

LEGAL DESCRIPTION

PARCEL 1:

PLOT 7 AND NORTH 2/3 OF PLOT 8, BLOCK 63, HARMAN'S SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL 2:

THOSE EASEMENT RIGHTS AS CREATED IN AMENDED AND RESTATED EASEMENT AGREEMENT RECORDED FEBRUARY 17, 2015 UNDER RECEPTION NO. 2015019478.

PARCEL 3:

A LEASEHOLD ESTATE AS CREATED BY THAT CERTAIN PARKING LEASE DATED AS OF OCTOBER 9, 2014, BY AND BETWEEN CHARMAR, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS LESSOR AND COLUMBINE DEVELOPMENT PARTNERS, LLC, A COLORADO LIMITED LIABILITY COMPANY, AS LESSEE, AS EVIDENCED BY THAT CERTAIN MEMORANDUM OF PARKING LEASE RECORDED FEBRUARY 17, 2015 UNDER RECEPTION NO. 2015019479, OFFICIAL RECORDS OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, SUBJECT TO THE TERMS AND OBLIGATIONS OF SAID LEASE, LEASING THE FOLLOWING DESCRIBED LAND:

ALL OF PLOTS 1, 2, 9 AND 10, THE SOUTH 1/3 OF PLOT 8, AND THE SOUTH 1/2 OF PLOT 3, TOGETHER WITH THAT PORTION OF THE ALLEY VACATED BY THE CITY AND COUNTY OF DENVER BY ORDINANCE NO. 211 RECORDED IN BOOK 8204 AT PAGE 225, BLOCK 63, HARMAN'S SUBDIVISION, EXCEPT THOSE PORTIONS OF SAID PLOT 3 CONVEYED TO THE CITY AND COUNTY OF DENVER BY DEEDS RECORDED MAY 19, 1958 IN BOOK 8186 AT PAGE 327 AND DECEMBER 20, 2000 UNDER RECEPTION NO. 2000184134.