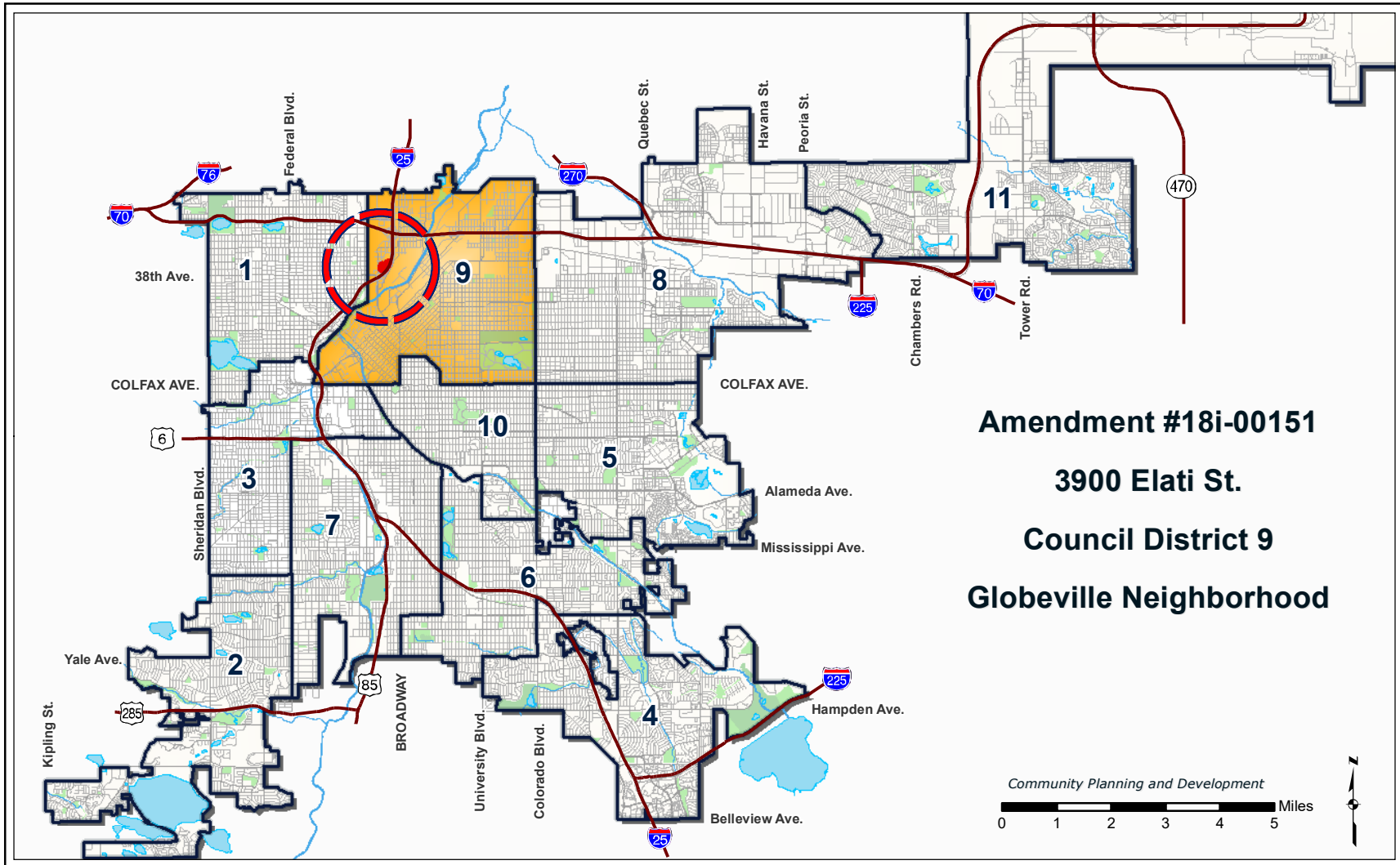
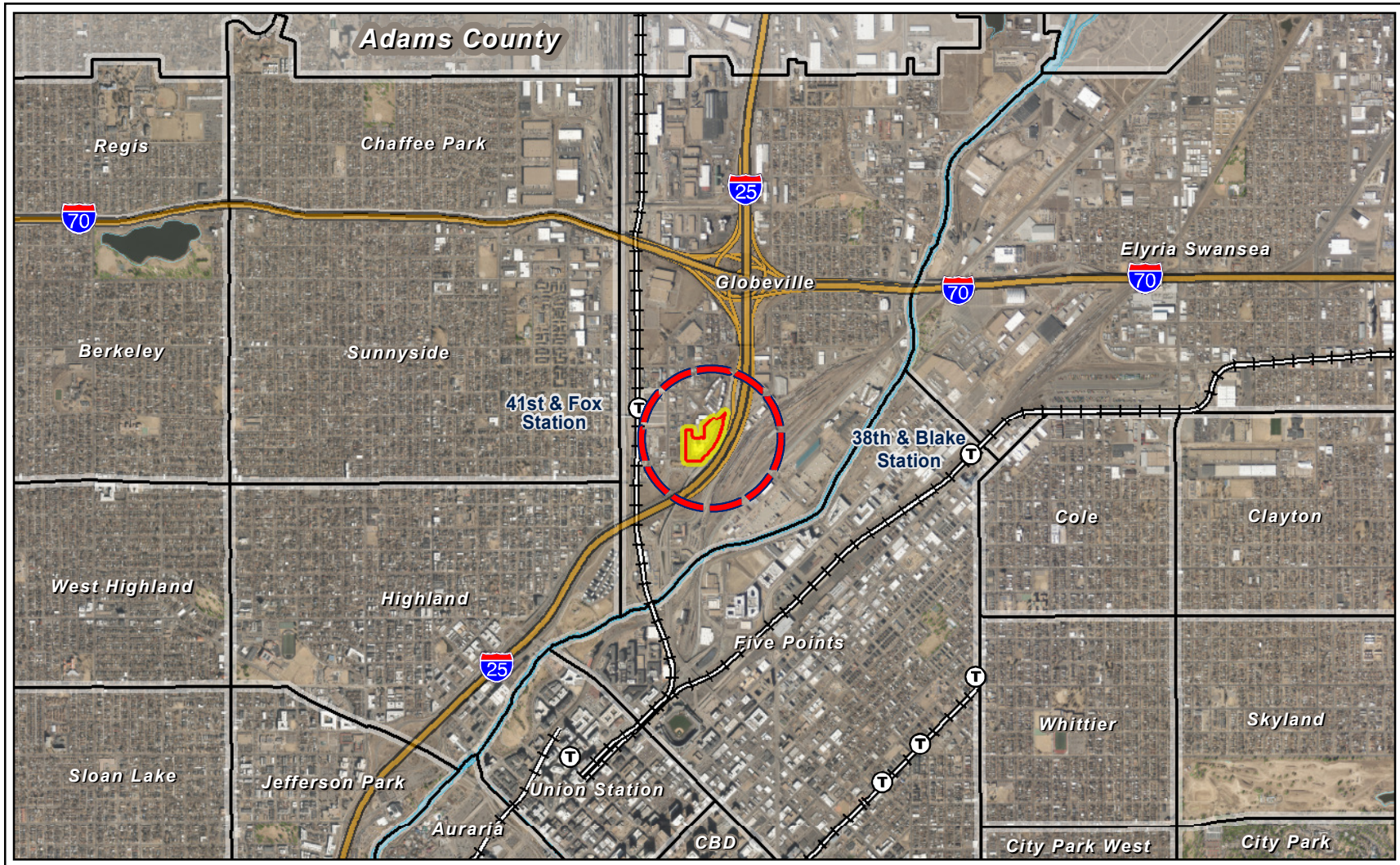


Zone Map Amendment 18i-00151 From I-A UO-2 to C-RX-12

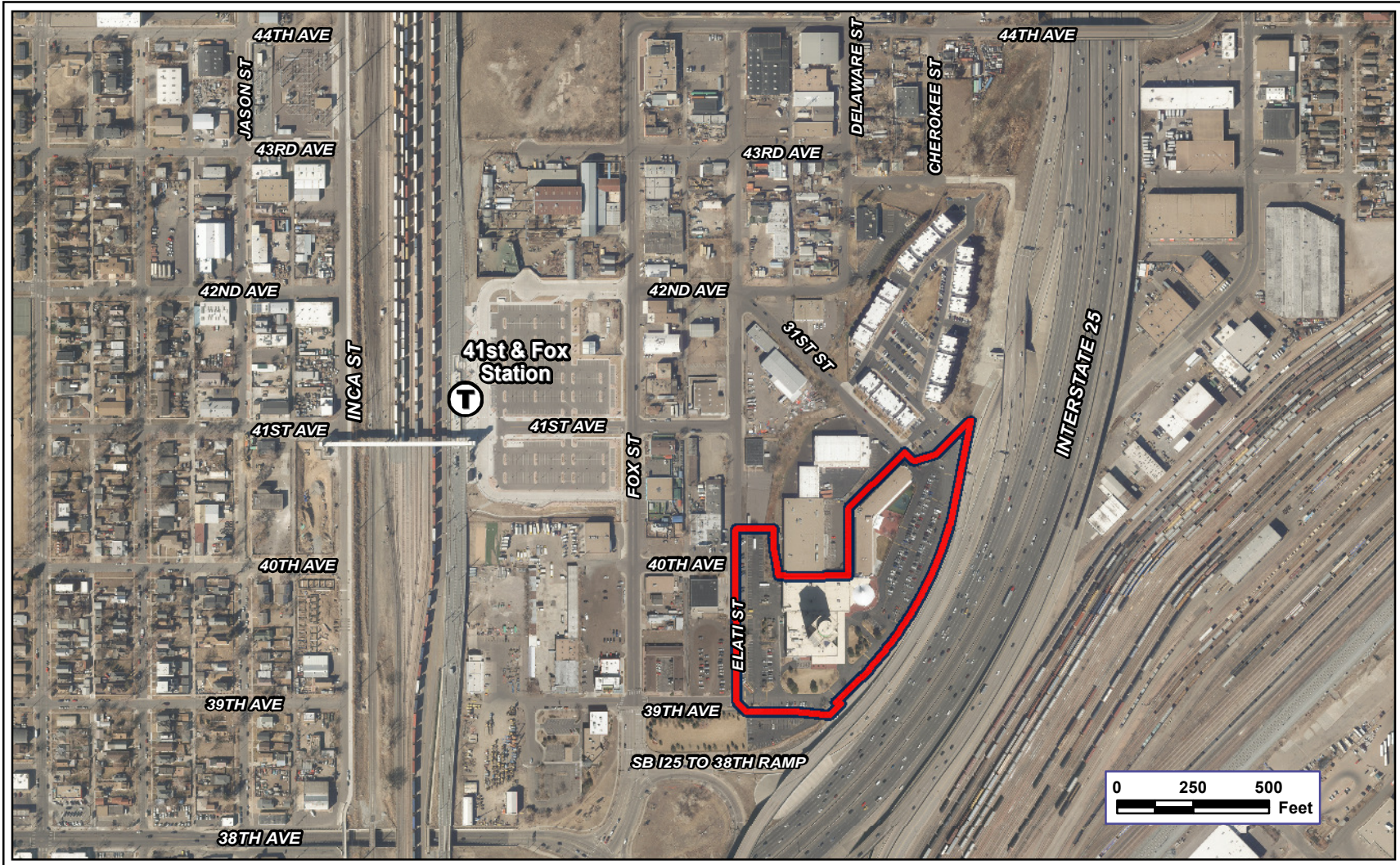
City Location



Zone Map Amendment 18i-00151 From I-A UO-2 to C-RX-12
Neighborhood Location - Globeville



Zone Map Amendment 18i-00151 From I-A UO-2 to C-RX-12
Aerial - 2018

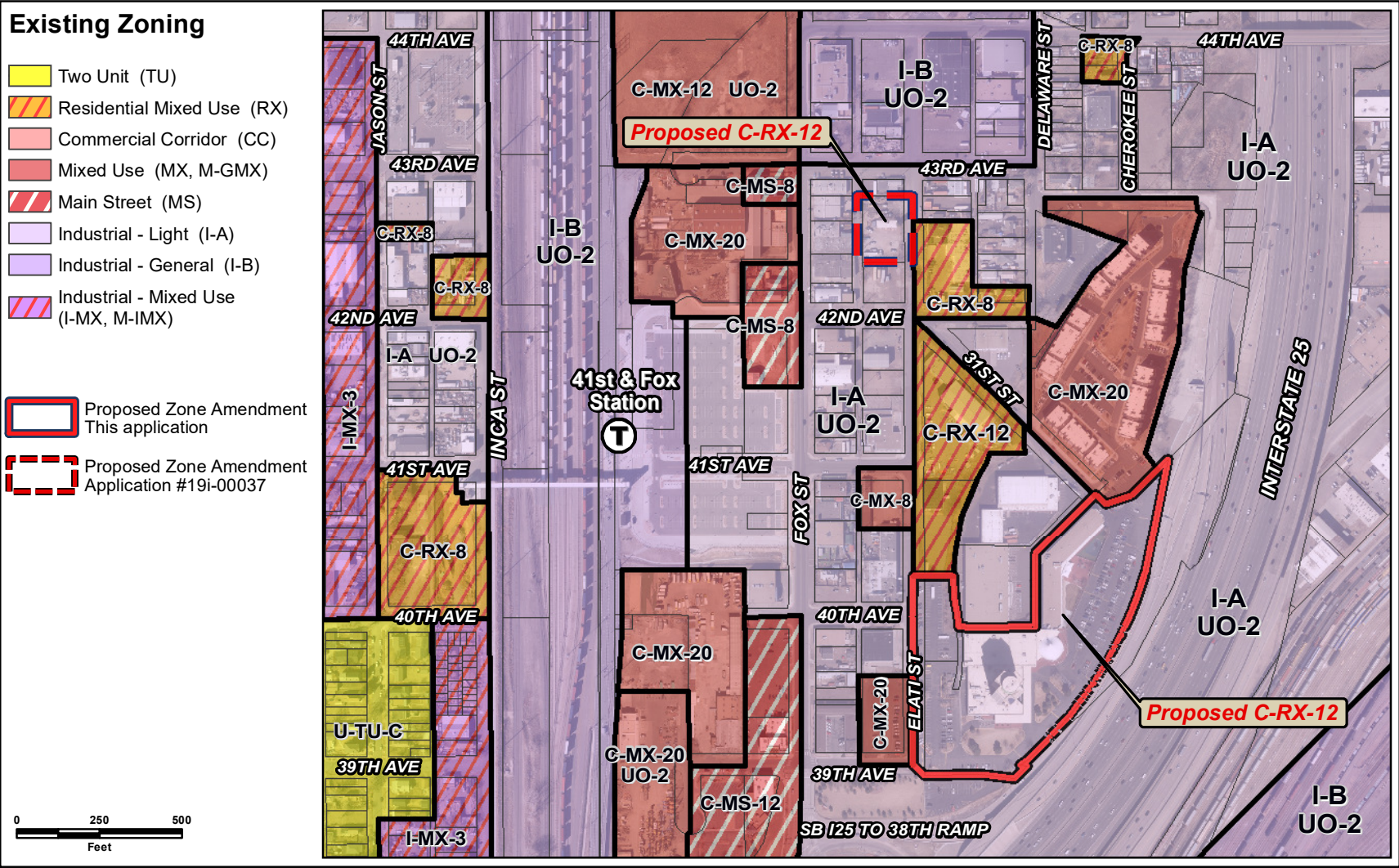


Map Date: July 22, 2019

Zone Map Amendment 18i-00151

From I-A UO-2 to C-RX-12

Existing Zoning

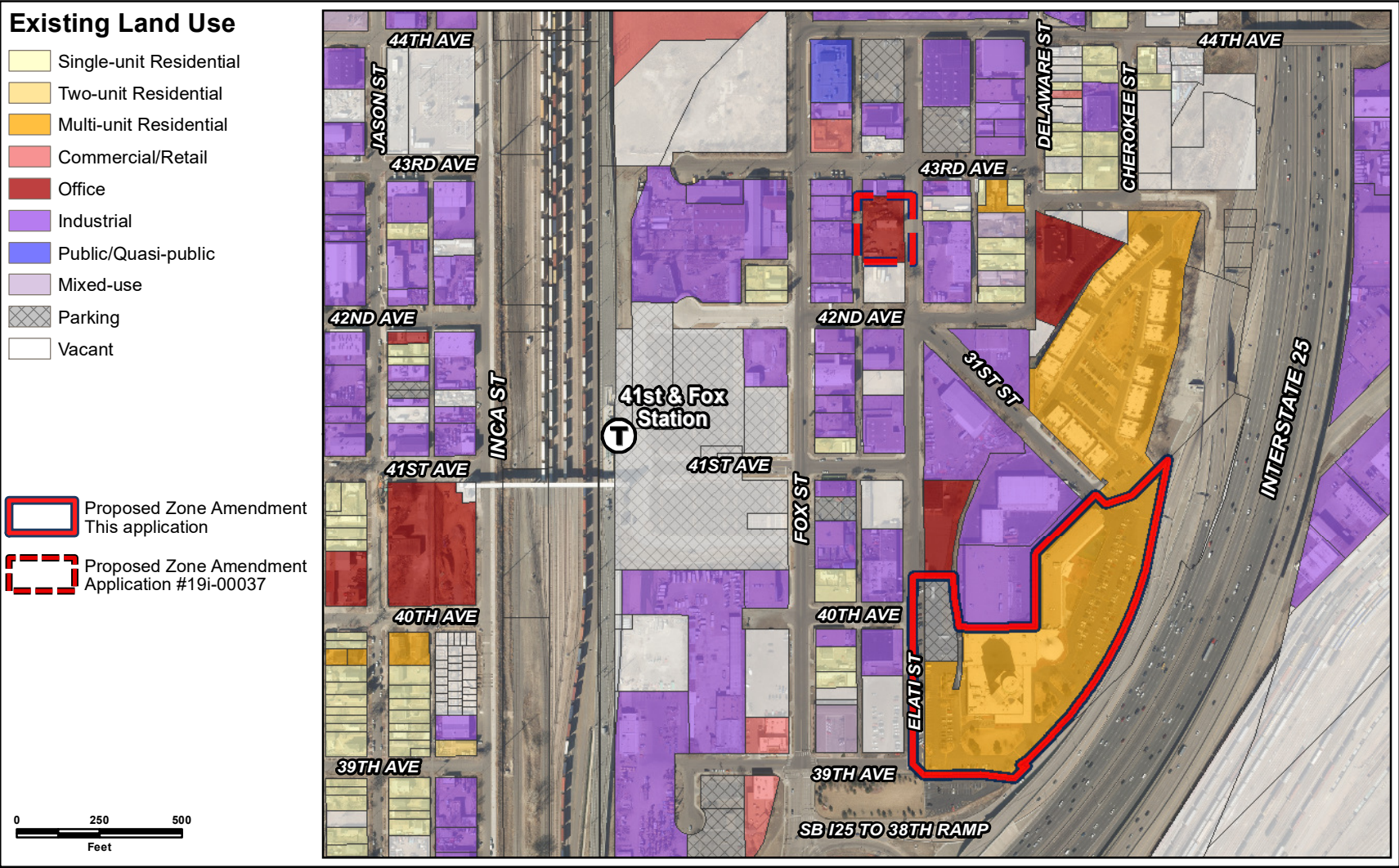


Map Date: July 22, 2019

Zone Map Amendment 18i-00151

From I-A UO-2 to C-RX-12

Existing Land Use

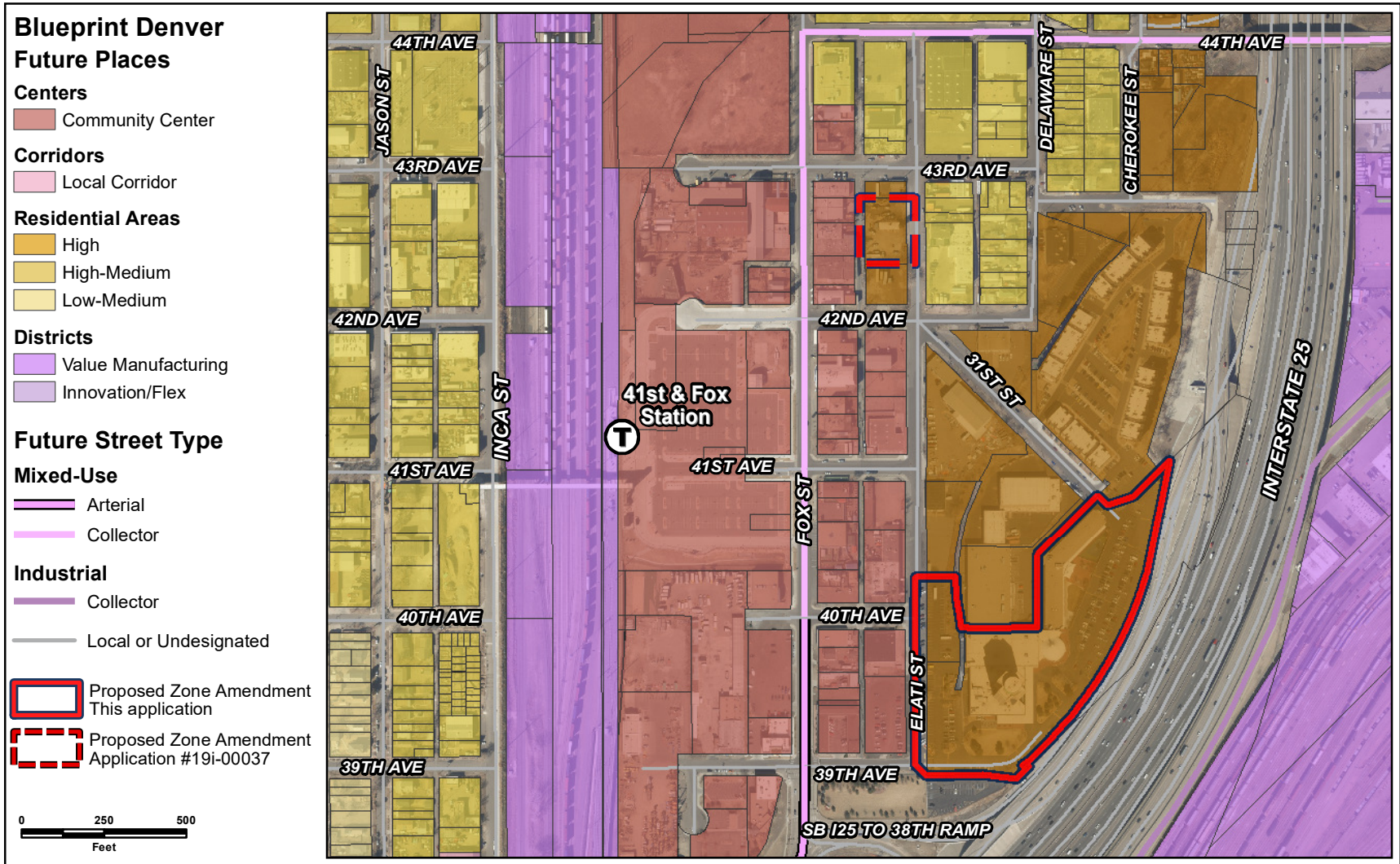


Map Date: July 22, 2019

Land Use Data Compiled 2018

Zone Map Amendment 18i-00151 From I-A UO-2 to C-RX-12

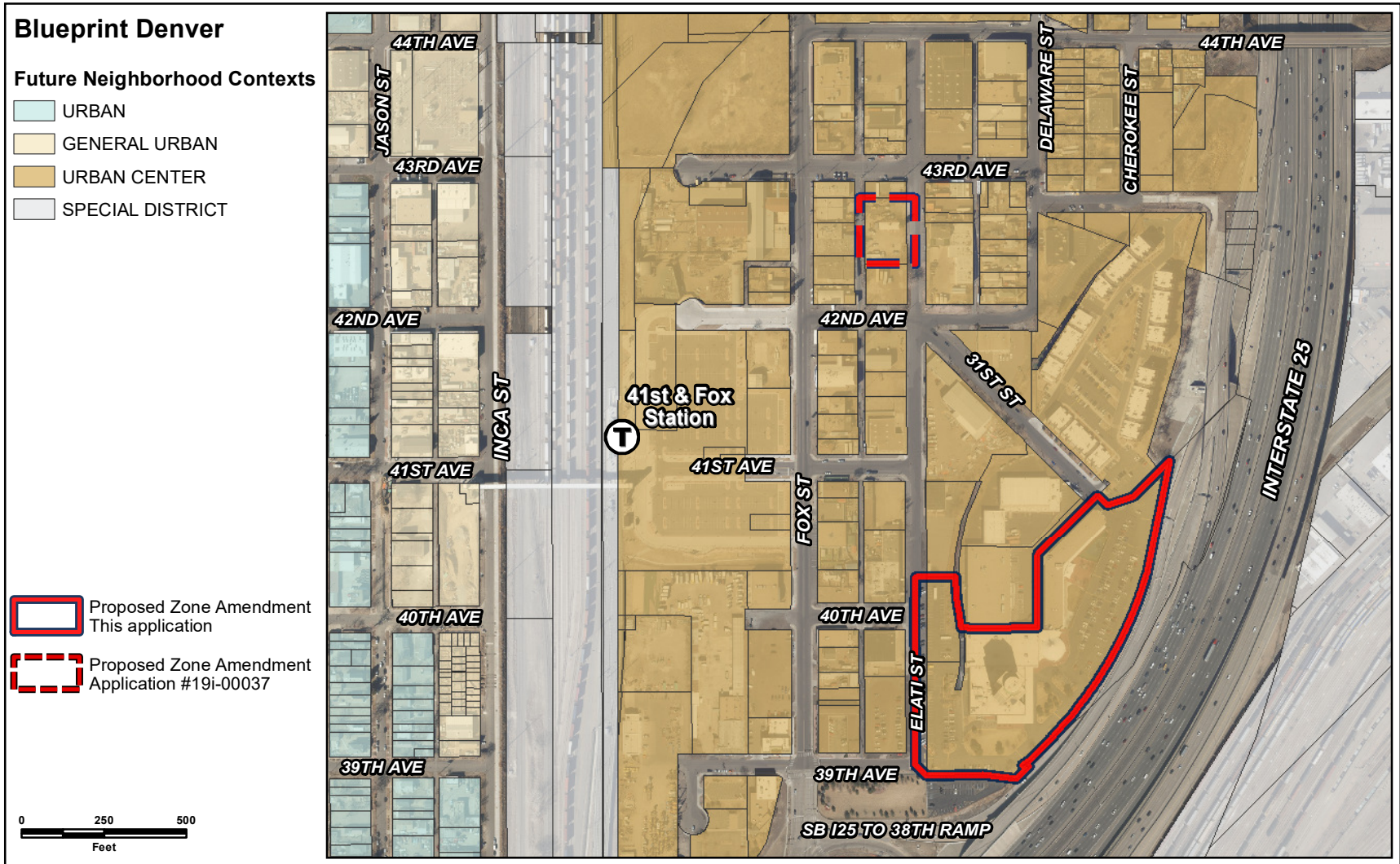
Blueprint Denver Future Places and Streets



Map Date: July 22, 2019

Zone Map Amendment 18i-00151 From I-A UO-2 to C-RX-12

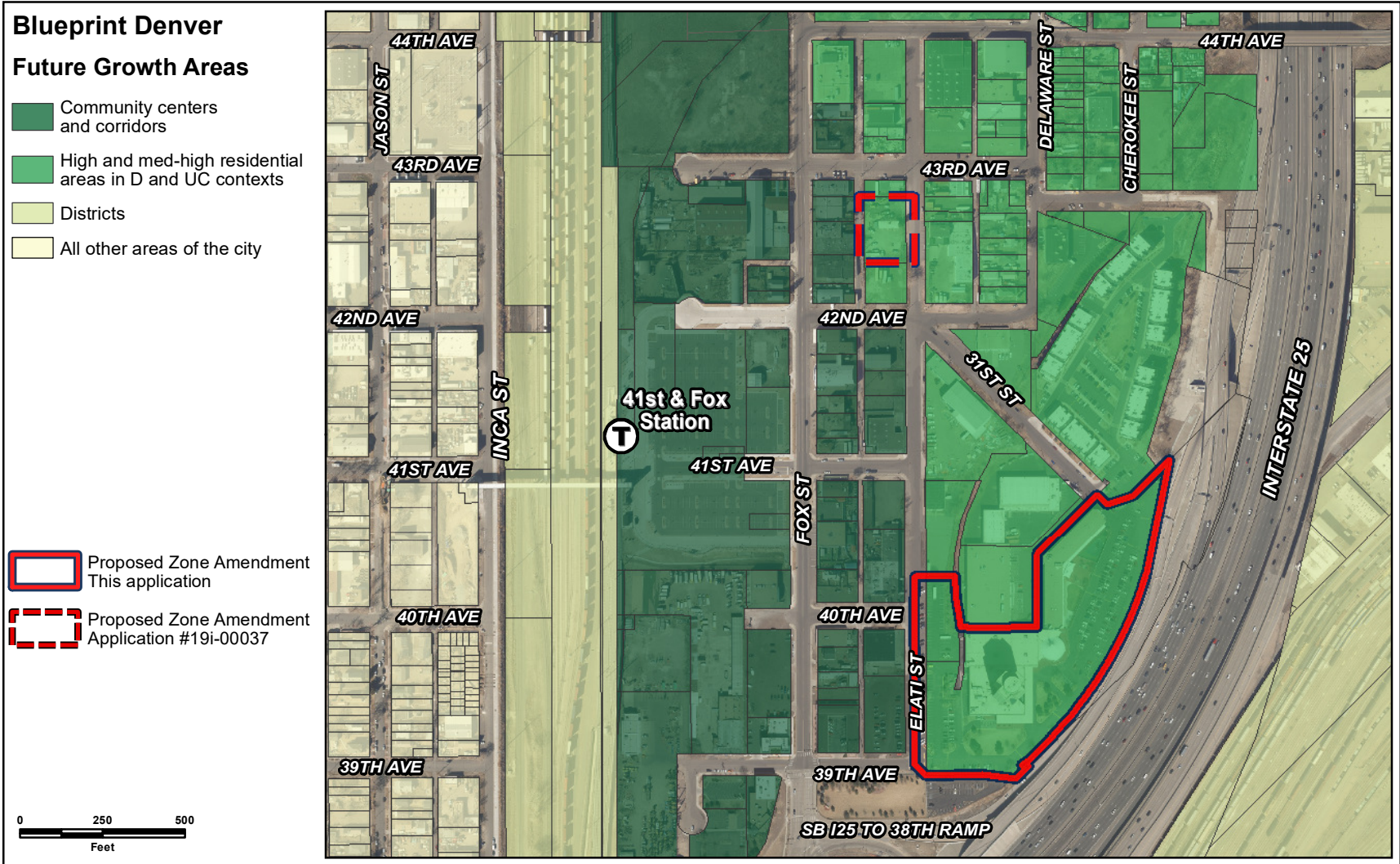
Blueprint Denver Future Neighborhood Contexts



Map Date: July 22, 2019

Zone Map Amendment 18i-00151 From I-A UO-2 to C-RX-12

Blueprint Denver Future Growth Strategy



Map Date: July 22, 2019

Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
<input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION		<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name	Regency Realty Investors, L _{LLC}	Representative Name	Isiah Salazar
Address	2500 17th St #201	Address	2500 17th St #201
City, State, Zip	Denver, CO 80211	City, State, Zip	Denver, CO 80211
Telephone	303.989.3900	Telephone	303.989.3900
Email	isalazar@centralstreetcap.com	Email	isalazar@centralstreetcap.com
<p>*If More Than One Property Owner: All standard zone map amendment applications shall be initiated by all the owners of at least 51% of the total area of the zone lots subject to the rezoning application, or their representatives authorized in writing to do so. See page 3.</p>		<p>**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.</p>	
<p>Please attach Proof of Ownership acceptable to the Manager for each property owner signing the application, such as (a) Assessor's Record, (b) Warranty deed or deed of trust, or (c) Title policy or commitment dated no earlier than 60 days prior to application date.</p> <p>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.</p>			
SUBJECT PROPERTY INFORMATION			
Location (address and/or boundary description):	3900 Elati St, 3958 Elati St		
Assessor's Parcel Numbers:	02223-00-093-000, 02223-00-025-000		
Area in Acres or Square Feet:	300,881 sf lot size, 22,630 sf lot size		
Current Zone District(s):	IA-UO2		
PROPOSAL			
Proposed Zone District:	C-RX-12		


REVIEW CRITERIA	
<p>General Review Criteria: The proposal must comply with all of the general review criteria DZC Sec. 12.4.10.7</p>	<p><input checked="" type="checkbox"/> 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.</p> <p>Please provide an attachment describing relevant adopted plans and how proposed map amendment is consistent with those plan recommendations; or, describe how the map amendment is necessary to provide for an unanticipated community need.</p> <p><input checked="" type="checkbox"/> 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.</p> <p><input checked="" type="checkbox"/> Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.</p>
<p>Additional Review Criteria for Non-Legislative Rezonings: The proposal must comply with both of the additional review criteria DZC Sec. 12.4.10.8</p>	<p>Justifying Circumstances - One of the following circumstances exists:</p> <p><input type="checkbox"/> The existing zoning of the land was the result of an error.</p> <p><input type="checkbox"/> The existing zoning of the land was based on a mistake of fact.</p> <p><input type="checkbox"/> The existing zoning of the land failed to take into account the constraints on development created by the natural characteristics of the land, including, but not limited to, steep slopes, floodplain, unstable soils, and inadequate drainage.</p> <p><input checked="" type="checkbox"/> The land or its surroundings has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area to recognize the changed character of the area.</p> <p><input type="checkbox"/> 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.</p> <p>Please provide an attachment describing the Justifying circumstance.</p> <p><input checked="" type="checkbox"/> 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.</p> <p>Please provide an attachment describing how the above criterion is met.</p>
REQUIRED ATTACHMENTS	
<p>Please ensure the following required attachments are submitted with this application:</p>	
<p><input checked="" type="checkbox"/> Legal Description (required to be attached in Microsoft Word document format)</p> <p><input checked="" type="checkbox"/> Proof of Ownership Document(s)</p> <p><input checked="" type="checkbox"/> Review Criteria</p>	
ADDITIONAL ATTACHMENTS	
<p>Please identify any additional attachments provided with this application:</p>	
<p><input checked="" type="checkbox"/> Written Authorization to Represent Property Owner(s)</p> <p><input type="checkbox"/> Individual Authorization to Sign on Behalf of a Corporate Entity</p>	
<p>Please list any additional attachments:</p>	



REZONING GUIDE

PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION/PETITION

We, the undersigned represent that we are the owners 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 or deed of trust, (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>	01/01/12	(A)	YES
Isiah Salazar on behalf of Regency Realty Investors LLC	3900 Elati Street Denver CO 80211	100%		4/10/19	(B)	YES

Last updated: February 22, 2017

Return completed form to rezoning@denvergov.org

201 W. Colfax Ave. Dept. 205

Denver, CO 80202

720-865-2974 • rezoning@denvergov.org

REVIEW CRITERIA

Regency Realty Investors (owner) is applying to rezone 3900 N Elati St and 3958 Elati St from IA-UO2 to C-RX-12. The parcel on Elati St and W 39th Ave in the Globeville Neighborhood is currently being operated as residential housing. With the new Light Rail Station on 41st and Fox Street and the new TOD typology for the area being more of an 'urban' character the current zoning is limited in its future uses. The current adjacencies in this neighborhood include Industrial, Mixed-Use, Multi-Unit and Single Family Residential.

The new proposed zoning will match the general neighborhood development and is consistent with the following General Review Criteria:

Consistency with Adopted Plans

The proposed zoning of C-RX-12 is consistent with the City's vision for the neighborhood and supported by all adopted plans including Blueprint Denver 2019, Denver Comprehensive Plan 2040, the Globeville Neighborhood Plan and the 41st and Fox Station Area Plan.

- **Blueprint Denver 2019:**

The property is located on North Elati Street in an area that the city has marked as part of its Growth Strategy. According to Blueprint Denver 2019 Growth Strategy is described in the following manner:

“Denver’s next evolution will strengthen our existing neighborhoods through carefully planned infill development that enhances the city’s unique character.”

With the new 41st and Fox light-rail stop being within a quarter mile from the property the proposed new zoning will allow alternative ways to providing housing, services, and employment opportunities for a diverse population in a configuration that facilitates pedestrian and transit access. The new proposed zoning supports a high mix of uses throughout the area, with multi-unit residential typically in the multi-story, mixed-use building forms.

- **Denver Comprehensive Plan 2040**

The proposed rezoning is consistent with many of the adopted Denver Comprehensive Plan 2040 strategies, including:

- Strong and Authentic Neighborhoods, Goal 1, Strategy B – Ensure neighborhoods offer a mix of housing types and services for a diverse population (p. 34).
- Equitable, Affordable and Inclusive, Goal 1, Strategy A – Increase development of units close to transit and mixed-use developments (p. 28).
- Strong and Authentic Neighborhoods, Goal 4, Strategy A – Grow and support neighborhood-serving businesses (p. 34).
- Environmentally Resilient, Goal 8, Strategy B – Encourage mixed-use communities where residents can live, work and play in their own neighborhoods (p. 54).
- Environmentally Resilient, Goal 8, Strategy C – Focus growth by transit stations and along high- and medium-capacity transit corridors (p. 54).

The proposed zone district will enable mixed-use development at a location where infrastructure, including light rail transit service, is already in place. Therefore, the rezoning is consistent with the Denver Comprehensive Plan 2040 recommendations.

- **Globeville Neighborhood Plan:**

The Globeville Neighborhood Plan is the most recently adopted plan and confirms the vision for the neighborhood as laid out in the 2002 version of Blueprint Denver – Urban Residential within an Area of Change. The plan’s recommendation #4 calls to improve access to Housing and to improve Neighborhood Services. The new proposed zoning would support and accommodate higher density residential housing and complementary commercial uses, with a maximum building height of 12 stories while working to reinforce and revitalize existing businesses. Urban Residential with Commercial Mixed-Use, and Multifamily Residential Uses will help create the envisioned change in the 41st and Fox Station Area balancing the needs of Residents, Commerce and Industry.

- **41st and Fox Station Area Plan:**

This plan is focused on the long-term redevelopment of the area east of the railroad tracks to create a complete, transit-friendly neighborhood. The property is designated as Urban Residential with a building height of 12 stories. The proposed new zoning would allow for the promoted higher intensity with a variety of uses including Residential. The plan’s focal point of a diverse, transit supportive and environmentally sustainable Urban Center will be supported and create opportunities to add more housing, jobs and services to the station area. Below are recently rezoned properties and redevelopment in the 41st and Fox Station area:

- Fox Street light rail station – 41st and Fox Street (opened April 2019) – The old Brannon Sand and Gravel property was transitioned into a light rail station and parking lot to support both light rail and bus services.
- Fox Street Shops – 3900 Fox Street (opened 2013) – An urban retail center with parking in the rear.
- Villas at the Regency (student housing) – 2551-2559 31st Street (opened 2013) – Parking lot redeveloped into 120 multifamily/student housing units.

Photos of redevelopment projects below.

The new proposed C-RX-12 zone district is consistent with the recommendations of the above referenced adopted plans, would enable growth and allow for mixed-use developments to serve the everyday needs of the neighborhood in adjacency to the new transit station.

Uniformity of District Regulations

The general purpose of the urban residential zone, and mixed use zoning, district is to promote safe, active and pedestrian- scaled, diverse areas through the allowed building forms to enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering within this Urban Center neighborhood. This new proposed zoning will support the vision for this area.

The proposed new zoning for this property will result in the uniform application of the Zone District's building form, use and design regulations.

Public Health, Safety and General Welfare

The proposed official map amendment furthers the public health, safety and general welfare of the City. This amendment will improve the site into a new residential and Mixed-Use development incorporating a variety of uses. The rezoning and future development of this site will contribute to the creation of a safer improved road and pedestrian sidewalk network for existing and future area residents. The new light rail station will provide easy access to downtown and reduce the need for automotive transportation.

The development of this parcel will likely encourage more substantial investment to rehabilitate the property with a useful life for the community by allowing for more local businesses to continue the existing surrounding development structures.

Justifying Circumstances

Changes include adopting to recommended neighborhood plans, recent rezoning and development of other properties in the areas and the new light rail station. It is in the public interest to match the surrounding zoning recognizing the changed character of the area. See the section above, 41st and Fox Station Area, for the justifying criteria and see enclosed supporting documentation of the surrounding area below.

Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements

The requested C-RX-12 zone district is within the Urban Neighborhood Context. The urban, residential and mixed-use districts are intended to promote active, pedestrian-scaled and diverse areas and activate the public street edge. The district standards also intend to enhance the neighborhood and ensure new development that contributes positively to the established character. The proposed rezoning is consistent with the Urban Center context. Given the proximity to transit, and the residential and mixed-use arterial Fox Street, the proposed rezoning will achieve the intent of the zone district.

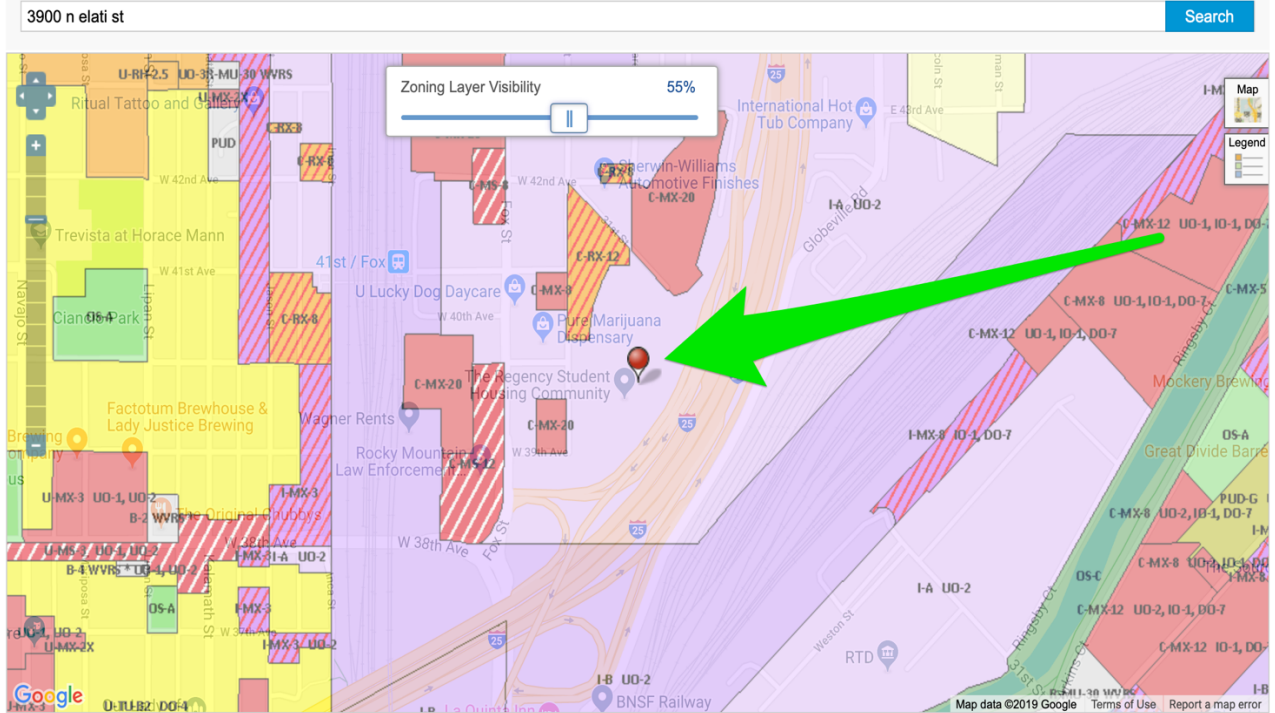
Community Outreach

The owners have reached out to the following organizations to inform them of the upcoming rezoning application:

- Globeville K.A.R.E.S.-No response
- United North Metro Denver-No response
- Elyria Swansea/Globeville Business Association-No response
- Globeville Civic Partners-Responded thanking us for contacting them.
- Globeville Civic Association #2-Responded wanting to talk about their own project, had no comment on our rezoning.
- GES Coalition-No response
- Globeville First-No response

We assume from the overwhelming lack of response that the neighborhood groups are not in opposition to the rezoning we are proposing.

CURRENT ZONING IN THE SURROUNDING AREA:



Related Links

- [Denver Zoning Code](#)

Downloads

- [Download Zoning data](#)

Tags

property



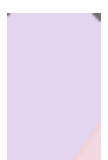
3900 N Elati St



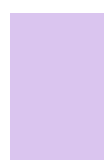
recently re-zoned:
C-RX-12



recently re-zoned:
C-RX-12



current zoning:
I-A, UO-2

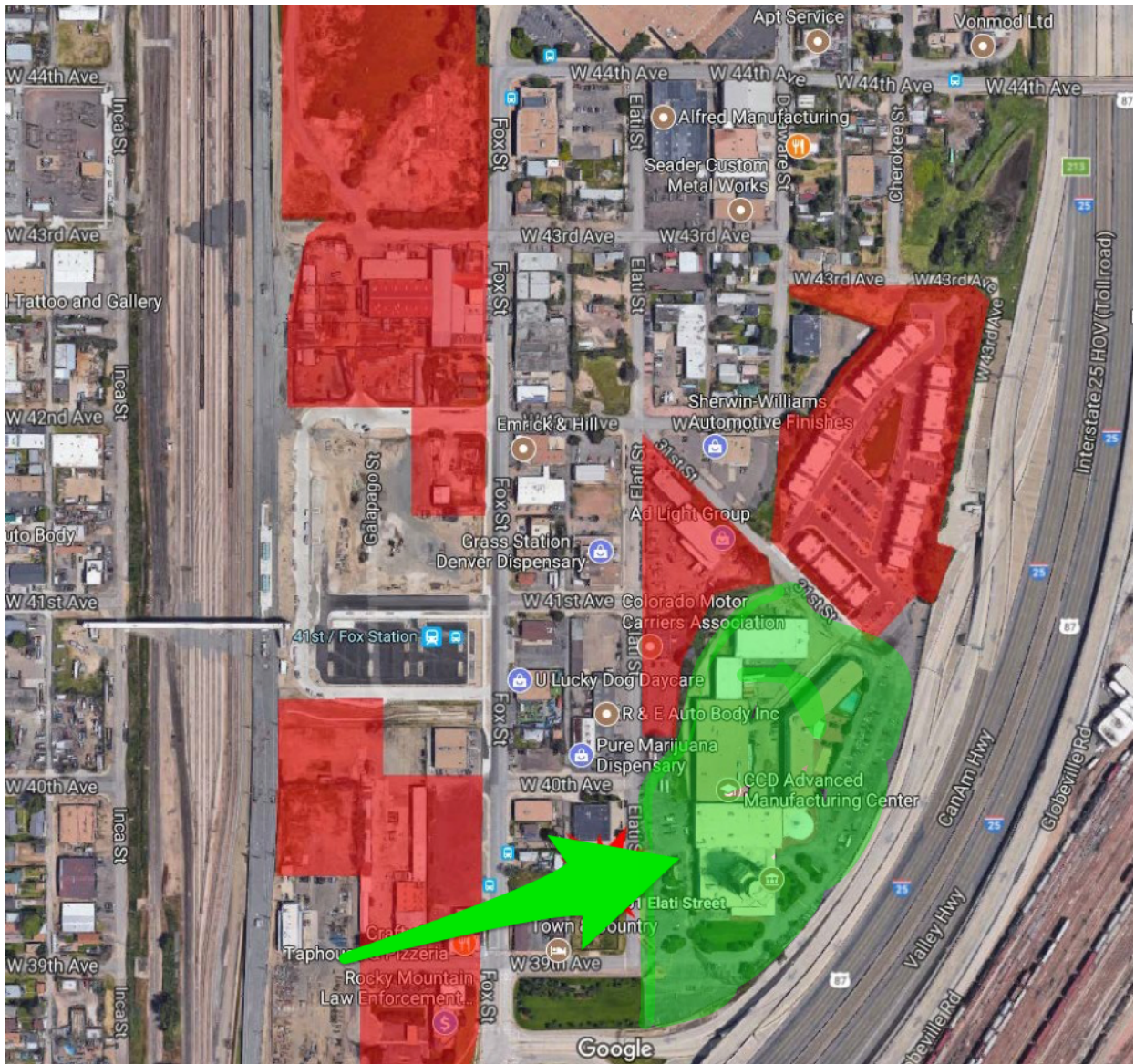


current zoning:
I-B, UO-2



recently re-zoned:
C-MS-12

RECENTLY RE-ZONED IN THE SURROUNDING AREA:



RECENTLY RE-ZONED DEVELOPMENTS IN THE SURROUNDING AREA:



FOX STREET STATION



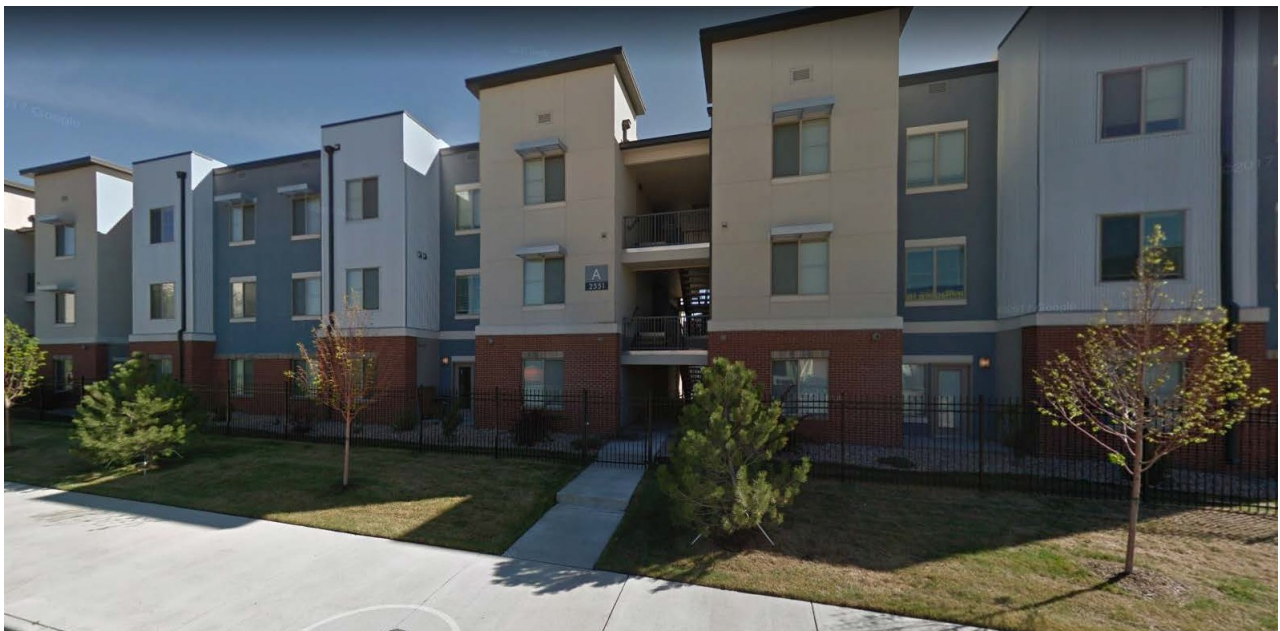
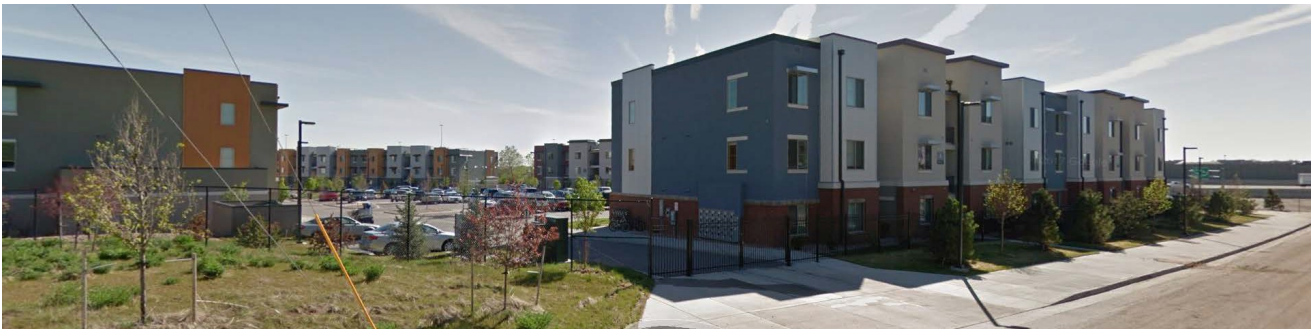
FOX STREET SHOPS



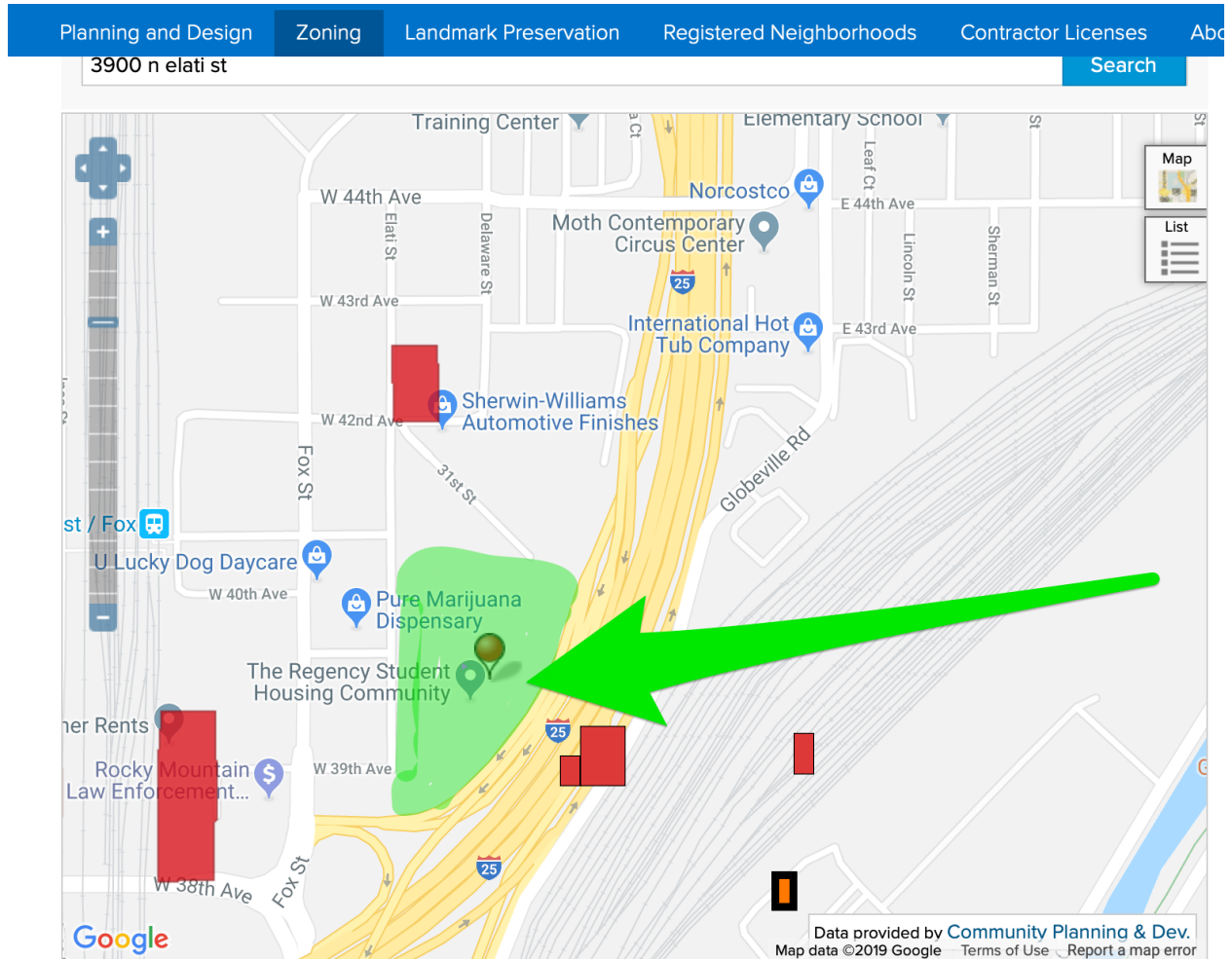
RECENTLY RE-ZONED DEVELOPMENTS IN THE SURROUNDING AREA:



THE VILLAS AT THE REGENCY - STUDENT HOUSING



REZONING APPLICATIONS IN THE SURROUNDING AREA:



Current Rezoning Applications

3900 N ELATI ST

Owner REGENCY REALTY INVESTORS LLC
2500 17TH ST 201
DENVER , CO 80211

Schedule Number 02223-00-093-000

Legal Description T3 R68 S22 SW/4 PT DIF RCP #111001 RCD 9/18/92 EXC PT DIFUNR DOC #1995-0022 & PT VAC CUL DE SAC PER ORD 2008048151

Property Type RESIDENTIAL MULTI UNIT APTS

Tax District DENV

Print Summary

Property Description

Style:	OTHER	Building Sqr. Foot:	294950
Bedrooms:		Baths Full/Half:	0/0
Effective Year Built:	1972	Basement/Finish:	0/0
Lot Size:	300,871	Zoned As:	I-A

Note: Valuation zoning may be different from City's new zoning code.

Current Year

Actual	Assessed	Exempt	
Land	\$2,557,400	\$184,130	\$0
Improvements	\$39,942,600	\$2,875,870	
Total	\$42,500,000	\$3,060,000	

Prior Year

Actual	Assessed	Exempt	
Land	\$2,557,400	\$184,130	\$0
Improvements	\$39,942,600	\$2,875,870	
Total	\$42,500,000	\$3,060,000	

Real Estates Property Taxes for current tax year

Please click on additional information below to check for any delinquencies on this property/schedule number and for tax sale information.

	Installment 1 (Feb 28 Feb 29 in Leap Years)	Installment 2 (Jun 15)	Full Payment (Due Apr 30)
Date Paid	2/27/2019		
Original Tax Levy	\$118,368.45	\$118,368.45	\$236,736.90
Liens/Fees	\$0.00	\$0.00	\$0.00
Interest	\$0.00	\$0.00	\$0.00
Paid	\$118,368.45	\$0.00	\$118,368.45
Due	\$0.00	\$118,368.45	\$118,368.45

Additional Information

Note: If "Y" is shown below, there is a special situation pertaining to this parcel. For additional information about this, click on the name to take you to an explanation.

Additional Assessment ⓘ	N	Prior Year Delinquency ⓘ	N
Additional Owner(s) ⓘ	N	Scheduled to be Paid by Mortgage Company ⓘ	N
Adjustments ⓘ	N	Sewer/Storm Drainage Liens ⓘ	N
Local Improvement Assessment ⓘ	N	Tax Lien Sale ⓘ	N
Maintenance District ⓘ	N	Treasurer's Deed ⓘ	N
Pending Local Improvement ⓘ	N		

Real estate property taxes paid for prior tax year: **\$236,030.04**

Assessed Value for the current tax year

Assessed Land	\$184,130.00	Assessed Improvements	\$2,875,870.00
Exemption	\$0.00	Total Assessed Value	\$3,060,000.00

3958 N ELATI ST

Owner REGENCY REALTY INVESTORS LLC
 2500 17TH ST 201
 DENVER , CO 80211

Schedule Number 02223-00-025-000

Legal Description T3 R68 S22 SW/4 DIF BOOK 0562-132

Property Type RESIDENTIAL MISC IMPS

Tax District DENV

Print Summary

Property Description

Style:	OTHER	Building Sqr. Foot:	0
Bedrooms:		Baths Full/Half:	0/0
Effective Year Built:	0000	Basement/Finish:	0/0
Lot Size:	22,620	Zoned As:	I-A

Note: Valuation zoning may be different from City's new zoning code.

Current Year

Actual	Assessed	Exempt
Land	\$135,700	\$9,770 \$0
Improvements	\$0	\$0
Total	\$135,700	\$9,770

Prior Year

Actual	Assessed	Exempt
Land	\$135,700	\$9,770 \$0
Improvements	\$0	\$0
Total	\$135,700	\$9,770

Real Estates Property Taxes for current tax year

Please click on additional information below to check for any delinquencies on this property/schedule number and for tax sale information.

	Installment 1 (Feb 28 Feb 29 in Leap Years)	Installment 2 (Jun 15)	Full Payment (Due Apr 30)
Date Paid			2/27/2019
Original Tax Levy	\$377.93	\$377.93	\$755.86
Liens/Fees	\$0.00	\$0.00	\$0.00
Interest	\$0.00	\$0.00	\$0.00
Paid	\$377.93	\$377.93	\$755.86
Due	\$0.00	\$0.00	\$0.00

Additional Information

Note: If "Y" is shown below, there is a special situation pertaining to this parcel. For additional information about this, click on the name to take you to an explanation.

Additional Assessment ⓘ	N	Prior Year Delinquency ⓘ	N
Additional Owner(s) ⓘ	N	Scheduled to be Paid by Mortgage Company ⓘ	N
Adjustments ⓘ	N	Sewer/Storm Drainage Liens ⓘ	N
Local Improvement Assessment ⓘ	N	Tax Lien Sale ⓘ	N
Maintenance District ⓘ	N	Treasurer's Deed ⓘ	N
Pending Local Improvement ⓘ	N		

Real estate property taxes paid for prior tax year: **\$753.60**

Assessed Value for the current tax year

Assessed Land	\$9,770.00	Assessed Improvements	\$0.00
Exemption	\$0.00	Total Assessed Value	\$9,770.00

Regency Realty Investors, LLC
2500 17TH STREET, SUITE 201
DENVER, CO 80211
PHONE 303.989.3900 FAX 303.785.5984

March 16, 2019

**Re: 3900 N Elati Street & 3958 N Elati Street
Notice to Request to Rezone**

To whom it may concern,

Regency Realty Investors (owner) is in the process of requesting to rezone 3900 N Elati St and 3958 N. Elati St from IA-UO2 and IA to C-RX-12. The parcels on Elati St and W 39th Ave in the Globeville Neighborhood is currently used for residential student housing. With the new Light Rail Station on Fox Street and the new TOD typology for the area being more of an 'urban' character the current zoning is limited in its future uses for any typical Mixed Use developments.

The new proposed zoning will match the general neighborhood development and is consistent with the following General Review Criteria:

Consistency with Adopted Plans

The parcel is consistent with the adopted plans of Blueprint Denver and the Denver Comprehensive Plan. It is also compliant with the Globeville Neighborhood Plan and the 41st and Fox Station Area Plan. The area is designated as Area of Change / TOD allowing for mixed-use developments up to 12 stories in height.

The proposed map amendment will enable growth and allow for developments to serve the everyday needs of the neighborhood. It will also allow for high-intensity development in adjacency to the transit station served by light rail and bus in an area identified as appropriate for change.

The proposed C-RX-12 zone district is consistent with the recommendations of the referenced adopted plans.

Uniformity of District Regulations

This parcel is consistent with and similar to adjacent properties in the Fox Street Station neighborhood recently zoned to C-RX. The proposed rezoning will result in the uniform application of building form, use and design regulations.

Public Health, Safety and General Welfare

The development of this parcel will likely encourage more substantial investment to rehabilitate the property with a useful life for the community. The redevelopment of this parcel will serve the well-being of the general public by allowing for more local businesses to continue the existing surrounding development structures.

Justifying Circumstances

'The land or its surrounding has changed to such a degree that it is in the public interest to encourage a redevelopment of the area to recognize the changed character of the area. Changes include newer adopted neighborhood plans, recent rezoning and development of other properties in the area and the new light rail station.'

The above reference section of the DZC applies to these parcels with the existing zoning no longer being appropriate for these sites. It is in the public interest to match the surrounding zoning recognizing the changed character of the area.

Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements

The requested C-RX-12 zone district is within the Urban Neighborhood Context. The districts are intended to promote active, pedestrian-scaled and drivers areas and activate the public street edge. The district standards are also intended to enhance the neighborhood and ensure new development that contributes positively to the established character. The proposed rezoning is consistent with the Urban Center context. Given the proximity to transit and the mixed-use arterial Fox Street the proposed rezoning will achieve the intent of the zone district.

Grandfathering of Current Structure

The current structure would not meet the new zoning height restrictions, as such the owner would only rezone the parcels based on the current structure being grandfathered as an approved non-conforming structure.

With this letter the Owner is reaching out to all associated Registered Neighborhood Organizations hoping to get your support for the proposed map amendment for 3900 N Elati St and 3958 N. Elati Street. If you have any questions or comments please don't hesitate to contact the City's Denver Planning Board at:

Planning Services
Community Planning and Development
201 W. Colfax Avenue , Dept 205
Denver, CO 80202
rezoning@denvergov.org

or the Owner's Representative at:

Regency Realty Investors
2500 17th Street, Suite 201
Denver, CO 80211
303.989.3900
Attn: Isiah Salazar
isalazar@centralstreetcap.com

Kind Regards,



STATEMENT OF AUTHORITY

1. This Statement of Authority relates to an entity named:

Regency Realty Investors, LLC

2. The type of entity is a

- Corporation, General Partnership, Limited Partnership Association, Registered Limited Liability Partnership, Government, Governmental Subdivision Agency, Trust, Non-Profit Corporation, Limited Partnership, Registered Limited Liability Partnership, Unincorporated Non-Profit Association, Limited Liability Company, Business Trust

3. The entity is formed under the laws of Colorado.

4. The mailing address for the entity is 2500 17th Street, Suite 201, Denver, CO 80211

5. The name position of each person authorized to execute instruments affecting title to real property on behalf of the entity is: V. Robert Salazar, Managing Member, Regency Realty Investors, LLC

6. The authority of the foregoing person(s) is to bind the entity: is 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.

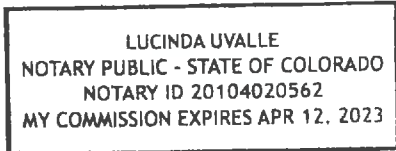
Executed this 22th day of April 2019.

V. Robert Salazar, Managing Member

State of Colorado)
)ss
County of Denver)

The foregoing instrument was acknowledged before me this 22th day of April 2019 by V Robert Salazar

Witness my hand and official seal.



Handwritten signature of Lucinda Uvalle, Notary Public

My Commission expires: 4/12/23

WHEN RECORDED RETURN TO: Regency Realty Investors, LLC

STATEMENT OF AUTHORITY

1. This Statement of Authority relates to an entity named:

Regency Realty Investors, LLC

2. The type of entity is a

- Corporation, General Partnership, Limited Partnership Association, Registered Limited Liability Partnership, Government, Governmental Subdivision Agency, Trust, Non-Profit Corporation, Limited Partnership, Registered Limited Liability Partnership, Unincorporated Non-Profit Association, Limited Liability Company, Business Trust

3. The entity is formed under the laws of Colorado.

4. The mailing address for the entity is 2500 17th Street, Suite 201, Denver, CO 80211

5. The name position of each person authorized to execute instruments affecting title to real property on behalf of the entity is: Isiah Salazar, VP of Development, Central Street Capital Inc.

6. The authority of the foregoing person(s) is to bind the entity: is not limited is limited as follows: Zone Map Amendment (Rezoning)

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.

Executed this 11th day of April 2019.

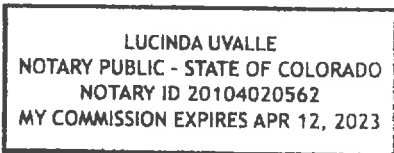
[Handwritten signature]

V. Robert Salazar, Managing Member

State of Colorado)
)ss
County of Denver)

The foregoing instrument was acknowledged before me this 11th day of April 2019 by V. Robert Salazar

Witness my hand and official seal.



[Handwritten signature]
Notary Public

My Commission expires: 4/12/23

WHEN RECORDED RETURN TO:
Regency Realty Investors, LLC