

BENEFIT STUDY FOR THE SOUTH BROADWAY STREETScape (IOWA TO WESLEY) LOCAL MAINTENANCE DISTRICT

Improvements

The improvements to be maintained in the public right-of-way generally consist of the following:

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

In order to preserve this investment, the improvements listed require continuing care, operation, repair, and replacement, hereto referred to as the “maintenance”. Depending on the nature of the improvement, the frequency of this maintenance may be on a weekly, monthly or annual basis. Through the regular maintenance, property owners will continue to receive the benefit of these aforementioned improvements. The area to be maintained is shown on the attached “Exhibit A – Vicinity Map South Broadway (Iowa to Wesley) Local Maintenance District”.

Benefits to Property Owners and the City and County of Denver

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

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

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

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

Maintenance

Per City and County of Denver ordinances, property owners bear certain responsibilities in maintaining the area between their property line and the back of curb of the adjacent street. Examples of these responsibilities include the repair of damaged sidewalk, the removal of snow and sweeping of the sidewalk.

Through the creation of the local maintenance district, some of the property owner's maintenance responsibilities will be handled by the district. Maintenance districts of the size proposed here typically engage the services of one maintenance contractor. By consolidating the area to be maintained, it is expected that there will be an overall cost savings to the property owners, versus each property owner needing to address maintenance issues individually.

A preliminary budget for 2011 has been developed and a listing of maintenance items is attached on "Exhibit B - South Broadway Iowa to Wesley Local Maintenance District 2011 Budget". This list is not all inclusive and there may be modifications to this list by a district Board that acts on behalf of the property owners and the City.

Benefits Apportioned

It is recognized that each parcel cannot receive the exact same type or quantity of improvements, but rather that all parcels will benefit generally as a whole. Through the continuing maintenance of the improvements, the benefit received will exceed the yearly maintenance costs incurred.

The 2011 budget for maintenance of the special improvements within the benefited area is \$118,655. The basis for apportioning the costs of the maintenance to individual property owners is the relationship between the total lineal footage of the improvements and a property's lineal front footage along South Broadway. For example, a property with 1% of the total front footage would be assessed \$1,186.55 (1% x \$118,655).

The specific contribution for each property owner is calculated in the attached, "Exhibit C - Schedule of Assessments for the South Broadway, Iowa to Wesley, Local Maintenance District".

EXHIBIT A

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

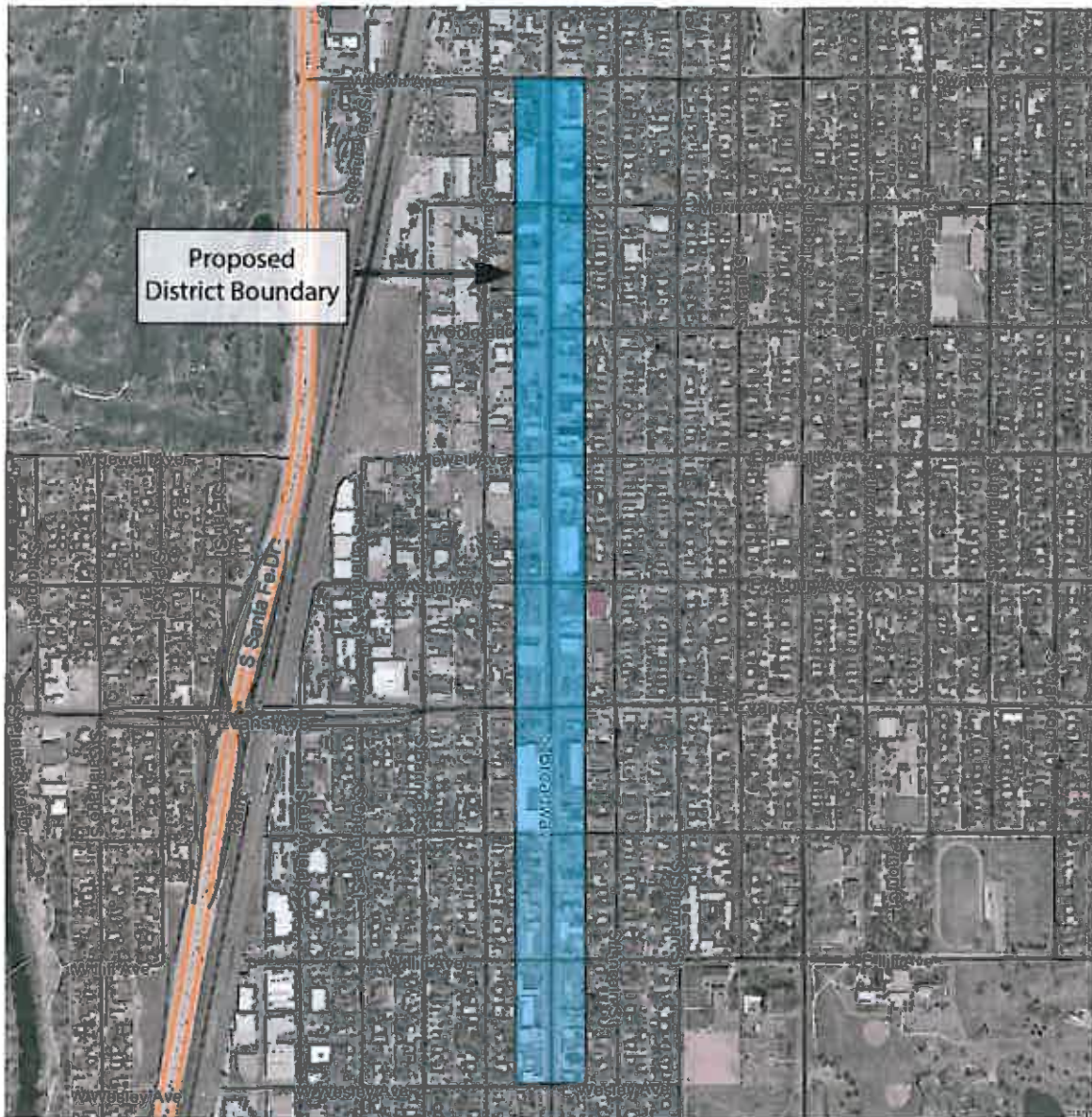


EXHIBIT B
SOUTH BROADWAY STREETSCAPE
IOWA TO WESLEY
LOCAL MAINTENANCE DISTRICT
2011 BUDGET

The following shows the annual budget of the required and previously described maintenance program for the benefited area:

<u>ITEM</u>	<u>COST ESTIMATE</u>
1. Electrical Utilities	\$1,916.28
2. Electrical Maintenance	\$6,876.06
3. Tree and Landscape Care	\$34,493.01
4. Irrigation System Care, including water utility cost	\$13,864.84
5. Contingency for Replacement Costs	\$3,607.11
6. Trash Pick Up	\$36,071.12
7. Snow Removal	\$0
8. Administrative Expenses	\$11,272.23
9. Insurance, Legal Notice, Revocable Permit, etc.	\$4,621.61
Sub-Total	<u>\$112,722.25</u>
City Administration Fee (5%)	\$5,932.75
Total	<u>\$118,655</u>

EXHIBIT C - Schedule of Assessments for the South Broadway, Iowa to Wesley, Local Maintenance District

LMD Cost Per Parcel	Parcel Frontage	Parcel Frontage as % of Total	PARCEL #	OWNER	STREET ADDRESS	CITY	ST	ZIP	PROPERTY ADDRESS	LEGAL DESCRIPTION
\$ 856 25	52.5	0.55%	0522730011000	1700 SOUTH BROADWAY LLC	8649 S HELENA ST	CENTENNIAL	CO	80016-1023	1700 S BROADWAY ST	L 22 & 23 & S 2 1/2 FT OF L 21 EXC PT ON W TO CITY BLK 1 GRANT SUB
\$ 937 50	75.0	0.70%	0522731012000	1886 SB LLC	1886 S BROADWAY	DENVER	CO	80210-3104	1886 S BROADWAY ST	L 20 TO 22 INC EXC PT ON W TO CITY BLK 10 GRANT SUB
\$ 2,187 50	175.0	1.85%	0522730027000	A & K HOLDINGS LLC	665 BROADWAY 585	DENVER	CO	80203-3409	1740 S BROADWAY ST -1746	LTS 9 TO 15 INC BLK 1 GRANT SUB EXC PT ON W TO CITY
\$ 1,250 00	100.0	1.05%	0527223000000	ADEN MARCUS GREGORY & ADEN STACIE LUISE	2286 S DOVER CT	LAKEWOOD	CO	80227-2311	2286 S BROADWAY ST -2272	L 18 TO 21 INC BLK 17 ROSEDALE
\$ 781 25	62.5	0.66%	0527223030000	ALMORE LLC	3875 S ALBION ST	ENGLEWOOD	CO	80113-4240	2240 S BROADWAY ST	LTS 12 & 13 & N 12 SFT OF L 14 BLK 17 ROSEDALE
\$ 625 00	50.0	0.53%	0522817007000	AMERICAN INDUSTRIAL SERVICE	505 E SOUTH TEMPLE	SALT LAKE CITY	UT	84102-1004	1859 S BROADWAY ST -1861	LOTS 32 & 33 BLK 13 OVERLAND PARK SUB
\$ 418 05	33.3	0.35%	0522817010000	AMERICAN INDUSTRIAL SERVICE CO	1850 S ACOMA ST	DENVER	CO	80223-3009	1845 S BROADWAY ST	NO 23 OF L 37 & SO 23 OF L 38 BLK 13 OVERLAND PARK SUB
\$ 1,686 25	133.3	1.41%	0522817012000	AMERICAN LINEN CO	505 E SOUTH TEMPLE	SALT LAKE CITY	UT	84102-1004	1835 S BROADWAY ST -1839	THE N1/3 OF L 38 ALL OF L 39 40 41 42 & 43 BLK 13 OVERLAND PARK SUB
\$ 937 50	75.0	0.70%	0522810020000	B A E S INC	1775 S BROADWAY	DENVER	CO	80210-3101	1775 S BROADWAY ST	L 29 TO 31 INC BLK 10 OVERLAND PARK SUB
\$ 625 00	50.0	0.53%	0522817008000	BAKER SABRINA	1855 S BROADWAY	DENVER	CO	80210-3103	1855 S BROADWAY ST	L 34 & 35 BLK 13 OVERLAND PARK SUB
\$ 437 50	35.0	0.37%	0522730034000	BERAN GREGORY S & PATRICIA S	4781 S XENIA ST	DENVER	CO	80237-2052	1788 S BROADWAY ST	GRANT SUB B1 N 22 SFT OF L21 & S2 OF L20 EXC PT TO CITY
\$ 625 00	50.0	0.53%	0522731034000	BIGELOW S CRAIG & CATHERINE H	2834 S CLARKSON CIR	ENGLEWOOD	CO	80113-1780	1898 S BROADWAY ST	GRANT SUB 05227 B10 L23 & 24 EXC PT ON W TO CITY
\$ 937 50	75.0	0.70%	0522810030000	BROADWAY COMPANY LLC	4882 S FRANKLIN ST	ENGLEWOOD	CO	80113-5639	1755 S BROADWAY ST -1765	OVERLAND PARK SUB BLK 10 L32 TO 34
\$ 1,481 25	118.5	1.25%	0527212041000	BROADWAY FOOD CORP	2110 S BROADWAY	DENVER	CO	80210-4402	2110 S BROADWAY ST	LAWNDALE B1 L1 TO 8 & 43 TO 48 VAC ADJ BEG SW COR L8 TH N 118 530FT NE 7 2 FT E 258 07FT SE 8 30FT S 108 103FT W 85 FT NW 17 40FT W 41FT S 24 008FT W 125FT TO POB
\$ 3,750 00	300.0	3.18%	0522800044000	BROADWAY MEXICO SELF	250 JERSEY ST	DENVER	CO	80220-5685	1649 S BROADWAY ST	OVERLAND PARK SUB B9 L25 TO 30 INC & E2 OF VAC ADJ L25 TO 35 PER ORD 404-1998
\$ 625 00	50.0	0.53%	0527223025000	BROADWAY VET CLINIC INC	2232 S BROADWAY	DENVER	CO	80210-4419	2232 S BROADWAY ST -2234	LOTS 9 & 10 BLK 17 ROSEDALE
\$ 312 50	25.0	0.26%	0527223033000	BROADWAY VET CLINIC LLC	2232 S BROADWAY	DENVER	CO	80210-4419	2200 S BROADWAY ST APPRX	ROSEDALE B17 L8
\$ 937 50	75.0	0.70%	0522810017000	BUTTON STORES III LLC	1701 S BROADWAY	DENVER	CO	80210-3101	1725 S BROADWAY ST -1729	L 41 TO 43 INC BLK 10 OVERLAND PARK SUB
\$ 1,562 50	125.0	1.32%	0522810028000	BUTTON STORES IV LLC	1701 S BROADWAY	DENVER	CO	80210-3101	1701 S BROADWAY ST -1717	OVERLAND PARK SUB BLK 10 L44 TO 46
\$ 625 00	50.0	0.53%	0522730001000	CALKINS GEORGE W	105 S CHEROKEE ST	DENVER	CO	80223-1834	1700 S BROADWAY ST	L 1 & 2 EXC PT TO CITY FOR ST BLK 1 GRANT SUB
\$ 1,875 00	150.0	1.58%	0522731033000	CAREY JAMES A & CYNTHIA L	4973 RAINTREE DR	PARKER	CO	80134-5231	1842 S BROADWAY ST -1880	GRANT SUB BLK 18 L11 TO 18 EXC PT TO CITY
\$ 418 25	33.3	0.35%	0527802042000	CHAXO AND ASSOC LLC	PO BOX 568	MORRISON	CO	80405-0568	2340 S BROADWAY ST	ROSEDALE 06275 B20 S 2/3 OF L11 & N 2/3 L12
\$ 1,562 50	125.0	1.32%	0527222015000	COLORADO COMMERCIAL CAPITAL	1724 S BROADWAY	DENVER	CO	80210-3102	2285 S BROADWAY ST	LOTS 25 TO 29 INC BLOCK 19 ROSEDALE
\$ 312 50	25.0	0.26%	0522711007000	COOK JON C	1724 S BROADWAY	DENVER	CO	80210-3102	1664 S BROADWAY ST	L 17 EXC PT ON WEST TO CITY BLK 1 THE FIRST SANTA FE ADD

LMD Cost Per Parcel	Parcel Frontage	Parcel Frontage as % of Total	OWNER	STREET ADDRESS	CITY	ST	ZIP	PROPERTY ADDRESS	LEGAL DESCRIPTION
\$ 625.00	50.0	0.53%	COOK, JON C	1724 S BROADWAY	DENVER	CO	80210-3102	1943 S BROADWAY ST -1947	L 37 & 39 BLK 1 ROSEDALE ADD
\$ 625.00	50.0	0.53%	COOK, JON C	1870 S BROADWAY	DENVER	CO	80210-2810	1870 S BROADWAY ST	L 18 & 19 EXC PT ON WEST TO CITY BLK 1 THE FIRST SANTA FE ADD
\$ 2,900.00	200.0	2.11%	COOK, JON C	1724 S BROADWAY	DENVER	CO	80210-3102	1809 S BROADWAY ST	L 36 TO 48 INC BLK 1 ROSEDALE
\$ 625.00	50.0	0.53%	COOK, JON C & FARMER, MICHAEL S	1724 S BROADWAY	DENVER	CO	80210-3102	1865 S BROADWAY ST	L 27 & 28 BLK 1 ROSEDALE
\$ 937.50	75.0	0.70%	COOK, JON C & FARMER, MICHAEL S	1724 S BROADWAY	DENVER	CO	80210-3102	2013 S BROADWAY ST -2019	L 43 TO 45 INC BLK 8 ROSEDALE
\$ 625.00	50.0	0.53%	COOK, JON C & FARMER, MICHAEL S	1724 S BROADWAY	DENVER	CO	80210-3102	2235 S BROADWAY ST	L 39 & 40 BLK 16 ROSEDALE
\$ 937.50	75.0	0.70%	COOK, JON C & FARMER, MICHAEL S	1724 S BROADWAY	DENVER	CO	80210-3102	1858 S BROADWAY ST	L 14 TO 16 INC EXC PT ON WEST TO CITY BLK 1 THE FIRST SANTA FE ADD
\$ 625.00	50.0	0.53%	COOK, JON C & FARMER, MICHAEL S	1724 S BROADWAY	DENVER	CO	80210-3102	1724 S BROADWAY ST	L 7 & 8 EXC PT ON W TO CITY BLK 1 GRANT SUB
\$ 625.00	50.0	0.53%	COOK, JON C & FARMER, MICHAEL S	1724 S BROADWAY	DENVER	CO	80210-3102	1905 S BROADWAY ST	L 25 & 26 BLK 1 ROSEDALE
\$ 1,250.00	100.0	1.05%	COOK, JON C & FARMER, MICHAEL S	1724 S BROADWAY	DENVER	CO	80210-3102	1887 S BROADWAY ST	L 29 TO 32 INC BLK 1 ROSEDALE
\$ 937.50	75.0	0.70%	COOK, JON C & FARMER, MICHAEL S	1724 S BROADWAY	DENVER	CO	80210-3102	2001 S BROADWAY ST	L 46 TO 48 INC BLK 8 ROSEDALE
\$ 1,093.75	87.5	0.92%	COOK, JON C & FARMER, MICHAEL S	1724 S BROADWAY	DENVER	CO	80210-3102	2231 S BROADWAY ST	L 41 TO 43 INC & S 1/2 OF 44 BLK 16 ROSEDALE
\$ 1,562.50	125.0	1.32%	CRENNEN, MICHAEL A & SHARON S	2255 S BROADWAY	DENVER	CO	80210-4418	2251 S BROADWAY ST -2255	ROSEDALE 816 L34 TO 38
\$ 416.50	33.3	0.35%	DANESH, DONNIE A	2659 S JACKSON ST	DENVER	CO	80210-5640	2330 S BROADWAY ST	ROSEDALE BLK 20 L10 & N13 OF L11
\$ 937.50	75.0	0.70%	DECKER, STEPHEN L & BARBARA L	11999 BLACKWELL WAY	PARKER	CO	80138-8880	1930 S BROADWAY ST -1938	L 8 & 10 BLK 1 CARTERDALE
\$ 2,097.50	167.8	1.77%	DTRS LLC	801 CORPORATE CIR	GOLDEN	CO	80401-5822	2065 S BROADWAY ST	ROSEDALE 88 L28 TO 32 & CLARKS ADD TO DENVER L28 DAF BEG 4 2 FTS OF NW COR L32 E 110FT S 167 78FT W 119 01FT TO PT ON L1 L28 CLARKS ADD TO DENVER N TO POB
\$ 416.50	33.3	0.35%	ELKO, AUDREY J REVOC TRUST & ELKO, FRANCIS J REVOC TRUST	2700 S CLARKSON ST	ENGLEWOOD	CO	80113-1702	2348 S BROADWAY ST	L 13 & S 1/3 OF L 12 BLK 20 ROSEDALE
\$ 4,218.75	337.5	3.50%	EMW FURNITURE CO	2141 S BROADWAY	DENVER	CO	80210-4401	2121 S BROADWAY ST -2141	ROSEDALE 89 L32 TO 44 & N2 OV L31 & E1/2 VAC ALY ADJ
\$ 1,562.50	125.0	1.32%	FARMER, MICHAEL S & COOK, JON C	1724 S BROADWAY	DENVER	CO	80210-3102	2273 S BROADWAY ST	L 28 TO 32 INC BLK 8 GREENLOW SUB OF SOUTH DENVER
\$ 1,250.00	100.0	1.05%	FINE THINGS ASIAN LLC	800 EMERY ST	LONGMONT	CO	80501-5039	1787 S BROADWAY ST -1783	LOTS 25 TO 28 INC BLOCK 10 OVERLAND PARK SUB
\$ 468.75	37.5	0.40%	FRAZIER, GREGORY W	PO BOX 427	ENGLEWOOD	CO	80151-0427	2258 S BROADWAY ST	L 14 EXC N 12 5FT THEREOF & L 15 BLK 17 ROSEDALE
\$ 312.50	25.0	0.26%	GB&H REAL ESTATE	35 E ILIFF AVE	DENVER	CO	80210-5001	35 E ILIFF AVE	L 24 BLK 17 ROSEDALE
\$ 416.25	33.3	0.35%	GERK, ISIDORE JOHN	381 CLARKSON ST	DENVER	CO	80216-3715	1840 S BROADWAY ST	L 39 & S 8 1/3 FT OF L 37 BLK 13 OVERLAND PARK SUB
\$ 625.00	50.0	0.53%	GOLDEN BUFFALO INVESTMENTS LLC	8752 E EXPOSITION AVE	DENVER	CO	80224-1509	2332 S BROADWAY ST	ROSEDALE 820 L14 & 15
\$ 625.00	50.0	0.53%	GONZALES, MICHAEL J & GONZALES, NANCY J	1064 W SHEPPERD AVE	ENGLEWOOD	CO	80120-2218	1872 S BROADWAY ST -1876	L 18 & 19 EXC PT ON W TO CITY BLK 16 GRANT SUB

LIMIT Cost Per Parcel	Parcel Frontage	Parcel Frontage as % of Total	PARCEL #	OWNER	STREET ADDRESS	CITY	ST	ZIP	PROPERTY ADDRESS	LEGAL DESCRIPTION
\$ 937.50	75.0	0.70%	06222817024000	GORDON STANLEY E	1877 S BROADWAY ST 1	DENVER	CO	80210	1875 S BROADWAY ST -1881	OVERLAND PARK SUB B13 L28 & 29 & N2 L27 & S2 L30
\$ 625.00	50.0	0.53%	06272222018000	GREBB GERALD H	2772 S RACE ST	DENVER	CO	80210-4354	2281 S BROADWAY ST	L 32 & 33 BLK 16 ROSEDALE
\$ 625.00	50.0	0.53%	06271100250000	GUITAR STUDIO LLC	1271 S DOWNING ST	DENVER	CO	80210-1716	1938 S BROADWAY ST -1940	CARTERDALE 06271 B1 L11 & 12
\$ 312.50	25.0	0.20%	06227310050000	GUSTAFSON HERBERT R & GUSTAFSON HAROLD P & HUPPER, BERDIE C & GUSTAFSON SUELYNN	1832 S BROADWAY	DENVER	CO	80210-3104	1933 S BROADWAY ST	L 9 EXC PT ON W TO CITY BLK 16 GRANT SUB
\$ 625.00	50.0	0.53%	06271100050000	HANNERS MELVIN D	9400 E ILIFF AVE 55	DENVER	CO	80231-3484	1920 S BROADWAY ST -1924	L 6 & 7 BLK 1 CARTERDALE
\$ 1,582.50	125.0	1.32%	06272130440000	HELMSTAEDTER PROPERTIES LTD	2141 S BROADWAY	DENVER	CO	80210-4401	2195 S BROADWAY ST	ROSEDALE B9 L25 TO 29 & E2 OF VAC ALY ADJ
\$ 625.00	50.0	0.53%	06275603200000	HELMSTAEDTER CARLA A	2141 S BROADWAY	DENVER	CO	80210-4401	2329 S BROADWAY ST	L 41 & 42 BLK 8 GREENLOW SUB
\$ 1,250.00	100.0	1.05%	06272130470000	HELMSTAEDTER JON CARL A & HELMSTAEDTER PROPERTIES LTD	2141 S BROADWAY	DENVER	CO	80210-4401	2103 S BROADWAY ST	ROSEDALE B9 L45 TO 48 & E2 OF VAC ALY ADJ
\$ 937.50	75.0	0.70%	06272300080000	HM REAL ESTATE LLC	1760 S BROADWAY	DENVER	CO	80210-3102	1760 S BROADWAY ST	L 16 TO 18 INC EXC PT ON W TO CITY BLK 1 GRANT SUB
\$ 625.00	50.0	0.53%	06227310010000	HORWITZ STEVE	9892 PRAIRIE FALCON LN	HIGHLANDS RANCH	CO	80130-3814	20 E COLORADO AVE	L 1 & 2 EXC PT ON W TO CITY BLK 16 GRANT SUB
\$ 625.00	50.0	0.53%	06227310020000	HORWITZ STEVE	9892 PRAIRIE FALCON LN	HIGHLANDS RANCH	CO	80130-3814	1910 S BROADWAY ST -1914	L 3 & 4 BLK 16 GRANT SUB EXC PT ON W TO CITY
\$ 625.00	50.0	0.53%	06272120050000	HURTADO ERIC & STEPHANIE	2184 S BROADWAY	DENVER	CO	80210-4402	2184 S BROADWAY ST APPRX	L 23 & 24 BLK 1 LAWNDALE
\$ 625.00	50.0	0.53%	06272120010000	HURTADO ERIC & STEPHANIE	2184 S BROADWAY	DENVER	CO	80210-4402	2184 S BROADWAY ST	LAWNDALE B1 L21 & 22
\$ 625.00	50.0	0.53%	06272220170000	JACOBSEN ERIC R & MEYER BRENT C LIVING TRUST	24658 RED CLOUD DR	CONIFER	CO	80433-7108	2265 S BROADWAY ST	L 30 & 31 BLK 16 ROSEDALE
\$ 625.00	50.0	0.53%	06272230080000	JANISZEWSKI MARIA & KRZYSZTOF	10200 W ALAMO PL	LITTLETON	CO	80127-2040	2280 S BROADWAY ST -2282	L 19 & 17 BLK 17 ROSEDALE
\$ 1,875.00	150.0	1.58%	06226100280000	JOHNNY MARIE LLC	6035 TUCKERMAN LN	COLORADO SPRINGS	CO	80918-1401	1745 S BROADWAY ST	OVERLAND PARK SUB BLK 10 L35 TO 40
\$ 312.50	25.0	0.20%	06272120030000	KEENAN MARY LOU	7087 E PEAKVIEW PL	CENTENNIAL	CO	80111-4821	2174 S BROADWAY ST	L 20 BLK 1 LAWNDALE
\$ 625.00	50.0	0.53%	06272230280000	KEENEY MICHAEL D	5985 S CROCKER ST	LITTLETON	CO	80120-2045	2286 S BROADWAY ST	L 22 & 23 BLK 17 ROSEDALE
\$ 1,408.25	112.5	1.10%	06275603230000	KIM SOOK JA & BYUNG HO	2323 S BROADWAY	DENVER	CO	80210-5008	2323 S BROADWAY ST	L 43 TO 48 INC & S1/2 OF L 47 BLK 8 GREENLOW SUB OF SOUTH DENVER
\$ 625.00	50.0	0.53%	06274602035000	KING MELVIN M & DENNIS	170 S HOLLY ST	DENVER	CO	80246-1104	2380 S BROADWAY ST	ROSEDALE B20 L21 & 22
\$ 937.50	75.0	0.70%	06271100010000	KOLACNY RICHARD W	1900 S BROADWAY	DENVER	CO	80210-4005	1900 S BROADWAY ST -1908	W 87 FT OF L 1 & 2 & OF N 4 5 FT OF L 3 & W 86 8 FT OF S 20 5 FT OF L 3 BLK 1 CARTERDALE
\$ -	0.0	0.00%	06271100020000	KOLACNY RICHARD W	1900 S BROADWAY	DENVER	CO	80210-4005	26 E JEWELL AVE	W 19 2 FT OF E 38 FT OF L 1 & 2 & OF N 4 5 FT OF L 3 & W 16 4 FT OF E 35 FT OF S 20 5 FT OF L 3 B 1 CARTERDALE
\$ -	0.0	0.00%	06271100030000	KOLACNY RICHARD W	28 E JEWELL AVE	DENVER	CO	80210-4008	28 E JEWELL AVE	E 18 8 FT OF L 1 TO 3 INC BLK 1 CARTERDALE
\$ 312.50	25.0	0.20%	06272310080000	LANDMAN DAVID ABRAHAM & LANDMAN MARIA-HELLA & ANDE LIMITED LLC	1836 S BROADWAY	DENVER	CO	80210-3104	1836 S BROADWAY ST	L 10 EXC PT ON W TO CITY BLK 16 GRANT SUB
\$ 2,812.50	225.0	2.37%	06227110030000	LEE YOUNG C & XI D	1900 S BROADWAY	DENVER	CO	80210-2610	1900 S BROADWAY ST	L 1 TO 9 EXC PT ON WEST TO CITY BLK 1 FIRST SANTA FE ADD

LMD Cost Per Parcel	Parcel Frontage	Parcel Frontage as % of Total	OWNER	STREET ADDRESS	CITY	ST	ZIP	PROPERTY ADDRESS	LEGAL DESCRIPTION
\$ 1,250.00	100.0	1.05%	LONG, RALPH E TRUST & LONG, ZELLA R TRUST	2714 S AMES WAY	DENVER	CO	80227-4127	2331 S BROADWAY ST -2348	LOTS 37 TO 40 INC BLOCK 8 GREENLOW SUB
\$ 781.25	82.5	0.60%	LUMBERYARDS DEVELOPMENT LLC	1724 S BROADWAY	DENVER	CO	80210-3102	1890 S BROADWAY ST	L 25 & 28 & S 1/2 OF L 27 BLK 13 OVERLAND PARK SUB
\$ 1,250.00	100.0	1.05%	LUMBERYARDS DEVELOPMENT LLC	1724 ES BROADWAY LN	DENVER	CO	80210	1951 S BROADWAY ST -1859	L 33 TO 38 INC BLK 1 ROSEDALE
\$ 2,187.50	175.0	1.85%	LUMBERYARDS DEVELOPMENT LLC	1724 S BROADWAY	DENVER	CO	80210-3102	2200 S BROADWAY ST	ROSEDALE B17 L1 TO 7
\$ 2,812.50	225.0	2.37%	LUMBERYARDS DEVELOPMENT LLC	1724 S BROADWAY	DENVER	CO	80210-3102	2300 S BROADWAY ST	ROSEDALE B29 L1 TO 8 INC EXC W 5FT THEREOF
\$ 488.75	37.5	0.40%	MADISON, ERNEST S	12 CANON DR	GREENWOOD VILLAGE	CO	80111-3210	2301 S BROADWAY ST	L 48 & N1/2 OF L 47 BLK 8 GREENLOW SUB
\$ 1,403.13	112.3	1.15%	MARKEL, WILLIAM J	823 MEADOWROSE LN	CASTLE ROCK	CO	80108-8882	2020 S BROADWAY ST	L 7 TO 10 INC & N 1/4 L 11 & S 6FT L8 BLK 4 CARTERDALE & W 1/2 VAC ALY ADJ
\$ 937.50	75.0	0.70%	MARKEL, WILLIAM J & GILLET, SHARON L	823 MEADOWROSE LN	CASTLE ROCK	CO	80108-8882	2305 S BROADWAY ST	L 25 TO 27 INC BLK 8 GREENLOW SUB
\$ 1,250.00	100.0	1.05%	MAVROCEFALOS, CONSTANTINOS	2803 S COLUMBINE ST	DENVER	CO	80210-5705	2035 S BROADWAY ST	L 39 TO 42 INC BLK 8 ROSEDALE
\$ 1,250.00	100.0	1.05%	METRO APPLIANCE SERVICE	1840 S BROADWAY	DENVER	CO	80210-2610	1640 S BROADWAY ST	FIRST SANTA FE ADD B1 L10 TO 13 INC EXC PT ON WEST TO CITY
\$ 825.00	50.0	0.53%	NAPLES GROUP INC	185 S UNION BLVD , Suite 200	LAKEWOOD	CO	80228-2239	1843-1845 S BROADWAY ST	OVERLAND PARK BLK 9 L37 & 38
\$ 488.75	37.5	0.40%	NELSON, GENE E & DORIS J	1075 S JOSEPHINE ST	DENVER	CO	80208-4732	2370 S BROADWAY ST	L 18 & N 1/2 OF L 19 BLK 20 ROSEDALE
\$ 312.50	25.0	0.26%	NIES, NORMA E TRUST & NIES, MELVIN G TRUST	13901 E MARINA DR, #512	AURORA	CO	80014-5500	1968 S BROADWAY ST	L 17 EXC PT ON W TO CITY BLK15 GRANT SUB
\$ 825.00	50.0	0.53%	NYLUND, DARRELL	7225 BOX CANYON RD	SEDALIA	CO	80135-9148	2390 S BROADWAY ST -2384	L 23 & 24 BLK 20 ROSEDALE
\$ 488.75	37.5	0.40%	OTTESON, JAY W & NATALIE A	12012 W HORNSILVER MTN	LITTLETON	CO	80221-3200	1880 S BROADWAY ST -1871	LOT 31 & NORTH 1/2 OF LOT 30 BLOCK 13 OVERLAND PARK SUB
\$ 825.00	50.0	0.53%	PLATEAU MGMT & INV CO INC	9400 E ILIFF AVE, #085	DENVER	CO	80231-3454	1912 S BROADWAY ST	L 4 & 5 BLK 1 CARTERDALE
\$ 2,735.00	218.8	2.31%	POWERANZ COMPANY	4021 E ARKANSAS AVE	DENVER	CO	80222-3403	2040 S BROADWAY S	CARTERDALE B4 L12 TO 18 & S 18 75FT OF L11 EXC W 5FT SD LTS & W12 OF VAC ALY ADJ
\$ 825.00	50.0	0.53%	POWELL, CHERYL L & SAVINO, STEVE	2362 S BROADWAY	DENVER	CO	80210-5007	2362 S BROADWAY ST -2384	L 16 & 17 BLK 20 ROSEDALE
\$ 1,927.50	154.2	1.83%	PREMIER PROPERTY GROUP LLC	1724 S BROADWAY	DENVER	CO	80210-3102	2041 S BROADWAY ST -2067	ROSEDALE B8 L33 TO 38 & N 4 2 FT OF L32
\$ 312.50	25.0	0.26%	R & C LLC	2238 S BROADWAY	DENVER	CO	80210-4419	2238 S BROADWAY ST	L 11 BLK 17 ROSEDALE
\$ 1,250.00	100.0	1.05%	ROBINSON, PETER D & PATRICIA A	1804 LLANO CT	ALBUQUERQUE	NM	87107-2631	2180 S BROADWAY ST	L 16 TO 19 INC BLK 1 LAWYDALE
\$ 312.50	25.0	0.26%	ROTH, DOYLE W & NANCY L	4006 N STATE HWY 87	SEDALIA	CO	80135	1901 S BROADWAY ST	ROSEDALE BLK 1 L48
\$ 2,500.00	200.0	2.11%	SAFI, MOHAMMAD NAZIM & KHATERA	1901 S BROADWAY	DENVER	CO	80210-2909	1801 S BROADWAY ST -1819	OVERLAND PARK SUB BLK 9 L41 TO 48
\$ 825.00	50.0	0.53%	SAFI, MOHAMMAD NAZIM & KHATERA	1901 S BROADWAY	DENVER	CO	80210-2909	1825 S BROADWAY ST	L 39 & 40 BLK 9 OVERLAND PARK
\$ 2,812.50	225.0	2.37%	SOUTH BROADWAY DEV CO	1777 S HARRISON ST, #P-2	DENVER	CO	80210-3837	2120 S BROADWAY ST	L 7 TO 15 INC BLK 1 LAWYDALE

LMD Cost Per Parcel	Parcel Frontage	Parcel Frontage as % of Total	PARCEL #	OWNER	STREET ADDRESS	CITY	ST	ZIP	PROPERTY ADDRESS	LEGAL DESCRIPTION
\$ 1,450.00	116.0	1.22%	0622711025000	STANCOLL LLC	1200 17TH ST 3000	DENVER	CO	80202-5655	1906 S BROADWAY ST	L 20 TO 24 INC EXC PT ON WEST TO CITY BLK 1 THE FIRST SANTA FE ADD
\$ 1,562.50	125.0	1.32%	0622617019000	STEINER CORP	PO BOX 2317	SALT LAKE CITY	UT	84110-2317	1811 S BROADWAY ST	L 44 TO 48 INC BLK 13 OVERLAND PARK SUB
\$ 625.00	50.0	0.53%	0622730030000	STUBBYO PARTNERS	1710 S BROADWAY	DENVER	CO	80210-3102	1710 S BROADWAY ST	GRANT SUB B1 L3 & 4 EXC PT ON W TO CITY
\$ 488.75	37.5	0.40%	0622722028000	SULLIVAN RICHARD J & DOROTHY D	3419 S RACE ST	ENGLEWOOD	CO	80113-3137	2215 S BROADWAY ST	L 45 & N 1/2 OF L 44 BLK 16 ROSEDALE
\$ 937.50	75.0	0.70%	0622722029000	SULLIVAN RICHARD J & DOROTHY D	3419 S RACE ST	ENGLEWOOD	CO	80113-3137	2206 S BROADWAY ST	L 46 TO 48 INC BLK 16 ROSEDALE
\$ 488.75	37.5	0.40%	0627502011000	SULLIVAN SHIRLEY V C & RIDGE MICHAEL JAY	740 LIPAN ST	DENVER	CO	80204-4407	2378 S BROADWAY ST -2378	LOT 20 & S 1/2 OF LOT 19 BLK 20 ROSEDALE
\$ 1,250.00	100.0	1.05%	0627111012000	TCF NATIONAL BANK	6400 S FILLERS BREEN CIRCLE #600	DENVER	CO	80111-4022	2094 S BROADWAY ST	L 20 TO 23 INC & W 1/2 OF VAC ALLEY ADJ SD LOTS BLK 4 CARTERDALE
\$ 312.50	25.0	0.20%	0627503029000	TLI CORP	2349 S BROADWAY	DENVER	CO	80210-5006	2349 S BROADWAY ST	L 36 BLK 8 GREENLOW SUB OF SOUTH DENVER
\$ 1,800.00	144.0	1.52%	0627111017000	TRIANGLE LAND CO	823 MEADOWROSE LN	CASTLE ROCK	CO	80108-8882	2000 S BROADWAY ST	L 1 TO 6 INC EXC S 8FT OF L 8 BLK 4 CARTERDALE & W 1/2 VAC ALY ADJ
\$ 937.50	75.0	0.70%	0627503017000	TUMBARELLO JOHN V	2675 S BROADWAY	DENVER	CO	80210-5704	2353 S BROADWAY ST	L 33 TO 35 INC BLK 8 GREENLOW SUB
\$ 312.50	25.0	0.20%	0627201022000	TYLER GARY K & BLAISDELL J STEVEN	1905 S BROADWAY	DENVER	CO	80210-4004	1905 S BROADWAY ST -1907	L 47 BLK 1 ROSEDALE
\$ 3,750.00	300.0	3.10%	0627110089000	WADDILL ENTERPRISES LLC	1990 S BROADWAY	DENVER	CO	80210-4006	1990 S BROADWAY ST	L 13 TO 24 INC BLK 1 CARTERDALE
\$ 488.75	37.5	0.40%	0627213045000	WAGENBLAST ELIZABETH M TRUST	2141 S BROADWAY	DENVER	CO	80210-4401	2175 S BROADWAY ST	ROSEDALE B9 L30 & S2 OF L31 & E2 VAC ALY ADJ
\$ 625.00	50.0	0.53%	0622730031000	WILLIAM LUMMIS INTERESTS LLC	1720 S BROADWAY	DENVER	CO	80210-3102	1720 S BROADWAY ST	GRANT SUB B1 L5 & 6 EXC PT ON W TO CITY
\$ 488.75	37.5	0.40%	0622730035000	WU PERRY M & YOUNG JASMINE	2170 W DRAKE RD #B6	FT. COLLINS	CO	80526-1489	1778 S BROADWAY ST -1780	GRANT SUB B1 L19 & N12 OF L20
\$ 1,250.00	100.0	1.05%	0622731004000	ZASCO LLC	1820 S BROADWAY	DENVER	CO	80210-3104	1820 S BROADWAY ST -1824	L 5 TO 8 INC EXC PT ON W TO CITY BLK 16 GRANT SUB