

March 24, 2010

Ellen T. Ittelson
Senior City Planner
City and County of Denver
201 W. Colfax
Denver, CO 80201

Re: Central Platte Valley Planned Unit Development No. 531, found in City Clerk File No. 02-186 and recorded in the Denver County real property records at Reception No. 2002106802 on June 14, 2002, approved by City Council by Ordinance No. 263, Series of 2002 recorded in the Denver County real property records at Reception No. 2002070447 on April 16, 2002, as amended from time to time (the "Commons PUD")

Dear Ms. Ittelson:

I am writing to request a 20 year extension of the vesting period for the Commons PUD to November 24, 2030 with respect to certain undeveloped parcels subject to the Commons PUD depicted on the attached Exhibit A and described more particularly on the attached Exhibit B.

Discussion of history and legal basis for the extension of the vesting period of the Commons PUD.

As you know, Pursuant to D.R.M.C. § 59-29, "[a]pproval of a district plan for a PUD by city council . . . constitutes a site specific development plan which triggers a vested property right" pursuant to the Colorado vested property rights statutes, Colo. Rev. Stat. §§ 24-68-101 through 24-68-106. Under both the D.R.M.C. § 59-29 and Colo. Rev. Stat. § 24-68-104(1), the default vesting period for a property right which has been vested is three years. However, Colo. Rev. Stat. § 24-68-104(2), specifically authorizes local governments to enter into development agreements with property owners providing that property rights will remain vested for a period in excess of three years "where warranted in light of all relevant circumstances, including but not limited to, the size and phasing of the development, economic cycles and market conditions."

Accordingly, the Commons PUD includes a development agreement which provides for a vesting period in excess of three years: thirteen years, or November 24, 2010, provided certain roadwork was completed by November 24, 2005. All such roadwork, with the exception of three drive lanes of Wewatta Street between 15th Street and 16th Street, was completed by the deadline. The final portions of Wewatta Street could not be completed prior to the deadline because certain tail tracks owned by the Regional Transportation District ("RTD") and leased to Amtrak are situated where the additional lanes of Wewatta Street are to be built (the "Tail Tracks"). Acknowledging this fact, the vesting period for the Commons PUD was extended to

November 24, 2010 by Declaration Regarding Extension of Vesting Period recorded November 16, 2006 recorded November 16, 2006 under Reception No. 2006185446.

The removal of the Tail Tracks by RTD was authorized by the Public Utilities Commission of the State of Colorado by Commission Order adopted September 30, 2009. The Commission Order indicates an estimated completion date of October 31, 2010. This impediment to the availability of full access to a portion of the property that is the subject of the Commons PUD will be further delayed until this work is complete.

More significantly, the Commons PUD contemplated the construction of a limited intermodal transit facility on a parcel of land located between Wewatta Street on the west and the train tracks that run behind Denver Union Station on the east and between 18th Street on the north and 16th Street on the south. The scope and complexity of the contemplated intermodal transit facility has since grown substantially such that the project now includes the construction of a new Light Rail Terminal and re-alignment of tracks, an underground Regional Bus Facility, a new Commuter Rail Train Hall and tracks, public plazas and reconfiguration of several streets. Construction is planned to commence in April of 2010 and is estimated to take 48 months to complete. Construction will eliminate or severely compromise access to much of the property that is the subject of this Application and make any development of such property impossible until the Denver Union Station redevelopment project is complete.

In addition, the ability of owners of undeveloped property within the boundaries of the Commons PUD to proceed with the development of the required uses has been significantly impacted by the current economic downturn, which was not foreseen at the time the Commons PUD was approved and adopted. "In the fall of 2008, the credit squeeze, which had emerged a little more than a year before, ballooned into Wall Street's biggest crisis since the Great Depression. . . . The channels of credit, the arteries of the global financial system, have been constricted, cutting off crucial funds to consumers and businesses small and large." Credit Crisis – The Essentials, The New York Times, updated January 12, 2010; http://topics.nytimes.com/top/reference/timestopics/subjects/c/credit_crisis/index.html?ref=economy. The effects continue.

Residential Uses. January 2009 housing starts were at their lowest value since 1959 when statistics began being kept. Housing Starts, The New York Times, January 20, 2010; <http://www.nytimes.com/pages/business/economy/index.html>. "Rising foreclosures are adding to inventory . . . A record 3 million U.S. homes will be repossessed by lenders this year as high unemployment and depressed home values leave borrowers unable to make their house payment or sell, according to a RealtyTrac Inc. forecast on Jan 14." Bob Willis, U.S. Economy: Permits Jump, Signaling Construction Increases, Bloomberg, January 20, 2010; <http://www.bloomberg.com/apps/news?pid=20601206&sid=ahPD5XQTHQMk>. A significant portion of the property that is the subject of this Application is required both by the Commons PUD and by recorded deed restrictions to be developed for residential purposes.

Commercial Uses. Many estimate that the impact of the financial crisis on commercial real estate is only beginning to be realized. “For some time now, commercial real estate has been characterized as what may be the next shoe to drop. If anything threatens to cause a double-dip recession, it's a widespread deterioration in commercial mortgages.” Daniel Indiviglio, Big Banks Also In Big Commercial Mortgage Trouble, *The Atlantic*, January 21, 2010; http://business.theatlantic.com/2010/01/big_banks_also_in_big_commercial_mortgage_trouble.php. In 2009 there was only \$54.4 billion in transactions involving commercial real estate, compared with \$181.6 billion in 2008 and \$557.8 billion in 2007, according to Real Capital Analytics. Christina S.N. Lewis, Matter of Debate: Bottom in Commercial-Property Values, *The Wall Street Journal*, January 20, 2010; http://online.wsj.com/article/SB10001424052748704561004575013353471016316.html?mod=WSJ_Commercial_LEFTTopNews. The weak commercial real estate market has caused Sheila Bair, chairman of the Federal Deposit Insurance Corp, to warn that noncurrent commercial real estate loans will continue to rise and that troubles in that sector will increasingly be a driver of bank failures. Karey Wutkowski, Bair Urges Banks to Take Losses on Commercial Loans, *Reuters*, January 20, 2010; <http://www.reuters.com/article/idUSN2016957920100120>.

In summary, changed and changing conditions in the form of: (1) delays in the removal of tail tracks necessary to complete Wewatta Street, (2) the substantial expansion of the scope and complexity of the Denver Union Station redevelopment project as compared to the intermodal transit facility originally contemplated, and (3) changes in market conditions that were not and could not have been foreseen at the time the Commons PUD was adopted necessitate the extension of the vesting period of the Commons PUD. Such an extension is warranted in this instance in light of all relevant circumstances, including but not limited to, the size and phasing of the development, economic cycles and market conditions.

Basis for amending/extending the vesting period of the Commons PUD for fewer than all the parcels subject to the Commons PUD.

The amending of the Commons PUD to extend the period for which it is vested with respect only to certain parcels of land that are subject to the Commons PUD is expressly authorized by the Commons PUD and by Denver's Zoning Code. Page 4 of the Commons PUD provides, “This PUD may be amended by subarea, by metes and bound parcel, or by platted lot rather than amending the entire PUD so long as such subarea, parcel or lot amendments are consistent with this PUD as a whole.” Further, D.R.M.C. §59-516 provides, “where a PUD was adopted on or before June 1, 2002, and where by its terms such PUD states that it may be amended by metes and bounds parcel, as described in such PUD, any application to amend such PUD by subarea, platted lot or metes and bounds parcel . . .

- (1) Shall include only that portion of the land area of the registered and recorded plan to which the proposed amendment applies;

(2) Shall contain only the names and addresses of the owners and holders of deeds of trust of the property within the subarea, platted lot or metes and bounds parcel to which the proposed amendment applies; and

(3) Shall be filed and signed only by all the owners or agents of the owners of the property within the subarea, platted lot or metes and bounds parcel to which the proposed amendment applies.

As noted above, the Commons PUD was adopted by Ordinance No. 263 Series of 2002 on April 8, 2002.

We appreciate your consideration of this request.

Sincerely,

Central Platte Valley Management, LLC, a Delaware
limited liability company (Attn: Amy Cara), Primary
Applicant

*See attached Ownership Information Sheets for a
complete list of Applicants

Cc: Karen Aviles, Esq.

APPLICANT & OWNER INFORMATION SHEET

Application Number	Applicant's Name
	Central Platte Valley Management, LLC, a Delaware limited liability company

Property Address(es)
 1750 Little Raven Street, aka Lot 1, Block 1, The Commons Subdivision - Filing No. 8, City and County of Denver, State of Colorado; and 2135 19th Street aka Block 1, The Commons Subdivision Filing No.7, 1540 Little Raven Street aka Subtract A-1, The Commons Subdivision – Filing No. 1, City and County of Denver, State of Colorado, all as shown on the attached map

Applicant's Address
 1701 Wynkoop St., Suite 140 Box 47, Denver, CO 80202

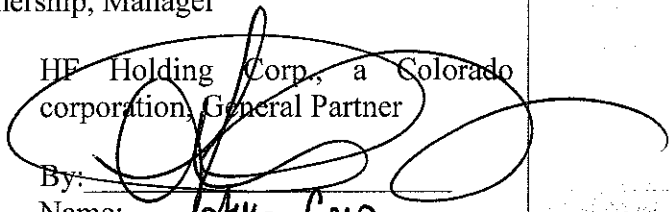
NOTE: If application is for rezoning to B-2, B-3, R-X or PUD, and the applicant is not the property owner, this form must be accompanied by a Power of Attorney statement from the property owner.

Indicate as accurately as possible the form of interest in the property, and the amount held by the individual or entity listed as "applicant" above.

Fee Title Owner (Has Deed of Ownership)	All	<input checked="" type="checkbox"/>
	A Portion	<input type="checkbox"/>
Contract Owner	All	<input type="checkbox"/>
	A Portion	<input type="checkbox"/>
Holder of a Security Interest	All	<input type="checkbox"/>
	A Portion	<input type="checkbox"/>

List the names and addresses of all owners and holders of Deeds of Trust for the property, if any, and indicate which owners or holders of deeds of trust are represented by the applicant in the space below (please add additional pages, if needed).

California Bank & Trust, a California banking corporation
 11622 El Camino Real, Suite 200
 San Diego, CA 92130

Signature of Applicant	Date Signed
<p>The undersigned owner consents to being an applicant on this Application for Zone Map Amendment (Application No. _____) and, in addition, delivers the foregoing Ownership Information Sheet in connection with such application.</p> <p style="text-align: center;">CENTRAL PLATTE VALLEY MANAGEMENT, LLC, a Delaware limited liability company</p> <p>By: East West Resort Development VII, L.P., L.L.L.P., a Delaware limited partnership registered as a limited liability limited partnership, Manager</p> <p>By: HF Holding Corp., a Colorado corporation, General Partner</p> <p>By:  Name: <u>Shirley Coz</u> Title: Vice President</p>	

APPLICANT & OWNER INFORMATION SHEET

Application Number	Applicant's Name
	Parkside Townhomes, LLC, a Delaware limited liability company

Property Address(es)

2135 18th Street MISC aka the northerly portion of Lot 1, Block 7, The Commons Subdivision Filing No. 1 as shown on the attached map

Applicant's Address

1701 Wynkoop St., Suite 140 Box 47, Denver, CO 80202

NOTE: If application is for rezoning to B-2, B-3, R-X or PUD, and the applicant is not the property owner, this form must be accompanied by a Power of Attorney statement from the property owner.

Indicate as accurately as possible the form of interest in the property, and the amount held by the individual or entity listed as "applicant" above.

Fee Title Owner (Has Deed of Ownership)	All	<input checked="" type="checkbox"/>
	A Portion	<input type="checkbox"/>
Contract Owner	All	<input type="checkbox"/>
	A Portion	<input type="checkbox"/>
Holder of a Security Interest	All	<input type="checkbox"/>
	A Portion	<input type="checkbox"/>

List the names and addresses of all owners and holders of Deeds of Trust for the property, if any, and indicate which owners or holders of deeds of trust are represented by the applicant in the space below (please add additional pages, if needed).

None

Signature of Applicant

Date Signed

The undersigned owner consents to being an applicant on this Application for Zone Map Amendment (Application No. _____) and, in addition, delivers the foregoing Ownership Information Sheet in connection with such application.

PARKSIDE TOWNHOMES, LLC, a Delaware limited liability company

By: East West Resort Development VII, L.P., L.L.L.P., a Delaware limited partnership registered as a limited liability limited partnership. Manager

By: HF Holding Corp., a Colorado corporation. General Partner

By: 

Name: 

Title: Vice President

Title:
Name:
Title:

APPLICANT & OWNER INFORMATION SHEET

Application Number	Applicant's Name
	Mark L. Smith

Property Address(es)

1725 Bassett Street, Denver CO aka Lot 2, Block 1, The Commons Subdivision - Filing No. 8, City and County of Denver, State of Colorado, as shown on the attached map

Applicant's Address

1701 Wynkoop St., Suite 140 Box 47, Denver, CO 80202

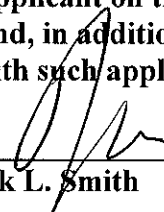
NOTE: If application is for rezoning to B-2, B-3, R-X or PUD, and the applicant is not the property owner, this form must be accompanied by a Power of Attorney statement from the property owner.

Indicate as accurately as possible the form of interest in the property, and the amount held by the individual or entity listed as "applicant" above.

Fee Title Owner (Has Deed of Ownership)	All	<input checked="" type="checkbox"/>
	A Portion	<input type="checkbox"/>
Contract Owner	All	<input type="checkbox"/>
	A Portion	<input type="checkbox"/>
Holder of a Security Interest	All	<input type="checkbox"/>
	A Portion	<input type="checkbox"/>

List the names and addresses of all owners and holders of Deeds of Trust for the property, if any, and indicate which owners or holders of deeds of trust are represented by the applicant in the space below (please add additional pages, if needed).

None

Signature of Applicant	Date Signed
<p>The undersigned owner consents to being an applicant on this Application for Zone Map Amendment (Application No. _____) and, in addition, delivers the foregoing Ownership Information Sheet in connection with such application.</p> <p style="text-align: center;"> _____ Mark L. Smith</p>	

APPLICANT & OWNER INFORMATION SHEET

Application Number	Applicant's Name
	16 Chestnut Land, LLC, a Colorado limited liability company

Property Address(es)

1601 Chestnut Place, Denver, CO aka the easterly portion of Block 2, The Commons Subdivision – Filing No. 5, as shown on the attached map.

Applicant's Address

1701 Wynkoop St., Suite 140 Box 47, Denver, CO 80202

NOTE: If application is for rezoning to B-2, B-3, R-X or PUD, and the applicant is not the property owner, this form must be accompanied by a Power of Attorney statement from the property owner.

Indicate as accurately as possible the form of interest in the property, and the amount held by the individual or entity listed as "applicant" above.

Fee Title Owner (Has Deed of Ownership)	All	<input checked="" type="checkbox"/>
	A Portion	<input type="checkbox"/>
Contract Owner	All	<input type="checkbox"/>
	A Portion	<input type="checkbox"/>
Holder of a Security Interest	All	<input type="checkbox"/>
	A Portion	<input type="checkbox"/>

List the names and addresses of all owners and holders of Deeds of Trust for the property, if any, and indicate which owners or holders of deeds of trust are represented by the applicant in the space below (please add additional pages, if needed).

California Bank & Trust, a California banking corporation
 11622 El Camino Real, Suite 200
 San Diego, CA 92130

Signature of Applicant	Date Signed
<p>The undersigned owner consents to being an applicant on this Application for Zone Map Amendment (Application No. _____) and, in addition, delivers the foregoing Ownership Information Sheet in connection with such application.</p> <p>16 CHESTNUT LAND LLC, a Colorado limited liability company</p> <p>By: USNC Inc., a Colorado corporation, its Manager</p> <p>By: _____</p> <p>Name: _____</p> <p>Its: _____</p>	

APPLICANT & OWNER INFORMATION SHEET

Application Number	Applicant's Name
	Union Center LLC, a Delaware limited liability company

Property Address(es)
 1709 Chestnut Street, Denver, CO aka the easterly portion of Block 4, The Commons Subdivision – Filing No. 4; 1708 Chestnut Street, Denver, CO aka Block 3, The Commons Subdivision – Filing No. 4; 1502 Delgany Street Apprx, Denver, CO, aka Block 4, The Commons Subdivision – Filing No. 5; 1809 Chestnut Street, Denver, CO aka the easterly portion of Block 1, The Commons Subdivision – Filing No. 4; and 1975 18th Street, Denver, CO aka Block 2, The Commons Subdivision – Filing No. 4, all as shown on the attached map

Applicant's Address
 1701 Wynkoop St., Suite 140 Box 47, Denver, CO 80202

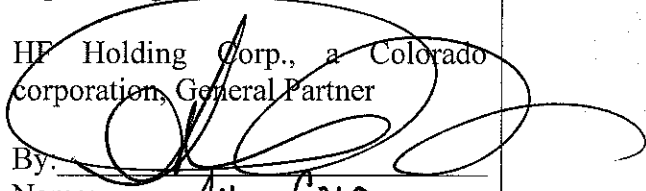
NOTE: If application is for rezoning to B-2, B-3, R-X or PUD, and the applicant is not the property owner, this form must be accompanied by a Power of Attorney statement from the property owner.

Indicate as accurately as possible the form of interest in the property, and the amount held by the individual or entity listed as "applicant" above.

Fee Title Owner (Has Deed of Ownership)	All	<input checked="" type="checkbox"/>
	A Portion	<input type="checkbox"/>
Contract Owner	All	<input type="checkbox"/>
	A Portion	<input type="checkbox"/>
Holder of a Security Interest	All	<input type="checkbox"/>
	A Portion	<input type="checkbox"/>

List the names and addresses of all owners and holders of Deeds of Trust for the property, if any, and indicate which owners or holders of deeds of trust are represented by the applicant in the space below (please add additional pages, if needed).

Bank of America, N.A., a national banking association
 700 Louisiana Street, 5th Floor
 Houston, Texas 77002

Signature of Applicant	Date Signed
<p>The undersigned owner consents to being an applicant on this Application for Zone Map Amendment (Application No. _____) and, in addition, delivers the foregoing Ownership Information Sheet in connection with such application.</p> <p style="text-align: center;">UNION CENTER LLC, a Delaware limited liability company</p> <p>By: East West Resort Development VII, L.P., L.L.L.P., a Delaware limited partnership registered as a limited liability limited partnership, Manager</p> <p>By: HF Holding Corp., a Colorado corporation, General Partner</p> <p>By:  Name: <u>Amy Carr</u> Title: Vice President</p>	

APPLICANT & OWNER INFORMATION SHEET

Application Number	Applicant's Name
	ALTA Cityhouse, LLC, a Delaware limited liability company

Property Address(es)

2075 18th Street, Denver, CO aka the westerly portion of Block 1, The Commons Subdivision Filing No. 4, as shown on the attached map

Applicant's Address

c/o Wood Partners
 3411 Richmond Avenue, Suite 100
 Houston, Texas 77046

NOTE: If application is for rezoning to B-2, B-3, R-X or PUD, and the applicant is not the property owner, this form must be accompanied by a Power of Attorney statement from the property owner.

Indicate as accurately as possible the form of interest in the property, and the amount held by the individual or entity listed as "applicant" above.

Fee Title Owner (Has Deed of Ownership)	All	<input checked="" type="checkbox"/>
	A Portion	<input type="checkbox"/>
Contract Owner	All	<input type="checkbox"/>
	A Portion	<input type="checkbox"/>
Holder of a Security Interest	All	<input type="checkbox"/>
	A Portion	<input type="checkbox"/>

List the names and addresses of all owners and holders of Deeds of Trust for the property, if any, and indicate which owners or holders of deeds of trust are represented by the applicant in the space below (please add additional pages, if needed).

Bank of America, N.A., a national banking association
 Bank of America Plaza – Sixth Floor
 600 Peachtree Street, N.E.
 Atlanta, GA 30308

Signature of Applicant	Date Signed
<p>The undersigned owner consents to being an applicant on this Application for Zone Map Amendment (Application No. _____) and, in addition, delivers the foregoing Ownership Information Sheet in connection with such application.</p> <p style="text-align: center;">ALTA CITYHOUSE, LLC, a Delaware limited liability company</p> <p>By: Cityhouse Development, LLC, a Delaware limited liability company, its manager</p> <p>By: Wood Alta Cityhouse, LLC, a Georgia limited liability company, its manager</p> <p>By: WP West Development Enterprises, L.L.C., a Delaware limited liability company, its manager</p> <p>By: Wood Real Estate Investors, L.L.C., a Delaware limited liability company, its manager</p> <p>By:  Name: _____ Its: <u>VP</u></p>	

APPLICANT & OWNER INFORMATION SHEET

Application Number	Applicant's Name
	BH/JP WEWATTA, LLC, a Colorado limited liability company

Property Address(es)

1502 Delgany Street (Apprx) per Denver's assessor records, aka 16th Street and Chestnut Street, Denver CO aka Block 1, The Commons Subdivision - Filing No. 5, City and County of Denver, State of Colorado, as shown on the attached map

Applicant's Address

1601 Blake Street, Suite 600, Denver, CO 80202

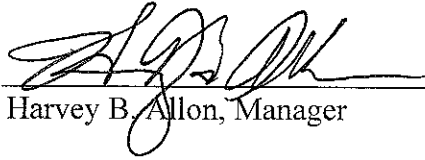
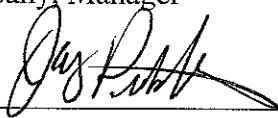
NOTE: If application is for rezoning to B-2, B-3, R-X or PUD, and the applicant is not the property owner, this form must be accompanied by a Power of Attorney statement from the property owner.

Indicate as accurately as possible the form of interest in the property, and the amount held by the individual or entity listed as "applicant" above.

Fee Title Owner (Has Deed of Ownership)	All	<input checked="" type="checkbox"/>
	A Portion	<input type="checkbox"/>
Contract Owner	All	<input type="checkbox"/>
	A Portion	<input type="checkbox"/>
Holder of a Security Interest	All	<input type="checkbox"/>
	A Portion	<input type="checkbox"/>

List the names and addresses of all owners and holders of Deeds of Trust for the property, if any, and indicate which owners or holders of deeds of trust are represented by the applicant in the space below (please add additional pages, if needed).

None.

Signature of Applicant	Date Signed
<p>The undersigned owner consents to being an applicant on this Application for Zone Map Amendment (Application No. _____) and, in addition, delivers the foregoing Ownership Information Sheet in connection with such application.</p> <p>BH/JP WEWATTA, LLC, a Colorado limited liability company</p> <p>By: BH Wewatta LLC, a Colorado limited liability company, its Manager</p> <p>By:  _____ Harvey B. Allon, Manager</p> <p>By: JP Wewatta LLC, a Colorado limited liability company, Manager</p> <p>By:  _____ Jay Perlmutter, Manager</p>	

APPLICANT & OWNER INFORMATION SHEET

Application Number	Applicant's Name
	Columbia Platte Valley Colorado II, LLC, a Delaware limited liability company

Property Address(es)

1851 Bassett Street aka Lot 2, Block 7, The Commons Subdivision - Filing No. 1, City and County of Denver, State of Colorado, as shown on the attached map

Applicant's Address

1675 Broadway Street, Suite 1200, Denver, CO 80202


NOTE: If application is for rezoning to B-2, B-3, R-X or PUD, and the applicant is not the property owner, this form must be accompanied by a Power of Attorney statement from the property owner.

Indicate as accurately as possible the form of interest in the property, and the amount held by the individual or entity listed as "applicant" above.

Fee Title Owner (Has Deed of Ownership)	All	<input checked="" type="checkbox"/>
	A Portion	<input type="checkbox"/>
Contract Owner	All	<input type="checkbox"/>
	A Portion	<input type="checkbox"/>
Holder of a Security Interest	All	<input type="checkbox"/>
	A Portion	<input type="checkbox"/>

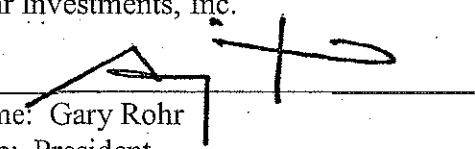
List the names and addresses of all owners and holders of Deeds of Trust for the property, if any, and indicate which owners or holders of deeds of trust are represented by the applicant in the space below (please add additional pages, if needed).

None.

Signature of Applicant	Date Signed
<p>The undersigned owner consents to being an applicant on this Application for Zone Map Amendment (Application No. _____) and, in addition, delivers the foregoing Ownership Information Sheet in connection with such application.</p> <p style="text-align: center;">Columbia Platte Valley Colorado II, LLC, a Delaware limited liability company</p> <p>By: Windsor Columbia Realty Fund LLC, a Delaware limited liability company, its sole member</p> <p>By: Windsor Advisers VI LLC, a Delaware limited liability company, its managing member</p> <p>By:  Name: Melissa Fang Title: Vice President</p>	

APPLICANT & OWNER INFORMATION SHEET

Application Number	Applicant's Name	
	Rohr Investments, Inc., a Colorado corporation	
Property Address(es)		
1502 Delgany St Apprx aka Block 5, The Commons Subdivision - Filing No. 5, and 1701 Wynkoop St Apprx, located between 18 th Street and 19 th Street on Wewatta, City and County of Denver, State of Colorado, each as shown on the attached map		
Applicant's Address		
7374 S. Alton Way, Suite 203, Centennial, CO 80112		
NOTE: If application is for rezoning to B-2, B-3, R-X or PUD, and the applicant is not the property owner, this form must be accompanied by a Power of Attorney statement from the property owner.		
Indicate as accurately as possible the form of interest in the property, and the amount held by the individual or entity listed as "applicant" above.		
Fee Title Owner (Has Deed of Ownership)	All	<input checked="" type="checkbox"/>
	A Portion	<input type="checkbox"/>
Contract Owner	All	<input type="checkbox"/>
	A Portion	<input type="checkbox"/>
Holder of a Security Interest	All	<input type="checkbox"/>
	A Portion	<input type="checkbox"/>
List the names and addresses of all owners and holders of Deeds of Trust for the property, if any, and indicate which owners or holders of deeds of trust are represented by the applicant in the space below (please add additional pages, if needed).		
Bank of Colorado 1609 East Harmony Road Fort Collins, CO 80525		

Signature of Applicant	Date Signed
<p>The undersigned owner consents to being an applicant on this Application for Zone Map Amendment (Application No. _____) and, in addition, delivers the foregoing Ownership Information Sheet in connection with such application.</p> <p>Rohr Investments, Inc.</p> <p>By: </p> <p>Name: Gary Rohr Title: President</p>	

APPLICANT & OWNER INFORMATION SHEET

Application Number	Applicant's Name
	Balfour Cosmopolitan Club, LLC, a Colorado limited liability company

Property Address(es)
 2101 15th St aka Lot 1, Block 3, The Commons Subdivision – Filing No. 1, 1550 Little Raven St aka Lot 1, Block 4, The Commons Subdivision – Filing No. 1, and 1540 Little Raven St #TR-A aka the areas lying under and over Subtract A-1, The Commons Subdivision – Filing No. 1, City and County of Denver, State of Colorado, each as shown on the attached map

Applicant's Address
 1331 Hecla Drive, Louisville, CO 80027

NOTE: If application is for rezoning to B-2, B-3, R-X or PUD, and the applicant is not the property owner, this form must be accompanied by a Power of Attorney statement from the property owner.

Indicate as accurately as possible the form of interest in the property, and the amount held by the individual or entity listed as "applicant" above.

Fee Title Owner (Has Deed of Ownership)	All	<input checked="" type="checkbox"/>
	A Portion	<input type="checkbox"/>
Contract Owner	All	<input type="checkbox"/>
	A Portion	<input type="checkbox"/>
Holder of a Security Interest	All	<input type="checkbox"/>
	A Portion	<input type="checkbox"/>

List the names and addresses of all owners and holders of Deeds of Trust for the property, if any, and indicate which owners or holders of deeds of trust are represented by the applicant in the space below (please add additional pages, if needed).

Summit Bank & Trust
 Main Bank
 2002 E Coalton Rd
 Broomfield, CO 80027

Signature of Applicant	Date Signed
<p>The undersigned owner consents to being an applicant on this Application for Zone Map Amendment (Application No. _____) and, in addition, delivers the foregoing Ownership Information Sheet in connection with such application.</p> <p style="text-align: center;">THE BALFOUR COSMOPOLITAN CLUB, LLC, a Colorado limited liability company</p> <p>By: Balfour Cosmopolitan Club, L.P., its Sole Member and Manager</p> <p>By: Balfour CC Admin GP, LLC, its Administrative G.P.</p> <p>By: _____ Michael K. Schonbrun, its Manager</p> <p>And</p> <p>By: BSC Balfour, LLC, its General Partner</p> <p>By: Barrow Street Capital III, its Sole Member</p> <p>By: Barrow Street Capital LLC, its Manager</p> <p>By: _____ Robert Greenhill, Jr., Member</p> <p>And</p> <p>By: _____ Nicholas Chermayeff, Member</p>	

APPLICANT & OWNER INFORMATION SHEET

Application Number	Applicant's Name
	Commons 19 LLC, a Delaware limited liability company

Property Address(es)

1501 Delgany Street aka Lot 1 and Lot 2, Block 1, The Commons Subdivision – Filing No. 3, City and County of Denver, State of Colorado, as shown on the attached map

Applicant's Address

1215 Fourth Avenue, Suite 2400, Seattle, WA 98161

NOTE: If application is for rezoning to B-2, B-3, R-X or PUD, and the applicant is not the property owner, this form must be accompanied by a Power of Attorney statement from the property owner.

Indicate as accurately as possible the form of interest in the property, and the amount held by the individual or entity listed as "applicant" above.

Fee Title Owner (Has Deed of Ownership)	All	<input checked="" type="checkbox"/>
	A Portion	<input type="checkbox"/>
Contract Owner	All	<input type="checkbox"/>
	A Portion	<input type="checkbox"/>
Holder of a Security Interest	All	<input type="checkbox"/>
	A Portion	<input type="checkbox"/>

List the names and addresses of all owners and holders of Deeds of Trust for the property, if any, and indicate which owners or holders of deeds of trust are represented by the applicant in the space below (please add additional pages, if needed).

None.

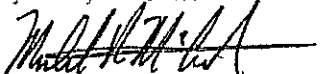
Signature of Applicant	Date Signed
<p>The undersigned owner consents to being an applicant on this Application for Zone Map Amendment (Application No. _____) and, in addition, delivers the foregoing Ownership Information Sheet in connection with such application.</p> <p>COMMONS 19 LLC, a Delaware limited liability company</p> <p>By: MEPT Edgemoor REIT LLC, a Delaware limited liability company, its Manager</p> <p>By: Kennedy Associates Real Estate Counsel, LP, its Authorized Signatory</p> <p>By: Kennedy Associates Real Estate Counsel GP, LLC, its General Partner</p> <p>By:  Michael R. McCormick Senior Vice President</p>	<p>3/22/10</p>

EXHIBIT A
MAP OF PROPERTY SUBJECT TO PUD AMENDMENT

EXHIBIT B

LEGAL DESCRIPTION FOR PUD AMENDMENT

CENTRAL PLATTE VALLEY MANAGEMENT, LLC:

PARCEL 1 (1750 Little Raven Street (2332-22-005-000))

LOT 1, BLOCK 1, THE COMMONS SUBDIVISION - FILING NO. 8, CITY AND COUNTY OF DENVER, STATE OF COLORADO

PARCEL 2 (2135 19th Street (2278-21-001-000)):

BLOCK 1, THE COMMONS SUBDIVISION – FILING NO. 7, CITY AND COUNTY OF DENVER, STATE OF COLORADO

PARCEL 3 (1540 Little Raven Street (2332-13-089-998))

THAT PARCEL OF LAND BEING DESCRIBED AS SUBTRACT A-1, BEING A PORTION OF TRACT A, THE COMMONS SUBDIVISION – FILING NO. 1, A PLAT ON FILE IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE IN BOOK 33 ON PAGE 1, DATED JUNE 16, 2000, AS RECORDED AT RECEPTION NUMBER 2000085197 IN THE RECORDS OF SAID CLERK AND RECORDER, LOCATED IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT BEING THE INTERSECTION OF THE 20 FOOT RANGE LINE FOR VACATED BASSETT STREET AND 15TH STREET, THENCE NORTH 04°40'30" WEST A DISTANCE OF 370.25 FEET TO THE POINT OF BEGINNING;

THENCE AROUND THE PERIMETER OF SAID SUBTRACT A-1 THE FOLLOWING TWELVE (12) COURSES:

1. THENCE SOUTH 25°43'12" EAST A DISTANCE OF 97.44 FEET TO A POINT OF TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 42.00 FEET;
2. THENCE ALONG SAID CURVE A DISTANCE OF 14.54 FEET, THROUGH A CENTRAL ANGLE OF 19°50'28", THE CHORD OF WHICH BEARS SOUTH 35°38'26" EAST, A DISTANCE OF 14.47 FEET;
3. THENCE SOUTH 45°33'40" EAST A DISTANCE OF 70.91 FEET TO A POINT OF TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 27.00 FEET;

4. THENCE ALONG SAID CURVE A DISTANCE OF 42.34 FEET, THROUGH A CENTRAL ANGLE OF 89°51'24", THE CHORD OF WHICH BEARS NORTH 89°30'38" EAST, A DISTANCE OF 38.14 FEET;
5. THENCE NORTH 44°34'56" EAST A DISTANCE OF 77.09 FEET;
6. THENCE SOUTH 45°28'34" EAST A DISTANCE OF 48.00 FEET;
7. THENCE SOUTH 44°34'56" WEST A DISTANCE OF 77.14 FEET TO A POINT OF TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 75.00 FEET;
8. THENCE ALONG SAID CURVE A DISTANCE OF 117.62 FEET, THROUGH A CENTRAL ANGLE OF 89°51'24", THE CHORD OF WHICH BEARS SOUTH 89°30'38" WEST, A DISTANCE OF 105.93 FEET;
9. THENCE NORTH 45°33'40" WEST A DISTANCE OF 70.91 FEET TO A POINT OF TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 90.00 FEET;
10. THENCE ALONG SAID CURVE A DISTANCE OF 31.17 FEET, THROUGH A CENTRAL ANGLE OF 19°50'28", THE CHORD OF WHICH BEARS NORTH 35°38'26" WEST, A DISTANCE OF 31.01 FEET;
11. THENCE NORTH 25°43'12" WEST A DISTANCE OF 97.44 FEET TO A POINT ON SAID LITTLE RAVEN STREET;
12. THENCE NORTH 64°16'48" EAST A DISTANCE OF 48.00 FEET ALONG SAID LITTLE RAVEN STREET TO THE POINT OF BEGINNING;

BEING THAT PORTION OF THE ABOVE DESCRIBED PARCEL WHICH LIES BETWEEN PLANES LYING SIX FEET UNDER AND SIXTEEN FEET ABOVE FINISHED GRADE. THE AVERAGE ELEVATIONS OF SAID PLANES BEING 5175.5 AND 5197.5, BASED UPON THE BELOW REFERENCED BENCHMARK.

FOR INFORMATION PURPOSES ONLY:

FROM THE POINT OF COMMENCEMENT OF THIS LEGAL DESCRIPTION THE SECTION CORNER COMMON TO SECTIONS 27, 28, 33, AND 34, T.3S., R.68W., 6TH P.M. BEARS NORTH 79°59'29" EAST, A DISTANCE OF 2,467.10 FEET.

BEARINGS FOR THIS DESCRIPTION ARE BASED UPON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 28 BEING NORTH 00°15'28" WEST. THE SOUTHEAST CORNER OF SECTION 28 BEING A 2-3/8 INCH ALUMINUM MONUMENT IN A RANGE BOX STAMPED LS 13155. THE EAST QUARTER CORNER OF SECTION 28 BEING A PIECE OF RAILROAD RAIL SET VERTICALLY IN THE GROUND WITH A CHISELED "X" IN THE TOP.

VERTICAL DATA IS BASED UPON THE FOLLOWING BENCHMARK: CITY OF DENVER BENCHMARK NO. 485; A 3 INCH BRASS CAP IN THE CONCRETE BASE OF THE TRANSMISSION LINE TOWER BEING LOCATED AT THE NORTHERLY CORNER OF 15TH STREET AND VACATED GRINNELL COURT, STAMPED "485". ELEVATION= 5187.62, NGVD 1929 DATUM.

PARKSIDE TOWNHOMES, LLC (2135 18th Street MISC (2332-20-026-000)):

THAT PORTION OF LOT 1, BLOCK 7, THE COMMONS SUBDIVISION - FILING NO. 1 AS RECORDED JUNE 16, 2000 AT BOOK 33, PAGES 1-6 AND AT RECEPTION # 2000085197, CITY AND COUNTY OF DENVER RECORDS, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE BASED ON THE 20 FOOT RANGE LINE ON THE SOUTHERLY SIDE OF 15TH STREET AS MONUMENTED BY A #8 REBAR IN A RANGE BOX WITH NO CAP FOUND AT THE INTERSECTION OF THE RANGE LINES OF 15TH AND DELGANY STREETS, AND A 3 ¼ INCH ALUMINUM CAPPED MONUMENT STAMPED "W.C. T3S, R68W, PLS 23881, 1992" IN A RANGE BOX FOUND AT THE INTERSECTION OF SAID 20 FOOT RANGE LINE OF 15TH STREET AND THE NORTH LINE OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN. THE BEARING OF SAID 20 FOOT RANGE LINE BEING SOUTH 45°27'06" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT 1, BLOCK 7, THE COMMONS SUBDIVISION - FILING NO. 1, SAID POINT ALSO BEING AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF LITTLE RAVEN STREET AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF 19TH STREET;

THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF 19TH STREET THE FOLLOWING TWO (2) COURSES:

1. SOUTH 45°53'14" EAST A DISTANCE OF 50.97 FEET;
2. SOUTH 45°27'00" EAST A DISTANCE OF 114.35 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 1, BLOCK 7, THE COMMONS SUBDIVISION - FILING NO. 1;

THENCE LEAVING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF 19TH STREET AND ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1, BLOCK 7, SOUTH 44°31'02" WEST A DISTANCE OF 200.68 FEET;

THENCE LEAVING SAID SOUTHEASTERLY LINE OF LOT 1, BLOCK 7, NORTH 45°28'58" WEST A DISTANCE OF 232.26 TO A POINT ON THE SOUTHEASTERLY

RIGHT-OF-WAY LINE OF SAID LITTLE RAVEN STREET AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST;
THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY OF LITTLE RAVEN STREET AND ALONG THE ARC OF SAID CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 530.00 FEET, A LENGTH OF 64.94 FEET AND A CENTRAL ANGLE OF 7°01'12" (THE CHORD OF WHICH BEARS N60°31'42"E, 64.90 FEET);
THENCE CONTINUING ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF LITTLE RAVEN STREET NORTH 64°02'18" EAST A DISTANCE OF 146.73 FEET TO THE POINT OF BEGINNING.

MARK L. SMITH (1725 Bassett Street (2332-22-004-000)):

LOT 2, BLOCK 1, THE COMMONS SUBDIVISION FILING NO.8, CITY AND COUNTY OF DENVER, STATE OF COLORADO

16 CHESTNUT LAND LLC (1601 Chestnut Place (2332-26-006-000)):

A PORTION OF BLOCK 2, THE COMMONS SUBDIVISION - FILING NO.5, RECORDED UNDER RECEPTION NO. 2003013146, CITY AND COUNTY OF DENVER RECORDS, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 28 AND THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERN MOST PROPERTY CORNER OF SAID BLOCK 2;
THENCE NORTH 45°24'24" WEST ALONG THE SOUTHWESTERLY PROPERTY LINE OF SAID BLOCK 2, A DISTANCE OF 120.00 FEET;
THENCE NORTH 44°18'02" EAST LEAVING SAID PROPERTY LINE, A DISTANCE OF 334.49 FEET TO A POINT ON THE NORTHEASTERN PROPERTY LINE OF SAID BLOCK 2;
THENCE SOUTH 44°57'42" EAST ALONG SAID NORTHEASTERN PROPERTY LINE, A DISTANCE OF 120.01 FEET TO THE EASTERN MOST CORNER OF SAID BLOCK 2;
THENCE SOUTH 44°18'02" WEST ALONG THE SOUTHEASTERN PROPERTY LINE OF SAID BLOCK 2, A DISTANCE OF 333.56 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

A PORTION OF VACATED CHESTNUT STREET, RECORDED UNDER ORDINANCE NO. 832, SERIES 2006, CITY AND COUNTY OF DENVER RECORDS, SITUATED IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF CHESTNUT ST. AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF 17TH ST., SAID POINT ALSO BEING THE EASTERNMOST CORNER OF BLOCK 2 OF SAID THE COMMONS SUBDIVISION - FILING NO. 5;

THENCE SOUTH 44°57'42" EAST A DISTANCE OF 5.00 FEET;

THENCE SOUTH 44°18'02" WEST AND PARALLEL WITH SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF CHESTNUT ST. AND THE SOUTHEASTERLY LINE OF SAID BLOCK 2, A DISTANCE OF 333.52 FEET;

THENCE NORTH 45°24'24" WEST A DISTANCE OF 5.00 FEET TO A POINT ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF CHESTNUT ST. AND SAID SOUTHEASTERLY LINE OF BLOCK 2, SAID POINT ALSO BEING THE SOUTHERNMOST CORNER OF SAID BLOCK 2:

THENCE NORTH 44°18'02" EAST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF CHESTNUT ST. AND SAID SOUTHEASTERLY LINE OF BLOCK 2, A DISTANCE OF 333.56 FEET TO THE POINT OF BEGINNING.

UNION CENTER LLC:

PARCEL 1 (1709 Chestnut Street (02332-31-004-000)):

THAT PORTION OF BLOCK 4, THE COMMONS SUBDIVISION - FILING NO. 4, AS RECORDED AT RECEPTION NO. 2003197650, CITY AND COUNTY OF DENVER CLERK AND RECORDERS OFFICE, SITUATED THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERN MOST CORNER OF SAID BLOCK 4, THENCE NORTH 44°57'42" WEST ALONG THE SOUTHWESTERLY BOUNDARY OF SAID BLOCK 4, A DISTANCE OF 167.82 FEET;

THENCE NORTH 35°10'21" EAST LEAVING SAID BOUNDARY OF BLOCK 4, A DISTANCE OF 225.79 FEET;

THENCE NORTH 54°49'39" WEST, A DISTANCE OF 24.58 FEET;

THENCE NORTH 35°10'21" EAST, A DISTANCE OF 35.00 FEET TO A POINT OF CURVATURE CONCAVE NORTHWESTERLY;

THENCE ALONG THE ARC OF SAID CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 150.00 FEET, THROUGH A CENTRAL ANGLE OF 7°09'10", AND A LENGTH OF 18.73 FEET (THE CHORD OF WHICH BEARS N31°35'46"E, 18.71');

THENCE NORTH 28°01'11" EAST, A DISTANCE OF 81.99 FEET TO THE NORTHEASTERLY BOUNDARY OF SAID BLOCK 4;

THENCE ALONG THE BOUNDARY OF SAID BLOCK 4 THE FOLLOWING TWO (2) COURSES:

1. SOUTH 45°29'00" EAST, A DISTANCE OF 260.55 FEET;
2. SOUTH 44°18'02" WEST, A DISTANCE OF 351.72 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

THAT PORTION OF CHESTNUT STREET VACATED BY ORDINANCE NO. 832, SERIES OF 2006 DESCRIBED WITHIN SAID ORDINANCE AS PARCEL 4, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL 2 (1708 Chestnut Street (2332-28-003-000)):

BLOCK 3, THE COMMONS SUBDIVISION - FILING NO. 4, AS RECORDED AT RECEPTION NO. 2003197650, CITY AND COUNTY OF DENVER CLERK AND RECORDERS OFFICE, SITUATED WITHIN THE NORTHEAST QUARTER OF SECTION 33 AND THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

TOGETHER WITH:

THAT PORTION OF CHESTNUT STREET VACATED BY ORDINANCE NO. 832, SERIES OF 2006 DESCRIBED WITHIN SAID ORDINANCE AS PARCEL 3, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL 3 (1502 Delgany St Apprx (2332-28-001-000)):

BLOCK 4, THE COMMONS SUBDIVISION - FILING NO. 5, AS RECORDED AT RECEPTION NO. 2003013146, CITY AND COUNTY OF DENVER CLERK AND RECORDERS OFFICE, SITUATED WITHIN THE NORTHEAST QUARTER OF SECTION 33 AND THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL 4 (1809 Chestnut Street (2332-30-006-000)):

THAT PORTION OF BLOCK 1, THE COMMONS SUBDIVISION - FILING NO. 4, AS RECORDED AT RECEPTION NO. 2003197650, CITY AND COUNTY OF DENVER CLERK

AND RECORDERS OFFICE, SITUATED WITHIN THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERN MOST CORNER OF SAID BLOCK 1, THENCE NORTH 45°29'00" WEST ALONG THE SOUTHWESTERLY BOUNDARY OF SAID BLOCK 1, A DISTANCE OF 88.00 FEET;

THENCE NORTH 44°18'02" EAST LEAVING SAID SOUTHWESTERLY BOUNDARY; A DISTANCE OF 318.33 FEET;

THENCE NORTH 45°41'58" WEST, A DISTANCE OF 58.90 FEET;

THENCE NORTH 44°18'02" EAST, A DISTANCE OF 84.17 FEET TO A POINT ON THE NORTHEASTERLY BOUNDARY OF SAID BLOCK 1;

THENCE ALONG SAID BOUNDARY OF BLOCK 1 THE FOLLOWING TWO (2) COURSES:

1. SOUTH 45°27'00" EAST, A DISTANCE OF 146.90 FEET;
2. SOUTH 44°18'02" WEST, A DISTANCE OF 402.19 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

THAT PORTION OF CHESTNUT STREET VACATED BY ORDINANCE NO. 832, SERIES OF 2006 DESCRIBED WITHIN SAID ORDINANCE AS PARCEL 2, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL 5 (1975 18th Street (2332-29-003-000)):

BLOCK 2, THE COMMONS SUBDIVISION - FILING NO. 4, AS RECORDED AT RECEPTION NO. 2003197650, CITY AND COUNTY OF DENVER CLERK AND RECORDERS OFFICE, SITUATED WITHIN THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

TOGETHER WITH:

THAT PORTION OF CHESTNUT STREET VACATED BY ORDINANCE NO. 832, SERIES OF 2006 DESCRIBED WITHIN SAID ORDINANCE AS PARCEL 1, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

ALTA CITYHOUSE, LLC (2075 18th Street (2332-30-004-000)):

A PORTION OF BLOCK 1, THE COMMONS SUBDIVISION - FILING NO. 4, RECORDED AT RECEPTION NO. 2003197560, CITY AND COUNTY OF DENVER, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY MOST PROPERTY CORNER FOR SAID BLOCK 1;

THENCE NORTH 45 DEGREES 29 MINUTES 00 SECONDS WEST ALONG THE SOUTHWESTERLY PROPERTY LINE FOR SAID BLOCK 1, A DISTANCE OF 88.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 45°29'00" WEST ALONG SAID SOUTHWESTERLY BOUNDARY, A DISTANCE OF 195.94 FEET;

THENCE NORTH 28°01'11" EAST LEAVING SAID SOUTHWESTERLY BOUNDARY, A DISTANCE OF 27.49 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID BLOCK 1;

THENCE ALONG SAID WESTERLY BOUNDARY OF BLOCK 1 THE FOLLOWING TWO (2) COURSES:

1. NORTH 44°31'00" EAST, A DISTANCE OF 9.64 FEET;
2. NORTH 45°29'00" WEST, A DISTANCE OF 2.76 FEET TO A POINT OF NON-TANGENT CURVE CONCAVE SOUTHEASTERLY;

THENCE LEAVING SAID WESTERLY BOUNDARY OF BLOCK 1 AND ALONG THE ARC OF SAID NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 500.00 FEET, THROUGH A CENTRAL ANGLE OF 6°04'53", AND A LENGTH OF 53.07 FEET (THE CHORD OF WHICH BEARS N32°07'55"E, 53.05');

THENCE NORTH 35°10'21" EAST, A DISTANCE OF 217.14 FEET TO A POINT ON THE NORTHWESTERLY BOUNDARY OF SAID BLOCK 1, SAID POINT ALSO BEING A POINT OF NON-TANGENT CURVE CONCAVE NORTHWESTERLY;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID BLOCK 1 THE FOLLOWING FOUR (4) COURSES:

1. ALONG THE ARC OF SAID NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1302.42 FEET, THROUGH A CENTRAL ANGLE OF 2°48'47", AND A LENGTH OF 63.95 FEET (THE CHORD OF WHICH BEARS N41°16'09"E, 63.94');

2. SOUTH 45°27'00" EAST, A DISTANCE OF 54.17 FEET;
3. NORTH 44°33'00" EAST, A DISTANCE OF 36.48 FEET;
4. SOUTH 45°27'00" EAST, A DISTANCE OF 142.16 FEET;

THENCE SOUTH 44°18'02" WEST LEAVING SAID NORTHERLY BOUNDARY OF BLOCK 1, A DISTANCE OF 84.17 FEET;

THENCE SOUTH 45°41'58" EAST, A DISTANCE OF 58.90 FEET;

THENCE SOUTH 44°18'02" WEST, A DISTANCE OF 318.33 FEET TO THE POINT OF BEGINNING.

BH/JP WEWATTA, LLC (1502 Delgany St Apprx (2332-25-002-000))

BLOCK 1, THE COMMONS SUBDIVISION FILING NO. 5, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

COLUMBIA PLATTE VALLEY COLORADO II, LLC (1851 Bassett Street (2332-20-024-000))

LOT 2, BLOCK 7, THE COMMONS SUBDIVISION – FILING NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 16, 2000 UNDER RECEPTION NO. 2000085197, CITY AND COUNTY DENVER, STATE OF COLORADO

ROHR INVESTMENTS, INC.

PARCEL 1 (1502 Delgany St Apprx (2332-29-001-0000))

BLOCK 5, THE COMMONS SUBDIVISION - FILING NO. 5, CITY AND COUNTY OF DENVER, STATE OF COLORADO

PARCEL 2 (1701 Wynkoop St Apprx (2332-001-52-000))

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER (SE ¼) OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF BLOCK 3, HOYT & ROBINSON'S ADDITION TO DENVER;

THENCE S 44°59'13" W ALONG THE NORTHWESTERLY LINE OF SAID BLOCK 3 A DISTANCE OF 235.06 FEET TO THE MOST WESTERLY CORNER OF LOT 11, SAID BLOCK 3;

THENCE N 45°00'47" W ALONG THE NORTHWESTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF SAID LOT 11, BLOCK 3, A DISTANCE OF 127.70 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE INTERSECTION WITH THE WEST LINE OF SAID HOYT & ROBINSON'S ADDITION TO DENVER;

THENCE S 00°01'13" W ALONG SAID WEST LINE A DISTANCE OF 54.33 FEET TO THE INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY OF WEWATTA STREET, AS SHOWN ON THE PLAT OF THE COMMONS SUBDIVISION--FILING NO. 5 FILED WITH THE CLERK AND RECORDER, CITY AND COUNTY OF DENVER, AT RECEPTION NO. 2003131146;

THENCE EASTERLY AND NORTHEASTERLY ALONG SAID RIGHT-OF-WAY EXTENDED, SAID RIGHT-OF-WAY EXTENDED ALSO BEING A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 222.50 FEET, A CENTRAL ANGLE OF 10°55'06", AND A CHORD WHICH BEARS N 69°45'37" E A DISTANCE OF 42.34 FEET, AN ARC DISTANCE OF 42.40 FEET TO THE INTERSECTION WITH SAID NORTHWESTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF SAID LOT 11, BLOCK 3, SAID POINT ALSO BEING ON THE NORTHWESTERLY LINE OF WEWATTA STREET, AS DESCRIBED IN ORDINANCE NO. 551, SERIES OF 2001;

THENCE N 45°00'47" W ALONG SAID NORTHWESTERLY EXTENSION A DISTANCE OF 56.13 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARINGS: THE RANGE LINE IN WYNKOOP STREET FROM 18TH STREET TO 19TH STREET IS ASSUMED TO BEAR N 45°00'00" E AS DEFINED BY 1" STEEL PINS IN RANGE BOXES AT THE ABOVE INTERSECTION OF STREETS.

BALFOUR COSMOPOLITAN CLUB, LLC

PARCEL 1 (2101 15th St (2332-12-007-000))

LOT 1, BLOCK 3, THE COMMONS SUBDIVISION FILING NO. 1, CITY AND COUNTY OF DENVER, STATE OF COLORADO

PARCEL 2 (1550 Little Raven St (2332-13-016-000))

LOT 1, BLOCK 4, THE COMMONS SUBDIVISION FILING NO. 1, CITY AND COUNTY OF DENVER, STATE OF COLORADO

PARCEL 3 (1540 Little Raven St #TR-A (2332-13-089-000))

THAT PORTION OF TRACT "A", THE COMMONS SUBDIVISION FILING NO. 1, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT BEING THE INTERSECTION OF THE 20 FOOT RANGE LINE FOR VACATED BASSETT STREET AND 15TH STREET; THENCE NORTH 04° 40' 30" WEST A DISTANCE OF 370.25 FEET TO THE POINT OF BEGINNING;

THENCE AROUND THE PERIMETER OF BASSETT CIRCLE THE FOLLOWING TWELVE (12) COURSES:

1. THENCE SOUTH 25° 43' 12" EAST A DISTANCE OF 97.44 FEET TO A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 42.00 FEET;
2. THENCE ALONG SAID CURVE A DISTANCE OF 14.54 FEET, THROUGH A CENTRAL ANGLE OF 19° 50' 28", THE CHORD OF WHICH BEARS SOUTH 35° 38' 26" EAST, A DISTANCE OF 14.47 FEET;
3. THENCE SOUTH 45° 33' 40" EAST A DISTANCE OF 70.91 FEET TO A POINT OF TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 27.00 FEET;
4. THENCE ALONG SAID CURVE A DISTANCE OF 42.34 FEET, THROUGH A CENTRAL ANGLE OF 89° 51' 24", THE CHORD OF WHICH BEARS NORTH 89° 30' 38" EAST, A DISTANCE OF 38.14 FEET;
5. THENCE NORTH 44° 34' 56" EAST A DISTANCE OF 77.09 FEET;
6. THENCE SOUTH 45° 28' 34" EAST A DISTANCE OF 48.00 FEET;
7. THENCE SOUTH 44° 34' 56" WEST A DISTANCE OF 77.14 FEET TO A POINT OF TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 75.00 FEET;
8. THENCE ALONG SAID CURVE A DISTANCE OF 117.62 FEET, THROUGH A CENTRAL ANGLE OF 89° 51' 24", THE CHORD OF WHICH BEARS SOUTH 89° 30' 38" WEST, A DISTANCE OF 105.93 FEET;
9. THENCE NORTH 45° 33' 40" WEST A DISTANCE OF 70.91 FEET TO A POINT OF TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 90.00 FEET;
10. THENCE ALONG SAID CURVE A DISTANCE OF 31.17 FEET, THROUGH A CENTRAL ANGLE OF 19° 50' 28", THE CHORD OF WHICH BEARS NORTH 35° 38' 26" WEST, A DISTANCE OF 31.01 FEET;
11. THENCE NORTH 25° 43' 12" WEST A DISTANCE OF 97.44 FEET TO A POINT ON SAID LITTLE RAVEN STREET;
12. THENCE NORTH 64° 16' 48" EAST A DISTANCE OF 48.00 FEET ALONG SAID LITTLE RAVEN STREET TO THE POINT OF BEGINNING,

EXCEPTING THEREFROM, THAT PORTION LYING BETWEEN PLANE SIX FEET UNDER FINISHED GRADE AND SIXTEEN FEET OVER FINISHED GRADE.

COMMONS 19 LLC (1501 Delgany Street (02332-11-013-000))

LOTS 1 AND 2, BLOCK 1, THE COMMONS SUBDIVISION - FILING NO. 3, CITY AND COUNTY OF DENVER, STATE OF COLORADO