

COLORADO DEPARTMENT OF TRANSPORTATION STATE HIGHWAY ACCESS PERMIT			CDOT Permit No. 404047
			State Highway No/Mp/Side 14C/134.780/R
Permit fee 100.00	Date of transmittal 06/02/2004	Region/Section/Patrol 04/01/04	Local Jurisdiction Fort Collins

The Permittee(s); Kevin Berryhill P.V.C. Redevelopment, LLC PO Box 631 Niwot, CO 80544 303-444-5404	Applicant; Kevin Berryhill P.V.C. Redevelopment, LLC PO Box 631 Niwot, CO 80544 303-444-5404	Ref No. 2004
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is hereby granted permission to have an access to the state highway at the location noted below. The access shall be constructed, maintained and used in accordance with this permit, including the State Highway Access Code and any attachments, terms, conditions and exhibits. This permit may be revoked by the issuing authority if at any time the permitted access and its use violate any parts of this permit. The issuing authority, the Department and their duly appointed agents and employees shall be held harmless against any action for personal injury or property damage sustained by reason of the exercise of the permit.

Location:
 The access is located on State Highway 14, a distance of 290 feet east from the beginning of Segment 14C at SH 14/SH 287 intersection.

Access to Provide Service to: Residential Condominium/Townhouse..... "PINE STREET LOFTS" development	14 Each	100.00 %
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- Other terms and conditions:**
- See Attached Pages 2 and 3 and Other Enclosures for Additional Terms and Conditions.
 - The site will primarily use the alley for access. Traffic will also have access through Pine Street, a existing intersection which is being improved under this same permit.
 - A single access permit is being issued although the changes affect more than just the alley access.
 - The Notice to Proceed will be issued upon CDOT's receipt of the contractor's certificate(s) of insurance.

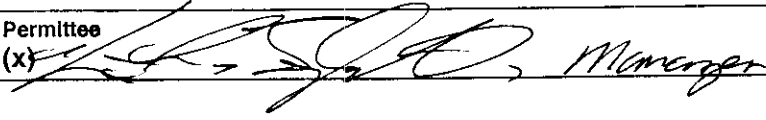
MUNICIPALITY OR COUNTY APPROVAL
 Required only when the appropriate local authority retains issuing authority.

By (x)	Date	Title
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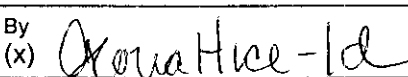
Upon the signing of this permit the permittee agrees to the terms and conditions and referenced attachments contained herein. All construction shall be completed in an expeditious and safe manner and shall be finished within 45 days from initiation. The permitted access shall be completed in accordance with the terms and conditions of the permit prior to being used.

The permittee shall notify Linda McWilliams with the Colorado Department of Transportation in Greeley at 970-350-2147 at least 48 hours prior to commencing construction within the State Highway right-of-way.

The person signing as the permittee must be the owner or legal representative of the property served by the permitted access and have full authority to accept the permit and its terms and conditions.

Permittee (x) 	Date 6/14/04
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This permit is not valid until signed by a duly authorized representative of the Department.
 COLORADO DEPARTMENT OF TRANSPORTATION

By (x) 	Date (of issue) 6/15/04	Title Asst Access Manager
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Copy Distribution:
 Required:
 1. Region
 2. Applicant
 3. Staff Access Section

Make copies as necessary for:
 Local Authority
 MTCE Patrol
 Inspector
 Traffic Engineer

Previous editions are obsolete and may not be used
 CDOT Form #101 8/98

State Highway Access Permit Form 101, Page 2

The following paragraphs are excerpts of the State Highway Access Code. These are provided for your convenience but do not alleviate compliance with all sections of the Access Code. A copy of the State Highway Access Code is available from your local issuing authority (local government) or the Colorado Department of Transportation (Department). When this permit was issued, the issuing authority made its decision based in part on information submitted by the applicant, on the access category which is assigned to the highway, what alternative access to other public roads and streets is available, and safety and design standards. Changes in use or design not approved by the permit or the issuing authority may cause the revocation or suspension of the permit.

APPEALS

1. Should the permittee or applicant object to the denial of a permit application by the Department or object to any of the terms or conditions of a permit placed there by the Department, the applicant and permittee (appellant) have a right to appeal the decision to the [Transportation] Commission [of Colorado]. To appeal a decision, submit a request for administrative hearing to the Transportation Commission of Colorado within 60 days of transmittal of notice of denial or transmittal of the permit for signature. Submit the request to the Transportation Commission of Colorado, 4201 East Arkansas Avenue, Denver, Colorado 80222-3400. The request shall include reasons for the appeal and may include changes, revisions, or conditions that would be acceptable to the permittee or applicant.
2. Any appeal by the applicant or permittee of action by a local issuing authority shall be filed with the local authority and be consistent with the appeal procedures of the local authority.
3. In submitting the request for administrative hearing, the appellant has the option of including within the appeal a request for a review by the Department's internal administrative review committee pursuant to [Code] subsection 2.10. When such committee review is requested, processing of the appeal for formal administrative hearing, 2.9(5) and (6), shall be suspended until the appellant notifies the Commission to proceed with the administrative hearing, or the appellant submits a request to the Commission or the administrative law judge to withdraw the appeal. The two administrative processes, the internal administrative review committee, and the administrative hearing, may not run concurrently.
4. Regardless of any communications, meetings, administrative reviews or negotiations with the Department or the internal administrative review Committee regarding revisions or objections to the permit or a denial, if the permittee or applicant wishes to appeal the Department's decision to the Commission for a hearing, the appeal must be brought to the Commission within 60 days of transmittal of notice of denial or transmittal of the permit.

PERMIT EXPIRATION

1. A permit shall be considered expired if the access is not under construction within one year of the permit issue date or before the expiration of any authorized extension. When the permittee is unable to commence construction within one year after the permit issue date, the permittee may request a one year extension from the issuing authority. No more than two one-year extensions may be granted under any circumstances. If the access is not under construction within three years from date of issue the permit will be considered expired. Any request for an extension must be in writing and submitted to the issuing authority before the permit expires. The request should state the reasons why the extension is necessary, when construction is anticipated, and include a copy of page 1 (face of permit) of the access permit. Extension approvals shall be in writing. The local issuing authority shall obtain the concurrence of the Department prior to the approval of an extension, and shall notify the Department of all denied extensions within ten days. Any person wishing to reestablish an access permit that has expired may begin again with the application procedures. An approved Notice to Proceed, automatically renews the access permit for the period of the Notice to Proceed.

CONSTRUCTION

1. Construction may not begin until a Notice to Proceed is approved. (Code subsection 2.4)
2. The construction of the access and its appurtenances as required by the terms and conditions of the permit shall be completed at the expense of the permittee except as provided in subsection 2.14. All materials used in the construction of the access within the highway right-of-way or on permanent easements, become public property. Any materials removed from the highway right-of-way will be disposed of only as directed by the Department. All fencing, guard rail, traffic control devices and other equipment and materials removed in the course of access construction shall be given to the Department unless otherwise instructed by the permit or the Department inspector.
3. The permittee shall notify the individual or the office specified on the permit or Notice to Proceed at least two working days prior to any construction within state highway right-of-way. Construction of the access shall not proceed until both the access permit and the Notice to Proceed are issued. The access shall be completed in an expeditious and safe manner and shall be finished within 45 days from initiation of construction within the highway right-of-way. A construction time extension not to exceed 30 working days may be requested from the individual or office specified on the permit.
4. The issuing authority and the Department may inspect the access during construction and upon completion of the access to ensure that all terms and conditions of the permit are met. Inspectors are authorized to enforce the conditions of the permit during construction and to halt any activities within state right-of-way that do not comply with the provisions of the permit, that conflict with concurrent highway construction or maintenance work, that endanger highway

property, natural or cultural resources protected by law, or the health and safety of workers or the public.

5. Prior to using the access, the permittee is required to complete the construction according to the terms and conditions of the permit. Failure by the permittee to abide by all permit terms and conditions shall be sufficient cause for the Department or issuing authority to initiate action to suspend or revoke the permit and close the access. If in the determination of the Department or issuing authority the failure to comply with or complete the construction requirements of the permit create a highway safety hazard, such shall be sufficient cause for the summary suspension of the permit. If the permittee wishes to use the access prior to completion, arrangements must be approved by the issuing authority and Department and included in the permit. The Department or issuing authority may order a halt to any unauthorized use of the access pursuant to statutory and regulatory powers. Reconstruction or improvement of the access may be required when the permittee has failed to meet required specifications of design or materials. If any construction element fails within two years due to improper construction or material specifications, the permittee shall be responsible for all repairs. Failure to make such repairs may result in suspension of the permit and closure of the access.

6. The permittee shall provide construction traffic control devices at all times during access construction, in conformance with the M.U.T.C.D. as required by section 42-4-104, C.R.S., as amended.

7. A utility permit shall be obtained for any utility work within highway right-of-way. Where necessary to remove, relocate, or repair a traffic control device or public or private utilities for the construction of a permitted access, the relocation, removal or repair shall be accomplished by the permittee without cost to the Department or issuing authority, and at the direction of the Department or utility company. Any damage to the state highway or other public right-of-way beyond that which is allowed in the permit shall be repaired immediately. The permittee is responsible for the repair of any utility damaged in the course of access construction, reconstruction or repair.

8. In the event it becomes necessary to remove any right-of-way fence, the posts on either side of the access shall be securely braced with an approved end post before the fence is cut to prevent any slacking of the remaining fence. All posts and wire removed are Department property and shall be turned over to a representative of the Department.

9. The permittee shall ensure that a copy of the permit is available for review at the construction site at all times. The permit may require the contractor to notify the individual or office specified on the permit at any specified phases in construction to allow the field inspector to inspect various aspects of construction such as concrete forms, subbase, base course compaction, and materials specifications. Minor changes and additions may be ordered by the Department or local authority field inspector to meet unanticipated site conditions.

10. Each access shall be constructed in a manner that shall not cause water to enter onto the roadway or shoulder, and shall not interfere with the existing drainage system on the right-of-way or any adopted municipal system and drainage plan.

11. By accepting the permit, permittee agrees to save, indemnify, and hold harmless to the extent allowed by law, the issuing authority, the Department, its officers, and employees from suits, actions, claims of any type or character brought because of injuries or damage sustained by any person resulting from the permittee's use of the access permit during the construction of the access.

CHANGES IN ACCESS USE AND PERMIT VIOLATIONS

1. It is the responsibility of the property owner and permittee to ensure that the use of the access to the property is not in violation of the Code, permit terms and conditions or the Act. The terms and conditions of any permit are binding upon all assigns, successors-in-interest, heirs and occupants. If any significant changes are made or will be made in the use of the property which will affect access operation, traffic volume and or vehicle type, the permittee or property owner shall contact the local issuing authority or the Department to determine if a new access permit and modifications to the access are required.

2. When an access is constructed or used in violation of the Code, section 43-2-147(5)(c), C.R.S., of the Act applies. The Department or issuing authority may summarily suspend an access permit and immediately order closure of the access when its continued use presents an immediate threat to public health, welfare or safety. Summary suspension shall comply with article 4 of title 24, C.R.S.

MAINTENANCE

1. The permittee, his or her heirs, successors-in-interest, assigns, and occupants of the property serviced by the access shall be responsible for meeting the terms and conditions of the permit, the repair and maintenance of the access beyond the edge of the roadway including any cattle guard and gate, and the removal or clearance of snow or ice upon the access even though deposited on the access in the course of Department snow removal operations. Within unincorporated areas the Department will keep access culverts clean as part of maintenance of the highway drainage system. However, the permittee is responsible for the repair and replacement of any access-related culverts within the right-of-way. Within incorporated areas, drainage responsibilities for municipalities are determined by statute and local ordinance. The Department will maintain the roadway including auxiliary lanes and shoulders, except in those cases where the access installation has failed due to improper access construction and/or failure to follow permit requirements and specifications in which case the permittee shall be responsible for such repair. Any significant repairs such as culvert replacement, resurfacing, or changes in design or specifications, requires authorization from the Department.

Attachment to Permit No. 404047 - Additional Terms and Conditions

1. If there are any questions regarding this permit, please contact Tess Jones at (970) 350-2163.
2. The Permittee shall refer to all additional standard requirements included with this permit and any enclosed additional terms, conditions, exhibits, and noted attachments.
3. Incorporated as part of this permit are the following:
Application for Access Permit (CDOT Form No. 137)
Permit (CDOT Form No. 101) and its two page attachment
Exhibits:
 - "A" - Revocable Permit from City
 - "B" - Hydraulic Clearance
 - "C" - Street Improvement Plans
 - "D" - Development Plans
4. This permit is issued in accordance with the State Highway Access Code (2 CCR 601-1), and is based upon the information submitted by the Permittee. This permit is only for the use and purpose stated in the Application and Permit. Any changes in traffic volumes or type, drainage, or other operation aspects may render this permit void, requiring a new permit to be applied for based upon existing and anticipated future conditions.
5. Access construction methods and materials shall conform to the Colorado Department of Transportation Standard Specifications for Road and Bridge Construction (current edition).
6. If necessary, minor changes, corrections and/or additions to this permit may be ordered by the Department inspector, other Department representative or local authority to meet unanticipated site conditions. Changes may not be in violation of the State Highway Access Code. All major changes to the plans must be approved in writing by the Department prior to commencement of any work on or within the State Highway right-of-way.
7. This permit is subject to revocation due to: 1) Noncompliance with the provisions of this permit; 2) Abandonment; 3) Superseded by new permit covering the same installation; or 4) Conflict with necessary planned highway construction and/or improvements. The Permittee shall promptly terminate occupancy upon notice of cancellation of the permit from the Department, unless a new permit is applied for and granted.
8. Reconstruction and improvements to the access may be required when the Permittee has failed to meet the required design and/or material specifications. If any construction element fails within two years due to improper construction or material specifications, the Permittee is responsible for all such repairs.
9. The Department retains the right to perform any necessary maintenance work in this area.
10. Backing maneuvers within and into the State Highway right-of-way are strictly prohibited. All vehicles shall enter and exist the highway right-of-way in forward movement. Backing into the right-of-way shall be considered a violation of the terms and conditions of this access permit and may result in revocation of the permit by the Department and/or the issuing authority.
11. The Permittee is responsible for obtaining any necessary additional federal, state, and/or City/County permits or clearances required for construction of the access. Approval of this access permit does not constitute verification of this action by the Permittee.
12. All costs associated with the installation of this access are the responsibility of the Permittee. This includes design, construction, signing and striping, utility relocation, testing of materials, and inspections.

Attachment to Permit No. 404047 - Additional Terms and Conditions

13. No work will be allowed at night, or on Saturdays, Sundays, and legal holidays without prior authorization from the Department. The Department may also restrict work within the State Highway right-of-way during adverse weather conditions.
14. Traffic detours or lane closures will not be allowed, unless pre-approved by the Department.
15. Two-way traffic shall be maintained throughout the work area at all times unless specific written authorization is obtained from the Department.
16. No construction vehicles shall be parked, or construction materials/equipment stored, on the State Highway right-of-way overnight.
17. Landscaping and site construction shall not obstruct sight distance at any State Highway access point. Landscaping within the State Highway right-of-way requires the Permittee to obtain a CDOT Landscaping Permit from the Maintenance Section. The access permit does not authorize that activity, although a proposed landscaping plan shall be included in the access permitting document. Irrigation of features within the right-of-way may require the Permittee to install a subsurface drain in accordance with CDOT Standard M-605-1 or other approved system. The Permittee shall contact Don Miller at the Loveland Maintenance Office, (970) 667-4650, to obtain the Landscaping Permit.
18. Routine, periodic maintenance and emergency repairs may be performed within the State Highway right-of-way, under the general terms and conditions of the permit. Any significant repairs such as culvert replacement, resurfacing, or changes in design or specifications, will require written authorization from the Department. The Department shall be given proper advance notice whenever maintenance work will affect the movement or safety of traffic on the State Highway. In an emergency, the Department Region Office and the State Patrol shall immediately be notified of possible hazards.
19. All work is to conform to the plans referenced by this permit on file with the Department or as modified by this permit. (If discrepancies arise, this permit shall take precedence over the plans.) The Department plan review is only for the general conformance with the Department's design and code requirements. The Department is not responsible for the accuracy and adequacy of the design, dimensions, elevations, and any other elements which shall be confirmed and correlated at the work site. The Department through the approval of this document, assumes no responsibility for the completeness and/or accuracy of the plans.
20. The State requires a Certificate of Insurance prior to commencing any work on the State Highway right-of-way. Policies shall name the State of Colorado as additional insured party. All vendors, contractors, and utility companies shall procure, at their own expense, and maintain for the duration of the work period, the following minimum insurance coverages:
 - A. Standard workman's compensation and employer's liability, including occupational disease, covering all employees engaged in performance of the work at the site, in the amount required by State Statutes.
 - B. Comprehensive general liability in the amount of \$600,000 combined single limit bodily injury and property damage, each occurrence and \$2,000,000 annual aggregate.
 - C. Automobile liability in the amount of \$600,000 combined single limit bodily injury and property damage, for each accident.

Certificates of insurance showing compliance with these provisions shall be attached to and made a part of this permit and be available on the site during construction.

21. All materials, equipment, installation, construction, and design, including the auxiliary lane(s) and intersection

Attachment to Permit No. 404047 - Additional Terms and Conditions

improvement(s) within the State Highway shall be in accordance with the following Department standard references as applicable:

- A. State Highway Access Code, 2 CCR 601-1
- B. Roadway Design Manual
- C. Materials Manual
- D. Construction Manual
- E. Standard Specifications for Road and Bridge Construction, latest edition
- F. Standard Plans (M&S Standards)
- G. Manual on Uniform Traffic Control Devices (M.U.T.C.D.) for Streets and Highways and the Colorado Supplement thereto
- H. A policy on Geometric Design of Highways and Streets, American Association of State Highway and Transportation Officials (AASHTO), latest edition
- I. AASHTO Roadside Design Guide
- J. Institute of Transportation Engineer's Trip Generation Manual, 6th edition

Some of the reference materials listed above (A thru F) may be purchased from:

Colorado Department of Transportation
Bid Plans Room
4201 East Arkansas Avenue
Denver, CO 80222-3400
(303) 757-9313

The State Highway Access Code may be purchased from:

The Public Records Corporation
1666 Lafayette Street
PO Box 18186
Denver, CO 80218
(303) 832-8262

The website is:

www.dot.state.co.us/business/accessmgt/

- 22. Survey markers or monuments must be preserved in their original positions. Notify the Department at (970) 350-2173 immediately upon damage to or discovery of any such markers or monuments at the work site. Any survey markers or monuments disturbed during the permitted work shall be repaired and/or replaced immediately at the expense of the Permittee.
- 23. Should any excavation encounter plant or animal fossils, the remains of historic or prehistoric structures, artifacts, (pottery, stone tools, arrowheads, etc.), the work shall be stopped and the Permittee shall notify the Department inspector.
- 24. The Permittee or the contractor shall notify Linda McWilliams at (970) 350-2147, at least two working days prior to beginning any access improvements or construction of any kind within the State Highway right-of-way. Failure to comply with this requirement may result in revocation of this permit.
- 25. The Department inspector may suspend any work due to: 1) Noncompliance with the provisions of this

Attachment to Permit No. 404047 - Additional Terms and Conditions

- permit; 2) Adverse weather or traffic conditions; 3) Concurrent highway construction or maintenance in conflict with permit work; 4) Any condition deemed unsafe for workers or the general public. The work may be resumed upon notice from the Department inspector.
26. Upon completion of the work, a letter certifying that all project materials, construction, inspection and workmanship was in accordance with the plans and applicable Department Standard Specifications for Road and Bridge Construction shall be submitted to the Region Access Manager. The certification letter must be signed and stamped (sealed) by a Colorado registered professional engineer.
 27. Construction traffic control devices, when not in use, shall be removed or turned away from traffic.
 28. The access shall be completed in an expeditious and safe manner and shall be finished within 45 days from initiation of construction within State Highway right-of-way.
 29. All required access improvements shall be installed prior to the herein authorized use of this access.
 30. The access shall be surfaced immediately upon completion of earthwork construction and prior to use.
 31. Compaction of subgrade, embankments and backfill shall be in accordance with Section 203.07 of the Department's standard specifications. Test results shall be provided to the Region Access Manager.
 32. No paved surface shall be cut unless specified in this permit. Asphalt removal shall be saw cut to assure a straight edge for patching.
 33. The top layer of plant mix bituminous pavement shall not be placed between October 1 and April 1, unless otherwise approved by the Department.
 34. Any layer of bituminous pavement that is to have a succeeding layer placed thereon shall be completed full width, before succeeding layers are placed.
 35. If frost, water or moisture is present in the subgrade, no surfacing materials shall be placed until all frost, water or moisture is gone or removed.
 36. The access shall be constructed and maintained in a manner that will not cause water to enter onto the roadway, and will not interfere with the existing drainage system within the State Highway right-of-way. Drainage to the State Highway right-of-way shall not exceed historical rate of flow.
 37. All existing drainage structures shall be extended, modified, or upgraded as necessary, to accommodate all new construction and safety standards, in accordance to the Department's standard specifications.
 38. The Permittee shall request final inspection by Linda McWilliams at (970) 350-2147, within 10 days following completion of access construction, and prior to authorized use. The Permittee or their representative shall be present.
 39. A fully executed complete copy of this permit must be on the job site with the contractor at all times during construction. Failure to comply with this or any other construction requirement may result in the immediate suspension of work by order of the Department inspector or the issuing authority.
 40. The design and construction of access and/or development of this property shall not negatively impact adjacent nearby properties. Correction of the problem and cost resulting from damages shall be borne by the Permittee.

**COLORADO DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ACCESS PERMIT APPLICATION**

Issuing authority application acceptance date: *5/27/04*

Instructions:

- Contact the Department of Transportation or your local government to determine your issuing authority.
- Contact the issuing authority to determine what plans and other documents are required to be submitted with your application.
- Complete this form (some questions may not apply to you) and attach all necessary documents and submit it to the issuing authority. Submit an application for each access required.
- If you have any questions, contact the issuing authority.

Please print or type

1) Property owner (Permittee) <i>P.V.C. Redevelopment, Llc - Kaelin Berryhill - owner</i>		2) Applicant <i>P.V.C. Redevelopment, Llc</i>	
Street Address, City <i>P.O. Box 631, Niwot</i>		Street Address, City <i>P.O. Box 631, Niwot</i>	
State & Zip <i>Colorado 80544</i>	Phone # <i>303-444-5404</i>	State & Zip <i>Colorado 80544</i>	Phone # <i>303-444-5404</i>

3) Address of property to be served by permit (if known)
251 Pine Street, Fort Collins, Colorado 80524

** Permit identifies Alley as primary access & they also have Pine St.*

County <i>Larimer</i>	Subdivision <i>N/A</i>	Block <i>14</i>	Lot <i>21 - 26</i>	Section <i>12</i>	Township <i>7N</i>	Range <i>69W</i>
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5) What state highway are you requesting access from? <i>Jefferson Street, State Highway 14</i>	6) What side of the highway? <input type="checkbox"/> N <input checked="" type="checkbox"/> S <input type="checkbox"/> E <input type="checkbox"/> W
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7) How many feet is the proposed access from the nearest mile post? <i>2290</i> feet <input type="checkbox"/> N <input type="checkbox"/> S <input checked="" type="checkbox"/> E <input type="checkbox"/> W from <i>287th</i>	How many feet is the proposed access from the nearest cross street? <i>230</i> feet <input type="checkbox"/> N <input type="checkbox"/> S <input type="checkbox"/> E <input checked="" type="checkbox"/> W from <i>Pine Street</i>
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8) Check here if you are requesting a ** Alley & Pine St.*

New Access Temporary Access Improvement To Existing Access Change In Access Use Removal Of Access

9) What is the approximate date you intend to begin construction?
March 2003

10) Do you have knowledge of any State Highway access permits serving this property, or adjacent properties in which you have a property interest?
 no yes; if yes - what are the permit number(s): _____ and/or, permit date: _____

11) Does the property owner own or have any interests in any adjacent property?
 no yes; if yes, please describe _____

** * * The alley is 290' center to center from the intersection of SH 287/SH 14 which is the starting point of the alley. M.P. 134.781 -*

12) Are there other existing or dedicated public streets, roads, highways or access easements bordering or within the property?
 no yes; if yes - list them on your plans and indicate the proposed and existing access points. *is the starting point of the alley.*

Business	Square Footage	Business	Square Footage
<i>NA</i>		<i>Segment 14c.</i>	

14) If you are requesting agricultural field access - how many acres will the access serve? *NA*

15) If you are requesting residential development access, what is the type (single family, apartment, townhouse) and number of units?

Type	Number of units	Type	Number of units
<i>Multifamily apartment style</i>	<i>14</i>		

16) Provide the following vehicle count estimates for vehicles that will use the access. Leaving the property then returning is two counts.

Indicate if your counts are: Peak Hour Volumes or Average Daily Volumes.

# of passenger cars and light trucks <i>82/day</i>	# of multi unit trucks <i>—</i>	# of other vehicles <i>fresh nominal</i>
# of single unit vehicles in excess of 30ft <i>—</i>	# of farm vehicles (field equipment) <i>—</i>	Total count of all vehicles <i>83/day</i>

17) Check with the issuing authority to determine which of the following documents are required to complete the review of your application. (plans should be no larger than 24" x 36")

- | | |
|--|---|
| <ol style="list-style-type: none"> Highway and driveway plan profile. Drainage plan showing impact to the highway right-of-way Map and letters detailing utility locations before and after development in and along the right-of-way. Subdivision, zoning, or development plan. | <ol style="list-style-type: none"> Property map indicating other access, bordering roads and streets. Proposed access design Parcel and ownership maps including easements. Signing and striping plans. Traffic control plan. Proof of liability insurance. |
|--|---|

If an access permit is issued to you, it will state the terms and conditions for its use. Any changes in the use of the permitted access not consistent with the terms and conditions listed on the permit may be considered a violation of the permit.

The applicant declares under penalty of perjury in the second degree, and any other applicable state or federal laws, that all information provided on this form and submitted attachments are to the best of their knowledge true and complete.

Applicant's signature <i>[Signature]</i> , Manager <i>Owner</i> TS	Date <i>January 14, 2004</i>
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If the applicant is not the owner of the property, we require this application also to be signed by the property owner or their legally authorized representative (or other acceptable written evidence). This signature shall constitute agreement with this application by all owners-of-interest unless stated in writing. If a permit is authorized, the property owner will be listed as the permittee.

Property owner signature <i>[Signature]</i> , Manager <i>Owner</i> TS	Date <i>January 14, 2004</i>
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Residential Condominium/Townhouse (230)

Average Vehicle Trip Ends vs: Dwelling Units
On a: **Weekday**

*5.86 tr./unit
x 14 units*

Number of Studies: 53
Avg. Number of Dwelling Units: 185
Directional Distribution: 50% entering, 50% exiting

82.0 tr./weekday

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
5.86	1.83 - 11.79	3.09

Data Plot and Equation

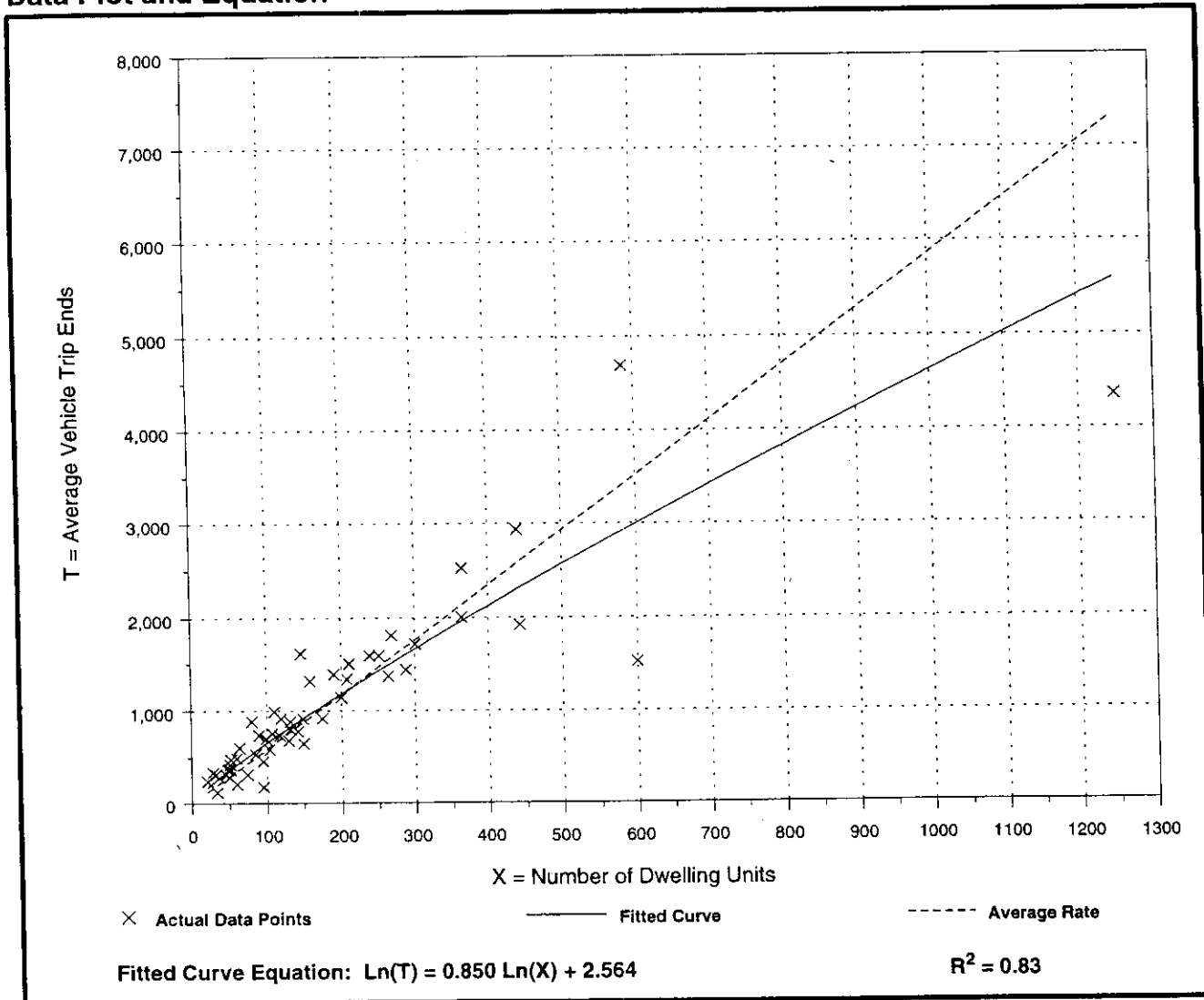


EXHIBIT A

CDOT "A"

**REVOCABLE PERMIT FROM CITY OF FT.
COLLINS - related to the steps in CDOT's ROW**

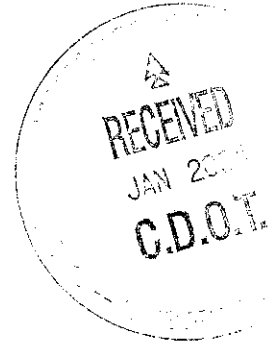
PERMIT

404047

January 14, 2004

Via Hand Deliver

Ms. Tess Jones
CDOT Region 4 Access Manager
Colorado Department of Transportation
1420 2nd Street
Greeley, Colorado 80631



Re: Pine Street Lofts – State Highway Access Permit Application

Dear Ms. Jones,

P.V.C. Redevelopment, LLC is submitting a State Highway Access Permit Application for the Pine Street Lofts Redevelopment project located at the southwest corner of Jefferson St. and Pine St. in the City of Fort Collins, Colorado. The proposed changes to access consists of eliminating the existing drive access just west of Pine Street adjacent to the existing building, minor changes to the existing Pine Street access radii to the east of the site, and the bulk of the work consisting of the reconstruction to the existing alley entrance on the west side of the building.

The City of Fort Collins has approved our proposal for allowing a right-of-way (R.O.W.) encroachment for the stairways into the building along Jefferson St.. It is our understanding from your phone message that CDOT has approved the proposal as well subject to the review of this Access Permit Application. On behalf of P.V.C. Redevelopment, LLC and the Pine Street Lofts Condominium HOA, we acknowledge that Jefferson Street may be widened at some point in the future and that CDOT will not be responsible for any damages or costs due to the reconfiguration of the proposed stairways along Jefferson Street associated with that potential future widening. We hope this letter has addressed your concerns and you may contact me at 303.444.5404 if you have any questions or need additional information.

Sincerely,

P.V.C. Redevelopment, LLC



Berryhill Development, Inc.
By Kevin L. Berryhill, President
Manager

Handwritten notes:
S/27/04
Rahidwaf
Dave Marking
K Bob Guber
Tess - CDOT

Enc: Construction Drawings, Drainage Plan, Landscape Plans, Future Alignment Plan

Cc: File

REVOCABLE PERMIT FOR PINE STREET LOFTS CONDOMINIUMS

KNOW ALL MEN BY THESE PRESENTS: That the Grantor **City of Fort Collins, a Colorado municipal corporation**, of the County of Larimer and State of Colorado, (the "City"), in consideration of **Ten Dollars (\$10.00)** in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, does hereby grant to the Grantee **P.V.C. REDEVELOPMENT, LLC.** ("the Permittee"), a nonexclusive, revocable permit authorizing the herein described use of, and access over, under and across the real property described on **Exhibits "A" and "B"** attached hereto and incorporated herein by this reference (the "Permit Area"); subject to the following conditions and requirements:

1. The Permittee shall be authorized to install and use the building components in the manner shown on existing **Exhibit "C"**, consisting of three pages, attached hereto and incorporated herein by this reference, and no other improvements (including signage) shall be installed by the Permittee in the Permit Area.

2. Installation of the building components shall follow all conditions as set forth in the Development Construction Permit issued by the City of Fort Collins Engineer, and all work and installation in the Jefferson Street right-of-way included as part of the Permit Area shall be subject to the approval of and any applicable requirements imposed by the Colorado Department of Transportation ("CDOT"). Construction and maintenance of said components shall be the responsibility for the Permittee or its successors.

3. The Permittee hereby agrees that, in consideration for granting of this Permit, the Permittee shall promptly pay any taxes and assessments which may be levied, charged or imposed upon or against the premises as described in Exhibit A above, when due.
4. The Permittee shall be solely responsible for and shall defend, indemnify, keep and save harmless the City, its officers, agents and employees against any and all injuries, deaths, losses, damages, claims, suits or causes of action of any kind whatsoever which may hereafter arise, relating to or in any way arising from or as a consequence of the granting of the permit, or from any work performed thereunder, whether or not it shall be alleged or determined that the act or omission was caused by negligence of the Permittee or the Permittee's employees, or of any contractor or subcontractor or their employees, if any, or of the City or its officers, agents and employees. The Permittee shall, at the Permittee's sole expense, appear, defend and pay all charges of attorneys and all costs and other expenses arising therefrom or incurred in connection therewith, and, if judgment shall be rendered against the City, its officers, agents or employees, in any such action, the Permittee shall, at the Permittee's sole expense, satisfy and discharge the same.

*relates to
ROW
encroachment.*

5. The Permittee, prior to issuance of any certificate of occupancy for the development, shall provide the City with evidence of general liability insurance covering and pertaining to the subject premises of this Permit, in the amount of One Million Dollars (\$1,000,000.00) per occurrence in conjunction with an aggregate amount of Two Million Dollars (\$2,000,000.00), and naming the City as an additional insured on all such policies. All insurance required hereunder shall be issued by an insurance company authorized to do business in Colorado which meets all of the requirements of the Division of Insurance for that purpose. Upon each yearly renewal of the Permittee's general liability insurance policy, the Permittee shall provide to the City proof of insurance coverage required herein.
6. The Permittee expressly understands and agrees that any insurance protection required by this Permit shall in no way limit the responsibility of the Permittee to defend, indemnify, keep and save harmless the City as hereinabove provided.
7. It is further expressly understood that the City shall not be liable to the Permittee for any loss, cost or expense which the Permittee shall sustain by reason of any damage to its property or business caused by or growing out of the construction, repair, reconstruction, maintenance, existence, operation or failure of any of the sewers, structures, streets, sidewalks or other works or equipment of the City now located or to be constructed upon said premises or upon the property of the City adjacent to said premises, or by reason of the City's exercise of any other rights which may be necessary in furtherance of its municipal purpose.
8. The Permittee also agrees that, if the City incurs any additional expense for work which the City would not have to incur if this Permit had not been executed, then, in that event, the Permittee agrees to pay to the City such additional expense, as determined by the City Engineer, promptly upon rendition of bills therefore to the Permittee.
9. The Permittee expressly understands and agrees that, since Jefferson Street is a roadway under the jurisdiction of CDOT, CDOT has the authority to revise Jefferson Street in a manner that could require alteration of the encroachments or termination of this Permit as it affects Jefferson Street. Likewise, Pine Street is a roadway under the jurisdiction of the City and the City has the authority to revise Pine Street in a manner that could require alteration of the encroachments or termination of this Permit as it affects Pine Street.
10. This revocable permit is issued to the Permittee in connection with the development by the Permittee of the Pine Street Lofts Condominiums. The Permittee shall record a Declaration of Covenants, Conditions and Restrictions of Pine Street Lofts Condominiums ("Condominium Declaration") for the development site adjacent to the land which is the

subject matter of this revocable permit, which Condominium Declaration shall make specific mention of the existence and general content of this revocable permit. The Condominium Declaration shall provide for the creation of a condominium association pursuant to the Condominium Declaration (“Condominium Association”), which Condominium Association shall, among its other duties, assume and discharge the obligations of the Permittee pursuant to this revocable permit. Upon the recordation of the Condominium Declaration, (i) this revocable permit shall be deemed transferred from the original Permittee to the Condominium Association; (ii) the Condominium Association shall assume all duties and obligations of the Permittee hereunder; and (iii) P.V.C. Redevelopment, LLC shall be released of any duties, obligations and liabilities pursuant to this revocable permit which arise subsequent to the recordation of the Condominium Declaration. Such transfer, assignment, assumption and release shall be self-effectuating and shall take effect automatically upon the recording of the Condominium Declaration. Upon request by the City, the Condominium Association shall execute such documents as shall be requested by the City to further evidence such assignment and assumption of the duties and liabilities hereunder.

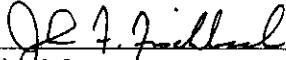
11. Inasmuch as the permit area remains public right-of-way, no person shall consume alcohol or engage in any other behavior in this permit area which would constitute a violation of the City Code.
12. The Permittee covenants and agrees that it shall strictly comply with any and all federal, state, county or municipal statutes, laws, ordinances and regulations which in any manner affect this Permit and any work done thereunder, or which control or limit in any way the actions of the Permittee its agents, servants and employees, or of any contractor or subcontractor or their employees.
13. The Permittee covenants and agrees that upon revocation of this Permit as hereinabove provided, the Permittee shall at no cost to the City, remove or cause to be removed any and all improvements, structures, facilities, equipment, debris, or other things erected or placed upon said premises, and will yield up said premises to the City in as good condition as when the same was entered upon by the Permittee. Upon the Permittee’s failure to do so, the City may do so at the sole expense and cost of the Permittee.
14. This Permit constitutes the entire understanding of the parties hereto, and there are not oral or any other written understandings pertaining to the subject matter hereof.

This Revocable Permit is issued in accordance with Sec. 23-83 of the City Code, which authorizes the City Manager of the City of Fort Collins to permit the use or occupation of any street, alley, or public place. This permit shall be revocable by the City Manager at his pleasure as is authorized pursuant to Sec. 23-83 (d) of the City Code.

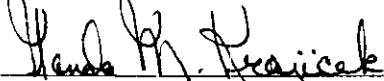
WITNESS OUR HAND (S) AND SEAL (S) this 15TH day of April, 2004.

GRANTOR:

THE CITY OF FORT COLLINS, COLORADO
a municipal corporation

By: 
City Manager

ATTEST:


Wanda Krajicek, City Clerk

APPROVED AS TO FORM:


W. Paul Eckman, Deputy City Attorney



**NORTHERN
ENGINEERING
SERVICES, INC.**

420 SOUTH HOWES, SUITE 202
FORT COLLINS, COLORADO 80521
970.221.4158
FAX 970.221.4159

DESCRIPTION- EXHIBIT A:

An area of land being part of Jefferson and Pine Street located in the Northwest Quarter of Section 12, Township 7 North, Range 69 West of the 6th Principal Meridian, City of Fort Collins, County of Larimer, State of Colorado and being more particularly described as follows:

Considering the Northeasterly line of Lot 21, Block 14 of the City of Fort Collins as bearing South 48°34'45" East from a found brass tag at the most northerly corner of said Lot 21 to a found brass tag at the most easterly corner of said Lot 21 and with all bearings contained herein relative thereto:

Commencing at the most northerly corner of said Lot 21; thence along the Northeasterly line of said Lot 21, South 48°34'45" East, 63.10 feet to the POINT OF BEGINNING; thence departing said Northeasterly line North 41°24'39" East, 3.98 feet; thence, South 48°35'21" East, 30.94 feet; thence North 41°24'39" East, 1.02 feet; thence South 48°35'21" East, 17.29 feet; thence South 41°24'39" West, 5.01 feet to said Northeasterly line, said point being "Point A"; thence along said Northeasterly line, North 48°34'45" West, 48.23 feet to the Point of Beginning.

ALSO; commencing at aforementioned "Point A"; thence along said Northeasterly line, South 48°34'45" East, 38.72 feet to the Southeast Corner of Lot 21; thence along the Easterly line of said Block 14, South 41°24'39" West, 14.91 feet to the POINT OF BEGINNING; thence departing said Easterly line, South 48°35'21" East, 11.51 feet; thence South 41°24'39" West, 40.33 feet; thence, North 48°35'21" West, 11.51 feet to said Easterly line of Block 14, said point being "Point B"; thence along said Easterly line, North 41°24'39" East, 40.33 feet to the Point of Beginning.

ALSO; commencing at aforementioned "Point B"; thence along said Easterly line of Block 14, South 41°24'39" West, 28.50 feet to the POINT OF BEGINNING; thence departing said Easterly line, South 48°35'21" East, 11.51 feet; thence, South 41°24'39" West, 40.33 feet; thence, North 48°35'21" West, 11.51 feet to a point on said Easterly line; thence along said Easterly line, North 41°24'39" East, 40.33 feet to the Point of Beginning.

The above described areas contains .027 acres (1138 SF) more or less.

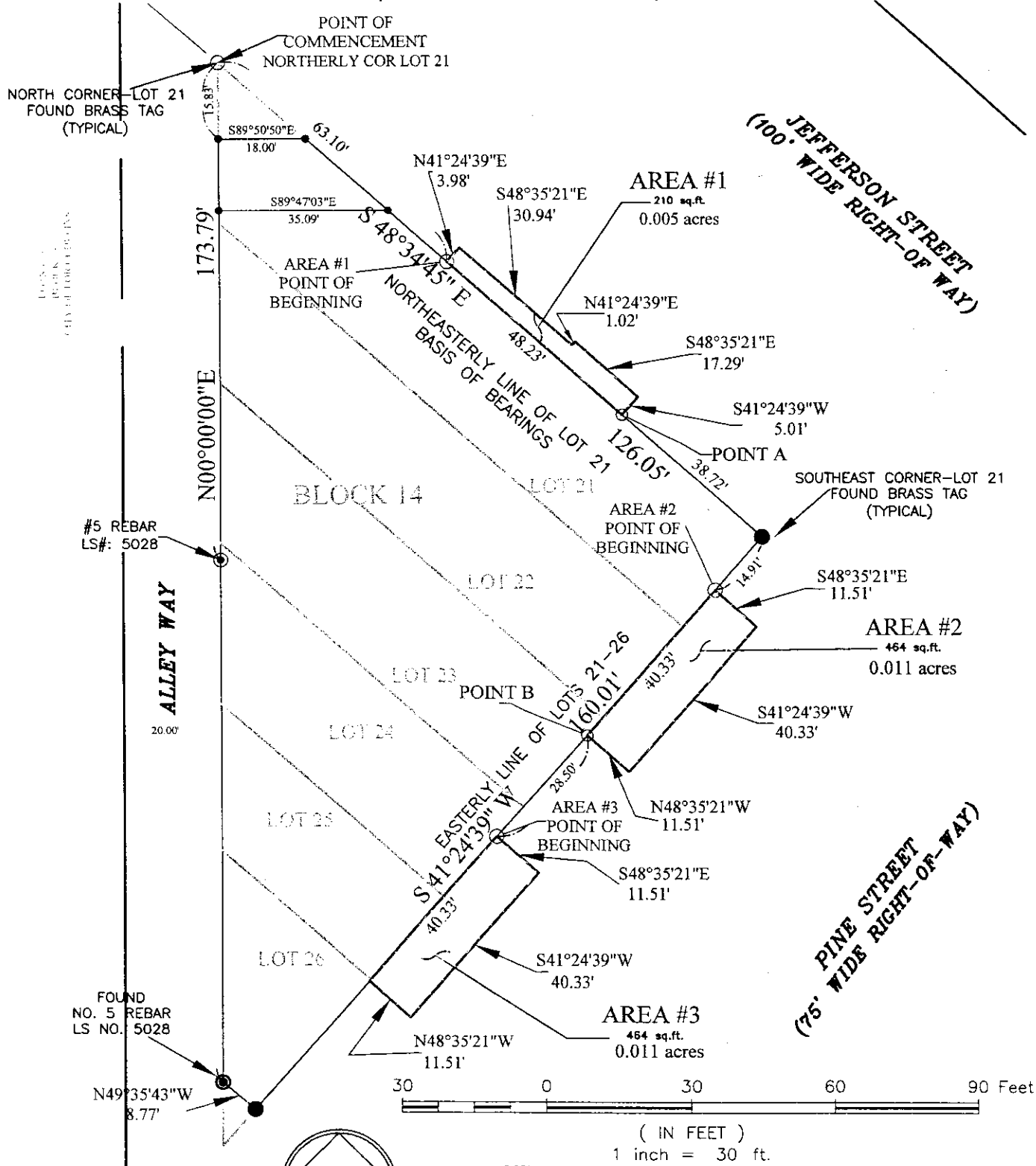
JOB: PVC 03-034

3/11/04

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EXHIBIT A

AN AREA OF LAND BEING LOCATED IN NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO



NORTHERN ENGINEERING SERVICES
 420 SOUTH HOWES SUITE 202, FT. COLLINS, COLORADO 80521
 (970) 221-4158

JOB 03-034 PVC S/...PVC/DWG/IN ROW EAST (3) PINE STR. DWG



**NORTHERN
ENGINEERING
SERVICES, INC.**

420 SOUTH HOWES, SUITE 202
FORT COLLINS, COLORADO 80521
970.221.4158
FAX 970.221.4159

DESCRIPTION: - EXHIBIT B

An area of land being located in the Northwest Quarter of Section 12, Township 7 North, Range 69 West of the 6th Principal Meridian, City of Fort Collins, County of Larimer, State of Colorado and being more particularly described as follows:

Considering the Northeasterly line of Lot 21, Block 14 of the City of Fort Collins as bearing South 48°34'45" East from a found brass tag at the most northerly corner of said Lot 21 to a found brass tag at the most easterly corner of said Lot 21 and with all bearings contained herein relative thereto:

Commencing at the most northerly corner of said Lot 21; thence along the Northeasterly line of said Lot 21, South 48° 34'45" East, 9.00 feet to the **POINT OF BEGINNING**; thence continuing along said Northeasterly line, South 48°34'45" East, 15.00 feet; thence departing said Northeasterly line, North 89°50'50" West, 18.00 feet to a point on the West line of said Lot 21; thence along said West line, North 00°00'00" West, 2.22 feet; thence, departing said West line, North 41°25'15" East, 10.21 feet to the Point of Beginning.

The above described area contains .002 acres (96 SF) more or less.

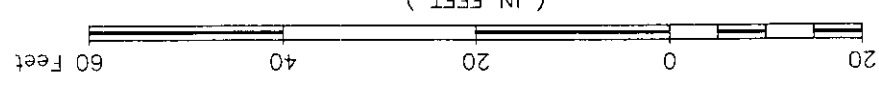
JOB: PVC 03-034

3/11/04

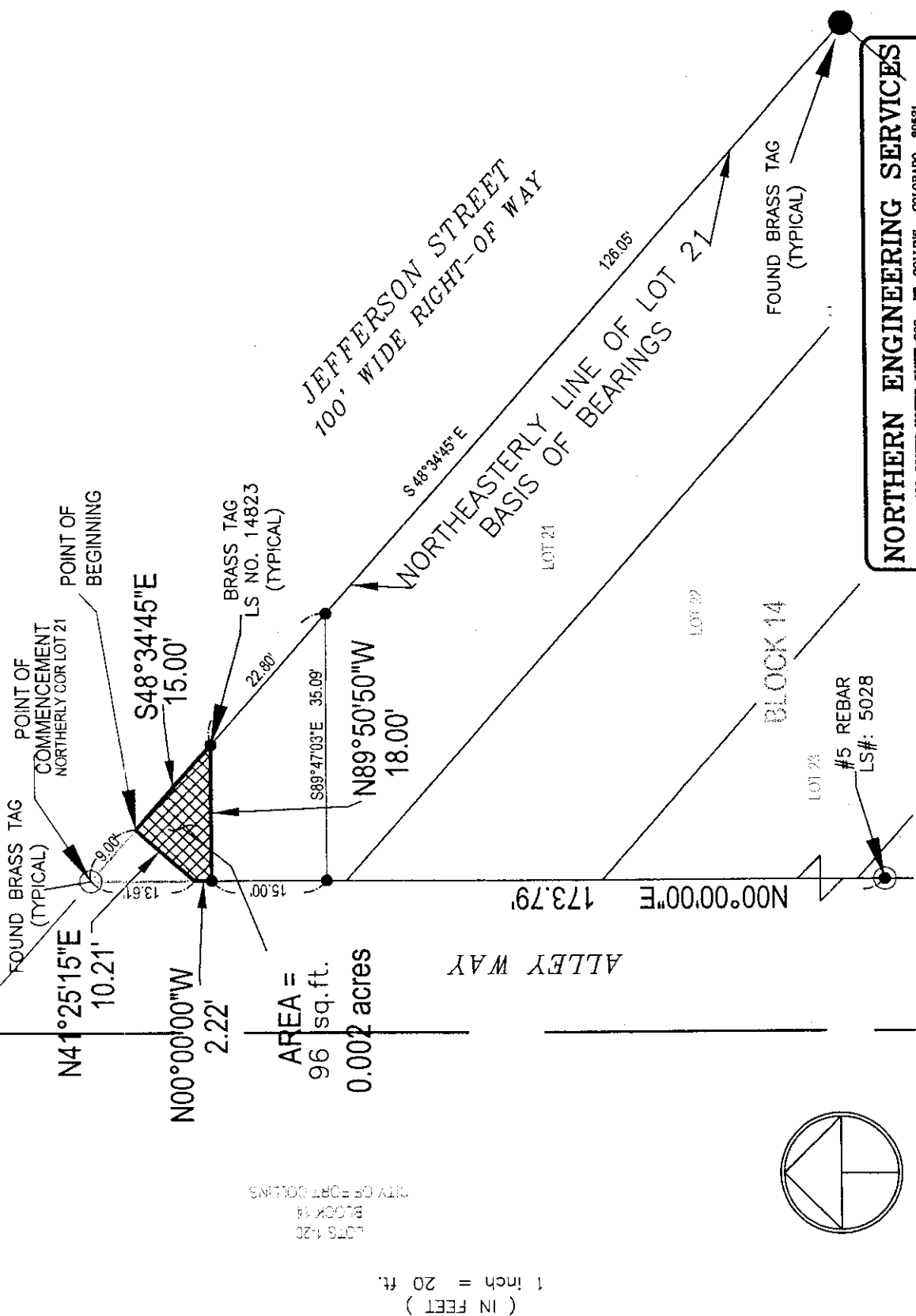
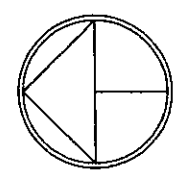
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EXHIBIT B

AN AREA OF LAND BEING LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

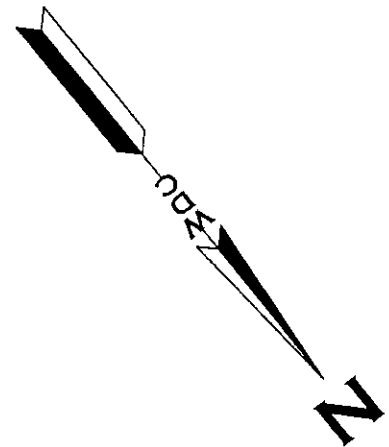
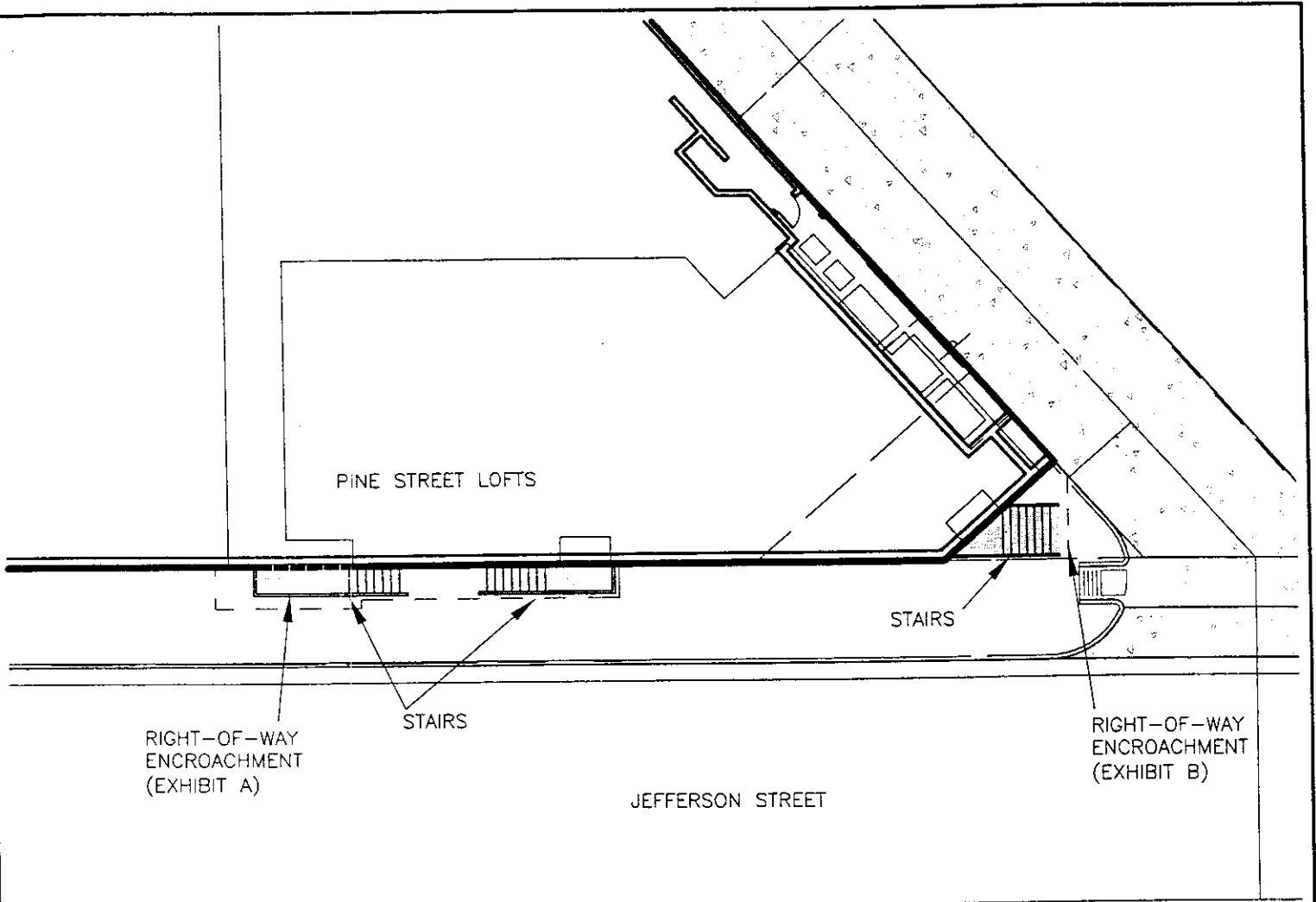


LOTS 1-20
BLOCK 14
CITY OF FORT COLLINS



AREA =
96 sq. ft.
0.002 acres

NORTHERN ENGINEERING SERVICES
450 SOUTH HOWES SUITE 202, FT. COLLINS, COLORADO 80521
(970) 221-4158

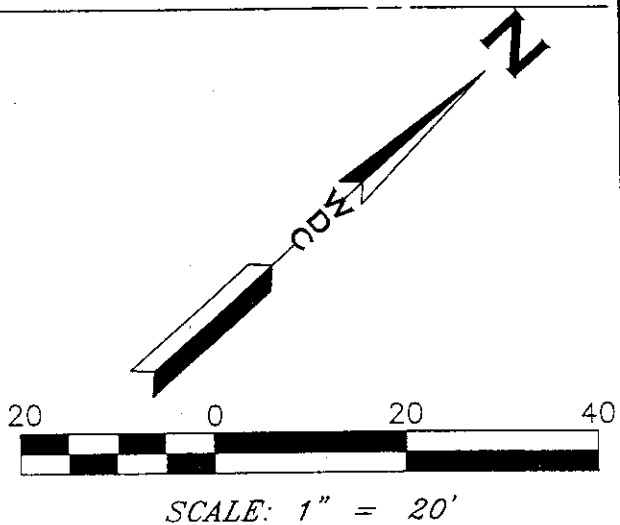
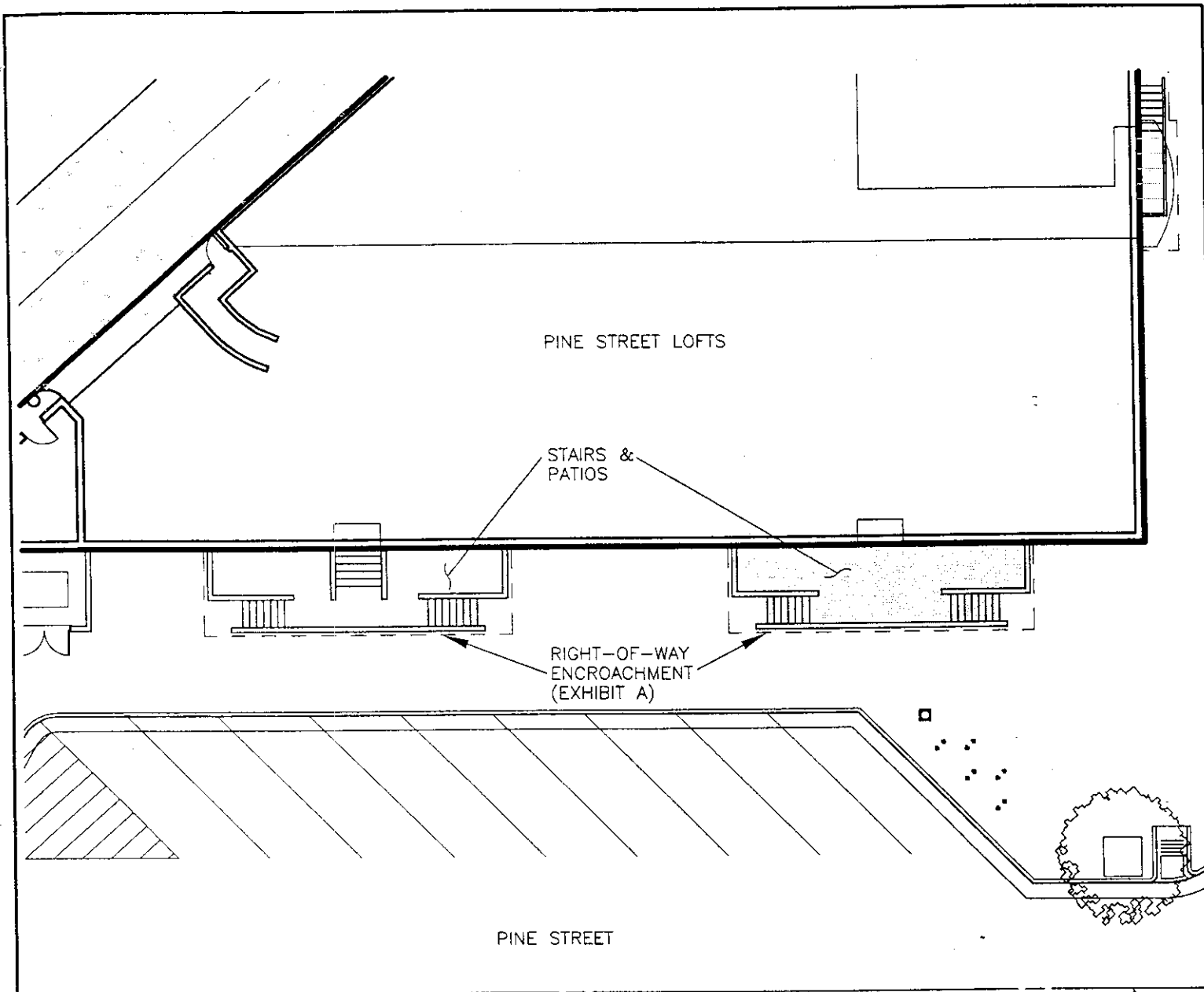


SCALE: 1" = 20'

WELSCH DESIGN CONSULTANTS, INC.
 1708 WALNUT ST., BOULDER, COLORADO 80302
 P.O. BOX 270173, LOUISVILLE, COLORADO 80027
 PHONE: 303-447-0833 FAX: 303-449-6846
 WWW.WELSCH-DESIGN.COM

PROJECT NO: 270	
FILE: 270 EXHIBIT C.DWG	
DRAWN: SJW	CHECK:
ISSUED: 2004-04-07	REVISED:
SHEET 1 OF 3	

PINE STREET LOFTS
 FORT COLLINS, COLORADO
 EXHIBIT C
 JEFFERSON STREET ENCROACHMENTS



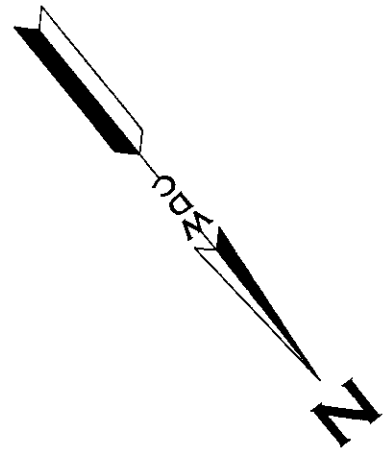
WELSCH DESIGN CONSULTANTS, INC. 1708 WALNUT ST., BOULDER, COLORADO 80302 P.O. BOX 270173, LOUISV. ILL. COLORADO 80027 PHONE: 303-447-0833 FAX: 303-449-6846 WWW.WELSCHDESIGN.COM	PROJECT NO: 270		PINE STREET LOFTS FORT COLLINS, COLORADO EXHIBIT C PINE STREET ENCROACHMENTS
	FILE: 270 EXHIBIT C.DWG		
	DRAWN: SJW	CHECK:	
	ISSUED: 2004-04-07	REVISED:	
SHEET 2 OF 3			

PINE STREET LOFTS

2ND STORY
BALCONY

RIGHT-OF-WAY
ENCROACHMENT
(EXHIBIT A)

JEFFERSON STREET



SCALE: 1" = 10'

WELSCH DESIGN CONSULTANTS, INC.
1708 WALNUT ST., BOULDER, COLORADO 80302
P.O. BOX 270173, LOUISVILLE, COLORADO 80027
PHONE: 303-447-0833 FAX: 303-449-6846
WWW.WELSCHDESIGN.COM

PROJECT NO: 270

FILE: 270 EXHIBIT C.DWG

DRAWN: SJW

CHECK:

ISSUED: 2004-04-07

REVISED:

SHEET 3 OF 3

PINE STREET LOFTS
FORT COLLINS, COLORADO

EXHIBIT C
JEFFERSON STREET BALCONY

Jones, Tess

From: Jones, Tess
Sent: Tuesday, September 09, 2003 5:15 PM
To: 'Marc Virata'
Cc: Jones, Tess
Subject: FW: SH287 & SH14 Pine Street Lofts

Marc - Samer, our Hydraulics Engineer is not concerned about the roof drains.

Tess

-----Original Message-----

From: AlHaj, Samer
Sent: Tuesday, September 09, 2003 2:00 PM
To: Jones, Tess
Subject: SH287 & SH14

Tess,

I drove by the site this morning and concluded that proposed changes will not have any negative impact on the existing hydraulics/hydrology

thanks

Samer R. Al-Haj, P.E.
R4 Hydraulics Engineer
(970)-350-2140

EXHIBIT "B"

404047

— Hydraulic Clearance —

Exh. B

**COLORADO DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ACCESS CODE
NOTICE TO PROCEED**

CDOT Permit No.	404047
SH/S/MP	14C/134.780/R
Local Jurisdiction	Fort Collins

Permittee(s):

Applicant:

Kevin Berryhill
P.V.C. Redevelopment, LLC
PO Box 631
Niwot, CO 80544
303-444-5404

Kevin Berryhill
P.V.C. Redevelopment, LLC
PO Box 631
Niwot, CO 80544
303-444-5404

The permittee is hereby authorized to proceed with access construction within state highway right-of-way in accordance with the above referenced State Highway Access Permit and this Notice to Proceed.

This Notice to Proceed is valid only if the referenced Access Permit has not expired. Access Permits expire one year from date of issue if not under construction, or completed. Access Permits may be extended in accordance with Section 2.3(11)(d), of the Access Code.

Adequate advance warning is required at all times during access construction, in conformance with the Manual on Uniform Traffic Control Devices for Streets and Highways.

All construction shall be completed in an expeditious and safe manner and shall be finished within 45 days from initiation. The permittee or applicant shall notify the Department prior to commencing construction as indicated on the Access Permit.

Both the Access Permit and this Notice To Proceed shall be available for review at the construction site.

This Notice to Proceed is conditional. The following items shall be addressed prior to or during construction as appropriate.

1. The Notice to Proceed includes the Contractor's Certificate(s) of Insurance.

Municipality or County Approval (When the appropriate local authority retains issuing authority)

By (X)	Title	Date
-----------	-------	------

This Notice is not valid until signed by a duly authorized representative of the Department

Colorado Department of Transportation

By (X) <i>Gonathice-Id</i>	Title <i>Asst Access Mgr</i>	Date <i>6/24/04</i>
-------------------------------	---------------------------------	------------------------

Copy Distribution: Required 1. Region Permit files 2. Staff Access Section. As needed: Local Authority, MTCE Patrol, Inspector Form 1265 8/98

ACORD CERTIFICATE OF LIABILITY INSURANCE

OP ID NR
DOHNC-2

DATE (MM/DD/YYYY)
06/16/04

PRODUCER

Linden/Bartels & Noe Agency FC
1614 Oakridge Drive, Unit A
Fort Collins CO 80525
Phone: 970-229-9304 Fax: 970-229-1398

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

INSURED

Dohn Construction, Inc
2642 Midpoint Drive, Unit A
Fort Collins CO 80525

INSURERS AFFORDING COVERAGE

NAIC #

INSURER A: **Employers Mutual**
INSURER B: **Pinnacol Assurance**
INSURER C:
INSURER D:
INSURER E:

COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR ADD'L LTR	INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
A		GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER <input type="checkbox"/> POLICY <input type="checkbox"/> PRO JECT <input type="checkbox"/> LOC	1K5725504	10/01/03	10/01/04	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
A		AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS	1Z5725504	10/01/03	10/01/04	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
		GARAGE LIABILITY <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT \$ OTHER THAN EA ACC \$ AUTO ONLY: AGG \$
A		EXCESS/UMBRELLA LIABILITY <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE DEDUCTIBLE RETENTION \$	1J5725504	10/01/03	10/01/04	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$ \$ \$
B		WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? If yes, describe under SPECIAL PROVISIONS below OTHER	3055407	07/01/03	07/01/04	<input checked="" type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 100,000 E.L. DISEASE - EA EMPLOYEE \$ 100,000 E.L. DISEASE - POLICY LIMIT \$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS

RE: Pine Street Lofts

CERTIFICATE HOLDER

PVC Redevelopment
Attn: Kevin Berry Hill
1966 13th St, Ste 250

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL **10** DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.

PVCREDE

ACORD CERTIFICATE OF LIABILITY INSURANCE		OP ID NR DOHNC-2	DATE (MM/DD/YYYY) 06/16/04
PRODUCER Linden/Bartels & Noe Agency FC 1614 Oakridge Drive, Unit A Fort Collins CO 80525 Phone: 970-229-9304 Fax: 970-229-1398		THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.	
INSURED Dohn Construction, Inc 2642 Midpoint Drive, Unit A Fort Collins CO 80525		INSURERS AFFORDING COVERAGE INSURER A: Employers Mutual INSURER B: Pinnacol Assurance INSURER C: INSURER D: INSURER E:	

COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR	KIDN1	INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
A			GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUP	1K5725504	10/01/03	10/01/04	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS/COMP/OP AGG \$ 2,000,000
A			AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SO-LEASED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS	1B5725504	10/01/03	10/01/04	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
			GARAGE LIABILITY <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT \$ OTHER THAN AUTO ONLY EA ACC \$ AGG \$
A			EXCESS/UMBRELLA LIABILITY <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE DEDUCTIBLE RETENTION \$	1J5725504	10/01/03	10/01/04	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000
B			WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? If yes, describe under SPECIAL PROVISIONS below OTHER	3055407	07/01/03	07/01/04	<input checked="" type="checkbox"/> WORKERS COMPENSATION STATUTORY LIMITS OTHER E.L. EACH ACCIDENT \$ 100,000 E.L. DISEASE - EA EMPLOYEE \$ 100,000 E.L. DISEASE - POLICY LIMIT \$ 500,000
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS RE: Pine Street Lofts. Certificate Holder is named additional insured.							

ORIGINAL

<p>CERTIFICATE HOLDER</p> <p style="text-align: center;">DEPART1</p> <p>Colorado Department of Transportation Attn: Tess Jones Region 4 Traffic Station Greeley CO 80631</p>	<p>CANCELLATION</p> <p>SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 10 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.</p> <p>AUTHORIZED REPRESENTATIVE <i>Linden/Bartels & Noe</i></p>
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