



Community & Economic Development Department
4430 S. Adams County Pkwy.
1st Floor, Suite W2000B
Brighton, CO 80601
PHONE 720.523.6800
EMAIL epermitcenter@adcogov.org
adcogov.org

Request for Comments

Case Name: 5302 Tennyson Street Rear Setback Variance

Case Number: VSP2025-00025

May 22, 2025

The Adams County Board of Adjustment is requesting comments on the following application: **Variance to allow a rear setback of ten feet where a minimum of 15 feet is required within the Residential-2 zone district.** This request is located at 5302 TENNYSON ST. The Assessor's Parcel Number is 0182518100026.

Owner Information: TENNYSON HOLDINGS LLC
4380 HARLAN ST STE 101

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to BMarin@adcogov.org.

Once comments have been received and the staff report written, the staff report will be forwarded to you. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/planning/currentcases.

Si usted tiene preguntas, por favor escribanos un correo electrónico a cedespanol@adcogov.org para asistencia en español. Por favor incluya su dirección o número de caso para poder ayudarle mejor.

Thank you for your review of this case.

Brayan Marin
Planner III

BOARD OF COUNTY COMMISSIONERS

Julie Duran Mullica
DISTRICT 1

Kathy Henson
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5



ADAMS COUNTY
COLORADO

VARIANCE

**Community & Economic Development Department
Planning & Development**

4430 S. Adams County Pkwy., 1st Floor, Suite W2000B

Brighton, CO 80601-8218

Phone: 720.523.6800

Website: adcogov.org

A variance is a means whereby the literal terms of these standards and regulations need not be applied if there are practical difficulties or unnecessary hardships associated with the subject site. In granting a variance, the spirit of these standards and regulations shall be observed, public safety and welfare secured, and substantial justice done.

Please include this page with your submittal. Submittal instructions and more information about checklist items can be found on page 2.

- ☒ Development Application Form (pg. 3)
- ☒ Written Narrative
- ☒ Site Plan
- ☒ Proof of Ownership (warranty deed or title policy)
- ☒ Proof of Water and Sewer Services
- ☒ Legal Description
- ☒ Statement of Taxes Paid

Number of Variance Requests:

A variance may only be approved from the dimensional requirements, performance standards, and other special physical requirements contained in the Adams County development standards and regulations.

Type of Variance Request:	# of Requests:
Setback:	Rear Setback/ 1 existing setback 15' we are requesting 10'
Height:	
Lot Coverage:	
Other:	

Application Fees:	Amount:
Variance	\$500-residential \$700-non-residential <i>*\$100 per each additional request</i>

Guide to Development Application Submittal

All applications shall be submitted electronically to epermitcenter@adcogov.org. If the submittal is too large to email as an attachment, the application may be sent as an unlocked MS OneDrive link. Alternatively, the application may be delivered on a flash drive to the Community & Economic Development Department. Once a complete application has been received, fees will be invoiced and payable online at www.permits.adcogov.org

Written Explanation:

- A clear and concise explanation of the proposal and why it is necessary.
- Complete the attached Written Explanation for Variance Request form.

Scaled Site Plan:

- A site plan prepared to-scale showing at minimum: the request, any existing or proposed structures, existing and proposed setbacks of structures, any hardship, location of well, location of septic field, location of easements, surrounding rights-of-way, north arrow.
- Site plan may be hand-drawn.

Proof of Ownership (warranty deed or title policy):

- A deed may be found in the Office of the Clerk and Recorder; or
- A title commitment is prepared by a professional title company

Proof of Water and Sewer:

- Public utilities - A written statement from the appropriate water & sanitation district indicating that they will provide service to the property OR a copy of a current bill from the service provider.
- Private utilities - Well permit(s) information can be obtained from the Colorado State Division of Water Resources at (303) 866-3587. A written statement from Adams County Health Department indicating the viability of obtaining Onsite Wastewater Treatment Systems.

Legal Description:

- Geographical description used to locate and identify a property.

Statement of Taxes

- All taxes on the subject property must be paid in full. Please contact the Adams County Treasurer's Office.
- Or adcotax.com

Community & Economic
Development Department
www.adcogov.org



4430 South Adams County Parkway
1st Floor, Suite W2000
Brighton, CO 80601-8204
PHONE 720.523.6800
FAX 720.523.6998

DEVELOPMENT APPLICATION FORM

APPLICANT

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

OWNER

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

TECHNICAL REPRESENTATIVE (Consultant, Engineer, Surveyor, Architect, etc.)

Name: Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

DESCRIPTION OF SITE

Address:	5302 Tennyson Street
City, State, Zip:	Denver CO. 80212
Area (acres or square feet):	7,377 Square Feet
Tax Assessor Parcel Number	R0105144
Existing Zoning:	R2
Existing Land Use:	Single Family Residence
Proposed Land Use:	Build a Duplex

Have you attended a Conceptual Review? YES ☐ NO ☒

If Yes, please list PRE#:

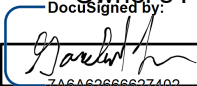
I hereby certify that I am making this application as owner of the above-described property or acting under the authority of the owner (attached authorization, if not owner). I am familiar with all pertinent requirements, procedures, and fees of the County. I understand that the Application Review Fee is non-refundable. All statements made on this form and additional application materials are true to the best of my knowledge and belief.

Name: Date:

Name:

Owner's Printed Name

DocuSigned by:



7A6A62666627402...

Owner's Signature

Written Narrative for Variance Request

- **Which dimensional standard(s), performance standard(s), or physical requirement(s) cannot be met? (Include code section reference from [Adams County Standards and Regulations](#))**
Reach out to the Planner of the Day (cedd-plan@adcogov.org) if you have any questions.
See attached Letter with written explanation of the scope of work.

- **Why are you unable to meet this standard?**
See attached Letter with written explanation of the scope of work.

Scope of Work: 5302 Tennyson Street, Denver, CO 80212

The proposed scope of work is subject to the approval of the requested zoning variance. Upon approval, the project will consist of the new construction of a duplex residential development. Each unit will be constructed on a permanent foundation with an accessible crawl space.

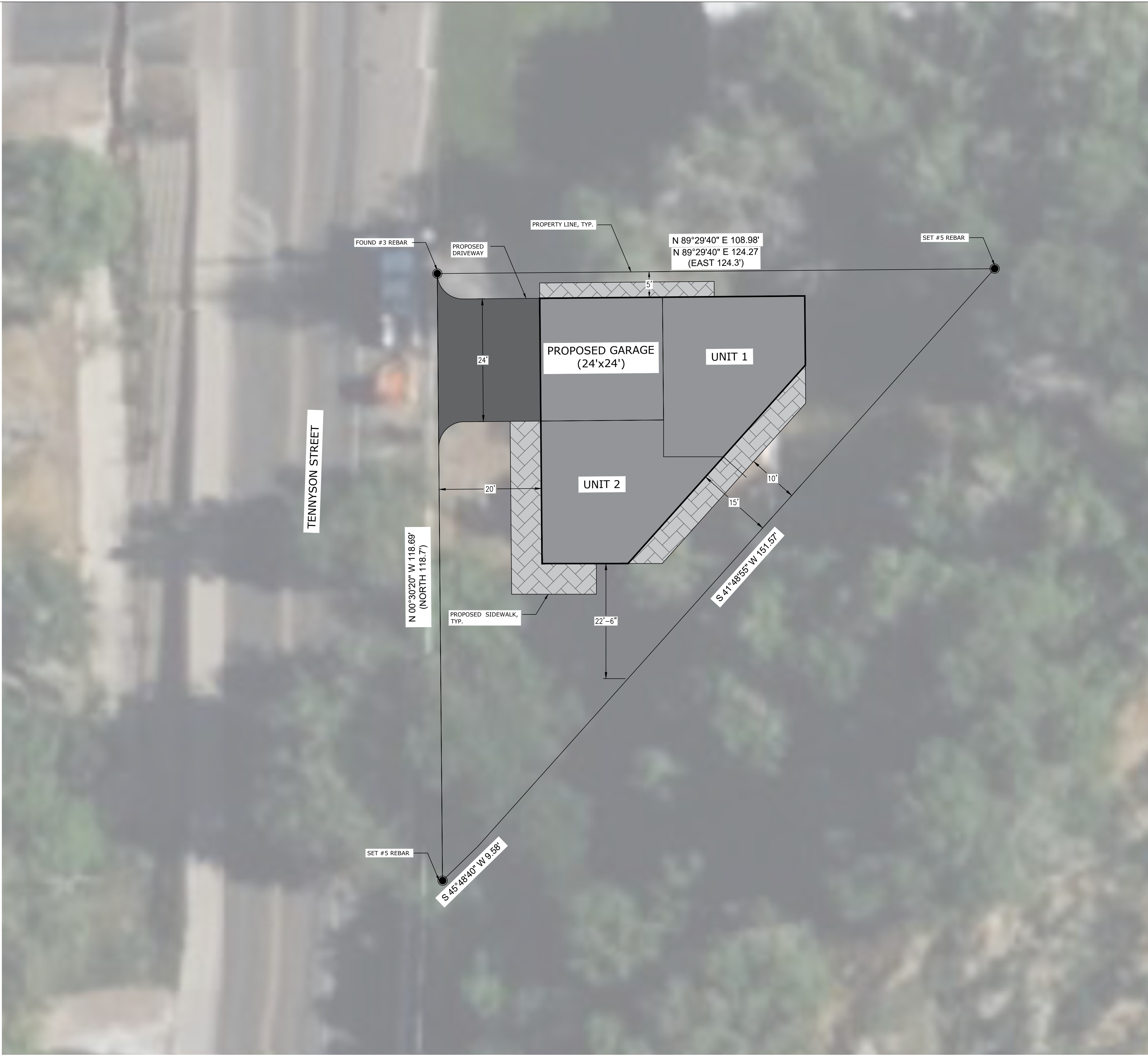
General Specifications:

- **Unit Size:** Approximately 2,000 to 2,400 square feet per dwelling unit.
- **Structure:** Two-story wood-frame construction.
- **Garage:** Each unit to include an attached two-car garage.
- **Floor Plan:**
 - **First Floor:** Open-concept layout consisting of a living room, dining area, kitchen, powder room (half bath), and direct access to the garage.
 - **Second Floor:** Three bedrooms and two full bathrooms. All bedrooms to be located on the second floor, subject to site and structural feasibility.

Exterior Finishes:

- **Primary Cladding:** Stucco finish.
- **Accent Materials:** Metal siding panels and wood siding for architectural interest and material variation.

This design aims to provide modern, functional, and energy-efficient residential units while maintaining a cohesive and contemporary exterior aesthetic.

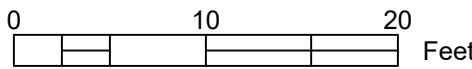
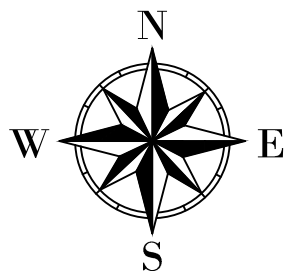


- LEGEND
- 1. PROPERTY LINE
 - 2. PROPOSED SIDEWALK
 - 3. PROPOSED DRIVEWAY

DESIGN DATA	
COUNTY	ADAMS COUNTY
STATE	CO
ZONING	R2
LOT SIZE	0.15 ACRES
SIDE SETBACK	5'-0"
REAR SETBACK	15'-0"
FRONT SETBACK	20'-0"

DESIGN DATA	
SUBDIVISION	N/A
ADDRESS	5302 TENNYSON STREET, DENVER, CO 80212
DESCRIPTION	
SECTION	PART OF THE NE ¼ OF SECTION 18
TOWNSHIP	T3S
RANGE	R68W

1 SITE PLAN
C.01 SCALE: 1" = 10'



PRELIMINARY
NOT FOR CONSTRUCTION



JLA DESIGN
834-F SPERRY ST. #103
CASTLE ROCK, CO 80104

CLIENT
GABRIEL LUNA
LCS SERVICES

PROJECT
XXX
PROJECT NO.
XXX.XXX

ISSUE
APR 03, 2025
DRAWN BY
MV

SITE PLAN

C.01

ADAMS COUNTY ASSESSOR PROPERTY PROFILE

Account #: R0105144		Local #:		Parcel #: 0182518100026	
Tax Year:	2025	Levy:	116.645000	# of Imps:	1
Tax Dist:	480	Map #:		LEA:	465BA
PUC:		Initials:		Acct Type:	Residential
Assign To:	ENORBER G			Created On:	
				Active On:	01/16/2025
				Inactive On:	
				Last Updated:	

Owner's Name and Address

TUCKER JENNIE A ESTATE OF
C/O ROBERT TUCKER
6473 ZEPHYR ST
ARVADA, CO 80004-3464

Property Address

5302 TENNYSON ST

Sales Summary

Sale Date	Sale Price	Deed Type	Reception #	Book	Page #	Grantor
09/28/2015	\$0	Court Order	15000085575	2015		INTERNATIONAL INVESTORS INC C/O ROBERT TUCKER & JENNIE TUCKER ESTATE

Legal

SECT,TWN,RNG:18-3-68 DESC: COM AT A PT 91 FT E AND 293 FT S OF NW COR SW4 NE4 SEC 18 TH E
124/3 FT TH S 46D 19M W 171/8 FT TH N 118/7 FT TO POB 0/1693 AC

Section	Township	Range	Qtr	QtrQtr	Government Lot	Government Tract
18	3	68				

Subdivision Information

Sub Name	Block	Lot	Tract
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Land Valuation Summary

Land Type	Abst Cd	Value By	Net SF	Measure	# of Units	Value/Unit	Actual Val	Asmt %	Assessed Val
Residential	1112	Market	7,377	Site	1.000000	\$59,000.00	\$59,000	6.25%	\$3,688
Class				Sub Class					
Land Subtotal:				0.17			\$59,000		\$3,688

Land Attributes

Attribute	Description	Adjustment
Size	Small	-0.500000

Improvement Valuation Summary

Imp #	Property Type	Abst Code	Occupancy	Class	Actual Value	Asmt %	Assessed Val*
1.00	Residential	1212	Single Family Residential		\$271,000	6.25%	\$16,938
Improvement Subtotal:					\$271,000		\$16,938

Total Property Value

Total Value:	\$330,000	\$20,630
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*Approximate Assessed Value

File No./Escrow No.: 2586789
Officer/Escrow Officer: Jean Wankel

Stewart Title Company
55 Madison Street
Suite 400
Denver, CO 80206
(303) 752-6470

Property Address: 5302 TENNYSON STREET
DENVER, CO 80212 (ADAMS)
(R0105144)

Seller: ESTATE OF JENNIE ALICE TUCKER C/O ROBERT TUCKER
6473 Zephyr Street
Arvada, CO 80004

Settlement Date: 4/24/2025
Disbursement Date: 4/24/2025

Description	Seller	
	Debit	Credit
Deposits, Credits, Debits		
Sale Price of Property		\$105,000.00
Prorations		
County Taxes 1/1/2025 to 4/24/2025 @ \$2,148.60/Year	\$665.18	
Commissions		
Real Estate Commission to Showcase Properties Unlimited	\$2,625.00	
Real Estate Commission to Keller Williams Realty Downtown, LLC	\$2,625.00	
Title Charges		
Title - Lender's Title Insurance to Stewart Title Company		
Title - Owner's Title Insurance to Stewart Title Company	\$1,194.00	
Title - Settlement or closing fee to Stewart Title Company	\$200.00	
Title - Tax Certificate Fee to Rocky Mountain Recording Services (R)	\$40.00	
Title - Notary Fee to Stewart Title Company	\$150.00	
Additional Settlement Charges		
2024 Proeprty taxes in Full to Adams County Treasurer (POC \$2,148.60 by Seller)		
	Debit	Credit
Subtotals	\$7,499.18	\$105,000.00
Due To Seller	\$97,500.82	
Totals	\$105,000.00	\$105,000.00

SUBSTITUTE FORM 1099 SELLER STATEMENT: The information contained herein is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported.

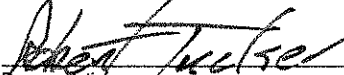
SELLER INSTRUCTIONS: If this real estate was your principal residence, file form 2119, Sale or Exchange of Principal Residence, for any gain, with your income tax return; for other transactions, complete the applicable parts of form 4797, Form 6252 and/or Schedule D (Form 1040). This transaction does not need to be report on Form 1099-S if you sign a certification containing assurances that any capital gain from this transaction will be exempt from tax under new IRS Code Section 121. You are required by law to provide the Settlement Agent with your correct taxpayer identification number. If you do not provide the Settlement Agent with your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law.

Acknowledgement

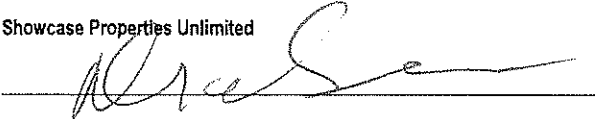
We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Stewart Title Company to cause the funds to be disbursed in accordance with this statement.

SELLER(S)


The Estate of Jennie A. Tucker AKA Jennie Alice Tucker


BY: Robert T. Tucker, Personal Representative

Showcase Properties Unlimited



SETTLEMENT COORDINATOR


Jean Wankel

THIS FORM HAS IMPORTANT LEGAL CONSEQUENCES AND THE PARTIES SHOULD CONSULT LEGAL AND TAX OR OTHER COUNSEL BEFORE SIGNING.

CLOSING INSTRUCTIONS

Date: April 24, 2025

1. **PARTIES, PROPERTY.** Estate of Jennie Alice Tucker C/O Robert Tucker, (Seller), and Tennyson Holdings, LLC, a Colorado limited liability company, (Buyer), engage Stewart Title Company, (Closing Company), who agrees to provide closing and settlement services in connection with the Closing of the transaction for the sale and purchase of the Property known as No. 5302 Tennyson Street, Denver, CO 80212 and more fully described in the Contract to Buy and Sell Real Estate, dated 3/28/2025, including any counterproposals and amendments (Contract). The Buyer's lender may enter into separate closing instructions with the Closing Company regarding the closing of the Buyer's loan. All terms of the Contract are incorporated herein by reference. In the event of any conflict between this Agreement and the Contract, this Agreement controls, subject to subsequent amendments to the Contract or this Agreement.
2. **TITLE COMMITMENT, EXCEPTIONS AND POLICY.** Closing Company ☒ Agrees ☐ Does Not agree that: upon completion of a satisfactory title search and examination, it will furnish a Title Insurance Commitment; and it will issue a Title Insurance Policy provided that all requirements have been fulfilled. Closing Company ☒ Agrees ☐ Does Not agree to furnish copies of Exceptions.
3. **INFORMATION, CLOSING, RECORDING.** Closing Company is authorized to obtain any information necessary for the Closing. Closing Company agrees to deliver and record all documents required or customarily recorded, and disburse all funds pursuant to the Contract that are necessary to carry out the terms and conditions of the Contract.
4. **PREPARATION OF DOCUMENTS.** The Closing Company will prepare the necessary documents to carry out the terms and conditions of the Contract to include:
 - 4.1. **Deed.** If the deed required in the Contract is a special warranty deed, general warranty deed, bargain and sale deed (excluding a personal representative's or trustee's deed) or a quit claim deed, the deed will be prepared in accordance with the Contract by the Closing Company. However, if the Contract requires a different form of deed (e.g.: personal representative's deed or trustee's deed) or requires that the special warranty deed or general warranty deed list exceptions other than the "statutory exceptions" as defined in §38-30-113(5)(a), C.R.S., then the Buyer or Seller must provide the deed or written instructions for preparation of the deed to the Closing Company for Closing. For any Buyer or Seller provided deed or written instructions for preparation of the deed that requires a list of exceptions other than the "statutory exceptions," the Buyer and Seller will hold the Closing Company harmless for any causes of action arising out of the use of such deed. The parties acknowledge that the real estate broker working with either the Buyer or Seller is not responsible for reviewing or approving any deed not prepared by the real estate broker.
 - 4.2. **Bill of Sale.** If the transaction includes the sale of personal property (i.e. within the Contract or a Personal Property Agreement) from the Seller to the Buyer, Seller and Buyer authorize Closing Company to prepare the bill of sale conveying the personal property from the Seller to the Buyer as their scrivener. The Buyer and Seller understand that the bill of sale is a legal document and it is recommended that it be reviewed and approved by their respective attorneys.
 - 4.3. **Closing Statement.** Closing Company will prepare and deliver accurate, complete and detailed closing statements to Buyer, Seller and the real estate brokers working with Buyer and Seller. Closing Statements will be prepared in accordance with the Contract and written instructions from the Buyer, Seller, lender or real estate brokers so long as such written instructions are not contrary to the Contract. If the written instructions are contrary to the Contract, the Buyer and Seller must execute an Agreement to Amend/Extend the Contract.
5. **CLOSING FEE.** Closing Company will receive a fee of \$400.00 for providing closing and settlement services (Closing Fee).
6. **RELEASE, DISBURSEMENT.** Closing Company is not authorized to release any signed documents or things of value prior to receipt and disbursement of Good Funds, except as provided in §§ 10, 11 and 12.
7. **DISBURSER.** Closing Company must disburse all funds, including real estate commissions, except those funds as may be separately disclosed in writing to Buyer and Seller by Closing Company or Buyer's lender on or before Closing. All parties agree that no one other than the disbursing party can assure that payoff of loans and other disbursements will actually be made.
8. **SELLER'S NET PROCEEDS.** Seller will receive the net proceeds of Closing as indicated: ☐ Cashier's Check, at Seller's expense ☒ Funds Electronically Transferred (wire transfer) to an account specified by Seller, at Seller's expense ☐ Closing Company's trust account check.
9. **WIRE AND OTHER FRAUDS.** Wire and other frauds occur in real estate transactions. Anytime Buyer or Seller is supplying confidential information, such as social security numbers, bank account numbers, transferring or receiving funds, Buyer and Seller should provide the information in person or in another secure manner.
10. **FAILURE OF CLOSING.** If Closing or disbursement does not occur on or before Closing Date set forth in the Contract, Closing Company, except as provided herein, is authorized and agrees to return all documents, monies, and things of value to the depositing party, upon which Closing Company will be relieved from any further duty, responsibility or liability in connection with these Closing Instructions. In addition, any promissory note, deed of trust or other evidence of indebtedness signed by Buyer will be voided by Closing Company, with the originals returned to Buyer and a copy to Buyer's lender.
11. **RETURN OF EARNEST MONEY.** Except as otherwise provided in § 12, (Earnest Money Dispute), if the Earnest Money is being held by Closing Company and has not already been returned following receipt of a Notice to Terminate or other written notice of termination, Closing Company must release the Earnest Money as directed by written mutual instructions from the Buyer and the Seller. Such release of Earnest Money must be made within five days of Closing Company's receipt of the written mutual instructions signed by both the Buyer and Seller, provided the Earnest Money check has cleared.
12. **EARNEST MONEY DISPUTE.** In the event of any controversy regarding the Earnest Money (notwithstanding any termination of the Contract), provided Closing Company is holding the Earnest Money, Closing Company is not required to take any action. Closing Company, at its option and sole subjective discretion, may: (1) await any proceeding, (2) interplead all parties and deposit Earnest Money into a court of competent jurisdiction and recover court costs and reasonable attorney and legal fees, or (3)

provide notice to Buyer and Seller that unless Closing Company receives a copy of a Summons and Complaint or Claim (between Buyer and Seller) containing the case number of the lawsuit (Lawsuit) within one hundred twenty days of Closing Company's notice to the parties, Closing Company is authorized to return the Earnest Money to Buyer. In the event Closing Company does receive a copy of the Lawsuit, and has not interpleaded the monies at the time of any Order, Closing Company must disburse the Earnest Money pursuant to the Order of the Court.

13. **SUBSEQUENT AMENDMENTS.** Any amendments to, or termination of, these Closing Instructions must be in writing and signed by Buyer, Seller and Closing Company.

14. **CHANGE IN OWNERSHIP OF WATER WELL.** Within sixty days after Closing, Closing Company will submit any required Change in Ownership form or registration of existing well form to the Division of Water Resources in the Department of Natural Resources (Division), with as much information as is available. Closing Company is not liable for delaying Closing to ensure Buyer completes any required form.

15. **FIRPTA AND COLORADO WITHHOLDING.**

15.1. **FIRPTA.** Seller agrees to cooperate with Buyer and Closing Company to provide any reasonably requested documents to determine Seller's foreign person status. If withholding is required, Seller authorizes Closing Company to withhold any required amount from Seller's proceeds and remit it to the Internal Revenue Service.

15.2. **Colorado Withholding.** Seller agrees to cooperate with Closing Company to provide any reasonable requested documents to determine Seller's status. If withholding is required under Colorado law, Seller authorizes Closing Company to withhold any required amount from Seller's proceeds and remit it to the Colorado Department of Revenue.

16. **ADDITIONAL PROVISIONS.** (The following additional provisions have not been approved by the Colorado Real Estate Commission)

17. **COUNTERPARTS.** This document may be executed by each party, separately, and when each party has executed a copy, such copies taken together are deemed to be a full and complete contract between the parties.

18. **BROKER'S COPIES.** Closing Company must provide, to each real estate broker in this transaction, copies of all signed documents that such real estate brokers are required to maintain pursuant to the rules of the Colorado Real Estate Commission. Closing Company is authorized by both Buyer and Seller to deliver their respective Closing Statement to one or both real estate brokers involved in the transaction.

19. **NOTICE, DELIVERY, AND CHOICE OF LAW.**

19.1. **Physical Delivery and Notice.** Any document, or notice to another party must be in writing, except as provided in §19.2 and is effective when physically received by such party.

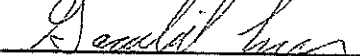
19.2. **Electronic Notice.** As an alternative to physical delivery, any notice may be delivered in electronic form to another party at the electronic address of the recipient by facsimile, email or [_____].

19.3. **Electronic Delivery.** Electronic Delivery of documents and notice may be delivered by: (1) email at the email address of the recipient, (2) a link or access to a website or server, provided the recipient receives the information necessary to access the documents or (3) facsimile at the facsimile number (Fax No.) of the recipient.

19.4. **Choice of Law.** These Closing Instructions and all disputes arising hereunder are governed by and construed in accordance with the laws of the State of Colorado that would be applicable to Colorado residents who sign a contract in Colorado for real property located in Colorado.

Buyer(s) Signature

Tennyson Holdings, LLC, a Colorado limited liability company



BY: Gamaliel Luna, Member

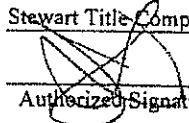
Seller(s) Signature

The Estate of Jennie A. Tucker AKA Jennie Alice Tucker



BY: Robert T. Tucker, Personal Representative

Date: April 24, 2025

Closing Company's Name:	Stewart Title Company		
			
	Authorized Signature	Title	Date
Address:	55 Madison Street, Suite 400, Denver, CO 80206		
Phone No.:	(303) 752-6470		
Fax No.:			
Email Address:			



Stewart Title Company
55 Madison Street, Suite 400
Denver, CO 80206
(303) 752-6470 main
Jean.Wanke@stewart.com

REAL ESTATE TAX, WATER, SEWER, HOA, PROPANE & SEPTIC AGREEMENT

Date: April 24, 2025 File No.: 2586789
Property: 5302 Tennyson Street, Denver, CO 80212

I. **TAXES:** The basis of the tax proration is as follows:

- ☐ The previous year's taxes in the amount of
- ☒ An estimate of taxes for the current year: 2025
- ☒ Total assessed value: \$22,110.00
 - ☒ Mill Levy 116.645
 - ☒ Total Estimated Taxes: \$2,579.02
- ☐ Other [_____]
- ☐ Tax Exemption Applies

SUCH PRORATION SHALL BE CONSIDERED A FINAL SETTLEMENT UNLESS OTHERWISE AGREED IN WRITING BY BUYER AND SELLER. IF THE PRORATION IS NOT FINAL SETTLEMENT, THE BUYER(S) AND SELLER(S) HEREBY AGREE THAT THEY ASSUME FULL RESPONSIBILITY FOR PURSUING AND EFFECTING THE ADJUSTMENT, AND STEWART TITLE COMPANY SHALL HAVE NO RESPONSIBILITY IN REGARD THERETO.

The above figures were obtained by telephone from the County Treasurer's and/or Assessor's office. Stewart Title Company is released from any and all liability in the event the County misquoted the assessment and/or mill levy figures. Any further adjustments shall be made solely between the Buyer(s) and Seller(s), if necessary, and will not make or be responsible for this re-adjustment or any liability connection therewith. Stewart Title Company assumes no responsibility for pursuing and effectuating any readjustments and is released from any and all responsibility for said readjustments. Stewart Title Company assumes no responsibility for the adjustment of special assessments, taxes, or for the exception of said items in the conveyance, unless they are shown on the County Treasurer's Certificate of Taxes Due. Seller(s) hereby warrants that special assessments affecting subject property, including but not limited to Homeowner's Association dues or assessments, are paid in full, except as reflected on the statement of settlement.

II. **WATER / SEWER:**

PER INFORMATION FROM: [_____]

☒ No Proration

☐ Flat Rate items for Sewer/Wastewater/Storm Water in the amount of \$[_____] have been prorated between buyer and seller for the billing period of: [_____]

☐ Escrow Agent has withheld \$[_____] from the seller's proceeds to pay the final billing for any water and/or sewer charges. Funds withheld in excess of the amount due on the final statement shall be returned to the seller. In the event the final bill exceeds the escrowed amount, any additional charges are the responsibility of the seller and/or buyer.

☐ Escrow Agent has withheld \$[_____] from the seller's proceeds to pay the final billing for any water and/or sewer charges to be sent directly to [_____] Water Company for escrow to be refunded directly from them.

☐ Escrow Agent has not prorated for water and sewer. Any adjustments required will be made between buyer(s) and seller(s) and are not a part of the closing.

☐ Water/Sewer included in HOA.

III. HOMEOWNER'S/CONDOMINIUM ASSOCIATION:

The property is subject to ONE Homeowner/Condominium Association.

☒ Not Applicable

☐ The homeowner's or condominium association has provided verbal or written information to the Escrow Agent, and has indicated that for the current assessable period, the assessment ☐ has ☐ has not been paid. The assessment ☐ has ☐ has not been prorated between the buyer(s) and seller(s). If applicable, any working capital / transfer fees / statement fees have also been collected per the HOA statement and purchase contract.

**By signing below, seller certifies that there are no notices of special assessment or HOA violations from any of the HOA companies associated with this property to date other than those listed, if any, on the status letter(s) received by the HOA company(s).

Both parties agree that any special assessments OR violations not listed on the status letter(s) will be handled outside of this closing transaction by the parties and both sellers and purchasers agree to indemnify Stewart Title Company of any loss due to non-disclosure of same.

IV. PROPANE:

☒ N/A

V. SEPTIC


☒ N/A

☐ Seller and Buyer agree to hold harmless and indemnify Stewart Title Company of any fines, fees, damages, attorney fees and/or court costs as a result of failure to comply with the "On-site Waste Water Treatment System Transfer of Title Inspections".

Tennyson Holdings, LLC, a Colorado limited liability company


BY: Gamaliel Luna, Member

The Estate of Jennie A. Tucker AKA Jennie Alice Tucker


BY: Robert T. Tucker, Personal Representative



TREASURER & PUBLIC TRUSTEE
ADAMS COUNTY, COLORADO
CERTIFICATE OF TAXES DUE

Account Number R0105144
Parcel 0182518100026
Assessed To
TUCKER JENNIE A ESTATE OF
C/O C/O ROBERT TUCKER
6473 ZEPHYR ST
ARVADA, CO 80004-3464

Certificate Number 2025-258342
Order Number 2586789st
Vendor ID 202301
ROCKY MOUNTAIN RECORDING SERVICES
55 MADISON ST #400
DENVER, CO 80206

Legal Description				Situa Address	
SECT,TWN,RNG:18-3-68 DESC: COM AT A PT 91 FT E AND 293 FT S OF NW COR SW4 NE4 SEC 18 TH E 124/3 FT TH S 46D 19M W 171/8 FT TH N 118/7 FT TO POB 0/08A				5302 TENNYSON ST	
Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2024	\$2,148.60	\$0.00	\$0.00	(\$2,148.60)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 04/01/2025					\$0.00

Tax Billed at 2024 Rates for Tax Area 480 - 480

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6670000	\$67.55	RES IMPRV LAND	\$59,000	\$3,290
BERKELEY WATER & SANITATION	2.5350000*	\$46.69	SINGLE FAMILY RES	\$271,000	\$15,130
ADAMS COUNTY FIRE PROTECTIO	17.2700000	\$318.11	Total	\$330,000	\$18,420
ADAMS COUNTY	26.9440000	\$496.31			
HYLAND HILLS PARK & RECREAT	5.1110000	\$94.14			
SD 50	60.1180000	\$1,107.38			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$1.84			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$16.58			
Taxes Billed 2024	116.6450000	\$2,148.60			
* Credit Levy					

ALL TAX SALE AMOUNTS ARE SUBJECT TO CHANGE DUE TO ENDORSEMENT OF CURRENT TAXES BY THE LIENHOLDER OR TO ADVERTISING AND DISTRAINT WARRANT FEES. CHANGES MAY OCCUR; PLEASE CONTACT THE TREASURER'S OFFICE PRIOR TO MAKING A PAYMENT AFTER AUGUST 1. TAX LIEN SALE REDEMPTION AMOUNTS MUST BE PAID BY CASH OR CASHIER'S CHECK. SPECIAL TAXING DISTRICTS AND THE BOUNDARIES OF SUCH DISTRICTS MAY BE ON FILE WITH THE BOARD OF COUNTY COMMISSIONERS, THE COUNTY CLERK, OR, THE COUNTY ASSESSOR.

This certificate does not include land or improvements assessed under a separate account number, personal property taxes, transfer tax, or, miscellaneous tax collected on behalf of other entities, special or local improvement district assessments, or mobile homes, unless specifically mentioned.

I, the undersigned, do hereby certify that the entire amount of taxes due upon the above described parcels of real property and all outstanding lien sales for unpaid taxes as shown by the records in my office from which the same may still be redeemed with the amount required for redemption on this date are as noted herein. In witness whereof, I have hereunto set my hand and seal.

TREASURER & PUBLIC TRUSTEE, ADAMS COUNTY, Alexander L Villagran

Alexander L Villagran



4430 S. Adams County Parkway
Brighton, CO 80601

Stewart Title Company Compliance Agreement

Purchaser: Tennyson Holdings, LLC, a Colorado limited liability company
Seller: Estate of Jennie Alice Tucker C/O Robert Tucker
File No.: 2586789
Property Address: 5302 Tennyson Street, Denver, CO 80212
Legal: A parcel of land located in the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of Section 18, Township 3 South, Range 68 West of the 6th principal meridian, County of Adams, State of Colorado being more particularly described as follows:

Commencing at a point 91.0 feet East and 293 feet South of the Northwest corner of said Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4); thence East, a distance of 124.3 feet; thence South 46 degrees 19 minutes 00 seconds West, a distance of 171.8 feet; thence North, a distance of 118.7 feet to the point of beginning. County of Adams, State of Colorado

It is expressly agreed and understood between the undersigned parties that **Stewart Title Company** is acting as Closing Agent in the above referenced transaction and shall in no way be liable as to the accuracy or completeness of any Payoff Statement and/or Assumption Statement that has been provided to said Company for the purposes of closing this transaction.

I/we understand that Stewart Title Company has no influence on the payoff amounts set forth, as these amounts are communicated to Stewart Title Company by the creditor(s). I/we understand and acknowledge that Stewart Title Company will receive a written payoff from the creditor(s) that may be greater than the payoff received by Stewart Title Company as of the date of closing. I/we understand that if the updated written payoff is greater than the initial payoff received by Stewart Title Company as of the date of closing, my/our net proceeds received from this loan (if any) may decrease depending on the updated written payoff. I/we understand and acknowledge that I/we may be required to provide additional payment outside of closing and made payable to Stewart Title Company in the event that the net proceeds received from this loan will not compensate for the increase in the amount due on the updated written payoff.

I/we understand and acknowledge that I/we may be held liable for the failure to provide any additional payment to Stewart Title Company in the event that the net proceeds received from this loan will not compensate for any increase in the amount due on the updated written payoff. Given the information as set forth in this Compliance Agreement, I/we choose to close this loan today and will not hold Stewart Title Company responsible for any changes in the payoff amounts or any additional interest accrued prior to disbursements.

Borrower affirms that he/she/they have not applied or received any forbearance or any deferment of mortgage payments due to any government program that was created in response to the current market conditions/climate. Borrower understands that **Stewart Title Company** is relying on this information and attestation in conjunction with any payoff statement received by lender. Should the information prove to be inaccurate and a deferment/forbearance was given and not accounted for, Borrower understands that it is solely his/her responsibility to reimburse or provide said deferred funds to **Stewart Title Company**.

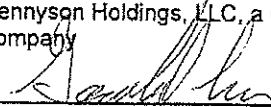
Stewart Title Company has acted in good faith in compiling the data and information as set forth on the applicable Settlement Statement(s). The undersigned agree that any additional funds due and payable after closing will be immediately paid by the responsible party (s).

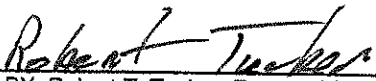
The undersigned hereby authorizes (Escrow Branch Revenue) to release copies of closing documents (including but not limited to the purchase and sale contract and amendments or addendums thereto, documents obtained in satisfaction of title commitment requirements, real estate and loan closing documents) to lenders, mortgage brokers, real estate agents and attorneys involved in the transaction. The Company is not authorized to release any documents that contain financial information (e.g., credit report, loan application), or the Purchaser's taxpayer identification number to real estate agents. The Company may retain copies of all closing documents signed by the Purchaser and all documents and/or information collected from the Purchaser in connection with the transaction.

The undersigned further agree that in the event any of the documents required in this closing misstate or inaccurately reflect the true and correct terms and provisions thereof, and said misstatement or inaccuracy is due to a unilateral mistake on the part of **Stewart Title Company** mutual mistake on the part of the undersigned and **Stewart Title**

Company or clerical error, then in such event the undersigned shall upon request by **Stewart Title Company** and in order to correct such misstatement or inaccuracy, execute such new documents or initial such corrected original documents as **Stewart Title Company** may deem necessary to remedy said inaccuracy or mistake. The undersigned further agrees that, in addition to any other filed fees, for any checks re-issued 6 months after the original issue date or on any amounts escheated to the State, the Title Company will assess a \$25 check handling fee. This fee will be assessed at the time of escheat or re-issue of the funds, as applicable.

IN WITNESS WHEREOF, the party (s) has/have executed this Agreement this 24th day of April, 2025.

Tennyson Holdings, LLC, a Colorado limited liability company

BY: Gamaliel Luna, Member

The Estate of Jennie A. Tucker AKA Jennie Alice Tucker

BY: Robert T. Tucker, Personal Representative

FINAL LIEN AFFIDAVIT AND AGREEMENT

Date: April 24, 2025

Property: Real property and improvements located in the County of Adams, State of CO, and more particularly described as follows:
SECT, TWN, RNG: 18-3-68 DESC: COM AT A PT 91 FT E AND 293 FT S OF NW COR SW4 NE4 SEC 18
TH E 124/3 FT TH S 46D 19M W 171/8 FT TH N 118/7 FT TO POB 0/1693 AC
5302 Tennyson Street, Denver, CO 80212

File No.: 2586789

PURCHASER'S AFFIDAVIT:

The undersigned, Purchaser(s) of the herein described property, to induce Stewart Title Guaranty Company to issue its ALTA LOAN or ALTA OWNERS Policies of Title Insurance, without including therein an exception as to mechanics' liens or other statutory liens, in connection with the property described in said commitment, or any rights thereto, where no notice of such liens or rights appear of record, do hereby make the following representations to Stewart Title Guaranty Company with full knowledge and intent that said company shall rely thereon:

1. That the improvements on the real estate herein described have been fully completed and have been accepted by the undersigned as completed and as satisfactory.
2. The full purchase price has been paid by said purchaser(s) to said Owner/Seller.
3. The said premises (were) (will be) occupied by said purchaser(s) on or about NA.
4. That the undersigned are not aware of any bills for services, labor or materials used in connection with the construction of the improvements located on said property which have not been paid.
5. That the undersigned have not caused any materials to be furnished or work to be done on the improvements located on said property or said property itself, which could give rise to any mechanics' or other statutory liens, claims and/or liens for such material or work, have not executed any security agreements or financing statements for materials, appliances, fixtures or furnishings, placed upon the property herein described or installed in the improvements located on said property.
6. In light of the foregoing facts, the undersigned, in connection of the issuance by Stewart Title Guaranty Company of a policy of Title Insurance covering said property in the manner described by the undersigned as set out above, hereby promise, covenant and agree to hold harmless, protect and indemnify Stewart Title Guaranty Company, the Mortgagee and their successors in interest from and against those liabilities, losses, damage, expenses and charges, including but not limited to attorney's fees and expenses of litigation by reason of any mechanics' or other statutory liens claims and/or liens for services, labor or materials used in connection with the construction of improvements located on said property insofar as they pertain to Paragraphs 1 to 5 above.

Tennyson Holdings, LLC, a Colorado limited liability company

[Signature]
BY: Gamaliel Luna, Member

State of Colorado
County of Adams

Subscribed and sworn to before me on this 24 day of April, 2025 by Gamaliel Luna as Member of Tennyson Holdings, LLC, a Colorado limited liability company.

[Signature]
Notary Public: _____
My Commission Expires: _____

BRANDE READER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20024030230
MY COMMISSION EXPIRES OCTOBER 17, 2026

**INDEMNITY AND AFFIDAVIT
AS TO DEBTS, LIENS, AND POSSESSION**

To be filled in personally by Seller in his/her own handwriting.

File No.: 2586789

Real Property and improvements located in the County of Adams, State of Colorado, and more particularly described as follows:

SECT,TWN,RNG:18-3-68 DESC: COM AT A PT 91 FT E AND 293 FT S OF NW COR SW4 NE4 SEC 18 TH E 124/3 FT TH S 46D
19M W 171/8 FT TH N 118/7 FT TO POB 0/1693 AC
5302 Tennyson Street, Denver, CO 80212

Before me, the undersigned authority on this day personally appeared
Estate of Jennie Alice Tucker C/O Robert Tucker

Seller(s) *

personally known to me to be the person(s) whose name is subscribed hereto and upon his/her oath deposes and says that no proceedings in bankruptcy or receivership have been instituted by or against him/her and that the marital status of Affiant has not changed since the day of acquisition of said property and represents to the purchaser and/or Lender in this transaction that there are:

1. No unpaid debts for lighting and plumbing fixtures, water heaters, floor furnaces, heaters, air conditioners, built-in fireplace screens, installed outdoor cooling equipment, swimming pool equipment, built-in cleaning equipment, built-in kitchen equipment, satellite dish, radio or television antennae, garage door openers, carpeting, rugs, lawn sprinkling systems, venetian blinds, curtains and rods, window shades, draperies and rods, valances, screens, shutters, awnings, mirrors, ceiling fans, attic fans, mail boxes, security and fire alarm detection equipment, water softener, electric appliances, fences, street paving, or any personal property or fixtures that are located on the subject property described above, and that no such items have been purchased on time payment contracts, and there are no security interests on such property secured by financing statement, security agreement or otherwise except the following:

Creditor	Approximate Amount
(If NONE, write "NONE" on blank line)	

2. No loans, unpaid judgments, or liens (including Federal or State Liens or Judgment Liens) and no unpaid governmental or association taxes, charges or assessments of any kind on such property except the following:

Creditor	Approximate Amount
(If NONE, write "NONE" on blank line)	

3. All labor and material used in the construction of improvements on the above described property have been paid for and there are now no unpaid labor or material claims against the improvements or the property upon which same are situated, and I hereby declare that all sums of money due for the construction of improvements have been fully paid and satisfied, except the following:

(If NONE, write "NONE" on blank line)

4. No leases, contracts to sell the land, or parties in possession other than Affiant except as follows:

(If NONE, write "NONE" on blank line)

If any deed of trust recorded against my property secures an open line of credit or a revolving line of credit, I/we affirm that I/we have not drawn additional funds from the line of credit since the date of the Payoff Statement from my/our lender to Stewart Title Company. I/we further agree and affirm that I/we will not make any further draws on the line of credit after the date of this affidavit. I/we further affirm that I/we have not taken out any loans against our property other than those shown on the above referenced commitment number. I/We further agree that said account will be closed.

Indemnity: I agree to pay on demand to the purchasers and/or lender and/or title companies (including Stewart Title Guaranty Company) in this transaction, their successors and assigns, all amounts secured by any and all liens, claims or rights not show above, together with all costs, loss and attorney's fees that said parties may incur in connection with such unmentioned liens, provided said liens, claims, or rights either currently apply to such property, or a part thereof, or are subsequently established against said property and are created by me, known by me, or have an inception or attachment date prior to the closing of this transaction and recording of the deed and deed of trust.

I realize that the Purchaser and/or Lender and Title Companies in this transaction are relying on the representations contained herein in purchasing same or lending money thereon and issuing title policies and would not purchase same or lend money or issue a title policy thereon unless said representations were made. If Seller or Borrower is an entity, I have authority to sign on its behalf.

The Estate of Jennie A. Tucker AKA Jennie Alice Tucker

Robert T. Tucker
BY: Robert T. Tucker, Personal Representative

State of Colorado
County of Denver

Subscribed and sworn to before me on this 24th day of April, 2025 by Robert T. Tucker as Personal Representative of
Estate of Jennie Alice Tucker C/O Robert Tucker.

Notary Public: _____
My Commission Expires: 7-21-27

Jean L. Wankel
Notary Public
State of Colorado
Notary ID# 19954011333
My Commission Expires July 21, 2027

The Estate of Jennie A. Tucker also known as Jennie Alice Tucker, deceased, is not subject to the Federal Estate Tax, pursuant to the Internal Revenue Code, 26 U.S.C. Sec. 6324 (a).

Robert T. Tucker

BY: Robert T. Tucker, Personal Representative

PROBATE COURT CITY AND COUNTY OF DENVER, COLORADO 1437 Bannock Street, Room 157 Denver, CO 80202		▲ COURT USE ONLY ▲ Case Number: <u>2011 PR 232</u> Division Courtroom
In the Matter of the Estate of: JENNIE A. TUCKER A/K/A JENNIE ALICE TUCKER		
Deceased		
LETTERS TESTAMENTARY		

Robert T. Tucker was appointed or qualified by this Court or its Registrar on February 24 2011
 _____ (date) as Personal Representative.

The Decedent died on February 7, 2011.

These Letters are proof of the Personal Representative's authority to act pursuant to §15-12-701, et seq, C.R.S. except for the following restrictions, if any:

NONE

Date: February 24, 2011

[Signature]
 Probate Registrar/(Deputy)Clerk of Court

CERTIFICATION

Certified to be a true copy of the original in my custody and to be in full force and effect as of 2/25/2011 (date)

[Signature]
 Probate Registrar/(Deputy)Clerk of Court

PERSONAL REPRESENTATIVE'S DEED

THIS DEED is made by ROBERT T. TUCKER, as Personal Representative of the Estate of JENNIE A. TUCKER, a/k/a JENNIE ALICE TUCKER, deceased, Grantor, to Tennyson Holdings, LLC, a Colorado limited liability company, whose address is 4380 Harlan St., Ste. 101, Wheat Ridge, Colorado 80033, Grantee.

WHEREAS, the above-named decedent in her lifetime made and executed her Last Will and Testament dated December 22, 2010, which Will was duly admitted to informal probate on February 16, 2011, by the Probate Court in and for the City and County of Denver, and State of Colorado, Case No. 2011PR232; and

WHEREAS, Grantor was duly appointed Personal Representative of said Estate on February 24, 2011, and is now qualified and acting in said capacity.

NOW, THEREFORE, pursuant to the power conferred upon Grantor by C.R.S. § 15-12-711, and for the consideration of One Hundred Five Thousand and no/100 Dollars (\$105,000.00), Grantor sells and conveys to Grantee all of Grantor's right, title and interest in and to the following real property in the County of Adams, State of Colorado:


A parcel of land located in the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of Section 18, Township 3 South, Range 68 West of the 6th Principal Meridian, County of Adams, State of Colorado, being more particularly described as follows:

Commencing at a point 91.0 feet East and 293 feet South of the Northwest corner of said Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4); thence East, a distance of 124.3 feet; thence South 46 degrees 19 minutes 00 seconds West, a distance of 171.8 feet; thence North, a distance of 118.7 feet to the point of beginning. County of Adams, State of Colorado,

also known by street and number as 5302 Tennyson St., Denver, Colorado 80212, with all appurtenances, subject to easements, covenants, restrictions, reservations and rights of way of record, and subject to general property taxes.

Letters Testamentary for the Personal Representative and Estate were previously recorded on May 14, 2013 at Reception No. 2013000040890, Adams County, Colorado.

Executed 4/25, 2025.


ROBERT T. TUCKER, as Personal Representative of the Estate of JENNIE A. TUCKER, a/k/a JENNIE ALICE TUCKER, deceased

STATE OF COLORADO)
COUNTY OF Denver) ss.

This document was signed and acknowledged before me by ROBERT T. TUCKER, as Personal Representative of the Estate of JENNIE A. TUCKER, a/k/a JENNIE ALICE TUCKER, deceased, this 24 day of April, 2025.

Witness my hand and official seal.

My commission expires: 7-21-27

Jean L. Wankel
Notary Public
State of Colorado
Notary ID# 19954011333
My Commission Expires July 21, 2027


Notary Public



TD-1000
Confidential Document

This form provides essential market information to the county assessor to ensure accurate, fair and uniform assessments of all property. This document is not recorded, is kept confidential, and is not available for public inspection.

This declaration must be completed and signed by either the grantor (seller) or grantee (buyer). Questions 1, 2, 3, and 4 may be completed (prefilled) by a third party, such as a title company or closing agent, familiar with details of the transaction. The signatory should confirm accuracy before signing.

This form is required when conveyance documents, subject to a documentary fee, are presented for recording. If this form is not completed and submitted, the county assessor may send notice. If the completed and signed form is not returned to the assessor within 30 days of notice, the assessor may impose a penalty of \$25.00 or 0.025% (0.00025) of the sale price, whichever is greater.

Additional information as to the purpose, requirements, and level of confidentiality regarding this form are outlined in Colorado Revised Statutes, sections 39-14-102, 39-5-121.5, and 39-13-102.

1. Physical Address and/or legal description of the real property sold: Please do not use P.O. Box numbers.
SECT,TWN,RNG:18-3-68 DESC: COM AT A PT 91 FT E AND 293 FT S OF NW COR SW4 NE4 SEC 18 TH E 124/3 FT
TH S 46D 19M W 171/8 FT TH N 118/7 FT TO POB 0/1693 AC
5302 Tennyson Street, Denver, CO 80212

2. Type of property purchased: ☐ Single Family Residential ☐ Townhome ☐ Condominium ☐ Multi-Unit Residential
☐ Commercial ☐ Industrial ☐ Agricultural ☐ Mixed Use ☒ Vacant Land ☐ Other

3. 4/24/2025 3/28/2025
Date of Closing: mm/dd/yyyy Date of contract mm/dd/yyyy

4. \$105,000.00
Total Sale Price: include all real and personal property Contracted price (if different from final sale price)

5. List any personal property included in the transaction that materially impacts the total sales price.
Personal property may include, but is not limited to, machinery or equipment, vehicles, exceptional appliances, electronic devices, furniture, or anything that would not typically transfer with the real property (attach additional pages if necessary).

Description	Approximate Value
<u>NA</u>	\$ <u>0</u>
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
Personal Property Total:	\$ _____

If no personal property is listed, the entire purchase price will be assumed to be for the real property.

6. Did the total sale price include a trade or exchange of additional real or personal property? ☒ No ☐ Yes
If Yes, approximate value of the goods or services as of the date of closing: \$ _____
If Yes, does this transaction involve a trade under IRS Code Section 1031? ☐ No ☐ Yes
7. Was 100% interest in the real property purchased? ☐ No ☒ Yes
Mark "No" if only a partial interest is being purchased. If No, interest purchased _____%
8. Is this a transaction between related parties or acquaintances? This includes persons connected by blood or marriage, or business affiliates, or those acquainted prior to the transaction. ☒ No ☐ Yes

9. Please mark type of sale: ☐ Builder (new construction) ☒ Public (MLS or Broker Representation)
☐ Private (For Sale by Owner) ☐ Other (describe)

10. Mark any of the following that apply to the condition of the improvements at the time of purchase.
☐ New ☐ Excellent ☐ Good ☒ Average ☐ Fair ☐ Poor ☐ Salvage

11. Type of financing: (Mark all that apply)
☒ None (all cash or cash equivalent)
☐ New/Mortgage Lender (government-backed or conventional bank loan)
☐ New/Private Third Party (nonconventional lender, e.g., relative, friend, or acquaintance)
☐ Seller (buyer obtained a mortgage directly from the seller)
☐ Assumed (buyer assumed an existing mortgage)
☐ Combination or Other: Please explain _____

12. Total amount financed _____

13. Terms:
☐ Variable; Starting interest rate _____ % ☐ Fixed; Interest rate _____ %
Length of time _____ years
Balloon payment? ☐ No ☐ Yes If yes, amount \$ _____ Due date _____

14. Mark any that apply: ☐ Seller assisted down payments ☐ Seller concessions ☐ Special terms or financing
If marked, please specify terms: _____

15. Was an independent appraisal obtained in conjunction with this transaction? ☐ No ☐ Yes


For properties **OTHER THAN** Residential (Residential is defined as: single family detached, townhomes, apartments and condominiums), please complete questions 16 – 18, if applicable.

16. Did the purchase price include a franchise or license fee? ☐ No ☐ Yes
If yes, franchise or license fee value \$ _____

17. Did the purchase price involve an installment land contract? ☐ No ☐ Yes
If yes, date of contract _____

18. If this is vacant land, was an on-site inspection conducted by the buyer prior to the closing? ☐ No ☐ Yes

Please include any additional information concerning the transaction and price paid that you feel is important.

	4/24/2025	Tennyson Holdings, LLC, a Colorado limited liability company
Signature of Grantee (Buyer)	Date mm/dd/yyyy	Printed name of Grantee
Signature of Grantee (Buyer)	4/24/2025	Printed name of Grantee
Signature of Grantee (Buyer)	Date mm/dd/yyyy	Printed name of Grantee

Buyer Mailing Address: Future correspondence (tax bills, property valuations, etc.) regarding this property should be mailed to:

4380 Harlan St Ste 101	Wheat Ridge, CO	80033
Address (mailing)	City	State Zip Code

Daytime Phone	Email Address
---------------	---------------

Contact information is kept confidential, for County Assessor and Treasurer use only, to contact buyer with questions regarding this form, property valuation, or property tax information.

POSTING SUMMARY

Bank:	Fortis Private Bank (1010018209)	Sales Price:	\$105,000.00
File Number:	2586789	Loan Number:	
Closer:	Jean Wankel	Underwriter:	Stewart Title Guaranty Company
Buyer(s):	Tennyson Holdings, LLC, a Colorado limited liability company	Est Settlement:	4/24/2025
Seller(s):	Estate of Jennie Alice Tucker C/O Robert Tucker	Actual Settlement:	4/24/2025
		Property Address:	5302 Tennyson Street, Denver, CO 80212

Receipts							
Payer	Cleared Date	Rcvd Date	Method	Status	Number	Credit	Debit
Tennyson Holdings, LLC, a Colorado limited liability company (LCS Serives, Inc., a Colorado Corporation)	03/31/2025	03/31/2025	Check (Personal)	Received	3301	\$2,000.00	
Deposit						\$2,000.00	
Tennyson Holdings, LLC, a Colorado limited liability company	04/23/2025	04/23/2025	Wire	Received	17167	\$103,305.32	
Allocation for Buyer Refunds/Proceeds Group						\$103,305.32	
						Posted Receipts:	\$105,305.32

Disbursements							
Payee	Cleared Date	Issued Date	Method	Status	Number	Credit	Debit
Keller Williams Realty Downtown, LLC							\$2,625.00
Real Estate Commission to Keller Williams Realty Downtown, LLC						-\$2,625.00	
Rocky Mountain Recording Services (R)							\$135.50
Recording fees: Deed to County Recorder						-\$23.00	
State Deed Tax/Stamps to County Recorder						-\$10.50	
Statement of Authority to Rocky Mountain Recording Services (R)		\$13.00				-\$13.00	
Title - e Record Fee (Buyer/Borrower) to Rocky Mountain Recording Services (R)						-\$14.00	
Title - Recording Service Fee to Rocky Mountain Recording Services (R)						-\$35.00	
Title - Tax Certificate Fee to Rocky Mountain Recording Services (R)						-\$40.00	
Dora Silver		04/24/2025	Check	Issued	73237		\$2,061.25
Disbursement to Dora Silver						-\$2,061.25	
Showcase Properties Unlimited		04/24/2025	Check	Issued	73238		\$373.75
Receipt from Showcase Properties Unlimited						\$2,061.25	
Receipt from Showcase Properties Unlimited						\$190.00	
Real Estate Commission to Showcase Properties Unlimited						-\$2,625.00	
Susan Rogers		04/24/2025	Check	Issued	73239		\$190.00
Disbursement to Susan Rogers						-\$190.00	
Stewart Title Company			Wire	Pending	61298		\$2,267.92
Title - Miscellaneous Escrow Charges - Settlement or Closing Fee/Lender Loan Package to Stewart Title Company						-\$475.00	
Title - Notary Fee to Stewart Title Company						-\$150.00	
Title - Settlement or closing fee to Stewart Title Company						-\$400.00	
Title - Abstract or title search to Stewart Title Company						-\$120.00	
Title - Owner's Title Insurance to Stewart Title Company						-\$1,050.72	
Title - CO 110.1 OP Deletion of Exception Endorsement(s) to Stewart Title Company						-\$57.20	
CertifID Fraud Prevention to CertifID						-\$15.00	
STG Remittance for Stewart Title Guaranty			Wire	Pending	61299		\$151.08
Title - Owner's Title Insurance to Stewart Title Company						-\$143.28	
Title - CO 110.1 OP Deletion of Exception Endorsement(s) to Stewart Title Company						-\$7.80	
Estate of Jennie Alice Tucker C/O Robert Tucker (Estate of Jennie Alice Tucker AKA Jennie A. Tucker)			Wire	Pending	61300		\$97,500.82
Allocation for Seller Refunds/Proceeds Group						-\$97,500.82	

		Posted Disbursements:	-\$102,544.82
		Posted Balance:	\$2,760.50

**BERKELEY WATER AND SANITATION DISTRICT
4455 WEST 58th AVENUE, UNIT A
ARVADA, COLORADO 80002
303-477-1914
Email: berkeleywater@gmail.com**

5/1/2025

Tennyson Holdings LLC
4380 Harlan St STE 101
Wheat Ridge, CO 80033

Re: 5302 Tennyson St, Denver, CO 80221
Availability of sanitary sewer services

Dear Perla:

This conditional will serve letter confirms that Berkeley Water and Sanitation District ("District") has the capacity to provide sewer services to above described property (the "Property"), under the following terms and conditions:

1. If any of these conditions are not met, this "will serve" letter will be rescinded and the appropriate parties will be notified that the District can no longer provide sewer service to this property.
2. The District owns an 8" sewer main in an Easement along the West side of Tennyson St. The property owner may be required to install sewer main extensions, feeding into this present system, to facilitate development, depending upon design.
3. Each unit served must have its own sewer service lines, on its own land or easement. The engineering design and/or plans must be submitted and approved by the District prior to installation of any sewer service lines or tapping into any District sewer mains.
4. If a property is removing existing structures, the existing sewer service line(s) must be capped or plugged at the sewer main prior to demolition. The District must be called to observe and inspect this action before further construction begins.
5. The property owner will be required to pay tap fees, review fees and costs, and all other applicable fees and charges prior to receiving sewer service from the District. The District may require a review deposit for District costs, including engineering and legal reviews, contract development, construction, observation and inspections. If the Developer makes a review deposit with the District, over payments will be refunded and shortages will be billed to the property owner.

6. If the extension of sewer mains is required, the District's engineering firm must review and approve the designs. The District's review and approval of the construction contract for the extension is also required before the work can commence. A contract must be developed, appropriate Certificates of Insurance presented, and Warranty and Performance Bonds must be posted. In addition, the property owner will be required to dedicate easements for any public improvements.

7. The design specifications for the Project must comply with the District's Rules and Regulations, Adams County Fire Protection District regulations, and Adams County regulations. All sewer service will be subject to the District's Rules and Regulations.

8. Sewer tap fees will be payable to the District, which also collects Metro Water Recovery's "connection fees." Fees to all agencies will be at prevailing rates at the time of application.

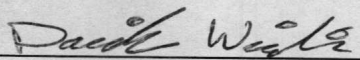
9. No representations are made regarding the availability of water service to the Property.

To reiterate, all costs incurred by the District and fees charged by the District, including without limitation tap fees, review costs, contract development, construction, observation and inspections, are the responsibility of the property owner as a condition of receipt of sewer service. If expenses are incurred and no payment is made, no taps will be issued and a lien will be placed against the property until paid per the District's Rules and Regulations and current Fee Schedule.

This conditional will serve letter is valid through May 1, 2026. If tap fees are not paid by that date, this agreement to service must be renewed through the District.

We look forward to providing services to the Property.

Sincerely,



BERKELEY WATER AND SANITATION DISTRICT



1600 West 12th Ave
Denver, CO 80204-3412
303.628.6000
denverwater.org

April 28th 2025

LCS Services Inc.
4380 Harlan Street Unit 101
Wheat Ridge, CO 80033

RE: 5302 Tennyson Street, Denver, CO
Parcel # R0105144 – See Attached Legal

Dear Perla Bueno:

The property as described on the attached legal description is within the City and County of Denver. This site is eligible to receive water service subject to compliance with Denver Water's Operating Rules, Regulations, Engineering Standards and applicable Charges. Please check the fire requirements for the proposed development with the Fire Prevention Bureau and the availability of the fire flow from existing mains with Denver Water's Hydraulics Department prior to proceeding with the project.

If there are questions on the information being provided, or you would like to schedule a meeting to discuss the proposed project, please contact Denver Water Sales Administration at 303-628-6100 (Option 2).

Sincerely,

Jillian Armstrong

Jillian Armstrong
Sales Administration

Enclosure

Legal Description:



1600 West 12th Ave
Denver, CO 80204-3412
303.628.6000
denverwater.org

SECT,TWN,RNG:18-3-68 DESC: COM AT A PT 91 FT E AND 293 FT S OF NW COR SW4 NE4 SEC
18 TH E 124/3 FT TH S 46D 19M W 171/8 FT TH N 118/7 FT TO POB 0/1693 AC