

## SPECIAL WARRANTY DEED

(Access)

**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]

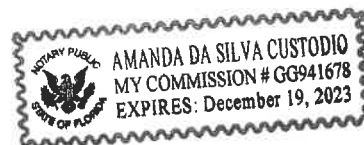


EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOT 1, BLOCK 1, CLEAR CREEK CONCEPTS – AMENDED PLAT RECORDED AT RECEPTION NO. B1152567 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:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID LOT 1, BLOCK 1, NORTH 00°06'49" WEST, A DISTANCE OF 7.90 FEET;

THENCE DEPARTING SAID WESTERLY BOUNDARY, NORTH 89°53'11" EAST, A DISTANCE OF 53.58 FEET;

THENCE NORTH 00°08'29" WEST, A DISTANCE OF 6.05 FEET;

THENCE NORTH 89°51'31" EAST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 84°50'16" EAST, A DISTANCE OF 6.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 23.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 86°03'25" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 39°06'31", AN ARC LENGTH OF 16.04 FEET TO THE SOUTHERLY BOUNDARY OF SAID LOT 1, BLOCK 1;

THENCE ALONG SAID SOUTHERLY BOUNDARY, SOUTH 89°51'30" WEST, A DISTANCE OF 67.80 FEET TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 0.013 ACRES, (586 SQUARE FEET), MORE OR LESS.

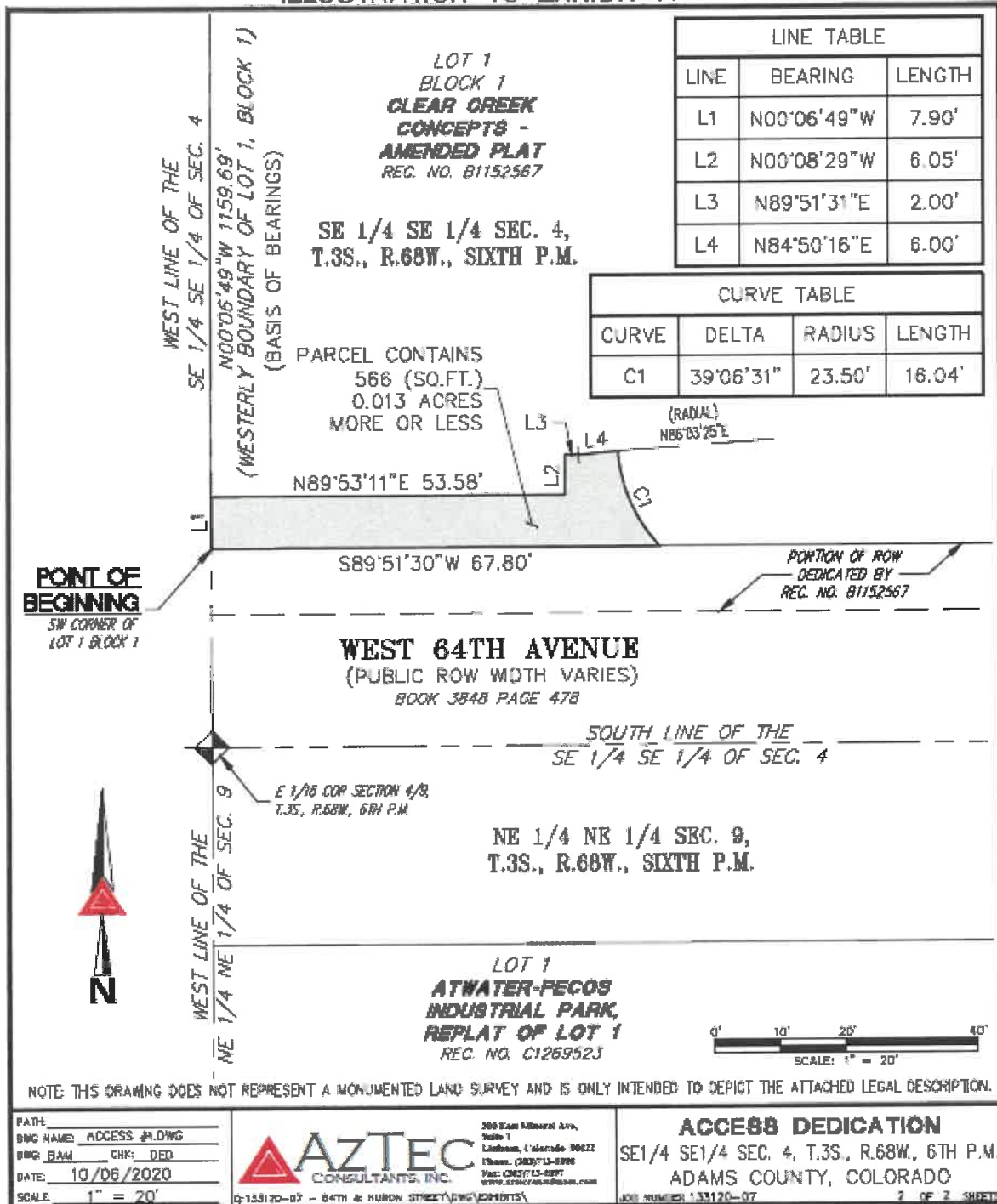
EXHIBIT ATTACHED AND MADE A PART HEREOF.



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

G:\133120-07 - 64TH & Huron Street\Legals\ACCESS #1.docx  
Page 1 of 2

# 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, 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 SOUTHERLY BOUNDARY OF SAID LOT 1, BLOCK 1, SOUTH 89°51'30" WEST, A DISTANCE OF 217.81 FEET TO THE POINT OF BEGINNING;

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

1. SOUTH 89°51'30" WEST, A DISTANCE OF 55.62 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°08'13" EAST;
2. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°16'07", AN ARC LENGTH OF 1.14 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 23.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 44°28'36" WEST;

THENCE DEPARTING SAID SOUTHERLY BOUNDARY, NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°41'37", AN ARC LENGTH OF 8.90 FEET;

THENCE SOUTH 64°57'04" EAST, A DISTANCE OF 6.01 FEET;

THENCE SOUTH 89°37'33" EAST, A DISTANCE OF 36.16 FEET;

THENCE NORTH 64°48'19" EAST, A DISTANCE OF 6.01 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 23.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 66°01'28" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°28'38", AN ARC LENGTH OF 8.40 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 0.006 ACRES, (257 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



Q:\133120-07 - 84TH & Huron Street\Legals\ACCESS #2.docx  
Page 1 of 2

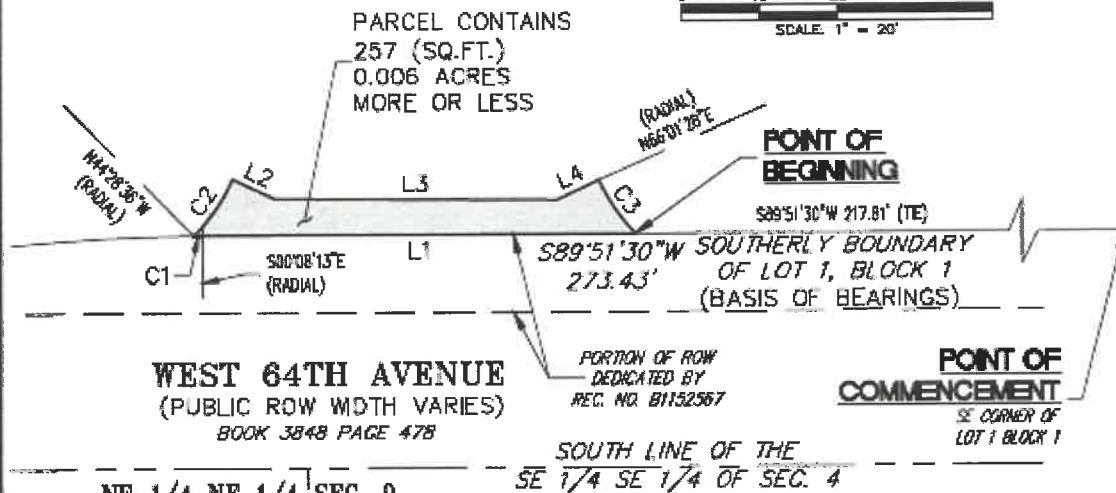
# ILLUSTRATION TO EXHIBIT A

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°51'30"W	55.62'
L2	S64°57'04"E	6.01'
L3	S89°37'33"E	36.16'
L4	N64°48'19"E	6.01'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	0°16'07"	242.58'	1.14'
C2	21°41'37"	23.50'	8.90'
C3	20°28'38"	23.50'	8.40'

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

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



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

PATH:  
DWG NAME: ACCESS #2.DWG  
DWG: BAM C#: 000  
DATE: 10/06/2020  
SCALE: 1" = 20'



**AZTEC**  
CONSULTANTS, INC.

Q:\133120-07 - 64TH & HURON STREET.DWG\EXHIBITS\

300 East Alameda Ave.,  
Suite 1  
Littleton, Colorado 80122  
Phone: (303) 713-1890  
Fax: (303) 713-1897  
www.aztecconsultants.com

## ACCESS DEDICATION

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

JOB NUMBER 133120-07

2 of 2 SHEETS



### LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOT 1, BLOCK 1, CLEAR CREEK CONCEPTS – AMENDED PLAT RECORDED AT RECEPTION NO. B1152567 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:

BEGINNING 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 1.86 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 18.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH  $55^{\circ}06'54''$  WEST;

THENCE DEPARTING SAID SOUTHERLY BOUNDARY, NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $11^{\circ}52'07''$ , AN ARC LENGTH OF 3.83 FEET TO THE EASTERLY BOUNDARY OF SAID LOT 1, BLOCK 1;

THENCE ALONG SAID EASTERLY BOUNDARY, SOUTH  $00^{\circ}12'55''$  EAST, A DISTANCE OF 3.34 FEET TO THE POINT OF BEGINNING.

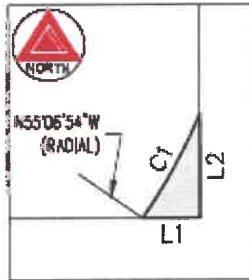
CONTAINING AN AREA OF 0.000 ACRES, (3 SQUARE FEET), MORE OR LESS.

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

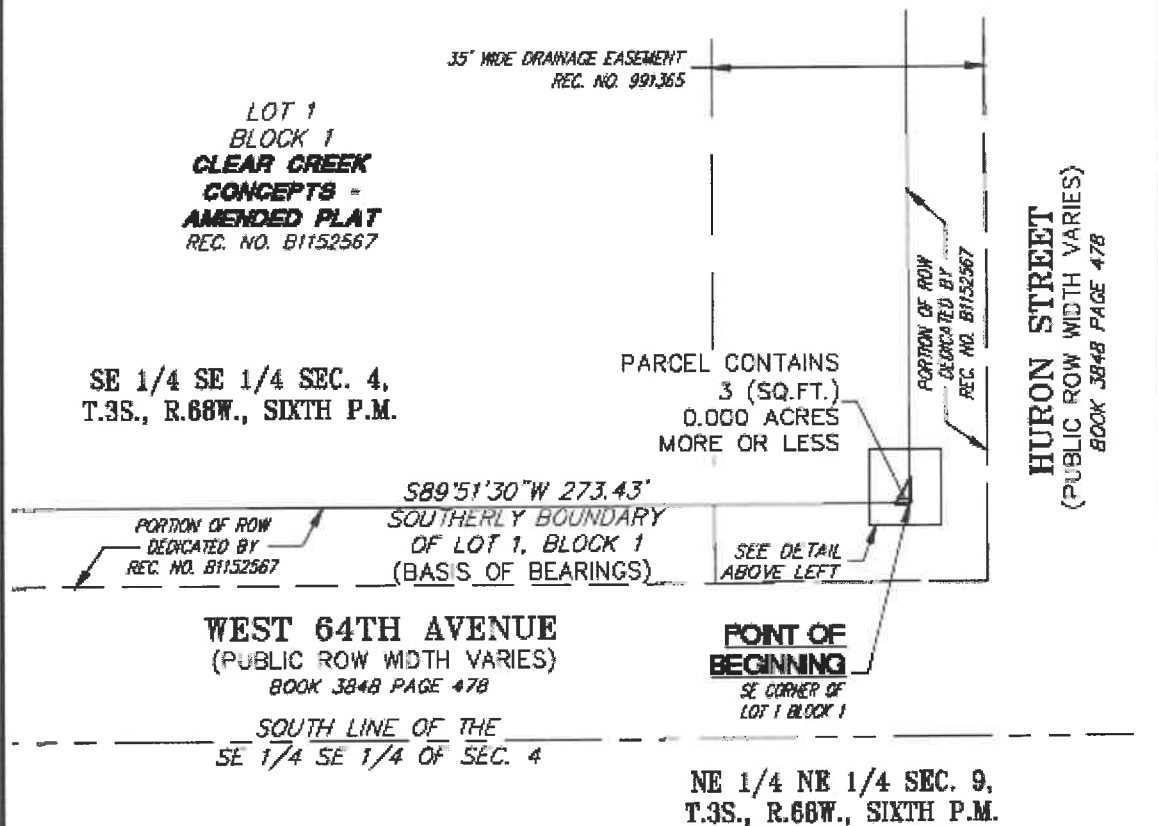
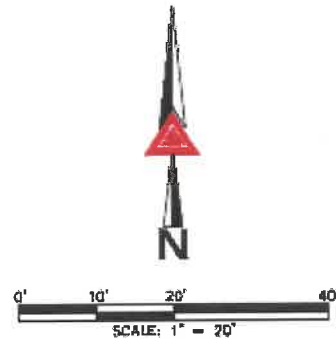
# ILLUSTRATION TO EXHIBIT A



DETAIL  
SCALE: 1" = 5'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°51'30"W	1.86'
L2	S00°12'55"E	3.34'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	11°52'07"	18.50'	3.83'



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

PATH  
DWG NAME: ACCESS #3.DWG  
DWG: BLM CHK: DED  
DATE: 10/06/2020  
SCALE: 1" = 20'



Q-133120-07 - 84TH & HURON STREET (ING) (2018/10/15)

344 East Mineral Ave.  
Suite 1  
Littleton, Colorado 80122  
Phone: (303) 712-5988  
Fax: (303) 712-0777  
www.aztecconsultants.com

**ACCESS DEDICATION**  
SE 1/4 SE 1/4 SEC. 4, T.3S., R.68W., 6TH P.M.  
ADAMS COUNTY, COLORADO  
JOB NUMBER 133120-07 2 OF 2 SHEETS



### LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOT 1, BLOCK 1, CLEAR CREEK CONCEPTS – AMENDED PLAT RECORDED AT RECEPTION NO. B1152567 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  $00^{\circ}12'55''$  WEST, A DISTANCE OF 212.39 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 38.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH  $73^{\circ}44'17''$  WEST AND THE POINT OF BEGINNING;

THENCE DEPARTING SAID EASTERLY BOUNDARY, NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $41^{\circ}55'31''$ , AN ARC LENGTH OF 28.17 FEET;

THENCE NORTH  $32^{\circ}33'25''$  EAST, A DISTANCE OF 6.00 FEET;

THENCE NORTH  $00^{\circ}21'21''$  WEST, A DISTANCE OF 54.54 FEET;

THENCE NORTH  $32^{\circ}47'03''$  WEST, A DISTANCE OF 6.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 38.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH  $32^{\circ}02'24''$  WEST;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $42^{\circ}07'43''$ , AN ARC LENGTH OF 28.31 FEET TO THE EASTERLY BOUNDARY OF SAID LOT 1, BLOCK 1;

THENCE ALONG SAID EASTERLY BOUNDARY, SOUTH  $00^{\circ}12'55''$  EAST, A DISTANCE OF 108.72 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 0.027 ACRES, (1,154 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

