

Upon recording return to:
DIA OZB PA 11 MIDDLE LLC
8901 E. Raintree Drive, Suite 140
Scottsdale, AZ 85260

Doc Fee \$955.85

SPECIAL WARRANTY DEED

Tax bills should be sent to:
DIA OZB PA 11 MIDDLE LLC
8901 E. Raintree Drive, Suite 140
Scottsdale, AZ 85260

ACP DIA 1287 Investors, LLC, a Colorado limited liability company, whose street address is c/o A&C Properties, 4530 E. Shea Boulevard, Suite 100, Phoenix, Arizona 85028 ("Grantor"), for the consideration of the payment of Ten and No/100 Dollars (\$10.00), does hereby sell and convey to DIA OZB PA 11 MIDDLE LLC, a Delaware limited liability company, whose street address is 8901 E. Raintree Drive, Suite 140, Scottsdale, AZ 85260 ("Grantee"), all of its right, title and interest in and to the real property described on Exhibit "A" attached hereto and incorporated herein by this reference (the "Property").

TO HAVE AND TO HOLD the aforesaid Property, together with all its appurtenances, and subject to Colorado statutory exceptions.

This conveyance specifically excludes and Grantor hereby reserves all rights to any and all minerals, ores and metals of any kind and character, and all coal, asphaltum, oil, gas, associated liquid hydrocarbons, hard rock minerals, geothermal resources or other substance in or under the Property, and any and all rights in and under leases, leasehold interests and rights, royalties, rentals, and profits of or from any such mineral interests of any type and nature whatsoever, including but not limited to any such rights to receive any payments as were granted to or reserved by the surface owner in that certain Warranty Deed dated November 28, 1949 and recorded on December 6, 1949 in Book 385 at Page 324, Reception No. 352227, which such rights to payment shall be retained by Grantor.

AND GRANTOR hereby binds itself and its successors to warrant and forever defend the above-described Property against all and every person or persons claiming the whole or any part thereof, by, through or under Grantor, subject to taxes and assessments for the year 2024, a lien not yet due and payable, all matters of record, and the matters set forth above.



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IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on the 30th day of May, 2024.

ACP DIA 1287 Investors, LLC,
a Colorado limited liability company

By: Porteos Holdings, LLC,
an Arizona limited liability company
Its: Sole Member

By: DIA 1287 Holdings, LLC,
an Arizona limited liability company
Its: Sole Member and Manager

By: A&C Properties, Inc.,
an Arizona corporation
Its: Manager

By: [Signature]
Name: Joseph Cattaneo
Title: President

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me this 24 day of May, 2024, by Joseph Cattaneo as President of A&C Properties, Inc., the Manager of DIA 1287 Holdings, LLC, the Sole Member and Manager of Porteos Holdings, LLC, the Sole Member of ACP DIA 1287 Investors, LLC, a Colorado limited liability company, who acknowledged that he did sign the foregoing instrument for and on behalf thereof.

Witness my hand and official seal.

My commission expires: 3.10.2025

[Signature]
Notary Public

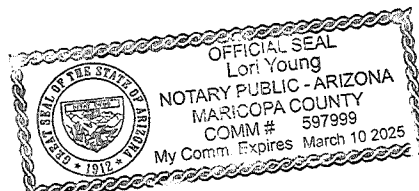


EXHIBIT A

Legal Description

A PARCEL OF LAND SITUATED WITHIN THE WEST HALF OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 5, MONUMENTED BY A 3-1/4 INCH DIAMETER ALUMINUM CAP WITH A 3 INCH LONG STEM IN CONCRETE STAMPED, "WESTWOOD T3S R65W S5/S4/S8/S9 2024 PLS 38864" FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 5, MONUMENTED BY A NO. 6 REBAR WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP A IN RANGE BOX STAMPED, "WESTWOOD T3S R65W 1/4 S5/S4 2024 PLS 38864" IS ASSUMED TO BEAR NORTH 00°28'40" WEST A DISTANCE OF 2647.66 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 46°05'04" WEST, A DISTANCE OF 3733.73 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF JACKSON GAP WAY, AS RECORDED IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER AT RECEPTION NUMBER 2023000026469, BEING THE POINT OF BEGINNING;

THENCE THE FOLLOWING FIVE (5) COURSES TO FOLLOW SAID WESTERLY RIGHT OF WAY OF JACKSON GAP WAY;

1. SOUTHEASTERLY, A DISTANCE OF 37.72 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 683.00 FEET, A CENTRAL ANGLE OF 03°09'53", A CHORD BEARING OF SOUTH 02°12'47" EAST, AND A CHORD LENGTH OF 37.72 FEET;

2. SOUTH 00°37'51" EAST, A DISTANCE OF 863.15 FEET;

3. SOUTH 02°32'24" EAST, A DISTANCE OF 75.04 FEET;

4. SOUTH 00°37'51" EAST, A DISTANCE OF 1147.13 FEET;

5. SOUTH 03°11'00" WEST, A DISTANCE OF 120.63 FEET;

THENCE DEPARTING SAID WESTERLY RIGHT OF WAY OF JACKSON GAP WAY, NORTH 89°47'10" WEST, A DISTANCE OF 614.10 FEET TO THE EASTERLY RIGHT OF WAY OF JACKSON GAP STREET, PORTEOS SUBDIVISION FILING NO. 1, AS RECORDED IN THE RECORDS OF SAID CLERK AND RECORDER AT RECEPTION NUMBER 2013000094501;

THENCE NORTH 00°12'50" EAST, A DISTANCE OF 2238.00 FEET ALONG SAID EASTERLY RIGHT OF WAY OF JACKSON GAP STREET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF JACKSON GAP STREET, AS RECORDED IN THE RECORDS OF SAID CLERK AND RECORDER AT RECEPTION NUMBER 2016000087351, AND BEING A POINT OF CURVATURE;

NORTHEASTERLY, A DISTANCE OF 5.17 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 703.00 FEET, A CENTRAL ANGLE OF 00°25'18", A CHORD BEARING OF NORTH 00°25'29" EAST, AND A CHORD LENGTH OF 5.17 FEET TO A POINT OF NON-TANGENCY;

THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY OF JACKSON GAP STREET, SOUTH 89°47'10" EAST, A DISTANCE OF 585.50 FEET TO THE POINT OF BEGINNING.

THE LINEAL UNIT USED IN THE PREPARATION OF THIS LEGAL DESCRIPTION IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

I, MICHAEL J. PARK, 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.

MICHAEL J. PARK, P.L.S. 38864
FOR AND ON BEHALF OF
WESTWOOD PROFESSIONAL SERVICES, INC.
10333 E. DRY CREEK ROAD, SUITE 400
ENGLEWOOD, CO 80112