

## EXHIBIT 2

### SUMMARY OF BLIGHT FINDINGS

*The Derby study area is divided into 13 blocks, 11 of which are fully or partially included in the Proposed Derby Urban Renewal Area. The blocks are identified on the attached Figure A.*

#### **Block 1**

- Parcel Number: 0172132312001
  - General: Tire Sales and Service Store. Property is very visible to Derby visitors due to its location and is unattractive due to outdoor tire storage and maintenance activities.
  - Shed attached to main building is a dilapidated and deteriorating plywood structure; inside of main building needs updating and is very crowded.
  - Corner lot creates difficulty for traffic entering and leaving the site; traffic flow of the business and the adjacent streets are impeded by onsite activities.
  - Traffic flow is a dangerous condition and may endanger lives and property.
  - Onsite pavement is cracked and in a state of disrepair.
  - Inadequate driveway access; serious space constraints making this property unusable in a safe manner.
  - Both the main building and attached structure exhibit building code violations.
  - Soil and/or groundwater contamination from leaking underground tanks from adjacent gas station. Property is subject to monitoring requirements by Colorado Department of Labor Oil and Public Safety Division.
  
- Parcel Number: 0172132312002
  - General: Former fast food restaurant that is now vacant. Building needs renovation or restoration. AC unit sits on blocks near the front door. Wires hang from the building.
  - Building's roof is in disrepair and some windows are boarded up. The structure shows definite signs of deterioration.
  - This building is impossible to access by car without disrupting the flow of traffic on Highway 2; no parking except in the unpaved dirt alley behind the building, accessed by driving down narrow alleys on each side of the building.
  - Alley is unpaved and full of depressions collecting storm water; parking lot is in general state of disrepair.
  - Building code violations
  - Soil and/or groundwater contamination from leaking underground tanks from adjacent gas station.
  
- Parcel Number: 0172132312003

- General: Gas Station. Old building and structures.
  - Building roof in poor condition.
  - Pavement near gas station is in disrepair; fencing around site is dilapidated.
  - Vacant lot to the east is roughly graded and filled with weeds; has old utility pipes protruding from the ground.
  - Property has soil and groundwater contamination and has been subject to cleanup and monitoring by the Colorado Department of Labor Oil and Public Safety Division.
- Parcel Number: 0172132312004
    - General: Storage/Lumber Yard. Fenced dirt lot with unsightly storage of pipe, lumber, and other building materials.
    - No structure on this parcel, only outdoor storage.
    - Site has poor access; used simply for storage of unorganized piles of old building materials.
    - Unpaved lot.
    - Underutilized site: storage of building materials in the center of a commercial area; some materials do not appear to be merchandise that is actively being sold.
- Parcel Number: 0172132312005
    - General: Lumber and Hardware Store. Lot and interior of building are overcrowded with merchandise.
    - Main warehouse is deteriorating and roof is undulating.
    - Barbed wire fence around the perimeter is prohibited.
    - Crowding of both the lumberyard and hardware store drastically impacts usefulness of the space.
    - Accessibility and parking are challenging; cars turning into the parking area must stop prior to completing the turn.
    - Site is unpaved.
    - Lumber warehouse made entirely of wood and overfilled, presenting a fire hazard.

## **Block 2**

- Parcel Number: 0172132314001
  - General: Music and video store, beauty salon, check cashing and convenience. Strip mall, brick building with three small stores and minimal parking. Shop owners have covered their show windows with posters and advertisements, a code violation.
  - Minimal angle parking available.
- Parcel Number: 0172132314002
  - General: Butcher Shop (Carniceria). Excessive overhead wires,

dumpster stored near the front of the store due to storage space problems.  
Dumpster is odor and health issue.

- Very limited parking.
  - Building has no storefront; entrance is through a door in brick wall.
  - Windows are covered with unsightly signage.
- Parcel Number: 0172132314003
    - General: Currently for lease. Both buildings in good condition and have been well maintained.
    - Limited parking.
  - Parcel Number: 0172132314005
    - General: Dry Cleaners. Building is in good physical shape inside and out.
    - Limited parking.
    - Ventilation system should be checked due to the chemicals involved in running the business; interior should be checked for code violations.
    - Environmental issues subject to order of Colorado Department of Public Health and Environment..
  - Parcel Number: 0172132314006
    - General: Office space, jewelry store, convenience store.
    - Numerous potholes in front parking area.
  - Parcel Number: 0172132424001
    - General: Retail clothing store. Unattractive signage; cluttered store.
    - Building signs need painting; interior needs maintenance.
    - Limited parking; parking lot needs repaving.
    - Building is very long and has only one entrance and exit, a safety concern.
    - Storage container on west side of building is code violation.
  - Parcel Number: 0172132424002
    - General: Vitamin and natural food store. Bars on windows and windows covered with flyers.
    - Limited parking; difficult access from 72<sup>nd</sup> Avenue.
    - Vacant lot north of the building is unpaved, not graded, and covered with weeds.
  - Parcel Number: 0172132424003
    - General: Convenience store and beauty salon. Signs need updating and painting.
    - Limited parking; difficult access from 72<sup>nd</sup> Avenue.
    - Market is extremely cramped in the limited space it occupies.
  - Parcel Number: 0172132424004
    - General: Vacant, under renovation. Building may need interior updating and a new roof; extensive damage to front of building is boarded up.

- Limited parking; numerous potholes.
- Code violations.
- Parcel Number: 0172132424005
  - General: Restaurant. Sign is painted on window; blank sign above; building is deteriorated.
  - Building trim needs paint; signs need paint or removal.
  - Limited parking.
  - Run down tables in front of building.
- Parcel Number: 0172132424006
  - General: Retail and church. Front landscaping needs renovation; appears run down.
  - Building trim needs paint; signs need paint or removal.
  - Limited parking.
  - Potholes in alley adjacent to property.
  - Clothing store is very crowded.
- Parcel Number: 0172132424007
  - General: Vacant; formerly billiards club and before that nightclub and restaurant, with numerous violations.
  - Signs need updating or repair.
  - Parking lot pavement is in disrepair.
  - Numerous citizen complaints and reported criminal activity with former nightclub.

### **Block 3**

- Parcel Number: 0172132425003
  - General: Church. Building requires some repair.
  - Old wood building needs paint and minor maintenance.
  - Very limited parking for a church.
  - Vacant lot to the west is unpaved and filled with weeds.
- Parcel Number: 0172132425004
  - General: Residence. Well maintained home and landscaping. Moving van in front of driveway appears to be permanent.
  - Backing out of driveway onto 72<sup>nd</sup> Avenue is difficult and dangerous.
  - Used oil containers in driveway when inspected.
- Parcel Number: 0172132425005
  - General: Boat, RV, and car storage. Ugly vacant lot filled with stored items and old junk.
  - Code violations.
  - No structures except dilapidated sheds; resident in shed.
  - Property is used to store junk.

- Possible unsanitary conditions in sheds or other stored vehicles.
- Site has no pavement; just covered with dirt and debris.
- Site is underused-stores vehicles but does not have a business use.
- Parcel Number: 0172132425006
  - General: Residence. From the front, house looks nice; driveway is unpaved; backyard has some junk.
- Parcel Number: 0172132425010
  - General: Tire store and service shop. Building in good shape; truck parked in front appears to be permanent.
  - Northeast corner of the lot is unpaved.
  - Vegetation partially blocks sidewalk.
  - Outdoor storage of tires is code violation.
  - Excessive overhead power lines are defective utility design, a slum condition.
  - Service of large trucks is code violation.
- Parcel Number: 0172132425011
  - General: Residence. House in good shape; backyard is full of junk; yard needs attention.
  - Backyard filled with old toppers and other junk; yard has become a deteriorated dirt lot.

## **Block 6**

- Parcel Number: 0172132421005
  - General: Vacant store. Broken windows; cluttered mess inside; outdated sign.
  - Broken windows, building needs paint; windows covered by paper or wood.
  - Back yard is full of junk, unsafe condition.
  - Alley has dangerous conditions, dirt piles and junk.
  - Code violations.
  - Currently unused and deteriorating as vacant retail space.
- Parcel Number: 0172132421008
  - General: Residence. House and yard both well maintained.
  - Driveway is unpaved.
  - Motorhome in driveway.
- Parcel Number: 0172132421009
  - General: Residence. House is in disrepair; yard is full of weeds, brush, and junk; trash containers are improperly located.
  - House needs repair; unused items fill the yard; garage is deteriorating.
  - Makeshift houses in backyard attached to garage appear to be unsafe.

- Yard is full of junk; garage and makeshift houses are severely deteriorated and are a likely fire hazard; dangerous conditions and code violations.
- Camper in back of property, reportedly used occasionally as residence.
- Parcel Number: 0172132421010
  - General: Hi-Lo Grocery parking lot. Recently paved; parking lot has good street access.
- Parcel Number: 0172132421011
  - General: Mortuary. Building is in good condition.
  - Very limited parking during funerals; patrons park along Magnolia or in Bank parking lot.
  - Excessive overhead power lines are defective utility design, a slum condition.
- Parcel Number: 0172132421012
  - General: Delivery and storage area for Hi-Lo Grocery.
  - Space constraints for delivery operations often block the street.
  - Space constraints cause danger around large delivery trucks with customers walking to the store.
  - Outdoor storage without screening is a code violation.
  - Excessive overhead power lines are defective utility design, a slum condition.
- Parcel Number: 0172132421013
  - General: Day labor store. Appears to be in good condition; but deteriorating signage.
  - Complaints of loitering and public urination.
  - Reported criminal activity in former music store.
  - Cracked asphalt and weeds on south side; trash and uncut grass.
- Parcel Number: 0172132421014
  - General: Furniture store.
  - Graffiti, weeds, trash and junk in back alley.
  - Unlawful signs.
  - Deteriorating façade.
- Parcel Number: 0172132421015
  - General: Jewelry store in good condition, except façade.
  - Grocery storage containers in back a code violation.

## **Block 7**

- Parcel Number: 0172132310004
  - General: Vacant..
  - Limited parking; difficult and dangerous turn off of Highway 2.

- Former code violations.
- Excessive overhead power lines are defective utility design, a slum condition.
- Parcel Number: 0172132310005
  - General: Vacant.
  - Structure evaluated above in Parcel Number 0172132310004.
  - Limited parking for retail.
  - When inspected, graffiti on front wall only partially covered.
- Parcel Number: 0172132310007
  - General: Tasty Donuts/Roybal's Barber Shop. Sign needs paint.
  - Building needs a new awning and sign needs paint.
  - Limited parking; parking encroaches onto sidewalk.
  - Some historic graffiti.
- Parcel Number: 0172132310010
  - General: Restaurant (El Jardin). Updated; well maintained.
  - Potholes in asphalt at back entrance when inspected.
- Parcel Number: 0172132423004
  - General: Convenience store/former bowling alley. Run-down structures and store fronts.
  - Excessive signage in convenience store a code violation.
  - Bowling alley has been vacant for several years; run down interior.
  - Building needs paint; store fronts need updating; all signs need painting.
  - Parking lots need repaving.

### **Block 8**

- Parcel Number: 0172132311005
  - General: Liquor store/pawn shop only lot on this block.
  - Exterior of structures in decent condition; interiors are in deteriorated condition.
  - Access off of Highway 2 is poor and dangerous; inadequate parking.
  - Traffic flow is dangerous.
  - Potholes at liquor store.
  - Window signage is a code violation.
  - Unscreened outdoor storage.

### **Block 9**

- Parcel Number: 0172132422001
  - General: Park is only lot on this block
  - Lot is too small and too close to Highway 2 to be an effective park.
  - Underutilized due to location.

## Block 10

- Parcel Number: 0172132415001
  - General: Former auto repair shop, now vacant. When inspected, property covered with cars and clutter.
  - Trash and weeds in front lot.
  - Oil stains on pavement.
  - Building needs paint and renovation.
  - Poor and dangerous access off of Highway 2; no space to park cars for repair; lot is overfilled.
  - Dangerous traffic issues.
  - Site is overutilized and its configuration is difficult for commercial use.
  
- Parcel Number: 0172132415002
  - General: Tire and auto repair shop.
  - Outdoor storage violations.
  - Outdoor junk car storage when inspected.
  - Open used oil storage and spills to asphalt.
  - Graffiti on north side when inspected.
  - Parking lot needs repaving.
  
- Parcel Number: 0172132415003
  - General: Parking lot with brown aluminum can recycling machine in NE corner.
  - Parking lot inadequately lit.
  - Lot is not fully paved on north; NW corner weeds.
  - Two shipping containers on NE side are code violation.
  
- Parcel Number: 0172132415005
  - General: Post Office and parking.
  - Parking is too limited for customer traffic.
  - Have been accidents at parking entrance.
  - Graffiti on back of building when inspected.
  - Parking lot asphalt in poor condition.
  
- Parcel Number: 0172132415006
  - General: Bar/tavern. Unattractive white building with no windows.
  - Building is deteriorating; stucco on east side is falling off; needs new roof and paint.
  - No landscaping, bare dirt.
  - Poor access off of Highway 2; inadequate parking.
  - Parking lot is full of potholes; very poor pavement condition.

## Block 11

- Parcel Number: 01712132414016
  - General: Auto Repair shop.
  - Code violations: outdoor storage.
  - Crowded lot with too many autos.
  - South side of parking area is unpaved.
  
- Parcel Number: 01712132414017
  - General: Spiritual center.
  - Poor property maintenance.
  - Junk, weeds and trash in back.
  - Graffiti when inspected.
  
- Parcel Number: 01712132400002
  - General: Small self-serve laundry business.
  - Weeds, junk in yard.
  
- Parcel Number: 01712132400003
  - General: Parking lot.
  - Vacant lot with badly deteriorated asphalt with weeds growing.
  - Lot has been vacant for several years.