



## Zone Map Amendment (Rezoning) - Application

<b>PROPERTY OWNER INFORMATION*</b>		<b>PROPERTY OWNER(S) REPRESENTATIVE**</b>	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION		<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT***		<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT***	
Property Owner Name		Representative Name	
Address		Address	
City, State, Zip		City, State, Zip	
Telephone		Telephone	
Email		Email	
*All standard zone map amendment applications must be initiated by owners (or authorized representatives) of at least 51% of the total area of the zone lots subject to the rezoning. See page 4.		**Property owner shall provide a written letter authorizing the representative to act on his/her behalf. ***If contact for fee payment is other than above, please provide contact name and contact information on an attachment.	
<b>SUBJECT PROPERTY INFORMATION</b>			
Location (address):			
Assessor's Parcel Numbers:			
Area in Acres or Square Feet:			
Current Zone District(s):			
<b>PROPOSAL</b>			
Proposed Zone District:			
<b>PRE-APPLICATION INFORMATION</b>			
In addition to the required pre-application meeting with Planning Services, did you have a concept or a pre-application meeting with Development Services?	<input type="checkbox"/> Yes - State the contact name & meeting date _____	<input type="checkbox"/> No - Describe why not (in outreach attachment, see bottom of p. 3)	
Did you contact the City Council District Office regarding this application ?	<input type="checkbox"/> Yes - if yes, state date and method _____	<input type="checkbox"/> No - if no, describe why not (in outreach attachment, see bottom of p. 3)	

REZONING REVIEW CRITERIA (ACKNOWLEDGE EACH SECTION)	
<p>General Review Criteria DZC Sec. 12.4.10.7.A</p> <p>Check box to affirm <b>and</b> include sections in the review criteria narrative attachment</p>	<p><input type="checkbox"/> <b>Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans, or the proposed rezoning is necessary to provide land for a community need that was not anticipated at the time of adoption of the City's Plan.</b></p> <p>Please provide a review criteria narrative attachment describing <b>how</b> the requested zone district is consistent with the policies and recommendations found in <b>each</b> of the adopted plans below. Each plan should have its' own subsection.</p> <p><b>1. Denver Comprehensive Plan 2040</b></p> <p>In this section of the attachment, describe <b>how</b> the proposed map amendment is consistent with <i>Denver Comprehensive Plan 2040's</i> a) equity goals, b) climate goals, and c) any other applicable goals/strategies.</p> <p><b>2. Blueprint Denver</b></p> <p>In this section of the attachment, describe <b>how</b> the proposed map amendment is consistent with: a) the neighborhood context, b) the future place type, c) the growth strategy, d) adjacent street types, e) plan policies and strategies, and f) equity concepts contained in <i>Blueprint Denver</i>.</p> <p><b>3. Neighborhood/ Small Area Plan and Other Plans (List all from pre-application meeting, if applicable):</b></p> <hr/>
<p>General Review Criteria: DZC Sec. 12.4.10.7. B &amp; C</p> <p>Check boxes to the right to affirm <b>and</b> include a section in the review criteria for Public Health, Safety and General Welfare narrative attachment.</p>	<p><input type="checkbox"/> <b>Uniformity of District Regulations and Restrictions: The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.</b></p> <p><input type="checkbox"/> <b>Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.</b></p> <p>In the review criteria narrative attachment, please provide an additional section describing <b>how</b> the requested rezoning furthers the public health, safety and general welfare of the City.</p>
<p>Review Criteria for Non-Legislative Rezoning: DZC Sec. 12.4.10.8</p> <p>For Justifying Circumstances, check box and include a section in the review criteria narrative attachment.</p> <p>For Neighborhood Context, Purpose and Intent, check box <b>and</b> include a section in the review criteria narrative attachment.</p>	<p><b>Justifying Circumstances - One of the following circumstances exists:</b></p> <p><input type="checkbox"/> The existing zoning of the land was the result of an error;</p> <p><input type="checkbox"/> The existing zoning of the land was based on a mistake of fact;</p> <p><input type="checkbox"/> The existing zoning of the land failed to take into account the constraints of development created by the natural characteristics of the land, including, but not limited to , steep slopes, floodplain, unstable soils, and inadequate drainage;</p> <p><input type="checkbox"/> Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include:</p> <p style="padding-left: 20px;">a. Changed or changing conditions in a particular area, or in the city generally; or,</p> <p style="padding-left: 20px;">b. A City adopted plan; or</p> <p style="padding-left: 20px;">c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.</p> <p><input type="checkbox"/> It is in the public interest to encourage a departure from the existing zoning through application of supplemental zoning regulations that are consistent with the intent and purpose of, and meet the specific criteria stated in, Article 9, Division 9.4 (overlay Zone Districts) of this Code.</p> <p>In the review criteria narrative attachment, please provide an additional section describing the selected justifying circumstance. If the changing conditions circumstance is selected, describe changes since the site was last zoned. Contact your pre-application case manager if you have questions.</p> <p><input type="checkbox"/> <b>The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District.</b></p> <p>In the review criteria narrative attachment, please provide a separate section describing <b>how</b> the rezoning aligns with a) the proposed district neighborhood context description, b) the general purpose statement, and c) the specific intent statement found in the Denver Zoning Code.</p>

**REQUIRED ATTACHMENTS**

Please check boxes below to affirm the following **required** attachments are submitted with this rezoning application:

- Legal Description of subject property(s). **Submit as a separate Microsoft Word document.** View guidelines at: <https://www.denvergov.org/content/denvergov/en/transportation-infrastructure/programs-services/right-of-way-survey/guidelines-for-land-descriptions.html>
- Proof of ownership document for each property owner signing the application, such as (a) Assessor's Record, (b) Warranty deed, or (c) Title policy or commitment dated no earlier than 60 days prior to application date. If the owner is a corporate entity, proof of authorization for an individual to sign on behalf of the organization is required. This can include board resolutions authorizing the signer, bylaws, a Statement of Authority, or other legal documents as approved by the City Attorney's Office.
- Review Criteria Narratives. See page 2 for details.

**ADDITIONAL ATTACHMENTS (IF APPLICABLE)**

Additional information may be needed and/or required. Please check boxes below identifying additional attachments provided with this application.

- Written narrative explaining reason for the request** (optional)
- Outreach documentation attachment(s).** Please describe any community outreach to City Council district office(s), Registered Neighborhood Organizations (RNOs) and surrounding neighbors. If outreach was via email- please include email chain. If the outreach was conducted by telephone or meeting, please include contact date(s), names and a description of feedback received. If you have not reached out to the City Council district office, please explain why not. (optional - encouraged )
- Letters of Support.** If surrounding neighbors or community members have provided letters in support of the rezoning request, please include them with the application as an attachment (optional).
- Written Authorization to Represent Property Owner(s)** (if applicable)
- Individual Authorization to Sign on Behalf of a Corporate Entity** (e.g. if the deed of the subject property lists a corporate entity such as an LLC as the owner, this document is required.)
- Other Attachments.** Please describe below.

## PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION

We, the undersigned represent that we are the owner(s) of the property described opposite our names, or have the authorization to sign on behalf of the owner as evidenced by a Power of Attorney or other authorization attached, and that we do hereby request initiation of this application. I hereby certify that, to the best of my knowledge and belief, all information supplied with this application is true and accurate. I understand that without such owner consent, the requested official map amendment action cannot lawfully be accomplished.

Property Owner Name(s) (please type or print legibly)	Property Address City, State, Zip Phone Email	Property Owner Interest % of the Area of the Zone Lots to Be Rezoned	Please sign below as an indication of your consent to the above certification statement	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed, (C) title policy or commitment, or (D) other as approved	Has the owner authorized a representative in writing? (YES/NO)
<b>EXAMPLE</b> John Alan Smith and Josie Q. Smith	123 Sesame Street Denver, CO 80202 (303) 555-5555 sample@sample.gov	100%	<i>John Alan Smith</i> <i>Josie Q. Smith</i>	01/12/20	(A)	YES



Rezoning Parcel Summary and Ownership Information

Parcel Schedule Number	Parcel Address	Owner	District	Parcel Area (SF)	Percent of Total
233520009000	1441 7th St	Board of Directors of the Auraria Higher Education Center	C	45,500	1.5%
233411015000	1450 7th St	Board of Directors of the Auraria Higher Education Center	C	32,560	1.1%
233414019000	1450 5th St	Fifth Street Ltd LLC	C	144,607	4.8%
233510013013, 233510016016, 233510015015, 233510014014	1055 Auraria Pkwy	Kroenke 1055 LLC	T	4,033	0.1%
233509008000	917 Auraria Pkwy	Kroenke 923 LLC	T	9,698	0.3%
233509006000	901 Auraria Pkwy	Kroenke 923 LLC	T	8,941	0.3%
233501019000	1204 Wewatta St	Kroenke Arena Company LLC	C	8,287	0.3%
233502020000	1703 11 <sup>th</sup> St	Kroenke Arena Company LLC	C	60,487	2.0%
233503035000	1000 Chopper Cir	Kroenke Arena Company LLC	C	1,956,924	64.6%
233500032000	701 Wewatta St	Kroenke Parking LLC	C	108,397	3.6%
233511063000	1507 11 <sup>th</sup> St	Kroenke Parking LLC	T	164,369	5.4%
233512018000	1602 13 <sup>th</sup> St	Kroenke Parking LLC	T	969	0.0%
233512009000	1601 12 <sup>th</sup> St	Kroenke Parking LLC	T	3,970	0.1%
233511064000	1600 12th St	Kroenke Parking LLC	T	8,418	0.3%
233510012000	1600 10th St	Kroenke Parking LLC	T	91,796	3.0%
233410012000	1500 7th St	Kroenke Parking LLC	C	33,728	1.1%
233411005000	1400 7th St	Public Service Co	C	860	0.0%
233414020000	309 Walnut St	RTD	C	85,463	2.8%
233503037000	1000 Chopper Cir Apprx	RTD	C	10,242	0.3%
<i>ROW</i>				248,799	8.2%
<b>TOTAL</b>				<b>3,028,048</b>	<b>100.0%</b>

69.51





AC

Property Owner Summary	Percent of Total
Board of Directors of the Auraria Higher Education Center	2.6%
Fifth Street Ltd LLC	4.8%
Kroenke 1055 LLC	0.1%
Kroenke 923 LLC	0.6%
Kroenke Arena Company LLC	66.9%
Kroenke Parking LLC	13.6%
Public Service Co	0.0%
RTD	3.2%
ROW	8.2%
<b>TOTAL</b>	<b>100.0%</b>

## SIGNATORIES

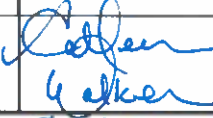
**PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION**

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Property Owner Name(s) (please type or print legibly)	Property Address City, State, Zip Phone Email	Property Owner Interest % of the Area of the Zone Lots to Be Rezoned	Please sign below as an indication of your consent to the above certification statement	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed, (C) title policy or commitment, or (D) other as approved	Has the owner authorized a representative in writing? (YES/NO)
Kroenke 1055 LLC	1055 Auraria Pkwy Denver, CO 80204	0.1%		1/24/24	C	Yes
Kroenke 923 LLC	917 Auraria Pkwy Denver, CO 80204	0.6%		1/24/24	C	Yes
Kroenke Arena Company LLC	1204 Wewatta Street, 1703 11th Street and 1000 Chopper Circle Denver, CO 80204	66.9%		1/24/24	C	Yes
Kroenke Parking LLC	701 Wewatta Street, 1507 11th Street, 1602 13th Street, 1601 12th Street, 1600 12th Street, 1600 10th Street and 1500 7th Street Denver, CO 80204	13.6%		1/24/24	C	Yes

**PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION**


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Property Owner Name(s) (please type or print legibly)	Property Address City, State, Zip Phone Email	Property Owner Interest % of the Area of the Zone Lots to Be Rezoned	Please sign below as an indication of your consent to the above certification statement	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed, (C) title policy or commitment, or (D) other as approved	Has the owner authorized a representative in writing? (YES/NO)
Board of Directors of the Auraria Higher Education Center	1441 7th Street and 1450 7th Street Denver, CO 80204	2.6%	 Colleen Walker	January 30, 2024	C	Yes

Chief Executive Officer.

**PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION**

We, the undersigned represent that we are the owner(s) of the property described opposite our names, or have the authorization to sign on behalf of the owner as evidenced by a Power of Attorney or other authorization attached, and that we do hereby request initiation of this application. I hereby certify that, to the best of my knowledge and belief, all information supplied with this application is true and accurate. I understand that without such owner consent, the requested official map amendment action cannot lawfully be accomplished.

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Fifth Street Ltd LLC	1450 5th Street Denver, CO 80204	4.8%		1/23/24	C	Yes

AUTHORITY TO SIGN ON BEHALF OF A CORPORATE ENTITY

(Above space for Recorder's use only)

**STATEMENT OF AUTHORITY**

This Statement of Authority is executed pursuant to C.R.S. §38-30-172 on behalf of KROENKE 1055, LLC, a Colorado limited liability company (the "Company"), which has a mailing address of 1000 Chopper Circle, Denver, Colorado 80204.

Bruce D. Glazer, as Executive Vice President and Chief Financial Officer of the Company is authorized to execute instruments conveying, encumbering and otherwise affecting that real property more particularly described on Exhibit A attached hereto.

Executed this 14 day of July 2023.

KROENKE 1055, LLC, a  
Colorado limited liability company

By: *Bruce D. Glazer*  
Bruce D. Glazer, EVP & CFO

STATE OF COLORADO    )  
  )  
COUNTY OF DENVER    )

The forgoing instrument was acknowledged before me this 14 day of July 2023 by Bruce D. Glazer, as Executive Vice President and Chief Financial Officer of Kroenke 1055, LLC, a Colorado limited liability company.

Witness my hand and official seal.



*Alexis Threlkeld*  
Notary Public  
My commission expires: 04/14/2024

## **EXHIBIT A**

### **Legal Description of Property**

#### **PARCEL 8:**

UNITS A, B, C AND D, 1055 AURARIA PARKWAY, A CONDOMINIUM ACCORDING TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR 1055 AURARIA PARKWAY, A CONDOMINIUM, RECORDED JANUARY 17, 2006 AT RECEPTION NO. **2006010754**, AND THE CONDOMINIUM MAP RECORDED JANUARY 17, 2006 AT RECEPTION NO. **2006010753**, CITY AND COUNTY OF DENVER, STATE OF COLORADO.



(Above space for Recorder's use only)

**STATEMENT OF AUTHORITY**

This Statement of Authority is executed pursuant to C.R.S. §38-30-172 on behalf of KROENKE 923, LLC, a Colorado limited liability company (the "Company"), which has a mailing address of 1000 Chopper Circle, Denver, Colorado 80204.

Bruce D. Glazer, as Executive Vice President and Chief Financial Officer of the Company is authorized to execute instruments conveying, encumbering and otherwise affecting that real property more particularly described on Exhibit A attached hereto.

Executed this 14 day of July 2023.

KROENKE 923, LLC, a  
Colorado limited liability company


By:   
Bruce D. Glazer, EVP & CFO

STATE OF COLORADO    )  
  )  
COUNTY OF DENVER    )

The forgoing instrument was acknowledged before me this 14 day of July 2023 by Bruce D. Glazer, as Executive Vice President and Chief Financial Officer of Kroenke 923, LLC, a Colorado limited liability company.

Witness my hand and official seal.



  
Notary Public  
My commission expires: 4/14/2024

**EXHIBIT A**

**Legal Description of Property**

**PARCELS 10 AND 11:**

LOTS 11 AND 12, BLOCK 37, WEST DENVER, AND THE SOUTHWESTERLY 1/2 OF VACATED ALLEY  
ADJOINING LOT 11, WEST DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

(Above space for Recorder's use only)

**STATEMENT OF AUTHORITY**

This Statement of Authority is executed pursuant to C.R.S. §38-30-172 on behalf of KROENKE PARKING, LLC, a Colorado limited liability company (the "Company"), which has a mailing address of 1000 Chopper Circle, Denver, Colorado 80204.

Bruce D. Glazer, as Executive Vice President and Chief Financial Officer of the Company is authorized to execute instruments conveying, encumbering and otherwise affecting that real property more particularly described on Exhibit A attached hereto.

Executed this 14 day of July 2023.

KROENKE PARKING, LLC, a  
Colorado limited liability company

By: *Bruce D. Glazer*  
Bruce D. Glazer, EVP & CFO

STATE OF COLORADO    )  
  )  
COUNTY OF DENVER    )

The forgoing instrument was acknowledged before me this 14 day of July 2023 by Bruce D. Glazer, as Executive Vice President and Chief Financial Officer of Kroenke Parking, LLC, a Colorado limited liability company.

Witness my hand and official seal.

**ALEXIS AGUIAR THRELKELD**  
NOTARY PUBLIC - STATE OF COLORADO  
Notary ID #20084012033  
My Commission Expires 4/14/2024

*Alexis Threlkeld*  
Notary Public  
My commission expires: 04/14/2024

## EXHIBIT A

### Legal Description of Property

#### PARCEL 1:

A PARCEL OF LAND LOCATED IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF BLOCK 70, WEST DENVER;  
THENCE NORTH 30 DEGREES 27 MINUTES 10 SECONDS WEST ALONG THE PROLONGATION OF THE NORTHEASTERLY LINE OF SAID BLOCK 70 A DISTANCE OF 80.00 FEET;  
THENCE NORTH 59 DEGREES 35 MINUTES 32 SECONDS EAST ALONG THE NORTHWESTERLY LINE OF WEWATTA STREET AND NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 440.09 FEET TO THE POINT OF BEGINNING;

THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE CONSOLIDATED RAILROAD MAINLINE THE FOLLOWING THREE (3) COURSES:

- 1) ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 10 DEGREES 42 MINUTES 53 SECONDS, A RADIUS OF 1208.08 FEET, A CHORD BEARING OF NORTH 36 DEGREES 26 MINUTES 56 SECONDS EAST A DISTANCE OF 225.59 FEET, AND AN ARC DISTANCE OF 225.92 FEET;
- 2) THENCE NORTH 31 DEGREES 05 MINUTES 29 SECONDS EAST TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 311.92 FEET;
- 3) THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 06 DEGREES 04 MINUTES 45 SECONDS, A RADIUS OF 1591.36 FEET, A CHORD BEARING NORTH 34 DEGREES 07 MINUTES 51 SECONDS EAST A DISTANCE OF 168.77 FEET, AND AN ARC DISTANCE OF 168.85 FEET;

THENCE SOUTHEASTERLY AND NON-TANGENT WITH THE LAST DESCRIBED CURVE ALONG THE SOUTHWESTERLY LINE OF THAT PROPERTY DESCRIBED AS PARCEL PE-BB-REV. IN DEED RECORDED JANUARY 21, 1993 UNDER RECEPTION NO. 93-0008661 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE THE FOLLOWING TWO (2) COURSES:

- 1) ALONG THE ARC OF A CURVE TO THE LEFT, NON-TANGENT WITH THE LAST DESCRIBED CURVE, HAVING A CENTRAL ANGLE OF 03 DEGREES 25 MINUTES 32 SECONDS, A RADIUS OF 1388.24 FEET, A CHORD BEARING OF SOUTH 45 DEGREES 08 MINUTES 05 SECONDS EAST A DISTANCE OF 82.99 FEET, AND AN ARC DISTANCE OF 83.00 FEET;
- 2) THENCE SOUTH 46 DEGREES 50 MINUTES 51 SECONDS EAST TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 239.97 FEET;  
THENCE SOUTH 59 DEGREES 37 MINUTES 16 SECONDS WEST ALONG SAID NORTHWESTERLY LINE OF WEWATTA STREET A DISTANCE OF 721.22 FEET;  
THENCE SOUTH 59 DEGREES 35 MINUTES 32 SECONDS WEST ALONG SAID NORTHWESTERLY LINE OF WEWATTA STREET, A DISTANCE OF 1.72 FEET TO THE POINT OF BEGINNING.

#### PARCEL 2:

A PARCEL OF LAND BEING A PORTION OF BLOCKS 4, 5, 6 AND 7 ALONG WITH A PORTION OF THE VACATED ALLEYS AND A PORTION OF THE VACATED STREETS ADJACENT TO AND CONTIGUOUS WITH SAID BLOCKS ALL LOCATED IN WEST DENVER, SITUATED IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF SAID BLOCK 7 WEST DENVER, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 33 BEARS SOUTH 44°12'26" WEST, 4077.66 FEET AND

THE MOST SOUTHERLY CORNER OF LOT 10, SAID BLOCK 7, BEARS SOUTH 30°05'21" EAST, 80.00 FEET, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF 11TH STREET AS DEFINED IN ORDINANCE NO. 108, SERIES 1998 RECORDED MARCH 2, 1998 UNDER RECEPTION NO. 9800030568 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

- 1) NORTH 30°05'21" WEST, ALONG SAID SOUTHWESTERLY BLOCK LINE, 5.78 FEET TO A POINT OF CURVE;
- 2) ALONG THE ARC OF SAID TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 164.00 FEET AND A CENTRAL ANGLE OF 45°07'58", 129.19 FEET TO A POINT OF TANGENT;
- 3) NORTH 75°13'19" WEST, ALONG SAID TANGENT, 22.24 FEET TO THE SOUTHERLY LINE OF WEWATTA PLACE AS DEFINED IN ORDINANCE NO. 109, SERIES 1998 RECORDED MARCH 2, 1998 UNDER RECEPTION NO. 9800030569 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

- 1) NORTH 14°46'41" EAST, 63.84 FEET TO A POINT OF CURVE;
- 2) ALONG THE ARC OF SAID TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 394.46 FEET AND A CENTRAL ANGLE OF 30°07'15", 207.37 FEET TO A POINT OF TANGENT;
- 3) NORTH 44°53'56" EAST, ALONG SAID TANGENT, 326.70 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SPEER BOULEVARD AS DEFINED IN PARCELS 5B AND 5C OF THE SPEER VIADUCT REPLACEMENT PROJECT;

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

- 1) SOUTH 46°33'08" EAST, 102.38 FEET TO A POINT ON A CURVE;
- 2) ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 951.74 FEET, A CHORD BEARING SOUTH 45°40'26" EAST AND A CENTRAL ANGLE OF 01°45'16", 29.14 FEET TO A POINT ON A CURVE, SAID POINT BEING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SPEER BOULEVARD AS DEFINED IN ORDINANCE NO. 107, SERIES 1998 RECORDED MARCH 2, 1998 UNDER RECEPTION NO. 9800030567 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER;

THENCE ALONG SAID SOUTHWESTERLY LINE THE FOLLOWING TWO (2) COURSES:

- 1) ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1150.00 FEET, A CHORD BEARING SOUTH 35°54'45" EAST AND A CENTRAL ANGLE OF 10°08'06", 203.42 FEET TO A POINT OF TANGENT;
  - 2) SOUTH 30°50'42" EAST, ALONG SAID TANGENT, 41.81 FEET TO A POINT 80.00 FEET, AS MEASURED AT RIGHT ANGLES, NORTHWESTERLY OF THE SOUTHEASTERLY LINE OF LOTS 3 AND 10, SAID BLOCK 4 AND LOTS 3 AND 10, SAID BLOCK 7;
- THENCE SOUTH 59°53'54" WEST, PARALLEL WITH SAID SOUTHEASTERLY LOT LINE, 531.92 FEET TO THE POINT OF BEGINNING.

**PARCEL 3:**

A PORTION OF LOT 3, BLOCK 4, WEST DENVER, LOCATED IN SECTION 33, 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:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 3; THENCE NORTH 30°13'31" WEST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 3 A DISTANCE OF 30.00 FEET;  
THENCE NORTH 59°53'54" EAST ALONG A LINE 30.00 FEET NORTHWESTERLY OF AND PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT 3 A DISTANCE OF 32.35 FEET;  
THENCE SOUTH 30°14'50" EAST ALONG THE SOUTHWESTERLY LINE OF A PARCEL OF LAND DESCRIBED AS PARCEL 4B OF THE SPEER VIADUCT REPLACEMENT PROJECT A DISTANCE OF 30.00 FEET;  
THENCE SOUTH 59°53'54" WEST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 3 A DISTANCE OF 32.36 FEET TO THE POINT OF BEGINNING.

**PARCEL 4:**

THE SOUTHEAST 30 FEET OF LOT 10, BLOCK 4, WEST DENVER, LOCATED IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**PARCEL 7:**

THE SOUTHEAST 30.00 FEET OF LOTS 3 AND 10, BLOCK 7, WEST DENVER, LOCATED IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOGETHER WITH THE VACATED ALLEY LYING BETWEEN SAID SOUTHEAST 30.00 FEET OF LOTS 3 AND 10, BLOCK 7, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**PARCEL 9:**

**PARCEL 9A:**

A PARCEL OF LAND BEING A PORTION OF BLOCKS 34 AND 37 ALONG WITH A PORTION OF THE VACATED ALLEY IN SAID BLOCK 34 AND A PORTION OF THE VACATED 10TH STREET ADJACENT TO AND CONTIGUOUS WITH SAID BLOCKS ALL LOCATED IN WEST DENVER SITUATED IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO; DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT 1 SAID BLOCK 37, WEST DENVER, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 33 BEARS SOUTH 45°02'39" WEST, 3468.85 FEET; THENCE NORTH 30°12'50" WEST, ALONG THE NORTHEASTERLY LINE OF THE ALLEY IN SAID BLOCK 37, 184.11 FEET TO THE SOUTHERLY LINE OF WEWATTA PLACE AS DEFINED IN ORDINANCE NO. 109 SERIES 1998 RECORDED MARCH 2, 1998 UNDER RECEPTION NO. 9800030569 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 59°53'16" EAST, 179.34 FEET TO A POINT OF CURVE;
- 2) ALONG THE ARC OF SAID TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 400.00 FEET AND CENTRAL ANGLE OF 43°25'25", 303.15 FEET TO THE SOUTHWESTERLY LINE OF 11TH STREET AS DEFINED IN ORDINANCE NO. 108, SERIES 1998 RECORDED MARCH 2, 1998 UNDER RECEPTION NO. 9800030568 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER;

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

- 1) SOUTH 75°13'19" EAST, 22.41 FEET TO A POINT OF CURVE;
- 2) ALONG THE ARC OF SAID TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 84.00 FEET AND A CENTRAL ANGLE OF 45°07'58", 66.17 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID BLOCK 34;

THENCE SOUTH 30°05'21" EAST, ALONG SAID NORTHEASTERLY BLOCK LINE, 85.79 FEET TO THE MOST EASTERLY CORNER OF LOT 3 SAID BLOCK 34;

THENCE SOUTH 59°53'24" WEST, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 3 AND THE SOUTHWESTERLY EXTENSION OF SAID LOT LINE, 141.26 FEET TO THE CENTERLINE OF THE ALLEY IN SAID BLOCK 34;

THENCE SOUTH 30°07'41" EAST, ALONG SAID ALLEY CENTERLINE, 132.46 FEET TO THE NORTHWESTERLY LINE OF WAZEE STREET AS DEFINED BY SAID WEST DENVER;

THENCE ALONG SAID NORTHWESTERLY LINE THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 59°53'26" WEST, 161.15 FEET TO THE INTERSECTION OF SAID NORTHWESTERLY LINE WITH THE RANGE LINE IN VACATED 10TH STREET;
- 2) SOUTH 59°53'29" WEST, CONTINUING ALONG SAID NORTHWESTERLY LINE 192.16 FEET TO THE POINT OF BEGINNING.

**PARCEL 9B:**

A PARCEL OF LAND BEING A PORTION OF LOT 10, BLOCK 37, WEST DENVER SITUATED IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO; DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 10, BLOCK 37, WEST DENVER, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 33 BEARS SOUTH 42°11'07" WEST, 3361.52 FEET; THENCE NORTH 30°15'39" WEST, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 10, 0.70 FEET TO THE SOUTHERLY LINE OF WEWATTA PLACE AS DEFINED IN ORDINANCE NO. 109, SERIES 1998 RECORDED MARCH 2, 1998 UNDER RECEPTION NO. 9800030569 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:  
1) ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 90.00 FEET, A CHORD BEARING OF NORTH 04°37'16" EAST, 41.81 FEET TO A POINT ON A CURVE;  
2) ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 84.00 FEET, A CHORD BEARING OF NORTH 41°24'39" EAST AND CENTRAL ANGLE OF 36°57'15", 54.18 FEET TO A POINT OF TANGENT;  
3) NORTH 59°53'16" EAST, ALONG SAID TANGENT, 58.06 FEET TO THE NORTHEASTERLY LINE OF SAID LOT 10; THENCE SOUTH 30°12'50" EAST, ALONG SAID NORTHEASTERLY LOT LINE, 51.64 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 10;  
THENCE SOUTH 59°53'40" WEST, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 10, 132.25 FEET TO THE POINT OF BEGINNING.

**PARCEL 9C:**

A PARCEL OF LAND BEING A PORTION OF THE PREVIOUSLY VACATED ALLEY IN BLOCK 37, WEST DENVER AS VACATED BY ORDINANCE 750, SERIES OF 1997 RECORDED NOVEMBER 7, 1997 UNDER RECEPTION NO. 9700150821 IN THE CITY AND COUNTY OF DENVER RECORDS SAID PARCEL LOCATED IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO DESCRIBED AS FOLLOWS:

ALL THAT PART OF SAID PREVIOUSLY VACATED ALLEY IN BLOCK 37 LYING NORTHWESTERLY FROM THE NORTHWESTERLY RIGHT-OF-WAY LINE OF WAZEE STREET AND SOUTHEASTERLY FROM THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF CHOPPER CIRCLE (FORMERLY WEWATTA PLACE) AS LAID OUT, OPENED AND ESTABLISHED BY ORDINANCE NO. 109, SERIES OF 1998, RECORDED MARCH 2, 1998 UNDER RECEPTION NO. 9800030569 AND RENAMED BY ORDINANCE 761, SERIES OF 1999, RECORDED OCTOBER 15, 1999 UNDER RECEPTION NO. 9900180550 IN THE RECORDS OF DENVER COUNTY, EXCEPT THE SOUTHWESTERLY ONE-HALF OF SAID PREVIOUSLY VACATED ALLEY ABUTTING LOT 11 AND LOT 12, SAID BLOCK 37.

**PARCEL 14:**

A PARCEL OF LAND BEING A PORTION OF LOTS 1, 2, 11 AND 12, BLOCK 254, AND A PORTION OF LOTS 6, 7 AND 8, BLOCK 255, ALONG WITH THAT PORTION OF VACATED WAZEE STREET AND THE VACATED ALLEYS IN SAID BLOCKS ABUTTING AND CONTIGUOUS WITH SAID LOTS ALL LOCATED IN WEST DENVER SITUATED IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 2, BLOCK 254, WEST DENVER, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 33 BEARS SOUTH 36° 31' 03" WEST, 2570.21 FEET AND THE MOST EASTERLY CORNER OF SAID BLOCK 254 BEARS SOUTH 30° 11' 13" EAST, 130.00 FEET, SAID POINT BEING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF 7TH STREET AS DEFINED IN ORDINANCE NO. 106, SERIES 1998 RECORDED MARCH 02, 1998 UNDER RECEPTION NO. 9800030566 IN THE RECORDS OF SAID CITY AND COUNTY OF DENVER;

THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

- 1) SOUTH 30° 11' 13" EAST, 29.92 FEET TO A POINT OF CURVE;
- 2) ALONG THE ARC OF SAID TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 215.49 FEET AND A CENTRAL ANGLE OF 24° 38' 35", 92.68 FEET TO A POINT OF TANGENT;
- 3) SOUTH 05° 32' 38" EAST, ALONG SAID TANGENT, 102.24 FEET TO THE WESTERLY LINE OF THAT PARCEL OF LAND IDENTIFIED AS PARCEL B OF PARCEL 01-01 DESCRIBED IN THAT DEED RECORDED IN BOOK 1245 AT PAGE 5 ON MAY 12, 1976 UNDER RECEPTION NO. **050292**;

THENCE ALONG SAID WESTERLY LINE OF SAID PARCEL THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 22° 43' 49" WEST, 77.37 FEET;
- 2) SOUTH 07° 09' 02" WEST, 60.09 FEET TO AN ANGLE POINT IN THE SOUTHEASTERLY BOUNDARY LINE OF PARCEL "1" AS DEFINED ON THE PEPSI CENTER A PLANNED UNIT DEVELOPMENT AS RECORDED IN PLANNED UNIT DEVELOPMENT BOOK 19 AT PAGE 19 THROUGH 29 ON MAY 26, 1998 UNDER RECEPTION NO. **9800078841**;

THENCE ALONG SAID SOUTHEASTERLY BOUNDARY LINE THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 30° 08' 44" WEST, 307.26 FEET;
- 2) NORTH 59° 51' 41" EAST, 160.20 FEET TO THE POINT OF BEGINNING.



(Above space for Recorder's use only)

**STATEMENT OF AUTHORITY**

This Statement of Authority is executed pursuant to C.R.S. §38-30-172 on behalf of KROENKE ARENA COMPANY, LLC, a Colorado limited liability company (the "Company"), which has a mailing address of 1000 Chopper Circle, Denver, Colorado 80204.

Bruce D. Glazer, as Executive Vice President and Chief Financial Officer of the Company is authorized to execute instruments conveying, encumbering and otherwise affecting that real property more particularly described on Exhibit A attached hereto.

Executed this 14 day of July 2023.

KROENKE ARENA COMPANY, LLC, a  
Colorado limited liability company

By: *Bruce D. Glazer*  
Bruce D. Glazer, EVP & CFO

STATE OF COLORADO    )  
  )  
COUNTY OF DENVER    )

The forgoing instrument was acknowledged before me this 14 day of July 2023 by Bruce D. Glazer, as Executive Vice President and Chief Financial Officer of Kroenke Arena Company, LLC, a Colorado limited liability company.

Witness my hand and official seal.



*Alexis Threlkeld*  
Notary Public  
My commission expires: 04/14/2024

## EXHIBIT A

### Legal Description of Property

#### PARCEL 15:

A PARCEL OF LAND BEING A PORTION OF BLOCKS 6, 34, 36, 37, 69, 70, 71, 253, 254, 255, 258, 259, 260, 261 AND 271 ALONG WITH ALL OF BLOCKS 35, 72 AND 262, ALONG WITH VACATED ALLEYS AND A PORTION OF THE VACATED STREETS ADJACENT TO AND CONTIGUOUS WITH SAID BLOCKS ALL LOCATED IN WEST DENVER SITUATED IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID BLOCK 72, WEST DENVER, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 33 BEARS S 39°50'41" W, 2596.80 FEET; THENCE N 30°11'13" W, ALONG THE SOUTHWESTERLY LINE OF SAID BLOCK 72, 129.57 FEET; THENCE DEPARTING SAID SOUTHWESTERLY LINE S 59°51'41" W, 240.20 FEET; THENCE S 30°08'44" E, 307.26 FEET TO THE NORTHWESTERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN THAT WARRANTY DEED RECORDED JANUARY 2, 1976 IN BOOK 1176 AT PAGE 200 UNDER RECEPTION NO. 002956 IN THE RECORDS OF DENVER COUNTY; THENCE ALONG SAID NORTHWESTERLY LINE THE FOLLOWING TWO COURSES:

1. S 07°09'02" W, 36.07 FEET;
2. S 03°43'15" E, 65.76 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF AURARIA PARKWAY AS DEFINED IN THAT CORRECTION QUIT CLAIM DEED RECORDED OCTOBER 28, 1988 UNDER RECEPTION NO. 326323 IN THE RECORDS OF SAID DENVER COUNTY;

THENCE S 44°57'12" W, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, 71.09 FEET TO THE SOUTHWESTERLY LINE OF SAID BLOCK 255; THENCE N 30°13'44" W, ALONG SAID SOUTHWESTERLY LINE, 24.20 FEET TO THE NORTHEASTERLY EXTENSION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF AURARIA PARKWAY AS DEFINED IN THAT DEED RECORDED OCTOBER 28, 1988 UNDER RECEPTION NO. 326320 AND 326321; THENCE S 48°26'04" W, ALONG SAID EXTENSION AND SAID NORTHWESTERLY RIGHT-OF-WAY LINE, 367.67 FEET TO THE SOUTHWESTERLY LINE OF SAID BLOCK 258; THENCE N 30°13'55" W, ALONG SAID SOUTHWESTERLY BLOCK LINE, 101.75 FEET TO A POINT 10.00 FEET, AS MEASURED RADially, SOUTHEASTERLY FROM THE CENTERLINE OF TRACT 473, AS FORMERLY LOCATED AND OPERATED BY BURLINGTON NORTHERN, INC.; THENCE ALONG A LINE PARALLEL WITH SAID CENTERLINE THE FOLLOWING THREE (3) COURSES:  
1. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 329.84 FEET, A CHORD BEARING OF N 38°04'43" E AND A CENTRAL ANGLE OF 14°38'32", 84.29 FEET TO A POINT OF TANGENT;  
2. N 30°45'27" E, ALONG SAID TANGENT, 90.28 FEET TO A POINT OF CURVE;  
3. ALONG THE ARC OF SAID TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 452.55 FEET AND A CENTRAL ANGLE OF 15°46'27", 124.59 FEET TO THE NORTHWESTERLY LINE OF SAID BLOCK 258; THENCE DEPARTING SAID PARALLEL LINE, N 59°54'22" E, ALONG SAID NORTHWESTERLY BLOCK LINE AND THE NORTHEASTERLY EXTENSION OF SAID BLOCK LINE, 64.12 FEET TO THE CENTERLINE OF VACATED 6TH STREET; THENCE N 30°13'44" W, ALONG SAID CENTERLINE, 60.91 FEET TO THE INTERSECTION OF SAID CENTERLINE WITH THE RANGE LINE IN SAID WAZEE STREET; THENCE CONTINUING ALONG SAID VACATED 6TH STREET CENTERLINE, N 30°12'16" W, 258.68 FEET TO A POINT 41.00 FEET NORTHWESTERLY OF THE NORTHEASTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF LOT 4 SAID BLOCK 259; THENCE S 59°54'26" W, PARALLEL WITH SAID EXTENSION AND SAID LOT LINE, 188.55 FEET TO THE SOUTHWESTERLY LINE OF THE ALLEY IN SAID BLOCK 259; THENCE S 30°12'51" E, ALONG SAID SOUTHWESTERLY LINE, 57.00 FEET TO A POINT 16.00 FEET, AS MEASURED AT RIGHT ANGLES, SOUTHEASTERLY FROM THE NORTHWESTERLY LINE OF LOT 10 SAID BLOCK 259;

THENCE S 59°54'26" W, PARALLEL WITH SAID LOT LINE 25.00 FEET;  
 THENCE S 18°05'13" W, 12.75 FEET TO A POINT 24.50 FEET, AS MEASURED AT RIGHT ANGLES  
 SOUTHEASTERLY FROM THE NORTHWESTERLY LINE OF SAID LOT 10;  
 THENCE S 59°54'26" W, PARALLEL WITH SAID LOT LINE 97.52 FEET TO THE SOUTHWESTERLY LINE  
 OF SAID BLOCK 259;  
 THENCE N 30°13'26" W, ALONG SAID SOUTHWESTERLY BLOCK LINE 20.00 FEET;  
 THENCE S 59°46'34"W, 80.00 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF 5TH STREET;  
 THENCE S 30°13'26" E, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE AND THE  
 NORTHEASTERLY LINE OF VACATED WAZEE STREET, 212.99 FEET TO THE INTERSECTION OF SAID  
 NORTHEASTERLY LINE WITH THE RANGE LINE IN VACATED WAZEE STREET;  
 THENCE CONTINUING ALONG SAID NORTHEASTERLY LINE, S 30°13'55" E, 21.00 FEET TO THE  
 CENTERLINE OF SAID VACATED WAZEE STREET;  
 THENCE S 59°47'29" W, ALONG SAID CENTERLINE, 581.95 FEET TO A POINT ON A CURVE;  
 THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF  
 1208.70 FEET, A CHORD BEARING N 19°52'32" E AND A CENTRAL ANGLE OF 70°26'32", 1486.03 FEET TO  
 A POINT 20.00 FEET, AS MEASURED AT RIGHT ANGLES, SOUTHEASTERLY FROM THE  
 NORTHWESTERLY LINE OF SAID BLOCK 253;  
 THENCE N 59°54'30" E PARALLEL WITH SAID NORTHWESTERLY LINE AND THE NORTHEASTERLY  
 EXTENSION OF SAID NORTHWESTERLY LINE, 279.77 FEET TO THE INTERSECTION OF SAID  
 EXTENDED PARALLEL LINE WITH THE RANGE LINE IN 7TH STREET;  
 THENCE N 59°53'16" E, PARALLEL WITH THE SOUTHWESTERLY EXTENSION OF THE  
 NORTHWESTERLY LINE OF BLOCK 71 AND PARALLEL WITH THE NORTHWESTERLY LINE OF SAID  
 BLOCK 71, 389.79 FEET TO A POINT ON A CURVE;  
 THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF  
 968.77,  
 A CHORD BEARING N 63°34'19" E AND A CENTRAL ANGLE OF 07°22'06", 124.59 FEET TO A POINT 28.00  
 FEET, AS MEASURED AT RIGHT ANGLES, SOUTHEASTERLY FROM THE NORTHWESTERLY LINE OF  
 SAID BLOCK 70;  
 THENCE N 59°53'16" E, PARALLEL WITH SAID NORTHWESTERLY BLOCK LINE AND THE  
 NORTHEASTERLY EXTENSION OF SAID BLOCK LINE, 300.00 FEET TO A POINT OF CURVE;  
 THENCE ALONG THE ARC OF SAID TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1109.14  
 FEET AND A CENTRAL ANGLE OF 12°54'06", 249.75 FEET TO THE NORTHWESTERLY LINE OF SAID  
 BLOCK 36;  
 THENCE N 59°53'16" E ALONG SAID NORTHWESTERLY LINE AND THE NORTHEASTERLY EXTENSION  
 OF SAID NORTHWESTERLY LINE, 75.68 FEET TO THE INTERSECTION OF SAID NORTHEASTERLY  
 EXTENSION WITH THE SOUTHWESTERLY EXTENSION OF THE NORTHWESTERLY LINE OF SAID  
 BLOCK 35;  
 THENCE N 59°55'00" E, ALONG SAID SOUTHWESTERLY EXTENSION AND ALONG SAID  
 NORTHWESTERLY LINE OF BLOCK 35, 165.04 FEET TO A POINT ON A CURVE;  
 THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 50.00  
 FEET, A CHORD BEARING OF N 59°55'00" E AND A CENTRAL ANGLE OF 106°15'27", 92.73 FEET TO THE  
 NORTHWESTERLY LINE OF SAID BLOCK 35;  
 THENCE N 59°55'00" E, ALONG SAID NORTHWESTERLY LINE AND THE NORTHEASTERLY EXTENSION  
 OF SAID NORTHWESTERLY LINE OF BLOCK 35, 138.24 FEET TO THE MOST WESTERLY CORNER OF  
 SAID BLOCK 6, BEING A POINT OF CURVE;  
 THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 78.62 FEET AND A  
 CENTRAL ANGLE OF 73°31'52", 100.90 FEET TO A POINT OF TANGENT;  
 THENCE S 46°33'08" E, ALONG SAID TANGENT, 218.88 FEET TO A POINT ON A CURVE;  
 THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 598.14 FEET, A CHORD  
 BEARING S 27°40'59" W AND A CENTRAL ANGLE OF 25°48'36", 269.44 FEET TO A POINT OF TANGENT;  
 THENCE S 14°46'41" W, ALONG SAID TANGENT 132.07 FEET TO A POINT OF CURVE;  
 THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 300.00 FEET AND A  
 CENTRAL ANGLE OF 45°06'35", 236.19 FEET TO A POINT OF TANGENT;  
 THENCE S 59°53'16" W, ALONG SAID TANGENT, 355.86 FEET TO A POINT ON A CURVE;  
 THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 90.00  
 FEET, A CHORD BEARING S 02°47'25" E AND A CENTRAL ANGLE OF 167°26'35", 263.02 FEET TO THE

SOUTHWESTERLY RIGHT-OF-WAY LINE OF 9TH STREET AS DEFINED IN DOCUMENT RECORDED MAY 25, 1988 UNDER RECEPTION NO. **R-88-0270318** IN THE RECORDS OF DENVER COUNTY; THENCE S 30°15'39" E, ALONG SAID SOUTHWESTERLY LINE 125.10 FEET TO THE SOUTHEASTERLY LINE OF SAID BLOCK 69;

THENCE S 59°54'46" W, ALONG SAID SOUTHEASTERLY LINE AND THE SOUTHWESTERLY EXTENSION OF SAID SOUTHEASTERLY LINE, 355.08 FEET TO THE NORTHEASTERLY CORNER OF A VACATED PARCEL SITUATED IN WAZEE STREET; THENCE ALONG THE PERIMETER OF SAID VACATED PARCEL THE FOLLOWING THREE (3) COURSES:  
1. S 30°05'14" E, 11.00 FEET;  
2. S 59°54'46" W, 178.00 FEET;  
3. N 30°05'14" W, 11.00 FEET TO THE SOUTHEASTERLY LINE OF SAID BLOCK 72;

THENCE S 59°54'46" W, ALONG SAID SOUTHEASTERLY LINE, 120.09 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO;

EXCEPT THAT PART DESCRIBED IN ORDINANCE NO. 905, SERIES OF 2000, RECORDED NOVEMBER 17, 2000 UNDER RECEPTION NO. **2000168442**;

AND FURTHER EXCEPTING THEREFROM THAT PORTION CONVEYED TO REGIONAL TRANSPORTATION DISTRICT BY SPECIAL WARRANTY DEED RECORDED AUGUST 1, 2019 UNDER RECEPTION NO. **2019099780**.

**AND**

A PARCEL OF LAND BEING A PORTION OF BLOCKS 5 AND 6 ALONG WITH A PORTION OF THE VACATED ALLEYS AND A PORTION OF THE VACATED STREETS ADJACENT TO AND CONTIGUOUS WITH SAID BLOCKS ALL LOCATED IN WEST DENVER SITUATED IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF VACATED WEWATTA STREET WITH THE NORTHWESTERLY EXTENSION OF THE CENTERLINE OF VACATED 12<sup>TH</sup> STREET IN WEST DENVER, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 33 BEARS S 36°24'32" W, 4628.78 FEET;  
THENCE S 30°12'04" E, ALONG SAID EXTENSION AND SAID CENTERLINE OF VACATED 12TH STREET, 130.00 FEET TO A POINT 50.00 FEET, AS MEASURED AT RIGHT ANGLES, SOUTHEASTERLY FROM THE SOUTHWESTERLY EXTENSION OF THE NORTHWESTERLY LINE OF SAID BLOCK 5;  
THENCE N 59°55'00" E, PARALLEL WITH SAID EXTENSION AND SAID NORTHWESTERLY LINE, 82.83 FEET TO THE SOUTHWESTERLY LINE OF SPEER BOULEVARD RIGHT-OF-WAY AS DEFINED IN PARCELS 5B AND 5C OF THE SPEER VIADUCT REPLACEMENT PROJECT;  
THENCE S 46°33'08" E, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 137.20 FEET;  
THENCE DEPARTING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE S 44°53'56" W, 226.75 FEET;  
THENCE N 46°33'08" W, 334.03 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID VACATED WEWATTA STREET;  
THENCE N 59°55'00" E, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE 191.72 FEET TO THE POINT OF BEGINNING.  
CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**AND**

A PARCEL OF LAND BEING A PORTION OF THE VACATED ALLEY IN BLOCK 259, WEST DENVER SITUATED IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF SAID ALLEY, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 33 BEARS S 29°48'16" W, 2138.19 FEET AND THE MOST EASTERLY CORNER OF LOT 9, SAID BLOCK 259 BEARS N 30°12'51" W, 16.00 FEET;  
THENCE N 30°12'51" W, ALONG SAID SOUTHWESTERLY LINE OF SAID ALLEY, 57.00 FEET TO A POINT 41.00 FEET, AS MEASURED AT RIGHT ANGLES, NORTHWESTERLY FROM THE SOUTHEASTERLY LINE OF SAID LOT 9 AND LOT 4;  
THENCE DEPARTING SAID SOUTHWESTERLY LINE, N 59°54'26" E, PARALLEL WITH SAID SOUTHEASTERLY LOT LINES, 8.25 FEET TO THE CENTERLINE OF SAID ALLEY;  
THENCE S 30°12'51" E, ALONG SAID CENTERLINE, 57.00 FEET TO A POINT 16.00 FEET, AS MEASURED AT RIGHT ANGLES, SOUTHEASTERLY FROM THE SOUTHEASTERLY LINE OF SAID LOT 9 AND LOT 4;  
THENCE S 59°54'26" W, PARALLEL WITH SAID SOUTHEASTERLY LOT LINES, 8.25 FEET TO THE POINT OF BEGINNING.  
CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**AND**

A PARCEL OF LAND BEING A PART OF WEST DENVER SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF WEWATTA STREET AS DEFINED BY SAID WEST DENVER, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 33 BEARS S 36°24'32" W, 4628.78 FEET;  
THENCE N 59°55'00" E, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, 44.6 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SPEER BOULEVARD;  
THENCE S 46°33'08" E, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 135.56 FEET TO A POINT 50.00 FEET, AS MEASURED AT RIGHT ANGLES, SOUTHEASTERLY FROM THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID WEWATTA STREET;  
THENCE S 59°55'00" W, PARALLEL WITH SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, 82.83 FEET TO THE CENTERLINE OF VACATED 12TH STREET AS VACATED BY ORDINANCE NO. 750, SERIES 1997;  
THENCE N 30°12'04" W, ALONG SAID CENTERLINE AND THE NORTHWESTERLY EXTENSION OF SAID CENTERLINE, 130.00 FEET TO THE POINT OF BEGINNING.  
CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**AND**

A PARCEL OF LAND BEING A PART OF WAZEE STREET, WHICH PART HAS BEEN VACATED PURSUANT TO ORDINANCE NO. 980, SERIES OF 1999, RECORDED JANUARY 3, 2000, UNDER RECEPTION NO. **2000000239** AND ALSO RECORDED JANUARY 6, 2000 UNDER RECEPTION NO. **2000001727**, SAID PART BEING BETWEEN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF 7TH STREET AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF 9TH STREET LOCATED IN WEST DENVER, A SUBDIVISION SITUATED IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF WAZEE STREET, SAID POINT BEING THE MOST SOUTHERLY CORNER OF THAT PARCEL OF LAND GRANTED TO THE CITY AND COUNTY OF DENVER BY THAT QUIT CLAIM DEED RECORDED MAY 25, 1988 UNDER RECEPTION NO. **R-88-0270318** IN THE RECORDS OF SAID DENVER COUNTY; THENCE SOUTHEASTERLY ALONG THE SOUTHEASTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF SAID PARCEL DESCRIBED IN SAID QUIT CLAIM DEED RECORDED MAY 25, 1988 UNDER RECEPTION NO. **R-88-0270318** TO THE INTERSECTION OF SAID EXTENSION WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF AURARIA PARKWAY AS DEFINED BY THE NORTHEASTERLY EXTENSION OF THE NORTHWESTERLY LINE OF THAT PARCEL DESCRIBED IN DEED RECORDED APRIL 20, 1989 UNDER RECEPTION NO. **R-89-0035163**, SAID EXTENSION BEING A CURVE;

THENCE SOUTHWESTERLY, ALONG SAID CURVE, ALONG SAID EXTENSION TO THE INTERSECTION OF SAID EXTENSION WITH THE NORTHWESTERLY LINE OF BLOCK 68, WEST DENVER;  
THENCE NORTHWESTERLY ON A LINE PERPENDICULAR TO THE NORTHWESTERLY LINE OF SAID BLOCK 68, 40.00 FEET TO THE CENTERLINE OF WAZEE STREET;  
THENCE SOUTHWESTERLY, ALONG SAID CENTERLINE TO THE INTERSECTION OF SAID CENTERLINE WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF 7TH STREET, SAID RIGHT-OF-WAY LINE DEFINED BY A LINE CONNECTING THE MOST SOUTHERLY CORNER OF BLOCK 72, WEST DENVER WITH A POINT ON THE NORTHWESTERLY LINE OF BLOCK 73, WEST DENVER, SAID POINT BEING 24.10 FEET NORTHEASTERLY FROM THE MOST WESTERLY CORNER OF SAID BLOCK 73;  
THENCE NORTHWESTERLY, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE TO THE MOST SOUTHERLY CORNER OF SAID BLOCK 72;  
THENCE NORTHEASTERLY, ALONG THE SOUTHEASTERLY LINE OF SAID BLOCK 72 TO THE MOST WESTERLY CORNER OF THAT PARCEL OF WAZEE STREET VACATED BY ORDINANCE NO. 14, SERIES OF 1944 RECORDED MARCH 16, 1949 IN BOOK 6518 AT PAGE 129;  
THENCE SOUTHEASTERLY, ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL TO THE MOST SOUTHERLY CORNER OF SAID PARCEL;  
THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL TO THE MOST EASTERLY CORNER OF SAID PARCEL BEING ALSO THE MOST SOUTHERLY CORNER OF THAT PARCEL OF WAZEE STREET VACATED BY ORDINANCE NO. 6 SERIES OF 1944, RECORDED MARCH 16, 1949 IN BOOK 6518 AT PAGE 130;  
THENCE CONTINUING NORTHEASTERLY, ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL VACATED BY SAID ORDINANCE NO. 6 SERIES OF 1944, TO THE MOST EASTERLY CORNER OF SAID PARCEL;  
THENCE NORTHWESTERLY, ALONG THE NORTHEASTERLY LINE OF SAID PARCEL TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID WAZEE STREET;  
THENCE NORTHEASTERLY, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.  
CITY AND COUNTY OF DENVER, STATE OF COLORADO.

(Above space for Recorder's use only)

**STATEMENT OF AUTHORITY**

This Statement of Authority is executed pursuant to C.R.S. § 38-30-172 on behalf of the BOARD OF DIRECTORS OF THE AURARIA HIGHER EDUCATION CENTER, a body corporate and agency of the State of Colorado ("AHEC"), which has a mailing address of PO Box 173361, Denver, Colorado 80217-3361.

Colleen Walker, as Chief Executive Officer of AHEC is authorized to execute the "KSE Ball Arena Redevelopment Framework Draft Large Development Framework" and the "Kroenke Arena Company LLC Zone Map Amendment (Rezoning) – Application" effecting that real property more particularly described on **Exhibit A** attached hereto.

Executed this 2nd day of August 2023.

BOARD OF DIRECTORS OF THE AURARIA HIGHER EDUCATION CENTER, a body corporate and agency of the State of Colorado

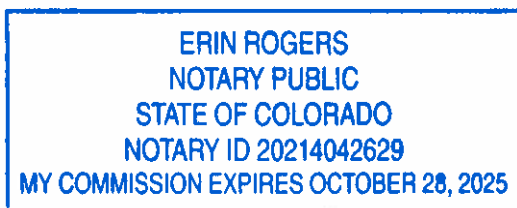
By: 

Name: Colleen Walker  
Title: Chief Executive Officer

STATE OF COLORADO    )  
  )  
COUNTY OF DENVER    )

The forgoing instrument was acknowledged before me this 3rd day of August 2023 by Colleen Walker, as Chief Executive Officer of The Auraria Higher Education Center, a body corporate and agency of the State of Colorado.

Witness my hand and official seal.



  
Notary Public  
My commission expires: October 28, 2025

## EXHIBIT A

### Legal Description of Property

A PARCEL OF LAND BEING A PART OF BLOCK 73, WEST DENVER AND A PART OF THE VACATED ALLEY LOCATED IN SAID BLOCK, SAID PARCEL SITUATED IN THE SOUTH ONE-HALF OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF SAID BLOCK 73, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 33 BEARS SOUTH 41°41'21" WEST, 2593.52 FEET AND THE MOST WESTERLY CORNER OF SAID BLOCK 73 BEARS SOUTH 59°54'46" WEST, 24.10 FEET;

THENCE NORTH 59°54'46" EAST, ALONG SAID NORTHWESTERLY LINE, 256.95 FEET TO THE MOST NORTHERLY CORNER OF SAID BLOCK 73;

THENCE SOUTH 30°11'16" EAST, ALONG THE NORTHEASTERLY LINE OF SAID BLOCK 73, 41.78 FEET TO THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN QUIT CLAIM DEED RECORDED APRIL 20, 1989 UNDER RECEPTION NO. R-89-0035162 IN THE DENVER COUNTY RECORDS;

THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL THE FOLLOWING THREE (3) COURSES:

- 1) SOUTH 46°47'35" WEST, 250.96 FEET TO A POINT OF CURVE;
- 2) ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 10.00 FEET AND A CENTRAL ANGLE OF 102°53'56", 17.96 FEET TO A POINT OF TANGENT;
- 3) NORTH 30°18'29" WEST, ALONG SAID TANGENT, 89.04 FEET TO THE POINT OF BEGINNING.

**AND:**

A PARCEL OF LAND BEING A PART OF BLOCK 68, WEST DENVER SITUATED IN THE SOUTH ONE-HALF OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK 68, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 33 BEARS SOUTH 43°52'09" WEST, 2934.69 FEET; THENCE SOUTH 30°11'16" EAST, ALONG THE SOUTHWESTERLY LINE OF SAID BLOCK 68, 18.49 FEET TO THE MOST WESTERLY CORNER OF THAT PARCEL OF LAND DESCRIBED IN THAT QUIT CLAIM DEED RECORDED APRIL 20, 1989 UNDER RECEPTION NO. R-89-0035163 IN THE DENVER COUNTY RECORDS;

THENCE ALONG THE NORTHWESTERLY LINE OF SAID PARCEL THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 46°47'35" EAST, 38.14 FEET TO A POINT OF CURVE;
- 2) ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 3082.50 FEET AND A CENTRAL ANGLE OF 00°49'51", 44.70 FEET TO THE NORTHWESTERLY LINE OF SAID BLOCK 68;



THENCE SOUTH 59°54'46" WEST, ALONG SAID NORTHWESTERLY LINE, 80.78 FEET TO THE POINT OF BEGINNING.

**AND:**

A PARCEL OF LAND BEING A PART OF WAZEE STREET, WHICH PART HAS BEEN VACATED PURSUANT TO ORDINANCE NO. 980, SERIES OF 1999, RECORDED JANUARY 3, 2000 UNDER RECEPTION NO. 2000000239 AND ALSO RECORDED JANUARY 6, 2000 UNDER RECEPTION NO. 2000001727, SAID PART BEING BETWEEN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF 7TH STREET AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF 9TH STREET AND THAT PART OF 8TH STREET BETWEEN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WAZEE STREET AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF AURARIA PARKWAY, WHICH PART OF 8TH STREET AGAIN HAS BEEN VACATED PURSUANT TO SAID ORDINANCE 980, SERIES OF 1999, SAID PARCEL LOCATED IN WEST DENVER, A SUBDIVISION SITUATED IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF WAZEE STREET, SAID POINT BEING THE MOST SOUTHERLY CORNER OF THAT PARCEL OF LAND GRANTED TO THE CITY AND COUNTY OF DENVER BY THAT QUIT CLAIM DEED RECORDED MAY 25, 1988 UNDER RECEPTION NO. R-88-0270318 IN THE RECORDS OF SAID DENVER COUNTY; THENCE SOUTHEASTERLY ALONG THE SOUTHEASTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF SAID PARCEL DESCRIBED IN SAID QUIT CLAIM RECORDED MAY 25, 1988 UNDER RECEPTION NO. R-88-0270318 TO THE INTERSECTION OF SAID EXTENSION WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF AURARIA PARKWAY AS DEFINED BY THE NORTHEASTERLY EXTENSION OF THE NORTHWESTERLY LINE OF THAT PARCEL DESCRIBED IN QUIT CLAIM DEED RECORDED APRIL 20, 1989 AT RECEPTION NO. R-89-0035163, SAID EXTENSION BEING A CURVE;

THENCE SOUTHWESTERLY, ALONG SAID CURVE, ALONG SAID EXTENSION TO THE INTERSECTION OF SAID EXTENSION WITH THE NORTHWESTERLY LINE OF BLOCK 68, WEST DENVER, SAID INTERSECTION BEING THE POINT OF BEGINNING;

THENCE NORTHWESTERLY ON A LINE PERPENDICULAR TO THE NORTHWESTERLY LINE OF SAID BLOCK 68, 40.00 FEET TO THE CENTERLINE OF WAZEE STREET; THENCE SOUTHWESTERLY, ALONG SAID CENTERLINE TO THE INTERSECTION OF SAID CENTERLINE WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF 7TH STREET, SAID RIGHT-OF-WAY LINE DEFINED BY A LINE CONNECTING THE MOST SOUTHERLY CORNER OF BLOCK 72, WEST DENVER WITH A POINT ON THE NORTHWESTERLY LINE OF BLOCK 73, WEST DENVER, SAID POINT BEING 24.10 FEET NORTHEASTERLY FROM THE MOST WESTERLY CORNER OF SAID BLOCK 73;

THENCE SOUTHEASTERLY, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WAZEE STREET AND 24.10 FEET NORTHEASTERLY FROM THE MOST WESTERLY CORNER OF BLOCK 73, WEST DENVER;

THENCE NORTHEASTERLY, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY, TO THE INTERSECTION OF SAID SOUTHEASTERLY RIGHT-OF-WAY LINE WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID 8TH STREET;

THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF 8TH

STREET TO THE MOST NORTHERLY CORNER OF THE PARCEL DESCRIBED IN RECEPTION NO. R-89-0035162, SAID CORNER BEING ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF AURARIA PARKWAY AS DESCRIBED IN ORDINANCE NO. 258, SERIES OF 1989, RECORDED MAY 31, 1989 AT RECEPTION NO. R-89-0048388; THENCE DEPARTING SAID SOUTHWESTERLY LINE OF 8TH STREET, NORTHEASTERLY TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID 8TH STREET, SAID POINT BEING THE MOST WESTERLY CORNER OF THAT PARCEL OF LAND GRANTED TO THE CITY AND COUNTY OF DENVER IN THAT QUIT CLAIM DEED RECORDED APRIL 20, 1989 UNDER RECEPTION NO. R-89-0035163, SAID CORNER BEING ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF AURARIA PARKWAY AS DESCRIBED IN ORDINANCE NO. 258, SERIES OF 1989, RECORDED AT RECEPTION NO. R-89-0048388; THENCE NORTHWESTERLY, ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID 8TH STREET TO THE INTERSECTION OF SAID NORTHEASTERLY RIGHT-OF-WAY LINE WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID WAZEE STREET; THENCE NORTHEASTERLY, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF WAZEE STREET TO THE POINT OF BEGINNING.

**AND:**

A PARCEL OF LAND BEING A PART OF BLOCK 255, WEST DENVER, A PORTION OF WAZEE STREET AS VACATED BY ORDINANCE NO. 228, SERIES 1925 RECORDED DECEMBER 9, 1925 IN BOOK 3919 AT PAGE 371 UNDER RECEPTION NO. 887449 AND A PORTION OF THE ALLEY LYING WITHIN SAID BLOCK AS VACATED BY ORDINANCE NO. 580, SERIES 1976 RECORDED NOVEMBER 9, 1976 IN BOOK 1344 AT PAGE 465, SAID PARCEL SITUATED IN THE SOUTH ONE-HALF OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID BLOCK 255, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 33 BEARS SOUTH 40°57'09" WEST, 2494.68 FEET; THENCE SOUTH 30°14'17" EAST, ALONG THE NORTHEASTERLY LINE OF SAID BLOCK 255, 50.90 FEET TO THE NORTHERLY CORNER OF THAT PARCEL OF LAND DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED FEBRUARY 11, 1953 IN BOOK 7250 AT PAGE 215 UNDER RECEPTION NO. 188356 IN THE DENVER COUNTY RECORDS;

THENCE SOUTH 05°10'46" WEST, ALONG THE BOUNDARY OF SAID PARCEL, 59.38 FEET TO THE MOST SOUTHERLY CORNER OF SAID PARCEL, SAID CORNER BEING ALSO AN ANGLE POINT IN THE NORTHWESTERLY LINE OF THAT PERMANENT EASEMENT GRANTED TO THE STATE DEPARTMENT OF HIGHWAYS, DIVISION OF HIGHWAYS, STATE OF COLORADO BY THAT DOCUMENT RECORDED AUGUST 25, 1986 UNDER RECEPTION NO. 11076 IN THE RECORDS OF DENVER COUNTY;

THENCE ALONG THE NORTHWESTERLY LINE OF SAID PERMANENT EASEMENT THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 24°20'59" WEST, 42.67 FEET;
- 2) SOUTH 36°53'42" WEST, 154.60 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF THAT TRACT OF LAND IDENTIFIED AS PARCEL 8 IN THAT DEED RECORDED DECEMBER 29, 1993 UNDER RECEPTION NO. 9300178419 IN THE DENVER COUNTY RECORDS;

THENCE ALONG SAID SOUTHEASTERLY LINE THE FOLLOWING FOUR (4) COURSES:

1) NORTH 03°43'15" WEST, 65.32 FEET;

2) NORTH 07°09'02" EAST, 96.16 FEET;

3) NORTH 22°43'49" EAST, 91.99 FEET;

4) NORTH 35°27'06" EAST, 55.57 FEET TO THE NORTHEASTERLY END OF THE ABOVE REFERENCED VACATED WAZEE STREET, BEING ALSO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF 7TH STREET AS DEFINED BY SAID WEST DENVER;

THENCE SOUTH 30°14'17" EAST, ALONG SAID SOUTHWESTERLY LINE OF 7TH STREET, 29.04 FEET TO THE POINT OF BEGINNING.

THE BASIS OF BEARINGS FOR THE ABOVE DESCRIBED PARCEL IS THE WEST LINE OF SECTION 33 AS MONUMENTED ON THE SOUTH END WITH A 3.25" ALUMINUM CAP STAMPED WITH LS#13155 AND ON THE NORTH END WITH A 2" BRASS DISC IN CONCRETE PAN WITH LS#28668 BEARS NORTH 00°00'00" EAST (ASSUMED).

(Above space for Recorder's use only)

**STATEMENT OF AUTHORITY**

This Statement of Authority is executed pursuant to C.R.S. §38-30-172 on behalf of FIFTH STREET LTD., LLC, a Colorado limited liability company (the "Company"), which has a mailing address of 1455 South Lipan Street, Denver, CO 80223.

Landon Scott, as Authorized Agent of the Company is authorized to execute instruments conveying, encumbering and otherwise affecting that real property more particularly described on Exhibit A attached hereto.

Executed this 12<sup>th</sup> day of July 2023.

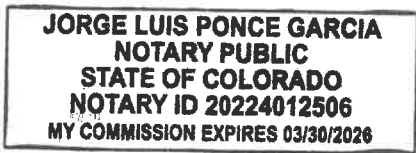
FIFTH STREET LTD., LLC, a  
Colorado limited liability company

By: [Signature]  
Landon Scott, Authorized Agent

STATE OF COLORADO    )  
  )  
COUNTY OF DENVER    )

The forgoing instrument was acknowledged before me this 13<sup>th</sup> day of July 2023 by Landon Scott, as Authorized Agent of Fifth Street Ltd., LLC, a Colorado limited liability company.

Witness my hand and official seal.



Jorge L. Ponce Garcia  
Notary Public  
My commission expires: 03/30/2026

## EXHIBIT A

### Legal Description of Property

A PARCEL OF LAND LOCATED IN A PORTION OF BLOCK 263, A PORTION OF VACATED WAZEE STREET AND A PORTION OF VACATED 4TH STREET, WEST DENVER SUBDIVISION, CITY AND COUNTY OF DENVER, COLORADO, ALL IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE 5TH STREET AND WALNUT STREET RANGE POINT, CITY AND COUNTY OF DENVER, COLORADO, PER LAND SURVEY PLAT PREPARED BY DOYLE G. ABRAHAMSON, PLS 13155, JOB NO. 329-4325, SIGNED 4/22/1983, WHENCE THE 5TH STREET AND WAZEE STREET RANGE POINT BEARS N30°31'36"W A DISTANCE OF 477.67 FEET;

THENCE S88°04'16"W A DISTANCE OF 39.86 FEET TO THE MOST EASTERLY CORNER OF SAID BLOCK 263;  
THENCE N30°31'36"E ALONG THE NORTHEASTERLY LINE OF SAID BLOCK 263 A DISTANCE OF 91.08 FEET TO THE POINT OF BEGINNING;

THENCE S59°35'21"W A DISTANCE OF 183.82 FEET;  
THENCE N88°23'44"W A DISTANCE OF 123.65 FEET;  
THENCE N83°56'55"W A DISTANCE OF 279.97 FEET;  
THENCE N61°01'44"W A DISTANCE OF 132.03 FEET;

THENCE THE FOLLOWING TWO (2) COURSES ALONG THE CENTERLINE OF VACATED WAZEE STREET AS DESCRIBED IN ORDINANCE 43, SERIES OF 1914 RECORDED IN THE CITY AND COUNTY OF DENVER'S CLERK AND RECORDER'S OFFICE:

- 1.) N59°29'45"E A DISTANCE OF 277.37 FEET TO VACATED 4TH STREET'S 22.5 FOOT RANGE LINE;
- 2.) THENCE N59°29'34"E A DISTANCE OF 303.01 FEET;

THENCE S30°31'36"E ALONG THE PROLONGATION OF SAID NORTHEASTERLY LINE OF SAID BLOCK 263 AND ALONG SAID NORTHEASTERLY LINE OF BLOCK 263 AND ALONG SAID NORHEASTERLY LINE OF BLOCK 263 A DISTANCE OF 346.52 FEET TO THE POINT OF BEGINNING.

AUTHORIZED REPRESENTATIVE

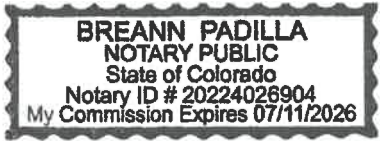
## STATEMENT OF OWNER

I, Bruce D. Glazer, as Executive Vice President and Chief Financial Officer of KROENKE PARKING, LLC, a Colorado limited liability company (“**Owner**”), the owner of the real property more particularly described on Exhibit A attached hereto (collectively, the “**Property**”), hereby authorize Matt Mahoney (“**Authorized Representative**”) to submit all documents, submittals and applications necessary to apply for a zone map amendment and rezoning of the Property with the City and County of Denver (the “**Rezoning Application**”).

Owner is fully aware of the Rezoning Application being submitted by the Authorized Representative on Owner’s behalf, the actions being initiated regarding the Property, and authorizes the Authorized Representative to take actions on Owner’s behalf which are reasonably necessary to secure, receive, or effectuate, the Rezoning Application, including, without limitation, representing Owner in front of the City and County of Denver in connection with the Rezoning Application. Owner understands that the Rezoning Application must be found to be complete by the City and County of Denver before the request can officially be accepted and the review process initiated. By this acknowledgement, the Owner hereby certifies that the above information is true and correct.

*(signature page follows)*

Executed this \_\_\_\_ day of October 2023.




KROENKE PARKING, LLC, a  
Colorado limited liability company do

By:   
Bruce D. Glazer, EVP & CFO

STATE OF COLORADO    )  
  )  
COUNTY OF DENVER    )

The forgoing instrument was acknowledged before me this \_\_\_\_ day of October 2023 by  
Bruce D. Glazer, EVP & CFO of Kroenke Parking, LLC, a Colorado limited liability company.

Witness my hand and official seal.

  
Notary Public  
My commission expires: 07/11/2026



## EXHIBIT A

### Legal Description of Property

#### PARCEL 1:

A PARCEL OF LAND LOCATED IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF BLOCK 70, WEST DENVER;  
THENCE NORTH 30 DEGREES 27 MINUTES 10 SECONDS WEST ALONG THE PROLONGATION OF THE NORTHEASTERLY LINE OF SAID BLOCK 70 A DISTANCE OF 80.00 FEET;  
THENCE NORTH 59 DEGREES 35 MINUTES 32 SECONDS EAST ALONG THE NORTHWESTERLY LINE OF WEWATTA STREET AND NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 440.09 FEET TO THE POINT OF BEGINNING;

THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE CONSOLIDATED RAILROAD MAINLINE THE FOLLOWING THREE (3) COURSES:

- 1) ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 10 DEGREES 42 MINUTES 53 SECONDS, A RADIUS OF 1208.08 FEET, A CHORD BEARING OF NORTH 36 DEGREES 26 MINUTES 56 SECONDS EAST A DISTANCE OF 225.59 FEET, AND AN ARC DISTANCE OF 225.92 FEET;
- 2) THENCE NORTH 31 DEGREES 05 MINUTES 29 SECONDS EAST TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 311.92 FEET;
- 3) THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 06 DEGREES 04 MINUTES 45 SECONDS, A RADIUS OF 1591.36 FEET, A CHORD BEARING NORTH 34 DEGREES 07 MINUTES 51 SECONDS EAST A DISTANCE OF 168.77 FEET, AND AN ARC DISTANCE OF 168.85 FEET;

THENCE SOUTHEASTERLY AND NON-TANGENT WITH THE LAST DESCRIBED CURVE ALONG THE SOUTHWESTERLY LINE OF THAT PROPERTY DESCRIBED AS PARCEL PE-BB-REV. IN DEED RECORDED JANUARY 21, 1993 UNDER RECEPTION NO. 93-0008661 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE THE FOLLOWING TWO (2) COURSES:

- 1) ALONG THE ARC OF A CURVE TO THE LEFT, NON-TANGENT WITH THE LAST DESCRIBED CURVE, HAVING A CENTRAL ANGLE OF 03 DEGREES 25 MINUTES 32 SECONDS, A RADIUS OF 1388.24 FEET, A CHORD BEARING OF SOUTH 45 DEGREES 08 MINUTES 05 SECONDS EAST A DISTANCE OF 82.99 FEET, AND AN ARC DISTANCE OF 83.00 FEET;
- 2) THENCE SOUTH 46 DEGREES 50 MINUTES 51 SECONDS EAST TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 239.97 FEET;  
THENCE SOUTH 59 DEGREES 37 MINUTES 16 SECONDS WEST ALONG SAID NORTHWESTERLY LINE OF WEWATTA STREET A DISTANCE OF 721.22 FEET;  
THENCE SOUTH 59 DEGREES 35 MINUTES 32 SECONDS WEST ALONG SAID NORTHWESTERLY LINE OF WEWATTA STREET, A DISTANCE OF 1.72 FEET TO THE POINT OF BEGINNING.

#### PARCEL 2:

A PARCEL OF LAND BEING A PORTION OF BLOCKS 4, 5, 6 AND 7 ALONG WITH A PORTION OF THE VACATED ALLEYS AND A PORTION OF THE VACATED STREETS ADJACENT TO AND CONTIGUOUS WITH SAID BLOCKS ALL LOCATED IN WEST DENVER, SITUATED IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF SAID BLOCK 7 WEST DENVER, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 33 BEARS SOUTH 44°12'26" WEST, 4077.66 FEET AND THE MOST SOUTHERLY CORNER OF LOT 10, SAID BLOCK 7, BEARS SOUTH 30°05'21" EAST, 80.00 FEET, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF 11TH STREET AS DEFINED IN ORDINANCE NO. 108, SERIES 1998 RECORDED MARCH 2, 1998 UNDER RECEPTION NO. **9800030568** IN THE RECORDS OF THE CITY AND COUNTY OF DENVER;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:  
1) NORTH 30°05'21" WEST, ALONG SAID SOUTHWESTERLY BLOCK LINE, 5.78 FEET TO A POINT OF CURVE;  
2) ALONG THE ARC OF SAID TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 164.00 FEET AND A CENTRAL ANGLE OF 45°07'58", 129.19 FEET TO A POINT OF TANGENT;  
3) NORTH 75°13'19" WEST, ALONG SAID TANGENT, 22.24 FEET TO THE SOUTHERLY LINE OF WEWATTA PLACE AS DEFINED IN ORDINANCE NO. 109, SERIES 1998 RECORDED MARCH 2, 1998 UNDER RECEPTION NO. **9800030569** IN THE RECORDS OF THE CITY AND COUNTY OF DENVER;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:  
1) NORTH 14°46'41" EAST, 63.84 FEET TO A POINT OF CURVE;  
2) ALONG THE ARC OF SAID TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 394.46 FEET AND A CENTRAL ANGLE OF 30°07'15", 207.37 FEET TO A POINT OF TANGENT;  
3) NORTH 44°53'56" EAST, ALONG SAID TANGENT, 326.70 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SPEER BOULEVARD AS DEFINED IN PARCELS 5B AND 5C OF THE SPEER VIADUCT REPLACEMENT PROJECT;

THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:  
1) SOUTH 46°33'08" EAST, 102.38 FEET TO A POINT ON A CURVE;  
2) ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 951.74 FEET, A CHORD BEARING SOUTH 45°40'26" EAST AND A CENTRAL ANGLE OF 01°45'16", 29.14 FEET TO A POINT ON A CURVE, SAID POINT BEING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SPEER BOULEVARD AS DEFINED IN ORDINANCE NO. 107, SERIES 1998 RECORDED MARCH 2, 1998 UNDER RECEPTION NO. **9800030567** IN THE RECORDS OF THE CITY AND COUNTY OF DENVER;

THENCE ALONG SAID SOUTHWESTERLY LINE THE FOLLOWING TWO (2) COURSES:  
1) ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1150.00 FEET, A CHORD BEARING SOUTH 35°54'45" EAST AND A CENTRAL ANGLE OF 10°08'06", 203.42 FEET TO A POINT OF TANGENT;  
2) SOUTH 30°50'42" EAST, ALONG SAID TANGENT, 41.81 FEET TO A POINT 80.00 FEET, AS MEASURED AT RIGHT ANGLES, NORTHWESTERLY OF THE SOUTHEASTERLY LINE OF LOTS 3 AND 10, SAID BLOCK 4 AND LOTS 3 AND 10, SAID BLOCK 7;  
THENCE SOUTH 59°53'54" WEST, PARALLEL WITH SAID SOUTHEASTERLY LOT LINE, 531.92 FEET TO THE POINT OF BEGINNING.

**PARCEL 3:**

A PORTION OF LOT 3, BLOCK 4, WEST DENVER, LOCATED IN SECTION 33, 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:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 3; THENCE NORTH 30°13'31" WEST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 3 A DISTANCE OF 30.00 FEET;  
THENCE NORTH 59°53'54" EAST ALONG A LINE 30.00 FEET NORTHWESTERLY OF AND PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT 3 A DISTANCE OF 32.35 FEET;  
THENCE SOUTH 30°14'50" EAST ALONG THE SOUTHWESTERLY LINE OF A PARCEL OF LAND DESCRIBED AS PARCEL 4B OF THE SPEER VIADUCT REPLACEMENT PROJECT A DISTANCE OF 30.00 FEET;

THENCE SOUTH 59°53'54" WEST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 3 A DISTANCE OF 32.36 FEET TO THE POINT OF BEGINNING.

**PARCEL 4:**

THE SOUTHEAST 30 FEET OF LOT 10, BLOCK 4, WEST DENVER, LOCATED IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**PARCEL 7:**

THE SOUTHEAST 30.00 FEET OF LOTS 3 AND 10, BLOCK 7, WEST DENVER, LOCATED IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOGETHER WITH THE VACATED ALLEY LYING BETWEEN SAID SOUTHEAST 30.00 FEET OF LOTS 3 AND 10, BLOCK 7, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**PARCEL 9:**

**PARCEL 9A:**

A PARCEL OF LAND BEING A PORTION OF BLOCKS 34 AND 37 ALONG WITH A PORTION OF THE VACATED ALLEY IN SAID BLOCK 34 AND A PORTION OF THE VACATED 10TH STREET ADJACENT TO AND CONTIGUOUS WITH SAID BLOCKS ALL LOCATED IN WEST DENVER SITUATED IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO; DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT 1 SAID BLOCK 37, WEST DENVER, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 33 BEARS SOUTH 45°02'39" WEST, 3468.85 FEET; THENCE NORTH 30°12'50" WEST, ALONG THE NORTHEASTERLY LINE OF THE ALLEY IN SAID BLOCK 37, 184.11 FEET TO THE SOUTHERLY LINE OF WEWATTA PLACE AS DEFINED IN ORDINANCE NO. 109 SERIES 1998 RECORDED MARCH 2, 1998 UNDER RECEPTION NO. [9800030569](#) IN THE RECORDS OF THE CITY AND COUNTY OF DENVER;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 59°53'16" EAST, 179.34 FEET TO A POINT OF CURVE;
- 2) ALONG THE ARC OF SAID TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 400.00 FEET AND CENTRAL ANGLE OF 43°25'25", 303.15 FEET TO THE SOUTHWESTERLY LINE OF 11TH STREET AS DEFINED IN ORDINANCE NO. 108, SERIES 1998 RECORDED MARCH 2, 1998 UNDER RECEPTION NO. [9800030568](#) IN THE RECORDS OF THE CITY AND COUNTY OF DENVER;

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

- 1) SOUTH 75°13'19" EAST, 22.41 FEET TO A POINT OF CURVE;
- 2) ALONG THE ARC OF SAID TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 84.00 FEET AND A CENTRAL ANGLE OF 45°07'58", 66.17 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID BLOCK 34;

THENCE SOUTH 30°05'21" EAST, ALONG SAID NORTHEASTERLY BLOCK LINE, 85.79 FEET TO THE MOST EASTERLY CORNER OF LOT 3 SAID BLOCK 34;

THENCE SOUTH 59°53'24" WEST, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 3 AND THE SOUTHWESTERLY EXTENSION OF SAID LOT LINE, 141.26 FEET TO THE CENTERLINE OF THE ALLEY IN SAID BLOCK 34;

THENCE SOUTH 30°07'41" EAST, ALONG SAID ALLEY CENTERLINE, 132.46 FEET TO THE NORTHWESTERLY LINE OF WAZEE STREET AS DEFINED BY SAID WEST DENVER;

THENCE ALONG SAID NORTHWESTERLY LINE THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 59°53'26" WEST, 161.15 FEET TO THE INTERSECTION OF SAID NORTHWESTERLY LINE WITH THE RANGE LINE IN VACATED 10TH STREET;
- 2) SOUTH 59°53'29" WEST, CONTINUING ALONG SAID NORTHWESTERLY LINE 192.16 FEET TO THE POINT OF BEGINNING.

**PARCEL 9B:**

A PARCEL OF LAND BEING A PORTION OF LOT 10, BLOCK 37, WEST DENVER SITUATED IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO; DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 10, BLOCK 37, WEST DENVER, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 33 BEARS SOUTH 42°11'07" WEST, 3361.52 FEET; THENCE NORTH 30°15'39" WEST, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 10, 0.70 FEET TO THE SOUTHERLY LINE OF WEWATTA PLACE AS DEFINED IN ORDINANCE NO. 109, SERIES 1998 RECORDED MARCH 2, 1998 UNDER RECEPTION NO. [9800030569](#) IN THE RECORDS OF THE CITY AND COUNTY OF DENVER;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

- 1) ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 90.00 FEET, A CHORD BEARING OF NORTH 04°37'16" EAST, 41.81 FEET TO A POINT ON A CURVE;
- 2) ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 84.00 FEET, A CHORD BEARING OF NORTH 41°24'39" EAST AND CENTRAL ANGLE OF 36°57'15", 54.18 FEET TO A POINT OF TANGENT;
- 3) NORTH 59°53'16" EAST, ALONG SAID TANGENT, 58.06 FEET TO THE NORTHEASTERLY LINE OF SAID LOT 10; THENCE SOUTH 30°12'50" EAST, ALONG SAID NORTHEASTERLY LOT LINE, 51.64 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 10; THENCE SOUTH 59°53'40" WEST, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 10, 132.25 FEET TO THE POINT OF BEGINNING.

**PARCEL 9C:**

A PARCEL OF LAND BEING A PORTION OF THE PREVIOUSLY VACATED ALLEY IN BLOCK 37, WEST DENVER AS VACATED BY ORDINANCE 750, SERIES OF 1997 RECORDED NOVEMBER 7, 1997 UNDER RECEPTION NO. [9700150821](#) IN THE CITY AND COUNTY OF DENVER RECORDS SAID PARCEL LOCATED IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO DESCRIBED AS FOLLOWS:

ALL THAT PART OF SAID PREVIOUSLY VACATED ALLEY IN BLOCK 37 LYING NORTHWESTERLY FROM THE NORTHWESTERLY RIGHT-OF-WAY LINE OF WAZEE STREET AND SOUTHEASTERLY FROM THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF CHOPPER CIRCLE (FORMERLY WEWATTA PLACE) AS LAID OUT, OPENED AND ESTABLISHED BY ORDINANCE NO. 109, SERIES OF 1998, RECORDED MARCH 2, 1998 UNDER RECEPTION NO. [9800030569](#) AND RENAMED BY ORDINANCE 761, SERIES OF 1999, RECORDED OCTOBER 15, 1999 UNDER RECEPTION NO. [9900180550](#) IN THE RECORDS OF DENVER COUNTY, EXCEPT THE SOUTHWESTERLY ONE-HALF OF SAID PREVIOUSLY VACATED ALLEY ABUTTING LOT 11 AND LOT 12, SAID BLOCK 37.

**PARCEL 14:**

A PARCEL OF LAND BEING A PORTION OF LOTS 1, 2, 11 AND 12, BLOCK 254, AND A PORTION OF LOTS 6, 7 AND 8, BLOCK 255, ALONG WITH THAT PORTION OF VACATED WAZEE STREET AND THE VACATED ALLEYS IN SAID BLOCKS ABUTTING AND CONTIGUOUS WITH SAID LOTS ALL LOCATED IN WEST DENVER SITUATED IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 2, BLOCK 254, WEST DENVER, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 33 BEARS SOUTH 36° 31' 03" WEST, 2570.21

FEET AND THE MOST EASTERLY CORNER OF SAID BLOCK 254 BEARS SOUTH 30° 11' 13" EAST, 130.00 FEET, SAID POINT BEING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF 7TH STREET AS DEFINED IN ORDINANCE NO. 106, SERIES 1998 RECORDED MARCH 02, 1998 UNDER RECEPTION NO. **9800030566** IN THE RECORDS OF SAID CITY AND COUNTY OF DENVER;

THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

- 1) SOUTH 30° 11' 13" EAST, 29.92 FEET TO A POINT OF CURVE;
- 2) ALONG THE ARC OF SAID TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 215.49 FEET AND A CENTRAL ANGLE OF 24° 38' 35", 92.68 FEET TO A POINT OF TANGENT;
- 3) SOUTH 05° 32' 38" EAST, ALONG SAID TANGENT, 102.24 FEET TO THE WESTERLY LINE OF THAT PARCEL OF LAND IDENTIFIED AS PARCEL B OF PARCEL 01-01 DESCRIBED IN THAT DEED RECORDED IN BOOK 1245 AT PAGE 5 ON MAY 12, 1976 UNDER RECEPTION NO. **050292**;

THENCE ALONG SAID WESTERLY LINE OF SAID PARCEL THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 22° 43' 49" WEST, 77.37 FEET;
- 2) SOUTH 07° 09' 02" WEST, 60.09 FEET TO AN ANGLE POINT IN THE SOUTHEASTERLY BOUNDARY LINE OF PARCEL "1" AS DEFINED ON THE PEPSI CENTER A PLANNED UNIT DEVELOPMENT AS RECORDED IN PLANNED UNIT DEVELOPMENT BOOK 19 AT PAGE 19 THROUGH 29 ON MAY 26, 1998 UNDER RECEPTION NO. **9800078841**;

THENCE ALONG SAID SOUTHEASTERLY BOUNDARY LINE THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 30° 08' 44" WEST, 307.26 FEET;
- 2) NORTH 59° 51' 41" EAST, 160.20 FEET TO THE POINT OF BEGINNING.

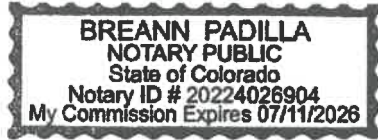
## STATEMENT OF OWNER

I, Bruce D. Glazer, as Executive Vice President and Chief Financial Officer of KROENKE ARENA COMPANY, LLC, a Colorado limited liability company (“**Owner**”), the owner of the real property more particularly described on Exhibit A attached hereto (collectively, the “**Property**”), hereby authorize Matt Mahoney (“**Authorized Representative**”) to submit all documents, submittals and applications necessary to apply for a zone map amendment and rezoning of the Property with the City and County of Denver (the “**Rezoning Application**”).

Owner is fully aware of the Rezoning Application being submitted by the Authorized Representative on Owner’s behalf, the actions being initiated regarding the Property, and authorizes the Authorized Representative to take actions on Owner’s behalf which are reasonably necessary to secure, receive, or effectuate, the Rezoning Application, including, without limitation, representing Owner in front of the City and County of Denver in connection with the Rezoning Application. Owner understands that the Rezoning Application must be found to be complete by the City and County of Denver before the request can officially be accepted and the review process initiated. By this acknowledgement, the Owner hereby certifies that the above information is true and correct.

*(signature page follows)*

Executed this \_\_\_ day of October 2023.




KROENKE ARENA COMPANY, LLC, a  
Colorado limited liability company do

By:   
Bruce D. Glazer, EVP & CFO

STATE OF COLORADO    )  
  )  
COUNTY OF DENVER    )

The forgoing instrument was acknowledged before me this \_\_\_ day of October 2023 by  
Bruce D. Glazer, EVP & CFO of Kroenke Arena Company, LLC, a Colorado limited liability  
company.

Witness my hand and official seal.

  
Notary Public  
My commission expires: 07/11/2026

## EXHIBIT A

### Legal Description of Property

#### PARCEL 15:

A PARCEL OF LAND BEING A PORTION OF BLOCKS 6, 34, 36, 37, 69, 70, 71, 253, 254, 255, 258, 259, 260, 261 AND 271 ALONG WITH ALL OF BLOCKS 35, 72 AND 262, ALONG WITH VACATED ALLEYS AND A PORTION OF THE VACATED STREETS ADJACENT TO AND CONTIGUOUS WITH SAID BLOCKS ALL LOCATED IN WEST DENVER SITUATED IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID BLOCK 72, WEST DENVER, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 33 BEARS S 39°50'41" W, 2596.80 FEET; THENCE N 30°11'13" W, ALONG THE SOUTHWESTERLY LINE OF SAID BLOCK 72, 129.57 FEET;  
THENCE DEPARTING SAID SOUTHWESTERLY LINE S 59°51'41" W, 240.20 FEET;  
THENCE S 30°08'44" E, 307.26 FEET TO THE NORTHWESTERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN THAT WARRANTY DEED RECORDED JANUARY 2, 1976 IN BOOK 1176 AT PAGE 200 UNDER RECEPTION NO. 002956 IN THE RECORDS OF DENVER COUNTY;  
THENCE ALONG SAID NORTHWESTERLY LINE THE FOLLOWING TWO COURSES:  
1. S 07°09'02" W, 36.07 FEET;  
2. S 03°43'15" E, 65.76 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF AURARIA PARKWAY AS DEFINED IN THAT CORRECTION QUIT CLAIM DEED RECORDED OCTOBER 28, 1988 UNDER RECEPTION NO. 326323 IN THE RECORDS OF SAID DENVER COUNTY;

THENCE S 44°57'12" W, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, 71.09 FEET TO THE SOUTHWESTERLY LINE OF SAID BLOCK 255;  
THENCE N 30°13'44" W, ALONG SAID SOUTHWESTERLY LINE, 24.20 FEET TO THE NORTHEASTERLY EXTENSION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF AURARIA PARKWAY AS DEFINED IN THAT DEED RECORDED OCTOBER 28, 1988 UNDER RECEPTION NO. 326320 AND 326321;  
THENCE S 48°26'04" W, ALONG SAID EXTENSION AND SAID NORTHWESTERLY RIGHT-OF-WAY LINE, 367.67 FEET TO THE SOUTHWESTERLY LINE OF SAID BLOCK 258;  
THENCE N 30°13'55" W, ALONG SAID SOUTHWESTERLY BLOCK LINE, 101.75 FEET TO A POINT 10.00 FEET, AS MEASURED RADially, SOUTHEASTERLY FROM THE CENTERLINE OF TRACT 473, AS FORMERLY LOCATED AND OPERATED BY BURLINGTON NORTHERN, INC.;  
THENCE ALONG A LINE PARALLEL WITH SAID CENTERLINE THE FOLLOWING THREE (3) COURSES:  
1. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 329.84 FEET, A CHORD BEARING OF N 38°04'43" E AND A CENTRAL ANGLE OF 14°38'32", 84.29 FEET TO A POINT OF TANGENT;  
2. N 30°45'27" E, ALONG SAID TANGENT, 90.28 FEET TO A POINT OF CURVE;  
3. ALONG THE ARC OF SAID TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 452.55 FEET AND A CENTRAL ANGLE OF 15°46'27", 124.59 FEET TO THE NORTHWESTERLY LINE OF SAID BLOCK 258;  
THENCE DEPARTING SAID PARALLEL LINE, N 59°54'22" E, ALONG SAID NORTHWESTERLY BLOCK LINE AND THE NORTHEASTERLY EXTENSION OF SAID BLOCK LINE, 64.12 FEET TO THE CENTERLINE OF VACATED 6TH STREET;  
THENCE N 30°13'44" W, ALONG SAID CENTERLINE, 60.91 FEET TO THE INTERSECTION OF SAID CENTERLINE WITH THE RANGE LINE IN SAID WAZEE STREET;  
THENCE CONTINUING ALONG SAID VACATED 6TH STREET CENTERLINE, N 30°12'16" W, 258.68 FEET TO A POINT 41.00 FEET NORTHWESTERLY OF THE NORTHEASTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF LOT 4 SAID BLOCK 259;  
THENCE S 59°54'26" W, PARALLEL WITH SAID EXTENSION AND SAID LOT LINE, 188.55 FEET TO THE SOUTHWESTERLY LINE OF THE ALLEY IN SAID BLOCK 259;



THENCE S 30°12'51" E, ALONG SAID SOUTHWESTERLY LINE, 57.00 FEET TO A POINT 16.00 FEET, AS MEASURED AT RIGHT ANGLES, SOUTHEASTERLY FROM THE NORTHWESTERLY LINE OF LOT 10 SAID BLOCK 259;  
THENCE S 59°54'26" W, PARALLEL WITH SAID LOT LINE 25.00 FEET;  
THENCE S 18°05'13" W, 12.75 FEET TO A POINT 24.50 FEET, AS MEASURED AT RIGHT ANGLES SOUTHEASTERLY FROM THE NORTHWESTERLY LINE OF SAID LOT 10;  
THENCE S 59°54'26" W, PARALLEL WITH SAID LOT LINE 97.52 FEET TO THE SOUTHWESTERLY LINE OF SAID BLOCK 259;  
THENCE N 30°13'26" W, ALONG SAID SOUTHWESTERLY BLOCK LINE 20.00 FEET;  
THENCE S 59°46'34"W, 80.00 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF 5TH STREET;  
THENCE S 30°13'26" E, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE AND THE NORTHEASTERLY LINE OF VACATED WAZEE STREET, 212.99 FEET TO THE INTERSECTION OF SAID NORTHEASTERLY LINE WITH THE RANGE LINE IN VACATED WAZEE STREET;  
THENCE CONTINUING ALONG SAID NORTHEASTERLY LINE, S 30°13'55" E, 21.00 FEET TO THE CENTERLINE OF SAID VACATED WAZEE STREET;  
THENCE S 59°47'29" W, ALONG SAID CENTERLINE, 581.95 FEET TO A POINT ON A CURVE;  
THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1208.70 FEET, A CHORD BEARING N 19°52'32" E AND A CENTRAL ANGLE OF 70°26'32", 1486.03 FEET TO A POINT 20.00 FEET, AS MEASURED AT RIGHT ANGLES, SOUTHEASTERLY FROM THE NORTHWESTERLY LINE OF SAID BLOCK 253;  
THENCE N 59°54'30" E PARALLEL WITH SAID NORTHWESTERLY LINE AND THE NORTHEASTERLY EXTENSION OF SAID NORTHWESTERLY LINE, 279.77 FEET TO THE INTERSECTION OF SAID EXTENDED PARALLEL LINE WITH THE RANGE LINE IN 7TH STREET;  
THENCE N 59°53'16" E, PARALLEL WITH THE SOUTHWESTERLY EXTENSION OF THE NORTHWESTERLY LINE OF BLOCK 71 AND PARALLEL WITH THE NORTHWESTERLY LINE OF SAID BLOCK 71, 389.79 FEET TO A POINT ON A CURVE;  
THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 968.77,  
A CHORD BEARING N 63°34'19" E AND A CENTRAL ANGLE OF 07°22'06", 124.59 FEET TO A POINT 28.00 FEET, AS MEASURED AT RIGHT ANGLES, SOUTHEASTERLY FROM THE NORTHWESTERLY LINE OF SAID BLOCK 70;  
THENCE N 59°53'16" E, PARALLEL WITH SAID NORTHWESTERLY BLOCK LINE AND THE NORTHEASTERLY EXTENSION OF SAID BLOCK LINE, 300.00 FEET TO A POINT OF CURVE;  
THENCE ALONG THE ARC OF SAID TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1109.14 FEET AND A CENTRAL ANGLE OF 12°54'06", 249.75 FEET TO THE NORTHWESTERLY LINE OF SAID BLOCK 36;  
THENCE N 59°53'16" E ALONG SAID NORTHWESTERLY LINE AND THE NORTHEASTERLY EXTENSION OF SAID NORTHWESTERLY LINE, 75.68 FEET TO THE INTERSECTION OF SAID NORTHEASTERLY EXTENSION WITH THE SOUTHWESTERLY EXTENSION OF THE NORTHWESTERLY LINE OF SAID BLOCK 35;  
THENCE N 59°55'00" E, ALONG SAID SOUTHWESTERLY EXTENSION AND ALONG SAID NORTHWESTERLY LINE OF BLOCK 35, 165.04 FEET TO A POINT ON A CURVE;  
THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, A CHORD BEARING OF N 59°55'00" E AND A CENTRAL ANGLE OF 106°15'27", 92.73 FEET TO THE NORTHWESTERLY LINE OF SAID BLOCK 35;  
THENCE N 59°55'00" E, ALONG SAID NORTHWESTERLY LINE AND THE NORTHEASTERLY EXTENSION OF SAID NORTHWESTERLY LINE OF BLOCK 35, 138.24 FEET TO THE MOST WESTERLY CORNER OF SAID BLOCK 6, BEING A POINT OF CURVE;  
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 78.62 FEET AND A CENTRAL ANGLE OF 73°31'52", 100.90 FEET TO A POINT OF TANGENT;  
THENCE S 46°33'08" E, ALONG SAID TANGENT, 218.88 FEET TO A POINT ON A CURVE;  
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 598.14 FEET, A CHORD BEARING S 27°40'59" W AND A CENTRAL ANGLE OF 25°48'36", 269.44 FEET TO A POINT OF TANGENT;  
THENCE S 14°46'41" W, ALONG SAID TANGENT 132.07 FEET TO A POINT OF CURVE;  
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 45°06'35", 236.19 FEET TO A POINT OF TANGENT;

THENCE S 59°53'16" W, ALONG SAID TANGENT, 355.86 FEET TO A POINT ON A CURVE;  
THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 90.00 FEET, A CHORD BEARING S 02°47'25" E AND A CENTRAL ANGLE OF 167°26'35", 263.02 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF 9TH STREET AS DEFINED IN DOCUMENT RECORDED MAY 25, 1988 UNDER RECEPTION NO. **R-88-0270318** IN THE RECORDS OF DENVER COUNTY;  
THENCE S 30°15'39" E, ALONG SAID SOUTHWESTERLY LINE 125.10 FEET TO THE SOUTHEASTERLY LINE OF SAID BLOCK 69;

THENCE S 59°54'46" W, ALONG SAID SOUTHEASTERLY LINE AND THE SOUTHWESTERLY EXTENSION OF SAID SOUTHEASTERLY LINE, 355.08 FEET TO THE NORTHEASTERLY CORNER OF A VACATED PARCEL SITUATED IN WAZEE STREET;

THENCE ALONG THE PERIMETER OF SAID VACATED PARCEL THE FOLLOWING THREE (3) COURSES:

1. S 30°05'14" E, 11.00 FEET;
2. S 59°54'46" W, 178.00 FEET;
3. N 30°05'14" W, 11.00 FEET TO THE SOUTHEASTERLY LINE OF SAID BLOCK 72;

THENCE S 59°54'46" W, ALONG SAID SOUTHEASTERLY LINE, 120.09 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO;

EXCEPT THAT PART DESCRIBED IN ORDINANCE NO. 905, SERIES OF 2000, RECORDED NOVEMBER 17, 2000 UNDER RECEPTION NO. **2000168442**;

AND FURTHER EXCEPTING THEREFROM THAT PORTION CONVEYED TO REGIONAL TRANSPORTATION DISTRICT BY SPECIAL WARRANTY DEED RECORDED AUGUST 1, 2019 UNDER RECEPTION NO. **2019099780**.

**AND**

A PARCEL OF LAND BEING A PORTION OF BLOCKS 5 AND 6 ALONG WITH A PORTION OF THE VACATED ALLEYS AND A PORTION OF THE VACATED STREETS ADJACENT TO AND CONTIGUOUS WITH SAID BLOCKS ALL LOCATED IN WEST DENVER SITUATED IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF VACATED WEWATTA STREET WITH THE NORTHWESTERLY EXTENSION OF THE CENTERLINE OF VACATED 12<sup>TH</sup> STREET IN WEST DENVER, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 33 BEARS S 36°24'32" W, 4628.78 FEET;

THENCE S 30°12'04" E, ALONG SAID EXTENSION AND SAID CENTERLINE OF VACATED 12TH STREET, 130.00 FEET TO A POINT 50.00 FEET, AS MEASURED AT RIGHT ANGLES, SOUTHEASTERLY FROM THE SOUTHWESTERLY EXTENSION OF THE NORTHWESTERLY LINE OF SAID BLOCK 5;

THENCE N 59°55'00" E, PARALLEL WITH SAID EXTENSION AND SAID NORTHWESTERLY LINE, 82.83 FEET TO THE SOUTHWESTERLY LINE OF SPEER BOULEVARD RIGHT-OF-WAY AS DEFINED IN PARCELS 5B AND 5C OF THE SPEER VIADUCT REPLACEMENT PROJECT;

THENCE S 46°33'08" E, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 137.20 FEET;

THENCE DEPARTING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE S 44°53'56" W, 226.75 FEET;

THENCE N 46°33'08" W, 334.03 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID VACATED WEWATTA STREET;

THENCE N 59°55'00" E, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE 191.72 FEET TO THE POINT OF BEGINNING.

CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**AND**

A PARCEL OF LAND BEING A PORTION OF THE VACATED ALLEY IN BLOCK 259, WEST DENVER SITUATED IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF SAID ALLEY, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 33 BEARS S 29°48'16" W, 2138.19 FEET AND THE MOST EASTERLY CORNER OF LOT 9, SAID BLOCK 259 BEARS N 30°12'51" W, 16.00 FEET;  
THENCE N 30°12'51" W, ALONG SAID SOUTHWESTERLY LINE OF SAID ALLEY, 57.00 FEET TO A POINT 41.00 FEET, AS MEASURED AT RIGHT ANGLES, NORTHWESTERLY FROM THE SOUTHEASTERLY LINE OF SAID LOT 9 AND LOT 4;  
THENCE DEPARTING SAID SOUTHWESTERLY LINE, N 59°54'26" E, PARALLEL WITH SAID SOUTHEASTERLY LOT LINES, 8.25 FEET TO THE CENTERLINE OF SAID ALLEY;  
THENCE S 30°12'51" E, ALONG SAID CENTERLINE, 57.00 FEET TO A POINT 16.00 FEET, AS MEASURED AT RIGHT ANGLES, SOUTHEASTERLY FROM THE SOUTHEASTERLY LINE OF SAID LOT 9 AND LOT 4;  
THENCE S 59°54'26" W, PARALLEL WITH SAID SOUTHEASTERLY LOT LINES, 8.25 FEET TO THE POINT OF BEGINNING.  
CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**AND**

A PARCEL OF LAND BEING A PART OF WEST DENVER SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF WEWATTA STREET AS DEFINED BY SAID WEST DENVER, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 33 BEARS S 36°24'32" W, 4628.78 FEET;  
THENCE N 59°55'00" E, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, 44.6 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SPEER BOULEVARD;  
THENCE S 46°33'08" E, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 135.56 FEET TO A POINT 50.00 FEET, AS MEASURED AT RIGHT ANGLES, SOUTHEASTERLY FROM THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID WEWATTA STREET;  
THENCE S 59°55'00" W, PARALLEL WITH SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, 82.83 FEET TO THE CENTERLINE OF VACATED 12TH STREET AS VACATED BY ORDINANCE NO. 750, SERIES 1997;  
THENCE N 30°12'04" W, ALONG SAID CENTERLINE AND THE NORTHWESTERLY EXTENSION OF SAID CENTERLINE, 130.00 FEET TO THE POINT OF BEGINNING.  
CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**AND**

A PARCEL OF LAND BEING A PART OF WAZEE STREET, WHICH PART HAS BEEN VACATED PURSUANT TO ORDINANCE NO. 980, SERIES OF 1999, RECORDED JANUARY 3, 2000, UNDER RECEPTION NO. 2000000239 AND ALSO RECORDED JANUARY 6, 2000 UNDER RECEPTION NO. 2000001727, SAID PART BEING BETWEEN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF 7TH STREET AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF 9TH STREET LOCATED IN WEST DENVER, A SUBDIVISION SITUATED IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF WAZEE STREET, SAID POINT BEING THE MOST SOUTHERLY CORNER OF THAT PARCEL OF LAND GRANTED TO THE CITY AND COUNTY OF DENVER BY THAT QUIT CLAIM DEED RECORDED MAY 25, 1988 UNDER RECEPTION NO. R-88-0270318 IN THE RECORDS OF SAID DENVER COUNTY; THENCE SOUTHEASTERLY ALONG THE SOUTHEASTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF SAID PARCEL DESCRIBED IN SAID QUIT CLAIM DEED RECORDED MAY 25, 1988 UNDER RECEPTION NO. R-88-0270318 TO THE INTERSECTION OF SAID EXTENSION WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF

AURARIA PARKWAY AS DEFINED BY THE NORTHEASTERLY EXTENSION OF THE NORTHWESTERLY LINE OF THAT PARCEL DESCRIBED IN DEED RECORDED APRIL 20, 1989 UNDER RECEPTION NO. **R-89-0035163**, SAID EXTENSION BEING A CURVE;  
THENCE SOUTHWESTERLY, ALONG SAID CURVE, ALONG SAID EXTENSION TO THE INTERSECTION OF SAID EXTENSION WITH THE NORTHWESTERLY LINE OF BLOCK 68, WEST DENVER;  
THENCE NORTHWESTERLY ON A LINE PERPENDICULAR TO THE NORTHWESTERLY LINE OF SAID BLOCK 68, 40.00 FEET TO THE CENTERLINE OF WAZEE STREET;  
THENCE SOUTHWESTERLY, ALONG SAID CENTERLINE TO THE INTERSECTION OF SAID CENTERLINE WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF 7TH STREET, SAID RIGHT-OF-WAY LINE DEFINED BY A LINE CONNECTING THE MOST SOUTHERLY CORNER OF BLOCK 72, WEST DENVER WITH A POINT ON THE NORTHWESTERLY LINE OF BLOCK 73, WEST DENVER, SAID POINT BEING 24.10 FEET NORTHEASTERLY FROM THE MOST WESTERLY CORNER OF SAID BLOCK 73;  
THENCE NORTHWESTERLY, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE TO THE MOST SOUTHERLY CORNER OF SAID BLOCK 72;  
THENCE NORTHEASTERLY, ALONG THE SOUTHEASTERLY LINE OF SAID BLOCK 72 TO THE MOST WESTERLY CORNER OF THAT PARCEL OF WAZEE STREET VACATED BY ORDINANCE NO. 14, SERIES OF 1944 RECORDED MARCH 16, 1949 IN BOOK 6518 AT PAGE **129**;  
THENCE SOUTHEASTERLY, ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL TO THE MOST SOUTHERLY CORNER OF SAID PARCEL;  
THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL TO THE MOST EASTERLY CORNER OF SAID PARCEL BEING ALSO THE MOST SOUTHERLY CORNER OF THAT PARCEL OF WAZEE STREET VACATED BY ORDINANCE NO. 6 SERIES OF 1944, RECORDED MARCH 16, 1949 IN BOOK 6518 AT PAGE **130**;  
THENCE CONTINUING NORTHEASTERLY, ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL VACATED BY SAID ORDINANCE NO. 6 SERIES OF 1944, TO THE MOST EASTERLY CORNER OF SAID PARCEL;  
THENCE NORTHWESTERLY, ALONG THE NORTHEASTERLY LINE OF SAID PARCEL TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID WAZEE STREET;  
THENCE NORTHEASTERLY, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.  
CITY AND COUNTY OF DENVER, STATE OF COLORADO.

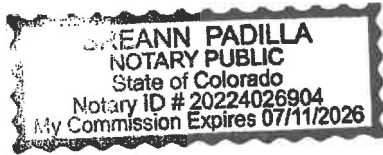
## STATEMENT OF OWNER

I, Bruce D. Glazer, as Executive Vice President and Chief Financial Officer of KROENKE 923, LLC, a Colorado limited liability company and KROENKE 1055, LLC, a Colorado limited liability company (collectively, “**Owners**”), the owners of the real property commonly known as 901 Auraria Parkway, Denver, CO 80204, and 1055 Auraria Parkway, Units A-D, Denver, CO 80204, respectively, and more particularly described on Exhibit A attached hereto (collectively, the “**Property**”), hereby authorize Matt Mahoney (“**Authorized Representative**”) to submit all documents, submittals and applications necessary to apply for a zone map amendment and rezoning of the Property with the City and County of Denver (the “**Rezoning Application**”).

Owner is fully aware of the Rezoning Application being submitted by the Authorized Representative on Owner’s behalf, the actions being initiated regarding the Property, and authorizes the Authorized Representative to take actions on Owner’s behalf which are reasonably necessary to secure, receive, or effectuate, the Rezoning Application, including, without limitation, representing Owner in front of the City and County of Denver in connection with the Rezoning Application. Owner understands that the Rezoning Application must be found to be complete by the City and County of Denver before the request can officially be accepted and the review process initiated. By this acknowledgement, the Owner hereby certifies that the above information is true and correct.

*(signature page follows)*

Executed this \_\_\_\_ day of October 2023.



KROENKE 923, LLC, a  
Colorado limited liability company

and

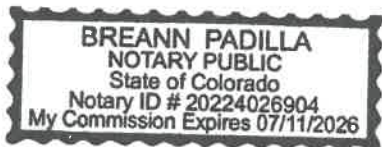
KROENKE 1055, LLC, a  
Colorado limited liability company


By:   
Bruce D. Glazer, EVP & CFO

STATE OF COLORADO    )  
  )  
COUNTY OF DENVER    )

The forgoing instrument was acknowledged before me this \_\_\_\_ day of October 2023 by Bruce D. Glazer, EVP & CFO of Kroenke 923, LLC, a Colorado limited liability company and Kroenke 1055, LLC, a Colorado limited liability company.

Witness my hand and official seal.



  
Notary Public  
My commission expires: 07/11/2026

## **EXHIBIT A**

### **Legal Description of Property**

#### **PARCELS 10 AND 11:**

LOTS 11 AND 12, BLOCK 37, WEST DENVER, AND THE SOUTHWESTERLY 1/2 OF VACATED ALLEY ADJOINING LOT 11, WEST DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

#### **PARCEL 8:**

UNITS A, B, C AND D, 1055 AURARIA PARKWAY, A CONDOMINIUM ACCORDING TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR 1055 AURARIA PARKWAY, A CONDOMINIUM, RECORDED JANUARY 17, 2006 AT RECEPTION NO. **2006010754**, AND THE CONDOMINIUM MAP RECORDED JANUARY 17, 2006 AT RECEPTION NO. **2006010753**, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

## EXHIBIT A

### Legal Description of Property

A PARCEL OF LAND BEING A PART OF BLOCK 73, WEST DENVER AND A PART OF THE VACATED ALLEY LOCATED IN SAID BLOCK, SAID PARCEL SITUATED IN THE SOUTH ONE-HALF OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF SAID BLOCK 73, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 33 BEARS SOUTH 41°41'21" WEST, 2593.52 FEET AND THE MOST WESTERLY CORNER OF SAID BLOCK 73 BEARS SOUTH 59°54'46" WEST, 24.10 FEET;  
THENCE NORTH 59°54'46" EAST, ALONG SAID NORTHWESTERLY LINE, 256.95 FEET TO THE MOST NORTHERLY CORNER OF SAID BLOCK 73;  
THENCE SOUTH 30°11'16" EAST, ALONG THE NORTHEASTERLY LINE OF SAID BLOCK 73, 41.78 FEET TO THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN QUIT CLAIM DEED RECORDED APRIL 20, 1989 UNDER RECEPTION NO. [R-89-0035162](#) IN THE DENVER COUNTY RECORDS;

THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL THE FOLLOWING THREE (3) COURSES:

- 1) SOUTH 46°47'35" WEST, 250.96 FEET TO A POINT OF CURVE;
- 2) ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 10.00 FEET AND A CENTRAL ANGLE OF 102°53'56", 17.96 FEET TO A POINT OF TANGENT;
- 3) NORTH 30°18'29" WEST, ALONG SAID TANGENT, 89.04 FEET TO THE POINT OF BEGINNING.

**AND:**

A PARCEL OF LAND BEING A PART OF BLOCK 68, WEST DENVER SITUATED IN THE SOUTH ONE-HALF OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK 68, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 33 BEARS SOUTH 43°52'09" WEST, 2934.69 FEET; THENCE SOUTH 30°11'16" EAST, ALONG THE SOUTHWESTERLY LINE OF SAID BLOCK 68, 18.49 FEET TO THE MOST WESTERLY CORNER OF THAT PARCEL OF LAND DESCRIBED IN THAT QUIT CLAIM DEED RECORDED APRIL 20, 1989 UNDER RECEPTION NO. [R-89-0035163](#) IN THE DENVER COUNTY RECORDS;

THENCE ALONG THE NORTHWESTERLY LINE OF SAID PARCEL THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 46°47'35" EAST, 38.14 FEET TO A POINT OF CURVE;
- 2) ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 3082.50 FEET AND A CENTRAL ANGLE OF 00°49'51", 44.70 FEET TO THE NORTHWESTERLY LINE OF SAID BLOCK 68;



THENCE SOUTH 59°54'46" WEST, ALONG SAID NORTHWESTERLY LINE, 80.78 FEET TO THE POINT OF BEGINNING.

**AND:**

A PARCEL OF LAND BEING A PART OF WAZEE STREET, WHICH PART HAS BEEN VACATED PURSUANT TO ORDINANCE NO. 980, SERIES OF 1999, RECORDED JANUARY 3, 2000 UNDER RECEPTION NO. [2000000239](#) AND ALSO RECORDED JANUARY 6, 2000 UNDER RECEPTION NO. [2000001727](#), SAID PART BEING BETWEEN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF 7TH STREET AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF 9TH STREET AND THAT PART OF 8TH STREET BETWEEN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WAZEE STREET AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF AURARIA PARKWAY, WHICH PART OF 8TH STREET AGAIN HAS BEEN VACATED PURSUANT TO SAID ORDINANCE 980, SERIES OF 1999, SAID PARCEL LOCATED IN WEST DENVER, A SUBDIVISION SITUATED IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF WAZEE STREET, SAID POINT BEING THE MOST SOUTHERLY CORNER OF THAT PARCEL OF LAND GRANTED TO THE CITY AND COUNTY OF DENVER BY THAT QUIT CLAIM DEED RECORDED MAY 25, 1988 UNDER RECEPTION NO. [R-88-0270318](#) IN THE RECORDS OF SAID DENVER COUNTY; THENCE SOUTHEASTERLY ALONG THE SOUTHEASTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF SAID PARCEL DESCRIBED IN SAID QUIT CLAIM RECORDED MAY 25, 1988 UNDER RECEPTION NO. [R-88-0270318](#) TO THE INTERSECTION OF SAID EXTENSION WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF AURARIA PARKWAY AS DEFINED BY THE NORTHEASTERLY EXTENSION OF THE NORTHWESTERLY LINE OF THAT PARCEL DESCRIBED IN QUIT CLAIM DEED RECORDED APRIL 20, 1989 AT RECEPTION NO. [R-89-0035163](#), SAID EXTENSION BEING A CURVE;

THENCE SOUTHWESTERLY, ALONG SAID CURVE, ALONG SAID EXTENSION TO THE INTERSECTION OF SAID EXTENSION WITH THE NORTHWESTERLY LINE OF BLOCK 68, WEST DENVER, SAID INTERSECTION BEING THE POINT OF BEGINNING;

THENCE NORTHWESTERLY ON A LINE PERPENDICULAR TO THE NORTHWESTERLY LINE OF SAID BLOCK 68, 40.00 FEET TO THE CENTERLINE OF WAZEE STREET; THENCE SOUTHWESTERLY, ALONG SAID CENTERLINE TO THE INTERSECTION OF SAID CENTERLINE WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF 7TH STREET, SAID RIGHT-OF-WAY LINE DEFINED BY A LINE CONNECTING THE MOST SOUTHERLY CORNER OF BLOCK 72, WEST DENVER WITH A POINT ON THE NORTHWESTERLY LINE OF BLOCK 73, WEST DENVER, SAID POINT BEING 24.10 FEET NORTHEASTERLY FROM THE MOST WESTERLY CORNER OF SAID BLOCK 73;

THENCE SOUTHEASTERLY, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WAZEE STREET AND 24.10 FEET NORTHEASTERLY FROM THE MOST WESTERLY CORNER OF BLOCK 73, WEST DENVER;

THENCE NORTHEASTERLY, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY, TO THE INTERSECTION OF SAID SOUTHEASTERLY RIGHT-OF-WAY LINE WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID 8TH STREET;

THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF 8TH

STREET TO THE MOST NORTHERLY CORNER OF THE PARCEL DESCRIBED IN RECEPTION NO. [R-89-0035162](#), SAID CORNER BEING ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF AURARIA PARKWAY AS DESCRIBED IN ORDINANCE NO. 258, SERIES OF 1989, RECORDED MAY 31, 1989 AT RECEPTION NO. [R-89-0048388](#); THENCE DEPARTING SAID SOUTHWESTERLY LINE OF 8TH STREET, NORTHEASTERLY TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID 8TH STREET, SAID POINT BEING THE MOST WESTERLY CORNER OF THAT PARCEL OF LAND GRANTED TO THE CITY AND COUNTY OF DENVER IN THAT QUIT CLAIM DEED RECORDED APRIL 20, 1989 UNDER RECEPTION NO. [R-89-0035163](#), SAID CORNER BEING ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF AURARIA PARKWAY AS DESCRIBED IN ORDINANCE NO. 258, SERIES OF 1989, RECORDED AT RECEPTION NO. [R-89-0048388](#); THENCE NORTHWESTERLY, ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID 8TH STREET TO THE INTERSECTION OF SAID NORTHEASTERLY RIGHT-OF-WAY LINE WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID WAZEE STREET; THENCE NORTHEASTERLY, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF WAZEE STREET TO THE POINT OF BEGINNING.

**AND:**

A PARCEL OF LAND BEING A PART OF BLOCK 255, WEST DENVER, A PORTION OF WAZEE STREET AS VACATED BY ORDINANCE NO. 228, SERIES 1925 RECORDED DECEMBER 9, 1925 IN BOOK 3919 AT PAGE [371](#) UNDER RECEPTION NO. [887449](#) AND A PORTION OF THE ALLEY LYING WITHIN SAID BLOCK AS VACATED BY ORDINANCE NO. 580, SERIES 1976 RECORDED NOVEMBER 9, 1976 IN BOOK 1344 AT PAGE [465](#), SAID PARCEL SITUATED IN THE SOUTH ONE-HALF OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID BLOCK 255, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 33 BEARS SOUTH 40°57'09" WEST, 2494.68 FEET; THENCE SOUTH 30°14'17" EAST, ALONG THE NORTHEASTERLY LINE OF SAID BLOCK 255, 50.90 FEET TO THE NORTHERLY CORNER OF THAT PARCEL OF LAND DESCRIBED IN THAT SPECIAL WARRANT DEED RECORDED FEBRUARY 11, 1953 IN BOOK 7250 AT PAGE [215](#) UNDER RECEPTION NO. [188356](#) IN THE DENVER COUNTY RECORDS;

THENCE SOUTH 05°10'46" WEST, ALONG THE BOUNDARY OF SAID PARCEL, 59.38 FEET TO THE MOST SOUTHERLY CORNER OF SAID PARCEL, SAID CORNER BEING ALSO AN ANGLE POINT IN THE NORTHWESTERLY LINE OF THAT PERMANENT EASEMENT GRANTED TO THE STATE DEPARTMENT OF HIGHWAYS, DIVISION OF HIGHWAYS, STATE OF COLORADO BY THAT DOCUMENT RECORDED AUGUST 25, 1986 UNDER RECEPTION NO. [11076](#) IN THE RECORDS OF DENVER COUNTY;

THENCE ALONG THE NORTHWESTERLY LINE OF SAID PERMANENT EASEMENT THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 24°20'59" WEST, 42.67 FEET;
- 2) SOUTH 36°53'42" WEST, 154.60 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF THAT TRACT OF LAND IDENTIFIED AS PARCEL 8 IN THAT DEED RECORDED DECEMBER 29, 1993 UNDER RECEPTION NO. [9300178419](#) IN THE DENVER COUNTY RECORDS;

THENCE ALONG SAID SOUTHEASTERLY LINE THE FOLLOWING FOUR (4) COURSES:

1) NORTH 03°43'15" WEST, 65.32 FEET;

2) NORTH 07°09'02" EAST, 96.16 FEET;

3) NORTH 22°43'49" EAST, 91.99 FEET;

4) NORTH 35°27'06" EAST, 55.57 FEET TO THE NORTHEASTERLY END OF THE ABOVE REFERENCED VACATED WAZEE STREET, BEING ALSO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF 7TH STREET AS DEFINED BY SAID WEST DENVER;

THENCE SOUTH 30°14'17" EAST, ALONG SAID SOUTHWESTERLY LINE OF 7TH STREET, 29.04 FEET TO THE POINT OF BEGINNING.

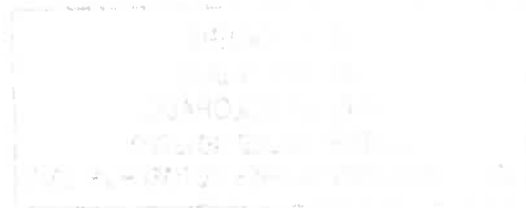
THE BASIS OF BEARINGS FOR THE ABOVE DESCRIBED PARCEL IS THE WEST LINE OF SECTION 33 AS MONUMENTED ON THE SOUTH END WITH A 3.25" ALUMINUM CAP STAMPED WITH LS#13155 AND ON THE NORTH END WITH A 2" BRASS DISC IN CONCRETE PAN WITH LS#28668 BEARS NORTH 00°00'00" EAST (ASSUMED).

**STATEMENT OF OWNER**

I, Colleen Walker, as Chief Executive Officer of the Auraria Higher Education Center, and authorized representative of the BOARD OF DIRECTORS OF THE AURARIA HIGHER EDUCATION CENTER, a body corporate and agency of the State of Colorado (“**Owner**”), the owner of the real property commonly known as 1441 7<sup>th</sup> Street, Denver, CO 80204 and 1450 7<sup>th</sup> Street, Denver, CO 80204, more particularly described on Exhibit A attached hereto (collectively, the “**Property**”), hereby authorizes Matt Mahoney (“**Authorized Representative**”) to apply for a zone map amendment and rezoning of the Property with the City and County of Denver (the “**Rezoning Application**”).

Owner is fully aware of the Rezoning Application being submitted by the Authorized Representative on Owner’s behalf and authorizes the Authorized Representative to take actions on Owner’s behalf which are reasonably necessary to secure, receive, or effectuate, the Rezoning Application. Owner understands that the Rezoning Application must be found to be complete by the City and County of Denver before the request can officially be accepted and the review process initiated. By this acknowledgement, the Owner hereby certifies that the above information is true and correct.

*(signature page follows)*



Executed this 17 day of October 2023.

BOARD OF DIRECTORS OF THE AURARIA  
HIGHER EDUCATION CENTER, a body  
corporate and agency of the State of Colorado

By: 

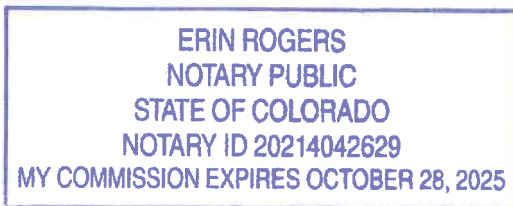
Name: Colleen Walker

Title: Chief Executive Officer of the Auraria  
Higher Education Center

STATE OF COLORADO    )  
  )  
COUNTY OF DENVER    )

The forgoing instrument was acknowledged before me this 17 day of October 2023 by Colleen Walker, as Chief Executive Officer of The Auraria Higher Education Center.

Witness my hand and official seal.





Notary Public

My commission expires: October 28, 2025

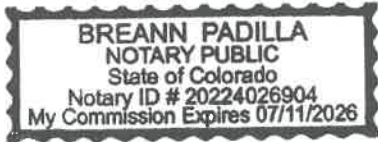
## STATEMENT OF OWNER

I, Landon Scott, as authorized agent of FIFTH STREET LTD., LLC, a Colorado limited liability company (“**Owner**”), the owner of the real property commonly known as 1450 5<sup>th</sup> Street, Denver, CO 80204, more particularly described on Exhibit A attached hereto (the “**Property**”), hereby authorizes Matt Mahoney (“**Authorized Representative**”) to submit all documents, submittals and applications necessary to apply for a zone map amendment and rezoning of the Property with the City and County of Denver (the “**Rezoning Application**”).

Owner is fully aware of the Rezoning Application being submitted by the Authorized Representative on Owner’s behalf, the actions being initiated regarding the Property, and authorizes the Authorized Representative to take actions on owner’s behalf which are reasonably necessary to secure, receive, or effectuate, the Rezoning Application, including, without limitation, representing Owner in front of the City and County of Denver in connection with the Rezoning Application. Owner understands that the Rezoning Application must be found to be complete by the City and County of Denver before the request can officially be accepted and the review process initiated. By this acknowledgement, the Owner hereby certifies that the above information is true and correct.

*(signature page follows)*

Executed this 12<sup>th</sup> day of October 2023.



FIFTH STREET LTD., LLC, a  
Colorado limited liability company

By: [Signature]  
Landon Scott, Authorized Agent

STATE OF COLORADO    )  
  )  
COUNTY OF DENVER    )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of October 2023 by Landon Scott, as Authorized Agent of Fifth Street Ltd., LLC, a Colorado limited liability company.

Witness my hand and official seal.

[Signature]  
Notary Public  
My commission expires: 07/11/2026

## EXHIBIT A

### Legal Description of Property

A PARCEL OF LAND LOCATED IN A PORTION OF BLOCK 263, A PORTION OF VACATED WAZEE STREET AND A PORTION OF VACATED 4TH STREET, WEST DENVER SUBDIVISION, CITY AND COUNTY OF DENVER, COLORADO, ALL IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE 5TH STREET AND WALNUT STREET RANGE POINT, CITY AND COUNTY OF DENVER, COLORADO, PER LAND SURVEY PLAT PREPARED BY DOYLE G. ABRAHAMSON, PLS 13155, JOB NO. 329-4325, SIGNED 4/22/1983, WHENCE THE 5TH STREET AND WAZEE STREET RANGE POINT BEARS N30°31'36"W A DISTANCE OF 477.67 FEET;

THENCE S88°04'16"W A DISTANCE OF 39.86 FEET TO THE MOST EASTERLY CORNER OF SAID BLOCK 263;  
THENCE N30°31'36"E ALONG THE NORTHEASTERLY LINE OF SAID BLOCK 263 A DISTANCE OF 91.08 FEET TO THE POINT OF BEGINNING;

THENCE S59°35'21"W A DISTANCE OF 183.82 FEET;  
THENCE N88°23'44"W A DISTANCE OF 123.65 FEET;  
THENCE N83°56'55"W A DISTANCE OF 279.97 FEET;  
THENCE N61°01'44"W A DISTANCE OF 132.03 FEET;

THENCE THE FOLLOWING TWO (2) COURSES ALONG THE CENTERLINE OF VACATED WAZEE STREET AS DESCRIBED IN ORDINANCE 43, SERIES OF 1914 RECORDED IN THE CITY AND COUNTY OF DENVER'S CLERK AND RECORDER'S OFFICE:

- 1.) N59°29'45"E A DISTANCE OF 277.37 FEET TO VACATED 4TH STREET'S 22.5 FOOT RANGE LINE;
- 2.) THENCE N59°29'34"E A DISTANCE OF 303.01 FEET;

THENCE S30°31'36"E ALONG THE PROLONGATION OF SAID NORTHEASTERLY LINE OF SAID BLOCK 263 AND ALONG SAID NORTHEASTERLY LINE OF BLOCK 263 AND ALONG SAID NORHEASTERLY LINE OF BLOCK 263 A DISTANCE OF 346.52 FEET TO THE POINT OF BEGINNING.



PROOF OF OWNERSHIP



## Customer Distribution



**Prevent fraud** - Please call a member of our closing team for wire transfer instructions or to initiate a wire transfer. Note that our wiring instructions will never change.

Order Number: **ABD70667746-8**

Date: **07/13/2023**

Property Address: **BALL ARENA PARCELS; BALL ARENA PARKING & LEASED PARCELS DENVER CO 80204**

### For Closing Assistance

### For Title Assistance

David Knapp  
5975 GREENWOOD PLAZA  
BLVD  
GREENWOOD VILLAGE, CO  
80111  
(303) 850-4174 (Work)  
[dknapp@ltgc.com](mailto:dknapp@ltgc.com)

### Agent for Seller

KROENKE SPORTS & ENTERTAINMENT  
Attention: ALEXIS THRELKELD  
1000 CHOPPER CIR  
DENVER, CO 80204  
(720) 327-1061 (Cell)  
[Alexis.Threlkeld@TeamKSE.com](mailto:Alexis.Threlkeld@TeamKSE.com)  
Delivered via: Electronic Mail

### Agent for Seller

KROENKE SPORTS & ENTERTAINMENT  
Attention: MATT MAHONEY  
[matt.mahoney@teamkse.com](mailto:matt.mahoney@teamkse.com)  
Delivered via: Electronic Mail

### Agent for Seller

KROENKE SPORTS & ENTERTAINMENT  
Attention: KEIRSTIN BECK  
1000 CHOPPER CIR  
Denver, CO 80204  
(720) 327-1061 (Cell)  
(303) 405-1241 (Work)  
[Keirstin.beck@teamkse.com](mailto:Keirstin.beck@teamkse.com)  
Delivered via: Electronic Mail

LAND TITLE GUARANTEE COMPANY  
Attention: MINDY HUMPHREY  
3033 EAST FIRST AVENUE SUITE 600  
DENVER, CO 80206  
(303) 618-6569 (Cell)  
(303) 331-6274 (Work)  
(303) 393-4912 (Work Fax)  
[mhumphrey@ltgc.com](mailto:mhumphrey@ltgc.com)  
Delivered via: Electronic Mail



## Estimate of Title Fees

**Order Number:** ABD70667746-8

**Date:** 07/13/2023

**Property Address:** BALL ARENA PARCELS; BALL ARENA PARKING & LEASED PARCELS, Denver, CO 80204

**Seller(s):** KROENKE PARKING, LLC, A COLORADO LIMITED LIABILITY COMPANY, AS TO PARCELS 1, 2 AND 9; AND KROENKE SPORTS & ENTERTAINMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY FKA KROENKE SPORTS ENTERPRISES LLC, FKA KROENKE ARENA AND DEVELOPMENT LLC, FKA ASCENT ARENA AND DEVELOPMENT, FKA NBG ARENA LLC (SUCCESSOR BY MERGER WITH ASCENT ARENA AND DEVELOPMENT CORPORATION), FKA ASCENT ARENA AND DEVELOPMENT CORPORATION, AS TO PARCELS 3, 4, 7, AND 14 AND TKG AURARIA, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, AS TO PARCELS 5A, 5B AND 5C; AND 1201 AURARIA DEVELOPMENT, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, AS TO PARCELS 6A, 6B AND 6C; AND KROENKE 1055, LLC, A COLORADO LIMITED LIABILITY COMPANY, AS TO PARCEL 8; AND KROENKE 923, LLC, A COLORADO LIMITED LIABILITY COMPANY, AS TO PARCELS 10 AND 11; AND THE BOARD OF DIRECTORS OF THE AURARIA HIGHER EDUCATION CENTER, A BODY CORPORATE, AS TO PARCELS 12 AND 13 AND KROENKE ARENA COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY, AS TO PARCEL 15

**Buyer(s):** A BUYER TO BE DETERMINED

Thank you for putting your trust in Land Title. Below is the estimate of title fees for the transaction. The final fees will be collected at closing. Visit [ltgc.com](http://ltgc.com) to learn more about Land Title.

Estimate of Title Insurance Fees	
"TBD" Commitment	\$423.00
Research Income	\$1,500.00
TBD - TBD Income	\$-1,923.00
<b>TOTAL</b>	<b>\$0.00</b>

**Note:** The documents linked in this commitment should be reviewed carefully. These documents, such as covenants conditions and restrictions, may affect the title, ownership and use of the property. You may wish to engage legal assistance in order to fully understand and be aware of the implications of the documents on your property.

**Chain of Title Documents:**

[Denver county recorded 08/23/2007 under reception no. 2007132795](#)

[Denver county recorded 07/31/1998 under reception no. 9800124112](#)

[Denver county recorded 01/02/2013 under reception no. 2013000632](#)

[Denver county recorded 01/16/2014 under reception no. 2014005260](#)

[Denver county recorded 01/30/2007 under reception no. 2007015314](#)

[Denver county recorded 05/31/2007 under reception no. 2007083910](#)

[Denver county recorded 01/03/1975 at book 993 page 571](#)

[Denver county recorded 05/12/1976 at book 1245 page 5](#)

[Denver county recorded 04/13/2000 under reception no. 20000052665](#)

[Denver county recorded 08/01/2019 under reception no. 2019099777](#)

Plat Map(s):

[Denver county recorded 06/29/1865 at book 1 page 1B](#)

[Denver county recorded 01/17/2006 under reception no. 2006010753](#)

**SPECIAL WARRANTY DEED**

NINE TWENTY THREE CORPORATION, a Colorado corporation (the "Grantor"), with an address of 3435 Belcaro Drive, Denver, Colorado 80209, for the consideration of Eight Million Eight Hundred Seventy-Nine Thousand Two Hundred and 00/100 Dollars (\$8,879,200.00), in hand paid, hereby sells and conveys to KROENKE 923, LLC, a Colorado limited liability company (the "Grantee"), with an address of 1000 Chopper Circle, Denver, Colorado 80204, the real property located in the City and County of Denver, State of Colorado, more particularly described in Exhibit A attached hereto, with all its appurtenances, and warrants title to the same against all persons claiming under Grantor subject to the matters set forth in Exhibit B attached hereto.

Executed and delivered this 24<sup>th</sup> day of May, 2007.

NINE TWENTY THREE CORPORATION,  
a Colorado corporation

By:

*David B. Keefe*  
David B. Keefe, President

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

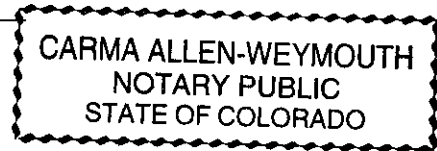
The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of May, 2007, by David B. Keefe, as President of Nine Twenty Three Corporation, a Colorado corporation.

Witness my hand and official seal.

(Notarial Seal)

*Carma Allen-Weymouth*  
Notary Public

My commission expires: \_\_\_\_\_



My Commission Expires 06/25/2008

90181196



①  
\$16.00  
DF \$887.92

EXHIBIT A  
(Legal Description)

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

Parcel A:

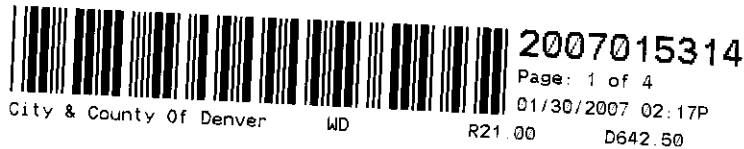
Lots 11 and 12, Block 37, West Denver, AND the Southwesterly ½ of the vacated alley adjoining said Lots, West Denver, City and County of Denver, State of Colorado.

Parcel B:

The rights and benefits under that certain Revocable License, recorded September 4, 1979, in Book 1997, at Page 652, and that certain Revocable Permit, recorded October 10, 1999, at Reception Number 9800175884, City and County of Denver, State of Colorado.

**EXHIBIT B**  
**(Permitted Exceptions to Title)**

1. Taxes and assessments for the year 2007, a lien not yet due or payable, and taxes and assessments for subsequent years.
2. Leases and tenancies as disclosed in writing by the Grantor to the Grantee.
3. Terms, conditions, provisions and obligations contained in Revocable License, recorded September 4, 1979, in Book 1997, at Page 652.
4. Terms, conditions, provisions, obligations and easements, contained in Revocable Permit, recorded October 10, 1999, at Reception Number 9800175884.



When Recorded, Please Return To:  
Lottner Rubin Fishman Brown + Saul, P.C.  
633 17<sup>th</sup> Street, Suite 2700  
Denver, Colorado 80202  
Attn: Marshall H. Fishman

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made as of the 25<sup>th</sup> day of January, 2007, between CAPITAL REAL ESTATE & INVESTMENTS, LLC, a Colorado limited liability company ("Grantor"), and KROENKE 1055, LLC, a Colorado limited liability company, having an address of 1000 Chopper Circle, Denver, Colorado 80204 ("Grantee").

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the Grantee, its successors and assigns forever, all of Grantor's right, title and interest in and to the real property, together with improvements situate, lying and being in the City and County of Denver, State of Colorado, as more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property");

TOGETHER with (i) all and singular all interest of Grantor in vacated streets and alleys adjacent thereto; (ii) all easements and other appurtenances to the Property, including all of the right, title and interest, if any, of Grantor in any land lying in the bed of any street, road or avenue opened or proposed in front of or adjoining the Property to the centerline thereof; (iii) all improvements thereon and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; (iv) all of Grantor's right, title and interest in and to all "General Common Elements" and "Limited Common Elements" appurtenant to the Property (as such terms are defined in that certain Declaration of Covenants, Conditions and Restrictions for 1055 Auraria Parkway, a Condominium, recorded in the real property records of the City and County of Denver, State of Colorado on January 17, 2006 at Reception No. 2006010754); and (v) all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the Property, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said Property above bargained and described with the appurtenances, unto the Grantee, its successors and assigns forever. The Grantor, for itself, its successors and assigns, does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the Property in the quiet and peaceable possession of Grantee, its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the Grantor, subject to those certain permitted exceptions listed in Exhibit B attached hereto and incorporated herein by this reference.

H0145649

FANTC



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

"Grantor"

CAPITAL REAL ESTATE & INVESTMENTS, LLC,  
a Colorado limited liability company

By: *Kenneth E. DeLine*  
Name: Kenneth E. DeLine  
Its: Co-Manager

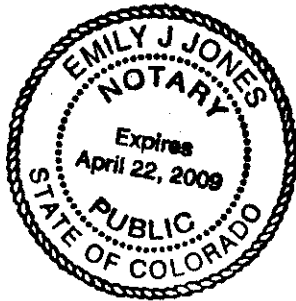
STATE OF Colorado )  
 ) ss.  
 )  
COUNTY OF Eagle )

The foregoing instrument was acknowledged before me this 25 day of January, 2007, by Kenneth E. DeLine as Co-Manager of CAPITAL REAL ESTATE & INVESTMENTS, LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: 4/22/2009

*Emily J. Jones*  
Notary Public



**EXHIBIT A**

**Legal Description**

UNITS A, B, C AND D, 1055 AURARIA PARKWAY, A CONDOMINIUM ACCORDING TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR 1055 AURARIA PARKWAY, A CONDOMINIUM, RECORDED JANUARY 17, 2006 AT RECEPTION NO. 2006010754, AND THE CONDOMINIUM MAP RECORDED JANUARY 17, 2006 AT RECEPTION NO. 2006010753, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

## **EXHIBIT B**

### **Permitted Exceptions**

1. General real estate taxes and assessments for 2007 and subsequent years, a lien but not yet due and payable.
2. Such matters as are caused by Grantee or its agents.
3. All present and future zoning laws, ordinances, codes, restrictions and regulations of the municipality in which the Property is located and all other governmental authorities having jurisdiction.
4. Leases or tenancies shown on certified copy of rent roll provided by Grantor and the rights of such tenants, as tenants only, shown on said rent roll.
5. The right to construct, operate and maintain power and sewer lines in vacated alley as reserved in instrument recorded September 10, 1969 in Book 83 at Page 234.
6. Terms, conditions, provisions, agreements and obligations contained in the Administrative Modification recorded January 9, 2002 at Reception No. 2002005893.
7. Easement for public utilities, sewer purposes, drainage and other incidental purposes as shown on the Condominium Map of 1055 Auraria Parkway recorded January 17, 2006 at Reception No. 2006010753 affecting only the common elements.
8. Covenants, conditions, restrictions, reservations and lien rights, which do not include a forfeiture or reverter clause, set forth in the Declaration, recorded January 17, 2006 at Reception No. 2006010754.

DEED

KNOW ALL MEN BY THESE PRESENTS: That the DENVER URBAN RENEWAL AUTHORITY, a body corporate and politic of the State of Colorado, whose address is 910 16th Street, City and County of Denver, State of Colorado, hereinafter called Grantor, for the consideration of ten and no/100ths Dollars (\$10.00) and other valuable consideration, in hand paid, hereby sells and conveys to THE BOARD OF DIRECTORS OF THE AURARIA HIGHER EDUCATION CENTER, a body corporate, whose address is 1068 Ninth Street, Denver, Colorado herein-after called Grantee, the following real property situate in the City and County of Denver, State of Colorado, to-wit:

Those parts of Blocks 1,2,3,8,12,13,33,38,39,63,65,66,67,68,32, 74,75,76,77,100,101,102,103,241,242,245, and 255, West Denver, City and County of Denver, as more particularly described on pages 1 to 14 inclusive of Exhibit A attached hereto.

with all its appurtenances and warrant the title to the same.

Subject to the following conditions and restrictions:

- (a) easements for utilities;
- (b) easements for rights-of-way for road purposes and for public parking;
- (c) rights or claims of parties in possession not shown on record, including unrecorded easements;
- (d) any state of facts an accurate survey would disclose;
- (e) mechanics liens, or any rights thereto where no notice of such liens or rights appear of record;
- (f) taxes and assessments not yet due or payable and special assessments not yet certified to the county treasurer's office;
- (g) restrictions and provisions contained in ordinances of the City of Denver, particularly Ordinance No. 1, Series of 1969, recorded in Book 9831 at Page 37, Ordinance No. 132, Series of 1971, recorded in Book 323 at Page 608, and Ordinance No. 248, Series of 1973, recorded in Book 710 at Page 187.

It is further declared that the above described property shall be subject to the following covenants:

1. Until December 31, 2000, said property shall only be devoted to, and in accordance with, the uses specified in the Urban Renewal Plan and appendices thereto, dated April 16, 1970, a copy of which is on file with the City Clerk and Recorder of the City and County of Denver, File No. 89628, which Plan is incorporated herein by reference.

2. Neither Grantee nor any successor of Grantee's interest shall discriminate upon the basis of race, color, creed, sex, or national origin in the sale, lease, or rental or in the use or occupancy of the property or any improvements erected or to be erected thereon, or any part thereof. The United States shall be deemed a beneficiary of this covenant both for and in its own right and also for the purpose of protecting the interests of the community and other parties, public or private, in whose favor and for whose benefit said covenant has been provided without regard to whether the United States has at any time been, remains, or is an owner of any land or interest therein to or in favor of which said covenants relate. The United States shall have the right, in the event of any breach of said covenant, to exercise all the right and remedies, and to maintain any actions or suits at law or in equity or other proper proceedings to enforce the curing of said breach of agreement

or covenant, to which it or any other beneficiary of such agreement or covenant may be entitled.

3. It is intended by the parties hereto, and the Grantee covenants, for itself and all its successors in interest, that these covenants shall run with the land. It is further agreed that the Agreement of date May 5, 1971 shall not be merged in this deed and that this deed shall not be deemed to affect or impair the provisions of said agreement.

Signed and delivered this 30th day of April, 1976.

DENVER URBAN RENEWAL AUTHORITY

BY: Alex B. Holland  
Chairman

BY: J. Robert Cameron  
Secretary

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

The foregoing instrument was acknowledged before me this 30th day of April 1976, by Alex B. Holland as Chairman, and J. Robert Cameron as Secretary of the Denver Urban Renewal Authority, a body corporate and politic.

WITNESS my hand and official seal.

My Commission Expires March 21, 1979



Darlene Owens  
Notary Public

EXHIBIT "A"

Parcel 01-01

PARCEL A:

Lots 8 to 12, Block 255, WEST DENVER, City and County of Denver, State of Colorado, EXCEPT that part of Lots 8 to 12, in said Block, lying Westerly of the following described line:  
Beginning at the Southerly corner of said Lot 12, the Southeasterly line of which bears, on an assumed bearing, S 45°00'00" W;  
Thence N 28°47'43" W, 97.06 feet;  
Thence N 28°09'56" W, 97.57 feet;  
Thence N 18°38'08" W, 94.83 feet;  
Thence N 07°45'51" W, 56.02 feet, more or less, to a point on the Northeasterly line of said Lot 8, said point being 50.96 feet Northwesterly of the Easterly corner of said Lot 8.

PARCEL B:

Part of Lots 1 to 6, Block 255, WEST DENVER, and part of vacated Wazee Street lying between the Southwesterly line of 7th Street and Northeasterly line of 6th Street, City and County of Denver, State of Colorado, more particularly described as follows:  
Beginning at the Southerly corner of Lot 1 in said Block, the Southeasterly line of said lot bears, on an assumed bearing, S 45°00'00" W;  
Thence N 45°07'00" W, along the Southwesterly line of said Lots 1 to 6, 337.81 feet;  
Thence N 07°45'51" W, 13.01 feet;  
Thence N 07°48'56" E, 92.05 feet;  
Thence N 20°32'13" E, 55.61 feet to a point on the Southwesterly line of 7th Street, extended Northwesterly, said point being also 29.04 feet Northwesterly of the Northerly corner of said Lot 6;  
Thence S 45°06'59" E, along the Southwesterly line of 7th Street, extended and the Northeasterly line of said Lot 6, 79.99 feet;  
Thence S 09°43'19" E, 59.41 feet to a point on the centerline of said Lot 5, said point being 34.41 feet Southwesterly from the Northeasterly line of said Lot 5;  
Thence S 45°00'01" W, along the centerline of said Lot 5, 15.59 feet;  
Thence S 39°36'06" E, 166.48 feet to a point on the Northwesterly line of said Lot 2, said point being 66 feet Southwesterly from the Northeasterly line of said Lot 2;  
Thence S 45°07'00" E, parallel with the Northeasterly line of said Lots 1 and 2, 132.6 feet to a point on the Northwesterly line of Walnut Street;  
Thence S 45°00'00" W, along the Northwesterly line of Walnut Street, 66 feet, more or less, to the point of beginning,

City and County of Denver,  
State of Colorado.

Parcels 30-01 and 30-03

The Southwesterly 2.4 feet of Lots 7 to 9,  
Block 100,  
WEST DENVER,

and

all land lying within 8.5 feet on each side of the center line of I.C.C. Track No. 71 Rv., of The Denver and Rio Grande Western Railroad Company extending over and across said Lots, said center line of Tract No. 71 Rv., intersecting the Northwesterly line of said Lot 7 at a point distant 18.2 feet Southwesterly from the most Northerly corner of said Lot 7 and extending thence Southeasterly over and across said Lots 7, 8, and 9 a distance of about 157 feet to a point in the South line of said Lot 9 distant 66.1 feet from the most Easterly corner of said Lot 9,

City and County of Denver,  
State of Colorado

Parcel 01-03

The Northeasterly 1/2 of Lots 1 and 2, and that part of Lots 3 to 5, Block 255, WEST DENVER, described as follows:

Beginning at the Southeasterly corner of said Lot 3, thence Northwesterly along the Northeasterly line of said Lots 3 to 5 to the Northwesterly line of the Southeasterly 1/2 of said Lot 5;

thence Southwesterly along said Northwesterly line 50 feet;

thence Southeasterly to a point on the Southeasterly line of said Lot 3 which is 66 feet Southwesterly from the point of beginning;

thence Northeasterly to the point of beginning;

EXCEPT that part of said Lots 4 and 5, described as follows:

Beginning at the most Easterly corner of Lot 4;

thence Northwesterly along the Southwesterly boundary line of 7th Street a distance of 93.6 feet;

thence at right angles Southwesterly a distance of 50 feet;

thence at an angle left of 84°23' a distance of 94.5 feet;

thence Northeasterly 59.3 feet to the point of beginning;

City and County of Denver,  
State of Colorado.

Parcels 03-03, 04-02

Parcel A:

Lots 3 to 12,  
Block 3, and

Lots 1 to 12,  
Block 8,

WEST DENVER,

TOGETHER WITH all of vacated 12th Street between said Blocks 3 and 8, and

TOGETHER WITH all of the vacated alley in said Block 8,

EXCEPT the Northeasterly 1/2 of Lots 7 and 8 in said Block 3,

EXCEPT that part of Lots 11 and 12, Block 3 and that part of vacated 12th Street adjoining described as follows:

Beginning at a point on the Southwesterly line of Lot 12 in said Block 3 which is 16 feet Northwesterly from the Southwesterly corner of said Lot 12;

thence Southwesterly parallel with the Southeasterly line of said Lot 12 extended Southwesterly, a distance of 12.04 feet;

thence Northwesterly parallel with the Southwesterly lines of said Lots 11 and 12, a distance of 91.45 feet;

thence Northeasterly parallel with the Southeasterly line of said Lot 12, a distance of 144.22 feet, more or less, to the Southwesterly line of the alley in said Block 3;

Parcels 03-03, 04-02 Continued

thence Southeasterly along the Southwesterly line of said alley, a distance of 91.45 feet to a point 16 feet Northwesterly from the Southeasterly corner of said Lot 12;

thence Southwesterly 132.18 feet to the point of beginning, and EXCEPT that part of Lots 1 and 2, Block 8 and that part of vacated 12th Street adjoining described as follows:

Beginning at a point on the Northeasterly line of Lot 1 in said Block 8 which is 16 feet Northwesterly from the Southeasterly corner of said Lot 1;

thence Southwesterly parallel with the Southeasterly line of said Lot 1, a distance of 55.13 feet;

thence Northwesterly parallel with the Northeasterly line of said Lots 1 and 2, a distance of 91.27 feet;

thence Northeasterly parallel with the Southeasterly line of said Lot 1 and said Southeasterly line extended Northeasterly, a distance of 88.09 feet to a point in vacated 12th Street distant 32.96 feet Northeasterly at right angles from the Northeasterly line of said Lot 2;

thence Southeasterly parallel with the Northeasterly line of said Lots 1 and 2, a distance of 91.45 feet to a point 16 feet Northwesterly at right angles from the extended Southeasterly line of said Lot 1;

thence Southwesterly a distance of 32.96 feet to the point of beginning, and

EXCEPT that part of Lots 3, 4, 9 and 10, Block 8,

WEST DENVER,

and of Lots 9 and 10, Block 3,

WEST DENVER,

and of vacated 12th Street between said Blocks and of

the vacated alley in said Block 8,

bounded on the West by the Easterly line of 11th Street

and on the East by the Westerly line of the alley in said

Block 3, and lying between lines drawn parallel with and

158.5 feet and 265.47 feet, respectively, Southerly at right

angles from the Southerly line of Wazee Street, and

EXCEPT Lots 3 to 6 inclusive, Block 3, WEST DENVER,

City and County of Denver,

State of Colorado.

**Parcel B:**

Lots 1 to 12,

Block 33,

Lots 1 to 12,

Block 38, and

Lots 1 to 6,

Block 68,

WEST DENVER,

TOGETHER WITH all of the vacated alleys in said Blocks 33 and 38, and

TOGETHER WITH all of vacated 9th Street lying between said Blocks 38 and 68, and

TOGETHER WITH all of vacated 10th Street lying between said Blocks 33 and 38,

TOGETHER WITH the Northeasterly  $\frac{1}{2}$  of the vacated alley in Block 68 adjoining said Lots 1 to 6,

EXCEPT that part of Lots 9 and 10, Block 33, WEST DENVER, and of

Lots 3, 4, 9, and 10, Block 38, WEST DENVER, and of vacated 10th

Street between said Blocks and of the vacated alley in Block 38,

lying between lines which are parallel with and 144.83 feet and

222.90 respectively, Southerly at right angles from the Southerly line of Wazee Street, and



Parcels 03-03, 04-02 Continued

EXCEPT that part of Lots 1, 2, 3, 10, 11, 12, Block 38, WEST DENVER, and of the vacated alley in said block described as follows: Beginning at the most Easterly corner of Building No. 5B, Wazee Market, which corner is located approximately 25 feet Northwesterly of the Southeasterly line of Block 38, WEST DENVER, and approximately 15 feet Southwesterly of the Northeasterly line of said Lot 12; thence Easterly along a line which is 8 feet Northerly, measured at right angles of an existing switch track, a distance of approximately 132 feet to the most Southerly corner of Building No. 5A, Wazee Market; thence Northwesterly along the Southwesterly wall of said Building 5A, a distance of approximately 145 feet to the most Westerly corner of said Building 5A; thence Southwesterly approximately 132 feet to the most Northerly corner of said Building 5B; thence Southeasterly approximately 130 feet to the point of beginning, and  
EXCEPT that part of Lots 3 and 4, Block 33, WEST DENVER, and of the alley in said Block 33, described as follows: Beginning at a point on the Easterly line of said Block 33, a distance of 144.83 feet Southerly from the Northeast corner of said Block 33; thence Southerly along said Easterly line of said Block to a point 4 feet Southerly from the center line of an existing track; thence 90° right parallel with said track 119.5 feet; thence 90° left 6 feet; thence 90° right 29.75 feet to the Westerly line of the alley in said Block 33; thence 90° right along said alley line to a point 144.83 feet Southerly at right angles from the Southerly line of Wazee Street; thence 90° right 149.25 feet, to the point of beginning,  
City and County of Denver,  
State of Colorado.

Parcel 04-01

The rear or Northeasterly  $\frac{1}{2}$  of Lots 7 and 8,  
Block 3,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

Parcel 04-03

All those parts of Lots 1 and 2, Block 8, WEST DENVER, and all that part of vacated 12th Street adjacent on the Northeast to said Lots 1 and 2, more particularly described as follows:

Commencing at the most Easterly corner of Lot 1 of said Block 8, thence Northwesterly along the Northeasterly line of said Lot 1, 16 feet to the point of beginning of the metes and bounds of the tract or parcel of land as being herein described; thence Southwesterly along a line parallel with and 16 feet Northwesterly at right angles from the Southeasterly line of said Lot 1, 55.13 feet to a point; thence Northwesterly along a line parallel with and 55.13 feet Southwesterly at right angles from the Northeasterly line of Lots 1 and 2, of said Block 8, 91.27 feet to a point; thence Northeasterly along a line parallel with and 107.27 feet Northwesterly at right angles from the Southeasterly line of said Lot 1 and said Southeasterly line extended, 88.09 feet to a point in vacated 12th Street distant 32.96 feet Northeasterly at right angles from the Northeasterly line of Lot 2, said Block 8; thence Southeasterly along a line parallel with and 32.96 feet Northeasterly at right angles from the Northeasterly line of said Lots 1 and 2, 91.27 feet to a point in vacated 12th Street distant 16 feet Northwesterly at right angles from the extended Southeasterly line of said Lot 1; thence Southwesterly along a line parallel with and 16 feet Northwesterly at right angles from the extended Southeasterly line of said Lot 1, 32.96 feet to the point of beginning,

City and County of Denver,  
State of Colorado.

1245 10

All those parts of Lots 11 and 12, Block 3, WEST DENVER, and all that part of vacated 12th Street adjacent on the Southwest to said Lots 11 and 12, more particularly described as follows:

Commencing at the most Southerly corner of Lot 12 of said Block 3, which corner is also the intersection of the Northwesterly line of Walnut Street with the Northeasterly line of 12th Street;

thence Northwesterly along the Southwesterly line of said Lot 12, a distance of 16 feet to point of beginning of the metes and bounds of the tract or parcel of land which is being herein described;

thence Southwesterly along a line parallel with and 16 feet Northwesterly at right angles from the extended Southeasterly line of said Lot 12, a distance of 12.04 feet to a point in vacated 12th Street;

thence Northwesterly along a line parallel with and 12.04 feet Southwesterly at right angles from the Southwesterly line of Lots 12 and 11, of said Block 3, a distance of 91.45 feet to a point in vacated 12th Street;

thence Northeasterly along a line parallel with and 107.45 feet Northwesterly at right angles from the Southeasterly line of Lot 12 of said Block 3, and said Southeasterly line extended 144.22 feet, more or less, to a point in the Southwesterly line of the alley in said Block 3;

thence Southeasterly along the Northeasterly line of Lots 11 and 12, of said Block 3 and along the Southwesterly line of the alley in said Block 3, a distance of 91.45 feet to a point 16 feet Northwesterly from the most Easterly corner of Lot 12, said Block 3;

thence Southwesterly along a line parallel with and 16 feet Northwesterly at right angles from the Southeasterly line of Lot 12 of said Block 3, a distance of 132.13 feet to the point of beginning.

Also a non-exclusive easement for roadway purposes on all that part of Lot 11, Block 3, WEST DENVER and that part of vacated 12th Street adjacent on the Southwest to said Lot 11, more particularly described as follows:

Commencing at the most Southerly corner of Lot 12, of said Block 3, which corner is also the intersection of the Northwesterly line of Walnut Street with the Northeasterly line of 12th Street;

thence Northwesterly along the Southwesterly line of Lots 12 and 11, of said Block 3, a distance of 107.45 feet to the point of beginning of the metes and bounds of the tract or parcel of land which is being herein described and covered by this easement;

thence Southwesterly along a line parallel with and 107.45 feet Northwesterly at right angles from the Southeasterly line of Lot 12, of said Block 3, and said Southeasterly line extended 12.04 feet to a point in vacated 12th Street;

thence Northwesterly along a line parallel with and 12.04 feet Southwesterly at right angles from the Southwesterly line of Lot 11, of said Block 3, a distance of 25 feet, more or less, to a point in vacated 12th Street, said point being the intersection of said last named course and the Northwesterly line of said Lot 11, extended Southwesterly;

thence Northeasterly along the Northwesterly line of said Lot 11, and the Northwesterly line of said Lot 11 extended Southwesterly, 144.22 feet, more or less, to a point in the Southwesterly line of the alley in said Block 3;

thence Southeasterly along the Northeasterly line of Lot 11, of said Block 3, a distance of 25 feet, more or less, to a point 107.45 feet Northwesterly from the most Easterly corner of said Lot 12;

thence Southwesterly along a line parallel with and 107.45 feet Northwesterly at right angles from the Southeasterly line of said Lot 12, a distance of 132.13 feet, more or less, to the point of beginning.

Parcel 04-04 Continued

Also a non-exclusive easement in and over that part of vacated 12th Street, located between Blocks 3 and 8, WEST DENVER, in the City and County of Denver, State of Colorado, being more particularly described as follows, to-wit:

Commencing at a point on the Northwestern line of Walnut Street which is 32.96 feet Northeasterly from the East corner of said Block 8;

thence Northwesternly, parallel with and 32.96 feet Northeasterly at right angles from the Northeasterly line of said Block 8, a distance of 132.27 feet;

thence Northeasterly a distance of 35.0 feet, more or less, to a point which is 132.45 feet Northwesternly from the Northwesternly line of Walnut Street and 12.04 feet Southwesterly at right angles from the Southwesterly line of said Block 3;

thence Southeasterly, parallel with and 12.04 feet Southwesterly at right angles from the Southwesterly line of said Block 3, a distance of 132.45 feet to a point on the Northwesternly line of Walnut Street;

thence Southwesterly along the Northwesternly line of Walnut Street, a distance of 35.0 feet to the point of beginning for roadway purposes.

City and County of Denver,  
State of Colorado.

Parcel 04-05

Rear or Southwesterly  $\frac{1}{2}$  of Lot 1,  
sometimes called the rear 66 feet of Lot 1,  
Block 3,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

Parcel 04-07

Lot 2,  
Block 3,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

Parcel 05-01

Lots 7 and 8,  
Block 241,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

Parcel 06-02

Lot 11, Block 241, WEST DENVER,  
EXCEPT the rear 20.5 feet of said Lot, and  
EXCEPT that part of said Lot described as follows:  
Beginning at the southwesterly corner of said Lot 11, being  
on the Northeasterly line of 13th Street;  
thence Northwesternly along 13th Street to Blake Street;  
thence Northeasterly along Blake Street a distance of 47 feet;  
thence Southeasterly parallel with the alley in said Block to  
the line between Lots 11 and 12 in said Block;  
thence Southwesterly along said line to the place of beginning;

AND

Lot 12, Block 241, WEST DENVER,  
EXCEPT the rear or Northeasterly 33 feet of said Lot 12, and  
EXCEPT the Northwesternly 22 feet of the Southwesterly  $\frac{1}{2}$  of said Lot 12,  
BUT INCLUDING the Northwesternly 9 inches of the Southwesterly 45 feet  
6 inches of the Northeasterly  $\frac{1}{2}$  of said Lot 12;

City and County of Denver,  
State of Colorado.

TOGETHER WITH any and all rights in that certain Agreement recorded  
June 18, 1874 in Book 52 at Page 550.

Parcel 06-03

The rear 20.5 feet of Lot 11 and  
the rear or Northeasterly 33 feet of Lot 12,  
EXCEPT that part of said Lot 12 lying in the  
Northwesterly 9 inches of the Southwesterly 45 feet,  
6 inches of the Northeasterly  $\frac{1}{2}$  of said Lot 12,  
Block 241,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

Parcel 07-01

Lot 7, Block 242,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

Parcel 07-02

Northwesterly  $\frac{1}{2}$  of Lot 8,  
Block 242,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

Parcel 07-04

Lot 9 and Northwesterly 24 feet of Lot 10,  
Block 242,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

Parcel 07-05

Lot 11,  
the Southwesterly 22 feet of Lot 12,  
Lot 10,  
EXCEPT the Northwesterly 24 feet of said Lot 10,  
Block 242,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

Parcel 07-06

Northeasterly 44 feet of Southwesterly 66 feet of Lot 12,  
Block 242,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

Parcel 07-07

Northeasterly 22 feet 3 inches of the Southwesterly 88 feet 3 inches  
of Lot 12, Block 242,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

Parcel 07-08

Lot 12, EXCEPT Southwesterly 88 feet 3 inches  
of Lot 12,  
Block 242,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

Parcel 08-01

Lots 7 to 9,  
EXCEPT the Southeasterly 8 feet of Lot 9,  
Block 2,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

Parcel 08-14

Northeasterly 44 feet of Lot 6,  
Block 2,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

Parcel 11-01

Lots 1 to 10,  
Block 39,  
WEST DENVER,  
EXCEPT Lot 6, and EXCEPT  
the Northeasterly 3.63 feet of Lot 5, and  
EXCEPT the Southeasterly 65 feet of Lot 10,  
City and County of Denver,  
State of Colorado.

Parcel 12-01

Lots 7 to 12,  
Block 67,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

Parcel 12-02

Lots 1 to 6,  
inclusive,  
Block 67,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

Parcel 13-02

Lots 1 to 6,  
Block 74,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

Parcel 14-02

The Southwesterly 71.92 feet of Lots 7, 8, 9, and 10, and the Southwesterly 71.92 feet of all of Lot 11, EXCEPT the Southeasterly 17.40 feet of said Lot 11; ALSO all of Lots 1 and 12, and that portion of the vacated alley lying between same; ALSO the Southeasterly 17.40 feet of Lots 2 and 11, and that portion of the vacated alley lying between same; ALSO all of the Northeasterly 65.00 feet of Lot 2, EXCEPT the Southeasterly 17.40 feet thereof; ALSO the Northeasterly 65.00 feet of the Southeasterly 28.40 feet of Lot 3, all in Block 103, WEST DENVER; except that part described as Parcel 18, in Book 792 at Page 61.

TOGETHER WITH an easement over and across all of Lot 2 EXCEPT the Northeasterly 65.00 feet thereof and EXCEPT the Southeasterly 71.40 feet thereof; and over and across the Southeasterly 28.40 feet of all of Lot 3, EXCEPT the Northeasterly 65.00 feet thereof, all in Block 103, WEST DENVER, as granted by Boise Cascade Corporation to Plateau Supply Company by instrument dated December 4, 1964 and recorded December 9, 1964, in Book 9349 at page 505, City and County of Denver, State of Colorado.

TOGETHER WITH the right to the use of all of that portion of Lots 7 to 11 of said Block 103, WEST DENVER, which lies Southwesterly of the Northeasterly line of the wall presently located along a line approximately 71.92 feet Northeasterly of the Southwesterly line of said Block 103 and extending from the North westerly line of Lot 7 to the Northwesterly line of the Southeasterly 17.40 feet of Lot 11 in said Block, as long as said wall remains in existence, subject to the right and duties concerning said wall set forth in party-wall and easement agreement between Boise Cascade Corporation, a Delaware corporation and Plateau Supply Company, a Colorado corporation, dated December 4, 1964, recorded December 9, 1964, in Book 9349 at page 505.

City and County of Denver,  
State of Colorado.

NOTE: That portion of subject property described in Book 792 at Page 61 (Parcel 18) is as follows:

Lot 1, that portion of the Northeasterly 65 feet of Lot 2, EXCEPT the Southeasterly 17.40 feet of said Lot 2, lying within the Southeasterly 118.59 feet of said Block, the Southeasterly 17.40 feet of Lot 2 and those portions of Lot 12, the Southeasterly 17.40 feet of Lot 11 and vacated alley adjoining lying within the Northeasterly 175 feet of said Block,  
Block 103,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

Parcel 15-01

Lot 1, EXCEPT the Southeasterly  
50 feet thereof,  
and Lot 2, EXCEPT the Northwesterly 53 feet thereof,  
Block 102,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

Parcel 15-02

Vacated Lawrence Street adjoining the vacated alley in Block  
102,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

Parcel 16-02

Lots 9 and 10,  
Block 75,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

Parcel 16-03

Lots 11 and 12,  
Block 75,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

Parcel 16-05

Lots 3 to 6,  
excluding Northwesterly 20 feet of Lot 6,  
Block 75,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

Parcel 17-02

Lots 7 to 9,  
and Northwesterly 16.5 feet of Lot 10,  
EXCEPT Northwesterly 50 feet of Lot 7,  
Block 66,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

Parcel 21-01

Lots 7 to 11,  
EXCEPT Southeasterly 40 feet of Lot 11,  
Block 1,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

Parcel 21-04

Lots 1 to 6, Block 1, West Denver, except the following portion.

**PART OF**

**DURA BLOCK 21:** That part of Lots 1 to 6, inclusive, Block 1, West  
Denver, City and County of Denver, State of  
Colorado, being more particularly described as  
follows:

Beginning at the northernmost corner of said Block 1  
which point is also the point of intersection of the  
southeasterly line of Larimer Street and the South  
westerly line of 13th Street; thence southeasterly  
along the northeasterly line of said Block 1, and  
along the southwesterly line of 13th Street, a  
distance of 399.82 feet to the easternmost corner of  
said Block 1, said corner being on the northwesterly  
line of Lawrence Street; thence southwesterly along  
the southeasterly line of said Block 1 and along  
the northwesterly line of Lawrence Street, a distance  
of 126.28 feet; thence northerly, a distance of 208.00  
feet to a point 17.09 feet southeasterly and 28.20  
feet southwesterly from the northernmost corner of  
Lot 3, said Block 1, thence northwesterly, a distance  
of 218.00 feet, more or less, to the point of beginning.

City and County of Denver,  
State of Colorado.



Parcel 23-01

Portion of Lots 7 and 8, Block 245, West Denver, described as follows:

Beginning at the most Westerly corner of Lot 7, Block 245, West Denver, thence 10 feet Northeasterly along the Southeasterly Right of Way line of Lawrence Street, thence at an angle of  $59^{\circ}3'6''$  a distance of 107 feet; thence Southerly a distance of 44.05 feet to the Southeasterly line of Lot 8; thence Southwesterly along the Southeasterly line of Lot 8 a distance of 45.49 feet to the Northeasterly Right of Way of 12th Street; thence Northwesterly along the Northeasterly ROW line of 12th Street a distance of 132.76 feet more or less to the Point of Beginning.

City and County of Denver,  
State of Colorado.

Parcel 27-02

Lots 9 to 12,  
Block 65,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

Parcel 28-01

Lots 7, and 8  
Block 76,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

Parcel 28-03

Lots 11 and 12,  
Block 76,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

Parcel 29-02

The Northwesterly 1.26 feet of Lot 5,  
all of Lots 6 and 7,  
and the Northwesterly 23.26 feet of Lot 8,  
Block 101,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

Parcel 29-03

Lots 1 to 3, Block 101, West Denver, except the Northeasterly 40 feet of Lots 1 and 2, and except the Northeasterly 40 feet of the Southeasterly 31.75 feet of Lot 3; and also a portion of Lots 11 and 12, Block 101, West Denver, described as follows: Commencing at the most southerly corner of said Lot 12, thence Northwesterly along the Southwesterly line of Lots 11 and 12, a distance of 87.89 feet; thence Northeasterly at right angles 18 feet; thence Southeasterly at right angles 60 feet; thence Northeasterly at right angles 62 feet; thence Southeasterly at right angles 27.89 feet to a point on the Northwesterly line of Curtis Street 80 feet Northeast of the POB; thence Southwesterly to the POB. Together with all of the vacated alley in said block lying between lots 1 and 3 and Lots 10 to 12.

City and County of Denver,  
State of Colorado.

Parcel 31-05 and 31-07,08

Portions of Lots 3, 4, 5, and 6, Block 77, West Denver described as follows:

Beginning at a point 10.0 feet Southwest of the North corner of Lot 6, said corner being the intersection of Curtis and 8th Streets, then on an angle of  $64^{\circ}64'45''$  proceed south a distance of 285.18 feet to a point on the Southerly line of Lot 3, which point is 140.0 feet Northwest of the Southerly corner of Lot 1, then proceed Northwest a distance of 257.71 feet more or less to the West corner of Lot 6, then at right angles Northeast a distance of 122.125 feet to the POB.

EXCEPT the Northwesterly  $\frac{1}{2}$  of said Lot 4,

City and County of Denver,  
State of Colorado.

Parcel 35-06,07,08,09

Portions of Lots 1 to 6, Block 12, West Denver, described as follows:

Beginning at the Westernmost corner of Lot 6, Block 12, proceed Northeasterly along the Northeast line of Lot 6 a distance of 82.00 feet; then on an angle of  $79^{\circ}76'80''$  Southwesterly a distance of 404.69 feet to a point on the Southeasterly line of Lot 1, which point is 8.0 feet Northeast of the Southernmost corner of Lot 1; then Southwest a distance of 8.0 feet to the Southernmost corner of Lot 1; then Northwesterly a distance of 397.99 feet, more or less, to the POB.

City and County of Denver,  
State of Colorado.

Parcel 36-03,04

Portions of Lots 11 and 12, Block 13, West Denver, described as follows:

Beginning at the Northwesterly corner of Lot 11, block 13, proceed in an easterly direction along the Northwesterly line of said lot a distance of 58.05 feet; thence Southerly a distance of 117.39 feet to a point on the Northwesterly line of Lot 12 which is 35.535 feet Southeast of the Northwestern corner of Lot 12; thence Northwesterly a distance of 102.028 feet more or less to the Point of Beginning.

City and County of Denver,  
State of Colorado.

Parcel 39-03

All of Lot 3 and that part of Lot 4, Block 63, WEST DENVER, described as follows:

Beginning at a point on the Southwesterly line of 9th Street at its intersection with the North line of Out-lot 5, HUNTS ADDITION TO DENVER;

thence Northwesterly along the Southwesterly line of 9th Street to mid-point between the most Northerly corner and the most Easterly corner of said Lot 4;

thence Southwesterly parallel with the Northwesterly line of said Lot 4 to the North line of said Out-lot 5;

thence East along the North line of said Out-lot 5 to the point of beginning,

City and County of Denver,  
State of Colorado.

Parcel 01-04

Those portions of Lots 4 and 5, Block 255, WEST DENVER, described as follows:

Beginning at the most Easterly corner of Lot 4;  
thence Northwesterly along the Southwesterly boundary line of 7th Street a distance of 98.6 feet;  
thence at right angles Southwesterly a distance of 50 feet;  
thence at an angle left of  $84^{\circ}28'$  a distance of 94.5 feet;  
thence Northeasterly 59.3 feet to the point of beginning,

City and County of Denver,  
State of Colorado.

Parcel 07-03

The Southeasterly 1/2 of Lot 8,  
Block 242,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.



Parcel 23-02

A portion of Lots 9 and 10, Block 245, West Denver, described as follows:

Beginning at the most Westerly corner of Lot 9, Block 245, thence Northeasterly along the Northwesternly line of Lot 9, a distance of 45.49 feet; thence Southerly a distance of 101.95 feet to a point lying on the Northeasterly ROW line of 12th Street and lying 224 feet southeast of the Southeasterly ROW line of Lawrence Street; thence Northwesternly along the Northeasterly ROW line of 12th Street a distance of 91.24 feet, more or less, to the POB.

Parcel 30-02,04

All of Lots 7, 8 and 9, Block 100, WEST DENVER, EXCEPTING therefrom the Southwesterly 2.4 feet of said Lots, AND EXCEPTING therefrom all land lying within 8.5 feet on each side of the center line of I.C.C. Track No. 71 Rv., of The Denver and Rio Grande Western Railroad Company extending over and across said land, said center line of Track No. 71 Rv., intersecting the Northwesternly line of said Lot 7 at a point distant 18.2 feet Southwesterly from the most Northerly corner of said Lot 7 and extending thence Southeasterly over and across said Lots 7, 8 and 9, a distance of about 157 feet to a point in the South line of said Lot 9 distant 66.1 feet West from the most Easterly corner of said Lot 9;

City and County of Denver,  
State of Colorado.

Parcel 08-13

The Northwesternly 1/3 of Lot 5, and all of Lot 6, EXCEPT the Northeasterly 44 feet of said Lot 6, Block 2, WEST DENVER, City and County of Denver, State of Colorado.

Parcel 11-02

That portion of Lots 10, 11 and 12, Block 39, WEST DENVER, described as follows:

Beginning at a point in Northeasterly line of 9th Street, said point being 73.82 feet Northwesternly from the point of intersection of said Northeasterly line of 9th Street with the Northwesternly line of Larimer Street;  
thence Northwesternly along said line of 9th Street 83.92 feet;  
thence at right angles Northeasterly parallel with the Southeasterly line of Lot 10 in said Block 39, a distance of 132.5 feet, more or less, to the Southwesterly line of an alley, now vacated;  
thence Southeasterly along said Southwesterly line of said alley and along the Northeasterly lines of Lots 10, 11 and 12 in said Block 39, a distance of 157.74 feet to a point in the Northwesternly line of Larimer Street;  
thence Southwesterly along said line of Larimer Street, 52.50 feet;  
thence Northwesternly parallel with the Northeasterly line of 9th Street, 73.82 feet to a point which is 80 feet distant Northeasterly from said line of 9th Street;  
thence Southwesterly 80 feet to the point of beginning,

City and County of Denver,  
State of Colorado.

Parcel 11-03

That part of Lots 11 and 12, Block 39, WEST DENVER,  
described as follows:

Beginning at a point in the Northeasterly line of 9th  
Street, said point being 73.82 feet Northwesterly from  
the point of intersection of said Northeasterly line of  
9th Street with the Northwesterly line of Larimer Street;  
thence Southeasterly along said line of 9th Street 73.82  
feet to the Northwesterly line of Larimer Street;  
thence Northeasterly along said line of Larimer Street  
80 feet;  
thence Northwesterly parallel with said Northeasterly  
line of 9th Street 73.82 feet to a point which is 80 feet  
distant Northeasterly from said line of 9th Street;  
thence Southwesterly 80 feet to the point of beginning,

City and County of Denver,  
State of Colorado.

Parcel 21-02,03

Lot 12 and the Southeasterly 40 feet of Lot 11,  
Block 1,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

Parcel 13-01

Lots 7 to 12,  
Block 74,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

Parcel 14-01

All of Block 103,  
WEST DENVER, including the vacated alley in said Block,  
EXCEPT these portions described as follows:  
The Southwesterly 71.92 feet of Lots 7, 8, 9 and 10, and  
the Southwesterly 71.92 feet of all of Lot 11,  
EXCEPT the Southeasterly 17.40 feet of said Lot 11;  
ALSO all of Lots 1 and 12, and  
that portion of the vacated alley lying between same;  
ALSO the Southeasterly 17.40 feet of Lots 2 and 11, and  
that portion of the vacated alley lying between same;  
ALSO, all of the Northeasterly 65.00 feet of Lot 2,  
EXCEPT the Southeasterly 17.40 feet thereof;  
ALSO the Northeasterly 65.00 feet of the Southeasterly 28.40 feet  
of Lot 3,

City and County of Denver,  
State of Colorado.

Parcel 16-01

Lots 7 and 8,  
EXCEPT the Northwesterly 20 feet of said Lot 7,  
Block 75,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

Parcel 28-02

Lots 9 and 10,  
Block 76,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

**Parcel 10-01 and 10-02**

Northwesterly 18.63 feet of Lot 11, all of Lot 10, Block 32, West Denver.

**Parcel 39-02**

Any portion of the Southwesterly half of Block 63, West Denver, lying Southwesterly of the centerline of the vacated alley in said Block 63, not previously conveyed in deed recorded at Book 740, Page 77.

**Parcel 29-03**

Northwesterly 1/2 of Lot 3, Block 101, West Denver

000.00 A. 2 ::

050292  
STATE OF COLORADO  
CITY & COUNTY  
OF DENVER  
FILED IN MY OFFICE ON  
MAY 12 1 20 PM '98  
RECORDED 1245 5  
S. J. SERAFINI  
CLERK AND RECORDER

076522

STATE OF COLORADO  
CITY & COUNTY  
OF DENVER  
FILED IN MY OFFICE ON

JAN 3 2 16 PM '75

RECORDED IN 993 571

F. J. SERAFINI  
CLERK AND RECORDER

QUIT CLAIM DEED

This Deed, made this 5<sup>th</sup> day of December, 1974,  
between The State of Colorado, By and Through the Commission on  
Higher Education, of the City and County of Denver, State of  
Colorado, of the first part, and The Board of Directors of the  
Auraria Higher Education Center, of the City and County of Denver,  
State of Colorado, of the second part. 000.00 A #:

Witnesseth, that the said party of the first part, for  
and in consideration of the transfer of legal title pursuant to  
Article 29 of Chapter 124 C.R.S. 1963, has remised, released, sold,  
conveyed and Quit Claimed, and by these presents does remise, re-  
lease, sell, convey and Quit Claim unto said party of the second  
part, its successors and assigns forever, all right, title, interest,  
claim and demand which said party of the first part may have or  
has in and to the following described land situate, lying and being  
in the City and County of Denver, State of Colorado, to-wit:

All of Lots in W.W. and I.B. Porters Resubdivision of  
Lots 3, 4, 5, and 6, Block 100, West Denver, and those  
parts of Outlots 6 and 7, Hunts Addition to Denver, and  
of Blocks 10, 12, 28, 30, 41, 63, 64, 65, 66, 77, 78,  
and 100, West Denver as more particularly described on  
Pages 1 to 12 inclusive of Exhibit A attached hereto.

also

Those parts of Blocks 9, 27, 28, 30, 31, 32, 39, 40, 41,  
42, 43, 63, 64, 65, 66, 68, 73 and 103, West Denver and  
Parts of Outlots 2 and 3, Hunts Addition to Denver, as  
more particularly described on Pages 1 to 19 inclusive  
of Exhibit B attached hereto.

also

Those parts of Blocks 2, 9, 10, 12, 30, 31, 32, 40, 43,  
64, 68, 75, 76, 77, West Denver, as more particularly  
described on Pages 1 to 9 inclusive of Exhibit C attached  
hereto.

also

993 571

Parcel 1 (Auraria 09-05), The rear or Southwesterly 45 feet of Lot 1, Block 9, West Denver.

Parcel 2 (Auraria 09-06), The Northeasterly 43 feet of the Southwesterly 88 feet of Lot 1, Block 9, West Denver.

Parcel 3 (Auraria 34-02), The Northwesterly half of Lot 10, also called the North half of Lot 10, Block 29, West Denver.

Parcel 4 (Auraria Nwly Part of 38-06), The Northwesterly 19.47 feet of Lot 3 and all of Lots 4, 5, and 6, Block 43, West Denver.

To Have and to Hold the same together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all estate, right, title, interest and claim whatsoever of the said party of the first part, either by law or equity, to the only proper use, benefit and behoof of the said party of the second part, its successors and assigns forever.

In Witness Whereof, the said party of the first part has hereunto set its official signature and seal the day and year first above written.

THE STATE OF COLORADO, By and Through the Commission on Higher Education

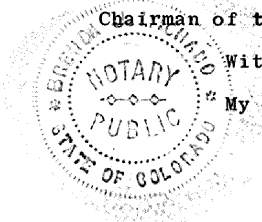
ATTEST:

By Robert C. McHugh  
Chairman

William Quinn  
Secretary

STATE OF COLORADO )  
CITY AND COUNTY OF DENVER ) SS

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of December, 1974, by Robert C. McHugh, Chairman of the Commission on Higher Education.



Witness my hand and official seal.

My commission expires July 17, 1976.

Brenda J. McCloud  
Notary Public

EXHIBIT "A"

LEGAL DESCRIPTION:

PARCEL 1: (26-02)

Lot 11, Block 41, WEST DENVER,  
EXCEPT that part of said Lot, described as follows:

Beginning at the most Northerly corner of said Lot 11;  
thence Southwesterly along the line between said Lot 11 and the  
adjacent Lot 10, a distance of 132.5 feet to the front or 9th  
Street line of said Lot;  
thence Southeasterly along said front line 31.618 feet;  
thence Northeasterly and parallel with Curtis Street, 30 feet;  
thence Southeasterly parallel with 9th Street, 2.3 feet;  
thence Northeasterly parallel with Curtis Street, 14.5 feet;  
thence Northwesterly parallel with 9th Street, 2.3 feet;  
thence Northeasterly parallel with Curtis Street, 87 feet to a  
point on the rear alley line of said Lot;  
thence Northwesterly along said rear alley line, 31.618 feet  
to the point of beginning,

City and County of Denver,  
State of Colorado.

PARCEL 2: (26-07)

The Northeasterly 15.77 feet of the Southwesterly  
84.85 feet of Lot 12,  
Block 41,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 3: (32-02)

The Southwesterly 47 feet of Lot 7,  
Block 64,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 4: (32-05)

The Northwesterly 1/2 of Lot 9,  
Block 64,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

LEGAL DESCRIPTION CONTINUED:

PARCEL 5: (32-09)

That part of Lot 11, Block 64, WEST DENVER, described as follows:

Beginning at a point on the Southwesterly line of said Lot 11, a distance of 26 feet Southeasterly from the Northwesterly corner of said Lot;  
thence Southeasterly along the Southwesterly line of said Lot, a distance of 31.82 feet;  
thence Northeasterly at right angles 132 feet, more or less, to the alley in the rear;  
thence Northwesterly along said alley a distance of 32.82 feet;  
thence Southwesterly 132 feet, more or less, to the point of beginning,  
City and County of Denver,  
State of Colorado.

PARCEL 6: (26-09)

The Northeasterly 15.77 feet of the Southwesterly 116.39 feet of Lot 12,  
Block 41,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 7: (32-08)

The Southeasterly 1/2 of Lot 10,  
Block 64,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 8: (32-07)

The Northwesterly 1/2 of Lot 10,  
Block 64,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

LEGAL DESCRIPTION CONTINUED:

PARCEL 9: (32-03)

The Northwesterly 34 Feet of Lot 8,  
Block 64,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 10: (32-13)

Lot 12 and the Southeasterly 9 feet of Lot 11,  
EXCEPT the Southwesterly 85 feet of said Lots,  
Block 64,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 11: (32-12)

The Northeasterly 25 feet 3 inches of the Southwesterly 85 feet  
of Lot 12 and the Northeasterly 25 feet 3 inches of the Southwesterly  
85 feet of the Southeasterly 9 feet of Lot 11,  
Block 64,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 12: (32-11)

The Northeasterly 27 feet 9 inches of the Southwesterly 59 feet 9 inches  
of Lot 12, and the Northeasterly 27 feet 9 inches of the Southwesterly  
59 feet 9 inches of the Southeasterly 9 feet of Lot 11,  
Block 64,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 13: (39-09)

The Southwesterly 28 feet of Lot 6,  
Block 63,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.



LEGAL DESCRIPTION CONTINUED:

PARCEL 14: (37-04)

The Southeasterly 1/2 of Lot 9 and the Northwesterly 2/3 of Lot 10,  
Block 28,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 15: (37-03)

The Southeasterly 1/3 of Lot 8 and the Northwesterly 1/2 of Lot 9,  
Block 28,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 16: (37-02)

The Northwesterly 2/3 of Lot 8,  
Block 28,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 17: (37-01)

Lot 7,  
Block 28,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 18: (27-09)

The Northwesterly 22 feet of Lot 4 and the Southeasterly  
5½ feet of Lot 5,  
Block 65,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

LEGAL DESCRIPTION CONTINUED:

PARCEL 19: (27-05)

The Southeasterly  $27\frac{1}{2}$  feet of Lot 3,  
Block 65,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 20: (27-07)

Lot 3,  
EXCEPT the Southeasterly 55 feet of said Lot 3, and the  
Southeasterly  $16\frac{1}{4}$  feet of Lot 4,  
Block 65,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 21: (27-08)

Lot 4,  
EXCEPT the Southeasterly  $16\frac{1}{4}$  feet, and  
EXCEPT the Northwesterly 22 feet of said Lot 4,  
Block 65,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 22: (27-06)

The Northwesterly  $27\frac{1}{2}$  feet of the Southeasterly 55 feet  
of Lot 3,  
Block 65,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 23: (26-10)

The Northeasterly 16.11 feet of Lot 12,  
Block 41,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

LEGAL DESCRIPTION CONTINUED:

PARCEL 24: (26-08)

The Northeasterly 15.77 feet of the Southwesterly 100.62 feet  
of Lot 12,  
Block 41,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 25: (26-05)

The Northeasterly 15.77 feet of the Southwesterly 53.31 feet  
of Lot 12,  
Block 41,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 26: (26-04)

The Northeasterly 15.78 feet of the Southwesterly 37.54 feet  
of Lot 12,  
Block 41,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 27: (26-03)

The Southwesterly 21.76 feet of Lot 12,  
Block 41,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 28: (25-10)

The Northwesterly 1/2 of Lot 5,  
Block 30,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

LEGAL DESCRIPTION CONTINUED:

PARCEL 29: (25-05)

Lot 12,  
EXCEPT the Northwesterly 22.675 feet of said Lot,  
Block 30,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 30: (20-04)

The front or Southwesterly 33 feet of Lot 12,  
Block 10,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 31: (20-05)

The Northeasterly 33 feet of the Southwesterly 66 feet  
of Lot 12,  
Block 10,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 32: (20-07)

Lot 12,  
EXCEPT the Southwesterly 99 feet of said Lot,  
Block 10,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 33: (39-05)

The Southeasterly 1/2 of Lot 5,  
Block 63,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

LEGAL DESCRIPTION CONTINUED:

PARCEL 34: (39-08)

The Northeasterly 31.5 feet of the Southwesterly 59.5 feet  
of Lot 6, Block 63, WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 35: 39-06)

The Northwesterly 1/2 of Lot 5,  
Block 63,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 36: (31-01)

Lots 7 to 9,  
Block 77,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 37: (30-05)

All of Lots in  
W. W. AND I. B. PORTERS RESUBDIVISION OF LOTS 3, 4, 5, & 6,  
Block 100,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 38: (20-02, 20-03 & 20-08)

Lots 1 to 4 and Lots 9 to 11,  
Block 10,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

LEGAL DESCRIPTION CONTINUED:

PARCEL 39: (39-02)

Outlot 6, HUNTS ADDITION TO DENVER and  
Lot 8 and the Southeasterly 14 feet of Lot 7,  
Block 63,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 40: (20-09)

The Southeasterly 34.092 feet of Lot 5,  
Block 10,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 41: (40-01)

Block 78,  
WEST DENVER,  
and  
Outlot 7,  
HUNTS ADDITION TO DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 42: (26-06)

The Northeasterly 15.77 feet of the Southwesterly 69.08 feet  
of Lot 12,  
Block 41,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 43: (17-04)

Lots 3 to 6,  
EXCEPT the rear or Southwesterly 20 feet of Lot 3,  
Block 66,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

LEGAL DESCRIPTION CONTINUED:

PARCEL 44: (39-04)

That part of Lot 4, Block 63, WEST DENVER, described as follows:

Beginning at a point on the Southwesterly line of 9th Street,  
which is the most Northerly corner of said Lot 4;  
thence Southeasterly along said Southwesterly line 33 feet;  
more or less, to the mid point between the most Northerly corner  
and the most Easterly corner of said Lot 4;  
thence Southwesterly parallel with the Northwesterly line of  
said Lot 4 to the North line of Outlot 5, HUNTS ADDITION TO  
DENVER;  
thence West along the North line of said Outlot 5 to the  
Northeasterly line of the alley in said Block 63;  
thence Northwesterly along the Northeasterly line of said alley  
to the most Westerly corner of said Lot 4;  
thence Northeasterly along the Northwesterly line of said Lot 4  
to the point of beginning,

City and County of Denver,  
State of Colorado.

PARCEL 45: (26-01)

Lots 7 to 10,  
Block 41,  
WEST DENVER,  
AND

That part of Lot 11, Block 41, WEST DENVER, described as follows:

Beginning at the North corner of said Lot 11;  
thence Southwesterly along the line between said Lot 11 and the  
adjoining Lot 10, a distance of 132.5 feet to the front or 9th  
Street line of said Lot;  
thence Southeasterly along said front line 31.618 feet;  
thence Northeasterly and parallel with Curtis Street, 31 feet;  
thence Southeasterly parallel with 9th Street, 2.3 feet;  
thence Northeasterly parallel with Curtis Street 14.5 feet;  
thence Northwesterly parallel with 9th Street, 2.3 feet;  
thence Northeasterly again parallel with Curtis Street, 87 feet to  
a point on the rear alley line of said lot;  
thence Northwesterly along said rear alley line, 31.618 feet to  
place of beginning,

LEGAL DESCRIPTION CONTINUED:

Parcel 45 cont'd:

TOGETHER with the right and easement to have the under ground foundations of the Southerly wall of residence building now on the conveyed premises along the Southerly line thereof encroach upon the adjoining portion of Lot 11, not conveyed hereunder, said encroachment and easement to be limited to the adjoining one foot or less of said adjoining portion of Lot 11, as may be necessary, and shall continue only so long as the present residence building now erected on said conveyed premises shall continue to stand,

City and County of Denver,  
State of Colorado.

PARCEL 46: (20-06)

The Northeasterly 33 feet of the Southwesterly  
99 feet of Lot 12,  
Block 10,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 47: (32-15)

Lot 1,  
EXCEPT the rear or Southwesterly 52.62  
feet of said Lot,  
Block 64,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 48: (37-05)

The Southeasterly 1/3 of Lot 10, and  
the Northwesterly 1/3 of Lot 11,  
Block 28,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.



LEGAL DESCRIPTION CONTINUED:

PARCEL 49: (37-08)

Lot 3 and the Southeasterly 1/2 of Lot 4,  
Block 28,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

EXHIBIT "B"

LEGAL DESCRIPTION:"

PARCEL 1: (Auraria 37-07)

Lots 1 and 2,  
Block 28,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 2: (Auraria 37-09)

The Northwesterly 1/2 of Lot 4,  
Block 28,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 3: (Auraria 37-10)

Lot 5,  
Block 28,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 4: (Auraria 37-12)

Lot 6,  
EXCEPT the Northeasterly 105 feet of said Lot,  
Block 28,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 5: (Auraria 37-11)

Lot 6,  
EXCEPT the Southwesterly 27 feet of said Lot,  
Block 28,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

LEGAL DESCRIPTION CONTINUED:

PARCEL 6: (Auraria 37-06)

Lot 12 and the Southeasterly 2/3 of Lot 11,  
Block 28,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 7: (Auraria 41-02)

Part of Lots 4, 5 and 6, Block 27, WEST DENVER, and part of Outlot  
2, HUNTS ADDITION TO DENVER, described as follows:

Beginning at the most Northerly corner of Lot 6 in said Block;  
thence Southeasterly along the Easterly line of said Lot 6, 24 feet;  
thence Southerly 144 feet to a point in Outlot 2, HUNTS ADDITION TO  
DENVER, 72 feet East, when measured along a line parallel with the  
Northerly line of said Outlot 2, of the Easterly line of the alley  
in said Block;  
thence West parallel with the Northerly line of said Outlot 2; a  
distance of 72 feet to the Easterly line of said alley;  
thence Northwesterly along the Easterly line of said alley to the  
most Westerly corner of said Lot 6;  
thence Northeasterly, 133 feet to the point of beginning,  
City and County of Denver,  
State of Colorado.

PARCEL 8: (Auraria 41-01)

Lots 7 and 8, Block 27, WEST DENVER, and part of Outlot 3, HUNTS  
ADDITION TO DENVER, described as follows:

Beginning at the most Westerly corner of said Lot 7;  
thence Southeasterly along the Southwesterly line of said Lot 7 and  
said Outlot 3, a distance of 23.8 feet to a point;  
thence East parallel with the North line of said Outlot 3, a  
distance of 154.17 feet to the Southwesterly line of the alley in  
said Block;  
thence Northwesterly along the Southwesterly line of said alley to  
the most Northerly corner of Lot 7 in said Block;  
thence Southwesterly 133 feet to the point of beginning,

City and County of Denver,  
State of Colorado.

LEGAL DESCRIPTION CONTINUED:

PARCEL 9: (Auraria 02-01, and South portion of 03-01)

Lots 1 to 12,  
Block 73,  
TOGETHER with all of the vacated alley in said Block,  
WEST DENVER,

AND

Lot 10 and the Southeasterly 43.70 feet of Lot 9,  
Block 68,  
TOGETHER with the Southwesterly half of vacated alley adjacent  
thereto,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 10: (Auraria 03-02)

Lots 11 and 12,  
Block 68,  
TOGETHER with that part of the Southwesterly 1/2 of  
the vacated alley adjoining said Lots,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 11: (West portion Auraria 09-01)

The Southwesterly 70 feet of Lot 7 and the Southwesterly 70  
feet of the Northwesterly one third of Lot 8,  
Block 9,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

LEGAL DESCRIPTION CONTINUED:

PARCEL 12: (Auraria 09-04)

Lots 11 and 12,  
Block 9,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 13: (Auraria 10-06)

The Northwesterly 1/3 of Lot 2, and  
The Southeasterly 1/3 of Lot 3,  
Block 32,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 14: (Auraria 10-07)

The Northwesterly 2/3 of Lot 3, and  
The Southeasterly 33.86 feet of Lot 4,  
Block 32,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 15: (Auraria 10-08)

The Northwesterly 32.51 feet of Lot 4, and  
The Southeasterly 42 feet of Lot 5,  
Block 32,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 16: (Auraria 10-09)

Lots 5 and 6,  
EXCEPT the Southeasterly 42 feet of said Lot 5,  
Block 32,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

LEGAL DESCRIPTION CONTINUED:

PARCEL 17: (Auraria 11-01 - partial)

Lot 6 and the Northwesterly 3.63 feet of Lot 5, and the Southeasterly 40 feet of the Northwesterly 41 feet of Lot 10, Block 39, TOGETHER with all the vacated alley in said Block, WEST DENVER, City and County of Denver, State of Colorado.

PARCEL 18: (Auraria 14-02 - South portion)

Lot 1, that portion of the Northeasterly 65 feet of Lot 2, EXCEPT the Southeasterly 17.40 feet of said Lot 2, lying within the Southeasterly 118.59 feet of said Block, the Southeasterly 17.40 feet of Lot 2 and those portions of Lot 12, the Southeasterly 17.40 feet of Lot 11 and vacated alley adjoining lying within the Northeasterly 175 feet of said Block, Block 103, WEST DENVER, City and County of Denver, State of Colorado.

PARCEL 19: (Auraria 17-01)

The Northwesterly 50 feet of Lot 7, Block 66, WEST DENVER, City and County of Denver, State of Colorado.

PARCEL 20: (Auraria 17-03)

Lots 1 and 2, and the Southwesterly 20 feet of Lot 3, Lots 10 to 12, Block 66, TOGETHER with the Southeasterly 181.5 feet of the vacated alley in said Block, EXCEPT the Northwesterly 16.5 feet of said Lot 10, WEST DENVER, City and County of Denver, State of Colorado.

LEGAL DESCRIPTION CONTINUED:

PARCEL 21: (Auraria 18-01)

Lots 7 and 8,  
Block 40,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 22: (Auraria 18-04)

Lot 1,  
Block 40,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 23: (Auraria 18-05)

The Southeasterly 42.36 feet of Lot 2,  
Block 40,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 24: (Auraria 18-06)

The Northwesterly 24 feet of Lot 2,  
Block 40,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 25: (Auraria 18-07 - South portion)

The Southeasterly 30 feet of Lot 3,  
Block 40,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

LEGAL DESCRIPTION CONTINUED:

PARCEL 26: (Auraria 18-09)

Lots 5, 6 and the Northwesterly 1/2 of Lot 4,  
Block 40,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 27: (Auraria 19-01)

The rear or Northeasterly 1/2 of Lot 7, and  
the rear or Northeasterly 1/2 of the Northwesterly 2/3  
of Lot 8, the Southeasterly 1/3 of Lot 8, and  
the Northwesterly 1/3 of Lot 9,  
Block 31,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 28: (Auraria 19-02)

The Northeasterly 22 feet of the Southwesterly 1/2 of Lot 7,  
and  
The Northeasterly 22 feet of the Southwesterly 1/2 of the  
Northwesterly 2/3 of Lot 8,  
Block 31,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 29: (Auraria 19-03)

The front or Southwesterly 1/2 of Lot 7,  
EXCEPT the Northeasterly 22 feet of said Southwesterly 1/2,  
and  
The Front or Southwesterly 1/2 of the Northwesterly 2/3 of Lot 8,  
EXCEPT the Northeasterly 22 feet thereof,  
Block 31,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.



LEGAL DESCRIPTION CONTINUED:

PARCEL 30: (Auraria 19-05)

That part of Lot 10, Block 31, WEST DENVER, described as follows:

Beginning at the most Northerly corner of Lot 10;  
thence Southwesterly along the line between Lots 9 and 10  
to the most Westerly corner of Lot 10;  
thence Southeasterly along the Southwesterly line of Lot 10,  
to a point on said line 37 feet Northwesterly of the most Southerly  
corner of Lot 10;  
thence Northeasterly parallel to the line between Lots 9 and 10,  
97 feet;  
thence Southeasterly, parallel to 10th Street, 17 feet;  
thence Northeasterly parallel to the line between Lots 9 and 10  
to the Northeasterly line of Lot 10;  
thence Northwesterly along said Northeasterly line of Lot 10  
to the point of beginning,

TOGETHER WITH the Southeasterly 8 inches of the Northeasterly  
30 feet of Lot 9 in said Block 31,

City and County of Denver,  
State of Colorado.

PARCEL 31: (Auraria 19-06)

That part of Lot 10, Block 31, WEST DENVER, described as follows:

Beginning at the most Easterly corner of said Lot 10;  
thence Southwesterly along line between Lots 10 and 11, to most  
Southerly corner of said Lot 10;  
thence Northwesterly along the Southwesterly line of said Lot 10  
a distance of 37 feet;  
thence Northeasterly parallel to the line between Lots 10 and 11,  
a distance of 97 feet;  
thence Southeasterly parallel to 10th Street a distance of 17 feet;  
thence Northeasterly parallel to the line between Lots 10 and 11  
to the Northeasterly line of Lot 10;  
thence Southeasterly along said Northeasterly line of Lot 10, a  
distance of 20 feet to the point of beginning;

City and County of Denver,  
State of Colorado.

LEGAL DESCRIPTION CONTINUED:

PARCEL 32: (Auraria 19-07)

The Northwesterly 36 feet of Lot 11,  
Block 31,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 33: (Auraria 19-08)

The Southeasterly 30 feet of Lot 11,  
Block 31,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 34: (Auraria 19-10)

Lots 1 to 3,  
Block 31,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 35: (Auraria 19-11)

Lot 4,  
Block 31,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 36: (Auraria 19-12)

Lot 5,  
Block 31,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

LEGAL DESCRIPTION CONTINUED:

PARCEL 37: (Auraria 19-13)

Lot 6,  
Block 31,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 38: (Auraria 25-01 - South portion)

The Northwesterly 2 feet of Lot 10, all of Lot 9,  
and the Southeasterly 1.7 feet of Lot 8,  
Block 30,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 39: (Auraria 25-02)

Lot 10,  
EXCEPT the Northwesterly 2 feet of said Lot,  
Block 30,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 40: (Auraria 25-03)

Lot 11,  
EXCEPT the Southeasterly 1.82 feet of said Lot,  
Block 30,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

LEGAL DESCRIPTION CONTINUED:

PARCEL 41: (Auraria 25-04)

The Southeasterly 1.82 feet of Lot 11, and  
the Northwesterly 22.675 feet of Lot 12,  
Block 30,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 42: (Auraria 25-06)

Lots 1 to 3,  
EXCEPT the Northwesterly 17 feet of said Lot 3,  
Block 30,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 43: (Auraria 25-07)

The Northwesterly 17 feet of Lot 3, and  
the Southeasterly 8 feet of Lot 4,  
Block 30,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 44: (Auraria 25-08)

Lot 4,  
EXCEPT the Southeasterly 8 feet of said Lot,  
Block 30,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 45: (Auraria 25-09)

The Southeasterly 1/2 of Lot 5,  
Block 30,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

LEGAL DESCRIPTION CONTINUED:

PARCEL 46: (Auraria 25-11)

Lot 6,  
Block 30,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 47: (Auraria 26-11)

Lot 1,  
Block 41,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 48: (Auraria 26-14)

Lots 4 to 6 and the Northwesterly 1/2 of Lot 3,  
Block 41,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 49: (Auraria 27-01 - West portion)

Lots 7 and 8,  
EXCEPT the Southeasterly 16½ feet of Lot 8, and  
all of the vacated alley adjoining said parcel,  
Block 65,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 50: (Auraria 32-18)

The Southeasterly 1/2 of Lot 3,  
Block 64,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

LEGAL DESCRIPTION CONTINUED:

PARCEL 51: (Auraria 32-20)

The Northwesternly 25 feet of Lot 4,  
Block 64,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 52: (Auraria 32-21)

The Southeasterly 1/2 of Lot 5,  
Block 64,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 53: (Auraria 32-23)

Lot 6,  
Block 64,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 54: (Auraria 33-01)

The Northwesternly 1/2 of Lot 7,  
Block 42,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 55: (Auraria 33-02)

The Southeasterly 1/2 of Lot 7,  
Block 42,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

LEGAL DESCRIPTION CONTINUED:

PARCEL 56: (Auraria 33-03)

The Northwesterly 1/2 of Lot 8,  
Block 42,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 57: (Auraria 33-04)

The Southeasterly 1/2 of Lot 8,  
Block 42,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 58: (Auraria 33-05)

The Northwesterly 1/2 of Lot 9,  
Block 42,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 59: (Auraria 33-06)

The Southeasterly 1/2 of Lot 9,  
Block 42,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 60: (Auraria 33-07)

The Northwesterly 1/2 of Lot 10,  
Block 42,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

LEGAL DESCRIPTION CONTINUED:

PARCEL 61: (Auraria 33-08)

The Southeasterly 1/2 of Lot 10,  
Block 42,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 62: (Auraria 33-09)

The Northwesterly 30 feet of Lot 11,  
Block 42,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 63: (Auraria 33-10)

The Southeasterly 36.33 feet of Lot 11,  
Block 42,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.



**LEGAL DESCRIPTION CONTINUED:**

**PARCEL 64: (Auraria 33-11)**

**That part of Lot 12, Block 42, WEST DENVER, described as follows:**

Beginning at a point on the Northeasterly line of 9th Street, which is 43.64 feet Northwesterly from the South corner of said Lot 12, which is a point in the Northwesterly line of Champa Street;  
thence Northwesterly along the Northeasterly line of 9th Street, a distance of 22.69 feet to the West corner of said Lot 12;  
thence Northeasterly along the Northwesterly line of said Lot 12, a distance of 69.0 feet;  
thence Southeasterly and parallel with the Northeasterly line of 9th Street a distance of 26.99 feet;  
thence Southwesterly and parallel with the Northwesterly line of Champa Street, a distance of 27.68 feet;  
thence Southeasterly along the centerline of a party wall parallel with the Northeasterly line of 9th Street, a distance of 6.9 feet;  
thence Southwesterly along the centerline of party wall, parallel with the Northwesterly line of Champa Street, a distance of 9.53 feet;  
thence Northwesterly along the centerline of party wall parallel with the Northeasterly line of 9th Street, a distance of 6.2 feet;  
thence Southwesterly along the centerline of party wall, parallel with the Northwesterly line of Champa Street, a distance of 2.2 feet;  
thence Northwesterly along the centerline of party wall, parallel with the Northeasterly line of 9th Street, a distance of 5.0 feet;  
thence Southwesterly along the centerline of party wall and the same extended Southwesterly parallel with the Northwesterly line of Champa Street a distance of 29.59 feet to the point of beginning

**City and County of Denver,  
State of Colorado.**

LEGAL DESCRIPTION CONTINUED:

PARCEL 65: (Auraria 33-12)

Lot 12, Block 42, WEST DENVER,

EXCEPT the Northeasterly 15.1 feet of said Lot, and

EXCEPT that part of Lot 12, described as follows:

Beginning at a point on the Northeasterly line of 9th Street which is 43.64 feet Northwesterly from the South corner of said Lot 12, which is a point in the Northwesterly line of Champa Street; thence Northwesterly along the Northeasterly line of 9th Street a distance of 22.69 feet to the West corner of said Lot 12; thence Northeasterly along the Northwesterly line of said Lot 12, a distance of 69.0 feet; thence Southeasterly and parallel with the Northeasterly line of 9th Street a distance of 26.99 feet; thence Southwesterly and parallel with the Northwesterly line of Champa Street, a distance of 27.68 feet; thence Southeasterly along the centerline of a party wall parallel with the Northeasterly line of 9th Street a distance of 6.9 feet; thence Southwesterly along the centerline of party wall, parallel with the Northwesterly line of Champa Street, a distance of 9.53 feet; thence Northwesterly along the centerline of party wall, parallel with the Northeasterly line of 9th Street, a distance of 6.2 feet; thence Southwesterly along the centerline of party wall, parallel with the Northwesterly line of Champa Street, a distance of 2.2 feet; thence Northwesterly along the centerline of party wall parallel with the Northeasterly line of 9th Street, a distance of 5.0 feet; thence Southwesterly along the centerline of party wall and the same extended Southwesterly parallel with the Northwesterly line of Champa Street, a distance of 29.59 feet to the point of beginning,

City and County of Denver,  
State of Colorado.

LEGAL DESCRIPTION CONTINUED:

PARCEL 66: (Auraria 33-13)

The Northeasterly 15.1 feet of Lot 12,  
Block 42,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 67: (Auraria 38-01)

The Northwesterly 1/2 of Lot 7,  
Block 43,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 68: (Auraria 38-02)

The Southeasterly 1/2 of Lot 7, and the Northwesterly 1/2  
of Lot 8,  
Block 43,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 69: (Auraria 38-03)

The Southeasterly 1/2 of Lot 8,  
Block 43,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 70: (Auraria 38-04)

Lot 9 and the Northwesterly 9 feet of Lot 10,  
Block 43,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

LEGAL DESCRIPTION CONTINUED:

PARCEL 71: (Auraria 39-07)

Lot 6,  
EXCEPT the Southwesterly 59.5 feet of said Lot,  
Block 63,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

EXHIBIT "C"

LEGAL DESCRIPTION:

PARCEL 1: (North Portion of Auraria 03-01)

Lots 7 to 9,  
EXCEPT the Southeasterly 43.70 feet of Lot 9,  
Block 68,  
TOGETHER with the Southwesterly half of vacated alley adjacent thereto,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 2: (Auraria 08-03)

The Southeasterly 1/2 of Lot 10, sometimes called  
The South 22 feet of Lot 10 or the Southeasterly  
22 feet of Lot 10,  
Block 2,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 3: (East Portion of Auraria 09-01)

Lot 7 and the Northwesterly 1/3 of Lot 8,  
EXCEPT the Southwesterly 70 feet of Lot 7, and  
the Southwesterly 70 feet of the Northwesterly 1/3 of Lot 8,  
Block 9,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 4: (Auraria 09-02)

Lot 9, and Southeasterly 2/3 of Lot 8,  
and the Northwesterly 1/3 of Lot 10,  
Block 9,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 5: (Auraria 09-03)

The Southeasterly 2/3 of Lot 10,  
Block 9,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

LEGAL DESCRIPTION CONTINUED:

PARCEL 6: (Auraria 09-07)

Lot 2 and  
Lot 1, EXCEPT the Southwesterly 88 feet of said Lot 1,  
and that part of Lot 3, lying Southeasterly of a line drawn  
from a point on the Northeasterly line of said Lot a distance  
of 15.24 feet Northwesterly from the most Easterly corner thereof  
to a point on the Southwest side of said Lot a distance of 14.39  
feet Northwesterly from the most Southerly corner thereof,  
Block 9,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 7: (Auraria 09-08)

The Southeasterly 14 feet of Lot 4, and  
Lot 3, EXCEPT that part of said Lot 3 lying Southeasterly of a line  
drawn from a point on the Northeasterly line of said Lot a distance of  
15.24 feet Northwesterly from the most Easterly corner thereof to a  
point on the Southwest side of said Lot a distance of 14.39 feet  
Northwesterly from the most Southerly corner thereof,  
Block 9,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 8: (Auraria 09-09)

Lot 4,  
EXCEPT the Southeasterly 14 feet of said Lot 4, and  
the Southeasterly 1/2 of Lot 5,  
Block 9,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 9: (Auraria 09-10)

The Northwesterly 1/2 of Lot 5,  
Block 9,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 10: (Auraria 09-11)

Lot 6,  
Block 9,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

LEGAL DESCRIPTION CONTINUED:

PARCEL 11: (Auraria 10-03)

Lot 11, EXCEPT the Northwesterly 18.63 feet of said Lot 11, and  
Lot 12, EXCEPT the Northeasterly 87.5 feet of said Lot 12,  
Block 32,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 12: (Auraria 10-04)

The rear or Northeasterly 87.5 feet of Lot 12,  
Block 32,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 13: (Auraria 10-05)

Lot 1 and the Southeasterly 2/3 of Lot 2,  
Block 32,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 14: (Auraria 16-04)

Lots 1 and 2,  
Block 75,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 15: (Auraria 18-02)

Lot 9 and the Northwesterly 3 feet of Lot 10,  
Block 40,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 16: (Auraria 18-03)

Lots 11, 12 and the Southeasterly 63.358 feet of Lot 10,  
Block 40,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

LEGAL DESCRIPTION CONTINUED:

PARCEL 17: (North portion of Auraria 18-07)

Lot 3,  
EXCEPT the Southeasterly 30 feet of said Lot 3,  
Block 40,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 18: (Auraria 18-08)

The Southeasterly 1/2 of Lot 4,  
Block 40,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 19: (Auraria 19-04)

The Southeasterly 2/3 of Lot 9,  
EXCEPT the Southeasterly 8 inches of the Northeasterly  
30 feet of said Lot 9,  
Block 31,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 20: (Auraria 19-09)

Lot 12,  
Block 31,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 21: (Auraria 20-01)

Lots 7 and 8,  
Block 10,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.



LEGAL DESCRIPTION CONTINUED:

PARCEL 22: (Auraria 20-10)

Those parts of Lots 5 and 6,  
Block 10,  
WEST DENVER,  
described in Book 6444 at page 427,  
Book 6444 at page 428 and Book 6764 at page 492,  
EXCEPT THE Southeasterly 34.092 feet of said Lot 5,  
City and County of Denver,  
State of Colorado.

NOTES:

The property described in Book 6444 at page 427 is as follows:

The Northeast 44 feet of Lot 6 and the Northeast 44 feet of the  
Northwest 1/3 of Lot 5,  
Block 10, WEST DENVER,  
Excepting the Southeast 2.26 feet thereof,  
being a rectangular parcel of land located at the Southerly corner  
of the intersection of 12th and Larimer Streets, 44 feet in width  
fronting on the Southeasterly side of Larimer Street and 86 feet in  
depth on the Southwesterly side of 12th Street.

The property described in Book 6444 at Page 428 is as follows:

A parcel of land located on lots 5 and 6, Block 10, WEST DENVER,  
more particularly described as follows:

Commencing at a point on the Northwesterly line of said Lot 6,  
which is 44.0 feet Southwesterly from the North corner of said Lot 6;  
thence Southwesterly along the Northwesterly line of said Lot 6, a  
distance of 0.13 feet to the Southwesterly wall of building as now  
constructed;  
thence Southeasterly along the Southwesterly wall of building as now  
constructed and the same line extended Southeasterly, a distance of  
98.55 feet actual measurement (Plat 98.288 feet) which point is on  
the Northwesterly line of the Southeasterly 34.092 feet of said Lot 5;  
thence Northeasterly parallel with the Northwesterly line of said  
Lot 6, a distance of 0.06 feet;  
thence Northwesterly, parallel with and 44.6 feet Southwesterly from  
the Northeastly line of said Lots 5 and 6, a distance of 98.55 feet  
actual measurement (plat 98.288 feet) to the point of beginning.

The property described in Book 6764 at page 492 is as follows:

A parcel of land located on Lot 5, Block 10, WEST DENVER, being  
more particularly described as follows:

The Northeastly 44.0 feet of Lot 5, Block 10, WEST DENVER,  
except the Northwesterly 19.81 feet thereof, and except the  
Southeasterly 34.092 feet thereof.

LEGAL DESCRIPTION CONTINUED:

PARCEL 23: (Auraria 20-11)

All of Lots 5 and 6,  
Block 10,  
WEST DENVER,  
EXCEPT those portions thereof described in Book 6177 at page 326,  
Book 6444 at page 427, Book 6444 at page 428 and Book 6764 at page  
492,  
City and County of Denver,  
State of Colorado.

NOTES:

The property described in Book 6444 at page 427 is as follows:

The Northeast 44 feet of Lot 6 and the Northeast 44 feet of the  
Northwest 1/3 of Lot 5, Block 10, WEST DENVER,  
Excepting the Southeast 2.26 feet thereof,  
being a rectangular parcel of land located at the Southerly corner  
of the intersection of 12th and Larimer Streets, 44 feet in width  
fronting on the Southeasterly side of Larimer Street and 86 feet in  
depth on the Southwesterly side of 12th Street.

The property described in Book 6444 at page 428 is as follows:

A parcel of land located on Lots 5 and 6, Block 10, WEST DENVER,  
more particularly described as follows:

Commencing at a point on the Northwesterly line of said Lot 6,  
which is 44.0 feet Southwesterly from the North corner of said  
Lot 6;

thence Southwesterly along the Northwesterly line of said Lot 6,  
a distance of 0.13 feet to the Southwesterly wall of building as now  
constructed;

thence Southeasterly along the Southwesterly wall of building as  
now constructed and the same line extended Southeasterly, a distance  
of 98.55 feet actual measure (Plat 98.238 feet) which point is on the  
Northwesterly line of the Southeasterly 34.092 feet of said Lot 5;

thence Northeasterly parallel with the Northwesterly line of said  
Lot 6, a distance of 0.06 feet;  
thence Northwesterly, parallel with and 44.6 feet Southwesterly from  
the Northeasterly line of said Lots 5 and 6, a distance of 98.55 feet  
actual measure (plat 98.238 feet) to the point of beginning.

The property described in Book 6764 at page 492, is as follows:

A parcel of land located on Lot 5, Block 10, WEST DENVER, being  
more particularly described as follows:

The Northeasterly 44.0 feet of Lot 5, Block 10, WEST DENVER,  
except the Northwesterly 19.81 feet thereof, and except the  
Southeasterly 34.092 feet thereof.

The property described in Book 6177 at page 326 is the Southeasterly  
34.092 feet of said Lot 5.

LEGAL DESCRIPTION CONTINUED:

PARCEL 24: (North portion of Auraria 25-01)

Lots 7 and 8,  
EXCEPT THE Southeasterly 1.7 feet of said Lot 8,  
Block 30,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 25: (Auraria 27-03)

Lot 1,  
EXCEPT the Northwest 40 inches of the  
Northeast 75 feet thereof,  
Block 65,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 26: (North portion of Auraria 28-05)

Lots 5 and 6,  
EXCEPT the Southeasterly 2.84 feet of said Lot 5,  
Block 76,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 27: (Auraria 31-02)

Lots 10 to 12,  
Block 77,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 28: (Auraria 31-06)

The Northwesterly 1/2 of Lot 4,  
Block 77,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 29: (Auraria 32-04)

Lot 8,  
EXCEPT the Northwesterly 34 feet of said Lot 8,  
Block 64,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

LEGAL DESCRIPTION CONTINUED:

PARCEL 30: (Auraria 32-10)

The Southwesterly 32 feet of Lot 12, and  
the Southwesterly 32 feet of the Southeasterly 9 feet of Lot 11,  
Block 64,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 31: (Auraria 32-14)

The rear or Southwesterly 52.62 feet of Lot 1,  
Block 64,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 32: (Auraria 32-16)

The Northeasterly 80 feet of Lot 2,  
Block 64,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 33: (Auraria 32-17)

Lot 2  
EXCEPT the Northeasterly 80 feet of said Lot 2,  
Block 64,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 34: (Auraria 32-19)

The Northwesterly 1/2 of Lot 3, and Lot 4,  
EXCEPT the Northwesterly 25 feet of said Lot 4,  
Block 64,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 35: (Auraria 35-03)

Lots 9 and 10,  
Block 12,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

LEGAL DESCRIPTION CONTINUED:

PARCEL 36: (Auraria 35-05)

The Southeasterly 1/2 of Lot 12,  
Block 12,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 37: (Auraria 38-05)

Lots 10 to 12,  
EXCEPT the Northwesterly 9 feet of said Lot 10,  
Block 43,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 38: (Southeasterly portion of Auraria 38-06)

Lots 1 to 3,  
EXCEPT the Northwesterly 19.47 feet of said Lot 3,  
Block 43,  
WEST DENVER,  
City and County of Denver,  
State of Colorado.

PARCEL 39: (Auraria 32-08A)

The Northwesterly 24 feet of Lot 11,  
Block 64,  
WEST DENVER,  
City and County of Denver,  
State of Colorado. And,

That part of said Lot 11. Block 64, WEST DENVER  
described as follows:  
Beginning at a point on the East line of 8th Street and  
on the Southwesterly line of said Lot which is 24 feet  
Southeast of the Northwest corner of said Lot;  
thence at right angles Northeasterly on a line parallel  
with the North line of said Lot a distance of 132 feet  
to the West line of the alley in said Block;  
thence Southeasterly along said alley line 1 foot;  
thence in a Southwesterly direction through said Lot to  
a point on the Southwesterly line of said Lot and on the  
East line of 8th Street which is 2 feet Southeasterly of  
the point of beginning;  
thence Northwesterly along the line of said Lot and 8th  
Street 2 feet to the point of beginning;  
City and County of Denver,  
State of Colorado.



08/01/2019 09:43 AM  
City & County of Denver  
Electronically Recorded

R \$73.00

QCD

D \$0.00

After recording, return to:  
Kroenke Arena Company, LLC  
1000 Chopper Circle  
Denver, CO 80204

**QUITCLAIM DEED**

**THIS QUITCLAIM DEED** (this "Deed") is dated July 31, 2019, and is made by the CITY AND COUNTY OF DENVER, a municipal corporation organized and existing under and by virtue of Article XX of the Colorado State Constitution (the "Grantor") and KROENKE ARENA COMPANY, LLC, a Colorado limited liability company (the "Grantee"), whose legal address is 1000 Chopper Circle, Denver, Colorado 80204.

**WITNESS**, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby remise, release, sell and QUITCLAIM unto the Grantee, and the Grantee's successors and assigns, forever, all the right, title, interest, claim and demand which the Grantor has in and to the real property, together with any improvements thereon, located in the City and County of Denver, and State of Colorado, described as follows:

See attached **Exhibit A**

also known by street address as: 1000 Chopper Circle, City and County of Denver, Colorado.

**TO HAVE AND TO HOLD** the same, together with all and singular the appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee, and the Grantee's successors and assigns, forever.

[signature page follows]

7049521





Exhibit A  
Legal Description

PARCEL 1

A PARCEL OF LAND BEING A PORTION OF BLOCKS 6, 34, 36, 37, 69, 70, 71, 253, 254, 255, 258, 259, 260, 261 AND 271, ALONG WITH ALL OF BLOCKS 35, 72, AND 262, ALONG WITH THE VACATED ALLEYS AND A PORTION OF THE VACATED STREETS ADJACENT TO AND CONTIGUOUS WITH SAID BLOCKS ALL LOCATED IN WEST DENVER SITUATED IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO; DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID BLOCK 72, WEST DENVER. WHENCE THE SOUTHWEST CORNER OF SAID SECTION 33 BEARS S39°50'41"W, 2596.80 FEET; THENCE N30°11'13"W, ALONG THE SOUTHWESTERLY LINE OF SAID BLOCK 72, 129.57 FEET; THENCE DEPARTING SAID SOUTHWESTERLY LINE S59°51'41"W, 240.20 FEET; THENCE S30°08'44"E, 307.26 FEET TO THE NORTHWESTERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN THAT WARRANTY DEED RECORDED JANUARY 02, 1976 IN BOOK 1176 AT PAGE 200 UNDER RECEPTION NO. 002956 IN THE RECORDS OF DENVER COUNTY; THENCE ALONG SAID NORTHWESTERLY LINE THE FOLLOWING TWO (2) COURSES:

- 1) S07°09'02"W, 36.07 FEET;
- 2) S03°43'15"E, 65.76 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF AURARIA PARKWAY AS DEFINED IN THAT CORRECTION QUIT CLAIM DEED RECORDED OCTOBER 28, 1988 UNDER RECEPTION NO. 326323 IN THE RECORDS OF SAID DENVER COUNTY;

THENCE S44°57'12"W, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, 71.09 FEET TO THE SOUTHWESTERLY LINE OF SAID BLOCK 255; THENCE N30°13'44"W, ALONG SAID SOUTHWESTERLY LINE, 24.20 FEET TO THE NORTHEASTERLY EXTENSION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF AURARIA PARKWAY AS DEFINED IN THAT DEED RECORDED OCTOBER 29, 1988 AT RECEPTION NO. 326320 AND 326321; THENCE S48°26'04"W, ALONG SAID EXTENSION AND SAID NORTHWESTERLY RIGHT-OF-WAY LINE, 367.67 FEET TO THE SOUTHWESTERLY LINE OF SAID BLOCK 258; THENCE N30°13'55"W, ALONG SAID SOUTHWESTERLY BLOCK LINE, 101.75 FEET TO A POINT 10.00 FEET, AS MEASURED RADIALLY, SOUTHEASTERLY FROM THE CENTERLINE OF TRACK 473, AS FORMERLY LOCATED AND OPERATED BY BURLINGTON NORTHERN, INC.; THENCE



ALONG A LINE PARALLEL WITH SAID CENTERLINE THE FOLLOWING THREE (3) COURSES:

- 1) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 329.84 FEET, A CHORD BEARING OF N38°04'43"E AND A CENTRAL ANGLE OF 14°38'32", 84.29 FEET TO A POINT OF TANGENT;
- 2) N30°45'27"E, ALONG SAID TANGENT, 90.28 FEET TO A POINT OF CURVE;
- 3) ALONG THE ARC OF SAID TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 452.55 FEET AND A CENTRAL ANGLE OF 15°46'27", 124.59 FEET TO THE NORTHWESTERLY LINE OF SAID BLOCK 258;

THENCE DEPARTING SAID PARALLEL LINE, N59°54'22"E, ALONG SAID NORTHWESTERLY BLOCK LINE AND THE NORTHEASTERLY EXTENSION OF SAID BLOCK LINE, 64.12 FEET TO THE CENTERLINE OF VACATED 6TH STREET; THENCE N30°13'44"W, ALONG SAID CENTERLINE, 60.91 FEET TO THE INTERSECTION OF SAID CENTERLINE WITH THE RANGE LINE IN SAID WAZEE STREET; THENCE CONTINUING ALONG SAID VACATED 6TH STREET CENTERLINE, N30°12'16"W, 258.68 FEET TO A POINT 41.00 FEET NORTHWESTERLY OF THE NORTHEASTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF LOT 4 SAID BLOCK 259; THENCE S59°54'26"W, PARALLEL WITH SAID EXTENSION AND SAID LOT LINE, 188.55 FEET TO THE SOUTHWESTERLY LINE OF THE ALLEY IN SAID BLOCK 259; THENCE S30°12'51"E, ALONG SAID SOUTHWESTERLY LINE, 57.00 FEET TO A POINT 16.00 FEET, AS MEASURED AT RIGHT ANGLES, SOUTHEASTERLY FROM THE NORTHWESTERLY LINE OF LOT 10 SAID BLOCK 259; THENCE S59°54'26"W, PARALLEL WITH SAID LOT LINE, 25.00 FEET; THENCE S18°05'13"W, 12.75 FEET TO A POINT 24.50 FEET, AS MEASURED AT RIGHT ANGLES SOUTHEASTERLY FROM THE NORTHWESTERLY LINE OF SAID LOT 10; THENCE S59°54'26"W, PARALLEL WITH SAID LOT LINE 97.52 FEET TO THE SOUTHWESTERLY LINE OF SAID BLOCK 259; THENCE N30°13'26"W, ALONG SAID SOUTHWESTERLY BLOCK LINE, 20.00 FEET; THENCE S59°46'34"W, 80.00 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF 5TH STREET; THENCE S30°13'26"E, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE AND THE NORTHEASTERLY LINE OF VACATED WAZEE STREET, 212.99 FEET TO THE INTERSECTION OF SAID NORTHEASTERLY LINE WITH THE RANGE LINE IN VACATED WAZEE STREET; THENCE CONTINUING ALONG SAID NORTHEASTERLY LINE, S30°13'55"E, 21.00 FEET TO THE CENTERLINE OF SAID VACATED WAZEE STREET; THENCE S59°47'29"W, ALONG SAID CENTERLINE, 581.95 FEET TO A POINT ON A CURVE; THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1208.70 FEET, A CHORD BEARING N19°52'32"E AND A CENTRAL ANGLE OF 70°26'32", 1486.03 FEET TO A POINT 20.00 FEET, AS MEASURED AT RIGHT ANGLES, SOUTHEASTERLY FROM THE NORTHWESTERLY LINE OF SAID BLOCK 253; THENCE N59°54'30"E, PARALLEL WITH SAID NORTHWESTERLY

LINE AND THE NORTHEASTERLY EXTENSION OF SAID NORTHWESTERLY LINE, 279.77 FEET TO THE INTERSECTION OF SAID EXTENDED PARALLEL LINE WITH THE RANGE LINE IN 7TH STREET; THENCE N59°53'16"E, PARALLEL WITH THE SOUTHWESTERLY EXTENSION OF THE NORTHWESTERLY LINE OF BLOCK 71 AND PARALLEL WITH THE NORTHWESTERLY LINE OF SAID BLOCK 71, 389.79 FEET TO A POINT ON A CURVE; THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 968.77, A CHORD BEARING N63°34'19"E AND A CENTRAL ANGLE OF 07°22'06", 124.59 FEET TO A POINT 28.00 FEET, AS MEASURED AT RIGHT ANGLES, SOUTHEASTERLY FROM THE NORTHWESTERLY LINE OF SAID BLOCK 70; THENCE N59°53'16"E, PARALLEL WITH SAID NORTHWESTERLY BLOCK LINE AND THE NORTHEASTERLY EXTENSION OF SAID BLOCK LINE, 300.00 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF SAID TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1109.14 AND A CENTRAL ANGLE OF 12°54'06", 249.75 FEET TO THE NORTHWESTERLY LINE OF SAID BLOCK 36; THENCE N59°53'16"E, ALONG SAID NORTHWESTERLY LINE AND THE NORTHEASTERLY EXTENSION OF SAID NORTHWESTERLY LINE, 75.68 FEET TO THE INTERSECTION OF SAID NORTHEASTERLY EXTENSION WITH THE SOUTHWESTERLY EXTENSION OF THE NORTHWESTERLY LINE OF SAID BLOCK 35; THENCE N59°55'00" E. ALONG SAID SOUTHWESTERLY EXTENSION AND ALONG SAID NORTHWESTERLY LINE OF BLOCK 35, 165.04 FEET TO A POINT ON A CURVE; THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, A CHORD BEARING OF N59°55'00"E AND A CENTRAL ANGLE OF 106°15'27", 92.73 FEET TO THE NORTHWESTERLY LINE OF SAID BLOCK 35; THENCE N 59° 55' 00" E, ALONG SAID NORTHWESTERLY LINE AND THE NORTHEASTERLY EXTENSION OF SAID NORTHWESTERLY LINE OF BLOCK 35, 138.24 FEET TO THE MOST WESTERLY CORNER OF SAID BLOCK 6 BEING A POINT OF CURVE; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 78.62 FEET AND A CENTRAL ANGLE OF 73°31'52", 100.90 FEET TO A POINT OF TANGENT; THENCE S46°33'08"E, ALONG SAID TANGENT, 218.88 FEET TO A POINT ON A CURVE; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 598.14 FEET, A CHORD BEARING S27°40'59"W AND A CENTRAL ANGLE OF 25°48'36", 269.44 FEET TO A POINT OF TANGENT; THENCE S14°46'41"W, ALONG SAID TANGENT, 132.07 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 45°06'35", 236.19 FEET TO A POINT OF TANGENT; THENCE S59°53'16"W, ALONG SAID TANGENT, 355.86 FEET TO A POINT ON A CURVE; THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 90.00 FEET, A CHORD BEARING S02°47'25"E AND A CENTRAL ANGLE OF 167°26'35", 263.02 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF 9TH STREET AS DEFINED IN DOCUMENT RECORDED AT RECEPTION NO. 880270318 IN THE RECORDS OF DENVER COUNTY; THENCE

S30°15'39"E, ALONG SAID SOUTHWESTERLY LINE 125.10 FEET TO THE SOUTHEASTERLY LINE OF SAID BLOCK 69; THENCE S59°54'46"W, ALONG SAID SOUTHEASTERLY LINE AND THE SOUTHWESTERLY EXTENSION OF SAID SOUTHEASTERLY LINE, 355.08 FEET TO THE NORTHEASTERLY CORNER OF A VACATED PARCEL SITUATED IN WAZEE STREET; THENCE ALONG THE PERIMETER OF SAID VACATED PARCEL THE FOLLOWING THREE (3) COURSES:

- 1) S30°05'14"E, 11.00 FEET;
- 2) S59°54'46"W, 178.00 FEET;
- 3) N30°05'14"W, 11.00 FEET TO THE SOUTHEASTERLY LINE OF SAID BLOCK 72;

THENCE S59°54'46"W, ALONG SAID SOUTHEASTERLY LINE, 120.09 FEET TO THE POINT OF BEGINNING.

CITY AND COUNTY OF DENVER, STATE OF COLORADO.

#### PARCEL 1A

A PARCEL OF LAND BEING A PORTION OF BLOCKS 5 AND 6 ALONG WITH A PORTION OF THE VACATED ALLEYS AND A PORTION OF THE VACATED STREETS ADJACENT TO AND CONTIGUOUS WITH SAID BLOCKS ALL LOCATED IN WEST DENVER SITUATED IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO; DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF VACATED WEWATTA STREET WITH THE NORTHWESTERLY EXTENSION OF THE CENTERLINE OF VACATED 12TH STREET IN WEST DENVER. WHENCE THE SOUTHWEST CORNER OF SAID SECTION 33 BEARS S36°24'32"W, 4628.78 FEET; THENCE S30°12'04"E, ALONG SAID EXTENSION AND SAID CENTERLINE OF VACATED 12TH STREET, 130.00 FEET TO A POINT 50.00 FEET, AS MEASURED AT RIGHT ANGLES, SOUTHEASTERLY FROM THE SOUTHWESTERLY EXTENSION OF THE NORTHWESTERLY LINE OF SAID BLOCK 5; THENCE N59°55'00"E, PARALLEL WITH SAID EXTENSION AND SAID NORTHWESTERLY LINE, 82.83 FEET TO THE SOUTHWESTERLY LINE OF SPEER BOULEVARD RIGHT-OF-WAY AS DEFINED IN PARCELS 5B AND 5C OF THE SPEER VIADUCT REPLACEMENT PROJECT; THENCE S46°33'08"E, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 137.20 FEET; THENCE DEPARTING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, S44°53'56"W, 226.75 FEET; THENCE N46°33'08"W, 334.03 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID VACATED WEWATTA STREET; THENCE

N59°55'00"E, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, 191.72 FEET TO THE POINT OF BEGINNING.

PARCEL 1B

A PARCEL OF LAND BEING A PORTION OF THE VACATED ALLEY IN BLOCK 259, WEST DENVER SITUATED IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO; DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF SAID ALLEY, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 33 BEARS S29°48'16"W, 2138.19 FEET AND THE MOST EASTERLY CORNER OF LOT 9, SAID BLOCK 259 BEARS N30°12'51"W, 16.00 FEET; THENCE N30°12'51"W, ALONG SAID SOUTHWESTERLY LINE OF SAID ALLEY, 57.00 FEET TO A POINT 41.00 FEET, AS MEASURED AT RIGHT ANGLES, NORTHWESTERLY FROM THE SOUTHEASTERLY LINE OF SAID LOT 9 AND LOT 4; THENCE DEPARTING SAID SOUTHWESTERLY LINE, N59°54'26"E, PARALLEL WITH SAID SOUTHEASTERLY LOT LINES, 8.25 FEET TO THE CENTERLINE OF SAID ALLEY; THENCE S30°12'51"E, ALONG SAID CENTERLINE, 57.00 FEET TO A POINT 16.00 FEET, AS MEASURED AT RIGHT ANGLES, SOUTHEASTERLY FROM THE SOUTHEASTERLY LINE OF SAID LOT 9 AND LOT 4; THENCE S59°54'26"W, PARALLEL WITH SAID SOUTHEASTERLY LOT LINES, 8.25 FEET TO THE POINT OF BEGINNING.

PARCEL 1P

A PARCEL OF LAND BEING A PART OF WEST DENVER SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF WEWATTA STREET AS DEFINED BY SAID WEST DENVER, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 33 BEARS S36°24'32"W, 4628.78 FEET; THENCE N59°55'00"E, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, 44.66 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SPEER BOULEVARD; THENCE S46°33'08"E, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 135.56 FEET TO A POINT 50.00 FEET, AS MEASURED AT RIGHT ANGLES, SOUTHEASTERLY FROM THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID WEWATTA STREET; THENCE S59°55'00"W, PARALLEL WITH SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, 82.83 FEET TO THE CENTERLINE OF VACATED 12TH STREET AS VACATED BY ORDINANCE NO. 750, SERIES 1997; THENCE N30°12'04"W, ALONG SAID CENTERLINE AND THE

NORTHWESTERLY EXTENSION OF SAID CENTERLINE, 130.00 FEET TO THE POINT OF BEGINNING.

PARCEL 1VW

A PARCEL OF LAND BEING A PART OF WAZEE STREET, WHICH PART HAS BEEN VACATED PURSUANT TO ORDINANCE NO. 980, SERIES OF 1999, RECORDED JANUARY 3, 2000, AT RECEPTION NO. 2000000239 AND ALSO RECORDED JANUARY 6, 2000, AT RECEPTION NO. 2000001727, SAID PART BEING BETWEEN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF 7TH STREET AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF 9TH STREET LOCATED IN WEST DENVER A SUBDIVISION SITUATED IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF WAZEE STREET, SAID POINT BEING THE MOST SOUTHERLY CORNER OF THAT PARCEL OF LAND GRANTED TO THE CITY AND COUNTY OF DENVER BY THAT QUIT CLAIM DEED RECORDED MAY 25, 1988 UNDER RECEPTION NO. R-88-0270318 IN THE RECORDS OF SAID DENVER COUNTY; THENCE SOUTHEASTERLY ALONG THE SOUTHEASTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF SAID PARCEL DESCRIBED IN SAID QUIT CLAIM RECORDED MAY 25, 1988 UNDER RECEPTION NO. R-88-0270318 TO THE INTERSECTION OF SAID EXTENSION WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF AURARIA PARKWAY AS DEFINED BY THE NORTHEASTERLY EXTENSION OF THE NORTHWESTERLY LINE OF THAT PARCEL DESCRIBED IN RECEPTION NO. R-89-0035163, SAID EXTENSION BEING A CURVE; THENCE SOUTHWESTERLY, ALONG SAID CURVE, ALONG SAID EXTENSION TO THE INTERSECTION OF SAID EXTENSION WITH THE NORTHWESTERLY LINE OF BLOCK 68, WEST DENVER; THENCE NORTHWESTERLY ON A LINE PERPENDICULAR TO THE NORTHWESTERLY LINE OF SAID BLOCK 68, 40.00 FEET TO THE CENTERLINE OF WAZEE STREET; THENCE SOUTHWESTERLY, ALONG SAID CENTERLINE TO THE INTERSECTION OF SAID CENTERLINE WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF 7TH STREET, SAID RIGHT-OF-WAY LINE DEFINED BY A LINE CONNECTING THE MOST SOUTHERLY CORNER OF BLOCK 72, WEST DENVER WITH A POINT ON THE NORTHWESTERLY LINE OF BLOCK 73, WEST DENVER, SAID POINT BEING 24.10 FEET NORTHEASTERLY FROM THE MOST WESTERLY CORNER OF SAID BLOCK 73; THENCE NORTHWESTERLY, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE TO THE MOST SOUTHERLY CORNER OF SAID BLOCK 72; THENCE NORTHEASTERLY, ALONG THE SOUTHEASTERLY LINE OF SAID BLOCK 72 TO THE MOST WESTERLY CORNER OF THAT PARCEL OF WAZEE STREET VACATED BY ORDINANCE NO. 14, SERIES OF 1944 RECORDED MARCH 16, 1949 IN BOOK 6518 AT PAGE 129; THENCE SOUTHEASTERLY, ALONG THE

SOUTHWESTERLY LINE OF SAID PARCEL TO THE MOST SOUTHERLY CORNER OF SAID PARCEL; THENCE NORTHEASTERLY, ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL TO THE MOST EASTERLY CORNER OF SAID PARCEL BEING ALSO THE MOST SOUTHERLY CORNER OF THAT PARCEL OF WAZEE STREET VACATED BY ORDINANCE NO. 6, SERIES OF 1944 RECORDED MARCH 16, 1949 IN BOOK 6518 AT PAGE 130; THENCE CONTINUING NORTHEASTERLY, ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL VACATED BY SAID ORDINANCE NO. 6, SERIES OF 1944 TO THE MOST EASTERLY CORNER OF SAID PARCEL; THENCE NORTHWESTERLY, ALONG THE NORTHEASTERLY LINE OF SAID PARCEL TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID WAZEE STREET; THENCE NORTHEASTERLY, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING:

A REVOCABLE PERMIT TO ENCROACH WITH, AND TO OWN, OPERATE AND MAINTAIN, A PEDESTRIAN BRIDGE AND A MID SPAN SUPPORT AS GRANTED BY ORDINANCE 534, SERIES OF 1999, RECORDED SEPTEMBER 17, 1999, UNDER RECEPTION NO. 9900163971, OVER THE FOLLOWING PROPERTY:

PARCEL RPPB

A PARCEL OF LAND BEING A PART OF WEST DENVER SITUATED IN THE NORTHWEST ONE-QUARTER (NORTHEAST ONE-QUARTER OF RECORD IN ORDINANCE NO. 534, SERIES OF 1999) OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF WEWATTA STREET AS DEFINED BY SAID WEST DENVER, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 33 BEARS S 29° 38' 02" W, 3660.94 FEET; THENCE N 59° 53' 16" E, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, 40.00 FEET; THENCE S 30° 07' 48" E, 108.00 FEET TO THE SOUTHEASTERLY LINE OF THAT PARCEL OF LAND DESCRIBED AS TRACT "A" IN THAT SPECIAL WARRANTY DEED RECORDED DECEMBER 24, 1997 UNDER RECEPTION NO. 9700174332 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER; THENCE S 59° 53' 16" W, ALONG SAID SOUTHEASTERLY LINE, 40.00 FEET; THENCE N 30° 07' 48" W, 108.00 FEET TO THE POINT OF BEGINNING.

EASEMENTS FOR THE CONSTRUCTION, MAINTENANCE AND USE OF AN OVERHEAD PEDESTRIAN BRIDGE, VEHICULAR PARKING AND OTHER PURPOSES GRANTED IN THAT CERTAIN BRIDGE, PARKING AND RECIPROCAL EASEMENT AGREEMENT MADE BETWEEN ELITCH GARDENS, L.P., THE DENVER NUGGETS LIMITED PARTNERSHIP, ASCENT ARENA COMPANY, LLC, AND ASCENT ARENA OPERATING COMPANY, LLC. AND RECORDED SEPTEMBER 24, 1999 AT RECEPTION NO. 9900167686. AND A SUPPLEMENT THERETO RECORDED DECEMBER 1, 1999, AT RECEPTION NO. 9900202667, OVER THE FOLLOWING PROPERTY:

PARCEL 1E

A PARCEL OF LAND LOCATED IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 33;  
THENCE N00°00'00"W ALONG THE WESTERLY LINE OF SAID SECTION 33 A DISTANCE OF 1204.77 FEET. WHENCE THE NORTHWEST CORNER OF SAID SECTION 33 BEARS N00°00'00"W A DISTANCE OF 4073.68 FEET;  
THENCE N90°00'00"E A DISTANCE OF 29.09 FEET TO A POINT ON THE EASTERLY LINE OF SAID OFFICIAL CHANNEL OF THE SOUTH PLATTE RIVER;  
THENCE N49°36'06"E A DISTANCE OF 35.80 FEET TO THE POINT OF BEGINNING;  
THENCE CONTINUING N49°36'06"E A DISTANCE OF 51.12 FEET;  
THENCE N26°21'05"E A DISTANCE OF 128.35 FEET;  
THENCE N04°16'54"E A DISTANCE OF 1368.41 FEET;  
THENCE N05°26'41"E A DISTANCE OF 197.04 FEET;  
THENCE N07°02'50"E A DISTANCE OF 207.24 FEET;  
THENCE N13°02'14"E A DISTANCE OF 172.09 FEET;  
THENCE N20°14'48"E A DISTANCE OF 84.53 FEET;  
THENCE N33°05'46"E A DISTANCE OF 74.95 FEET;  
THENCE N58°25'50"E A DISTANCE OF 61.39 FEET;  
THENCE N78°24'04"E A DISTANCE OF 63.81 FEET;  
THENCE N65°09'07"E A DISTANCE OF 70.84 FEET;  
THENCE N46°12'20"E A DISTANCE OF 1027.02 FEET;  
THENCE ALONG THE SOUTHERLY LINE OF A PARCEL OF LAND DESCRIBED IN BOOK 2082 AT PAGE 210, RECORDED JANUARY 4, 1980 OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, AND AS FOUND AND MONUMENTED ON THE GROUND THE FOLLOWING TWO (2) COURSES:

1. S72°10'55"E A DISTANCE OF 31.77 FEET;
2. THENCE N81°52'30"E A DISTANCE OF 418.54 FEET;

THENCE S44°09'01"W A DISTANCE OF 332.74 FEET;  
 THENCE S45°50'59"E A DISTANCE OF 374.17 FEET;  
 THENCE N44°09'01"E A DISTANCE OF 377.40 FEET;  
 THENCE N45°50'59"W A DISTANCE OF 100.00 FEET;  
 THENCE S44°09'01"W A DISTANCE OF 297.40 FEET;  
 THENCE N45°50'59"W A DISTANCE OF 194.17 FEET;  
 THENCE N44°09'01"E A DISTANCE OF 356.15 FEET;  
 THENCE ALONG SAID SOUTHERLY LINE OF A PARCEL OF LAND  
 DESCRIBED IN BOOK 2082 AT PAGE 210, RECORDED JANUARY 4, 1980  
 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S  
 OFFICE AND AS FOUND AND MONUMENTED ON THE GROUND THE  
 FOLLOWING TWO (2) COURSES:

1. N81°52'30"E A DISTANCE OF 4.26 FEET;
2. THENCE N47°16'06"E NON-TANGENT WITH THE FOLLOWING  
 DESCRIBED CURVE A DISTANCE OF 276.55 FEET;

THENCE ALONG THE SOUTHWESTERLY LINE OF PARCEL NO. PE-CC  
 AS DESCRIBED IN RECEPTION NO. R-93-0008661, DATED JANUARY 21,  
 1993, RECORDED IN THE CLERK AND RECORDER'S OFFICE OF THE  
 CITY AND COUNTY OF DENVER, COLORADO THE FOLLOWING TWO  
 (2) COURSES:

1. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A  
 CENTRAL ANGLE OF 03°56'35", A RADIUS OF 1123.24 FEET, A  
 CHORD BEARING S40°53'31"E A DISTANCE OF 77.28 FEET, AND  
 AN ARC DISTANCE OF 77.30 FEET;
2. THENCE N51°04'46"E ALONG A LINE RADIAL TO THE LAST AND  
 FOLLOWING DESCRIBED CURVE A DISTANCE OF 35.00 FEET;

THENCE THE FOLLOWING THREE (3) COURSES ALONG THE  
 SOUTHWESTERLY LINE OF PARCEL NO. PE-BB REV. AS DESCRIBED IN  
 RECEPTION NO. R-93-0008661 DATED JANUARY 21, 1993 RECORDED IN  
 THE CLERK AND RECORDER'S OFFICE, CITY AND COUNTY OF  
 DENVER, COLORADO:

1. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A  
 CENTRAL ANGLE OF 11°00'32", A RADIUS OF 1158.24 FEET, A  
 CHORD BEARING S33°24'58"E A DISTANCE OF 222.20 FEET, AND  
 AN ARC DISTANCE OF 222.55 FEET;
2. THENCE S27°54'42"E TANGENT WITH THE LAST AND  
 FOLLOWING DESCRIBED CURVE A DISTANCE OF 16.37 FEET;
3. THENCE ALONG THE ARC OF A CURVE TO THE LEFT NON-  
 TANGENT WITH THE FOLLOWING DESCRIBED CURVE HAVING  
 A CENTRAL ANGLE OF 11°51'11", A RADIUS OF 1388.24 FEET, A  
 CHORD BEARING S33°50'17"E A DISTANCE OF 286.68 FEET, AND  
 AN ARC DISTANCE OF 287.19 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A  
 CENTRAL ANGLE OF 06°36'58", A RADIUS OF 1671.36 FEET, A CHORD



BEARING S34°41'42"W A DISTANCE OF 192.89 FEET, AND AN ARC DISTANCE OF 193.00 FEET;  
THENCE S31°23'13"W ALONG A LINE TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVE A DISTANCE OF 311.92 FEET;  
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 28°37'34", A RADIUS OF 1128.08 FEET. A CHORD BEARING S45°42'00"W A DISTANCE OF 557.77 FEET, AND AN ARC DISTANCE OF 563.61 FEET;  
THENCE S60°00'47"W ALONG A LINE TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVE A DISTANCE OF 941.41 FEET;  
THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 91°47'02", A RADIUS OF 1328.70 FEET. A CHORD BEARING S14°07'16"W A DISTANCE OF 1908.09 FEET, AND AN ARC DISTANCE OF 2128.49 FEET;  
THENCE S59°47'29"W NON-TANGENT WITH THE LAST DESCRIBED CURVE AND ALONG THE NORTHWESTERLY LINE OF A PARCEL OF LAND DESCRIBED AS PARCEL NO. E-5, RECORDED ON JANUARY 19, 1949 IN BOOK 6495, PAGE 373. CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE A DISTANCE OF 58.01 FEET;  
THENCE ALONG THE NORTHEASTERLY LINE OF INTERSTATE HIGHWAY 25 THE FOLLOWING SIX (6) COURSES:

1. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 15°49'36", A RADIUS OF 256.00 FEET, A CHORD BEARING N50°30'02"W A DISTANCE OF 70.49 FEET, AND AN ARC DISTANCE OF 70.71 FEET;
2. THENCE N58°24'50"W TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVE A DISTANCE OF 247.73 FEET;
3. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 33°33'38". A RADIUS OF 193.00 FEET, A CHORD BEARING N41°38'01"W A DISTANCE OF 111.44 FEET, AND AN ARC DISTANCE OF 113.04 FEET;
4. THENCE N24°51'12"W TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVE A DISTANCE OF 48.76 FEET;
5. THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 19°03'05". A RADIUS OF 134.36 FEET, A CHORD BEARING N34°22'45"W A DISTANCE OF 44.47 FEET, AND AN ARC DISTANCE OF 44.67 FEET;
6. THENCE N43°54'17"W TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 47.49 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT ALL THAT REAL PROPERTY WHICH LIES FROM AND ABOVE A HORIZONTAL PLANE DRAWN AT AN ELEVATION OF 5,190.00 FEET ABOVE SEA LEVEL, 1929 U.S.G.S. DATUM, AND WHICH


IS BOUNDED BY AND LIES WITHIN THE BOUNDARY OF THE REAL PROPERTY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 33, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 33 BEARS S00°00'00"E A DISTANCE OF 5278.45 FEET;  
THENCE S60°06'11"E A DISTANCE OF 2307.45 FEET TO POINT C AS DESCRIBED IN THE ELITCH CIRCLE FEE PROPERTY ALSO BEING THE POINT OF BEGINNING;  
THENCE N44°09'01"E NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE DISTANCE OF 350.69 FEET;  
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 05°06'21". A RADIUS OF 1158.24 FEET, A CHORD BEARING S31°35'21"E A DISTANCE OF 103.18 FEET, AND AN ARC DISTANCE OF 103.21 FEET;  
THENCE S44°09'01"W NON-TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 325.27 FEET;  
THENCE N45°50'59"W A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARINGS FOR THE ABOVE DESCRIBED PARCELS 1, 1A, 1B, 1P, RPPB AND 1VW IS THE WEST LINE OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AS DEFINED BY A 3.25" ALUMINUM CAP AND MONUMENT, LS 13155 AT THE SOUTHWEST CORNER OF SAID SECTION 33, AND BY A 2" BRASS DISK IN DRIVE PAN, LS 28668 AT THE NORTHWEST CORNER OF SAID SECTION 33, BEARING N00°00'00"E ASSUMED (FROM MERRICK & CO.), AND THE DESCRIPTIONS OF THOSE PARCELS WERE PREPARED BY DAVID L. STUFFLEBEAM UNDER THE SUPERVISION OF STEVEN A. DYNES, LS#24949, FOR AND ON BEHALF OF:

BENCHMARK SURVEYING  
2696 SOUTH COLORADO BLVD., SUITE 250  
DENVER, COLORADO 80222

turn to:  
Hogan & Hartson LLP (NAC)  
1200 17th Street, Suite 1500  
Denver, CO 80202

 2007084899  
Page: 1 of 7  
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City & County of Denver BSD R36.00 D0.00

1-7  
36-

**BARGAIN AND SALE DEED**  
**(Parking Lots)**

KROENKE SPORTS ENTERPRISES LLC, a Delaware limited liability company, fka Kroenke Arena and Development LLC, fka Ascent Arena and Development LLC, fka NBG Arena LLC (successor by merger with Ascent Arena and Development Corporation), fka Ascent Arena and Development Corporation, whose street address is 1000 Chopper Circle, Denver, Colorado 80204, as Grantor, for Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby sells and conveys to KROENKE PARKING, LLC, a Colorado limited liability company, whose street address is 1000 Chopper Circle, Denver, Colorado 80204, as Grantee, the real property in the City and County of Denver and State of Colorado described in Exhibit A attached hereto and incorporated herein by this reference, with all its appurtenances, subject to taxes and assessments for the year 2007 and subsequent years, a lien not yet due and payable, and all easements, restrictions, reservations, rights of way, exceptions and other matters of record.

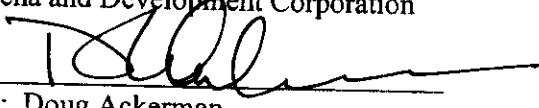
F 210642

Signed this 30 day of May, 2007.

GRANTOR:

KROENKE SPORTS ENTERPRISES LLC, a Delaware limited liability company, fka Kroenke Arena and Development LLC, fka Ascent Arena and Development LLC, fka NBG Arena LLC (successor by merger with Ascent Arena and Development Corporation), fka Ascent Arena and Development Corporation

DF  
e

By:   
Name: Doug Ackerman  
Title: Senior Vice President

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Page: 1 of 7  
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City & County of Denver BSD R36.00 D0.00

Re-recorded to correct legal description (Parcel 1 - Page A-1)

[NO DOCUMENTARY FEE REQUIRED - EXEMPT PURSUANT TO C.R.S. §39-13-102(2)(A)]

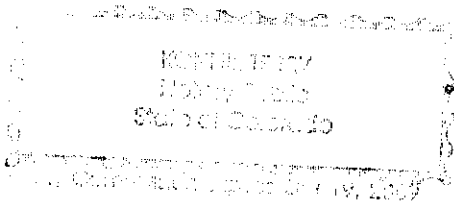
STATE OF COLORADO )  
 ) ss,  
CITY AND COUNTY OF DENVER )

The foregoing instrument was acknowledged before me this 30th day of May, 2007, by Doug Ackerman, as Senior Vice President of Kroenke Sports Enterprises LLC, a Delaware limited liability company.

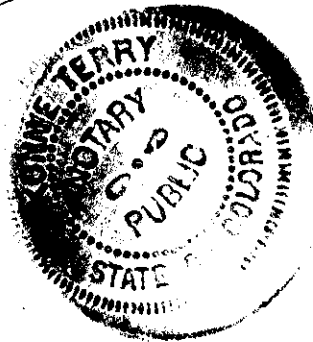
WITNESS my hand and official seal.

My commission expires:

October 19, 2009



Kontie Terry  
Notary Public



## EXHIBIT A

### LEGAL DESCRIPTION

#### 1. PARKING LOT C (Triangular Parcel)

A parcel of land located in Section 33, 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 most Northerly corner of Block 70, West Denver;  
Thence North 30 degrees 27 minutes 10 seconds West along the prolongation of the Northeasterly line of said Block 70 a distance of 80.00 feet;  
Thence North 59 degrees 35 minutes 32 seconds East along the Northwesterly line of Wewatta Street and non-tangent with the following described curve a distance of 440.09 feet to the Point of Beginning;

Thence Northeasterly long the Southeasterly right-of-way line of the Consolidated Railroad Mainline the following three (3) courses:

- 1) Along the arc of a curve to the left, having a central angle of 10 degrees 42 minutes 53 seconds, a radius of 1208.08 feet, a chord bearing of North 36 degrees 26 minutes 56 seconds East a distance of 225.59 feet, and an arc distance of 225.92 feet;
- 2) Thence North 31 degrees 05 minutes 29 seconds East tangent with the last and following described curves a distance of 311.92 feet;
- 3) Thence North<sup>eastern</sup>west~~erly~~ along the arc of a curve to the right, having a central angle of 06 degrees 04 minutes 45 seconds, a radius of 1591.36 feet, a chord bearing North 34 degrees 07 minutes 51 seconds East a distance of 168.77 feet, and an arc distance of 168.85 feet;

Thence Southeasterly and non-tangent with the last described curve along the Southwesterly line of that property described as Parcel PE-BB-REV. in Deed recorded under Reception No. 93-0008661 in the records of the City and County of Denver Clerk and Recorder's Office the following two (2) courses:

- 1) Along the arc of a curve to the left, non-tangent with the last described curve, having a central angle of 03 degrees 25 minutes 32 seconds, a radius of 1388.24 feet, a chord bearing of South 45 degrees 08 minutes 05 seconds East a distance of 82.99 feet, and an arc distance of 83.00 feet;
- 2) Thence South 46 degrees 50 minutes 51 seconds East tangent with the last described curve a distance of 239.97 feet;

Thence South 59 degrees 37 minutes 16 seconds West along said Northwesterly line of Wewatta Street a distance of 721.22 feet;

Thence South 59 degrees 35 minutes 32 seconds West along said Northwesterly line of Wewatta Street, a distance of 1.72 feet to the Point of Beginning.

**2. PARKING LOT F (Development Parcel 2)**

A parcel of land being a portion of Blocks 4, 5, 6 and 7 along with a portion of the vacated alleys and a portion of the vacated streets adjacent to and contiguous with said Blocks all located in West Denver situated in Section 33, Township 3 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado; described as follows:

Beginning at a point on the Southwesterly line of said Block 7 West Denver, whence the Southwest corner of said Section 33 bears South 44°12'26" West, 4077.66 feet and the most Southerly corner of Lot 10, said Block 7, bears South 30°05'21" East, 80.00 feet, said point being on the Easterly right-of-way line on 11<sup>th</sup> Street as defined in Ordinance No. 108, Series 1998 recorded March 2, 1998 under Reception No. 9800030568 in the records of the City and County of Denver; thence along said Easterly right-of-way line the following three (3) courses:

- 1) North 30°05'21" West, along said Southwesterly Block line, 5.78 feet to a point of curve;
- 2) Along the arc of said tangent curve to the left, having a radius of 164.00 feet and a central angle of 45°07'58", 129.19 feet to a point of tangent;
- 3) North 75°13'19" West, along said tangent, 22.24 feet to the Southerly line of Wewatta Place as defined in Ordinance No. 109, Series 1998 recorded March 2, 1998 under Reception No. 9800030569 in the records of the City and County of Denver.

Thence along said Southerly right-of-way line the following three (3) courses:

- 1) North 14°46'41" East, 63.84 feet to a point of curve;
- 2) Along the arc of said tangent curve to the right, having a radius of 394.46 feet and central angle of 30°07'15", 207.37 feet to a point of tangent;
- 3) North 44°53'56" East, along said tangent, 326.70 feet to the Southwesterly right-of-way line of Speer Boulevard as defined in parcels 5B and 5C of the Speer Viaduct Replacement Project;

Thence along said Southwesterly right-of-way line the following two (2) courses:

- 1) South 46°33'08" East, 102.38 feet to a point on a curve;
- 2) Along the arc of said non-tangent curve to the right, having a radius of 951.74 feet, a chord bearing South 45°40'26" East and a central angle of 01°45'16", 29.14 feet to a point on a curve, said point being on the Southwesterly right-of-way line of Speer Boulevard as defined in Ordinance No. 107, Series 1998 recorded March 2, 1998 under Reception No. 9800030567 in the records of the City and County of Denver;

Thence along said Southwesterly line the following two (2) courses:

- 1) Along the arc of said non-tangent curve to the right, having a radius of 1150.00 feet, a chord bearing South 35°54'45" East and a central angle of 10°08'06", 203.42 feet to a point of tangent;
- 2) South 30°50'42" East, along said tangent, 41.81 to a point 80.00 feet, as measured at right angles, Northwesterly of the Southeasterly line of Lots 3 and 10, said Block 4 and Lots 3 and 10, said Block 7;

Thence South 59°53'54" West, parallel with said Southeasterly Lot line, 531.92 feet to the Point of Beginning.

**3. PARKING LOT G (Development Parcels 3, 3A and 3B)**

The following three parcels:

Parcel 3

A parcel of land being a portion of Blocks 34 and 37 along with a portion of the vacated alley in said Block 34 and a portion of the vacated 10<sup>th</sup> Street adjacent to and contiguous with said Blocks all located in West Denver situated in Section 33, Township 3 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado; described as follows:

Beginning at the most Southerly corner of Lot 1 said Block 37, West Denver, whence the Southwest corner of said Section 33 bears South 45°02'39" West, 3468.85 feet; thence North 30°12'50" West, along the Northeasterly line of the alley in said Block 37, 184.11 feet to the Southerly line of Wewatta Place as defined in Ordinance No. 109 Series 1998 recorded March 2, 1998 under Reception No. 9800030569 in the records of the City and County of Denver; thence along said Southerly right-of-way line the following two (2) courses:

- 1) North 59°53'16" East, 179.34 feet to a point of curve;
- 2) Along the arc of said tangent curve to the left, having a radius of 400.00 feet and central angle of 43°25'25", 303.15 feet to the Southwesterly line of 11<sup>th</sup> Street as defined in Ordinance No. 108, Series 1998 recorded March 2, 1998 under Reception No. 9800030568 in the records of the City and County of Denver;

Thence along said Southwesterly right-of-way line the following two (2) courses:

- 1) South 75°13'19" East, 22.41 feet to a point of curve;
- 2) Along the arc of said tangent curve to the right, having a radius of 84.00 feet and a central angle of 45°07'58", 66.17 feet to a point on the Northeasterly line of said Block 34;

Thence South 30°05'21" East, along said Northeasterly Block line, 85.79 feet to the most Easterly corner of Lot 3 said Block 34; thence South 59°53'24" West, along the Southeasterly line of said Lot 3 and the Southwesterly extension of said Lot line, 141.26 feet to the centerline of the alley in said Block 34; thence South 30°07'41" East, along said alley centerline, 132.46 feet to the Northwesterly line of Wazee Street as defined by said West Denver; thence along said Northwesterly line the following two (2) courses:

- 1) South 59°53'26" West, 161.15 feet to the intersection of said Northwesterly line with the range line in vacated 10<sup>th</sup> Street;
- 2) South 59°53'29" West, continuing along said Northwesterly line, 192.16 feet to the Point of Beginning.

Parcel 3A:

A parcel of land being a portion of Lot 10, Block 37, West Denver situated in Section 33, Township 3 South, Range 68 West of the Sixth Principal Meridian City and County of Denver, State of Colorado; described as follows:

Beginning at the Southwesterly corner of said Lot 10, Block 37, West Denver, whence the Southwest corner of said Section 33 bears South 42°11'07" West, 3361.52 feet; thence North 30°15'39" West, along the Southwesterly line of said Lot 10, 0.70 feet to the Southerly line of Wewatta Place as defined in Ordinance No. 109, Series 1998 recorded March 2, 1998 under Reception No. 9800030569 in the records of the City and County of Denver; thence along said Southerly right-of-way line the following three (3) courses:

- 1) Along the arc of a non-tangent curve to the left, having a radius of 90.00 feet, a chord bearing of North 04°37'16" East, 41.81 feet to a point on a curve;
- 2) Along the arc of said non-tangent curve to the right, having a radius of 84.00 feet, a chord bearing of North 41°24'39" East and central angle of 36°57'15", 54.18 feet to a point of tangent;
- 3) North 59°53'16" East, along said tangent, 58.06 feet to the Northeasterly line of said Lot 10;

Thence South 30°12'50" East, along said Northeasterly Lot line, 51.64 feet to the most Easterly corner of said Lot 10; thence South 59°53'40" West, along the Southeasterly line of said Lot 10, 132.25 feet to the Point of Beginning.

Parcel 3B:

A parcel of land being a portion of the previously vacated alley in Block 37, West Denver as vacated by Ordinance 750, Series of 1997 recorded November 7, 1997 under Reception No. 9700150821 in the City and County of Denver records said parcel located in Section 33, Township 3 South, Range 68 West of the Sixth Principal Meridian City and County of Denver, State of Colorado described as follows:



All that part of said previously vacated alley in Block 37 lying Northwesterly from the Northwesterly right-of-way line of Wazee Street and Southeasterly from the Southeasterly right-of-way line of Chopper Circle (formerly Wewatta Place) as laid out, opened and established by Ordinance No. 109, Series of 1998, recorded March 2, 1998 under Reception No. 9800030569 and re-named by Ordinance No. 761, Series of 1999, recorded October 15, 1999 under Reception No. 9900180550 in the records of Denver County, except the Southwesterly one-half of said previously vacated alley abutting Lot 11 and Lot 12, said Block 37.



01/16/2014 02:26 PM R \$21.00 WD  
City & County of Denver  
Electronically Recorded



**Special Warranty Deed**  
(Pursuant to 38-30-115 C.R.S.)

State Documentary Fee  
Date:  
\$ 545.00

THIS DEED, made on 1-15-14 by CHANNING, INC., A COLORADO CORPORATION Grantor(s), of the County of DENVER and State of COLORADO for the consideration of (\$5,450,000.00) \*\*\* Five Million Four Hundred Fifty Thousand and 00/100 \*\*\* dollars in hand paid, hereby sells and conveys to 1201 AURARIA DEVELOPMENT, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY Grantee(s), whose street address is C/O KRONKE SPORTS AND ENTERTAINMENT, 1000 CHOPPER CIRCLE DENVER, CO 80204, CITY AND County of DENVER, and State of COLORADO, the following real property in the CITY AND County of Denver, and State of Colorado, to wit:

SEE ATTACHED "EXHIBIT A"

also known by street and number as: 1201 AURARIA PKWY, DENVER CO 80204

with all its appurtenances and warrants the title against all persons claiming under the Grantor(s), subject to general taxes for the year 2014, inclusion of the Property within any special tax district and those specific Exceptions as set forth on Exhibit B

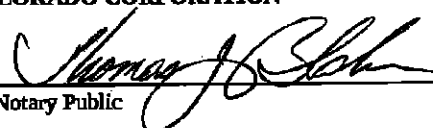
CHANNING, INC., A COLORADO CORPORATION

  
\_\_\_\_\_  
HEDLEY SMITH, PRESIDENT

State of COLORADO )  
County of Denver ) ss.

The foregoing instrument was acknowledged before me on this day of 1-15-14 by HEDLEY SMITH AS PRESIDENT OF CHANNING, INC., A COLORADO CORPORATION

Witness my hand and official seal.  
My commission expires 8-28-17

  
\_\_\_\_\_  
Notary Public

THOMAS J. BLAKE  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 19874017358  
MY COMMISSION EXPIRES AUG. 28, 2017

When Recorded Return to: 1201 AURARIA DEVELOPMENT, L.L.C.  
C/O KRONKE SPORTS AND ENTERTAINMENT, 1000 CHOPPER CIRCLE DENVER, CO  
80204



**EXHIBIT A****PARCEL A:**

THE SOUTHWESTERLY ONE-HALF (SWLY 1/2) OF LOTS ELEVEN (11) AND TWELVE (12), (BEING THE FRONT SIXTY-SIX (66) FEET OF SAID LOTS), BLOCK FOUR (4), WEST DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**PARCEL B:**

AN EASEMENT FOR SURFACE USE TO SUPPORT SIGNAGE, LIGHT POLES, FENCING AND THE LIKE, AS SET FORTH AND GRANTED IN GRANT OF EASEMENT RECORDED FEBRUARY 20, 2001 UNDER RECEPTION NO. 2001022771.

**PARCEL B:**

EASEMENTS FOR OPERATION, USE, MAINTENANCE AND REPAIR FOR ACCESS AND SURFACE PARKING PURPOSES; FOR CONSTRUCTION, REMOVAL AND RECONSTRUCTION OF RAMPS, LOADING DOCKS, CURBS, PAVING, LIGHTING, LANDSCAPING, STRIPING AND OTHER NECESSARY APPURTENANCES; AND FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS; ALL AS SET FORTH AND GRANTED IN GRANT OF EASEMENT RECORDED FEBRUARY 20, 2001 UNDER RECEPTION NO. 2001022772.

**EXHIBIT B**

**TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN AGREEMENT RECORDED November 22, 1901 IN BOOK 1451 AT PAGE 93 AND DECREE RECORDED DECEMBER 16, 1953 IN BOOK 7405 AT PAGE 247.**

**RESTRICTIONS, PERTAINING TO THE PRESERVATION OF MOUNTAIN VIEWS AS CONTAINED IN ORDINANCE #132, SERIES OF 1971, RECORDED May 18, 1971 IN BOOK 323 AT PAGE 608.**

**TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN GRANT OF EASEMENTS RECORDED February 20, 2001 UNDER RECEPTION NOS. 2001022771 AND 2001022772.**

**TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH IN SUPPLEMENTAL AGREEMENT RECORDED January 02, 2013 UNDER RECEPTION NO. 2013000634.**

**ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS SHOWN ON ALTA/ACSM LAND TITLE SURVEY DATED NOVEMBER 6, 2013, JOB NO. BS13140:**

- A) BUILDING ENCROACHES 1.0' ONTO PROPERTY ADJACENT TO THE NORTHEAST.**
- B) BUILDING ENCROACHES 0.1' INTO THE AURARIA PARKWAY RIGHT OF WAY.**
- C) BUILDING ENCROACHES 0.2' INTO THE 12TH STREET RIGHT OF WAY.**
- D) METAL BUILDING ENCROACHES 16.3' INTO THE 12TH STREET RIGHT OF WAY.**



State Documentary Fee  
Date: \_\_\_\_\_  
\$ 0.00

**Special Warranty Deed**  
(Pursuant to 38-30-115 C.R.S.)

THIS DEED, made on 12/31/12 by CHANNING, INC., A COLORADO CORPORATION Grantor(s), of the County of Jefferson and State of CO for the consideration of (\$1,800,000.00) \*\*\* One Million Eight Hundred Thousand and 00/100 \*\*\* dollars in hand paid, hereby sells and conveys to TKG AURARIA, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY Grantee(s), whose street address is 211 N. STADIUM BLVD., STE 201 COLUMBIA, MO 65203, County of BOONE and State of MISSOURI, the following real property in the CITY AND County of Denver, and State of Colorado, to wit:

SEE ATTACHED "EXHIBIT A"

also known by street and number as: 1225 AURARIA PKWY DENVER CO 80204

with all its appurtenances and warrants the title against all persons claiming under the Grantor(s) and all matters set forth in Exhibit B attached hereto

CHANNING, INC., A COLORADO CORPORATION

Hedley Smith  
HEDLEY SMITH, PRESIDENT

VALERIE L TAPIA-RENFRO  
NOTARY PUBLIC  
STATE OF COLORADO

My Commission Expires 06/05/2014

State of CO )  
County of Denver ) ss.

The foregoing instrument was acknowledged before me on this day of 12/31/12 by HEDLEY SMITH AS PRESIDENT OF CHANNING, INC., A COLORADO CORPORATION

Witness my hand and official seal.  
My commission expires \_\_\_\_\_

Valerie L. Tapia-Renfro  
Notary Public

When Recorded Return to: TKG AURARIA, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY  
211 N. STADIUM BLVD., STE 201 COLUMBIA, MO 65203



## **EXHIBIT A**

### **PARCEL A:**

**LOTS 1 AND 2, BLOCK 4, WEST DENVER,  
TOGETHER WITH THAT PORTION OF THE NORTHEASTERLY 1/2 OF THE VACATED ALLEY LYING ADJACENT TO SAID  
LOTS 1 AND 2,  
EXCEPT THAT PORTION OF SAID LOTS 1 AND 2 AS DESCRIBED IN THE DEED TO THE CITY AND COUNTY OF DENVER,  
RECORDED MARCH 21, 1988, UNDER RECEPTION NO. 00247222, CITY AND COUNTY OF DENVER, STATE OF COLORADO.**

### **PARCEL B:**

**EASEMENTS TO SUPPORT SIGNAGE, LIGHT POLES, FENCING AND THE LIKE FOR SURFACE PARKING PURPOSES, AS SET  
FORTH AND GRANTED IN GRANT OF EASEMENT RECORDED FEBRUARY 20, 2001 UNDER RECEPTION NO. 2001022771.**

### **PARCEL C:**

**EASEMENTS FOR ACCESS AND SURFACE PARKING PURPOSES, AS SET FORTH AND GRANTED IN GRANT OF EASEMENT  
RECORDED FEBRUARY 20, 2001 UNDER RECEPTION NO. 2001022772.**

## **EXHIBIT B**

### **TAXES FOR THE YEAR 2012 AND ALL SUBSEQUENT YEARS**

**EASEMENTS FOR UTILITIES, TELEPHONE LINES, POWER LINES AND DRAINAGE FACILITIES FOR WATER AND SEWAGE AS RETAINED IN ORDINANCE #183, SERIES OF 1989, RECORDED APRIL 13, 1989, UNDER RECEPTION NO. R-89-0033259.**

**(AFFECTS THE VACATED ALLEY)**

**ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS SHOWN ON ALTA/ACSM LAND TITLE SURVEY DATED December 27, 2012 PREPARED BY FRONTIER SURVEYING, INC., JOB# 12-218:**

**A) OVERHEAD UTILITY LINE CROSSES SUBJECT PROPERTY WITHOUT THE BENEFIT OF A RECORDED EASEMENT.**

**B) BUILDING EXTENDS PARTIALLY INTO THE AURARIA PARKWAY RIGHT OF WAY.**

6c

**BARGAIN AND SALE DEED**  
**(Development Property)**

ASCENT ARENA COMPANY, LLC, a Colorado limited liability company, whose street address is 901 Auraria Parkway, Denver, Colorado 80204, as Grantor, for Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby sells and conveys to ASCENT ARENA AND DEVELOPMENT CORPORATION, a Delaware corporation, whose street address is 1200 Seventeenth Street, Suite 2800, Denver, Colorado 80202, as Grantee, the real property in the City and County of Denver and State of Colorado described in Exhibit A attached hereto and incorporated herein by this reference, with all its appurtenances, subject to taxes and assessments for the year 1998 and subsequent years, a lien not yet due and payable, and all easements, restrictions, reservations, rights of way, exceptions and other matters of record.

DF  
750.00

Signed this 29<sup>th</sup> day of July, 1998

GRANTOR:

ASCENT ARENA COMPANY, LLC, a  
Colorado limited liability company

By: Ascent Arena and Development  
Corporation, a Delaware corporation, a  
Managing Member

By: Timothy D. Romani  
Name: Timothy D. Romani  
Title: President

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

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of July, 1998, by Timothy D. Romani, as President of Ascent Arena and Development Corporation, a Delaware corporation, as a Managing Member of Ascent Arena Company, LLC, a Colorado limited liability company.

WITNESS my hand and official seal.

My commission expires: 2/24/99



Heather Courneau  
Notary Public



**EXHIBIT A  
TO  
BARGAIN AND SALE DEED  
(Development Property)**

**[See attached - consisting of the following eight parcels: Parcel 2, Parcel 3, Parcel 3A, Parcel 4, Parcel SP-1, Parcel SP-2, Parcel SP-3 and Parcel SP-4 Remainder]**

PARCEL DESCRIPTION - PARCEL "2"

A PARCEL OF LAND BEING A PORTION OF BLOCKS 4, 5, 6 AND 7 ALONG WITH A PORTION OF THE VACATED ALLEYS AND A PORTION OF THE VACATED STREETS ADJACENT TO AND CONTIGUOUS WITH SAID BLOCKS ALL LOCATED IN WEST DENVER SITUATED IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO; DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF SAID BLOCK 7 WEST DENVER, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 33 BEARS S 44° 12' 26" W, 4077.66 FEET AND THE MOST SOUTHERLY CORNER OF LOT 10, SAID BLOCK 7, BEARS S 30° 05' 21" E, 80.00 FEET, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF 11TH STREET AS DEFINED IN ORDINANCE NO. 108, SERIES 1998 RECORDED MARCH 02, 1998 UNDER RECEPTION NO. 9800030568 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

- 1) N 30° 05' 21" W, ALONG SAID SOUTHWESTERLY BLOCK LINE, 5.78 FEET TO A POINT OF CURVE;
- 2) ALONG THE ARC OF SAID TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 164.00 FEET AND A CENTRAL ANGLE OF 45° 07' 58", 129.19 FEET TO A POINT OF TANGENT;
- 3) N 75° 13' 19" W, ALONG SAID TANGENT, 22.24 FEET TO THE SOUTHERLY LINE OF WEWATTA PLACE AS DEFINED IN ORDINANCE NO. 109, SERIES 1998 RECORDED MARCH 02, 1998 UNDER RECEPTION NO. 9800030569 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

- 1) N 14° 46' 41" E, 63.84 FEET TO A POINT OF CURVE;
- 2) ALONG THE ARC OF SAID TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 394.46 FEET AND CENTRAL ANGLE OF 30° 07' 15", 207.37 FEET TO A POINT OF TANGENT;
- 3) N 44° 53' 56" E, ALONG SAID TANGENT, 326.70 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SPEER BOULEVARD AS DEFINED IN PARCELS 5B AND 5C OF THE SPEER VIADUCT REPLACEMENT PROJECT;

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

- 1) S 46° 33' 08" E, 102.38 FEET TO A POINT ON A CURVE;
- 2) ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 951.74 FEET, A CHORD BEARING S 45° 40' 26" E AND A CENTRAL ANGLE OF 01° 45' 16", 29.14 FEET TO A POINT ON A CURVE, SAID POINT BEING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SPEER BOULEVARD AS DEFINED IN ORDINANCE NO. 107, SERIES 1998 RECORDED MARCH 02, 1998 UNDER RECEPTION NO. 9800030567 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER;

THENCE ALONG SAID SOUTHWESTERLY LINE THE FOLLOWING TWO (2) COURSES:

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- 1) ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1150.00 FEET, A CHORD BEARING S 35° 54' 45" E AND A CENTRAL ANGLE OF 10° 08' 06", 203.42 FEET TO A POINT OF TANGENT;
- 2) S 30° 50' 42" E, ALONG SAID TANGENT, 41.81 TO A POINT 80.00 FEET, AS MEASURED AT RIGHT ANGLES, NORTHWESTERLY OF THE SOUTHEASTERLY LINE OF LOTS 3 AND 10, SAID BLOCK 4 AND LOTS 3 AND 10, SAID BLOCK 7;

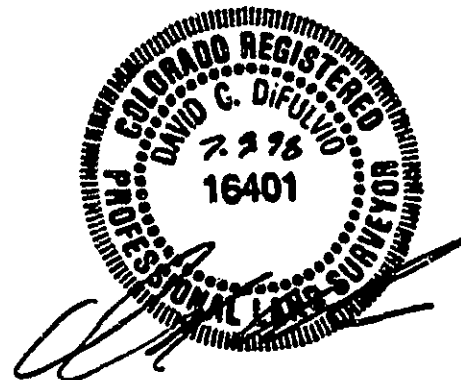
THENCE S 59° 53' 51" W, PARALLEL WITH SAID SOUTHEASTERLY LOT LINE, 531.92 FEET TO THE POINT OF BEGINNING

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 3.7379 ACRES MORE OR LESS.

THE BASIS OF BEARINGS FOR THE ABOVE DESCRIBED PARCEL OF LAND IS THE WEST LINE OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST AS MONUMENTED ON THE SOUTH END BY A 2-3/8" ALUMINUM MONUMENT MARKED WITH LS#13155 AND ON THE NORTH END BY A 2" BRASS DISK MARKED WITH LS#28668 BEARS N 00° 00' 00" E (ASSUMED).

THE ABOVE PARCEL DESCRIPTION WAS PREPARED BY DAVID L. STUFFLEBEAM UNDER THE SUPERVISION OF DAVID C. DI FULVIO PLS NO.16401

FOR AND ON BEHALF OF: BENCHMARK SURVEYING,  
*a member of the Farnsworth Wylie group*  
7430 EAST CALEY AVENUE  
SUITE 120  
ENGLEWOOD, COLORADO 80111



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**PARCEL DESCRIPTION - PARCEL "3"**

A PARCEL OF LAND BEING A PORTION OF BLOCKS 34 AND 37 ALONG WITH A PORTION OF THE VACATED ALLEY IN SAID BLOCK 34 AND A PORTION OF THE VACATED 10TH STREET ADJACENT TO AND CONTIGUOUS WITH SAID BLOCKS ALL LOCATED IN WEST DENVER SITUATED IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO; DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE MOST SOUTHERLY CORNER OF LOT 1 SAID BLOCK 37, WEST DENVER, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 33 BEARS S 45° 02' 39" W, 3468.85 FEET; THENCE N 30° 12' 50" W, ALONG THE NORTHEASTERLY LINE OF THE ALLEY IN SAID BLOCK 37, 184.11 FEET TO THE SOUTHERLY LINE OF WEWATTA PLACE AS DEFINED IN ORDINANCE NO. 109, SERIES 1998 RECORDED MARCH 02, 1998 UNDER RECEPTION NO. 9800030569 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

- 1) N 59° 13' 16" E. 179.34 FEET TO A POINT OF CURVE;
- 2) ALONG THE ARC OF SAID TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 400.00 FEET AND CENTRAL ANGLE OF 43° 25' 25", 303.15 FEET TO THE SOUTHWESTERLY LINE OF 11TH STREET AS DEFINED IN ORDINANCE NO. 108, SERIES 1998 RECORDED MARCH 02, 1998 UNDER RECEPTION NO. 9800030568 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER;

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

- 1) S 75° 13' 19" E, 22.41 FEET TO A POINT OF CURVE;
- 2) ALONG THE ARC OF SAID TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 84.00 FEET AND A CENTRAL ANGLE OF 45° 07' 58", 66.17 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID BLOCK 34;

THENCE S 30° 05' 21" E, ALONG SAID NORTHEASTERLY BLOCK LINE, 85.79 FEET TO THE MOST EASTERLY CORNER OF LOT 3 SAID BLOCK 34; THENCE S 59° 53' 24" W, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 3 AND THE SOUTHWESTERLY EXTENSION OF SAID LOT LINE, 141.26 FEET TO THE CENTERLINE OF THE ALLEY IN SAID BLOCK 34; THENCE S 30° 07' 41" E, ALONG SAID ALLEY CENTERLINE, 132.46 FEET TO THE NORTHWESTERLY LINE OF WAZEE STREET AS DEFINED BY SAID WEST DENVER; THENCE ALONG SAID NORTHWESTERLY LINE THE FOLLOWING TWO (2) COURSES:

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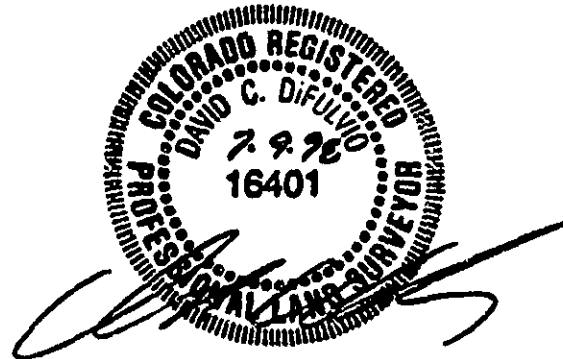
- 1) S 59° 53' 26" W, 161.15 FEET TO THE INTERSECTION OF SAID NORTHWESTERLY LINE WITH THE THE RANGE LINE IN VACATED 10TH STREET;
- 2) S 59° 53' 29" W, CONTINUING ALONG SAID NORTHWESTERLY LINE, 192.16 FEET TO THE POINT OF BEGINNING

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 1.9573 ACRES MORE OR LESS.

THE BASIS OF BEARINGS FOR THE ABOVE DESCRIBED PARCEL OF LAND IS THE WEST LINE OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST AS MONUMENTED ON THE SOUTH END BY A 2-3/8" ALUMINUM MONUMENT MARKED WITH LS#13155 AND ON THE NORTH END BY A 2" BRASS DISK MARKED WITH LS#28668 BEARS N 00° 00' 00" E (ASSUMED).

THE ABOVE PARCEL DESCRIPTION WAS PREPARED BY DAVID L. STUFFLEBEAM UNDER THE SUPERVISION OF DAVID C. DI FULVIO PLS NO.16401

FOR AND ON BEHALF OF: BENCHMARK SURVEYING,  
a member of the Farnsworth Wylie group  
7430 EAST CALEY AVENUE  
SUITE 120  
ENGLEWOOD, COLORADO 80111



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PARCEL DESCRIPTION - PARCEL "3A"

A PARCEL OF LAND BEING A PORTION OF LOT 10, BLOCK 37, WEST DENVER SITUATED IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO; DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 10, BLOCK 37, WEST DENVER, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 33 BEARS S 42° 11' 07" W, 3361.52 FEET; THENCE N 30° 15' 39" W, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 10, 0.70 FEET TO THE SOUTHERLY LINE OF WEWATTA PLACE AS DEFINED IN ORDINANCE NO. 109, SERIES 1998 RECORDED MARCH 02, 1998 UNDER RECEPTION NO. 9800030569 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

- 1) ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 90.00 FEET, A CHORD BEARING OF N 04° 37' 16" E, 41.81 FEET TO A POINT ON A CURVE;
- 2) ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 84.00 FEET, A CHORD BEARING OF N 41° 24' 39" E AND CENTRAL ANGLE OF 36° 57' 15", 54.18 FEET TO A POINT OF TANGENT;
- 3) N 59° 53' 16" E, ALONG SAID TANGENT, 58.06 FEET TO THE NORTHEASTERLY LINE OF SAID LOT 10;

THENCE S 30° 12' 50" E, ALONG SAID NORTHEASTERLY LOT LINE, 51.64 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 10; THENCE S 59° 53' 40" W, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 10, 132.25 FEET TO THE POINT OF BEGINNING

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 0.1306 ACRES MORE OR LESS.

THE BASIS OF BEARINGS FOR THE ABOVE DESCRIBED PARCEL OF LAND IS THE WEST LINE OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST AS MONUMENTED ON THE SOUTH END BY A 2-3/8" ALUMINUM MONUMENT MARKED WITH LS#13155 AND ON THE NORTH END BY A 2" BRASS DISK MARKED WITH LS#28668 BEARS N 00° 00' 00" E (ASSUMED).

THE ABOVE PARCEL DESCRIPTION WAS PREPARED BY DAVID L. STUFFLEBEAM UNDER THE SUPERVISION OF DAVID C. DI FULVIO PLS NO.16401

FOR AND ON BEHALF OF: BENCHMARK SURVEYING,  
a member of the Farnsworth Wylie group  
7430 EAST CALEY AVENUE  
SUITE 120  
ENGLEWOOD, COLORADO 80111



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PARCEL DESCRIPTION - PARCEL "4"

A PARCEL OF LAND BEING A PORTION OF LOTS 1, 2, 11 AND 12, BLOCK 254, AND A PORTION OF LOTS 6, 7 AND 8, BLOCK 255, ALONG WITH THAT PORTION OF VACATED WAZEE STREET AND THE VACATED ALLEYS IN SAID BLOCKS ABUTTING AND CONTIGUOUS WITH SAID LOTS ALL LOCATED IN WEST DENVER SITUATED IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO; DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 2, BLOCK 254, WEST DENVER, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 33 BEARS S 36° 31' 03" W, 2570.21 FEET AND THE MOST EASTERLY CORNER OF SAID BLOCK 254 BEARS S 30° 11' 13" E, 130.00 FEET, SAID POINT BEING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF 7TH STREET AS DEFINED IN ORDINANCE NO. 106, SERIES 1998 RECORDED MARCH 02, 1998 UNDER RECEPTION NO. 9800030566 IN THE RECORDS OF SAID CITY AND COUNTY OF DENVER; THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

- 1) S 30° 11' 13" E, 29.92 FEET TO A POINT OF CURVE;
- 2) ALONG THE ARC OF SAID TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 215.49 FEET AND A CENTRAL ANGLE OF 24° 38' 35", 92.68 FEET TO A POINT OF TANGENT;
- 3) S 05° 32' 08" E, ALONG SAID TANGENT, 102.24 FEET TO THE WESTERLY LINE OF THAT PARCEL OF LAND IDENTIFIED AS PARCEL B OF PARCEL 01-01 DESCRIBED IN THAT DEED RECORDED IN BOOK 1245 AT PAGE 5 ON MAY 12, 1976 UNDER RECEPTION NO. 050292;

THENCE ALONG SAID WESTERLY LINE OF SAID PARCEL THE FOLLOWING TWO (2) COURSES:

- 1) S 22° 43' 49" W, 77.37 FEET;
- 2) S 07° 09' 02" W, 60.09 FEET TO AN ANGLE POINT IN THE SOUTHEASTERLY BOUNDARY LINE OF PARCEL "1" AS DEFINED ON THE PEPSI CENTER A PLANNED UNIT DEVELOPMENT AS RECORDED IN PLANNED UNIT DEVELOPMENT BOOK 19 AT PAGE 19 THROUGH 29 ON MAY 26, 1998 UNDER RECEPTION NO. 9800078841;

THENCE ALONG SAID SOUTHEASTERLY BOUNDARY LINE THE FOLLOWING TWO (2) COURSES:

- 1) N 30° 08' 44" W, 307.26 FEET;
- 2) N 59° 51' 41" E, 160.20 FEET TO THE POINT OF BEGINNING.

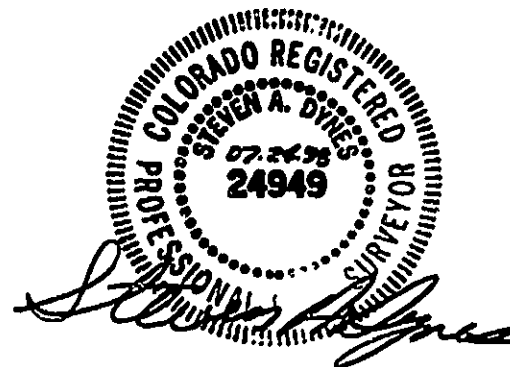
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THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 0.774 ACRES MORE OR LESS.

THE BASIS OF BEARINGS FOR THE ABOVE DESCRIBED PARCEL OF LAND IS THE WEST LINE OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST AS MONUMENTED ON THE SOUTH END BY A 2-3/8" ALUMINUM MONUMENT MARKED WITH LS#13155 AND ON THE NORTH END BY A 2" BRASS DISK MARKED WITH LS#28668 BEARS N 00° 00' 00" E (ASSUMED).

THE ABOVE PARCEL DESCRIPTION WAS PREPARED BY DAVID L. STUFFLEBEAM UNDER THE SUPERVISION OF STEVEN A. DYNES PLS NO.24949

FOR AND ON BEHALF OF: BENCHMARK SURVEYING,  
*a member of the Farnsworth Wylie group*  
2696 SOUTH COLORADO BOULEVARD  
SUITE 250  
DENVER, COLORADO 80222





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PARCEL SP-1

A PARCEL OF LAND BEING ALL OF THAT LAND DESCRIBED AS PARCEL 1 IN DEED FROM THE DENVER AND RIO GRANDE WESTERN RAILROAD COMPANY, A DELAWARE CORPORATION, TO THE SOUTHERN PACIFIC TRANSPORTATION COMPANY, A DELAWARE CORPORATION, AS RECORDED AT RECEPTION NO. 9300178419, DATED 12/29/93 IN THE CLERK AND RECORDER'S OFFICE OF THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID PROPERTY BEING A PORTION OF LOT 3, BLOCK 4, WEST DENVER, LOCATED IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 3; THENCE N 30° 13' 31" W ALONG THE SOUTHWESTERLY LINE OF SAID LOT 3 A DISTANCE OF 30.00 FEET; THENCE N 59° 53' 54" E ALONG A LINE 30.00 FEET NORTHWESTERLY OF AND PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT 3 A DISTANCE OF 32.35 FEET; THENCE S 30° 14' 50" E ALONG THE SOUTHWESTERLY LINE OF A PARCEL OF LAND DESCRIBED AS PARCEL 4B OF THE SPEER VIADUCT REPLACEMENT PROJECT A DISTANCE OF 30.00 FEET; THENCE S 59° 53' 54" W ALONG THE SOUTHEASTERLY LINE OF SAID LOT 3 A DISTANCE OF 32.36 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 0.0223 ACRES MORE OR LESS.

THE BASIS OF BEARINGS FOR THE ABOVE DESCRIBED PARCEL OF LAND IS THE WEST LINE OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST AS MONUMENTED ON THE SOUTH END BY A 2-3/8" ALUMINUM MONUMENT MARKED WITH LS#13155 AND ON THE NORTH END BY A 2" BRASS DISK MARKED WITH LS#28668 BEARS N 00° 00' 00" E (ASSUMED).

THE ABOVE PARCEL DESCRIPTION WAS PREPARED BY DAVID L. STUFFLEBEAM UNDER THE SUPERVISION OF STEVEN A. DYNES PLS NO.24949

FOR AND ON BEHALF OF: BENCHMARK SURVEYING,  
a member of the Farnsworth Wylie group  
2696 SOUTH COLORADO BOULEVARD  
SUITE 250  
DENVER, COLORADO 80222



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PARCEL SP-2

A PARCEL OF LAND BEING ALL OF THAT LAND DESCRIBED AS PARCEL 2 IN DEED FROM THE DENVER AND RIO GRANDE WESTERN RAILROAD COMPANY, A DELAWARE CORPORATION, TO THE SOUTHERN PACIFIC TRANSPORTATION COMPANY, A DELAWARE CORPORATION, AS RECORDED AT RECEPTION NO. 9300178419, DATED 12/29/93 IN THE CLERK AND RECORDER'S OFFICE OF THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID PROPERTY BEING A PORTION OF LOT 10, BLOCK 4, WEST DENVER, LOCATED IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTHEAST 30.00 FEET OF LOT 10, BLOCK 4, WEST DENVER.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 0.0912 ACRES MORE OR LESS.

THE ABOVE PARCEL DESCRIPTION WAS PREPARED BY DAVID L. STUFFLEBEAM UNDER THE SUPERVISION OF STEVEN A. DYNES PLS NO.24949

FOR AND ON BEHALF OF: BENCHMARK SURVEYING,  
a member of the Farnsworth Wylie group  
2696 SOUTH COLORADO BOULEVARD  
SUITE 250  
DENVER, COLORADO 80222



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PARCEL SP-3

A PARCEL OF LAND BEING ALL OF THAT LAND DESCRIBED AS PARCEL 3 IN DEED FROM THE DENVER AND RIO GRANDE WESTERN RAILROAD COMPANY, A DELAWARE CORPORATION, TO THE SOUTHERN PACIFIC TRANSPORTATION COMPANY, A DELAWARE CORPORATION, AS RECORDED AT RECEPTION NO. 9300178419, DATED 12/29/93 IN THE CLERK AND RECORDER'S OFFICE OF THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID PROPERTY BEING A PORTION OF LOT 3 AND LOT 7, BLOCK 7, WEST DENVER, LOCATED IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTHEAST 30.00 FEET OF LOTS 3 AND 10, BLOCK 7, WEST DENVER, TOGETHER WITH THE VACATED ALLEY LYING BETWEEN SAID SOUTHEAST 30.00 FEET OF LOTS 3 AND 10, BLOCK 7.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 0.1935 ACRES MORE OR LESS.

THE ABOVE PARCEL DESCRIPTION WAS PREPARED BY DAVID L. STUFFLEBEAM UNDER THE SUPERVISION OF STEVEN A. DYNES PLS NO.24949

FOR AND ON BEHALF OF: BENCHMARK SURVEYING,  
*a member of the Farnsworth Wylie group*  
2696 SOUTH COLORADO BOULEVARD  
SUITE 250  
DENVER, COLORADO 80222



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PARCEL SP-4 REMAINDER

A PARCEL OF LAND BEING A PORTION OF THAT LAND DESCRIBED AS PARCEL 4 IN DEED FROM THE DENVER AND RIO GRANDE WESTERN RAILROAD COMPANY, A DELAWARE CORPORATION, TO THE SOUTHERN PACIFIC TRANSPORTATION COMPANY, A DELAWARE CORPORATION, AS RECORDED AT RECEPTION NO. 9300178.19, DATED 12/29/93 IN THE CLERK AND RECORDER'S OFFICE OF THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID PROPERTY BEING A PORTION OF BLOCK 4 AND BLOCK 7, WEST DENVER, AND A PORTION OF VACATED ALLEYS IN SAID BLOCKS LOCATED IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SPEER BOULEVARD AS DEFINED BY PARCEL 4A OF THE SPEER VIADUCT REPLACEMENT PROJECT AND A LINE 80.00 FEET, AS MEASURED AT RIGHT ANGLES, NORTHWESTERLY FROM THE SOUTHEASTERLY LINE OF LOT 3, SAID BLOCK 4, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 33 BEARS S 46° 01' 57" W, 4601.75 FEET; THENCE S 59° 53' 54" W, PARALLEL WITH THE SOUTHEASTERLY LINE OF LOTS 3 AND 10, SAID BLOCK 4 AND LOTS 3 AND 10, BLOCK 7, 541.95 FEET TO THE RIGHT-OF-WAY LINE OF 11TH STREET; THENCE S 30° 05' 21" E, ALONG SAID NORTHEASTERLY LINE 20.00 FEET TO A POINT 60.00 FEET, AS MEASURED AT RIGHT ANGLES, NORTHWESTERLY FROM THE SOUTHEASTERLY LINE OF LOT 10, SAID BLOCK 7; THENCE N 59° 53' 54" E, PARALLEL WITH THE SOUTHEASTERLY LINE OF LOTS 10 AND 3, SAID BLOCK 7 AND LOTS 10 AND 3, BLOCK 4, 542.01 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SPEER BOULEVARD AS DEFINED BY PARCEL 4A OF THE SPEER VIADUCT REPLACEMENT PROJECT; THENCE N 30° 14' 50" W, ALONG SAID SOUTHWESTERLY LINE A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 0.2488 ACRES MORE OR LESS.

THE BASIS OF BEARINGS FOR THE ABOVE DESCRIBED PARCEL OF LAND IS THE WEST LINE OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST AS MONUMENTED ON THE SOUTH END BY A 2-3/8" ALUMINUM MONUMENT MARKED WITH LS#13155 AND ON THE NORTH END BY A 2" BRASS DISK MARKED WITH LS#28668 BEARS N 00° 00' 00" E (ASSUMED).

THE ABOVE PARCEL DESCRIPTION WAS PREPARED BY DAVID L. STUFFLEBEAM UNDER THE SUPERVISION OF STEVEN A. DYNES PLS NO.24949

FOR AND ON BEHALF OF: BENCHMARK SURVEYING,  
a member of the Farnsworth Wylie group  
2696 SOUTH COLORADO BOULEVARD  
SUITE 250  
DENVER, COLORADO 80222



1-4

QUITCLAIM DEED

THE DENVER NUGGETS LIMITED PARTNERSHIP, a Delaware limited partnership, whose address is 1000 Chopper Circle, Denver, Colorado 80204, for and in consideration of Ten Dollars (\$10.00), the receipt and sufficiency of which are hereby acknowledged, hereby remises, releases, sells and quitclaims unto THE BOARD OF DIRECTORS OF AURARIA HIGHER EDUCATION CENTER, a body corporate, whose address is 1027 N. Park Street, Campus Box M, P.O. Box 173361, Denver, Colorado, 80217 all of the right, title, interest, claim and demand it has, if any, in and to the real property, and its improvements and appurtenances, described on Exhibit A attached hereto, including without limitation as the same may be reflected in that certain Vacation Ordinance No. 980, Series of 1999 recorded with the Clerk and Recorder of the City and County of Denver on January 3, 2000 at Reception No. 2000000239 and on January 6, 2000 at Reception No. 2000001727.

EXECUTED this 20<sup>th</sup> day of March, 2000.

THE DENVER NUGGETS LIMITED PARTNERSHIP, a Delaware limited partnership

By: Ascent Sports LLC, a Delaware limited liability company, as general partner

By: [Signature]  
Name: David B. Ehrlich  
Title: Vice President

CM 87826-5

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

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of March, 2000 by David B. Ehrlich as Vice President of Ascent Sports LLC, a Delaware limited liability company, as general partner of The Denver Nuggets Limited Partnership, a Delaware limited partnership.

2

Witness my hand and official seal.

My Commission expires: 06/25/2001



[Signature]  
Notary Public

[NO DOCUMENTARY FEE REQUIRED - EXEMPT PURSUANT TO § 39-13-102(2)(A)]

PEPSI CENTER  
JN 3531.2  
AUGUST 31, 1999  
REVISED:  
MARCH 20, 2000  
SHEET 1 OF 3

PARCEL 4ALVW

A PARCEL OF LAND BEING A PART OF WAZEE STREET, WHICH PART HAS BEEN VACATED PURSUANT TO ORDINANCE NO. 980, SERIES OF 1999, RECORDED JANUARY 03, 2000, AT RECEPTION NO. 2000000239 AND ALSO RECORDED JANUARY 06, 2000 AT RECEPTION NO. 2000001727, SAID PART BEING BETWEEN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF 7TH STREET AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF 9TH STREET AND THAT PART OF 8TH STREET BETWEEN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WAZEE STREET AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF AURARIA PARKWAY, WHICH PART OF 8TH STREET AGAIN HAS BEEN VACATED PURSUANT TO SAID ORDINANCE 980, SERIES OF 1999, SAID PARCEL LOCATED IN WEST DENVER A SUBDIVISION SITUATED IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF WAZEE STREET, SAID POINT BEING THE MOST SOUTHERLY CORNER OF THAT PARCEL OF LAND GRANTED TO THE CITY AND COUNTY OF DENVER BY THAT QUIT CLAIM DEED RECORDED MAY 25, 1988 UNDER RECEPTION NO. R-88-0270318 IN THE RECORDS OF SAID DENVER COUNTY; THENCE SOUTHEASTERLY ALONG THE SOUTHEASTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF SAID PARCEL DESCRIBED IN SAID QUIT CLAIM RECORDED MAY 25, 1988 UNDER RECEPTION NO. R-88-0270318 TO THE INTERSECTION OF SAID EXTENSION WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF AURARIA PARKWAY AS DEFINED BY THE NORTHEASTERLY EXTENSION OF THE NORTHWESTERLY LINE OF THAT PARCEL DESCRIBED IN RECEPTION NO. R-89-0035163, SAID EXTENSION BEING A CURVE; THENCE SOUTHWESTERLY, ALONG SAID CURVE, ALONG SAID EXTENSION TO THE INTERSECTION OF SAID EXTENSION WITH THE NORTHWESTERLY LINE OF BLOCK 68, WEST DENVER, SAID INTERSECTION BEING THE POINT OF BEGINNING; THENCE NORTHWESTERLY ON A LINE PERPENDICULAR TO THE NORTHWESTERLY LINE OF SAID BLOCK 68, 40.00 FEET TO THE CENTERLINE OF WAZEE STREET; THENCE SOUTHWESTERLY, ALONG SAID CENTERLINE TO THE INTERSECTION OF SAID CENTERLINE WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF 7TH STREET, SAID RIGHT-OF-WAY LINE DEFINED BY A LINE CONNECTING THE MOST SOUTHERLY CORNER OF BLOCK 72, WEST DENVER WITH A POINT ON THE NORTHWESTERLY LINE OF BLOCK 73, WEST DENVER, SAID POINT BEING 24.10 FEET NORTHEASTERLY FROM THE MOST WESTERLY CORNER OF SAID BLOCK 73; THENCE SOUTHEASTERLY, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WAZEE STREET AND 24.10 FEET NORTHEASTERLY FROM THE MOST WESTERLY CORNER OF BLOCK 73, WEST DENVER; THENCE NORTHEASTERLY, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, TO THE INTERSECTION OF SAID SOUTHEASTERLY RIGHT-OF-WAY LINE WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID 8TH STREET; THENCE SOUTHEASTERLY, ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF 8TH STREET TO THE MOST NORTHERLY CORNER OF THE PARCEL DESCRIBED IN RECEPTION NO. R-89-0035162, SAID CORNER BEING ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF AURARIA PARKWAY AS DESCRIBED IN ORDINANCE NO. 258, SERIES OF 1989, RECORDED AT RECEPTION NO R-89-0048388; THENCE DEPARTING SAID

PEPSI CENTER  
JN 3531.2  
AUGUST 31, 1999  
REVISED:  
MARCH 20, 2000  
SHEET 2 OF 3

SOUTHWESTERLY LINE OF 8TH STREET, NORTHEASTERLY TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID 8TH STREET, SAID POINT BEING THE MOST WESTERLY CORNER OF THAT PARCEL OF LAND GRANTED TO THE CITY AND COUNTY OF DENVER IN THAT QUIT CLAIM DEED RECORDED APRIL 20, 1989 UNDER RECEPTION NO. R-89-0035163, SAID CORNER BEING ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF AURARIA PARKWAY AS DESCRIBED IN ORDINANCE NO. 258, SERIES OF 1989, RECORDED AT RECEPTION NO. R-89-0048388; THENCE NORTHWESTERLY, ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID 8TH STREET TO THE INTERSECTION OF SAID NORTHEASTERLY RIGHT-OF-WAY LINE WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID WAZEE STREET; THENCE NORTHEASTERLY, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF WAZEE STREET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 20,756 SQUARE FEET OR 0.4767 ACRE MORE OR LESS.

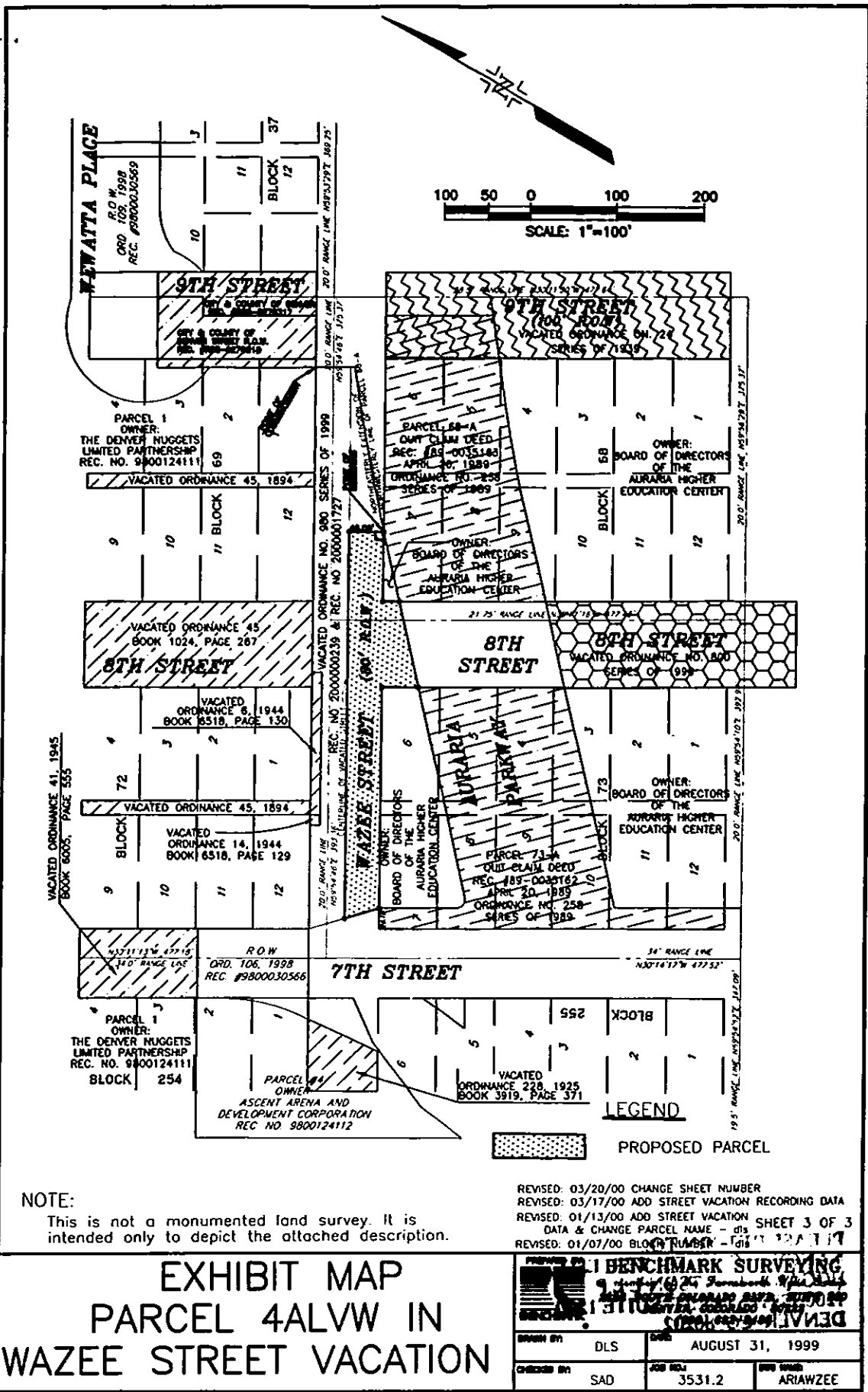
THE ABOVE PARCEL DESCRIPTION WAS PREPARED BY DAVID L. STUFFLEBEAM UNDER THE SUPERVISION OF STEVEN A. DYNES, LS#24949.

FOR AND ON BEHALF OF:

**BENCHMARK SURVEYING**

*a member of the Farnsworth Wylie Group*  
2696 SOUTH COLORADO BLVD., SUITE 250  
DENVER, COLORADO 80222





100 50 0 100 200  
SCALE: 1"=100'

VACATED ORDINANCE 41, 1945  
BOOK 6005, PAGE 535

VACATED ORDINANCE 41, 1945  
BOOK 6005, PAGE 535

PARCEL 1  
OWNER:  
THE DENVER NUGGETS  
LIMITED PARTNERSHIP  
REC. NO. 9800124111  
BLOCK 254

PARCEL 4A  
OWNER:  
ASCENT ARENA AND  
DEVELOPMENT CORPORATION  
REC NO. 9800124112

VACATED ORDINANCE NO. 980 SERIES OF 1999  
REC. NO. 2000001727

VACATED ORDINANCE NO. 2000002339 & REC. NO. 2000001727  
(INCLUDES OF WAZEE ST.)

VACATED ORDINANCE 14, 1944  
BOOK 6518, PAGE 129

VACATED ORDINANCE 228, 1925  
BOOK 3919, PAGE 371

PARCEL 68-A  
OWNER:  
BOARD OF DIRECTORS  
OF THE  
AURARIA HIGHER  
EDUCATION CENTER

PARCEL 71A  
OWNER:  
BOARD OF DIRECTORS  
OF THE  
AURARIA HIGHER  
EDUCATION CENTER

PARCEL 68-B  
OWNER:  
BOARD OF DIRECTORS  
OF THE  
AURARIA HIGHER  
EDUCATION CENTER

PARCEL 71B  
OWNER:  
BOARD OF DIRECTORS  
OF THE  
AURARIA HIGHER  
EDUCATION CENTER

LEGEND  
PROPOSED PARCEL

NOTE:  
This is not a monumented land survey. It is intended only to depict the attached description.

REVISED: 03/20/00 CHANGE SHEET NUMBER  
REVISED: 03/17/00 ADD STREET VACATION RECORDING DATA  
REVISED: 01/13/00 ADD STREET VACATION DATA & CHANGE PARCEL NAME - 015 SHEET 3 OF 3  
REVISED: 01/07/00 BLOCK NUMBER - 015

# EXHIBIT MAP PARCEL 4ALVW IN WAZEE STREET VACATION

DRAWN BY	DLS	DATE
CHECKED BY	SAD	3531.2
		DATE
		AUGUST 31, 1999
		JOB NO.
		3531.2
		JOB NAME
		ARIAWZEE



**ALTA COMMITMENT**

**Old Republic National Title Insurance Company**

**Schedule A**

Order Number: ABD70667746-8

**Property Address:**

BALL ARENA PARCELS; BALL ARENA PARKING & LEASED PARCELS, Denver, CO 80204

**1. Effective Date:**

07/06/2023 at 5:00 P.M.

**2. Policy to be Issued and Proposed Insured:**

"TBD" Commitment

\$0.00

Proposed Insured:

A BUYER TO BE DETERMINED

**3. The estate or interest in the land described or referred to in this Commitment and covered herein is:**

A FEE SIMPLE, AS TO PARCELS 1, 2, 3, 4, 5A, 6A, 7, 8, 9,10, 11, 12, 13; 14 AND 15; AN EASEMENT AS TO PARCELS 5B, 5C, 6B AND 6C

**4. Title to the estate or interest covered herein is at the effective date hereof vested in:**

KROENKE PARKING, LLC, A COLORADO LIMITED LIABILITY COMPANY, AS TO PARCELS 1, 2 AND 9; AND KROENKE SPORTS & ENTERTAINMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY FKA KROENKE SPORTS ENTERPRISES LLC, FKA KROENKE ARENA AND DEVELOPMENT LLC, FKA ASCENT ARENA AND DEVELOPMENT, FKA NBG ARENA LLC (SUCCESSOR BY MERGER WITH ASCENT ARENA AND DEVELOPMENT CORPORATION), FKA ASCENT ARENA AND DEVELOPMENT CORPORATION, AS TO PARCELS 3, 4, 7, AND 14 AND

TKG AURARIA, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, AS TO PARCELS 5A, 5B AND 5C; AND 1201 AURARIA DEVELOPMENT, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, AS TO PARCELS 6A, 6B AND 6C; AND

KROENKE 1055, LLC, A COLORADO LIMITED LIABILITY COMPANY, AS TO PARCEL 8; AND

KROENKE 923, LLC, A COLORADO LIMITED LIABILITY COMPANY, AS TO PARCELS 10 AND 11; AND

THE BOARD OF DIRECTORS OF THE AURARIA HIGHER EDUCATION CENTER, A BODY CORPORATE, AS TO PARCELS 12 AND 13 AND

KROENKE ARENA COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY, AS TO PARCEL 15

**5. The Land referred to in this Commitment is described as follows:**

PARCEL 1:

(FOR INFORMATION ONLY - SCHEDULE NUMBER 02335-00-032-000)

A PARCEL OF LAND LOCATED IN SECTION 33, 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 MOST NORTHERLY CORNER OF BLOCK 70, WEST DENVER;

THENCE NORTH 30 DEGREES 27 MINUTES 10 SECONDS WEST ALONG THE PROLONGATION OF THE NORTHEASTERLY LINE OF SAID BLOCK 70 A DISTANCE OF 80.00 FEET;

THENCE NORTH 59 DEGREES 35 MINUTES 32 SECONDS EAST ALONG THE NORTHWESTERLY LINE OF WEWATTA STREET AND NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 440.09 FEET TO THE POINT OF BEGINNING;

THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE CONSOLIDATED RAILROAD MAINLINE THE FOLLOWING THREE (3) COURSES:

- 1) ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 10 DEGREES 42 MINUTES 53 SECONDS, A RADIUS OF 1208.08 FEET, A CHORD BEARING OF NORTH 36 DEGREES 26 MINUTES 56 SECONDS EAST A DISTANCE OF 225.59 FEET, AND AN ARC DISTANCE OF 225.92 FEET;
- 2) THENCE NORTH 31 DEGREES 05 MINUTES 29 SECONDS EAST TANGENT WITH THE LAST AND

**ALTA COMMITMENT**

**Old Republic National Title Insurance Company**

**Schedule A**

Order Number: ABD70667746-8

FOLLOWING DESCRIBED CURVES A DISTANCE OF 311.92 FEET;  
3) THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 06 DEGREES 04 MINUTES 45 SECONDS, A RADIUS OF 1591.36 FEET, A CHORD BEARING NORTH 34 DEGREES 07 MINUTES 51 SECONDS EAST A DISTANCE OF 168.77 FEET, AND AN ARC DISTANCE OF 168.85 FEET;

THENCE SOUTHEASTERLY AND NON-TANGENT WITH THE LAST DESCRIBED CURVE ALONG THE SOUTHWESTERLY LINE OF THAT PROPERTY DESCRIBED AS PARCEL PE-BB-REV. IN DEED RECORDED JANUARY 21, 1993 UNDER RECEPTION NO. 93-0008661 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE THE FOLLOWING TWO (2) COURSES:

- 1) ALONG THE ARC OF A CURVE TO THE LEFT, NON-TANGENT WITH THE LAST DESCRIBED CURVE, HAVING A CENTRAL ANGLE OF 03 DEGREES 25 MINUTES 32 SECONDS, A RADIUS OF 1388.24 FEET, A CHORD BEARING OF SOUTH 45 DEGREES 08 MINUTES 05 SECONDS EAST A DISTANCE OF 82.99 FEET, AND AN ARC DISTANCE OF 83.00 FEET;
- 2) THENCE SOUTH 46 DEGREES 50 MINUTES 51 SECONDS EAST TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 239.97 FEET;

THENCE SOUTH 59 DEGREES 37 MINUTES 16 SECONDS WEST ALONG SAID NORTHWESTERLY LINE OF WEWATTA STREET A DISTANCE OF 721.22 FEET;  
THENCE SOUTH 59 DEGREES 35 MINUTES 32 SECONDS WEST ALONG SAID NORTHWESTERLY LINE OF WEWATTA STREET, A DISTANCE OF 1.72 FEET TO THE POINT OF BEGINNING.

PARCEL 2:  
(FOR INFORMATION ONLY - SCHEDULE NUMBER 02335-11-063-000)

A PARCEL OF LAND BEING A PORTION OF BLOCKS 4, 5, 6 AND 7 ALONG WITH A PORTION OF THE VACATED ALLEYS AND A PORTION OF THE VACATED STREETS ADJACENT TO AND CONTIGUOUS WITH SAID BLOCKS ALL LOCATED IN WEST DENVER, SITUATED IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF SAID BLOCK 7 WEST DENVER, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 33 BEARS SOUTH 44°12'26" WEST, 4077.66 FEET AND THE MOST SOUTHERLY CORNER OF LOT 10, SAID BLOCK 7, BEARS SOUTH 30°05'21" EAST, 80.00 FEET, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF 11TH STREET AS DEFINED IN ORDINANCE NO. 108, SERIES 1998 RECORDED MARCH 2, 1998 UNDER RECEPTION NO. 9800030568 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

- 1) NORTH 30°05'21" WEST, ALONG SAID SOUTHWESTERLY BLOCK LINE, 5.78 FEET TO A POINT OF CURVE;
- 2) ALONG THE ARC OF SAID TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 164.00 FEET AND A CENTRAL ANGLE OF 45°07'58", 129.19 FEET TO A POINT OF TANGENT;
- 3) NORTH 75°13'19" WEST, ALONG SAID TANGENT, 22.24 FEET TO THE SOUTHERLY LINE OF WEWATTA PLACE AS DEFINED IN ORDINANCE NO. 109, SERIES 1998 RECORDED MARCH 2, 1998 UNDER RECEPTION NO. 9800030569 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

- 1) NORTH 14°46'41" EAST, 63.84 FEET TO A POINT OF CURVE;
- 2) ALONG THE ARC OF SAID TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 394.46 FEET AND A CENTRAL ANGLE OF 30°07'15", 207.37 FEET TO A POINT OF TANGENT;
- 3) NORTH 44°53'56" EAST, ALONG SAID TANGENT, 326.70 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SPEER BOULEVARD AS DEFINED IN PARCELS 5B AND 5C OF THE SPEER VIADUCT REPLACEMENT PROJECT;

**ALTA COMMITMENT**

**Old Republic National Title Insurance Company**

**Schedule A**

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

- 1) SOUTH 46°33'08" EAST, 102.38 FEET TO A POINT ON A CURVE;
- 2) ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 951.74 FEET, A CHORD BEARING SOUTH 45°40'26" EAST AND A CENTRAL ANGLE OF 01°45'16", 29.14 FEET TO A POINT ON A CURVE, SAID POINT BEING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SPEER BOULEVARD AS DEFINED IN ORDINANCE NO. 107, SERIES 1998 RECORDED MARCH 2, 1998 UNDER RECEPTION NO. 9800030567 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER;

THENCE ALONG SAID SOUTHWESTERLY LINE THE FOLLOWING TWO (2) COURSES:

- 1) ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1150.00 FEET, A CHORD BEARING SOUTH 35°54'45" EAST AND A CENTRAL ANGLE OF 10°08'06", 203.42 FEET TO A POINT OF TANGENT;
  - 2) SOUTH 30°50'42" EAST, ALONG SAID TANGENT, 41.81 FEET TO A POINT 80.00 FEET, AS MEASURED AT RIGHT ANGLES, NORTHWESTERLY OF THE SOUTHEASTERLY LINE OF LOTS 3 AND 10, SAID BLOCK 4 AND LOTS 3 AND 10, SAID BLOCK 7;
- THENCE SOUTH 59°53'54" WEST, PARALLEL WITH SAID SOUTHEASTERLY LOT LINE, 531.92 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

(FOR INFORMATION ONLY - SCHEDULE NUMBER 02335-12-018-000)

A PORTION OF LOT 3, BLOCK 4, WEST DENVER, LOCATED IN SECTION 33, 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:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 3; THENCE NORTH 30°13'31" WEST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 3 A DISTANCE OF 30.00 FEET;  
THENCE NORTH 59°53'54" EAST ALONG A LINE 30.00 FEET NORTHWESTERLY OF AND PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT 3 A DISTANCE OF 32.35 FEET;  
THENCE SOUTH 30°14'50" EAST ALONG THE SOUTHWESTERLY LINE OF A PARCEL OF LAND DESCRIBED AS PARCEL 4B OF THE SPEER VIADUCT REPLACEMENT PROJECT A DISTANCE OF 30.00 FEET;  
THENCE SOUTH 59°53'54" WEST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 3 A DISTANCE OF 32.36 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

(FOR INFORMATION ONLY - SCHEDULE NUMBER 02335-12-009-000)

THE SOUTHEAST 30 FEET OF LOT 10, BLOCK 4, WEST DENVER, LOCATED IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL 5:

(FOR INFORMATION ONLY - SCHEDULE NUMBER 02335-12-023-000)

PARCEL 5A:

LOTS 1 AND 2, BLOCK 4, WEST DENVER,  
TOGETHER WITH THAT PORTION OF THE NORTHEASTERLY 1/2 OF VACATED ALLEY LYING ADJACENT TO SAID LOTS 1 AND 2.

EXCEPT THAT PORTION OF LOTS 1 AND 2 AS DESCRIBED IN THE DEED TO THE CITY AND COUNTY OF DENVER, RECORDED MARCH 21, 1988 UNDER RECEPTION NO. 247222, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL 5B:

**ALTA COMMITMENT**

**Old Republic National Title Insurance Company**

**Schedule A**

Order Number: ABD70667746-8

EASEMENTS TO SUPPORT SIGNAGE, LIGHT POLES, FENCING AND THE LIKE FOR SURFACE PARKING PURPOSES, AS SET FORTH AND GRANTED IN GRANT OF EASEMENT RECORDED FEBRUARY 20, 2001 UNDER RECEPTION NO. [2001022771](#). SUPPLEMENTAL AGREEMENT RECORDED JANUARY 2, 2013 UNDER RECEPTION NO. [2013000634](#).

PARCEL 5C:

EASEMENTS FOR ACCESS AND SURFACE PARKING PURPOSES, AS SET FORTH AND GRANTED IN GRANT OF EASEMENT RECORDED FEBRUARY 20, 2001 UNDER RECEPTION NO. [2001022772](#). SUPPLEMENTAL AGREEMENT RECORDED JANUARY 2, 2013 UNDER RECEPTION NO. [2013000634](#).

PARCEL 6:

(FOR INFORMATION ONLY - SCHEDULE NUMBER 02335-12-002-000)

PARCEL 6A:

THE SOUTHWESTERLY ONE-HALF (SW'LY 1/2) OF LOTS ELEVEN (11) AND TWELVE (12), (BEING THE FRONT SIXTY-SIX (66) FEET OF SAID LOTS), BLOCK FOUR (4), WEST DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL 6B:

EASEMENT FOR SURFACE USE TO SUPPORT SIGNAGE, LIGHT POLES, FENCING AND THE LIKE FOR SURFACE PARKING PURPOSES, AS SET FORTH AND GRANTED IN GRANT OF EASEMENT RECORDED FEBRUARY 20, 2001 UNDER RECEPTION NO. [2001022771](#). SUPPLEMENTAL AGREEMENT RECORDED JANUARY 2, 2013 UNDER RECEPTION NO. [2013000634](#).

PARCEL 6C:

EASEMENT FOR OPERATING, USE, MAINTENANCE AND REPAIR FOR ACCESS AND SURFACE PARKING PURPOSES; FOR CONSTRUCTION, REMOVAL AND RECONSTRUCTION OF RAMPS, LOADING DOCKS, CURBS, PAVING, LIGHTING, LANDSCAPING, STRIPING AND OTHER NECESSARY APPURTENANCES; AND FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS; ALL AS SET FORTH AND GRANTED IN GRANT OF EASEMENT RECORDED FEBRUARY 20, 2001 UNDER RECEPTION NO. [2001022772](#). SUPPLEMENTAL AGREEMENT RECORDED JANUARY 2, 2013 UNDER RECEPTION NO. [2013000634](#).

PARCEL 7:

(FOR INFORMATION ONLY - SCHEDULE NUMBER 02335-11-064-000)

THE SOUTHEAST 30.00 FEET OF LOTS 3 AND 10, BLOCK 7, WEST DENVER, LOCATED IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOGETHER WITH THE VACATED ALLEY LYING BETWEEN SAID SOUTHEAST 30.00 FEET OF LOTS 3 AND 10, BLOCK 7, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL 8:

(FOR INFORMATION ONLY - SCHEDULE NUMBERS 02335-10-013-013, 02335-10-014-014, 02335-10-015-015, AND 02335-10-016-016)

UNITS A, B, C AND D, 1055 AURARIA PARKWAY, A CONDOMINIUM ACCORDING TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR 1055 AURARIA PARKWAY, A CONDOMINIUM, RECORDED JANUARY 17, 2006 AT RECEPTION NO. [2006010754](#), AND THE CONDOMINIUM MAP RECORDED JANUARY 17, 2006 AT RECEPTION NO. [2006010753](#), CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**ALTA COMMITMENT**

**Old Republic National Title Insurance Company**

**Schedule A**

Order Number: ABD70667746-8

PARCEL 9:  
(FOR INFORMATION ONLY - SCHEDULE NUMBER 02335-10-012-000)

PARCEL 9A:

A PARCEL OF LAND BEING A PORTION OF BLOCKS 34 AND 37 ALONG WITH A PORTION OF THE VACATED ALLEY IN SAID BLOCK 34 AND A PORTION OF THE VACATED 10TH STREET ADJACENT TO AND CONTIGUOUS WITH SAID BLOCKS ALL LOCATED IN WEST DENVER SITUATED IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO; DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT 1 SAID BLOCK 37, WEST DENVER, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 33 BEARS SOUTH 45°02'39" WEST, 3468.85 FEET; THENCE NORTH 30°12'50" WEST, ALONG THE NORTHEASTERLY LINE OF THE ALLEY IN SAID BLOCK 37, 184.11 FEET TO THE SOUTHERLY LINE OF WEWATTA PLACE AS DEFINED IN ORDINANCE NO. 109 SERIES 1998 RECORDED MARCH 2, 1998 UNDER RECEPTION NO. [9800030569](#) IN THE RECORDS OF THE CITY AND COUNTY OF DENVER;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 59°53'16" EAST, 179.34 FEET TO A POINT OF CURVE;
- 2) ALONG THE ARC OF SAID TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 400.00 FEET AND CENTRAL ANGLE OF 43°25'25", 303.15 FEET TO THE SOUTHWESTERLY LINE OF 11TH STREET AS DEFINED IN ORDINANCE NO. 108, SERIES 1998 RECORDED MARCH 2, 1998 UNDER RECEPTION NO. [9800030568](#) IN THE RECORDS OF THE CITY AND COUNTY OF DENVER;

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

- 1) SOUTH 75°13'19" EAST, 22.41 FEET TO A POINT OF CURVE;
- 2) ALONG THE ARC OF SAID TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 84.00 FEET AND A CENTRAL ANGLE OF 45°07'58", 66.17 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID BLOCK 34;

THENCE SOUTH 30°05'21" EAST, ALONG SAID NORTHEASTERLY BLOCK LINE, 85.79 FEET TO THE MOST EASTERLY CORNER OF LOT 3 SAID BLOCK 34;

THENCE SOUTH 59°53'24" WEST, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 3 AND THE SOUTHWESTERLY EXTENSION OF SAID LOT LINE, 141.26 FEET TO THE CENTERLINE OF THE ALLEY IN SAID BLOCK 34;

THENCE SOUTH 30°07'41" EAST, ALONG SAID ALLEY CENTERLINE, 132.46 FEET TO THE NORTHWESTERLY LINE OF WAZEE STREET AS DEFINED BY SAID WEST DENVER;

THENCE ALONG SAID NORTHWESTERLY LINE THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 59°53'26" WEST, 161.15 FEET TO THE INTERSECTION OF SAID NORTHWESTERLY LINE WITH THE RANGE LINE IN VACATED 10TH STREET;
- 2) SOUTH 59°53'29" WEST, CONTINUING ALONG SAID NORTHWESTERLY LINE 192.16 FEET TO THE POINT OF BEGINNING.

PARCEL 9B:

A PARCEL OF LAND BEING A PORTION OF LOT 10, BLOCK 37, WEST DENVER SITUATED IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO; DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 10, BLOCK 37, WEST DENVER, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 33 BEARS SOUTH 42°11'07" WEST, 3361.52 FEET; THENCE NORTH 30°15'39" WEST, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 10, 0.70 FEET TO THE SOUTHERLY LINE OF WEWATTA PLACE AS DEFINED IN ORDINANCE NO. 109, SERIES 1998 RECORDED

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MARCH 2, 1998 UNDER RECEPTION NO. 9800030569 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

- 1) ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 90.00 FEET, A CHORD BEARING OF NORTH 04°37'16" EAST, 41.81 FEET TO A POINT ON A CURVE;
- 2) ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 84.00 FEET, A CHORD BEARING OF NORTH 41°24'39" EAST AND CENTRAL ANGLE OF 36°57'15", 54.18 FEET TO A POINT OF TANGENT;
- 3) NORTH 59°53'16" EAST, ALONG SAID TANGENT, 58.06 FEET TO THE NORTHEASTERLY LINE OF SAID LOT 10;

THENCE SOUTH 30°12'50" EAST, ALONG SAID NORTHEASTERLY LOT LINE, 51.64 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 10;  
THENCE SOUTH 59°53'40" WEST, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 10, 132.25 FEET TO THE POINT OF BEGINNING.

PARCEL 9C:

A PARCEL OF LAND BEING A PORTION OF THE PREVIOUSLY VACATED ALLEY IN BLOCK 37, WEST DENVER AS VACATED BY ORDINANCE 750, SERIES OF 1997 RECORDED NOVEMBER 7, 1997 UNDER RECEPTION NO. 9700150821 IN THE CITY AND COUNTY OF DENVER RECORDS SAID PARCEL LOCATED IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO DESCRIBED AS FOLLOWS:

ALL THAT PART OF SAID PREVIOUSLY VACATED ALLEY IN BLOCK 37 LYING NORTHWESTERLY FROM THE NORTHWESTERLY RIGHT-OF-WAY LINE OF WAZEE STREET AND SOUTHEASTERLY FROM THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF CHOPPER CIRCLE (FORMERLY WEWATTA PLACE) AS LAID OUT, OPENED AND ESTABLISHED BY ORDINANCE NO. 109, SERIES OF 1998, RECORDED MARCH 2, 1998 UNDER RECEPTION NO. 9800030569 AND RENAMED BY ORDINANCE 761, SERIES OF 1999, RECORDED OCTOBER 15, 1999 UNDER RECEPTION NO. 9900180550 IN THE RECORDS OF DENVER COUNTY, EXCEPT THE SOUTHWESTERLY ONE-HALF OF SAID PREVIOUSLY VACATED ALLEY ABUTTING LOT 11 AND LOT 12, SAID BLOCK 37.

PARCELS 10 AND 11:

(FOR INFORMATION ONLY - SCHEDULE NUMBERS 02335-09-008-000 AND 02335-09-006-000)

LOTS 11 AND 12, BLOCK 37, WEST DENVER, AND THE SOUTHWESTERLY 1/2 OF VACATED ALLEY ADJOINING LOT 11, WEST DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL 12:

(FOR INFORMATION ONLY - SCHEDULE NUMBER 02335-20-009-000)

PARCEL 12A:

A PARCEL OF LAND BEING A PART OF BLOCK 73, WEST DENVER AND A PART OF THE VACATED ALLEY LOCATED IN SAID BLOCK, SAID PARCEL SITUATED IN THE SOUTH ONE-HALF OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF SAID BLOCK 73, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 33 BEARS SOUTH 41°41'21" WEST, 2593.52 FEET AND THE MOST WESTERLY CORNER OF SAID BLOCK 7 BEARS SOUTH 59°54'46" WEST, 24.10 FEET;  
THENCE NORTH 59°54'46" EAST, ALONG SAID NORTHWESTERLY LINE, 256.95 FEET TO THE MOST NORTHERLY CORNER OF SAID BLOCK 73;

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THENCE SOUTH 30°11'16" EAST, ALONG THE NORTHEASTERLY LINE OF SAID BLOCK 73, 41.78 FEET TO THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN QUIT CLAIM DEED RECORDED APRIL 20, 1989 UNDER RECEPTION NO. [R-89-0035162](#) IN THE DENVER COUNTY RECORDS;

THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL THE FOLLOWING THREE (3) COURSES:

- 1) SOUTH 46°47'35" WEST, 250.96 FEET TO A POINT OF CURVE;
- 2) ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 10.00 FEET AND A CENTRAL ANGLE OF 102°53'56", 17.96 FEET TO A POINT OF TANGENT;
- 3) NORTH 30°18'29" WEST, ALONG SAID TANGENT, 89.04 FEET TO THE POINT OF BEGINNING.

PARCEL 12B:

A PARCEL OF LAND BEING A PART OF BLOCK 68, WEST DENVER SITUATED IN THE SOUTH ONE-HALF OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK 68, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 33 BEARS SOUTH 43°52'09" WEST, 2934.69 FEET; THENCE SOUTH 30°11'16" EAST, ALONG THE SOUTHWESTERLY LINE OF SAID BLOCK 68, 18.49 FEET TO THE MOST WESTERLY CORNER OF THAT PARCEL OF LAND DESCRIBED IN THAT QUIT CLAIM DEED RECORDED APRIL 20, 1989 UNDER RECEPTION NO. [R-89-0035163](#) IN THE DENVER COUNTY RECORDS;

THENCE ALONG THE NORTHWESTERLY LINE OF SAID PARCEL THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 46°47'35" EAST, 38.14 FEET TO A POINT OF CURVE;
- 2) ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 3082.50 FEET AND A CENTRAL ANGLE OF 00°49'51", 44.70 FEET TO THE NORTHWESTERLY LINE OF SAID BLOCK 68;

THENCE SOUTH 59°54'46" WEST, ALONG SAID NORTHWESTERLY LINE, 80.78 FEET TO THE POINT OF BEGINNING.

PARCEL 12C:

A PARCEL OF LAND BEING A PART OF WAZEE STREET, WHICH PART HAS BEEN VACATED PURSUANT TO ORDINANCE NO. 980, SERIES OF 1999, RECORDED JANUARY 3, 2000 UNDER RECEPTION NO. [2000000239](#) AND ALSO RECORDED JANUARY 6, 2000 UNDER RECEPTION NO. [2000001727](#), SAID PART BEING BETWEEN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF 7TH STREET AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF 9TH STREET AND THAT PART OF 8TH STREET BETWEEN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WAZEE STREET AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF AURARIA PARKWAY, WHICH PART OF 8TH STREET AGAIN HAS BEEN VACATED PURSUANT TO SAID ORDINANCE 980, SERIES OF 1999, SAID PARCEL LOCATED IN WEST DENVER, A SUBDIVISION SITUATED IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF WAZEE STREET, SAID POINT BEING THE MOST SOUTHERLY CORNER OF THAT PARCEL OF LAND GRANTED TO THE CITY AND COUNTY OF DENVER BY THAT QUIT CLAIM DEED RECORDED MAY 25, 1988 UNDER RECEPTION NO. [R-88-0270318](#) IN THE RECORDS OF SAID DENVER COUNTY; THENCE SOUTHEASTERLY ALONG THE SOUTHEASTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF SAID PARCEL DESCRIBED IN SAID QUIT CLAIM RECORDED MAY 25, 1988 UNDER RECEPTION NO. [R-88-0270318](#) TO THE INTERSECTION OF SAID EXTENSION WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF AURARIA PARKWAY AS DEFINED BY THE NORTHEASTERLY EXTENSION OF THE NORTHWESTERLY LINE OF THAT PARCEL DESCRIBED IN QUIT CLAIM DEED RECORDED APRIL 20, 1989 AT RECEPTION NO. [R-89-0035163](#), SAID EXTENSION BEING A CURVE;



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THENCE SOUTHWESTERLY, ALONG SAID CURVE, ALONG SAID EXTENSION TO THE INTERSECTION OF SAID EXTENSION WITH THE NORTHWESTERLY LINE OF BLOCK 68, WEST DENVER, SAID INTERSECTION BEING THE POINT OF BEGINNING;

THENCE NORTHWESTERLY ON A LINE PERPENDICULAR TO THE NORTHWESTERLY LINE OF SAID BLOCK 68, 40.00 FEET TO THE CENTERLINE OF WAZEE STREET;  
THENCE SOUTHWESTERLY, ALONG SAID CENTERLINE TO THE INTERSECTION OF SAID CENTERLINE WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF 7TH STREET, SAID RIGHT-OF-WAY LINE DEFINED BY A LINE CONNECTING THE MOST SOUTHERLY CORNER OF BLOCK 72, WEST DENVER WITH A POINT ON THE NORTHWESTERLY LINE OF BLOCK 73, WEST DENVER, SAID POINT BEING 24.10 FEET NORTHEASTERLY FROM THE MOST WESTERLY CORNER OF SAID BLOCK 73;  
THENCE SOUTHEASTERLY, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WAZEE STREET AND 24.10 FEET NORTHEASTERLY FROM THE MOST WESTERLY CORNER OF BLOCK 73, WEST DENVER;  
THENCE NORTHEASTERLY, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY, TO THE INTERSECTION OF SAID SOUTHEASTERLY RIGHT-OF-WAY LINE WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID 8TH STREET;  
THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF 8TH STREET TO THE MOST NORTHERLY CORNER OF THE PARCEL DESCRIBED IN RECEPTION NO. [R-89-0035162](#), SAID CORNER BEING ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF AURARIA PARKWAY AS DESCRIBED IN ORDINANCE NO. 258, SERIES OF 1989, RECORDED MAY 31, 1989 AT RECEPTION NO. [R-89-0048388](#);  
THENCE DEPARTING SAID SOUTHWESTERLY LINE OF 8TH STREET, NORTHEASTERLY TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID 8TH STREET, SAID POINT BEING THE MOST WESTERLY CORNER OF THAT PARCEL OF LAND GRANTED TO THE CITY AND COUNTY OF DENVER IN THAT QUIT CLAIM DEED RECORDED APRIL 20, 1989 UNDER RECEPTION NO. [R-89-0035163](#), SAID CORNER BEING ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF AURARIA PARKWAY AS DESCRIBED IN ORDINANCE NO. 258, SERIES OF 1989, RECORDED AT RECEPTION NO. [R-89-0048388](#);  
THENCE NORTHWESTERLY, ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID 8TH STREET TO THE INTERSECTION OF SAID NORTHEASTERLY RIGHT-OF-WAY LINE WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID WAZEE STREET;  
THENCE NORTHEASTERLY, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF WAZEE STREET TO THE POINT OF BEGINNING.

THE BASIS OF BEARINGS FOR THE ABOVE DESCRIBED PARCELS IS THE WEST LINE OF SECTION 33 AS MONUMENTED ON THE SOUTH END WITH A 3.25" ALUMINUM CAP STAMPED WITH LS#13155 AND ON THE NORTH END WITH A 2" BRASS DISC IN CONCRETE PAN WITH LS#28668 BEARS NORTH 00°00'00" EAST (ASSUMED).

THE ABOVE LEGAL DESCRIPTIONS WERE PREPARED BY:  
DAVID L. STUFFLEBEAM UNDER THE SUPERVISION OF STEVEN A. DYNES LS#24949.  
FOR AND ON BEHALF OF:  
BENCHMARK SURVEYING  
2696 SOUTH COLORADO BLVD SUITE 250  
DENVER, COLORADO 80222

PARCEL 13:  
(FOR INFORMATION ONLY - SCHEDULE NUMBER 02334-11-015-000)

A PARCEL OF LAND BEING A PART OF BLOCK 255, WEST DENVER, A PORTION OF WAZEE STREET AS VACATED BY ORDINANCE NO. 228, SERIES 1925 RECORDED DECEMBER 9, 1925 IN BOOK 3919 AT PAGE [371](#) UNDER RECEPTION NO. [887449](#) AND A PORTION OF THE ALLEY LYING WITHIN SAID BLOCK AS VACATED BY ORDINANCE NO. 580, SERIES 1976 RECORDED NOVEMBER 9, 1976 IN BOOK 1344 AT



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PAGE 465, SAID PARCEL SITUATED IN THE SOUTH ONE-HALF OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID BLOCK 255, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 33 BEARS SOUTH 40°57'09" WEST, 2494.68; THENCE SOUTH 30°14'17" EAST, ALONG THE NORTHEASTERLY LINE OF SAID BLOCK 255, 50.90 FEET TO THE NORTHERLY CORNER OF THAT PARCEL OF LAND DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED FEBRUARY 11, 1953 IN BOOK 7250 AT PAGE 215 UNDER RECEPTION NO. 188356 IN THE DENVER COUNTY RECORDS; THENCE SOUTH 05°10'46" WEST, ALONG THE BOUNDARY OF SAID PARCEL, 59.38 FEET TO THE MOST SOUTHERLY CORNER OF SAID PARCEL, SAID CORNER BEING ALSO AN ANGLE POINT IN THE NORTHWESTERLY LINE OF THAT PERMANENT EASEMENT GRANTED TO THE STATE DEPARTMENT OF HIGHWAYS, DIVISION OF HIGHWAYS, STATE OF COLORADO BY THAT DOCUMENT RECORDED AUGUST 25, 1986 UNDER RECEPTION NO. 11076 IN THE RECORDS OF DENVER COUNTY;

THENCE ALONG THE NORTHWESTERLY LINE OF SAID PERMANENT EASEMENT THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 24°20'59" WEST, 42.67 FEET;
- 2) SOUTH 36°53'42" WEST, 154.60 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF THAT TRACT OF LAND IDENTIFIED AS PARCEL 8 IN THAT DEED RECORDED DECEMBER 29, 1993 UNDER RECEPTION NO. 9300178419 IN THE DENVER COUNTY RECORDS;

THENCE ALONG SAID SOUTHEASTERLY LINE THE FOLLOWING FOUR (4) COURSES:

- 1) NORTH 03°43'15" WEST, 65.32 FEET;
  - 2) NORTH 07°09'02" EAST, 96.16 FEET;
  - 3) NORTH 22°43'49" EAST, 91.99 FEET;
  - 4) NORTH 35°27'06" EAST, 55.57 FEET TO THE NORTHEASTERLY END OF THE ABOVE REFERENCED VACATED WAZEE STREET, BEING ALSO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF 7TH STREET AS DEFINED BY SAID WEST DENVER;
- THENCE SOUTH 30°14'17" EAST, ALONG SAID SOUTHWESTERLY LINE OF 7TH STREET, 29.04 FEET TO THE POINT OF BEGINNING.

THE BASIS OF BEARINGS FOR THE ABOVE DESCRIBED PARCEL IS THE WEST LINE OF SECTION 33 AS MONUMENTED ON THE SOUTH END WITH A 3.25" ALUMINUM CAP STAMPED WITH LS#13155 AND ON THE NORTH END WITH A 2" BRASS DISC IN CONCRETE PAN WITH LS#28668 BEARS NORTH 00°00'00" EAST (ASSUMED).

THE ABOVE PARCEL DESCRIPTION WAS PREPARED BY:

DAVID L. STUFFLEBEAM UNDER THE SUPERVISION OF STEVEN A. DYNES LS#24949.

FOR AND ON BEHALF OF:

BENCHMARK SURVEYING  
2696 SOUTH COLORADO BLVD SUITE 250  
DENVER, COLORADO 80222

PARCEL 14:

(FOR INFORMATION ONLY - SCHEDULE NUMBER 02334-10-012-000)

A PARCEL OF LAND BEING A PORTION OF LOTS 1, 2, 11 AND 12, BLOCK 254, AND A PORTION OF LOTS 6, 7 AND 8, BLOCK 255, ALONG WITH THAT PORTION OF VACATED WAZEE STREET AND THE VACATED ALLEYS IN SAID BLOCKS ABUTTING AND CONTIGUOUS WITH SAID LOTS ALL LOCATED IN WEST DENVER SITUATED IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 2, BLOCK 254, WEST DENVER,

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WHENCE THE SOUTHWEST CORNER OF SAID SECTION 33 BEARS SOUTH 36° 31' 03" WEST, 2570.21 FEET AND THE MOST EASTERLY CORNER OF SAID BLOCK 254 BEARS SOUTH 30° 11' 13" EAST, 130.00 FEET, SAID POINT BEING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF 7TH STREET AS DEFINED IN ORDINANCE NO. 106, SERIES 1998 RECORDED MARCH 02, 1998 UNDER RECEPTION NO. [9800030566](#) IN THE RECORDS OF SAID CITY AND COUNTY OF DENVER;

THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:  
1) SOUTH 30° 11' 13" EAST, 29.92 FEET TO A POINT OF CURVE;  
2) ALONG THE ARC OF SAID TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 215.49 FEET AND A CENTRAL ANGLE OF 24° 38' 35", 92.68 FEET TO A POINT OF TANGENT;  
3) SOUTH 05° 32' 38" EAST, ALONG SAID TANGENT, 102.24 FEET TO THE WESTERLY LINE OF THAT PARCEL OF LAND IDENTIFIED AS PARCEL B OF PARCEL 01-01 DESCRIBED IN THAT DEED RECORDED IN BOOK 1245 AT PAGE [5](#) ON MAY 12, 1976 UNDER RECEPTION NO. [050292](#);

THENCE ALONG SAID WESTERLY LINE OF SAID PARCEL THE FOLLOWING TWO (2) COURSES:  
1) SOUTH 22° 43' 49" WEST, 77.37 FEET;  
2) SOUTH 07° 09' 02" WEST, 60.09 FEET TO AN ANGLE POINT IN THE SOUTHEASTERLY BOUNDARY LINE OF PARCEL "1" AS DEFINED ON THE PEPSI CENTER A PLANNED UNIT DEVELOPMENT AS RECORDED IN PLANNED UNIT DEVELOPMENT BOOK 19 AT PAGE [19 THROUGH 29](#) ON MAY 26, 1998 UNDER RECEPTION NO. [9800078841](#);

THENCE ALONG SAID SOUTHEASTERLY BOUNDARY LINE THE FOLLOWING TWO (2) COURSES:  
1) NORTH 30° 08' 44" WEST, 307.26 FEET;  
2) NORTH 59° 51' 41" EAST, 160.20 FEET TO THE POINT OF BEGINNING.

PARCEL 15:  
(FOR INFORMATION ONLY - SCHEDULE NUMBERS 02335-03-035-000 AND 02335-03-036-000 - 1000 CHOPPER CIRCLE)

PARCEL 1:

A PARCEL OF LAND BEING A PORTION OF BLOCKS 6, 34, 36, 37, 69, 70, 71, 253, 254, 255, 258, 259, 260, 261 AND 271 ALONG WITH ALL OF BLOCKS 35, 72 AND 262, ALONG WITH VACATED ALLEYS AND A PORTION OF THE VACATED STREETS ADJACENT TO AND CONTIGUOUS WITH SAID BLOCKS ALL LOCATED IN WEST DENVER SITUATED IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID BLOCK 72, WEST DENVER, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 33 BEARS S 39°50'41" W, 2596.80 FEET; THENCE N 30°11'13" W, ALONG THE SOUTHWESTERLY LINE OF SAID BLOCK 72, 129.57 FEET;  
THENCE DEPARTING SAID SOUTHWESTERLY LINE S 59°51'41" W, 240.20 FEET;  
THENCE S 30°08'44" E, 307.26 FEET TO THE NORTHWESTERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN THAT WARRANTY DEED RECORDED JANUARY 2, 1976 IN BOOK 1176 AT PAGE [200](#) UNDER RECEPTION NO. [002956](#) IN THE RECORDS OF DENVER COUNTY;  
THENCE ALONG SAID NORTHWESTERLY LINE THE FOLLOWING TWO COURSES:  
1. S 07°09'02" W, 36.07 FEET;  
2. S 03°43'15" E, 65.76 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF AURARIA PARKWAY AS DEFINED IN THAT CORRECTION QUIT CLAIM DEED RECORDED OCTOBER 28, 1988 UNDER RECEPTION NO. [326323](#) IN THE RECORDS OF SAID DENVER COUNTY;

THENCE S 44°57'12" W, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, 71.09 FEET TO THE SOUTHWESTERLY LINE OF SAID BLOCK 255;  
THENCE N 30°13'44" W, ALONG SAID SOUTHWESTERLY LINE, 24.20 FEET TO THE NORTHEASTERLY

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EXTENSION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF AURARIA PARKWAY AS DEFINED IN THAT DEED RECORDED OCTOBER 28, 1988 UNDER RECEPTION NO. [326320](#) AND [326321](#);  
THENCE S 48°26'04" W, ALONG SAID EXTENSION AND SAID NORTHWESTERLY RIGHT-OF-WAY LINE, 367.67 FEET TO THE SOUTHWESTERLY LINE OF SAID BLOCK 258;  
THENCE N 30°13'55" W, ALONG SAID SOUTHWESTERLY BLOCK LINE, 101.75 FEET TO A POINT 10.00 FEET, AS MEASURED RADially, SOUTHEASTERLY FROM THE CENTERLINE OF TRACT 473, AS FORMERLY LOCATED AND OPERATED BY BURLINGTON NORTHERN, INC.;  
THENCE ALONG A LINE PARALLEL WITH SAID CENTERLINE THE FOLLOWING THREE (3) COURSES:  
1. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 329.84 FEET, A CHORD BEARING OF N 38°04'43" E AND A CENTRAL ANGLE OF 14°38'32", 84.29 FEET TO A POINT OF TANGENT;  
2. N 30°45'27" E, ALONG SAID TANGENT, 90.28 FEET TO A POINT OF CURVE;  
3. ALONG THE ARC OF SAID TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 452.55 FEET AND A CENTRAL ANGLE OF 15°46'27", 124.59 FEET TO THE NORTHWESTERLY LINE OF SAID BLOCK 258;

THENCE DEPARTING SAID PARALLEL LINE, N 59°54'22" E, ALONG SAID NORTHWESTERLY BLOCK LINE AND THE NORTHEASTERLY EXTENSION OF SAID BLOCK LINE, 64.12 FEET TO THE CENTERLINE OF VACATED 6TH STREET;  
THENCE N 30°13'44" W, ALONG SAID CENTERLINE, 60.91 FEET TO THE INTERSECTION OF SAID CENTERLINE WITH THE RANGE LINE IN SAID WAZEE STREET;  
THENCE CONTINUING ALONG SAID VACATED 6TH STREET CENTERLINE, N 30°12'16" W, 258.68 FEET TO A POINT 41.00 FEET NORTHWESTERLY OF THE NORTHEASTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF LOT 4 SAID BLOCK 259;  
THENCE S 59°54'26" W, PARALLEL WITH SAID EXTENSION AND SAID LOT LINE, 188.55 FEET TO THE SOUTHWESTERLY LINE OF THE ALLEY IN SAID BLOCK 259;  
THENCE S 30°12'51" E, ALONG SAID SOUTHWESTERLY LINE, 57.00 FEET TO A POINT 16.00 FEET, AS MEASURED AT RIGHT ANGLES, SOUTHEASTERLY FROM THE NORTHWESTERLY LINE OF LOT 10 SAID BLOCK 259;  
THENCE S 59°54'26" W, PARALLEL WITH SAID LOT LINE 25.00 FEET;  
THENCE S 18°05'13" W, 12.75 FEET TO A POINT 24.50 FEET, AS MEASURED AT RIGHT ANGLES SOUTHEASTERLY FROM THE NORTHWESTERLY LINE OF SAID LOT 10;  
THENCE S 59°54'26" W, PARALLEL WITH SAID LOT LINE 97.52 FEET TO THE SOUTHWESTERLY LINE OF SAID BLOCK 259;  
THENCE N 30°13'26" W, ALONG SAID SOUTHWESTERLY BLOCK LINE 20.00 FEET;  
THENCE S 59°46'34" W, 80.00 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF 5TH STREET;  
THENCE S 30°13'26" E, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE AND THE NORTHEASTERLY LINE OF VACATED WAZEE STREET, 212.99 FEET TO THE INTERSECTION OF SAID NORTHEASTERLY LINE WITH THE RANGE LINE IN VACATED WAZEE STREET;  
THENCE CONTINUING ALONG SAID NORTHEASTERLY LINE, S 30°13'55" E, 21.00 FEET TO THE CENTERLINE OF SAID VACATED WAZEE STREET;  
THENCE S 59°47'29" W, ALONG SAID CENTERLINE, 581.95 FEET TO A POINT ON A CURVE;  
THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1208.70 FEET, A CHORD BEARING N 19°52'32" E AND A CENTRAL ANGLE OF 70°26'32", 1486.03 FEET TO A POINT 20.00 FEET, AS MEASURED AT RIGHT ANGLES, SOUTHEASTERLY FROM THE NORTHWESTERLY LINE OF SAID BLOCK 253;  
THENCE N 59°54'30" E PARALLEL WITH SAID NORTHWESTERLY LINE AND THE NORTHEASTERLY EXTENSION OF SAID NORTHWESTERLY LINE, 279.77 FEET TO THE INTERSECTION OF SAID EXTENDED PARALLEL LINE WITH THE RANGE LINE IN 7TH STREET;  
THENCE N 59°53'16" E, PARALLEL WITH THE SOUTHWESTERLY EXTENSION OF THE NORTHWESTERLY LINE OF BLOCK 71 AND PARALLEL WITH THE NORTHWESTERLY LINE OF SAID BLOCK 71, 389.79 FEET TO A POINT ON A CURVE;  
THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 968.77, A CHORD BEARING N 63°34'19" E AND A CENTRAL ANGLE OF 07°22'06", 124.59 FEET TO A POINT 28.00 FEET, AS MEASURED AT RIGHT ANGLES, SOUTHEASTERLY FROM THE NORTHWESTERLY LINE OF SAID BLOCK 70;  
THENCE N 59°53'16" E, PARALLEL WITH SAID NORTHWESTERLY BLOCK LINE AND THE

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NORTHEASTERLY EXTENSION OF SAID BLOCK LINE, 300.00 FEET TO A POINT OF CURVE;  
THENCE ALONG THE ARC OF SAID TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1109.14 FEET  
AND A CENTRAL ANGLE OF 12°54'06", 249.75 FEET TO THE NORTHWESTERLY LINE OF SAID BLOCK 36;  
THENCE N 59°53'16" E ALONG SAID NORTHWESTERLY LINE AND THE NORTHEASTERLY EXTENSION OF  
SAID NORTHWESTERLY LINE, 75.68 FEET TO THE INTERSECTION OF SAID NORTHEASTERLY  
EXTENSION WITH THE SOUTHWESTERLY EXTENSION OF THE NORTHWESTERLY LINE OF SAID BLOCK  
35;

THENCE N 59°55'00" E, ALONG SAID SOUTHWESTERLY EXTENSION AND ALONG SAID  
NORTHWESTERLY LINE OF BLOCK 35, 165.04 FEET TO A POINT ON A CURVE;

THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 50.00  
FEET, A CHORD BEARING OF N 59°55'00" E AND A CENTRAL ANGLE OF 106°15'27", 92.73 FEET TO THE  
NORTHWESTERLY LINE OF SAID BLOCK 35;

THENCE N 59°55'00" E, ALONG SAID NORTHWESTERLY LINE AND THE NORTHEASTERLY EXTENSION  
OF SAID NORTHWESTERLY LINE OF BLOCK 35, 138.24 FEET TO THE MOST WESTERLY CORNER OF  
SAID BLOCK 6, BEING A POINT OF CURVE;

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 78.62 FEET AND A  
CENTRAL ANGLE OF 73°31'52", 100.90 FEET TO A POINT OF TANGENT;

THENCE S 46°33'08" E, ALONG SAID TANGENT, 218.88 FEET TO A POINT ON A CURVE;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 598.14 FEET, A CHORD  
BEARING S 27°40'59" W AND A CENTRAL ANGLE OF 25°48'36", 269.44 FEET TO A POINT OF TANGENT;

THENCE S 14°46'41" W, ALONG SAID TANGENT 132.07 FEET TO A POINT OF CURVE;

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 300.00 FEET AND A  
CENTRAL ANGLE OF 45°06'35", 236.19 FEET TO A POINT OF TANGENT;

THENCE S 59°53'16" W, ALONG SAID TANGENT, 355.86 FEET TO A POINT ON A CURVE;

THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 90.00  
FEET, A CHORD BEARING S 02°47'25" E AND A CENTRAL ANGLE OF 167°26'35", 263.02 FEET TO THE  
SOUTHWESTERLY RIGHT-OF-WAY LINE OF 9TH STREET AS DEFINED IN DOCUMENT RECORDED MAY  
25, 1988 UNDER RECEPTION NO. [R-88-0270318](#) IN THE RECORDS OF DENVER COUNTY;

THENCE S 30°15'39" E, ALONG SAID SOUTHWESTERLY LINE 125.10 FEET TO THE SOUTHEASTERLY  
LINE OF SAID BLOCK 69;

THENCE S 59°54'46" W, ALONG SAID SOUTHEASTERLY LINE AND THE SOUTHWESTERLY EXTENSION  
OF SAID SOUTHEASTERLY LINE, 355.08 FEET TO THE NORTHEASTERLY CORNER OF A VACATED  
PARCEL SITUATED IN WAZEE STREET;

THENCE ALONG THE PERIMETER OF SAID VACATED PARCEL THE FOLLOWING THREE (3) COURSES:

1. S 30°05'14" E, 11.00 FEET;
2. S 59°54'46" W, 178.00 FEET;
3. N 30°05'14" W, 11.00 FEET TO THE SOUTHEASTERLY LINE OF SAID BLOCK 72;

THENCE S 59°54'46" W, ALONG SAID SOUTHEASTERLY LINE, 120.09 FEET TO THE POINT OF  
BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO;

EXCEPT THAT PART DESCRIBED IN ORDINANCE NO. 905, SERIES OF 2000, RECORDED NOVEMBER 17,  
2000 UNDER RECEPTION NO. [2000168442](#);

AND FURTHER EXCEPTING THEREFROM THAT PORTION CONVEYED TO REGIONAL TRANSPORTATION  
DISTRICT BY SPECIAL WARRANTY DEED RECORDED AUGUST 1, 2019 UNDER RECEPTION NO.  
[2019099780](#).

PARCEL 1A:

A PARCEL OF LAND BEING A PORTION OF BLOCKS 5 AND 6 ALONG WITH A PORTION OF THE VACATED  
ALLEYS AND A PORTION OF THE VACATED STREETS ADJACENT TO AND CONTIGUOUS WITH SAID  
BLOCKS ALL LOCATED IN WEST DENVER SITUATED IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68  
WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO,  
DESCRIBED AS FOLLOWS:

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**Old Republic National Title Insurance Company**

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BEGINNING AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF VACATED WEWATTA STREET WITH THE NORTHWESTERLY EXTENSION OF THE CENTERLINE OF VACATED 12TH STREET IN WEST DENVER, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 33 BEARS S 36°24'32" W, 4628.78 FEET;  
THENCE S 30°12'04" E, ALONG SAID EXTENSION AND SAID CENTERLINE OF VACATED 12TH STREET, 130.00 FEET TO A POINT 50.00 FEET, AS MEASURED AT RIGHT ANGLES, SOUTHEASTERLY FROM THE SOUTHWESTERLY EXTENSION OF THE NORTHWESTERLY LINE OF SAID BLOCK 5;  
THENCE N 59°55'00" E, PARALLEL WITH SAID EXTENSION AND SAID NORTHWESTERLY LINE, 82.83 FEET TO THE SOUTHWESTERLY LINE OF SPEER BOULEVARD RIGHT-OF-WAY AS DEFINED IN PARCELS 5B AND 5C OF THE SPEER VIADUCT REPLACEMENT PROJECT;  
THENCE S 46°33'08" E, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 137.20 FEET;  
THENCE DEPARTING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE S 44°53'56" W, 226.75 FEET;  
THENCE N 46°33'08" W, 334.03 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID VACATED WEWATTA STREET;  
THENCE N 59°55'00" E, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE 191.72 FEET TO THE POINT OF BEGINNING.  
CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**PARCEL 1B:**

A PARCEL OF LAND BEING A PORTION OF THE VACATED ALLEY IN BLOCK 259, WEST DENVER SITUATED IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF SAID ALLEY, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 33 BEARS S 29°48'16" W, 2138.19 FEET AND THE MOST EASTERLY CORNER OF LOT 9, SAID BLOCK 259 BEARS N 30°12'51" W, 16.00 FEET;  
THENCE N 30°12'51" W, ALONG SAID SOUTHWESTERLY LINE OF SAID ALLEY, 57.00 FEET TO A POINT 41.00 FEET, AS MEASURED AT RIGHT ANGLES, NORTHWESTERLY FROM THE SOUTHEASTERLY LINE OF SAID LOT 9 AND LOT 4;  
THENCE DEPARTING SAID SOUTHWESTERLY LINE, N 59°54'26" E, PARALLEL WITH SAID SOUTHEASTERLY LOT LINES, 8.25 FEET TO THE CENTERLINE OF SAID ALLEY;  
THENCE S 30°12'51" E, ALONG SAID CENTERLINE, 57.00 FEET TO A POINT 16.00 FEET, AS MEASURED AT RIGHT ANGLES, SOUTHEASTERLY FROM THE SOUTHEASTERLY LINE OF SAID LOT 9 AND LOT 4;  
THENCE S 59°54'26" W, PARALLEL WITH SAID SOUTHEASTERLY LOT LINES, 8.25 FEET TO THE POINT OF BEGINNING.  
CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**PARCEL 1P:**

A PARCEL OF LAND BEING A PART OF WEST DENVER SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF WEWATTA STREET AS DEFINED BY SAID WEST DENVER, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 33 BEARS S 36°24'32" W, 4628.78 FEET;  
THENCE N 59°55'00" E, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, 44.6 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SPEER BOULEVARD;  
THENCE S 46°33'08" E, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 135.56 FEET TO A POINT 50.00 FEET, AS MEASURED AT RIGHT ANGLES, SOUTHEASTERLY FROM THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID WEWATTA STREET;  
THENCE S 59°55'00" W, PARALLEL WITH SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, 82.83 FEET TO THE CENTERLINE OF VACATED 12TH STREET AS VACATED BY ORDINANCE NO. 750, SERIES 1997;

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THENCE N 30°12'04" W, ALONG SAID CENTERLINE AND THE NORTHWESTERLY EXTENSION OF SAID CENTERLINE, 130.00 FEET TO THE POINT OF BEGINNING.  
CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL 1VW:

A PARCEL OF LAND BEING A PART OF WAZEE STREET, WHICH PART HAS BEEN VACATED PURSUANT TO ORDINANCE NO. 980, SERIES OF 1999, RECORDED JANUARY 3, 2000, UNDER RECEPTION NO. [2000000239](#) AND ALSO RECORDED JANUARY 6, 2000 UNDER RECEPTION NO. [2000001727](#), SAID PART BEING BETWEEN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF 7TH STREET AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF 9TH STREET LOCATED IN WEST DENVER, A SUBDIVISION SITUATED IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF WAZEE STREET, SAID POINT BEING THE MOST SOUTHERLY CORNER OF THAT PARCEL OF LAND GRANTED TO THE CITY AND COUNTY OF DENVER BY THAT QUIT CLAIM DEED RECORDED MAY 25, 1988 UNDER RECEPTION NO. [R-88-0270318](#) IN THE RECORDS OF SAID DENVER COUNTY; THENCE SOUTHEASTERLY ALONG THE SOUTHEASTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF SAID PARCEL DESCRIBED IN SAID QUIT CLAIM DEED RECORDED MAY 25, 1988 UNDER RECEPTION NO. [R-88-0270318](#) TO THE INTERSECTION OF SAID EXTENSION WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF AURARIA PARKWAY AS DEFINED BY THE NORTHEASTERLY EXTENSION OF THE NORTHWESTERLY LINE OF THAT PARCEL DESCRIBED IN DEED RECORDED APRIL 20, 1989 UNDER RECEPTION NO. [R-89-0035163](#), SAID EXTENSION BEING A CURVE;  
THENCE SOUTHWESTERLY, ALONG SAID CURVE, ALONG SAID EXTENSION TO THE INTERSECTION OF SAID EXTENSION WITH THE NORTHWESTERLY LINE OF BLOCK 68, WEST DENVER;  
THENCE NORTHWESTERLY ON A LINE PERPENDICULAR TO THE NORTHWESTERLY LINE OF SAID BLOCK 68, 40.00 FEET TO THE CENTERLINE OF WAZEE STREET;  
THENCE SOUTHWESTERLY, ALONG SAID CENTERLINE TO THE INTERSECTION OF SAID CENTERLINE WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF 7TH STREET, SAID RIGHT-OF-WAY LINE DEFINED BY A LINE CONNECTING THE MOST SOUTHERLY CORNER OF BLOCK 72, WEST DENVER WITH A POINT ON THE NORTHWESTERLY LINE OF BLOCK 73, WEST DENVER, SAID POINT BEING 24.10 FEET NORTHEASTERLY FROM THE MOST WESTERLY CORNER OF SAID BLOCK 73;  
THENCE NORTHWESTERLY, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE TO THE MOST SOUTHERLY CORNER OF SAID BLOCK 72;  
THENCE NORTHEASTERLY, ALONG THE SOUTHEASTERLY LINE OF SAID BLOCK 72 TO THE MOST WESTERLY CORNER OF THAT PARCEL OF WAZEE STREET VACATED BY ORDINANCE NO. 14, SERIES OF 1944 RECORDED MARCH 16, 1949 IN BOOK 6518 AT PAGE [129](#);  
THENCE SOUTHEASTERLY, ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL TO THE MOST SOUTHERLY CORNER OF SAID PARCEL;  
THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL TO THE MOST EASTERLY CORNER OF SAID PARCEL BEING ALSO THE MOST SOUTHERLY CORNER OF THAT PARCEL OF WAZEE STREET VACATED BY ORDINANCE NO. 6 SERIES OF 1944, RECORDED MARCH 16, 1949 IN BOOK 6518 AT PAGE [130](#);  
THENCE CONTINUING NORTHEASTERLY, ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL VACATED BY SAID ORDINANCE NO. 6 SERIES OF 1944, TO THE MOST EASTERLY CORNER OF SAID PARCEL;  
THENCE NORTHWESTERLY, ALONG THE NORTHEASTERLY LINE OF SAID PARCEL TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID WAZEE STREET;  
THENCE NORTHEASTERLY, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.  
CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**ALTA COMMITMENT**  
**Old Republic National Title Insurance Company**  
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**ALTA COMMITMENT**

**Old Republic National Title Insurance Company**

**Schedule B, Part I**

**(Requirements)**

**Order Number:** ABD70667746-8

**All of the following Requirements must be met:**

**This proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.**

**Pay the agreed amount for the estate or interest to be insured.**

**Pay the premiums, fees, and charges for the Policy to the Company.**

**Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.**

1. PARTIAL RELEASE OF DEED OF TRUST, SECURITY AGREEMENT, ASSIGNMENT OF LEASES, RENTS AND REVENUES AND FIXTURE FILING DATED OCTOBER 04, 2007 FROM KROENKE 923, LLC, KROENKE 1055, LLC, PARAMOUNT HOLDINGS LLC, KROENKE PARKING, LLC AND THE OPERA SHOP, INC., TO THE PUBLIC TRUSTEE OF DENVER COUNTY FOR THE USE OF CITIBANK, N.A., TO SECURE THE SUM OF \$35,000,000.00 RECORDED OCTOBER 04, 2007, UNDER RECEPTION NO. [2007155146](#).

FIRST AMENDMENT TO DEED OF TRUST, SECURITY AGREEMENT, ASSIGNMENT OF LEASES, RENTS AND REVENUES AND FIXTURE FILING RECORDED JUNE 4, 2013 UNDER RECEPTION NO. [2013080115](#).

SECOND AMENDMENT TO DEED OF TRUST, SECURITY AGREEMENT, ASSIGNMENT OF LEASES, RENTS AND REVENUES AND FIXTURE FILING RECORDED FEBRUARY 23, 2018 UNDER RECEPTION NO. [2018022592](#).

SAID DEED OF TRUST WAS FURTHER SECURED BY ASSIGNMENT OF RENTS GIVEN IN CONNECTION WITH SAID DEED OF TRUST RECORDED OCTOBER 4, 2007 UNDER RECEPTION NO. [2007155147](#).

FIRST AMENDMENT TO ASSIGNMENT OF LEASES AND RENTS RECORDED JUNE 4, 2013 UNDER RECEPTION NO. [2013080116](#).

SECOND AMENDMENT TO ASSIGNMENT OF LEASES AND RENTS RECORDED FEBRUARY 23, 2018 UNDER RECEPTION NO. [2018022592](#).

THIRD AMENDMENT TO DEED OF TRUST, SECURITY AGREEMENT, ASSIGNMENT OF LEASES, RENTS AND REVENUES AND FIXTURE FILING RECORDED DECEMBER 28, 2022 UNDER RECEPTION NO. [2022154328](#).

(AFFECTS PARCELS 1, 2, 8, 9, 10 AND 11)

2. RELEASE OF DEED OF TRUST, SECURITY AGREEMENT AND FIXTURE FILING DATED SEPTEMBER 10, 2015 FROM TKG AURARIA, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY TO THE PUBLIC TRUSTEE OF DENVER COUNTY FOR THE USE OF KEYBANK NATIONAL ASSOCIATION TO SECURE THE SUM OF \$1,800,000.00 RECORDED SEPTEMBER 28, 2015, UNDER RECEPTION NO. [2015135692](#).

SAID DEED OF TRUST FURTHER SECURED IN ASSIGNMENT OF RENTS RECORDED SEPTEMBER 28, 2015 UNDER RECEPTION NO. [2015135691](#).

FIRST AMENDMENT TO DEED OF TRUST, SECURITY AGREEMENT AND FIXTURE FILING RECORDED AUGUST 14, 2018 UNDER RECEPTION NO. [2018102203](#).

SECOND AMENDMENT TO DEED OF TRUST, SECURITY AGREEMENT AND FIXTURE FILING RECORDED SEPTEMBER 14, 2021 UNDER RECEPTION NO. [2021174318](#).

(AFFECTS PARCEL 5)



**ALTA COMMITMENT**  
**Old Republic National Title Insurance Company**  
**Schedule B, Part I**  
**(Requirements)**

**Order Number:** ABD70667746-8

**All of the following Requirements must be met:**

3. RELEASE OF DEED OF TRUST, SECURITY AGREEMENT AND FIXTURE FILING DATED SEPTEMBER 10, 2015 FROM 1201 AURARIA DEVELOPMENT, L.L.C. TO THE PUBLIC TRUSTEE OF DENVER COUNTY FOR THE USE OF KEYBANK NATIONAL ASSOCIATION TO SECURE THE SUM OF \$5,540,000.00 RECORDED SEPTEMBER 28, 2015, UNDER RECEPTION NO. [2015135694](#).

FIRST AMENDMENT TO DEED OF TRUST, SECURITY AGREEMENT AND FIXTURE FILING RECORDED JULY 26, 2016 UNDER RECEPTION NO. [2016098055](#).

SECOND AMENDMENT TO DEED OF TRUST, SECURITY AGREEMENT AND FIXTURE FILING RECORDED SEPTEMBER 14, 2021 UNDER RECEPTION NO. [2021174317](#).

(AFFECTS PARCEL 6)

4. TERMINATION OF FINANCING STATEMENT WITH KROENKE ARENA COMPANY, LLC, THE SECURED PARTY AND KEY EQUIPMENT FINANCE, A DIVISION OF KEYBANK NA, DEBTOR, RECORDED JANUARY 27, 2023 UNDER RECEPTION NO. [2023006426](#).

(AFFECTS PARCEL 15)

NOTE: ADDITIONAL REQUIREMENTS OR EXCEPTIONS MAY BE NECESSARY WHEN THE BUYERS NAMES ARE ADDED TO THIS COMMITMENT. COVERAGES AND/OR CHARGES REFLECTED HEREIN, IF ANY, ARE SUBJECT TO CHANGE UPON RECEIPT OF THE CONTRACT TO BUY AND SELL REAL ESTATE AND ANY AMENDMENTS THERETO.

**ALTA COMMITMENT**  
**Old Republic National Title Insurance Company**  
**Schedule B, Part II**  
**(Exceptions)**

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This commitment does not republish any covenants, condition, restriction, or limitation contained in any document referred to in this commitment to the extent that the specific covenant, conditions, restriction, or limitation violates state or federal law based on race, color, religion, sex, sexual orientation, gender identity, handicap, familial status, or national origin.

1. Any facts, rights, interests, or claims thereof, not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.
6. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
7. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.
8. EXISTING LEASES AND TENANCIES, IF ANY.
9. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN AGREEMENT RECORDED NOVEMBER 22, 1901 IN BOOK 1451 AT PAGE [93](#) AND DECREE RECORDED DECEMBER 16, 1953 IN BOOK 7405 AT PAGE [247](#).  
  
(AFFECTS PARCEL 6A).
10. EASEMENTS FOR ELECTRIC, TELEPHONE, GAS MAINS AND PIPES, SEWER AND WATER PIPES, AS RESERVED IN ORDINANCE 287 SERIES OF 1957 RECORDED SEPTEMBER 10, 1957 IN BOOK 8087 AT PAGE [371](#).  
  
(AFFECTS PARCEL 12)
11. THE RIGHT TO CONSTRUCT, OPERATE AND MAINTAIN POWER AND SEWER LINES IN VACATED ALLEY AS RESERVED ORDINANCE 266 SERIES OF 1969 RECORDED SEPTEMBER 10, 1969 IN BOOK 83 AT PAGE [234](#).

RELINQUISHMENT OF PART OF SAID RESERVATION AS CONTAINED IN ORDINANCE 461 SERIES OF 1999 RECORDED JUNE 18, 1999 UNDER RECEPTION NO. [108600](#).

(AFFECTS PARCELS 8 AND 9)

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12. TERMS, CONDITIONS, RESTRICTIONS AND PROVISIONS CONTAINED IN DEEDS RECORDED NOVEMBER 07, 1973 IN BOOK 792 AT PAGE [61](#); MAY 8, 1974 IN BOOK 876 AT PAGE [471](#); AND MAY 12, 1976 IN BOOK 1245 AT PAGE [5](#).  
  
(AFFECTS PARCEL 12)
13. TERMS, CONDITIONS, AND PROVISIONS OF PARTY WALL AGREEMENT RECORDED FEBRUARY 02, 1981, IN BOOK 2317 AT PAGE [623](#).  
  
(AFFECTS PARCELS 10 AND 11)
14. EASEMENTS FOR UTILITIES, TELEPHONE LINES, POWER LINES AND DRAINAGE FACILITIES FOR WATER AND SEWAGE AS RETAINED IN ORDINANCE NO. 552 SERIES OF 1981 RECORDED NOVEMBER 6, 1981 IN BOOK 2480 AT PAGE [474](#).  
  
(AFFECTS PARCEL 7)
15. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN GRANT OF EASEMENT FOR ROADWAY PERMITTING VEHICULAR INGRESS AND EGRESS RECORDED SEPTEMBER 14, 1983 IN BOOK 2907 AT PAGE [596](#).  
  
(AFFECTS PARCEL 4).
16. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN PERMANENT EASEMENT RECORDED MARCH 18, 1985 UNDER RECEPTION NO. [389967](#).  
  
(AFFECTS PARCEL 13).
17. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN PERMANENT EASEMENT RECORDED AUGUST 25, 1986 UNDER RECEPTION NO. [11076](#).  
  
(AFFECTS PARCEL 12).
18. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN RIGHT OF WAY AND EASEMENT RECORDED JUNE 09, 1988 UNDER RECEPTION NO. [R-88-0275573](#).  
  
(AFFECTS PARCELS 3, 4, 7 AND 9).
19. EASEMENTS FOR UTILITIES, TELEPHONE LINES, POWER LINES AND DRAINAGE FACILITIES FOR WATER AND SEWAGE AS RETAINED IN ORDINANCE NO. 183, SERIES OF 1989, RECORDED APRIL 13, 1989 UNDER RECEPTION NO. [R-89-0033259](#).  
  
(AFFECTS VACATED ALLEY IN PARCEL 5A)
20. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ORDINANCE 747 SERIES OF 1997 RELATING TO ZONING RECORDED NOVEMBER 07, 1997 UNDER RECEPTION NO. [9700150818](#).  
  
(AFFECTS PARCELS 2, 9 AND 14).
21. (THIS ITEM WAS INTENTIONALLY DELETED)

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22. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN SPECIAL WARRANTY DEED, BARGAIN AND SALE DEED AND QUIT CLAIM DEED RECORDED NOVEMBER 14, 1997 UNDER RECEPTION NO. [9700154605](#), [9700154606](#) AND [9700154607](#).  
  
(AFFECTS PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, AND 14).
23. EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO, FOR UTILITY LINES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED FEBRUARY 18, 1998, UNDER RECEPTION NO. [9800023312](#).  
  
(AFFECTS PARCEL 14).
24. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN AMENDMENT TO THE ZONE MAP FOR PUB NO. 440 RECORDED FEBRUARY 02, 1999 UNDER RECEPTION NO. [9900034502](#). AMENDMENT BY ORDINANCE NO. 1001, SERIES OF 2001, RECORDED NOVEMBER 30, 2001 UNDER RECEPTION NO. [2001203739](#). AMENDED BY ORDINANCE NO. 25, SERIES OF 2002, RECORDED JANUARY 18, 2002 UNDER RECEPTION NO. [2002012551](#). AMENDED BY ORDINANCE NO. 20, SERIES OF 2002 RECORDED JANUARY 23, 2002 UNDER RECEPTION NO. [2002015273](#).  
  
(AFFECTS ALL PARCELS)
25. (THIS ITEM WAS INTENTIONALLY DELETED)
26. (THIS ITEM WAS INTENTIONALLY DELETED)
27. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE CONOCO AT PEPSI CENTER, A MINOR PLANNED UNIT DEVELOPMENT RECORDED AUGUST 13, 1999 UNDER RECEPTION NO. [9900143186](#).  
  
(AFFECTS PARCEL 14)
28. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN DEED OF EASEMENT TO THE CITY AND COUNTY OF DENVER RECORDED SEPTEMBER 01, 1999 UNDER RECEPTION NO. [990154398](#).  
  
(AFFECTS PARCEL 2).
29. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN DEED OF EASEMENT TO THE CITY AND COUNTY OF DENVER RECORDED SEPTEMBER 01, 1999 UNDER RECEPTION NO. [9900154399](#).  
  
(AFFECTS PARCEL 9).
30. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN DEED OF EASEMENT RECORDED SEPTEMBER 01, 1999 UNDER RECEPTION NO. [9900154400](#).  
  
(AFFECTS PARCEL 14).
31. EASEMENT GRANTED TO CITY AND COUNTY OF DENVER, FOR DRAINAGE FACILITIES FOR STORM WATER, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED SEPTEMBER 01, 1999, UNDER RECEPTION NO. [9900154405](#).  
  
(AFFECTS PARCEL 1)

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32. (THIS ITEM WAS INTENTIONALLY DELETED)
33. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN REVOCABLE PERMIT RECORDED OCTOBER 07, 1999 UNDER RECEPTION NO. [9900175684](#).  
  
(AFFECTS PARCEL 11).
34. RESERVATION OF EASEMENTS AS SET FORTH IN ORDINANCE 0980, SERIES OF 1999 VACATING A PORTION OF WAZEE STREET, RECORDED JANUARY 3, 2000 UNDER RECEPTION NO. [2000000239](#) AND RECORDED JANUARY 6, 2000 UNDER RECEPTION NO. [2000001727](#).  
  
(AFFECTS PARCEL 12)
35. EASEMENT GRANTED TO REGIONAL TRANSPORTATION STREET, FOR RAIL MASS TRANSPORTATION SERVICES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED NOVEMBER 08, 2000, UNDER RECEPTION NO. [2000163224](#) AND [2000163225](#).  
  
(AFFECTS PARCEL 1)
36. LEASE BETWEEN THE BOARD OF DIRECTORS OF THE AURARIA HIGHER EDUCATION CENTER, A BODY CORPORATE, LESSOR, AND ASCENT ARENA COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY, LESSEE, AS SHOWN BY LEASE AGREEMENT RECORDED APRIL 13, 2000, UNDER RECEPTION NO. [20000052666](#).  
  
NOTE: A RIGHT OF FIRST REFUSAL CONTAINED THEREIN.  
  
(AFFECTS PARCELS 12 AND 13).
37. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN GRANT OF EASEMENT (20-FOOT PARKING EASEMENT RECORDED FEBRUARY 20, 2001 UNDER RECEPTION NO. [2001022764](#).  
  
(AFFECTS PARCEL 2).
38. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN GRANT OF EASEMENT (30-FOOT ACCESS AND PARKING EASEMENT) RECORDED FEBRUARY 20, 2001 UNDER RECEPTION NO. [2001022765](#).  
  
(AFFECTS PARCEL 4).
39. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN GRANT OF EASEMENT (20-FOOT PARKING EASEMENT) RECORDED FEBRUARY 20, 2001 UNDER RECEPTION NO. [2001022766](#).  
  
(AFFECTS PARCEL 2).
40. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN GRANT OF EASEMENT (30-FOOT ACCESS AND PARKING EASEMENT) RECORDED FEBRUARY 20, 2001 UNDER RECEPTION NO. [2001022767](#).  
  
(AFFECTS PARCEL 4).

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41. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN GRANT OF EASEMENT (20-FOOT PARKING EASEMENT) RECORDED FEBRUARY 20, 2001 UNDER RECEPTION NO. [2001022769](#).

(AFFECTS PARCEL 2).

42. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN GRANT OF EASEMENT (30-FOOT ACCESS AND PARKING EASEMENT) RECORDED FEBRUARY 20, 2001 UNDER RECEPTION NO. [2001022770](#).

AMENDED EASEMENT AGREEMENT RECORDED MARCH 25, 2015 UNDER RECEPTION NO. [2015036776](#) AND RE-RECORDED DECEMBER 24, 2015 UNDER RECEPTION NO. [2015177988](#).

(AFFECTS PARCEL 7).

43. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN GRANT OF EASEMENT (20-FOOT PARKING EASEMENT) RECORDED FEBRUARY 20, 2001 UNDER RECEPTION NO. [2001022771](#).  
SUPPLEMENTAL AGREEMENT (PARKING) RECORDED JANUARY 2, 2013 UNDER RECEPTION NO. [2013000634](#).

(AFFECTS PARCELS 2, 5 AND 6).

44. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN GRANT OF EASEMENT (30-FOOT ACCESS AND PARKING EASEMENT) RECORDED FEBRUARY 20, 2001 UNDER RECEPTION NO. [2001022772](#).  
SUPPLEMENTAL AGREEMENT (PARKING) RECORDED JANUARY 2, 2013 UNDER RECEPTION NO. [2013000634](#).

(AFFECTS PARCELS 3, 4, 5 AND 6).

45. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN GRANT OF EASEMENT (20-FOOT PARKING EASEMENT) RECORDED FEBRUARY 28, 2001 UNDER RECEPTION NO. [2001027883](#).

(AFFECTS PARCEL 2).

46. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN GRANT OF EASEMENT (30-FOOT ACCESS AND PARKING EASEMENT) RECORDED FEBRUARY 28, 2001 UNDER RECEPTION NO. [2001027884](#).

(AFFECTS PARCEL 7).

47. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ADMINISTRATIVE MODIFICATION RECORDED JANUARY 09, 2002 UNDER RECEPTION NO. [2002005893](#).

(AFFECTS PARCEL 8).

48. TERMS, CONDITIONS AND PROVISIONS OF NOTICE OF WAIVERS RECORDED JANUARY 14, 2002 UNDER RECEPTION NO. [2002009757](#), [2002009758](#), [2002009759](#) AND [2002009760](#).

(AFFECTS ALL PARCELS).

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49. ANY COVENANTS, AGREEMENTS, ASSESSMENTS AND/OR EASEMENTS FOR PUBLIC UTILITIES, SEWER, DRAINAGE AND OTHER INCIDENTAL PURPOSES THAT AFFECT THE COMMON ELEMENTS ONLY, AS SHOWN ON THE MAP OF 1055 AURARIA PARKWAY, CONDOMINIUM RECORDED JANUARY 17, 2006 UNDER RECEPTION NO. [2006010753](#).

(AFFECTS PARCEL 8)

50. THOSE PROVISIONS, COVENANTS AND CONDITIONS, EASEMENTS, AND RESTRICTIONS, WHICH ARE A BURDEN TO THE CONDOMINIUM UNITS OF 1055 AURARIA PARKWAY, DESCRIBED IN SCHEDULE A, PARCEL 8, AS CONTAINED IN INSTRUMENT RECORDED JANUARY 17, 2006, UNDER RECEPTION NO. [2006010754](#)

(AFFECTS PARCEL 8).

51. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ORDINANCE 729 SERIES OF 2002 GRANTING A REVOCABLE PERMIT RECORDED AUGUST 21, 2007 UNDER RECEPTION NO. [2007131243](#).

(AFFECTS PARCEL 8).

52. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENT DEED BY COURT ORDER RECORDED MARCH 19, 2013 UNDER RECEPTION NO. [2013038643](#) AND RECORDED JUNE 6, 2013 UNDER RECEPTION NO. [2013081425](#).

(AFFECTS PARCEL 1)

53. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ADMINISTRATIVE MODIFICATION REQUEST RECORDED JANUARY 15, 2015 UNDER RECEPTION NO. [2015005122](#).

(AFFECTS PARCEL 6A).

54. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN MEMORANDUM OF LEASEHOLD RIGHTS OF FIRST REFUSAL JANUARY 20, 2015 UNDER RECEPTION NO. [2015005979](#), [2015005980](#), AND RECORDED JULY 02, 2015 UNDER RECEPTION NO. [2015090184](#).

(AFFECTS PARCEL 14).

55. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN PERMANENT SANITARY EASEMENT RECORDED FEBRUARY 25, 2016 UNDER RECEPTION NO. [2016024663](#).

(AFFECTS PARCEL 12).

56. EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO, FOR UTILITY LINES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED APRIL 07, 2016, UNDER RECEPTION NO. [2016044100](#).

(AFFECTS PARCEL 4).

(ITEMS 8 THROUGH 56 AFFECT PARCELS 1 THROUGH 14 AS SET FORTH ABOVE)

(ITEMS 57 THROUGH 96 AFFECT PARCEL 15 AS SET FORTH BELOW)

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57. EXISTING LEASES AND TENANCIES, IF ANY.

(AFFECTS ALL OF PARCEL 15 PARCELS)

58. EASEMENTS AND RIGHTS OF WAY FOR UTILITIES, AS RESERVED IN ORDINANCE NO. 43, SERIES 1914 VACATING STREETS AND ALLEYS, RECORDED APRIL 20, 1914 IN BOOK 3461 AT PAGE [450](#). ORDINANCE NO. 461, SERIES OF 1999, RELINQUISHING VARIOUS EASEMENTS AND RIGHTS OF WAY, RECORDED JUNE 18, 1999 UNDER RECEPTION NO. [9900108600](#).

(AFFECTS PARCEL 1 OF PARCEL 15)

59. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN SLOPE EASEMENT TO THE STATE DEPARTMENT OF HIGHWAYS, DIVISION OF HIGHWAYS, STATE OF COLORADO RECORDED JANUARY 06, 1986 UNDER RECEPTION NO. [12913](#). CORRECTION SLOPE EASEMENT RECORDED OCTOBER 28, 1988 UNDER RECEPTION NO. [R-88-0326322](#).

(AFFECTS PARCEL 1 OF PARCEL 15).

60. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN LANDSCAPE EASEMENT RECORDED JANUARY 23, 1991 UNDER RECEPTION NO. [R-91-0004599](#).

(AFFECTS PARCEL 1 OF PARCEL 15).

61. TERMS, CONDITIONS, PROVISIONS, BURDENS, EASEMENTS AND OBLIGATIONS AS SET FORTH IN SPECIAL WARRANTY DEED, BARGAIN AND SALE DEED AND QUIT CLAIM DEED RECORDED NOVEMBER 14, 1997 UNDER RECEPTION NO. [9700154605](#), [9700154606](#) AND [9700154607](#).

(AFFECTS ALL OF PARCEL 15 PARCELS)

62. EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO, FOR UTILITY LINES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED FEBRUARY 18, 1998, UNDER RECEPTION NO. [9800023309](#).

(AFFECTS PARCEL 1 OF PARCEL 15).

63. EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO, FOR UTILITY LINES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED FEBRUARY 18, 1998, UNDER RECEPTION NO. [9800023312](#).

(AFFECTS PARCEL 1 OF PARCEL 15).

64. EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO, FOR UTILITY LINES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED FEBRUARY 18, 1998, UNDER RECEPTION NO. [9800023313](#).

(AFFECTS PARCEL 1 OF PARCEL 15).



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65. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENT AGREEMENT WITH THE CITY AND COUNTY OF DENVER, ACTING BY AND THROUGH ITS BOARD OF WATER COMMISSIONERS RECORDED APRIL 24, 1998 UNDER RECEPTION NO. [9800063171](#). PARTIAL RELEASE OF EASEMENT RECORDED MARCH 11, 1999 UNDER RECEPTION NO. [9900044888](#).

(AFFECTS PARCEL 1 OF PARCEL 15).

66. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENT AGREEMENT WITH THE CITY AND COUNTY OF DENVER, ACTING BY AND THROUGH ITS BOARD OF WATER COMMISSIONERS RECORDED APRIL 24, 1998 UNDER RECEPTION NO. [9800063172](#). PARTIAL RELEASE OF EASEMENT RECORDED MARCH 11, 1999 UNDER RECEPTION NO. [9900044888](#). PARTIAL RELEASE OF EASEMENT RECORDED MAY 24, 1999 UNDER RECEPTION NO. [9900091692](#).

(AFFECTS PARCEL 1 OF PARCEL 15)

67. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN NON-MERGING EASEMENT AND INDEMNITY AGREEMENT BY AND BETWEEN ASCENT ARENA COMPANY, LLC AND THE CITY AND COUNTY OF DENVER, A MUNICIPAL CORPORATION RECORDED MAY 26, 1998 UNDER RECEPTION NO. [9800078840](#).

(AFFECTS PARCELS 1, 1A, AND 1B OF PARCEL 15).

68. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE MAP OF PEPSI CENTER A PLANNED UNIT DEVELOPMENT RECORDED MAY 26, 1998 UNDER RECEPTION NO. [9800078841](#). MAP AMENDMENT FINDINGS RECORDED MARCH 8, 2002 UNDER RECEPTION NOS. [2002046829](#), [2002046830](#) AND [2002046831](#).

(AFFECTS PARCELS 1, 1A AND 1B OF PARCEL 15)

69. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ZONE MAP AMENDMENT P.U.D. #440, DATED SEPTEMBER 10, 1997, RECORDED FEBRUARY 26, 1999 UNDER RECEPTION NO. [9900034502](#); AMENDED BY ORDINANCE NO. 1001, SERIES OF 2001, RECORDED NOVEMBER 30, 2001 UNDER RECEPTION NO. [2001203739](#); AND AMENDED BY ORDINANCE NO. 25, SERIES OF 2002, RECORDED JANUARY 18, 2002 UNDER RECEPTION NO. [2002012551](#).

(AFFECTS PARCELS 1, 1A, 1B, 1P, AND 1VW OF PARCEL 15)

70. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENT AGREEMENT WITH THE CITY AND COUNTY OF DENVER, ACTING BY AND THROUGH ITS BOARD OF WATER COMMISSIONERS RECORDED MARCH 11, 1999 UNDER RECEPTION NO. [9900044887](#).

(AFFECTS PARCEL 1 OF PARCEL 15).

71. TERMS, PROVISIONS, AND RESTRICTIONS FOR PERMANENT ACCESS AND MAINTENANCE EASEMENT AS SET FORTH AND RESERVED IN DEED RECORDED MARCH 18, 1999 UNDER RECEPTION NO. [9900049107](#).

(AFFECTS PARCEL 1P OF PARCEL 15)

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72. ALL MATTERS AS SET FORTH ON COMMUNITY PLANNING & DEVELOPMENT AGENCY BUILDING INSPECTION DIVISION ADMINISTRATIVE MODIFICATION NUMBER 99-199 RECORDED AUGUST 20, 1999 AT RECEPTION NO. [9900146896](#).

(AFFECTS PARCEL 1 OF PARCEL 15)

73. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN DEED OF EASEMENT FOR DRAINAGE FACILITIES FOR STORM WATER RECORDED SEPTEMBER 01, 1999 UNDER RECEPTION NO. [9900154401](#).

(AFFECTS PARCEL 1A AND 1P OF PARCEL 15).

74. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN DEED OF EASEMENT FOR DRAINAGE FACILITIES FOR STORM WATER RECORDED SEPTEMBER 01, 1999 UNDER RECEPTION NO. [9900154402](#). PARTIAL RELINQUISHMENT OF EASEMENT BY ORDINANCE NO. 20161037, SERIES OF 2016 RECORDED NOVEMBER 23, 2016 UNDER RECEPTION NO. [2016164520](#).

(AFFECTS PARCEL 1 OF PARCEL 15)

75. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN DEED OF EASEMENT FOR DRAINAGE FACILITIES FOR STORM WATER RECORDED SEPTEMBER 01, 1999 UNDER RECEPTION NO. [9900154403](#).

(AFFECTS PARCEL 1 OF PARCEL 15).

76. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN DEED OF EASEMENT FOR DRAINAGE FACILITIES FOR STORM WATER RECORDED SEPTEMBER 01, 1999 UNDER RECEPTION NO. [9900154404](#).

(AFFECTS PARCEL 1 OF PARCEL 15).

77. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENT AGREEMENT WITH THE CITY AND COUNTY OF DENVER, ACTING BY AND THROUGH ITS BOARD OF WATER COMMISSIONERS RECORDED SEPTEMBER 13, 1999 UNDER RECEPTION NO. [9900160465](#).

(AFFECTS PARCEL 1 OF PARCEL 15).

78. LEASE BETWEEN ASCENT ARENA AND DEVELOPMENT CORPORATION, LESSOR, AND CONOCO INC., LESSEE, AS SHOWN BY MEMORANDUM OF LEASE RECORDED SEPTEMBER 17, 1999, UNDER RECEPTION NO. [9900163970](#).

(AFFECTS PARCEL 1 OF PARCEL 15)

79. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN BRIDGE, PARKING AND RECIPROCAL EASEMENT AGREEMENT RECORDED SEPTEMBER 24, 1999 UNDER RECEPTION NO. [9900167686](#). SUPPLEMENT THERETO RECORDED DECEMBER 1, 1999 UNDER RECEPTION NO. [9900202667](#).

(AFFECTS ALL OF PARCEL 15 PARCELS).

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80. EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO, FOR UTILITY LINES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED OCTOBER 26, 1999, UNDER RECEPTION NO. [9900185968](#).
- (AFFECTS PARCEL 1 OF PARCEL 15).
81. RESERVATION OF NON-EXCLUSIVE EASEMENTS AS SET FORTH IN ORDINANCE 980, SERIES OF 1999 VACATING A PORTION OF WAZEE STREET, RECORDED JANUARY 3, 2000 UNDER RECEPTION NO. [2000000239](#). AND RECORDED JANUARY 6, 2000 UNDER RECEPTION NO. [2000001727](#).
- (AFFECTS PARCEL 1VW OF PARCEL 15)
82. TERMS, CONDITIONS AND PROVISIONS OF COVENANT AND PERMIT RECORDED JANUARY 19, 2000 UNDER RECEPTION NO. [2000009139](#).
- (AFFECTS PARCEL 1 OF PARCEL 15).
83. TERMS, CONDITIONS AND PROVISIONS OF LETTER ACCEPTING THE TERMS AND CONDITIONS OF ORDINANCE NO. 22, SERIES OF 2000 RECORDED FEBRUARY 08, 2000 AT RECEPTION NO. [2000018807](#).
- (AFFECTS PARCELS 1 AND 1A OF PARCEL 15)
84. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS OF LEASE AGREEMENT BY AND BETWEEN THE BOARD OF DIRECTORS OF THE AURARIA HIGHER EDUCATION CENTER AND ASCENT ARENA COMPANY, LLC RECORDED APRIL 13, 2000 UNDER RECEPTION NO. [2000052666](#).
- (AFFECTS 1, 1A, 1B, 1P, 1VW OF PARCEL 15).
85. TERMS, CONDITIONS AND PROVISIONS OF WAIVERS RECORDED JANUARY 14, 2002 UNDER RECEPTION NO. [2002009757](#), [2002009758](#) AND [2002009760](#).
- (AFFECTS ALL OF PARCEL 15 PARCELS).
86. LEASE BETWEEN ASCENT ARENA COMPANY, LESSOR, AND QWEST WIRELESS LLC, LESSEE, AS EVIDENCED BY MEMORANDUM OF ASSIGNMENT AND ASSUMPTION AGREEMENT WITH SPRINT SPECTRUM LP, RECORDED AUGUST 17, 2004, UNDER RECEPTION NO. [2004169558](#).
- (AFFECTS PARCELS 1, 1A AND 1B OF PARCEL 15)
87. LEASE BETWEEN KROENKE ARENA COMPANY, LESSOR, AND NEW CINGULAR WIRELESS PCS, LLC, LESSEE, AS SHOWN BY MEMORANDUM OF LEASE RECORDED NOVEMBER 28, 2008, UNDER RECEPTION NO. [2008161713](#) AND RECORDED DECEMBER 10, 2010 UNDER RECEPTION NO. [2010144048](#).
- (AFFECTS PARCELS 1, 1A AND 1B OF PARCEL 15).
88. LEASE BETWEEN KROENKE ARENA COMPANY, LLC, LESSOR, AND VERIZON WIRELESS (VAW) LLC D/B/A VERIZON WIRELESS, LESSEE, AS SHOWN BY MEMORANDUM OF LEASE RECORDED OCTOBER 18, 2012, UNDER RECEPTION NO. [2012143115](#).
- (AFFECTS PARCELS 1, 1A AND 1B OF PARCEL 15).

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89. EASEMENT DEED BY COURT ORDER RECORDED MARCH 19, 2013 UNDER RECEPTION NO. [2013038643](#).  
(AFFECTS ALL OF PARCEL 15 PARCELS).
90. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN PERMANENT NON-EXCLUSIVE EASEMENT PEPSI CENTER CLUB/STORAGE BUILDING RECORDED AUGUST 11, 2016 UNDER RECEPTION NO. [2016106668](#).  
(AFFECTS PARCELS 1, 1A AND 1P OF PARCEL 15).
91. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PEPSI CENTER COURTSIDE CLUB AND STORAGE SITE PLAN RECORDED OCTOBER 17, 2016 UNDER RECEPTION NO. [2016143346](#).  
REDLINE AMENDMENT RECORDED DECEMBER 30, 2016 UNDER RECEPTION NO. [2016183091](#).  
(AFFECTS ALL PARCELS\_ TERMINATION OF THE LEASE AGREEMENT BY AND BETWEEN THE CITY AND COUNTY OF DENVER, AND ASCENT ARENA COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY, RECORDED JUNE 13, 2000 UNDER RECEPTION NO. [2000082088](#).  
(AFFECTS ALL OF PARCEL 15 PARCELS)
92. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF PEPSI CENTER - PRIVATE GARAGE ADDITION AMENDMENT NO. 1 TO PEPSI CENTER COURTSIDE CLUB AND STORAGE SITE DEVELOPMENT PLAN RECORDED MAY 24, 2018 UNDER RECEPTION NO. [2018061410](#).  
(AFFECTS ALL OF PARCEL 15 PARCELS).
93. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN AMENDED AND RESTATED DENVER ARENA AGREEMENT INCLUDING BASKETBALL AND HOCKEY COMMITMENTS AGREEMENT RECORDED JULY 31, 2019 UNDER RECEPTION NO. [2019099036](#).  
(AFFECTS ALL OF PARCEL 15 PARCELS).
94. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN REAFFIRMATION AND GRANT OF EASEMENTS TO THE CITY AND COUNTY OF DENVER RECORDED AUGUST 01, 2019 UNDER RECEPTION NO. [2019099778](#).  
(AFFECTS ALL OF PARCEL 15 PARCELS)..
95. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN PEDESTRIAN ACCESS EASEMENT AGREEMENT WITH THE REGIONAL TRANSPORTATION DISTRICT RECORDED AUGUST 01, 2019 UNDER RECEPTION NO. [2019099781](#).  
(AFFECTS ALL OF PARCEL 15 PARCELS)..
96. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF MATTERS DISCLOSED BY ALTA/ACSM LAND TITLE SURVEY DATED NOVEMBER 02, 1999, AND LAST REVISED APRIL 20, 2000, PREPARED BY BENCHMARK SURVEYING, JOB #3531.2.  
(A COPY OF SAID SURVEY IS STORED AS OUR ESI [40088582](#))  
(AFFECTS ALL OF PARCEL 15 PARCELS).  
(ITEMS 57 THROUGH 96 AFFECT PARCEL 15 AS NOTATED ABOVE)

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**Order Number:** ABD70667746-8

97. FINANCING STATEMENT WITH KEY EQUIPMENT FINANCE, A DIVISION OF KEYBANK NA, THE SECURED PARTY, RECORDED JANUARY 27, 2023, UNDER RECEPTION NO. [2023006426](#).
98. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN TIER II ENCROACHMENT PERMIT RECORDED APRIL 14, 2023 UNDER RECEPTION NO. [2023034519](#).



## Land Title Guarantee Company

### Disclosure Statements

**Note: Pursuant to CRS 10-11-122, notice is hereby given that:**

- (A) The Subject real property may be located in a special taxing district.
- (B) A certificate of taxes due listing each taxing jurisdiction will be obtained from the county treasurer of the county in which the real property is located or that county treasurer's authorized agent unless the proposed insured provides written instructions to the contrary. (for an Owner's Policy of Title Insurance pertaining to a sale of residential real property).
- (C) The information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder, or the County Assessor.

**Note:** Effective September 1, 1997, CRS 30-10-406 requires that all documents received for recording or filing in the clerk and recorder's office shall contain a top margin of at least one inch and a left, right and bottom margin of at least one half of an inch. The clerk and recorder may refuse to record or file any document that does not conform, except that, the requirement for the top margin shall not apply to documents using forms on which space is provided for recording or filing information at the top margin of the document.

**Note:** Colorado Division of Insurance Regulations 8-1-2 requires that "Every title entity shall be responsible for all matters which appear of record prior to the time of recording whenever the title entity conducts the closing and is responsible for recording or filing of legal documents resulting from the transaction which was closed". Provided that Land Title Guarantee Company conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception number 5 will not appear on the Owner's Title Policy and the Lenders Policy when issued.

**Note:** Affirmative mechanic's lien protection for the Owner may be available (typically by deletion of Exception no. 4 of Schedule B, Section 2 of the Commitment from the Owner's Policy to be issued) upon compliance with the following conditions:

- (A) The land described in Schedule A of this commitment must be a single family residence which includes a condominium or townhouse unit.
- (B) No labor or materials have been furnished by mechanics or material-men for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.
- (C) The Company must receive an appropriate affidavit indemnifying the Company against un-filed mechanic's and material-men's liens.
- (D) The Company must receive payment of the appropriate premium.
- (E) If there has been construction, improvements or major repairs undertaken on the property to be purchased within six months prior to the Date of Commitment, the requirements to obtain coverage for unrecorded liens will include: disclosure of certain construction information; financial information as to the seller, the builder and or the contractor; payment of the appropriate premium fully executed Indemnity Agreements satisfactory to the company, and, any additional requirements as may be necessary after an examination of the aforesaid information by the Company.

No coverage will be given under any circumstances for labor or material for which the insured has contracted for or agreed to pay.

**Note:** Pursuant to CRS 10-11-123, notice is hereby given:

This notice applies to owner's policy commitments disclosing that a mineral estate has been severed from the surface estate, in Schedule B-2.

- (A) That there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate and that there is substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and
- (B) That such mineral estate may include the right to enter and use the property without the surface owner's permission.

**Note:** Pursuant to CRS 10-1-128(6)(a), It is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance, and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado Division of Insurance within the Department of Regulatory Agencies.

**Note:** Pursuant to Colorado Division of Insurance Regulations 8-1-3, notice is hereby given of the availability of a closing protection letter for the lender, purchaser, lessee or seller in connection with this transaction.

**Note:** Pursuant to CRS 24-21-514.5, Colorado notaries may remotely notarize real estate deeds and other documents using real-time audio-video communication technology. You may choose not to use remote notarization for any document.



## **Joint Notice of Privacy Policy of Land Title Guarantee Company Land Title Guarantee Company of Summit County Land Title Insurance Corporation and Old Republic National Title Insurancy Company**

This Statement is provided to you as a customer of Land Title Guarantee Company as agent for Land Title Insurance Corporation and Old Republic National Title Insurance Company.

We want you to know that we recognize and respect your privacy expectations and the requirements of federal and state privacy laws. Information security is one of our highest priorities. We recognize that maintaining your trust and confidence is the bedrock of our business. We maintain and regularly review internal and external safeguards against unauthorized access to your non-public personal information ("Personal Information").

In the course of our business, we may collect Personal Information about you from:

- applications or other forms we receive from you, including communications sent through TMX, our web-based transaction management system;
  - your transactions with, or from the services being performed by us, our affiliates, or others;
  - a consumer reporting agency, if such information is provided to us in connection with your transaction;
- and
- The public records maintained by governmental entities that we obtain either directly from those entities, or from our affiliates and non-affiliates.

Our policies regarding the protection of the confidentiality and security of your Personal Information are as follows:

- We restrict access to all Personal Information about you to those employees who need to know that information in order to provide products and services to you.
- We may share your Personal Information with affiliated contractors or service providers who provide services in the course of our business, but only to the extent necessary for these providers to perform their services and to provide these services to you as may be required by your transaction.
- We maintain physical, electronic and procedural safeguards that comply with federal standards to protect your Personal Information from unauthorized access or intrusion.
- Employees who violate our strict policies and procedures regarding privacy are subject to disciplinary action.
- We regularly assess security standards and procedures to protect against unauthorized access to Personal Information.

**WE DO NOT DISCLOSE ANY PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT STATED ABOVE OR PERMITTED BY LAW.**

Consistent with applicable privacy laws, there are some situations in which Personal Information may be disclosed. We may disclose your Personal Information when you direct or give us permission; when we are required by law to do so, for example, if we are served a subpoena; or when we suspect fraudulent or criminal activities. We also may disclose your Personal Information when otherwise permitted by applicable privacy laws such as, for example, when disclosure is needed to enforce our rights arising out of any agreement, transaction or relationship with you.



Our policy regarding dispute resolution is as follows: Any controversy or claim arising out of or relating to our privacy policy, or the breach thereof, shall be settled by arbitration in accordance with the rules of the American Arbitration Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.



# Commitment For Title Insurance

## Issued by Old Republic National Title Insurance Company

### NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON. .

### COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company, a Minnesota corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured. If all of the Schedule B, Part I—Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

### COMMITMENT CONDITIONS

#### 1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements; and
- (f) Schedule B, Part II—Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

#### 4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

#### 5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
  - i. comply with the Schedule B, Part I—Requirements;
  - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
  - iii. acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

#### 6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

**7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT**

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

**8. PRO-FORMA POLICY**

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

**9. ARBITRATION**

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

IN WITNESS WHEREOF, Land Title Insurance Corporation has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A to be valid when countersigned by a validating officer or other authorized signatory.

Issued by:  
Land Title Guarantee Company  
3033 East First Avenue Suite 600  
Denver, Colorado 80206  
303-321-1880



Craig B. Rants, Senior Vice President



**OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**  
A Stock Company  
400 Second Avenue South, Minneapolis, Minnesota 55401  
(612) 371-1111

By  President

Attest  Secretary

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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**ALTA COMMITMENT**

**Old Republic National Title Insurance Company**

**Schedule A**

Order Number: RND70796627-3

**Property Address:**

1450 5TH ST, DENVER, CO 80204

**1. Effective Date:**

07/06/2023 at 5:00 P.M.

**2. Policy to be Issued and Proposed Insured:**

"TBD" Commitment

\$0.00

Proposed Insured:

A BUYER TO BE DETERMINED

**3. The estate or interest in the land described or referred to in this Commitment and covered herein is:**

A FEE SIMPLE

**4. Title to the estate or interest covered herein is at the effective date hereof vested in:**

FIFTH STREET LTD., LLC, A COLORADO LIMITED LIABILITY COMPANY

**5. The Land referred to in this Commitment is described as follows:**

A PARCEL OF LAND LOCATED IN A PORTION OF BLOCK 263, A PORTION OF VACATED WAZEE STREET AND A PORTION OF VACATED 4TH STREET, WEST DENVER SUBDIVISION, CITY AND COUNTY OF DENVER, COLORADO, ALL IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE 5TH STREET AND WALNUT STREET RANGE POINT, CITY AND COUNTY OF DENVER, COLORADO, PER LAND SURVEY PLAT PREPARED BY DOYLE G. ABRAHAMSON, PLS 13155, JOB NO. 329-4325, SIGNED 4/22/1983, WHENCE THE 5TH STREET AND WAZEE STREET RANGE POINT BEARS N30°31'36"W A DISTANCE OF 477.67 FEET;

THENCE S88°04'16"W A DISTANCE OF 39.86 FEET TO THE MOST EASTERLY CORNER OF SAID BLOCK 263;

THENCE N30°31'36"E ALONG THE NORTHEASTERLY LINE OF SAID BLOCK 263 A DISTANCE OF 91.08 FEET TO THE POINT OF BEGINNING;

THENCE S59°35'21"W A DISTANCE OF 183.82 FEET;

THENCE N88°23'44"W A DISTANCE OF 123.65 FEET;

THENCE N83°56'55"W A DISTANCE OF 279.97 FEET;

THENCE N61°01'44"W A DISTANCE OF 132.03 FEET;

THENCE THE FOLLOWING TWO (2) COURSES ALONG THE CENTERLINE OF VACATED WAZEE STREET AS DESCRIBED IN ORDINANCE 43, SERIES OF 1914 RECORDED IN THE CITY AND COUNTY OF DENVER'S CLERK AND RECORDER'S OFFICE:

1.) N59°29'45"E A DISTANCE OF 277.37 FEET TO VACATED 4TH STREET'S 22.5 FOOT RANGE LINE;

2.) THENCE N59°29'34"E A DISTANCE OF 303.01 FEET;

THENCE S30°31'36"E ALONG THE PROLONGATION OF SAID NORTHEASTERLY LINE OF SAID BLOCK 263 AND ALONG SAID NORTHEASTERLY LINE OF BLOCK 263 AND ALONG SAID NORTHEASTERLY LINE OF BLOCK 263 A DISTANCE OF 346.52 FEET TO THE POINT OF BEGINNING.

**ALTA COMMITMENT**  
**Old Republic National Title Insurance Company**  
**Schedule A**

Order Number: RND70796627-3

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**ALTA COMMITMENT**

**Old Republic National Title Insurance Company**

**Schedule B, Part I**

**(Requirements)**

**Order Number:** RND70796627-3

**All of the following Requirements must be met:**

**This proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.**

**Pay the agreed amount for the estate or interest to be insured.**

**Pay the premiums, fees, and charges for the Policy to the Company.**

**Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.**

1. A FULL COPY OF THE FULLY EXECUTED OPERATING AGREEMENT AND ANY AND ALL AMENDMENTS THERETO FOR FIFTH STREET LTD., LLC, A COLORADO LIMITED LIABILITY COMPANY MUST BE FURNISHED TO LAND TITLE GUARANTEE COMPANY. SAID AGREEMENT MUST DISCLOSE WHO MAY CONVEY, ACQUIRE, ENCUMBER, LEASE OR OTHERWISE DEAL WITH INTERESTS IN REAL PROPERTY FOR SAID ENTITY.

NOTE: ADDITIONAL REQUIREMENTS MAY BE NECESSARY UPON REVIEW OF THIS DOCUMENTATION.

2. DULY EXECUTED AND ACKNOWLEDGED STATEMENT OF AUTHORITY SETTING FORTH THE NAME OF FIFTH STREET LTD., LLC, A COLORADO LIMITED LIABILITY COMPANY AS A COLORADO LIMITED LIABILITY COMPANY. THE STATEMENT OF AUTHORITY MUST STATE UNDER WHICH LAWS THE ENTITY WAS CREATED, THE MAILING ADDRESS OF THE ENTITY, AND THE NAME AND POSITION OF THE PERSON(S) AUTHORIZED TO EXECUTE INSTRUMENTS CONVEYING, ENCUMBERING, OR OTHERWISE AFFECTING TITLE TO REAL PROPERTY ON BEHALF OF THE ENTITY AND OTHERWISE COMPLYING WITH THE PROVISIONS OF SECTION 38-30-172, CRS.

NOTE: THE STATEMENT OF AUTHORITY MUST BE RECORDED WITH THE CLERK AND RECORDER.

3. WARRANTY DEED FROM FIFTH STREET LTD., LLC, A COLORADO LIMITED LIABILITY COMPANY TO A BUYER TO BE DETERMINED CONVEYING SUBJECT PROPERTY.

NOTE: ADDITIONAL REQUIREMENTS OR EXCEPTIONS MAY BE NECESSARY WHEN THE BUYERS NAMES ARE ADDED TO THIS COMMITMENT. COVERAGES AND/OR CHARGES REFLECTED HEREIN, IF ANY, ARE SUBJECT TO CHANGE UPON RECEIPT OF THE CONTRACT TO BUY AND SELL REAL ESTATE AND ANY AMENDMENTS THERETO.

**ALTA COMMITMENT**  
**Old Republic National Title Insurance Company**  
**Schedule B, Part II**  
**(Exceptions)**

Order Number: RND70796627-3

**This commitment does not republish any covenants, condition, restriction, or limitation contained in any document referred to in this commitment to the extent that the specific covenant, conditions, restriction, or limitation violates state or federal law based on race, color, religion, sex, sexual orientation, gender identity, handicap, familial status, or national origin.**

- 1. Any facts, rights, interests, or claims thereof, not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.**
- 2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.**
- 3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.**
- 4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.**
- 5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.**
- 6. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.**
- 7. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.**
8. EXISTING LEASES AND TENANCIES, IF ANY.
9. TERMS, CONDITIONS AND PROVISIONS, OBLIGATIONS AND RESERVATIONS CONTAINED IN QUIT CLAIM DEED RECORDED NOVEMBER 12, 1914 IN BOOK 2477 AT PAGE [431](#).
10. TERMS, CONDITIONS AND PROVISIONS, OBLIGATIONS AND RESERVATIONS OF EASEMENTS CONTAINED IN ORDINANCE NO. 43, SERIES OF 1914, VACATING WAZEE STREET AND ALLEYS, RECORDED JULY 6, 1922 IN BOOK 3461 AT PAGE [450](#).
11. TERMS, CONDITIONS AND PROVISIONS AND OBLIGATIONS CONTAINED IN INDUSTRIAL TRACK AGREEMENT AND GRANT OF RIGHT TO USE TRACK, DECEMBER 29, 1953 IN BOOK 7409 AT PAGE [298](#).
12. COVENANTS, EXCEPTIONS, RESERVATIONS AND CONDITIONS AS CONTAINED IN WARRANTY DEED RECORDED OCTOBER 9, 1959 IN BOOK 8421 AT PAGE [350](#)
13. EASEMENT AND RIGHT-OF-WAY GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO BY INSTRUMENT RECORDED OCTOBER 28, 1959 IN BOOK 8429 AT PAGE [212](#).
14. RESTRICTIONS RELATING TO THE PRESERVATION OF MOUNTAIN VIEWS AS CONTAINED IN ORDINANCE RECORDED MAY 18, 1971 IN BOOK 323 AT PAGE [608](#).
15. EASEMENT GRANTED TO STATE DEPARTMENT OF HIGHWAY, DIVISION OF HIGHWAYS, STATE OF COLORADO IN RULE AND ORDER RECORDED JULY 25, 1985 AT RECEPTION NO. [044016](#).
16. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENT AGREEMENT RECORDED APRIL 24, 1998 UNDER RECEPTION NO. [9800063173](#).

**ALTA COMMITMENT**  
**Old Republic National Title Insurance Company**  
**Schedule B, Part II**  
**(Exceptions)**

**Order Number:** RND70796627-3

17. TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE RECORDED NOVEMBER 30, 2001 UNDER RECEPTION NO. [2001203739](#).
18. TERMS, CONDITIONS AND PROVISIONS OF ZONING CLASSIFICATION NOTICE RECORDED JANUARY 14, 2002 UNDER RECEPTION NO. [2002009759](#).
19. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH, GRANTED AND RESERVED IN SPECIAL WARRANTY DEED RECORDED JUNE 08, 2005 UNDER RECEPTION NO. [2005093681](#).





## Land Title Guarantee Company Disclosure Statements

**Note:** Pursuant to CRS 10-11-122, notice is hereby given that:

- (A) The Subject real property may be located in a special taxing district.
- (B) A certificate of taxes due listing each taxing jurisdiction will be obtained from the county treasurer of the county in which the real property is located or that county treasurer's authorized agent unless the proposed insured provides written instructions to the contrary. (for an Owner's Policy of Title Insurance pertaining to a sale of residential real property).
- (C) The information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder, or the County Assessor.

**Note:** Effective September 1, 1997, CRS 30-10-406 requires that all documents received for recording or filing in the clerk and recorder's office shall contain a top margin of at least one inch and a left, right and bottom margin of at least one half of an inch. The clerk and recorder may refuse to record or file any document that does not conform, except that, the requirement for the top margin shall not apply to documents using forms on which space is provided for recording or filing information at the top margin of the document.

**Note:** Colorado Division of Insurance Regulations 8-1-2 requires that "Every title entity shall be responsible for all matters which appear of record prior to the time of recording whenever the title entity conducts the closing and is responsible for recording or filing of legal documents resulting from the transaction which was closed". Provided that Land Title Guarantee Company conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception number 5 will not appear on the Owner's Title Policy and the Lenders Policy when issued.

**Note:** Affirmative mechanic's lien protection for the Owner may be available (typically by deletion of Exception no. 4 of Schedule B, Section 2 of the Commitment from the Owner's Policy to be issued) upon compliance with the following conditions:

- (A) The land described in Schedule A of this commitment must be a single family residence which includes a condominium or townhouse unit.
- (B) No labor or materials have been furnished by mechanics or material-men for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.
- (C) The Company must receive an appropriate affidavit indemnifying the Company against un-filed mechanic's and material-men's liens.
- (D) The Company must receive payment of the appropriate premium.
- (E) If there has been construction, improvements or major repairs undertaken on the property to be purchased within six months prior to the Date of Commitment, the requirements to obtain coverage for unrecorded liens will include: disclosure of certain construction information; financial information as to the seller, the builder and or the contractor; payment of the appropriate premium fully executed Indemnity Agreements satisfactory to the company, and, any additional requirements as may be necessary after an examination of the aforesaid information by the Company.

No coverage will be given under any circumstances for labor or material for which the insured has contracted for or agreed to pay.

**Note:** Pursuant to CRS 10-11-123, notice is hereby given:

This notice applies to owner's policy commitments disclosing that a mineral estate has been severed from the surface estate, in Schedule B-2.

- (A) That there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate and that there is substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and
- (B) That such mineral estate may include the right to enter and use the property without the surface owner's permission.

**Note:** Pursuant to CRS 10-1-128(6)(a), It is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance, and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado Division of Insurance within the Department of Regulatory Agencies.

**Note:** Pursuant to Colorado Division of Insurance Regulations 8-1-3, notice is hereby given of the availability of a closing protection letter for the lender, purchaser, lessee or seller in connection with this transaction.

**Note:** Pursuant to CRS 24-21-514.5, Colorado notaries may remotely notarize real estate deeds and other documents using real-time audio-video communication technology. You may choose not to use remote notarization for any document.



**Joint Notice of Privacy Policy of  
Land Title Guarantee Company  
Land Title Guarantee Company of Summit  
County  
Land Title Insurance Corporation and  
Old Republic National Title Insurance Company**

This Statement is provided to you as a customer of Land Title Guarantee Company as agent for Land Title Insurance Corporation and Old Republic National Title Insurance Company.

We want you to know that we recognize and respect your privacy expectations and the requirements of federal and state privacy laws. Information security is one of our highest priorities. We recognize that maintaining your trust and confidence is the bedrock of our business. We maintain and regularly review internal and external safeguards against unauthorized access to your non-public personal information ("Personal Information").

In the course of our business, we may collect Personal Information about you from:

- applications or other forms we receive from you, including communications sent through TMX, our web-based transaction management system;
  - your transactions with, or from the services being performed by us, our affiliates, or others;
  - a consumer reporting agency, if such information is provided to us in connection with your transaction;
- and
- The public records maintained by governmental entities that we obtain either directly from those entities, or from our affiliates and non-affiliates.

Our policies regarding the protection of the confidentiality and security of your Personal Information are as follows:

- We restrict access to all Personal Information about you to those employees who need to know that information in order to provide products and services to you.
- We may share your Personal Information with affiliated contractors or service providers who provide services in the course of our business, but only to the extent necessary for these providers to perform their services and to provide these services to you as may be required by your transaction.
- We maintain physical, electronic and procedural safeguards that comply with federal standards to protect your Personal Information from unauthorized access or intrusion.
- Employees who violate our strict policies and procedures regarding privacy are subject to disciplinary action.
- We regularly assess security standards and procedures to protect against unauthorized access to Personal Information.

**WE DO NOT DISCLOSE ANY PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT STATED ABOVE OR PERMITTED BY LAW.**

Consistent with applicable privacy laws, there are some situations in which Personal Information may be disclosed. We may disclose your Personal Information when you direct or give us permission; when we are required by law to do so, for example, if we are served a subpoena; or when we suspect fraudulent or criminal activities. We also may disclose your Personal Information when otherwise permitted by applicable privacy laws such as, for example, when disclosure is needed to enforce our rights arising out of any agreement, transaction or relationship with you.

Our policy regarding dispute resolution is as follows: Any controversy or claim arising out of or relating to our privacy policy, or the breach thereof, shall be settled by arbitration in accordance with the rules of the American Arbitration Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.



# Commitment For Title Insurance

## Issued by Old Republic National Title Insurance Company

### NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON. .

### COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company, a Minnesota corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured. If all of the Schedule B, Part I—Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

### COMMITMENT CONDITIONS

#### 1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements; and
- (f) Schedule B, Part II—Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

#### 4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

#### 5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
  - i. comply with the Schedule B, Part I—Requirements;
  - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
  - iii. acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

#### 6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

**7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT**

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

**8. PRO-FORMA POLICY**

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

**9. ARBITRATION**

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

IN WITNESS WHEREOF, Land Title Insurance Corporation has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A to be valid when countersigned by a validating officer or other authorized signatory.

Issued by:  
Land Title Guarantee Company  
3033 East First Avenue Suite 600  
Denver, Colorado 80206  
303-321-1880



Craig B. Rants, Senior Vice President



**OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**  
A Stock Company  
400 Second Avenue South, Minneapolis, Minnesota 55401  
(612) 371-1111

By  President

Attest  Secretary

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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# 309 WALNUT ST

<b>Owner</b>	REGIONAL TRANSPORTATION DISTRICT 1600 BLAKE ST DENVER, CO 80202-1324
<b>Schedule Number</b>	02334-14-020-000
<b>Legal Description</b>	WEST DENVER B263 & B270 & PT VAC WAZEE ST & PT VAC 4TH STBEG 40FT N OF MOST WLY COR OF B270 SE 346.33FT NE 280.62FTNE 83.52FT NE 136.43FT NE 144.18FT NW 24.81FT POB
<b>Property Type</b>	COMMERCIAL-MISC IMPS
<b>Tax District</b>	DENVER

**Print Summary**

Property Description			
<b>Style:</b>	OTHER	<b>Building Sqr. Foot:</b>	0
<b>Bedrooms:</b>		<b>Baths Full/Half:</b>	0/0
<b>Effective Year Built:</b>	0000	<b>Basement/Finish:</b>	0/0
<b>Lot Size:</b>	85,463	<b>Zoned As:</b>	C-MU-30

**Note:** Valuation zoning may be different from City's new zoning code.

Current Year			
	Actual	Assessed	Exempt
Land		\$5,127,800	\$1,430,660 \$1,430,940
Improvements		\$1,000	\$280
<b>Total</b>		<b>\$5,128,800</b>	<b>\$1,430,940</b>

Prior Year			
	Actual	Assessed	Exempt
Land		\$5,127,800	\$1,487,060 \$1,487,350
Improvements		\$1,000	\$290
<b>Total</b>		<b>\$5,128,800</b>	<b>\$1,487,350</b>

### Real Estates Property Taxes for current tax year

**System Upgrade Underway:**

Due to a system upgrade, payment information is taking longer to update and may not reflect the current status of your account.

Mill Levy \* 77.486 \*

Please click on additional information below to check for any delinquencies on this property/schedule number and for tax sale information.

	Installment 1 (Feb 28 Feb 29 in Leap Years)	Installment 2 (Jun 15)	Full Payment (Due Apr 30)
<b>Date Paid</b>			
<b>Original Tax Levy</b>	\$0.00	\$0.00	\$0.00
<b>Liens/Fees</b>	\$0.00	\$0.00	\$0.00
<b>Interest</b>	\$0.00	\$0.00	\$0.00
<b>Paid</b>	\$0.00	\$0.00	\$0.00
<b>Due</b>	\$0.00	\$0.00	\$0.00

### Additional Information

Note: If "Y" is shown below, there is a special situation pertaining to this parcel. For additional information about this, click on the name to take you to an explanation.

<b>Additional Assessment</b> ⓘ	N	<b>Prior Year Delinquency</b> ⓘ	N
<b>Additional Owner(s)</b> ⓘ	N		
<b>Adjustments</b> ⓘ	N	<b>Sewer/Storm Drainage Liens</b> ⓘ	N
<b>Local Improvement Assessment</b> ⓘ	N	<b>Tax Lien Sale</b> ⓘ	N
<b>Maintenance District</b> ⓘ	N	<b>Treasurer's Deed</b> ⓘ	N
<b>Pending Local Improvement</b> ⓘ	N		

Real estate property taxes paid for prior tax year: **\$0.00**

### Assessed Value for the current tax year

<b>Assessed Land</b>	\$1,487,060.00	<b>Assessed Improvements</b>	\$290.00
<b>Exemption</b>	\$1,487,350.00	<b>Total Assessed Value</b>	\$1,487,350.00





# 1000 CHOPPER CIR APPRX

<b>Owner</b>	REGIONAL TRANSPORTATION DISTRICT 1660 BLAKE ST DENVER, CO 80202-1324
<b>Schedule Number</b>	02335-03-037-000
<b>Legal Description</b>	WEST DENVER B253 COM SLY COR B253 N37.5218W 369.29FT TPOB THCV/R RAD 1208.7FT CHORD N52.3312E 94.96FT N59.3647E 279.73FTN29.3532E 389.75FT CV/L RAD 968.77FT CHORD N63.1637E 124.52FT N59.3532E 300FT
<b>Property Type</b>	CV/L RAD 1109.14FT CHORD N57.2133E 86.44FT S53.0619W 25.63FT CV/R RAD 600FT CHORD S56.2041W VACANT LAND / GENERAL COMMON ELEMENTS 67.81FTS59.3503W 1181.19FT TPOB
<b>Tax District</b>	DENVER

**Print Summary**

Property Description			
<b>Style:</b>	OTHER	<b>Building Sqr. Foot:</b>	0
<b>Bedrooms:</b>		<b>Baths Full/Half:</b>	0/0
<b>Effective Year Built:</b>	0000	<b>Basement/Finish:</b>	0/0
<b>Lot Size:</b>	10,242	<b>Zoned As:</b>	C-MU-30

**Note:** Valuation zoning may be different from City's new zoning code.

Current Year			
	Actual	Assessed	Exempt
Land		\$100	\$30
Improvements		\$0	\$0
<b>Total</b>		<b>\$100</b>	<b>\$30</b>

Prior Year			
	Actual	Assessed	Exempt
Land		\$100	\$30
Improvements		\$0	\$0
<b>Total</b>		<b>\$100</b>	<b>\$30</b>

### Real Estates Property Taxes for current tax year

**System Upgrade Underway:**

Due to a system upgrade, payment information is taking longer to update and may not reflect the current status of your account.

Mill Levy \* 77..486 \*

Please click on additional information below to check for any delinquencies on this property/schedule number and for tax sale information.

	Installment 1 (Feb 28 Feb 29 in Leap Years)	Installment 2 (Jun 15)	Full Payment (Due Apr 30)
<b>Date Paid</b>			
<b>Original Tax Levy</b>	\$0.00	\$0.00	\$0.00
<b>Liens/Fees</b>	\$0.00	\$0.00	\$0.00
<b>Interest</b>	\$0.00	\$0.00	\$0.00
<b>Paid</b>	\$0.00	\$0.00	\$0.00
<b>Due</b>	\$0.00	\$0.00	\$0.00

### Additional Information

Note: If "Y" is shown below, there is a special situation pertaining to this parcel. For additional information about this, click on the name to take you to an explanation.

<b>Additional Assessment</b> ⓘ	N	<b>Prior Year Delinquency</b> ⓘ	N
<b>Additional Owner(s)</b> ⓘ	N		
<b>Adjustments</b> ⓘ	N	<b>Sewer/Storm Drainage Liens</b> ⓘ	N
<b>Local Improvement Assessment</b> ⓘ	N	<b>Tax Lien Sale</b> ⓘ	N
<b>Maintenance District</b> ⓘ	N	<b>Treasurer's Deed</b> ⓘ	N
<b>Pending Local Improvement</b> ⓘ	N		

Real estate property taxes paid for prior tax year: **\$0.00**

### Assessed Value for the current tax year

<b>Assessed Land</b>	\$30.00	<b>Assessed Improvements</b>	\$0.00
<b>Exemption</b>	\$30.00	<b>Total Assessed Value</b>	\$30.00



# 1400 7TH ST

<b>Owner</b>	PUBLIC SERVICE CO PO BOX 840 DENVER, CO 80201-0840
<b>Schedule Number</b>	02334-11-005-000
<b>Legal Description</b>	TRIANG PT OF L 5 & 6 BLK 255 W DENVER BEG C PT NELY LI L 5TH SWLY ALG C/L L 5 34.41FT TO PT TH NLY IN ST LI 59.41FTM/L TO PT NELY LI L 6 15.35FT NWLY
<b>Property Type</b>	VACANT LAND
<b>Tax District</b>	DENVER

**Print Summary**

Property Description			
<b>Style:</b>	OTHER	<b>Building Sqr. Foot:</b>	0
<b>Bedrooms:</b>		<b>Baths Full/Half:</b>	0/0
<b>Effective Year Built:</b>	0000	<b>Basement/Finish:</b>	0/0
<b>Lot Size:</b>	860	<b>Zoned As:</b>	CMP-EI

**Note:** Valuation zoning may be different from City's new zoning code.

Current Year			
	Actual	Assessed	Exempt
Land		\$43,000	\$12,000
Improvements		\$0	\$0
<b>Total</b>		<b>\$43,000</b>	<b>\$12,000</b>

Prior Year			
	Actual	Assessed	Exempt
Land		\$43,000	\$12,470
Improvements		\$0	\$0
<b>Total</b>		<b>\$43,000</b>	<b>\$12,470</b>

### Real Estates Property Taxes for current tax year

**System Upgrade Underway:**

Due to a system upgrade, payment information is taking longer to update and may not reflect the current status of your account.

Mill Levy \* 77..486 \*

Please click on additional information below to check for any delinquencies on this property/schedule number and for tax sale information.

	Installment 1 (Feb 28 Feb 29 in Leap Years)	Installment 2 (Jun 15)	Full Payment (Due Apr 30)
<b>Date Paid</b>			
<b>Original Tax Levy</b>	\$0.00	\$0.00	\$0.00
<b>Liens/Fees</b>	\$0.00	\$0.00	\$0.00
<b>Interest</b>	\$0.00	\$0.00	\$0.00
<b>Paid</b>	\$0.00	\$0.00	\$0.00
<b>Due</b>	\$0.00	\$0.00	\$0.00

### Additional Information

Note: If "Y" is shown below, there is a special situation pertaining to this parcel. For additional information about this, click on the name to take you to an explanation.

<b>Additional Assessment</b> ⓘ	N	<b>Prior Year Delinquency</b> ⓘ	N
<b>Additional Owner(s)</b> ⓘ	N		
<b>Adjustments</b> ⓘ	N	<b>Sewer/Storm Drainage Liens</b> ⓘ	N
<b>Local Improvement Assessment</b> ⓘ	N	<b>Tax Lien Sale</b> ⓘ	N
<b>Maintenance District</b> ⓘ	N	<b>Treasurer's Deed</b> ⓘ	N
<b>Pending Local Improvement</b> ⓘ	N		

Real estate property taxes paid for prior tax year: **\$0.00**

### Assessed Value for the current tax year

<b>Assessed Land</b>	\$12,470.00	<b>Assessed Improvements</b>	\$0.00
<b>Exemption</b>	\$12,470.00	<b>Total Assessed Value</b>	\$12,470.00



## APPLICATION NARRATIVE



## **Ball Arena Rezoning Review Criteria Narrative**

### **Consistency With Adopted Plans**

The map amendment is consistent with adopted plans for the area including Comprehensive Plan 2040, Blueprint Denver, and the 2018 Downtown Area Plan Amendment.

#### **Denver Comprehensive Plan 2040**

The application for rezoning is consistent with the Denver Comprehensive Plan 2040 goals and strategies. The plan establishes six vision elements and further identifies goals and strategies to implement each of the six vision elements. The application for rezoning is consistent with many goals identified within the plan. The proposed rezoning would allow for mixed-use development, including substantial amounts of new housing in a location where services are generally available. The proposed rezoning will help advance the City's goal to create a city of complete, connected neighborhoods.<sup>1</sup> The zone districts that are the subject of the rezoning request will advance the City's goal to enhance Denver's neighborhoods through high-quality urban design.<sup>2</sup> The proposed rezoning will allow for an increase in development of housing units close to transit and mixed-use developments.<sup>3</sup> It will also help implement a high-quality, affordable and accessible multi-modal transportation system.<sup>4</sup> The change in zone district for the Property will help to improve equitable access to resources that improve quality of life.<sup>5</sup>

#### **Blueprint Denver**

Blueprint Denver was updated in 2019 and is a supplement to the Denver Comprehensive Plan 2040. The Blueprint Denver plan establishes a framework that integrates the City's land use and transportation decisions. Blueprint Denver "provides a nuanced way to handle growth and development, preserving our most cherished historic and cultural assets while directing growth to key centers, corridors and high-density residential areas where there is underutilized and strong transportation options."<sup>6</sup> Blueprint Denver establishes neighborhood contexts that guide appropriate selection of zone districts. The downtown context, which includes the Property, "is the densest and most active and includes the largest employment center in Denver."<sup>7</sup> Blueprint Denver deems this neighborhood context as an appropriate area for the uses and building forms allowed within C-CPV-C and D-CPV-T zone districts.

Utilizing the D-CPV-C and D-CPV-T zone districts to guide development of the Property implements the City's goals to accommodate growth downtown, while also utilizing specific design guidelines to achieve the desired type of development that creates great places for people. D-CPV-T responds to the growing downtown by placing higher intensity uses further in toward the Consolidated Main Line, while also providing greater design control as the Property transitions toward Auraria Parkway and the Auraria campus. The two zones are being applied in accordance with the geographic recommendations of the Downtown Area Plan Amendment, which is further described below.

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<sup>1</sup> Denver 2040 Comprehensive Plan, Strong and Authentic Neighborhoods, Goal 1.

<sup>2</sup> Denver 2040 Comprehensive Plan, Strong and Authentic Neighborhoods, Goal 2.

<sup>3</sup> Denver 2040 Comprehensive Plan, Equitable, Affordable, and Inclusive, Goal 1.

<sup>4</sup> Denver 2040 Comprehensive Plan, Equitable, Affordable, and Inclusive, Goal 1.

<sup>5</sup> Denver 2040 Comprehensive Plan, Equitable, Affordable, and Inclusive, Goal 1.

<sup>6</sup> Blueprint Denver, p. 48.

<sup>7</sup> Blueprint Denver, p. 265.

### Downtown Area Plan Amendment (2018)

Adopted in 2018, the Downtown Area Plan Amendment for Central Platte Valley-Auraria (the “Amendment”) built on the Downtown Area Plan. The Amendment applies to the area bounded by Speer Boulevard, Interstate 25, and Auraria Parkway. The rezoning application implements the vision, goals, and strategies outlined within the Amendment. One stated goal is to “enable a deliberate mix of uses to create a prosperous neighborhood that is vibrant throughout the day and night,” through strategies such as “update[ing] zoning regulations to encourage an appropriate mix of uses.”<sup>8</sup> More specifically, the Amendment recommends the promotion of “a specific variety of uses that create an active, livable neighborhood,” including uses that make up a complete neighborhood, commercial uses and services, civic and community uses, entertainment and cultural uses, and public spaces.<sup>9</sup> The Amendment notes that active uses should be prioritized in strategic locations such as along specific corridors and along the riverfront.<sup>10</sup> Another aim is to “include a variety of market-rate and affordable housing to accommodate diverse households and incomes in the plan area.”<sup>11</sup> Additional recommendations of the Downtown Area Plan Amendment include “updated zoning requirements that allow taller buildings but require active streetscapes, spacing between towers, high-quality design details and other features that will promote a distinctive and human-scale neighborhood.”<sup>12</sup>

The Amendment includes a variety of recommendations around the areas of transportation and mobility, including the extension of the street grid into areas with minimal road infrastructure, connections to existing and planned trails and pathways, and an emphasis on multi-modal facilities and walkability.<sup>13</sup> One recommendation that is very specifically relevant to the rezoning application is Recommendation B9a, which envisions the transformation of the Ball Arena/Elitch Gardens and Mile High light rail stations into mobility hubs.<sup>14</sup> The application for rezoning allows the transformation of land uses to will support mobility hubs at these stations.

### Uniformity of District Regulations and Restrictions

The proposed rezoning to D-CPV-C and D-CPV-T will result in the uniform application of building form requirements, permitted uses and design regulations contemplated in the Denver Zoning Code. The current zoning designations include C-MU-30 with waivers, C-MX-8, and C-MX-5. The proposed new zoning designations will bring all of the property under the current version of the Denver Zoning Code and most closely align with the recommendations of the adopted City plans.

### Public Health, Safety, and General Welfare

The proposed rezoning furthers the public health, safety, and general welfare of the City primarily through implementation of the City’s adopted land use plans. Additionally, the approval of the proposed map amendment will enable higher density than the current zone districts. Higher density land uses have been linked to lower rates of single-occupancy automobile usage, increased levels of physical activity, and improved public health. More specifically, the proposed rezoning provides additional density in close proximity to the transit facilities and several trails including the South Platte River trail and the Cherry Creek trail. Proximity to transit has been

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<sup>8</sup> Downtown Area Plan Amendment (2018), p. 31.

<sup>9</sup> Downtown Area Plan Amendment (2018), p. 32.

<sup>10</sup> Downtown Area Plan Amendment (2018), p. 33.

<sup>11</sup> Downtown Area Plan Amendment (2018), p. 26.

<sup>12</sup> Downtown Area Plan Amendment (2018), p. 9.

<sup>13</sup> Downtown Area Plan Amendment (2018), pgs. 36-55.

<sup>14</sup> Downtown Area Plan Amendment (2018), p. 56.

shown to result in greater use of such facilities. Increased use of public transit and increased use of active transportation options will help improve air quality and public health through decreases in emissions, increases in physical activity, and reduced vehicular injuries and deaths.

### **Justifying Circumstance**

Changed or changing conditions are the justifying circumstance under Denver Zoning Code Section 12.4.10.8.A.4 that support the request to rezone the properties subject to this application. The Code states, “Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such a change may include one more of the following: a.) Changed or changing conditions in a particular area, or in the city generally; or b.) A City adopted plan; or c.) that the City’s adopted the Denver Zoning Code, and portions of the Property have retained Former Chapter 59 zoning.”

Since the adoption of the Denver Zoning Code in 2010, the City adopted the Downtown Area Plan Amendment (2018), which provides updated direction for the subject property that is consistent with this rezoning application (see the above section, “Consistency with Adopted Plans”). Therefore, the adoption of the Downtown Area Plan Amendment is an appropriate justifying circumstances for the proposed rezoning.

Additionally, there has been significant change in the surrounding neighborhoods since 2010. The neighborhoods to the west of the Property within downtown Denver have been catalyzed by the redevelopment of Union Station, which reopened in 2014. The Regional Transportation District (“RTD”) significantly expanded its transit system through the FasTracks program over the last 15 years pursuant to the voter approval of the FasTracks expansion in 2004. Many of the new high-capacity transit lines opened for service between in the years between 2016 – 2020, shifting our transportation system in the region and changing the dynamics within the areas surrounding Union Station. In the last 15 years, there has been substantial high-density, mixed-use development and redevelopment constructed in the surrounding areas, especially to the west within downtown Denver. The lower Highland neighborhood has also seen change and growth. There are development pressures in adjacent neighborhoods that demonstrate the changed or changing conditions. The proposed rezoning is in the public interest to provide additional mixed-use development to meet the needs of the community.

### **Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements**

The requested D-CPV-C and D-CPV-T zone districts are part of the Downtown Neighborhood Context within the Denver Zoning Code. The Downtown context consists of a mix of multi-unit residential, commercial, office, civic, institutional, and entertainment uses located within large buildings, generally containing one or more uses.

The current zone district that covers most of the Property is C-MU-30. This zone district includes some permitted uses that are consistent with the zone districts within the Downtown context of the Denver Zoning Code. However, the maximum allowed floor area ratio (FAR) of 1:1 and the lack of street-level design standards within the C-MU-30 zone district are inconsistent with the adopted plan objectives. The proposed zoning map amendment of D-CPV-T and D-CPV-C districts will ensure that important standards guide the development of the Property. Many of the standards that are found within the Downtown context zone districts relate to street level design requirements, setbacks, transparency, active uses, and the provision of open space. In addition, the requested zone districts include massing-related design standards to guide the space and

spacing of new buildings. These standards require the building mass to narrow as buildings get taller to better create human-scale characteristics at the lower levels. The proposed zone districts will provide much better tools to shape the neighborhood context desired within the adopted City plans.

The intent statement of the requested D-CPV-C zone district states “the Center district is located within approximately 2 to 3 blocks of existing transit facilities, the Consolidated Main Line, and Pepsi Center, and at the intersection of Interstate 25 and Speer Boulevard. The Center district is generally central in its location within Central Platte Valley – Auraria and also represents the primary center of activity where employment, entertainment, and other higher intensity uses are located. This is the most intense D-CPV zone district and provides the greatest flexibility of building forms to accommodate the widest variety of commercial, entertainment, and residential uses.”<sup>15</sup> The Property where D-CPV-C is proposed is adjacent to the two RTD transit stations and the CML. The location of the proposed district boundaries and the desired building forms and heights are consistent with the zone district purpose and intent statement.

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<sup>15</sup> Denver Zoning Code, Section 8.2.2.2.K.

## OUTREACH

## **Ball Campus Rezoning Community Outreach Strategy and Process**

### **1: Meetings with City Administration Leadership and Staff**

*April 5, 2022*

- Kickoff Meeting at Ball Arena with Community Planning and Development, Department of Transportation and Infrastructure and Denver Parks and Recreation Leadership

*June 27, 2022*

- Site walk with Community Planning and Development, Department of Transportation and Infrastructure, Denver Parks and Recreation and Department of Housing Stability Leadership and Staff

### **2: Meetings with AHEC and Downtown Stakeholders**

*March – June 2022*

- Kourtney Garrett, Downtown Denver Partnership
- AHEC Leadership
  - Michelle Marks, Chancellor, University of Colorado Denver
  - Janine Davidson, President, Metro State University
  - Marie DeSanctis, President, Community College of Denver
  - Colleen Walker, Auraria Higher Education Center

### **3: Stakeholder Working Group Meetings**

*June - September 2022*

- Auraria Higher Education Center
- CPV-Auraria RNO (Auraria Lofts Condominiums)
- Children's Museum
- Community College of Denver
- Downtown Denver Partnership
- Highlands United Neighbors
- Jefferson Park United Neighborhoods
- LoDo, Inc.
- Lower Downtown Neighborhood Association
- Metro State University
- Riverfront Park Association
- University of Colorado Denver

### **4. LRD Community Information Meeting**

*September 29, 2022*

### **5: City Councilmember Meetings**

*June 2022 – July 2023*

- Amanda Sandoval
- Kevin Flynn
- Jamie Torres
- Kendra Black
- Amanda Sawyer
- Paul Kashmann
- Jolon Clark
- Chris Herndon

- Candi CdeBaca
- Chris Hinds
- Stacie Gilmore
- Debbie Ortega
- Robin Kniech

#### **6: City Councilmembers-Elect Meetings**

*May 2023 - July 2023*

- Diana Romero Campbell
- Flor Alvidrez
- Shontel Lewis
- Darrell Watson
- Serena Gonzales-Gutierrez
- Sarah Parady

#### **7: Presentations to Community Stakeholders**

*September 2022 – Ongoing*

#### **8: Presentations to Registered Neighborhood Organizations**

*September 2022 – Ongoing*

#### **9: Presentations to DDP, AHEC, Community College of Denver Metro State University and UC Denver**

*October 2022 – June 2023*

<b>Ball Campus Rezoning</b>		
<b>Stakeholder Working Group Members</b>		
Auraria Higher Education Campus	Carl Meese	
Children's Museum	John Handwork	
CPV-Auraria RNO	Susan Simpson	Michael Simpson
Denver Community College	Marielena DeSanctis	Kathy Kaoudis
Downtown Denver Partnership	Andrw Iltis	Beth Moyski
Highlands United Neighborhoods RNO	Timothy Boers	
Jefferson Park United Neighbors	Michael Guietz	
Lower Downtown Historic District	Dick Farley	Marty Steinberg
Lower Downtown Neighborhood Association	Jerry Orton	
Metro State University	Eric Mason	Kaycee Gerhart
Riverfront Park Community Association	Don Cohen	
The Greenway Foundation	Ryan Aids	
University of Colorado - Denver	David Chadwick	Anthony Graves



<b>Ball Campus Rezoning</b>		
<b>City Council Outreach</b>		
<b>Date</b>	<b>Format</b>	<b>Councilmember</b>
6/22/22	Virtual Meeting	Councilwoman Jamie Torres and Councilwoman Amanda Sandoval
8/3/22	Meeting	Councilwoman Jamie Torres and Councilwoman Amanda Sandoval
9/6/22	Virtual Meeting	Councilman Jolon Clark
9/9/22	Virtual Meeting	Councilman Paul Kashmann
9/13/22	Virtual Meeting	Councilwoman Jamie Torres and Councilwoman Amanda Sandoval
10/1/22	Virtual Meeting	Councilwoman Stacie Gilmore
10/11/22	Virtual Meeting	Councilman Kevin Flynn
10/14/22	Meeting	Councilwoman Robin Kniech
10/21/22	Virtual Meeting	Councilman Chris Herndon
11/2/22	Virtual Meeting	Councilman Chris Hinds
11/2/22	Virtual Meeting	Councilwoman Amanda Sawyer
1/12/23	Virtual Meeting	Councilwomen Jamie Torres and Amanda Sandoval
2/15/23	Meeting	Councilwoman Debbie Ortega
4/18/23	Virtual Meeting	Councilwoman Jamie Torres and Councilwoman Amanda Sandoval
5/4/23	Meeting	Councilwoman-Elect Flor Alvidrez
5/4/23	Meeting	Councilwoman-Elect Diana Romero Campbell
5/23/23	Virtual Meeting	Councilwoman-Elect Sarah Parady
6/13/23	Virtual Meeting	Councilwoman-Elect Serena Gonzalez Gutierrez
6/22/23	Virtual Meeting	Councilwoman Stacie Gilmore
7/6/23	Virtual Meeting	Councilman-Elect Darrell Watson
7/6/23	Virtual Meeting	Councilwoman-Elect Shontel Lewis

**Ball Campus Rezoning****Community Outreach Meetings**

<b>Date</b>	<b>Stakeholders</b>	<b>Feedback Received</b>
3/15/22	Auraria Higher Education Campus - Colleen Walker, Tom Ragonetti, Leora Joseph	
3/28/22	Downtown Denver Partnership - K. Garrett, A. Iltis, B. Pertierra, H. Plemmons, B. Moyski	Strong support for bringing housing, office, retail and entertainment uses to site. Strong support for Wynkoop Crossing alignment with 5280 Bike Path to address Speer barrier.
3/28/22	Metro State University - Kelly Brough, Eric Mason	Strong interest in the development of faculty/staff/student housing projects and tech transfer/research facilities. Strong support for development of community amenities adjacent to AHEC campus.
4/28/22	Community College of Denver - Marielena DeSanctis, Kristina Retana, Kathy Kaoudis	Discussion on the need for greater campus infrastructure to serve a growing student body. Strong support for development of faculty/student/staff housing and other community-serving amenities.
6/2/22	UC Denver - M. Marks, J. Sobanet, T. Haggerty, D. Chadwick, C. Weatherford, A. Graves	Strong support for project, especially implementation of Wynkoop Crossing. Strong interest in partnering on other solutions to address Speer barrier.
6/21/22	Stakeholder Meeting #1 - CPV-Auraria Plan	Discussion of existing conditions and opportunities. Strong community interest in expanding mixed-income housing on Ball Campus. Support for expanded downtown open space. Strong interest in connecting the Ball Campus to greater downtown area.

**Ball Campus Rezoning****Community Outreach Meetings**

<b>Date</b>	<b>Stakeholders</b>	<b>Feedback Received</b>
6/22/22	The Greenway Foundation - Jeff Shoemaker and Ryan Aids	Discussion on the need to protect and improve the downtown Children's Playground with respect to potential alignment of Wynkoop Crossing.
6/28/22	Stakeholder Meeting #2 - Crossing & Connectivity	Discussion on opportunities for multi-modal mobility and connectivity between the campus development and surrounding communities. Support for Wynkoop extension and Wynkoop Crossing to address Speer Blvd. barrier. Interest in maximizing connectivity to transit stations. Discussion on how structured parking will meet event parking needs.
7/26/22	Nolbert Chavez, CU Denver -City Center	Discussion on addressing the Speer Barrier to connect Ball Campus and AHEC to the downtown core.
8/9/22	1411 Wynkoop HOA	Enthusiastic support for project. Interest in Wynkoop Crossing and future site density.
8/9/22	Stakeholder Meeting #3 - Density & View Plane	Discussion on opportunities for improving social, economic, and environmental equity. Discussion on open space activation and affordable housing aligned with neighborhood needs.
8/11/22	Denver Streets Partnership and Bicycle Colorado - Jill Locantore, Piep van Heuven	Prioritize pedestrians and bikes above cars. Support for Wynkoop Crossing as part of the 5280 Trail.

**Ball Campus Rezoning****Community Outreach Meetings**

<b>Date</b>	<b>Stakeholders</b>	<b>Feedback Received</b>
9/20/22	Waterside Lofts HOA	Interest in how event parking will be managed once site is redeveloped. Questions regarding development timeline. Concerns about height and disruption of condo owners' views.
9/29/22	Large Development Review - Community Information Meeting	Attached
10/2/22	Stakeholder Meeting #4	Unanimous support for exempting project from Old City Hall View Plane restrictions. Support for height and density to maximize housing options by transit stations.
10/21/22	Sun Valley Neighborhood Association - Sue Powers and Jeanne Granville	Interest in securing commitment for First Source hiring and pursuing a community benefits agreement.
11/1/22	UC Denver - Jennifer Sobanet, Genia Herndon	Discussion of institutional needs and opportunities for collaboration.
11/10/22	Sun Valley Neighborhood Association	Questions regarding maximum building heights and connections from south edge of site to Sun Valley neighborhood. Interest in economic opportunities for local residents. Discussion of parks, open space and bike/pedestrian infrastructure.

## Ball Campus Rezoning

### Community Outreach Meetings

Date	Stakeholders	Feedback Received
11/21/22	West Colfax BID - D. Shah, A. Kuechenmeister, J. Locantore, C. Thompson	Interest in improving pedestrian and bike infrastructure for Auraria Parkway and Colfax.
12/9/22	Denver Streets Partnership and Bicycle Colorado - Jill Locantore, Piep van Heuven	Support for Wynkoop crossing. Interest in discussing mitigations to improve pedestrian access across Auraria Parkway.
12/15/22	Jefferson Park United Neighbors	Strong support for conceptual plans. Interest in connections across I-25.
1/10/23	Sun Valley Neighborhood Association	General support for development plans and Wynkoop Street extension. Discussion of Wynkoop Crossing and connections between campus and surrounding neighborhoods. Strong support for development of affordable housing by transit.
1/12/23	Central Platte Valley - Auraria RNO	Unanimous support for rezoning and Wynkoop crossing. Interest in building height and density adjacent to Auraria Lofts. Questions concerning development timeline, site contamination and event parking management and construction management.
1/25/23	La Alma - Lincoln Park Neighborhood Association	Support for conceptual plans. Interest in creating connections between La Alma - Lincoln Park, AHEC and Ball Campus.

**Ball Campus Rezoning****Community Outreach Meetings**

Date	Stakeholders	Feedback Received
2/8/23	UC Denver - David Chadwick, Jered Minter, Cary Weatherford	
2/23/23	Open House at Brooklyn's	Attached
4/24/23	Monarch Mills, Museum Townhomes and Museum of Contemporary Art	Prioritize pedestrians above cars. Strong interest in seeing the restoration and re-opening of Delgany Bridge, especially as a pedestrian access point for site. Interest in ensuring adequate event parking will be provided. Questions regarding the number of future residents and form/design guidelines for high rise buildings.
5/11/23	Sue Powers, Simon Tafoya, Jill Locantore, Jeanne Granville, Carrie Makarewicz, Renee Martinez Stone, Jerry Orten and Andrew Iltis	Discussed community needs and concerns related to affordable and workforce housing strategies, public infrastructure and connections to surrounding neighborhoods, public art and workforce development opportunities.
6/5/23	AHEC Board of Directors	Strong support for proposed site design and infrastructure plan, including Wynkoop Crossing. Support for rezoning strategy.
6/8/23	AHEC Board of Directors	Additional support for proposed site design and infrastructure plan, including Wynkoop Crossing. Support for rezoning strategy.

<b>Ball Campus Redevelopment</b>	
<b>LDR Community Information Meeting</b>	
<b>9.29.22</b>	
<b>First</b>	<b>Last</b>
Susan	Aldetti
Ivan	Anaya
Gretchen	Armijo
Alex	Arseneau
Joann	Asakawa Huntz
Jeremy	Atcheson
Allan	Babcock
Nathan	Batchelder
Ron	Bear
Robin	Becker
Lauren	Berent Burgess
Tim	Boers
Sean	Brady
Lynn	Buschhoff
Chris	Castilian
Catie	Cheshire
Emily	Christensen
DeeDee	Clang
Christy	Collins
Jerry	Conover
Ian	Corder
Brenda	Couzart
Ernie	Covelli
Jodi	Crawford
Melvin	Cruger
Jennifer	Crumley
Paul	Dallas
Eugenia	Di Girolamo
Clint	Downey
Perry	Edman
Robert	Farol
Tom	Fertal
Scott	Flansburg
Ellen	Fromm
David	Gaboury
Shelbey	Geisen
Julie	Gonzales
Sue	Goodin
Jeanne	Granville
Anthony	Graves
Nancy	Green
Omar	Guzman
Phil & Dwayne	Hamilton Wright
Jonathan	Handwork
Glenn	Harper

<b>Ball Campus Redevelopment</b>	
<b>LDR Community Information Meeting</b>	
<b>9.29.22</b>	
<b>First</b>	<b>Last</b>
Jenna	Harris
Colleen	Herbert
Andrew	Ittis
Ross	Jenner
Susan	Jennings
Dave	Jula
Janet	Koelling
Kerry	Koepping
Mervyn	Lapin
First	Last
Clay	Lauerman
Isaac	Law
Jeffrey	Leach
Kristen	Link
Sean	Maley
Mel	Mascarenaz
Desiree	Mathurin
Jesse	McMahon
Joe	Mellon
Lindsay	Miller
Randy	Myers
Chris	Nevitt
Shuhan	Nie
Christopher	Norman
Brendan	O'Brien
Jerry	Orten
Eric	Oshlo
Bob	Packard
John	Parkinson
Steve	Penrose
Josh	Perrin
Scott	Pinelli
Bruce	Polkowsky
Nathan	Pope
Susan	Powers
Scott	Raub
Donnie	Reinhart
Clara	Restrepo
Gregg	Rich
John	Riecke
Katherine	Rinehart
Richard	Roman
Rocio	Rowland
Lani	Rush
Amanda	Sandoval



<b>Ball Campus Redevelopment</b>	
<b>LDR Community Information Meeting</b>	
<b>9.29.22</b>	
<b>First</b>	<b>Last</b>
Aaron	Schultz
Landon	Scott
Avery	Scrabis
Dan	Shah
Michael	Siebenmorgen
Michael	Simpson
Alexander	Smith
Larry	Snodgrass
Alex	Staneski
Critter	Thompson
Jamie	Torres
Leslie	Twarogowski
Molly	Veldkamp
Elizabeth	Villanueva Stark
Alma	W
Ashlee	Wedgeworth
Stacie	West
Katherine	Whitney
Dianne	Wilkinson
Ryan	Williams
Lisa	Williams
Stephen	Wilson

Ball Arena Community Information Meeting	
9.29.22	
Questions and Comments	Name
What is the plan for parking replacement for the existing arena when those lots are removed?	Mervyn Lapin
How does the future employment/equity analysis consider the current and future workforce at Ball Arena itself - is there any assumed growth in employment based on additional development on the site?	Anonymous Attendee
Can you provide the details (aspects, uses) for each of the buildings proposed in the rendering? [context: I live in 1443 Auraria Pkwy and would like to know what the adjacent buildings will be]	Mervyn Lapin
Are details of river mile project available - many aspects overlap	Steve Penrose
Can you just clarify what will happen with Manny's Bridge? Will it be moved, improved, maintained?	Anonymous Attendee
Love the idea of improving Children's Park! It has been important while the neighborhood has grown around it, but feels a bit worn out, underutilized, and unsafe in its current state.	Anonymous Attendee
These look like exciting plans. How will features like bridges (Wynkoop et. al) and RTD light rail connectivity be funded?	Leslie Twarogowski
What is the timeline?	Elizabeth Villanueva Stark
Is there a planned time frame for start and completion?	Gregg Rich
What are the proposed height restrictions of the new builds?	Anonymous Attendee

<b>Ball Arena Community Information Meeting</b>	
<b>9.29.22</b>	
<b>Questions and Comments</b>	<b>Name</b>
Will the bikes/scooters be required to stay off Ped bridges?	Anonymous Attendee
Will residential development provide for transition to electric cars with sufficient and equitable access to charging	Bruce Polkowsky
What about the Elitch Gardens sight? Are you expanding to that property as well.	DeeDee Clang
In some preliminary material related to this project that I've seen, Education space is mentioned. Can you give some context as to what's envisioned for the development of Education space(s) as part of this?	Alex Staneski
The displacement score was at 0 because there isn't a neighborhood there but does that score take into account surrounding neighborhoods?	Anonymous Attendee
Exciting presentation for moving Denver towards a more active/public transportation focused city! Is there currently an estimate for when this project could break ground?	Isaac Law
What is the timeline, when will construction start, when would the first condos be occupied?	Geoff
Any plans for Delgany bridge?	Gregg Rich
Does KSE Plan to develop all parcels? If so, does the development team have affordable housing experience?	Anonymous Attendee
What will be construction timing of ball arena plan vs river mile area plan (between rr tracks and the platte) ?	Tom Fertal

<b>Ball Arena Community Information Meeting</b>	
<b>9.29.22</b>	
<b>Questions and Comments</b>	<b>Name</b>
There are a lot of good public benefits identified - thank you! However, there are no metrics yet to show implementation success. Community Benefit Agreements (CBA) are a tool that is being used for this. The Westside Stadium Community Coalition has been working on these in preparation for a CBA for the development of the Stadium District. We would be happy to work with you and other Community groups/members on one for the Ball Arena development	Jeanne Granville
Can you speak to what you anticipate going in adjacent to the Auraria Lofts? Specifically, the building height? This is the "Wynkoop Crossing" area.	Anonymous Attendee
Do you have an idea as to how much of the housing will be rental vs privately owned housing?	Anonymous Attendee
From where will you be getting your electricity for this development? What substation?	Jeanne Granville
With this development, River Mile and a possible redevelopment by Broncos stadium, are all of you in contact with one another on how the construction will effect surrounding neighborhoods, in terms of traffic, enviromental aspects, and possible displacement? Where will each development be getting its power from?	Anonymous Attendee
How much area will the "view plane" design effect?	Tom Fertal
As a neighbor to Ball, what should residents expect during the consutruciton phase? Noise, debris, and years of road construction seem to stick out to me	Clay Lauerman
With the housing diversity, do we know what that looks like yet? Like condos, rentals, townhouses? Any estimated AMI values?	Anonymous Attendee
Followup question on timeline, which component of whats been discussed would be developed first?	Geoff

<b>Ball Arena Community Information Meeting</b>	
<b>9.29.22</b>	
<b>Questions and Comments</b>	<b>Name</b>
Shorter than the existing buildings? Asking as a homeowner in the neighborhood.	Anonymous Attendee
Where will the wynkoop street allow car traffic within the ball arena plan?	Tom Fertal
How will the development be self-sufficient with electricity? Will there be a substation on site?	Glenn Harper
We appreciate the DA with the City but it is our understanding from the City, the DA will not address social or economic benefits which you mention, so we would like get with you to address them.	Jeanne Granville
Thank you for this meeting. :)	Katherine Whitney
Please reach out to surrounding RNOs	Glenn Harper

<b>Ball Arena Campus Rezoning</b>	
<b>Open House Attendees</b>	
<b>2.23.23</b>	
<b>First</b>	<b>Last</b>
Allison	Ahrens
Ryan	Aids
Jennifer	Almarine Beu
Jose	Amaya
Daniel	Bailey
Kevin	Barthlow
Evan	Beattie
Nancy	Becker
Spencer	Blair
Mike	Blake
Tim	Boers
Leo	Bortolotto
Rachel	Bradley
Rachel	Brady
Mikayla	Brannon
Steve	Brown
Joe	Brunsman
Davin	Burkhart
Steve	Burkiewicz
Amanda	Caldwell
Barbara	Carr
Paul	Cattin
Andrew	Cho
Robin	Choate
Kelsey	Clark
Jason	Coker
Jon	Colarelli
Kim	Collie
Jodi	Crawford
Andy	Cushen
Kayla	Davis
John	Desmond
Ryan	Dillon
Ryan	Dorsey
Chet	Douglas
Lukasz	Dubaj
Joe	Dyer
Travis	Engle
Aaron	Erikson
Eric	Eves
Dick	Farley
Stevenson	Farnsworth
Vicky	Farrar
John	Ferder
Regina	Ferreira

<b>Ball Arena Campus Rezoning</b>	
<b>Open House Attendees</b>	
<b>2.23.23</b>	
<b>First</b>	<b>Last</b>
John	Forney
Rachel	Gallegos
Jeanne	Granville
Fernando	Guadarrama
Michael	Guiietz
Chris	Guyan
Nolan	Hahn
Glenn	Harper
Adam	Hubschman
Andrew	Iltis
Jill	Jennings Golich
Andrew	Johnston
Patrick	Kelly
Shane	King
Merv	Lapin
Matt	Larsen
Kathleen	LeVeque
Molly	Lincoln
Jill	Locantore
Beradette	Lopez
Barbara	Mahoney
Sean	Maley
Andrew	Mathes
Alexander	McGregor
James	Mejia
Ashley	Mendenhall
Molly	Mermin
Lindsay	Miller
John	Moore
Parker	Moore
Travis	Moore
Jack	Murphy
Priscilla	Negreanu
Kara	Nesbit
Brenden	O'Brien
Jamie	Orten
Jerry	Orten
Chris	Palesh
Keith	Palesh
Jessi	Paulsen
Steve	Penrose
Jeff	Plous
Susan	Powers
Jeff	Reifschneider
Jeff	Reifschneider

<b>Ball Arena Campus Rezoning</b>	
<b>Open House Attendees</b>	
<b>2.23.23</b>	
<b>First</b>	<b>Last</b>
Alfredo	Reyes
Theodore	Reynolds
John	Riecke
Rocio	Roland
Carl	Rothman
Steve	Roy
Joyce	Sanchez
Aaron	Schultz
Michelle	Sewald
Dan	Shah
Taylor	Simmons
David	Solomon
Ryan	Sotirakis
Christine	Sprague
Ale	Spray
Paul	Stann
Soloman	Stark
Marty	Steinberg
Brena	Stephens
Lee	Sterrett
Mike	Sullivan
Leslie	Taragowski
Critter	Thompson
Rudy	Torrez
Elizabeth	Villanueva
Cary	Weatherford
Tom	(Illegible)
Clay	(Illegible)



**Ball Campus Rezoning Open House**

**Comments**

**2/23/2023**

BRT down Auraria and busses within development would be good

Build with shipping containers. Sustainable, Modular. Cool.

Denver currently has 4 dogs to every 1 child. WE need more off lease dog parks.

How much of the housing will be affordable housing?

In which area does the project start?

Include senior housing and grocery options

Like the housing diversity.

Love the connections to neighborhoods and trails

More bus connections

Thank you for planning apartment homes for families. There are too many dogs and not enough children in this city!

Union Station/16th Street should be a major origin/destination node.

We need an off lease dog park

What is the ratio of office, to hotel, to residential?

What will be the disruptions to traffic?

Why build downtown when it is half occupied?

Would be great to bring more bus routes across/through the development

Would like bike infrastructure!