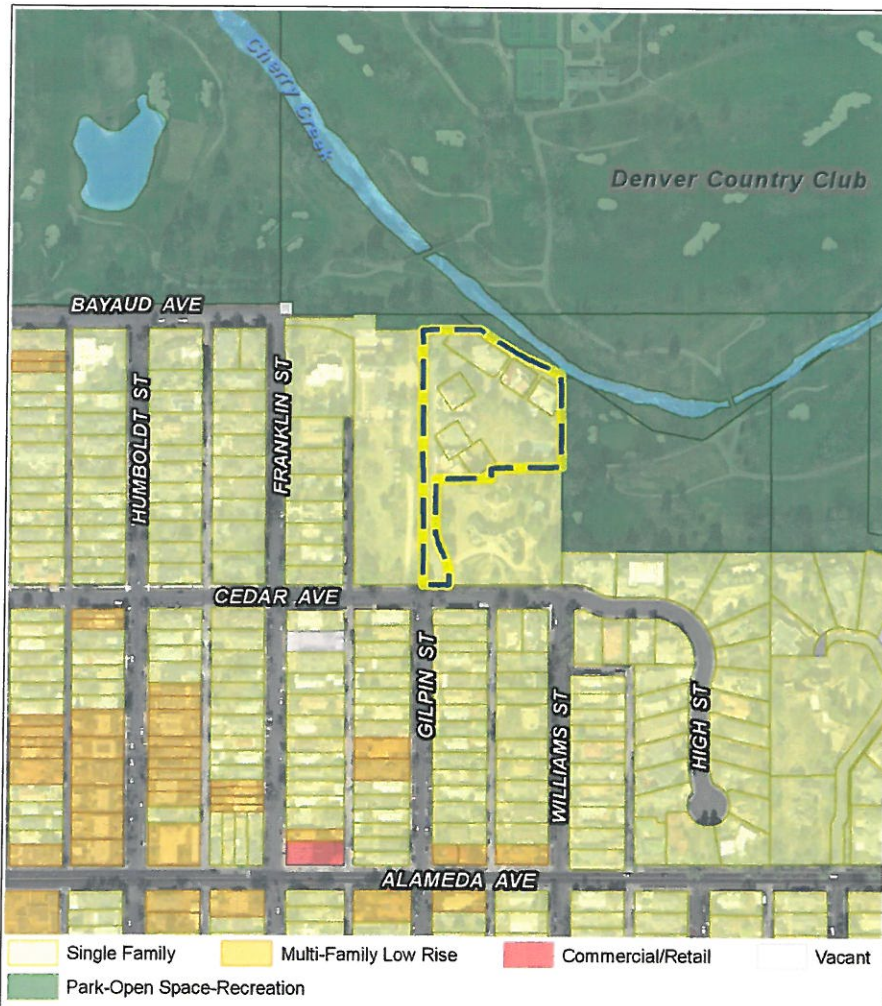


S-SU-D is a single unit residential zone district that allows a primary structure to be built on a zone lot that is a minimum of 6,000 square feet in area. Building/structures are subject to a maximum building height of 30 feet (increased to 35 feet for lots more than 50 feet wide). A maximum of 50% building coverage is allowed per zone lot, including all detached accessory structures.

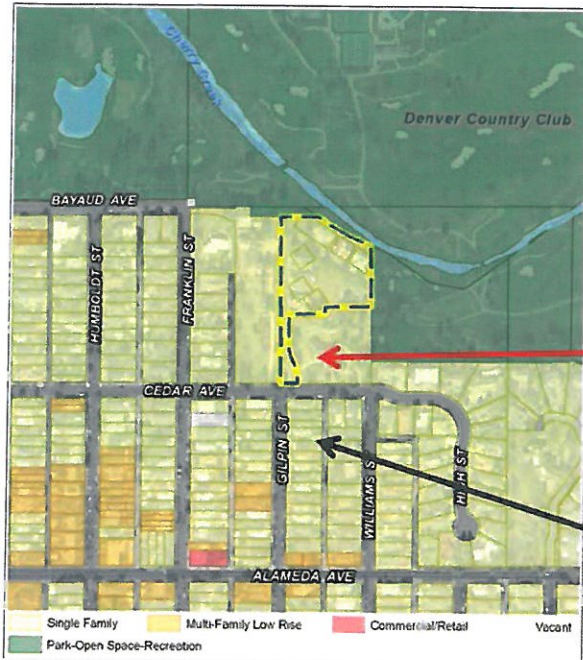
1. Planned Building Group

The intention of the proposed PUD rezoning is to design the PUD in accordance with the formerly approved Cedar Terrace Amendment Planned Building Group site plan. The details of the Cedar Terrace Amended PBG are explained above in the Summary of the Rezoning Request.

2. Existing Land Use Map



3. Existing Building Form and Scale



Cedar Terrace driveway and view toward east



Summary of City Agency Referral Comments

As part of the DZC review process, the rezoning application is referred to potentially affected city agencies and departments for comment. A summary of agency referral responses follows:

Asset Management: Approve – No comments.

Denver Fire Department: Approve Rezoning Only – will require additional information at site plan review.

Development Services – Wastewater: Approve-No Comments.

Public Works – City Surveyor: Legal is approved.

Public Review Process

- CPD staff provided Informational notice of receipt of the rezoning application to affected members of City Council and registered neighborhood organizations on March 18, 2013.
- The property was legally posted for a period of 15 days announcing the April 3, 2013 Denver Planning Board public hearing, and written notification of the hearing has been sent to all affected registered neighborhood organizations and City Council members for both Planning Board and LUTI.
- City Council was updated on the status of this application upon information notification on March 18, 2013, and has been in contact with the applicants to understand the intent and context of the amendment. Staff has reached out to the Council District to ensure an understanding of the intent and effects of this amendment.
- **Registered Neighborhood Organizations (RNOs)**
 - Staff has not received any formal responses from the listed RNOs. However, Staff did receive a call from the Washington Park East Neighborhood Association to inquire about the nature of this zone map amendment. The call was returned and messages left for the inquiring party.
- **Other Public Comment**
 - Staff responded to an inquiry from the adjacent neighboring owner of the Weckbaugh-Willbants residence (directly south of Cedar Terrace). The owner was briefed on the intent and effects of this amendment.

Criteria for Review / Staff Evaluation

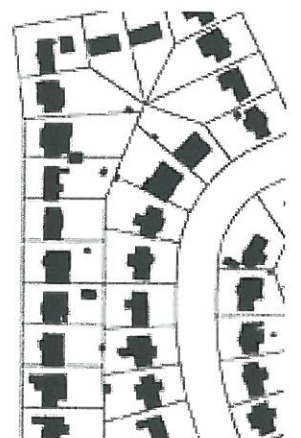
The criteria for review of this rezoning application are found in DZC, Sections 12.4.10.13, 12.4.10.14, and 12.4.10.15, as follows:

DZC Section 12.4.10.13

1. Consistency with Adopted Plans



PUD-G#



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Contents

PUD-G#

CHAPTER 1. ESTABLISHMENT AND INTENT	3
Section 1.1 PUD-G# Established	3
Section 1.2 PUD-G# General Purpose	3
Section 1.3 PUD-G# Specific Intent	3
CHAPTER 2. DESIGN STANDARDS	4
CHAPTER 3. USES AND REQUIRED MINIMUM PARKING	9
Section 3.1 USES	9
Section 3.2 REQUIRED MINIMUM PARKING	9
CHAPTER 4. ADDITIONAL STANDARDS	11
Section 4.1 Article 1 of the Denver Zoning Code	11
Section 4.2 Article 10 of the Denver Zoning Code	11
Section 4.3 Article 11 of the Denver Zoning Code	11
Section 4.4 Article 12 of the Denver Zoning Code	11
Section 4.5 Article 13 of the Denver Zoning Code	11

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CHAPTER 1. ESTABLISHMENT AND INTENT

SECTION 1.1 PUD-G# ESTABLISHED

The provisions of this PUD-G # apply to the land depicted on the Official Zoning Map with the label PUD-G #, a part of Block 18, Shackleton Place Subdivision according to the official City and County of Denver resurvey plat, together with the contiguous half of S. Williams St. vacated by Ord. 28, 1927 on the east side and with the contiguous half of S. Gilpin St. vacated by Ord. 98, 1921 on the west side and together with the alley within said Block 18 vacated by Ord. 62, 1921, all being in the City and County of Denver. The PUD-G-# is a single area with no subareas established.

SECTION 1.2 PUD-G# GENERAL PURPOSE

The general intent of PUD-G-is to follow the Suburban Neighborhood Context intent and the S-SU-D zone district with the exception to allow multiple single dwelling units on a single zone lot oriented off of a flag lot and consolidating common open space areas.

CHAPTER 2. DESIGN STANDARDS

2.2.1 General Intent

Section 3.3.1 General Intent of the Denver Zoning Code, as amended from time to time, shall apply to this PUD-G#..

2.2.2 Building Form Intent

Section 3.3.2 Building Form Intent of the Denver Zoning Code, as amended from time to time, shall apply to this PUD-G#.

2.2.3 Primary Building Form Standards

A. Applicability

All development within this PUD-G.

B. Number of Primary Buildings Per Zone Lot

Multiple Primary Buildings shall be allowed on a single zone lot.

C. Specific standards as follows:

PRIMARY STRUCTURES

HEIGHT	PUD-G #
Feet (max)	36'*
Bulk Plane Vertical Height at Side Interior and Side Street Zone Lot Line	10'**
Bulk Plane Slope from Side Interior and Side Street Zone Lot Line	45°**

SITING	PUD-G #
ZONE LOT	
Zone Lot Size (min)	This PUD-G shall be a single zone lot
Dwelling Units (max)	This PUD-G shall have a maximum of 7 dwelling units
Dwelling Units per Primary Residential Structure (max)	1

SETBACKS AND BUILDING COVERAGE	PUD-G #
Primary Street, Cedar Ave (min)	20'
Side Street (min)	na
Side Interior (min)	5'
Rear (min)	5'
Building Pad per Primary Structure (max)	2,000 ft ²
Gross Floor Area per Dwelling Unit (max)	6,000 ft ²
Open Space	There shall be a minimum of 3,000 ft ² of open space per dwelling unit
Building Coverage per Zone Lot, including all accessory structures (max)	50%
Vehicle Access	From Street

DESIGN ELEMENTS	PUD-G #
BUILDING CONFIGURATION	
Attached Garage Allowed	Attached garage shall be allowed

*Height shall be measured from the highest corner of the zone lot

**Bulk plane shall be measured from the original grade from midpoint of side zone lot lines.

2.2.4 DETACHED ACCESSORY BUILDING FORM STANDARDS

A. Applicability

All development within this PUD-G #

B. General Standards

Section 3.3.4.2 General Standards of the Denver Zoning Code, as amended from time to time, shall apply to this PUD-G #.

C. Supplemental Standards

Section 3.3.4.3 Supplemental Standards of the Denver Zoning Code, as amended from time to time, shall apply to this PUD-G #.

D. Specific Standards as follows:

B. Primary Street Zone Lot Line Designation

Cedar Avenue shall be the Primary Street.

C. Definition of "Building Pad"

For each primary dwelling structure developed under this PUD-G#__, a "building pad" delineates the limits of where a primary residential structure and any detached accessory structures serving that primary structure (e.g., a detached garage or storage shed) may be placed on the zone lot.

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DENVER
THE MILE HIGH CITY

Zone Map Amendment (Rezoning) for PUD - Application

1/26/12

PROPERTY OWNER INFORMATION*	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name	
Address	
City, State, Zip	
Telephone	
Email	
*If More Than One Property Owner: All official map amendment applications for a PUD District shall be initiated by all the owners of the entire land area subject to the rezoning application, or their representatives authorized in writing to do so.	

PROPERTY OWNER(S) REPRESENTATIVE**	
<input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Representative Name	Amy Loper
Address	1683 E. Cedar Ave.
City, State, Zip	Denver, CO 80209
Telephone	303-829-5322
Email	Amy@LoperVirnich.com
**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.	

Please attach Proof of Ownership acceptable to the Manager for all property owners, such as (a) Assessor's Record, (b) Warranty deed or deed of trust, or (c) Title policy or commitment dated no earlier than 60 days prior to application date.

SUBJECT PROPERTY INFORMATION	
Location (address and/or boundary description):	1683, 1685, 1687, 1691, 1693, 1695 E. Cedar Ave.
Assessor's Parcel Numbers:	161281644, 161281652, 161281661, 161281695, 161281679, 161281687, 161281709 (common area)
Legal Description: (Can be submitted as an attachment. If metes & bounds, a map is required.)	
Area in Acres or Square Feet:	106,961 SF/2.455 acres
Current Zone District(s):	S-SU-D

PROPOSAL		
Proposed Zone District	<input checked="" type="checkbox"/> General PUD	<input type="checkbox"/> Detailed PUD
Proposing SubAreas?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Intent of PUD:	To retain former R-1 PBG zoning characteristics	
Standard Zone District: Please list the zone district(s) on which the PUD will be based.	S-SU-D	
Deviations from Standard Zone District: Please provide a list of proposed deviations and an explanation of why the deviation is needed. Please provide as an attachment if necessary.	Deviation	Why deviation is necessary
	Building height, per unit floor area, and number of units per zone lot	To correct an error on the zone map to match existing restrictions

www.denvergov.org/rezoning





REVIEW CRITERIA

<p>General Review Criteria: The proposal must comply with all of the general review criteria DZC Sec. 12.4.10.13</p>	<p><input checked="" type="checkbox"/> Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans, or the proposed rezoning is necessary to provide land for a community need that was not anticipated at the time of adoption of the City's Plan</p> <p>Please provide an attachment describing relevant adopted plans and how proposed map amendment is consistent with those plan recommendations; or, describe how the map amendment is necessary to provide for an unanticipated community need.</p> <p><input checked="" type="checkbox"/> Uniformity of District Regulations and Restrictions: The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.</p> <p><input checked="" type="checkbox"/> Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.</p>
<p>Additional Review Criteria for Non-Legislative Rezoning: The proposal must comply with both of the additional review criteria DZC Sec. 12.4.10.14</p>	<p>Justifying Circumstances - One of the following circumstances exists:</p> <p><input checked="" type="checkbox"/> The existing zoning of the land was the result of an error.</p> <p><input type="checkbox"/> The existing zoning of the land was based on a mistake of fact.</p> <p><input type="checkbox"/> The existing zoning of the land failed to take into account the constraints on development created by the natural characteristics of the land, including, but not limited to, steep slopes, floodplain, unstable soils, and inadequate drainage.</p> <p><input type="checkbox"/> The land or its surroundings has changed or is changing to such a degree that rezoning that it is in the public interest to encourage a redevelopment of the area to recognize the changed character of the area</p> <p><input type="checkbox"/> It is in the public interest to encourage a departure from the existing zoning through application of supplemental zoning regulations that are consistent with the intent and purpose of, and meet the specific criteria stated in, Article 9, Division 9.4 (Overlay Zone Districts), of this Code.</p> <p>Please provide an attachment describing the justifying circumstance.</p> <p><input checked="" type="checkbox"/> The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District.</p> <p>Please provide an attachment describing how the above criterion is met.</p>
<p>Additional Review Criteria for Rezoning to PUD District: The proposal must comply with all of the additional review criteria DZC Sec. 12.4.10.15</p>	<p><input checked="" type="checkbox"/> The PUD District is consistent with the intent and purpose of such districts stated in Article 9, Division 9.6 (Planned Unit Development).</p> <p><input checked="" type="checkbox"/> The PUD District and the PUD District Plan comply with all applicable standards and criteria station in Division 9.6.</p> <p><input checked="" type="checkbox"/> The development proposed on the subject property is not feasible under any other Zone Districts, and would require an unreasonable number of variances or waivers and conditions.</p> <p><input checked="" type="checkbox"/> The PUD District, the PUD District Plan establish permitted uses that are compatible with existing land uses adjacent to the subject property.</p> <p><input checked="" type="checkbox"/> The PUD District, the PUD District Plan establish permitted building forms that are compatible with adjacent existing building forms, or which are made compatible through appropriate transitions at the boundaries of the PUD District Plan (e.g., through decreases in building height; through significant distance or separation by rights-of-way, landscaping or similar features; or through innovative building design).</p> <p>Please provide an attachment describing how the above criteria are met.</p>



ATTACHMENTS

Please check any attachments provided with this application:

- Authorization for Representative
- Proof of Ownership Document(s)
- Legal Description
- Deviations
- Review Criteria

Please list any additional attachments:

Multiple Ownership signatures below

PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION

We, the undersigned represent that we are the owners of the property described opposite our names, or have the authorization to sign on behalf of the owner as evidenced by a Power of Attorney or other authorization attached, and that we do hereby request initiation of this application. I hereby certify that, to the best of my knowledge and belief, all information supplied with this application is true and accurate. I understand that without such owner consent, the requested official map amendment action cannot lawfully be accomplished.

Property Owner Name(s) (please type or print legibly)	Property Address City, State, Zip Phone Email	Property Owner Interest % of the Area to Be Rezoned	Please sign below as an indication of your consent to the above certification statement (must sign in the exact same manner as title to the property is held)	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed or deed of trust, (C) title policy or commitment, or (D) other as ap- proved	Property owner repre- sentative written authori- zation? (YES/NO)
EXAMPLE John Alan Smith and Josie Q. Smith	123 Sesame Street Denver, CO 80202 (303) 555-5555 sample@sample.gov	100%	<i>John Alan Smith</i> <i>Josie Q. Smith</i>	01/01/12	(A)	NO

Legal Description

A part of Block 18, Shackleton Place Subdivision according to the official City and County of Denver re-survey plat, together with the contiguous half of S. Williams St. vacated by Ord. 28, 1927 on the east side and with the contiguous half of S. Gilpin St. vacated by Ord. 98, 1921 on the west side and together with the alley within said Block 18 vacated by Ord. 62, 1921, all being in the City and County of Denver and more particularly described as follows:

Beginning at the point of intersection between the North line of Cedar Ave. and the centerline of said vacated S. Gilpin St.; thence northerly along said centerline a distance of 599.45 feet to a point on the South right-of-way of Bayaud Ave. which is also the North line of said Block 18 extended; thence on an angle to the right of $90^{\circ}09'00''$ and along said South right-of-way line of Bayaud Ave. and along said North line of Block 18 extended and along the North line of said Block 18 a distance of 125.37 feet to a point of non-tangent curve which is the southwesterly line of the official channel of Cherry Creek; thence on a deflection angle to the right of $36^{\circ}18'07''$ from the tangent of said curve to the left having a radius of 884.02 feet a central angle of $14^{\circ}49'21''$ an arc distance of 228.70 feet to a point of intersection with the centerline of said vacated S. Williams St.; thence departing from said southwesterly line on an angle of $68^{\circ}22'14''$ from the tangent to aforesaid curve and along the centerline of vacated S. Williams St. a distance of 215.32 feet; thence on an angle to the right of $90^{\circ}09'00''$ a distance of 169.88 feet; thence on an angle to the left of $90^{\circ}09'00''$ a distance of 24.90 feet; thence on an angle to the right of $90^{\circ}09'00''$ a distance of 124.88 feet; thence on an angle to the left of $90^{\circ}09'00''$ a distance of 131.92 feet to a point of curvature; thence along a curve to the left having a radius of 83.72 feet and a central angle of $32^{\circ}00'00''$ an arc distance of 46.76 feet to a point of reverse curve; thence along a curve to the right having a radius of 113.72 feet and a central angle of $32^{\circ}00'00''$ an arc distance of 63.51 feet to a point of tangency; thence along said tangent a distance of 12.58 feet to a point on said North right-of-way line of Cedar Ave.; thence on an angle to the right of $90^{\circ}09'00''$ and along said right-of-way line a distance of 60.00 feet to the point of beginning, containing in all 106,959 square feet of 2.455 acres, more or less.

CEDAR-HARRISBURG LLC

ARTICLES OF ORGANIZATION

The undersigned natural person of the age of eighteen (18) years or more, acting as the organizer of a limited liability company under the Colorado Limited Liability Company Act, adopts the following Articles of Organization for such limited liability company.

**FIRST
NAME OF CORPORATION**

The name of the Limited Liability Company is:

CEDAR-HARRISBURG LLC

19971076115 C
\$ 50.00
SECRETARY OF STATE
05-13-97 12:08:57

**SECOND
DURATION**

The period of duration will be thirty (30) years.

**THIRD
PURPOSE**

Cedar-Harrisburg LLC is organized for any legal and lawful purpose pursuant to the Colorado Limited Liability Company Act.

**FOURTH
REGISTERED AGENT**

The address of the initial registered office of Cedar-Harrisburg LLC is 1693 East Cedar Avenue, Denver, Colorado 80209; and the name of its initial registered agent at such address is Stephen Berman.

**FIFTH
BUSINESS ADDRESS**

The business (street and mailing) address of Cedar-Harrisburg LLC is c/o Stephen Berman, Manager, 1693 East Cedar Avenue, Denver, Colorado 80209.

**SIXTH
INITIAL MANAGERS**

Management is vested in Managers. The names and addresses of the persons who shall serve as managers until the first annual meeting of members or until their successors are elected and shall qualify are:

Stephen Berman
1693 East Cedar Avenue
Denver, Colorado 80209

Elaine Gantz Berman
1693 East Cedar Avenue
Denver, Colorado 80209

**SEVENTH
RIGHT TO CONTINUE BUSINESS**

Upon the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member or the occurrence of any other event which terminates the membership of a member in Cedar-Harrisburg LLC, the remaining members may unanimously agree to continue the business of Cedar-Harrisburg LLC, provided there are at least two (2) remaining members.

**EIGHTH
INDEMNIFICATION**

To the maximum extent permitted by CRS § 7-80-410(3) or any successor rule or regulation thereto, managers shall be entitled to indemnification from the Company. Any manager of the Company shall be entitled to seek court-ordered indemnification in the manner prescribed by CRS § 7-80-410(4) or any successor rule or regulation thereto. The Company shall have the power and authority to indemnify and advance expenses for managers, employees, or agents of the Company in accordance with CRS § 7-80-410(8)(a) and (b) or any successor rule or regulation thereto.

**NINTH
CERTIFICATION OF AT LEAST TWO MEMBERS**

The undersigned organizer certifies that there are at least two (2) members of Cedar-Harrisburg LLC.

TENTH
ORGANIZER

The name and address of the organizer are:

Phillip C. Gans
4700 One Norwest Center
1700 Lincoln Street
Denver, Colorado 80203-4547

THESE ARTICLES OF ORGANIZATION are signed this 13th day of May, 1997.



Phillip C. Gans, Organizer

artoforg.llc
sb\wpdocs\



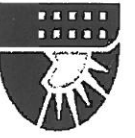
DENVER
THE MILE HIGH CITY

Community Planning and Development
 Planning Services
 Plan Implementation
 201 W Colfax Ave, Dept 205
 Denver, CO 80202
 p: 720-865-2950
 f: 720-865-3056

PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION

We, the undersigned represent that we are the owners of the property described opposite our names, or have the authorization to sign on behalf of the owner as evidenced by a Power of Attorney or other authorization attached, and that we do hereby request initiation of this application. I hereby certify that, to the best of my knowledge and belief, all information supplied with this application is true and accurate. I understand that without such owner consent, the requested official map amendment action cannot lawfully be accomplished.

Property Owner Name(s) (please type or print legibly)	Property Address City, State, Zip	Property Owner Interest % of the Area to Be Rezoned	Please sign below as an indication of your consent to the above certification statement (must sign in the exact same manner as title to the property is held)	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed or deed of trust, (C) title policy or commitment, or (D) other as approved	Property owner representative written authorization? (YES/NO)
		71.71%	<i>AMY PDA</i>	1/11/13	Power of attorney plus other form legally declaring common area	YES
CEDAR TERRACE	1691 E CEDAR AVE DENVER, CO 80209-2602	4.20%	<i>AMY PDA</i>	1/11/13	Assessor's record	
DECADE INVESTMENTS LTD	1693 E CEDAR AVE DENVER, CO 80209-2602	4.03%	<i>Lucy Montjoy C Kugeler</i>	1/10/13	Assessor's record	
KUGELER, MONTJOY C	1685 E CEDAR AVE DENVER, CO 80209-2602	3.93%	<i>AMY</i>	1/11/13	Assessor's record	
LOPER, AMY THERESE	1683 E CEDAR AVE DENVER, CO 80209-2602	8.17%	<i>AMY</i>	1/11/13	Assessor's record	
SCHWARTZ FAMILY TRUST	1691 E CEDAR AVE DENVER, CO 80209-2602	4.03%			Assessor's record	
SAWAYA, GEORGE J FAMILY TRUST	1695 E CEDAR AVE DENVER, CO 80209-2602	3.93%			Assessor's record	
RINGSBY, ALEXANDER H	1687 E CEDAR AVE Denver, CO 80209-2602				Assessor's record	



DENVER
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Denver, CO 80202
p: 720-865-2959
f: 720-865-3058
www.denvergov.org/planning

PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION

We, the undersigned represent that we are the owners of the property described opposite our names, or have the authorization to sign on behalf of the owner as evidenced by a Power of Attorney or other authorization attached, and that we do hereby request initiation of this application. I hereby certify that, to the best of my knowledge and belief, all information supplied with this application is true and accurate. I understand that without such owner consent, the requested official map amendment action cannot lawfully be accomplished.

Property Owner Name(s) (please type or print legibly)	Property Address City, State, Zip	Property Owner Interest % of the Area to Be Rezoned	Please sign below as an indication of your consent to the above certification statement (must sign in the exact same manner as title to the property is held)	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed or deed of trust, (C) title policy or commitment, or (D) other as approved	Property owner representative written authorization? (YES/NO)
CEDAR TERRACE	1691 E CEDAR AVE DENVER, CO 80209-2602	71.71%			Power of attorney plus other form legally declaring common area	YES
CEDAR-HARRISBURG LLC	1693 E CEDAR AVE DENVER, CO 80209-2602	4.20%			Assessor's record	
KUGELER, MONTJOY C	1685 E CEDAR AVE DENVER, CO 80209-2602	4.03%			Assessor's record	
LOPER, AMY THERESE	1683 E CEDAR AVE DENVER, CO 80209-2602	3.93%			Assessor's record	
SCHWARTZ, ERIC AND SCHWARTZ FAMILY TRUST	1691 E CEDAR AVE DENVER, CO 80209-2602	8.17%	<i>[Signature]</i>		Assessor's record	
SAWAWA, GEORGE J FAMILY TRUST	1695 E CEDAR AVE DENVER, CO 80209-2602	4.03%	<i>[Signature]</i>		Assessor's record	
RINGSBY, GRAY AND RINGSBY, ERIC, AND RINGSBY, ALEXANDER H	1687 E CEDAR AVE Denver, CO 80209-2602	3.93%			Assessor's record	



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 Plan Implementation
 201 W Colfax Ave, Dept 205
 Denver, CO 80202
 p: 720-865-2950
 f: 720-865-3056

PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION

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Property Owner Name(s) (please type or print legibly)	Property Address City, State, Zip	Property Owner Interest % of the Area to Be Rezoned	Please sign below as an indication of your consent to the above certification statement (must sign in the exact same manner as title to the property is held)	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed or deed of trust, (C) title policy or commitment, or (D) other as approved	Property owner representative written authorization? (YES/NO)
CDAR TERRACE	1691 E CEDAR AVE DENVER, CO 80209-2602	71.71%	<i>AMY PDA</i>		Power of attorney plus other form legally declaring common area	YES
DRAGAGE INVESTMENTS LTD	1095 E CEDAR AVE DENVER, CO 80209-2602	4.9%			Assessor's record	
KUGELER, MONTROY C	1685 E CEDAR AVE DENVER, CO 80209-2602	4.03%	<i>Montroy C Kugeler</i>	1/10/12	Assessor's record	
LOPER, AMY THERESE	1683 E CEDAR AVE DENVER, CO 80209-2602	3.93%	<i>AMY</i>		Assessor's record	
ERIC SCHWARTZ	1691 E CEDAR AVE DENVER, CO 80209-2602	8.17%			Assessor's record	
SCHWARTZ FAMILY TRUST	1695 E CEDAR AVE DENVER, CO 80209-2602	4.03%	<i>Eric Schwartz</i>		Assessor's record	
SAWAYA, GEORGE J FAMILY TRUST	1687 E CEDAR AVE Denver, CO 80209-2602	3.93%			Assessor's record	
RINGSBY, ALEXANDER H						



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PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION

We, the undersigned represent that we are the owner(s) of the property described opposite our name, or have the authorization to sign on behalf of the owner as evidenced by a Power of Attorney or other authorization attached, and that we do hereby request initiation of this application. I hereby certify that, to the best of my knowledge and belief, all information supplied with this application is true and accurate. I understand that without such owner consent, the requested official map amendment action cannot lawfully be accomplished.

Property Owner Name(s) (please type or print legibly)	Property Address City, State, Zip	Property Owner Interest % of the Area to Be Rezoned	Please sign below as an indication of your consent to the above certification statement (must sign in the exact same manner as title to the property is held)	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed or deed of trust, (C) title policy or commitment, or (D) other as approved	Property owner representative written authorization? (YES/NO)
CEGAR TERRACE	1691 E CEDAR AVE DENVER, CO 80209-2602	71.71%			Power of attorney plus other form legally declaring common area	YES
CEGAR-HARRISBURG LLC	1693 E CEDAR AVE DENVER, CO 80209-2602	4.20%			Assessor's record	
KUGELER, MONTROY C	1685 E CEDAR AVE DENVER, CO 80209-2602	4.03%			Assessor's record	
LOPER, AMY THERESE	1683 E CEDAR AVE DENVER, CO 80209-2602	3.93%			Assessor's record	
SCHWARTZ, ERIC AND SCHWARTZ FAMILY TRUST	1691 E CEDAR AVE DENVER, CO 80209-2602	8.17%			Assessor's record	
SAWAYA, GEORGE J FAMILY TRUST	1695 E CEDAR AVE DENVER, CO 80209-2602	4.03%			Assessor's record	
RINGSBY, GRAY AND RINGSBY, ERIC, AND RINGSBY, ALEXANDER H	1687 E CEDAR AVE Denver, CO 80209-2602	3.93%	<i>Eric Ringsby</i>	1/22/13	Assessor's record	



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www.denvergov.org/planning

PROPERTY OWNER OR PROPERTY OWNER'S REPRESENTATIVE CERTIFICATION

We, the undersigned, represent that we are the owners of the property described opposite our names, or have the authorization to sign on behalf of the owner as evidenced by a Power of Attorney or other authorization attached, and that we do hereby request initiation of this application. I hereby certify that, to the best of my knowledge and belief, all information supplied with this application is true and accurate. I understand that without such owner consent, the requested official map amendment action cannot lawfully be accomplished.

Property Owner Name(s) (please type or print legibly)	Property Address City, State, Zip	Property Owner Interest % of the Area to Be Rezoned	Please sign below as an indication of your consent to the above certification statement (must sign in the exact same manner as title to the property is held)	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed or deed of trust, (C) title policy or commitment, or (D) other as approved	Property owner representative written authorization? (YES/NO)
CEDAR TERRACE	1691 E CEDAR AVE DENVER, CO 80209-2602	74.71%			Power of attorney plus other form legally declaring common area	YES
CEDAR-HARRISBURG LLC	1693 E CEDAR AVE DENVER, CO 80209-2602	4.20%			Assessor's record	
KUGELER, MONTLOY C	1685 E CEDAR AVE DENVER, CO 80209-2602	4.03%			Assessor's record	
LOPER, AMY THERESE	1683 E CEDAR AVE DENVER, CO 80209-2602	3.93%			Assessor's record	
SCHWARTZ, ERIC AND SCHWARTZ FAMILY TRUST	1691 E CEDAR AVE DENVER, CO 80209-2602	8.17%			Assessor's record	
SAWAYA, GEORGE J FAMILY TRUST	1695 E CEDAR AVE DENVER, CO 80209-2602	4.03%			Assessor's record	
RINGSBY, GRAY AND RINGSBY, ERIC, AND RINGSBY, ALEXANDER H	1687 E CEDAR AVE Denver, CO 80209-2602	3.93%	<i>Gray Family</i>	1/24/13	Assessor's record	



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Planning Division
Heat Implementation
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Denver, CO 80202
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F: 720-865-3056
www.denvergov.org/planning

PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION

We, the undersigned, represent that we are the owner(s) of the property described opposite our names, or have the authorization to sign on behalf of the owner as evidenced by a Power of Attorney or other authorization attached, and that we do hereby request initiation of this application. I understand that without such owner consent, the requested official map improvement action cannot benefit all information supplied with this application to true and accurate. I understand that without such owner consent, the requested official map improvement action cannot benefit the surrounding area.

Property Owner Name(s) (Please type or print legibly)	Property Address City, State, Zip	Property Owner Interest % of the Area to Be Re-zoned	Please sign below the signature of your consent to the above certification statement (print sign in the exact name in manner as title to the property is held)	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, or deed of trust, (C) title policy or commitment, or (D) other as approved	Property owner representative written authorization? (YES/NO)
CEGAR TERRACE	1691 E CEDAR AVE DENVER, CO 80209-2602	71.71%			Power of attorney plus other form legally declaring expansion area	YES
CEGAR-HARRISBURG LLC	1693 E CEDAR AVE DENVER, CO 80209-2602	4.20%			Assessor's record	
IGUELER, MONTROY C	1685 E CEDAR AVE DENVER, CO 80209-2602	4.03%			Assessor's record	
FORER, AMY EHEESE	1683 E CEDAR AVE DENVER, CO 80209-2602	3.03%			Assessor's record	
SCHWARTZ, ERIC AND SCHWARTZ FAMILY TRUST	1693 E CEDAR AVE DENVER, CO 80209-2602	0.17%			Assessor's record	
SAWAYA, GEORGE J FAMILY TRUST	1695 E CEDAR AVE DENVER, CO 80209-2602	4.03%			Assessor's record	
RINGSBY, GRAY AND RINGSBY, ERIC AND RINGSBY, ALEXANDER H	1687 E CEDAR AVE Denver, CO 80209-2602	3.03%		24 JAN 2015	Assessor's record	

[Signature]

[Signature]



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Plan Implementation
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Denver, CO 80202
p: 720-865-2950
f: 720-865-3039
www.denvergov.org/planning

PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION

We, the undersigned represent that we are the owners of the property described opposite our names, or have the authorization to sign on behalf of the owner as evidenced by a Power of Attorney or other authorization attached, and that we do hereby request initiation of this application. I hereby certify that, to the best of my knowledge and belief, all information supplied with this application is true and accurate. I understand that without such owner consent, the requested official map amendment action cannot lawfully be accomplished.

Property Owner Name(s) (please type or print legibly)	Property Address City, State, Zip	Property Owner Interest % of the Area to Be Rezoned	Please sign below as an indication of your consent to the above certification statement (must sign in the exact same manner as title to the property is held)	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed or deed of trust, (C) title policy or commitment, or (D) other as approved	Property owner representative written authorization? (YES/NO)
CEGAR TERRACE	1691 E CEDAR AVE DENVER, CO 80209-2602	71.71%			Power of attorney plus other form legally declaring common area	YES
CEGAR-HARRISBURG LLC	1693 E CEDAR AVE DENVER, CO 80209-2602	4.20%	<i>Heather Bernman</i>		Assessor's record	
KUGELER, MONTIJOY C	1685 E CEDAR AVE DENVER, CO 80209-2602	4.03%	<i>Montijoy C Kugeler</i>		Assessor's record	
LOPER, AMY THERESE	1683 E CEDAR AVE DENVER, CO 80209-2602	3.93%			Assessor's record	
SCHWARTZ, ERIC AND SCHWARTZ FAMILY TRUST	1691 E CEDAR AVE DENVER, CO 80209-2602	8.17%			Assessor's record	
SAWAYA, GEORGE J FAMILY TRUST	1695 E CEDAR AVE DENVER, CO 80209-2602	4.03%			Assessor's record	
RINGSBY, GRAY AND RINGSBY, ERIC, AND RINGSBY, ALEXANDER H	1687 E CEDAR AVE Denver, CO 80209-2602	3.93%			Assessor's record	



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Community Planning and Development
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 Plan Implementation
 201 W Colfax Ave, Dept 205
 Denver, CO 80202
 p: 720-865-2950
 f: 720-865-3056

PROPERTY OWNER OR PROPERTY OWNERS REPRESENTATIVE CERTIFICATION

We, the undersigned represent that we are the owners of the property described opposite our names, or have the authorization to sign on behalf of the owner as evidenced by a Power of Attorney or other authorization attached, and that we do hereby request initiation of this application. I hereby certify that, to the best of my knowledge and belief, all information supplied with this application is true and accurate. I understand that without such owner consent, the requested official map amendment action cannot lawfully be accomplished.

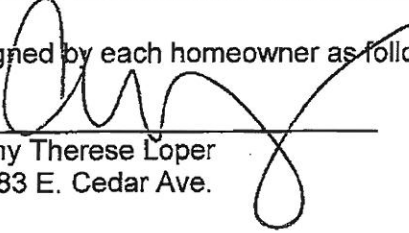
Property Owner Name(s) (please type or print legibly)	Property Address City, State, Zip	Property Owner Interest % of the Area to Be Rezoned	Please sign below as an indication of your consent to the above certification statement (must sign in the exact same manner as title to the property is held)	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed of deed of trust, (C) title policy or commitment, or (D) other as approved	Property owner representative written authorization? (YES/NO)
CDAR TERRACE	1691 E CEDAR AVE DENVER, CO 80209-2602	71.71%	<i>[Signature]</i> POA		Power of attorney plus other form legally declaring common area	YES
DEPARTMENT OF PUBLIC UTILITIES LTD	1608 E CEDAR AVE DENVER, CO 80209-2602	4.03%				
KUGELER, MONTROY C	1685 E CEDAR AVE DENVER, CO 80209-2602	4.03%	<i>[Signature]</i> Kugeler, C	1/10/12	Assessor's record	
LOPER, AMY THERESE	1683 E CEDAR AVE DENVER, CO 80209-2602	3.93%	<i>[Signature]</i>		Assessor's record	
SCHWARTZ FAMILY TRUST	1691 E CEDAR AVE DENVER, CO 80209-2602	8.17%	<i>[Signature]</i>		Assessor's record	
SAWAYA, GEORGE J FAMILY TRUST	1695 E CEDAR AVE DENVER, CO 80209-2602	4.03%	<i>[Signature]</i> George J Sawaya		Assessor's record	
RINGSBY, ALEXANDER H.	1687 E CEDAR AVE Denver, CO 80209-2602	3.93%			Assessor's record	

RESOLUTION OF CEDAR TERRACE HOMEOWNERS' ASSOCIATION, INC.

RESOLVED unanimously by the homeowners of the Cedar Terrace Homeowners' Association, Inc. (the "HOA"):

Amy Therese Loper, duly elected secretary of the HOA, shall be and is granted POWER OF ATTORNEY to sign all documents as needed in the rezoning of the Cedar Terrace property from S-SU-D to a General Planned Unit Development (PUD).

Signed by each homeowner as follows:



Amy Therese Loper
1683 E. Cedar Ave.

Montjoy C. Kugeler
1685 E. Cedar Ave.

Alexander H. Ringsby
1687 E. Cedar Ave.

Eric W. Ringsby
1687 E. Cedar Ave.

Gray E. Ringsby
1687 E. Cedar Ave.

Schwartz Family Trust by Eric Schwartz
1691 E. Cedar Ave.

Decade Investments Ltd. by _____
Cedar-Harrisburg LLC by _____
1693 E. Cedar Ave.

Alice Rock, Co-Trustee of George J. Sawaya Trust
1695 East Cedar Ave.

Dianne Sawaya, Co-Trustee of George J. Sawaya Trust
1695 E. Cedar Ave.

POWER OF ATTORNEY

The homeowners of the Cedar Terrace Homeowners' Association, Inc. (the "HOA") jointly and severally grant to Amy Therese Loper, duly elected secretary of the HOA, POWER OF ATTORNEY to sign all documents as needed in the rezoning of the Cedar Terrace property from S-SU-D to a General Planned Unit Development (PUD).

Signed by each homeowner as follows:

[Signature]
Amy Therese Loper
1683 E. Cedar Ave.

County of Denver
State of COLORADO

Subscribed and sworn to before me by Amy Therese Loper this 26th day of December 2012

My commission expires: 12/23/2014

WITNESS MY HAND AND OFFICIAL SEAL

[Signature]
Notary Public



Montjoy C. Kugeler
1685 E. Cedar Ave.

County of _____
State of _____

Subscribed and sworn to before me by Montjoy C. Kugeler this ____ day of _____, 20__.

My commission expires: _____

WITNESS MY HAND AND OFFICIAL SEAL.

Notary Public

Alexander H. Ringsby
1687 E. Cedar Ave.

County of _____
State of _____

Subscribed and sworn to before me by Alexander H. Ringsby this ____ day of _____, 20__.

My commission expires: _____

WITNESS MY HAND AND OFFICIAL SEAL.

Notary Public

POWER OF ATTORNEY

The homeowners of the Cedar Terrace Homeowners' Association, Inc. (the "HOA") jointly and severally grant to Amy Therese Loper, duly elected secretary of the HOA, POWER OF ATTORNEY to sign all documents as needed in the rezoning of the Cedar Terrace property from S-SU-D to a General Planned Unit Development (PUD).

Signed by each homeowner as follows:

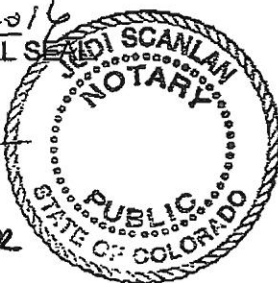
[Signature]
Amy Therese Loper
1683 E. Cedar Ave.

County of Denver
State of COLORADO

Subscribed and sworn to before me by Amy Therese Loper this 20th day of December 2012

My commission expires: 12/23/2016
WITNESS MY HAND AND OFFICIAL SEAL

[Signature]
Notary Public



[Signature]
Montjoy C. Kugeler
1685 E. Cedar Ave.

City
County of Denver
State of Colorado

Subscribed and sworn to before me by Montjoy C. Kugeler this 31st day of 2012

My commission expires: 8/9/2013
WITNESS MY HAND AND OFFICIAL SEAL

[Signature]
Notary Public



[Signature]
Alexander H. Ringsby
1687 E. Cedar Ave.

County of _____
State of _____

Subscribed and sworn to before me by Alexander H. Ringsby this ____ day of _____ 20__.

My commission expires: _____
WITNESS MY HAND AND OFFICIAL SEAL

[Signature]
Notary Public

Decade Investments Ltd. by _____
Cedar-Harrisburg LLC by _____
1693 E. Cedar Ave.

Elaine Bernano
Stephen Bernano

County of Denver
State of Colorado

Subscribed and sworn to before me by ^{ELAINE BERNANO} ~~Stephen Bernano~~ this 5th day of January, 2013
My commission expires: 11/18/15
WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]

Notary Public



Alice Rock, Co-Trustee of George J. Sawaya Trust
1695 East Cedar Ave.

County of _____
State of _____

Subscribed and sworn to before me by Alice Rock this _____ day of _____, 20____.
My commission expires: _____
WITNESS MY HAND AND OFFICIAL SEAL.

Notary Public

Dianne Sawaya, Co-Trustee of George J. Sawaya Trust
1695 E. Cedar Ave.

County of _____
State of _____

Subscribed and sworn to before me by Dianne Sawaya this _____ day of _____, 20____.
My commission expires: _____
WITNESS MY HAND AND OFFICIAL SEAL.

Notary Public

Eric W. Ringsby
1687 E. Cedar Ave.

County of _____
State of _____

Subscribed and sworn to before me by Eric W. Ringsby this _____ day of _____, 20__.

My commission expires: _____

WITNESS MY HAND AND OFFICIAL SEAL.

Notary Public

Gray E. Ringsby
1687 E. Cedar Ave.

County of _____
State of _____

Subscribed and sworn to before me by Gray E. Ringsby this _____ day of _____, 20__.

My commission expires: _____

WITNESS MY HAND AND OFFICIAL SEAL.

Notary Public

[Handwritten Signature]
Schwartz Family Trust by Eric Schwartz
1691 E. Cedar Ave.

County of DENVER
State of COLORADO

Subscribed and sworn to before me by ERIC SCHWARTZ this 3rd day of January, 2013

My commission expires: 11/18/15

WITNESS MY HAND AND OFFICIAL SEAL.

[Handwritten Signature]

Notary Public

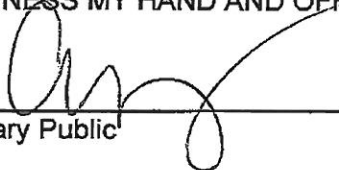



Eric Schwartz
1691 E. Cedar Ave.

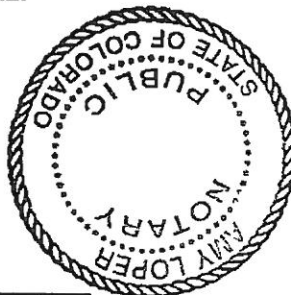
County of Denver
State of Colorado

Subscribed and sworn to before me by Eric Schwartz this 3rd day of January, 2013

My commission expires: 11/18/15
WITNESS MY HAND AND OFFICIAL SEAL.



Notary Public



Decade Investments Ltd. by _____
Cedar-Harrisburg LLC by _____
1693 E. Cedar Ave.

County of _____
State of _____

Subscribed and sworn to before me by _____ this _____ day of _____, 20__.

My commission expires: _____
WITNESS MY HAND AND OFFICIAL SEAL.

Notary Public

Alice Rock, Co-Trustee of George J. Sawaya Trust
1695 East Cedar Ave.

County of _____
State of _____

Subscribed and sworn to before me by Alice Rock this _____ day of _____, 20__.

My commission expires: _____
WITNESS MY HAND AND OFFICIAL SEAL.

Notary Public

POWER OF ATTORNEY

The homeowners of the Cedar Terrace Homeowners' Association, Inc. (the "HOA") jointly and severally grant to Amy Therese Loper, duly elected secretary of the HOA, POWER OF ATTORNEY to sign all documents as needed in the rezoning of the Cedar Terrace property from S-SU-D to a General Planned Unit Development (PUD).

Signed by each homeowner as follows:

Amy Therese Loper
1683 E. Cedar Ave.

County of _____
State of _____
Subscribed and sworn to before me by Amy Therese Loper this ____ day of _____,
20__.
My commission expires: _____
WITNESS MY HAND AND OFFICIAL SEAL.

Notary Public

Montjoy C. Kugeler
1685 E. Cedar Ave.

County of _____
State of _____
Subscribed and sworn to before me by Montjoy C. Kugeler this ____ day of _____,
20__.
My commission expires: _____
WITNESS MY HAND AND OFFICIAL SEAL.

Notary Public
Alexander H. Ringsby
Alexander H. Ringsby
1687 E. Cedar Ave.

County of Denver
State of COLORADO
Subscribed and sworn to before me by Alexander H. Ringsby this 27th day of December,
2012
My commission expires: 11/18/15
WITNESS MY HAND AND OFFICIAL SEAL.

Notary Public
Eric W. Ringsby
Eric W. Ringsby



1687 E. Cedar Ave.

County of Denver
State of Colorado

Subscribed and sworn to before me by Eric W. Ringsby this 27th day of December, 2012

My commission expires: 11/16/15

WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]
Notary Public



[Signature]
Gray E. Ringsby
1687 E. Cedar Ave.

County of Denver
State of Colorado

Subscribed and sworn to before me by Gray E. Ringsby this 28th day of December, 2012

My commission expires: 11/16/15

WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]
Notary Public



[Signature]
Schwartz Family Trust by Eric Schwartz
1691 E. Cedar Ave.

County of _____
State of _____

Subscribed and sworn to before me by _____ this _____ day of _____, 20__.

My commission expires: _____

WITNESS MY HAND AND OFFICIAL SEAL.

Notary Public

[Signature]
Decade Investments Ltd. by _____
Cedar-Harrisburg LLC by _____
1693 E. Cedar Ave.

County of _____

Decade Investments Ltd. by _____
Cedar-Harrisburg LLC by _____
1693 E. Cedar Ave.

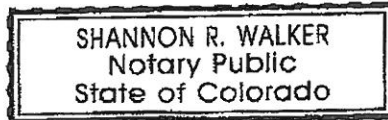
County of _____
State of _____
Subscribed and sworn to before me by _____ this _____ day of _____, 20____
My commission expires: _____
WITNESS MY HAND AND OFFICIAL SEAL.

Notary Public

Alice Rock
Alice Rock, Co-Trustee of George J. Sawaya Trust
1695 East Cedar Ave.

County of Denver
State of Colorado
Subscribed and sworn to before me by Alice Rock this 26th day of December, 2012
My commission expires: 2/23/13
WITNESS MY HAND AND OFFICIAL SEAL.

Shannon R Walker
Notary Public



D. Sawaya
Dianne Sawaya, Co-Trustee of George J. Sawaya Trust
1695 E. Cedar Ave.

County of Denver
State of Colorado
Subscribed and sworn to before me by Dianne Sawaya this 26th day of December, 2012
My commission expires: 2/23/13
WITNESS MY HAND AND OFFICIAL SEAL.

Shannon R Walker
Notary Public

