

Magnolia St Art Space, LLC

Operation Narrative Phase One

a.) Use and scope of project;

Magnolia St. Art Space is exactly as it states. Our goal is to rent our building to Artists to use as a working space to create fine art. Some of the artist could include painters, photographers, and sculptors. As most know with the ever increasing rents in Denver many artists have been priced out of their once affordable studios. The catalyst fund is helping us keep our budget down thus giving a direct assistance to artists who are desperately looking for this type of space. Our hope is to bring light to the adorable Derby Commerce City District area, and inspire our neighbors.

b.) Budget for the proposed project;

Phase 1 includes the basic repairs to the existing buildings. All items are on the facade, and landscape improvements list.

Concrete - will include regrading the area around the building so water sheds away from structure. All old concrete will be removed and replaced with new. A side walk around building and a large courtyard on the westside will be added.

Windows - Large retail grade doors with sidelights and transoms will be installed one on the west side one on the north. Exit doors will be replaced with commercial grade metal doors and panic hardware.

Paint Exterior - A more modern tone of grey will be applied to exterior.

Concrete Block and Siding Repairs - will fill in the doors that will be removed.

Exterior Lights - will be added on exterior for safety and beauty. All lights will use LED bulbs.

Derby 2017 application

Phase 1

Concrete	13,200	Pritchard Concrete
Windows/doors	24,730	Santa Fe Glass
Paint Exterior	4,500	High-level Painting
Concrete & Siding Repairs	9,450	T-Hackbarth Roofing
Exterior lights	2,456	Kellem Electric
	54,336	

c.) Timeline for completion.

Once we have approval we can begin the work immediately.

Completion within 30 days. Weather permitting. On all except windows and doors

Completion Windows and doors 10-12 weeks after approval.

Owner has cash funds and only waiting on the Derby Review Boards approval.

Magnolia St. Art Space, LLC

Operation Narrative Phase Two

a.) Use and scope of project;

Magnolia St. Art Space is exactly as it states. Our goal is rent our building to Artists to use as a working space to create fine art. Some of the artist could include painters, photographers, and sculptors. As most know with the ever increasing rents in Denver many artists have been priced out of once affordable studios. The catalyst fund is helping us keep our budget down thus giving a direct assistance to artists who are desperately looking for this type of space. Our hope is to bring light to the adorable Derby Commerce City District area, and inspire our neighbors.

Phase 2 is the inspiring portion of our project. We would like a portion of the funds to hire artists to create beautiful murals, and a sculpture piece that is whimsical and striking. The location of the buildings has great visibility from south bound Highway 2 . The artistic details are sure to be noticed. The west side of the building will be turned into a beautiful garden patio are where people can gather. Metal area gates will help define the patio area.

b.) Budget for the proposed project;

Phase 2 items are on your landscape and facade improvements list.

Graphics - Beautiful big Magnolia Flower graphics painted by local graffiti artist will help add dimension to the building.

Bunny Sculpture - A large bunny made out of found metal pieces to be commission by a local artist to catch the eye and imagination of the community.

Landscaping - will include trees, ornamental grass, shrubs and ground cover on 3 sides of the building.

Metal Gates - 4" high Decorative metal gates will help define the patio area.

Signage - A vintage metal sign to be designed and installed on west side of building.

Derby 2018 application

Phase 2 projected costs hard estimates pending

Graphics	5,000	
Bunny sculpture	7,000	
Landscape/	5,000	
Metal gates	4,000	
Signage	2,000	23,000 Projected Total

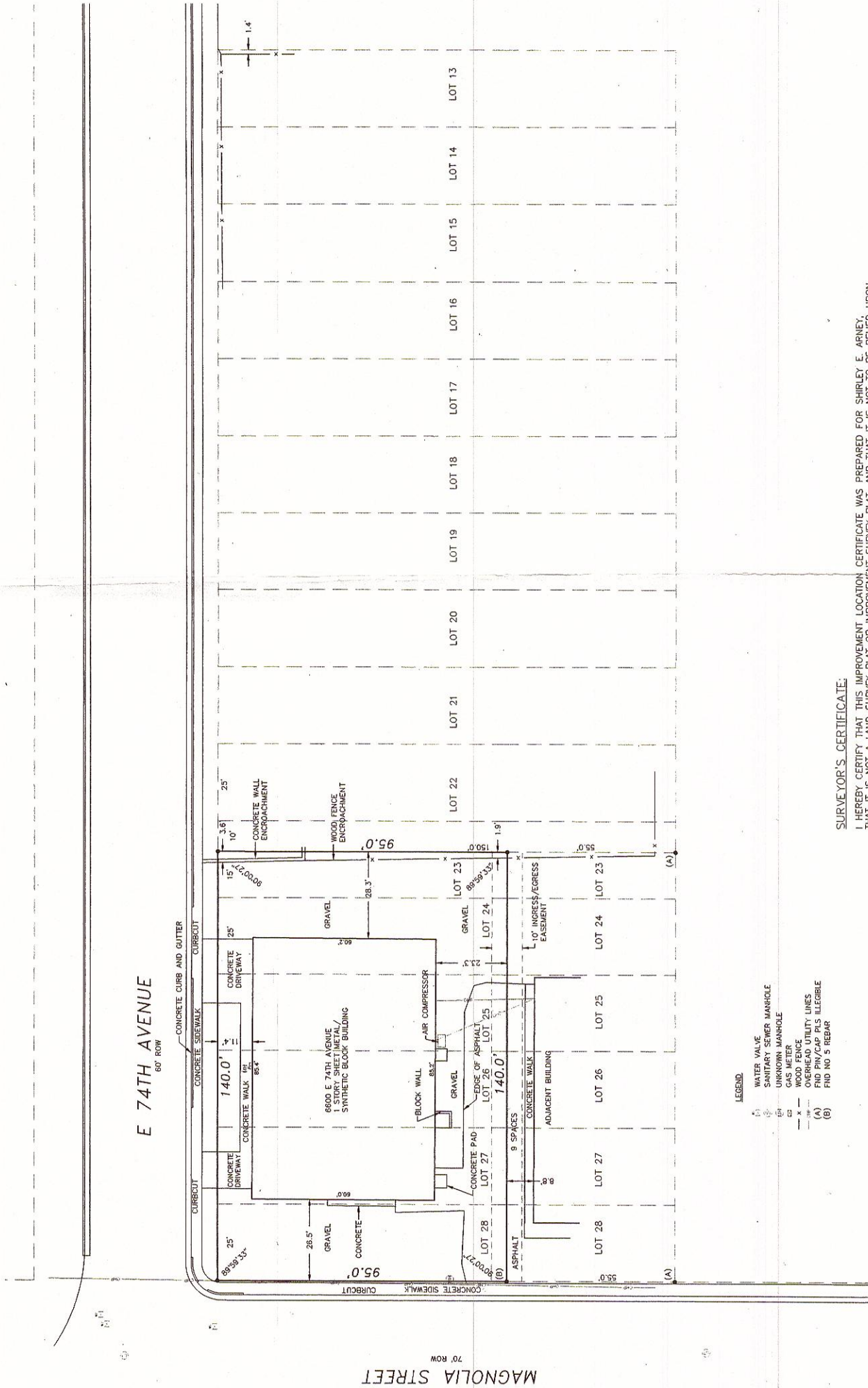
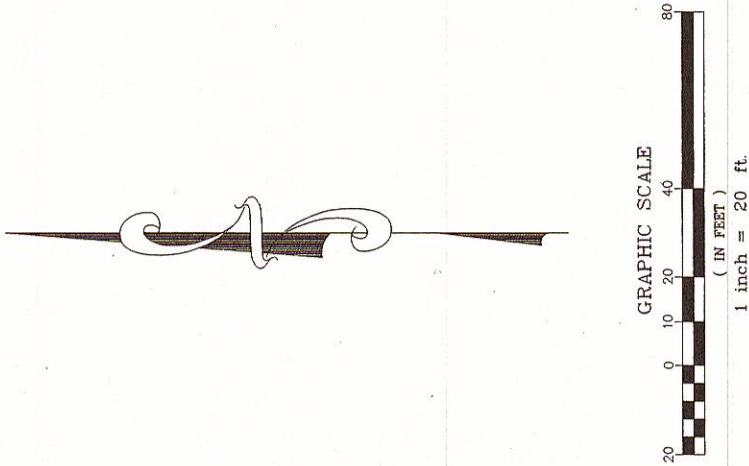
c.) Timeline for completion.

Submission will take place in 2018.

Once we have approval we can began the work immediately. Completion within 30 - 60 days. Weather permitting.

Owner has cash funds and only waiting on the Derby Review Boards approval.

IMPROVEMENT LOCATION CERTIFICATE
A PORTION OF THE SE 1/4 OF SECTION 32, T2S, R67W, OF THE 6TH P.M.
COUNTY OF ADAMS, STATE OF COLORADO



- LEGEND
- WATER VALVE
 - SEWER MANHOLE
 - UNKNOWN MANHOLE
 - WOOD FENCE
 - OVERHEAD UTILITY LINES
 - END PIN/CAP PLS ILLEGIBLE
 - END NO 5 REBAR

LEGAL DESCRIPTION:

WEST 15 FEET OF LOT 23, AND ALL OF LOTS 24, 25, 26, 27, AND 28, BLOCK 3, HILL 92 SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO, EXCEPT THE FOLLOWING DESCRIBED PARCEL: THE SOUTH 55 FEET OF THE WEST 15 FEET OF LOT 23, AND THE SOUTH 55 FEET OF LOTS 24 THROUGH 28, INCLUSIVE, COUNTY OF ADAMS, STATE OF COLORADO

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR SHIRLEY E. ARNEY, THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, 8/18/17, EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN THAT THERE ARE NO ENCROACHMENTS, EASEMENTS, OR INTERFERENCES WITH ANY ADJACENT INTERESTS. EXCEPT AS INDICATED, AND THAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.

NOTICE: This Improvement Location Certificate is prepared for the sole purpose of use by the parties stated herein. It is not a Land Survey Plat in accordance with C.R.S. 38-51-100.3 or an Improvement Survey Plat in accordance with C.R.S. 38-51-100.3(2). It does not establish property corners. The true relationship of improvements to the boundary lines can only be determined by a Land Survey or Improvement Survey. The improvements are generally situated as shown, and only apparent improvements and encroachments are noted. Rubino Surveying will not be liable for more than the cost of this Improvement Location Certificate, and then only to the parties specifically shown herein. Acceptance and/or use of the Improvement Location Certificate for any purpose constitutes agreement to all terms stated herein.

NOTICE: ACCORDING TO COLORADO LAW ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS ILC MUST COMMENCE WITHIN THREE (3) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. ANY DEFECT IN THIS ILC BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

NOTE:

AN IMPROVEMENT SURVEY PLAT OR LAND SURVEY PLAT WOULD BE REQUIRED TO CONFIRM THE LOCATION OF THE BOUNDARY LINES SHOWN AND ENCROACHMENTS SHOWN HEREON.



Prepared by:
RUBINO SURVEYING
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BOULDER, COLORADO 80301
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FAX: (303) 464-7792

DRAWING NO: 17174.DWG	SHEET 1 OF 1
DATE OF SURVEY: 8/17/17	DATE OF DRAWING: 8/18/17
DRAWN BY: BR	PROJECT NO: 17174

70' ROW

— dHc)



IMPROVEMENT
ENLARGEMENT