

## SPECIAL WARRANTY DEED

### (Right of Way)

**THIS DEED**, dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, between **P8 D-C INDUSTRIAL LAST MILE, LLC**, a Delaware limited liability company, whose legal address is c/o Karis Capital, 9128 Strada Place, Suite 10115, Naples, Florida 34108, Attention: Jacob Finley, grantor, 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:

**WITNESS**, that the grantor, 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, 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" attached hereto and incorporated herein by this reference.

Dedicated for right of way purposes

Assessor's schedule or parcel number: a portion of 0182504401020 and 0182504401021

**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, 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, its successors and assigns forever. The grantor, for itself, its successors and assigns, do covenant, grant, bargain and agree to and with the grantee, its successors and assigns, that at the time of the ensealing 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, except and subject to taxes for the year of closing, which grantor agrees to pay, and all restrictions, covenants and other matters of record, including oil, gas and mineral interests if any.

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

[Signature on Following Page]

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

**P8 D-C INDUSTRIAL LAST MILE, LLC,**  
a Delaware limited liability company,

By: [Signature]

Name: Jacob Finley

Title: Authorized Signatory

STATE OF FLORIDA                    )  
  ) ss  
COUNTY OF COLLIER                )

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30 day of December, 2020 by Jacob Finley.

☒ Personally known to me or

☐ Produced identification,

Type of identification produced: \_\_\_\_\_

[Signature]  
Notary Public

My Commission Expires: December 19, 2023

[SEAL]

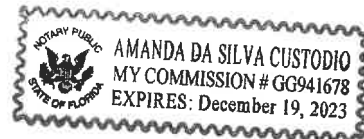


EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOT 1, BLOCK 1, CLEAR CREEK CONCEPTS – AMENDED PLAT RECORDED AT RECEPTION NO. 81152587 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, COUNTY OF ADAMS, STATE OF COLORADO, SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID LOT 1, BLOCK 1, NORTH 00°12'55" WEST, A DISTANCE OF 801.37 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 27.00 FEET AND THE POINT OF BEGINNING;

THENCE DEPARTING SAID EASTERLY BOUNDARY, NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 79°54'11", AN ARC LENGTH OF 37.65 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 70.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 168°22'00", AN ARC LENGTH OF 205.70 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 22.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°57'54", AN ARC LENGTH OF 12.88 FEET TO THE EASTERLY BOUNDARY OF SAID LOT 1, BLOCK 1;

THENCE ALONG SAID EASTERLY BOUNDARY, SOUTH 00°12'55" EAST, A DISTANCE OF 169.33 FEET TO THE POINT OF BEGINNING.

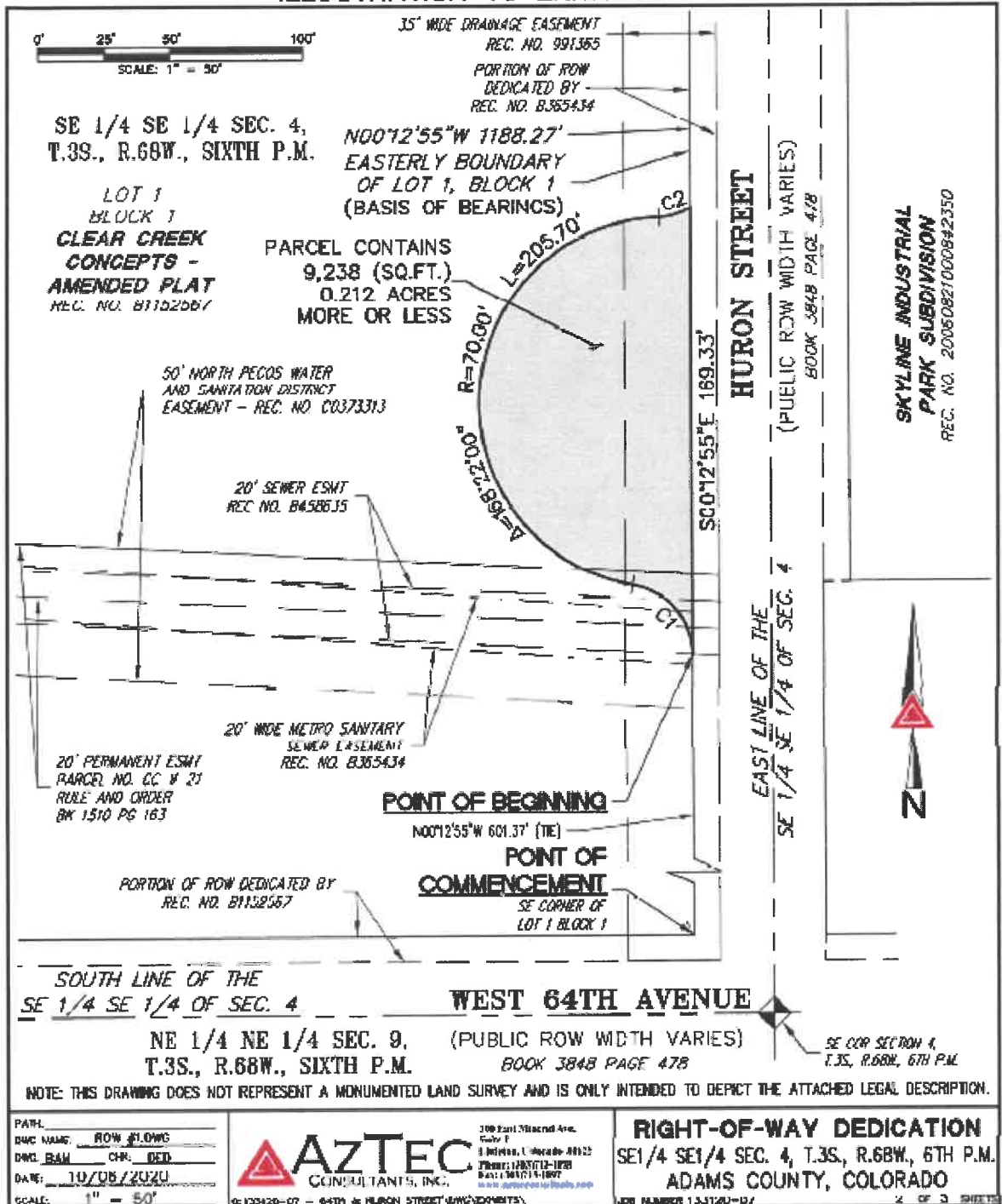
CONTAINING AN AREA OF 0.212 ACRES, (9,238 SQUARE FEET), MORE OR LESS.

EXHIBIT ATTACHED AND MADE A PART HEREOF.



DANIEL E. DAVIS, PLS 38256  
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.  
300 E. MINERAL AVENUE, SUITE 1  
LITTLETON, CO 80122

# ILLUSTRATION TO EXHIBIT A



## LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOT 1, BLOCK 1, CLEAR CREEK CONCEPTS - AMENDED PLAT RECORDED AT RECEPTION NO. B1152587 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, COUNTY OF ADAMS, STATE OF COLORADO, SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4 AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, BOTH IN TOWNSHIP 3 SOUTH, RANGE 88 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1;

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 1, BLOCK 1, SOUTH  $89^{\circ}51'30''$  WEST, A DISTANCE OF 273.43 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 242.58 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH  $00^{\circ}08'13''$  EAST AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTHERLY BOUNDARY, THE FOLLOWING TWO (2) COURSES:

1. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $49^{\circ}47'17''$ , AN ARC LENGTH OF 210.79 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 446.52 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH  $36^{\circ}00'18''$  WEST;
2. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $07^{\circ}18'47''$ , AN ARC LENGTH OF 58.99 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 342.82 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH  $33^{\circ}26'20''$  EAST;

THENCE DEPARTING SAID SOUTHERLY BOUNDARY, NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $33^{\circ}32'44''$ , AN ARC LENGTH OF 200.72 FEET;

THENCE SOUTH  $88^{\circ}56'04''$  EAST, A DISTANCE OF 43.62 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 0.115 ACRES, (5,012 SQUARE FEET), MORE OR LESS.

EXHIBIT ATTACHED AND MADE A PART HEREOF.

DANIEL E. DAVIS, PLS 38256  
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.  
300 E. MINERAL AVENUE, SUITE 1  
LITTLETON, CO 80122





# ILLUSTRATION TO EXHIBIT A

LINE TABLE		
LINE	BEARING	LENGTH
L1	S88°56'04"E	43.62'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	7°18'47"	446.52'	56.99'

0' 25' 50' 100'  
SCALE: 1" = 50'



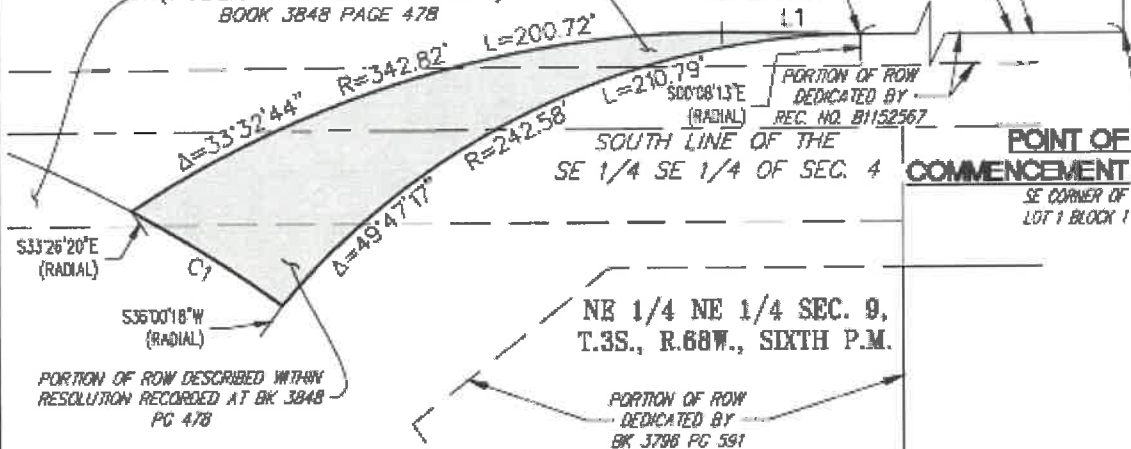
LOT 1  
BLOCK 1  
**CLEAR CREEK  
CONCEPTS -  
AMENDED PLAT**  
REC. NO. B1152567

SE 1/4 SE 1/4 SEC. 4,  
T.3S., R.68W., SIXTH P.M.

PARCEL CONTAINS  
5,012 (SQ.FT.)  
0.115 ACRES  
MORE OR LESS

**WEST 64TH AVENUE**  
(PUBLIC ROW WIDTH VARIES)  
BOOK 3848 PAGE 478

S89°51'30"W 273.45' (TIE)  
SOUTHERLY BOUNDARY  
OF LOT 1, BLOCK 1  
(BASIS OF BEARINGS)  
**POINT OF  
BEGINNING**



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

PATH  
DWG NAME: ROW #2.DWG  
DWG. BLM: CHK: DFD  
DATE: 10/06/2020  
SCALE: 1" = 50'

**AZTEC**  
CONSULTANTS, INC.  
300 East Mineral Ave.,  
Suite 1  
Littleton, Colorado 80120  
Phone: (303) 713-8992  
Fax: (303) 713-8997  
www.aztecconsultants.com

**RIGHT-OF-WAY DEDICATION**  
SE1/4 SE1/4 SEC. 4, T.3S., R.68W., 6TH P.M.  
ADAMS COUNTY, COLORADO  
JOB NUMBER: 133120-07 2 OF 2 SHEETS