

**Denver 14th Street General Improvement District
Work Plan
for the year ending December 31, 2011**

Recommended by the District Advisory Board

Work Plan for 2011

- Advertise for and select a maintenance provider through a competitive process
- Establish charge schedule for property owners for 2012
- Implement a timeline for annual charge collection based on requirements made necessary by the 2010 bond issue and timing of maintenance costs.
- Maintain insurance
- Maintain a reserve fund
- Continue to work with the City on the design and budget of the 14th Street project
- Conduct outreach to district stakeholders for design and budget review
- Monitor progress of construction and work with design team on possible change orders
- Assume responsibility of maintenance and management at completion of construction
- Hire appropriate contractors to execute necessary services
- Enter into contracts with property owners wishing to upgrade from standard zone finishes to premium zone finishes.
- Work with the City on construction schedule and a communication plan to 14th Street Property Owners.

Operating Plan

Operations and maintenance costs include the cost to operate and maintain the improvements in both of the Standard Zone and Premium Zone and include administrative costs. The capital improvements will not be completed until late 2011; therefore maintenance of those improvements will not be necessary until late 2011. Costs as reflected in the 2011 budget are generally administrative in nature with a small amount allocated for maintenance. In 2011, a competitive process will be finalized to hire a firm to provide maintenance services for the District improvements when they are completed.

Capital Improvement Plan

In 2010, the District intends to provide \$4.0 million in capital funds to be transferred to the City and County of Denver ("City") through the issuance of bonds for use on the 14th Street Initial Improvements in conjunction with \$10.0 million of City general obligation bond dollars. Throughout 2009, a design for the streetscape improvements was created and approved by property owners along the corridor. Pursuant to the Intergovernmental Agreement (IGA) between the City and the District, the 14th Street Project will be initiated in 2010 and continue through 2011. The IGA calls for the City to install the Initial Improvements with limited review by the District.

Intergovernmental Agreement

In 2010 the District and the City entered into an IGA relating to project funds, operations and maintenance, and administrative matters including coordination of the construction and maintenance of the improvements. The performance of required duties under the IGA will continue through 2011.

Maintenance

In 2011 there will be little maintenance to be performed because the project will not be complete. When the project is complete in late 2011, to the extent not done by the City's construction contractor and within the District's budget, the District will be responsible for landscape maintenance and watering, recyclable trash collection, banner installations and maintenance of electric power used by the pedestrian lights and tree pit receptacles. The Downtown Denver Business Improvement District will continue to provide base level maintenance services in the District, including periodic sidewalk cleaning graffiti removal from public fixtures and furnishings, and non-recyclable trash collection.

AMENDED
Denver 14th Street General Improvement District
Budget for the year ending December 31, 2010
Administrative, Operations and Maintenance Funds (2010)

Recommended by the District Advisory Board August 10, 2010

Revenues				
Maintenance Charges from Property Owners				\$50,004.93
Interest Earnings				\$0.00
Other Revenue				\$0.00
Banner Advertising Program (estimated)				\$0.00
Operating Reserve Fund				\$0.00
O&M Total Annual GID Revenue				\$50,004.93
Inflation Factor:				0% \$0.00
O&M Total Annual GID Revenue				\$50,004.93
Routine Maintenance Cost				
Design Section	Average Annual Cost / Block	Cost / LF	Number of Blocks*	Annual Cost
Premium	\$ -	\$ -	0	\$0.00
Standard	\$ -	\$ -	0	\$0.00
Subtotal				\$0.00
Repair / Replacement Reserve Fund				
Design Section	Average Annual Cost / Block	Cost / LF	Number of Blocks*	Annual Cost
Premium	\$ -	\$ -	0	\$0.00
Standard	\$ -	\$ -	0	\$0.00
Subtotal				\$0.00
Total Maintenance Cost (Routine + Repair / Replacement)				
District Annual Operation Expenditures				
City District Monitoring Fee				\$5,000.00
Calculations of Charges				\$2,000.00
Insurance				\$2,000.00
Audit				\$2,000.00
Legal				\$6,000.00
Direct Administrative and Board Expenses				\$1,500.00
Accounting / Maintenance Oversight / Administration by the Downtown Denver BID				\$10,000.00
State-mandated emergency reserve (3% of Maintenance Cost)				\$1,500.15
Contingency Reserve				\$20,004.78
Subtotal				\$50,004.93
Total Annual GID O&M Cost:				\$50,004.93
Inflation Factor:				0% \$0.00
Total Annual GID O&M Cost:				\$50,004.93

2010 Charges by zone	Total Linear Feet	Payment ratio	Cost/linear foot
Premium Zone Totals	2,048	0.8	\$ 19.53
Standard Zone Totals	1,843	0.2	\$ 5.43

Notes:

It is anticipated that bonds will be issued by the GID in 2010 and proceeds will be transferred to the City's for construction of the Initial Improvements.

In 2010 the capital improvements will not be completed; therefore maintenance of those improvements is not necessary.

The City and County of Denver Treasury Department determined the rate for the 2010 City District Monitoring Fee.

AMENDED

**Denver 14th Street General Improvement District
Budget for the year ending December 31, 2010
Bond Fund (2010)**

Recommended by the District Advisory Board August 10, 2010

Revenues	
Transfer from Capital Projects (Bond Reserve Fund)	\$50,000.00
Capital Charges	\$0.00
Interest Earnings	\$100.00
Other Revenues	\$0.00
DS Total Revenue	\$50,100.00
Expenditures	
Bond Principal and Interest	\$0.00
Paying Agent Fees	\$0.00
Contingency	\$100.00
DS Total Expenses	\$100.00
Bond Reserve Fund	\$50,000.00
Bond Administrative Fund Balance	\$0.00

August 12, 2010

AMENDED
Denver 14th Street General Improvement District
Budget for the year ending December 31, 2010
Capital Projects Fund (2010)

Recommended by the District Advisory Board August 10, 2010

Revenues	
Bond Proceeds	\$4,200,000.00
Interest Earnings	\$0.00
Other Revenue	\$0.00
CP Total Revenue	\$4,200,000.00
Expenditures	
Payment to City per IGA	\$4,000,000.00
Transfer to Bond Reserve Fund	\$50,000.00
Payment of Cost of Issuance	\$150,000.00
CP Total Expenditures	\$4,200,000.00
Ending Fund Balance	\$0.00

Notes:

The Capital Projects Fund will not be continued in 2011.

August 12, 2010

**Denver 14th Street General Improvement District
Budget for the year ending December 31, 2011
Bond Funds (2011)**

Recommended by the District Advisory Board August 10, 2010

8/12/2010

BOND FUND (2011)	
Revenues	
Capital Charges	\$ 351,111
Interest Earnings	\$ 400
Other Revenue	\$ -
DS Total Annual GID Revenue \$ 351,511	
Expenditures	
Debt Service Payment	\$ 351,111
Paying Agent Fee	\$ 400
Contingency	\$ -
Other	\$ -
Total Annual GID DS Expenditures: \$ 351,511	
Bond Reserve Fund Balance: \$ 50,000	
Bond Administrative Fund Balance \$ -	

**Denver 14th Street General Improvement District
Budget for the year ending December 31, 2011
Administrative, Operations and Maintenance Funds (2011)**

Recommended by the District Advisory Board August 10, 2010

8/12/2010

ADMINISTRATION, OPERATION AND MAINTENANCE FUNDS (2011)				
Revenues				
Maintenance Charges from Property Owners				\$ 74,524
Interest Earnings				\$ 100
Other Revenue				\$ -
Banner Advertising Program (estimated) (3)				\$ -
Operating Reserve Fund (proceeds from previous year)				\$ -
Total Annual GID Revenue				\$ 74,624
Inflation Factor:				0% \$ -
Total Annual GID Revenue				\$ 74,624
Routine Maintenance Cost				
Design Section	Average Annual Cost / Block	Cost / LF	Number of Blocks*	Annual Cost
Premium (2 months)*	\$ 2,593	\$ 7.86	4	\$ 10,372
Standard (2 months)	\$ 651	\$ 1.97	3.75	\$ 2,441
Subtotal				\$ 12,813
Repair / Replacement Reserve Fund				
Design Section	Average Annual Cost / Block	Cost / LF	Number of Blocks*	Annual Cost
Premium (2 months)*	\$ 1,208	\$ 3.66	4	\$ 4,832
Standard (2 months)	\$ 138	\$ 0.42	3.75	\$ 518
Subtotal				\$ 5,350
Initial cost of banners				\$ 11,000
Winter watering for 2 months				\$ 4,000
Total Maintenance Cost (Routine + Repair / Replacement)				\$ 33,163
District Annual Operation Cost				
City District Monitoring Fee (2)				\$ 5,000
Charge Calculations (1)				\$ 2,000
Insurance (1)				\$ 2,000
Audit (1)				\$ 2,000
Legal (1)				\$ 10,000
Direct Administrative and Board Expenses (1)				\$ 1,500
Accounting / Maintenance Oversight / Administration (1)				\$ 15,000
State-mandated emergency reserve (3% of Maintenance Cost)				\$ 545
Contingency (10% of total Maintenance Cost)				\$ 3,316
Subtotal				\$ 41,361
Contribution to reserve - from interest				\$ 100
Total Annual GID O&M Cost:				\$ 74,624
Contingency Reserve Balance				\$ 20,005

*Calculation of Maintenance Charges only include chargeable properties.

- (1) Est. Cost provided by the Downtown Denver BID (see handout dated 7/15/09) Prorated based on lower maintenance charge
- (2) Cost Provided by the City of Denver Treasury Department.
- (3) No revenue from the banner program is anticipated in 2011.
- (4) All cost shown include prevailing wage. (min \$14.14-max \$19.25)
- (5) Assume construction is completed in October District will only be responsible for maintaining Nov - December (2 months)

**Denver 14th Street General Improvement District
Maintenance Charge Schedule
for the year ending December 31, 2010**

Recommended by the District Advisory Board December 4, 2009

14th Street Premium Zone Properties			14th St.		Maintenance	Maintenance
Parcel #	Address	Owner	Front Foot	%	Charge Rate	Charge
02336-08-077-077	1110 14TH ST	DENVER HOTEL TEATRO LLC	125	100.00%	\$ 19.53	\$ 2,441.25
02336-08-081-081	1348 LAWRENCE ST CU1	MARSHALL, RICHARD K & MARGARET	25	100.00%	\$ 19.53	\$ 488.25
02336-08-082-082	1348 LAWRENCE ST CU-2	SPECK INVESTMENTS LLC	25	100.00%	\$ 19.53	\$ 488.25
02336-08-083-083	1348 LAWRENCE ST CU-3	SPECK INVESTMENTS LLC	25	100.00%	\$ 19.53	\$ 488.25
02336-08-084-084	1348 LAWRENCE ST CU-4	FOURTH FLOOR PARTNERS LLC &	25	100.00%	\$ 19.53	\$ 488.25
02336-08-085-085	1348 LAWRENCE ST CU-S	SPECK INVESTMENTS LLC &	25	100.00%	\$ 19.53	\$ 488.25
02345-36-008-000	1412 LARIMER ST -1432	HERMANSON FAMILY TRUST &	0	0.00%	\$ 19.53	\$ -
02345-36-012-000	1401 LAWRENCE ST	RENSHAN LP (Ontario)	125	100.00%	\$ 19.53	\$ 2,441.25
02345-36-021-000	1435 LAWRENCE ST	RENSHAN LP (Ontario)	0	0.00%	\$ 19.53	\$ -
02345-36-024-000	1400 LARIMER ST	LARIMER SQUARE INVESTORS LTD &	125	100.00%	\$ 19.53	\$ 2,441.25
02345-37-012-000	1401 ARAPAHOE ST MISC	1111 TOWER LLC (Four Seasons)	122.17	100.00%	\$ 19.53	\$ 2,385.98
02345-37-013-000	1400 LAWRENCE ST MISC	1111 TOWER LLC (Four Seasons)	143.83	100.00%	\$ 19.53	\$ 2,809.00
02345-37-012-000	1401 ARAPAHOE ST MISC	1111 TOWER LLC (Four Seasons)	0	80.00%	\$ 19.53	\$ -
02345-40-024-000	891 14th Street RESD	SPIRE DENVER LLC	125	100.00%	\$ 19.53	\$ 2,441.25
02345-40-025-000	891 14th Street COMM	SPIRE DENVER LLC	0	0.00%	\$ 19.53	\$ -
02345-40-005-000	1434-1444 CHAMPA	SPIRE DENVER LLC	0	0.00%	\$ 19.53	\$ -
02345-40-023-000	1417 STOUT - MISC	WEWATTA STREET INVESTMENTS LLC	125	100.00%	\$ 19.53	\$ 2,441.25
02345-41-018-000	1417 CALIFORNIA ST -1431	WEWATTA STREET INVESTMENTS LLC	125	100.00%	\$ 19.53	\$ 2,441.25
02345-41-021-000	1401 CALIFORNIA ST APPRX	WALNUT-TWELVE ASSOCIATES &	0	0.00%	\$ 19.53	\$ -
02345-41-023-000	701 14TH ST APPRX	WALNUT-TWELVE ASSOCIATES &	0	0.00%	\$ 19.53	\$ -
02345-41-025-000	1420 STOUT ST	WMB IX LLC	125	100.00%	\$ 19.53	\$ 2,441.25
02345-41-026-000	1420 STOUT ST MISC	WMB IX LLC	0	0.00%	\$ 19.53	\$ -
02345-43-002-002	1405 CURTIS ST HOTEL	CPI-SAGE ETH DENVER LLC	266	100.00%	\$ 19.53	\$ 5,194.98
02345-43-003-003	1405 CURTIS ST PODIM	CPI-SAGE ETH DENVER LLC	0	0.00%	\$ 19.53	\$ -
02345-43-004-004	1405 CURTIS ST PRK	CPI-SAGE ETH DENVER LLC	0	0.00%	\$ 19.53	\$ -
02345-42-027-000	650 15TH ST	DENVER CONVENTION CENTER HOTEL	266	100.00%	\$ 19.53	\$ 5,194.98
02345-39-010-000	1425 CHAMPA ST APPRX	AT&T COMMUNICATIONS OF THE	125	100.00%	\$ 19.53	\$ 2,441.25
02345-39-011-000	931 14TH ST	QWEST CORPORATION	0	0.00%	\$ 19.53	\$ -
02345-39-012-000	931 14TH ST	U S WEST COMMUNICATIONS INC	0	0.00%	\$ 19.53	\$ -
02345-39-013-000	931 14TH ST	US WEST COMM	125	100.00%	\$ 19.53	\$ 2,441.25
					subtotal	\$ 39,997.44

14th Street Standard Zone Properties			14th St.		Maintenance	Maintenance
Parcel #	Address	Owner	Front Foot	%	Charge Rate	Charge
02331-17-009-000	1414 MARKET ST	ZEPELIN, RUTH R TR	0	0.00%	\$ 5.43	\$ -
02331-17-010-000	1410 MARKET ST	KARAGAS, MARY JANE &	0	0.00%	\$ 5.43	\$ -
02331-17-011-000	1400 MARKET ST	FOCUS INVESTMENTS LTD	125	100.00%	\$ 5.43	\$ 678.75
02331-17-012-000	1317 14TH ST	LARIMER SQUARE ASSOCIATES LTD&	50	100.00%	\$ 5.43	\$ 271.50
02331-17-024-000	1422 MARKET ST -1432	LARIMER SQUARE PARKING ASSOC	0	0.00%	\$ 5.43	\$ -
02331-17-026-000	1401 LARIMER ST	HERMANSON FAMILY TRUST &	75	100.00%	\$ 5.43	\$ 407.25
02331-21-003-000	1301 LARIMER ST MISC	GELLER, RICHARD A &	218	100.00%	\$ 5.43	\$ 1,183.74
02331-21-004-000	1301 LARIMER ST MISC	GELLER, RICHARD A &	0	0.00%	\$ 5.43	\$ -
02331-21-005-000	1301 LARIMER ST MISC	GELLER, RICHARD A &	0	0.00%	\$ 5.43	\$ -
02336-01-003-000	1336 GLENARM PL -1340	COLORADO PRESS ASSN	0	0.00%	\$ 5.43	\$ -
02336-01-010-000	440 14TH ST -444	GADOL IRREVOCABLE TRUST &	125	100.00%	\$ 5.43	\$ 678.75
02336-02-020-000	1326 WELTON ST -1380	DENVER ATHLETIC CLUB	125	100.00%	\$ 5.43	\$ 678.75
02336-02-022-000	1325 GLENARM PL	DENVER ATHLETIC CLUB	125	100.00%	\$ 5.43	\$ 678.75
02346-17-011-000	1409 COURT PL	1409 COURT LLC	125	100.00%	\$ 5.43	\$ 678.75
02346-17-012-000	1417 COURT PL -1417	1409 COURT LLC	0	0.00%	\$ 5.43	\$ -
02346-17-013-000	1421 COURT PL VCNT	1409 COURT LLC	0	0.00%	\$ 5.43	\$ -
02346-17-026-000	1425 COURT PL	1409 COURT LLC	0	0.00%	\$ 5.43	\$ -
02346-17-029-000	1414 TREMONT PL -1442	BLECKER LLC &	0	0.00%	\$ 5.43	\$ -
02346-18-004-000	1400 GLENARM PL	ADAR SHENI LLC	125	100.00%	\$ 5.43	\$ 678.75
02346-18-013-000	1450 GLENARM PL	EVANS INVESTMENT ASSOCS LTD	0	0.00%	\$ 5.43	\$ -
02346-18-020-000	400 15TH ST	Republic Plaza Parking	0	0.00%	\$ 5.43	\$ -
02346-18-021-000	1415 TREMONT PL -1423	BROOKFIELD MOUNTAIN INC	125	100.00%	\$ 5.43	\$ 678.75
02346-19-031-000	1405 GLENARM PL	GLENARM PARKING LLC	125	100.00%	\$ 5.43	\$ 678.75
02346-19-032-000	1400 WELTON ST	5280 LODGING LLC	125	100.00%	\$ 5.43	\$ 678.75
02346-21-004-000	1332 TREMONT PL -1338	DIKEOU REALTY	0	0.00%	\$ 5.43	\$ -
02346-21-015-000	320 14TH ST	DIKEOU REALTY	125	100.00%	\$ 5.43	\$ 678.75
02346-21-016-000	1359 COURT PL -1399	DIKEOU REALTY	125	100.00%	\$ 5.43	\$ 678.75
02346-17-010-000	323 14TH ST -335	INDEPENDENCE BUILDING LLC	125	100.00%	\$ 5.43	\$ 678.75
					subtotal	\$ 10,007.49

**Denver 14th Street General Improvement District
Maintenance Charge Schedule
for the year ending December 31, 2010
cont'd**

Recommended by the District Advisory Board December 4, 2009

14th Street Non-Chargeable Properties			14th St.	Maintenance	Maintenance
Parcel #			Front Foot %	Charge Rate	Charge
02331-21-006-000	1301 LARIMER ST MISC	CITY & COUNTY OF DENVER	66		
02331-21-007-000	1301 LARIMER ST MISC	CITY & COUNTY OF DENVER	0		
02331-21-008-000	1301 LARIMER ST MISC	CITY & COUNTY OF DENVER	63		
02336-01-009-000	414 14TH ST	DENVER ART MUSEUM	125		
02336-07-013-000	1040 14TH ST	Opera, Buell, Galleria	612		
02336-08-027-000	1380 LAWRENCE ST	REGENTS OF THE UNIVERSITY OF	0		
02336-08-090-090	1348 LAWRENCE ST U-A1	HELEN G BONFILS FOUNDATION	0		
02336-09-030-000	1300 N SPEER BLVD APPRX	CITY & COUNTY OF DENVER	0		
02336-09-033-000	1240 14TH ST -1250	REGENTS OF THE UNIVERSITY OF	266		
02336-24-001-000	700 14TH ST	CITY & COUNTY OF DENVER	617.54		
02336-26-001-000	1324 CHAMPA ST	CITY & COUNTY OF DENVER	243.12		
02345-41-020-000	1401 CALIFORNIA ST APPRX	REGIONAL TRANSPORTATION	125		
02345-41-022-000	701 14TH ST APPRX	REGIONAL TRANSPORTATION	125		
02345-43-001-001	1051 14TH ST ARAIA	INN AT AURARIA LLC	266		
02346-21-013-000	303 W COLFAX AVE	CITY & COUNTY OF DENVER	0		
02346-24-005-000	201 W COLFAX AVE	CIVIC CENTER OFFICE BUILDING	180.42		
02346-25-001-000	280 14TH ST	CITY & COUNTY OF DENVER	115.58		
02346-19-033-000	550 15TH ST	PUBLIC SERVICE CO	0		
02346-21-013-000	303 W COLFAX AVE	CITY & COUNTY OF DENVER	0		

Chargeable Premium Zone Totals	2048	\$ 39,997.44
Chargeable Standard Zone Totals	1843	\$ 10,007.49
Chargeable Properties Total	3891	\$ 50,004.93

**Denver 14th Street General Improvement District
Capital Charge Schedule
for the year ending December 31, 2010**

Recommended by the District Advisory Board December 4, 2009

No capital charges are being imposed in 2010.

**DENVER 14th STREET GID
CALCULATON OF 2011 MAINTENANCE CHARGES**

Initial Maintenance Charge Total	\$	74,524			
Initial Maintenance Charge Premi	\$	60,861			
Intitial Maintenance Charge Stan	\$	13,663			

14th Street Premium Zone Properties						
Parcel #	Address	Owner	14th St. Front Foot	%	Maintenance Charge Rate	Maintenance Charge
02336-08-077-077	1110 14TH ST	DENVER HOTEL TEATRO LLC	125	100.0%	\$ 29.72	\$ 3,715
02336-08-081-081	1348 LAWRENCE ST CU1	MARSHALL,RICHARD K & MARGARET	25	100.0%	\$ 29.72	\$ 743
02336-08-082-082	1348 LAWRENCE ST CU-2	SPECK INVESTMENTS LLC	25	100.0%	\$ 29.72	\$ 743
02336-08-083-083	1348 LAWRENCE ST CU-3	SPECK INVESTMENTS LLC	25	100.0%	\$ 29.72	\$ 743
02336-08-084-084	1348 LAWRENCE ST CU-4	FOURTH FLOOR PARTNERS LLC &	25	100.0%	\$ 29.72	\$ 743
02336-08-085-085	1348 LAWRENCE ST CU-S	SPECK INVESTMENTS LLC &	25	100.0%	\$ 29.72	\$ 743
02345-36-008-000	1412 LARIMER ST -1432	HERMANSON FAMILY TRUST &	0	0.0%	\$ 29.72	\$ -
02345-36-012-000	1401 LAWRENCE ST	RENSHAN LP (Ontario)	125	100.0%	\$ 29.72	\$ 3,715
02345-36-021-000	1435 LAWRENCE ST	RENSHAN LP (Ontario)	0	0.0%	\$ 29.72	\$ -
02345-36-024-000	1400 LARIMER ST	LARIMER SQUARE INVESTORS LTD &	125	100.0%	\$ 29.72	\$ 3,715
02345-37-012-000	1401 ARAPAHOE ST MISC	1111 TOWER LLC (Four Seasons)	122	100.0%	\$ 29.72	\$ 3,631
02345-37-013-000	1400 LAWRENCE ST MISC	1111 TOWER LLC (Four Seasons)	144	100.0%	\$ 29.72	\$ 4,274
02345-37-012-000	1401 ARAPAHOE ST MISC	1111 TOWER LLC (Four Seasons)	0	80.0%	\$ 29.72	\$ -
02345-40-024-000	891 14th Street RESD	SPIRE DENVER LLC	125	100.0%	\$ 29.72	\$ 3,715
02345-40-025-000	891 14th Street COMM	SPIRE DENVER LLC	0	0.0%	\$ 29.72	\$ -
02345-40-005-000	1434-1444 CHAMPA	SPIRE DENVER LLC	0	0.0%	\$ 29.72	\$ -
02345-40-023-000	1417 STOUT - MISC	WEWATTA STREET INVESTMENTS LLC	125	100.0%	\$ 29.72	\$ 3,715
02345-41-018-000	1417 CALIFORNIA ST -1431	WEWATTA STREET INVESTMENTS LLC	125	100.0%	\$ 29.72	\$ 3,715
02345-41-021-000	1401 CALIFORNIA ST APPRX	WALNUT-TWELVE ASSOCIATES &	0	0.0%	\$ 29.72	\$ -
02345-41-023-000	701 14TH ST APPRX	WALNUT-TWELVE ASSOCIATES &	0	0.0%	\$ 29.72	\$ -
02345-41-025-000	1420 STOUT ST	WMB IX LLC	125	100.0%	\$ 29.72	\$ 3,715
02345-41-026-000	1420 STOUT ST MISC	WMB IX LLC	0	0.0%	\$ 29.72	\$ -
02345-43-002-002	1405 CURTIS ST HOTEL	CPI-SAGE ETH DENVER LLC	266	100.0%	\$ 29.72	\$ 7,905
02345-43-003-003	1405 CURTIS ST PODIM	CPI-SAGE ETH DENVER LLC	0	0.0%	\$ 29.72	\$ -
02345-43-004-004	1405 CURTIS ST PRK	CPI-SAGE ETH DENVER LLC	0	0.0%	\$ 29.72	\$ -
02345-42-027-000	650 15TH ST	DENVER CONVENTION CENTER HOTEL	266	100.0%	\$ 29.72	\$ 7,905
02345-39-010-000	1425 CHAMPA ST APPRX	AT&T COMMUNICATIONS OF THE	125	100.0%	\$ 29.72	\$ 3,715
02345-39-011-000	931 14TH ST	QWEST CORPORATION	0	0.0%	\$ 29.72	\$ -
02345-39-012-000	931 14TH ST	U S WEST COMMUNICATIONS INC	0	0.0%	\$ 29.72	\$ -
02345-39-013-000	931 14TH ST	US WEST COMM	125	100.0%	\$ 29.72	\$ 3,715
14th Street Standard Zone Properties						
Parcel #	Address	Owner	14th St. Front Foot	%	Maintenance Charge Rate	Maintenance Charge
02331-17-009-000	1414 MARKET ST	ZEPELIN,RUTH R TR	0	0.0%	\$ 7.41	\$ -
02331-17-010-000	1410 MARKET ST	KARAGAS,MARY JANE &	0	0.0%	\$ 7.41	\$ -
02331-17-011-000	1400 MARKET ST	FOCUS INVESTMENTS LTD	125	100.0%	\$ 7.41	\$ 927
02331-17-012-000	1317 14TH ST	LARIMER SQUARE ASSOCIATES LTD&	50	100.0%	\$ 7.41	\$ 371
02331-17-024-000	1422 MARKET ST -1432	LARIMER SQUARE PARKING ASSOC	0	0.0%	\$ 7.41	\$ -
02331-17-026-000	1401 LARIMER ST	HERMANSON FAMILY TRUST &	75	100.0%	\$ 7.41	\$ 556

**DENVER 14th STREET GID
CALCULATON OF 2011 MAINTENANCE CHARGES**

02331-21-003-000	1301 LARIMER ST MISC	GELLER,RICHARD A &	218	100.0%	\$ 7.41	\$ 1,616
02331-21-004-000	1301 LARIMER ST MISC	GELLER,RICHARD A &	0	0.0%	\$ 7.41	\$ -
02331-21-005-000	1301 LARIMER ST MISC	GELLER,RICHARD A &	0	0.0%	\$ 7.41	\$ -
02336-01-003-000	1336 GLENARM PL -1340	COLORADO PRESS ASSN	0	0.0%	\$ 7.41	\$ -
02336-01-010-000	440 14TH ST -444	GADOL IRREVOCABLE TRUST &	125	100.0%	\$ 7.41	\$ 927
02336-02-020-000	1326 WELTON ST -1380	DENVER ATHLETIC CLUB	125	100.0%	\$ 7.41	\$ 927
02336-02-022-000	1325 GLENARM PL	DENVER ATHLETIC CLUB	125	100.0%	\$ 7.41	\$ 927
02346-17-011-000	1409 COURT PL	1409 COURT LLC	125	100.0%	\$ 7.41	\$ 927
02346-17-012-000	1417 COURT PL -1417	1409 COURT LLC	0	0.0%	\$ 7.41	\$ -
02346-17-013-000	1421 COURT PL VCNT	1409 COURT LLC	0	0.0%	\$ 7.41	\$ -
02346-17-026-000	1425 COURT PL	1409 COURT LLC	0	0.0%	\$ 7.41	\$ -
02346-17-029-000	1414 TREMONT PL -1442	BLECKER LLC &	0	0.0%	\$ 7.41	\$ -
02346-18-004-000	1400 GLENARM PL	ADAR SHENI LLC	125	100.0%	\$ 7.41	\$ 927
02346-18-013-000	1450 GLENARM PL	EVANS INVESTMENT ASSOCS LTD	0	0.0%	\$ 7.41	\$ -
02346-18-020-000	400 15TH ST	Republic Plaza Parking	0	0.0%	\$ 7.41	\$ -
02346-18-021-000	1415 TREMONT PL -1423	BROOKFIELD MOUNTAIN INC	125	100.0%	\$ 7.41	\$ 927
02346-19-031-000	1405 GLENARM PL	GLENARM PARKING LLC	125	100.0%	\$ 7.41	\$ 927
02346-19-032-000	1400 WELTON ST	5280 LODGING LLC	125	100.0%	\$ 7.41	\$ 927
02346-21-004-000	1332 TREMONT PL -1338	DIKEOU REALTY	0	0.0%	\$ 7.41	\$ -
02346-21-015-000	320 14TH ST	DIKEOU REALTY	125	100.0%	\$ 7.41	\$ 927
02346-21-016-000	1359 COURT PL -1399	DIKEOU REALTY	125	100.0%	\$ 7.41	\$ 927
02346-17-010-000	323 14TH ST -335	BUILDING LLC	125	100.0%	\$ 7.41	\$ 927
14th Street Non-Chargable Properties			14th St.		Maintenance	Maintenance
Parcel #			Front Foot	%	Charge Rate	Charge
02331-21-006-000	1301 LARIMER ST MISC	CITY & COUNTY OF DENVER	66			
02331-21-007-000	1301 LARIMER ST MISC	CITY & COUNTY OF DENVER	0			
02331-21-008-000	1301 LARIMER ST MISC	CITY & COUNTY OF DENVER	63			
02336-01-009-000	414 14TH ST	DENVER ART MUSEUM	125			
02336-07-013-000	1040 14TH ST	Opera, Buell, Galleria	612			
02336-08-027-000	1380 LAWRENCE ST	REGENTS OF THE UNIVERSITY OF	0			
02336-08-090-090	1348 LAWRENCE ST U-A1	HELEN G BONFILS FOUNDATION	0			
02336-09-030-000	1300 N SPEER BLVD APPRX	CITY & COUNTY OF DENVER	0			
02336-09-033-000	1240 14TH ST -1250	REGENTS OF THE UNIVERSITY OF	266			
02336-24-001-000	700 14TH ST	CITY & COUNTY OF DENVER	618			
02336-26-001-000	1324 CHAMPA ST	CITY & COUNTY OF DENVER	243			
02345-41-020-000	1401 CALIFORNIA ST APPRX	REGIONAL TRANSPORTATION	125			
02345-41-022-000	701 14TH ST APPRX	REGIONAL TRANSPORTATION	125			
02345-43-001-001	1051 14TH ST ARAIA	INN AT AURARIA LLC	266			
02346-21-013-000	303 W COLFAX AVE	CITY & COUNTY OF DENVER	0			
02346-24-005-000	201 W COLFAX AVE	CIVIC CENTER OFFICE BUILDING	180			
02346-25-001-000	280 14TH ST	CITY & COUNTY OF DENVER	116			
02346-19-033-000	550 15TH ST	PUBLIC SERVICE CO	0			
#REF!	#REF!	#REF!	0			

Chargeable Premium Zone Totals	2,048		\$ 60,861
Chargeable Standard Zone Totals	1,843		\$ 13,663
Chargeable Properties Total	3,891		\$ 74,524

**DENVER 14th STREET GID
CALCULATION OF 2011 CAPITAL CHARGES**

Bond Period	25				
Interest Rate	7.00%				
Maximum Debt Capital Charge	\$ 351,111				
Maximum Premium Debt Capita	\$ 260,211				
Maximum Standard Debt Capita	\$ 90,900				

14th Street Premium Zone Properties						
Parcel #	Address	Owner	Assessed Value	% in District	Charges Value	Capital Charge
02336-08-077-077	1110 14TH ST	DENVER HOTEL TEATRO LLC	\$5,962,922	100.0%	\$5,962,922	\$ 17,971
02336-08-081-081	1348 LAWRENCE ST CU1	MARSHALL,RICHARD K & MARGARET	\$321,900	100.0%	\$321,900	\$ 970
02336-08-082-082	1348 LAWRENCE ST CU-2	SPECK INVESTMENTS LLC	\$301,919	100.0%	\$301,919	\$ 910
02336-08-083-083	1348 LAWRENCE ST CU-3	SPECK INVESTMENTS LLC	\$302,441	100.0%	\$302,441	\$ 911
02336-08-084-084	1348 LAWRENCE ST CU-4	FOURTH FLOOR PARTNERS LLC &	\$310,880	100.0%	\$310,880	\$ 937
02336-08-085-085	1348 LAWRENCE ST CU-S	SPECK INVESTMENTS LLC & HERMANSON FAMILY TRUST &	\$107,503	100.0%	\$107,503	\$ 324
02345-36-008-000	1412 LARIMER ST -1432	RENSHAN LP (Ontario)	\$1,862,931	83.0%	\$1,546,233	\$ 4,660
02345-36-012-000	1401 LAWRENCE ST	RENSHAN LP (Ontario)	\$609,290	100.0%	\$609,290	\$ 1,836
02345-36-021-000	1435 LAWRENCE ST	RENSHAN LP (Ontario)	\$507,790	100.0%	\$507,790	\$ 1,530
02345-36-024-000	1400 LARIMER ST	LARIMER SQUARE INVESTORS LTD &	\$973,675	100.0%	\$973,675	\$ 2,934
02345-37-012-000	1401 ARAPAHOE ST MISC	1111 TOWER LLC (Four Seasons)	\$18,724,300	80.0%	\$14,979,440	\$ 45,144
02345-37-013-000	1400 LAWRENCE ST MISC	1111 TOWER LLC (Four Seasons)	\$1,829,001	80.0%	\$1,463,201	\$ 4,410
02345-37-012-000	1401 ARAPAHOE ST MISC	1111 TOWER LLC (Four Seasons)	\$0	80.0%	\$0	\$ -
02345-40-024-000	891 14th Street RESD	SPIRE DENVER LLC	\$15,640,182	75.0%	\$11,730,137	\$ 35,351
02345-40-025-000	891 14th Street COMM	SPIRE DENVER LLC	\$124,932	75.0%	\$93,699	\$ 282
02345-40-005-000	1434-1444 CHAMPA	SPIRE DENVER LLC	\$208,950	75.0%	\$156,713	\$ 472
02345-40-023-000	1417 STOUT - MISC	WEWATTA STREET INVESTMENTS LLC	\$2,017,617	100.0%	\$2,017,617	\$ 6,081
02345-41-018-000	1417 CALIFORNIA ST -1431	WEWATTA STREET INVESTMENTS LLC	\$1,496,255	100.0%	\$1,496,255	\$ 4,509
02345-41-021-000	1401 CALIFORNIA ST APPRX	WALNUT-TWELVE ASSOCIATES &	\$29	100.0%	\$29	\$ 0
02345-41-023-000	701 14TH ST APPRX	WALNUT-TWELVE ASSOCIATES &	\$29	100.0%	\$29	\$ 0
02345-41-025-000	1420 STOUT ST	WMB IX LLC	\$3,555,255	66.7%	\$2,371,355	\$ 7,147
02345-41-026-000	1420 STOUT ST MISC	WMB IX LLC	\$563,644	100.0%	\$563,644	\$ 1,699
02345-43-002-002	1405 CURTIS ST HOTEL	CPI-SAGE ETH DENVER LLC	\$8,731,581	100.0%	\$8,731,581	\$ 26,315
02345-43-003-003	1405 CURTIS ST PODIM	CPI-SAGE ETH DENVER LLC	\$1,186,970	100.0%	\$1,186,970	\$ 3,577
02345-43-004-004	1405 CURTIS ST PRK	CPI-SAGE ETH DENVER LLC	\$1,711,029	100.0%	\$1,711,029	\$ 5,157
02345-42-027-000	650 15TH ST	DENVER CONVENTION CENTER HOTEL	\$43,229,633	50.0%	\$21,614,817	\$ 65,141
02345-39-010-000	1425 CHAMPA ST APPRX	AT&T COMMUNICATIONS OF THE	\$1,993,750	80.0%	\$1,595,000	\$ 4,807
02345-39-011-000	931 14TH ST	QWEST CORPORATION	\$275,500	80.0%	\$220,400	\$ 664
02345-39-012-000	931 14TH ST	US WEST COMMUNICATIONS INC	\$5,019,523	80.0%	\$4,015,618	\$ 12,102
02345-39-013-000	931 14TH ST	US WEST COMM	\$1,812,500	80.0%	\$1,450,000	\$ 4,370
14th Street Standard Zone Properties						
Parcel #	Address	Owner	Assessed Value	% in District	Charges Value	Capital Charge
02331-17-009-000	1414 MARKET ST	ZEPELIN,RUTH R TR	\$270,744	100.0%	\$270,744	\$ 1,023
02331-17-010-000	1410 MARKET ST	KARAGAS,MARY JANE & FOCUS INVESTMENTS LTD	\$271,005	100.0%	\$271,005	\$ 1,024
02331-17-011-000	1400 MARKET ST	LARIMER SQUARE ASSOCIATES LTD&	\$759,974	100.0%	\$759,974	\$ 2,872
02331-17-012-000	1317 14TH ST	LARIMER SQUARE PARKING ASSOC	\$300,643	100.0%	\$300,643	\$ 1,136
02331-17-024-000	1422 MARKET ST -1432	HERMANSON FAMILY TRUST &	\$2,374,897	66.7%	\$1,584,056	\$ 5,987
02331-17-026-000	1401 LARIMER ST	HERMANSON FAMILY TRUST &	\$3,085,426	80.0%	\$2,468,341	\$ 9,329

**DENVER 14th STREET GID
CALCULATION OF 2011 CAPITAL CHARGES**

02331-21-003-000	1301 LARIMER ST MISC	GELLER,RICHARD A &	\$315,317	100.0%	\$315,317	\$ 1,192
02331-21-004-000	1301 LARIMER ST MISC	GELLER,RICHARD A &	\$67,860	100.0%	\$67,860	\$ 256
02331-21-005-000	1301 LARIMER ST MISC	GELLER,RICHARD A &	\$8,671	100.0%	\$8,671	\$ 33
02336-01-003-000	1336 GLENARM PL -1340	COLORADO PRESS ASSN GADOL IRREVOCABLE	\$261,290	100.0%	\$261,290	\$ 988
02336-01-010-000	440 14TH ST -444	TRUST &	\$1,015,290	100.0%	\$1,015,290	\$ 3,837
02336-02-020-000	1326 WELTON ST -1380	DENVER ATHLETIC CLUB	\$1,636,470	80.0%	\$1,309,176	\$ 4,948
02336-02-022-000	1325 GLENARM PL	DENVER ATHLETIC CLUB	\$3,595,217	50.0%	\$1,797,609	\$ 6,794
02346-17-011-000	1409 COURT PL	1409 COURT LLC	\$318,391	100.0%	\$318,391	\$ 1,203
02346-17-012-000	1417 COURT PL -1417	1409 COURT LLC	\$228,665	100.0%	\$228,665	\$ 864
02346-17-013-000	1421 COURT PL VCNT	1409 COURT LLC	\$95,439	100.0%	\$95,439	\$ 361
02346-17-026-000	1425 COURT PL	1409 COURT LLC	\$190,617	100.0%	\$190,617	\$ 720
02346-17-029-000	1414 TREMONT PL -1442	BLECKER LLC &	\$510,052	100.0%	\$510,052	\$ 1,928
02346-18-004-000	1400 GLENARM PL	ADAR SHENI LLC	\$703,250	100.0%	\$703,250	\$ 2,658
02346-18-013-000	1450 GLENARM PL	EVANS INVESTMENT ASSOCS LTD	\$6,974,645	33.3%	\$2,322,557	\$ 8,778
02346-18-020-000	400 15TH ST	Republic Plaza Parking	\$3,494,964	20.0%	\$698,993	\$ 2,642
02346-18-021-000	1415 TREMONT PL -1423	BROOKFIELD MOUNTAIN INC	\$1,015,290	100.0%	\$1,015,290	\$ 3,837
02346-19-031-000	1405 GLENARM PL	GLENARM PARKING LLC	\$441,358	72.7%	\$320,867	\$ 1,213
02346-19-032-000	1400 WELTON ST	5280 LODGING LLC	\$5,543,060	100.0%	\$5,543,060	\$ 20,949
02346-21-004-000	1332 TREMONT PL -1338	DIKEOU REALTY	\$67,899	100.0%	\$67,899	\$ 257
02346-21-015-000	320 14TH ST	DIKEOU REALTY	\$754,290	100.0%	\$754,290	\$ 2,851
02346-21-016-000	1359 COURT PL -1399	DIKEOU REALTY	\$464,290	100.0%	\$464,290	\$ 1,755
02346-17-010-000	323 14TH ST -335	INDEPENDENCE BUILDING LLC	\$387,701	100.0%	\$387,701	\$ 1,465

14th Street Non-Chargable Properties			Assessed	% in	Charges	Capital
Parcel #			Value	District	Value	Charge
02331-21-006-000	1301 LARIMER ST MISC	CITY & COUNTY OF DENVER	\$224,779			
02331-21-007-000	1301 LARIMER ST MISC	CITY & COUNTY OF DENVER	\$33,727			
02331-21-008-000	1301 LARIMER ST MISC	CITY & COUNTY OF DENVER	\$29,377			
02336-01-009-000	414 14TH ST	DENVER ART MUSEUM	\$1,569,857			
02336-07-013-000	1040 14TH ST	Opera, Buell, Galleria	\$24,820,780			
0	#N/A	#N/A	\$0			
02336-08-027-000	1380 LAWRENCE ST	REGENTS OF THE UNIVERSITY OF	\$6,040,004			
02336-08-090-090	1348 LAWRENCE ST U-A1	HELEN G BONFELS FOUNDATION	\$2,915,776			
02336-09-030-000	1300 N SPEER BLVD APPRX	CITY & COUNTY OF DENVER	\$28,768			
02336-09-033-000	1240 14TH ST -1250	REGENTS OF THE UNIVERSITY OF	\$5,225,858			
02336-24-001-000	700 14TH ST	CITY & COUNTY OF DENVER	\$123,947,189			
02336-26-001-000	1324 CHAMPA ST	CITY & COUNTY OF DENVER	\$1,965,562			
02345-41-020-000	1401 CALIFORNIA ST APPRX	REGIONAL TRANSPORTATION	\$108,370			
02345-41-022-000	701 14TH ST APPRX	REGIONAL TRANSPORTATION	\$113,160			
02345-43-001-001	1051 14TH ST ARAIA	INN AT AURARIA LLC	\$4,551,521			
02346-21-013-000	303 W COLFAX AVE	CITY & COUNTY OF DENVER	\$4,968,106			
02346-24-005-000	201 W COLFAX AVE	CIVIC CENTER OFFICE BUILDING	\$25,354,845			
02346-25-001-000	280 14TH ST	CITY & COUNTY OF DENVER	\$459,099			
02346-19-033-000	550 15TH ST	PUBLIC SERVICE CO	7632080			
#REF!	#REF!	#REF!	\$4,968,110			

	Chargeable Premium Zone Totals	\$ 119,381,931		\$ 86,342,085	\$ 260,211
	Chargeable Standard Zone Totals	\$ 35,152,715		\$ 24,051,336	\$ 90,900
	Chargeable Properties Total	\$ 154,534,646		\$ 110,393,422	\$ 351,111