

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL
THIS DEED TO:

Town of Erie
645 Holbrook Street
Erie, Colorado 80516
Attention: Luke Bolinger

(Space Above For Recorder's Use)

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, this Special Warranty Deed is made this 21st day of October, 2025 by **HT Flatiron LP**, a Delaware limited partnership, whose address is c/o Hines Interests Limited Partnership, 2700 Commerce Street, Suite 1600, Dallas, TX 75226 (the "**Grantor**"), to **TOWN OF ERIE**, a political subdivision of the State of Colorado, whose street address is 645 Holbrook Street, Erie, Colorado 80516 (the "**Grantee**"), the following real property in Weld County Colorado, to wit:

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

with all its appurtenances (the "**Property**"), and warrants the title to the same against all persons claiming under me, subject to:

1. X If the box is checked, "statutory exceptions" as defined in § 38-30-113(5)(a), C.R.S., and
2. ☐ If the box is checked, any rights of tenants, as to tenants' right to possession only, under unrecorded leases of the Property, as described in that certain contract for the sale of the Property between Grantor and Grantee, and
3. ☐ Other:

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

[Remainder of page intentionally left blank]

[Grantor Signature Page to Special Warranty Deed]

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

**HT FLATIRON LP,
a Delaware limited partnership**

By: Hines Flatiron Associates Limited Partnership,
a Texas limited partnership
its general partner

By: Hines Flatiron GP LLC,
a Delaware limited liability company,
its general partner

By: Hines Investment Management Holdings Limited Partnership,
a Texas limited partnership,
its sole member

By: 
Chad Murphy, Managing Director

STATE OF COLORADO ~~TEXAS~~ §
§
COUNTY OF ~~DENVER~~ §
Dallas

The foregoing instrument was acknowledged before me this 21st day of October, 2025, by Chad Murphy, as Managing Director of Hines Investment Management Holdings Limited Partnership, a Texas limited partnership, the sole member of Hines Flatiron GP LLC, a Delaware limited liability company, the general partner of Hines Flatiron Associates Limited Partnership, a Texas limited partnership, the general partner of HT FLATIRON LP, a Delaware limited partnership, on behalf of said entities.



Notary Public – State of Colorado ~~TEXAS~~

[seal]

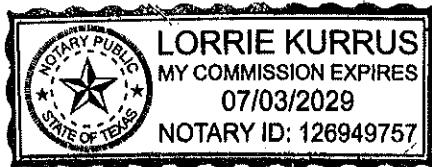


Exhibit A

Land

Tract A, Flatiron Meadows Subdivision – Filing No. 5 as recorded at Reception No. 03537362, Boulder County, Colorado.