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City & County of Denver
Electronically Recorded

R \$48.00
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D \$315.00

2022-ENCROACHMENT-0000011-001

**SPECIAL WARRANTY DEED
(§ 38-30-113(b), C.R.S.)**

THIS SPECIAL WARRANTY DEED, is executed this 10 day of February, 2022 and is effective as of February 15, 2022, by **1917 CHESTNUT PLACE, LLC**, a Colorado limited liability company ("**Grantor**"), for the consideration of Three Million One Hundred Fifty Thousand No/100 Dollars (\$3,150,000.00) in hand paid, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey, and confirm, unto **RPAI CHESTNUT, LP**, a Colorado limited partnership, whose legal address is 2731 17th Street, Suite 300, Denver, Colorado 80211 ("**Grantee**"), that certain real property in the City and County of Denver, and State of Colorado, commonly known by street address as **2099 Chestnut Place, Denver, Colorado, 80202** and which is legally described on Exhibit A attached hereto and made a part hereof, with all its appurtenances, and warrants the title to the same against all persons claiming under the Grantor subject only to (a) the Statutory Exceptions as defined in C.R.S. § 38-30-113(5)(a), and (b) those specific matters set forth on Exhibit B attached to and made a part of this Deed.

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~~\$48.00~~

DF \$315.00

IN WITNESS WHEREOF, this Special Warranty Deed is executed by Grantor the day and year first above written.

GRANTOR:

1917 CHESTNUT PLACE, LLC,
a Colorado limited liability company

By: Lorraine I. Spargo
Lorraine I. Spargo, Managing Member

STATE OF Baja California Sur)
) ss.
COUNTY OF Cabo San Lucas)

The foregoing instrument was acknowledged before me this 10 day of February, 2022, by Lorraine I. Spargo, as the Managing Member of 1917 Chestnut Place, LLC, a Colorado limited liability company.



WITNESS my hand and official seal.

My commission expires: _____

M. del Pilar Orozco
Notary Public

EXHIBIT A
TO SPECIAL WARRANTY DEED

Legal Description

PARCEL I:

A parcel of land No. TK 2278-09-03A REV.1 of the City and County of Denver, State of Colorado, Regional Transportation District No. 32-UT-101, being a portion of Lots 10 through 15, and a portion of the South 20 feet of vacated 29th Avenue, Block 6, HOYT & ROBINSON'S ADDITION TO DENVER per the plat which is on file with the Clerk and Recorder's Office, recorded in Book 1 at Page 26A on March 11, 1875, in the records of the City and County of Denver, situated in the Southeast 1/4 of the Southeast 1/4 of Section 28, Township 3 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, State of Colorado, said parcel being more particularly described as follows:

Beginning at the Northeast corner of said Lot 15;
Thence along the Easterly line of said Lot the following two (2) courses:



Thence South 14°20'10" East, a distance of 82.12 feet;
Thence South 44°50'58" West, a distance of 43.82 feet;
Thence North 45°10'45" West a distance of 185.51 feet to the North line of said South 20.00 feet of vacated 29th Avenue per Ordinance No. 207, Series of 1960, recorded August 8, 1960 in Book 8549 at Page 361, records of said City and County;
Thence South 89°56'31" East, along said North line, a distance of 122.17 feet;
Thence South 00°03'29" West, a distance of 20.00 feet to the North line of said Block;
Thence South 89°56'31" East, along the North line of said Block, a distance of 20.00 feet to the Point of Beginning,

Basis of Bearings: South 68°44'39" East along the line from GPS Point No. 25-1 (a 3 1/4 " aluminum cap in a range box), to Control Point No. 101 (an alloy cap set on a No. 5 rebar), as depicted on Colorado Division of Highways Right of Way Plan Federal and Project No. IR-25-2(198) prepared by McClanahan Surveying Inc.,

City and County of Denver,
State of Colorado.

PARCEL II:

The South 1/2 of the South 1/2 of that parcel of land vacated by Ordinance No. 355, Series of 2000, recorded May 12, 2000 at Reception No. 2000067344, said vacated parcel being described as:

A parcel of land being a part of the West 29th Avenue adjacent to Block 8, HOYT AND ROBINSON'S ADDITION TO DENVER and being a part of the NE 1/4 of the SE 1/4 of

Section 28, Township 3 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, State of Colorado, being more particularly described as follows:

Beginning at the Southeast corner of said Block 8, which point is the point of intersection on the West right-of-way line of Inca Street and the North right-of-way line of West 29th Avenue, from which point the SE corner of the NE 1/4 of the SE 1/4 of said Section 28 bears South 84°07'14" East, 423.96 feet;
Thence South 00°08'30" East, a distance of 60.22 feet to a point on the South right-of way line of West 29th Avenue;
Thence North 89°56'31" West along said South right-of-way line, a distance of 101.48 feet;
Thence departing said South right-of-way line North 28°59'41" West, a distance of 77.21 feet to the Southwest corner of Lot 1, said Block 8, which point is on the North right-of-way line of West 29th Avenue;
Thence North 89°57'27" East along the South line of said Block 8 and along said North right-of-way line, a distance of 149.92 feet, more or less, to the Point of Beginning,



City and County of Denver,
State of Colorado.



PARCELS I AND II ARE ALSO DESCRIBED AS:

parcel of land being a portion of vacated West 29th Avenue as stated in the Ordinance 355-2000 recorded at Reception No. 2000067344 in the records of the Denver County Clerk and Recorder, located in the Southeast 1/4 of the Southeast 1/4 of Section 28, Township 3 South, Range 68 West of the 6th Principal Meridian, being more particularly described as follows:

BASIS OF BEARINGS: The Southerly line of Ordinance 355-2000 recorded at Reception No. 2000067344, being assumed to bear North 89°56'31" East.

Beginning at the Southwesterly corner of Ordinance 355-2000 recorded at Reception No. 2000067344; Thence on the Westerly line of said Ordinance, North 38°52'28" West a distance of 19.38 feet;
Thence departing said Westerly line, South 89°53'10" East a distance of 113.61 feet, to a point on the Easterly line of said Ordinance;
Thence on said Easterly line, South 00°01'17" East a distance of 14.97 feet, to the Southeasterly corner of said Ordinance;
Thence on the Southerly line of said Ordinance, North 89°56'31" West a distance of 101.46 feet, to the Point of Beginning,
City and County of Denver,
State of Colorado.

NOTE: The following Disclosure is made pursuant to C.R.S. 38-35-106.5, said description created: Survey prepared by: JR Engineering, LLC,
Under Job No.: 1591400LX01, dated: May 11, 2017.

EXHIBIT B
TO SPECIAL WARRANTY DEED

Permitted Exceptions

1. TAXES AND ASSESSMENTS FOR THE YEAR 2022 AND SUBSEQUENT YEARS, A LIEN NOT YET DUE AND PAYABLE.
2. RESERVATION OF EASEMENTS IN ORDINANCE NO. 207, SERIES OF 1960 RECORDED AUGUST 8, 1960 IN BOOK 8549 AT PAGE 361.
3. RESERVATION OF EASEMENTS IN ORDINANCE NO. 355, SERIES OF 2000 RECORDED MAY 12, 2000 AT RECEPTION NO. 2000067344.
4. THOSE MATTERS DISCLOSED BY ALTA/NSPS LAND TITLE SURVEY, DATED JANUARY 19, 2017 AND LAST REVISED AUGUST 16, 2018 PREPARED BY JR ENGINEERING, UNDER JOB NO. 15914.00.



**R A T I F I C A C I Ó N
D E F I R M A**

ACTO:
RATIFICACIÓN DE FIRMA.

REGISTRO NOTARIAL:
4556.

DE FECHA:
09 DE FEBRERO DEL 2022.

COMPARECIÓ:
LA SEÑORA LORRAINE IRENE SPARGO.

----- LA SUSCRITA LICENCIADA **MARÍA DEL PILAR GARCÍA OROZCO**, NOTARIO PÚBLICO NÚMERO DIECISIETE EN EL ESTADO, CON EJERCICIO EN EL MUNICIPIO DE LOS CABOS Y CON RESIDENCIA EN LA CIUDAD DE CABO SAN LUCAS, MUNICIPIO DE LOS CABOS, BAJA CALIFORNIA SUR, **HACE CONSTAR Y CERTIFICA:** QUE ANTE MÍ FUERON PUESTAS DE PUÑO Y LETRA LAS FIRMAS QUE CALZAN LOS DOCUMENTOS QUE ANTECEDEN, POR LA SEÑORA **LORRAINE IRENE SPARGO**.-----

----- LA COMPARECIENTE MANIFESTO BAJO PROTESTA DE DECIR VERDAD SER: -----

----- LA SEÑORA **LORRAINE IRENE SPARGO**, SER DE NACIONALIDAD ESTADOUNIDENSE, ORIGINARIA DE CANADÁ, DONDE NACIÓ EL DÍA DIECISÉIS DE NOVIEMBRE DE MIL NOVECIENTOS CINCUENTA Y DOS, AGENTE DE BIENES RAÍCES, ESTADO CIVIL SOLTERA, CON DOMICILIO EN DOS MIL DOSCIENTOS QUINCE PASEO DE AMÉRICAS, SUITE VEINTICINCO, SAN DIEGO, CALIFORNIA, ESTADOS UNIDOS DE AMÉRICA, CÓDIGO POSTAL NOVENTA Y DOS MIL CIENTO CINCUENTA Y CUATRO, QUIEN SE IDENTIFICÓ ANTE LA SUSCRITA NOTARIO CON SU PASAPORTE ESTADOUNIDENSE, EXPEDIDO POR EL GOBIERNO DE LOS ESTADOS UNIDOS DE AMÉRICA, Y ACREDITO SU LEGAL ESTANCIA EN EL PAÍS CON SU DOCUMENTO MIGRATORIO EXPEDIDO POR EL INSTITUTO NACIONAL DE MIGRACIÓN, DE LAS CUALES COPIA COTEJADA SE AGREGAN A MÍ ARCHIVO DE RATIFICACIONES Y AL PRESENTE CON LEGAJOS MARCADOS CON LA LETRA "A" Y "B".-----



----- RATIFICANDO EN ESTE ACTO, LAS FIRMAS QUE CALZAN LOS DOCUMENTOS QUE ANTECEDEN MAS NO SU CONTENIDO POR ESTAR REDACTADOS EN IDIOMA INGLES. ESTA RATIFICACIÓN NO PREJUZGA LA VALIDEZ DEL CONTENIDO DE LOS DOCUMENTOS, LEVANTÁNDOSE PARA SU CONSTANCIA EL REGISTRO NÚMERO **4556 (CUATRO MIL QUINIENTOS CINCUENTA Y SEIS)** DE FECHA NUEVE DE FEBRERO DEL AÑO DOS MIL VEINTIDÓS.-----

----- **DOY FE.** -----

Lorraine Irene Spargo

LORRAINE IRENE SPARGO

M. del Pilar García Orozco

LICENCIADA MARÍA DEL PILAR GARCÍA OROZCO
NOTARIO PÚBLICO NÚMERO DIECISIETE
EN CABO SAN LUCAS, BAJA CALIFORNIA SUR



----- THE UNDERSIGNED **MARÍA DEL PILAR GARCÍA OROZCO**, NOTARY PUBLIC SEVENTEEN OF THE STATE, WITH EXERCISE IN THE MUNICIPALITY OF LOS CABOS, AND RESIDENCE IN CABO SAN LUCAS, MUNICIPALITY LOS CABOS, BAJA CALIFORNIA SUR, **STATES AND CERTIFIES:** THAT THE SIGNATURES BY MISS **LORRAINE IRENE SPARGO** IN THE DOCUMENTS THAT PRECEDE WERE PRINTED BEFORE ME. -----

----- THE INDIVIDUAL MANIFESTED, UNDER OATH, TO BE: -----

----- MISS **LORRAINE IRENE SPARGO**, WITH AMERICAN NATIONALITY, BORN IN CANADA ON NOVEMBER SIXTEEN OF NINETEEN FIFTY TWO, REAL ESTATE AGENT, UNMARRIED, WITH ADDRESS IN TWO THOUSAND TWO HUNDRED FIFTEEN PASEO DE LAS AMERICAS, SUITE TWENTY-FIVE, SAN DIEGO, CALIFORNIA, UNITED STATES OF AMERICA, ZIP CODE NINETY-TWO THOUSAND ONE HUNDRED FIFTY FOUR, WHO WAS IDENTIFIED BY ME WITH AMERICAN PASSPORT, ISSUED BY THE GOVERNMENT OF THE UNITED STATES OF AMERICA, AND JUSTIFIED HER LEGAL STAY IN THE COUNTRY WITH THE MIGRATORY DOCUMENT ISSUED BY THE NATIONAL MIGRATORY INSTITUTE (*INSTITUTO NACIONAL DE MIGRACIÓN*), OF WHICH ATTESTED COPY IS ATTACHED HERETO AND TO MY CERTIFICATION RECORD UNDER EXHIBITS "A" AND "B". -----

----- CERTIFYING IN THIS ACT THE SIGNATURES PRINTED IN THE DOCUMENTS THAT PRECEDE, BUT NOT IT'S CONTENT AS IT IS WRITTEN IN ENGLISH LANGUAGE. THIS CERTIFICATION DOES NOT PREJUDGE THE VALIDITY OF THE CONTENT OF THE DOCUMENTS. CERTIFICATION RECORD UNDER FILE **4556 (FOUR THOUSAND FIVE HUNDRED FIFTY SIX)** DATED FEBRUARY NINTH TWENTY TWENTY TWO. -----

----- **WITNESS TO** -----

LORRAINE IRENE SPARGO

LICENCIADA MARÍA DEL PILAR GARCÍA OROZCO

NOTARIO PÚBLICO NÚMERO DIECISIETE
 EN CABO SAN LUCAS, BAJA CALIFORNIA SUR



[THIS DOCUMENT DOES NOT HAVE ANY VALIDITY AS IT IS ONLY TRANSLATED FOR REFERENCE]