

FIRST AMENDMENT TO LOAN AGREEMENT

THIS FIRST AMENDMENT TO LOAN AGREEMENT (the “Amendment”) is made and entered by and between the **CITY AND COUNTY OF DENVER**, a municipal corporation organized pursuant to the Constitution of the State of Colorado (“City”), and **ILIFF SENIOR APARTMENTS LLLP**, a Colorado limited liability limited partnership, whose address is 1936 West 33rd Avenue, Denver, Colorado 80211 (“Borrower”), each individually a “Party” and collectively the “Parties.”

RECITALS:

WHEREAS, the Parties entered into that certain Loan Agreement dated May 21, 2025 (the “Loan Agreement”) relating to a loan to Borrower in the original principal amount of \$2,250,000.00 (the “Loan”); and

WHEREAS, Borrower executed that certain Promissory Note evidencing the terms of the Loan (the “Note”); and

WHEREAS, repayment of the Note is secured by that certain Deed of Trust dated June 11, 2025, and recorded on June 12, 2025, at Reception No. 2025058346 (the “Deed of Trust”) as a lien against certain real property in the City and County of Denver; and

WHEREAS, Borrower caused that certain Rental and Occupancy Covenant dated June 11, 2025, and recorded on June 12, 2025, at Reception No. 2025058347, to be recorded against certain real property in the City and County of Denver to secure such property for use as affordable housing in conformance with the terms of the Loan Agreement (the “Covenant”); and

WHEREAS, collectively, the Loan Agreement, Note, Covenant, and Deed of Trust are referred to herein as the “Loan Documents;” and

WHEREAS, the Parties wish to amend Loan Agreement to correct the legal description and match the legal description in the Covenant and Deed of Trust, as set forth herein; and

NOW THEREFORE, in consideration of the premises herein contained and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, and the Parties’ mutual covenants and obligations, the Parties agree as follows:

1. **Exhibit D** to the Loan Agreement is hereby deleted in its entirety and replaced with **Exhibit D-1 Legal Description**, attached and incorporated by reference herein. All references in the original Agreement to Exhibit D are changed to Exhibit D-1.

2. The Executive Director of HOST or the Executive Director's designee is authorized to execute documents necessary and appropriate to accomplish the objectives of this Amendment, so long as the documents are in a form acceptable to the City Attorney.

3. Except as stated herein, the Loan Documents continue in effect, and are affirmed and ratified in each and every particular.

4. This Amendment will not be effective or binding on the City until it has been fully executed by all required signatories of the City and County of Denver, and if required by Charter, approved by the City Council.

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[SIGNATURE PAGES TO FOLLOW]

Contract Control Number: HOST-202580846-01/HOST202578924-01
Contractor Name: ILIFF SENIOR APARTMENTS LLLP

IN WITNESS WHEREOF, the parties have set their hands and affixed their seals at Denver, Colorado as of:

SEAL

CITY AND COUNTY OF DENVER:

ATTEST:

By:

APPROVED AS TO FORM:

Attorney for the City and County of Denver

By:

REGISTERED AND COUNTERSIGNED:

By:

By:

Contract Control Number: HOST-202580846-01/**HOST-202578924-01**
Contractor Name: ILIFF SENIOR APARTMENTS LLLP

DocuSigned by:

By: Lisa Mullins
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Name: Lisa Mullins
(please print)

Title: Manager
(please print)

ATTEST: [if required]

By: _____

Name: _____
(please print)

Title: _____
(please print)

**EXHIBIT D-1
TO
DEED OF TRUST**

Grantor: Iliff Senior Apartments LLLP
Beneficiary: City and County of Denver

The following real estate located in the City and County of Denver, State of Colorado:

A Parcel of Land being a portion of that land described in Special Warranty Deed recorded November 19, 2024 at Reception Number 2024106506, Denver County, Colorado Clerk and Recorder's Office, situated in the Southwest $\frac{1}{4}$ of Section 30, Township 4 South, Range 67 West of the 6th Principal Meridian, City and County of Denver, State of Colorado described as follows:

Commencing at the Center/4 Corner of Section 30, Township 4 South, Range 67 West of the 6th Principal Meridian;

Thence S00°33' 19"E along the East Line of the Southwest 1/4 of said Section 30, a distance of 35.96 feet;

Thence S89°26' 41"W a distance of 34.00 feet to a point on a Line 34.00 feet west of and parallel with said East Line and the Point of Beginning;

Thence S00°33' 19"E along said Line 34.00 feet west of and parallel with said East Line, a distance of 157.75 feet;

Thence S89°32'29"W, parallel with the N01ih Line of said Southwest $\frac{1}{4}$, a distance of 295.06 feet;

Thence N00°33' 19"W a distance of 159.77 feet to a point on a Line 34.00 feet south of and parallel with the North Line of said Southwest 1/4;

Thence N89°32'29"E along said Line 34.00 feet south of and parallel with said North Line, a distance of 293.04 feet;

Thence S45°3' 1'40"E along the Northeast Line of said Special Warranty Deed, a distance of 2.86 feet to the Point of Beginning.

Purported address (for information only): 4770 E. Iliff Avenue, Denver, Colorado 80222