



APPLICATION

FOR ENCROACHMENTS & ENCUMBRANCES IN THE PUBLIC RIGHT-OF-WAY

An Encroachment Permit is required prior to placing privately-owned improvements ("Encroachment" or "Encumbrance") in the public Right-of-Way (ROW). Only Encroachment Permit Applications in accordance with [Rules and Regulations](#) and [Permit Entrance Requirements](#) for Encroachments in the Public Right-of-Way will be considered by the Department of Transportation & Infrastructure (DOTI). **It is the City's sole discretion whether to grant an Encroachment Permit based on any facts the City feels are relevant. Approval is not guaranteed.**

To apply, complete this application and submit together with required application materials in accordance with the [Permit Entrance Requirements](#) to DOTI.ER@denvergov.org. Please type or print clearly. If necessary, attach additional sheets to fully answer any of the following sections. Incomplete applications packages will not be accepted. Questions on this application or the process can be sent to DOTI.ER@denvergov.org.

☐ **Check if this application is for Tier Determination only.** *If checked, the project will not be submitted for full review until confirmation, and remaining submittal requirements, are received by owner.*

ADJACENT PROPERTY OWNER:

The adjacent property owner or Authorized Special District will be the Encroachment Owner and Permittee and is the responsible party for the Encroachment in accordance with the Rules and Regulations, including all fees and annual billing.

Company Name: Narrate Holdings
Contact Name: Adam Fenton
Property Address: 1000 South Logan St. Denver, CO 80210
Billing Address: 2149 South Holly St. Denver, CO 80222
Phone: 720-234-1726 (owner) 303-435-5393 (agent) Email: adam@narrateholdings.com

PRIMARY CONTACT: ☐ Check if the same as Adjacent Property Owner

Company Name: Real Estate Garage
Contact Name: Steve Ferris
Address: 250 Fillmore St. Suite 150
Phone: 720-234-1726 (owner) 303-435-5393 (agent) Email: sferris@realestategarage.net

City and County of Denver — Department of Transportation & Infrastructure
Right-of-Way Services | Engineering & Regulatory
201 West Colfax Ave. Dept. 507 | Denver, CO 80202
www.denvergov.org/doti
Email: DOTI.ER@denvergov.org
Phone: 720-865-3003

ENCROACHMENT INFORMATION:

Project Name: 1000 S. Logan St.
Adjacent Property Address: 422 E. Tennessee Ave.
Coordinates (Lat/Long): 39.69830712142913, -104.982262970406
Encroachment Area, in SF: about 420 square feet

Is this project associated with a LAND DEVELOPMENT REVIEW?

Yes ☒ No ☐ If 'Yes', provide Project Master, Site Plan and/or Concept Development Project Numbers:
2024-CONCEPT-0000105 - 2024PM0000197

Is the proposed encroachment located in Future Right-of-Way?

Finalizing permit and/or processing resolution for the Encroachment will not occur until the ROW dedication is finalized.

Yes ☐ No ☒ If 'Yes', provide ROW Dedication Project Number:

Location Description: (e.g. Located on the South side of 23rd Ave, twenty (20) feet from face of curb, and ten (10) feet west of pavement on Private Drive.)

4 small stoops along South Logan and 3 small stoops facing East Tennessee about 60 square feet each, per attached plan and rendering. These will be 17 to 24 inches in total height. No railings will be required.

Description of Encroachment:

Describe the proposed encroachment, including the type and quantity of objects.

The proposed encroachments, 7 total, will allow 7 dwelling units to safely and aesthetically access the ROW in front of the site. They are essentially stoops for each of the 7 dwelling units, which allow the building to address the abutting and variably lowered adjacent ROW grade. A key feature of each to the 7 total encroachments will be their design character, tying the building entrances to the abutting street ROW. The stoops are minimized, and will be hard to recognize given the abutting amenity zone will range from 24.6 to 30.7' feet in width. In other words, the stoops will occupy only 4% of the ROW between the back of curb and the building (please see attached plan).

Reason for Private Improvements in the Public ROW:

Private improvements should be located on private property. Only in cases where there are physical constraints that preclude the placement of private improvements on private property that an encroachment may be considered within the right-of-way. Make your case as to why this is a good use of the public right-of-way.

This is a good use of ROW for 3 reasons. 1) The uniquely wide amenity area fronting the building on both abutting streets can accommodate a special treatment, and will be enhanced by supplementing horizontal features (TBD) to the sidewalk and tree lawn. The final plan for this area will be developed and included in any formal Tier Encroachment submittal. 2) The abutting grade difference between the abutting ROW vs. that first floor elevation of the building is unique; and, 3) If the building provided the steps or captured grade internal to the building, the entrances and the building would lose aesthetic attraction by failing to embrace the abutting ROW, and create unsafe and hard to see alcoves, which could threaten the security and safety of the residents.

ATTESTATION:

By submitting this permit application and signing below, I understand and agree to the following:

1. That I am the property owner adjacent to the Encroachment Area, or the authorized representative of a Special District, that is responsible for the placement, maintenance, repair, replacement, removal, site restoration, ownership, or is otherwise responsible for the Encroachment in accordance with the Rules & Regulations for Encroachments and Encumbrances in the Public Right-of-Way.
2. That it is the City's sole discretion to classify the Tier of an Encroachment and whether to grant an Encroachment Permit based on any facts the City feels are relevant. The issuance of an Encroachment Permit confers no rights to the Right-of-Way, the Encroachment Permit is revocable and DOTI can order the removal of the Encroachment and restoration of the Encroachment Area for any reason the City feels relevant.
3. Permittee agrees to defend, indemnify, reimburse and hold harmless the City, its appointed and elected officials, agents and employees for, from and against all liabilities, claims, judgments, suits or demands for damages to persons or property arising out of, resulting from, or relating to an Encroachment Permit and the Encroachment ("Claims"). This indemnity shall be interpreted in the broadest possible manner to indemnify City for any acts or omissions of Permittee or its subcontractors either passive or active, irrespective of fault, including City's negligence whether active or passive.
4. Permittee's duty to defend and indemnify City shall arise at the time written notice of the Claim is first provided to City regardless of whether claimant has filed suit on the Claim. Permittee's duty to defend and indemnify City shall arise even if City is the only party sued by claimant and/or claimant alleges that City's negligence or willful misconduct was the sole cause of claimant's damages.
5. Permittee will defend any and all Claims which may be brought or threatened against City and will pay on behalf of City any expenses incurred by reason of such Claims including, but not limited to, court costs and attorney fees incurred in defending and investigating such Claims or seeking to enforce this indemnity obligation. Such payments on behalf of City shall be in addition to any other legal remedies available to City and shall not be considered City's exclusive remedy.
6. Insurance coverage requirements specified in an Encroachment Permit shall in no way lessen or limit the liability of Permittee under the terms of this indemnification obligation. Permittee shall obtain, at its own expense, any additional insurance that it deems necessary for the City's protection.
7. This defense and indemnification obligation shall survive the expiration or termination of any issued Encroachment Permit.
8. Permittee is fully responsible for all costs to install, maintain, repair, replace, remove, and restore the Encroachment Area, including annual City Encroachment Permit Fees. A lien will be placed on the Permittee's property for failure to remove a revoked or abandoned Encroachment for cost incurred by CCD to remove the Encroachment and restore the Encroachment Area on behalf of the Permittee.
9. Indemnity and Insurance for Tier I and Tier II Encroachments: Pursuant to and not superseding any General Terms and Conditions, as a condition for placement of a Tier I or Tier II Encroachment, the Owner of such Tier I or Tier II Encroachment shall hold CCD harmless from all loss or damage to persons or property on account of injury arising from the construction, repair, or maintenance of the Tier I or Tier II Encroachment. Obtain and Maintain a Commercial General Liability insurance policy with limits of \$1,000,000 for each occurrence, \$1,000,000 for each personal and advertising injury claim, \$2,000,000 products and completed operations aggregate, and \$2,000,000 policy aggregate. The City and County of Denver, its Elected and Appointed Officials, Employees and Volunteers shall be included as Additional Insured.
10. Indemnity and Insurance for Tier III Encroachments: Pursuant to and not superseding any General Terms and Conditions, as a condition for placement of a Tier III Encroachment, the Owner of such Tier III Encroachment shall hold CCD harmless from all loss or damage to persons or property on account of injury arising from the construction, repair, or maintenance of the Tier III Encroachment. Obtain and Maintain a Commercial General Liability insurance policy with limits of \$1,000,000 for each occurrence, \$1,000,000 for each personal and advertising injury claim, \$2,000,000 products and completed operations aggregate, and \$5,000,000 policy aggregate. A combination of primary and excess coverage may be used to meet the aggregate limit. The City and County of Denver, its Elected and Appointed Officials, Employees and Volunteers shall be included as Additional Insured.

ADJACENT PROPERTY

OWNER SIGNATURE:



DATE:

4/21/25

PRINT NAME:

ADAM FENTON

TITLE:

MANAGER

COMPANY:

S LOGAN PARTNERS LLC

PERMIT SUBMITTAL CHECKLIST

FOR ENCROACHMENTS & ENCUMBRANCES IN THE PUBLIC RIGHT-OF-WAY
Any Submittal not meeting all minimum checklist criteria herein will be rejected as incomplete.

Encroachments shall be in accordance with:

- ☐ [Denver Revised Municipal Code \(DRMC\) Chapter 49, Streets, Sidewalks and Other Public Ways](#)
- ☐ [Rules and Regulations Governing Encroachments & Encumbrances in the Public Right-of-Way](#)
- ☐ [Transportation Standards and Details for the Engineering Division](#)

Application

- ☐ Signed by adjacent property owner as owner of Encroachment or authorized Special District representative

Evidence of Adjacent Property Ownership & Parcel Land Description

Required for all Encroachment Permit Applications

- ☐ Current Title Work/Warranty Deed confirming ownership and parcel land description for adjacent property
- ☐ Parcel Land Description in Word format

Land Description sealed and signed by a Professional Land Surveyor licensed in Colorado

Required for Tier II Underground Encroachments and all Tier III Encroachments (can be submitted after 1st review)

- ☐ Encroachment Area Land Description and Exhibit(s) in PDF format stamped and signed by PLS
- ☐ Encroachment Area Land Description in Word format

Site Plans sealed and signed by a Professional Engineer licensed in Colorado

GENERAL

- ☐ Vicinity map
- ☐ North arrows and numerical and bar scales (Scale not to exceed 1" = 40')
- ☐ Legend
- ☐ PE stamp area
- ☐ Plan set date and revision number (if applicable)

PLAN VIEW

Show, label and dimension existing and proposed final site conditions, including but not limited to the following (aerial imagery is allowed; however, it does not replace requirement for accurately scaled engineering drawings):

- ☐ Property lines, right-of-way width
- ☐ Edge of pavement, curb and gutter, sidewalks, nearby driveways and alleys
- ☐ Street lights, pedestrian lights, signal poles, utility poles
- ☐ Surface utility features (e.g. cabinets, handholes, manholes, inlets, vaults, valves, fire hydrants)
- ☐ Regulatory Floodplain boundaries (FEMA)
- ☐ Underground and overhead utilities (e.g. water, sewer, power, communications, gas, irrigation)
- ☐ Trees and landscaping in the ROW
- ☐ Street names and adjacent property address(es)
- ☐ Regional Transportation District (RTD) bus stop with any amenities
- ☐ Location and size of Encroachment – Show and dimension limits of both above and below ground elements
- ☐ Construction Materials
- ☐ Projection from building
- ☐ Distance from Encroachment to the nearest flowline

City and County of Denver Department of Transportation & Infrastructure
Right-of-Way Services | Engineering & Regulatory
201 W Colfax Ave, Dept 507 | Denver, CO 80202
www.denvergov.org/dot
Phone: 720-913-3003



DENVER

TRANSPORTATION & INFRASTRUCTURE

- ☐ Distance from Encroachment to any other Streetscape feature/obstruction in the vicinity
- ☐ Distance from property line to back of curb
- ☐ Electrical service alignment, electrical connection location, and voltage/amps
- ☐ No proposed Encroachments located in the intersection clear zone per Transportation Std. Dwg. 7.9

ELEVATION OR CROSS-SECTION VIEWS

- ☐ Location and size of Encroachment – Show and dimension limits of both above and below ground elements
- ☐ Existing and final grade
- ☐ Existing utilities and their size and depth
- ☐ Vertical height/clearance of the Encroachment from finish grade

DETAIL SHEET(S)

- ☐ Manufacturer's and/or construction detail(s)
- ☐ Referenced City detail(s) by drawing number on the appropriate plan and elevation view(s)
- ☐ Office of the Forester's (OCF) tree protection detail and notes
- ☐ Special, non-standard, or modified City details

STRUCTURAL PLANS ☐ Not Applicable

- ☐ Structural plans
- ☐ Manufacturers certification

ADDITIONAL REQUIRED MATERIAL(S) ☐ Not Applicable

- ☐ Approval from applicable reviewing authorities (e.g. design review district, floodplain, Arts & Venues)
- ☐ For properties sharing the Encroachment, appropriate legal documentation for review by the City

COMMENT RESOLUTION SHEET(S) IF APPLICABLE ☐ Not Applicable for 1st Submittal

- ☐ Reviewer's and Agency Name
- ☐ Review comments (reviewer comments must be verbatim)
- ☐ Formal written response to each comment

Fees:

Fees must be paid immediately after ER provides a project number and invoice for your application.

Fees (Non-Refundable):	Tier I Encroachment:	Tier II Encroachment:	Tier III Encroachment:
Initial Processing	No Fee	\$1,500.00	\$1,500.00
Land Description Review	N/A	\$500.00	\$500.00
Resolution Review	N/A	N/A	\$300.00
Annual Permit	No Fee	\$200.00	\$200.00

Attestation:

I hereby attest that the above information is incorporated into the Encroachment Application and plan submittal:

SIGNATURE:

DATE: 4/21/25

PRINT NAME:

Steven Ferris

EMAIL: sferris@realestategarage.net

COMPANY:

Real Estate Garage

PHONE: 303-435-5393

City and County of Denver Department of Transportation & Infrastructure
 Right-of-Way Services | Engineering & Regulatory
 201 W Colfax Ave, Dept 507 | Denver, CO 80202
www.denvergov.org/doti
 Phone: 720-913-3003

CONNECT WITH US | 311 | DENVERGOV.ORG | DENVER 8 TV

Form Date 1/2/2024

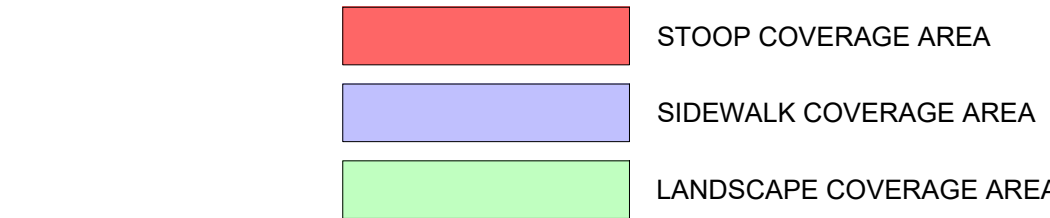
1000 SOUTH LOGAN
ENCROACHMENT EXHIBIT

LOCATED AT: 1000 SOUTH LOGAN STREET

LEGEND

EXISTING

PROPOSED



NOTE:
1) STOOP HEIGHTS ARE PRELIMINARY.
2) THE PROPERTY IS IN THE ZONE X AREA OF MINIMAL FLOOD HAZARD AS SHOWN ON FEMA FIRMS, MAP NUMBER 0800460203K, JULY 3, 2024

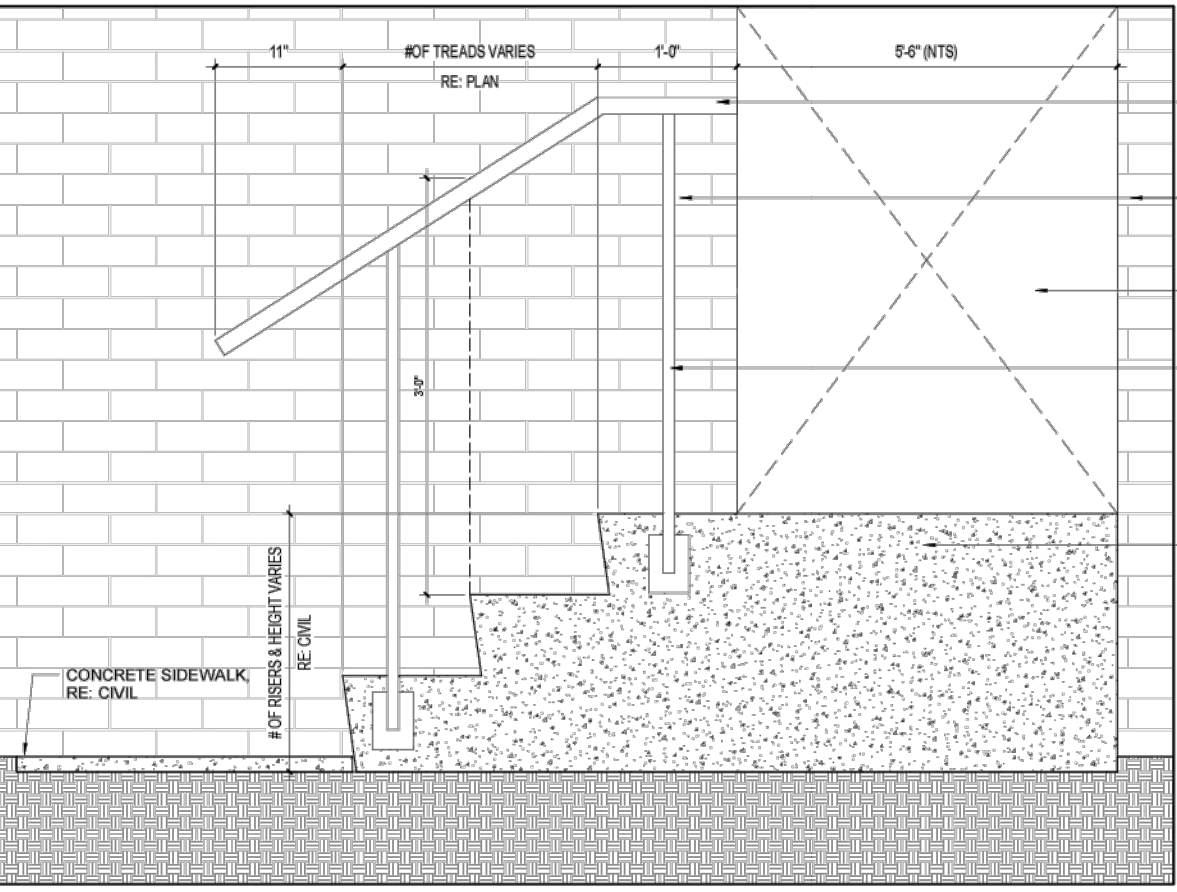


0 20' 40' 60'
SCALE: 1" = 20'

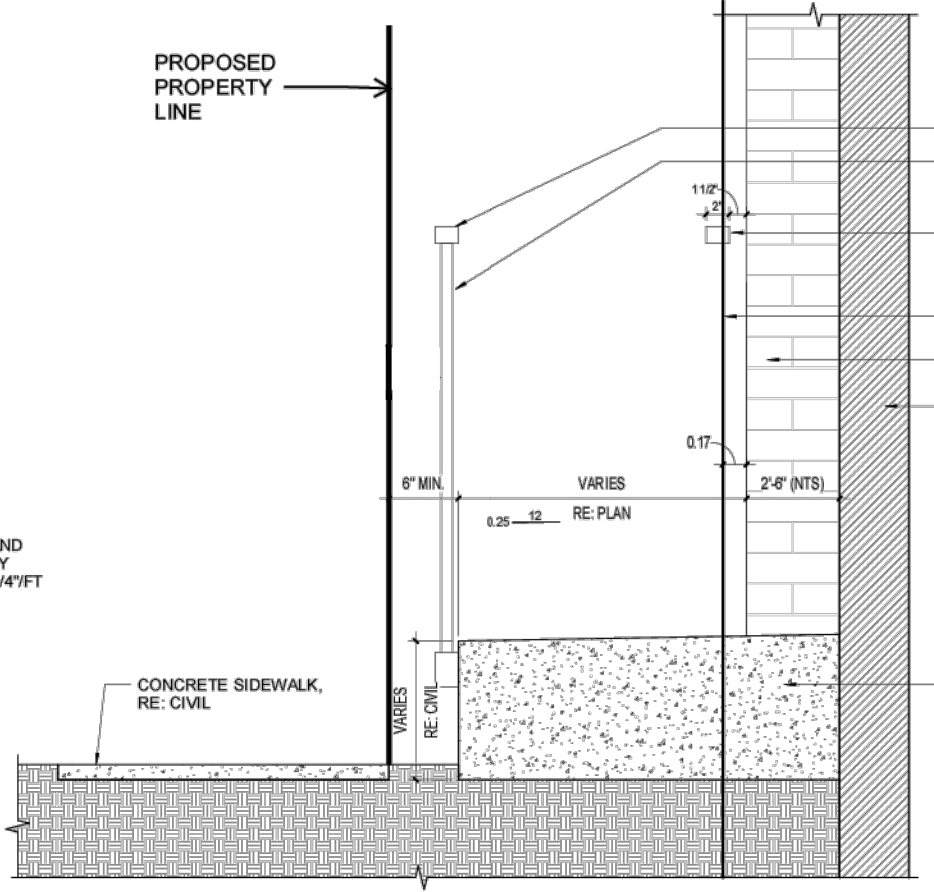


04/18/2025
ENCROACHMENT EXHIBIT

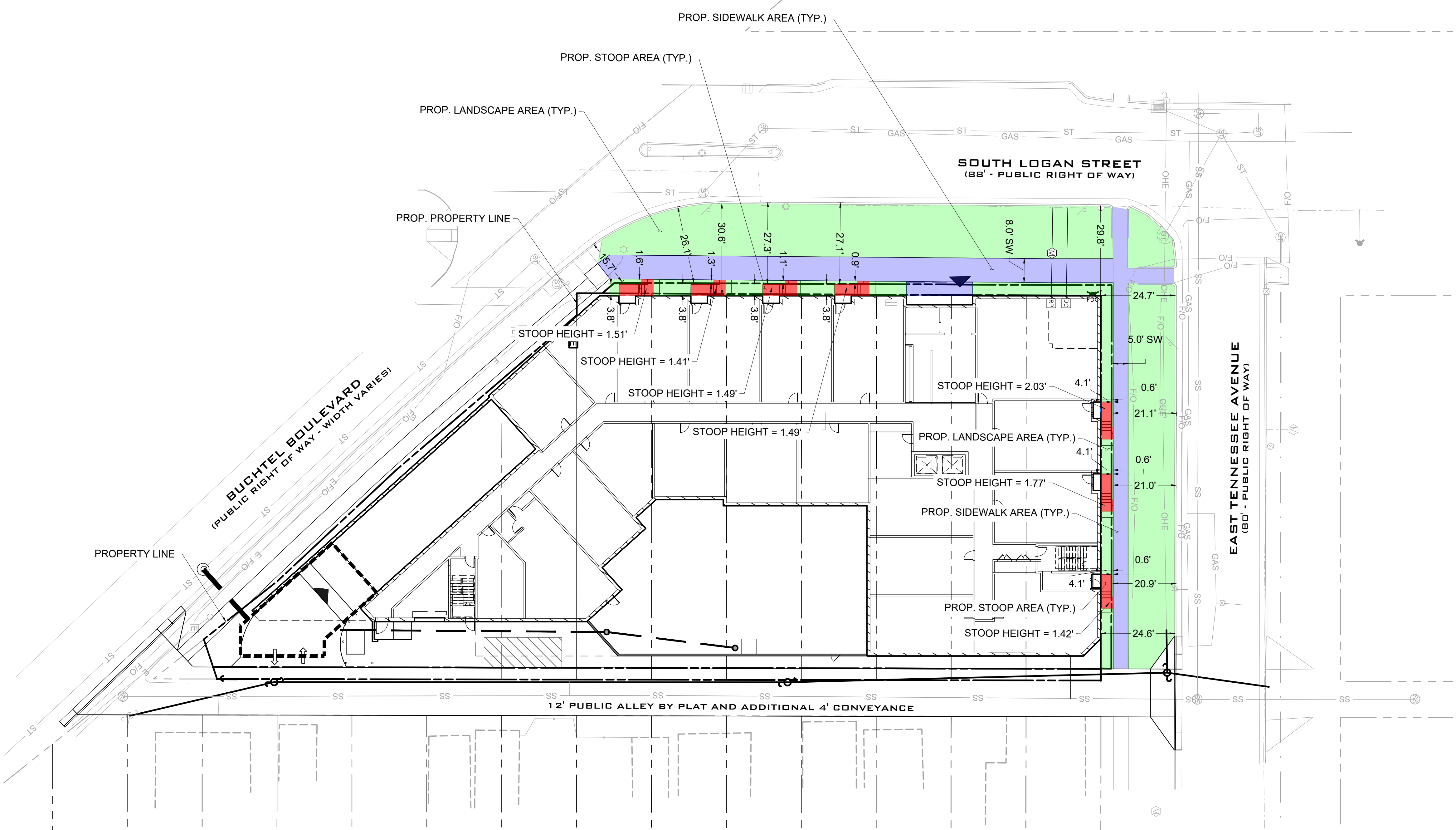
SITE COVERAGE	
PART OF SITE	AREA COVERED (S.F.)
STOOP	346
SIDEWALK	2313
LANDSCAPE	5888
PERCENTAGE OF ROW BEHIND CURB COVERED BY STOOPS	4.0%
PERCENTAGE OF ROW BEHIND CURB COVERED BY HARDSCAPE	31.1%



2 STOOP ELEVATION DETAIL
NTS



1 STOOP SECTION DETAIL
NTS



EXISTING LEGAL DESCRIPTION

PARCEL I:

LOTS 1 TO 7, INCLUSIVE, BLOCK 17, LINCOLN SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL II:

TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF LOT 8, WHICH IS 25.0 FEET EAST OF THE NORTHWEST CORNER OF LOT 8, BLOCK 17, LINCOLN SUBDIVISION; THENCE SOUTHEAST A DISTANCE OF 122.82 FEET TO THE SOUTH LINE OF LOT 11; THENCE EAST ALONG THE SOUTH LINE OF LOT 11 A DISTANCE OF 32.57 FEET TO THE SOUTHEAST CORNER OF LOT 11; THENCE NORTH ALONG THE EAST LINE OF LOTS 8 THROUGH 11, A DISTANCE OF 100.00 FEET TO THE NORTHEAST CORNER OF LOT 8; THENCE WEST ALONG THE NORTH LINE OF LOT 8, A DISTANCE OF 103.89 FEET, MORE OR LESS TO THE POINT OF BEGINNING, SAID PARCEL BEING A PART OF BLOCK 17, LINCOLN SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL III:

A PARCEL OF LAND IN LOT 12, BLOCK 17, LINCOLN SUBDIVISION, ALSO BEING A PORTION OF THAT PARCEL OF LAND DESCRIBED AT BOOK 7105 AT PAGE 272 ON APRIL 29, 1952 IN THE RECORDS OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER ALL IN SE 1/4 OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PM, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 12, BLOCK 17, LINCOLN SUBDIVISION; THENCE SOUTH 00°19'34" EAST 20.03 FEET ALONG THE EASTERLY LINE OF SAID LOT 12; THENCE SOUTH 71°28'16" WEST 14.14 FEET TO A POINT OF THE PROJECTED NORTHEASTERLY LINE OF BUCHTEL BOULEVARD, SAID POINT LYING NORTH 38°42'48" WEST 40.87 FEET FROM COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) MONUMENT NUMBER 19722 AND THENCE ALONG SAID PROJECTED NORTHEASTERLY LINE NORTH 38°42'48" WEST 31.09 TO CDOT MONUMENT 16133 SAID POINT ALSO BEING ON THE NORTH LINE OF SAID LOT 12; THENCE NORTH 89°31'50" EAST 32.74 FEET ALONG

THE NORTH LINE OF SAID LOT 12, TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL IV:

A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST RANGE POINT FOR BLOCK 16, LINCOLN SUBDIVISION FROM WHENCE THE SOUTHEAST RANGE POINT OF SAID BLOCK 16 BEARS N89°14'56" E, A DISTANCE OF 307.42 FEET, SAID LINE FORMING THE BASIS OF BEARING FOR THIS LEGAL DESCRIPTION. THENCE S07°08'52" E, A DISTANCE OF 236.50 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 7, BLOCK 17 OF SAID LINCOLN SUBDIVISION, AND THE POINT OF BEGINNING;

THENCE N 89°14'56" E ALONG THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 18.42 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY FOR NORTH BUCHTELL BLVD;

THENCE S 35°54'45" E ALONG SAID NORTHEASTERLY RIGHT-OF-WAY OF NORTH BUCHTELL BLVD., A DISTANCE OF 122.35 FEET TO A FOUND CDOT RIGHT-OF-WAY MONUMENT NO. 16133;

THENCE N 43°49'05" W, A DISTANCE OF 54.27 FEET TO A POINT;

THENCE N 41°23'25" W, A DISTANCE OF 79.57 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

LEGAL DESCRIPTION PREPARED BY

FOR AND ON BEHALF OF SOUDER MILLER & ASSOCIATES

BY FRANCIS KUENN, PLS 37955

**EXHIBIT A
LEGAL DESCRIPTION**

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 15, BEING MONUMENTED AT THE SOUTHEAST CORNER BY A FOUND STONE WITH A CHISELED "X" IN A RANGE BOX WITH 8" PVC SLEEVE, AND MONUMENTED AT THE EAST ONE-QUARTER CORNER BY A FOUND 3 INCH BRASS CAP IN A RANGE BOX, STAMPED "D.W.D., T4S, 1/4, R68W, 15|14, LS16398, 1986", WHICH BEARS NORTH 00°04'16" EAST, A DISTANCE OF 2638.58 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

COMMENCING AT SAID SOUTHEAST CORNER OF SAID SECTION 15;
THENCE NORTH 70°32'36" WEST, A DISTANCE OF 1347.79 FEET TO A POINT ON THE EAST LINE OF SOUTH LOGAN STREET, ALSO BEING THE WEST LINE OF LOT 7, LINCOLN SUBDIVISION, SAID POINT BEING 14.10 FEET ALONG SAID LINE FROM THE SOUTHWEST CORNER OF SAID LOT 7, SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE SOUTH 89°34'38" WEST, A DISTANCE OF 3.08 FEET;
THENCE NORTH 00°25'22" WEST, A DISTANCE OF 9.50 FEET;
THENCE SOUTH 89°34'38" WEST, A DISTANCE OF 1.63 FEET;
THENCE NORTH 00°07'55" EAST, A DISTANCE OF 4.00 FEET;
THENCE NORTH 89°34'38" EAST, A DISTANCE OF 4.74 FEET TO THE EAST LINE OF SOUTH LOGAN STREET;
THENCE SOUTH 00°08'53" EAST, A DISTANCE OF 13.50 FEET ALONG THE EAST LINE OF SOUTH LOGAN STREET, TO THE **POINT OF BEGINNING**,

THE ABOVE-DESCRIBED PARCEL CONTAINS 48 SQUARE FEET OR 0.001 ACRE, MORE OR LESS.

KEVIN J. KUCHARCZYK, PLS
COLORADO REG. NO. 34591
FOR AND ON BEHALF OF:
R&R ENGINEERS-SURVEYORS, INC.



EXHIBIT A

ILLUSTRATION

EAST TENNESSEE AVENUE
(80' - PUBLIC RIGHT OF WAY)

EAST 1/4 CORNER, SEC. 15
FOUND 3" BRASS CAP IN RANGE BOX
STAMPED "D.W.D., T4S, 1/4,
R68W, 1514, LS16398, 1986"

SOUTH LOGAN STREET
(88' - PUBLIC RIGHT OF WAY)

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

12' PUBLIC ALLEY

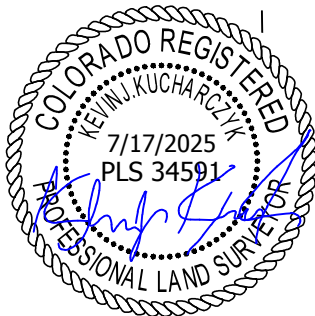
17
LINCOLN
SUBDIVISION

(BASIS OF BEARINGS)
N00°04'16"E 2638.58'
E. LINE, SE1/4, SEC. 15

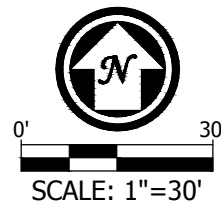
N00°07'55"E 4.00'
S89°34'38"W 1.63'
N00°25'22"W 9.50'
S89°34'38"W 3.08'
N89°34'38"E 4.74'
S00°08'53"E 13.50'
48 SQ FT
0.001 ACRE
POINT OF BEGINNING

N70°32'36"W 1347.79' (TIE)

POINT OF COMMENCEMENT
SOUTHEAST CORNER, SEC. 15
FOUND STONE IN RANGE BOX
WITH 8" PVC SLEEVE



NOTE
THIS MAP IS TO DEPICT THE ACCOMPANYING
DESCRIPTION AND IS FOR INFORMATIONAL
PURPOSES ONLY. IT DOES NOT REPRESENT A
MONUMENTED LAND SURVEY.



LAND DESCRIPTION

REVISIONS			Orig. Issue Date: 06/01/2025	Sheet
			Drawn By: LJ/MJP	2
			Checked By: KJK	of
			Project No. NC24040	14



R&R ENGINEERS-SURVEYORS, INC.
1635 W. 13TH AVENUE, SUITE 310
DENVER, COLORADO 80204
303-753-6730
www.rrengineers.com

**EXHIBIT B
LEGAL DESCRIPTION**

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 15, BEING MONUMENTED AT THE SOUTHEAST CORNER BY A FOUND STONE WITH A CHISELED "X" IN A RANGE BOX WITH 8" PVC SLEEVE, AND MONUMENTED AT THE EAST ONE-QUARTER CORNER BY A FOUND 3 INCH BRASS CAP IN A RANGE BOX, STAMPED "D.W.D., T4S, 1/4, R68W, 15|14, LS16398, 1986", WHICH BEARS NORTH 00°04'16" EAST, A DISTANCE OF 2638.58 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

COMMENCING AT SAID SOUTHEAST CORNER OF SAID SECTION 15;
THENCE NORTH 69°35'16" WEST, A DISTANCE OF 1356.03 FEET TO A POINT ON THE EAST LINE OF SOUTH LOGAN STREET, ALSO BEING THE WEST LINE OF LOT 6, LINCOLN SUBDIVISION, SAID POINT BEING 13.09 FEET ALONG SAID LINE FROM THE SOUTHWEST CORNER OF SAID LOT 6, SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE SOUTH 89°34'38" WEST, A DISTANCE OF 3.19 FEET;
THENCE NORTH 00°25'22" WEST, A DISTANCE OF 9.50 FEET;
THENCE SOUTH 89°34'38" WEST, A DISTANCE OF 1.40 FEET;
THENCE NORTH 00°03'30" EAST, A DISTANCE OF 4.00 FEET;
THENCE NORTH 89°34'38" EAST, A DISTANCE OF 4.62 FEET TO THE EAST LINE OF SOUTH LOGAN STREET;
THENCE SOUTH 00°08'53" EAST, A DISTANCE OF 13.50 FEET ALONG THE EAST LINE OF SOUTH LOGAN STREET, TO THE **POINT OF BEGINNING**,

THE ABOVE-DESCRIBED PARCEL CONTAINS 49 SQUARE FEET OR 0.001 ACRE, MORE OR LESS.

KEVIN J. KUCHARCZYK, PLS
COLORADO REG. NO. 34591
FOR AND ON BEHALF OF:
R&R ENGINEERS-SURVEYORS, INC.



EXHIBIT B
ILLUSTRATION

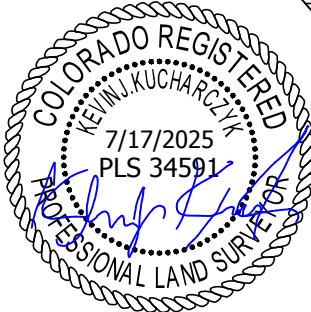
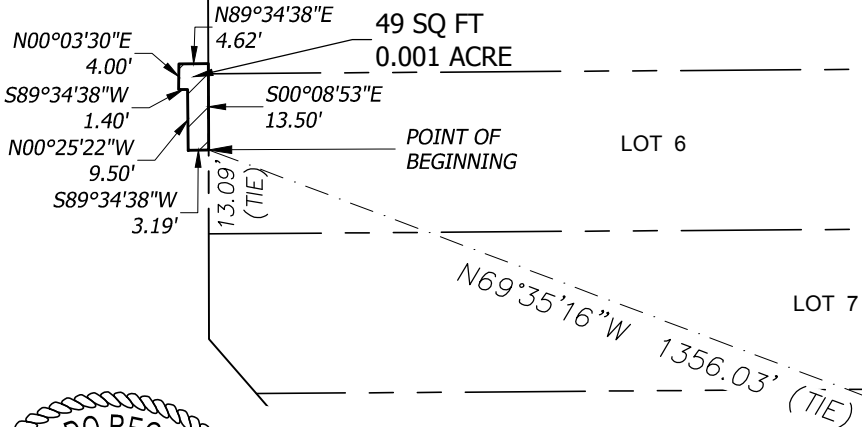
EAST TENNESSEE AVENUE
(80' - PUBLIC RIGHT OF WAY)

EAST 1/4 CORNER, SEC. 15
FOUND 3" BRASS CAP IN RANGE BOX
STAMPED "D.W.D., T4S, 1/4,
R68W, 15114, LS16398, 1986"

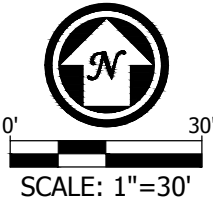
SOUTH LOGAN STREET
(88' - PUBLIC RIGHT OF WAY)

12' PUBLIC ALLEY

(BASIS OF BEARINGS)
N00°04'16"E 2638.58'
E. LINE, SE1/4, SEC. 15



NOTE
THIS MAP IS TO DEPICT THE ACCOMPANYING
DESCRIPTION AND IS FOR INFORMATIONAL
PURPOSES ONLY. IT DOES NOT REPRESENT A
MONUMENTED LAND SURVEY.



LAND DESCRIPTION

REVISIONS			Orig. Issue Date:	06/01/2025	Sheet
			Drawn By:	LJ/MJP	4
			Checked By:	KJK	of
			Project No.	NC24040	14



R&R ENGINEERS-SURVEYORS, INC.
1635 W. 13TH AVENUE, SUITE 310
DENVER, COLORADO 80204
303-753-6730
www.rrengineers.com

**EXHIBIT C
LEGAL DESCRIPTION**

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 15, BEING MONUMENTED AT THE SOUTHEAST CORNER BY A FOUND STONE WITH A CHISELED "X" IN A RANGE BOX WITH 8" PVC SLEEVE, AND MONUMENTED AT THE EAST ONE-QUARTER CORNER BY A FOUND 3 INCH BRASS CAP IN A RANGE BOX, STAMPED "D.W.D., T4S, 1/4, R68W, 15|14, LS16398, 1986", WHICH BEARS NORTH 00°04'16" EAST, A DISTANCE OF 2638.58 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

COMMENCING AT SAID SOUTHEAST CORNER OF SAID SECTION 15;
THENCE NORTH 68°38'40" WEST, A DISTANCE OF 1364.65 FEET TO A POINT ON THE EAST LINE OF SOUTH LOGAN STREET, ALSO BEING THE WEST LINE OF LOT 5, LINCOLN SUBDIVISION, SAID POINT BEING 12.09 FEET ALONG SAID LINE FROM THE SOUTHWEST CORNER OF SAID LOT 5, SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE SOUTH 89°34'38" WEST, A DISTANCE OF 3.31 FEET;
THENCE NORTH 00°25'22" WEST, A DISTANCE OF 8.50 FEET;
THENCE SOUTH 89°34'38" WEST, A DISTANCE OF 1.21 FEET;
THENCE NORTH 00°02'56" EAST, A DISTANCE OF 4.00 FEET;
THENCE NORTH 89°34'38" EAST, A DISTANCE OF 4.54 FEET TO THE EAST LINE OF SOUTH LOGAN STREET;
THENCE SOUTH 00°08'53" EAST, A DISTANCE OF 12.50 FEET ALONG THE EAST LINE OF SOUTH LOGAN STREET, TO THE **POINT OF BEGINNING**,

THE ABOVE-DESCRIBED PARCEL CONTAINS 47 SQUARE FEET OR 0.001 ACRE, MORE OR LESS.

KEVIN J. KUCHARCZYK, PLS
COLORADO REG. NO. 34591
FOR AND ON BEHALF OF:
R&R ENGINEERS-SURVEYORS, INC.



EXHIBIT C
ILLUSTRATION

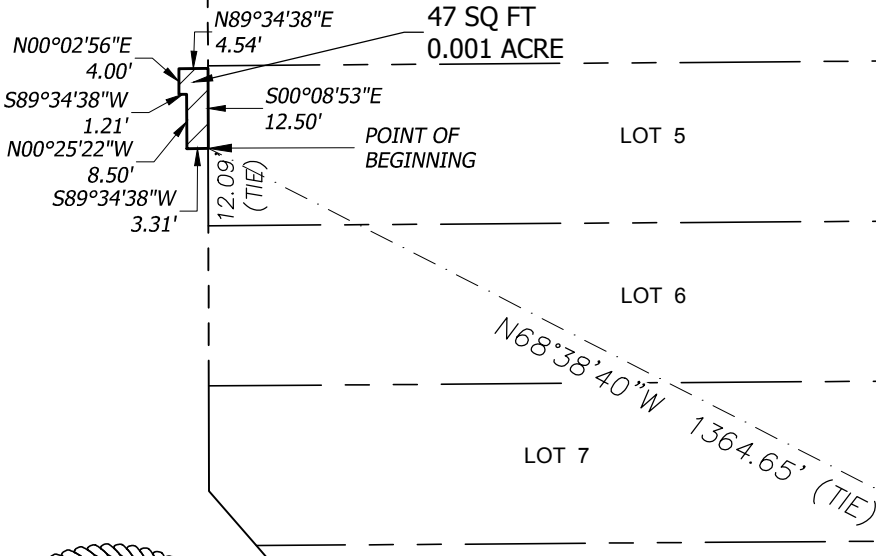
EAST TENNESSEE AVENUE
(80' - PUBLIC RIGHT OF WAY)

EAST 1/4 CORNER, SEC. 15
FOUND 3" BRASS CAP IN RANGE BOX
STAMPED "D.W.D., T4S, 1/4,
R68W, 15/14, LS16398, 1986"

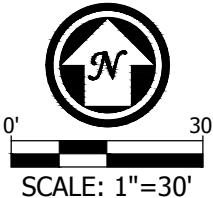
SOUTH LOGAN STREET
(88' - PUBLIC RIGHT OF WAY)

12' PUBLIC ALLEY

(BASIS OF BEARINGS)
N00°04'16"E 2638.58'
E. LINE, SE1/4, SEC. 15



NOTE
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POINT OF COMMENCEMENT
SOUTHEAST CORNER, SEC. 15
FOUND STONE IN RANGE BOX
WITH 8" PVC SLEEVE

LAND DESCRIPTION

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			Drawn By: LJ/MJP	6
			Checked By: KJK	of
			Project No. NC24040	14



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**EXHIBIT D
LEGAL DESCRIPTION**

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 15, BEING MONUMENTED AT THE SOUTHEAST CORNER BY A FOUND STONE WITH A CHISELED "X" IN A RANGE BOX WITH 8" PVC SLEEVE, AND MONUMENTED AT THE EAST ONE-QUARTER CORNER BY A FOUND 3 INCH BRASS CAP IN A RANGE BOX, STAMPED "D.W.D., T4S, 1/4, R68W, 15|14, LS16398, 1986", WHICH BEARS NORTH 00°04'16" EAST, A DISTANCE OF 2638.58 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

COMMENCING AT SAID SOUTHEAST CORNER OF SAID SECTION 15;
THENCE NORTH 67°42'46" WEST, A DISTANCE OF 1373.62 FEET TO A POINT ON THE EAST LINE OF SOUTH LOGAN STREET, ALSO BEING THE WEST LINE OF LOT 4, LINCOLN SUBDIVISION, SAID POINT BEING 11.08 FEET ALONG SAID LINE FROM THE SOUTHWEST CORNER OF SAID LOT 4, SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE SOUTH 89°34'38" WEST, A DISTANCE OF 3.42 FEET;
THENCE NORTH 00°25'22" WEST, A DISTANCE OF 9.50 FEET;
THENCE SOUTH 89°34'38" WEST, A DISTANCE OF 1.00 FEET;
THENCE NORTH 00°02'56" EAST, A DISTANCE OF 4.00 FEET;
THENCE NORTH 89°34'38" EAST, A DISTANCE OF 4.46 FEET TO THE EAST LINE OF SOUTH LOGAN STREET;
THENCE SOUTH 00°08'53" EAST, A DISTANCE OF 13.50 FEET ALONG THE EAST LINE OF SOUTH LOGAN STREET, TO THE **POINT OF BEGINNING**,

THE ABOVE-DESCRIBED PARCEL CONTAINS 51 SQUARE FEET OR 0.001 ACRE, MORE OR LESS.

KEVIN J. KUCHARCZYK, PLS
COLORADO REG. NO. 34591
FOR AND ON BEHALF OF:
R&R ENGINEERS-SURVEYORS, INC.



EXHIBIT D

ILLUSTRATION

EAST TENNESSEE AVENUE
(80' - PUBLIC RIGHT OF WAY)

EAST 1/4 CORNER, SEC. 15
FOUND 3" BRASS CAP IN RANGE BOX
STAMPED "D.W.D., T4S, 1/4,
R68W, 15114, LS16398, 1986"

SOUTH LOGAN STREET
(88' - PUBLIC RIGHT OF WAY)

N00°02'56"E 4.00'
S89°34'38"W 1.00'
N00°25'22"W 9.50'
S89°34'38"W 3.42'
N89°34'38"E 4.46'
S00°08'53"E 13.50'
11.08' (T/E)
51 SQ FT
0.001 ACRE
POINT OF BEGINNING

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

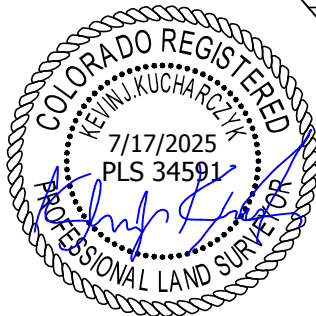
BLOCK
17

LINCOLN
SUBDIVISION

12' PUBLIC ALLEY

(BASIS OF BEARINGS)
N00°04'16"E 2638.58'
E. LINE, SE1/4, SEC. 15

N67°42'46"W 1373.62' (T/E)



NOTE

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0' 30'
SCALE: 1"=30'

POINT OF COMMENCEMENT
SOUTHEAST CORNER, SEC. 15
FOUND STONE IN RANGE BOX
WITH 8" PVC SLEEVE

LAND DESCRIPTION

REVISIONS			Orig. Issue Date:	06/01/2025	Sheet
			Drawn By:	LJ/MJP	8
			Checked By:	KJK	of
			Project No.	NC24040	14



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**EXHIBIT E
LEGAL DESCRIPTION**

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 15, BEING MONUMENTED AT THE SOUTHEAST CORNER BY A FOUND STONE WITH A CHISELED "X" IN A RANGE BOX WITH 8" PVC SLEEVE, AND MONUMENTED AT THE EAST ONE-QUARTER CORNER BY A FOUND 3 INCH BRASS CAP IN A RANGE BOX, STAMPED "D.W.D., T4S, 1/4, R68W, 15|14, LS16398, 1986", WHICH BEARS NORTH 00°04'16" EAST, A DISTANCE OF 2638.58 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

COMMENCING AT SAID SOUTHEAST CORNER OF SAID SECTION 15;
THENCE NORTH 63°27'01" WEST, A DISTANCE OF 1365.26 FEET TO A POINT ON THE SOUTH LINE OF EAST TENNESSEE AVENUE, ALSO BEING THE NORTH LINE OF LOT 1, LINCOLN SUBDIVISION, SAID POINT BEING 78.45 FEET ALONG SAID LINE FROM THE NORTHEAST CORNER OF SAID LOT 1, SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE SOUTH 89°36'24" WEST, A DISTANCE OF 14.50 FEET ALONG THE SOUTH LINE OF EAST TENNESSEE AVENUE;
THENCE NORTH 00°25'22" WEST, A DISTANCE OF 3.52 FEET;
THENCE NORTH 89°34'38" EAST, A DISTANCE OF 10.50 FEET;
THENCE NORTH 00°25'22" WEST, A DISTANCE OF 0.56 FEET;
THENCE NORTH 89°33'48" EAST, A DISTANCE OF 4.00 FEET;
THENCE SOUTH 00°25'22" EAST, A DISTANCE OF 4.09 FEET, TO THE SOUTH LINE OF EAST TENNESSEE AVENUE AND THE **POINT OF BEGINNING**,

THE ABOVE-DESCRIBED PARCEL CONTAINS 53 SQUARE FEET OR 0.001 ACRE, MORE OR LESS.

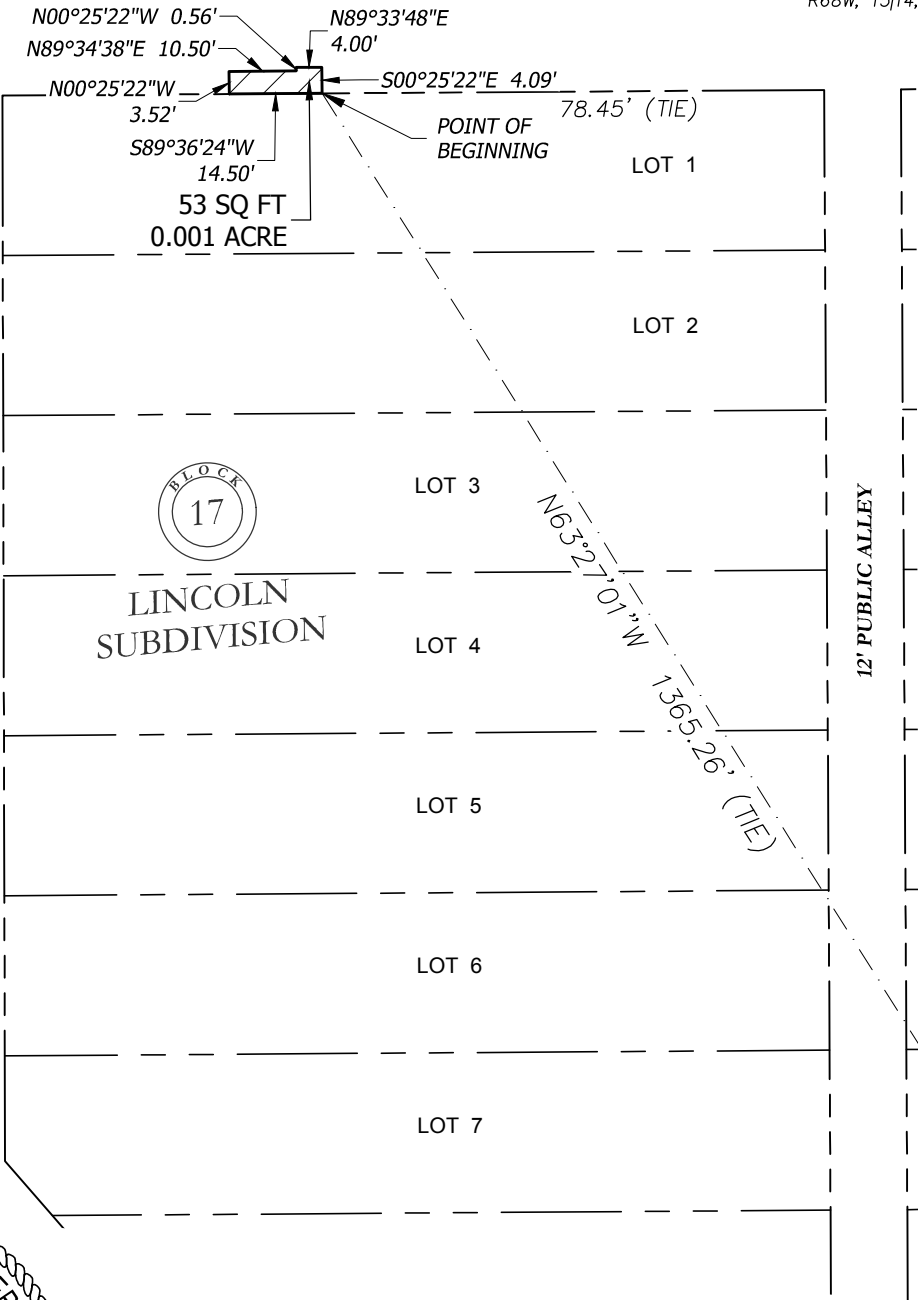
KEVIN J. KUCHARCZYK, PLS
COLORADO REG. NO. 34591
FOR AND ON BEHALF OF:
R&R ENGINEERS-SURVEYORS, INC.



EXHIBIT E
ILLUSTRATION

EAST TENNESSEE AVENUE
(80' - PUBLIC RIGHT OF WAY)

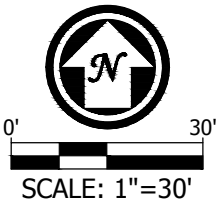
EAST 1/4 CORNER, SEC. 15
FOUND 3" BRASS CAP IN RANGE BOX
STAMPED "D.W.D., T4S, 1/4,
R68W, 1514, LS16398, 1986"



(BASIS OF BEARINGS)
N00°04'16"E 2638.58'
E. LINE, SE1/4, SEC. 15



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POINT OF COMMENCEMENT
SOUTHEAST CORNER, SEC. 15
FOUND STONE IN RANGE BOX
WITH 8" PVC SLEEVE

LAND DESCRIPTION

REVISIONS			Orig. Issue Date: 06/01/2025	Sheet
			Drawn By: LJ/MJP	10
			Checked By: KJK	of
			Project No. NC24040	14



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**EXHIBIT F
LEGAL DESCRIPTION**

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 15, BEING MONUMENTED AT THE SOUTHEAST CORNER BY A FOUND STONE WITH A CHISELED "X" IN A RANGE BOX WITH 8" PVC SLEEVE, AND MONUMENTED AT THE EAST ONE-QUARTER CORNER BY A FOUND 3 INCH BRASS CAP IN A RANGE BOX, STAMPED "D.W.D., T4S, 1/4, R68W, 15|14, LS16398, 1986", WHICH BEARS NORTH 00°04'16" EAST, A DISTANCE OF 2638.58 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

COMMENCING AT SAID SOUTHEAST CORNER OF SAID SECTION 15;
THENCE NORTH 62°59'12" WEST, A DISTANCE OF 1343.90 FEET TO A POINT ON THE SOUTH LINE OF EAST TENNESSEE AVENUE, ALSO BEING THE NORTH LINE OF LOT 1, LINCOLN SUBDIVISION, SAID POINT BEING 54.45 FEET ALONG SAID LINE FROM THE NORTHEAST CORNER OF SAID LOT 1, SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE SOUTH 89°36'24" WEST, A DISTANCE OF 14.50 FEET ALONG THE SOUTH LINE OF EAST TENNESSEE AVENUE;
THENCE NORTH 00°25'22" WEST, A DISTANCE OF 3.51 FEET;
THENCE NORTH 89°34'38" EAST, A DISTANCE OF 10.50 FEET;
THENCE NORTH 00°25'22" WEST, A DISTANCE OF 0.58 FEET;
THENCE NORTH 89°33'48" EAST, A DISTANCE OF 4.00 FEET;
THENCE SOUTH 00°25'22" EAST, A DISTANCE OF 4.10 FEET, TO THE SOUTH LINE OF EAST TENNESSEE AVENUE AND THE **POINT OF BEGINNING**,

THE ABOVE-DESCRIBED PARCEL CONTAINS 53 SQUARE FEET OR 0.001 ACRE, MORE OR LESS.

KEVIN J. KUCHARCZYK, PLS
COLORADO REG. NO. 34591
FOR AND ON BEHALF OF:
R&R ENGINEERS-SURVEYORS, INC.

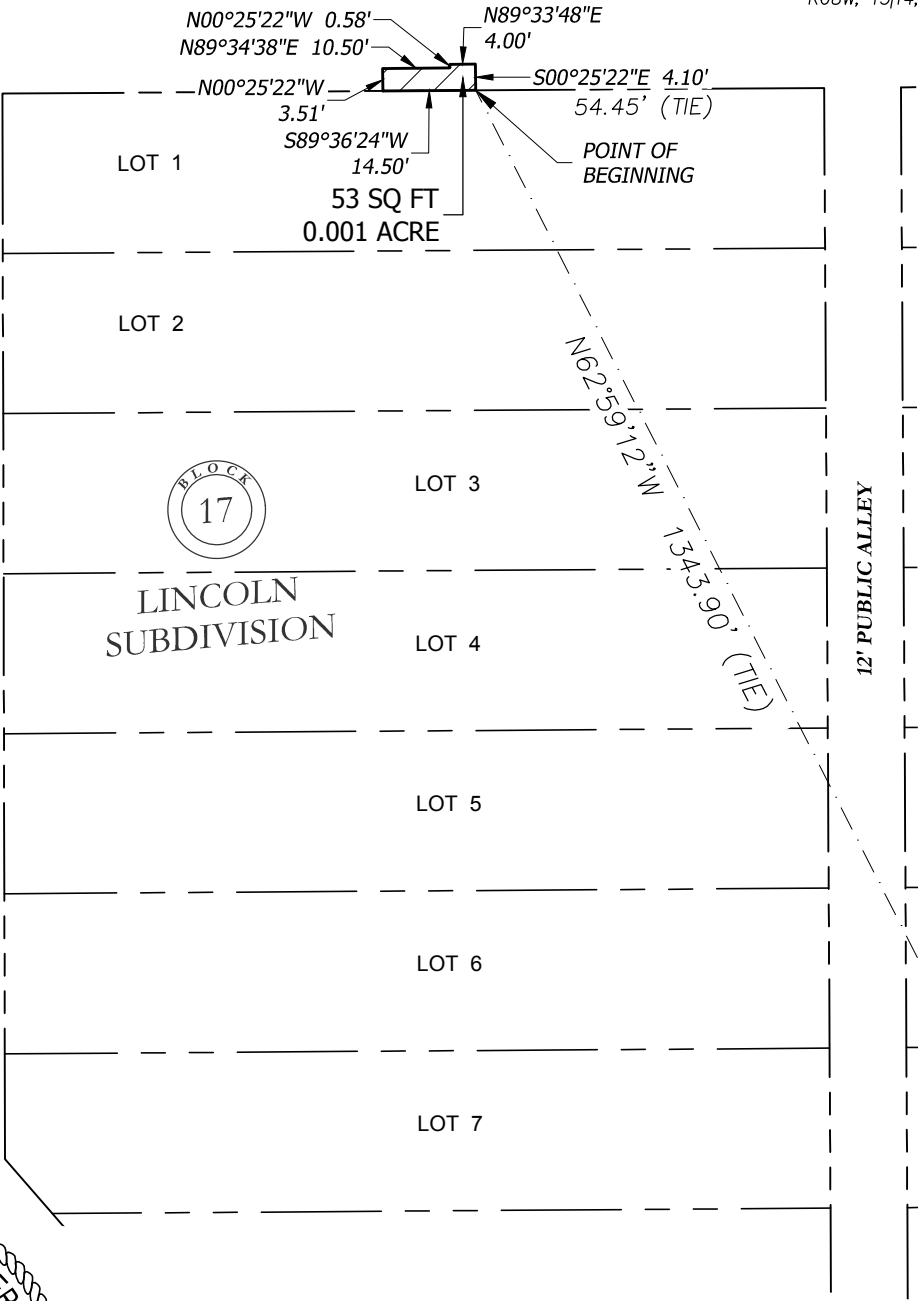


EXHIBIT F
ILLUSTRATION

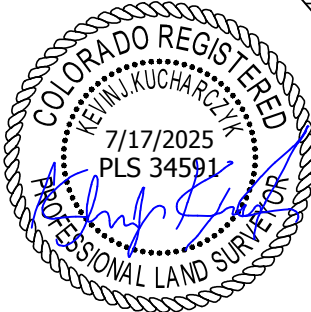
EAST TENNESSEE AVENUE
(80' - PUBLIC RIGHT OF WAY)

EAST 1/4 CORNER, SEC. 15
FOUND 3" BRASS CAP IN RANGE BOX
STAMPED "D.W.D., T4S, 1/4,
R68W, 1514, LS16398, 1986"

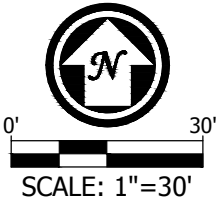
SOUTH LOGAN STREET
(88' - PUBLIC RIGHT OF WAY)



LINCOLN
SUBDIVISION



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LAND DESCRIPTION

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			Drawn By: LJ/MJP	12
			Checked By: KJK	of
			Project No. NC24040	14



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**EXHIBIT G
LEGAL DESCRIPTION**

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 15, BEING MONUMENTED AT THE SOUTHEAST CORNER BY A FOUND STONE WITH A CHISELED "X" IN A RANGE BOX WITH 8" PVC SLEEVE, AND MONUMENTED AT THE EAST ONE-QUARTER CORNER BY A FOUND 3 INCH BRASS CAP IN A RANGE BOX, STAMPED "D.W.D., T4S, 1/4, R68W, 15|14, LS16398, 1986", WHICH BEARS NORTH 00°04'16" EAST, A DISTANCE OF 2638.58 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

COMMENCING AT SAID SOUTHEAST CORNER OF SAID SECTION 15;
THENCE NORTH 62°19'37" WEST, A DISTANCE OF 1314.80 FEET TO A POINT ON THE SOUTH LINE OF EAST TENNESSEE AVENUE, ALSO BEING THE NORTH LINE OF LOT 1, LINCOLN SUBDIVISION, SAID POINT BEING 21.57 FEET ALONG SAID LINE FROM THE NORTHEAST CORNER OF SAID LOT 1, SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE SOUTH 89°36'24" WEST, A DISTANCE OF 13.90 FEET ALONG THE SOUTH LINE OF EAST TENNESSEE AVENUE;
THENCE NORTH 00°25'22" WEST, A DISTANCE OF 3.53 FEET;
THENCE NORTH 89°34'38" EAST, A DISTANCE OF 9.90 FEET;
THENCE NORTH 00°25'22" WEST, A DISTANCE OF 0.59 FEET;
THENCE NORTH 89°33'48" EAST, A DISTANCE OF 4.00 FEET;
THENCE SOUTH 00°25'22" EAST, A DISTANCE OF 4.13 FEET, TO THE SOUTH LINE OF EAST TENNESSEE AVENUE AND THE **POINT OF BEGINNING**,

THE ABOVE-DESCRIBED PARCEL CONTAINS 51 SQUARE FEET OR 0.001 ACRE, MORE OR LESS.

KEVIN J. KUCHARCZYK, PLS
COLORADO REG. NO. 34591
FOR AND ON BEHALF OF:
R&R ENGINEERS-SURVEYORS, INC.

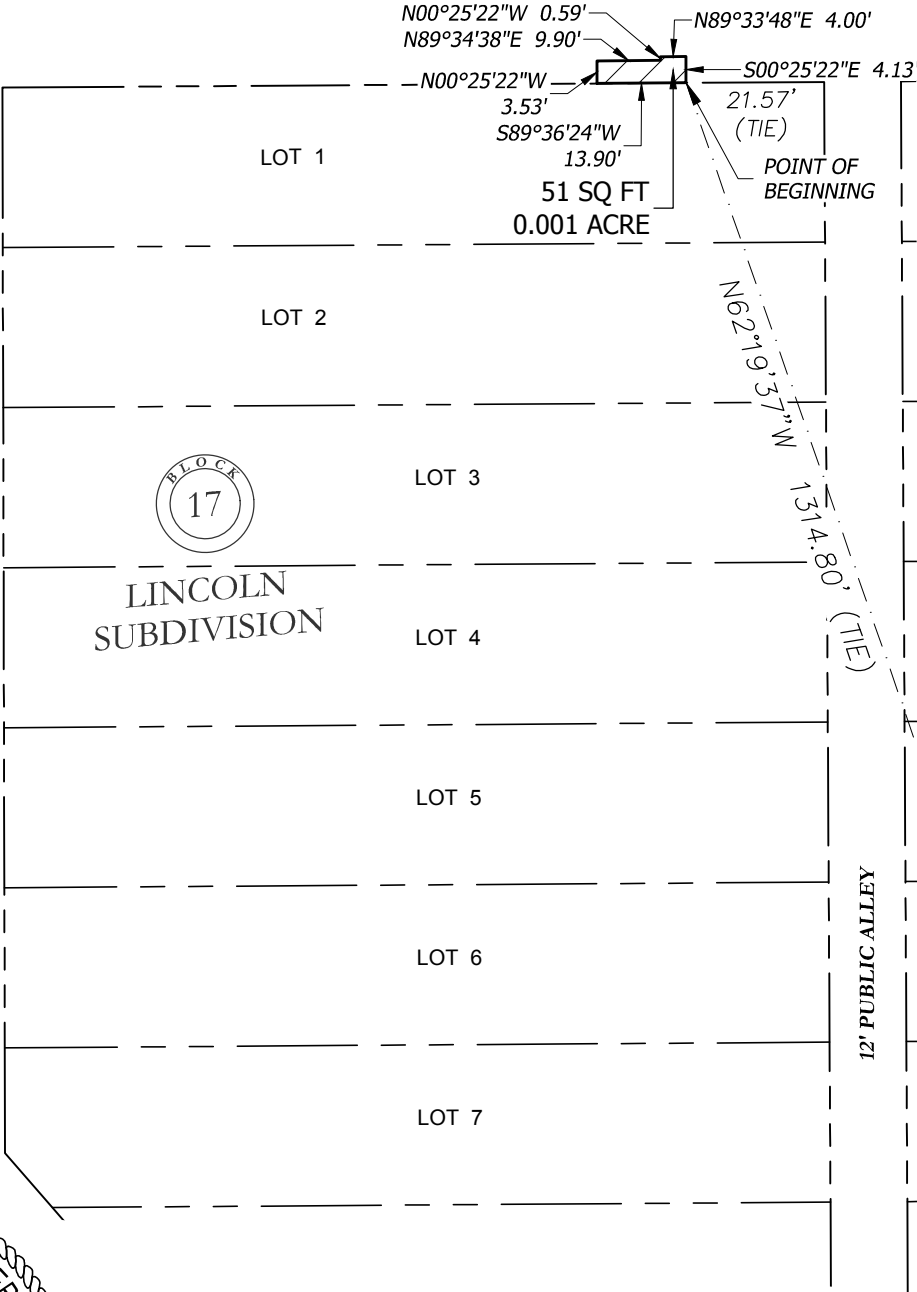


EXHIBIT G
ILLUSTRATION

EAST TENNESSEE AVENUE
(80' - PUBLIC RIGHT OF WAY)

EAST 1/4 CORNER, SEC. 15
FOUND 3" BRASS CAP IN RANGE BOX
STAMPED "D.W.D., T4S, 1/4,
R68W, 15/14, LS16398, 1986"

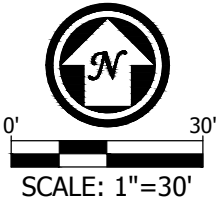
SOUTH LOGAN STREET
(88' - PUBLIC RIGHT OF WAY)



(BASIS OF BEARINGS)
N00°04'16"E 2638.58'
E. LINE, SE1/4, SEC. 15



NOTE
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POINT OF COMMENCEMENT
SOUTHEAST CORNER, SEC. 15
FOUND STONE IN RANGE BOX
WITH 8" PVC SLEEVE

LAND DESCRIPTION

REVISIONS				Sheet
		Orig. Issue Date:	06/01/2025	
		Drawn By:	LJ/MJP	
		Checked By:	KJK	
		Project No.	NC24040	



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1635 W. 13TH AVENUE, SUITE 310
DENVER, COLORADO 80204
303-753-6730
www.rrengineers.com



2023119178

Page: 1 of 3

12/22/2023 02:14 PM
City & County of Denver
Electronically Recorded

R \$23.00

WD

D \$412.50

2025-ENCROACHMENT-0000051-001



Special Warranty Deed

(Pursuant to C.R.S. 38-30-113(1)(b))

State Documentary Fee
Date: December 21, 2023
\$412.50

This Deed, effective as of December 21, 2023 signed on the date(s) acknowledged below, by Grantor(s), **ADLUVIO INVESTMENTS LLC, A COLORADO LIMITED LIABILITY COMPANY**, whose street address is **PO Box 13452, Denver, CO 80201**, City or Town of **Denver**, County of **Denver** and State of **Colorado**, for the consideration of **(\$4,125,000.00) ***Four Million One Hundred Twenty Five Thousand and 00/100***** dollars, in hand paid, hereby sell(s) and convey(s) to **S LOGAN PARTNERS LLC, A COLORADO LIMITED LIABILITY COMPANY**, whose street address is **6000 GREENWOOD PLAZA BLVD SUITE 110, GREENWOOD VILLAGE, CO 80111**, City or Town of **GREENWOOD VILLAGE**, County of **Arapahoe** and State of **Colorado**, the following real property in the County of **Denver** and State of **Colorado**, to wit:

See attached "Exhibit A"

also known by street and number as: **1000 SOUTH LOGAN STREET, DENVER, CO 80209**

with all its appurtenances and warrant(s) the title to the same against all persons claiming under me(us), subject to Statutory Exceptions.

(SEE ATTACHED "SIGNATURE PAGE")

When recorded return to: **S LOGAN PARTNERS LLC, A COLORADO LIMITED LIABILITY COMPANY**
6000 GREENWOOD PLAZA BLVD SUITE 110, GREENWOOD VILLAGE, CO 80111



Special Warranty Deed with Statutory Exceptions

SIGNATURE PAGE

2025-ENCROACHMENT-0000051-001

ADLUVIO INVESTMENTS LLC, A COLORADO LIMITED
LIABILITY COMPANYBy: 

KELLEN REILLY, SOLE MEMBER

State of

Colorado

)

County of

Boulder

)ss.

)

The foregoing instrument was acknowledged before me on this day of December 21, 2023 by **KELLEN REILLY AS SOLE MEMBER**
OF ADLUVIO INVESTMENTS LLC, A COLORADO LIMITED LIABILITY COMPANY

Witness my hand and official seal

My Commission expires: 3/17/2025
Notary Public

ALLISON CARLSEN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214010698
MY COMMISSION EXPIRES 03/17/2025

Exhibit A**2025-ENCROACHMENT-0000051-001****PARCEL I:**

LOTS 1 TO 7, INCLUSIVE, BLOCK 17, LINCOLN SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL II:

TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF LOT 8, WHICH IS 25.0 FEET EAST OF THE NORTHWEST CORNER OF LOT 8, BLOCK 17, LINCOLN SUBDIVISION;
THENCE SOUTHEAST A DISTANCE OF 122.82 FEET TO THE SOUTH LINE OF LOT 11;
THENCE EAST ALONG THE SOUTH LINE OF LOT 11 A DISTANCE OF 32.57 FEET TO THE SOUTHEAST CORNER OF LOT 11;
THENCE NORTH ALONG THE EAST LINE OF LOTS 8 THROUGH 11, A DISTANCE OF 100.00 FEET TO THE NORTHEAST CORNER OF LOT 8;
THENCE WEST ALONG THE NORTH LINE OF LOT 8, A DISTANCE OF 103.89 FEET, MORE OR LESS TO THE POINT OF BEGINNING, SAID PARCEL BEING A PART OF BLOCK 17, LINCOLN SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL III:

A PARCEL OF LAND IN LOT 12, BLOCK 17, LINCOLN SUBDIVISION, ALSO BEING A PORTION OF THAT PARCEL OF LAND DESCRIBED AT BOOK 7105 AT PAGE 272 ON APRIL 29, 1952 IN THE RECORDS OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER ALL IN SE 1/4 OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PM, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 12, BLOCK 17, LINCOLN SUBDIVISION;
THENCE SOUTH 00°19'34" EAST 20.03 FEET ALONG THE EASTERLY LINE OF SAID LOT 12;
THENCE SOUTH 71°28'16" WEST 14.14 FEET TO A POINT OF THE PROJECTED NORTHEASTERLY LINE OF BUCHTEL BOULEVARD, SAID POINT LYING NORTH 38°42'48" WEST 40.87 FEET FROM COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) MONUMENT NUMBER 19722 AND
THENCE ALONG SAID PROJECTED NORTHEASTERLY LINE NORTH 38°42'48" WEST 31.09 TO CDOT MONUMENT 16133 SAID POINT ALSO BEING ON THE NORTH LINE OF SAID LOT 12; THENCE NORTH 89°31'50" EAST 32.74 FEET ALONG THE NORTH LINE OF SAID LOT 12, TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL IV:

A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST RANGE POINT FOR BLOCK 16, LINCOLN SUBDIVISION FROM WHENCE THE SOUTHEAST RANGE POINT OF SAID BLOCK 16 BEARS N89°14'56" E, A DISTANCE OF 307.42 FEET, SAID LINE FORMING THE BASIS OF BEARING FOR THIS LEGAL DESCRIPTION. THENCE S07°08'52" E, A DISTANCE OF 236.50 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 7, BLOCK 17 OF SAID LINCOLN SUBDIVISION, AND THE POINT OF BEGINNING;

THENCE N 89°14'56" E ALONG THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 18.42 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY FOR NORTH BUCHTELL BLVD;

THENCE S 35°54'45" E ALONG SAID NORTHEASTERLY RIGHT-OF-WAY OF NORTH BUCHTELL BLVD., A DISTANCE OF 122.35 FEET TO A FOUND CDOT RIGHT-OF-WAY MONUMENT NO. 16133;

THENCE N 43°49'05" W, A DISTANCE OF 54.27 FEET TO A POINT;

THENCE N 41°23'25" W, A DISTANCE OF 79.57 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

LEGAL DESCRIPTION PREPARED BY
FOR AND ON BEHALF OF SOUDER MILLER & ASSOCIATES
BY FRANCIS KUENN, PLS 37955



Customer Distribution



Prevent fraud - Please call a member of our closing team for wire transfer instructions or to initiate a wire transfer. Note that our wiring instructions will never change.

Order Number: **ABZ70820527.1**

Date: **06/04/2025**

Property Address: **1000 SOUTH LOGAN STREET, DENVER, CO 80209**

For Closing Assistance

For Title Assistance

Kim Zimmerman
5975 GREENWOOD PLAZA
BLVD
GREENWOOD VILLAGE, CO
80111
(720) 406-2083 (Work)
kzimmerman@ltgc.com

Seller/Owner

NARRATE COMPANY
Attention: IRELAND ZIEGLER
2149 S. HOLLY ST.
Denver, CO 80222
Ireland@narrateholdings.com
Delivered via: Electronic Mail

Seller/Owner

NARRATE COMPANY
Attention: TANNER SCHOLVIN
5500 GREENWOOD PLAZA BLVD SUITE 130
GREENWOOD VILLAGE, CO 80111
(720) 334-1726 (Work)
tanner@narrateco.com
Delivered via: Electronic Mail

Seller/Owner

NARRATE COMPANY
Attention: ADAM FENTON
5500 GREENWOOD PLAZA BLVD SUITE 130
GREENWOOD VILLAGE, CO 80111
(720) 334-1726 (Work)
adam@narrateco.com
Delivered via: Electronic Mail

LAND TITLE GUARANTEE COMPANY

Attention: LUKE DAVIDSON
3033 EAST FIRST AVENUE SUITE 600
DENVER, CO 80206
(303) 321-1880 (Work)
(303) 393-4912 (Work Fax)
ldavidson@ltgc.com
Delivered via: Electronic Mail



Estimate of Title Fees

Order Number: ABZ70820527.1

Date: 06/04/2025

Property Address: 1000 SOUTH LOGAN STREET, DENVER, CO 80209

Seller(s): S LOGAN PARTNERS LLC, A COLORADO LIMITED LIABILITY COMPANY

Buyer(s): A BUYER TO BE DETERMINED

Thank you for putting your trust in Land Title. Below is the estimate of title fees for the transaction. The final fees will be collected at closing. Visit ltgc.com to learn more about Land Title.

Estimate of Title Insurance Fees	
"ALTA" Owner's Policy 07-30-21	TBD
TOTAL	TBD

Note: The documents linked in this commitment should be reviewed carefully. These documents, such as covenants conditions and restrictions, may affect the title, ownership and use of the property. You may wish to engage legal assistance in order to fully understand and be aware of the implications of the documents on your property.

Chain of Title Documents:

[Denver county recorded 12/22/2023 under reception no. 2023119178](#)

Plat Map(s):

[Denver county recorded 04/03/1883 at book 3 page 20C](#)

ALTA COMMITMENT
Chicago Title Insurance Company
Schedule A

Order Number: ABZ70820527.1

Property Address:

1000 SOUTH LOGAN STREET, DENVER, CO 80209

1. Commitment Date:

05/30/2025 at 5:00 P.M.

2. Policy to be Issued and Proposed Insured:

"ALTA" Owner's Policy 07-30-21

TBD

Proposed Insured:

A BUYER TO BE DETERMINED

3. The estate or interest in the land described or referred to in this Commitment and covered herein is:

FEE SIMPLE

4. The Title is, at the Commitment Date, vested in:

S LOGAN PARTNERS LLC, A COLORADO LIMITED LIABILITY COMPANY

5. The Land is described as follows:

PARCEL I:

LOTS 1 TO 7, INCLUSIVE, BLOCK 17, LINCOLN SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL II:

TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF LOT 8, WHICH IS 25.0 FEET EAST OF THE NORTHWEST CORNER OF LOT 8, BLOCK 17, LINCOLN SUBDIVISION;
THENCE SOUTHEAST A DISTANCE OF 122.82 FEET TO THE SOUTH LINE OF LOT 11;
THENCE EAST ALONG THE SOUTH LINE OF LOT 11 A DISTANCE OF 32.57 FEET TO THE SOUTHEAST CORNER OF LOT 11;
THENCE NORTH ALONG THE EAST LINE OF LOTS 8 THROUGH 11, A DISTANCE OF 100.00 FEET TO THE NORTHEAST CORNER OF LOT 8;
THENCE WEST ALONG THE NORTH LINE OF LOT 8, A DISTANCE OF 103.89 FEET, MORE OR LESS TO THE POINT OF BEGINNING, SAID PARCEL BEING A PART OF BLOCK 17, LINCOLN SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL III:

A PARCEL OF LAND IN LOT 12, BLOCK 17, LINCOLN SUBDIVISION, ALSO BEING A PORTION OF THAT PARCEL OF LAND DESCRIBED AT BOOK 7105 AT PAGE [272](#) ON APRIL 29, 1952 IN THE RECORDS OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER ALL IN SE 1/4 OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PM, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 12, BLOCK 17, LINCOLN SUBDIVISION;
THENCE SOUTH 00°19'34" EAST 20.03 FEET ALONG THE EASTERLY LINE OF SAID LOT 12;
THENCE SOUTH 71°28'16" WEST 14.14 FEET TO A POINT OF THE PROJECTED NORTHEASTERLY LINE OF BUCHTEL BOULEVARD, SAID POINT LYING NORTH 38°42'48" WEST 40.87 FEET FROM COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) MONUMENT NUMBER 19722 AND
THENCE ALONG SAID PROJECTED NORTHEASTERLY LINE NORTH 38°42'48" WEST 31.09 TO CDOT MONUMENT 16133 SAID POINT ALSO BEING ON THE NORTH LINE OF SAID LOT 12; THENCE NORTH

ALTA COMMITMENT
Chicago Title Insurance Company
Schedule A

Order Number: ABZ70820527.1

89°31'50" EAST 32.74 FEET ALONG THE NORTH LINE OF SAID LOT 12, TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL IV:

A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST RANGE POINT FOR BLOCK 16, LINCOLN SUBDIVISION FROM WHENCE THE SOUTHEAST RANGE POINT OF SAID BLOCK 16 BEARS N89°14'56" E, A DISTANCE OF 307.42 FEET, SAID LINE FORMING THE BASIS OF BEARING FOR THIS LEGAL DESCRIPTION. THENCE S07°08'52" E, A DISTANCE OF 236.50 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 7, BLOCK 17 OF SAID LINCOLN SUBDIVISION, AND THE POINT OF BEGINNING;

THENCE N 89°14'56" E ALONG THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 18.42 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY FOR NORTH BUCHTELL BLVD;

THENCE S 35°54'45" E ALONG SAID NORTHEASTERLY RIGHT-OF-WAY OF NORTH BUCHTELL BLVD., A DISTANCE OF 122.35 FEET TO A FOUND CDOT RIGHT-OF-WAY MONUMENT NO. 16133;

THENCE N 43°49'05" W, A DISTANCE OF 54.27 FEET TO A POINT;

THENCE N 41°23'25" W, A DISTANCE OF 79.57 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

LEGAL DESCRIPTION PREPARED BY
FOR AND ON BEHALF OF SOUDER MILLER & ASSOCIATES
BY FRANCIS KUENN, PLS 37955

This page is only a part of a 2021 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.



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ALTA COMMITMENT
Chicago Title Insurance Company
Schedule B, Part I
(Requirements)

Order Number: ABZ70820527.1

All of the following Requirements must be met:

This proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

Pay the agreed amount for the estate or interest to be insured.

Pay the premiums, fees, and charges for the Policy to the Company.

Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

THIS COMMITMENT IS FOR INFORMATION ONLY, AND NO POLICY WILL BE ISSUED PURSUANT HERETO.

1. SPECIAL WARRANTY DEED FROM ADLUVIO INVESTMENTS LLC, A COLORADO LIMITED LIABILITY COMPANY TO A BUYER TO BE DETERMINED CONVEYING SUBJECT PROPERTY.

NOTE: STATEMENT OF AUTHORITY RECORDED DECEMBER 22, 2023 UNDER RECEPTION NO. [2023119177](#) FOR S LOGAN PARTNERS LLC, A COLORADO LIMITED LIABILITY COMPANY DISCLOSES ADAM M. FENTON AND ZACK L. KOBILCA AS THE MANAGERS; BOTH OF WHOM MUST EXECUTE LEGAL INSTRUMENTS ON BEHALF OF SAID ENTITY.

NOTE: ADDITIONAL REQUIREMENTS OR EXCEPTIONS MAY BE NECESSARY WHEN THE BUYERS NAMES ARE ADDED TO THIS COMMITMENT. COVERAGES AND/OR CHARGES REFLECTED HEREIN, IF ANY, ARE SUBJECT TO CHANGE UPON RECEIPT OF THE CONTRACT TO BUY AND SELL REAL ESTATE AND ANY AMENDMENTS THERETO.

ALTA COMMITMENT
Chicago Title Insurance Company
Schedule B, Part II
(Exceptions)

Order Number: ABZ70820527.1

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

1. Any facts, rights, interests, or claims thereof, not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.
6. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
7. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.
8. EXISTING LEASES AND TENANCIES, IF ANY.
9. EASEMENT GRANTED TO MILE HI CABLEVISION, FOR UTILITIES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED JANUARY 09, 1984 IN BOOK 318 AT PAGE [579](#).
10. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN CITY AND COUNTY OF DENVER ORDINANCE NO. 20241490-SERIES 2024 (ZONING) RECORDED JANUARY 17, 2025 UNDER RECEPTION NO. [2025004320](#).
11. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN COMMUNITY BENEFIT AGREEMENT RECORDED MARCH 19, 2025 UNDER RECEPTION NO. [2025023732](#).
12. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS SHOWN ON ALTA/NSPS LAND TITLE SURVEY CERTIFIED OCTOBER 04, 2020, LAST REVISED OCTOBER 2022, PREPARED BY SOUDER, MILLER & ASSOCIATES, JOB #2D28973

SAID DOCUMENT STORED AS OUR IMAGE [58252625](#)

A) PORTIONS OF THE PARKING SPACES AT THE SOUTH END OF THE PROPERTY ENCROACH INTO BUCHTEL BLVD. NORTH OUTSIDE OF PARCEL IV AREA;

B) LANDSCAPING AND STEPS APPEAR TO ENCROACH INTO BUCHTEL BLVD. NORTH RIGHT OF WAY OUTSIDE OF PARCEL IV AREA;

C) OVERHEAD UTILITY LINES TRAVERSE PORTIONS OF THE SOUTHERLY AND EASTERLY BOUNDARIES WITHOUT BENEFIT OF A RECORDED EASEMENT.

ALTA COMMITMENT
Chicago Title Insurance Company
Schedule B, Part II
(Exceptions)

Order Number: ABZ70820527.1

13. DEED OF TRUST DATED DECEMBER 21, 2023, FROM S LOGAN PARTNERS LLC, A COLORADO LIMITED LIABILITY COMPANY TO THE PUBLIC TRUSTEE OF DENVER COUNTY, COLORADO FOR THE USE OF INDEPENDENT BANK d/b/a INDEPENDENT FINANCIAL TO SECURE THE SUM OF \$2,000,000.00 RECORDED DECEMBER 22, 2023, UNDER RECEPTION NO. [2023119179](#).
SAID DEED OF TRUST WAS FURTHER SECURED IN ASSIGNMENT OF RENTS RECORDED DECEMBER 22, 2023, UNDER RECEPTION NO. [2023119180](#).
14. FINANCING STATEMENT WITH INDEPENDENT BANK d/b/a INDEPENDENT FINANCIAL, THE SECURED PARTY, RECORDED DECEMBER 22, 2023, UNDER RECEPTION NO. [2023119181](#), AS AMENDED IN UCC FINANCE STATEMENT AMENDMENT RECORDED MARCH 6, 2024 UNDER RECEPTION NO. [2024018650](#).



ALTA Commitment For Title Insurance issued by Chicago Title Insurance Company

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON. .

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Chicago Title Insurance Company, a Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of insurance and the name of the Proposed Insured. If all of the Schedule B, Part I—Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- (b) "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- (c) "Land": The land described in item 5 of Schedule A and affixed improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (d) "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- (e) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (f) "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- (g) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (h) "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- (i) "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- (j) "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements; and
- (f) Schedule B, Part II—Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I—Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company is not liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5(a) or the Proposed Amount of Insurance.
- (e) The Company is not liable for the content of the Transaction Identification Data, if any.

- (f) The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT. CHOICE OF LAW AND CHOICE OF FORUM

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- (c) This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of insurance is \$2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>

IN WITNESS WHEREOF, Chicago Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A to be valid when countersigned by a validating officer or other authorized signatory.

Issued through the Office of:
LAND TITLE GUARANTEE COMPANY
3033 E. 1ST AVE #600
DENVER, CO 80206
(303)321-1880

C B Rants

Craig B. Rants, Senior Vice President



By:

[Signature]

President

ATTEST

[Signature]

Secretary

AMERICAN
LAND TITLE
ASSOCIATION



This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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DISCLOSURE STATEMENT

Pursuant to Section 38-35-125 of Colorado Revised Statutes and Colorado Division of Insurance Regulation 8-1-2 (Section 5), if the parties to the subject transaction request us to provide escrow-settlement and disbursement services to facilitate the closing of the transaction, then all funds submitted for disbursement must be available for immediate withdrawal.

- Colorado Division of Insurance Regulation 8-1-2, Section 5, Paragraph H, requires that "Every title insurance company shall be responsible to the proposed insured(s) subject to the terms and conditions of the title insurance commitment, other than the effective date of the title insurance commitment, for all matters which appear of record prior to the time of recording whenever the title insurance company, or its agent, conducts the closing and settlement service that is in conjunction with its issuance of an owners policy of title insurance and is responsible for the recording and filing of legal documents resulting from the transaction which was closed". Provided that Land Title Guarantee Company conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception No. 5 in Schedule B-2 will not appear in the Owner's Title Policy and Lender's Title Policy when issued.

- Colorado Division of Insurance Regulation 8-1-2, Paragraph M of Section 5, requires that prospective insured(s) of a single family residence be notified in writing that the standard exception from coverage for unfilled Mechanics or Materialmans Liens may or may not be deleted upon the satisfaction of the requirement(s) pertinent to the transaction. These requirements will be addressed upon receipt of a written request to provide said coverage, or if the Purchase and Sale Agreement/Contract is provided to the Company then the necessary requirements will be reflected on the commitment.

Note: Pursuant to CRS 10-1-11(4)(a)(1), Colorado notaries may remotely notarize real estate deeds and other documents using real-time audio-video communication technology. You may choose not to use remote notarization for any document.

- Colorado Division of Insurance Regulation 8-1-3, Paragraph C. 11.f. of Section 5 - requires a title insurance company to make the following notice to the consumer: "A closing protection letter is available to be issued to lenders, buyers and sellers"

- If the sales price of the subject property exceeds \$100,000.00 the seller shall be required to comply with the Disclosure of Withholding Provisions of C.R.S. 39-22-604.5 (Nonresident Withholding).

- Section 39-14-102 of Colorado Revised Statutes requires that a Real Property Transfer Declaration accompany any conveyance document presented for recordation in the State of Colorado. Said Declaration shall be completed and signed by either the grantor or grantee.

- Recording statutes contained in Section 30-10-406(3)(a) of the Colorado Revised Statutes require that all documents received for recording or filing in the clerk and recorder's office shall contain a top margin of at least one inch and a left, right, and bottom margin of at least one-half of an inch. The clerk and recorder may refuse to record or file a document that does not conform to requirements of this paragraph.

- Section 38-35-109 (2) of the Colorado Revised Statutes, 1973, requires that a notation of the purchasers legal address, (not necessarily the same as the property address) be included on the face of the deed to be recorded.

- Regulations of County Clerk and Recorder's offices require that all documents submitted for recording must contain a return address on the front page of every document being recorded.

- Pursuant to Section 10-11-122 of the Colorado Revised Statutes, 1987 the Company is required to disclose the following information:

The subject property may be located in a special taxing district.

A Certificate of Taxes Due listing each taxing jurisdiction shall be obtained from the County Treasurer or the County Treasurer's authorized agent.

Information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder or the County Assessor.

- Pursuant to Section 10-11-123 of the Colorado Revised Statutes, when it is determined that a mineral estate has been severed from the surface estate, the Company is required to disclose the following information: that there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate and that there is

a substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and that such mineral estate may include the right to enter and use the property without the surface owner's permission.

Note: Notwithstanding anything to the contrary in this Commitment, if the policy to be issued is other than an ALTA Owner's Policy (6/17/06), the policy may not contain an arbitration clause, or the terms of the arbitration clause may be different from those set forth in this Commitment. If the policy does contain an arbitration clause, and the Amount of Insurance is less than the amount, if any, set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.



Joint Notice of Privacy Policy of Land Title Guarantee Company

This Statement is provided to you as a customer of Land Title Guarantee Company.

We want you to know that we recognize and respect your privacy expectations and the requirements of federal and state privacy laws. Information security is one of our highest priorities. We recognize that maintaining your trust and confidence is the bedrock of our business. We maintain and regularly review internal and external safeguards against unauthorized access to your non-public personal information ("Personal Information").

In the course of our business, we may collect Personal Information about you from:

- applications or other forms we receive from you, including communications sent through TMX, our web-based transaction management system;
 - your transactions with, or from the services being performed by us, our affiliates, or others;
 - a consumer reporting agency, if such information is provided to us in connection with your transaction;
- and
- The public records maintained by governmental entities that we obtain either directly from those entities, or from our affiliates and non-affiliates.

Our policies regarding the protection of the confidentiality and security of your Personal Information are as follows:

- We restrict access to all Personal Information about you to those employees who need to know that information in order to provide products and services to you.
- We may share your Personal Information with affiliated contractors or service providers who provide services in the course of our business, but only to the extent necessary for these providers to perform their services and to provide these services to you as may be required by your transaction.
- We maintain physical, electronic and procedural safeguards that comply with federal standards to protect your Personal Information from unauthorized access or intrusion.
- Employees who violate our strict policies and procedures regarding privacy are subject to disciplinary action.
- We regularly assess security standards and procedures to protect against unauthorized access to Personal Information.

WE DO NOT DISCLOSE ANY PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT STATED ABOVE OR PERMITTED BY LAW.

Consistent with applicable privacy laws, there are some situations in which Personal Information may be disclosed. We may disclose your Personal Information when you direct or give us permission; when we are required by law to do so, for example, if we are served a subpoena; or when we suspect fraudulent or criminal activities. We also may disclose your Personal Information when otherwise permitted by applicable privacy laws such as, for example, when disclosure is needed to enforce our rights arising out of any agreement, transaction or relationship with you.

Our policy regarding dispute resolution is as follows: Any controversy or claim arising out of or relating to our privacy policy, or the breach thereof, shall be settled by arbitration in accordance with the rules of the American Arbitration Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.

FIDELITY NATIONAL FINANCIAL PRIVACY NOTICE

Effective July 1, 2024

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF", "our" or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g. Social Security Number, driver's license, passport, and other government ID number)
- financial account information (e.g., loan or bank account information); and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device;

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for these main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To prevent and detect fraud;
- To maintain the security of our systems, tools, accounts, and applications;
- To verify and authenticate identities and credentials;
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently;
- To provide reviews and testimonials about our services, with your consent.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above-described proceedings.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to protect your Personal Information

Choices With Your Information

If you do not want FNF to share your information among our affiliates to directly market to you, you may send an "opt out" request by email, phone, or physical mail as directed at the end of this Privacy Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you.

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (<https://fnf.com/pages/californiaprivacy.aspx>) or call (888) 413-1748.

>For Connecticut Residents: For additional information about your Connecticut consumer privacy rights, or to make a consumer privacy request, or to appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710.

For Colorado Residents: For additional information about your Colorado consumer privacy rights, or to make a consumer privacy request, or appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710.

For Nevada Residents: We are providing this notice pursuant to state law. You may be placed on our internal Do Not Call List by calling FNF Privacy at (888) 714-2710 or by contacting us via the information set forth at the end of this Privacy Notice. For further information concerning Nevada's telephone solicitation law, you may contact: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: aginqueries@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes. For additional information about your Oregon consumer privacy rights, or to make a consumer privacy request, or appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710.

We may disclose the categories of Personal Information and Browsing Information listed above to the following categories of third parties:

- FNF affiliates and subsidiaries;
- Non-affiliated third parties, with your consent;
- Businesses in connection with the sale or other disposition of all or part of the FNF business and/or assets;
- Service providers;
- Law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order.

For Texas Residents: For additional information about your Texas consumer privacy rights, or to make a consumer privacy request, or appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710.

We may disclose the categories of Personal Information and Browsing Information listed above to the following categories of third parties:

- FNF affiliates and subsidiaries;
- Non-affiliated third parties, with your consent;
- Businesses in connection with the sale or other disposition of all or part of the FNF business and/or assets;
- Service providers;
- Law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order.

For Utah Residents: For additional information about your Utah consumer privacy rights, or to make a consumer privacy request, please call (888) 714-2710.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

Effective July 1, 2024

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For Virginia Residents: For additional information about your Virginia consumer privacy rights, or to make a consumer privacy request, or appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710.

Information From Children

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice..

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent To This Privacy Notice; Notice Changes:

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

Accessing and Correcting Information: Contact Us

If you have questions, would like to correct your Personal Information, or want to opt-out of information sharing for affiliate marketing, send your requests to privacy@fnf.com, by phone to (888) 934-3354, or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

Effective July 1, 2024

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Tier III 1000 S Logan St Steps and Stoops

07/22/2025

Master ID: 2024-PROJMSTR-0000197 **Project Type:** Tier III Encroachment Resolution
Review ID: 2025-ENCROACHMENT-0000051 **Review Phase:**
Location: **Review End Date:** 05/30/2025

Any denials listed below must be rectified in writing to this office before project approval is granted.

Reviewing Agency: DS Transportation Review

Review Status: Approved

Reviewers Name: Matt Steder
Reviewers Email: Matt.Steder@denvergov.org

Status Date: 07/22/2025
Status: Approved
Comments: PWPRS Project Number: 2025-ENCROACHMENT-0000051 Tier III 1000 S Logan St Steps and Stoops
Reviewing Agency/Company: ROWS DES Transportation
Reviewers Name: Matthew Steder
Reviewers Phone: 720-913-4535
Reviewers Email: matt.steder@denvergov.org
Approval Status: Approved

Comments:

Encroachment locations were depicted on TEP 2025-TRAN-0000149. Approved encroachments and Reception #s will need to be depicted in the TEP prior to TEP approval

Status Date: 05/29/2025
Status: Denied
Comments: 1. DES Transportation has no exceptions to the approximate encroachment locations. Denied pending submittal and review of TEP (and SDP), i.e. ENCROACHMENT EXHIBIT notes stoop heights are preliminary. Grading and design details will need to be confirmed in TEP to confirm concurrence encroachment locations and limits. A TEP has not been submitted at time of Encroachment application.

Reviewing Agency: DS Project Coordinator Review

Review Status: Approved - No Response

Reviewers Name: Olga Mikhailova
Reviewers Email: Olga.Mikhailova@denvergov.org

Status Date: 06/02/2025
Status: Approved - No Response
Comments:

Reviewing Agency: Survey Review

Review Status: Approved

Reviewers Name: Dana Sperling
Reviewers Email: dana.sperling@denvergov.org

Status Date: 07/21/2025
Status: Approved
Comments: PWPRS Project Number: 2025-ENCROACHMENT-0000051 Tier III 1000 S Logan St Steps and Stoops
Reviewing Agency/Company: DOTI-SURVEY
Reviewers Name: DANA SPERLING
Reviewers Phone: 7204565207

Comment Report

Tier III 1000 S Logan St Steps and Stoops

07/22/2025

Master ID: 2024-PROJMSTR-0000197 **Project Type:** Tier III Encroachment Resolution
Review ID: 2025-ENCROACHMENT-0000051 **Review Phase:**
Location: **Review End Date:** 05/30/2025

Any denials listed below must be rectified in writing to this office before project approval is granted.

Reviewers Email: dana.sperling@denvergov.org
Approval Status: Approved

Comments:
redlines addressed
approved by D Sperling for B Phohl

Status Date: 05/28/2025
Status: Denied
Comments: Comments and redlines in project folder

Reviewing Agency: DES Wastewater Review Review Status: Approved

Reviewers Name: Chris Brinker
Reviewers Email: Christopher.Brinker@denvergov.org

Status Date: 05/30/2025
Status: Approved
Comments:

Reviewing Agency: City Council Referral Review Status: Approved - No Response

Status Date: 06/02/2025
Status: Approved - No Response
Comments:

Reviewing Agency: CenturyLink Referral Review Status: Approved w/Conditions

Status Date: 07/02/2025
Status: Approved w/Conditions
Comments: PWPRS Project Number: 2025-ENCROACHMENT-0000051 Tier III 1000 S Logan St Steps and Stoops
Reviewing Agency/Company: Lumen
Reviewers Name: Stephanie Canary
Reviewers Phone: 3524258763
Reviewers Email: stephanie.canary@lumen.com
Approval Status: Approved with conditions

Comments:
RESERVATIONS--There are existing aerial and unground facilities in the ROW along the North and East of the property. The proposed stoops do not look to be impacting as long as they do not go too far below grade and locates are properly conducted.

Attachment: Encroachment LNO with Reservations P866025.pdf

Status Date: 05/14/2025
Status: Denied
Comments: We received the following email with contact information for the reviewer assigned to this project. Please contact the reviewer to work towards their approval.

Good morning. We have received your request for an encroachment and have set up a Lumen project accordingly. Your project number is P866025 and it should be referenced in all emails sent in for review.

Comment Report

Tier III 1000 S Logan St Steps and Stoops

07/22/2025

Master ID: 2024-PROJMSTR-0000197 **Project Type:** Tier III Encroachment Resolution
Review ID: 2025-ENCROACHMENT-0000051 **Review Phase:**
Location: **Review End Date:** 05/30/2025

Any denials listed below must be rectified in writing to this office before project approval is granted.

Please do not reply to this email. Your project owner is Stephanie Canary and they can be reached by email at Stephanie.Canary@lumen.com with any questions that you may have regarding this project.
Requests are addressed in the order received, Lumen will endeavor to respond within 30 days.
Have a great day!

Best Regards,

Cheyenne Hobbs
Project Coordinator
Faulk & Foster
214 Expo Circle, Suite 7
West Monroe, LA 71291
Cheyenne.Hobbs@lumen.com

REDLINES uploaded to E-review webpage

Reviewing Agency: Xcel Referral Review Status: Approved w/Conditions

Status Date: 06/02/2025
Status: Approved w/Conditions
Comments: PWPRS Project Number: 2025-ENCROACHMENT-0000051 Tier III 1000 S Logan St Steps and Stoops
Reviewing Agency/Company: Public Service Company of Colorado (PSCo) dba Xcel Energy
Reviewers Name: Donna George
Reviewers Phone: 3035713306
Reviewers Email: Donna.L.George@xcelenergy.com
Approval Status: Approved with conditions

Comments:
PSCo/Xcel Energy has existing natural gas and overhead distribution facilities within these areas. Bear in mind structures are not allowed over buried facilities. Please contact Colorado 811 for locates before excavating. Use caution and hand dig when excavating within 18-inches of each side of the marked facilities. Please be aware that all risk and responsibility for this request are unilaterally that of the Applicant/Requestor.

Reviewing Agency: RTD Referral Review Status: Approved

Status Date: 06/02/2025
Status: Approved
Comments: PWPRS Project Number: 2025-ENCROACHMENT-0000051 Tier III 1000 S Logan St Steps and Stoops
Reviewing Agency/Company: RTD
Reviewers Name: Steve Smith
Reviewers Phone: 3032996946
Reviewers Email: steven.smith@rtd-denver.com
Approval Status: Approved

Comments:
RTD staff have reviewed the submittal and have the following comments:

- Bus Operations - No exceptions
- Bus Stop Program - No exceptions
- Commuter Rail - No exceptions
- Construction Management - No exceptions

Comment Report

Tier III 1000 S Logan St Steps and Stoops

07/22/2025

Master ID: 2024-PROJMSTR-0000197 **Project Type:** Tier III Encroachment Resolution
Review ID: 2025-ENCROACHMENT-0000051 **Review Phase:**
Location: **Review End Date:** 05/30/2025

Any denials listed below must be rectified in writing to this office before project approval is granted.

- Engineering - No exceptions
- Light Rail - No exceptions
- Real Property - No exceptions
- Service Development - No exceptions
- Transit Oriented Development - No exceptions
- Utilities - No exceptions

This review is for Design concepts and to identify any necessary improvements to RTD stops and property affected by the design. This review of the plans does not eliminate the need to acquire, and/or go through the acquisition process of any agreements, easements or permits that may be required by the RTD for any work on or around our facilities and property.

Reviewing Agency: Comcast Referral

Review Status: Approved

Status Date: 06/02/2025
Status: Approved
Comments: PWPRS Project Number: 2025-ENCROACHMENT-0000051 Tier III 1000 S Logan St Steps and Stoops
Reviewing Agency/Company: Comcast
Reviewers Name: Miguel Flores
Reviewers Phone: 7204130113
Reviewers Email: miguel_flores@comcast.com
Approval Status: Approved

Comments:
Comcast's facilities are aerial in this area.

Reviewing Agency: Metro Wastewater Referral

Review Status: Approved

Status Date: 06/02/2025
Status: Approved
Comments: PWPRS Project Number: 2025-ENCROACHMENT-0000051 Tier III 1000 S Logan St Steps and Stoops
Reviewing Agency/Company: Metro Water Recovery
Reviewers Name: Kevin Boch
Reviewers Phone: 720-520-1516
Reviewers Email: kboch@MetroWaterRecovery.com
Approval Status: Approved

Comments:
NA

Reviewing Agency: Street Maintenance Referral

Review Status: Approved - No Response

Status Date: 06/02/2025
Status: Approved - No Response
Comments:

Reviewing Agency: Office of Emergency Management Referral

Review Status: Approved - No Response

Status Date: 06/02/2025
Status: Approved - No Response

2025-ENCROACHMENT-0000051

Comment Report

Tier III 1000 S Logan St Steps and Stoops

07/22/2025

Master ID: 2024-PROJMSTR-0000197 **Project Type:** Tier III Encroachment Resolution
Review ID: 2025-ENCROACHMENT-0000051 **Review Phase:**
Location: **Review End Date:** 05/30/2025

Any denials listed below must be rectified in writing to this office before project approval is granted.

Reviewing Agency: Building Department Review

Review Status: Approved

Reviewers Name: Daniel Krausz
Reviewers Email: daniel.krausz@denvergov.org

Status Date: 05/12/2025
Status: Approved
Comments:

Reviewing Agency: Division of Real Estate Referral

Review Status: Approved

Reviewers Name: Shannon Cruz
Reviewers Email: Shannon.cruz@denvergov.org

Status Date: 05/21/2025
Status: Approved
Comments:

Reviewing Agency: Denver Fire Department Review

Review Status: Approved

Reviewers Name: Adam Grier
Reviewers Email: Adam.Grier@denvergov.org

Status Date: 05/29/2025
Status: Approved
Comments:

Reviewing Agency: Denver Water Referral

Review Status: Approved

Status Date: 06/02/2025
Status: Approved
Comments: PWPRS Project Number: 2025-ENCROACHMENT-0000051 Tier III 1000 S Logan St Steps and Stoops
Reviewing Agency/Company: Denver Water
Reviewers Name: Kela Naso
Reviewers Phone: 0000000000
Reviewers Email: kela.naso@denverwater.org
Approval Status: Approved

Comments:
Appears project will need to go through a formal Denver Water plan review. Please contact
watersalesplanreview@denverwater.org to initiate project review.

Reviewing Agency: Parks and Recreation Review

Review Status: Approved - No Response

Reviewers Name: Jennifer Cervera
Reviewers Email: Jennifer.Cervera@denvergov.org

Status Date: 06/02/2025
Status: Approved - No Response
Comments:

Reviewing Agency: Policy and Planning Referral

Review Status: Approved - No Response

2025-ENCROACHMENT-0000051

Comment Report

Tier III 1000 S Logan St Steps and Stoops

07/22/2025

Master ID: 2024-PROJMSTR-0000197 **Project Type:** Tier III Encroachment Resolution
Review ID: 2025-ENCROACHMENT-0000051 **Review Phase:**
Location: **Review End Date:** 05/30/2025

Any denials listed below must be rectified in writing to this office before project approval is granted.

Status Date: 06/02/2025
Status: Approved - No Response
Comments:

Reviewing Agency: Denver Office of Disability Rights Referral **Review Status:** Approved

Status Date: 06/02/2025
Status: Approved
Comments: PWPRS Project Number: 2025-ENCROACHMENT-0000051 Tier III 1000 S Logan St Steps and Stoops
Reviewing Agency/Company: CPD - Accessibility Review
Reviewers Name: Spencer Pocock
Reviewers Phone: 720-913-8411
Reviewers Email: Spencer.Pocock@denvergov.org
Approval Status: Approved

Comments:
Final construction, including any later modifications to the public sidewalk (which is considered a public Accessible Route), as well as any other areas open to the general public, must comply with all applicable 2010 ADA requirements.

Reviewing Agency: Construction Engineering Review **Review Status:** Approved

Reviewers Name: Porames Saejiw
Reviewers Email: Joe.Saejiw@denvergov.org

Status Date: 05/19/2025
Status: Approved
Comments: 1. Prior to the solicitation of bids or proposals from general contractors, the developer of this project is strongly encouraged to schedule an office meeting with the Right-of-Way Services Construction Inspections team (303) 446-3469 to discuss the project's installation of City Approved Plans for Traffic Closures, Row Items and Landscaping and the associated ROW permit fees that will need to be paid by the selected general contractor.

Reviewing Agency: TES Sign and Stripe Review **Review Status:** Approved

Reviewers Name: Emma De Vos Tidd
Reviewers Email: emma.devostidd@denvergov.org

Status Date: 06/02/2025
Status: Approved
Comments: PWPRS Project Number: 2025-ENCROACHMENT-0000051 Tier III 1000 S Logan St Steps and Stoops
Reviewing Agency/Company: DOTI - Transportation and Mobility Engineering
Reviewers Name: Emma De Vos Tidd
Reviewers Phone: 3033324247
Reviewers Email: emma.devostidd@denvergov.org
Approval Status: Approved

Comments:

Reviewing Agency: City Forester Review **Review Status:** Approved

Comment Report

Tier III 1000 S Logan St Steps and Stoops

07/22/2025

Master ID: 2024-PROJMSTR-0000197 **Project Type:** Tier III Encroachment Resolution
Review ID: 2025-ENCROACHMENT-0000051 **Review Phase:**
Location: **Review End Date:** 05/30/2025

Any denials listed below must be rectified in writing to this office before project approval is granted.

Reviewers Name: Eric Huetig
Reviewers Email: Eric.Huetig@denvergov.org
Status Date: 05/28/2025
Status: Approved
Comments: 2025-ENCROACHMENT-0000051 (aka 2024PM0000197) - 1000 S Logan Steps
OCF Comments 5-28-25
1. Encroachment as currently proposed is approved. ATTN: Any proposed changes to encroachment after initial OCF approval must be re-reviewed and approved by our office prior to final approval.

Reviewing Agency: Landmark Review **Review Status:** Approved - No Response

Status Date: 05/12/2025
Status: Approved - No Response
Comments:

Reviewing Agency: CDOT Referral **Review Status:** Approved w/Conditions

Status Date: 06/02/2025
Status: Approved w/Conditions
Comments: PWPRS Project Number: 2025-ENCROACHMENT-0000051 Tier III 1000 S Logan St Steps and Stoops
Reviewing Agency/Company: CDOT
Reviewers Name: Michelle White
Reviewers Phone: 303-512-4218
Reviewers Email: michelle.m.white@state.co.us
Approval Status: Approved with conditions

Comments:
The area of Buchtel Blvd. and S. Logan St. is within CDOT Right of Way and is not covered by a maintenance agreement. This project is approved with the condition that the applicant apply for a CDOT permit to work in this area in addition to the Denver permit. Attached is the link and instructions. If you have questions or concerns, please contact Kirk Allen at kirk.allen@state.co.us.

Attachment: Please Fill Out The CDOT Utility Permit Application Online April 2021.pdf

REDLINES are uploaded to the E-Review webpage.

REDLINES uploaded to E-review webpage

Reviewing Agency: ERA Review **Review Status:** Approved - No Response

Reviewers Name: Shari Bills
Reviewers Email: Shari.Bills@denvergov.org

Status Date: 06/02/2025
Status: Approved - No Response
Comments:

Comment Report

Tier III 1000 S Logan St Steps and Stoops

07/22/2025

Master ID: 2024-PROJMSTR-0000197 **Project Type:** Tier III Encroachment Resolution
Review ID: 2025-ENCROACHMENT-0000051 **Review Phase:**
Location: **Review End Date:** 05/30/2025

Any denials listed below must be rectified in writing to this office before project approval is granted.

Reviewing Agency: ROW - Supplemental Review

Review Status: Approved

Reviewers Name: Zoning

Reviewers Email: zoning@wwpna.org

Status Date: 06/02/2025

Status: Approved

Comments: PWPRS Project Number: 2025-ENCROACHMENT-0000051 Tier III 1000 S Logan St Steps and Stoops

Reviewing Agency/Company: West Washington Park Neighborhood Association

Reviewers Name: WWPNA Board and Zoning Committee (Kathryn Fontaine, chair)

Reviewers Phone: 3037758624

Reviewers Email: zoning@wwpna.org

Approval Status: Approved

Comments:

We request that the developer and consultants work with DOTI to improve the conditions and geometry of the crossing area of Buchtel Blvd at Logan St to improve safety for non-vehicular users of the intersection, prior to resident occupancy.