



03/31/2022 01:38 PM  
City & County of Denver  
Electronically Recorded

R \$28.00

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Page: 1 of 4

D \$600.00

WHEN RECORDED, RETURN TO:  
Otten, Johnson, Robinson,  
Neff & Ragonetti, P.C.  
950 17th Street, Suite 1600  
Denver, Colorado 80202  
Attention: Andrew J. Schwartz

### SPECIAL WARRANTY DEED

**THIS SPECIAL WARRANTY DEED**, is made effective as of the 28<sup>th</sup> day of March, 2022 between BUILDING, LLC (f/k/a CPG Studios, LLC), a Colorado limited liability company ("Grantor"), and CP VIII 2800 Speer, LLC, a Delaware limited liability company ("Grantee"), whose legal address is 1000 Sansome Street, 1<sup>st</sup> Floor, San Francisco, California 94111.

**WITNESS**, that the Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee and its successors and assigns forever, all the real property, together with any improvements thereon, located in the City and County of Denver, State of Colorado, described as follows:

See Exhibit A, attached hereto and incorporated herein by reference.

**TOGETHER** with all and singular the hereditaments, appurtenances, and easements thereunto belonging, or in anywise appertaining, the reversions, remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained property, with the hereditaments, easements, and appurtenances related thereto.

**TO HAVE AND TO HOLD** the property above bargained and described, with the appurtenances, unto the Grantee and the Grantee's successors and assigns forever. The Grantor, for itself and its successors and assigns, does covenant and agree that Grantor shall and will WARRANT AND FOREVER DEFEND the above described property in the quiet and peaceable possession of the Grantee against all and every person or persons claiming the whole or any part thereof, by, through or under the Grantor subject to the exceptions set forth on Exhibit B attached hereto.

[signature page to follow]

①  
Recording Requested by:  
FNTG-NCS Colorado  
N00 35013

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Neff & Ragonetti, P.C.  
950 17th Street, Suite 1600  
Denver, Colorado 80202  
Attention: Andrew J. Schwartz

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**WITNESS**, that the Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee and its successors and assigns forever, all the real property, together with any improvements thereon, located in the City and County of Denver, State of Colorado, described as follows:

See Exhibit A, attached hereto and incorporated herein by reference.

**TOGETHER** with all and singular the hereditaments, appurtenances, and easements thereunto belonging, or in anywise appertaining, the reversions, remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained property, with the hereditaments, easements, and appurtenances related thereto.

**TO HAVE AND TO HOLD** the property above bargained and described, with the appurtenances, unto the Grantee and the Grantee's successors and assigns forever. The Grantor, for itself and its successors and assigns, does covenant and agree that Grantor shall and will WARRANT AND FOREVER DEFEND the above described property in the quiet and peaceable possession of the Grantee against all and every person or persons claiming the whole or any part thereof, by, through or under the Grantor subject to the exceptions set forth on Exhibit B attached hereto.

[signature page to follow]

①  
Recording Requested by:  
FNTG-NCS Colorado  
N0035013

IN WITNESS WHEREOF, the undersigned has executed this instrument on the date set forth above.

Grantor:

BUILDING, LLC (f/k/a CPG Studios, LLC),  
a Colorado limited liability company

By: \_\_\_\_\_

  
Frank H. Matson, Manager

STATE OF COLORADO )

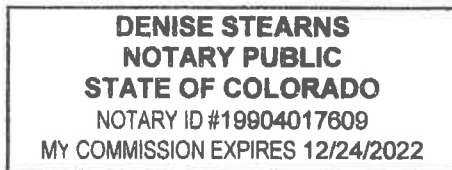
COUNTY OF \_\_\_\_\_ )

ss.

The foregoing instrument was subscribed to and acknowledged before me this 25<sup>th</sup> day of March, 2022, by Frank H. Matson as Manager of BUILDING, LLC (f/k/a CPG Studios, LLC), a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: 12/24/2022



  
Notary Public

**EXHIBIT A**

**Legal Description**

Parcel 1:

Lots 43, 44, 45, 46, 47, 48 and 49, Resubdivision of Lots 1, 2, 3, 4, 5 and 6, Block 15, Highland Park, City and County of Denver, State of Colorado.

Note: For informational purposes only Assessor Parcel No. 02294-16-021-000

**EXHIBIT B**  
**to Special Warranty Deed**

Permitted Exceptions

1. Water rights, claims of title to water, whether or not these matters are shown by the Public Records
2. Taxes and assessments for the year 2022 and subsequent years, a lien, not yet due or payable.
3. Utility easement as granted to Public Service Company of Colorado in instrument recorded May 25, 1989, under Reception No. 47191.
4. Those matters as shown on the ALTA/NSPS Land Title Survey prepared by Shawn D. Clarke, PLS 38061, on behalf of Harris Kocher Smith dated October 7, 2021, last revised March 8, 2022, and designated as Project #210919.