


**REQUEST FOR RESOLUTION FOR A TIER III ENCROACHMENT PERMIT**

**TO:** Ivone Avila-Ponce, City Attorney’s Office

**FROM:** Glen Blackburn, PE, Director, Right of Way Services 

**PROJECT NO.:** 2024-ENCROACHMENT-0000039

**DATE:** September 16, 2024

**SUBJECT:** Request for a Resolution granting a revocable permit, subject to certain terms and conditions, to MM21 LLC, their successors and assigns, to encroach into the right-of-way with an elevated walkway, ADA compliant ramp, and entry stair at 2641 Walnut Street.

**It is requested that the above subject item be placed on the next available Mayor Council Agenda.**

This office has investigated the request from Taylor Hawley of Venture Architecture dated February 21, 2024, on behalf of MM21 LLC for the granting of the above subject permit.

This matter has been checked by this office and has been coordinated with DOTI ROWS DES Transportation; CPD DS Project Review Coordinator; DOTI ROWS Survey; DOTI ROWS DES Wastewater; City Council District #9; DOTI ROWS ER Transportation & Wastewater; CenturyLink/Lumen; Xcel Energy; Regional Transportation District; Comcast; Metro Water Recovery; DOTI Street Maintenance; Office of Emergency Management; CPD Building Department; DOF Real Estate; Denver Fire Department; Denver Water; Parks & Recreation; DOTI Policy & Planning; Office of Disability Rights; DOTI ROWS Construction Engineering; DOTI TES Sign & Stripe; City Forester; Historic Preservation/Landmark; Colorado Department of Transportation; Environmental Services; DOTI IPP Infrastructure Engineering, all of whom have indicated no objection for the proposed encroachment.

As a result of the investigations, it has been determined that there is no objection to the granting of the revocable permit.

Therefore, you are requested to initiate Council action for the granting of a revocable permit, subject to certain terms and conditions, to MM21 LLC, their successors and assigns, to encroach into the right-of-way with an elevated walkway, ADA compliant ramp, and entry stair at 2641 Walnut Street.

**INSERT ENCROACHMENT AREA LEGAL DESCRIPTION ROW 2024-ENCROACHMENT-0000039-002**

And benefitting the following described parcel of property:

**INSERT PARCEL LEGAL DESCRIPTION ROW 2024-ENCROACHMENT-0000039-001**

**STANDARD PROVISIONS**

The revocable permit (“Permit”) granted by this Resolution is expressly granted upon and subject to each and all of the following terms and conditions (terms not defined herein are defined in the Rules and Regulations Governing Encroachments & Encumbrances in the Public Right of Way):

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/rowplanreview](http://www.denvergov.org/rowplanreview)  
Phone: (720) 865-3003

(a) Permittee shall obtain a street occupancy permit, street cut permit, and/or ROW construction permit from the City's Department of Transportation and Infrastructure ("DOTI") Permit Operations through [www.denvergov.org/dotipermits](http://www.denvergov.org/dotipermits) prior to commencing construction.

(b) Permittee shall be responsible for obtaining all necessary permits and shall pay all costs for installation and construction of items permitted herein.

(c) If the Permittee intends to install any underground facilities in or near a Public road, street, alley, ROW or utility easement, the Permittee shall join the Statewide Notification Association of Owners and Operators of Underground Facilities by contacting the Utility Notification Center of Colorado (Colorado 811) through <https://colorado811.org/> or at 303-232-1991, 16361 Table Mountain Pkwy, Golden, Colorado, 80403. Further, Permittee shall contact the Utility Notification Center (Colorado 811) at <https://colorado811.org/> or 303-232-1991 to request locates for existing underground facilities prior to commencing excavation.

(d) Permittee is fully responsible for any and all damages incurred to facilities of Denver Water and any other Utility Company, and/or drainage facilities for water and sewage of the City and County of Denver due to activities authorized by the Permits. Should the relocation or replacement of any drainage facilities for water and sewage of the City and County of Denver become necessary as determined by the City's Executive Director of DOTI ("Executive Director"), in the Executive Director's sole and absolute discretion, Permittee shall pay all cost and expense of the portion of the water and/or sewer facilities affected by the Encroachment(s). The extent of the affected portion to be replaced and relocated by Permittee shall be determined by the Executive Director. Any and all replacement or repair of facilities of Denver Water and any other Utility Company, and/or drainage facilities for water and sewage of the City and County of Denver attributed to the Permittee shall be made by Denver Water, Utility Company, and/or the City and County of Denver at the sole expense of the Permittee. In the event the Permittee's facilities are damaged or destroyed due to Denver Water's, Utility Company's, or the City and County of Denver's repair, replacement and/or operation of its facilities, repairs will be made by Permittee at its sole expense. Permittee agrees to defend, indemnify and hold the City harmless and to repair or pay for the repair of any and all damages to said water, storm, sanitary sewer facilities or other Utility Company facilities, or those damages resulting from the failure of the water, storm, sanitary sewer facilities or other Utility Company facilities to properly function because of the Encroachment(s).

(e) Permittee shall comply with all requirements of affected Utility Companies and pay for all costs of removal, relocation, replacement or rearrangement of Utility Company facilities. Existing utility facilities shall not be utilized, obstructed or disturbed.

(f) All construction in, under, on or over the Encroachment Area shall be accomplished in accordance with the Building Code and [City and County of Denver Department of Transportation & Infrastructure Transportation Standards and Details for the Engineering Division](#).

(g) Permittee shall observe and comply with all Federal, State and local laws, regulations, ordinances, and public safety requests regarding the use of the Encroachment Area.

(h) Plans and Specifications governing the construction of the Encroachment(s) shall be approved by DOTI prior to construction.

(i) Permittee shall pay all costs of construction and maintenance of the Encroachment(s). Upon revocation of the Permit or upon abandonment, Permittee shall pay all costs of removing the Encroachment(s) from the Encroachment Area and restore the Encroachment Area to a condition in accordance with [City and County of Denver Department of Transportation & Infrastructure Transportation Standards and Details for the Engineering Division](#) under the supervision of DOTI.

(j) Permittee shall remove and replace any and all street/alley paving, Sidewalks, Streetscapes, Amenity Zones, and curb and gutter, both inside the Encroachment Area and in the rights-of-way adjacent thereto, that become broken, damaged or unsightly during, in the opinion of DOTI, the course of construction or maintenance of the Encroachment(s). In the future, Permittee shall also remove, replace or repair any street/alley paving, Sidewalks, and curb and gutter that become broken or damaged when, in the opinion of DOTI, the damage has been caused by the Encroachment(s) or the activity of the Permittee within the Encroachment Area. All repair work shall be accomplished without cost to the City and under the supervision of DOTI.

(k) The City reserves the right to make an inspection of the Encroachment(s) and the Encroachment Area.

(l) During the existence of the Encroachment(s) and the Permit, Permittee, its successors and assigns, at its expense, and without cost to the City, shall procure and maintain Commercial General Liability insurance policy with a limit of not less than \$1,000,000 per occurrence. All coverages are to be arranged on an occurrence basis and include coverage for those hazards normally identified as X.C.U. during construction. The insurance coverage required herein constitutes a minimum requirement and such enumeration shall in no way be deemed to limit or lessen the liability of the Permittee, its successors or assigns, under the terms of this Permit. All insurance coverage required herein shall be written in a form and by a company or companies approved by the Risk Manager of the City and authorized to do business in the State of Colorado. A certified copy of all such insurance policies shall be filed with the Executive Director, and each such policy shall contain a statement therein or endorsement thereon that it will not be canceled or materially changed without written notice, by registered mail, to the Executive Director at least thirty (30) days prior to the effective date of the cancellation or material change. The City and County of Denver, its Elected and Appointed Officials, Employees and Volunteers shall be included as Additional Insured.

(m) In addition to the requirement herein to comply with all laws, Permittee shall comply with the provisions of Article IV (Prohibition of Discrimination in Employment, Housing and Commercial Space, Public Accommodations, Educational Institutions and Health and Welfare Services) of Chapter 28 (Human Rights) of the DRMC. The failure to comply with any such provision shall be a proper basis for revocation of the Encroachment(s).

(n) The right to revoke the Permit at any time for any reason and require the removal of the Encroachment(s) is expressly reserved to the City.

(o) By Permittee's use of this Permit and the Encroachment Area, Permittee agrees to the following:

i. Permittee agrees to defend, indemnify, reimburse and hold harmless 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 this Permit and the Encroachment(s) ("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.

ii. 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.

iii. 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.

iv. Insurance coverage requirements specified in this 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.

v. This defense and indemnification obligation shall survive the expiration or termination of this Permit.

(p) Pursuant to Chapter 49 of the DRMC, DOTI is authorized to remove or to order the removal of any article, vehicle, object or thing whatsoever encroaching into any street, alley, Sidewalk, or other public way or place.

(q) No third party, person or agency, except for an authorized Special District, may place the Encroachment(s) in front of a property without written permission of the adjacent property owner.

(r) Permittee's use of the ROW for placement of the Encroachment(s) does not create a property right or ownership interest of any kind in the Encroachment Area to the Permittee.

(s) All Encroachment(s) in Amenity Zones containing existing Public Trees and/or with the potential to impact tree roots or tree canopy must be pre-approved by the Office of the City Forester (OCF), by contacting them at [forestry@denvergov.org](mailto:forestry@denvergov.org) or 720-913-0651. Encroachment(s) cannot be attached to or damage any Public Tree, and any damage shall be reported to the OCF immediately for mitigation. All trenching, excavation and grading activities within the Dripline of any Public Tree must be pre-approved by the OCF. City permits are

required for the planting or removal of any Public Trees and can be obtained by emailing [forestry@denvergov.org](mailto:forestry@denvergov.org).

(t) All disturbances associated with construction of the Encroachment(s) shall be managed as required by City standards for erosion control which may require standard notes or CASDP permitting depending on location and scope of project.

(u) Encroachment(s) proposed adjacent to a designated park or within a dedicated parkway shall require the City's Department of Parks and Recreation approval prior to installation.

(v) Encroachment(s) attached to a building may require building and/or zoning permits from the City's Department of Community Planning and Development.

(w) Encroachment(s) in the regulatory floodplain shall require a SUDP and comply with Chapter 4 Floodplain Regulations of the "Storm Drainage Design and Technical Criteria", Chapter 12 Floodplain Management of the "DOTI Rules and Regulations Governing Sewerage Charges and Fees and Management of Wastewater" and the City Floodplain Ordinance in DRMC Section 56-200 through 56-206. Above ground Encroachment(s) in a Floodway require a No-Rise Certification sealed and signed by a Professional Engineer licensed in the State of Colorado. If there is any rise in Base Flood Elevations, a Conditional Letter of Map Revision (CLOMR) and LOMR will be required.

(x) Only clean soil may be brought onto an Encroachment Area. Verification of soil quality must be provided if requested. Material removed from an Encroachment Area must be properly disposed and is the responsibility of the Permittee.

## **SPECIAL CONDITIONS FOR THIS PERMIT**

(a) NONE

A map of the area is attached hereto.

GB: sb

cc: Asset Management,  
City Council Office, Luke Palmisano  
Councilperson and Aides  
Department of Law, Bradley Beck  
Department of Law, Kwali Farbes  
Department of Law, Maureen McGuire  
Department of Law, Martin Plate  
Department of Law, Ivone Avila-Ponce  
DOTI, Alba Castro  
DOTI, Alaina McWhorter  
Project File

Property Owner:  
Matt Magrann  
MM21 LLC  
1617 Wazee St  
Denver, CO 80202

Agent:  
Taylor Hawley  
Venture Architecture  
535 E Mexico Ave  
Denver, CO 80210

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/rowplanreview](http://www.denvergov.org/rowplanreview)  
Phone: (720) 865-3003

# ORDINANCE/RESOLUTION REQUEST

Please email requests to the Mayor's Legislative Team  
at [MileHighOrdinance@DenverGov.org](mailto:MileHighOrdinance@DenverGov.org) by 9 a.m. Friday. Contact the Mayor's Legislative team with questions

Date of Request: September 16, 2024

Please mark one:  Bill Request or  Resolution Request

Please mark one: The request directly impacts developments, projects, contracts, resolutions, or bills that involve property and impact within .5 miles of the South Platte River from Denver's northern to southern boundary? (Check map [HERE](#))

Yes  No

## 1. Type of Request:

Contract/Grant Agreement  Intergovernmental Agreement (IGA)  Rezoning/Text Amendment

Dedication/Vacation  Appropriation/Supplemental  DRMC Change

Other: Tier III Encroachment Resolution

2. **Title:** (Start with *approves, amends, dedicates*, etc., include name of company or contractor and indicate the type of request: grant acceptance, contract execution, contract amendment, municipal code change, supplemental request, etc.)

Request for a Resolution granting a revocable permit, subject to certain terms and conditions, to MM21 LLC , their successors, and assigns, to encroach into the right-of-way with an elevated walkway, ADA compliant ramp, and entry stair at 2641 Walnut Street.

3. **Requesting Agency:** #9,

## 4. Contact Person:

Contact person with knowledge of proposed ordinance/resolution (e.g., subject matter expert)	Contact person for council members or mayor-council
Name: Shari Bills	Name: Alaina McWhorter
Email: shari.bills@denvergov.org	Email: Alaina.mcwhorter@denvergov.org

5. **General description or background of proposed request. Attach executive summary if more space needed:**  
(who, what, why)

Request for a Resolution granting a revocable permit, subject to certain terms and conditions, to MM21 LLC , their successors, and assigns, to encroach into the right-of-way with an elevated walkway, ADA compliant ramp, and entry stair at 2641 Walnut Street.

6. **City Attorney assigned to this request (if applicable):** Martin Plate

7. **City Council District:** #9, Councilperson Darrell Watson

8. **\*\*For all contracts, fill out and submit accompanying Key Contract Terms worksheet\*\***

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: \_\_\_\_\_

Date Entered: \_\_\_\_\_

## Key Contract Terms

**Type of Contract: (e.g. Professional Services > \$500K; IGA/Grant Agreement, Sale or Lease of Real Property):**

**Vendor/Contractor Name (including any dba's):**

**Contract control number (legacy and new):**

**Location:**

**Is this a new contract?**  Yes  No **Is this an Amendment?**  Yes  No **If yes, how many?** \_\_\_\_\_

**Contract Term/Duration (for amended contracts, include existing term dates and amended dates):**

**Contract Amount (indicate existing amount, amended amount and new contract total):**

<i>Current Contract Amount</i> (A)	<i>Additional Funds</i> (B)	<i>Total Contract Amount</i> (A+B)
<i>Current Contract Term</i>	<i>Added Time</i>	<i>New Ending Date</i>

**Scope of work:**

**Was this contractor selected by competitive process?**

**If not, why not?**

**Has this contractor provided these services to the City before?**  Yes  No

**Source of funds:**

**Is this contract subject to:**  W/MBE  DBE  SBE  XO101  ACDBE  N/A

**WBE/MBE/DBE commitments (construction, design, Airport concession contracts):**

**Who are the subcontractors to this contract?**

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*To be completed by Mayor's Legislative Team:*

Resolution/Bill Number: \_\_\_\_\_

Date Entered: \_\_\_\_\_

## **RESOLUTION FOR A TIER III ENCROACHMENT EXECUTIVE SUMMARY**

**An Encroachment is a privately-owned improvement located in or projecting over or under the public right-of-way.**

**Application Title:** 2024-ENCROACHMENT-0000039 - Tier III 2641 Walnut St Walkway and Ramp

**Encroachment Owner:** MM21 LLC

**Description of Proposed Encroachment:**

An elevated walkway, ADA compliant ramp, and entry stair at 2641 Walnut Street.

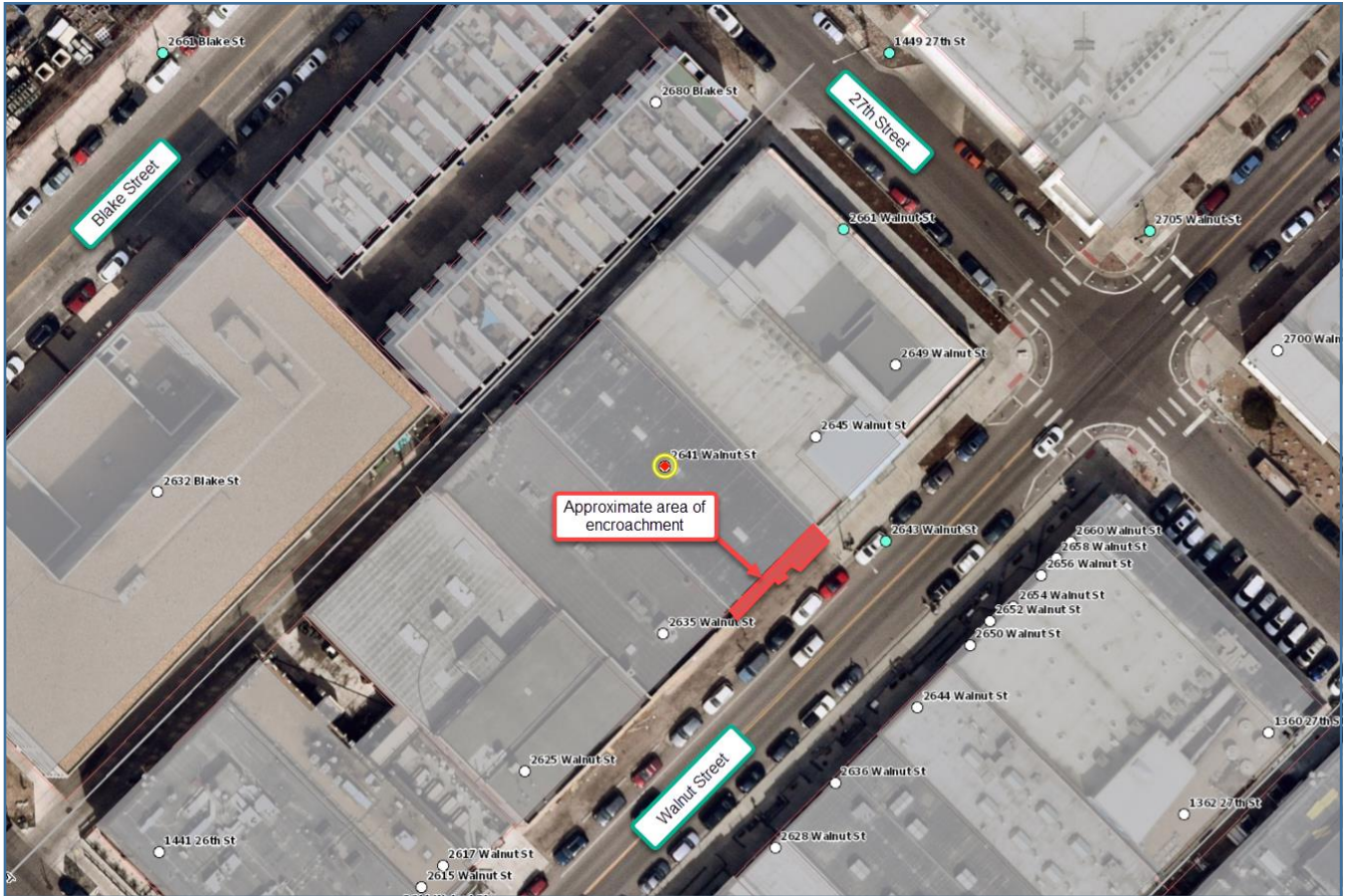
**Applicant's explanation of why the Public Right-of-Way must be utilized for their private improvement:**

There is currently no street access to the existing loading dock and front door of the building, which are at an elevation of over two feet above the adjacent sidewalk.

**Annual Fees:** \$200.00 per year

**Location Map:** See next page.





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/rowplanreview](http://www.denvergov.org/rowplanreview)  
Phone: (720) 865-3003

EXHIBIT A  
LEGAL DESCRIPTION  
SHEET 1 OF 2

A PARCEL OF LAND LOCATED IN THE PUBLIC RIGHT-OF-WAY OF WALNUT STREET ADJACENT TO LOTS 27 AND 28, BLOCK 2, CASE & EBERT'S ADDITION TO THE CITY OF DENVER, LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

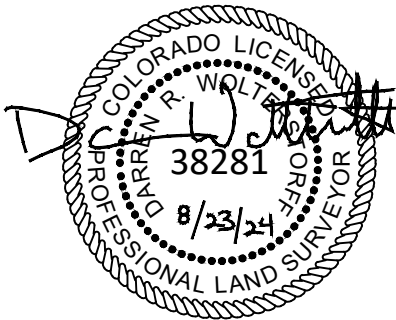
**COMMENCING** AT THE DENVER RANGE POINT AT THE INTERSECTION OF WALNUT STREET AND 27TH STREET, AS MONUMENTED BY A FOUND 2" ALUMINUM CAP STAMPED "PLS 34977" IN RANGE BOX, WHENCE THE DENVER RANGE POINT AT THE INTERSECTION OF WALNUT STREET AND 26TH STREET, AS MONUMENTED BY A FOUND 2-1/2" ALUMINUM CAP STAMPED "RP PLS 37066", BEARS S 44°38'50" W, A DISTANCE OF 480.45 FEET, FORMING THE BASIS OF BEARINGS USED IN THIS DESCRIPTION;

THENCE S 54°05'58" W, A DISTANCE OF 121.78 FEET TO THE EAST CORNER OF SAID LOT 28, SAID POINT ALSO BEING THE **POINT OF BEGINNING**;

THENCE S45°21'10"E, A DISTANCE OF 9.40 FEET;  
THENCE S44°38'50"W, A DISTANCE OF 17.00 FEET;  
THENCE N45°21'10"W, A DISTANCE OF 3.30 FEET;  
THENCE S44°38'50"W, A DISTANCE OF 4.52 FEET;  
THENCE S45°21'10"E, A DISTANCE OF 1.40 FEET;  
THENCE S44°38'50"W, A DISTANCE OF 5.33 FEET;  
THENCE N45°21'10"W, A DISTANCE OF 1.40 FEET;  
THENCE S44°38'50"W, A DISTANCE OF 23.21 FEET;  
THENCE N45°21'10"W, A DISTANCE OF 6.10 FEET TO THE SOUTH CORNER OF SAID LOT 27;  
THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOTS 27 AND 28, N44°38'50"E, A DISTANCE OF 50.06 FEET TO THE **POINT OF BEGINNING**;

CONTAINING AN AREA OF 369 SQUARE FEET OR 0.0085 ACRES, MORE OR LESS.

I, DARREN R. WOLTERSTORFF, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

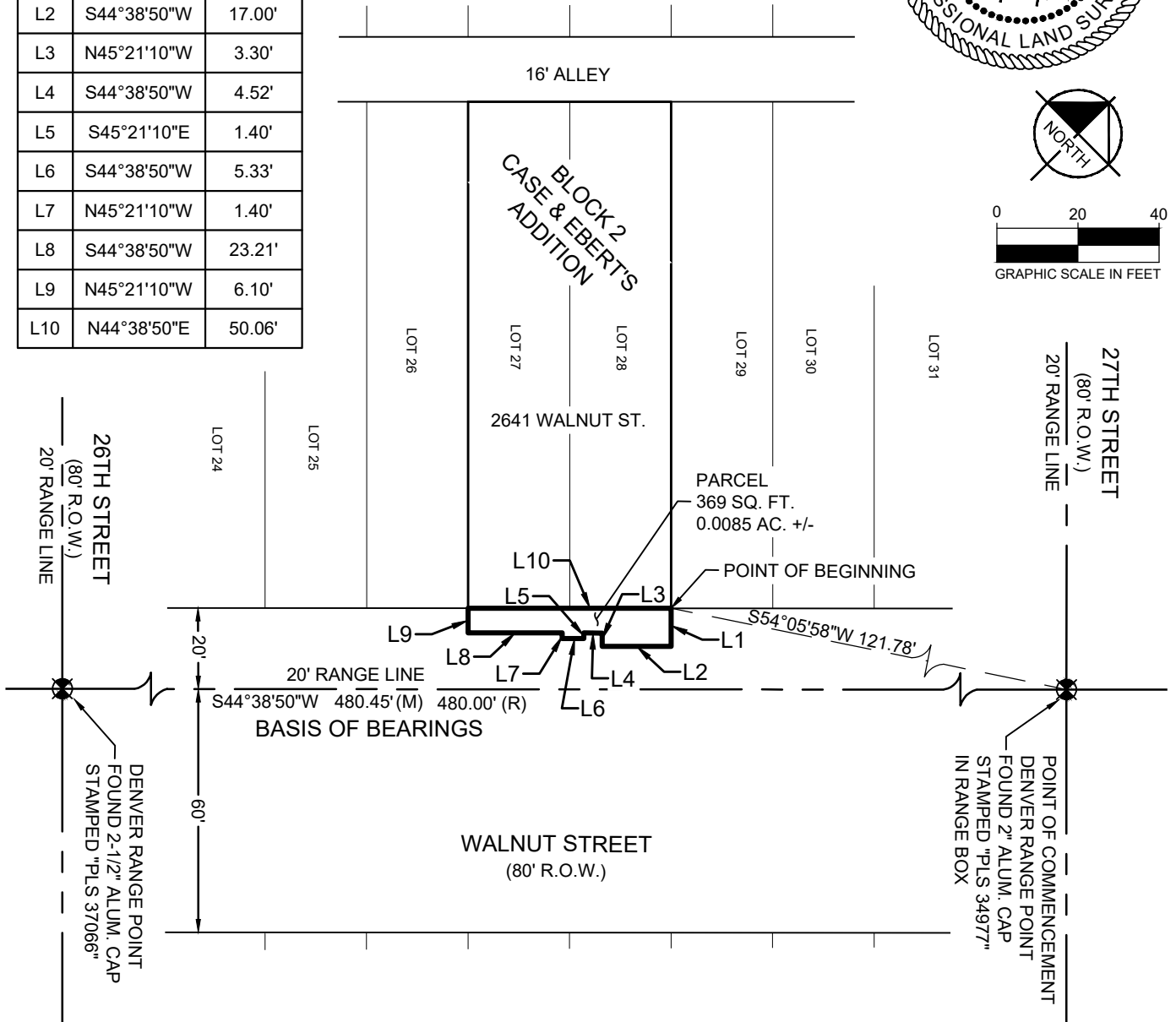
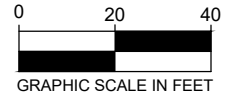
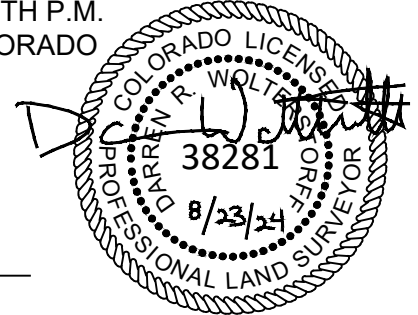


DARREN R. WOLTERSTORFF, PLS 38281  
FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC.  
6200 SOUTH SYRACUSE WAY, SUITE 300  
GREENWOOD VILLAGE, CO 80111  
303 228 2300

EXHIBIT A  
ILLUSTRATION  
SHEET 2 OF 2

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27,  
TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M.  
CITY AND COUNTY OF DENVER, STATE OF COLORADO

LINE TABLE		
NO.	BEARING	LENGTH
L1	S45°21'10"E	9.40'
L2	S44°38'50"W	17.00'
L3	N45°21'10"W	3.30'
L4	S44°38'50"W	4.52'
L5	S45°21'10"E	1.40'
L6	S44°38'50"W	5.33'
L7	N45°21'10"W	1.40'
L8	S44°38'50"W	23.21'
L9	N45°21'10"W	6.10'
L10	N44°38'50"E	50.06'



**NOTES:**

1. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. THIS DOCUMENT IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS INTENDED TO DEPICT THE ATTACHED PARCEL DESCRIPTION ONLY.

# Kimley»Horn

6200 S SYRACUSE WAY, #300 GREENWOOD VILLAGE, CO 80111  
Tel. No. (303) 228-2300  
www.kimley-horn.com

Scale 1" = 40'	Drawn by CAD	Checked by DRW	Date Aug. 2024	Project No. 196298000	Sheet No. 2 OF 2
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10/25/2021 10:11 AM  
City & County of Denver  
Electronically Recorded

R \$28.00

WD

D \$387.50

2024-ENCROACHMENT-000039-001

After recording return to:

FAIRFIELD AND WOODS, P.C.  
1801 CALIFORNIA STREET, SUITE 2600  
DENVER, CO 80202  
ATTN: JACK E. REUTZEL, ESQ.

State Documentary Fee  
Date  
\$ 387.50

SPECIAL WARRANTY DEED

THIS DEED, made this 20<sup>th</sup> day of October, 2021, is between **S2BM LLC**, a Colorado limited liability company (“Grantor”), and **MM21 LLC**, a Colorado limited liability company (“Grantee”), whose street address is 1617 Wazee Street, Denver, CO 80202.

WITNESSETH, that the Grantor, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the Grantee, its successors, transferees and assigns forever, all the real property (the “Property”), together with all structures, fixtures, buildings and improvements, if any, situate, lying and being in the City and County of Denver, State of Colorado, described as follows:

SEE EXHIBIT “A” ATTACHED HERETO AND INCORPORATED HEREIN.

which Property is also referenced as 2641 Walnut Street, Denver, CO 80205

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, including any reversion and reversions, remainder and remainders held by Grantor, rents, issues and profits thereof, and any and all easements or right to use easements relating to the Property, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto the Grantee, its successors, transferees and assigns forever. The Grantor, for itself, and its successors, does covenant, and agree that it shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the Grantee, its successors, transferees and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the Grantor, but not otherwise except and subject to the matters set forth on Exhibit “B” attached hereto and incorporated herein by this reference.

IN WITNESS WHEREOF, the Grantor has caused its name to be hereunto subscribed on the day and year first above written.

SELLER(S)

S2BM LLC, A COLORADO LIMITED LIABILITY COMPANY

By: [Signature]  
BENJAMIN SMITH, MANAGING MEMBER

By: [Signature]  
MICHAEL SCHUSTER, MANAGING MEMBER

Ryan Matthew Urban  
Notary Public  
State of Colorado  
Notary ID 202040716  
My Commission Expires: March 09, 2024

State of Colorado )  
 )ss.  
City and County of DENVER )

The foregoing Final Affidavit and Agreement was subscribed and sworn to and before me on this day of **October 20th, 2021** by **BENJAMIN SMITH AND MICHAEL SCHUSTER, MANAGING MEMBERS OF S2BM LLC, A COLORADO LIMITED LIABILITY COMPANY**

Witness my hand and official seal

My Commission expires: 3/19/24 [Signature]  
Notary Public

EXHIBIT A to DEED

LOTS 27 AND 28, BLOCK 2, CASE & EBERT'S ADDITION TO THE CITY OF DENVER,  
CITY AND COUNTY OF DENVER,  
STATE OF COLORADO  
Schedule Number: 02277-05-021-000

## EXHIBIT B to DEED

1. TAXES AND ASSESSMENTS FOR THE YEAR 2021 AND SUBSEQUENT YEARS.
2. ORDINANCE NO. 342, SERIES OF 2002, AN ORDINANCE DESIGNATING THE BALLPARK NEIGHBORHOOD HISTORIC DISTRICT AS A DISTRICT FOR PRESERVATION, RECORDED MAY 8, 2002 UNDER RECEPTION NO. 2002084731.
3. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN APPLICATION TO AMEND THE BOUNDARIES OF A DESIGNATED ZONE LOT RECORDED APRIL 16, 2004 UNDER RECEPTION NO. 2004091407.
4. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN DECLARATION ESTABLISHING PARTY WALL RECORDED AUGUST 17, 2004 UNDER RECEPTION NO. 2004168778.
5. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN AGREEMENT REGARDING SEWER RECORDED JUNE 20, 2007 UNDER RECEPTION NO. 2007095800.
6. ORDINANCE NO. 20180017, AN ORDINANCE CHANGING ZONING CLASSIFICATION RECORDED FEBRUARY 14, 2018 UNDER RECEPTION NO. 2018017393.
7. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS SHOWN ON ALTA/NSPS LAND TITLE SURVEY DATED OCTOBER 06, 2021 AND CERTIFIED OCTOBER 15, 2021, PREPARED BY KIMLEY HORN, JOB #196298000
  - A) BUILDING EXTENDS OVER THE NORTHEASTERLY, SOUTHEASTERLY AND SOUTHWESTERLY BOUNDARIES OF THE LAND
  - B) CONCRETE WALKWAY WITH HANDRAIL EXTENDS OVER THE SOUTHEASTERLY BOUNDARY OF THE LAND