

**APPENDIX B**  
**Schedule of Projects**

91-1097-AD

**1. The Denver Project**

Developers: Denver Housing Building, Ltd., Denver Dry Retail Corporation,  
Denver Dry Retail, L.P.

Appendix C: Property Tax Increment Area

Appendix D: Sales Tax Increment Area

**2. American National Bank**

Developer: HEP-Denver, Ltd.

Appendix E: Property and Sales Tax Increment Area

**3. Guaranty Bank**

Developer: Guaranty Land and Building Limited Liability Company

Appendix F: Property and Sales Tax Increment Area

**4. Rio Grande Building**

Developer: BCORP Holdings Colorado, Inc.

Appendix G: Property and Sales Tax Increment Area

Eminent Domain: City Council, by Ordinance No. 813 (Series 1994), approved an amendment to the Plan allowing the Authority to acquire by eminent domain Lot 22, Block 130, East Denver Addition to the City and County of Denver, Colorado, in connection with the Rio Grande Building Project.

**5. Mercantile Square**

Developer: Mercantile Square Development Company

Appendix H: Property and Sales Tax Increment Area

**6. Larimer Square**

Developers: Hermanson Family Trust and Downtown Denver Investors I, Ltd.

Appendix I: Property and Sales Tax Increment Area

**7. Denver Pavilions**

Developer: Entertainment Development Group, Inc.

Appendix J: Sales Tax Increment Area

8. **Adam's Mark Hotel**

Developer: HBE Corporation  
Appendix K: Sales Tax Increment Area

9. **Boston Lofts**

Developer: National Boston Lofts Associates LLLP  
Appendix K: Sales Tax Increment Area

Note: There are two Exhibit Ks (Nos. 8 and 9 above). These two Exhibits were erroneously identified as duplicate Exhibits, but the projects are separate and distinct.

10. **Women's Bank**

Developer: Kesef, LLC

Eminent Domain: In 1997, City Council, by Ordinance No. 956 (Series 1997) approved an amendment to the Plan allowing the Authority to acquire by eminent domain the following property in connection with the Ideal Cement Company Building Project. The legal description of the Project is Lots 12 through 16, Block 128, EAST DENVER, City and County of Denver, State of Colorado. Property subject to eminent domain is as follows: Lots 15 and 16, Block 128, EAST DENVER, City and County of Denver, State of Colorado. Said property shall include but not be limited to those property interests believed to be currently or formerly owned by: 1) Pete Orluck and Ruth Orluck, Trustees and Karen Orluck Wolfer, as Special Co-Trustee of the Pete Orluck and Ruth Orluck, 1992 Trust as to an undivided 25% interest; 2) Robert E. Dodge and Sharon M. Dodge, Trustees of the Robert E. Dodge and Sharon M. Dodge 1993 Trust as to an undivided 12.5% interest; and 3) Horace Eugene Dodge and Michael Frances Dodge and Diane Elizabeth Dodge, as tenants in common, as to an undivided 12.5% interest. Together with any and all interests appurtenant to the above described property.

11. **Convention Center Hotel**

Developer: Bruce Berger Realty, or an affiliate thereof  
Appendix L: Sales Tax Increment Area

12. **Executive Tower Hotel**

Developer: LNR Executive Tower, Inc.  
Appendix M: Executive Tower Hotel Tax Increment Area

13. **Convention Center Hotel**

Developer: Bruce Berger Realty, or an affiliate thereof

Repeal: City Council, by Ordinance No. 377 (Series 2003), approved an amendment to the Plan for the repeal of Ordinance 47, (Series 2001) (Exhibit L above).

14. **Denver Newspaper Agency**

Developers: Denver Newspaper Agency  
Moshier Sullivan Development Partners, LLC

Note: No Sales Tax Increment Area and no new Property Tax Increment Area is created for this project.

15. **Historic CNB Building**

Developer: CBD Denver Suites, LLC  
Appendix N: Property and Sales Tax Increment Area

APPENDIX N

HISTORIC CNB BUILDING PROPERTY  
AND SALES TAX INCREMENT AREA

Legal Description

**Colorado National Bank (918 17<sup>th</sup> St.)**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DENVER, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:

LOTS 26 THROUGH 32, INCLUSIVE, BLOCK 108, EAST DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO, CONTAINING 21,963 SQUARE FEET OR 0.504 ACRE MORE OR LESS.

PARCEL B:

THAT PART OF LOTS 23 THROUGH 25, INCLUSIVE, AND THE NORTHEASTERLY 4.00 FEET OF LOT 22, BLOCK 108, EAST DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 25; THENCE NORTHWEST ALONG THE NORTHEAST LINE OF LOT 25, 125.21 FEET TO THE MOST NORTHERLY CORNER OF LOT 25; THENCE SOUTHWEST ALONG THE NORTHWEST LINE OF LOTS 25, 24 AND 23, A DISTANCE OF 62.63 FEET; THENCE SOUTHEAST PARALLEL WITH THE NORTHERLY LINE OF LOT 22, A DISTANCE OF 37.75 FEET; THENCE SOUTHWEST PARALLEL WITH THE NORTHWEST LINE OF LOTS 23 AND 22, A DISTANCE OF 16.55 FEET TO THE SOUTHERLY LINE OF THE NORTHEASTERLY 4.00 FEET OF LOT 22; THENCE SOUTHEAST PARALLEL WITH THE NORTHERLY LINE OF LOT 22, A DISTANCE OF 77.21 FEET; THENCE NORTHEAST PARALLEL WITH THE SOUTHEAST LINE OF LOTS 22 AND 23, A DISTANCE OF 5.13 FEET TO A POINT OF CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1.50 FEET, A CENTRAL ANGLE OF 89 DEGREES 57 MINUTES 05 SECONDS, AN ARC DISTANCE OF 2.35 FEET; THENCE SOUTHEAST PARALLEL WITH THE NORTHERLY LINE OF LOT 22, A DISTANCE OF 8.75 FEET TO THE SOUTHEAST LINE OF LOT 23; THENCE NORTHEAST ALONG THE SOUTHEAST LINE OF LOTS 23, 24 AND 25, A DISTANCE OF 72.54 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINING 9,221 SQUARE FEET OR 0.212 ACRE MORE OR LESS.

PARCEL C:

NON-EXCLUSIVE 'GARAGE EASEMENTS', 'PLAZA EASEMENT, 'UTILITIES EASEMENTS' AND 'BRIDGE EASEMENTS' AS SET FORTH AND MORE FULLY DESCRIBED IN PARAGRAPH(S) 1, 2 AND 3 OF THE EASEMENT AGREEMENT RECORDED MARCH 28, 1990 AT RECEPTION NO. 900026864; AS AMENDED AND RESTATED AND MORE FULLY DESCRIBED IN THE EASEMENT AGREEMENT RECORDED MAY 15, 1997 AT RECEPTION NO. 9700062638; AND FURTHER AMENDED AND RATIFIED UNDER THAT AMENDED, RESTATED AND SUPPLEMENTAL EASEMENT AGREEMENT RECORDED JULY 27, 2000 AT RECEPTION NO. 2000107010, DENVER COUNTY, COLORADO RECORDS.

PARCEL D:

NONEXCLUSIVE EASEMENT FOR UNDERGROUND SANITARY SEWER LINES AND RELATED IMPROVEMENTS AS SET FORTH AND MORE FULLY DESCRIBED IN THE SANITARY SEWER EASEMENT RECORDED JUNE 1, 2000 AT RECEPTION NO. 2000076172, DENVER COUNTY, COLORADO RECORDS.

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