

ASSIGNMENT AND TRANSFER OF RIGHTS AND INTERESTS

THIS ASSIGNMENT AND TRANSFER OF RIGHTS AND INTERESTS ("Assignment") is made this 8 day of June, 2026, between DC, LLC, whose legal address is 5055 List Drive, Colorado Springs, CO 80919 ("Assignor"), and Regal Colorado LLC, whose legal address is 5085 Brian Drive, Town of Parker, County of Douglas, State of Colorado ("Assignee").

RECITALS

WHEREAS, Assignor was the owner of certain real property located in Arapahoe County, Colorado, legally described as Lot 2, Block 1, Dove Valley Business Park Subdivision Filing No. 26, also known as the Paonia Building Development (the "Property"); and

WHEREAS, Assignor entered into that certain **UNIFORM EASEMENT DEED AND REVOCABLE STORM DRAINAGE LICENSE AGREEMENT**, Arapahoe County Case No. **ASP21-010**, recorded at **Reception No. E2099305** in the records of the Arapahoe County Clerk and Recorder, affecting the Property (the "Agreement"); and

WHEREAS, Regal Colorado LLC is the current owner of the Property and desires to assume all rights, interests, responsibilities, obligations, and duties of Assignor under the Agreement;

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. ASSIGNMENT

Assignor hereby assigns, transfers, conveys, and sets over to Assignee all of Assignor's right, title, interest, benefits, responsibilities, obligations, and duties arising under or related to the Agreement.

2. ASSUMPTION

Assignee hereby accepts the foregoing assignment and assumes all rights, interests, responsibilities, obligations, and duties of Assignor under the Agreement from and after the effective date of this Assignment.

3. COOPERATION

The parties agree to execute such additional documents and take such further actions as may be reasonably necessary to evidence or implement the transfer contemplated by this Assignment, including any documents requested by Arapahoe County in connection with cancellation, release, termination, or replacement of the Agreement.

4. BINDING EFFECT

This Assignment shall be binding upon and inure to the benefit of the parties and their respective successors and assigns.

5. GOVERNING LAW

This Assignment shall be governed by and construed in accordance with the laws of the State of Colorado.

IN WITNESS WHEREOF, the parties have executed this Assignment as of the date first written above.



SIGNATURE PAGE - DC, LLC

DC, LLC

By: Donald D Cannella

Name: Donald D Cannella

Title: MM

Date: 06.08.2026

STATE OF Colorado)

COUNTY OF El Paso) ss.

The foregoing instrument was acknowledged before me this 8th day of June, 2026, by Donald D Cannella, as MM of DC, LLC.

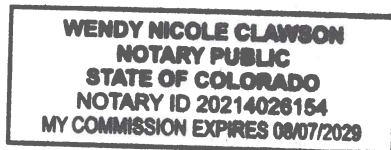
Witness my hand and official seal.

[Signature]

Notary Public

My Commission Expires: 08.07.2029

(SEAL)



M

SIGNATURE PAGE - REGAL COLORADO LLC

REGAL COLORADO LLC

By: 

Name: Newel Barlow

Title: Owner

Date: 6/8/26

STATE OF Colorado)
) ss.
COUNTY OF Denver)

The foregoing instrument was acknowledged before me this 8th day of June, 2026, by
Newel Barlow, as Owner of Regal Colorado LLC.

Witness my hand and official seal.


Notary Public

My Commission Expires: 05/28/2030

(SEAL)



DC