

AFTER RECORDING RETURN TO:

Otten Johnson Robinson Neff + Ragonetti, P.C.
950 17th Street, Suite 1600
Denver, Colorado 80202
Attention: Jim Johnson, Esq.

QUIT CLAIM DEED

[Statutory Form - C.R.S. § 38-30-116]

THIS QUIT CLAIM DEED dated April _____, 2016, is made by and between:

BROADWAY 29 LLC, a Delaware limited liability company (“**Grantor**”), whose legal address is 27777 Franklin Road, Suite 200, Southfield, Michigan 48034; and

BW-2901 LAND, LP, a Delaware limited partnership (“**Grantee**”), whose legal address is c/o Cypress Real Estate Advisors, 1601 South Mopac Expressway, Suite 175, Austin, Texas 78746.

WITNESS, that Grantor, for the consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, hereby sells and quitclaims to Grantee, all of Grantor’s right, title and interest, if any, in and to the real property in the City and County of Denver, State of Colorado, described on Exhibit A attached hereto and made a part hereof, with all its appurtenances.

[Remainder of page intentionally left blank; signature and notary on following page]

IN WITNESS WHEREOF, Grantor has executed this Quit Claim Deed on the date set forth above.

GRANTOR:

BROADWAY 29 LLC,
a Delaware limited liability company

By: RINO II LLC,
a Michigan limited liability company,
its Manager

By: _____
Gary Shiffman
Manager

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this ___ day of April, 2016, by Gary Shiffman, as Manager of RINO II LLC, a Michigan limited liability company, as Manager of Broadway 29 LLC, a Delaware limited liability company, on behalf of said limited liability company.

Witness my hand and official seal.

Notary Public

My commission expires: _____

EXHIBIT A

(Attached to and forming a part of
the Quit Claim Deed
from Broadway 29 LLC, as grantor,
to BW-2901 Land, LP, as grantee)

Description of the Real Property

THOSE PARCELS OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, LABELED AS "PARCEL 1", "PARCEL 2" AND "PARCEL 3" IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED SEPTEMBER 18, 2014 AT RECEPTION NUMBER 2014113780 IN THE REAL ESTATE RECORDS OF THE CITY AND COUNTY OF DENVER, COLORADO, ALSO DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 27, FROM WHENCE THE WEST ONE-QUARTER CORNER OF SAID SECTION 27 BEARS SOUTH 89°59'53" WEST, A DISTANCE OF 2646.01 FEET, WITH ALL BEARINGS HEREON RELATIVE THERETO;

THENCE SOUTH 89°59'53" WEST ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 27, A DISTANCE OF 417.55 FEET;

THENCE DEPARTING SAID EAST-WEST CENTERLINE, SOUTH 00°00'07" EAST, A DISTANCE OF 75.62 FEET TO **THE POINT OF BEGINNING** BEING THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL 1, IN SAID SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2014113780 IN SAID RECORDS; ALSO BEING A POINT ON THE SOUTH BOUNDARY OF TRACT B (WEWATTA WAY), OF DENARGO MARKET SUBDIVISION FILING NO. 2, PER THE PLAT RECORDED AT RECEPTION NO. 2012049308 IN SAID RECORDS;

THENCE ALONG THE SOUTH BOUNDARY OF SAID TRACT B AND THE NORTH BOUNDARY OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL 3 IN SAID SPECIAL WARRANTY DEED, NORTH 89°58'19" EAST, A DISTANCE OF 13.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 195.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°56'19", AN ARC LENGTH OF 71.26 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 3;

THENCE DEPARTING SAID SOUTH BOUNDARY, AND ALONG THE EAST BOUNDARY OF SAID PARCEL 3, SOUTH 00°01'41" EAST, A DISTANCE OF 118.43 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 3 AND THE NORTHEAST

CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL 2 IN SAID SPECIAL WARRANTY DEED;

THENCE ALONG THE EASTERLY AND SOUTHERLY BOUNDARIES OF SAID PARCEL 2, THE FOLLOWING 3 COURSES:

1. SOUTH 00°01'41" EAST, A DISTANCE OF 77.02 FEET TO THE NORTHWESTERLY BOUNDARY OF A PARCEL OF LAND OWNED BY UNION PACIFIC RAILROAD COMPANY;
2. ALONG SAID NORTHWESTERLY BOUNDARY, SOUTH 48°04'18" WEST, A DISTANCE OF 10.49 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 564.03 FEET;
3. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 6°21'22" AN ARC LENGTH OF 62.57 FEET TO THE MOST EASTERLY CORNER OF LOT 1, BLOCK 1, SAID DENARGO MARKET SUBDIVISION FILING NO. 2;

THENCE ALONG THE COMMON BOUNDARY OF SAID PARCEL 2 AND SAID LOT 1, BLOCK 1, THE FOLLOWING 3 COURSES:

1. NON-TANGENT TO SAID CURVE, NORTH 50°40'14" WEST, A DISTANCE OF 39.71 FEET;
2. SOUTH 89°58'19" WEST, A DISTANCE OF 217.56 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 2;
3. NORTH 00°01'24" WEST, A DISTANCE OF 54.90 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 2 AND THE SOUTHWEST CORNER OF SAID PARCEL 1;

THENCE ALONG THE COMMON BOUNDARY BEING THE WEST BOUNDARY OF SAID PARCEL 1 AND THE EAST BOUNDARY OF SAID LOT 1, BLOCK 1, NORTH 00°01'41" WEST, A DISTANCE OF 148.63 FEET TO THE SOUTH BOUNDARY OF SAID TRACT B (WEWATTA WAY) AND THE NORTHWEST CORNER OF SAID PARCEL 1;

THENCE ALONG THE COMMON BOUNDARY BEING THE SOUTH BOUNDARY OF SAID TRACT B AND THE NORTH BOUNDARY OF SAID PARCEL 1, NORTH 89°58'19" EAST, A DISTANCE OF 222.17 FEET TO **THE POINT OF BEGINNING**.

CONTAINING 1.444 ACRES (62,902 SQ. FT.), MORE OR LESS.

Street Address: 2901 Broadway, Denver, Colorado
APN: 02274-00-093-000