

Last Updated: 1/27/2016
Broker & Appraiser FAQs

1. What is the total number of units on the premises? 58 units

Studio/1-bath	15	Present on 2 nd through 11 th floors
1-bedroom/1-bath	1	Present on 1 st floor
2-bedroom/ 1-bath	16	Present on 1 st through 11 th floors
3-bedroom/2-bath	25	Present on 2 nd through 11 th floors
Rooftop Penthouse	1	Present on 12 th floor

2. How many floors comprise the building? 14 floors

1	Basement (Office space, mechanicals, Owner Storage, Parking Garage)
2	Street Level (Lobby, Rec. Facility, Parking Deck Access, Pool Rooms, 2 Residential Units)
3	2 nd Floor (6 Residential Units)
4	3 rd Floor (6 Residential Units)
5	4 th Floor (6 Residential Units)
6	5 th Floor (6 Residential Units)
7	6 th Floor (6 Residential Units)
8	7 th Floor (5 Residential Units)
9	8 th Floor (5 Residential Units)
10	9 th Floor (5 Residential Units)
11	10 th Floor (5 Residential Units)
12	11 th Floor (5 Residential Units)
13	Rooftop Penthouse (1 Residential Unit)
14	Vestibule (Elevator Equipment Room)

3. Does the building have FHA approval? No VA approval? Yes

VA Approved Condo ID # 001478
<https://vip.vba.va.gov/portal/VBAH/VBAHome/condopudsearch>

4. What is the number of Owner Occupied Units?

23 Rentals
35 Owner occupied

5. Where can I obtain information regarding the building Master Insurance Policy?

Contact Brown & Brown Insurance of Denver @ 303.980.6265
For an expedited copy of the insurance, submit your request via email to certificate@bbdenver.com

6. How do I request a payoff statement or a status letter from the HOA?

Contact Ricardo Lases – Community Association Manager – via email at Ricardo@weststarmanagement.com

7. Does any single entity own more than 10% of the total units in the project? No.

8. What is the roofing system comprised of? When was it replaced?

There are principally 2 sections of the roof – the primary area (~3900 sf) and secondarily, the portion atop the penthouse unit (~781 sf). The roof is classified as a low-sloped Ethylene Propylene Diene Monomer (EPDM) Membrane roof w/ smooth stone ballast.

From information available, the primary area of the roof was last replaced in 1997-1998. An engineering study completed in 2008 determined the remaining effective useful life to be 10-12 years. The secondary roof atop the penthouse unit was replaced in 2003.

9. Please detail the life safety features of the building fire alarm system?

Spread throughout the building there are 29 manual pull stations. Additionally, there are 16 photoelectric smoke detectors. The primary FACP is comprised of 15 zones and there is an additional 5 zone subpanel at a remote station in the basement.

10. All smoke alarms hard wired to each unit?

No. Some units are supplied with hardwired power for smoke alarms, but the alarms themselves are not directly tied to the building fire alarm system. In accordance with the City and County of Denver Highrise regulations – each unit owner is responsible for maintaining non-hard wired smoke detectors/CO detectors and fire extinguishers.

11. Are the premises 100% sprinkled? If not, what portions are?

No. The entire basement is sprinkled. This includes two owner storage rooms, bathroom, management office, corridors, electric room, boiler/chiller rooms and 40 space secured underground garage.

12. Does the sprinkler system offer tamper flow alarms? Yes. 2 [On system inlet/outlet]

13. What type of athletic machines are available in the recreation center?

Equipment includes commercial grade Precor Total Gym, Precor treadmill, Precor elliptical trainer, Precor stationary bike and free-weights. Equipment was completely replaced in 2006 and is maintained by a external vendor who is responsible for service and maintenance.

14. Were the present condominium units previously apartments before the conversion to condos? Yes.

15. Is there any commercial space in the building? No.

16. Are any common areas leased by the association?

Common areas are fully owned by HOA. No part is leased to another entity.

17. How many parking spots are available of the premises?

39 above ground (parking lot deck) and 40 underground (garage). All spaces are deeded to individual units on the premises.

18. Are there any guest parking spaces? How many?

No. There are no guest parking spaces on the premises. Parking is abundantly available on the surrounding streets.

19. Are there any parking spaces available to buy/lease? How many?

Individual condominium owners are able to buy/sell/lease parking spaces separate of the unit itself as each spot is individually deeded. While some unit owners have possession of one space, others have as many as three spaces spread over the parking garage and deck.

20. Is heat included in the standard HOA Dues?

Yes. Heat is included in the dues. The electric switch which controls each heater temperature is paid by each tenant - obviously this cost is minor.

21. Is there any air conditioning?

Yes. In the Spring, the building heating system is turned over from heat to cool and vice versa in the fall. The AC is facilitated by basement chillers machines and a cooling tower on the roof.

22. Are there any active special assessments against units in the Association?

No

23. Please explain the breakdown of HOA dues by unit type?

Studio/1-bath	Monthly Dues: \$319.00
1-bedroom/1-bath	Monthly Dues: \$372.00
2-bedroom/2-bath	Monthly Dues: \$410.00
3-bedroom/2-bath	Monthly Dues: \$421.00 - \$426.00
Rooftop Penthouse	Monthly Dues: \$372.00

24. Are any units on the premises subject to multiple HOAs? No.