

GOOD NEIGHBOR AGREEMENT

This Good Neighbor Agreement is entered into by and between Capitol Hill United Neighborhoods, INC., (CHUN), Cultural Arts Residential Organization (CARO), The Unsinkables, and The Shire of Capitol Hill (SHIRE)*, all registered neighborhood organizations located in the City and County of Denver hereinafter referred to as “RNOs”, and Utopia All Natural Wellness Spa and Lounge, LLC, a Colorado Limited Liability Company located at 1244 Grant Street, Denver Colorado 80203 hereinafter referred to as the “Applicant” or “Utopia”. Applicant and RNOs are collectively referred to as the “Parties”.

RECITALS

A. RNOs are Registered Neighborhood Organizations with boundaries which include the premises located at 1244 Grant Street, Denver, Colorado. RNOs have been engaged in efforts to protect and improve the safety and quality life in the neighborhood surrounding 1244 Grant Street and the Parties want to continue to protect and improve the safety, health, welfare, morals and quality of life in the neighborhood.

B. The Applicant has applied for a Cannabis Consumption Permit with the City and County of Denver Department of Excise and Licenses for the premises located at 1244 Grant Street, which includes an outdoor designated consumption area (Outdoor DCA).

C. Applicant wants RNOs to refrain from opposing the Permit applied for.

NOW THEREFORE, in consideration of the mutual agreements and covenants contained herein, the Parties agree as follows:

1. RNOs shall support, by letter and/or testimony, Utopia’s application for a Cannabis Consumption Permit to include an Outdoor Designated Consumption Area (Outdoor DCA) requested from the Denver Department of Excise and Licenses.

2. Utopia shall stop any music/amplified sound in the Outdoor DCA at 10:00 PM Sunday through Thursday and 11:00 PM Friday and Saturday, and shall not have any live music in the Outdoor DCA at any time.

3. Utopia shall discontinue all service and close the Outdoor DCA to patrons at 10:00 PM Sunday through Thursday and 11:00 PM Friday and Saturday.

4. Utopia shall not re-open the Outdoor DCA to patrons nor play any music/amplified sound in the outdoor DCA prior to 10:00 AM every day of the week.

*Although SHIRE has not been in existence for more than two years, the RNO wishes to join its fellow RNOs in non-opposition to the application of the Cannabis Consumption Permit. The RNO was not created for the primary purpose of supporting this permit.

5. Utopia shall discontinue all service and close the non-outdoor DCA portion of its premises to patrons daily at midnight (12:00 AM) and shall not reopen it prior to 6 AM daily.

6. Utopia's Odor Control Plan required by the Department of Excise and Licenses Rules Governing Marijuana Consumption Areas shall include the Outdoor DCA.

7. Utopia acknowledges that its Premises are adjacent and surrounded by residential apartments, and commercial establishments. In order to resolve complaints or alleged violations if any, the parties agree to meet to resolve the issues. Notice of the alleged complaint or violation shall be provided to the owner/manager of Utopia by the RNO(s) within fifteen (15) days of the alleged violation or complaint. The Applicant shall have thirty (30) days thereafter to cure the alleged violation or complaint. If the RNOs and the Applicant are unable to resolve the alleged complaint or violation, the Parties agree that the issues shall be referred to mediation through the City and County of Denver.

Conditions to be placed on the face of the permit

a. All Parties, request the Department of Excise and Licenses to include on the face of the permit, paragraphs 2, 3, 4, 5 and 6 above, as conditions upon any Cannabis Consumption Permit issued to Utopia for 1244 Grant Street.

Utopia All Natural Wellness Spa and Lounge, LLC
A Colorado Limited Liability Company

By: Cindy Sovine
Cindy Sovine

Dated: 1/3/18

Title: President & CEO

Capitol Hill United Neighborhoods, Inc. (CHUN)
A Colorado 501(c)(3) Non-Profit Organization

By: Travis Leiker
Travis Leiker
Title: Co-President

Dated: 12/17/2017

By: _____
Title: Co-President

Dated: _____

By: Mark Cossin
Mark Cossin
Title: Co-President

Dated: 12.14.17

Cultural Arts Registered Neighborhood Organization (CARO)
A Denver Registered Neighborhood Organization

By: Mary-Jane Giordano
Mary-Jane Giordano
Title: President

Dated: 12-7-17

The Unsinkables
A Denver Registered Neighborhood Organization

By: Kathi Anderson
Kathi Anderson
Title: President

Dated: 12/7/2017

The Shire on Capitol Hill
A Denver Registered Neighborhood Organization

By: John Diecke
John Diecke
Title: President

Dated: 12/10/17