

SPECIAL WARRANTY DEED

THIS DEED, dated this 18 day of August, 2021, between **6300 Broadway Associates, LLC**, whose address is 1800 Wazee Street, Suite 500, Denver, CO 80202, grantor(s), and **THE COUNTY OF ADAMS, State of Colorado**, whose legal address is 4430 South Adams County Parkway, Brighton, Colorado 80601 of the County of Adams and State of Colorado, grantee(s):

WITNESS, that the grantor(s), for and in consideration of the sum of Ten and no/100 Dollars (\$10.00), and 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" attached hereto and incorporated herein by this reference.

Also known by street and number as: being a portion of 6300 and 6280 Broadway Street

Assessor's schedule or parcel number: part of 0182510100019 and 0182510100022

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, does covenant, and agree that it 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, by, through or under grantor(s), except and subject to matters of record, and except interests of record.

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

6300 Broadway Associates, LLC, a Delaware limited liability company

By: [Signature]

Print: TOM MARTIN

Title: VICE PRESIDENT

STATE OF Colorado)
County of Arapahoe) §

The foregoing instrument was acknowledged before me this 18 day of August, 2021, by Tom Martin, as Vice President of 6300 Broadway Associates, LLC.

Witness my hand and official seal.

My commission expires: 2/15/2022

[Signature]
Notary Public

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

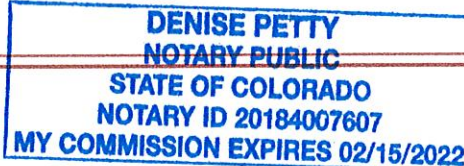


EXHIBIT A (1 OF 3)
RW25
Adams County Project #IMP2020-00016
62nd Avenue-Pecos Street to Washington Street

A parcel of land, being part of the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) of Section Ten (10), Township Three South (T.3S.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), County of Adams, State of Colorado, and being more particularly described as follows:

COMMENCING at the Center-North Sixteenth (C-N1/16) corner of said Section 10 and assuming the South line of the North Half of the Northeast Quarter (N1/2 NE1/4) of said Section 10, being monumentalized by a 2 3/8" pipe with a 3 1/4" diameter aluminum cap stamped "LS25348" in a monument box at the West end and by a #6 rebar with a 3 1/4" diameter aluminum cap stamped "LS25869, 1999" in a monument box at the East end, as bearing North 89°36'38" East, being a Grid Bearing of the Colorado State Plane Coordinate System, Central Zone, North American Datum 1983/2011, a distance of 2639.12 feet, with all other bearings contained herein relative thereto;

THENCE North 89°36'38" East along the South line of the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) of said Section 10 a distance of 481.01 feet to the intersection with the Southerly extension of the East line of that parcel of land described as PARCEL C in that Special Warranty Deed recorded April 30, 2019 as Reception No. 2019000031531 of the records of the Adams County Clerk and Recorder;

THENCE North 00°07'49" West along said Southerly extension a distance of 30.00 feet to the Southeast corner of said PARCEL C, said point being Thirty (30) feet, as measured at a right angle, North of the South line of the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) of said Section 10, said point being the **POINT OF BEGINNING**;

THENCE South 89°36'38" West along a line being Thirty (30) feet, as measured at a right angle, North of and parallel with the South line of the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) of said Section 10 a distance of 441.01 feet to the East Right-of-way line of Broadway Street as established by that Quitclaim Deed recorded January 8, 2021 as Reception No. 2021000002360 of the records of the Adams County Clerk and Recorder, said East Right-of-way line being Forty (40) feet, as measured at a right angle, East of and parallel with the West line of the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) of said Section 10;

THENCE North 00°07'48" West along said East Right-of-way line a distance of 50.02 feet;



EXHIBIT A (2 OF 3)
RW25
Adams County Project #IMP2020-00016
62nd Avenue-Pecos Street to Washington Street

THENCE South 41°25'36" East a distance of 39.79 feet to a point being Fifty (50) feet, as measured at a right angle, North of the South line of the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) of said Section 10;
THENCE North 89°36'38" East along a line being Fifty (50) feet, as measured at a right angle, North of and parallel with the South line of the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) of said Section 10 a distance of 234.45 feet;
THENCE South 84°40'44" East a distance of 100.50 feet to a point being Forty (40) feet, as measured at a right angle, North of the South line of the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) of said Section 10;
THENCE North 89°36'38" East along a line being Forty (40) feet, as measured at a right angle, North of and parallel with the South line of the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) of said Section 10 a distance of 80.25 feet to the East line of said PARCEL C;
THENCE South 00°07'49" East along the East line of said PARCEL C a distance of 10.00 feet to the **POINT OF BEGINNING**.

Said described parcel of land contains 7,912 sq. ft. or 0.182 acre, more or less (\pm), and may be subject to any rights-of-way or other easements of record or as now existing on said described parcel of land.

SURVEYORS STATEMENT

I, Michael Chad Dilka, a Colorado Licensed Professional Land Surveyor do hereby state that this Property Description was prepared under my personal supervision and checking and that it is true and correct to the best of my knowledge and belief.



Michael Chad Dilka - on behalf of King Surveyors
Colorado Licensed Professional Land Surveyor #38106

KING SURVEYORS, 650 East Garden Drive, Windsor, CO 80550, (970) 686-5011

JN: 20200317

LINE TABLE		
LINE	BEARING	LENGTH
L1	S84°40'44"E	100.50'
L2	N89°36'38"E	80.25'
L3	S00°07'49"E	10.00'

EAST LINE OF PARCEL C

REC. NO. 201900031531

6300 BROADWAY ASSOCIATES LLC
(REC. NO. 201900031531)

Michael Chad Dilka - On Behalf Of King Surveyors
Colorado Licensed Professional Land Surveyor #38106



NORTH QUARTER CORNER,
SECTION 10, T3S, R68W

BROADWAY ST.

EAST RIGHT-OF-WAY LINE
REC. NO. 202100002360
70' ROAD R.O.W.

S41°25'36"E 39.79'
N00°07'48"W 50.02'

N89°36'38"E 234.45'

S89°36'38"W 441.01'

E. 62ND AVE

481.01'
BASIS OF BEARINGS: N89°36'38"E 2639.12'

30' RIGHT-OF-WAY
BY USAGE/PRESCRIPTION

CENTER-NORTH
SIXTEENTH CORNER,
SECTION 10, T3S, R68W
POINT OF COMMENCEMENT

ROAD R.O.W. B.3848 P.499
15'X10' PSCO EASEMENT
REC. NO. 2014000049397

REC. NO. 2018000089222

90' ROAD R.O.W.

RW25
7,912 SQ. FT.
0.182 ACRE

10'

L1

L2

POINT OF BEGINNING
N00°07'49"W 30.00'

15' ROAD R.O.W.
B.1997 P.900

NORTH SIXTEENTH CORNER,
SECTIONS 10+11, T3S, R68W

REC. NO. 2016000114558



NOTE: This exhibit drawing is not intended to be a monumentalized land survey. It's sole purpose is as a graphic representation to aid in the visualization of the written property description which it accompanies. The written property description supersedes the exhibit drawing.

EXHIBIT A (1 OF 2)
RW26
Adams County Project #IMP2020-00016
62nd Avenue-Pecos Street to Washington Street

A parcel of land, being part of the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) of Section Ten (10), Township Three South (T.3S.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), County of Adams, State of Colorado, and being more particularly described as follows:

The North Ten (10) feet of the South Forty (40) feet of the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) of said Section 10 lying between the East line of that parcel of land described as PARCEL C in that Special Warranty Deed recorded April 30, 2019 as Reception No. 2019000031531 of the records of the Adams County Clerk and Recorder and the West Right-of-way line of Interstate 25 as established by that Warranty Deed recorded February 12, 1992 in Book 3866 at Page 187 of the records of the Adams County Clerk and Recorder.

Said described parcel of land contains 5,088 sq. ft. or 0.117 acre, more or less (\pm), and may be subject to any rights-of-way or other easements of record or as now existing on said described parcel of land.

SURVEYORS STATEMENT

I, Michael Chad Dilka, a Colorado Licensed Professional Land Surveyor do hereby state that this Property Description was prepared under my personal supervision and checking and that it is true and correct to the best of my knowledge and belief.



Michael Chad Dilka - on behalf of King Surveyors
Colorado Licensed Professional Land Surveyor #38106

KING SURVEYORS
650 East Garden Drive
Windsor, CO 80550
(970) 686-5011

JN: 20200317

INTERSTATE 25

WESTERLY R.O.W. I-25
B.3866 P.187

6300 BROADWAY ASSOCIATES LLC
(REC. NO. 2019000031531)

RW26
5,088 SQ. FT.
0.117 ACRE

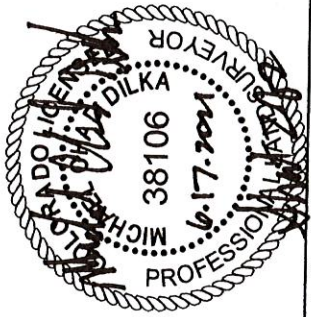
E. 62ND AVE

30' RIGHT-OF-WAY
BY USAGE/PRESCRIPTION

NORTH SIXTEENTH CORNER,
SECTIONS 10+11, T3S, R68W



REC. NO. 2016000114558



Michael Chad Dilka - On Behalf Of King Surveyors
Colorado Licensed Professional Land Surveyor #38106

NOTE: This exhibit drawing is not intended to be a monumentalized land survey. It's sole purpose is as a graphic representation to aid in the visualization of the written property description which it accompanies. The written property description supersedes the exhibit drawing.

EAST LINE OF PARCEL C

REC. NO. 2019000031531

N89°36'38"E 2639.12'

15' ROAD R.O.W.
B.1997 P.900

CENTER-NORTH
SIXTEENTH CORNER,
SECTION 10, T3S, R68W



ADAMS COUNTY
COLORADO



12076 Grant Street
Thornton, CO 80241
Ph: (303) 962-9300
Fax: (303) 962-9350



KING SURVEYORS

650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | fax: (970) 686-5821
email: contact@KingSurveyors.com

PROJECT NO: 20200317

DATE: 6/17/2021

CLIENT: ROCKSOL

DWG: RW26

DRAWN: SMF CHECKED: MCD