

REZONING GUIDE

Rezoning Application for PUD Page 1 of 3

**Zone Map Amendment (Rezoning) for PUD - Application**

PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
☐ CHECK IF POINT OF CONTACT FOR APPLICATION ☐ CHECK IF POINT OF CONTACT FOR FEE PAYMENT		☒ CHECK IF POINT OF CONTACT FOR APPLICATION ☒ CHECK IF POINT OF CONTACT FOR FEE PAYMENT	
Property Owner Name	SEE ATTACHED SCHEDULE I, c/o EDENS	Representative Name	Tom Kiler
Address	2700 Larimer Street, Suite B	Address	EDENS; 2700 Larimer St, Suite B
City, State, Zip	Denver, CO 80205	City, State, Zip	Denver, CO 80205
Telephone	(720) 785-5612	Telephone	(720) 785-5612
Email	tkiler@edens.com	Email	tkiler@edens.com
*All standard zone map amendment applications must be initiated by owners (or authorized representatives) of at least 51% of the total area of the zone lots subject to the rezoning. See page 4.		**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.	
SUBJECT PROPERTY INFORMATION			
Location (address and/or boundary description):		SEE ATTACHED SCHEDULE I	
Assessor's Parcel Numbers:		SEE ATTACHED SCHEDULE I	
Area in Acres or Square Feet:		SEE ATTACHED SCHEDULE I	
Current Zone District(s):		SEE ATTACHED SCHEDULE I	
PROPOSAL			
Proposed Zone District (See DZC Section 9.6.1.3(A) to determine if General or Detailed):	☒ General PUD	☐ Detailed PUD	
Proposing SubAreas:	☒ Yes	☐ No	
Standard Zone District: Please list the zone district(s) on which the PUD will be based:	SEE ATTACHED SCHEDULE I		
Deviations from Standard Zone District: As an attachment, please provide a list of proposed deviations and a detailed explanation of why the deviation is needed.	Deviation	Why deviation is necessary	
	SEE ATTACHED SCHEDULE II		
PRE APPLICATION INFORMATION			
In addition to the required pre-application meeting with Planning Services, did you have a concept or a pre-application meeting with Development Services?	☒ Yes - State the contact name & meeting date <u>TBD</u> ☐ No - Describe why not (in outreach attachment, see bottom of p. 3)		
Did you contact the City Council District Office regarding this application?	☒ Yes - if yes, state date and method <u>SEE ATTACHED SCHEDULE III</u> ☐ No - if no, describe why not (in outreach attachment, see bottom of p. 3)		

Last updated: June 29, 2021

Return completed form to rezoning@denvergov.org



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REVIEW CRITERIA

General Review Criteria DZC Sec. 12.4.10.7.A Check box to affirm and include sections in the review criteria narrative attachment	☒ Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans, or the proposed rezoning is necessary to provide land for a community need that was not anticipated at the time of adoption of the City's Plan. Please provide a review criteria narrative attachment describing how the requested zone district is consistent with the policies and recommendations found in each of the adopted plans below. Each plan should have its own subsection. 1. Denver Comprehensive Plan 2040 In this section of the attachment, describe how the proposed map amendment is consistent with <i>Denver Comprehensive Plan 2040</i>'s a) equity goals, b) climate goals, and c) any other applicable goals/strategies. 2. Blueprint Denver In this section of the attachment, describe how the proposed map amendment is consistent with: a) the neighborhood context, b) the future place type, c) the growth strategy, d) adjacent street types, e) plan policies and strategies, and f) equity concepts contained in <i>Blueprint Denver</i>. 3. Neighborhood/ Small Area Plan and Other Plans (List all from pre-application meeting, if applicable): Northeast Downtown Neighborhood Plan
General Review Criteria: DZC Sec. 12.4.10.7. B & C Check boxes to the right to affirm and include a section in the review criteria for Public Health, Safety and General Welfare narrative attachment.	☒ Uniformity of District Regulations and Restrictions: The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts. ☒ Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City. In the review criteria narrative attachment, please provide an additional section describing how the requested rezoning furthers the public health, safety and general welfare of the City.
Review Criteria for Non-Legislative Rezoning: DZC Sec. 12.4.10.8 For Justifying Circumstances, check box and include a section in the review criteria narrative attachment. For Neighborhood Context, Purpose and Intent, check box and include a section in the review criteria narrative attachment.	Justifying Circumstances - One of the following circumstances exists: ☐ The existing zoning of the land was the result of an error; ☐ The existing zoning of the land was based on a mistake of fact; ☐ The existing zoning of the land failed to take into account the constraints of development created by the natural characteristics of the land, including, but not limited to, steep slopes, floodplain, unstable soils, and inadequate drainage; ☒ Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include: a. Changed or changing conditions in a particular area, or in the city generally; or, b. A City adopted plan; or c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning. ☐ It is in the public interest to encourage a departure from the existing zoning through application of supplemental zoning regulations that are consistent with the intent and purpose of, and meet the specific criteria stated in, Article 9, Division 9.4 (overlay Zone Districts) of this Code. In the review criteria narrative attachment, please provide an additional section describing the selected justifying circumstance. If the changing conditions circumstance is selected, describe changes since the site was last zoned. Contact your pre-application case manager if you have questions. ☒ The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District. In the review criteria narrative attachment, please provide a separate section describing how the rezoning aligns with a) the proposed district neighborhood context description, b) the general purpose statement, and c) the specific intent statement found in the Denver Zoning Code.

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Additional Review Criteria for Rezoning to PUD District: The proposal must comply with all of the additional review criteria DZC Sec. 12.4.10.9 Check boxes to the right to affirm and include a section in the review criteria narrative for each.	☒ The PUD District and the PUD District Plan comply with the intent, purpose, all applicable standards and criteria stated in Article 9, Division 9.6 (Planned Unit Development).* *Provide a section describing how the PUD district responds to A.-D. of the General Purpose and Intent statement in DZC Section 9.6.1.1. ☒ The development proposed on the subject property is not feasible under any other Zone Districts, and would require an unreasonable number of variances or waivers and conditions. ☒ The PUD District, the PUD District Plan establish permitted uses that are compatible with existing land uses adjacent to the subject property. ☒ The PUD District, the PUD District Plan establish permitted building forms that are compatible with adjacent existing building forms, or which are made compatible through appropriate transitions at the boundaries of the PUD District Plan (e.g., through decreases in building height; through significant distance or separation by rights-of-way, landscaping or similar features; or through innovative building design).
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Please check boxes below to affirm the following **required** attachments are submitted with this rezoning application:

- ☒ Legal Description of subject property(s). **Submit as a separate Microsoft Word document.** View guidelines at: <https://www.denvergov.org/content/denvergov/en/transportation-infrastructure/programs-services/right-of-way-survey/guidelines-for-land-descriptions.html>
- ☒ Proof of ownership document for each property owner signing the application, such as (a) Assessor's Record, (b) Warranty deed, or (c) Title policy or commitment dated no earlier than 60 days prior to application date. If the owner is a corporate entity, proof of authorization for an individual to sign on behalf of the organization is required. This can include board resolutions authorizing the signer, bylaws, a Statement of Authority, or other legal documents as approved by the City Attorney's Office.
- ☒ Review Criteria Narratives. See page 2 for details.
- ☒ Deviations from Standard Zone District List. See page 1 for details.

ADDITIONAL ATTACHMENTS (IF APPLICABLE)

Additional information may be needed and/or required. Please check boxes below identifying additional attachments provided with this application.

- ☒ **Written narrative explaining reason for the request** (optional)
- ☒ **Outreach documentation attachment(s).** Please describe any community outreach to City Council district office(s), Registered Neighborhood Organizations (RNOs) and surrounding neighbors. If outreach was via email- please include email chain. If the outreach was conducted by telephone or meeting, please include contact date(s), names and a description of feedback received. If you have not reached out to the City Council district office, please explain why not. (optional - encouraged)
- ☒ **Letters of Support.** If surrounding neighbors or community members have provided letters in support of the rezoning request, please include them with the application as an attachment (optional).
- ☒ **Written Authorization to Represent Property Owner(s)** (if applicable)
- ☒ **Individual Authorization to Sign on Behalf of a Corporate Entity** (e.g. if the deed of the subject property lists a corporate entity such as an LLC as the owner, this is document is required.)
- ☐ **Other Attachments.** Please describe. _____

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PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION

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

Property Owner Name(s) (please type or print legibly)	Property Address City, State, Zip Phone Email	Property Owner Interest % of the Area of the Zone Lots to Be Rezoned	Please sign below as an indication of your consent to the above certification statement	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed, (C) title policy or commitment, or (D) other as approved	Has the owner authorized a representative in writing? (YES/NO)
EXAMPLE John Alan Smith and Josie Q. Smith	123 Sesame Street Denver, CO 80202 (303) 555-5555 sample@sample.gov	100%	<i>John Alan Smith</i> <i>Josie Q. Smith</i>	01/12/20	(A)	YES
2534 Five Points RINO, LLC	2534 Larimer St	100%	DocuSigned by: <i>Tom Kiler</i> E91D17B0905D42D...	2/24/2022	6:38 AM PST	YES
2550 Five Points RINO, LLC	2524-2532, 2550 Larimer St	100%	DocuSigned by: <i>Tom Kiler</i> E91D17B0905D42D...	2/24/2022	6:38 AM PST	YES
Volunteers of America of Colorado	2600, 2620, 2634, 2640, and 2660 Larimer St; and 2609, 2623, and 2641 Lawrence St	100%	DocuSigned by: <i>David Schunk</i> EAE61CF86B124E0... DocuSigned by: <i>Mike Pritchard</i> 1E3AD19262A1435...	2/23/2022 2/23/2022	10:01 AM PST B 10:51 AM PST	YES
2644 Five Points RINO, LLC	2644 Larimer St	100%	DocuSigned by: <i>Tom Kiler</i> E91D17B0905D42D...	2/24/2022	6:38 AM PST	YES

February 22, 2022

Community Planning and Development
City and County of Denver
201 W. Colfax Ave., Dept 205
Denver, CO 80202
Attn: Kristofer Johnson

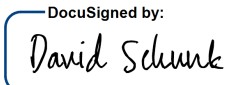
Dear Mr. Johnson:

The Volunteers of America of Colorado ("VOA") is the owner of certain real property and improvements located in the City and County of Denver, Colorado, as more particularly described on Exhibit A attached hereto (the "Property").

By this letter, EDENS and its affiliates are hereby designated to act as the VOA's representative (acting independently and/or through its legal counsel, Brownstein Hyatt Farber Schreck, LLP), in any manner and in all respects in connection with the application for Zone Map Amendment (Rezoning) (the "Rezoning"), including, without limitation, answering questions and communicating with City staff regarding the Rezoning and representing the VOA at any meetings or public hearings which may be held in connection with the Rezoning.

Sincerely,

VOLUNTEERS OF AMERICA OF COLORADO,
a Colorado nonprofit corporation

DocuSigned by:

By: _____
Name: David Schunk
Title: CEO and President

DocuSigned by:

By: _____
Name: Mike Pritchard
Title: CFO

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PROPERTY ADDRESS	OWNER	ASSESSOR'S PARCEL NUMBER
2600 Larimer St	Volunteers of America of Colorado	0227635007000
2620 Larimer St	Volunteers of America of Colorado	0227635019000
2634 Larimer St	Volunteers of America of Colorado	0227635004000
2640 Larimer St	Volunteers of America of Colorado	0227635003000
2660 Larimer St	Volunteers of America of Colorado	0227635001000
2609 Lawrence St	Volunteers of America of Colorado	0227635020000
2623 Lawrence St	Volunteers of America of Colorado	0227635012000
2641 Lawrence St	Volunteers of America of Colorado	0227635022000

23792676.1

REVIEW CRITERIA

1. General Review Criteria (Code § 12.4.10.7.A)

- a. **PROMPT:** The proposed official map amendment is consistent with the City's adopted plans, or the proposed rezoning is necessary to provide land for a community need that was not anticipated at the time of adoption of the City's Plan.

RESPONSE: The proposed rezoning and the Applicant's intention to construct a mixed-use commercial and residential project on the subject property (the "Project") serves affordable housing and infill development objectives in the City of Denver's Comprehensive Plan (the "Comp Plan"), and also encourages a mixed use community that will support the surrounding neighborhoods and allow residents to enjoy a more diverse and livable city.

PROMPT: The proposed map amendment is consistent with Denver Comprehensive Plan 2040's (a) equity goals, (b) climate goals, and (c) any other applicable goals/strategies.

RESPONSE: The Project will provide significant public benefits that are consistent with the equity and climate goals established by the Comp Plan, including: (i) provision of affordable housing, inclusion of numerous retail/neighborhood service options desired by the community, and delivery of incubator commercial space and artist programs to advance equity, and (ii) use of integrated nature and biophilic design, incorporation of sustainable-building design, enhanced open space/public realm, and exemplary urban design to advance climate goals. Lastly, the project will connect to the surrounding neighborhood network of bikeways and pedestrian ways to enhance the multimodal character of the City, in a manner proscribed by Blueprint Denver.

- b. **PROMPT:** The proposed map amendment is consistent with: a) the neighborhood context, b) the future place type, c) the growth strategy, d) adjacent street types, e) plan policies and strategies, and f) equity concepts contained in Blueprint Denver.

RESPONSE:

Neighborhood Context: Blueprint Denver 2040 ("Blueprint") designates the subject property as a combination of the Urban Center and General Urban Future Neighborhood contexts, and the proposed Rezoning provides for a mix of multi-unit residential with regular block patterns and varied scale of buildings. The proposed map amendment strikes an ideal balance between the Blueprint Future Neighborhood contexts of Urban Center and General Urban, with multi-story multifamily residential and larger scale on Larimer Street and scaled-down transitions to less density on Lawrence Street.

Future Place Type: The Future Place type for the subject Property includes both Community Corridor and High-Medium Residential, which provide for a blend of mixed uses (residential and commercial), with neighborhood serving retail – all suggested to be up to 8 stories, which is consistent with the development objectives for the Project and the proposed map amendment. Further, the Blueprint Future Place intent is honored with neighborhood-serving mixed uses on Lawrence Street and a mix of higher-density uses on Larimer Street.

Growth Strategy: Blueprint contemplates predominantly retail job growth in the neighborhood where the subject property is located, and the Project will provide job growth via numerous retail/neighborhood service options desired by the community.

Plan Policies and Strategy: The proposed map amendment contemplates higher-density, mixed-use development along Larimer Street, which is designated as a Community Corridor under Blueprint where transit priority streets are planned and where Blueprint advises that regulations should encourage higher-density, mixed-use development. The Applicant's plans for redevelopment of the subject property will foster exemplary urban design and the creation of authentic places that thoughtfully integrate streets, public spaces, and private property while increasing access to open space which Blueprint identifies as being increasingly in demand. Finally, as a Residential Collector in Blueprint's Future Street types, Lawrence Street is planned for primarily residential uses with small nodes of community serving retail and other similar uses, and Larimer Street is intended as a mixed-use collector with retail, office, residential, and restaurants.

Equity: Further, as shown in the proposed map amendment and the Applicant's submittals, the Project provides for the construction of affordable housing, inclusion of numerous retail/neighborhood service options desired by the community, and delivery of incubator commercial space and artist programs to advance equity, as well as urban design enhancements, more publicly accessible open space, community-serving retail, and large scale public realm improvements.

The proposed map amendment and Project are consistent with Blueprint Denver's Future Street types for this Property.

- c. **PROMPT:** The proposed map amendment is consistent with any neighborhood/small area plan or other applicable plan.

The Northeast Downtown Neighborhood Plan (the "NDNP") was adopted by ordinance in May 2011, over a decade ago. Since the adoption of the NDNP, the population of Denver has grown in a rapid and consistent manner, and Larimer Street has evolved from a less populous industrial street into a primary commercial high street and a transit priority corridor. The NDNP set forth guiding principles for the development of Northeast Downtown Neighborhood, including

the fostering of neighborhood connections. While the subject property is located in a zone designated for the development of up to three (3) stories, the varied maximum heights set forth under the proposed map amendment are consistent with the totality of guidance set forth for the area by the NDNP, and would function to create appropriate transitions between neighborhoods to foster stronger neighborhood connections. The community has expressed strong support for the height increases under the proposed map amendment, as part of Project's delivery of community and public benefits, such as 1) adaptive reuse of existing structures, 2) affordable housing, 3) urban design enhancements (including two required upper story building setbacks above Levels 3 and 5), 4) more publicly accessible open space with integrated nature, 5) community-serving retail, 6) large scale public realm improvements, 7) enhanced retail corridors and activated streets, 8) access to neighborhood services, 9) delivery of incubator commercial space for small businesses, and 10) exchange residency programs for local artists. The proposed map amendment also proposes rezoning based on the G-RX zoning designation along Lawrence Street, which would provide limited retail opportunities in a primarily urban residential setting to appropriately transition from predominantly residential areas to the mixed-use development along Larimer Street. The proposed transition in scale and use is made more appropriate by the fact that the adjacent residential fabric on Lawrence Street is comprised of a denser 3-4 story apartment superblock and attached townhomes rather than the detached single family homes of historic Curtis Park.

The NDNP also emphasizes the promotion of economic development and opportunity and the capitalization on transit with respect to development in the area. In 2011, the NDNP described Larimer Street as an "emerging commercial corridor." More than a decade after adoption of the NDNP's enactment, the spirit of Larimer Street as a lively retail corridor is firmly rooted – in large part due to the commitment of the Applicant to this vision. The proposed map amendment will enable the continued development of Larimer Street as an increasingly vibrant corridor featuring an eclectic mix of uses, thereby enhancing and supporting the overall neighborhood north of downtown, and filling in any lingering gaps in neighborhood services, while also increasing density to capitalize on the bike lanes and bus transit along Larimer Street, envisioned pedestrian corridor along 27th Street, planned bikeway along 26th Street, existing medium-capacity transit corridor on Welton Street, and existing mass transit stations at Union Station and 38th & Blake.

Livability and encouraging a high quality public realm are also central to the NDNP. The proposed map amendment will increase access to open space and guide growth to maintain connections to the outdoors, respond to climate change, and protect the environment and natural resources, as well as promote diversity by providing a diverse range of affordable housing options and quality employment opportunities to serve a diverse population. Examples of the foregoing include enhanced open space with integrated nature and pollinator gardens, sustainable buildings, and retail job growth. The Applicant is engaged in active negotiations with HOST and NEST to: memorialize the Applicant's desire to provide affordable housing options for residents of the subject property, and provide small business incubator space for BIPOC, veteran, and/or women-owned businesses, together with an artist residency exchange program for local artists.

The Applicant carefully considered the desired land uses described in the NDNP for the subject property when developing the proposed map amendment.

The Larimer Street side of the subject property includes mixed uses with higher density, maximizing the employment base and providing enhanced and varied housing options.

Lawrence Street reflects the Urban Residential land use designation with complementary commercial uses, like neighborhood-serving retail, and density consistent with the transition to the adjacent new multi-family apartment superblock and attached townhomes, and the single-family homes of the more historic Curtis Park neighborhood on blocks further to the southeast – the NDNP specifically intends for these blocks to be more dense residential land uses than what is seen in the Curtis Park neighborhood to the southeast. The NDNP emphasizes the importance, with respect to Lawrence Street and the neighborhood as a whole, of the redevelopment of surface parking lots to mitigate blight and abrupt transitions.

The proposed map amendment is consistent with all of the following guiding principles of the NDNP:

- Complete and enhance the public realm
- Enhance and support existing retail corridors
- Create a development-friendly atmosphere
- Protect neighborhood fabric
- Create appropriate transitions between neighborhoods – Five Points, RiNo/Ballpark, Arapahoe Square, and Curtis Park

- Increase open space access
- Fill gaps in neighborhood services
- Promote diversity

The proposed map amendment is consistent with the NDNP as a whole, notwithstanding the over 10-year-old height recommendations. Further, as evidenced by both the Blueprint recommendations and the neighborhood support for strong urban design and increased heights in this area, the proposed map amendment is consistent with the totality of guidance in and furthers the goals and objectives of the NDNP.

2. General Review Criteria (Code § 12.4.7.B & C)

- PROMPT:** Provide an additional section describing how the requested rezoning furthers the public health, safety and general welfare of the City.
- RESPONSE:** The proposed map amendment will promote public access to open space integrated with nature, encourage better connections to transit and adjacent bike and pedestrian networks, provide affordable housing, and promote community connections through implementation of a mixed use development that links multiple aspects of the surrounding neighborhood and enhances safety and security by providing a high quality, active and engaging public realm and promoting eyes on the street through the presence of residents for more hours of the day and night. **PROMPT:** Describe the selected justifying circumstance (Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest) and the changes since the site was last zoned.

RESPONSE: The proposed map amendment is justified based on the fact that the existing zone district is largely left over from the Former Chapter 59 zoning code, and the conditions in the surrounding neighborhood have changed to such a degree that the proposed map amendment is more consistent with the surrounding neighborhood and newly adopted Comp Plan and Blueprint.

- PROMPT:** The rezoning aligns with (a) the proposed district neighborhood context description, (b) the general purposes statement, and (c) the specific intent statement found in the Code.

RESPONSE: The Urban Center Neighborhood context is intended for multi-unit residential and mixed use commercial centers. The General Urban Neighborhood context – intended for the Lawrence Street side of the subject property – is characterized by multi-unit residential uses with less dense commercial areas embedded within the residential uses. The portions of the proposed map amendment based on the C-MX zoning designation align with the General Character established for the Urban Center Neighborhood Context, which contemplates multi-unit residential and mixed-use commercial strips and

commercial centers, with multi-unit residential uses typically housed in multi-story mixed use building forms, and with commercial uses primarily located along main and mixed-use arterial streets. The proposed map amendment would facilitate development along Larimer Street that would be focused on creating a mixed, diverse neighborhood, consistent with objectives set forth by the Denver Zoning Code for Mixed Use Districts. The portions of the proposed map amendment based on the G-RX zoning designation would promote safe, active, and pedestrian-scaled, diverse areas that clearly define and activate the public realm, while enhancing the convenience, ease and enjoyment of transit, walking, shopping and public gathering within and around the neighborhood, by offering limited, community-serving retail opportunities in a primarily urban residential setting with adjacent multifamily apartments, that will tie predominantly residential areas on Lawrence Street to the mixed-use development along Larimer Street.

3. General Review Criteria (Code § 12.4.10.9)

- a. **PROMPT:** Include a section in the review criteria narrative for each additional review criteria.

RESPONSE:

- **PROMPT:** *The PUD District and the PUD District Plan Comply with the intent, purpose, all applicable standards and criteria stated in Article 9, Division 9.6 (Planned Unit Development)*

RESPONSE:

Section 9.6.1.1(A): The proposed Project and map amendment incorporates more prescriptive requirements related to 1) height, 2) building setbacks requirements, 3) permeability through the block, 4) intentional retail uses on Lawrence Street, 5) connection to the surrounding public realm, transportation network and adjacent properties, and 6) retention of existing buildings in whole or in part – in response to the unique and extraordinary circumstances inherent in the existing property in order to redevelop in a manner sensitive to the existing and historical context of this neighborhood. The surrounding Five Points neighborhood includes a mix of industrial and commercial mixed use zone districts from Larimer Street heading towards the Ballpark neighborhood and RiNo Art District, all consistent with the Urban Center Neighborhood context. The Urban Center Neighborhood context is intended for multi-unit residential and mixed use commercial centers. The General Urban Neighborhood context – intended for the Lawrence Street side of the subject property heading towards Curtis Park and Welton St – is characterized by immediately adjacent dense multi-unit residential building and attached townhomes with less dense

commercial areas embedded within the residential uses. The subject property is uniquely positioned to create a significant node along the Larimer Street corridor that stitches together the surrounding neighborhoods, along with representing a key location within the adjoining transportation network to link several initiatives that make the City more accessible, while providing the opportunity to adaptively re-use existing buildings and the historic aspects of the subject property, in whole or in part ensuring that the buildings remain relevant and vibrant. The proposed map amendment will include prescriptive requirements related to design overlays, building height, building setback requirements, shopfront building forms, and open space to connect the different existing contexts surrounding the subject property. It also provides a more predictable and customized zoning approach for the partially vacant lot, while bringing the subject property, which is currently zoned under the Former Chapter 59 zoning code, into further conformance with existing zoning under the Denver Zoning Code. The desired outcome of the PUD District is not achievable without using numerous CPD disfavored waivers and conditions. Further, the design and scale of the project is directly connected to the adjacent properties creating more substantial and activated public realm and open space for the community, and preserving the character and historic nature of the corridor. Use of a PUD District to rezone the subject property is exactly the more predictable and more flexible vehicle needed to address the existing unique factors of the subject property and redevelop this partially vacant lot to enhance the existing neighborhood context and character.

- **PROMPT:** *The development proposed on the subject property is not feasible under any other Zone Districts, and would require an unreasonable number of variances or waivers and conditions*

RESPONSE: The Denver Zoning Code sets forth a non-exhaustive list of “unique and extraordinary circumstances” that justify the use of a PUD District, including (A) where a development site has special physical characteristics, (B) where a customized zoning approach is necessary to protect and preserve the character of a historic structure or historic district, (C) where a development site is subject to an existing PUD and rezoning to a new PUD District will bring the site closer to conformance with current zoning regulations and adopted plans, and (D) where the proposed scale or timing of a development project demands a more customized zoning approach to achieve a successful, phased development. The unique and extraordinary circumstances inherent to

the subject property and neighborhood demand both the enhanced flexibility and greater predictability of the proposed PUD.

(A) Special Physical Characteristics. The subject property is specially characterized by its unique location—within the Five Points neighborhood at the intersection of the Ballpark and Curtis Park Historic Districts; at the convergence of both commercial and residential neighborhoods; and situated as a central accessibility node within the existing transportation network and existing transportation hubs of Union Station and 38th & Blake and along the community corridor of Larimer St. A custom zoning approach is necessary to address this unique location because a form based zone district will not include shopfront building form and building setback requirements that mandate development of the subject property in a manner that stitches together neighboring historic commercial and historic residential neighborhoods and provides context for sensitive transitions between those two neighborhoods. Current form-based zoning would allow items, such as drive-thru building form, which would be completely out of context for this unique location. Rezoning the subject property under the current form-based zoning would also not require compliance with the specific height and design articulation detailed in the proposed map amendment, which are responsive to the unique position of the property as a transition point from the high street commercial corridor along Larimer Street to the mixed residential uses along Lawrence Street, and integration of the uniquely positioned subject property into the surrounding existing and envisioned neighborhood streetfront networks. Further, the proposed map amendment requires repair of and integration of existing buildings and improvements at the subject property, together with imposition of certain upper and lower story setbacks – neither of which would otherwise be required in a form based zone district -- allowing for transitions from the retail commercial environment along Larimer Street to the mixed-residential along Lawrence Street. The subject property's existing location is nestled between the envisioned bikeway along 26th Street, envisioned pedestrian way along 27th Street, existing bus lines along Larimer and Lawrence Streets, existing two-way bike paths on Larimer Street, and existing pedestrian access opportunities to nearby transit hubs (e.g., 27th & Welton and 30th & Downing light rail stops, along with mass transit at Union Station and 38th & Blake Street (which are equidistant from the subject property)). This extraordinary transportation opportunity requires a custom zoning approach to impose requirements related to

setbacks, build to lines, building form and connected and integrated publicly available open space – all of which will serve and accentuate the subject property's existing location as a hub of transportation opportunities. In fact, the open space areas afforded by the proposed map amendment, which would not be required under form-based zone district, will function to enhance accessibility between the subject property and the Applicant's existing development across Larimer Street to encourage visitors to traverse from the subject property to explore neighboring properties – along the Larimer Corridor and to and through 27th & Welton and 30th & Downing.

(B) Protection and Preservation of Historic Character. Each of the existing buildings on the subject property has received a Certificate of Demolition Eligibility from the City. As such, without the requirements in the proposed map amendment for (1) retention and integration of certain existing buildings, and (2) enhanced design articulation through mandate of varied heights, along with lower story setbacks and upper story setbacks, a standard form based zone district would ignore the unique and extraordinary circumstances presented by the subject property's location between two existing historic districts, as well as the subject project's adjacency to renovated and repurposed existing buildings. These existing buildings could be eliminated or disfavored. A custom zoning solution will facilitate development of the subject property in a manner that stitches together and transitions between neighboring historic commercial and historic residential neighborhoods, because a custom zoning approach protects and retains the character of certain elements of existing improvements at the subject property, such as reusing portions of the existing building façades in whole or in part, which are representative of the neighborhood's historic character and such improvements would not be protected if the subject property were rezoned to a form-based district provided for in the Denver Zoning Code.

(C) Bringing Closer to Conformance with Current Zoning Regulations and Adopted Plans. Currently, much of the subject property is subject to a zoning designation under the Former Chapter 59 zoning code, and the proposed map amendment will bring the subject property closer to conformance with current zoning regulations under the current version of the Denver Zoning Code.

(D) Phased Development. The subject property is also unique because of its connection to a wide variety of existing complementary buildings, uses, and outdoor space across multiple nearby properties – many of which were redeveloped, adaptively reused or otherwise upgraded by

the Applicant over time. The development of the subject property is the next phase in creating a unique, active, sustainable, and equitable development encompassing the entire node along this part of the Community Corridor and will provide critically-important affordable housing options while concurrently fueling a robust retail ecosystem filled with BIPOC, veteran, and women-owned small businesses and opportunities for local artists. The subject property is unique in that its redevelopment directly relates to other adjacent and proximal properties, which are not subject to the proposed map amendment – however, the customized zoning approach mandates integration of historical buildings, use of one shopfront building form, enhanced design overlay requirements, and increased open space – all of which benefit the surrounding properties as well as the subject property. The proposed map amendment requires incorporation of open space that will connect to the adjacent existing commercial and residential properties to create a more integrated system of public realm and activated sidewalks for the surrounding properties and neighborhoods. This customized approach will achieve a phased development responsive to the Applicant’s other projects on multiple properties adjacent to the subject property, as well as neighboring buildings and properties that have been repurposed or newly built, by imposing design overlays, design and height articulation, varied setback and build to requirements and open space requirements. A form based zone district would not provide the same parameters and thus would not respond to the extraordinary opportunity presented to redevelop this Property as one component of a larger, phased redevelopment effort.

- **PROMPT:** *The PUD District, the PUD District Plan establish permitted uses that are compatible with existing land uses adjacent to the subject property*
RESPONSE: The surrounding properties include a mix of uses – office, retail, multifamily and attached single family residential all of which are consistent with the permitted uses in the proposed PUD District Plan. The PUD district allows the development to provide uses to meet the community goals.
- **PROMPT:** *The PUD District, the PUD District Plan establish building forms that are compatible with adjacent existing building forms, or which are made compatible through appropriate transitions at the boundaries of the PUD District Plan (e.g., through decreases in building height, through significant distance or separation by rights-of-way, landscaping, or similar features, or through innovative building design)*

RESPONSE: The PUD District plan establishes more appropriate shopfront building forms consistent with the adjacent buildings, and more prescriptive lower and upper setbacks and decreasing height requirements from Larimer St. towards Lawrence St., along with decreasing height requirements toward adjacent properties on the north and south that provide appropriate transitions to surrounding neighborhood buildings. This compatible building form is accomplished through more defined building setbacks, innovative design, and variability in building heights – all consistent with adjacent and proximate properties.

SCHEDULE I**PROPERTY INFORMATION, OWNERSHIP, CURRENT ZONING, AND PROPOSED NEW ZONING**

PROPERTY ADDRESS	OWNER	ASSESSOR'S PARCEL NUMBER	CURRENT ZONING	NEW ZONING
2534 Larimer St	2534 Five Points RINO, LLC	0234207004000	I-MX-3, UO-2, DO-7	PUD-G 27
2550 Larimer St	2550 Five Points RINO, LLC	0234207021000	I-MX-3, UO-2, DO-7	PUD-G 27
2524 - 2532 Larimer St	2550 Five Points RINO, LLC	0227635005000	C-MU-30, UO-1	PUD-G 27
2600 Larimer St	Volunteers of America of Colorado	0227635007000	C-MU-30, UO-1	PUD-G 27
2620 Larimer St	Volunteers of America of Colorado	0227635019000	C-MU-30, UO-1	PUD-G 27
2634 Larimer St	Volunteers of America of Colorado	0227635004000	C-MU-30, UO-1	PUD-G 27
2640 Larimer St	Volunteers of America of Colorado	0227635003000	C-MU-30, UO-1	PUD-G 27
2644 Larimer St	2644 Five Points RINO, LLC	0227635002000	I-MX-3	PUD-G 27
2660 Larimer St	Volunteers of America of Colorado	0227635001000	C-MU-30	PUD-G 27
2609 Lawrence St	Volunteers of America of Colorado	0227635020000	G-MU-3, UO-3	PUD-G 27
2623 Lawrence St	Volunteers of America of Colorado	0227635012000	G-MU-3, UO-3	PUD-G 27
2641 Lawrence St	Volunteers of America of Colorado	0227635022000	C-MU-30, UO-1	PUD-G 27

SCHEDULE II

DEVIATIONS FROM STANDARD ZONE DISTRICTS FOR PROPOSED NEW ZONING

1. With respect to proposed new zoning based on the standard zone district C-MX-8, DO-7, limitations would establish a maximum height to seven (7) stories or eighty-nine (89) feet, with additional localized reduced height and building setbacks. The proposed deviation from the standard zone district would ensure consistency with surrounding context (e.g., existing and planned building heights), with a distinct height transition from Larimer to Lawrence Street, and from more traditional, lower scale residential to the northeast to denser uses closer to Broadway.
2. With respect to proposed new zoning based on the standard zone district G-RX-5, DO-7, limitations would provide for localized reduced height and building setbacks. The proposed deviation from the standard zone district would ensure consistency with surrounding context (e.g., existing and planned building heights), with a distinct height transition from Larimer to Lawrence Street, and from more traditional, lower scale residential to the northeast to more dense uses closer to Broadway, as well as providing limited retail opportunities in a primarily urban residential setting, to tie predominantly residential areas to the mixed-use development along Larimer Street.

Schedule III
CITY COUNCIL DISTRICT OFFICE CONTACTS

February 18, 2021	Email request from Dave Schunk of VOA to District 9 Office/Councilwoman CdeBaca offering a briefing on the proposal
March 25, 2021	Zoom meeting with EDENS, VOA, the District 9 Office, and, for a portion of the meeting, Councilwoman CdeBaca (who was thereafter represented by her Chief of Staff) provided a general overview of the proposal
September 30, 2021	Email request to District 9 Office/Councilwoman CdeBaca offering another update and presentation on the proposal
October 6, 2021	District 9 Office requested a written update on the proposal from the EDENS team
October 26, 2021	EDENS provided a written update to the District 9 Office/Councilwoman CdeBaca
November 8, 2021	District 9 Office confirmed receipt of the written update, and introduced the EDENS team to their new staff person



2021096201

Page: 1 of 3

05/20/2021 01:31 PM
City & County of Denver
Electronically Recorded

R \$23.00

WD

D \$400.00

When Recorded return to:

Burr Forman, LLP
1221 Main St., Suite 1800
Columbia, SC 29201
Attn: Durham Boney, Esq.

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 17th day of May, 2021, between Kum Ja Choi, whose street address is 2644 Larimer Street, Denver, Colorado, 80205 (**Grantor**); and 2644 Five Points RINO, LLC, a South Carolina limited liability company, whose street address is 1221 Main Street, Suite 1000, Columbia, South Carolina, 29201 (**Grantee**).

WITNESSETH that the Grantor, for and in consideration of the sum of Four Million Dollars (U.S. \$4,000,000) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, sells and conveys to Grantee and its heirs, successors, and assigns forever, all of the real property, together with improvements, if any, described as:

Lot 5, Block 30, Case and Ebert's Addition to the City of Denver, EXCEPT that portion of Lot 5 described as follows: Commencing at a point on the front line of said Lot 50.15 feet from the Northerly corner of said Lot 5; Thence along said front line to said Northerly corner; Thence at right angles along the Northeasterly line of said Lot 5 a distance of 41.70 feet; Thence at right angles on said Lot 5 a distance of 0.25 feet; Thence Northwesterly in a straight line a distance of 41.70 feet more or less to the Point of Beginning, City and County of Denver, State of Colorado.

also known as 2644 Larimer Street, Denver, Colorado, 80205, together with all of its appurtenances, easements, benefits, attached fixtures, estates, rights, titles, interests, claims, and demands whatsoever of the Grantor, either in law or in equity, of, in, and to such described real property (collectively, **Property**);

TO HAVE AND TO HOLD the Property unto the Grantee, its heirs, successors, and assigns forever. The Grantor, for itself and its heirs, successors, and assigns, covenants and agrees it will warrant and forever defend its interest in the Property in the quiet and peaceable possession of the Grantee, its heirs, successors, and assigns, against each and every person claiming the whole or any part thereof by, through or under the Grantor, subject to exceptions contained in attached Exhibit 1 which is incorporated by reference and taxes and assessments for the current year and subsequent years.

Recording Requested by:
FNTG-NCS Colorado
N0023672

When Recorded return to:

Burr Forman, LLP
 1221 Main St., Suite 1800
 Columbia, SC 29201
 Attn: Durham Boney, Esq.

E-RECORDED

simplifile®

ID: 2021096201County: DenverDate: 5/20/2021 Time: 1:31 pm**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made this 17th day of May, 2021, between Kum Ja Choi, whose street address is 2644 Larimer Street, Denver, Colorado, 80205 (**Grantor**); and 2644 Five Points RINO, LLC, a South Carolina limited liability company, whose street address is 1221 Main Street, Suite 1000, Columbia, South Carolina, 29201 (**Grantee**).

WITNESSETH that the Grantor, for and in consideration of the sum of Four Million Dollars (U.S. \$4,000,000) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, sells and conveys to Grantee and its heirs, successors, and assigns forever, all of the real property, together with improvements, if any, described as:

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also known as 2644 Larimer Street, Denver, Colorado, 80205, together with all of its appurtenances, easements, benefits, attached fixtures, estates, rights, titles, interests, claims, and demands whatsoever of the Grantor, either in law or in equity, of, in, and to such described real property (collectively, **Property**);

TO HAVE AND TO HOLD the Property unto the Grantee, its heirs, successors, and assigns forever. The Grantor, for itself and its heirs, successors, and assigns, covenants and agrees it will warrant and forever defend its interest in the Property in the quiet and peaceable possession of the Grantee, its heirs, successors, and assigns, against each and every person claiming the whole or any part thereof by, through or under the Grantor, subject to exceptions contained in attached Exhibit 1 which is incorporated by reference and taxes and assessments for the current year and subsequent years.

Recording Requested by:
 FNTG-NCS Colorado
10023672

IN WITNESS WHEREOF, this Deed is executed and delivered by Grantor as of the date first above written.

By: [Signature]
Kum Ja Choi

STATE OF COLORADO §
 § ss.
COUNTY OF Denver §

SUBSCRIBED, SWORN TO, and ACKNOWLEDGED before me this 17th day of May, 2024, by Kum Ja Choi, Grantor.

Witness my hand and seal.

My commission expires 9-15-2024

[Signature]
Notary Public

STEPHANIE K TAYLOR
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20084027122
MY COMMISSION EXPIRES SEPTEMBER 15, 2024

EXHIBIT 1

PERMITTED EXCEPTIONS

1. All taxes and assessments, now or heretofore assessed, due or payable.
2. Any existing leases or tenancies, and any and all parties claiming by, through or under said lessees.
3. Covenants and Restrictions set forth on the Plat(s) of Case and Ebert's Addition to the City of Denver set forth below:

Recording Date: April 7, 1868

Recording No: Plat Book 1 at Page 5

4. Terms, conditions, provisions, agreements and obligations contained in the Ordinance No. 20180017, Series of 2018 as set forth below:

Recording Date: February 14, 2018

Recording No.: Reception No. 2018017393

E-RECORDED

simplifile

ID: 2020216703County: DenverDate: 12/23/2020 Time: 10:37 am**When Recorded return to:**

Burr Forman McNair LLP
1221 Main St., Suite 1800
Columbia, SC 29201
Attn: Durham Boney, Esq.

SPECIAL WARRANTY DEED

This Special Warranty Deed (this "Deed"), is made as of December 15th, 2020, by **MALIREDDY S. REDDY** also known as **DR. MALIREDDY S. REDDY** and **SYAMA MALIREDDY REDDY** (collectively, the "Grantor"), whose legal address is 1280 S. Parker Road, Denver, CO 80231 to **2550 FIVE POINTS RINO, LLC**, a South Carolina limited liability company ("Grantee"), whose legal address is 1221 Main St., Suite 1000, Columbia, South Carolina 29201.

WITNESSETH, Grantors, for and in consideration of the sum of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and all these presents does grant, bargain, sell, convey and confirm, unto Grantee, its successors and assigns forever, all of Grantor's interest in the real property and to the improvements thereon (collectively "Property"), situate, lying and being in the City and County of Denver, State of Colorado, that is described on Exhibit A.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversions, remainder and remainders, rents, issues, and profits thereof and all the estates, rights, interests, claims and demands whatsoever of Grantors, either in law or equity, of, in and to the Property, with the hereditaments and appurtenances.

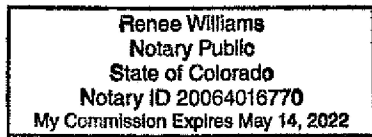
TO HAVE AND TO HOLD the Property, with the appurtenances, unto Grantee, its successors and assigns forever. And Grantors, for themselves and their successors and assigns do covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the Property in the quiet and peaceable possession of Grantee, its successors and assigns, against all persons claiming under Grantors; subject to the matters set forth on Exhibit B attached hereto and made a part hereof.

Recording Requested by:
FNTG-NCS Colorado

10023674

IN WITNESS WHEREOF, Grantors have executed this Deed as of the date first written above.

GRANTOR:

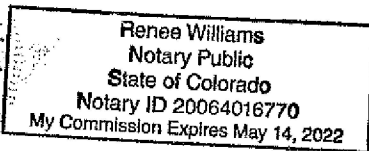


Malireddy S. Reddy
MALIREDDY S. REDDY

STATE OF COLORADO)
CITY AND COUNTY OF DENVER)

The foregoing Special Warranty Deed was acknowledged before me this 8 day of December, 2020, by Malireddy S. Reddy, and proved to me his identity through identification.

WITNESS my hand and official seal.



Renee Williams
Notary Public

My commission expires: May 14, 2022

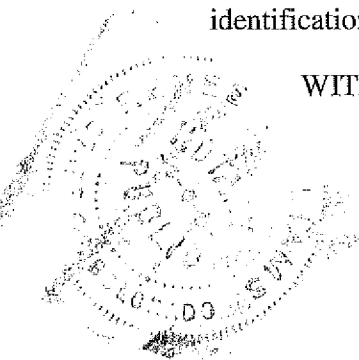
GRANTOR:

Syama M. Reddy
SYAMA MALIREDDY REDDY

STATE OF COLORADO)
CITY AND COUNTY OF DENVER)

The foregoing Special Warranty Deed was acknowledged before me this 8 day of December, 2020, by Syama Malireddy Reddy, and proved to me her identity through identification.

WITNESS my hand and official seal.



Renee Williams
Notary Public

My commission expires: May 14, 2022

EXHIBIT A

(Legal Description)

PARCEL ONE:

Lots 1 through 6, inclusive, Block 59,
Curtis and Clarke's Addition to the City of Denver,
City and County of Denver, State of Colorado.
(For Informational Purposes Only: 2550 Larimer Street / APN: 02342-07-021-000)

PARCEL TWO:

Lot 8, Block 59,
Curtis and Clarke's Addition to the City of Denver,
City and County of Denver, State of Colorado.
(For Informational Purposes Only: 2528 Larimer Street / APN: 02342-07-006-000)

PARCEL THREE:

Lot 9, Block 59,
Curtis and Clarke's Addition to the City of Denver,
City and County of Denver, State of Colorado.
(For Informational Purposes Only: 2532 Larimer Street / APN: 02342-07-005-000)

PARCEL FOUR:

Lot 10, Block 59,
Curtis and Clarke's Addition to the City of Denver,
City and County of Denver, State of Colorado.
(For Informational Purposes Only: 2524 Larimer Street / APN: 02342-07-007-000)

EXHIBIT B

1. TAXES AND ASSESSMENTS FOR THE YEAR 2020 AND SUBSEQUENT YEARS, A LIEN NOT YET DUE AND PAYABLE.
2. EXISTING LEASES AND TENANCIES, IF ANY.
3. Terms, conditions, restrictions, provisions, notes and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on the Plat(s) of Curtis and Clarke's Addition to the City of Denver set forth below:
Recording Date: September 17, 1868
Recording No: Plat Book 1 at Page 8
4. Terms, conditions, provisions, agreements and obligations contained in the Partywall Agreement as set forth below:
Recording Date: August 20, 1924
Recording No.: Book 3841 at Page 507
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Public Service Company of Colorado
Recording Date: February 5, 1979
Recording No: Book 1845 at Page 195
6. The effect of Notice recorded December 6, 2011 at Reception No. 2011138081.
7. Terms, conditions, provisions, agreements and obligations contained in the Ordinance No. 20180017, Series of 2018 as set forth below:
Recording Date: February 14, 2018
Recording No.: Reception No. 2018017393



12/23/2020 10:37 AM
City & County of Denver
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R \$28.00

WD

2020216703

Page: 1 of 4

D \$850.00

When Recorded return to:

Burr Forman McNair LLP
1221 Main St., Suite 1800
Columbia, SC 29201
Attn: Durham Boney, Esq.

SPECIAL WARRANTY DEED

This Special Warranty Deed (this "Deed"), is made as of December 15th, 2020, by **MALIREDDY S. REDDY** also known as **DR. MALIREDDY S. REDDY** and **SYAMA MALIREDDY REDDY** (collectively, the "Grantor"), whose legal address is 1280 S. Parker Road, Denver, CO 80231 to **2550 FIVE POINTS RINO, LLC**, a South Carolina limited liability company ("Grantee"), whose legal address is 1221 Main St., Suite 1000, Columbia, South Carolina 29201.

WITNESSETH, Grantors, for and in consideration of the sum of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and all these presents does grant, bargain, sell, convey and confirm, unto Grantee, its successors and assigns forever, all of Grantor's interest in the real property and to the improvements thereon (collectively "Property"), situate, lying and being in the City and County of Denver, State of Colorado, that is described on Exhibit A.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversions, remainder and remainders, rents, issues, and profits thereof and all the estates, rights, interests, claims and demands whatsoever of Grantors, either in law or equity, of, in and to the Property, with the hereditaments and appurtenances.

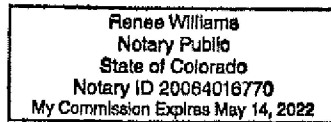
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Recording Requested by:
FNTG-NCS Colorado

W0023674

IN WITNESS WHEREOF, Grantors have executed this Deed as of the date first written above.

GRANTOR:

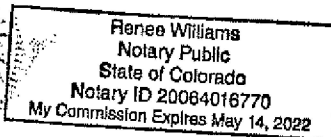


Malireddy S. Reddy
MALIREDDY S. REDDY

STATE OF COLORADO)
CITY AND COUNTY OF DENVER)

The foregoing Special Warranty Deed was acknowledged before me this 8 day of December, 2020, by Malireddy S. Reddy, and proved to me his identity through identification.

WITNESS my hand and official seal.



Renee Williams
Notary Public

My commission expires: May 14, 2022

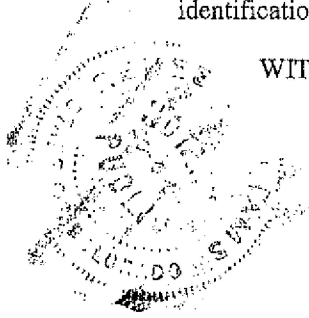
GRANTOR:

Syama M. Reddy
SYAMA MALIREDDY REDDY

STATE OF COLORADO)
CITY AND COUNTY OF DENVER)

The foregoing Special Warranty Deed was acknowledged before me this 8 day of December, 2020, by Syama Malireddy Reddy, and proved to me her identity through identification.

WITNESS my hand and official seal.



Renee Williams
Notary Public

My commission expires: May 14, 2022

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(Legal Description)

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City and County of Denver, State of Colorado.
(For Informational Purposes Only: 2528 Larimer Street / APN: 02342-07-006-000)

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Curtis and Clarke's Addition to the City of Denver,
City and County of Denver, State of Colorado.
(For Informational Purposes Only: 2532 Larimer Street / APN: 02342-07-005-000)

PARCEL FOUR:

Lot 10, Block 59,
Curtis and Clarke's Addition to the City of Denver,
City and County of Denver, State of Colorado.
(For Informational Purposes Only: 2524 Larimer Street / APN: 02342-07-007-000)

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2. EXISTING LEASES AND TENANCIES, IF ANY.
3. Terms, conditions, restrictions, provisions, notes and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on the Plat(s) of Curtis and Clarke's Addition to the City of Denver set forth below:
Recording Date: September 17, 1868
Recording No: Plat Book 1 at Page 8
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Granted to: Public Service Company of Colorado
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Recording Date: February 14, 2018
Recording No.: Reception No. 2018017393

REAL PROPERTY TRANSFER DECLARATION (TD-1000)

GENERAL INFORMATION

Purpose: The Real Property Transfer Declaration provides essential information to the county assessor to help ensure fair and uniform assessments for all property for property tax purposes. Refer to 39-14-102(4), Colorado Revised Statutes (C.R.S.).

Requirements: All conveyance documents (deeds) subject to the documentary fee submitted to the county clerk and recorder for recordation must be accompanied by a Real Property Transfer Declaration. This declaration must be completed and signed by the grantor (seller) or grantee (buyer). Refer to 39-14-102(1)(a), C.R.S.

Penalty for Noncompliance: Whenever a Real Property Transfer Declaration does not accompany the deed, the clerk and recorder notifies the county assessor who will send a notice to the buyer requesting that the declaration be returned within thirty days after the notice is mailed.

If the completed Real Property Transfer Declaration is not returned to the county assessor within the 30 days of notice, the assessor may impose a penalty of \$25.00 or .025% (.00025) of the sale price, whichever is greater. This penalty may be imposed for any subsequent year that the buyer fails to submit the declaration until the property is sold. Refer to 39-14-102(1)(b), C.R.S.

Confidentiality: The assessor is required to make the Real Property Transfer Declaration available for inspection to the buyer. However, it is only available to the seller if the seller filed the declaration. Information derived from the Real Property Transfer Declaration is available to any taxpayer or any agent of such taxpayer subject to confidentiality requirements as provided by law. Refer to 39-5-121.5, C.R.S and 39-13-102(5)(c), C.R.S.

1. **Address and/or legal description of real property sold:** Please do not use P.O. Box numbers.

2550 and 2524-2532 Larimer Street, Denver, Colorado 80205

2. **Type of property purchased:** ☐ Single Family Residential ☐ Townhome ☐ Condominium
☐ Multi-Unit Res ☒ Commercial ☐ Industrial ☐ Agricultural ☐ Mixed Use ☐ Vacant Land
☐ Other _____

3. **Date of Closing:**

December 15 2020
 Month Day Year

Date of Contract if Different than date of closing:

July 31 2019
 Month Day Year

4. **Total sale price:** Including all real and personal property. \$8,500,000.00

5. **Was any personal property included in the transaction?** Personal property would include, but is not limited to, carpeting, drapes, free standing appliances, equipment, inventory, furniture. If the personal property is not listed, the entire purchase price will be assumed to be for the real property as per 39-13-102, C.R.S.

☐ Yes ☒ No If yes, approximate value \$ _____
 Describe: _____

6. **Did the total sale price include a trade or exchange of additional real or personal property?** If yes, give the approximate value of the goods or services as of the date of closing.

☐ Yes ☒ No If yes, value \$ _____

If yes, does this transaction involve a trade under IRS Code Section 1031? ☐ Yes ☐ No

7. **Was 100% interest in the real property purchased?** Mark "no" if only a partial interest is being purchased.

☒ Yes ☐ No If no, interest purchased _____%

8. **Is this a transaction among related parties?** Indicate whether the buyer or seller are related. Related parties include persons within the same family, business affiliates, or affiliated corporations.
☐ Yes ☒ No
9. **Check any of the following that apply to the condition of the improvements at the time of purchase.**
☐ New ☐ Excellent ☐ Good ☐ Average ☐ Fair ☐ Poor ☐ Salvage.

If the property is financed, please complete the following.

10. **Total amount financed:** \$ 0
11. **Type of financing:** (Check all that apply)
☐ New
☐ Assumed
☐ Seller
☐ Third Party
☐ Combination; Explain _____

12. **Terms**

- ☐ Variable; Starting interest rate _____ %
- ☐ Fixed; Interest rate _____ %
- Length of time _____ years
- Balloon payment ☐ Yes ☐ No If yes, amount \$ _____ Due date _____

13. Please explain any special terms, seller concessions, or financing and any other information that would help the assessor understand the terms of sale.
- _____
- _____

For properties other than residential (Residential is defined as: single family detached, townhomes, apartments and condominiums) please complete questions 14-16 if applicable. Otherwise, skip to #17 to complete.

14. Did the purchase price include a franchise or license fee? ☐ Yes ☒ No
If yes, franchise or license fee value \$ _____
15. Did the purchase price involve an installment land contract? ☐ Yes ☒ No
If yes, date of contract _____
16. If this was a vacant land sale, was an on-site inspection of the property conducted by the buyer prior to the closing? ☒ Yes ☐ No

Remarks: Please include any additional information concerning the sale you may feel is important.

17. Signed this . December 15, 2020

Enter the day, month, and year, have at least one of the parties to the transaction sign the document, and include an address and a daytime phone number. Please designate buyer or seller.

2550 FIVE POINTS RINO, LLC, a South Carolina limited liability company

By: First American Exchange Company, LLC, its sole manager and member

By: Mark A. Bullock
Mark A. Bullock, Counsel and Manager

Signature of Grantee (Buyer) ☒

18. All Future correspondence (tax bills, property valuations, etc.) regarding this property should be mailed to:

Address (mailing) _____

Daytime Phone _____

City, State and Zip Code _____

DR1083 (10/17/13)
 COLORADO DEPARTMENT OF REVENUE
 DENVER, CO 80261-0005
 www.TaxColorado.com

INFORMATION WITH RESPECT TO A CONVEYANCE OF A COLORADO REAL PROPERTY INTEREST

1. Transferor's Last Name REDDY		First Name MALIREDDY		Middle Initial S	
Address 1280 S. PARKER RD.		City DENVER	State CO	Zip 80231	
Spouse's Last Name (if applicable) REDDY		First Name SYAMA		Middle Initial M	
Address 1280 S. PARKER RD.		City DENVER	State CO	Zip 80231	
2. Transferor is (check one): ☒ Individual ☐ Estate ☐ Corporation ☐ Trust ☐ Other (specify)			If other, please specify:		
3. SSN		Colorado Account Number		4. FEIN	
5. Type of property sold Commercial Sale			6. Date of closing (MM/DD/YY) 12/15/2020		
7. Address or legal description of property sold 2550 & 2524-2532 LARIMER STREET		City DENVER	State CO	Zip 80205	
8. Selling price of the property			\$8,500,000.00		
9. Selling price of this transferor's interest:			\$8,500,000.00		
10. If Colorado tax was withheld, check this box ☒					
11. Amount of tax withheld			\$		
12. If withholding is not made, give reason (Check one):					
a. Affirmation of Colorado residency signed			☒		
b. Affirmation of permanent place of business signed			☒		
c. Affirmation of principal residence signed			☒		
d. Affirmation of partnership signed			☒		
e. Affirmation of no tax reasonably estimated to be due to no gain on sale signed			☒		
f. No net proceeds			☒		
13. Title Insurance Company Chicago Title			Phone Number (303) 291-9999		
Address 8055 E. Tufts Avenue, Suite 300			City State Zip Denver, CO 80237		
File this form together with DR 1079, if applicable, within 30 days of the closing date with the COLORADO DEPARTMENT OF REVENUE Denver, CO 80261-0005					

SFRM0077 (DSI Rev. 06/12/14)

Order No. C2021206-058-058

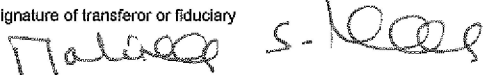
Affirmation of Colorado Residency

I (we) hereby affirm that I am (we are) the transferor(s) or the fiduciary of the transferor of the property described on this DR 1083 and that as of the date of closing I am (we are) or the estate or the trust is a resident of the State of Colorado.

Signed under the penalty of perjury:

Signature of transferor or fiduciary

Date (MM/DD/YY)



12/8/20

Spouse's signature (if applicable) <i>Sya M. Reddy</i>	Date (MM/DD/YY) <i>12/8/20</i>
---	-----------------------------------

Affirmation of Permanent Place of Business

I hereby affirm that the transferor of the property described on this DR 1083 is a corporation which maintains a permanent place of business in Colorado.

Signed under the penalty of perjury:

Signature of corporate officer	Date (MM/DD/YY)
--------------------------------	-----------------

Affirmation of Sale by Partnership

I hereby affirm that the transfer of property described on this DR 1083 was sold by an organization defined as a partnership under section 761(a) of the Internal Revenue Code and required to file an annual federal partnership return of income under section 6031(a) of the Internal Revenue Code.

Signed under the penalty of perjury:

Signature of general partner	Date (MM/DD/YY)
------------------------------	-----------------

Affirmation of Principal Residence

I hereby affirm that I am (we are) the transferor(s) of the property described on this DR 1083 and immediately prior to the transfer it was my (our) principal residence which could qualify for the exclusion of gain provision of section 121 of the Internal Revenue Code.

Signed under the penalty of perjury:

Signature of transferor	Date (MM/DD/YY)
Spouse's signature (if applicable)	Date (MM/DD/YY)

Affirmation of No Reasonably Estimated Tax to be Due

I hereby affirm that I am (we are) the transferor(s) or an officer of the corporate-transferor or a fiduciary of the estate or trust-transferor of the property described on the front side of this form, and I (we) further affirm that there will be no Colorado income tax reasonably estimated to be due on the part of the transferor(s) as the result of any gain realized on the transfer.

Please understand before you sign this affirmation that nonresidents of Colorado are subject to Colorado tax on gains from the sale of Colorado real estate to the extent such gains are included in federal taxable income.

Signed under the penalty of perjury:

Signature of transferor, officer, or fiduciary	Date (MM/DD/YY)
Spouse's signature if applicable	Date (MM/DD/YY)

Instructions for DR 1083

In general. With certain exceptions, sales of Colorado real property valued of \$100,000 or more, and are made by nonresidents of Colorado, are subject to a withholding tax in anticipation of the Colorado income tax that will be due on the gain from the sale.

A transferor who is an individual, estate, or trust will be subject to the withholding tax if either the federal Form 1099-S to be filed with the Internal Revenue Service to report the transaction or the authorization for the disbursement of the funds resulting from the transaction shows a non-Colorado address for the transferor.

A corporate transferor will be subject to the withholding tax if immediately after the transfer of the title to the Colorado real property interest, it has no permanent place of business in Colorado. A corporation will be deemed to have a permanent place of business in Colorado if it is a Colorado domestic corporation, if it is qualified by law to transact business in Colorado, or if it maintains and staffs a permanent office in Colorado.

Amount of withholding. The withholding shall be made by the title insurance company or its authorized agent or any attorney, bank, savings and loan association, savings bank, corporation, partnership, association, joint stock company, trust, unincorporated organization or any combination thereof acting separately or in concert that provides closing and settlement services. The amount to be

withheld shall be the lesser of: (a) two percent of the selling price of the property interest or, (b) the net proceeds that would otherwise be due to the transferor as shown on the settlement statement.

"Closing and settlement services" means providing services for the benefit of all necessary parties in connection with the sale, leasing, encumbering, mortgaging, creating a secured interest in and to the real property, and the receipt and disbursement of money in connection with any sale, lease, encumbrance, mortgage, or deed of trust. §10-11-102 (3.5), C.R.S.

Exceptions to Withholding. Withholding shall not be made when:

- the selling price of the property is not more than \$100,000;

or

- the transferor is an individual, estate, or trust and both the Form 1099-S and the authorization for disbursement of funds show a Colorado address for the transferor;

or

- the transferee is a bank or corporate beneficiary under a mortgage or beneficiary under deed of trust, and the Colorado real property is acquired in judicial nonjudicial foreclosure or by deed in lieu of foreclosure;

or

- the transferor is a corporation incorporated under Colorado law or currently registered with the Secretary of State's Office as authorized to transact business in Colorado;

or

- the title insurance company or the person providing the closing and settlement services, in good faith, relies upon a written affirmation executed by the transferor, certifying under the penalty of perjury one of the following:
 - that the transferor, if a corporation, has a permanent place of business in Colorado;
 - that the transferor is a partnership as defined in section 761(a) of the Internal Revenue Code required to file an annual federal return of income under section 6031(a) of the Internal Revenue Code;
 - that the Colorado real property being conveyed is the principal residence of the transferor which could qualify for the exclusion of gain provisions of section 121 of the Internal Revenue Code;
 - that the transferor will not owe Colorado income tax reasonably estimated to be due from the inclusion of the actual gain required to be recognized on the transaction in the gross income of the transferor.

Normally Colorado tax will be due on any transaction upon which gain will be recognized for federal income tax purposes. Gain will normally be recognized for federal income tax purposes any time the selling price of the property exceeds the total of the taxpayer's adjusted basis in the property, plus the expenses incurred in the sale of the property. The taxpayer's adjusted basis of the property will normally be the taxpayer's total investment in the property, minus any depreciation thereon he has previously claimed for federal income tax purposes.

Partnership as Transferor. Sales of real property interests by organizations recognized as partnerships for federal income tax purposes and required to file annual federal partnership returns of income will not be subject to the Colorado withholding tax. This exception will not apply to joint ownerships of property which are not recognized as partnerships for federal income tax purposes. The sale of property jointly owned by a husband and wife, for example, is a sale by two individuals, not a sale by a partnership, and not exempt from withholding tax.

Completion of DR 1083. DR 1083 must be completed and submitted to the Department of Revenue with respect to sales of Colorado real property if Colorado tax was withheld from the net proceeds from the sale, or if Colorado tax would have been withheld but for the signing of an affirmation by the transferor.

Information. Forms and additional information are available through the Tax Information Index at www.TaxColorado.com or call (303) 238-SERV (7378) for information.

Line 1. Enter the name and address of the transferor. In the case of multiple transferors of the same real property, a separate DR 1083 must be filed for each transferor except that if the transferors are husband and wife at the time of closing who held the property as joint tenants, tenants by the entirety, tenants in common, or as community property, and they are both subject to withholding or both exempt from withholding, treat them as a single transferor and list both of their names on line 1. Do not list husband and wife as one transferor if they do not choose to be listed as one transferor. Use the same address as is used on the federal FORM 1099-S if one is required to be filed. Otherwise, use the most current address available.

Line 3. If both husband and wife are listed on line 1, show both Social Security Numbers on line 3.

Line 5. Type of property sold would be residential, rental, commercial, unimproved land, farm, etc.

Line 6. Address or legal description would be the same as shown on federal FORM 1099-S.

Line 7. Date of closing would be the same as shown on Form 1099-S.

Line 8. Selling price of the property is the contract sales price. Selling price means the sum of:

- the cash paid or to be paid but not including interest;
- the fair market value of other property transferred or to be transferred; and
- the outstanding amount of any liability assumed by the transferee to which the Colorado real property interest is subject immediately before and after the transfer.

Line 9. Selling price of the transferor's interest is that part of the selling price entered on line 8 apportioned to the ownership interest of the transferor for whom the DR 1083 is being prepared. For example, if the property was owned 60% by Smith and 40% by Jones and the property was sold for \$150,000, the DR 1083 being prepared for Jones would show \$150,000 on line 8 and \$60,000 on line 9. Note that it is the amount on line 8 that determines whether or not the \$100,000 withholding tax threshold is met, not the amount entered on line 9, but the withholding is to be computed on the amount on line 9 if it is smaller than the amount on line 8.

Line 10. If Colorado tax is withheld on the transaction, check the box on line 10 and show the amount withheld on line 11.

Line 11. If Colorado tax is being withheld on the transfer, the title insurance company or the person providing the closing and settlement services must complete DR 1079 which is the form used to transmit the tax withheld to the Colorado Department of Revenue.

Line 12. If Colorado tax is not withheld on the transaction, check appropriate box on line 12.

Due date and penalty. The title insurance company or other person providing the closing and settlement services must file DR 1083, together with DR 1079 if Colorado tax was withheld on the transfer, with the Colorado Department of Revenue within 30 days of the closing date of the transaction.

Any title insurance company or its authorized agent which is required to withhold any amount pursuant to §39-22-604.5, C.R.S. (relating to withholding on transfers of Colorado real property interests) and fails to do so shall be liable for the greater of five hundred dollars or ten percent of the amount required to be withheld, not to exceed twenty-five hundred dollars.



01/15/2021 12:40 PM
City & County of Denver
Electronically Recorded

R \$13.00

PRD

D \$70.00

PERSONAL REPRESENTATIVE'S DEED
(Sale)

THIS DEED is made by Melissa R. Schwartz, as Personal Representative of the Estate of Carmen Prieto, Grantor, to 2534 Larimer Five Points, LLC, a South Carolina Limited Liability Company, Grantee, whose legal address is 1221 Main Street, Suite 1000, Columbia, South Carolina 29201.

WHEREAS, the decedent died on the date of November, 13, 2011, and the Grantor was duly appointed Personal Representative of said Estate by the Denver Probate Court for the City and County of Denver and State of Colorado, Probate No. 2019PR31436, on the date of December 19, 2019, and is now qualified and acting in said capacity.

NOW THEREFORE, pursuant to the powers conferred upon Grantor by the Colorado Probate Code, Grantor does hereby sell and convey unto Grantee, for and in consideration of seven hundred thousand and 00/100 (\$700,000.00), any and all of Grantor's interest in the following described real property situate in the City and County of Denver, State of Colorado;

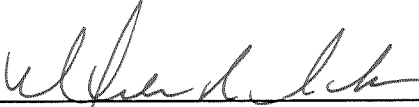
LOT NUMBERED SEVEN (7), BLOCK NUMBER FIFTY-NINE (59), CURTIS AND CLARKE'S ADDITION TO DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Also known by street and number as: 2534 Larimer Street, Denver, CO 80205

With all appurtenances, but without warranty either expressed or implied on the part of the Grantor herein.

As used herein, the singular includes the plural and the plural the singular.

Executed: 1-15-21


Melissa R. Schwartz, as Personal Representative of the
Estate of Carmen Prieto

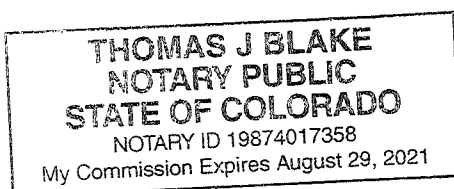
STATE OF COLORADO)
) ss.
COUNTY OF Denver)

The foregoing instrument was acknowledged before me this 15 day of January, 2021 by Melissa R. Schwartz, as Personal Representative of the Estate of Carmen Prieto.

Witness my hand and official seal.

My commission expires: 8-29-21


Notary Public





2021008104

Page: 1 of 2

01/15/2021 12:40 PM
City & County of Denver
Electronically Recorded

R \$18.00

WD

D \$0.00



State Documentary Fee
Date:
\$30.00

Special Warranty Deed

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

Grantor(s), **MERCEDES ANDREWS**, whose street address is **66 ROYAL M H PARK a/k/a 66 DAKOTA STREET, BYERS, COLORADO 80136**, City or Town of **BYERS**, County of **ADAMS** and State of **Colorado**, for the consideration of **(\$300,000.00) ***Three Hundred Thousand and 00/100***** dollars, in hand paid, hereby sell(s) and convey(s) to **2534 LARIMER FIVE POINTS, LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY**, whose street address is **1221 MAIN STREET, SUITE 1000, COLUMBIA, SC 29201**, City or Town of **COLUMBIA**, County of **Richland** and State of **South Carolina**, the following real property in the County of **Denver** and State of **Colorado**, to wit:

LOT NUMBERED SEVEN (7), BLOCK NUMBER FIFTY-NINE (59), CURTIS AND CLARKE'S ADDITION TO DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

also known by street and number as: **2534 LARIMER ST, DENVER, CO 80205**

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

Signed this day of 1-15-21.

(SEE ATTACHED "SIGNATURE PAGE")

When recorded return to: **2534 LARIMER FIVE POINTS, LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY**
1221 MAIN STREET, SUITE 1000, COLUMBIA, SC 29201



Special Warranty Deed with Statutory Exceptions

SIGNATURE PAGE

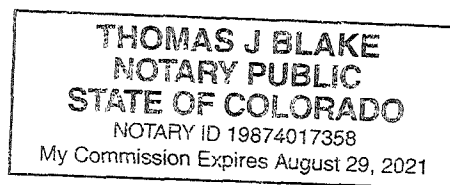
Mercedes Andrews
MERCEDES ANDREWS

State of **Colorado**)
County of *Denver*)ss.
)

The foregoing instrument was acknowledged before me on this *15* day of *January*, 20 *21* by MERCEDES ANDREWS

Witness my hand and official seal

My Commission expires: *8-29-21* *Thomas J Blake*
Notary Public





WARRANTY DEED

THIS DEED, made this 8th day of ~~October~~ ^{November}, 2006, between

The Presbytery of Denver, Presbyterian Church (U.S.A.), a Colorado nonprofit corporation, formerly known as

The Church Extension Board of the Presbytery of Denver
of County of Denver, State of Colorado, grantor, and

Volunteers of America of Colorado, Inc., whose legal description is
2660 Larimer Street, Denver, Colorado 80205;

WITNESSETH, That the grantor for and in consideration of the sum of (\$0), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee, its successors and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of DENVER and State of Colorado described as follows:

Lot 21 and the South 6 feet of Lot 22, as measured along the East line of said Lot 22, Block 58, Curtis and Clarke's Addition to Denver, Colorado, according to the recorded plat thereof.

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 the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, its successors and assigns forever. And the grantor, for itself and its successors, does covenant, grant, bargain, and agree to and with the grantee, its successors and assigns, that at the time of the ensembling and delivery of these presents, it is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except

General taxes for the current year and subsequent years, distribution utility easements (including cable TV); those specifically described rights of third parties not shown by the public records of which Grantee has actual knowledge, inclusion of the property within any special tax district; and, the benefit and burdens of any declaration and party wall agreements, if any; and

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee, its successors and assigns, against all and every person and persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

THE PRESBYTERY OF DENVER, PRESBYTERIAN CHURCH (U.S.A.)
A COLORADO NONPROFIT CORPORATION

By: Andrew B. [Signature]
President

By: Janet Schleicher [Signature]
Secretary

STATE OF COLORADO
COUNTY OF DENVER

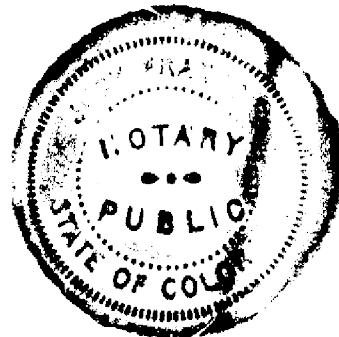
The foregoing instrument was acknowledged before me this 8th day of October, 2006, by GRETCHEN BRETZ and JANET SCHLEICHER.
NOVEMBER

My Commission Expires:

4/27/2010

[Signature]
Notary Public

[SEAL]





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Page: 1 of 1

City & County Of Denver

WD

R6.00

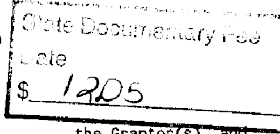
09/12/2006 12:13p

D12.05

Filed for record the _____ day of _____, A.D. _____, at _____ o'clock _____ M. _____
 Reception No. _____ By _____ RECORDER
 DEPUTY.

WARRANTY DEED

THIS DEED, Made on this day of August 28, 2006, between
GLORIA JEAN HERNANDEZ



of the CITY AND County of DENVER and State of COLORADO, the Grantor(s), and
VOLUNTEERS OF AMERICA OF COLORADO, A COLORADO NONPROFIT CORPORATION

whose legal address is : 2623 LAWRENCE STREET DENVER, CO 80205
 of the CITY AND County of DENVER and State of COLORADO, the Grantee(s):

WITNESS, That the Grantor(s), for and in consideration of the sum of (\$120,500.00)
 *** One Hundred Twenty Thousand Five Hundred and 00/100 *** DOLLARS

the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these
 presents does grant, bargain, sell, convey and confirm unto the Grantee(s), his heirs and assigns forever, all the
 real property, together with improvements, if any, situate, lying and being in the CITY AND County of
DENVER and State of Colorado, described as follows:

THE NORTHEASTERLY 19 FEET OF FRACTIONAL LOT 22 AND THE SOUTHWESTERLY 6 FEET OF
 FRACTIONAL LOT 23, BLOCK 30, CASE AND EBERT'S ADDITION TO THE CITY OF DENVER, AND THE
 NORTHEASTERLY 19 FEET OF FRACTIONAL LOT 22 AND THE SOUTHWESTERLY 6 FEET OF LOT 23,
 BLOCK 58, CURTIS AND CLARKE'S ADDITION TO THE CITY OF DENVER, BEING A PARCEL OF LAND
 HAVING A FRONTAGE OF 25 FEET TO LAWRENCE STREET AND EXTENDING OF LIKE WIDTH FROM FRONT
 TO REAR 125 FEET MORE OR LESS, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

also known as street number 2623 LAWRENCE STREET DENVER CO 80205

TOGETHER with all and singular and 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 the Grantor(s), either in law or equity, of, in and to the above bargained
 premises, with the hereditaments and appurtenances;

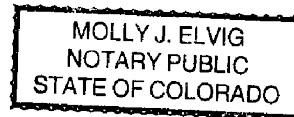
TO HAVE AND TO HOLD the said premises above bargained and described with appurtenances, unto the Grantee(s),
 his heirs and assigns forever. The Grantor(s), for himself, his heirs and personal representatives, does covenant, grant,
 bargain, and agree to and with the Grantee(s), his heirs and assigns, that at the time of the enrolling and delivery
 of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible
 estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain,
 sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other
 grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever,
 subject to general taxes for the year 2006 and those specific Exceptions described by reference to recorded documents as
 reflected in the Title Documents accepted by Grantee(s) in accordance with Section 8a (Title Review) of the Contract to
 Buy and Sell Real Estate relating to the above described property; distribution utility easements (including cable TV);
 those specifically described rights of third parties not shown by the public records of which Grantee(s) has actual
 knowledge and which were accepted by Grantee(s) in accordance with Section 8b (Matters not Shown by the Public Records) and
 Section 8c (Survey Review) of the Contract to Buy and Sell Real Estate relating to the above described real property;
 inclusion of the Property within any special tax district; and, the benefit and burdens of any declaration and party wall
 agreements, if any and other NONE

The Grantor(s) shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable
 possession of the Grantee(s), his heirs and assigns, against all and every person or persons lawfully claiming the whole
 or any part thereof. The singular number shall include the plural, and the plural the singular, and the use of any gender
 shall be applicable to all genders.

IN WITNESS WHEREOF the Grantor(s) has executed this deed on the date set forth above.

By: Gloria Jean Hernandez
 GLORIA JEAN HERNANDEZ

STATE OF COLORADO)
CITY AND County of DENVER) ss.



My Commission Expires Mar 14, 2008

The foregoing instrument was acknowledged before me on this day of August 28, 2006,
 by GLORIA JEAN HERNANDEZ

My commission expires 3.14.08
 Witness my hand and official seal.

Molly J. Elvig
 Notary Public



Name and Address of Person Creating Newly Created Legal Description (38-35-106.5, C.R.S.)

Escrow# A70154439
 Title# K70154439

When Recorded Return to: VOLUNTEERS OF AMERICA OF COLORADO, A COLORADO
 NONPROFIT CORPORATION
 2623 LAWRENCE STREET DENVER, CO 80205

Form 84 08/29/04 WD1 WARRANTY DEED (Photographic)

(3790609)



After Recording Return to:
=Addressee=

WARRANTY DEED

This Deed, made May 5, 2005

Between **The Home of Neighborly Service** of the County Denver, State of COLORADO, grantor(s) and **Volunteers of America of Colorado, Inc., =PhraseBox Tenancy=** whose legal address is , , County of Denver, and State of COLORADO, grantee.

WITNESS, That the grantor, for and in the consideration of the sum of **FOUR HUNDRED TWENTY-SIX THOUSAND AND 00/100 DOLLARS (\$426,000.00)** the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee, their heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Denver, State of COLORADO described as follows:

Lots 17, 18, 19 and 20, Block 58, Curtis and Clarke's Addition to Denver, and
Lots 19, 20, 21 and the South 6 feet of Lot 22, as measured along the West line of said Lot 22,
Block 30, Case and Ebert's Addition to the City of Denver,
City and County of Denver, State of Colorado.

FANTC

also known by street and number as **2609 Lawrence Street, Denver, CO 80205**

TOGETHER with all and singular hereditaments and appurtenances, thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

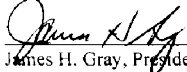
TO HAVE AND TO HOLD said premises above bargained and described, with the appurtenances, unto the grantee, his heirs and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantee, his heirs and assigns, that at the time of the ensealing and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind of nature so ever, **except for taxes for the current year, a lien but not yet due and payable, and those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Buyer in accordance with section 8a (Title Review) of the contract dated , between the parties.**

The grantor shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the grantee, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

SELLER:

The Home of Neighborly Service

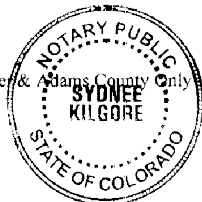

James H. Gray, President

STATE OF COLORADO
COUNTY OF DENVER

}ss:

The foregoing instrument was acknowledged, subscribed and sworn to before me May 5, 2005 by **The Home of Neighborly Service**.

Witness my hand and official seal.



After Recording Return to: Larimer & Adams County Only
=Addressee=


Notary Public
My Commission expires:

WD-Warranty Deed

My Commission Expires 01/22/06

ESCROW NO. 272-H0047518-030-SYD

Filed for record 9900000532 1999/01/04 14:37:28 1/ 1 WD
 Reception No. DENVER COUNTY CLERK AND RECORDER 6.00 5.50 JCZ

RECORDER
 DEPUTY.

WARRANTY DEED

THIS DEED Made on this day of December 30, 1998
 between JOHN A. MARTINEZ

whose legal address is : 1540 E. 84TH AVE., DENVER, CO 80229.
 of the Grantor(s), and
 VOLUNTEERS OF AMERICA OF COLORADO, INC., A COLORADO CORPORATION

whose legal address is : 1865 LARIMER STREET, DENVER, CO 80202
 of the Grantee(s):

WITNESS, That the Grantor(s), for and in consideration of the sum of (\$55,000.00)

*** Fifty Five Thousand and 00/100 ***

DOLLARS

the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the Grantee(s), his heirs and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the CITY AND County of DENVER and State of Colorado, described as follows:

LOT 27, BLOCK 10, CASE AND EBERT'S ADDITION TO THE CITY OF DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

also known as street number 2641 LAWRENCE STREET

TOGETHER with all and singular and 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 the Grantor(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described with appurtenances, unto the Grantee(s), his heirs and assigns forever. The Grantor(s), for himself, his heirs and personal representatives, does covenant, grant, bargain, and agree to and with the Grantee(s), his heirs and assigns, that at the time of the enrolling and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, EXCEPT GENERAL TAXES AND ASSESSMENTS FOR THE YEAR 1998 AND SUBSEQUENT YEARS.

The Grantor(s) shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the Grantee(s), his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF the Grantor(s) has executed this deed on the date set forth above.

JOHN A. MARTINEZ

STATE OF Colorado)
 County of Denver) ss.

The foregoing instrument was acknowledged before me on this day of December 30, 1998
 by JOHN A. MARTINEZ

My commission expires 12/13/2001
 Witness my hand and official seal.
 NOTARY PUBLIC
 STATE OF COLORADO

Notary Public

Escrow# AC18501
 Title# AB0654416

When Recorded Return to: VOLUNTEERS OF AMERICA OF COLORADO, INC.,
 A COLORADO CORPORATION
 1865 LARIMER STREET, DENVER, CO 80202

Form COMM-LD WARRANTY DEED (For Photographic Record)

Filed for record 1 9800136855 1998/08/19 14:54:42 1/ 2 WD
 Reception No. _____ DENVER COUNTY CLERK AND RECORDER 11.00 20.20 LHR _____ RECORDER
 DEPUTY.

WARRANTY DEED

THIS DEED, Made on this day of August 18, 1998
 between ALFRED MALICKI ALSO KNOWN AS ALFRED T. MALICKI

State Documentary Fee

Date

\$ 20.20

whose legal address is : 12 ESMAYER DRIVE, SAN RAFAEL, CA 94903-3713
 of the Grantor(s), and
 VOLUNTEERS OF AMERICA OF COLORADO, A COLORADO NONPROFIT CORPORATION

whose legal address is : 1865 LARIMER STREET, DENVER, CO 80202
 of the Grantee(s):

WITNESS, That the Grantor(s), for and in consideration of the sum of (\$202,000.00)

*** Two Hundred Two Thousand and 00/100 ***

DOLLARS

the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the Grantee(s), his heirs and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the CITY AND County of DENVER and State of Colorado, described as follows:

LOT 6, BLOCK 30, CASE AND EBERT'S ADDITION TO THE CITY OF DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

also known as street number 2640 LARIMER STREET, DENVER, CO 80205

TOGETHER with all and singular and 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 the Grantor(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described with appurtenances, unto the Grantee(s), his heirs and assigns forever. The Grantor(s), for himself, his heirs and personal representatives, does covenant, grant, bargain, and agree to and with the Grantee(s), his heirs and assigns, that at the time of the enrolling and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, EXCEPT GENERAL TAXES AND ASSESSMENTS FOR THE YEAR 1998 AND SUBSEQUENT YEARS

The Grantor(s) shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the Grantee(s), his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF the Grantor(s) has executed this deed on the date set forth above.

Alfred Malicki
 ALFRED MALICKI ALSO KNOWN AS ALFRED T. MALICKI

Alfred T. Malicki

STATE OF _____)
 County of _____) ss.

The foregoing instrument was acknowledged before me on this day of August 18, 1998
 by ALFRED MALICKI ALSO KNOWN AS ALFRED T. MALICKI

My commission expires _____
 Witness my hand and official seal.

Notary Public

Escrow# AC17897
 Title# ABD617740

LAND TITLE

When Recorded Return to: VOLUNTEERS OF AMERICA OF COLORADO, A
 COLORADO NONPROFIT CORPORATION
 1865 LARIMER STREET, DENVER, CO 80202

Form COMM-MD WARRANTY DEED (For Photographic Record)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Marin } ss.

On 8-14-98, before me, Karen Guldbeck
Date Name and Title of Officer (e.g., Jane Doe, Notary Public)
 personally appeared Alfred T. Malicki AKA Alfred Malicki
Name(s) of Signer(s)

☐ personally known to me
☒ proved to me on the basis of satisfactory evidence



to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Karen Guldbeck
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached DocumentTitle or Type of Document: WarrantyDocument Date: 8-18-98 (As of date) Number of Pages: _____Signer(s) Other Than Named Above: none**Capacity(ies) Claimed by Signer**

Signer's Name: _____

☒ Individual☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Attorney in Fact☐ Trustee☐ Guardian or Conservator☐ Other: _____Signer Is Representing: Self

Top of thumb here

9800052940 1998/04/07 14:46:44 1/ 2 D
DENVER COUNTY CLERK AND RECORDER 11.00 8.83 ALW

PERSONAL REPRESENTATIVE'S DEED

THIS DEED is made by Neal W. Land as Personal Representative of the Estate of Lorraine Patricia Land, a/k/a Lorraine P. Land, a/k/a Lorraine Patricia Land, a/k/a Lorraine P. Land, deceased ("Grantor"), to Volunteers of America of Colorado, a Colorado nonprofit corporation ("Grantee"), whose legal address is 1865 Larimer Street, City and County of Denver and State of Colorado.

WHEREAS, the Last Will and Testament of Lorraine Patricia Land was made and executed during her lifetime and is dated October 24, 1975 (the "Will"). The Will was duly admitted to informal probate on September 6, 1994, by the District Court in and for the County of Park, State of Colorado, Case No. 94 PR 21;

WHEREAS, the Grantor was duly appointed Personal Representative of the Estate of Lorraine Patricia Land on September 6, 1994, and is now qualified and acting in such capacity.

of 8.83

NOW THEREFORE, pursuant to the powers conferred upon the Grantor by the Will and the Colorado Probate Code, the Grantor does hereby sell, convey, assign, transfer and set over unto the Grantee the following described real properties situate in the County of Park, State of Colorado:

Lorraine Patricia Land's undivided 1/3 interest as tenant in common to:

LOTS 1 TO 4 INCLUSIVE AND THAT PART OF LOT 5 BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF LOT 5, 0.15 FEET SOUTHWESTERLY OF THE NORTHERLY CORNER OF LOT 5, 41.70 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES 0.25 FEET; THENCE NORTHWESTERLY IN A STRAIGHT LINE, 41.7 FT TO THE POINT OF BEGINNING, BLOCK 30, CASE & EBERT'S ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO;

and

LOTS 28 TO 32, BLOCK 30, CASE AND EBERT'S ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO

also known by street and number as 2660 Larimer Street, Denver, CO and 2647- 2663 Lawrence Street, Denver, CO, respectively.

With all appurtenances, subject to liens, covenants, easements, restrictions, all general property taxes for the year 1998 and all subsequent years, and subject to all other matters of record.

As used herein, the singular includes the plural and the plural the singular.

**NO DOCUMENTARY FEE OR REAL PROPERTY TRANSFER DECLARATION
REQUIRED; TRANSFER DUE TO DEATH.**

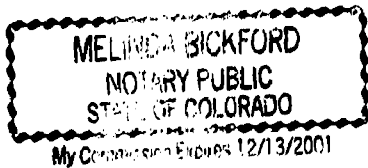
EXECUTED this 3rd day of April, 1998.

Neal W. Land
Neal W. Land, Personal Representative of
the Estate of Lorraine Patricia Land

STATE OF COLORADO)
COUNTY OF DENVER) ss.
)

The foregoing instrument was acknowledged before me this 3rd day of April, 1998, by Neal W. Land as Personal Representative of the Estate of Lorraine Patricia Land, deceased.

Witness my hand and official seal.



Melinda Bickford
Notary Public
My commission expires _____

9800052939 1998/04/07 14:45:45 1/ 1 WD
DENVER COUNTY CLERK AND RECORDER 6.00 17.67 ALW

SPECIAL WARRANTY DEED

THIS DEED, Made on this day of April 03, 1998
between
GEORGETTE V. LAWS

County of _____, State of Colorado, grantor(s), and

VOLUNTEERS OF AMERICA OF COLORADO, A COLORADO CORPORATION

whose legal address is 1865 Larimer Street, Denver, CO 80202

of the _____, * County of **DENVER**, State of Colorado, grantee(s):

WITNESSETH, That the grantor(s), for and on consideration of the sum of (\$176,666.67)
ONE HUNDRED SEVENTY SIX THOUSAND SIX HUNDRED SIXTY SIX AND 67/100

the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee(s), their heirs and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the **CITY AND** County of **DENVER**, State of Colorado, described as follows:

AND UNDIVIDED 2/3 INTEREST IN:

LOTS 1 TO 4 INCLUSIVE AND THAT PART OF LOT 5 BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF LOT 5, 0.15 FEET SOUTHWESTERLY OF THE NORTHERLY CORNER OF LOT 5, 41.70 FEET;

THENCE SOUTHWESTERLY AT RIGHT ANGLES 0.25 FEET;

THENCE NORTHWESTERLY IN A STRAIGHT LINE, 41.7 FT TO THE POINT OF BEGINNING, BLOCK 30, CASE & EBERT'S ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO,

AND

LOTS 28 TO 32, BLOCK 30, CASE AND EBERT'S ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

also known by street and number as: 2660 LARIMER, 2647-63 LAWRENCE ST.

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 the grantor(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenance(s);

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

IN WITNESS WHEREOF, the grantor(s) have executed this deed on the date set forth above.

Georgette V. Laws

GEORGETTE V. LAWS

STATE OF COLORADO

COUNTY OF *Denver*

SS.

The foregoing instrument was acknowledged before me on this day of April 03, 1998
by **GEORGETTE V. LAWS**

Witness my hand and official seal.

My commission expires

*If in Denver, insert

MELINDA BICKFORD
NOTARY PUBLIC
STATE OF COLORADO

Form SPEC. MD 3-81 (12/13/2001)

Notary Public

Recorded at NO0202043 11/03/87 08:26 AM REAL ESTATE RECORDS
 Reception No. F0298 FELICIA MUFTIC DENVER COUNTY CO RECORDER

QUIT CLAIM DEED

THIS DEED, Made this 21st day of October, 19 87,
 between **VOLUNTEERS OF AMERICA, INC.**

a corporation duly organized and existing under and by virtue of the laws of the State of
Colorado, grantor, and
VOLUNTEERS OF AMERICA OF COLORADO

QC 3.00

a corporation duly organized and existing under and by virtue of the laws of the State of
Colorado, grantee, whose legal address is **1865 Larimer Street**
Denver, Colorado 80202

WITNESS, That the grantor, for and in consideration of the sum of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**

the receipt and sufficiency of which is hereby acknowledged, has remised, released, sold, conveyed and QUIT CLAIMED, and by these presents does remise, release, sell, convey and QUIT CLAIM unto the grantee, its successors and assigns forever, all the right, title, interest, claim and demand which the grantor has in and to the real property, together with improvements, if any, situate, lying and being in the **City and** *County of **Denver** and State of Colorado, described as follows:

Lots 9 to 16, inclusive, Block 30, CASE & EBERT'S ADDITION TO THE CITY OF DENVER, and The Northeasterly 19 feet of Lot 23 and all of Lots 24, 25 and 26, Block 30, CASE & EBERT'S ADDITION TO THE CITY OF DENVER, and The Northeasterly 19 feet of Lot 23 and all of Lot 24, Block 58, CURTIS & CLARKE'S ADDITION TO DENVER and Lots 15 and 16, Block 58, CURTIS & CLARKE'S ADDITION TO DENVER, a/k/a 2600 - 2620 Larimer and 2626 Larimer and 2625 and 2635 Lawrence Street,

City and County of Denver,
State of Colorado

CONVENIENCE DEED - NO DOCUMENTARY FEE REQUIRED

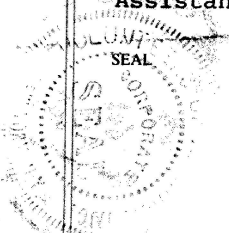
also known by street and number as: **2600 - 2620 Larimer; 2626 Larimer; 2625 and 2635 Lawrence Street**
Denver, Colorado

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of the grantor, either in law or equity, to the only proper use, benefit and behoof of the grantee, its successors and assigns forever.

IN WITNESS WHEREOF, The grantor has caused its corporate name to be hereunto subscribed by its **President**, and its corporate seal to be hereunto affixed, attested by its **assistant** Secretary, the day and year first above written.

Attest: _____
Wanda B. Rutledge
Assistant Secretary

VOLUNTEERS OF AMERICA, INC.
 By Raymond C. Tremont
President



Louisiana
 STATE OF ~~Colorado~~
Parish of Jefferson
 County of _____

ss.

The foregoing instrument was acknowledged before me this
 by **Raymond C. Tremont**
Wanda B. Rutledge
Volunteers of America, Inc.

21st day of October, 19 87
 as **President and**
 as **Assistant** Secretary of
 a corporation.

My commission expires **at death**
 Witness my hand and official seal.

Charles W. Fasterling
Charles W. Fasterling, Notary

*If in Denver, insert "City and."

Denver Duplicate Reception Numbers

In 1982 Denver County recorded documents with reception numbers 25294 through 52541 twice, first between 1/4/1982 and 3/22/1982 and again between 10/14/1982 and 12/30/1982.

This document is within this duplicate reception number range. Following this cover page are all copies of this document that SKLD currently has.

If you are looking for a map and it is not contained in the following pages, try retrieving it by SKLD assigned Map ID or the Sales map process.

043474

1982 FEB 24 PM 2:22

F. J. SERAFINI
COUNTY CLERK
DENVER COUNTY

284 180

A G R E E M E N T

WHEREAS, the following persons are desirous of entering into an agreement of general partnership, said persons being:

Marion Royce Babcock
Demos Andrew James
Elizabeth Helen James Wilson

AND WHEREAS, such general partnership is to be titled:

B J W PARTNERSHIP

NOW, THEREFORE, the purposes and procedures of such general partnership shall be as follows:

1. To pool certain funds for the purpose of investment.
2. To pool funds periodically for investment.
3. Such periodic pooling of funds to be determined by the three above-listed general partners by unanimous decision.
4. The nature of such invested pooled funds shall be as determined by unanimous decision of the above-listed general partners.
5. In the event of the death of any/all of the above general partners, this agreement terminates, with the vested shares divided equally among the remaining stated general partner(s) and their respective heirs and assigns.
6. A bank account or bank accounts shall be maintained for the pooled funds, and bookkeeping records shall be kept by a designee of unanimous choice by the three general partners.
7. This agreement shall be registered with the County Clerk and Recorder in the State of Colorado, County of Denver.
8. The mailing address of B J W Partnership is 7235 South Lewis, Littleton, CO 80127.
9. B J W Partnership's fiscal year begins June 1 and ends May 31 of each year.
10. Quarterly meetings of the partners shall be held to determine investments to be made.

AGREED TO by general partners:

Marion R Babcock
Marion Royce Babcock

Demos Andrew James
Demos Andrew James

Elizabeth Helen James Wilson
Elizabeth Helen James Wilson

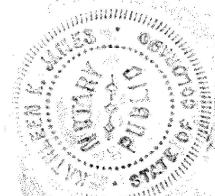
_____] ss

02/24/82 ***4** #0408 A
DEPT 8 2.00
02/24/82 ***4** #0409 A

Subscribed and sworn to before me this second day of January 1982.
(2)

Kathleen K. James
Kathleen K. James

My commission expires May 13, 1985.



284 180

040474

1982 DEC -3 PM 12:22

Recorded at _____ o'clock _____ M.,
 Reception No. _____ F.J. SERAFINI
 COUNTY CLERK Recorder.
 DENVER COUNTY

RECORDER'S STAMP

THIS DEED Made this 1st day of December,

1982 between JAMES R. LAWS, LORRAINE PATRICIA LAND
 and BUCK JOSEPH LAWS, of the
 City and County of Denver and State of Colo-
 rado, of the first part, and THE VOLUNTEERS OF AMERICA, INC.,
 a Non-Profit Corporation a corporation organized and
 existing under and by virtue of the laws of the State of New York
 of the second part: whose legal address is 1865 Larimer Street,
 Denver, Colorado 80202

2703 152

WITNESSETH, That the said part ies of the first part, for and in consideration of the sum of
 SEVEN HUNDRED FORTY-EIGHT THOUSAND and NO/100 ----- DOLLARS
 to the said part ies of the first part in hand paid by the said party of the second part, the receipt whereof is
 hereby confessed and acknowledged, have granted, bargained, sold and conveyed, and by these presents do
 grant, bargain, sell, convey and confirm, unto the said party of the second part, its successors and assigns forever,
 all of the following described lot S or parcel S of land, situate, lying and being in the City and
 County of Denver and State of Colorado, to wit:

Lots 9 to 16, inclusive, Block 30,
 CASE & EBERT'S ADDITION TO THE CITY OF DENVER, and
 The Northeastly 19 feet of Lot 23 and all of
 Lots 24, 25 and 26, Block 30,
 CASE & EBERT'S ADDITION TO THE CITY OF DENVER, and
 The Northeastly 19 feet of Lot 23 and all of Lot 24,
 Block 58,
 CURTIS & CLARKE'S ADDITION TO DENVER, and
 Lots 15 and 16, Block 58,
 CURTIS & CLARKE'S ADDITION TO DENVER.

also known as street and number 2600 - 2620 Larimer and 2626 Larimer and 2625 and
 2635 Lawrence Street, Denver, Colorado

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging or in anywise
 appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all
 the estate, right, title, interest, claim and demand whatsoever of the said part ies of the first part, either in law or
 equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said
 party of the second part, its successor and assigns forever. And the said part ies of the first part, for
 themselves, their heirs, executors, and administrators, do covenant, grant, bargain and agree to and with
 the said party of the second part, its successors and assigns, that at the time of the ensembling and delivery of
 these presents, they are well seized of the premises above conveyed, as of good, sure, perfect, absolute and
 indefeasible estate of inheritance, in law, in fee simple, and ha good right, full power and lawful authority to grant,
 bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all
 former and other grants, bargains, sales, liens, taxes, assessments and encumbrances of whatever kind or nature
 soever, EXCEPT 1982 and subsequent taxes and easements, rights-of-way,
 reservations and restrictions of record,

and the above bargained premises in the quiet and peaceful possession of the said party of the second part, its
 successor and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part
 thereof, the said part ies of the first part shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, The said part ies of the first part have hereunto set their hands
 and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of

James R. Laws (SEAL)
 Lorraine Patricia Land (SEAL)
 Buck Joseph Laws (SEAL)

STATE OF COLORADO,

County of Jefferson ss.

The foregoing instrument was acknowledged before me this 1st day of December
 1982 by James R. Laws, Lorraine Patricia Land and Buck Joseph Laws.

My commission expires Sept. 2, 1984

WITNESS my hand and official seal.

7910 Ralston Road, Arvada, CO 80002 Notary Public.

year of our Lord one thousand nine

This Deed, Made this...

27th

day of

October

in the year of our Lord one thousand nine

Reception No. 665853

WARRANTY DEED

Alexander C. Wright

TO

The Volunteers of America

Filed for record at 1 o'clock P. M.

Dec. 11, 1923

William S. Lail
Clerk and Recorder.hundred and twenty-three
between Alexander C. Wright

of the City and County of

Denver, and State of Colorado, of the first part, and The Volunteers of America a corporation organized under the laws of the State of New York of the City and County of

Denver, and State of Colorado, of the second part;

Witnesseth, That the said part y of the first part, for and in consideration of the sum of One dollar and other valuable considerations Dollars,

to the said part y of the first part, in hand paid by the said part y of the second part, the receipt whereof is hereby confessed and acknowledged, he has granted, bargained, sold and conveyed, and by these presents do hereby grant, bargain, sell, convey and confirm unto the said part y of the second part, his heirs and assigns forever, all the following described lot or parcels of land situate, lying and being in the City and County of Denver, and State of Colorado, to wit:

Lots numbered seven (7) and eight (8) in Block numbered thirty (30) Case and Eberts Addition to the City of Denver, also Lots numbered fifteen and sixteen (15 & 16) in Block numbered seven (7) in the Hunter Addition to Denver, as per recorded plat of said additions, subject to encumbrance of record, balance due thereon \$2000.00 and interest.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the said part y of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

To Have and To Hold the said premises above bargained and described, with the appurtenances, unto

the said part y of the second part, his successors, heirs and assigns forever. And the said Alexander C. Wright

part y of the first part, for him self, his heirs, executors and administrators, do hereby covenant, grant, bargain and agree to and with the said part y of the second part, his successors, heirs and assigns, that at the time of the sealing and delivery of these presents, he is well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has full power, and lawful authority to grant, bargain, sell and convey the same, in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and incumbrances of whatever kind or nature soever, except 1923 general taxes which second party assumes and agrees to pay, and all special taxes, if any appearing of record.

and the above bargained premises, in the quiet and peaceable possession of the said part y of the second part, his successors, heirs and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof.

the said part y of the first part shall and will WARRANT AND FOREVER DEFEND.

In Witness Whereof, The said part y of the first part has hereunto set his hand and seal the day and year first above written.

Alexander C. Wright [SEAL]

Signed, Sealed and Delivered in the Presence of

[SEAL]

[SEAL]

[SEAL]

[SEAL]

STATE OF COLORADO,

CITY AND COUNTY OF DENVER, ss.

I, Francis J. Knauss, a Notary Public in and for the said City and County, in the State aforesaid, do hereby certify that Alexander C. Wright, who

personally known to me to be the person whose name is subscribed to the foregoing deed, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument of writing as his free and voluntary act and deed.

for the uses and purposes therein set forth.

Given under my hand and notarial seal this 29 day of October, A. D. 1923.

My commission expires June 27 1926

Francis J. Knauss
Notary Public.

of the City and County of

H. H. H. H. H.

of the City and County of

and in consideration of the sum of

Dollars,

one of the second part, the re-
nted, bargained, sold and conveyed,
firm unto the said part y of the
of the following described lot or parcels
nd State of Colorado, to wit:

(S 1/2 of 4) and
bered Eighteen
t thereof.

and the reversion and reversions,
ever of the said part y of the

in and agree to and with the said
se presents.

se simple, and has good right,
are free and clear from all former
General taxes
Denver, Park Tax
ors of Estate

heirs and assigns,

WARRANT AND FOREVER DEFEND.

day and year first above written.

Somed [SEAL]

[SEAL]

[SEAL]

[SEAL]

[SEAL]

a Notary Public in and for

the City and County of Denver,

who is

s day in person and acknowledged

nd deed.

ember, A. D. 1923.

Mitchell
Notary Public.



03/11/2021 07:30 AM
City & County of Denver
Electronically Recorded

R \$23.00

WD

2021044913

Page: 1 of 3

D \$0.00

For Convenience Only – No Documentary Fee Required

When Recorded return to:

SPECIAL WARRANTY DEED

This Special Warranty Deed (this "Deed"), is made as of January 11, 2021, by **VOLUNTEERS OF AMERICA, INC.**, a New York nonprofit corporation, also known as The Volunteers of America, a New York corporation and The Volunteers of America, Inc., a New York corporation ("Grantor"), to **VOLUNTEERS OF AMERICA OF COLORADO**, a Colorado Nonprofit Corporation ("Grantee"), whose legal address is 2660 Larimer Street, Denver, CO 80205, Attn: Dave Schunk, President and CEO.

WITNESSETH, that Grantor, for and in consideration of the sum of \$10.00, the receipt and sufficiency of which is hereby acknowledged, have granted, bargained, sold and conveyed, and all these presents does grant, bargain, sell, convey and confirm, unto Grantee, its successors and assigns forever, all of Grantor's interests in the real property, together with all of Grantor's right, title and interest in and to the improvements thereon (collectively "Property"), situate, lying and being in the City and County of Denver, State of Colorado, that is described on Exhibit A.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversions, remainder and remainders, rents, issues, and profits thereof and all the estate, right, interest, claim and demand whatsoever of Grantors, either in law or equity, of, in and to the Property, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the Property, with the appurtenances, unto Grantee, its successors and assigns forever. And Grantor, for itself and its successors and assigns, do covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the Property in the quiet and peaceable possession of Grantee, its successors and assigns, against all persons claiming under Grantor, but none others; subject to all easements, covenants, conditions, restrictions and matters of record in the public land records for the Property as of the date hereof.

Recording Requested by:
FNTG-NCS Colorado

N0029816

IN WITNESS WHEREOF, Grantor has executed this Deed as of the date first written above.

GRANTOR:

VOLUNTEERS OF AMERICA, INC., a
New York nonprofit corporation,
also known as The Volunteers of America, a
New York corporation and The Volunteers of
America, Inc., a New York corporation

By: [Signature]
Name: JUNE KOEGEL
Its: ASSISTANT TREASURER

STATE OF VIRGINIA)

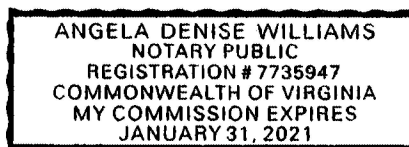
CITY OF ALEXANDRIA)

The foregoing Special Warranty Deed was acknowledged before me this 11TH day of January, 2021, by JUNE KOEGEL, as Asst. Treasurer of Volunteers of America, Inc., a New York Nonprofit Corporation, also known as The Volunteers of America, a New York corporation and The Volunteers of America, Inc., a New York corporation

WITNESS my hand and official seal.

[Signature]
Notary Public

My commission expires: 01/31/2021



-Signature Page-

EXHIBIT A

(Legal Description)

LOTS 7 and 8, BLOCK 30, CASE & EBERT'S ADDITION TO THE CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Also known by street and number as: 2634 Larimer Street, Denver, Colorado 80205

Assessor's parcel or schedule number: 02276-35-004-000

Exhibit A

Outreach Documentation Attachments

Mayhew, April M.

From: Tom Kiler <tkiler@edens.com>
Sent: Sunday, December 12, 2021 10:29 AM
To: Nathan Batchelder
Cc: Kim Kucera; Lichtenfels, Blair E.
Subject: Fwd: Update on EDENS/VOA project RE: Strategic Relationship in District 9

Below is the email from November 15th.

Begin forwarded message:

From: Tom Kiler <tkiler@edens.com>
Date: November 15, 2021 at 6:03:00 AM MST
To: "Zeise, Brea - CC YA2245 City Council Aide" <Brea.Zeise@denvergov.org>, District 9 <District9@denvergov.org>, "CdeBaca, Candi - CC Member District 9 Denver City Council" <Candi.CdeBaca@denvergov.org>, "Wedgeworth, Ashlee - CC YA2245 City Council Aide" <Ashlee.Wedgeworth@denvergov.org>
Cc: Morgan Parker <MParker@edens.com>, David Schunk <dschunk@voacolorado.org>
Subject: RE: Update on EDENS/VOA project RE: Strategic Relationship in District 9

Hi Brea –

Thank you so much for your note, and we appreciate all your time and consideration.

While we have made presentations to several neighborhood RNO organizations (such as RiNo Arts District and Curtis Park) and held a neighborhood open house, we have also had the opportunity to talk many individual neighbors, residents, business owners and community members who are not necessarily associated with traditional RNO groups in the neighborhood. For example, we have had nearly 50 individual, one-on-one conversations with nearby residents and businesses from different backgrounds just by knocking on their door and introducing ourselves over the last several months.

These conversations are important to us to gather input, feedback and listen to those residents and business owners who don't necessarily participate in RNO meetings. This includes listening to residents who have lived in Five Points for decades, and those who have lived here for just a few years. From these individual conversations, we've received really important feedback that we're working to incorporate into our project, such as ensuring the project is inclusive to everyone, keeping with the common vision of the neighborhood, and supporting neighborhood-serving retail establishments. We plan to continue having these conversations throughout the process.

Our team is currently having conversations with the city's HOST team to finalize our affordable housing package, which will eventually have more details on the number of units at a particular AMI. We are committed to provide affordable housing units at the site and would like to share those details with you as we get further into discussions with HOST, CPD and NEST. Additionally, our plans for the neighborhood serving retail component are also contingent on successful rezoning, but the feedback we've received from community members is that they would like to see a small-scale grocer, hardware

store, pet store, etc., but we do not have details just yet, we would of course like to share those with you, as they emerge.

Finally, Ashlee – it's great to meet you, and we're excited to work with you in your role serving Five Points. We would love the opportunity to meet you in person and give you a quick tour of EDENS' existing retail in Five Points, and introduce you to some of our small business retailers, such as [Be a Good Person](#) and [False Ego](#) so they can tell their stories and talk about the work they do with the Five Points community. It could also be a good opportunity to expand a little more on the conversations we've had with individual residents and business owners in the area, and get your input on who else we may want to connect with in the neighborhood.

My schedule is pretty open over the next couple of weeks, so let us know if there's a convenient time to meet up and connect in-person, if you're interested in learning more.

Again, we really appreciate your time and consideration, and thank you so much for the opportunity to keep you updated on our proposal.

Please do not hesitate to reach out if you have any other questions, and looking forward to talking again soon.

Thanks again,
Tom

Tom Kiler
MANAGING DIRECTOR
EDENS
2700 Larimer Street, Suite B
Denver, CO 80205
Phone/Fax 720.785.5612 | **Cell** 202.360.3337

[Facebook](#) | [Instagram](#) | [Twitter](#) | [LinkedIn](#)

From: Zeise, Brea - CC YA2245 City Council Aide <Brea.Zeise@denvergov.org>

Sent: Monday, November 8, 2021 4:57 PM

To: Tom Kiler <tkiler@edens.com>; District 9 <District9@denvergov.org>; CdeBaca, Candi - CC Member District 9 Denver City Council <Candi.CdeBaca@denvergov.org>

Cc: Morgan Parker <MParker@edens.com>; David Schunk <dschunk@voacolorado.org>; Wedgeworth, Ashlee - CC YA2245 City Council Aide <Ashlee.Wedgeworth@denvergov.org>

Subject: Re: Update on EDENS/VOA project RE: Strategic Relationship in District 9

Hello Tom,

Thank you for the written update. I passed your information along to Councilwoman CdeBaca. She'd like to know which neighborhood organizations you reached out to and more specific information about the community benefits (how many affordable units and at what AMI level, what kind of grocery store, etc).

I'm also cc'ing Ashlee Wedgeworth, who is the new Community-Power Building Co-Lead with our office. Her priority neighborhoods include Five Points, and she will be your point of contact for our office regarding this zoning application moving forward.

Warm regards,

Brea Zeise

Public Policy & Operations Director

Office of Councilwoman Candi CdeBaca

Denver City Council, District 9

O: 720-337-7709

Brea.Zeise@denvergov.org

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From: Tom Kiler <tkiler@edens.com>
Sent: Tuesday, October 26, 2021 9:13 PM
To: Zeise, Brea - CC YA2245 City Council Aide <Brea.Zeise@denvergov.org>; District 9 <District9@denvergov.org>; CdeBaca, Candi - CC Member District 9 Denver City Council <Candi.CdeBaca@denvergov.org>
Cc: Morgan Parker <MParker@edens.com>; David Schunk <dschunk@voacolorado.org>
Subject: [EXTERNAL] RE: Update on EDENS/VOA project RE: Strategic Relationship in District 9

Councilwoman CdeBaca and Brea –

Thank you for the opportunity to provide an update on EDENS' and VOA's rezoning proposal for the properties generally along the 2600 blocks of Larimer and Lawrence Street within District 9's Five Points and Curtis Park neighborhoods.

As quick background recap, we, EDENS, are a retail real estate owner and operator in Denver since 2016, and our operating Five Points location includes 36 business establishments – about 50% of which are currently BIPOC and women-owned businesses serving the community.

Our next phase development, which we are rezoning, is a partnership with Volunteers of America (VOA), and allows VOA to successfully expand their operations and community resources to those who are in need throughout the community while preserving their headquarters and administrative operations in Five Points on Larimer St where they've been for over 125 years.

Since our introductory meeting with you and Dr Calderon on 3/25/21, EDENS and VOA have continued to engage the local adjacent neighborhood on our vision for the next phase development. This outreach includes 10 individual neighborhood meetings and open houses since March of this year to gain valuable input and feedback from neighbors, businesses and other community members, along with 3+ years that we've owned the property in the neighborhood and interacted with the community on a daily basis. We have listened to issues and concerns from individual residents, tenants, business owners and other people in the neighborhood.

Importantly, we have taken this neighborhood feedback and incorporated it into much of our rezoning proposal in the form of direct community benefits, including a commitment to affordable housing, neighborhood-serving retail (such a grocer, pharmacy, hardware store, etc.), and publicly accessible open space.

The current zoning on the site (a large portion of which is former Chapter 59 zoning) precludes us from accomplishing much of these community benefits. We have been working diligently with City of Denver Planning Staff to determine which zoning classification is the best vehicle to achieve all these important community elements with urban design that respects the character of the neighborhood. This includes exploring the use of a Planned Unit Development (PUD) that would incorporate specific design requirements, use limitations, height setbacks, open space standards and other components that are more site specific than the existing Denver Zoning Code zone district options.

Our goal is to provide a unique, customized zoning approach at this site which realizes quality urban design standards, varying height setbacks of 3, 5 and 7 stories (with the tallest heights fronting Larimer Street) in order to provide community contributions, including affordable housing units, while concurrently transitioning in use and heights from the commercial aspects of Walnut & Larimer Streets to the more residential character of Arapahoe, Curtis, and Champa Streets. Importantly, this approach also meets numerous goals and recommendations identified in both the 2011 Northeast Downtown Neighborhoods Plan and the 2019 Blueprint Denver update for this area of the neighborhood.

Next steps include continuing to work with neighbors, residents, and local businesses to provide as much information and answer any questions people may have. We will also continue to work with City of Denver planning staff to explore the proper rezoning application vehicle that allows us to achieve all the direct community benefits envisioned by members of the local neighborhood.

We look forward to answering any other questions you may have about our proposal, and it is our hope we can formally submit the rezoning application before the end of November.

Please do not hesitate to contact us if you would like any additional information or details about our proposal.

Thank you again for your time,
Tom

Tom Kiler
MANAGING DIRECTOR
EDENS
2700 Larimer Street, Suite B
Denver, CO 80205
Phone/Fax 720.785.5612 | **Cell** 202.360.3337

[Facebook](#) | [Instagram](#) | [Twitter](#) | [LinkedIn](#)

From: Zeise, Brea - CC YA2245 City Council Aide <Brea.Zeise@denvergov.org>

Sent: Wednesday, October 6, 2021 7:48 PM

To: Tom Kiler <tkiler@edens.com>; District 9 <District9@denvergov.org>; CdeBaca, Candi - CC Member District 9 Denver City Council <Candi.CdeBaca@denvergov.org>; Calderon, Lisa - CC <Lisa.Calderon@denvergov.org>

Cc: Morgan Parker <MParker@edens.com>; David Schunk <dschunk@voacolorado.org>

Subject: Re: Update on EDENS/VOA project RE: Strategic Relationship in District 9

Hello Tom,

Thank you for reaching out. Councilwoman CdeBaca is fine with a written update. We appreciate you keeping our office in the loop on this project.

Warm regards,

Brea Zeise

Public Policy & Operations Director

Office of Councilwoman Candi CdeBaca

Denver City Council, District 9

O: 720-337-7709

Brea.Zeise@denvergov.org

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From: Tom Kiler <tkiler@edens.com>

Sent: Thursday, September 30, 2021 10:24 AM

To: District 9 <District9@denvergov.org>; CdeBaca, Candi - CC Member District 9 Denver City Council <Candi.CdeBaca@denvergov.org>; Calderon, Lisa - CC <Lisa.Calderon@denvergov.org>; Zeise, Brea - CC YA2245 City Council Aide <Brea.Zeise@denvergov.org>

Cc: Morgan Parker <MParker@edens.com>; David Schunk <dschunk@voacolorado.org>

Subject: [EXTERNAL] Update on EDENS/VOA project RE: Strategic Relationship in District 9

Councilwoman CdeBaca,

Hope you're well! We're reaching out to see if you would like a briefing on the status of our EDENS/VOA rezoning project on the 2600 block of Larimer and Lawrence Streets.

We introduced ourselves and the project to you earlier this year in March, and have some updates about the proposal that we would like to share with you, before the project is formally submitted.

Recognizing your busy schedule, we're reaching out early in the hope of getting on your calendar around late October or early November, but our schedules are flexible to meet at a convenient time that works best for you.

Thanks in advance for your time, and please do not hesitate to reach out, if you have any questions in the meantime.

Thanks again,
Tom

Tom Kiler
MANAGING DIRECTOR
EDENS
2700 Larimer Street, Suite B
Denver, CO 80205
Phone/Fax 720.785.5612 | **Cell** 202.360.3337

[Facebook](#) | [Instagram](#) | [Twitter](#) | [LinkedIn](#)

From: District 9 <District9@denvergov.org>

Sent: Friday, February 26, 2021 9:48 AM

To: David Schunk <dschunk@voacolorado.org>; Tom Kiler <tkiler@edens.com>; CdeBaca, Candi - CC Member District 9 Denver City Council <Candi.CdeBaca@denvergov.org>; Calderon, Lisa - CC Senior City Council Aide <Lisa.Calderon@denvergov.org>

Cc: Morgan Parker <MParker@edens.com>

Subject: Re: Strategic Relationship in District 9

Hi David,

Here is the calendar invite with the zoom link below.

From: District 9

Sent: Monday, February 22, 2021 11:44 AM

To: David Schunk <dschunk@voacolorado.org>; Tom Kiler <tkiler@edens.com>; CdeBaca, Candi - CC Member District 9 Denver City Council <Candi.CdeBaca@denvergov.org>; Calderon, Lisa - CC Senior City Council Aide <Lisa.Calderon@denvergov.org>

Cc: Morgan Parker <MParker@edens.com>

Subject: Strategic Relationship in District 9

When: Thursday, March 25, 2021 12:00 PM-12:30 PM.

Where: Via Zoom

District 9 is inviting you to a scheduled Zoom meeting.

Topic: Strategic Relationship in District 9

Time: Mar 25, 2021 12:00 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://denvergov-org.zoom.us/j/87435238190?pwd=WlkrdHk3dkZFVTk5VFMRc0NYUU1idz09>

Meeting ID: 874 3523 8190

Passcode: 282427

One tap mobile

+17209289299,,87435238190# US (Denver)

Dial by your location

+1 720 928 9299 US (Denver)

Meeting ID: 874 3523 8190

Find your local number: <https://denvergov-org.zoom.us/u/kmxQAsneF>

From: David Schunk <dschunk@voacolorado.org>
Sent: Monday, February 22, 2021 3:59:06 PM
To: Zeise, Brea - CC YA2245 City Council Aide <Brea.Zeise@denvergov.org>
Cc: Tom Kiler <tkiler@edens.com>
Subject: RE: [EXTERNAL] Advance Notice of Strategic Relationship in District 9

Brea, Thank you so much for the options. Yes, the 3/25 date and time slot works best for us. Will you send us the calendar invite or would you like us to do so?

Many thanks, dave

Dave Schunk
President and Chief Executive Officer
2660 Larimer Street • Denver, CO 80205
Direct: 720-264-3315
Fax: 720.264.3324

From: Zeise, Brea - CC YA2245 City Council Aide <Brea.Zeise@denvergov.org>
Sent: Friday, February 19, 2021 3:59 PM
To: David Schunk <dschunk@voacolorado.org>
Cc: Tom Kiler <tkiler@edens.com>
Subject: Re: [EXTERNAL] Advance Notice of Strategic Relationship in District 9

Attention: This email was sent from an external source. Please be extra vigilant when opening attachments or clicking links.

Hi Dave,

I'm happy to get this meeting on Councilwoman CdeBaca and Dr. Calderón's calendars. Please let me know if any of these options would work for you:

- Thursday, 3/18 anytime between 11:30am-2:00pm
- Thursday, 3/25 anytime between 11:30am-1:30pm
- Thursday, 4/3 anytime between 2:00-4:00pm

Warm regards,

Brea Zeise

Executive Assistant

Office of Councilwoman Candi CdeBaca

Denver City Council, District9

O: 720-337-7709

Brea.Zeise@denvergov.org

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From: David Schunk <dschunk@voacolorado.org>
Sent: Friday, February 19, 2021 3:38 PM
To: Calderon, Lisa - CC Senior City Council Aide <Lisa.Calderon@denvergov.org>
Cc: Tom Kiler <tkiler@edens.com>; Zeise, Brea - CC YA2245 City Council Aide <Brea.Zeise@denvergov.org>
Subject: RE: [EXTERNAL] Advance Notice of Strategic Relationship in District 9

Lisa,

Excellent! Thank you so much and I hope you have a great weekend! dave

Dave Schunk
President and Chief Executive Officer
2660 Larimer Street • Denver, CO 80205
Direct: 720-264-3315
Fax: 720.264.3324

From: Calderon, Lisa - CC Senior City Council Aide <Lisa.Calderon@denvergov.org>
Sent: Friday, February 19, 2021 3:12 PM
To: David Schunk <dschunk@voacolorado.org>
Cc: Tom Kiler <tkiler@edens.com>; Zeise, Brea - CC YA2245 City Council Aide <Brea.Zeise@denvergov.org>
Subject: Re: [EXTERNAL] Advance Notice of Strategic Relationship in District 9

Attention: This email was sent from an external source. Please be extra vigilant when opening attachments or clicking links.

Hello David,

Thanks for reaching out and notifying us in advance. We would certainly appreciate discussing this initiative. Brea will schedule the meeting.

Thank you,

Lisa



Lisa M. Calderón, MLS, JD, EdD

Chief of Staff

Councilwoman Candi CdeBaca, District 9

Denver City Council

[2855 Tremont PL, Ste. 201 Denver, CO 80205](#)

Mobile: [720-933-7764](tel:720-933-7764) | office: [720-337-7709](tel:720-337-7709)

Lisa.Calderon@denvergov.org

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On Feb 18, 2021, at 11:10 AM, David Schunk <dschunk@voacolorado.org> wrote:

Dave Schunk
President and Chief Executive Officer
2660 Larimer Street • Denver, CO 80205
Direct: 720-264-3315
Fax: 720.264.3324

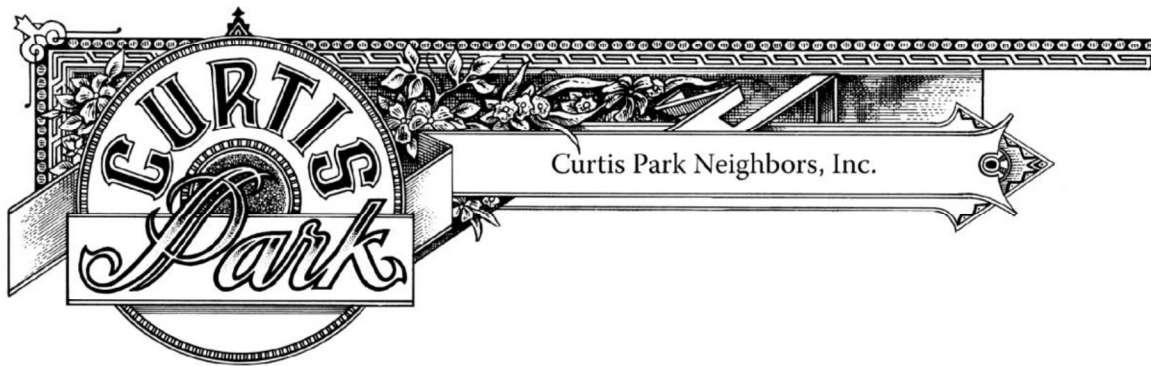
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Exhibit B

Community Support

1. Curtis Park Neighbors RNO
2. RiNo Art District RNO
3. Rathod/Mohamedbhai LLC (neighbors on 27th & Lawrence)
4. Email from Joe Latson and Meredith Zelenka (residents of S*Park)
5. Email from Jennifer Addair (resident of S*Park)
6. Email from Josiah Gallegos (Josiah and his dad Joel own a building at 1203 24th St and operate a business in Curtis Park/RiNo)
7. Email from Chris Riedl and Jennifer Ucen (homeowners on Curtis St)
 - a. *Ryan Cox has received over 20 more support emails similar to these (possibly even more), and we can ask for copies. We instructed residents to send them directly to Ryan so don't have copies of all of them.
8. Handwritten submitted responses from our 7/21 open house and sign-in sheet (saved in one pdf). We provided these to CPD staff already. Assume we may want to consolidate to just the support comments.
9. Community Outreach Meeting Summary (we can likely update somewhat, or make more detailed if that's helpful for the submission)



November 15, 2021
Kristofer Johnson
Community Planning and Development, City and County of Denver

Mr. Johnson:

Curtis Park Neighbors (CPN) is in support of pursuing a PUD that reflects, as much as possible in zoning, the concept as proposed by Edens for the block of 26th-27th-Larimer-Lawrence and the north corner of the block of 25th-26th-Larimer.

The CPN position comes as a result of extensive general neighborhood feedback and input sessions over the past several months.

- Edens has worked diligently since February of this year to connect with and inform neighborhood stakeholders as to the specifics of their project proposal. This outreach by Edens included presentations at a CPN Board Meeting, two CPN General Meetings, a community open-house, multiple meetings with specific groups such as the S*Park community adjacent to the site, and many one-on-ones with neighbors to tour their existing properties and discuss their vision.
- Curtis Park Neighbors solicited feedback and indications of position from neighbors via letters and at an input session that was attended in-person and virtually. In total, 71 neighbors expressed support of the proposed concept, 13 were opposed and 9 were undecided (with 3 of the undecided indicating a lean towards support). Based on this clear neighborhood feedback, the CPN Board voted to approve this position letter.

In addition to gathering overall sentiment, CPN collected and tabulated comment feedback on a variety of aspects of the proposal. While the neighborhood generally acknowledges the need for new zoning to reflect the mixed heights and combination of uses in specific locations as reflected in the Edens vision, in conjunction with the DO-7 overlay, this community support is predicated on:

- Open space through the interior of the block as illustrated by Edens,
- Specific uses to be limited on the identified Lawrence ground-floor mixed-use locations to support neighborhood-serving retail (i.e. grocery store, hardware store, etc.) rather than entertainment uses,
- Commitment to and durable assurance of significant affordable housing,
- Two levels of subgrade parking with access and loading dock on 27th St.,
- A traffic management plan to mitigate volume and safety concerns through the residential portion of the neighborhood, and
- An understanding that heights, setbacks/stepbacks and uses and targeted neighborhood-serving use lists/limitations on Lawrence for the project are to be codified and enforceable via PUD zoning.

Off-site and not covered by zoning, the community is pleased that Edens will support the RiNo District and CPN in:

- Revisions to the neighborhood Parking Area Management Plan to revisit increased and increasing on-street parking contention on and around Lawrence St.
- Pursuit of shared use of the generally-vacant Coors Field parking accessed at 27th Street

Neighborhood support for this project is based on a broad sense that this node is a “special place” as identified in the pedestrian and bike priority recommendations in our neighborhood plan connecting to transit on Larimer. Although the land-use recommendations of that plan failed to capture the community’s sense of this special node, CPN’s past support for targeted corner and ground-floor activation on Lawrence in this specific area is consistent with our ongoing sense of the importance of this place.

- Recent community input was consistent and clear that recognizing and developing this special node should not set a precedent for future intensification of development along Larimer and Lawrence generally.
- Neighborhood support was garnered for this particular proposal, not a generic or base rezone to 5 and 8 stories nor a blanket allowance for mixed-use on Lawrence. The City’s assistance in the use of zoning and other tools to ensure the desired outcome is essential for ongoing support.

In summary, CPN views this proposed project as a unique opportunity, at the intersection of multimodal transportation networks, to further develop this special node and make Five Points a more walkable, bikeable, complete neighborhood. CPN looks forward to working with Edens, CPD and other city departments to create tailored zoning rules, durable affordability commitments, and other community benefits agreements to ensure ongoing neighborhood support through the upcoming processes.

Sincerely,



Ryan Cox
President
Curtis Park Neighbors



9/8/2021

Tom Kiler, Managing Director, Edens
2700 Larimer Street, Suite B
Denver, CO 80205

Re: Redevelopment of 2600 and 2700 Larimer St and Lawrence St, and 2550 Lawrence St.

Dear Mr. Kiler

Thank you for presenting to the RiNo Art District Executive Team on April 8, 2021, as well as holding a neighborhood open house to all RiNo Art District members on July 21, 2021. In April, our committee expressed outline support for the conceptual plans including rezoning to a combination of C-MX-5, G-RX-5, C-MX-8 and DO-7 zoning classification with varying building heights from 3 to 5 to 7 stories. We heard similar support at the neighborhood open house in July.

RiNo Art District is supportive of the concept of creating high quality and pedestrian-focused retail experiences at this location and acknowledges Edens track record in delivering such experiences elsewhere. We also appreciate that this development furthers Volunteers of America's mission and permits them to stay on Larimer St for another 125 years.

We believe that variability in building heights makes strong urban design, relates to the existing neighborhood fabric, and creates appropriate transitions to the surrounding neighborhood. We look forward to learning more about the details of this proposal, with particular regard to the allocation of heights and uses at ground level to allow us to provide a more formal support in the future.

We note that the site is partially within the boundary of RiNo Art District RNO and BID, and also Curtis Park Neighbors RNO. We are committed to working in partnership with our neighbors to ensure that the views of the wider community are represented in future determinations.

Please do not hesitate to contact me with any queries.

Regards

John Deffenbaugh, Projects Director, RiNo Art District, BID, GID

CC

Tracy Weil, Executive Director, RiNo Art District
Diana Merkel, Board Chair, RiNo Business Improvement District
Bernard Hurley, Board Chair, RiNo General Improvement District

3525 Walnut Street • Suite 40 • Denver, Colorado 80205 • 303.437.5129 • rinoartdistrict.org

artwork by @detour303



October 4, 2021

Re: EDENS / Volunteers of America Rezoning and Development Proposal

To Whom It May Concern,

I write this letter in support of EDENS' rezoning and development proposal for our neighborhood. As a local, minority-owned business that supports people of color, I have seen our community grow and evolve into a thriving neighborhood center. I strongly support EDENS' vision for this site, which incorporates women and BIPOC owned businesses, the work of local artists, and much-needed affordable housing to our community. More importantly, EDENS' support and partnership with the Volunteers of America demonstrates their commitment to Denver as a whole – not just real estate projects.

As immediate neighbors to EDENS' existing retail properties and the development site, we have seen EDENS' work in our neighborhood over the last several years, and it shows that they are good partners, and they're committed to social and cultural initiatives that lift our community. This is demonstrated through their everyday efforts to learn, listen, and talk to neighbors and business owners about our needs and vision for the area. Through this work, EDENS' proposal reflects many of the community's desires for this site, including neighborhood-serving retail with off-street subgrade parking, unique urban design that celebrates our neighborhood's eclectic and diverse environment, and incredibly important affordable housing options for residents in Curtis Park. All of these components help our neighborhood thrive and grow, while also embracing and preserving our important cultural diversity.

I sincerely appreciate EDENS' efforts to work with their neighbors and the surrounding community to create something special for our neighborhood. I fully support the vision and need for this project, and I encourage you to support their rezoning application. Please do not hesitate to reach out to me if you have any other questions.

Sincerely,

Siddhartha H. Rathod

Qusair Mohamedbhai

Rathod | Mohamedbhai LLC
2701 Lawrence Street, Suite 100
Denver, Colorado 80205

Mayhew, April M.

From: Joseph Latson <joseph.r.latson@gmail.com>
Sent: Tuesday, October 5, 2021 6:46 PM
To: Ryan And Heidi Cox
Cc: Tom Kiler; Meredith Zelenka
Subject: Re: In Support: Edens / VOA Development

+ 1 for Meredith Zelenka, too.

Thank you,

On Tue, Oct 5, 2021 at 6:45 PM Joseph Latson <joseph.r.latson@gmail.com> wrote:
Hey Ryan,

I am writing in support of the Edens / VOA Development.

I think Tom understands the neighborhood and is going about everything in the right way. If they can execute as presented, it will add tremendous value to the community in terms of needed services, economic development/opportunity and property values.

My biggest concern is that as costs start to become more real and things inevitably get VE'd is that the green space and quality materials will be the first to go. I truly hope that the vision and design hold as presented.

Thank you,

--
Joe Latson
(214) 707-1087

--
Joe Latson
(214) 707-1087

Mayhew, April M.

From: Jennifer Addair <jmaddair@addairhome.com>
Sent: Thursday, October 7, 2021 4:47 PM
To: ryancurtispark@gmail.com
Cc: Tom Kiler
Subject: EDENS

Hi Ryan,

I'm likely not able to attend the Curtis Park Neighbors meeting tonight, but wanted to let you know that after hearing about what EDENS has planned in our neighborhood at the recent S*Park happy hour, I am in support of the overall project. I especially appreciate that so many of their tenants are BIPOC or women-owned businesses, that they want to weave in bits of nature, build community, and plan to include services for people who currently live here.

I would like to make sure that as more commercial development comes in that it doesn't lead to our streets becoming even more congested and unsafe for people walking and biking.

Hopefully this is helpful feedback.

Thanks!
Jen

Jennifer Addair
jmaddair@addairhome.com

WARNING, this message is from an external email address.

Please verify the sender before clicking links, opening attachments, or providing important data.

Mayhew, April M.

From: Josiah Gallegos <josiah@npficolorado.com>
Sent: Tuesday, October 26, 2021 2:11 PM
To: ryancurtispark@gmail.com
Cc: Tom Kiler; Joel Gallegos
Subject: EDENS PLAN - Tom Conversation With NPFI (North point Financial Inc)

Hey Ryan,

I spoke with Tom today. I just wanted to reach out and say I encourage what you're intending to do in the RiNo Art District off Lawrence.

We at NPFI are all for growth and after Tom speaks to the owner Joel Gallegos, I can assure you that you have our support and green light.

We would love to meet you guys and further our relationship. Thank you again Tom!

--

Thank You,



Josiah Marqus Gallegos

Mortgage Broker | North Point Financial Inc.

phone: 720.323.8037

site: npficolorado.com

email: josiah@npficolorado.com



Application: <https://www.blink.mortgage/app/signup/p/NPFI/josiahgallegos>

WARNING, this message is from an external email address.

Please verify the sender before clicking links, opening attachments, or providing important data.

Mayhew, April M.

From: Chris Riedl <chris@communityfirstcommercial.com>
Sent: Saturday, October 2, 2021 5:10 PM
To: ryancurtispark@gmail.com
Cc: Jennifer Ucen
Subject: EDENS / Volunteers of America Rezoning and Development Proposal

Ryan,

I write this letter in support of EDENS' rezoning and development proposal for our neighborhood. As a long-time local resident and active community member, my wife and I have seen our area grow and evolve into a thriving community corridor. We strongly support EDENS' vision for this site, which incorporates a diverse mix of businesses, neighborhood-serving retail within walking distance with off-street subgrade parking, and much-needed open space and nature. More importantly, EDENS' support and partnership with the Volunteers of America will benefit our City greatly.

We have seen EDENS' work in our neighborhood over the last several years, and it shows that they are good partners and involved in the community. All of these components help our neighborhood thrive and grow, with quality urban design.

We sincerely appreciate EDENS' efforts to work with their neighbors and the surrounding community to create something special for our neighborhood. We fully support the vision and need for this project, and encourage you to support their rezoning application. Please do not hesitate to reach out to me if you have any other questions.

Chris Riedl
Broker | Owner | Construction Manager
Community First Commercial Real Estate

Tenant Representation | Corporate Services
Chris@CFFirstCRE.com | 917.261.1730
www.CommunityFirstCommercial.com

Serving Clients. Supporting Our Community

"Never, never, never give up"
-Winston Churchill

<http://www.linkedin.com/pub/chris-riedl/5/b5/b3>

<http://www.communityfirstcommercial.com/>

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Please verify the sender before clicking links, opening attachments, or providing important data.

WELCOME

Please Sign in
Below:

Name	Address	E-mail
Michael Israel	2933 Lawrence St.	mtisrael@msn.com
Sushir Kudva	2625 Larimer	kudva@yahoo
JULIA ROSETTI		JROSETTI@gmail.com
SCOTT ELLIOTT	1455 27th St	USAELIOTT@gmail.com
Nancy Welch	2801 Curtis St	b.s.furst@gmail.com
DANA MUEKEL	2921 WALNUT ST.	diana@pr.design
Tom Sprung	2500 Larimer St	TomSprung@earthlink.net
Julie Kutsam	2800 Curtis	julie.kutsam@earthlink.net
Kate Kaufman	2609 Larimer	kate@pennstate.edu
Tyler Callow	2601 Larimer St	Tyler@ilpostandnews.com
Lu Beldock	2855 Walnut	lu@ericomotoports.com
Brian Michel	2520 Larimer	Brian@2520lar.com
Hayden Firschild	100 S. Ash	h.firschild@stanford.edu
Dan Fischer	1315 Olive	dfischer@stanford.edu
Blair Lichtman	3205 S. Gregg	blairlichtman@stanford.edu
ANITA FRIZZI	2601 Larimer	AFRIZZI@YAHOO
Ryan Tobin	2515 Lawrence St	rtobin@stanford.edu
GERALD HORNER	2523 CALIFORNIA ST	GERALD.HORNER@gmail.com

Nome	Address	Email
Eric Dean	2886 Bellvue St	edean@adns
Eric	1037 29 th St	
Eric Bergstrom	180 Queen City Park Rd 05401	erich@hikem
Dirk Beck	2524 ARAPAHOE ST	dirkbeck@hotmail
Steve Tolson	2815 Lunnvee St	
Paul Berwick	2910 ARAPAHOE ST	PBerwick@gmail.com
Barry Danielson	2528 Walnut St	BarryDanielson@gmail..
Charlie Billingsley	2871 Krameria St	themuseumforblack
Leilani Kanaoka	2530 Lawrence St	gillie@gmail.com
Becky Martin	#24	LeilaniDSi/Fel/Dinar
Becky Martin	1120 Lincoln	rmartin@rbndenver.com
Marcela & Josh Pauletz	823 32nd St	marcelatpauletz@gmail.com
Robert Chapin	3377 Blake	robert2tholke@aol.com
Keith Pryor	2418 Champ	KPryor13@gmail.com
John Hayden	2418 Champ	Haydenpryor@msn.com
LaVonne Washington	2871 Krameria St	VonrossH@gmail.com
Ashley Giesel	2312 Curtis St	a-shap@verizon.net

WE ARE SUPPORTIVE OF
THIS DEVELOPMENT PROJECT
& FEEL IT IS VERY WELL
THOUGHT / PLANNED.

ISSUES WE MAY HAVE
INITIALLY BEEN CONCERNED
ABOUT; SUCH AS PARKING, HAVE
BEEN ADDRESSED BRILLIANTLY.

THE NEIGHBORHOOD(S)
WILL BENEFIT SUBSTANTIALLY
IN THE WAY OF SAFETY &
SECURITY, WALKABILITY
AND VIBRANCY.

BRIAN TRYBUS, OWNER
2520 LARIMER

yes very supportive.
Please save the facade
of the IMAC
Building. :)

Keep the IMAC
Building please :)

As a retailer in the neighborhood
we appreciate the thoughtful
that Edens puts into their
plans. We feel this new project
will only enhance the area for both
business and social/living activities.
Eric Borgstrom
Part to
Snowbo

Tim Choi

I support Edens work. They do great work for the area.

I very much enjoyed the design & layout you guys shared! Can't wait to see the next steps!

We are excited about the direction this will take the neighborhood and look forward to being a part of this vibrant community.

Michel Trybus
2520 Laurier

AS ELD sees massive change and growth I appreciate the inclusivity, thoughtfulness, and not only embracing of art culture but the celebration of it when I look at Edens plans. I welcome this type of project and feel it will set an example for other developers in the area.
- Diana Markel

**Which retailers
would you like added
to the neighborhood?**

R: No needs a good
Gay Bar. ☺

**Which retailers
would you like added
to the neighborhood?**

Anthropologie

LOCAL ARTIST Gallery
Plant Store

Quick, affordable lunch

- Mexican
- Deli

**Which retailers
would you like added
to the neighborhood?**

ARC
DAIRY CREAM

**Which retailers
would you like added
to the neighborhood?**

BIPOC on long-term leases

**Which retailers
would you like added
to the neighborhood?**

for small grocery—
something ~~small~~ like trader Joe's
or Marczyk's

**Which retailers
would you like added
to the neighborhood?**

A garden shop

An Indian Restaurant

An Art house Movie Theatre
or Alamo Draft House

**Which retailers
would you like added
to the neighborhood?**

Pilates Studio

**What types of events
would you like to have
in the neighborhood?**

*Music & Art & Dance
Events*

**What types of events
would you like to have
in the neighborhood?**

Farmers Markets

Art walks

Curtis Park/Rino/Wittier
historical feature events

Closed & festival/event
for HABF

**What are your
favorite things about
the neighborhood?**

The connection & support
between the small,
local business owners.

**What are your
favorite things about
the neighborhood?**

*The Murals
+
Creativity
So Inspiring!*

**What are your
favorite things about
the neighborhood?**

KEEP IMAC!



**What are your
favorite things about
the neighborhood?**

CP is a residential
neighborhood - low density
with families & children
and inclusive in color,
age & economics

Rino is affecting the 'hood
w/ traffic & parking & intensity
RINO is NOT diverse

**What are your
favorite things about
the neighborhood?**

The People
The Gardens &
Tree Canopy
The Architecture
The walkability.

EDENS / VOA Community Outreach Process to date*

MEETING WITH ADJACENT NEIGHBORS AND NEIGHBORHOODS FOR FEEDBACK PRIOR TO OFFICIAL SUBMISSION TO CITY OF DENVER

3/23/21 • Curtis Park RNO Presentation

4/8/21 • RINO District RNO Presentation

5/17/21 • Curtis Park Neighborhood Design Subcommittee

6/3/21 • Curtis Park RNO Presentation

6/14/21 • Curtis Park Neighborhood Design Subcommittee

7/8/21 • Curtis Park Neighborhood Design Subcommittee

7/21/21 • Neighborhood Open House (Invited all of Curtis Park Neighborhood and RiNo Art District)

9/30/21 • S*Park HOA Open House

10/7/21 • Curtis Park RiNo Presentation

10/21/21 • Curtis Park RiNo Discussion

• *Community Outreach also includes numerous tours of EDENS' existing retail and next phase development with neighbors and community members.

Exhibit C
Authority

THIS DOCUMENT MAY AFFECT YOUR LEGAL RIGHTS. LEGAL ADVICE SHOULD BE OBTAINED IN THE DRAFTING OF ANY LEGAL DOCUMENT.

STATEMENT OF AUTHORITY
(§38-30-172, C.R.S.)

1. This Statement of Authority relates to an entity¹ named
Volunteers of America Colorado Branch
2. The type of entity is a:

☐ corporation	☐ registered limited liability partnership
☒ nonprofit corporation	☐ registered limited liability limited partnership
☐ limited liability company	☐ limited partnership association
☐ general partnership	☐ government or governmental subdivision or agency
☐ limited partnership	☐ trust
☐	
3. The entity is formed under the laws of Colorado
4. The mailing address for the entity is 2660 Larimer Street, Denver Colorado 80205
5. The ☒ name ☒ position of each person authorized to execute instruments conveying, encumbering or otherwise affecting title to real property on behalf of the entity is Volunteers of America Colorado Branch President/CEO (David Schunk)
Volunteers of America Colorado Branch CFO (Mike Pritchard)
6. The authority of the foregoing person(s) to bind the entity: ☒ is² not limited ☐ is limited as follows:
7. Other matters concerning the manner in which the entity deals with interests in real property:
N/A
8. This Statement of Authority is executed on behalf of the entity pursuant to the provisions of §38-30-172, C.R.S.³
9. The Statement of Authority amends and supercedes in all respects any and all prior dated Statements of Authority executed on behalf of the entity.

Executed this 16th day of December, 2021

Volunteers of America Colorado Branch

President/CEO, David Schunk

CFO, Mike Pritchard

¹ This form should not be used unless the entity is capable of holding title to real property.

² The absence of any limitation shall be prima facie evidence that no such limitation exists.

³ The statement of authority must be recorded to obtain the benefits of the statute.

State of Colorado)
County of Denver) ss

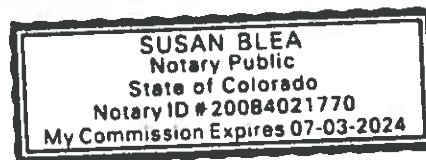
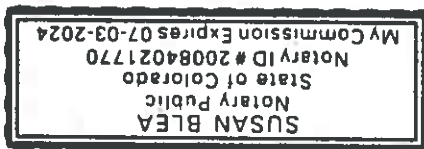
The foregoing Statement of Authority was acknowledged before me this 16th day of December, by Susan Blea

Witness my hand and official seal.

My commission expires:

Susan Blea

Notary Public



WHEN RECORDED RETURN TO:

Volunteers of America Colorado Branch, 2660 Larimer Street, Denver Colorado 80205

THIS DOCUMENT MAY AFFECT YOUR LEGAL RIGHTS. LEGAL ADVICE SHOULD BE
OBTAINED IN THE DRAFTING OF ANY LEGAL DOCUMENT.

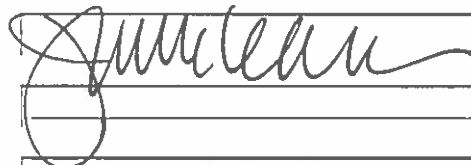
STATEMENT OF AUTHORITY
(§38-30-172, C.R.S.)

1. This Statement of Authority relates to an entity¹ named
2534 Larimer Five Points, LLC
2. The type of entity is a:

☐ corporation	☐ registered limited liability partnership
☐ nonprofit corporation	☐ registered limited liability limited partnership
☒ limited liability company	☐ limited partnership association
☐ general partnership	☐ government or governmental subdivision or agency
☐ limited partnership	☐ trust
☐	
3. The entity is formed under the laws of South Carolina
4. The mailing address for the entity is Attn: Tom Kiler, 2700 Larimer Street, Suite B Denver, CO 80205
5. The ☒ name ☒ position of each person authorized to execute instruments conveying, encumbering or otherwise affecting title to real property on behalf of the entity is Tom Kiler - Managing Director, Jodie W. McLean - Chief Executive Officer, Mark Garside - Chief Financial Advisor, William C. Caldwell, Managing Director
6. The authority of the foregoing person(s) to bind the entity: ☒ is² not limited ☐ is limited as follows:
N/A
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9. The Statement of Authority amends and supercedes in all respects any and all prior dated Statements of Authority executed on behalf of the entity.

Executed this 16 day of December, 2021

2534 Larimer Five Points, LLC, a SC limited liability company



Jodie W. McLean, Chief Executive Officer

¹ This form should not be used unless the entity is capable of holding title to real property.

² The absence of any limitation shall be prima facie evidence that no such limitation exists.

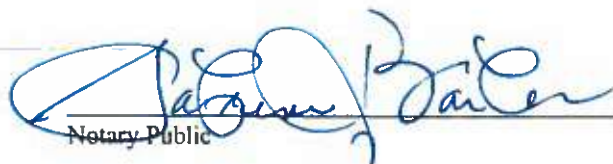
³ The statement of authority must be recorded to obtain the benefits of the statute.

State of COLUMBIA)
County of District) ss

The foregoing Statement of Authority was acknowledged before me this 16th day of December
December 16th, 2021 by Jodie W. McLean, Chief Executive Officer of 2534 Larimer Five Points, LLC

Witness my hand and official seal.

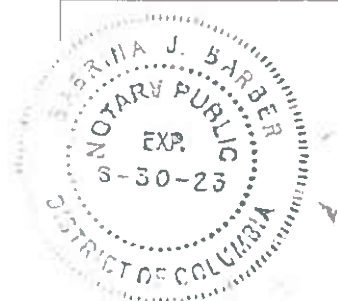
My commission expires: 6/30/2023


Notary Public

SABRINA J. BARBER
NOTARY PUBLIC DISTRICT OF COLUMBIA
My Commission Expires June 30, 2023

WHEN RECORDED RETURN TO:

Tom Kiler, 2700 Larimer Street, Suite B Denver, CO 80205



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STATEMENT OF AUTHORITY
(§38-30-172, C.R.S.)

1. This Statement of Authority relates to an entity¹ named
2550 Five Points RINO, LLC
2. The type of entity is a:

☐ corporation	☐ registered limited liability partnership
☐ nonprofit corporation	☐ registered limited liability limited partnership
☒ limited liability company	☐ limited partnership association
☐ general partnership	☐ government or governmental subdivision or agency
☐ limited partnership	☐ trust
☐	
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Executed this 16 day of December, 2021

2550 Five Points RINO, LLC, a SC limited liability company

Jodie W. McLean, Chief Executive Officer

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² The absence of any limitation shall be prima facie evidence that no such limitation exists.

³ The statement of authority must be recorded to obtain the benefits of the statute.

State of COLUMBIA)
County of District) ss

The foregoing Statement of Authority was acknowledged before me this 16th day of DECEMBER
December 16th, 2021 by Jodie W McLean, Chief Executive Officer of 2550 Five Points RINO, LLC.

Witness my hand and official seal.

My commission expires: 6/30/2023


Notary Public

SABRINA J. BARBER
NOTARY PUBLIC DISTRICT OF COLUMBIA
My Commission Expires June 30, 2023

WHEN RECORDED RETURN TO:

Tom Kiler, 2700 Larimer Street, Suite B Denver, CO 80205



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OBTAINED IN THE DRAFTING OF ANY LEGAL DOCUMENT.

STATEMENT OF AUTHORITY
(§38-30-172, C.R.S.)

1. This Statement of Authority relates to an entity¹ named
2644 Five Points RINO, LLC
2. The type of entity is a:

☐ corporation	☐ registered limited liability partnership
☐ nonprofit corporation	☐ registered limited liability limited partnership
☒ limited liability company	☐ limited partnership association
☐ general partnership	☐ government or governmental subdivision or agency
☐ limited partnership	☐ trust
☐	
3. The entity is formed under the laws of South Carolina
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5. The ☒ name ☒ position of each person authorized to execute instruments conveying, encumbering or otherwise affecting title to real property on behalf of the entity is Tom Kiler - Managing Director, Jodie W. McLean - Chief Executive Officer, Mark Garside - Chief Financial Advisor, William C. Caldwell, Managing Director
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N/A
7. Other matters concerning the manner in which the entity deals with interests in real property:
N/A
8. This Statement of Authority is executed on behalf of the entity pursuant to the provisions of §38-30-172, C.R.S.³
9. The Statement of Authority amends and supercedes in all respects any and all prior dated Statements of Authority executed on behalf of the entity.

Executed this 16 day of December, 2021

2644 Five Points RINO, LLC, a SC limited liability company


Jodie W. McLean, Chief Executive Officer

¹ This form should not be used unless the entity is capable of holding title to real property.

² The absence of any limitation shall be prima facie evidence that no such limitation exists.

³ The statement of authority must be recorded to obtain the benefits of the statute.

State of Columbia)
County of District) ss

The foregoing Statement of Authority was acknowledged before me this 16th day of December
December 16th, 2021 by Jodie W. McLean, Chief Executive Officer of 2644 Five Points RINO, LLC

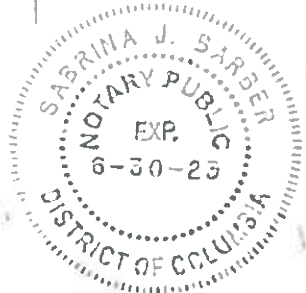
Witness my hand and official seal.

My commission expires: 6/30/2023

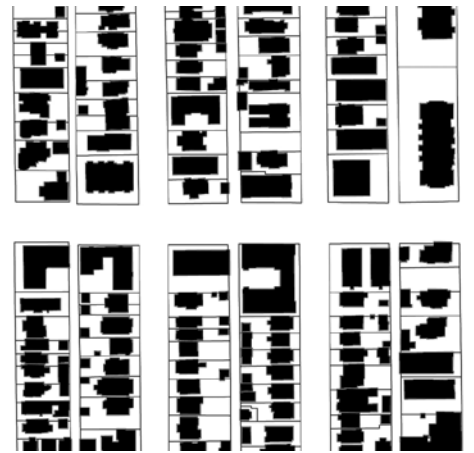
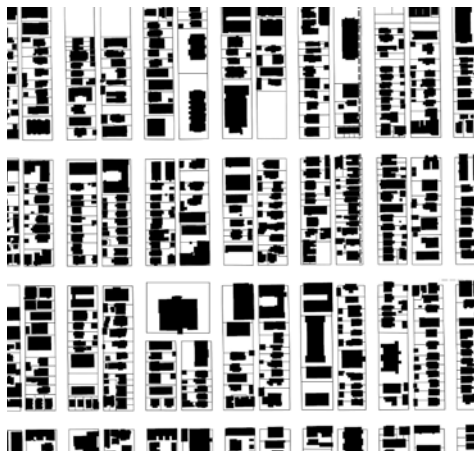

Notary Public

WHEN RECORDED RETURN TO:

Tom Kiler, 2700 Larimer Street, Suite B Denver, CO 80205



PUD-G 28



2534-2623 Larimer St,
2609, 2635, 2641 Lawrence St
2021I-00175

February 3, 2022

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DRAFT

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CHAPTER 1. ESTABLISHMENT AND INTENT

SECTION 1.1 PUD-G 28 ESTABLISHED

The provisions of this PUD-G 28 apply to the land depicted on the Official Zoning Map with the label PUD-G 28, and more generally described as approximately 3.17 acres of land within the South-East ¼ of Section 27, Township 3 South, Range 68 West of the 6th P.M, City and County of Denver, State of Colorado.

1.1.1 Subareas Established

The following subareas are hereby established within PUD-G 28 for the purpose of applying the zoning standards contained herein. All subareas established are shown generally on Figure 1-1 below and described legally as follows:

A. Subarea A Legal Description

BEING ALL OF ...

SUBAREA "A" CONTAINS XX,XXX SQUARE FEET, X.XXX ACRE MORE OR LESS.

B. Subarea B Legal Description

BEING ALL OF ...

SUBAREA "B" CONTAINS XX,XXX SQUARE FEET, X.XXX ACRE MORE OR LESS.

C. Subarea C Legal Description

BEING ALL OF ...

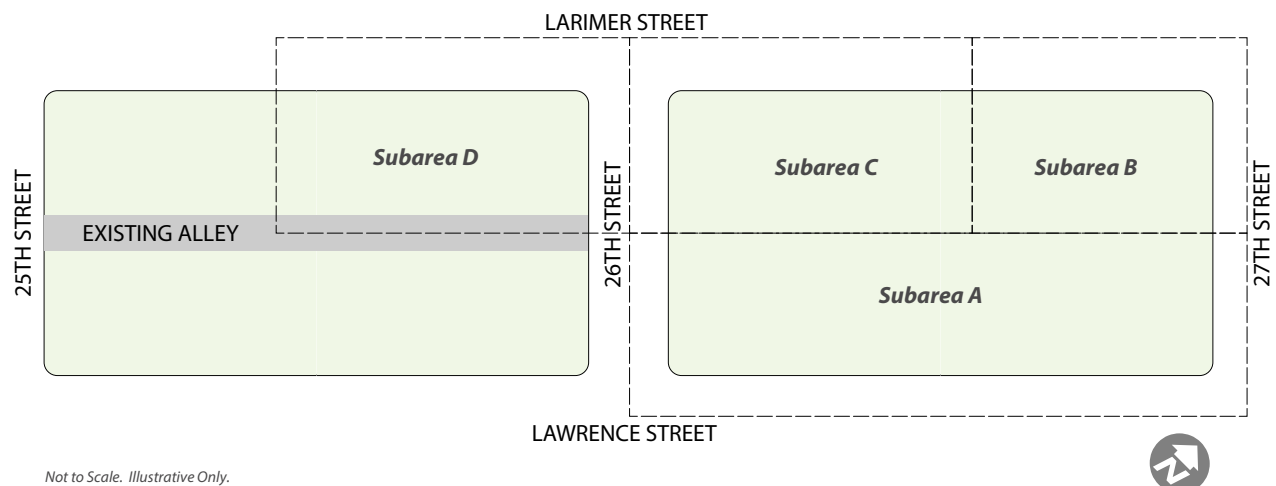
SUBAREA "C" CONTAINS XX,XXX SQUARE FEET, X.XXX ACRE MORE OR LESS.

D. Subarea D Legal Description

BEING ALL OF ...

SUBAREA "D" CONTAINS XX,XXX SQUARE FEET, X.XXX ACRE MORE OR LESS.

Figure 1-1: Subareas Established in this PUD-G 28



SECTION 1.2 PUD-G 28 GENERAL PURPOSE

The general purpose of this PUD-G 28 is to provide more prescriptive requirements than the conventional building form regulations found in the Denver Zoning Code to facilitate redevelopment of an underutilized site with mixed residential and commercial uses and open space amenities that are compatible with and contribute to the vibrancy of the surrounding neighborhood.

SECTION 1.3 PUD-G 28 SPECIFIC INTENT

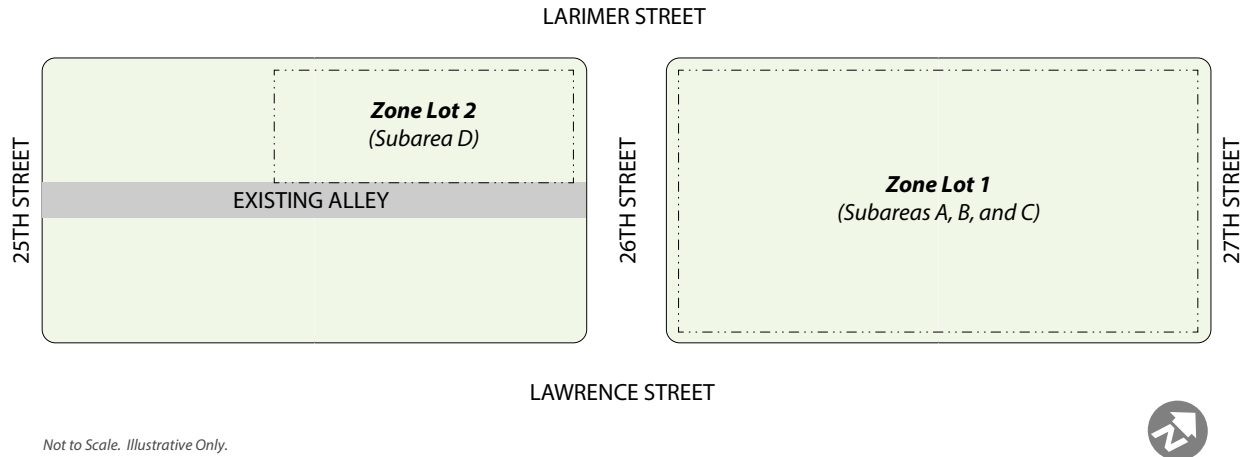
More specifically, PUD-G 28 is intended to:

- 1.3.1 Respond to the unique and extraordinary circumstances associated with the Property, which circumstances require redeveloping the site in a manner sensitive to the existing and historical context of this neighborhood, including but not limited to:
 - A. facilitating compatible development through appropriate building form and design standards that are not available or required under a traditional form based zone district in the Denver Zoning Code in an effort to respond to and respect the historical context, scale, and mix of uses of the neighborhood;
 - B. allowing mixed-use development that contributes to the vibrancy of the surrounding neighborhood and that facilitates appropriate transitions between uses on the subject site and existing residential uses to the south, east and north;
 - C. connecting the historic aspects and scale of neighboring Ballpark and Curtis Park Historic Districts, by varying the heights of new structures and repositioning, preserving, and complementing character-defining features of existing structures to ensure that they remain relevant and vibrant;
 - D. creating more substantial public realm and open space areas to enhance pedestrian activity and connectivity for the community;
 - E. ensuring quality, human-scaled building design that respects the character and historic nature of the corridor; and
 - F. activating and expanding an emerging node of activity along a street identified as a Community Corridor in Blueprint Denver with an innovative, sustainable, and equitable development that will offer affordable housing and a robust retail ecosystem.
- 1.3.2 Facilitate the creation of significant public benefits not allowed or guaranteed by a traditional zone district, including:
 - A. affordable housing;
 - B. enhanced open space/public realm;
 - C. human scaled building design with active ground floor uses;
 - D. expanded retail and neighborhood serving uses; and
 - E. preservation of specific buildings or building elements in whole or in part to provide continuity of character and scale with the existing context.

SECTION 1.4 ZONE LOTS ESTABLISHED

This PUD-G 28 establishes two Zone Lots whose boundaries are shown generally in Figure 1-2 below. Zone Lot 1 shall be entirely within Subareas A, B, and C, and Zone Lot 2 shall be entirely within Subarea D. Determination of Primary and Side Street Zone Lot Lines is established in Section 6.6.2.A of this PUD-G 28.

Figure 1-2: Zone Lots Established in this PUD-G 28



CHAPTER 2. NEIGHBORHOOD CONTEXT DESCRIPTION

SECTION 2.1 GENERAL URBAN NEIGHBORHOOD CONTEXT DESCRIPTION

All development within Subarea A of this PUD-G 28 shall conform to Denver Zoning Code, Division 6.1, General Urban Neighborhood Context Description, as amended from time to time.

SECTION 2.2 URBAN CENTER NEIGHBORHOOD CONTEXT DESCRIPTION

All development within Subareas B, C, and D of this PUD-G 28 shall conform to Denver Zoning Code, Division 7.1, Urban Center Neighborhood Context Description, as amended from time to time.

CHAPTER 3. UNDERLYING ZONE DISTRICTS

SECTION 3.1 SUBAREA A

Development within Subarea A of this PUD-G 28 shall conform to Denver Zoning Code, Division 6.2, Districts, as specifically applicable to the G-RX-5 Zone District, as amended from time to time, except as modified in this PUD-G 28.

SECTION 3.2 SUBAREA B

Development within Subarea B of this PUD-G 28 shall conform to Denver Zoning Code, Division 7.2, Districts, as specifically applicable to the C-MX-5 Zone District, as amended from time to time, except as modified in this PUD-G 28.

SECTION 3.3 SUBAREA C

Development within Subarea C of this PUD-G 28 shall conform to Denver Zoning Code, Division 7.2, Districts, as specifically applicable to the C-MX-8 Zone District, as amended from time to time, except as modified in this PUD-G 28.

SECTION 3.4 SUBAREA D

Development within Subarea D of this PUD-G 28 shall conform to Denver Zoning Code, Division 7.2, Districts, as specifically applicable to the C-MX-5 Zone District, as amended from time to time, except as modified in this PUD-G 28.

CHAPTER 4. DESIGN STANDARDS

Development within this PUD-G 28 shall conform to Denver Zoning Code Division 6.3, Design Standards, as specifically applicable to the G-RX-5 Zone District (Subarea A), or Division 7.3, Design Standards, as specifically applicable to the C-MX-5 Zone District (Subareas B and D) and C-MX-8 Zone District (Subarea C), as amended from time to time, with the following modifications, additions, and exceptions.

SECTION 4.1 BUILDING FORM INTENT

Denver Zoning Code Section 6.3.2, Building Form Intent, and Section 7.3.2, Building Form Intent, as amended from time to time, shall apply to this PUD-G 28, with the following additions.

4.1.1 Height

Arrange building heights at the edges of PUD-G 28 to provide a transition to the lower heights allowed in adjacent areas.

4.1.2 Residential Setbacks

Provide transitional space between the edge of a public sidewalk and Street Level residential dwellings.

4.1.3 Upper Story Setback

Maintain the general appearance of a predominantly 3-story maximum height near the sidewalk edge by requiring an Upper Story Setback at taller heights.

4.1.4 Open Space

Encourage the provision of publicly accessible open space that enhances pedestrian connections and creates activated amenity space for users and visitors.

SECTION 4.2 PRIMARY BUILDING FORM STANDARDS

4.2.1 District Specific Standards Summary

- A. Primary Structures in this PUD-G 28 shall use the Shopfront Building Form.
- B. There shall be no maximum number of structures per Zone Lot in this PUD-G 28.

4.2.2 District Specific Standards

All development, except detached accessory structures, in this PUD-G 28 shall conform to Denver Zoning Code Section 6.3.3.3, District Specific Standards, as applicable to the G-RX-5 Zone District (Subarea A), or Section 7.3.3.3, District Specific Standards, as applicable to the C-MX-5 Zone District (Subareas B and D) and C-MX-8 Zone District (Subarea C), as amended from time to time, except as modified in this PUD-G 28 with the following exceptions, additions, and modifications set forth in the following table.

SHOPFRONT

HEIGHT	Subarea A	Subarea B	Subarea C	Subarea D
	(based on G-RX-5)	(based on C-MX-5)	(based on C-MX-8)	(based on C-MX-5)
See Underlying Zone Districts for Additional Applicable Height Standards Not Listed Below				
Stories (max)	5	5	7	5
Feet (min/max)	na/70'	24'/70'	24'/89'	24'/70'
Additional Height Limitations	See Section 4.3.1			
SITING	Subarea A	Subarea B	Subarea C	Subarea D
	(based on G-RX-5)	(based on C-MX-5)	(based on C-MX-8)	(based on C-MX-5)
See Underlying Zone Districts for Additional Applicable Siting Standards Not Listed Below				
REQUIRED BUILD-TO				
Primary and Side Street (min build-to % within min/max range)	75% 0'/15' Frontages Subject to a Residential Setback: 7'/20'			
RESIDENTIAL SETBACKS				
Primary and Side Street (min)	7'			
OPEN SPACE				
Private Open Space (min)	10% See Section 6.6.2.B	10% See Section 6.6.2.B	10% See Section 6.6.2.B	na
DESIGN ELEMENTS	Subarea A	Subarea B	Subarea C	Subarea D
	(based on G-RX-5)	(based on C-MX-5)	(based on C-MX-8)	(based on C-MX-5)
See Underlying Zone Districts for Additional Applicable Design Elements Standards Not Listed Below				
BUILDING CONFIGURATION				
Street Level Height (min)	na	16'	16'	16'
Upper Story Setback above 3 stories or 45' (min % of Primary and Side Street-facing zone lot width/min setback)	60% / 5'			
Upper Story Setback above 5 stories or 70' (min % of Primary and Side Street-facing zone lot width/min setback)	na	na	80% / 10' See Section 4.3.2	na
Limitation on Visible Parking Above Street Level for Structures over 5 stories or 70' in Height (min % of Primary and Side Street-facing zone lot width)	na	70% See Section 4.3.3	70% See Section 4.3.3	70% See Section 4.3.3
INCREMENTAL MASS REDUCTION				
Incremental Mass Reduction for Stories 3-5 (min)	10%			
Incremental Mass Reduction for Stories 6-7 (min)	na	na	15%	na
STREET LEVEL ACTIVATION				
Transparency, Primary Street (min for all uses)	60%			
Transparency, Side Street (min for all uses)	40%			
Additional Pedestrian Access, Primary and Side Street	Each Street Level Dwelling Unit shall have a Dwelling Unit Entrance with Entry Feature			
USES	Subarea A	Subarea B	Subarea C	Subarea D
	(based on G-RX-5)	(based on C-MX-5)	(based on C-MX-8)	(based on C-MX-5)
See Underlying Zone Districts for Additional Applicable Uses Standards Not Listed Below				
Street Level Active Uses (min Primary Street % within Build-To min/max range and with Street Level Active Uses)	75%			
Street Level Nonresidential Active Uses (min Primary Street % within Build-To min/max range and with Street Level Active Uses)	na	50% See Section 4.3.4	50% See Section 4.3.4	50% See Section 4.3.4

SECTION 4.3 SUPPLEMENTAL DESIGN STANDARDS

4.3.1 Building Height Areas

A. Intent

To vary the height and massing of buildings to respond to the surrounding context and create a transition to the lower heights allowed in adjacent areas.

B. Applicability

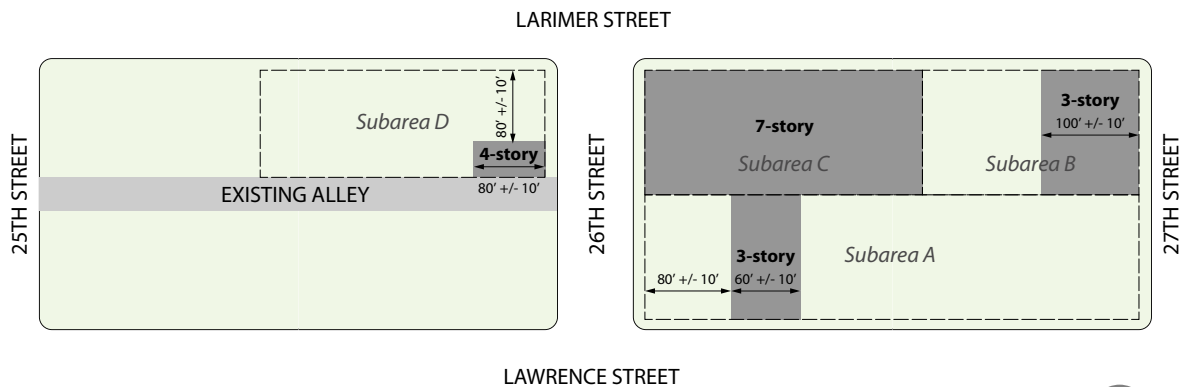
This Section 4.3.1 applies to all Primary Structures in this PUD-G 28.

C. Standard

- Maximum Building Height for Structures in specific areas of this PUD-G 28 shall be limited to 3, 4, 5 and 7 stories with maximum height in feet as indicated in the following table and Figure 4-1.

MAXIMUM HEIGHT IN PUD-G 28	
MAXIMUM HEIGHT IN STORIES	MAXIMUM HEIGHT IN FEET
3 stories	45'
4 stories	60'
5 stories	70'
7 stories	89'

Figure 4-1: Building Height Limitations in this PUD-G 28



Not to Scale. Illustrative Only.

- The location of height definition areas in Subareas A, B, and D only may vary from the boundaries shown in the preceding figure by an amount not to exceed ten feet (10') measured horizontally and parallel to the:
 - Lawrence Street Primary Zone Lot Line in Subarea A;
 - Larimer Street Primary Zone Lot Line in Subarea B; or
 - Larimer Street Primary Zone Lot Line or 26th Street Side Street Zone Lot Line in Subarea D.

4.3.2 Upper Story Setbacks

A. Intent

To break down the general appearance of and provide additional pedestrian space between the tallest portions of buildings from the sidewalk edge.

B. Applicability

This Section 4.3.2 applies to all Primary Structures in Subarea C of this PUD-G 28.

C. Standard

Any portion of a building that extends directly from the Street Level to the maximum 7 stories in height shall at least meet the required minimum upper story setback above 3 stories or 45 feet as set forth in the building form table.

4.3.3 Limitation on Visible Parking Above Street Level

A. Intent

To minimize the visibility, and impacts of structured parking and promote visual interest on upper story building facades.

B. Applicability

This Section 4.3.3 applies to all Primary Structures in this PUD-G 28 that are greater than 5 stories or 70 feet in height (excluding permitted height exceptions) and include structured parking above Street Level.

C. Standard

1. Uses that meet the Limitation on Visible Parking Above Street Level shall occupy floor area above Street Level for a minimum depth of 15 feet from the Primary or Side Street frontage (may include the depth of recessed balcony or terrace areas and insets for building articulation up to 10 feet in depth) to wrap structured parking.
2. Uses that meet the Limitation on Visible Parking Above Street Level shall include all primary uses, but shall not include Parking Spaces or Parking Aisles for the minimum specified percentage of the Primary or Side Street-facing Zone Lot Width.

4.3.4 Street Level Nonresidential Active Uses

A. Intent

To promote activity on the street and sidewalk and encourage a vibrant urban environment with uses accessible to the general public.

B. Applicability

This Section 4.3.4 applies to all Primary Structures in Subareas B, C, and D of this PUD-G 28.

C. Standard

1. Street Level nonresidential active uses include all permitted primary uses except the following:
 - a. Dwelling, Single Unit;
 - b. Dwelling, Two Unit
 - c. Dwelling, Multi-Unit;
 - d. Dwelling, Live / Work;
 - e. Automobile Services, Light;
 - f. Mini-storage Facility; or
 - g. Wholesale Trade or Storage, Light.

2. Street Level nonresidential active uses include all permitted accessory uses except the following:
 - a. Accessory uses associated with primary uses prohibited by Section 4.3.4.C.1;
 - b. Outdoor Storage, General;
 - c. Outdoor Storage, Limited;
 - d. Car Wash Bay Accessory to Automobile Services or Hotel Uses; or
 - e. Drive Through Facility Accessory to Eating/Drinking Establishments and to Retail Sales, Service, and Repair Uses.
3. Street Level nonresidential active uses shall not include Parking Spaces or Parking Aisles.
4. Street Level nonresidential active uses shall occupy Street Level floor area for a minimum depth of 15 feet (may include the depth of a recessed entrance allowed to meet minimum pedestrian access standards).
5. The portion of the building facade that meets the Street Level nonresidential active use requirement shall contain at least one window or door that meets the requirements in Denver Zoning Code Section 13.1.6.3, Street Level Activation.
6. The length of any build-to alternatives permitted by Section 4.4.1, except the Private Open Space alternative, shall not apply toward the required percentage of Street Level building frontage that must be occupied by Street Level nonresidential active uses.

4.3.5 Other Supplemental Design Standards in Underlying Zone Districts

All other applicable Supplemental Design Standards set forth in Denver Zoning Code Section 6.3.5 (Subarea A) and Section 7.3.5 (Subareas B, C, and D) shall apply to this PUD-G 28.

SECTION 4.4 DESIGN STANDARD ALTERNATIVES

4.4.1 Required Build-to Alternatives

A. Intent

To help define the public realm and enhance the visual quality of the built environment where it is not possible to define the street and public sidewalk edge with building facades.

B. Applicability

This Section 4.4.1 applies to all Primary Structures in this PUD-G 28

C. Alternative

The following alternatives may be used singularly or in combination as alternatives to a required build-to standard in this PUD-G 28 and may count toward the required build-to no more than as described in the following table, provided all alternatives meet the requirements stated in Denver Zoning Code Section 13.1.5.7.E, Build-to Alternative Requirements:

REQUIRED BUILD-TO ALTERNATIVES				
PRIVATE OPEN SPACE (MAX % OF BUILD-TO)	GARDEN WALL (MAX % OF BUILD-TO)	GARDEN WALL WITH COVERED SEATING FOR PEDESTRIANS (MAX % OF BUILD-TO)	PERGOLA (MAX % OF BUILD-TO)	ARCADE (MAX % OF BUILD-TO)
25%	25%*	30%*	30%*	100%

*If used in combination with each other, the garden wall, garden wall with covered seating for pedestrians and pergola alternatives may count toward no more than 30% of required build-to.

4.4.2 Street Level Transparency Alternatives

A. Intent

To provide visual interest on building facades, to activate the public street and sidewalk, and enhance the visual quality of the built environment along Street Level facade areas where windows do not provide sufficient transparency.

B. Applicability

This Section 4.4.2 applies to all Primary Structures in this PUD-G 28

C. Allowance

The following alternatives may be used singularly or in combination as alternatives to a required transparency standard in this PUD-G 28 and may count toward required transparency no more than as described in the table below, provided all alternatives meet the requirements stated in Denver Zoning Code Section 13.1.6.3.A.5, Transparency Alternative Requirements:

TRANSPARENCY ALTERNATIVES					
ZONE LOT LINE DESIGNATION	DISPLAY CASES AND AUTOMATED TELLER MACHINES (MAX)	WALL DESIGN ELEMENTS (MAX)	PERMANENT OUTDOOR EATING / SERVING AREAS (MAX)	PERMANENT ART (MAX)	COMBINATION OF ALTERNATIVES (MAX)
Primary and Side Street	0%	50%	0%	50%	80%

4.4.3 Other Design Standard Alternatives in Underlying Zone Districts

All other applicable Design Standard Alternatives set forth in Denver Zoning Code Section 6.3.6 (Subarea A) and Section 7.3.6 (Subareas B, C, and D) shall apply to this PUD-G 28.

SECTION 4.5 DESIGN STANDARD EXCEPTIONS

4.5.1 Height Exceptions

A. Intent

To allow building features to exceed maximum height for utility purposes and/or limited recreation or building amenities in the higher intensity zone districts/larger forms.

B. Applicability

This Section 4.5.1 applies to all Primary Structures in this PUD-G 28.

C. Exception

Height exceptions for Primary Structures set forth in Denver Zoning Code Section 6.3.7.1.C, Height Exceptions (Subarea A) or Section 7.3.7.1.C, Height Exceptions (Subareas B, C, and D) shall apply with the following exceptions, additions, and modifications:

1. A Parapet Wall and/or Safety Railing to may encroach into the upper story setback up to a maximum of 5 feet.
2. No height exception shall exceed the maximum building height in feet set forth by Section 4.2.2, District Specific Standards, or Section 4.3.1, Building Height Areas, of this PUD-G 28 by more than 15 feet.

4.5.2 Other Design Standard Exceptions in Underlying Zone Districts

All other applicable Design Standard Exceptions set forth in Denver Zoning Code Section 6.3.7 (Subarea A) and Section 7.3.7 (Subareas B, C, and D) shall apply to this PUD-G 28.

SECTION 4.6 INTEGRATION OF EXISTING FACADES

4.6.1 Intent

To maintain exterior design features and architectural elements that contribute to the character and context of the neighborhood.

4.6.2 Applicability

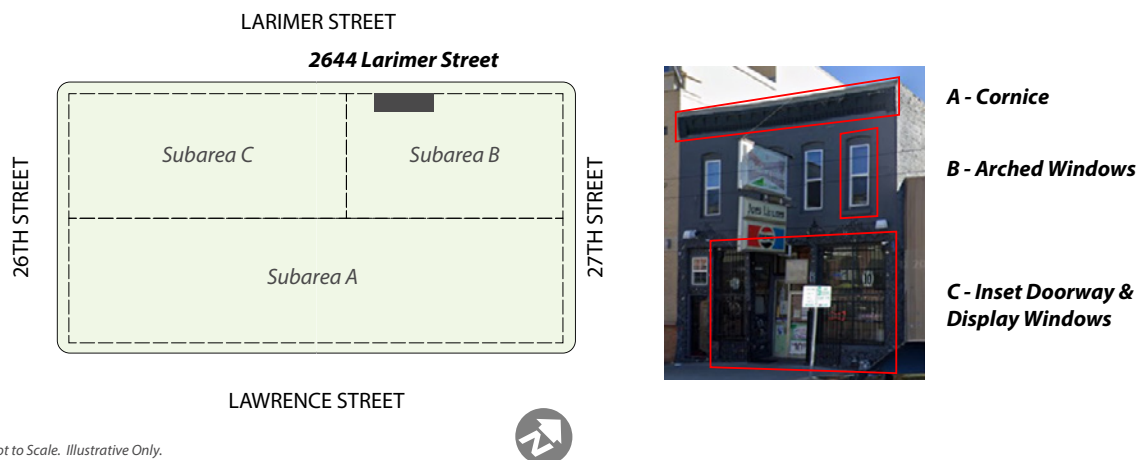
This Section 4.6 applies to all Primary Structures in Subarea B of this PUD-G 28.

4.6.3 Standard

The 2-story brick façade of the Structure at 2644 Larimer St. shall be repaired and integrated into any new development in Subarea B, as shown in Figure 4-2. Elements to be retained or reinstated in their original configuration include:

- A. Decorative masonry cornice at the top of the second story
- B. Second-story arched window openings with irregular spacing
- C. Shopfront with inset doorway and display windows

Figure 4-2: Facade Integration in this PUD-G 28



CHAPTER 5. USES AND REQUIRED MINIMUM PARKING

SECTION 5.1 USES

All uses established in this PUD-G 28 shall conform to Denver Zoning Code Division 6.4, Uses and Required Minimum Parking, as applicable to the G-RX-5 Zone District (Subarea A), or Division 7.4, Uses and Required Minimum Parking, as applicable to the C-MX-5 Zone District (Subareas B and D) and C-MX-8 Zone District (Subarea C), as amended from time to time.

SECTION 5.2 REQUIRED MINIMUM PARKING

All uses established in this PUD-G 28 shall conform to the minimum vehicle and bicycle parking requirements set forth in Denver Zoning Code Division 6.4, Uses and Required Minimum Parking, as applicable to the G-RX-5 Zone District (Subarea A), or Division 7.4, Uses and Required Minimum Parking, as applicable to the C-MX-5 Zone District (Subareas B and D) and C-MX-8 Zone District (Subarea C), as amended from time to time.

CHAPTER 6. ADDITIONAL STANDARDS

SECTION 6.1 ARTICLE 1 OF THE DENVER ZONING CODE

6.1.1 Applicability

Development in this PUD-G 28 shall conform to Denver Zoning Code Article 1, General Provisions, as amended from time to time.

SECTION 6.2 ARTICLE 9 OF THE DENVER ZONING CODE

6.2.1 Applicability

Development in this PUD-G 28 shall conform to Denver Zoning Code, Article 9, Special Districts, as amended from time to time, with the following exceptions, additions, and modifications:

6.2.2 Amendments to Approved PUD District Plans

This PUD-G 28 may be amended by subarea, platted lots, or mete and bounds parcels, as allowed in Denver Zoning Code, Section 9.6.1.4, Amendment to Approved PUD District Plans.

SECTION 6.3 ARTICLE 10 OF THE DENVER ZONING CODE

6.3.1 Applicability

Development in this PUD-G 28 shall conform to Denver Zoning Code Article 10, General Design Standards, as applicable to the G-RX-5 Zone District (Subarea A), C-MX-5 Zone District (Subareas B and D), or C-MX-8 Zone District (Subarea C), as amended from time to time, with the following exceptions, additions, and modifications:

6.3.2 Bicycle Parking

Bicycle parking required by Denver Zoning Code, Section 10.4.3, Bicycle Parking, may be provided on any Zone Lot within this PUD-G 28 regardless of whether the use generating the minimum required bicycle parking is also located on the same Zone Lot.

6.3.3 Loading

On-site loading spaces required by Denver Zoning Code, Section 10.4.8, Loading, may be provided on any Zone Lot within this PUD-G 28 regardless of whether the use generating the minimum required on-site loading spaces is also located on the same Zone Lot.

SECTION 6.4 ARTICLE 11 OF THE DENVER ZONING CODE

6.4.1 Applicability

Establishment of uses in this PUD-G 28 shall conform to Denver Zoning Code, Article 11, Use Limitations and Definitions, as applicable to the G-RX-5 Zone District (Subarea A), C-MX-5 Zone District (Subareas B and D), or C-MX-8 Zone District (Subarea C), as amended from time to time.

SECTION 6.5 ARTICLE 12 OF THE DENVER ZONING CODE

6.5.1 Applicability

All development in this PUD-G 28 shall conform to Denver Zoning Code, Article 12, Procedures and Enforcement, as amended from time to time.

SECTION 6.6 ARTICLE 13 OF THE DENVER ZONING CODE

6.6.1 Applicability

All development in this PUD-G 28 shall conform to Denver Zoning Code, Article 13, Rules of Measurement and Definitions, as amended from time to time, with the following exceptions, additions, and modifications:

6.6.2 Rules of Measurement for Siting Form Standards

A. Determination of Primary and Side Street Zone Lot Lines

1. Intent

To determine Zone Lot Lines that address the site's unique attributes, including prominent commercial frontages on Larimer Street, pedestrian and bicycle-focused frontages along 26th Street and 27th Street, and the transition to more residential character on Lawrence Street.

2. Applicability

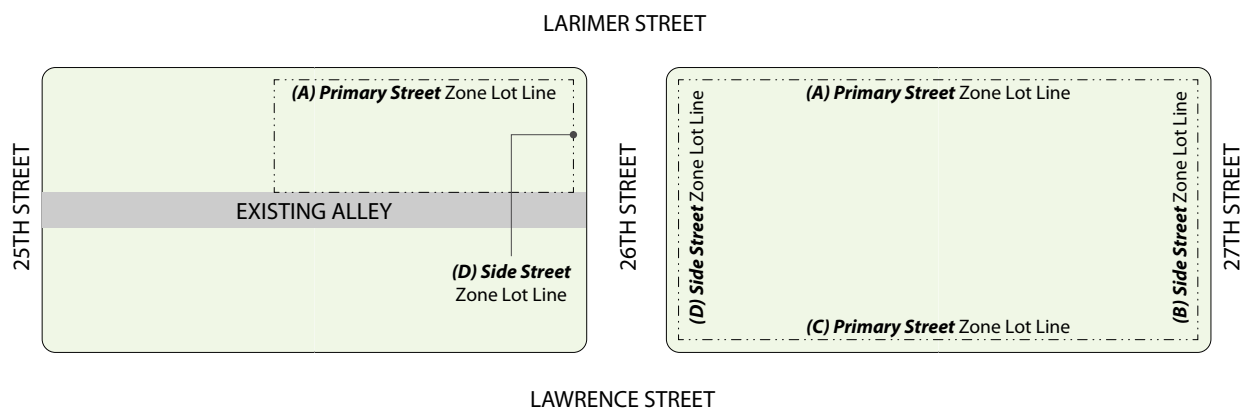
This Section 6.6.2.A applies to all Zone Lots in this PUD-G 28.

3. Standard

Determination of Zone Lot Lines provide a reference for measurement of standards related to building form and placement (e.g. build-to, transparency, street level activation, Private Open Space), as referenced in Chapter 4 of this PUD-G 28. Denver Zoning Code Section 13.1.5.2, Determination of Primary Street Zone Lot Line, Side Street Zone Lot Line, Side Interior Zone Lot Line, and Rear Zone Lot Line for All Zone Districts EXCEPT CC, MX, MS, C-CCN, D-AS-12+, D-AS-20+, D-CPV-T, D-CPV-R, and D-CPV-C Zone Districts, and Section 13.1.5.3 Determination of Primary Street, Side Street, Side Interior, and Rear Zone Lot Lines for all CC, MX, and MS Zone Districts, shall not apply. Instead, the following Zone Lot Line determinations shall apply to development within PUD-G 28, and administrative adjustments or variances to such determinations are prohibited:

- The Zone Lot Line abutting Larimer Street is designated as a Primary Street Zone Lot Line [(A) in Figure 6-1]
- The Zone Lot Line abutting 27th Street is designated as a Side Street Zone Lot Line [(B) in Figure 6-1].
- The Zone Lot Line abutting Lawrence Street is designated as a Primary Zone Lot Line [(C) in Figure 6-1].
- The Zone Lot Line abutting 26th Street is designated as a Side Street Zone Lot Line [(D) in Figure 6-1].

Figure 6-1: Primary and Side Street Zone Lot Lines in this PUD-G 28



Not to Scale. Illustrative Only.



B. Required Private Open Space Standards

1. Intent

- a. To create quality privately owned and maintained open spaces that provide visual interest, activate the pedestrian realm, and are adjacent and connected to surrounding public right of way.
- b. To ensure that open space is publicly accessible, while still allowing for special events and programming.
- c. To utilize open space to provide pedestrian connections through the PUD-G 28 area.

2. Applicability

This Section 6.6.2.B applies to Subareas A, B, and C of this PUD-G 28.

3. Standards

Private Open Space in this PUD-G 28 shall conform to Denver Zoning Code Section 13.1.6.1.B, Private Open Space, as amended from time to time, with the following exceptions, additions, and modifications.

- a. Private Open Space shall be located on the Zone Lot(s) within the boundaries of Subareas A, B, and C, and calculated as a percentage (%) using the total area of Private Open Space, subject to the below requirements, divided by the total gross square footage of all Zone Lots within the boundaries of Subareas A, B, and C, and multiplied by 100.
- b. The rule of measurement that a Private Open Space shall be fully visible from a Primary Street or Side Street shall not apply.
- c. The rule of measurement requiring at least one Minimum Contiguous Area shall not apply.
- d. Private Open Space shall be connected and contiguous and provide publicly accessible pedestrian connections with a minimum width of twelve feet (12') between 26th Street, Lawrence Street, and Larimer Street.
- e. At least 60% of Private Open Space shall be open to the sky, but canopies, awnings and other unenclosed structures are allowed within the total area open to the sky. The Private Open Space may include tables, chairs, benches, sculptures, planters, movable kiosks and carts, signage, public art, landscaping, outdoor seating (allocated to retailers or the general public), fountains and water features, plantings, and other similar elements.
- f. The Private Open Space may not be enclosed in its entirety by railings, fences, gates, or walls that do not allow public access during business hours.
- g. Private Open Space may include the operation of any unenclosed primary, accessory or temporary uses permitted by this PUD-G 28.
- h. Private Open Space may include Private Open Space used as a Build-to alternative.
- i. Reasonable and customary rules and regulations for the development, construction, use, occupation, and management of the Private Open Space may be established, posted and enforced by the owner(s) of the PUD Property with the intent of managing public health, safety and welfare and shall permit the owner(s) of the PUD Property to temporarily close all or a part of the Private Open Space to the public in connection with: initial construction; the right of tenants; occasional private events; safety and security; and maintenance, repair, snow removal and cleaning.

CHAPTER 7. RULES OF INTERPRETATION

Subject to Chapter 7 of this PUD-G 28, whenever a section of the Denver Zoning Code is referred to in this PUD-G 28, that reference shall extend and apply to the section referred to as subsequently amended, recodified, or renumbered; provided, however, if a section of the Denver Zoning Code, as subsequently amended, recodified, or renumbered conflicts with a provision of this PUD-G 28, this PUD-G 28 shall control.

CHAPTER 8. VESTED RIGHTS

This PUD-G 28 shall be established in accordance with Denver Zoning Code Section 9.6.1.2.C, Vested Rights, and Section 9.6.1.5, Vested Rights, and vested property rights shall be created 90 days after the effective date of the ordinance approving this PUD-G 28. The property rights vested through approval of this PUD-G 28 shall remain vested for a period of 3 years and shall include the right to commence and complete development of and the right to use the site in accordance with the intent, standards, and uses set forth in the Denver Zoning Code, as amended from time to time, except as expressly modified by this PUD-G 28.