

REQUEST FOR RESOLUTION FOR TIER III ENCROACHMENT PERMIT

TO: Ivone Avila-Ponce, City Attorney's Office

FROM: Matt Bryner, P.E.
Director, Right of Way Services 
Matt R. Bryner (Feb 9, 2023 15:09 MST)

ROW NO.: 2022-ENCROACHMENT-0000076

DATE: February 8, 2023

SUBJECT: Request for a Resolution granting a revocable permit, subject to certain terms and conditions, to Denver 1920 Market LLC, their successors and assigns, to encroach into the right-of-way with a patio, accessible ramp, and stairs with railings with a footprint of 1,300 square feet at 1920 Market Street.

It is requested that the above subject item be placed on the next available Mayor Council Agenda.

This office has investigated the request from Mike Sangaline of Denver 1920 Market LLC dated August 23, 2022, on behalf of Denver 1920 Market LLC for the granting of the above-subject permit.

This matter has been checked by this office and has been coordinated with Asset Management; Colorado Department of Transportation; Comcast Corporation; Division of Disability Rights; Councilperson CdeBaca; Community Planning and Development: Building & Construction Services, Development Services, and Zoning & Development Review; Denver Water Board; Environmental Services; Fire Department; Metro Wastewater Reclamation District; Office of Emergency Management; Office of Telecommunications; Parks and Recreation; DOTI: City Engineer, DES Construction Engineering, DES Engineering, DES Survey, IPP Infrastructure Engineering, and Street Maintenance; CenturyLink Corporation; Regional Transportation District; and Xcel Energy, all of whom have indicated no objection for the proposed encroachment.

As a result of the investigations, it has been determined that there is no objection to the granting of the revocable permit.

Therefore, you are requested to initiate Council action for the granting of a revocable permit, subject to certain terms and conditions, to Denver 1920 Market LLC, their successors and assigns, to encroach into the right-of-way with a patio, accessible ramp, and stairs with railings with a footprint of 1,300 into 1920 Market Street.

INSERT ENCROACHMENT LEGAL DESCRIPTION ROW 2022-ENCROACHMENT-0000076-002 HERE

And benefitting the following described parcel of property:

INSERT PARCEL LEGAL DESCRIPTION ROW 2022-ENCROACHMENT-0000076-001 HERE

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: 720-865-3003

STANDARD PROVISIONS

The revocable permit ("Permit") granted by this Resolution is expressly granted upon and subject to each and all of the following terms and conditions (terms not defined herein are defined in the Rules and Regulations Governing Encroachments & Encumbrances in the Public Right of Way):

(a) Permittee shall obtain a street occupancy permit, street cut permit, and/or ROW construction permit from the City's Department of Transportation and Infrastructure ("DOTI") Permit Operations through www.denvergov.org/dotipermits prior to commencing construction.

(b) Permittee shall be responsible for obtaining all necessary permits and shall pay all costs for installation and construction of items permitted herein.

(c) If the Permittee intends to install any underground facilities in or near a Public road, street, alley, ROW or utility easement, the Permittee shall join the Statewide Notification Association of Owners and Operators of Underground Facilities by contacting the Utility Notification Center of Colorado (Colorado 811) through <https://colorado811.org/> or at 303-232-1991, 16361 Table Mountain Pkwy, Golden, Colorado, 80403. Further, Permittee shall contact the Utility Notification Center (Colorado 811) at <https://colorado811.org/> or 303-232-1991 to request locates for existing underground facilities prior to commencing excavation.

(d) Permittee is fully responsible for any and all damages incurred to facilities of Denver Water and any other Utility Company, and/or drainage facilities for water and sewage of the City and County of Denver due to activities authorized by the Permits. Should the relocation or replacement of any drainage facilities for water and sewage of the City and County of Denver become necessary as determined by the City's Executive Director of DOTI ("Executive Director"), in the Executive Director's sole and absolute discretion, Permittee shall pay all cost and expense of the portion of the water and/or sewer facilities affected by the Encroachment(s). The extent of the affected portion to be replaced and relocated by Permittee shall be determined by the Executive Director. Any and all replacement or repair of facilities of Denver Water and any other Utility Company, and/or drainage facilities for water and sewage of the City and County of Denver attributed to the Permittee shall be made by Denver Water, Utility Company, and/or the City and County of Denver at the sole expense of the Permittee. In the event the Permittee's facilities are damaged or destroyed due to Denver Water's, Utility Company's, or the City and County of Denver's repair, replacement and/or operation of its facilities, repairs will be made by Permittee at its sole expense. Permittee agrees to defend, indemnify and hold the City harmless and to repair or pay for the repair of any and all damages to said water, storm, sanitary sewer facilities or other Utility Company facilities, or those damages resulting from the failure of the water, storm, sanitary sewer facilities or other Utility Company facilities to properly function because of the Encroachment(s).

(e) Permittee shall comply with all requirements of affected Utility Companies and pay for all costs of removal, relocation, replacement or rearrangement of Utility Company facilities. Existing utility facilities shall not be utilized, obstructed or disturbed.

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(f) All construction in, under, on or over the Encroachment Area shall be accomplished in accordance with the Building Code and [City and County of Denver Department of Transportation & Infrastructure Transportation Standards and Details for the Engineering Division](#).

(g) Permittee shall observe and comply with all Federal, State and local laws, regulations, ordinances, and public safety requests regarding the use of the Encroachment Area.

(h) Plans and Specifications governing the construction of the Encroachment(s) shall be approved by DOTI prior to construction.

(i) Permittee shall pay all costs of construction and maintenance of the Encroachment(s). Upon revocation of the Permit or upon abandonment, Permittee shall pay all costs of removing the Encroachment(s) from the Encroachment Area and restore the Encroachment Area to a condition in accordance with [City and County of Denver Department of Transportation & Infrastructure Transportation Standards and Details for the Engineering Division](#) under the supervision of DOTI.

(j) Permittee shall remove and replace any and all street/alley paving, Sidewalks, Streetscapes, Amenity Zones, and curb and gutter, both inside the Encroachment Area and in the rights-of-way adjacent thereto, that become broken, damaged or unsightly during, in the opinion of DOTI, the course of construction or maintenance of the Encroachment(s). In the future, Permittee shall also remove, replace or repair any street/alley paving, Sidewalks, and curb and gutter that become broken or damaged when, in the opinion of DOTI, the damage has been caused by the Encroachment(s) or the activity of the Permittee within the Encroachment Area. All repair work shall be accomplished without cost to the City and under the supervision of DOTI.

(k) The City reserves the right to make an inspection of the Encroachment(s) and the Encroachment Area.

(l) During the existence of the Encroachment(s) and the Permit, Permittee, its successors and assigns, at its expense, and without cost to the City, shall procure and maintain Commercial General Liability insurance policy with a limit of not less than \$1,000,000 per occurrence. All coverages are to be arranged on an occurrence basis and include coverage for those hazards normally identified as X.C.U. during construction. The insurance coverage required herein constitutes a minimum requirement and such enumeration shall in no way be deemed to limit or lessen the liability of the Permittee, its successors or assigns, under the terms of this Permit. All insurance coverage required herein shall be written in a form and by a company or companies approved by the Risk Manager of the City and authorized to do business in the State of Colorado. A certified copy of all such insurance policies shall be filed with the Executive Director, and each such policy shall contain a statement therein or endorsement thereon that it will not be canceled or materially changed without written notice, by registered mail, to the Executive Director at least thirty (30) days prior to the effective date of the

cancellation or material change. The City and County of Denver, its Elected and Appointed Officials, Employees and Volunteers shall be included as Additional Insured.

(m) In addition to the requirement herein to comply with all laws, Permittee shall comply with the provisions of Article IV (Prohibition of Discrimination in Employment, Housing and Commercial Space, Public Accommodations, Educational Institutions and Health and Welfare Services) of Chapter 28 (Human Rights) of the DRMC. The failure to comply with any such provision shall be a proper basis for revocation of the Encroachment(s).

(n) The right to revoke the Permit at any time for any reason and require the removal of the Encroachment(s) is expressly reserved to the City.

(o) By Permittee's use of this Permit and the Encroachment Area, Permittee agrees to the following:

i. Permittee agrees to defend, indemnify, reimburse and hold harmless 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 this Permit and the Encroachment(s) ("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.

ii. 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.

iii. 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.

iv. Insurance coverage requirements specified in this 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.

v. This defense and indemnification obligation shall survive the expiration or termination of this Permit.

(p) Pursuant to Chapter 49 of the DRMC, DOTI is authorized to remove or to order the removal of any article, vehicle, object or thing whatsoever encroaching into any street, alley, Sidewalk, or other public way or place.

City and County of Denver Department of Transportation & Infrastructure

Right-of-Way Services / Engineering & Regulatory
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www.denvergov.org/doti

Phone: 720-865-3003

(q) No third party, person or agency, except for an authorized Special District, may place the Encroachment(s) in front of a property without written permission of the adjacent property owner.

(r) Permittee's use of the ROW for placement of the Encroachment(s) does not create a property right or ownership interest of any kind in the Encroachment Area to the Permittee.

(s) All Encroachment(s) in Amenity Zones containing existing Public Trees and/or with the potential to impact tree roots or tree canopy must be pre-approved by the Office of the City Forester (OCF), by contacting them at forestry@denvergov.org or 720-913-0651. Encroachment(s) cannot be attached to or damage any Public Tree, and any damage shall be reported to the OCF immediately for mitigation. All trenching, excavation and grading activities within the Dripline of any Public Tree must be pre-approved by the OCF. City permits are required for the planting or removal of any Public Trees and can be obtained by emailing forestry@denvergov.org.

(t) All disturbances associated with construction of the Encroachment(s) shall be managed as required by City standards for erosion control which may require standard notes or CASDP permitting depending on location and scope of project.

(u) Encroachment(s) proposed adjacent to a designated park or within a dedicated parkway shall require the City's Department of Parks and Recreation approval prior to installation.

(v) Encroachment(s) attached to a building may require building and/or zoning permits from the City's Department of Community Planning and Development.

(w) Encroachment(s) in the regulatory floodplain shall require a SUDP and comply with Chapter 4 Floodplain Regulations of the "Storm Drainage Design and Technical Criteria", Chapter 12 Floodplain Management of the "DOTI Rules and Regulations Governing Sewerage Charges and Fees and Management of Wastewater" and the City Floodplain Ordinance in DRMC Section 56-200 through 56-206. Above ground Encroachment(s) in a Floodway require a No-Rise Certification sealed and signed by a Professional Engineer licensed in the State of Colorado. If there is any rise in Base Flood Elevations, a Conditional Letter of Map Revision (CLOMR) and LOMR will be required.

(x) Only clean soil may be brought onto an Encroachment Area. Verification of soil quality must be provided if requested. Material removed from an Encroachment Area must be properly disposed and is the responsibility of the Permittee.

SPECIAL CONDITIONS FOR THIS PERMIT

(a) none



A map of the area is attached hereto.

MB: bw

cc: Asset Management,
City Council Office, Luke Palmisano
Councilperson and Aides
Department of Law, Bradley Beck
Department of Law, Deanne Durfee
Department of Law, Maureen McGuire
Department of Law, Martin Plate
Department of Law, Ivone Avila-Ponce
DOTI, Alba Castro
DOTI, Jason Gallardo
Project File

Property Owner:
Denver 1920 Market LLC
1900 Market Street
Denver, CO 80202

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: 720-865-3003

311 | POCKETGOV.COM | DENVERGOV.ORG | DENVER 8 TV

ORDINANCE/RESOLUTION REQUEST

Please email requests to Jason Gallardo
at Jason.Gallardo@denvergov.org by **12:00pm on Monday**. Contact her with questions.

Date of Request: **February 8, 2023**

Please mark one: Bill Request or Resolution Request

1. Type of Request:

- Contract/Grant Agreement Intergovernmental Agreement (IGA) Rezoning/Text Amendment
 Dedication/Vacation Appropriation/Supplemental DRMC Change
 Other: Tier III Resolution

2. Title: (Start with *approves*, *amends*, *dedicates*, etc., include name of company or contractor and indicate the type of request: grant acceptance, contract execution, contract amendment, municipal code change, supplemental request, etc.)

Request for a Resolution granting a revocable permit, subject to certain terms and conditions, to Denver 1920 Market LLC, their successors and assigns, to encroach into the right-of-way with a patio, accessible ramp, and stairs with railings with a footprint of 1,300 square feet at 1920 Market Street.

3. Requesting Agency: DOTI, Right-of-Way Services, Engineering and Regulatory

4. Contact Person:

Contact person with knowledge of proposed ordinance/resolution	Contact person to present item at Mayor-Council and Council
Name: Brianne White	Name: Jason Gallardo
Email: Brianne.White@denvergov.org	Email: Jason.Gallardo@denvergov.org

5. General description or background of proposed request. Attach executive summary if more space needed:

Request for a Resolution granting a revocable permit, subject to certain terms and conditions, to Denver 1920 Market LLC, their successors and assigns, to encroach into the right-of-way with a patio, accessible ramp, and stairs with railings with a footprint of 1,300 square feet at 1920 Market Street.

6. City Attorney assigned to this request (if applicable): Martin Plate

7. City Council District: Councilperson CdeBaca, District 9

8. ****For all contracts, fill out and submit accompanying Key Contract Terms worksheet****

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: _____

Date Entered: _____

Key Contract Terms

Type of Contract: (e.g. Professional Services > \$500K; IGA/Grant Agreement, Sale or Lease of Real Property):

Vendor/Contractor Name:

Contract control number:

Location:

Is this a new contract? Yes No Is this an Amendment? Yes No If yes, how many? _____

Contract Term/Duration (for amended contracts, include existing term dates and amended dates):

Contract Amount (indicate existing amount, amended amount and new contract total):

<i>Current Contract Amount</i> (A)	<i>Additional Funds</i> (B)	<i>Total Contract Amount</i> (A+B)
<i>Current Contract Term</i>	<i>Added Time</i>	<i>New Ending Date</i>

Scope of work:

Was this contractor selected by competitive process? If not, why not?

Has this contractor provided these services to the City before? Yes No

Source of funds:

Is this contract subject to: W/MBE DBE SBE XO101 ACDBE N/A

WBE/MBE/DBE commitments (construction, design, Airport concession contracts):

Who are the subcontractors to this contract?

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: _____

Date Entered: _____



TIER III ENCROACHMENT EXECUTIVE SUMMARY

What is an Encroachment: A privately owned improvement that is located in, or projects over or under the public Right-of-Way.

Project Title: 2022-ENCROACHMENT-0000076 - Tier III 1920 Market St - Patio - Ramp - Stairs

Business name: Denver 1920 Market LLC

Description of Encroachment: Request for a Resolution granting a revocable permit, subject to certain terms and conditions, to Denver 1920 Market LLC, their successors and assigns, to encroach into the right-of-way with a patio, accessible ramp, and stairs with railings with a footprint of 1,300 square feet at 1920 Market Street.

Applicant's explanation of why the Public Right of Way must be utilized for a private improvement: The proposed improvements are for entry into an existing building. The improvements to the current loading dock will include a patio, accessible ramp, and stairs. The proposed improvements will not extend any farther into the right-of-way than the existing loading dock as the adjacent property on the north.

Annual Fees: \$200.00 per year

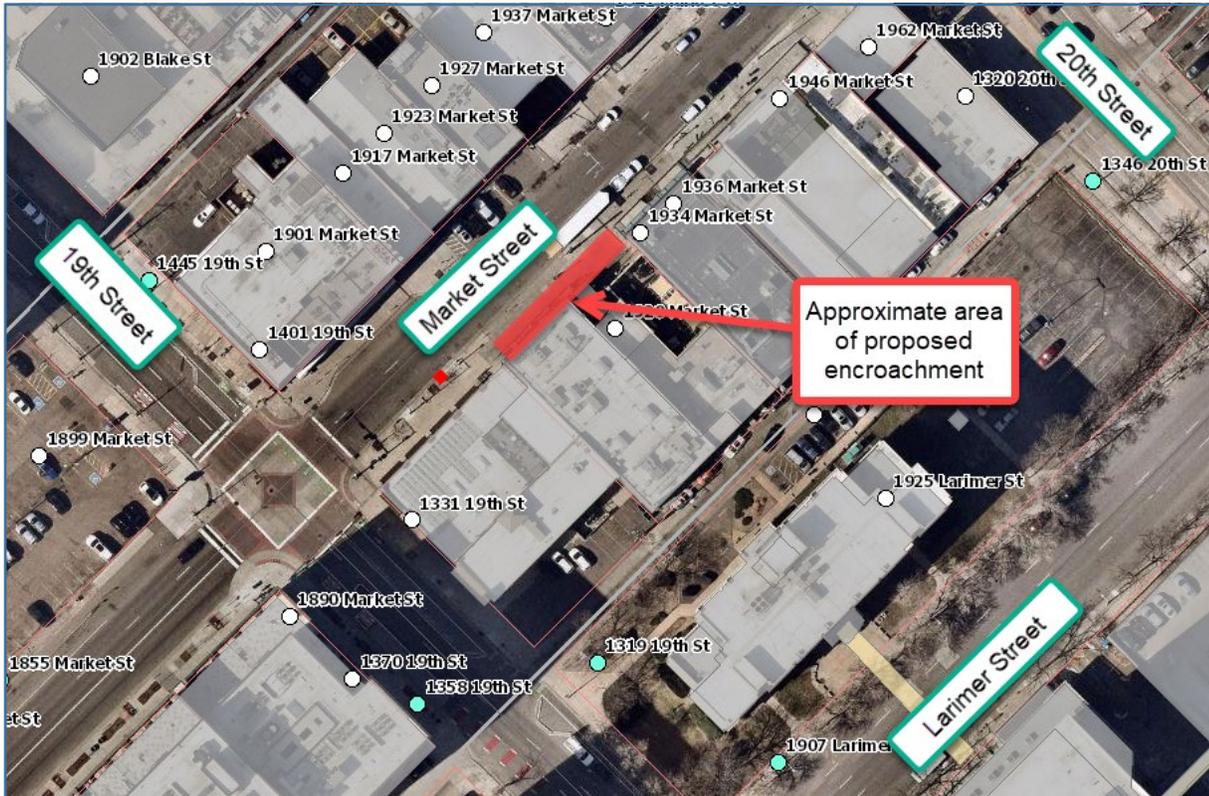
Additional Information: none

Location Map:

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/dotj
Phone: 720-865-3003

TIER III ENCROACHMENT EXECUTIVE SUMMARY

What is an Encroachment: A privately owned improvement that is located in, or projects over or under the public Right-of-Way.



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EXHIBIT A
LAND DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF MARKET STREET RIGHT-OF-WAY ADJOINING BLOCK 50, EAST DENVER, SITUATED IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST CORNER OF SAID BLOCK 50;
THENCE NORTH 44°59'13" EAST ALONG THE NORTHWEST LINE OF SAID BLOCK 50, A DISTANCE OF 98.30 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 45°06'13" WEST, A DISTANCE OF 12.50 FEET;
THENCE NORTH 44°59'13" EAST PARALLEL WITH SAID NORTHWEST LINE, A DISTANCE OF 104.00 FEET;
THENCE SOUTH 45°06'13" EAST, A DISTANCE OF 12.50 FEET TO A POINT ON SAID NORTHWEST LINE;
THENCE SOUTH 44°59'13" WEST ALONG SAID NORTHWEST LINE, A DISTANCE OF 104.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,300 SQUARE FEET OF 0.03 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE 20-FOOT RANGE LINE IN MARKET STREET BETWEEN 19TH STREET AND 20TH STREET. SAID LINE ASSUMED AS BEARING NORTH 44°59'13" EAST.

PREPARED BY: AARON MURPHY
PLS 38162
ON BEHALF OF: HARRIS KOCHER SMITH
1120 LINCOLN ST, SUITE 1000
DENVER, CO 80205

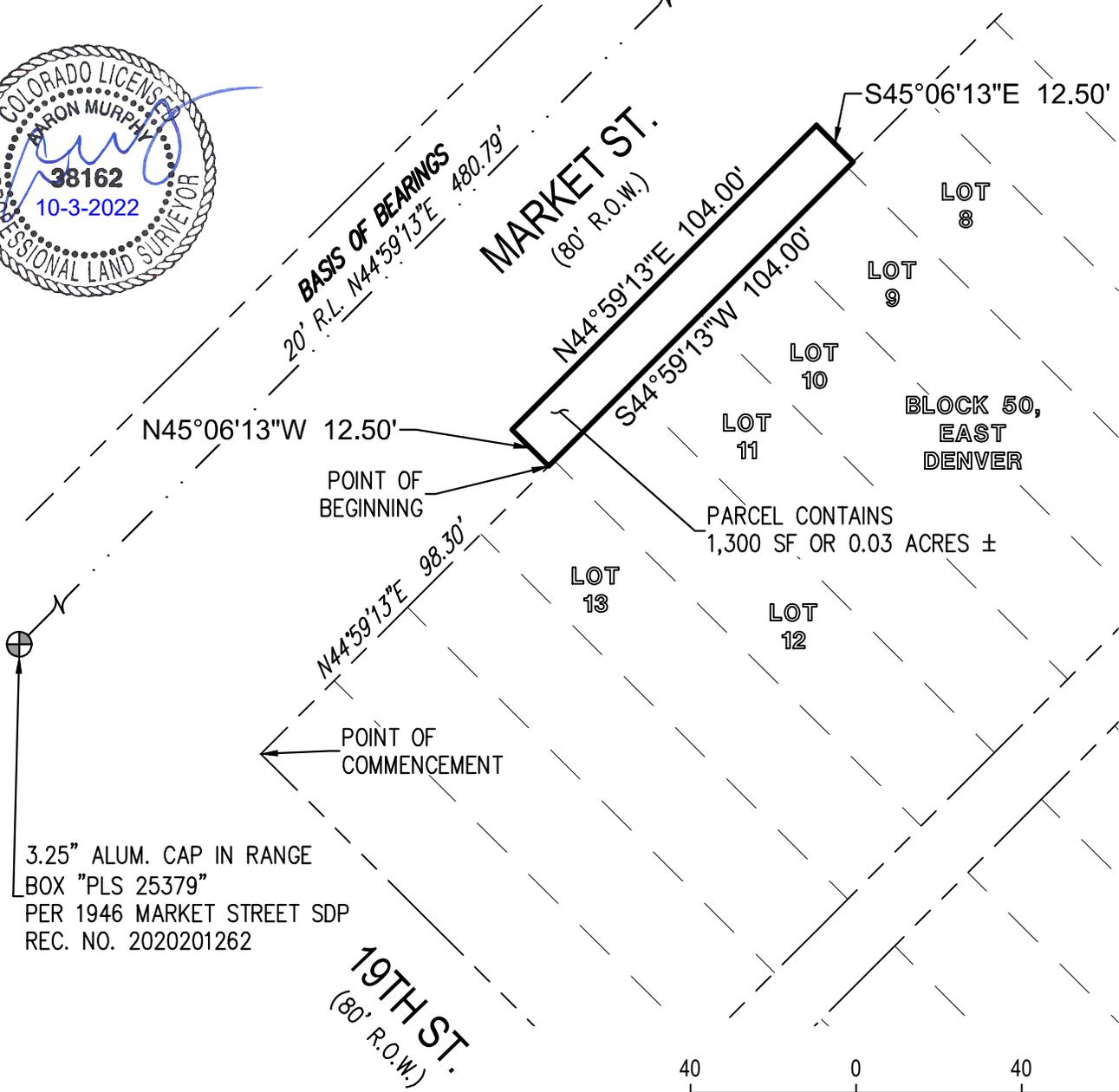


ILLUSTRATION FOR EXHIBIT A

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 34,
TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO



ILLEGIBLE 3.25" CDOT ALUM.
CAP IN RANGE BOX
PER 1946 MARKET STREET SDP
REC. NO. 2020201262



Plotted: MON 10/03/22 12:05:48P By: Tom Grubestic Filepath: k:\220708survey\trway encr.dwg Layout: layout1

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

3.25" ALUM. CAP IN RANGE
BOX "PLS 25379"
PER 1946 MARKET STREET SDP
REC. NO. 2020201262

PARCEL CONTAINS
1,300 SF OR 0.03 ACRES ±



SCALE: 1" = 40'

NOTE:
THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY.
IT IS INTENDED TO DEPICT ONLY THE ATTACHED DESCRIPTION.

HKS HARRIS KOCHER SMITH
 1120 Lincoln Street, Suite 1000
 Denver, Colorado 80203
 P: 303.623.6300 F: 303.623.6311
 HarrisKocherSmith.com

ILLUSTRATION FOR
EXHIBIT A

PROJECT #: 220708
CHECKED BY: AWM
DRAWN BY:
SHEET NUMBER
2
2 OF 2



01/27/2022 08:17 AM
City & County of Denver
Electronically Recorded

R \$33.00

WD

D \$1,205.00

2022-ENCROACHMENT-000076-001

SPECIAL WARRANTY DEED

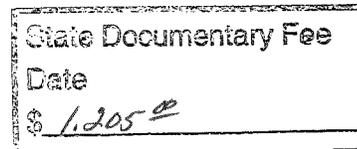
THIS DEED, made effective as of the 26th day of January, 2022, between **1920 MMC, LLC**, a Delaware limited liability company, whose street address is 500 Eudora Street, Denver, CO 80220 (“**Grantor**”) and **DENVER 1920 MARKET LLC**, a Colorado limited liability company, whose street address is 9615 E County Line Road, Suite B-369, Centennial, CO 80112 (“**Grantee**”).

WITNESSETH, that Grantor, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells conveys and confirms, unto Grantee, and its heirs, successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in City and County of Denver, State of Colorado, legally described on **Exhibit A** attached hereto and incorporated herein by this reference (the “**Property**”), which is vacant land;

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances; subject to reservation of the following to Grantor:

TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto Grantee, its heirs and assigns forever. Grantor, for itself, its heirs and personal representatives or successors, does covenant and agree that it shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of Grantee, its heirs, successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under Grantor, subject to the statutory exceptions as defined in C.R.S. § 38.30.113(5)(a) and those matters set forth on **Exhibit B** attached hereto and incorporated herein by this reference.

[signature page follows]



GRANTOR:

1920 MMC, LLC,
a Delaware limited liability company

By: Magnetic Capital Sponsor, LLC,
a Delaware limited liability company,
its Manager

By: 

Daniel Huml, Sole Member

STATE OF COLORADO)
)
COUNTY OF Arapahoe) ss.
)

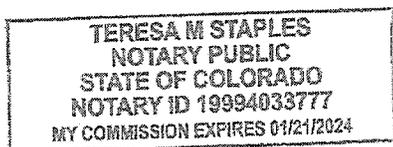
The foregoing instrument was acknowledged before me this 29th day of December 2021, by Daniel Huml, as Sole Member of Magnetic Capital Sponsor, LLC, a Delaware limited liability company, as Manager of 1920 MMC, LLC, a Delaware limited liability company.

WITNESS my hand and official seal.

My commission expires 1-21-2024



Notary Public



**EXHIBIT A
To
Special Warranty Deed**

Legal Description

LOTS 9, 10, 11 AND 12, BLOCK 50, EAST DENVER, CITY AND COUNTY OF DENVER,
STATE OF COLORADO.

EXHIBIT B
To
Special Warranty Deed

1. REAL ESTATE TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS, A LIEN NOT YET DUE AND PAYABLE.
2. EXISTING LEASES OR TENANCIES, AS TO TENANTS' RIGHTS ONLY, AS SHOWN ON THE RENT ROLL DATED JANUARY 23, 2022.
3. TERMS, CONDITIONS AND PROVISIONS OF PARTY WALL AGREEMENT RECORDED FEBRUARY 11, 1931 IN BOOK 4441 AT PAGE 559.
4. TERMS, CONDITIONS AND PROVISIONS OF PARTY WALL AGREEMENT RECORDED FEBRUARY 11, 1931 IN BOOK 4441 AT PAGE 564.
5. ORDINANCE #109, SERIES OF 1988 DESIGNATING THE LOWER DOWNTOWN AS A DISTRICT FOR PRESERVATION AND TO ADOPT DESIGN STANDARDS, A DESIGN CONSULTATION PROCESS AND DEMOLITION REVIEW PROCESS RECORDED MARCH 15, 1988 UNDER RECEPTION NO. 245871 AND RERECORDED MARCH 18, 1988 UNDER RECEPTION NO. 247056, AND AS AMENDED BY ORDINANCE #311, SERIES OF 2002, RECORDED APRIL 29, 2002 UNDER RECEPTION NO. 2002078135.
6. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE DOWNTOWN DENVER BUSINESS IMPROVEMENT DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED AUGUST 05, 1992, UNDER RECEPTION NO. R-92-0089656. NOTE: UPON ISSUANCE OF THE FINAL POLICY, THE FOLLOWING CLAUSE WILL BE ATTACHED TO THE FOREGOING EXCEPTION: NO TAXES, LIENS, FEES OR ASSESSMENTS DUE OR PAYABLE AS OF THE DATE OF POLICY.
7. ORDINANCE #822, SERIES OF 1994 CREATING 20TH STREET PEDESTRIAN MALL ASSESSMENTS RECORDED OCTOBER 25, 1994 UNDER RECEPTION NO. 161732, AND AS AMENDED IN INSTRUMENT RECORDED NOVEMBER 14, 2003 UNDER RECEPTION NO. 2003239700.
8. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN AGREEMENT RECORDED DECEMBER 22, 1994 UNDER RECEPTION NO. 9400189154.

9. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE STREET AND SIDEWALK IMPROVEMENT DISTRICT AS EVIDENCED BY INSTRUMENT RECORDED SEPTEMBER 01, 1995, UNDER RECEPTION NO. 9500107244.

10. LEASE BETWEEN 1920 MARKET LLC, A COLORADO LIMITED LIABILITY COMPANY, LESSOR, AND FF & F OF DENVER, LLC, LESSEE, AS SHOWN BY MEMORANDUM OF LEASE RECORDED APRIL 08, 2010, UNDER RECEPTION NO. 2010037768.