

BENEFIT STUDY FOR THE SOUTH BROADWAY STREETSCAPE (IOWA TO WESLEY) LOCAL IMPROVEMENT DISTRICT

Introduction

To improve traffic flow and safety along South Broadway between Iowa Avenue and Wesley Avenue, the City and County of Denver (CCD) initiated a major design and reconstruction project for this section of roadway – the South Broadway Reconstruction Project. The original scope of this project primarily included new concrete surfacing of South Broadway, adding turn lanes, and the installation of raised medians. Due to limited funding, minimal improvements were planned for the off-street areas between the back-of-curb and right-of-way line.

A project such as the South Broadway Reconstruction Project offers an opportunity for constructing more extensive streetscape improvements through the creation of a Local Improvement District (LID). Such a district enables property owners to assess themselves over a period of several years for streetscape improvements that go above and beyond those typically proposed in a project like the South Broadway Reconstruction Project.

Realizing that the Broadway Reconstruction Project brings the opportunity to provide more extensive streetscape improvements, the CCD has moved forward with a streetscape design that includes the following improvements:

- Decorative sidewalk paving
- Benches
- Trees and tree grates
- Irrigation system
- Bicycle racks
- Trash receptacles
- Pedestrian lighting

It is anticipated that construction will begin in 2011 and will be completed by the end of 2012. The streetscape improvements would be constructed at the same time as the City's reconstruction project and would be made part of the same construction contract.

Boundaries of the District

The boundary of the district is determined by those properties which will benefit from the improvements. The attached "Exhibit A – Vicinity Map South Broadway (Iowa to Wesley) Local Improvement District" identifies the boundary for the South Broadway Local Improvement District.

Benefits to Property Owners and the City and County of Denver

There will be several benefits to the property owners, and the City as a whole, in the proposed district. These include:

- The creation of an identity for this section of South Broadway that will distinguish itself as an inviting environment to shop, visit and live.
- Enhancing the vibrancy of the area thereby attracting shoppers and visitors to the area.
- Stimulating existing and new business activity.
- The creation of a pedestrian friendly environment that provides a connection to the proposed transit orientated development west of Broadway on Evans Avenue.
- Increased property values.

There are districts in Denver where streetscape improvements have increased activity and improved the popularity of businesses along the district's main thoroughfare. Examples of these districts are:

- Broadway between 2nd Avenue and I-25
- East Colfax from Grant Street to Columbine Street
- Santa Fe Drive between 6th Avenue and 13th Avenue
- 32nd Avenue and Lowell Boulevard

Basis of Assessment

The proposed improvements are for the enhancement of the entire corridor and will benefit all the property owners along South Broadway from Iowa to Wesley. It is recognized that each parcel cannot receive the same exact type or quantity of improvements, but rather that all parcels will benefit generally as a whole. The benefits of the received improvements will exceed the costs incurred.

The basis for apportioning the costs of the improvements to individual property owners is the relationship between the total lineal footage of the improvements and a property's lineal front footage along South Broadway. The maximum costs for the improvements, including design services, construction management and general construction are estimated to be Nine Hundred Forty-Nine Thousand Two Hundred and Forty-Three Dollars (\$949,243). This equates to a maximum construction cost per frontage foot not to exceed One Hundred Dollars (\$100.00).

Upon the completion of the improvements, the whole cost thereof, in the most equitable, lawful method, shall be assessed against and upon the benefited real estate in proportion to benefits received by reason of the improvements. Payment of the assessment shall be made annually over a period of twelve (12) years. The specific contribution for each property owner is calculated in the attached, Exhibit B - Schedule of Assessments for the South Broadway, Iowa to Wesley, Local Improvement District.

EXHIBIT A

VICINITY MAP SOUTH BROADWAY (IOWA TO WESLEY) LOCAL IMPROVEMENT DISTRICT

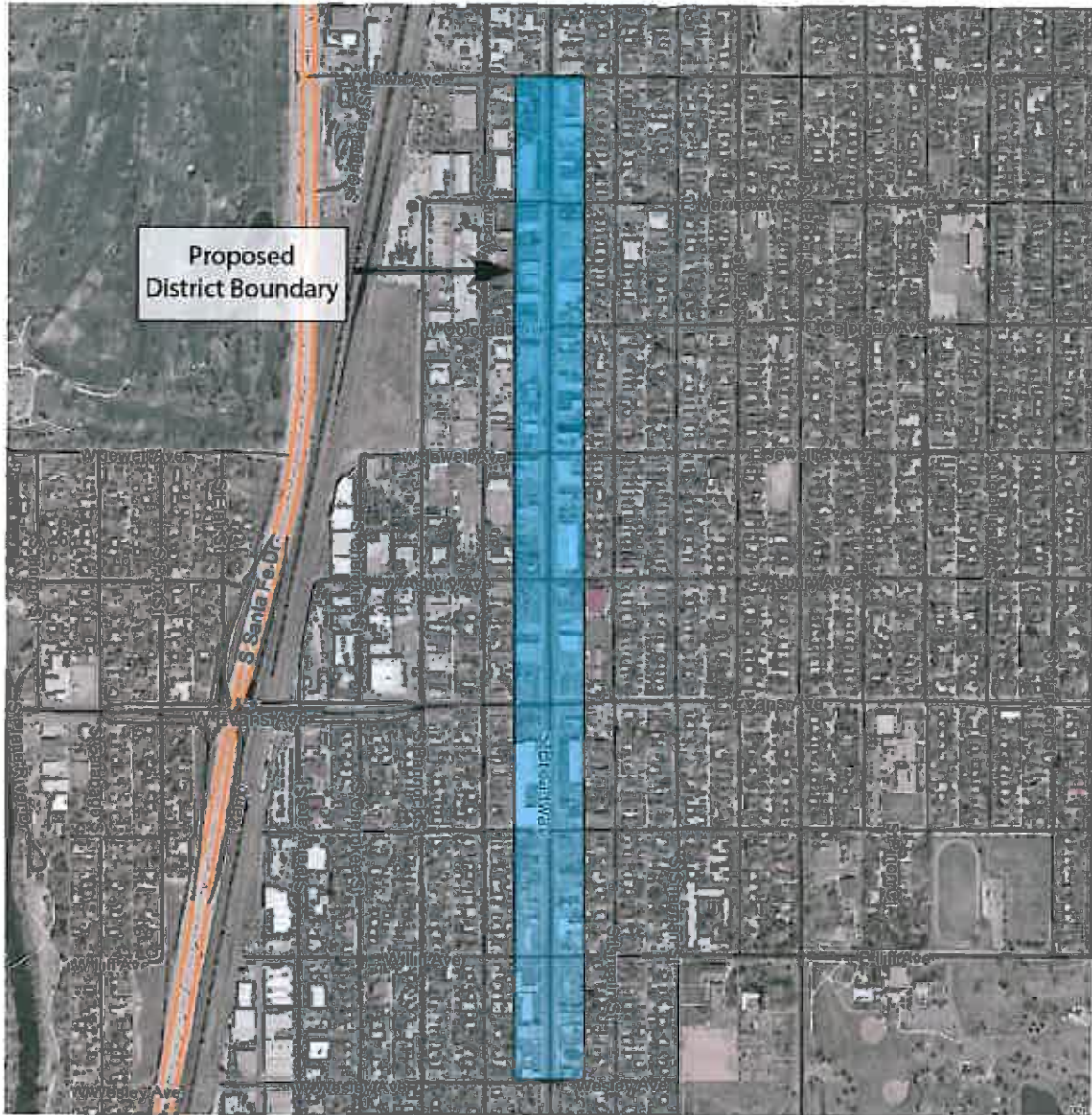


EXHIBIT B - Schedule of Assessments for the South Broadway, Iowa to Wesley, Local Improvement District

LID Cost Per Parcel	Parcel Frontage	Parcel Frontage as % of Total	PARCEL #	OWNER	STREET ADDRESS	CITY	ST	ZIP	PROPERTY ADDRESS	LEGAL DESCRIPTION
\$ 5,250.00	52.5	0.55%	0522730011000	1700 SOUTH BROADWAY LLC	8649 S HELENA ST	CENTENNIAL	CO	80016-1023	1700 S BROADWAY ST	L 22 & 23 & S 2 1/2 FT OF L 21 EXC PT ON W TO CITY BLK 1 GRANT SUB
\$ 7,500.00	75.0	0.70%	0522731012000	1888 SB LLC	1888 S BROADWAY	DENVER	CO	80210-3104	1888 S BROADWAY ST	L 20 TO 22 INC EXC PT ON W TO CITY BLK 10 GRANT SUB
\$ 17,500.00	175.0	1.85%	0522730027000	A & K HOLDINGS LLC	655 BROADWAY 585	DENVER	CO	80203-3488	1740 S BROADWAY ST - 1748	LTS 9 TO 15 INC BLK 1 GRANT SUB EXC PT ON W TO CITY
\$ 10,000.00	100.0	1.05%	0527223006000	ADEN,MARCUS GREGORY & ADEN,STACIE LUISE	2286 S DOVER CT	LAKewood	CO	80227-2311	2286 S BROADWAY ST - 2272	L 18 TO 21 INC BLK 17 ROSEDALE
\$ 6,250.00	62.5	0.66%	0527223030000	ALMORE LLC	3875 S ALBION ST	ENGLEWOOD	CO	80113-4240	2240 S BROADWAY ST	LTS 12 & 13 & N 12 5FT OF L 14 BLK 17 ROSEDALE
\$ 5,000.00	50.0	0.53%	0522817007000	AMERICAN INDUSTRIAL SERVICE	505 E SOUTH TEMPLE	SALT LAKE CITY	UT	84102-1004	1850 S BROADWAY ST - 1861	LOTS 32 & 33 BLK 13 OVERLAND PARK SUB
\$ 3,333.20	33.3	0.35%	0522817010000	AMERICAN INDUSTRIAL SERVICE CO	1850 S ACOMA ST	DENVER	CO	80223-3808	1945 S BROADWAY ST	NO 25 OF L 37 & SO 23 OF L 38 BLK 13 OVERLAND PARK SUB
\$ 13,330.00	133.3	1.41%	0522817012000	AMERICAN LINEN CO	505 E SOUTH TEMPLE	SALT LAKE CITY	UT	84102-1004	1835 S BROADWAY ST - 1839	THE N1/3 OF L 38 ALL OF L 39 40 41 42 & 43 BLK 13 OVERLAND PARK SUB
\$ 7,500.00	75.0	0.76%	0522810020000	B A E S INC	1775 S BROADWAY	DENVER	CO	80210-3101	1775 S BROADWAY ST	L 29 TO 31 INC BLK 10 OVERLAND PARK SUB
\$ 5,000.00	50.0	0.53%	0522817008000	BAKER,SABRINA	1855 S BROADWAY	DEAVER	CO	80210-3103	1855 S BROADWAY ST	L 34 & 35 BLK 13 OVERLAND PARK SUB
\$ 3,500.00	35.0	0.37%	0522730034000	BERAN,GREGORY S & PATRICIA S	4781 S XENIA ST	DENVER	CO	80237-2652	1788 S BROADWAY ST	GRANT SUB B1 N 22 5FT OF L21 & S2 OF L20 EXG PT TO CITY
\$ 5,000.00	50.0	0.53%	0522731034000	BIGELOW,S CRAIG & CATHERINE H	2834 S CLARKSON CIR	ENGLEWOOD	CO	80113-1780	1898 S BROADWAY ST	GRANT SUB 05227 B16 L23 & 24 EXG PT ON W TO CITY
\$ 7,500.00	75.0	0.76%	0522810033000	BROADWAY COMPANY LLC	4882 S FRANKLIN ST	ENGLEWOOD	CO	80113-5639	1755 S BROADWAY ST - 1765	OVERLAND PARK SUB BLK 10 L32 TO 34
\$ 11,850.00	118.5	1.25%	0527212041000	BROADWAY FOOD CORP	2110 S BROADWAY	DENVER	CO	80210-4402	2110 S BROADWAY ST	LAWDALE B1 L1 TO 6 & 43 TO 48 VAC ALY ADJ BEG SW COR L6 TH N 119.535FT NE 1/2 1FT E 259.07FT SE 8.93FT S 108.108FT W 85 FT NW 17.48FT W 41FT S 24.898FT W 125FT TO POB
\$ 30,000.00	300.0	3.16%	0522809044000	BROADWAY MEXICO SELF	250 JERSEY ST	DENVER	CO	80220-5985	1649 S BROADWAY ST	OVERLAND PARK SUB B9 L25 TO 36 INC & E2 OF VAC ALY ADJ L23 TO 35 PER ORD 404-1998
\$ 5,000.00	50.0	0.53%	0527223025000	BROADWAY VET CLINIC INC	2233 S BROADWAY	DENVER	CO	80210-4419	2232 S BROADWAY ST - 2234	LOTS 9 & 10 BLK 17 ROSEDALE
\$ 2,500.00	25.0	0.26%	0527223033000	BROADWAY VET CLINIC LLC	2232 S BROADWAY	DENVER	CO	80210-4419	2200 S BROADWAY ST APPRX	ROSEDALE B17 L8
\$ 7,500.00	75.0	0.79%	0522810017000	BUTTON STORES III LLC	1701 S BROADWAY	DENVER	CO	80210-3101	1725 S BROADWAY ST - 1729	L 41 TO 43 INC BLK 10 OVERLAND PARK SUB
\$ 12,500.00	125.0	1.32%	0522810028000	BUTTON STORES IV LLC	1701 S BROADWAY	DENVER	CO	80210-3101	1701 S BROADWAY ST - 1717	OVERLAND PARK SUB BLK 10 L44 TO 48
\$ 5,000.00	50.0	0.53%	0522730001000	CALKINS,GEORGE W	105 S CHEROKEE ST	DENVER	CO	80223-1834	1700 S BROADWAY ST	L 1 & 2 EXC PT TO CITY FOR ST BLK 1 GRANT SUB
\$ 15,000.00	150.0	1.56%	0522731033000	CAREY,JAMES A & CYNTHIAL	4873 RAINTREE DR	PARKER	CO	80134-5231	1842 S BROADWAY ST - 1860	GRANT SUB BLK 16 L11 TO 18 EXC PT TO CITY
\$ 3,330.00	33.3	0.35%	0527502042000	CHAXO AND ASSOC LLC	PO BOX 588	MORRISON	CO	80405-0568	2340 S BROADWAY ST	ROSEDALE 05275 B29 S 293 OF L11 & N 23 L12
\$ 12,500.00	125.0	1.32%	0527222015000	COLORADO COMMERCIAL CAPITAL	1724 S BROADWAY	DENVER	CO	80210-3102	2285 S BROADWAY ST	LOTS 25 TO 29 INC BLOCK 19 ROSEDALE
\$ 2,500.00	25.0	0.26%	0522711007000	COOK,JOIN C	1724 S BROADWAY	DENVER	CO	80210-3102	1864 S BROADWAY ST	L 17 EXC PT ON WEST TO CITY BLK 1 THE FIRST SANTA FE ADD

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\$ 5,000.00	50.0	0.53%	0527201017000	COOK, JON C	1724 S BROADWAY	DENVER	CO	80210-3102	1943 S BROADWAY ST -1947	L 37 & 38 BLK 1 ROSEDALE ADD
\$ 5,000.00	50.0	0.53%	0522711024000	COOK, JON C	1970 S BROADWAY	DENVER	CO	80210-2810	1970 S BROADWAY ST	L 18 & 19 EXC PT ON WEST TO CITY BLK 1 THE FIRST SANTA FE ADD
\$ 20,000.00	200.0	2.11%	0527201021000	COOK, JON C	1724 S BROADWAY	DENVER	CO	80210-3102	1909 S BROADWAY ST	L 30 TO 48 INC BLK 1 ROSEDALE
\$ 5,000.00	50.0	0.53%	0527201012000	COOK, JON C & FARMER, MICHAEL S	1724 S BROADWAY	DENVER	CO	80210-3102	1905 S BROADWAY ST	L 27 & 28 BLK 1 ROSEDALE
\$ 7,500.00	75.0	0.70%	0527208022000	COOK, JON C & FARMER, MICHAEL S	1724 S BROADWAY	DENVER	CO	80210-3102	2013 S BROADWAY ST -2019	L 43 TO 45 INC BLK 8 ROSEDALE
\$ 5,000.00	50.0	0.53%	0527222024000	COOK, JON C & FARMER, MICHAEL S	1724 S BROADWAY	DENVER	CO	80210-3102	2233 S BROADWAY ST	L 39 & 40 BLK 16 ROSEDALE
\$ 7,500.00	75.0	0.70%	0522711006000	COOK, JON C & FARMER, MICHAEL S	1724 S BROADWAY	DENVER	CO	80210-3102	1658 S BROADWAY ST	L 14 TO 16 INC EXC PT ON WEST TO CITY BLK 1 THE FIRST SANTA FE ADD
\$ 5,000.00	50.0	0.53%	0522730004000	COOK, JON C & FARMER, MICHAEL S	1724 S BROADWAY	DENVER	CO	80210-3102	1724 S BROADWAY ST	L 7 & 8 EXC PT ON W TO CITY BLK 1 GRANT SUB
\$ 5,000.00	50.0	0.53%	0527201011000	COOK, JON C & FARMER, MICHAEL S	1724 S BROADWAY	DENVER	CO	80210-3102	1905 S BROADWAY ST	L 25 & 26 BLK 1 ROSEDALE
\$ 10,000.00	100.0	1.05%	0527201024000	COOK, JON C & FARMER, MICHAEL S	1724 S BROADWAY	DENVER	CO	80210-3102	1907 S BROADWAY ST	L 29 TO 32 INC BLK 1 ROSEDALE
\$ 7,500.00	75.0	0.70%	0527208023000	COOK, JON C & FARMER, MICHAEL S	1724 S BROADWAY	DENVER	CO	80210-3102	2001 S BROADWAY ST	L 46 TO 48 INC BLK 8 ROSEDALE
\$ 8,750.00	87.5	0.92%	0527222025000	COOK, JON C & FARMER, MICHAEL S	1724 S BROADWAY	DENVER	CO	80210-3102	2231 S BROADWAY ST	L 41 TO 43 INC & S 1/2 OF 44 BLK 16 ROSEDALE
\$ 12,500.00	125.0	1.32%	0527222033000	CRENNEN, MICHAEL A & SHARON S	2255 S BROADWAY	DENVER	CO	80210-4418	2251 S BROADWAY ST -2255	ROSEDALE 816 L34 TO 38
\$ 3,332.50	33.3	0.35%	0527502043000	DANESH, DONNIE A	2659 S JACKSON ST	DENVER	CO	80210-5640	2330 S BROADWAY ST	ROSEDALE BLK 20 L10 & N13 OF L11
\$ 7,500.00	75.0	0.70%	0527110009000	DECKER, STEPHEN L & BARBARA L	11999 BLACKWELL WAY	PARKER	CO	80138-8800	1930 S BROADWAY ST -1938	L 8 9 AND 10 BLK 1 CARTERDALE
\$ 16,780.00	167.8	1.77%	0527208029000	DTRS LLC	801 CORPORATE CIR	GOLDEN	CO	80401-5822	2095 S BROADWAY ST	ROSEDALE 88 L28 TO 32 & CLARKS ADD TO DENVER L28 DAF BEG 4 2 FT S OF NW COR L32 E 118 FT S 167 78 FT W 119 01 FT TO PT ON L1 L28 CLARKS ADD TO DENVER N TO POB
\$ 3,332.50	33.3	0.35%	0527502007000	ELKO, AUDREY J REVOC TRUST & ELKO, FRANCIS J REVOC TRUST	2700 S CLARKSON ST	ENGLEWOOD	CO	80113-1702	2348 S BROADWAY ST	L 13 & S 1/3 OF L 12 BLK 20 ROSEDALE
\$ 33,750.00	337.5	3.56%	052713048000	EMW FURNITURE CO	2141 S BROADWAY	DENVER	CO	80210-4401	2121 S BROADWAY ST -2141	ROSEDALE 89 L32 TO 44 & IN2 OV L31 & E2 VAC ALY ADJ
\$ 12,500.00	125.0	1.32%	0527503015000	FARMER, MICHAEL S & COOK, JON C	1724 S BROADWAY	DENVER	CO	80210-3102	2373 S BROADWAY ST	L 23 TO 32 INC BLK 8 GREENLOW SUB OF SOUTH DENVER
\$ 10,000.00	100.0	1.05%	0522610009000	FINE THINGS ASIAN LLC	800 EMERY ST	LONGMONT	CO	80501-5039	1787 S BROADWAY ST -1783	LOTS 25 TO 28 INC BLOCK 10 OVERLAND PARK SUB
\$ 3,750.00	37.5	0.40%	0527223031000	FRAZIER, GREGORY W	PO BOX 427	ENGLEWOOD	CO	80151-0427	2258 S BROADWAY ST	L 14 EXC N 12 5 FT THEREOF & L 15 BLK 17 ROSEDALE
\$ 2,500.00	25.0	0.26%	0527223029000	GB&H REAL ESTATE	35 E ILIFF AVE	DENVER	CO	80210-5001	35 E ILIFF AVE	L 24 BLK 17 ROSEDALE
\$ 3,330.00	33.3	0.35%	0522611009000	GERK, ISIDORE JOHN	381 CLARKSON ST	DENVER	CO	80218-3715	1849 S BROADWAY ST	L 36 & S 8 1/3 FT OF L 37 BLK 13 OVERLAND PARK SUB
\$ 5,000.00	50.0	0.53%	0527502009000	GOLDEN BUFFALO INVESTMENTS LLC	8752 E EXPOSITION AVE	DENVER	CO	80224-1500	2352 S BROADWAY ST	ROSEDALE 820 L14 & 15
\$ 5,000.00	50.0	0.53%	0522731010000	GONZALES, MICHAEL J & GONZALES, NANCY J	1004 W SHEPPARD AVE	ENGLEWOOD	CO	80120-2219	1872 S BROADWAY ST -1870	L 18 & 19 EXC PT ON W TO CITY BLK 16 GRANT SUB

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\$ 7,500.00	75.0	0.79%	0622817024000	GORDON,STANLEY E	1877 S BROADWAY ST 1	DENVER	CO	80210	1875 S BROADWAY ST -1881	OVERLAND PARK SUB B13 L28 & 29 & N2 L27 & S2 L30
\$ 5,000.00	50.0	0.63%	062722220180000	GREBB,GERALD H	2772 S RACE ST	DENVER	CO	80210-8354	2201 S BROADWAY ST	L 32 & 33 BLK 18 ROSEDALE
\$ 5,000.00	50.0	0.53%	0627110025000	GUITAR STUDIO LLC	1271 S DOWNING ST	DENVER	CO	80210-1715	1938 S BROADWAY ST -1940	CARTERDALE 06271 B1 L11 & 12
\$ 2,500.00	25.0	0.26%	0622731006000	GUSTAFSSON,HERBERT R & GUSTAFSSON,HAROLD P & HUPPER, BENDIE C & GUSTAFSSON,SUELYNN	1832 S BROADWAY	DENVER	CO	80210-3104	1833 S BROADWAY ST	L 9 EXC PT ON W TO CITY BLK 16 GRANT SUB
\$ 5,000.00	50.0	0.53%	0627110005000	HANNERS,MELVIN D	9400 E ILLIFF AVE 85	DENVER	CO	80231-3484	1920 S BROADWAY ST -1924	L 8 & 7 BLK 1 CARTERDALE
\$ 12,500.00	125.0	1.32%	0627213044000	HELMSTAEDTER PROPERTIES LTD	2141 S BROADWAY	DENVER	CO	80210-4401	2165 S BROADWAY ST	ROSEDALE B9 L25 TO 29 & E2 OF VAC ALY ADJ
\$ 5,000.00	50.0	0.53%	06275003020000	HELMSTAEDTER CARL A	2141 S BROADWAY	DENVER	CO	80210-4401	2320 S BROADWAY ST	L 41 & 42 BLK 8 BREENLOW SUB
\$ 10,000.00	100.0	1.05%	0627213047000	HELMSTAEDTER,JON CARL & HELMSTAEDTER PROPERTIES LTD	2141 S BROADWAY	DENVER	CO	80210-4401	2103 S BROADWAY ST	ROSEDALE B9 L45 TO 48 & E2 OF VAC ALY ADJ
\$ 7,500.00	75.0	0.79%	0622730008000	HM REAL ESTATE LLC	1760 S BROADWAY	DENVER	CO	80210-3102	1760 S BROADWAY ST	L 16 TO 18 INC EXC PT ON W TO CITY BLK 1 GRANT SUB
\$ 5,000.00	50.0	0.53%	0622731001000	HORWITZ,STEVE	9892 PRAIRIE FALCON LN	HIGHLANDS RANCH	CO	80130-3814	20 E COLORADO AVE	L 1 & 2 EXC PT ON W TO CITY BLK 16 GRANT SUB
\$ 5,000.00	50.0	0.53%	0622731002000	HORWITZ,STEVE	9892 PRAIRIE FALCON LN	HIGHLANDS RANCH	CO	80130-3814	1910 S BROADWAY ST -1814	L 3 & 4 BLK 16 GRANT SUB EXC PT ON W TO CITY
\$ 6,000.00	50.0	0.53%	0627212006000	HURTADO ERIC & STEPHANIE	2184 S BROADWAY	DENVER	CO	80210-4402	2184 S BROADWAY ST APPROX	L 23 & 24 BLK 1 LAWDALE
\$ 5,000.00	50.0	0.53%	06272120081000	HURTADO ERIC & STEPHANIE	2184 S BROADWAY	DENVER	CO	80210-4402	2184 S BROADWAY ST	LAWDALE B1 L21 & 22
\$ 5,000.00	50.0	0.53%	06272222017000	JACOBSEN,ERIC R & MEYER,BRENT C LIVING TRUST	24859 RED CLOUD DR	CONIFER	CO	80433-7108	2265 S BROADWAY ST	L 30 & 31 BLK 16 ROSEDALE
\$ 5,000.00	50.0	0.53%	0627223008000	JANISZEWSKI,MARIA & KRZYSZTOF	10200 W ALAMO PL	LITTLETON	CO	80127-2040	2200 S BROADWAY ST -2202	L 10 & 17 BLK 17 ROSEDALE
\$ 15,000.00	150.0	1.55%	0622810028000	JOHNNY MARIE LLC	8035 TUCKERMAN LN	COLORADO SPRINGS	CO	80918-1401	1745 S BROADWAY ST	OVERLAND PARK SUB BLK 10 L35 TO 40
\$ 2,500.00	25.0	0.26%	0627212003000	KEENAN,MARY LOU	7087 E PEAKVIEW PL	CENTENNIAL	CO	80111-4021	2174 S BROADWAY ST	L 20 BLK 1 LAWDALE
\$ 5,000.00	50.0	0.53%	0627223028000	KEENEY,MICHAEL D	5885 S CROCKER ST	LITTLETON	CO	80120-2045	2288 S BROADWAY ST	L 22 & 23 BLK 17 ROSEDALE
\$ 11,250.00	112.5	1.10%	06275003023000	KIM,SOOK-JA & BYUNG HO	2323 S BROADWAY	DENVER	CO	80210-5009	2323 S BROADWAY ST	L 43 TO 46 INC & S 1/2 OF L 47 BLK 8 BREENLOW SUB OF SOUTH DENVER
\$ 5,000.00	50.0	0.53%	0627502035000	KING,MELVIN M & DENNIS	170 S HOLLY ST	DENVER	CO	80246-1104	2390 S BROADWAY ST	ROSEDALE B20 L21 & 22
\$ 7,500.00	75.0	0.79%	0627110001000	KOLACNY,RICHARD W	1900 S BROADWAY	DENVER	CO	80210-4005	1900 S BROADWAY ST -1908	W 87 FT OF L 1 & 2 & OF N 4 5 FT OF L 3 & W 86 8 FT OF S 20 5 FT OF L 3 BLK 1 CARTERDALE
\$ -	0.0	0.00%	0627110002000	KOLACNY,RICHARD W	1900 S BROADWAY	DENVER	CO	80210-4005	28 E JEWELL AVE	W 19 2 FT OF E 38 FT OF L 1 & 2 & OF N 4 5 FT OF L 3 & W 10 4 FT OF E 35 FT OF S 20 5 FT OF L 3 B 1 CARTERDALE
\$ -	0.0	0.00%	0627110003000	KOLACNY,RICHARD W	28 E JEWELL AVE	DENVER	CO	80210-4008	28 E JEWELL AVE	E 18 8 FT OF L 1 TO 3 INC BLK 1 CARTERDALE
\$ 2,500.00	25.0	0.26%	0622731008000	LANDMAN,DAVID ABRAHAM & LANDMAN,MARIA-HELLA & ANDE LIMITED LLC	1836 S BROADWAY	DENVER	CO	80210-3104	1836 S BROADWAY ST	L 10 EXC PT ON W TO CITY BLK 16 GRANT SUB
\$ 22,500.00	225.0	2.37%	0627110030000	LEE,YOUNG C & KI D	1900 S BROADWAY	DENVER	CO	80210-2810	1900 S BROADWAY ST	L 1 TO 8 EXC PT ON WEST TO CITY BLK 1 FIRST SANTA FE ADD

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\$ 10,000.00	100.0	0527503019000	LONG RALPH E TRUST & LONG ZELLA R TRUST	2714 S AMES WAY	DENVER	CO	80227-4127	2331 S BROADWAY ST -2349	LOTS 37 TO 40 INC BLOCK 8 GREENLOW SUB
\$ 6,250.00	52.5	05222017004000	LUMBERYARDS DEVELOPMENT LLC	1724 S BROADWAY	DENVER	CO	80210-3102	1899 S BROADWAY ST	L 25 & 26 & S 1/2 OF L 27 BLK 13 OVERLAND PARK SUB
\$ 10,000.00	100.0	0527201019000	LUMBERYARDS DEVELOPMENT LLC	1724 ES BROADWAY LN	DENVER	CO	80210	1951 S BROADWAY ST -1959	L 33 TO 38 INC BLK 1 ROSEDALE
\$ 17,500.00	175.0	0527223034000	LUMBERYARDS DEVELOPMENT LLC	1724 S BROADWAY	DENVER	CO	80210-3102	2200 S BROADWAY ST	ROSEDALE B17 L1 TO 7
\$ 22,500.00	225.0	0527502037000	LUMBERYARDS DEVELOPMENT LLC	1724 S BROADWAY	DENVER	CO	80210-3102	2300 S BROADWAY ST	ROSEDALE B20 L1 TO 9 INC EXC W 5FT THEREOF
\$ 3,750.00	37.5	0527503024000	MADISON ERNEST S	12 CANON DR	GREENWOOD VILLAGE	CO	80111-3210	2301 S BROADWAY ST	L 48 & N 1/2 OF L 47 BLK 8 GREENLOW SUB
\$ 11,225.00	112.3	0527111018000	MARKEL WILLIAM J	823 MEADOWROSE LN	CASTLE ROCK	CO	80109-8842	2020 S BROADWAY ST	L 7 TO 10 INC & N 1/4 L 11 & S 8FT L6 BLK 4 CARTERDALE & W 1/2 VAC ALY ADJ
\$ 7,500.00	75.0	0527503012000	MARKEL WILLIAM J & GILLET, SHARON L	823 MEADOWROSE LN	CASTLE ROCK	CO	80109-8842	2395 S BROADWAY ST	L 25 TO 27 INC BLK 8 GREENLOW SUB
\$ 10,000.00	100.0	0527208025000	MAVROCEFALOS, CONSTANTINOS	2903 S COLUMBINE ST	DENVER	CO	80210-8705	2035 S BROADWAY ST	L 39 TO 42 INC BLK 8 ROSEDALE
\$ 10,000.00	100.0	0522711027000	METRO APPLIANCE SERVICE	1640 S BROADWAY	DENVER	CO	80210-2810	1940 S BROADWAY ST	FIRST SANTA FE ADD B1 L10 TO 13 INC EXC PT ON WEST TO CITY
\$ 5,000.00	50.0	0522906038000	NAPLES GROUP INC	195 S UNION BLVD , Suite 200	LAKEWOOD	CO	80228-2239	1843-1845 S BROADWAY ST	OVERLAND PARK BLK 9 L37 & 38
\$ 3,750.00	37.5	0527502010000	NELSON GENE E & DORIS J	1075 S JOSEPHINE ST	DENVER	CO	80209-4732	2370 S BROADWAY ST	L 18 & N 1/2 OF L 19 BLK 20 ROSEDALE
\$ 2,500.00	25.0	0522731006000	NIES NORMA E TRUST & NIES, MELVIN G TRUST	13901 E MARINA DR, #512	AURORA	CO	80014-5506	1896 S BROADWAY ST	L 17 EXC PT ON W TO CITY BLK 18 GRANT SUB
\$ 5,000.00	50.0	0527502014000	NYLUND, DARRELL	7225 BOX CANYON RD	SEDALIA	CO	80135-9146	2390 S BROADWAY ST -2384	L 23 & 24 BLK 20 ROSEDALE
\$ 3,750.00	37.5	0522817008000	OTTESON, JAY W & NATALIE A	12012 W HORNSILVER MTN	LITTLETON	CO	80227-3200	1899 S BROADWAY ST -1871	LOT 31 & NORTH 1/2 OF LOT 30 BLOCK 13 OVERLAND PARK SUB
\$ 5,000.00	50.0	0527110004000	PLATEAU MGMT & INV CO INC	9400 E ILIFF AVE, #055	DENVER	CO	80231-3484	1912 S BROADWAY ST	L 4 & 5 BLK 1 CARTERDALE
\$ 21,890.00	218.6	052711024000	POMERANZ COMPANY	4021 E ARKANSAS AVE	DENVER	CO	80222-3403	2040 S BROADWAY S	CARTERDALE B4 L12 TO 19 & S 18 75FT OF L11 EXC W 5FT SD LTS & W/2 OF VAC ALY ADJ
\$ 5,000.00	50.0	0527502009000	POWELL, CHERYL L & SAVINO, STEVE	2362 S BROADWAY	DENVER	CO	80210-5007	2342 S BROADWAY ST -2384	L 16 & 17 BLK 20 ROSEDALE
\$ 15,420.00	154.2	0527208028000	PREMIER PROPERTY GROUP LLC	1724 S BROADWAY	DENVER	CO	80210-3102	2041 S BROADWAY ST -2057	ROSEDALE B8 L33 TO 38 & N 4 2 FT OF L32
\$ 2,500.00	25.0	05272230065000	R & C LLC	2238 S BROADWAY	DENVER	CO	80210-4419	2238 S BROADWAY ST	L 11 BLK 17 ROSEDALE
\$ 10,000.00	100.0	0527212028000	ROBINSON PETER D & PATRICIA A	1804 LLANO CT	ALBUQUERQUE	NM	87107-2831	2190 S BROADWAY ST	L 16 TO 19 INC BLK 1 LAWINDALE
\$ 2,500.00	25.0	0527201027000	ROTH, DOYLE W & NANCY L	4006 N STATE HWY 87	SEDALIA	CO	80135	1901 S BROADWAY ST	ROSEDALE BLK 1 L48
\$ 20,000.00	200.0	05229080650000	SAFI, MOHAMMAD NAZIM & KHATERA	1901 S BROADWAY	DENVER	CO	80210-2809	1801 S BROADWAY ST -1819	OVERLAND PARK SUB BLK 9 L41 TO 48
\$ 5,000.00	50.0	0522908032000	SAFI, MOHAMMAD NAZIM & KHATERA	1901 S BROADWAY	DENVER	CO	80210-2809	1825 S BROADWAY ST	L 39 & 40 BLK 9 OVERLAND PARK
\$ 22,500.00	225.0	0527212027000	SOUTH BROADWAY DEV CO	1777 S HARRISON ST, #P-2	DENVER	CO	80210-3937	2120 S BROADWAY ST	L 7 TO 15 INC BLK 1 LAWINDALE

LID Cost Per Parcel	Parcel Frontage	Parcel Frontage as % of Total	PARCEL #	OWNER	STREET ADDRESS	CITY	ST	ZIP	PROPERTY ADDRESS	LEGAL DESCRIPTION
\$ 11,600.00	118.0	1.22%	0622711025000	STANCOLL LLC	1200 17TH ST 3000	DENVER	CO	80202-5655	1668 S BROADWAY ST	L 20 TO 24 INC EXC PT ON WEST TO CITY BLK 1 THE FIRST SANTA FE ADD
\$ 12,500.00	125.0	1.32%	0622017018000	STEINER CORP	PO BOX 2317	SALT LAKE CITY	UT	84110-2317	1811 S BROADWAY ST	L 44 TO 48 INC BLK 13 OVERLAND PARK SUB
\$ 5,000.00	50.0	0.53%	0622730030000	STUBBVO PARTNERS	1710 S BROADWAY	DENVER	CO	80210-3102	1710 S BROADWAY ST	GRANT SUB B1 L3 & 4 EXC PT ON W TO CITY
\$ 3,750.00	37.5	0.40%	062722026000	SULLIVAN RICHARD J & DOROTHY D	3419 S RACE ST	ENGLEWOOD	CO	80113-3137	2215 S BROADWAY ST	L 45 & N 1/2 OF L 44 BLK 16 ROSEDALE
\$ 7,500.00	75.0	0.70%	0627222026000	SULLIVAN RICHARD J & DOROTHY D	3419 S RACE ST	ENGLEWOOD	CO	80113-3137	2205 S BROADWAY ST	L 46 TO 48 INC BLK 16 ROSEDALE
\$ 3,750.00	37.5	0.40%	0627502011000	SULLIVAN SHIRLEY V G & RIDGE MICHAEL JAY	740 LIPAN ST	DENVER	CO	80204-4407	2378 S BROADWAY ST -2378	LOT 20 & S 1/2 OF LOT 19 BLK 20 ROSEDALE
\$ 10,000.00	100.0	1.05%	0627111012000	TCF NATIONAL BANK	8400 S FILLERS GREEN CIRCLE #800	DENVER	CO	80111-4922	2084 S BROADWAY ST	L 20 TO 23 INC & W 1/2 OF VAC ALLEY ADJ SD LOTS BLK 4 CARTERDALE
\$ 2,500.00	25.0	0.20%	0627503028000	TLI CORP	2349 S BROADWAY	DENVER	CO	80210-5006	2349 S BROADWAY ST	L 38 BLK 8 BREENLOW SUB OF SOUTH DENVER
\$ 14,400.00	144.0	1.52%	0627111017000	TRIANGLE LAND CO	823 MEADOWROSE LN	CASTLE ROCK	CO	80108-8882	2000 S BROADWAY ST	L 1 TO 8 INC EXC S 8 FT OF L 6 BLK 4 CARTERDALE & W 1/2 VAC ALY ADJ
\$ 7,500.00	75.0	0.70%	0627503017000	TUMBARELLO JOHN V	2675 S BROADWAY	DENVER	CO	80210-3704	2353 S BROADWAY ST	L 33 TO 35 INC BLK 8 BREENLOW SUB
\$ 2,500.00	25.0	0.20%	0627201022000	TYLER GARY K & BLAISDELL J STEVEN	1905 S BROADWAY	DENVER	CO	80210-4004	1905 S BROADWAY ST -1907	L 47 BLK 1 ROSEDALE
\$ 30,000.00	300.0	3.18%	0627110086000	WADDILL ENTERPRISES LLC	1990 S BROADWAY	DENVER	CO	80210-4005	1990 S BROADWAY ST	L 13 TO 24 INC BLK 1 CARTERDALE
\$ 3,750.00	37.5	0.40%	0627213045000	WAGENBLAST ELIZABETH M TRUST	2141 S BROADWAY	DENVER	CO	80210-4401	2175 S BROADWAY ST	ROSEDALE 89 L30 & S/2 OF L31 & E2 VAC ALY ADJ
\$ 5,000.00	50.0	0.53%	0622730031000	WILLIAM LUMMIS INTERESTS LLC	1720 S BROADWAY	DENVER	CO	80210-3102	1720 S BROADWAY ST	GRANT SUB B1 L5 & 6 EXC PT ON W TO CITY
\$ 3,750.00	37.5	0.40%	0622730035000	WU PERRY M & YOUNG JASMINE	2170 W DRAKE RD. #86	FT COLLINS	CO	80528-1489	1778 S BROADWAY ST -1780	GRANT SUB B1 L19 & N2 OF L20
\$ 10,000.00	100.0	1.05%	0622731004000	ZASCO LLC	1820 S BROADWAY	DENVER	CO	80210-3104	1820 S BROADWAY ST -1824	L 5 TO 8 INC EXC PT ON W TO CITY BLK 16 GRANT SUB