

DENVER DOWNTOWN DEVELOPMENT AUTHORITY
A RESOLUTION APPROVING A PETITION FOR INCLUSION

WHEREAS, the Denver Downtown Development Authority (the “DDDA”) is a body corporate and has been duly created, organized, established and authorized by the City and County of Denver, Colorado (the “City”) and the qualified electors of the DDDA to transact business and exercise its powers as a downtown development authority pursuant to Sections 31-25-801, *et seq.*, C.R.S. (as may be amended or restated from time to time, the “DDA Act”), Ordinance No. 400, Series of 2008 of the City (as amended from time to time, the “DDDA Creation Ordinance”) and that Plan of Development for Denver Union Station dated November 25, 2008, as approved pursuant to City Ordinance No. 723, Series of 2008 (the “Original DUS Plan”); and

WHEREAS, the Original DUS Plan only contemplated the redevelopment of the Denver Union Station Project, as defined therein; and

WHEREAS, in accordance with City Ordinance No. 1660, Series of 2024, the City Council approved an Amended and Restated Denver Downtown Development Authority Plan of Development (the “Amended Plan”) to supplement and expand the scope of contemplated development projects (separately, a “Development Project”) authorized under the Original DUS Plan beyond just the redevelopment of the Denver Union Station Project; and

WHEREAS, the Board of Directors of the DDDA (the “Board”) is authorized pursuant to the Act to have all powers customarily vested in the board of directors of a corporation; and

WHEREAS, additional property may be included into the boundaries of the DDDA, initiated by petition of the fee owner to the Board, and in accordance with the procedures set for in Section 31-25-822, C.R.S., as may be amended (the “Inclusion Statute”); and

WHEREAS, the Board has adopted its Amended Resolution of the Board of Directors of the Denver Downtown Development Authority Setting Forth Procedures for the Inclusion of Additional Property on July 22, 2026 (as may be amended or restated from time to time, the “Inclusion Procedures Resolution”), which Inclusion Procedures Resolution sets forth certain procedures by which the Board will consider petitions for inclusion of property submitted for its consideration in accordance with the Inclusion Statute; and

WHEREAS, in accordance with the Inclusion Statute, proceedings for inclusion shall be initiated by petition to the Board, signed by the owner or owners in fee of each parcel of land adjacent to the DDDA sought to be included, and any such petition shall include evidence satisfactory to the Board concerning title to the property and an accurate legal description thereof; and

WHEREAS, pursuant to the Inclusion Statute, if the Board approves such petition, it shall then submit the same to the Denver City Council (the “City Council”), as the governing body in and for the City; and

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WHEREAS, in accordance with the Inclusion Statute, **ANB Bank**, as the owner of certain parcels of land located adjacent to the DDDA, submitted to the Board a petition for the inclusion of property into the DDDA, date **June 24, 2026**, for the Board's consideration (all as further described in said petition, the "Petition"), a copy of which is attached hereto as **Exhibit A**; and

WHEREAS, the Board, having considered the sufficiency of the Petition in accordance with the Inclusion Statute and the Inclusion Procedures Resolution, hereby wishes to approve the Petition and direct the submission of the Petition to City Council for its consideration in accordance with the Inclusion Statute.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Denver Downtown Development Authority as follows:

1. That the Petition has been submitted to the Board in accordance with the Inclusion Statute, and that the Petition includes evidence satisfactory to the Board concerning title to the property described therein and an accurate legal description thereof.
2. That the Board determines that the requirements of the Inclusion Statute and the Inclusion Procedures Resolution have been satisfied in connection with the submission of the Petition.
3. That the Petition is hereby approved and the Board shall submit the Petition along with this Resolution to the City Council for its consideration in accordance with the Inclusion Statute.
4. This Resolution shall replace and supersede any existing resolution adopted by the Board concerning the subject matter described herein.

ADOPTED and effective this **22nd day of July 2026**.

DENVER DOWNTOWN DEVELOPMENT
AUTHORITY

Signed by:
By: Douglas M. Tisdale, Esq., Board Chair 7/30/2026
8A3C736A25DA440...
Douglas M. Tisdale, Chair

ATTEST:

Signed by:
Frank Cannon, Board Secretary 8/2/2026
79E3856155E748C...
Frank Cannon, Secretary

Denver Downtown Development Authority
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Exhibit A

Petition for Inclusion

444 17th St, Unit 100

**PETITION FOR THE INCLUSION OF PROPERTY INTO THE
DENVER DOWNTOWN DEVELOPMENT AUTHORITY,
IN THE CITY AND COUNTY OF DENVER**

The undersigned person(s), as the owner(s) or representative(s) of owners in fee of each parcel(s) of land described herein located adjacent to the existing Denver Downtown Development Authority (individually, a "Petitioner" and collectively, the "Petitioners"), hereby petition the Board of Directors ("Board") of the Denver Downtown Development Authority ("DDDA") for the inclusion of such parcel(s) of land ("Property") into the boundaries of the DDDA in accordance with the provisions of C.R.S. § 31-25-822, as may be amended from time to time. In support of this petition ("Petition"), Petitioner(s) state(s) and acknowledge(s):

1. The Petitioner(s) named herein are the lawful owners in fee of the Property described in this Petition.

2. If, in accordance with C.R.S. § 31-25-822 and the Board's Resolution Setting Forth Inclusion of Additional Property Procedures (as each may be amended from time to time), the Board approves this Petition via resolution ("Approval Resolution"), then the Board shall submit its Approval Resolution to the Denver City Council ("City Council"), as the governing body in and for the City and County of Denver, Colorado ("City"), for its consideration. If approved, this Petition may be aggregated with other approved petitions for inclusion into a single Approval Resolution by the Board for the sake of efficiency.

3. In accordance with C.R.S. § 31-25-822, the City Council shall consider this Petition for approval at a regular or special meeting. Petition approval by the City Council shall contemporaneously amend City Ordinance No. 400, Series of 2008, as otherwise amended from time to time, to redescribe the boundaries of the DDDA so as to include the Property; from the effective date of said amendment the Property shall be included within the DDDA and shall be subject to any taxes thereafter imposed by the City for the use and benefit of the DDDA.

4. A more detailed legal description and map of the Property is attached as Exhibit A and incorporated by reference herein.

5. Evidence concerning title to the Property being vested in the Petitioner(s) is attached as Exhibit B and incorporated by reference therein.

6. Petitioner(s) respectfully request(s) the Board and the City Council, as the governing body of the City, to approve this Petition and include the Property into the boundaries of the Denver Downtown Development Authority.

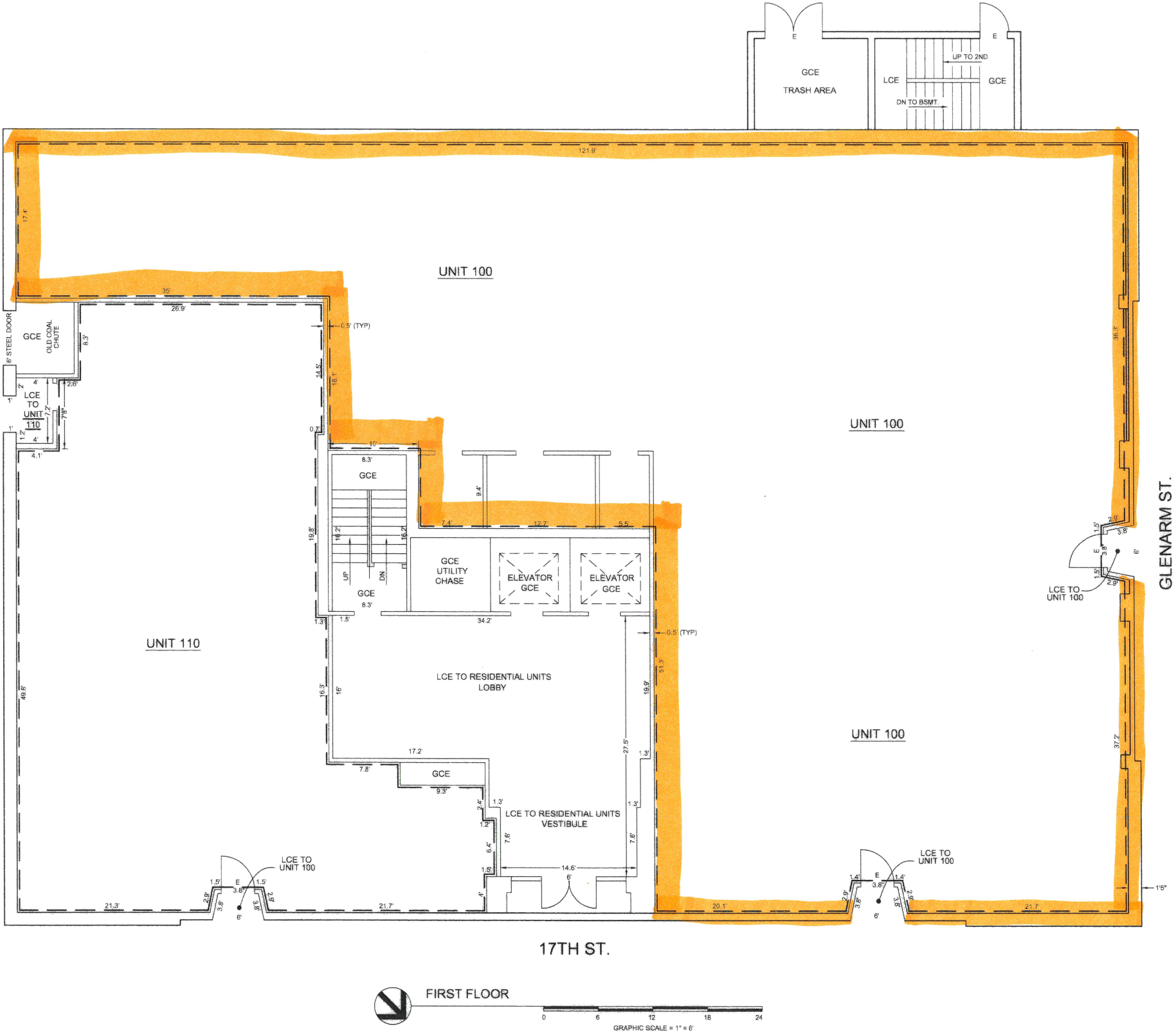
[Exhibits A and B, and signatures on following sheets]

EXHIBIT A
DESCRIPTION OF PROPERTY AND MAP

Parcel No.	Street Address	Schedule #	Legal Description	Owner
02346-10-043-043	444 17 th Street, Unit 100, Denver, CO 80206	0234610043043	Unit 100, The Midland Condominiums, City and County of Denver, State of Colorado. (See attached deed for full legal description, noting that only Unit 100 is being petitioned for inclusion into the Denver Downtown Development Authority)	ANB Bank

[Maps are attached; Property is outlined in orange]

2005115143
THE MIDLAND CONDOMINIUMS MAP
Lots 1 through 5 and the NE'ly 1/2 of Lot 6
Block 195
EAST DENVER
City and County of Denver, State of Colorado
Sheet 3 of 12



2005115143

THE MIDLAND CONDOMINIUMS MAP

Lots 1 through 5 and the NE'ly 1/2 of Lot 6
Block 195

EAST DENVER
City and County of Denver, State of Colorado

Sheet 1 of 12

BURDICK ENGINEERING
CONSULTANTS INCORPORATED
Civil Engineering & Land Surveying
2109 S. Wadsworth Blvd. Garden Level North
Lakewood, CO 80227-2401

94866

INDEX OF SHEETS

Sheet 1 of 12	Site Plan
Sheet 2 of 12	Basement
Sheet 3 of 12	First Floor
Sheet 4 of 12	Second Floor
Sheet 5 of 12	Third Floor
Sheet 6 of 12	Fourth Floor
Sheet 7 of 12	Fifth Floor
Sheet 8 of 12	Sixth Floor
Sheet 9 of 12	Seventh Floor
Sheet 10 of 12	Eighth Floor
Sheet 11 of 12	Ninth Floor
Sheet 12 of 12	Tenth Floor

LEGEND

LCE	=	Limited Common Element
GCE	=	General Common Element
WM	=	Water Meter
OH	=	Overhang
---	=	Unit Boundary
Rec.	=	Reception Number
Fd	=	Found
MH	=	Manhole
E	=	Entry
SP	=	Parking Space
---	=	Lot line

ELEVATION SCHEDULE

LOCATION	UNFINISHED FLOOR	UNFINISHED CEILING
Sub-basement	5210.88	5229.38
Mech. Room	5216.13	5222.23
Basement	5219.58	5229.38
1 st Floor Commercial	5230.08	5247.08
1 st Floor Condo Lobby	5230.08	5244.38
1 st Floor Bank	5230.08	5243.08
2 nd Floor	5247.88	5258.28
3 rd Floor	5259.18	5268.18
4 th Floor	5268.98	5277.98
5 th Floor	5278.78	5287.78
6 th Floor	5288.58	5297.58
7 th Floor	5298.38	5307.38
8 th Floor	5308.18	5317.18
9 th Floor	5317.98	5326.98
10 th Floor	5327.78	5336.78

NOTES:

- 1) Street Address: 444 17th St.
Denver, Colorado
- 2) Condominium Map and the boundary of the property contained hereon are based upon a field survey conducted by Burdick Engineering Consultants Incorporated, Survey Job No. 91771.
- 3) Consult The Midland Condominiums Declaration recorded as Reception No. 2005115142, in the Office of the Clerk and Recorder of the City and County of Denver, State of Colorado, for additional information regarding easements for utilities and other matters established in the condominiums and regarding Owner's Development Rights.
- 4) The real estate described on this Condominium Map is subject to Development Rights (as defined in the Colorado Common Interest Ownership Act, C.R.S. 38-33.3-101, et. seq.), including the rights to combine individual condominium units, all as more specifically described in the Condominium Declaration.
- 5) No easements prior to recording of the Declaration of The Midland Condominiums were found, except as identified in Note 11).
- 6) Subject property is not located within a designated flood hazard area and is in Zone X. Reference: NFIP Flood Insurance Rate Map No. 080046 0010C, dated September 28, 1990.
- 7) Benchmark: City and County of Denver Brass Cap BM6A located at the northerly corner of the intersection of 17th Street and Welton Street. Elevation 5227.33 (1988 Datum).
- 8) Units 100 and 110 are Commercial Condominium Units designated for commercial / retail use only.
- 9) Parking spaces depicted on the Site Plan are limited common element and the spaces are 8 feet wide by 15 feet long, except as otherwise shown hereon.
- 10) All stairways above the first floor are limited common element appurtenant to residential units.
- 11) Subject property is affected by Public Service Co. wall mounted public lighting agreement as described at Reception No. 2003096401. Agreement allows for wall mounted lights on southeasterly side or alley side of the building.

PARKING SCHEDULE

SPACE NO.	ASSIGNMENT
1	GCE
2	LCE to Unit 100
3	LCE to Unit 100
4 through 25	LCE Assignable

LEGAL DESCRIPTION

Lots 1 through 5, inclusive, and the Northeasterly 1/2 of Lot 6,
Block 195,
EAST DENVER,
City and County of Denver, State of Colorado.

SITE PLAN

0 20 40 60
GRAPHIC SCALE 1" = 20'

SURVEYOR'S / ENGINEER'S CERTIFICATE:

I, Eugene A. Burdick, a Licensed Professional Engineer and Professional Land Surveyor licensed in the State of Colorado do hereby certify that the property described hereon was surveyed under my supervision and direction and was found by me to be as shown on this Condominium Map.

I do hereby certify that the improvements as constructed on the property described hereon conform substantially to this Condominium Map and that this Condominium Map fully and accurately depicts the layout, measurements and locations of the improvements on the described land, the dimensions of such described land, the unit designation, the dimensions of such units and the elevations of the finished floors and ceilings, and that this Condominium Map was prepared subsequent to the substantial completion of the construction of the main structure of the improvements located on said described land and do hereby certify that this map contains all of the information required by C.R.S. 38-33.3-209.

Date: 7-11-05

For and on behalf of
BURDICK ENGINEERING
CONSULTANTS INCORPORATED
Eugene A. Burdick, PE-PLS
Colorado Reg. No. 9010

OWNER'S CERTIFICATE:

444 17th STREET ASSOCIATES, LLC, a Colorado limited liability company, as owner of the hereon described real property, does hereby certify that THE MIDLAND CONDOMINIUMS MAP has been prepared pursuant to the purposes stated in the Declaration of The Midland Condominiums recorded July 12th 2005, as Reception No. 2005115142 in the office of the Clerk and Recorder of the City and County of Denver, State of Colorado.

OWNER:

444 17th STREET ASSOCIATES, LLC, a Colorado limited liability company
By V. Michael Komppa, Manager

ACKNOWLEDGEMENT:

State of Colorado }
City and County of Denver } ss

The foregoing instrument was acknowledged before me this 11th day of July, 2005, by V. Michael Komppa as Manager of 444 17th St. Associates, LLC, a Colorado limited liability company.

Witness my hand and official seal

My Commission expires: 01-23-06

RECORDER'S CERTIFICATE:

This Condominium Map was filed for record in the office of the Clerk and Recorder for the City and County of Denver, State of Colorado at 11:37 A.M. on this 12th day of July, 2005 A.D., in Book _____ at Page _____ Map No. _____ Reception No. 2005115143

Deanne E. Vaden
Clerk and Recorder
Deputy

EXHIBIT B
EVIDENCE OF TITLE

[Ownership and Encumbrance Report and Deed are attached. Note that only Unit 100 is being petitioned for inclusion.]



ONE Report

Order Number: OE1182698**Date: 06/18/2026**

Thank you for your ONE (Ownership, Name and Encumbrance) Report order. Below are details specific to your request. This report is based on a limited search of the county real property records and is intended for informational purposes only. The ONE Report does not constitute any form of warranty or guarantee of title or title insurance and should not be used by the recipient of the ONE Report as the basis for making any legal, investment or business decisions. The recipient of the ONE Report should consult legal, tax and other advisors before making any such decisions. The liability of Land Title Guarantee Company is strictly limited to (1) the recipient of the ONE Report, and no other person, and (2) the amount paid for the ONE Report.

Land Title Guarantee Company is Colorado's leader in title and closing services, delivering unsurpassed transaction excellence since 1967. Our customers can rely on meticulous record searches and the secure management of both funds and information. By prioritizing accuracy and on-time processing, we work to ensure a seamless experience for every transaction. As a family-owned business deeply rooted in Colorado, we remain dedicated to exceptional service, employee satisfaction, and the communities we serve statewide. Visit ltgc.com to learn more.

Effective Date	06/12/2026
Address:	444 17TH ST, UNIT 100, DENVER, CO 80206
County:	Denver

Legal Description:

UNITS 100, THE MIDLAND CONDOMINIUMS, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
"SEE ATTACHED DEED FOR FULL LEGAL DESCRIPTION."

Ownership:
ANB BANK

Vesting Deed(s):

[Denver county recorded 12/27/2016 under reception no. 2016181249](#)

Encumbrances and Other Documents:

NONE OF RECORD

12/27/2016 04:53 PM
City & County of Denver
Electronically Recorded

R \$31.00
PTD
D \$0.00

PUBLIC TRUSTEE'S CONFIRMATION DEED
(C.R.S. §38-38-502)

Public Trustee's Foreclosure Sale # 2016-000448

This Deed is made December 27, 2016, between the Public Trustee of Denver County, State of Colorado, and ANB BANK, Grantee, the most recent certificate holder, whose legal address is 3033 EAST 1ST AVENUE, SUITE 300, DENVER, CO 80206.

WHEREAS, 2118 N. HALSTED, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, did by Deed of Trust dated March 28, 2006, and recorded in the office of the Clerk and Recorder of the County of Denver, Colorado, on April 6, 2006, at Reception No. 2006053178, convey to the Public Trustee, in Trust, the property hereinafter described to secure the payment of the indebtedness provided in said Deed of Trust, and WHEREAS, a violation was made in certain of the terms and covenants of said Deed of Trust as shown by the Notice of Election and Demand for Sale filed with the Public Trustee; the said property was advertised for public sale at the place and in the manner provided by law and by said deed of trust; Combined Notice of Sale and Right to Cure and Redeem was given as required by law; said property was sold according to said Combined Notice; and a Certificate of Purchase thereof was made and recorded in the office of the Denver County Clerk and Recorder, and

WHEREAS, all periods of redemption have expired.

NOW, THEREFORE, the Public Trustee, pursuant to the power and authority vested by law and by the said Deed of Trust, confirms the foreclosure sale and sells and conveys to grantee the following described property located in the County of Denver, State of Colorado, to-wit:

ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH.

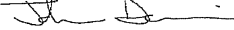
also known by street and number as:

444 17TH STREET UNIT 100 AND UNIT 110
DENVER, COLORADO 80202

TO HAVE AND TO HOLD the same, with all appurtenances, forever.

Executed: December 27, 2016.

DEBRA JOHNSON
Public Trustee, Denver County
State of Colorado

By: 
JOHN DAVIES
DEPUTY PUBLIC TRUSTEE



(NOTARIZATION NO LONGER REQUIRED IN COLORADO PER STATUTE 38-35-106 C.R.S.)

EXHIBIT A

Legal Description

UNITS 100 AND 110, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE PARKING SPACE(S) 1 AND 25, AS LIMITED COMMON ELEMENTS, THE MIDLAND CONDOMINIUMS, ACCORDING TO THE CONDOMINIUM MAP THEREOF, RECORDED ON JULY 12, 2005, AT RECEPTION NO. 2005115143 IN THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, AND AS DEFINED AND DESCRIBED IN THE MIDLAND CONDOMINIUMS DECLARATION RECORDED ON JULY 12, 2005, AT RECEPTION NO. 2005115142 IN SAID RECORDS, CITY AND COUNTY OF DENVER, STATE OF COLORADO

(collectively, the "Land")

TOGETHER WITH:

(A) All of the easements, rights, privileges, franchises, tenements, hereditaments and appurtenances now or hereafter thereunto belonging or in any way appertaining thereto, and all of the estate, right, title, interest, claim and demand whatsoever of Trustor therein or thereto, either at law or in equity, in possession or in expectancy, now owned or hereafter acquired;

(B) All of Trustor's right, title and interest and to the structures, buildings and improvements of every kind and description now or at any time hereafter located or placed on the Land (the "Improvements");

(C) All easements, rights-of-way, strips and gores of land, vaults, streets, ways, alleys, passages, sewer rights, and other emblements now or hereafter located on the Land or under or above the same or any part or parcel thereof, and all estates, rights, titles, interests, tenements, hereditaments and appurtenances, reversions and remainders whatsoever, in any way belonging, relating or appertaining to the Property or any part thereof, or which hereafter shall in any way belong, relate or be appurtenant thereto, whether now owned or hereafter acquired by Trustor;

(D) All furniture, furnishings, fixtures, goods, equipment, inventory or personal property owned by Trustor and now or hereafter located on, attached to or used in or about the Improvements, including, but not limited to, all machines, engines, boilers, dynamos, elevators, stokers, tanks, cabinets, awnings, screens, shades, blinds, carpets, draperies, lawn mowers, and all appliances, plumbing, heating, air conditioning, lighting, ventilating, refrigerating, disposal and incinerating equipment, and all fixtures and appurtenances thereto, and such other goods and chattels and personal property owned by Trustor as are

now or hereafter used or furnished in operating the Improvements, or the activities conducted therein, and all building materials and equipment hereafter situated on or about the Land or Improvements, and all warranties and guaranties relating thereto, and all additions thereto and substitutions and replacements therefor (exclusive of any of the foregoing owned or leased by tenants of space in the Improvements);

(E) All water, water courses, ditches, wells, reservoirs and drains and all water, ditch, well, reservoir and drainage rights and powers, whether decreed or undecreed, tributary, non-tributary or not non-tributary, surface or underground, appropriated or unappropriated, or conditional or unconditional, and together with any and all shares of stock in water, ditch, lateral and canal companies, well permits and all other evidences of any such rights, which are appurtenant to, located on, under or above or used in connection with the Land or the Improvements, or any part thereof, together with (i) all utilities, utility lines, utility commitments, utility capacity, capital recovery charges, impact fees and other fees paid in connection with same, (ii) reimbursements or other rights pertaining to utility or utility services provided to the Land and/or Improvements and (iii) the present or future use or availability of waste water capacity, or other utility facilities to the extent same pertain to or benefit the Land and/or Improvements, including, without limitation, all reservations of or commitments or letters covering any such use in the future, whether now existing or hereafter created or acquired;

(F) All minerals, crops, timber, trees, shrubs, flowers and landscaping features now or hereafter located on, under or above the Land;

(G) All cash funds, deposit accounts and other rights and evidence of rights to cash, now or hereafter created or held by Beneficiary pursuant to the Deed of Trust or any other of the Loan Documents (as defined in the Deed of Trust), including, without limitation, all funds now or hereafter on deposit in the Reserves (as defined in the Deed of Trust);

(H) All leases, licenses, tenancies, concessions and occupancy agreements of the Land or the Improvements now or hereafter entered into and all rents, royalties, issues, profits, bonus money, revenue, income, rights and other benefits (collectively, the "Rents" or "Rents and Profits" of the Land or the Improvements, or the fixtures or equipment, now or hereafter arising from the use or enjoyment of all or any portion thereof or from any present or future lease (including, without limitation, oil, gas and mineral leases), license, tenancy, concession, occupancy agreement or other agreement pertaining thereto or arising from any of the Contracts (as hereinafter defined) or any of the General Intangibles (as hereinafter defined) and all cash or securities (the "Security Deposits") that secure performance by the tenants, lessees or licensees, as applicable, of their obligations under any such leases, licenses, concessions or occupancy agreements, whether said cash or securities are to be held until the expiration of the terms of said leases, licenses, concessions or occupancy agreements or applied to one or more of the installments of rent coming due prior

to the expiration of said terms, subject, however, to the provisions contained in Section 1.11 of the Deed of Trust;

(I) All contracts and agreements now or hereafter entered into covering any part of the Land or the Improvements (collectively, the "Contracts") and all revenue, income and other benefits thereof, including, without limitation, management agreements, service contracts, maintenance contracts, equipment leases, personal property leases and any contracts or documents relating to construction on any part of the Land or the Improvements (including plans, specifications, studies, drawings, surveys, tests, operating and other reports, bonds and governmental approvals) or to the management or operation of any part of the Land or the Improvements;

(J) All present and future monetary deposits given to any public or private utility with respect to utility services furnished to any part of the Land or the Improvements;

(K) All present and future funds, accounts, instruments (including, without limitation, promissory notes), investment property, letter-of-credit rights, letters of credit, money, supporting obligations, accounts receivable, documents, causes of action, claims, general intangibles (including, without limitation, payment intangibles and software, trademarks, trade names, service marks and symbols now or hereafter used in connection with any part of the Land or the Improvements, all names by which the Land or the Improvements may be operated or known, all rights to carry on business under such names, and all rights, interest and privileges which Trustor has or may have as developer or declarant under any covenants, restrictions or declarations now or hereafter relating to the Land or the Improvements) and all notes or chattel paper (whether tangible or electronic) now or hereafter arising from or by virtue of any transactions related to the Land or the Improvements (collectively, the "General Intangibles");

(L) All water taps, sewer taps, certificates of occupancy, permits, special permits, uses, licenses, franchises, certificates, consents, approvals and other rights and privileges now or hereafter obtained in connection with the Land or the Improvements and all present and future warranties and guaranties relating to the Improvements or to any equipment, fixtures, furniture, furnishings, personal property or components of any of the foregoing now or hereafter located or installed on the Land or the Improvements;

(M) All building materials, supplies and equipment now or hereafter placed on the Land or in the Improvements and all architectural renderings, models, drawings, plans, specifications, studies and data now or hereafter relating to the Land or the Improvements;

(N) All right, title and interest of Trustor in any insurance policies or binders now or hereafter relating to the Property, including any unearned premiums thereon;

(O) All proceeds, products, substitutions and accessions (including claims and

demands therefor) of the conversion, voluntary or involuntary, of any of the foregoing into cash or liquidated claims, including, without limitation, proceeds of insurance and condemnation awards; and

(P) All other or greater rights and interests of every nature in the Land or the Improvements and in the possession or use thereof and income therefrom, whether now owned or hereafter acquired by Trustor.

(collectively, with the Land, the "Property")

TOGETHER WITH a security interest in all Reserves, fixtures, chattels, accounts, equipment, inventory, contract rights, general intangibles and other personal property included within the Property, all renewals, replacements of any of the aforementioned items, or articles in substitution therefor or in addition thereto or the proceeds thereof (said property is referred to collectively in the Deed of Trust as the "Collateral"), whether or not the same shall be attached to the Land or the Improvements in any manner.

DENVER DOWNTOWN DEVELOPMENT AUTHORITY
PETITION

[Required if record title to property is held by either an individual who is a natural person or a corporate entity with an individual signing on its behalf]

WARNING –
IT IS AGAINST THE LAW:

For anyone to sign this Petition with any name other than one's own or to knowingly sign one's name more than once for the same measure or to knowingly sign the Petition when not eligible to do so.

DO NOT SIGN THIS PETITION UNLESS YOU ARE AN OWNER IN FEE OR THE REPRESENTATIVE OF AN OWNER IN FEE OF EACH PARCEL OF LAND LOCATED ADJACENT TO THE EXISTING BOUNDARIES OF THE DENVER DOWNTOWN DEVELOPMENT AUTHORITY AND ARE SEEKING FOR YOUR LAND TO BE INCLUDED WITHIN THE BOUNDARIES OF THE DENVER DOWNTOWN DEVELOPMENT AUTHORITY.

Do not sign this Petition unless you have read or have had read to you the Petition in its entirety and understand its meaning.

Signature	Printed Name	Address	County
	ANB Bank, by R. Todd Crowley, its President	3033 East First Avenue Suite 300 Denver, CO 80206 Attn: General Counsel	Denver

Your signature must be witnessed by a Notary Public.

CORPORATE AFFIDAVIT OF AUTHORITY

Required if record title to property is held by a Corporation, Partnership, LLC, LLP or any other entity that is not a natural person

I, R. Todd Crowley, do solemnly swear or affirm that I am authorized to sign the Petition on behalf of ANB Bank, the record owner in fee of each parcel of land located adjacent to the existing boundaries of the Denver Downtown Development Authority represented by and described on the foregoing Petition ("Property"), and that I have submitted the Petition for the inclusion of said Property into the boundaries of the Denver Downtown Development Authority on behalf of such record owner.

Date: 6/24/2020

Signature: 

Title: President

Notarization:

STATE OF COLORADO)
) ss.
CITY AND COUNTY OF DENVER)

The foregoing Petition signature was subscribed or acknowledged before me this 24th day of June, 2026 by R. Todd Crowley as authorized representative of ANB Bank.

Carole A. Morris
Notary Public Carole A. Morris
My commission expires: 5-12-2029

SEAL

