

WARRANTY DEED

THIS DEED, dated this 30th day of November 2017, between Prologis, owner, of the Prologis L.P.C/O Prologis Tax Coordinator, County of Adams and State of Colorado, grantor(s), and **THE COUNTY OF ADAMS, State of Colorado**, whose legal address is 4430 South Adams County Parkway, Brighton, Colorado 80601 of the said County of Adams and State of Colorado, grantee(s):

WITNESS, that the grantor(s), for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents doth grant, bargain, sell, convey and confirm, unto the grantee(s), its successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the said County of Adams, State of Colorado, described as follows:

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

Dedicated for Downing Street, Washington Avenue, East 62nd Avenue and East 61st Avenue
Also known by street and number as: 6030 Washington Street

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee(s), its successors and assigns forever. The grantor(s), for itself, its successors and assigns, do covenant, grant, bargain and agree to and with the grantee(s), its successors and assigns, that at the time of the enrolling and delivery of these presents, it is well seized of the premises above conveyed, have good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and have good right, full power and authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except oil, gas and mineral interests if any and except 2016 taxes due in 2017 which grantor agrees to pay.

The grantor(s) shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the grantee(s), its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

IN WITNESS WHEREOF, the grantor(s) have executed this deed on the date set forth above.

Prologis L.P.C/O Prologis Tax Coordinator, Owner

By: [Signature]

STATE OF COLORADO)

County of Denver) §

The foregoing instrument was acknowledged before me this 30 day of November, 2017,

Prologis as owner.

My commission expires: 10/20/2020

Witness my hand and official seal.

[Signature: Sandee Gavin-Wicks]

Notary Public

Name and Address of Person Creating Newly Created Legal Description (§38-35-106.5, C.R.S.)

SANDEE GAVIN-WICKS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20044032955
MY COMMISSION EXPIRES 10/20/2020

EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND DEDICATED AS RIGHT-OF-WAY BEING A PORTION OF PLOTS 91 THROUGH 94, MAPLETON ADDITION RECORDED IN PLAT BOOK 1 AT PAGE 48 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDED AND THE THOMPSON PIPE AND STEEL COMPANY TRACT RECORDED AT RECEPTION NO. B130133 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, SITUATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 11 AND CONSIDERING THE WESTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 11 TO BEAR NORTH 00°07'09" WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE SOUTH 61°46'13" EAST A DISTANCE OF 84.90 FEET TO A POINT ON THE SOUTHERLY LINE OF DEDICATED RIGHT OF WAY RECORDED AT RECEPTION NO. 20060719000727350 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER AND THE **POINT OF BEGINNING**;

THENCE NORTH 86°07'07" EAST ALONG THE BOUNDARY OF SAID RIGHT-OF-WAY A DISTANCE OF 150.33 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST 62ND AVENUE;
THENCE SOUTH 89°55'58" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 1,065.08 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF DOWNING STREET;
THENCE SOUTH 00°07'09" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 1,233.18 FEET TO THE SOUTHEASTERLY CORNER OF SAID THOMPSON PIPE & STEEL COMPANY TRACT;
THENCE NORTH 89°58'30" WEST ALONG THE SOUTHERLY LINE OF SAID TRACT A DISTANCE OF 8.30 FEET;
THENCE NORTH 00°07'09" EAST A DISTANCE OF 1,208.18 FEET TO A POINT OF CURVATURE;
THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 89°56'53", A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.55 FEET AND A CHORD THAT BEARS NORTH 45°05'35" WEST A DISTANCE OF 21.20 FEET;
THENCE NORTH 89°55'58" WEST A DISTANCE OF 1,191.80 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS AN AREA OF 21,601 SQUARE FEET, OR 0.496 ACRES, MORE OR LESS.

THE LINEAL DISTANCE UNIT USED IN THE PREPARATION OF THIS LEGAL DESCRIPTION IS THE UNITED STATES SURVEY FOOT. THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY DEFINES THE UNITED STATES SURVEY FOOT AS 1200/3937 METERS. I

THOMAS D. STAAB, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.

THOMAS D. STAAB, P.L.S. 25965
FOR AND ON BEHALF OF
WARE MALCOMB
990 SOUTH BROADWAY
SUITE 230
DENVER, COLORADO 80209
P 303.561.3333



WARE MALCOMB

990 south broadway
suite 230
denver, co 80209
p 303.561.3333
waremalcomb.com

PROJECT NAME: 62ND & WASHINGTON

JOB NO.: DEN17-0048

DATE : 09/05/2017

DRAWN: AM

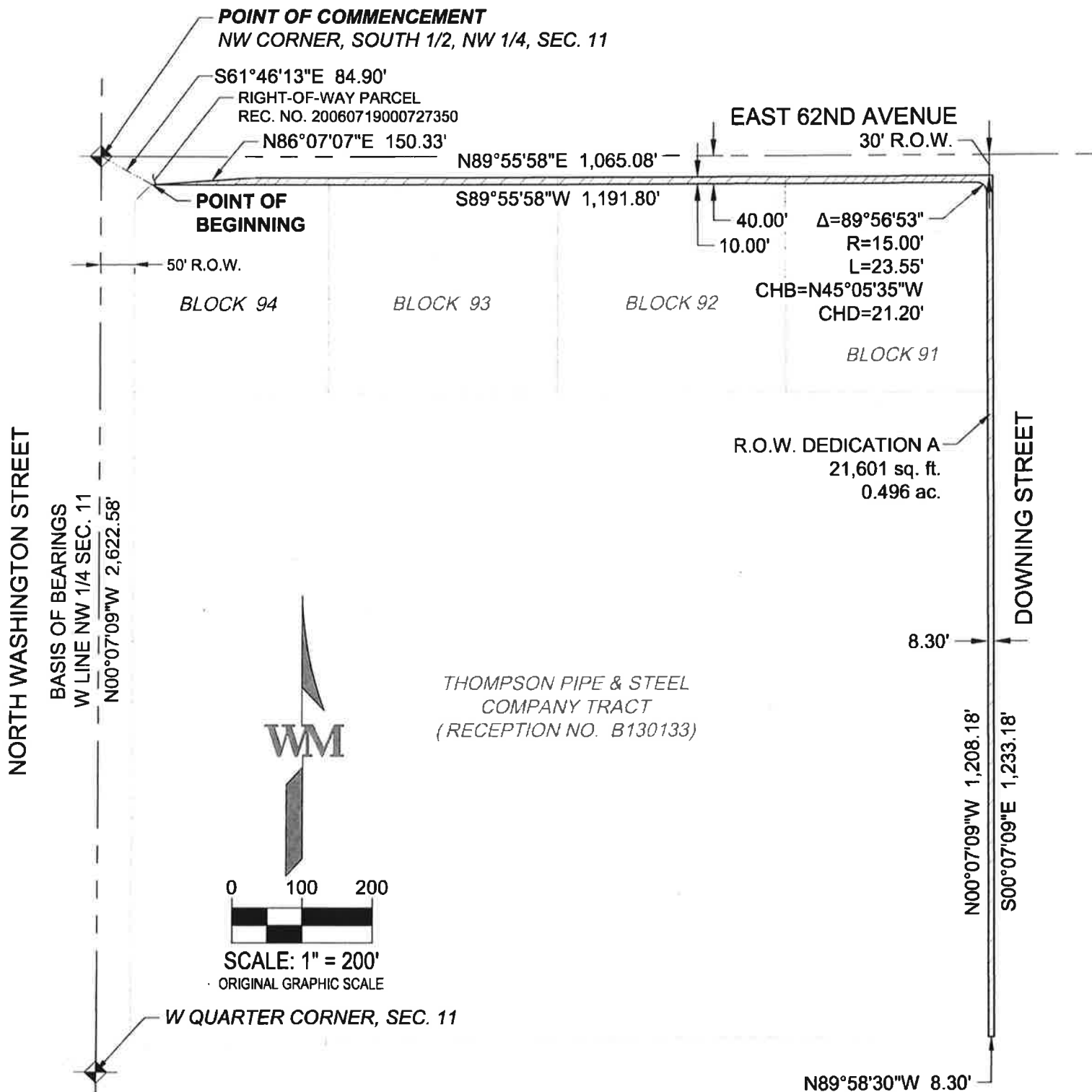
PA/PM: TS

SCALE:

SHEET

1 OF 2

EXHIBIT A



THIS EXHIBIT DOES NOT REPRESENT A
MONUMENTED SURVEY. IT IS INTENDED ONLY TO
DEPICT THE ATTACHED DESCRIPTION.

WARE MALCOMB

990 south broadway
suite 230
denver, co 80209
p 303.581.3333
waremalcomb.com

PROJECT NAME: 62ND & WASHINGTON

JOB NO.: DEN17-0048

DATE : 09/05/2017

DRAWN: AM

P/PM: TS

SCALE: 1" = 200'

SHEET

2 OF 2

EXHIBIT B

LEGAL DESCRIPTION

A PARCEL OF LAND DEDICATED AS RIGHT-OF-WAY BEING A PORTION OF BLOCK 132, MAPLETON ADDITION RECORDED IN PLAT BOOK 1 AT PAGE 48 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, SITUATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 11 AND CONSIDERING THE WESTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 11 TO BEAR NORTH 00°07'09" WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE SOUTH 88°21'42" EAST A DISTANCE OF 1,352.14 FEET TO THE NORTHWESTERLY CORNER OF SAID BLOCK 132 AND THE **POINT OF BEGINNING**;

THENCE NORTH 89°55'58" EAST ALONG THE NORTHERLY LINE OF SAID PLOT 132 A DISTANCE OF 25.01 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 90°03'08", A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.58 FEET AND A CHORD THAT BEARS SOUTH 44°54'24" WEST A DISTANCE OF 21.22 FEET; THENCE SOUTH 00°07'09" EAST A DISTANCE OF 672.39 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 89°49'53", A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.52 FEET AND A CHORD THAT BEARS SOUTH 45°02'06" EAST A DISTANCE OF 21.18 FEET; THENCE SOUTH 89°57'02" EAST A DISTANCE OF 275.60 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID PLOT 132;

THENCE ALONG THE BOUNDARY OF SAID PLOT 132 THE FOLLOWING THREE (3) COURSES:

1. SOUTH 00°08'01" EAST A DISTANCE OF 10.00 FEET;
2. NORTH 89°57'02" WEST A DISTANCE OF 300.56 FEET;
3. NORTH 00°07'09" WEST A DISTANCE OF 712.34 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS AN AREA OF 10,125 SQUARE FEET, OR 0.232 ACRES, MORE OR LESS.

THE LINEAL DISTANCE UNIT USED IN THE PREPARATION OF THIS LEGAL DESCRIPTION IS THE UNITED STATES SURVEY FOOT. THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY DEFINES THE UNITED STATES SURVEY FOOT AS 1200/3937 METERS.

I, THOMAS D. STAAB, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.

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P 303.561.3333



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PROJECT NAME: 62ND & WASHINGTON

JOB NO.: DEN17-0048

DATE: 11/16/2017

DRAWN: AM

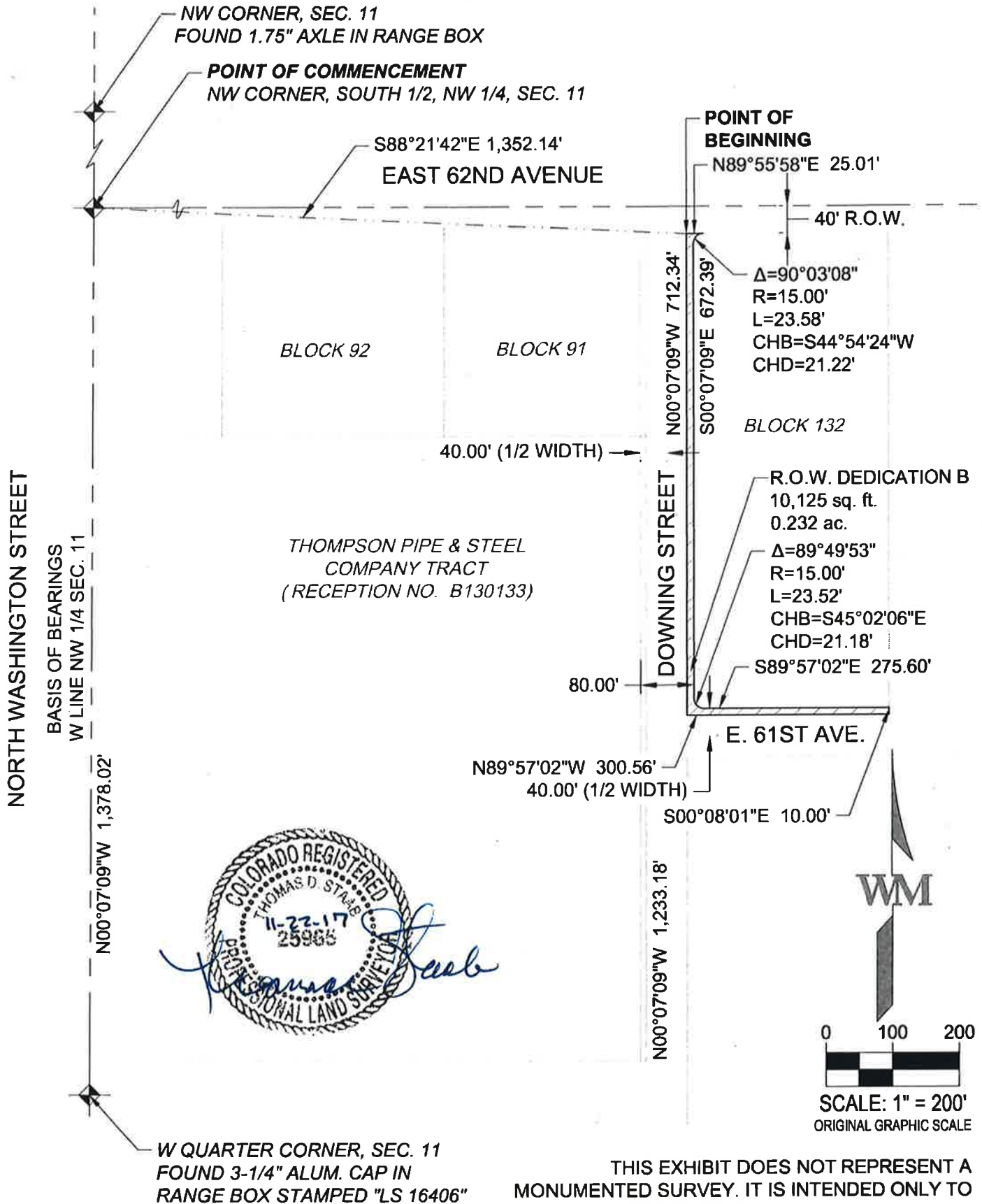
PA/PM: TS

SCALE: 1" = 200'

SHEET

1 OF 2

EXHIBIT B



WARE MALCOMB

PROJECT NAME: 62ND & WASHINGTON

SHEET

JOB NO.: DEN17-0048

DATE: 11/16/2017

DRAWN: AM

PA/PM: TS

SCALE: 1" = 200'

2 OF 2

EXHIBIT C

LEGAL DESCRIPTION

A PARCEL OF LAND DEDICATED AS RIGHT-OF-WAY BEING A PART OF BLOCK 94, MAPLETON ADDITION RECORDED IN PLAT BOOK 1 AT PAGE 48 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND A PART RECORDED AND THE THOMPSON PIPE AND STEEL COMPANY TRACT RECORDED AT RECEPTION NO. B130133 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, SITUATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 11 AND CONSIDERING THE WESTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 11 TO BEAR NORTH 00°07'09" WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE SOUTH 37°39'03" EAST A DISTANCE OF 82.02 FEET TO A POINT ON THE SOUTHERLY LINE OF THAT DEDICATED RIGHT OF WAY RECORDED AT RECEPTION NO. 20060719000727350 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER AND THE **POINT OF BEGINNING**;

THENCE NORTH 44°54'16" EAST ALONG SAID SOUTHERLY LINE A DISTANCE OF 28.27 FEET
THENCE SOUTH 00°07'09" EAST A DISTANCE OF 1,226.46 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID THOMPSON PIPE AND STEEL COMPANY TRACT;
THENCE NORTH 89°58'30" WEST ALONG SAID SOUTHERLY LINE A DISTANCE OF 20.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF NORTH WASHINGTON STREET;
THENCE NORTH 00°07'09" WEST ALONG SAID EASTERLY RIGHT-OF-WAY A DISTANCE OF 1,206.43 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS AN AREA OF 24,329 SQUARE FEET, OR 0.559 ACRES, MORE OR LESS.

THE LINEAL DISTANCE UNIT USED IN THE PREPARATION OF THIS LEGAL DESCRIPTION IS THE UNITED STATES SURVEY FOOT. THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY DEFINES THE UNITED STATES SURVEY FOOT AS 1200/3937 METERS.

I THOMAS D. STAAB, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.

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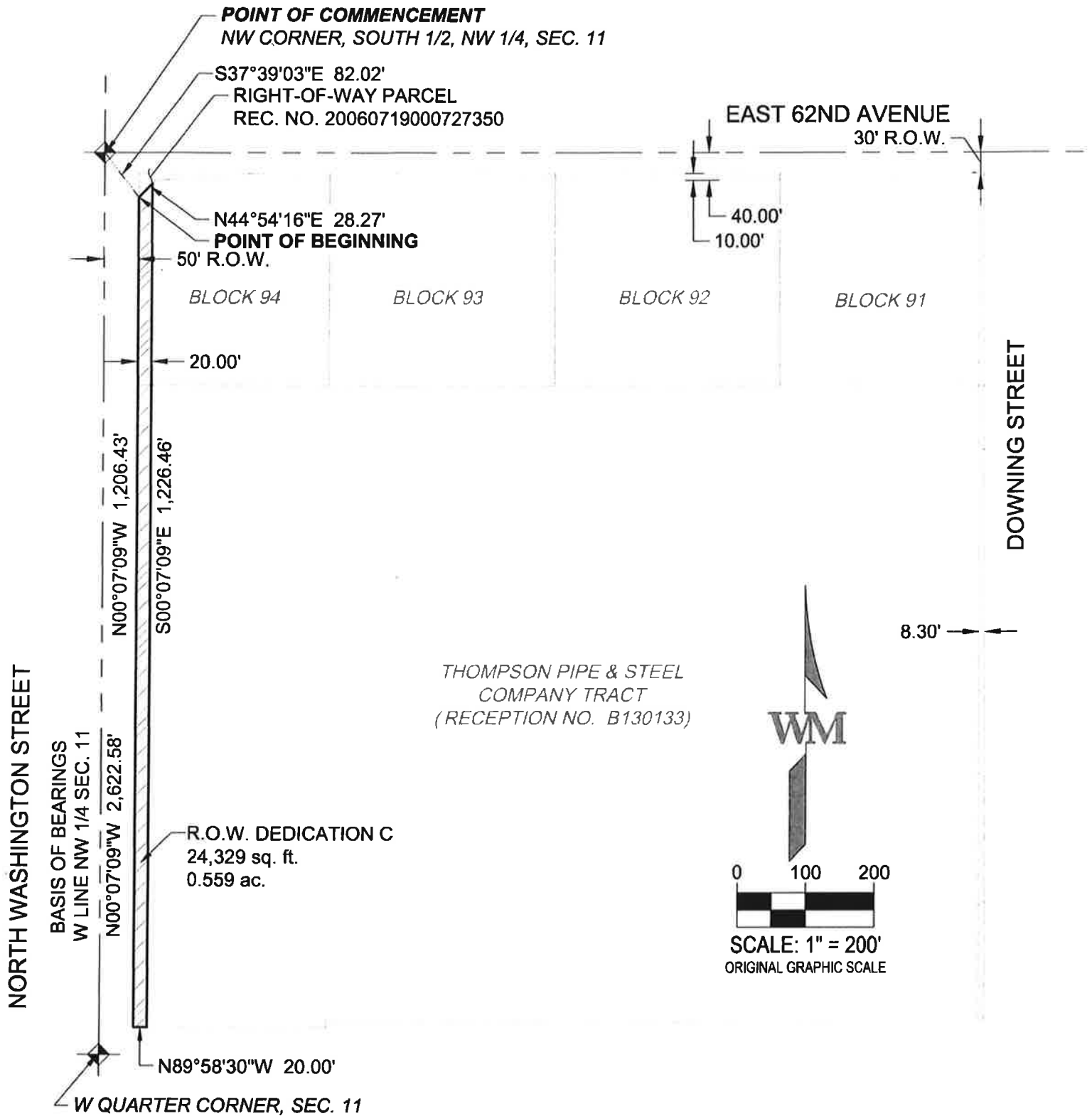
PA/PM: TS

SCALE:

SHEET

1 OF 2

EXHIBIT C



THIS EXHIBIT DOES NOT REPRESENT A
MONUMENTED SURVEY. IT IS INTENDED ONLY TO
DEPICT THE ATTACHED DESCRIPTION.

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