

After Recording Return to  
**West Centertech, LLC, a Colorado limited liability company**  
**Judson Vandertoll**  
**P. O. Box 472918**  
**Aurora, CO 80047**

### SPECIAL WARRANTY DEED

**This Deed, made October 25, 2017**

Between **Aurora Centretch, LLC, a Colorado limited liability company**, of the County **Denver**, State of **Colorado**, grantor(s) and **West Centertech, LLC, a Colorado limited liability company**, whose legal address is P. O. Box 472918, Aurora, CO 80047 County of **Arapahoe**, and State of **Colorado**, grantee(s)

**WITNESSETH**, That the grantor(s), for and in the consideration of the sum of FIVE HUNDRED THOUSAND DOLLARS AND NO/100'S (\$500,000.00 ) the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee(s), his heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of **Arapahoe**, State of **COLORADO** described as follows:

See Exhibit "A" attached hereto and by this reference incorporated herein

Which conveyance is made in as-in condition, where is, with all faults, subject to all easements, restrictions, covenants, governmental laws, rules, regulations, directives and impairments, whether or not of record, to the extent they may affect the Property and/or Buyer's usage thereof, including, but not limited to being subject to the effect of the Laredo Street extension, sidewalk and related items.

also known by street and number as **Vacant Land, Aurora, CO**

**TOGETHER** with all and singular hereditaments and appurtenances, 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 the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances and except taxes and assessments for the year 2017 and subsequent years, and subject to those items shown on Exhibit "B" attached hereto and by this reference incorporated herein.

**TO HAVE AND TO HOLD** said premises above bargained and described, with the appurtenances, unto the grantee, their heirs and assigns forever. The grantor(s), for themselves, their heirs and personal representatives or successors, does covenant and agree that they shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the grantee(s), their heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor(s).

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, the grantor has executed this on the date set forth above.

**SELLER:**

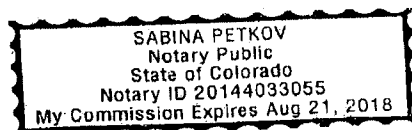
**Aurora Centretch, LLC, a Colorado limited liability company**

By: John C. Richert, Managing Member

STATE OF COLORADO  
COUNTY OF **Denver**

} ss:

The foregoing instrument was acknowledged before me **October 25, 2017** by John C. Richert as Managing Member of **Aurora Centretch, LLC, a Colorado limited liability company**.  
Witness my hand and official seal.



John C. Richert  
Notary Public  
My Commission expires: Aug 21, 2018

Exhibit "A"

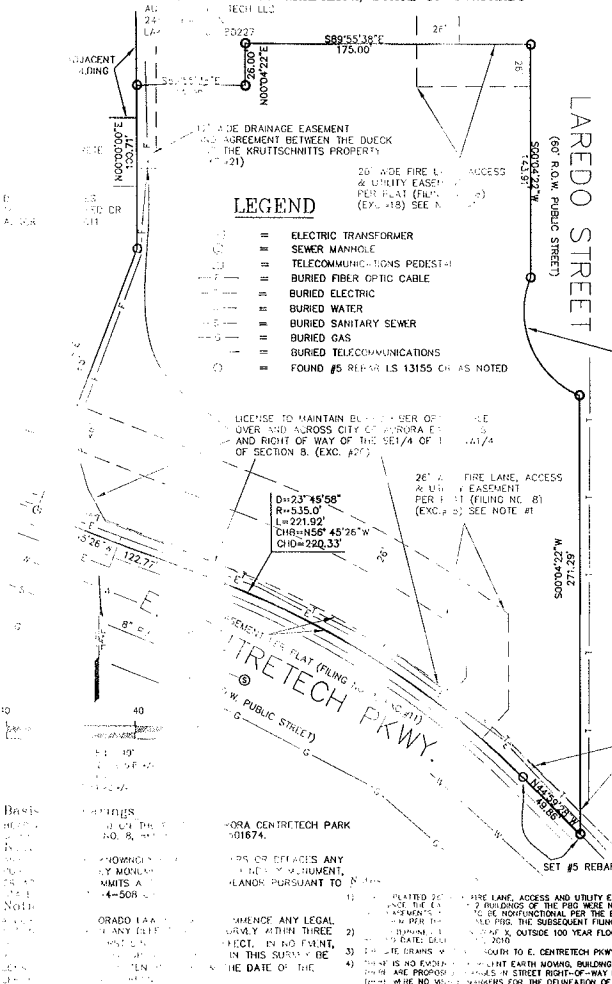
Attached Legal Description

A parcel of land being a portion of Lot 3, Block 1, Aurora Centretech Park Subdivision Filing No. 8 as recorded in the Arapahoe County Clerk and Recorder's Office, State of Colorado, more particularly described as follows:

Beginning at the Northeast corner of said Lot 3, Block 1, Aurora Centretech Park Subdivision Filing No. 8:  
Thence South 00 Degrees 04 Minutes 22 Seconds West, non-tangent with the following described curve along the Easterly line of said Lot 3, a distance of 143.91 feet;  
Thence along the arc of a curve to the left, having a central angle of 87 Degrees 47 Minutes 49 Seconds, a radius of 57.00 feet, a chord bearing of South 22 Degrees 13 Minutes 54 Seconds East, a distance of 79.05 feet, and an arc distance of 87.34 feet;  
Thence South 00 Degrees 04 Minutes 22 Seconds West, non-tangent with the last described curve along the Easterly line of said Lot 3, a distance of 271.31 feet;  
Thence North 44 Degrees 59 Minutes 28 Seconds West, tangent with the following described curve along the Southerly line of said Lot 3, a distance of 49.86 feet;  
Thence continuing along said Southerly line along the arc of a curve to the left, having a central angle of 23 Degrees 45 Minutes 58 Seconds, a radius of 535.00 feet, a chord bearing of North 56 Degrees 52 Minutes 27 Seconds West, a distance of 220.33 feet, and an arc distance of 221.92 feet;  
Thence continuing along said Southerly line North 68 Degrees 45 Minutes 26 Seconds West, a distance of 122.77 feet;  
Thence North 21 Degrees 14 Minutes 34 Seconds East along the Easterly line of Lot 1, Block 1, Aurora Centretech Park Subdivision Filing No. 20 as recorded in the Arapahoe County Clerk and Recorder's Office, State of Colorado, a distance of 173.65 feet;  
Thence continuing along said Easterly line North 00 Degrees 00 Minutes 00 Seconds East, a distance of 100.71 feet;  
Thence South 89 Degrees 55 Minutes 38 Seconds East along the Southerly line of said Lot 1, Block 1, Aurora Centretech Park Subdivision Filing No. 8, a distance of 66.88 feet;  
Thence North 00 Degrees 04 Minutes 22 Seconds East along the Easterly line of said Lot 1, Block 1, a distance of 26.00 feet;  
Thence South 89 Degrees 55 Minutes 38 Seconds East along the Northerly line of said Lot 3, Block 1, Aurora Centretech Park Subdivision Filing No. 8, a distance of 175.00 feet to the Point of Beginning.

# ALTA/NSPS LAND TITLE SURVEY

PATENT LOT 3, BLOCK 1, AURORA CENTRETECH PARK SUBDIVISION FILING NO. 8  
COUNTY OF AURORA, STATE OF COLORADO



## ALTA/NSPS CERTIFICATION:

TO: WEST CENTRETECH, LLC, A COLORADO LIMITED LIABILITY COMPANY;  
AURORA CENTRETECH, LLC, A COLORADO LIMITED LIABILITY COMPANY;  
CHICAGO TITLE OF COLORADO;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 8, 11, 13, 16 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 10, 2017, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

I, PATRICK L. DORNEY, A LICENSED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY FURTHER CERTIFY THAT AN UPDATED FIELD SURVEY OF THE PROPERTY DESCRIBED HEREON WAS CONDUCTED UNDER MY DIRECTION AND SUPERVISION AND COMPLETED ON MARCH 10, 2017, THAT TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF, THE ATTACHED LAND SURVEY PLAT CORRECTLY SHOWS ALL BOUNDARIES, THE LOCATION OF ALL PINS AND MONUMENTS, THE LOCATION OF ALL STRUCTURES SITUATED ON THE DESCRIBED PARCEL, EASEMENTS, VISIBLE ENCROACHMENTS, AND ANY FENCES, HEDGES OR WALLS ON OR WITHIN FIVE FEET OF BOTH SIDES OF ALL BOUNDARIES OF SAID PARCEL, THE LOCATION OF ALL VISIBLE UTILITIES LOCATED ON SAID PARCEL AND ALL UNDERGROUND UTILITIES FOR WHICH THERE IS VISIBLE SURFACE EVIDENCE, AND THE LOCATION OF ALL EASEMENTS, UNDERGROUND UTILITIES, TUNNELS FOR WHICH RECORD EVIDENCE IS AVAILABLE FROM THE COUNTY CLERK AND RECORDER OR FOR WHICH INFORMATION WAS MADE AVAILABLE BASED ON INFORMATION CONTAINED IN CHICAGO TITLE OF COLORADO FILE NO. 097-C005532-008-LOI, AMENDMENT NO. 3, DATED MARCH 20, 2017.

FOR AND ON BEHALF OF  
DORNEY LAND SURVEYING, INC.

PATRICK L. DORNEY, P.L.S. 27927

## Legal Description

A PARCEL OF LAND BEING A PORTION OF LOT 3, BLOCK 1, AURORA CENTRETECH PARK SUBDIVISION FILING NO. 8 AS RECORDED IN THE AURORA COUNTY CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 3, BLOCK 1, AURORA CENTRETECH PARK SUBDIVISION FILING NO. 8, THENCE SOUTH 00 DEGREES 04 MINUTES 22 SECONDS WEST, NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE ALONG THE EASTERN LINE OF SAID LOT 3, A DISTANCE OF 143.91 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 87 DEGREES 47 MINUTES 49 SECONDS, A RADIUS OF 57.00 FEET, A CHORD BEARING OF SOUTH 22 DEGREES 13 MINUTES 54 SECONDS EAST, A DISTANCE OF 78.05 FEET, AND AN ARC DISTANCE OF 87.34 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 22 SECONDS WEST, NON-TANGENT WITH THE LAST DESCRIBED CURVE ALONG THE EASTERN LINE OF SAID LOT 3, A DISTANCE OF 201.31 FEET; THENCE NORTH 44 DEGREES 55 MINUTES 28 SECONDS WEST, TANGENT WITH THE FOLLOWING DESCRIBED CURVE ALONG THE SOUTHERN LINE OF SAID LOT 3, A DISTANCE OF 49.86 FEET; THENCE CONTINUING ALONG SAID SOUTHERN LINE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 23 DEGREES 45 MINUTES 50 SECONDS, A RADIUS OF 530.00 FEET, A CHORD BEARING OF NORTH 56 DEGREES 52 MINUTES 27 SECONDS WEST, A DISTANCE OF 220.33 FEET, AND AN ARC DISTANCE OF 221.92 FEET; THENCE CONTINUING ALONG SAID SOUTHERN LINE NORTH 68 DEGREES 45 MINUTES 26 SECONDS WEST, A DISTANCE OF 122.77 FEET; THENCE NORTH 21 DEGREES 14 MINUTES 34 SECONDS EAST ALONG THE EASTERN LINE OF LOT 1, BLOCK 1, AURORA CENTRETECH PARK SUBDIVISION FILING NO. 20 AS RECORDED IN THE AURORA COUNTY CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, A DISTANCE OF 173.89 FEET; THENCE CONTINUING ALONG SAID EASTERN LINE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 100.71 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 30 SECONDS EAST ALONG THE SOUTHERLY LINE OF SAID LOT 1, BLOCK 1, AURORA CENTRETECH PARK SUBDIVISION FILING NO. 8, A DISTANCE OF 88.80 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 22 SECONDS EAST ALONG THE EASTERN LINE OF SAID LOT 1, BLOCK 1, A DISTANCE OF 28.00 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 30 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID LOT 3, BLOCK 1, AURORA CENTRETECH PARK SUBDIVISION FILING NO. 8, A DISTANCE OF 175.00 FEET TO THE POINT OF BEGINNING.

## TITLE EXCEPTIONS:

- BLANKET PATENT FOR DITCHES, CANALS, ORS, ETC., PER BK A57, PG 160, 9-28-1883.
- AMERICAN TELEPHONE AND TELEGRAPH EASEMENT IS BLANKET IN NATURE.
- PROPERTY ANNEXED INTO THE CITY OF AURORA.
- EASEMENTS, NOTES, ETC. PER THE PLAT OF AURORA CENTRETECH PARK SUBDIVISION FILING NO. 1 IS PLOTTED.
- LAND OWNERS IN THE NW 1/4 SECTION 8 SHALL HAVE NO RIGHT OR CAUSE OF ACTION FROM AIRCRAFT FLYING 750' ABOVE GROUND.
- ORDER AND DECREE CREATING THE AURORA CENTRETECH METROPOLITAN DISTRICT.
- PER THE COVENANTS LISTED IN THE PROTECTIVE COVENANTS OF AURORA CENTRETECH DISTRICT.
- PLANNED BUILDING GROUP SUBMITTED FOR APPROVAL, DECEMBER 17, 1984.
- APPROVED PLANNING BUILDING GROUP, DATED JANUARY 7, 1985, HOWEVER BUILDINGS B & C WERE NOT CONSTRUCTED PER THE RECORDED PBD.
- EASEMENTS, NOTES, ETC., PER THE PLAT OF AURORA CENTRETECH PARK SUBDIVISION FILING NO. 8, DATED FEBRUARY 19, 1985 ARE PLOTTED.
- BURIED FIBER OPTIC CABLE IS PLOTTED.
- 12" WIDE DRAINAGE EASEMENT AND AGREEMENT IS PLOTTED.
- OUTCROP DEED BETWEEN CENTRETECH LAND INVESTORS LLC AND AURORA CENTRETECH LLC FOR ALL WATER, DITCH AND WELL RIGHTS.

Part of the NW 1/4 of Sec 8, T.4S., R.66W. of the 8th P.M.

NAME	DATE
Land Survey Plat	
Vacant Land	
Aurora, Colorado	
Dorney Land Surveying	
4540 S. Kalamath Street	
Englewood, Colorado 80110	
PH (303) 661-4222	

DATE: 3-17-2017  
PROF. REG. NO.  
SHEET 1 OF 1