

After Recording Return To:
Adams County, Community & Economic Development Department
4430 South Adams County Parkway
Brighton, Colorado 80601

(Space Above For Recorder's Use)

SPECIAL WARRANTY DEED

This Special Warranty Deed is dated as of May 25, 2016, between MAPLETON INDUSTRIAL INVESTORS, LLLP, a Colorado limited liability limited partnership ("Grantor"), and COUNTY OF ADAMS, State of Colorado ("Grantee"), whose legal address is 4430 South Adams County Parkway, Brighton, Colorado 80601.

WITNESSETH, that Grantor, for and in consideration of the sum of TEN DOLLARS and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto Grantee, all of that certain real property, together with improvements thereon, if any, situated, lying and being in the County of Adams, State of Colorado, described as follows (the "Property"):

Legal description as set forth in Exhibit "A" attached hereto and incorporated herein by this reference.

Dedicated for East 64th Avenue at 601 East 64th Avenue

Assessor's schedule or parcel number: part of 0-1825-03-4-02-004.

TOGETHER WITH all and singular the hereditaments and appurtenances and easements and rights-of-way thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever, of Grantor, either in law or equity, of, in and to the Property;

SUBJECT TO all matters of record other than monetary liens arising by, through or under Grantor.

TO HAVE AND TO HOLD the Property above bargained and described unto Grantee forever;

AND Grantor, covenants and agrees to and with Grantee, to warrant and defend the quiet and peaceable possession of the Property, by Grantee, against every person who lawfully claims the Property or any part thereof, by, through or under Grantor, subject to all matters of record other than monetary liens arising by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the date first written above.


GRANTOR:

MAPLETON INDUSTRIAL INVESTORS, LLLP,
a Colorado limited liability limited partnership

By: Westfield-Mapleton General Partner, LLC,
a Colorado limited liability company

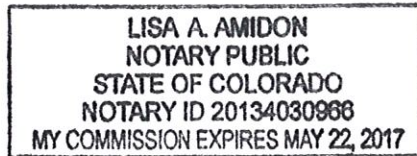
Its: General Partner

By:


Name: Randy M. Schwartz

Title: Manager

STATE OF COLORADO)
) ss.
COUNTY OF DENVER)



The foregoing instrument was acknowledged before me this 25th day of May, 2016, by Randy M. Schwartz as Manager of Westfield-Mapleton General Partner, LLC, a Colorado limited liability company, as General Partner of Mapleton Industrial Investors, LLLP, a Colorado limited liability limited partnership.

WITNESS my hand and official seal.

My commission expires: May 22, 2017


Notary Public

EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF BLOCK 67, MAPLETON ADDITION, RECORDED IN FILE 12, MAP 13, IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER; SITUATED IN THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN; COUNTY OF ADAMS, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 3, BEING MONUMENTED AT THE EAST END BY A 1 -3/4" AXLE WITH BROKEN CAP AND AT THE WEST END BY A 3-1/4" ALUMINUM CAP IN A RANGE BOX STAMPED "LS 13258", AND HAVING A BEARING OF NORTH 89°41'31" EAST.

BEGINNING AT THE SOUTHEAST CORNER OF SAID BLOCK 67, BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY OF EAST 64TH AVENUE;

THENCE SOUTH 89°41'31" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 330.08 FEET;

THENCE NORTH 00°06'46" WEST, A DISTANCE OF 10.00 FEET;

THENCE NORTH 89°41'31" EAST, ALONG A LINE 10 FEET NORTH OF AND PARALLEL TO SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 330.11 FEET TO A POINT ON THE EAST LINE OF SAID BLOCK 67;

THENCE SOUTH 00°02'28" WEST, ALONG SAID EAST LINE, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

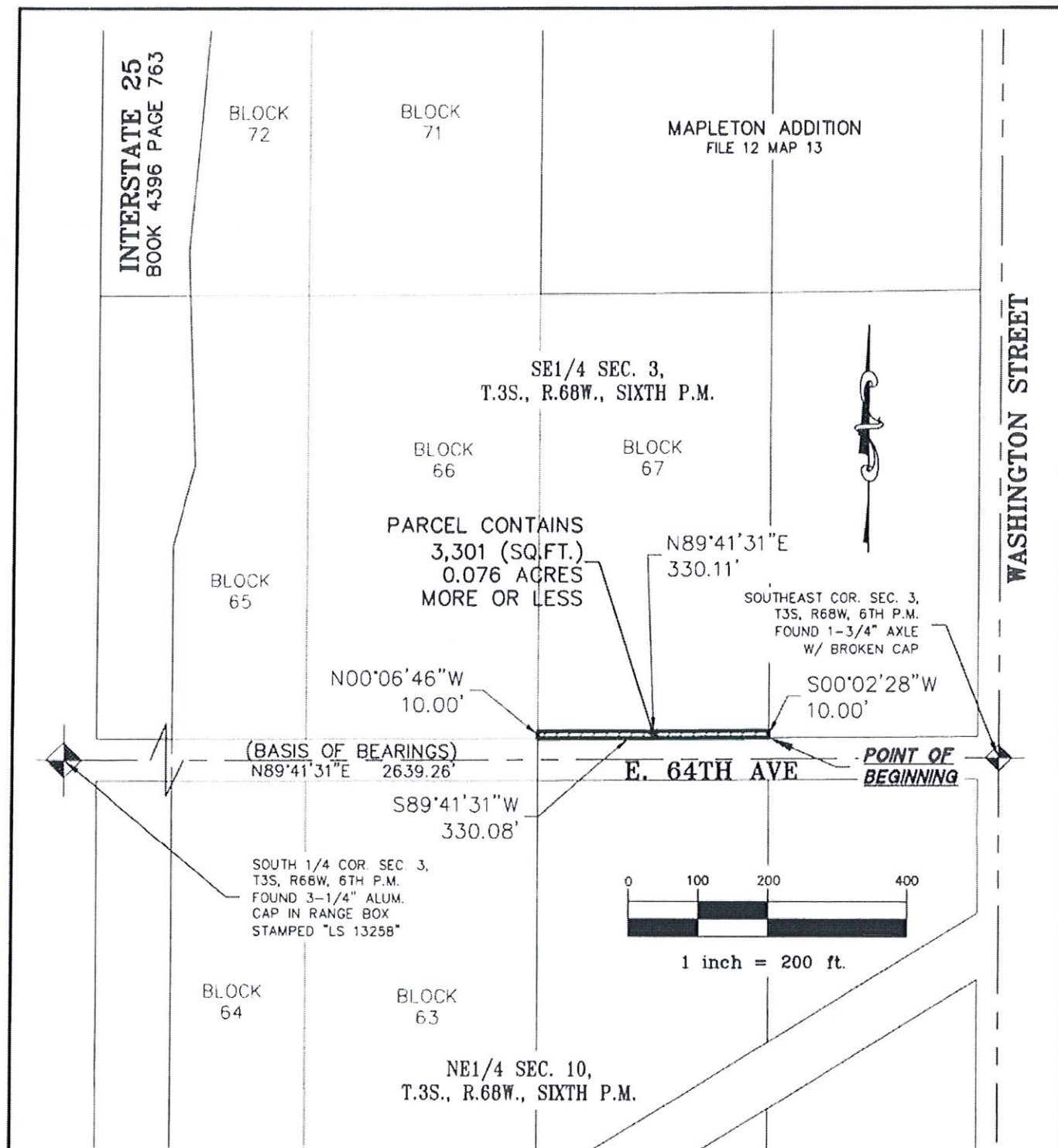
CONTAINING AN AREA OF 0.076 ACRES, (3,301 SQUARE FEET), MORE OR LESS.

EXHIBIT ATTACHED AND MADE A PART HEREOF.



JAMES E. LYNCH, PLS NO. 37933
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE 1, LITTLETON, CO 80122
303-713-1898

ILLUSTRATION TO EXHIBIT A



NOTE: THIS DRAWING DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH: V:\23415-28\DWG
DWG NAME: ROW Acquisition.dwg
DWG: JEL CHK: JRW
DATE: 5/4/2016
SCALE: 1"=200'



300 East Mineral Ave.
Suite 1
Littleton, Colorado 80122
Phone: (303)713-1898
Fax: (303)713-1897
www.aztecconsultants.com

PARCEL EXHIBIT
SE 1/4, SEC. 3, T.3S., R.68W., 6TH P.M.
ADAMS COUNTY, COLORADO

JOB NUMBER 23415-28

2 OF 2 SHEETS