

**Rezoning Application Page 1 of 4** 

## Zone Map Amendment (Rezoning) - Application

TROPERTI OWNER INFORMATION.			PROPERTY OWNER(S) REPRESENTATIVE**			
☐ CHECK IF POINT OF CONTACT FOR APPLICATION			✓ CHECK IF POINT OF	CONTACT FOR APPLICATION		
CHECK IF POINT OF CO	ONTACT FOR FEE PAYMENT***		CHECK IF POINT OF	CONTACT FOR FEE PAYMENT***		
Property Owner Name			Representative Name	Mark Homlish		
Address	4625 E. Mansfield Av		Address	4625 E. Mansfield Avenue		
City, State, Zip	Englewood, CO, 80113		City, State, Zip	Englewood, CO 80113		
Telephone	720-840-6075		Telephone	720-840-6075		
Email	mark@tallgrasspc.com		Email	mark@tallgrasspc.com		
by owners (or authorized	nmendment applications must b representatives) of at least 51% c ect to the rezoning. See page 4.	e initiated of the total	**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.  ***If contact for fee payment is other than above, please provide contact name and contact information on an attachment.			
SUBJECT PROPERT	Y INFORMATION					
Location (address):		1252 W.	Byers Place, Den	ver CO 80223		
Assessor's Parcel Numbers:		05095-14-028-000				
Area in Acres or Square Feet:		7,810 square feet				
Current Zone District(s):		E-TU-B				
PROPOSAL						
Proposed Zone District:		I-MX-3, with proposed waiver				
PRE-APPLICATION INFORMATION						
In addition to the require Planning Services, did you cation meeting with Deve	d pre-application meeting with a have a concept or a pre-appli- elopment Services?	<ul> <li>Yes - State the contact name &amp; meeting date</li> <li>No - Describe why not (in outreach attachment, see bottom of p. 3)</li> </ul>				
Did you contact the City ( this application ?	Council District Office regarding		yes, state date and meth	1/23/25 with Jamie Torres nod outreach attachment, see bottom of p. 3)		

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The state of the s	CRITERIA (ACKNOWLEDGE EACH SECTION)					
	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.					
Canamilla de la canamilla de l	Please provide a review criteria narrative attachment describing <b>how</b> the requested zone district is consistent with the policies and recommendations found in <b>each</b> of the adopted plans below. Each plan should have its own subsection.					
General Review Criteria DZC Sec. 12.4.10.7.A	1. Denver Comprehensive Plan 2040					
Check box to affirm <b>and</b> nclude sections in the eview criteria narrative	In this section of the attachment, describe <b>how</b> the proposed map amendment is consistent with <i>Denver Comprehensive Plan 2040</i> 's a) equity goals, b) climate goals, and c) any other applicable goals/strategies.					
attachment	2. Blueprint Denver In this section of the attachment, describe how the proposed map amendment is consistent with: a) the neighborhous context, b) the future place type, c) the growth strategy, d) adjacent street types, e) plan policies and strategies, and f) equity concepts contained in Blueprint Denver.					
	3. Neighborhood/ Small Area Plan and Other Plans (List all from pre-application meeting, if applicable):  See attached.					
General Review Criteria: DZC Sec. 12.4.10.7. B & C	✓ Uniformity of District Regulations and Restrictions: The proposed official map amendment results in regulations and restrictions that are uniform for the proposed official map amendment results in the proposed official map amendment results.					
heck boxes to the right o affirm <b>and</b> include	the same classification and bearing the same symbol or designation on the official map, but the regul tions in one district may differ from those in other districts.					
section in the review riteria for Public Health, afety and General	Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.					
Welfare narrative attach- ment.	In the review criteria narrative attachment, please provide an additional section describing <b>how</b> the requested rezonir furthers the public health, safety and general welfare of the City.					
	Justifying Circumstances - One of the following circumstances exists:					
	The existing zoning of the land was the result of an error; The existing zoning of the land was based on a mistake of fact;					
egislative Rezonings:	Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include:					
egislative Rezonings: ZC Sec. 12.4.10.8 or Justifying Circum-	inadequate drainage;  Since the date of the approval of the existing Zone District them.					
egislative Rezonings: ZC Sec. 12.4.10.8 or Justifying Circum- ances, check box and Iclude a section in the	inadequate drainage; Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include:  a. Changed or changing conditions in a particular area, or in the city generally; or,  b. A City adopted plan; or  c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.					
egislative Rezonings: DZC Sec. 12.4.10.8  or Justifying Circum- tances, check box and nclude a section in the eview criteria narrative ttachment.  or Neighborhood	inadequate drainage; Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include:  a. Changed or changing conditions in a particular area, or in the city generally; or,					
egislative Rezonings: bZC Sec. 12.4.10.8  or Justifying Circum- tances, check box and nclude a section in the eview criteria narrative ttachment.  or Neighborhood ontext, Purpose and attent, check box <b>and</b> acclude a section in the eview criteria narrative	inadequate drainage; Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include:  a. Changed or changing conditions in a particular area, or in the city generally; or,  b. A City adopted plan; or  c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.  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 interest and mental zoning regulations that are consistent with the interest and mental zoning regulations that are consistent with the interest and mental zoning regulations that are consistent with the interest and mental zoning regulations that are consistent with the interest and mental zoning regulations that are consistent with the interest and mental zoning regulations that are consistent with the interest and mental zoning regulations that are consistent with the interest and mental zoning regulations that are consistent with the interest and mental zoning regulations that are consistent with the interest and mental zoning regulations that are consistent with the interest and mental zoning regulations that are consistent with the interest and mental zoning regulations.					
deview Criteria for Non- egislative Rezonings: DZC Sec. 12.4.10.8 for Justifying Circum- tances, check box and noclude a section in the eview criteria narrative ttachment. or Neighborhood context, Purpose and intent, check box and include a section in the eview criteria narrative ttachment.	inadequate drainage; Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include:  a. Changed or changing conditions in a particular area, or in the city generally; or,  b. A City adopted plan; or  c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.  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.  In the review criteria narrative attachment, please provide an additional section describing the selected justifying circumstance. If the changing conditions circumstance is selected described the critical described described described the conditional section describing the selected justifying					

Last updated: February 16, 2021

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201 W. Colfax Ave., Dept. 20

Denver, CO 80202

720-865-2974 • rezoning@denvergov.org



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R	EQUIRED ATTACHMENTS
Ple	ease check boxes below to affirm the following required attachments are submitted with this rezoning application:
7	Legal Description of subject property(s). Submit as a separate Microsoft Word document. View guidelines at: <a href="https://www.denvergov.org/content/denvergov/en/transportation-infrastructure/programs-services/right-of-way-survey/guidelines-for-land-descriptions.html">https://www.denvergov.org/content/denvergov/en/transportation-infrastructure/programs-services/right-of-way-survey/guidelines-for-land-descriptions.html</a>
<b>2</b>	enteria Nariatives. See page 2 for details.
AL	DDITIONAL ATTACHMENTS (IF APPLICABLE)
plic	ditional information may be needed and/or required. Please check boxes below identifying additional attachments provided with this ap-
Z	Written narrative explaining reason for the request (optional)
	Outreach documentation attachment(s). Please describe any community outreach to City Council district office(s), Registered Neighborhood Organizations (RNOs) and surrounding neighbors. If outreach was via email-please include email chain. If the outreach was conducted by telephone or meeting, please include contact date(s), names and a description of feedback received. If you have not reached out to the City Council district office, please explain why not. (optional - encouraged)
	Letters of Support. If surrounding neighbors or community members have provided letters in support of the rezoning request, please include them with the application as an attachment (optional).
✓	Written Authorization to Represent Property Owner(s) (if applicable)
<b>✓</b>	Individual Authorization to Sign on Behalf of a Corporate Entity (e.g. if the deed of the subject property lists a corporate entity such as an LLC as the owner, this is document is required.)
	Affordable Housing Review Team Acceptance Letter
1	Other Attachments. Please describe below.
110	Statement of Authority & Title Commitment, (2) Legal Description, (3) Waiver Request, (4) ighborhood / RNO letter plus attachment, (5) Community Outreach notification list, (6) Written narative plaining request.

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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 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)  EXAMPLE	Property Address City, State, Zip Phone Email	Property Owner In- terest % of the Area of the Zone Lots to Be Rezoned	Please sign below as an indication of your consent to the above certification state- ment	Date	Indicate the type of owner-ship documentation provided: (A) Assessor's record, (B) warranty deed, (C) title policy or commitment, or (D) other as approved	Has the owner authorized a representative in writing?
John Alan Smith and Josie Q. Smith	123 Sesame Street Denver, CO 80202 (303) 555-5555 sample@sample.gov	100%	John Alan Smith Jasie O. Smith	01/12/20	(A)	YES
Byers Place Partners LLC	4625 E. Mansfield Ave., Englewood CO 80113. 720-840-6075, mark@tallgrasspc.com	100%	MARK Homlish, owner Byers, Place Papetners	01/29/25	С	YES
•						YES
						YES
						YES

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#### WAIVER AND CONDITION REQUEST FORM

Rezoning Case App	ication No.: _	20241-00145	
Applicant Name:	Byers Place Pa	artners LLC	

Section 12.4.10.12, Denver Zoning Code, authorizes the City Council to adopt waivers or reasonable conditions to an Official Map Amendment at the request of the applicant, provided the applicant approves such waivers or conditions in writing.

Per Denver Zoning Code Section 12.4.10.6, Waivers of Rights and Obligations and Approval of Reasonable Conditions, I, the undersigned applicant for the property under application for the rezoning referenced herein, request that the I-MX-3 zoning classification of the land described herein include the following waiver:

#### Waivers

Code Reference	Proposed Alternative	Justification
9.1.9.5. District Specific Standards	Waive the right to all primary Permitted Uses in Denver Zoning Code Section 9.1.9.5, for the Street Level, except for Permitted Uses in the Industrial, Manufacturing, & Wholesale Primary Use Classification. The only accessory uses allowed at Street Level shall be those accessory to a primary nonresidential use.	Because the site is in a Manufacturing Preservation drea, land uses that are best aliqued with planned guidance are industrial or manufacturing uses in Industrial, Manufacturing to wholesale primary use classification."

Once adopted, the waivers and/or conditions cited above shall apply to all successors and assigns, who along with the present owner(s), shall be deemed to have waived all objections as to the constitutionality of these provisions.

Approved 7/14/25

MARK Homlish, OWNER

Byers Place Partners 22C

# Mark G. Homlish dba Byers Place Partners, LLC

4625 E. Mansfield Avenue Englewood, CO 80113

720-840-6075 (c) mark@tallgrasspc.com

January 24, 2025

Re: 1252 W. Byers Place, Denver Colorado Rezoning – Reason for Request

To whom it may concern:

The purpose of this letter is to make you aware of rezoning justification and to address the new City required review criteria for my request to change the zoning at the vacant lot known as 1252 W. Byers Place, Denver CO.

The following are excerpts from the City of Denver Pre-Application meeting and provide context for this request from The City and me as the property owner;

The proposed official map amendment is consistent with the City's adopted plans.

The proposed official map amendment is consistent with the City's goal of equitable, affordable and inclusive development giving access to employment (industrial building), housing (2<sup>nd</sup> floor residential use) and services.

The Valverde neighborhood is a unique mix of existing residential and commercial uses.

The proposed official map amendment is in the public interest and this application is consistent with The City's adopted plans and will be in the public interest.

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.

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

Consistency with Adopted Plans - Comprehensive Plan 2040 - Blueprint Denver - West Area Plan

• Districts • The manufacturing districts play a major role in the city's economy, providing the space for innovative businesses to grow and expand.

Policy E8: Strategy B: As low density or underutilized properties within the industrial area (e.g., existing surface parking lots, truck storage facilities) redevelop, accommodate and encourage higher intensity uses that are specifically industrial in nature.

#### Excerpt of Findings - City Provided:

- 1. Industrial uses in the City of Denver continue to generate value to the community.
- 2. Despite growing economic output and increase in businesses, industrial uses continue to have challenges in the City of Denver caused by redevelopment of industrial areas, the lack of buildings and land to support industrial industry growth and raising housing costs impacting workers. As a result, preservation of high value industrial areas needs to continue to be a focus.
- 3. The City of Denver has four primary industrial subareas (or neighborhoods) that are the location of 96 percent of the total industrial space in the city. Preservation of the high value portions of these subareas is needed to preserve the industrial base in the city.
- 4. The City of Denver should continue efforts to preserve industrial areas in the city and support the growth and health of industrial businesses.

Community outreach – Pre-application community outreach has been completed by sending letters to eighteen (18) nearby property owners including contacting City Council District 3 (Jamie Torres), Valverde Neighborhood Association and property owners. Several conversations have been had with those listed on the Community Outreach contact form (attached) including – Joe Ekstrom, 1285 W. Byers Place – supporting rezoning, Cameron Mehls, 1248 W. Byers Place - supporting rezoning and Jamie Torres, City Council District 3.

Please contact me at 720-840-6075 with any questions or concerns.

Thank you.

Sincerely,

Mark G. Homlish, owner Byers Place Partners LLC

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### Mark G. Homlish

4625 E. Mansfield Avenue Englewood, CO 80113

720-840-6075 (c) mark@tallgrasspc.com

December 10, 2024

Re:

1252 W. Byers Place, Denver Colorado Rezoning Application

To whom it may concern:

The purpose of this letter is to make you aware of my intent to file an application for a change in zoning at the vacant lot known as 1252 W. Byers Place, Denver CO. I have completed a "Pre-application Meeting" with Rob Haigh at the City of Denver Planning Department and would be happy to provide you with a copy of this presentation for review.

The current zoning is E-TU-B (maximum of 2 residential units) and proposed rezoning to I-MX-3 (industrial mixed use). The property to the west is currently zoned I-MX-3 and the property to the east is currently zoned E-TU-B. If approved, this new zoning would allow for the construction of an industrial property to be developed at this location.

I purchased the properties at 1234, 1244, 1246, 1248 and 1252 W. Byers Place in 2022. Since then, I have renovated and sold all residential properties with the exception of 1252 W. Byers Place.

Please see the enclosed "before and after" photographs of these properties as examples of my commitment to improving the 1200 block of West Byers Place.

I would appreciate your support in my efforts to rezone this property.

Please contact me at 720-840-6075 with any questions or concerns.

Thank you.

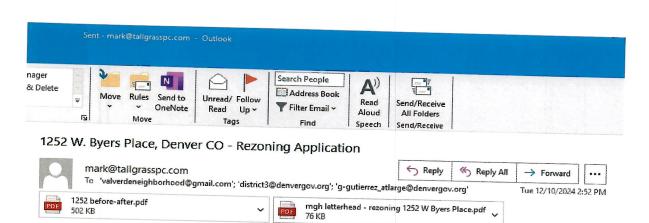
Sincerely,

Mark G. Homlish, owner Byers Place Partners LLC

#### 1252 W. Byers Place

#### **Community Outreach**

-						
Contact	<u>Date</u>	Means of Delivery	Contact		<u>Date</u>	Means of Delivery
Council at Large g-gutierrez atlarge@denvergov.org	12/10/2	4 email	1234 W. Byers Pl Ryan Manning		12/11/2	4 regular mail
Council District 3 Jamie Torres	12/10/2	4 email	1234 W BYERS PL DENVER, CO 80223	-1722		
district3@denvergov.org  Valverde Neighborhood Assoc. Adriana Lopez	12/10/24	4 email	1235 W. Byers Pl Dimitrios Karpouzos 5226 S FRASER ST		12/11/2	4 regular mail
720-266-7439 valverdeneighborhood@gmail.com			AURORA, CO 80015 1244 W. Byers Pl	-2277	12/11/2/	regular mail
1202 W. Byers PI BROWNING & SIERRAS REAL	12/11/24	regular mail	Alexis Yero 1244 W BYERS PL		12/11/2-	r legulai man
ESTATE LLC 944 S VRAIN ST DENVER, CO 80219-3134			DENVER, CO 80223-	1722		
1205 W Byers PI HUFFMAN FAMILY LP 1965 S LAKE RD	12/11/24	regular mail	1245 W Byers Pl Travis Tucker 1245 W BYERS PL DENVER, CO 80223-	1721	12/11/24	regular mail
LAKEWOOD, CO  1210 W Byers PI BROWNING & SIERRAS REAL	12/11/24	regular mail	1246 W Byers PI ALONSO,MIGUEL AI 1246 W BYERS PL	NGEL AYALA	12/11/24	regular mail
ESTATE LLC 944 S VRAIN ST DENVER, CO 80219-3134			DENVER, CO 80223-	1722		
1217 W Byers PI HUFFMAN FAMILY LP 1965 S LAKE RD	12/11/24	regular mail	1247 W Byers Pl Kailen Bonnett Carmer 820 HARBOR CLIFF V OCEANSIDE, CA 920	WAY UNIT260	12/11/24	regular mail
LAKEWOOD, CO 1225 W. Byers Pl	12/11/24	regular mail	1248 W Byers PI Caroline Heinze / Came 1248 W BYERS PL	eron Mehls	12/11/24	regular mail
Aprill Vigil 1225 W BYERS PL DENVER, CO 80223-1721		regular man	DENVER, CO 80223-1	722		
1231 W. Byers Pl Deborah Kenyon 1231 W BYERS PL	12/11/24	regular mail	1249 W Byers Place Joshua Couch/ Chloe Ja 1249 W BYERS PL DENVER, CO 80223-1		12/11/24	regular mail
DENVER, CO 80223-1721			1260 W Byers PI 1260 W. Byers LLC 1501 W CEDAR AVE DENVER, CO 80223-1	722	12/11/24	regular mail
			1263 W Byers PI Norman Rule 1263 W BYERS PL		12/11/24	regular mail
			DENVER, CO 80223-17  1273 W Byers Pl John Beste 1273 W BYERS PL DENVER, CO 80223-17		12/11/24 1	egular mail
			DENVER, CO 80223-17 1285 W. Byers PI JKG Investments LLC 3063 S WILLIAMS ST DENVER, CO 80210-63		12/11/24 r	egular mail



Please see the attached letter regarding the planned rezoning application to the City of Denver.

Feel free to call or email me with feedback.

Thank you. -Mark

Mark Homlish 720-840-6075 (cell) mark@tallgrasspc.com



05/13/2022 01:32 PM City & County of Denver Electronically Recorded R \$13.00

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2022065627 Page: 1 of 1

#### STATEMENT OF AUTHORITY

1.	This Statement of Authority relates to a	an entity r	named	
	byers Place Partners LLC, a Colorar	de limita	d liabilita a a man	
	And is executed on behalf of the entity	pursuant	to the provisions of	Section 38.30 172 C.D.C.
_			to the providents of	Deciloi1 38-30-172, C.R.S.
2.	The type of entity is a:			
	□ Corporation		Registered Limite	d Linkilla D. I.
	□ Nonprofit Corporation	<u>-</u>	Pegistered Limite	ed Liability Partnership
	☑ Limited Liability Company	ă	Cegistered Limite	d Liability Limited Partnership
	☐ General Partnership		Limited Partnersh	IIP Association
	Limited Partnership		Government or G	overnmental Subdivision or Agency
			Trust	<b>5,</b>
3.	The entity is former			
3.	The entity is formed under the law of the	e Stat	e of Colorado	
				4
4.	The mailing address for the entity is	4625 E M	ansfield Ave Engley	rood CO 80113
5.	The name and position of each pers	on autho	rizod to average to	struments conveying, encumbering or
	otherwise affecting title to real property	on babal	lized to execute in	struments conveying, encumbering or
	Mark Homlish as Manager	on benai	f of the entity is:	
	Mark Formish as Manager			
6.	The suith sails of the			
O.	The authority of the foregoing person(s	) to bind t	he entity is	not limited   limited
	as follows:			— infinted
_	-		HAMMON AND	
7.	Other matters concerning the manner in	which th	e entity deals with in	storage in seal second
	Pursuant to Paragraph 7 in the Operation	οπ Δατοοι	mont doted April 00	nerests in real property:
	- Supplied the Coperation	ig Agreei	neni dated April 22,	2022
8	The Statement of Authority is avenue			
-	The Statement of Authority is executed 172, C.R.S.	on beha	It of the entity pursu	ant to the provisions of Section 38-30-
	172, O.N.S.			
9.	This Claterand I A II I			
<b>3</b> .	This Statement of Authority amends executed on behalf of the entity	and supe	ersedes in all respe	ects any prior Statement of Authority
	executed on behalf of the entity.		•	, production of Additionty
-				
Exec	uted on May 13, 2022.			
_				
Byer	s Place Partners LLC, a Colorado lim	ited	Byers Place Darte	ers LLC, a Colorado limited liability
liabil	lity company		company	is LLC, a Colorado limited liability
	2		Joinpany /	$(1 \cdot A)$
By:			J. 7	$^{\circ}$
	Homlish, Manager/Member		Зу:	100 ( D) 200 V(
	Tomion, managerimeniper	,	Alden Genre, Membe	er
			J	
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Stat	e of _Colorado			
	Avanahar }s	:0		
Cou	nty of Arapahoe			
The f	foregoing instrument was asked to			
Mana	foregoing instrument was acknowledge ger/Member and Alden Genre as Mer	d before	me this 11th day	of May, 2022 by Mark Homlish as
comp		nber of	Byers Place Partne	rs LLC, a Colorado limited liability
comp	any.			in intermed
1864				
vvitne	ss my hand and official seal			. 1
			4/	- / /
		7	Manis	Ha.
		1	Notes Date	Nou.
	MARIA HOUZE	1	Notary Public	<i>y</i> , ,
1	TAOY PUBLIC	1	My commission exp	ires: " il la la la
1		1	, John Madion CA	0 0 7
1	NOTARY ID 20004016601 NOTARY ID 20004016601	1		•
1	NOTARY ID 20004016801 MY COMMISSION EXPIRES 06/06/2024			
1	MY COMMISSION			

Recording Requested by FNTG-NCS Colorado

# 1252 W. Byers Place, Denver CO 80223

**Legal Description of Property** 

## The Land is described as follows:

LOTS 17 AND 18 AND WEST ONE-HALF OF LOT 16, BLOCK 37, VALVERDE, CITY AND COUNTY OF DENVER, STATE OF COLORADO.



05/13/2022 01:32 PM City & County of Denver Electronically Recorded

D \$100.00

2022065626 Page: 1 of 2

After Recording Return to Byers Place Partners, LLC, a Colorado limited liability company Mark Homlish

#### SPECIAL WARRANTY DEED

This Deed, made May 13, 2022

Between Matthew Neal Osbourn, of the County Denver, State of Colorado, grantor(s) and Byers Place Partners, LLC, a Colorado limited liability company, whose legal address is , County of Denver, and

State of Colorado, grantee(s)

WITNESSETH, That the grantor(s), for and in the consideration of the sum of ONE MILLION DOLLARS AND NO/100'S (\$1,000,000.00) the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee(s), his heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Denver, State of COLORADO described

See Exhibit A attached hereto and made a part hereof.

Doc Fee: \$100.00

also known by street and number as 1234, 1244, 1248, 1252 West Byers Place, Denver, CO 80223.

TOGETHER with all and singular hereditaments and appurtenances, thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances, except for taxes for the current year, a lien but not yet due and payable, subject to statutory exceptions as defined in CRS 38-30-113, revised.

TO HAVE AND TO HOLD said premises above bargained and described, with the appurtenances, unto the grantee(s), their heirs and assigns forever. The grantor(s), for themselves, their heirs and personal representatives or successors, does covenant and agree that they shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee(s), their heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor(s).

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

IN WITNESS WHEREOF, the grantor has executed this on the date set forth above.

SELLER:

Matthew Neal Osbourn

STATE OF COLORADO COUNTY OF DENVER

SS:

The foregoing instrument was acknowledged before me May 13, 2022 by Matthew Neal Osbourn. Witness my hand and official seal

Notary Public

My Commission expires:

CHANDRA R NAY NOTARY PUBLIC STATE OF COLORADO NOTARY ID 20004008847 MY COMMISSION EXPIRES AUGUST 25, 2024

Special Warranty Deed WDSpecial (DSI Rev. 04/03/19)

Last Saved: 5/9/2022 4:07 PM by CN1 Escrow No.: N0037515-020-CN1

Page 1

#### Exhibit A

Parcel A:

Lot 10 and the West One-Half of Lot 9, Block 37, Valverde, City and County of Denver, State of Colorado.

For Informational Purposes Only

Tax ID No.:

05095-14-006-000

Parcel B:

Lots 11 and 12, Block 37, Valverde, City and County of Denver, State of Colorado.

For Informational Purposes Only

Tax ID No .:

05095-14-007-000

Parcel C:

Lots 13, 14, 15 and the East One-Half of Lot 16, Block 37, Valverde, City and County of Denver, State of Colorado.

For Informational Purposes Only

Tax ID No .:

05095-14-008-000

Parcel D:

Lots 17 and 18 and the West One-Half of Lot 16, Block 37, Valverde, City and County of Denver, State of Colorado.

For Informational Purposes Only

Tax ID No.:

05095-14-028-000

### 1234 W. Byers Place, Denver CO





1244 W. Byers Place, Denver CO









## 1246 W. Byers Place, Denver CO





1248 W. Byers Place, Denver CO









1252 W. Byers Place, Denver CO





