



APPLICATION

FOR ENCROACHMENTS & ENCUMBRANCES IN THE PUBLIC RIGHT-OF-WAY

An Encroachment Permit is required prior to placing privately-owned improvements ("Encroachment" or "Encumbrance") in the public Right-of-Way (ROW). Only Encroachment Permit Applications in accordance with Rules and Regulations and Permit Entrance Requirements for Encroachments in the Public Right-of-Way will be considered by the Department of Transportation & Infrastructure (DOTI). **It is the City's sole discretion whether to grant an Encroachment Permit based on any facts the City feels are relevant. Approval is not guaranteed.**

To apply, complete this application and submit together with required application materials in accordance with the Permit Entrance Requirements to DOTI.ER@denvergov.org. Please type or print clearly. If necessary, attach additional sheets to fully answer any of the following sections. Incomplete applications packages will not be accepted. Questions on this application or the process can be sent to DOTI.ER@denvergov.org.

☐ **Check if this application is for Tier Determination only.** *If checked, the project will not be submitted for full review until confirmation, and remaining submittal requirements, are received by owner.*

ADJACENT PROPERTY OWNER:

The adjacent property owner or Authorized Special District will be the Encroachment Owner and Permittee and is the responsible party for the Encroachment in accordance with the Rules and Regulations, including all fees and annual billing.

Company Name: Pan Pacific Development
Contact Name: Qi Pan
Property Address: 832 South Milwaukee Street
Billing Address: _____
Phone: 303-915-9440 Email: Qipan86@gmail.com

PRIMARY CONTACT: ☐ Check if the same as Adjacent Property Owner

Company Name: Goerig Design
Contact Name: Donald Goerig
Address: _____
Phone: 303-915-9440 Email: don@goerigdesign.com



ENCROACHMENT INFORMATION:

Project Name: 832 S Milwaukee Street

Adjacent Property Address: 812 S Milwaukee Street

Coordinates (Lat/Long): TBD

Encroachment Area, in SF: 200 sf +/-

Is this project associated with a LAND DEVELOPMENT REVIEW?

Yes ☐ No ☒ If 'Yes', provide Project Master, Site Plan and/or Concept Development Project Numbers:

Is the proposed encroachment located in Future Right-of-Way?

Finalizing permit and/or processing resolution for the Encroachment will not occur until the ROW dedication is finalized.

Yes ☐ No ☒ If 'Yes', provide ROW Dedication Project Number:

Location Description: (e.g. Located on the South side of 23rd Ave, twenty (20) feet from face of curb, and ten (10) feet west of pavement on Private Drive.)

832 South Milwaukee Street

Description of Encroachment:

Describe the proposed encroachment, including the type and quantity of objects.

The project involves constructing an 11-foot-deep lower level, necessitating a permanent dewatering system to manage groundwater infiltration and prevent long-term structural and water-related issues. Based on existing site conditions and groundwater levels, a subsurface drainage system has been designed to direct collected groundwater to the existing storm sewer inlet at South Milwaukee Street and South Ohio Street.

Reason for Private Improvements in the Public ROW:

Private improvements should be located on private property. Only in cases where there are physical constraints that preclude the placement of private improvements on private property that an encroachment may be considered within the right-of-way. Make your case as to why this is a good use of the public right-of-way.

Installing drainage piping directly to the nearest inlet is necessary to ensure proper drainage and mitigate potential groundwater impacts, we request approval for ROW modification and direct connection to the storm sewer system at the designated location. This connection is critical for maintaining site stability and preventing long-term foundation issues related to groundwater intrusion.



DENVER
THE MILE HIGH CITY

ATTESTATION:

By submitting this permit application and signing below, I understand and agree to the following:

1. That I am the property owner adjacent to the Encroachment Area, or the authorized representative of a Special District, that is responsible for the placement, maintenance, repair, replacement, removal, site restoration, ownership, or is otherwise responsible for the Encroachment in accordance with the Rules & Regulations for Encroachments and Encumbrances in the Public Right-of-Way.
2. That it is the City's sole discretion to classify the Tier of an Encroachment and whether to grant an Encroachment Permit based on any facts the City feels are relevant. The issuance of an Encroachment Permit confers no rights to the Right-of-Way, the Encroachment Permit is revocable and DOTI can order the removal of the Encroachment and restoration of the Encroachment Area for any reason the City feels relevant.
3. Permittee agrees to defend, indemnify, reimburse and hold harmless the City, its appointed and elected officials, agents and employees for, from and against all liabilities, claims, judgments, suits or demands for damages to persons or property arising out of, resulting from, or relating to an Encroachment Permit and the Encroachment ("Claims"). This indemnity shall be interpreted in the broadest possible manner to indemnify City for any acts or omissions of Permittee or its subcontractors either passive or active, irrespective of fault, including City's negligence whether active or passive.
4. Permittee's duty to defend and indemnify City shall arise at the time written notice of the Claim is first provided to City regardless of whether claimant has filed suit on the Claim. Permittee's duty to defend and indemnify City shall arise even if City is the only party sued by claimant and/or claimant alleges that City's negligence or willful misconduct was the sole cause of claimant's damages.
5. Permittee will defend any and all Claims which may be brought or threatened against City and will pay on behalf of City any expenses incurred by reason of such Claims including, but not limited to, court costs and attorney fees incurred in defending and investigating such Claims or seeking to enforce this indemnity obligation. Such payments on behalf of City shall be in addition to any other legal remedies available to City and shall not be considered City's exclusive remedy.
6. Insurance coverage requirements specified in an Encroachment Permit shall in no way lessen or limit the liability of Permittee under the terms of this indemnification obligation. Permittee shall obtain, at its own expense, any additional insurance that it deems necessary for the City's protection.
7. This defense and indemnification obligation shall survive the expiration or termination of any issued Encroachment Permit.
8. Permittee is fully responsible for all costs to install, maintain, repair, replace, remove, and restore the Encroachment Area, including annual City Encroachment Permit Fees. A lien will be placed on the Permittee's property for failure to remove a revoked or abandoned Encroachment for cost incurred by CCD to remove the Encroachment and restore the Encroachment Area on behalf of the Permittee.
9. Indemnity and Insurance for Tier I and Tier II Encroachments: Pursuant to and not superseding any General Terms and Conditions, as a condition for placement of a Tier I or Tier II Encroachment, the Owner of such Tier I or Tier II Encroachment shall hold CCD harmless from all loss or damage to persons or property on account of injury arising from the construction, repair, or maintenance of the Tier I or Tier II Encroachment. Obtain and Maintain a Commercial General Liability insurance policy with limits of \$1,000,000 for each occurrence, \$1,000,000 for each personal and advertising injury claim, \$2,000,000 products and completed operations aggregate, and \$2,000,000 policy aggregate. The City and County of Denver, its Elected and Appointed Officials, Employees and Volunteers shall be included as Additional Insured.
10. Indemnity and Insurance for Tier III Encroachments: Pursuant to and not superseding any General Terms and Conditions, as a condition for placement of a Tier III Encroachment, the Owner of such Tier III Encroachment shall hold CCD harmless from all loss or damage to persons or property on account of injury arising from the construction, repair, or maintenance of the Tier III Encroachment. Obtain and Maintain a Commercial General Liability insurance policy with limits of \$1,000,000 for each occurrence, \$1,000,000 for each personal and advertising injury claim, \$2,000,000 products and completed operations aggregate, and \$5,000,000 policy aggregate. A combination of primary and excess coverage may be used to meet the aggregate limit. The City and County of Denver, its Elected and Appointed Officials, Employees and Volunteers shall be included as Additional Insured.

ADJACENT PROPERTY
OWNER SIGNATURE:

PRINT NAME:

COMPANY:

DATE:

TITLE:

[Signature]
Ri Pan
Pan Pacific Development
7.2. 2025
Owner

PERMIT SUBMITTAL CHECKLIST

FOR ENCROACHMENTS & ENCUMBRANCES IN THE PUBLIC RIGHT-OF-WAY
Any Submittal not meeting all minimum checklist criteria herein will be rejected as incomplete.

Encroachments shall be in accordance with:

- ☐ [Denver Revised Municipal Code \(DRMC\) Chapter 49, Streets, Sidewalks and Other Public Ways](#)
- ☐ [Rules and Regulations Governing Encroachments & Encumbrances in the Public Right-of-Way](#)
- ☐ [Transportation Standards and Details for the Engineering Division](#)

Application

- ☐ Signed by adjacent property owner as owner of Encroachment or authorized Special District representative

Evidence of Adjacent Property Ownership & Parcel Land Description

Required for all Encroachment Permit Applications

- ☐ Current Title Work/Warranty Deed confirming ownership and parcel land description for adjacent property
- ☐ Parcel Land Description in Word format

Land Description sealed and signed by a Professional Land Surveyor licensed in Colorado

Required for Tier II Underground Encroachments and all Tier III Encroachments (can be submitted after 1st review)

- ☐ Encroachment Area Land Description and Exhibit(s) in PDF format stamped and signed by PLS
- ☐ Encroachment Area Land Description in Word format

Site Plans sealed and signed by a Professional Engineer licensed in Colorado

GENERAL

- ☐ Vicinity map
- ☐ North arrows and numerical and bar scales (Scale not to exceed 1" = 40')
- ☐ Legend
- ☐ PE stamp area
- ☐ Plan set date and revision number (if applicable)

PLAN VIEW

Show, label and dimension existing and proposed final site conditions, including but not limited to the following (aerial imagery is allowed; however, it does not replace requirement for accurately scaled engineering drawings):

- ☐ Property lines, right-of-way width
- ☐ Edge of pavement, curb and gutter, sidewalks, nearby driveways and alleys
- ☐ Street lights, pedestrian lights, signal poles, utility poles
- ☐ Surface utility features (e.g. cabinets, handholes, manholes, inlets, vaults, valves, fire hydrants)
- ☐ Regulatory Floodplain boundaries (FEMA)
- ☐ Underground and overhead utilities (e.g. water, sewer, power, communications, gas, irrigation)
- ☐ Trees and landscaping in the ROW
- ☐ Street names and adjacent property address(es)
- ☐ Regional Transportation District (RTD) bus stop with any amenities
- ☐ Location and size of Encroachment – Show and dimension limits of both above and below ground elements
- ☐ Construction Materials
- ☐ Projection from building
- ☐ Distance from Encroachment to the nearest flowline

City and County of Denver Department of Transportation & Infrastructure

Right-of-Way Services | Engineering & Regulatory
201 W Colfax Ave, Dept 507 | Denver, CO 80202

www.denvergov.org/doti

Phone: 720-913-3003



DENVER

TRANSPORTATION & INFRASTRUCTURE

- ☒ Distance from Encroachment to any other Streetscape feature/obstruction in the vicinity
- ☒ Distance from property line to back of curb
- ☒ Electrical service alignment, electrical connection location, and voltage/amps
- ☒ No proposed Encroachments located in the intersection clear zone per Transportation Std. Dwg. 7.9

ELEVATION OR CROSS-SECTION VIEWS

- ☒ Location and size of Encroachment - Show and dimension limits of both above and below ground elements
- ☒ Existing and final grade
- ☐ Existing utilities and their size and depth
- ☒ Vertical height/clearance of the Encroachment from finish grade

DETAIL SHEET(S)

- ☐ Manufacturer's and/or construction detail(s)
- ☐ Referenced City detail(s) by drawing number on the appropriate plan and elevation view(s)
- ☐ Office of the Forester's (OCF) tree protection detail and notes
- ☐ Special, non-standard, or modified City details

STRUCTURAL PLANS ☐ Not Applicable

- ☐ Structural plans
- ☐ Manufacturers certification

ADDITIONAL REQUIRED MATERIAL(S) ☐ Not Applicable

- ☐ Approval from applicable reviewing authorities (e.g. design review district, floodplain, Arts & Venues)
- ☐ For properties sharing the Encroachment, appropriate legal documentation for review by the City

COMMENT RESOLUTION SHEET(S) IF APPLICABLE ☐ Not Applicable for 1st Submittal

- ☐ Reviewer's and Agency Name
- ☐ Review comments (reviewer comments must be verbatim)
- ☐ Formal written response to each comment

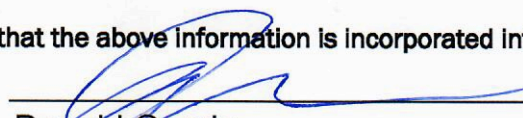
Fees:

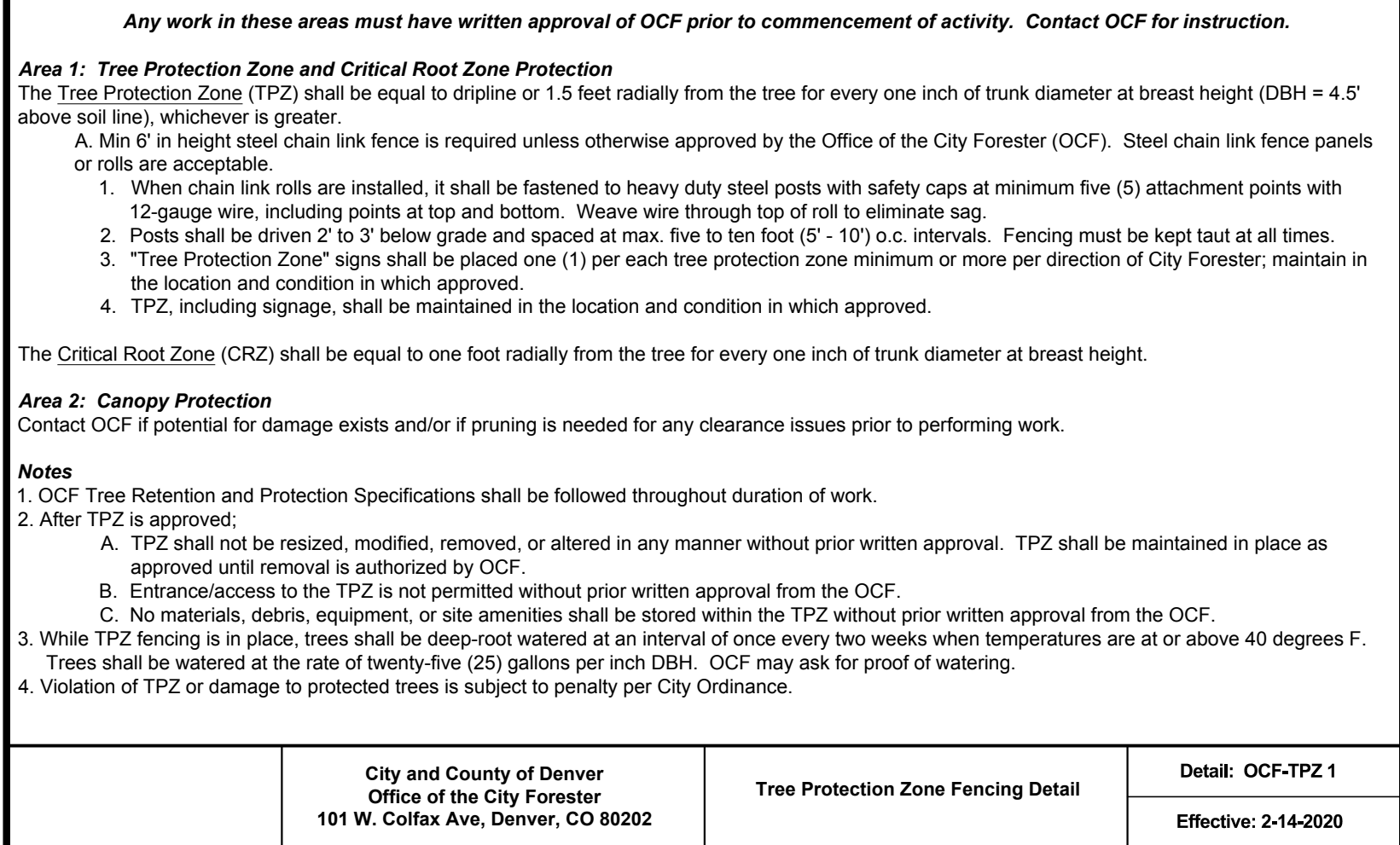
Fees must be paid immediately after ER provides a project number and invoice for your application.

Fees (Non-Refundable):	Tier I Encroachment:	Tier II Encroachment:	Tier III Encroachment:
Initial Processing	No Fee	\$1,500.00	\$1,500.00
Land Description Review	N/A	\$500.00	\$500.00
Resolution Review	N/A	N/A	\$300.00
Annual Permit	No Fee	\$200.00	\$200.00

Attestation:

I hereby attest that the above information is incorporated into the Encroachment Application and plan submittal:

SIGNATURE:  DATE: July 3, 2025
PRINT NAME: Donald Goerig EMAIL: don@goerigdesign.com
COMPANY: GOERIG DESIGN PHONE: 303-915-9440



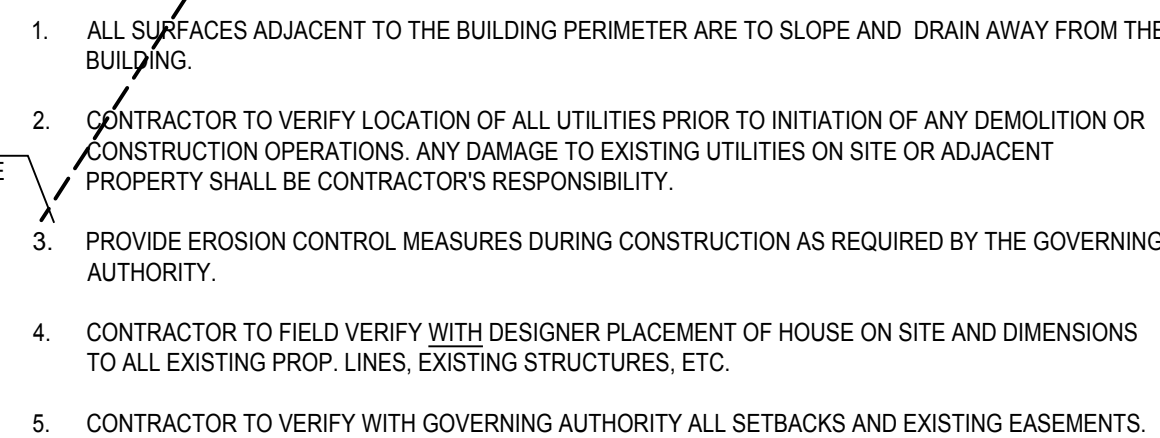
A. REPAIR OR REPLACE EXISTING CURB, GUTTER, AND SIDEWALK ALONG THE PROPERTY FRONTAGE THAT IS DAMAGED OR NOT TO CURRENT CITY STANDARDS, AS DIRECTED BY ROW INSPECTOR DURING CONSTRUCTION.

B. THE CONTRACTOR MUST OBTAIN ALL PROJECT ROW PERMITS ASSOCIATED WITH CONSTRUCTION IN THE ROW. IMPROVEMENTS MADE WITHIN THE PUBLIC ROW TOTALING MORE THAN \$20,000 NEED A PERFORMANCE BOND. CONTACT ROW CONSTRUCTION INSPECTION AT 303-446-3469 OR PWPERMITS@DENVERGOV.ORG AT LEAST 2 WEEKS BEFORE ANY ROW PERMIT NEEDS.

C. ALL WORK IN THE PUBLIC ROW SHALL CONFORM TO CURRENT CITY & COUNTY OF DENVER SPECIFICATIONS. SHALL BE PERFORMED BY A LICENSED AND BONDED CONTRACTOR, AND NEED INSPECTION BY THE CITY PRIOR ISSUANCE OF A TEMPORARY OR PERMANENT CERTIFICATE OF OCCUPANCY (TCO OR CO).

D. CONTRACTOR MUST PLAN AND MAINTAIN ADEQUATE TRAFFIC CONTROL THROUGHOUT THE PROJECT, INCLUDING PROPER TRAFFIC CONTROL DEVICES AND/OR PERSONNEL AS NEEDED. A TRAFFIC CONTROL PLAN (TCP) IS SUBJECT TO CITY AND COUNTY OF DENVER AND/OR CDDP APPROVAL PRIOR TO STARTING WORK ON ROADWAY ROW. A COPY OF APPROVED TCP MUST BE AVAILABLE ON-SITE DURING WORK. TRAFFIC CONTROL TO BE PER MUTCD SECTION VI.

E. PER SECTION 49-561.1 OF THE DENVER MUNICIPAL CODE, THE PROPERTY OWNER OR LESSEE OF ANY REAL PROPERTY HANDLES THE CONTINUING CARE, MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL IMPROVEMENTS INSTALLED IN THE PUBLIC ROW BETWEEN THE CURB LINE AND THE CURB LINE ADJOINING THEIR PROPERTY. ANY EXISTING CURB, GUTTER, CURB RAMP, DRIVEWAY, AND/OR SIDEWALK ON THE PROJECT'S ROW FRONTAGE THAT DOES NOT MEET ADA CRITERIA OR THAT IS DAMAGED MUST BE REPAIRED OR REPLACED AT THE DIRECTION OF RIGHT OF WAY CONSTRUCTION INSPECTION.



DENVER ZONING LAND USE INFORMATION		
BUILDING FORM ON ZONE LOT HABITABLE STORY	ZONING LAND USE	GROSS FLOOR AREA (SF)
PRIMARY SUBURBAN HOUSE BUILDING FORM		
BASEMENT	ONE UNIT DWELLING	2236 SF
FIRST FLOOR	ONE UNIT DWELLING	2236 SF
SECOND FLOOR	ONE UNIT DWELLING	2833 SF
GARAGE	(1) VEHICLE PARKING AND MISC STORAGE	862 SF

DENVER COVERAGE INFORMATION TABLE

E-SU-DX ZONE DISTRICT
SUBURBAN HOUSE BUILDING FORM
ZONE LOT AREA = 9744 S.F.
87.50 FOOT WIDE ZONE LOT
PRIMARY STRUCTURE FOOTPRINT = 3512 S.F.
TOTAL BUILDING FOOTPRINT = 3512 S.F.
TOTAL BUILDING COVERAGE = 36.0%
3512 / 9744 = 36.0 OR 36.0%
MAXIMUM ALLOWED BUILDING COVERAGE = 37.5%
2 PARKING SPACES PROVIDED
FRONT BASE PLANE AVERAGE ELEVATION = 5359.17'
(5358.82 + 5359.52) / 2 = 5359.17'
REAR BASE PLANE AVERAGE ELEVATION = 5361.33'
(5361.99 + 5360.67) / 2 = 5361.33'

EXHIBIT "A"
LEGAL DESCRIPTION
SHEET 1 OF 2

A PARCEL OF LAND LOCATED ALONG THE SOUTHEASTERLY SIDE OF SOUTH MILWAUKEE STREET BEING ADJACENT TO LOTS 3 THROUGH 9, BLOCK 27, BONNIE BRAE, BLOCKS 20, 21, 22, 23, 24, 25, 26, 27, 32, 33, 34 AND 35, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A 3.00 FOOT STRIP OF LAND LYING 1.50 FEET ON EACH SIDE OF THE FOLLOWING CENTERLINE:

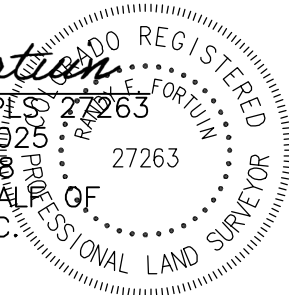
COMMENCING AT THE NORTH MOST CORNER OF LOT 10, OF SAID BLOCK 27;
THENCE N56°31'40"E ALONG THE NORTHWESTERLY LINE OF SAID LOT 9 A
DISTANCE OF 9.23 FEET TO THE POINT OF BEGINNING;
THENCE N33°32'34"W, A DISTANCE OF 8.98 FEET;
THENCE N11°31'40"E, A DISTANCE OF 3.01 FEET;
THENCE N56°59'02"E, A DISTANCE OF 119.17 FEET;
THENCE N54°58'45"E, A DISTANCE OF 23.31 FEET TO THE POINT OF TERMINUS.

THE SIDELINES OF SAID 3.00 FOOT STRIP TO BE EXTENDED OR SHORTENED TO MEET AT ANGLE POINTS AND TERMINATE AT SAID SOUTHEASTERLY LINE OF SOUTH MILWAUKEE STREET.

CONTAINING 463 SQUARE FEET (0.0106 ACRES), MORE OR LESS.

BEARINGS ARE BASED ON THE NORTHWESTERLY LINE OF LOTS 9 THROUGH 12 OF SAID BLOCK 27, BONNIE BRAE AS BEING N56°31'40"E BEING MONUMENTED WITH FOUND YELLOW PLASTIC CAPS, PLS 38002

Randy Fortuin
RANDY FORTUIN, PLS 27263
DATE: JULY 25, 2025
JOB NO.: 24-2958
FOR AND ON BEHALF OF
CBM SURVEYS, INC.



CBM SURVEYS, INC.
LAND SURVEYING SERVICES

1418 S. Addison Ct.
Aurora, CO 80018
720-373-8376
cbmsurveys@comcast.net

EXHIBIT "A"
ILLUSTRATION
SHEET 2 OF 2

P.O.C. = POINT OF COMMENCEMENT

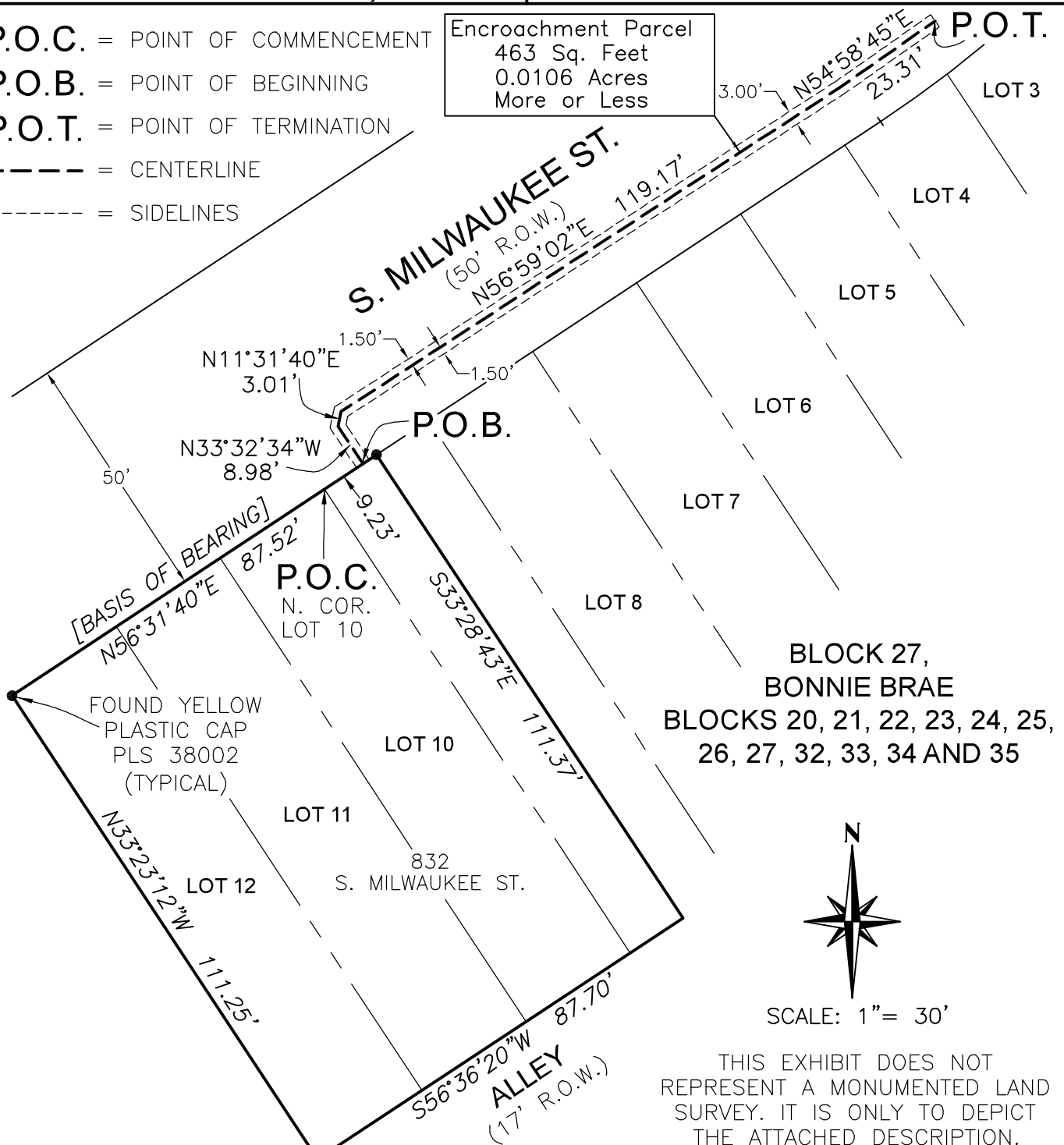
P.O.B. = POINT OF BEGINNING

P.O.T. = POINT OF TERMINATION

----- = CENTERLINE

----- = SIDELINES

Encroachment Parcel
463 Sq. Feet
0.0106 Acres
More or Less



CBM



SURVEYS

COLORADO REGISTERED
Surveyor
Randy Fortuin
27263
JULY 25, 2025
Randy Fortuin, PLS 27263
For and on Behalf of CBM Surveys, Inc.

APPROX. PROP. LOCATION

LOCATED ADJACENT TO LOTS 3-9,
BLOCK 27, BONNIE BRAE SUBDIVISION
CITY AND COUNTY OF DENVER,
STATE OF COLORADO
S.W. 1/4 13-T4S-R68W

SEE SHEET 1 OF 2 FOR DETAILED DESC.

APPROXIMATE ADDRESS:

832
S. MILWAUKEE ST.
DENVER, CO

DATE: JULY 25, 2025

DWG: 242958DED.DWG



Customer Distribution



Prevent fraud - Please call a member of our closing team for wire transfer instructions or to initiate a wire transfer. Note that our wiring instructions will never change.

Order Number: **K70874935**

Date: **07/08/2025**

Property Address: **832 SOUTH MILWAUKEE STREET, DENVER, CO 80209**

For Closing Assistance

For Title Assistance

Land Title Residential Title Team
5975 GREENWOOD PLAZA
BLVD
GREENWOOD VILLAGE, CO
80111
(303) 850-4141 (Work)
(303) 393-4823 (Work Fax)
response@ltgc.com

Seller/Owner

PAN PACIFIC DEVELOPMENT LLC
Attention: QI PAN
4950 RANCHO VERDE TRAIL
SAN DIEGO, CA 92130
(908) 872-8634 (Cell)
qipan86@gmail.com
Delivered via: Electronic Mail



Estimate of Title Fees

Order Number: K70874935

Date: 07/08/2025

Property Address: 832 SOUTH MILWAUKEE STREET, DENVER, CO 80209

Seller(s): PAN PACIFIC DEVELOPMENT LLC, A COLORADO LIMITED LIABILITY COMPANY

Buyer(s): A BUYER TO BE DETERMINED

Thank you for putting your trust in Land Title. Below is the estimate of title fees for the transaction. The final fees will be collected at closing. Visit ltgc.com to learn more about Land Title.

Estimate of Title Insurance Fees	
"TBD" Commitment	\$436.00
TOTAL	\$436.00

Note: The documents linked in this commitment should be reviewed carefully. These documents, such as covenants conditions and restrictions, may affect the title, ownership and use of the property. You may wish to engage legal assistance in order to fully understand and be aware of the implications of the documents on your property.

Chain of Title Documents:

[Denver county recorded 11/20/2024 under reception no. 2024107221](#)

[Denver county recorded 12/10/2021 under reception no. 2021225745](#)

Plat Map(s):

[Denver county recorded 12/10/1925 at book 18 page 55](#)

ALTA COMMITMENT
Old Republic National Title Insurance Company
Schedule A

Order Number: K70874935

Property Address:

832 SOUTH MILWAUKEE STREET, DENVER, CO 80209

1. Effective Date:

07/02/2025 at 5:00 P.M.

2. Policy to be Issued and Proposed Insured:

"TBD" Commitment

\$0.00

Proposed Insured:

A BUYER TO BE DETERMINED

3. The estate or interest in the land described or referred to in this Commitment and covered herein is:

FEE SIMPLE

4. Title to the estate or interest covered herein is at the effective date hereof vested in:

PAN PACIFIC DEVELOPMENT LLC, A COLORADO LIMITED LIABILITY COMPANY

5. The Land referred to in this Commitment is described as follows:

NOTE: THE FOLLOWING LEGAL DESCRIPTION IS PRELIMINARY AND IS SUBJECT TO CHANGE UPON COMPLIANCE WITH THE REQUIREMENTS UNDER SCHEDULE B-1, HEREIN.

THE SOUTHWESTERLY ONE-HALF OF LOT 9, ALL OF LOTS 10, 11 AND 12, BLOCK 27, BONNIE BRAE, BLOCKS 20, 21, 22, 23, 24, 25, 26, 27, 32, 33, 34 AND 35, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

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ALTA COMMITMENT**Old Republic National Title Insurance Company****Schedule B, Part I****(Requirements)****Order Number:** K70874935**All of the following Requirements must be met:**

This proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

Pay the agreed amount for the estate or interest to be insured.

Pay the premiums, fees, and charges for the Policy to the Company.

Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

NOTE: ADDITIONAL REQUIREMENTS OR EXCEPTIONS MAY BE NECESSARY WHEN THE BUYERS NAMES ARE ADDED TO THIS COMMITMENT. COVERAGES AND/OR CHARGES REFLECTED HEREIN, IF ANY, ARE SUBJECT TO CHANGE UPON RECEIPT OF THE CONTRACT TO BUY AND SELL REAL ESTATE AND ANY AMENDMENTS THERETO.

1. PROVIDE LAND TITLE GUARANTEE COMPANY WITH A CURRENT IMPROVEMENT SURVEY PLAT OF SUBJECT PROPERTY. THIS REQUIREMENT IS NECESSARY DISCLOSE THE NEWLY CREATED LEGAL DESCRIPTION AND ALL RECENT IMPROVEMENTS ON SUBJECT PROPERTY. UPON REVIEW, ADDITIONAL REQUIREMENTS AND/OR EXCEPTIONS MAY BE NECESSARY.

NOTE: ANY MATTERS DISCLOSED BY SAID IMPROVEMENT SURVEY PLAT WILL BE REFLECTED ON SAID POLICY(S) TO BE ISSUED HEREUNDER.

NOTE: LAND TITLE IS NOT RESPONSIBLE FOR ORDERING SAID IMPROVEMENT SURVEY PLAT.

2. RELEASE OF DEED OF TRUST DATED NOVEMBER 20, 2024 FROM PAN PACIFIC DEVELOPMENT LLC, A COLORADO LIMITED LIABILITY COMPANY TO THE PUBLIC TRUSTEE OF DENVER COUNTY FOR THE USE OF FIRSTBANK TO SECURE THE SUM OF \$1,597,000.00 RECORDED NOVEMBER 20, 2024, UNDER RECEPTION NO. [2024107222](#).

DISBURSER'S NOTICE IN CONNECTION WITH SAID DEED OF TRUST WAS RECORDED NOVEMBER 20, 2024, UNDER RECEPTION NO. [2024107322](#).

3. WRITTEN CONFIRMATION THAT THE INFORMATION CONTAINED IN STATEMENT OF AUTHORITY FOR PAN PACIFIC DEVELOPMENT LLC, A COLORADO LIMITED LIABILITY COMPANY RECORDED JULY 18, 2022 UNDER RECEPTION NO. [2022095618](#) IS CURRENT.

NOTE: SAID INSTRUMENT DISCLOSES QI PAN AS THE MANAGER AUTHORIZED TO EXECUTE INSTRUMENTS CONVEYING, ENCUMBERING OR OTHERWISE AFFECTING TITLE TO REAL PROPERTY ON BEHALF OF SAID ENTITY. IF THIS INFORMATION IS NOT ACCURATE, A CURRENT STATEMENT OF AUTHORITY MUST BE RECORDED.

4. WARRANTY DEED FROM PAN PACIFIC DEVELOPMENT LLC, A COLORADO LIMITED LIABILITY COMPANY TO A BUYER TO BE DETERMINED CONVEYING SUBJECT PROPERTY.

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part I

(Requirements)

Order Number: K70874935

All of the following Requirements must be met:

REQUIREMENTS TO DELETE THE PRE-PRINTED EXCEPTIONS IN THE OWNER'S POLICY TO BE ISSUED:

A. UPON RECEIPT BY THE COMPANY OF A SATISFACTORY FINAL AFFIDAVIT AND AGREEMENT FROM THE SELLER AND PROPOSED INSURED, AND AN IMPROVEMENT SURVEY PLAT OF THE LAND, ITEMS 1-4 OF THE PRE-PRINTED EXCEPTIONS WILL BE DELETED. ANY ADVERSE MATTERS DISCLOSED BY THE FINAL AFFIDAVIT AND AGREEMENT AND IMPROVEMENT SURVEY PLAT WILL BE ADDED AS EXCEPTIONS.

B. IF LAND TITLE GUARANTEE COMPANY CONDUCTS THE CLOSING OF THE CONTEMPLATED TRANSACTIONS AND RECORDS THE DOCUMENTS IN CONNECTION THEREWITH, ITEM 5 OF THE PRE-PRINTED EXCEPTIONS WILL BE DELETED.

C. UPON RECEIPT OF PROOF OF PAYMENT OF ALL PRIOR YEARS' TAXES AND ASSESSMENTS, ITEM 6 OF THE PRE-PRINTED EXCEPTIONS WILL BE AMENDED TO READ:

TAXES AND ASSESSMENTS FOR THE YEAR 2025 AND SUBSEQUENT YEARS.

ALTA COMMITMENT
Old Republic National Title Insurance Company
Schedule B, Part II
(Exceptions)

Order Number: K70874935

This commitment does not republish any covenants, condition, restriction, or limitation contained in any document referred to in this commitment to the extent that the specific covenant, conditions, restriction, or limitation violates state or federal law based on race, color, religion, sex, sexual orientation, gender identity, handicap, familial status, or national origin.

1. Any facts, rights, interests, or claims thereof, not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.
6. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
7. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.
8. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT RECORDED DECEMBER 10, 1925 IN PLAT BOOK 18 AT PAGE [55](#).
9. RESTRICTIVE COVENANTS WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED MARCH 26, 1928, IN BOOK 4077 AT PAGE [445](#).
10. CRANMER PARK MOUNTAIN VIEW RESTRICTION ORDINANCE AS CONTAINED IN ORDINANCE RECORDED MARCH 14, 1968 IN BOOK 9854 AT PAGE [231](#) AND AS AMENDED IN INSTRUMENT RECORDED DECEMBER 4, 1968 IN BOOK 9963 AT PAGE [506](#) AND AS AMENDED IN INSTRUMENT RECORDED JANUARY 6, 1969 IN BOOK 9975 AT PAGE [351](#) AND AS AMENDED IN INSTRUMENT RECORDED JULY 30, 1973 IN BOOK 738 AT PAGE [127](#).
11. TERMS, CONDITIONS AND PROVISIONS OF GROUNDWATER DEWATERING / GROUNDWATER MANAGEMENT PLAN RECORDED MARCH 7, 2023, UNDER RECEPTION NO. [2023018326](#).



Land Title Guarantee Company

Disclosure Statements

Note: Pursuant to CRS 10-11-122, notice is hereby given that:

- (A) The Subject real property may be located in a special taxing district.
- (B) A certificate of taxes due listing each taxing jurisdiction will be obtained from the county treasurer of the county in which the real property is located or that county treasurer's authorized agent unless the proposed insured provides written instructions to the contrary. (for an Owner's Policy of Title Insurance pertaining to a sale of residential real property).
- (C) The information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder, or the County Assessor.

Note: Effective September 1, 1997, CRS 30-10-406 requires that all documents received for recording or filing in the clerk and recorder's office shall contain a top margin of at least one inch and a left, right and bottom margin of at least one half of an inch. The clerk and recorder may refuse to record or file any document that does not conform, except that, the requirement for the top margin shall not apply to documents using forms on which space is provided for recording or filing information at the top margin of the document.

Note: Colorado Division of Insurance Regulations 8-1-2 requires that "Every title entity shall be responsible for all matters which appear of record prior to the time of recording whenever the title entity conducts the closing and is responsible for recording or filing of legal documents resulting from the transaction which was closed". Provided that Land Title Guarantee Company conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception number 5 will not appear on the Owner's Title Policy and the Lenders Policy when issued.

Note: Affirmative mechanic's lien protection for the Owner may be available (typically by deletion of Exception no. 4 of Schedule B, Section 2 of the Commitment from the Owner's Policy to be issued) upon compliance with the following conditions:

- (A) The land described in Schedule A of this commitment must be a single family residence which includes a condominium or townhouse unit.
- (B) No labor or materials have been furnished by mechanics or material-men for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.
- (C) The Company must receive an appropriate affidavit indemnifying the Company against un-filed mechanic's and material-men's liens.
- (D) The Company must receive payment of the appropriate premium.
- (E) If there has been construction, improvements or major repairs undertaken on the property to be purchased within six months prior to the Date of Commitment, the requirements to obtain coverage for unrecorded liens will include: disclosure of certain construction information; financial information as to the seller, the builder and or the contractor; payment of the appropriate premium fully executed Indemnity Agreements satisfactory to the company, and, any additional requirements as may be necessary after an examination of the aforesaid information by the Company.

No coverage will be given under any circumstances for labor or material for which the insured has contracted for or agreed to pay.

Note: Pursuant to CRS 10-11-123, notice is hereby given:

This notice applies to owner's policy commitments disclosing that a mineral estate has been severed from the surface estate, in Schedule B-2.

- (A) That there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate and that there is substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and
- (B) That such mineral estate may include the right to enter and use the property without the surface owner's permission.

Note: Pursuant to CRS 10-1-128(6)(a), It is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance, and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado Division of Insurance within the Department of Regulatory Agencies.

Note: Pursuant to Colorado Division of Insurance Regulations 8-1-3, notice is hereby given of the availability of a closing protection letter for the lender, purchaser, lessee or seller in connection with this transaction.

Note: Pursuant to CRS 24-21-514.5, Colorado notaries may remotely notarize real estate deeds and other documents using real-time audio-video communication technology. You may choose not to use remote notarization for any document.



Joint Notice of Privacy Policy of Land Title Guarantee Company Land Title Insurance Corporation and Old Republic National Title Insurance Company

This Statement is provided to you as a customer of Land Title Guarantee Company as agent for Land Title Insurance Corporation and Old Republic National Title Insurance Company.

We want you to know that we recognize and respect your privacy expectations and the requirements of federal and state privacy laws. Information security is one of our highest priorities. We recognize that maintaining your trust and confidence is the bedrock of our business. We maintain and regularly review internal and external safeguards against unauthorized access to your non-public personal information ("Personal Information").

In the course of our business, we may collect Personal Information about you from:

- applications or other forms we receive from you, including communications sent through TMX, our web-based transaction management system;
 - your transactions with, or from the services being performed by us, our affiliates, or others;
 - a consumer reporting agency, if such information is provided to us in connection with your transaction;
- and
- The public records maintained by governmental entities that we obtain either directly from those entities, or from our affiliates and non-affiliates.

Our policies regarding the protection of the confidentiality and security of your Personal Information are as follows:

- We restrict access to all Personal Information about you to those employees who need to know that information in order to provide products and services to you.
- We may share your Personal Information with affiliated contractors or service providers who provide services in the course of our business, but only to the extent necessary for these providers to perform their services and to provide these services to you as may be required by your transaction.
- We maintain physical, electronic and procedural safeguards that comply with federal standards to protect your Personal Information from unauthorized access or intrusion.
- Employees who violate our strict policies and procedures regarding privacy are subject to disciplinary action.
- We regularly assess security standards and procedures to protect against unauthorized access to Personal Information.

WE DO NOT DISCLOSE ANY PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT STATED ABOVE OR PERMITTED BY LAW.

Consistent with applicable privacy laws, there are some situations in which Personal Information may be disclosed. We may disclose your Personal Information when you direct or give us permission; when we are required by law to do so, for example, if we are served a subpoena; or when we suspect fraudulent or criminal activities. We also may disclose your Personal Information when otherwise permitted by applicable privacy laws such as, for example, when disclosure is needed to enforce our rights arising out of any agreement, transaction or relationship with you.

Our policy regarding dispute resolution is as follows: Any controversy or claim arising out of or relating to our privacy policy, or the breach thereof, shall be settled by arbitration in accordance with the rules of the American Arbitration

Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.



Commitment For Title Insurance

Issued by Old Republic National Title Insurance Company

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON. .

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company, a Minnesota corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured. If all of the Schedule B, Part I—Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements; and
- (f) Schedule B, Part II—Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I—Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

IN WITNESS WHEREOF, Land Title Insurance Corporation has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A to be valid when countersigned by a validating officer or other authorized signatory.

Issued by:
Land Title Guarantee Company
3033 East First Avenue Suite 600
Denver, Colorado 80206
303-321-1880



Craig B. Rants, Senior Vice President



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
1408 North Westshore Blvd., Suite 900, Tampa, Florida 33607
(612) 371-1111 www.oldrepublictitle.com

By  President

Attest  Secretary

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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2024107221

Page: 1 of 2

11/20/2024 11:41 AM
City & County of Denver
Electronically Recorded

R \$18.00

QCD

D \$0.00

2025-ENCROACHMENT-0000045-001

State Documentary Fee
Date:
\$0.00
No Doc Fee Required

Quit Claim Deed

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

Grantor(s), **QI PAN**, whose street address is **4950 RANCHO VERDE TRAIL**, City or Town of **SAN DIEGO**, County of **SAN DIEGO** and State of **CALIFORNIA, 92130**, for the consideration of ***** Ten Dollars and Other Good and Valuable Consideration ***** dollars, in hand paid, hereby sell(s) and quitclaim(s) to **PAN PACIFIC DEVELOPMENT LLC, A COLORADO LIMITED LIABILITY COMPANY** as Entity whose street address is **4950 RANCHO VERDE TRAIL**, City or Town of **SAN DIEGO**, County of **SAN DIEGO** and State of **CALIFORNIA 92130**, the following real property in the County of **Denver** and State of Colorado, to wit:

See attached "Exhibit A"also known by street and number as **832 SOUTH MILWAUKEE STREET, DENVER, CO 80209**

with all its appurtenances.

Signed this day of .

QI PAN

State of Colorado)
County of Adams)ss

The foregoing instrument was acknowledged before me on this day of November, 20th 2024 by
QI PAN

Notary Public

My Commission expires

8/10/28

DAVID A JOHNSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204027593
MY COMMISSION EXPIRES 08/10/2028



When recorded return to: **PAN PACIFIC DEVELOPMENT LLC, A COLORADO LIMITED LIABILITY COMPANY**
4950 RANCHO VERDE TRAIL, SAN DIEGO, CA 92130



Exhibit A**2025-ENCROACHMENT-0000045-001**

THE SOUTHWESTERLY ONE-HALF OF LOT 9, ALL OF LOTS 10, 11 AND 12, BLOCK 27, BONNIE BRAE, BLOCKS 20, 21, 22, 23, 24, 25, 26, 27, 32, 33, 34 AND 35, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Tier III 832 S Milwaukee St Dewatering System

07/30/2025

Master ID: 2024-SUDP-0004418 **Project Type:** Tier III Encroachment Resolution
Review ID: 2025-ENCROACHMENT-0000045 **Review Phase:**
Location: **Review End Date:** 06/30/2025

Any denials listed below must be rectified in writing to this office before project approval is granted.

Reviewing Agency: DS Transportation Review

Review Status: Approved

Reviewers Name: Melissa Woods
Reviewers Email: Melissa.Woods@denvergov.org

Status Date: 06/16/2025
Status: Approved
Comments:

Status Date: 05/16/2025
Status: Approved
Comments:

Reviewing Agency: DS Project Coordinator Review

Review Status: Approved

Reviewers Name: Tiffany Holcomb
Reviewers Email: Tiffany.Holcomb@denvergov.org

Status Date: 07/01/2025
Status: Approved
Comments: PWPRS Project Number: 2025-ENCROACHMENT-0000045 Tier III 832 S Milwaukee St Dewatering System
Reviewing Agency/Company: Project Coordination
Reviewers Name: Tiffany Holcomb
Reviewers Phone: 720-865-3018
Reviewers Email: Tiffany.Holcomb@denvergov.org
Approval Status: Approved

Comments:
Status Date: 05/20/2025
Status: Approved
Comments:

Reviewing Agency: Survey Review

Review Status: Approved

Reviewers Name: Brian Pfohl
Reviewers Email: Brian.Pfohl@denvergov.org

Status Date: 07/30/2025
Status: Approved
Comments: PWPRS Project Number: 2025-ENCROACHMENT-0000045_2nd - Tier III 832 S Milwaukee St Dewatering System
Reviewing Agency/Company: DOTI-ROWS Survey
Reviewers Name: Brian Pfohl
Reviewers Phone: 630.202.6564
Reviewers Email: brian.pfohl@denvergov.org

Comment Report

Tier III 832 S Milwaukee St Dewatering System

07/30/2025

Master ID: 2024-SUDP-0004418 **Project Type:** Tier III Encroachment Resolution
Review ID: 2025-ENCROACHMENT-0000045 **Review Phase:**
Location: **Review End Date:** 06/30/2025

Any denials listed below must be rectified in writing to this office before project approval is granted.

Approval Status: Approved

Comments:

Status Date: 06/16/2025
Status: Denied
Comments: Comments and redlines in project folder

Status Date: 05/13/2025
Status: Denied
Comments: Comments and redlines in project folder

Reviewing Agency: DES Wastewater Review Review Status: Approved

Reviewers Name: Chris Brinker
Reviewers Email: Christopher.Brinker@denvergov.org

Status Date: 07/01/2025
Status: Approved
Comments: PWPRS Project Number: 2025-ENCROACHMENT-0000045_2nd - Tier III 832 S Milwaukee St Dewatering System
Reviewing Agency/Company: DOTI - DES Wastewater
Reviewers Name: Chris Brinker
Reviewers Phone: 7204450193
Reviewers Email: christopher.brinker@denvergov.org
Approval Status: Approved

Comments:

Status Date: 06/30/2025
Status: Approved - No Response
Comments:

Status Date: 05/20/2025
Status: Approved
Comments: PWPRS Project Number: 2025-ENCROACHMENT-0000045 Tier III 832 S Milwaukee St Dewatering System
Reviewing Agency/Company: DOTI - DES Wastewater
Reviewers Name: Chris Brinker
Reviewers Phone: 7204450193
Reviewers Email: christopher.brinker@denvergov.org
Approval Status: Approved

Comments:

Status Date: 05/19/2025
Status: Approved - No Response
Comments:

Reviewing Agency: City Council Referral Review Status: Approved - No Response

Status Date: 07/01/2025
Status: Approved - No Response
Comments:

2025-ENCROACHMENT-0000045

Comment Report

Tier III 832 S Milwaukee St Dewatering System

07/30/2025

Master ID: 2024-SUDP-0004418 **Project Type:** Tier III Encroachment Resolution
Review ID: 2025-ENCROACHMENT-0000045 **Review Phase:**
Location: **Review End Date:** 06/30/2025

Any denials listed below must be rectified in writing to this office before project approval is granted.

Status Date: 05/20/2025
Status: Approved - No Response
Comments:

Status Date: 05/20/2025
Status: Approved
Comments:

Reviewing Agency: ERA Transportation Review

Review Status: Approved

Reviewers Name: Brent McMurtrie
Reviewers Email: Brent.McMurtrie@denvergov.org

Status Date: 06/30/2025
Status: Approved
Comments:

Status Date: 05/19/2025
Status: Approved
Comments:

Reviewing Agency: ERA Wastewater Review

Review Status: Approved

Reviewers Name: Mike Sasarak
Reviewers Email: Mike.Sasarak@denvergov.org

Status Date: 06/30/2025
Status: Approved
Comments:

Status Date: 05/19/2025
Status: Denied
Comments: The discharge pipe alignment shown on the Site Plan does not match the alignment shown on the plan and profile. It appears the alignment shown on the Site Plan was selected to avoid conflicts with 2 existing trees. Show the correct alignment on both plans.

What is the justification for installing a pipe in the street and making direct connection to the existing inlet. The discharge pipe can daylight on the property and flows can be conveyed to the curb and gutter via a sidewalk chase.

See ER-Wastewater Redlines for alignment suggestions.

Reviewing Agency: CenturyLink Referral

Review Status: Approved

Status Date: 07/01/2025
Status: Approved
Comments: PWPRS Project Number: 2025-ENCROACHMENT-0000045 Tier III 832 S Milwaukee St Dewatering System
Reviewing Agency/Company: Lumen
Reviewers Name: Stephanie Canary
Reviewers Phone: 3524258763
Reviewers Email: stephanie.canary@lumen.com

Comment Report

Tier III 832 S Milwaukee St Dewatering System

07/30/2025

Master ID: 2024-SUDP-0004418 **Project Type:** Tier III Encroachment Resolution
Review ID: 2025-ENCROACHMENT-0000045 **Review Phase:**
Location: **Review End Date:** 06/30/2025

Any denials listed below must be rectified in writing to this office before project approval is granted.

Approval Status: Approved

Comments:

Attachment: P865853 DOTI ROW Encroachment Letter No Objection.pdf

REDLINES are uploaded to the E-Review webpage.

Status Date: 05/05/2025

Status: Approved - No Response

Comments: We received the following email with contact information for the reviewer assigned to this project. Please contact the reviewer to work towards their approval.

Good afternoon. We have received your request for an encroachment and have set up a Lumen project accordingly. Your project number is P865853, and it should be referenced in all emails sent in for review.

Please do not reply to this email. Your project owner is Stephanie Canary, and they can be reached by email at Stephanie.Canary@lumen.com with any questions that you may have regarding this project.

Requests are addressed in the order received, Lumen will endeavor to respond within 30 days.

Have a great day!

REDLINES uploaded to E-review webpage

Reviewing Agency: Xcel Referral

Review Status: Approved w/Conditions

Status Date: 07/03/2025

Status: Approved w/Conditions

Comments: PWPRS Project Number: 2025-ENCROACHMENT-0000045_2nd - Tier III 832 S Milwaukee St Dewatering System
Reviewing Agency/Company: Public Service Company of Colorado (PSCo) dba Xcel Energy
Reviewers Name: Donna George
Reviewers Phone: 3035713306
Reviewers Email: Donna.L.George@xcelenergy.com
Approval Status: Approved with conditions

Comments:

PSCo/Xcel Energy has existing natural gas service facilities within this area. Please contact Colorado 811 for locates before excavating. Use caution and hand dig when excavating within 18-inches of each side of the marked facilities. Please be aware that all risk and responsibility for this request are unilaterally that of the Applicant/Requestor.

Status Date: 07/01/2025

Status: Denied

Comments: PWPRS Project Number: 2025-ENCROACHMENT-0000045_2nd - Tier III 832 S Milwaukee St Dewatering System
Reviewing Agency/Company: Public Service Company of Colorado (PSCo) dba Xcel Energy
Reviewers Name: Donna George
Reviewers Phone: 3035713306
Reviewers Email: Donna.L.George@xcelenergy.com
Approval Status: Denied

Comments:

I still do not see the natural gas service line shown on either drawing (C1.0, A-101). Please resubmit.

Status Date: 05/20/2025

Comment Report

Tier III 832 S Milwaukee St Dewatering System

07/30/2025

Master ID: 2024-SUDP-0004418 **Project Type:** Tier III Encroachment Resolution
Review ID: 2025-ENCROACHMENT-0000045 **Review Phase:**
Location: **Review End Date:** 06/30/2025

Any denials listed below must be rectified in writing to this office before project approval is granted.

Status: Denied
Comments: PWPRS Project Number: 2025-ENCROACHMENT-0000045 Tier III 832 S Milwaukee St Dewatering System
Reviewing Agency/Company: Public Service Company of Colorado (PSCo) dba Xcel Energy
Reviewers Name: Donna George
Reviewers Phone: 3035713306
Reviewers Email: Donna.L.George@xcelenergy.com
Approval Status: Denied

Comments:
Please be aware PSCo owns and operates existing natural gas distribution facilities within South Milwaukee Street and a gas service pipe to the house. These utilities need to be shown on the plan, particularly in relation to the proposed dewatering system.

Reviewing Agency: RTD Referral Review Status: Approved

Status Date: 07/01/2025
Status: Approved
Comments: PWPRS Project Number: 2025-ENCROACHMENT-0000045 Tier III 832 S Milwaukee St Dewatering System
Reviewing Agency/Company: RTD
Reviewers Name: clayton s woodruff
Reviewers Phone: 303-299-2943
Reviewers Email: Clayton.woodruff@rtd-denver.com
Approval Status: Approved

Comments:
Project Name: 2025-ENCROACHMENT-0000045 - Tier III - 832 S Milwaukee St Dewatering System

Department Comments
Bus Operations No exceptions
Bus Stop Program No exceptions
Commuter Rail No exceptions
Construction Management No exceptions
Engineering No exceptions
Light Rail No exceptions
Real Property No exceptions
Service Development No exceptions
Transit Oriented Development No exceptions
Utilities No exceptions

This review is for Design concepts and to identify any necessary improvements to RTD stops and property affected by the design. This review of the plans does not eliminate the need to acquire, and/or go through the acquisition process of any agreements, easements or permits that may be required by the RTD for any work on or around our facilities and property.

Status Date: 05/20/2025
Status: Approved
Comments: PWPRS Project Number: 2025-ENCROACHMENT-0000045 Tier III 832 S Milwaukee St Dewatering System
Reviewing Agency/Company: RTD
Reviewers Name: clayton s woodruff
Reviewers Phone: 303-299-2943

Comment Report

Tier III 832 S Milwaukee St Dewatering System

07/30/2025

Master ID: 2024-SUDP-0004418 **Project Type:** Tier III Encroachment Resolution
Review ID: 2025-ENCROACHMENT-0000045 **Review Phase:**
Location: **Review End Date:** 06/30/2025

Any denials listed below must be rectified in writing to this office before project approval is granted.

Reviewers Email: Clayton.woodruff@rtd-denver.com
Approval Status: Approved

Comments:
Department Comments
Bus Operations No exceptions
Bus Stop Program No exceptions
Commuter Rail No exceptions
Construction Management No exceptions
Engineering No exceptions
Light Rail No exceptions
Real Property No exceptions
Service Development No exceptions
Transit Oriented Development No exceptions
Utilities No exceptions

This review is for Design concepts and to identify any necessary improvements to RTD stops and property affected by the design. This review of the plans does not eliminate the need to acquire, and/or go through the acquisition process of any agreements, easements or permits that may be required by the RTD for any work on or around our facilities and property.

Reviewing Agency: Comcast Referral Review Status: Approved

Status Date: 07/02/2025
Status: Approved
Comments: PWPRS Project Number: 2025-ENCROACHMENT-0000045 Tier III 832 S Milwaukee St Dewatering System
Reviewing Agency/Company: Comcast
Reviewers Name: Miguel Flores
Reviewers Phone: 7204130113
Reviewers Email: miguel_flores@comcast.com
Approval Status: Approved

Comments:

Status Date: 07/01/2025
Status: Approved - No Response
Comments:

Status Date: 05/20/2025
Status: Approved
Comments: PWPRS Project Number: 2025-ENCROACHMENT-0000045 Tier III 832 S Milwaukee St Dewatering System
Reviewing Agency/Company: Comcast
Reviewers Name: Miguel Flores
Reviewers Phone: 7204130113
Reviewers Email: miguel_flores@comcast.com
Approval Status: Approved

Comments:
our facilities are aerial rear easement in this area.

Comment Report

Tier III 832 S Milwaukee St Dewatering System

07/30/2025

Master ID: 2024-SUDP-0004418 **Project Type:** Tier III Encroachment Resolution
Review ID: 2025-ENCROACHMENT-0000045 **Review Phase:**
Location: **Review End Date:** 06/30/2025

Any denials listed below must be rectified in writing to this office before project approval is granted.

Reviewing Agency: Metro Wastewater Referral

Review Status: Approved

Status Date: 07/02/2025
Status: Approved
Comments: PWPRS Project Number: 2025-ENCROACHMENT-0000045_2nd - Tier III 832 S Milwaukee St Dewatering System
Reviewing Agency/Company: Metro Water Recovery
Reviewers Name: Kevin Boch
Reviewers Phone: 720-520-1516
Reviewers Email: kboch@MetroWaterRecovery.com
Approval Status: Approved

Comments:
NA

Status Date: 07/01/2025
Status: Approved - No Response
Comments:

Status Date: 05/20/2025
Status: Approved
Comments: PWPRS Project Number: 2025-ENCROACHMENT-0000045 Tier III 832 S Milwaukee St Dewatering System
Reviewing Agency/Company: Metro Water Recovery
Reviewers Name: Kevin Boch
Reviewers Phone: 720-520-1516
Reviewers Email: kboch@MetroWaterRecovery.com
Approval Status: Approved

Comments:
NA

Reviewing Agency: Street Maintenance Referral

Review Status: Approved - No Response

Status Date: 07/01/2025
Status: Approved - No Response
Comments:

Status Date: 05/20/2025
Status: Approved - No Response
Comments:

Reviewing Agency: Office of Emergency Management Referral

Review Status: Approved - No Response

Status Date: 07/01/2025
Status: Approved - No Response
Comments:

Status Date: 05/20/2025
Status: Approved - No Response
Comments:

Reviewing Agency: Building Department Review

Review Status: Approved - No Response

Comment Report

Tier III 832 S Milwaukee St Dewatering System

07/30/2025

Master ID: 2024-SUDP-0004418 **Project Type:** Tier III Encroachment Resolution
Review ID: 2025-ENCROACHMENT-0000045 **Review Phase:**
Location: **Review End Date:** 06/30/2025

Any denials listed below must be rectified in writing to this office before project approval is granted.

Status Date: 07/01/2025
Status: Approved - No Response
Comments:

Status Date: 05/12/2025
Status: Approved
Comments:

Reviewing Agency: Division of Real Estate Referral Review Status: Approved

Reviewers Name: Shannon Cruz
Reviewers Email: Shannon.cruz@denvergov.org

Status Date: 06/25/2025
Status: Approved
Comments:

Status Date: 05/13/2025
Status: Approved
Comments:

Reviewing Agency: Denver Fire Department Review Review Status: Approved

Reviewers Name: Adam Grier
Reviewers Email: Adam.Grier@denvergov.org

Status Date: 06/26/2025
Status: Approved
Comments:

Status Date: 05/07/2025
Status: Approved
Comments:

Reviewing Agency: Denver Water Referral Review Status: Approved

Status Date: 07/03/2025
Status: Approved
Comments: PWPRS Project Number: 2025-ENCROACHMENT-0000045_2nd - Tier III 832 S Milwaukee St Dewatering System
Reviewing Agency/Company: Denver Water
Reviewers Name: Kela Naso
Reviewers Phone: 0000000000
Reviewers Email: kela.naso@denverwater.org
Approval Status: Approved

Comments:
Denver Water's comments were addressed with updated submittal sent on 07/03/2025.

Status Date: 07/01/2025
Status: Denied
Comments: PWPRS Project Number: 2025-ENCROACHMENT-0000045 Tier III 832 S Milwaukee St Dewatering System

Comment Report

Tier III 832 S Milwaukee St Dewatering System

07/30/2025

Master ID: 2024-SUDP-0004418 **Project Type:** Tier III Encroachment Resolution
Review ID: 2025-ENCROACHMENT-0000045 **Review Phase:**
Location: **Review End Date:** 06/30/2025

Any denials listed below must be rectified in writing to this office before project approval is granted.

Reviewing Agency/Company: Denver Water
Reviewers Name: Kela Naso
Reviewers Phone: 0000000000
Reviewers Email: kela.naso@denverwater.org
Approval Status: Denied

Comments:

Was the water line surveyed in this area? It appears to be shown in the wrong location. Denver Water shows the water line closer to the curb in near 832S Milwaukee. Please call out the distance between the water line and new drainage system.

Status Date: 05/20/2025

Status: Denied

Comments: PWPRS Project Number: 2025-ENCROACHMENT-0000045 Tier III 832 S Milwaukee St Dewatering System
Reviewing Agency/Company: Denver Water
Reviewers Name: Kela Naso
Reviewers Phone: 0000000000
Reviewers Email: kela.naso@denverwater.org
Approval Status: Denied

Comments:

Show water infrastructure on the plans. Call out distance between new drainage system and water infrastructure, must maintain a minimum of 10' clearance from 8" CI water main in S Milwaukee St and the 5/8" tap servicing the property. This project may need to replace the water tap for new construction, please partner with our Water Sales team to discuss water services, they can be reached at watersales@denverwater.org.

Reviewing Agency: Parks and Recreation Review

Review Status: Approved

Reviewers Name: Jennifer Cervera
Reviewers Email: Jennifer.Cervera@denvergov.org

Status Date: 06/24/2025

Status: Approved

Comments:

Status Date: 05/19/2025

Status: Approved

Comments:

Reviewing Agency: Policy and Planning Referral

Review Status: Approved - No Response

Status Date: 07/01/2025
Status: Approved - No Response
Comments:

Status Date: 05/20/2025
Status: Approved - No Response
Comments:

Reviewing Agency: Denver Office of Disability Rights Referral

Review Status: Approved

Comment Report

Tier III 832 S Milwaukee St Dewatering System

07/30/2025

Master ID: 2024-SUDP-0004418 **Project Type:** Tier III Encroachment Resolution
Review ID: 2025-ENCROACHMENT-0000045 **Review Phase:**
Location: **Review End Date:** 06/30/2025

Any denials listed below must be rectified in writing to this office before project approval is granted.

Status Date: 07/01/2025
Status: Approved
Comments: PWPRS Project Number: 2025-ENCROACHMENT-0000045_2nd - Tier III 832 S Milwaukee St Dewatering System
Reviewing Agency/Company: CPD - Accessibility Review
Reviewers Name: Spencer Pocock
Reviewers Phone: 720-913-8411
Reviewers Email: Spencer.Pocock@denvergov.org
Approval Status: Approved

Comments:

Status Date: 05/20/2025
Status: Approved
Comments: PWPRS Project Number: 2025-ENCROACHMENT-0000045 Tier III 832 S Milwaukee St Dewatering System
Reviewing Agency/Company: CPD - Accessibility Review
Reviewers Name: Spencer Pocock
Reviewers Phone: 720-913-8411
Reviewers Email: Spencer.Pocock@denvergov.org
Approval Status: Approved

Comments:

Reviewing Agency: Construction Engineering Review Review Status: Approved - No Response

Status Date: 07/01/2025
Status: Approved - No Response
Comments:

Status Date: 04/28/2025
Status: Approved
Comments: Approved via e-review.

Reviewing Agency: TES Sign and Stripe Review Review Status: Approved - No Response

Reviewers Name: Eric Stein
Reviewers Email: Eric.Stein@denvergov.org

Status Date: 07/01/2025
Status: Approved - No Response
Comments:

Status Date: 05/20/2025
Status: Approved - No Response
Comments:

Reviewing Agency: City Forester Review Review Status: Approved

Comment Report

Tier III 832 S Milwaukee St Dewatering System

07/30/2025

Master ID: 2024-SUDP-0004418 **Project Type:** Tier III Encroachment Resolution
Review ID: 2025-ENCROACHMENT-0000045 **Review Phase:**
Location: **Review End Date:** 06/30/2025

Any denials listed below must be rectified in writing to this office before project approval is granted.

Reviewers Name: Eric Huetig
Reviewers Email: Eric.Huetig@denvergov.org

Status Date: 06/25/2025
Status: Approved
Comments: Encroachment previously approved by Erin Hatch of OCF on 5-20-25.

NOTE: Adjacent to existing trees to be preserved, we strongly recommend excavation for pipe via pneumatic excavation (i.e. air spade) or hydrovacuum. Trenching with excavator is not recommended as severe tree root damage could occur.

Status Date: 05/20/2025
Status: Approved - No Response
Comments:

Reviewing Agency: Landmark Review **Review Status:** Approved - No Response

Status Date: 06/17/2025
Status: Approved - No Response
Comments:

Status Date: 04/28/2025
Status: Approved - No Response
Comments:

Reviewing Agency: CDOT Referral **Review Status:** Approved

Status Date: 07/01/2025
Status: Approved
Comments: PWPRS Project Number: 2025-ENCROACHMENT-0000045 Tier III 832 S Milwaukee St Dewatering System
Reviewing Agency/Company: CDOT
Reviewers Name: Michelle White
Reviewers Phone: 303-512-4218
Reviewers Email: michelle.m.white@state.co.us
Approval Status: Approved

Comments:
This is not on CDOT's system. We have no comments.

Status Date: 05/20/2025
Status: Approved
Comments: PWPRS Project Number: 2025-ENCROACHMENT-0000045 Tier III 832 S Milwaukee St Dewatering System
Reviewing Agency/Company: CDOT
Reviewers Name: Michelle White
Reviewers Phone: 303-512-4218
Reviewers Email: michelle.m.white@state.co.us
Approval Status: Approved

Comment Report

Tier III 832 S Milwaukee St Dewatering System

07/30/2025

Master ID: 2024-SUDP-0004418 **Project Type:** Tier III Encroachment Resolution
Review ID: 2025-ENCROACHMENT-0000045 **Review Phase:**
Location: **Review End Date:** 06/30/2025

Any denials listed below must be rectified in writing to this office before project approval is granted.

Comments:

This is not on CDOT's system. We have no comments.

Reviewing Agency: Environmental Health Referral

Review Status: Approved

Reviewers Name: Andy Whitty

Reviewers Email: Andy.whitty@denvergov.org

Status Date: 06/17/2025

Status: Approved

Comments:

Status Date: 05/16/2025

Status: Approved

Comments:

Reviewing Agency: ERA Review

Review Status: Approved

Reviewers Name: Shari Bills

Reviewers Email: Shari.Bills@denvergov.org

Status Date: 07/03/2025

Status: Approved

Comments: Received checklist.

Status Date: 07/01/2025

Status: Denied

Comments: Before proceeding, we need an application with the 'tier determination' box UN-checked, and signed by the 832 S Milwaukee St property owner. We also need a completed submittal checklist (the checklist we have is a tier determination checklist).

Status Date: 07/01/2025

Status: Approved - No Response

Comments:

Status Date: 04/28/2025

Status: Denied

Comments: Before proceeding, we need an application with the 'tier determination' box UN-checked, and signed by the 832 S Milwaukee St property owner. We also need a completed submittal checklist (the checklist we have is a tier determination checklist).