

Exhibit 6

Fourth & Central Project Labor Agreement: Letter of Commitment

CP LA Cold Storage, LLC
1881 16th Street, Suite 500
Denver, Colorado 80202

LETTER OF COMMITMENT

CP LA Cold Storage, LLC (the “Applicant”) is the applicant for entitlements to develop a mixed-use project generally located at 400 South Central Avenue in the City of Los Angeles, California, consisting of the following Assessor Parcel Numbers: 5147-001-007, 5147-013-016, 5147-012-015, 5147-011-015, -016, -017. Applicant proposes to develop the Fourth & Central project (the “Project”), which will be a mixed-use development consisting of approximately 1,521 residential units, including affordable housing units, totaling approximately 1,731,849 sf; approximately 411,113 sf of office uses; approximately 101,088 sf of restaurant/retail uses, and 68 hotel rooms (74,484 sf of hotel floor area).

Applicant will require that the Project be built under the terms and conditions of a Project Labor Agreement (the “Agreement”) to be negotiated between the Applicant and the Los Angeles/Orange Counties Building and Construction Trades Council (the “Council”). .

Upon selecting a General Contractor/Construction Manager (the “CM”) to oversee the Project, Applicant will require that such CM execute the Agreement and require that each contractor and subcontractor performing jobsite work to execute a Letter of Assent to the Agreement, agreeing to be bound thereby. Applicant acknowledges the rights, duties and obligations of the parties to be covered by the Agreement, including the CM, the contractors and subcontractors, the Council and the Unions. Applicant agrees to sign the Acknowledgment section of the Agreement, as set forth on the signature page of said agreement.

Should Applicant or the CM assign or sell all or any portion of the Project or Project Work, as defined in the Agreement, to another owner, developer, construction manager, general contractor or other entity, prior to the receipt of a temporary certificate of occupancy on the portion of the Project being assigned or sold, such work shall only be assigned or sold to an owner, developer, construction manager, general contractor or other entity that agrees to sign and does sign the Agreement prior to the commencement of any Project Work. Applicant or the CM shall give the Council thirty (30) days written notice of any actual assignments or sale of all or any portion of the Project or Project Work by such new owner, developer, construction manager, general contractor or other entity.

This Letter of Commitment shall terminate upon the first to occur: a) The Governor does not certify the Project as a leadership project, b) the Applicant withdraws its leadership project application, c) the Project Labor Agreement is mutually executed by the CM and the Council, d) Applicant abandons its pursuit of the entitlements by notifying the Council in writing of its election to do so and does, in fact, abandon such pursuit, e) the Project fails to be approved by the City of Los Angeles, or if the Project materially changes such that it loses its SB7 certification.

CP LA Cold Storage Land, LLC
a Colorado limited liability company

By: 

Mark G. Falcone
Manager

Dated: January 30, 2023