



PRELIMINARY PLAT

(MAJOR SUBDIVISION)

A major subdivision shall only be used to divide parcels of twenty (20) or more acres or create five (5) or more lots. The first approval required is the preliminary plat. The preliminary plat provides an in-depth analysis of the proposed subdivision, including design of geologic hazards, environmentally sensitive areas, required services, vehicular/pedestrian circulation, and the relationship to surrounding land uses.

Please include this page with your submittal. More information about checklist items can be found on page 2-3. Submittal instructions are at the top of page 2.

Required Checklist Items

- ☒ Development Application Form
- ☒ Written Explanation
- ☒ Preliminary Plat
- ☒ Legal Description
- ☒ Conceptual Site Plan
- ☒ Proof of Ownership
- ☒ Proof of Water and Sewer Services
- ☒ Proof of Utilities
- ☒ Certificate of Taxes Paid
- ☒ Storm Drainage Study
- ☒ Trip Generation Analysis
- ☒ Receipt of Payment from the Colorado Geological Survey

Supplementary Checklist Items

- ☐ School Impact Analysis
- ☐ Neighborhood Meeting Summary

| Fees Due When Application is Deemed Complete | |
|--|---------|
| Major Subdivision Preliminary Plat | \$1,400 |

Guide to Development Application Submittal

All applications shall be submitted electronically to epermitcenter@adcogov.org. If the submittal is too large to email as an attachment, the application may be sent as an unlocked MS OneDrive link. Alternatively, the application may be delivered on a flash drive to the Community & Economic Development Department. Once a complete application has been received, fees will be invoiced and payable online at www.permits.adcogov.org.

Written Explanation of the Project:

- A clear and concise description of the proposal. Please include the purpose of the project, and improvements that will be made to the site.
- Identify the number of tracts and number of lots being proposed.
- Please keep written explanation to three pages or less.

Preliminary Plat Prepared by Registered Land Surveyor

- A map or maps together with supporting documentation of certain described land providing permanent and accurate record of the legal description, dedications, exact size, shape, and location of lots, blocks, streets, easements, and parcels.

Legal Description:

- Please provide the text of the legal description on a separate page from the plat document itself. We will need to be able to copy and paste this text to process public notifications. Your surveyor can easily provide this for you.

Conceptual Site Plan Showing Proposed Development:

- A detailed drawing of existing and proposed improvements
- Including:
 - Streets, roads, and intersections
 - Driveways, access points, and parking areas
 - Existing and proposed structures, wells, and septic systems,
 - Easements, utility lines, and no build or hazardous areas
 - Scale, north arrow, and date of preparation
- An Improvement Location Certificate or Survey may be required during the official review

Proof of Ownership:

- A deed may be found in the Office of the Clerk and Recorder
- A title commitment is prepared by a professional title company.

Proof of Water and Sewer:

- Public utilities - A written statement from the appropriate water & sanitation district indicating that they will provide service to the property **OR** a copy of a current bill from the service provider
- Private utilities - Well permit(s) information can be obtained from the Colorado State Division of Water Resources at (303) 866-3587. A written statement from Adams County Health Department indicating the viability of obtaining Onsite Wastewater Treatment Systems

Proof of Utilities (Gas, Electric, etc.):

- A written statement from the appropriate utility provider indicating that they will provide service to the property
- Copy of a current bill from the service provider

Certificate of Taxes Paid:

- A Statement of Taxes Paid is not the equivalent of a Certificate of Taxes Paid. Colorado State Statutes require a Certificate of Taxes Paid to be submitted with this application.
- All taxes on the subject property must be paid in full. A certificate of taxes paid can be obtained in-person at the Adams County Treasurer's office. As of July 2023, the cost is \$10.
- You may also request a Certificate of Taxes Paid by e-mailing treasurer@adcogov.org, and credit card payment can be processed by telephone.

Storm Drainage Study:

- This plan should be prepared in accordance with the “Level 1 Storm Drainage Plan” criteria as defined in Appendix item B-3 of the Adams County Development Standards and Regulations. Most importantly, it needs to clearly identify a viable storm outfall location, and floodplain/floodway boundaries.

Trip Generation Analysis:

- This analysis should be conducted by a traffic engineer include total vehicle trips per day and peak hour volumes generated by the proposed development.

Receipt of Payment from Colorado Geological Survey:

- The Colorado Geological Survey requires a fee payment for the review of any subdivision. These payments can be made at: <https://commerce.cashnet.com/MinesCGS>. A receipt of this pre-payment must be provided in this application submittal.

Discretionary Checklist Items**School Impact Analysis:**

- Contact the applicable school district for the analysis. If the school district does not provide this, please include an email from them.
- Should include the increase in elementary, middle, and high school students and the existing school sites and structure of the applicable district in which the subdivision is proposed to be located.

Neighborhood Meeting Summary

- Please refer to Section 2-01-02 of the Adams County Development Standards and Regulations for the specific requirements regarding time, location, and notice.
- A written summary shall be prepared including the materials submittal presented at the meeting, any issues identified at the meeting, and how those issues have been addressed.



DEVELOPMENT APPLICATION FORM

Application Type:

| | | |
|--|--|--|
| <input type="checkbox"/> Conceptual Review | <input type="checkbox"/> Preliminary PUD | <input type="checkbox"/> Temporary Use |
| <input checked="" type="checkbox"/> Subdivision, Preliminary | <input type="checkbox"/> Final PUD | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Subdivision, Final | <input type="checkbox"/> Rezone | <input type="checkbox"/> Conditional Use |
| <input type="checkbox"/> Plat Correction/ Vacation | <input type="checkbox"/> Special Use | <input type="checkbox"/> Other: _____ |

PROJECT NAME:

APPLICANT

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

OWNER

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

TECHNICAL REPRESENTATIVE (Consultant, Engineer, Surveyor, Architect, etc.)

Name: Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

DESCRIPTION OF SITE

Address:

6030 Washington St

City, State, Zip:

Denver, CO 80216

Area (acres or
square feet):

+/- 33.86 acres

Tax Assessor
Parcel Number

018251 1203014, 018251 1203006 - 018251 1203009, 018251 1203002, 018251 1203001, 018251 1203007, 018251 1203008

Existing
Zoning:

I-2

Existing Land
Use:

Industrial

Proposed Land
Use:

Industrial

Have you attended a Conceptual Review? YES ☒

NO ☐

If Yes, please list PRE#: 2024-00070

I hereby certify that I am making this application as owner of the above described property or acting under the authority of the owner (attached authorization, if not owner). I am familiar with all pertinent requirements, procedures, and fees of the County. I understand that the Application Review Fee is non-refundable. All statements made on this form and additional application materials are true to the best of my knowledge and belief.

Name:

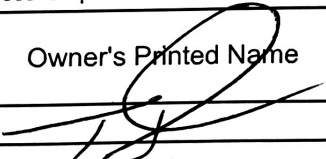
Tressa Shiplett

Date:

8/6/25

Owner's Printed Name

Name:



Owner's Signature



Preliminary Plat Subdivision Checklist Requirements

1. **Subdivision Name, Subtitle:** Name of subdivision at the top of the sheet, followed by a subtitle identifying the section, township and range information along with County and State.
2. **Property Description:** An accurate and clear property (legal) description of the overall boundary of the subdivision with the acreage of the subdivision. All courses in the property (legal) description shall be shown and labeled on the plat drawing, with all bearings having the same direction as called out in the legal description. The only exception being where more than one description is required, going a different direction over the same course. The direction shall then hold for the description having more weight (i.e., the overall boundary) for purposes of the plat. If both record and "as-measured" dimensions are being used, show both and clearly label on the plat drawing. Point of commencement and/or point of beginning shall be clearly labeled on the plat drawing.

3. **Ownership Certificate:**

Know all men by these presents that (owner name(s)), being the sole owner of the following described tract of land:

Legal Description

Have (Has) by these presents laid out, platted and subdivided the same into lots, streets and easements as shown on this plat under the name and style of (subdivision name).

4. **Dedication Statements:** Statements of land to be dedicated to the County for parks or other public uses, grants of easements and dedication of public streets to the Adams County are required.
 - a. All plats with public streets shall have the following sentence in the dedication statement:

All public streets are hereby dedicated to Adams County for public use.
 - b. All plats with public easements and/or tracts must have the following sentence in the dedication statement:



- The undersigned does hereby dedicate, grant and convey to Adams County those Public Easements (and tracts) as shown on the plat; and further restricts the use of all Public Easement to Adams County and/or its assigns, provided however, that the sole right and authority to release or quitclaim all or any such Public Easements shall remain exclusively vested in Adams County.
- c. All plats with private streets shall have the following sentence in the dedication statement:
- All private streets (insert names) are privately owned and maintained by (list owner name, Owner's Association, etc.).
- d. All plats with other tracts being dedicated to the County shall have:
- (1) A sentence in the dedication statement similar to "Tract X is hereby dedicated to Adams County for public use".
- (2) A special numbered plat note defining the purpose and perpetual maintenance responsibility for the tract such as "Tract X is for public drainage, landscaping, trail and open space with maintenance of the surface being vested in the (District Name) Special Maintenance District".
5. **Surveyor's Statement:** Statement by a registered land surveyor, professionally licensed by the State of Colorado, to the effect that the layout represents a survey made by him and that the monuments thereon actually exist as located and that all dimensional and other details are correct.
6. **Access Provisions:**
- a. **Statement Restricting Access:** A statement restricting access rights across the right-of-way lines of major highways, parkways, streets or freeways, where required as a provision of approval.
7. **Easement Statement:**
- Six-foot (6') wide utility easements are hereby dedicated on private property adjacent to the front lot lines of each lot in the subdivision. In addition, eight-foot (8') wide dry utility easements are hereby dedicated around the perimeter of tracts, parcels and/or open space areas. These easements are dedicated to Adams County for the benefit of the applicable utility providers for the installation, maintenance, and replacement of utilities.



Utility easements shall also be granted within any access easements and private streets in the subdivision. Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation.

8. Storm Drainage Facilities Statement:

The policy of the County requires that maintenance access shall be provided to all storm drainage facilities to assure continuous operational capability of the system. The property owners shall be responsible for the maintenance of all drainage facilities including inlets, pipes, culverts, channels, ditches, hydraulic structures, and detention basins located on their land unless modified by the subdivision development agreement. Should the owner fail to maintain said facilities, the County shall have the right to enter said land for the sole purpose of operations and maintenance. All such maintenance cost will be assessed to the property owners.

9. Layout: The exact layout including:

- a. **Boundary Lines:** The subdivision boundary will be clearly distinguishable from other map lines by use of a distinct line type and/or thickness. All lines will be labeled with a complete bearing and distance, and all curves will be labeled with a central angle (delta), radius and arc length. Radial bearings and/or chord bearings will be provided for all nontangent curves. All dimensions to be determined by accurate field survey which must balance and close within limit of one in five thousand (5,000). Show adjacent and/or intersecting plat/deed lines and label appropriately to include recording information (book and page and/or reception number).
- b. **Streets:** All street rights of way defined by the plat will be clearly distinguishable from other map lines by use of a distinct line type and/or thickness. All lines will be labeled with a complete bearing and distance, and all curves will be labeled with a central angle (delta), radius and arc length. Radial bearings and/or chord bearings will be provided for all nontangent curves. Widths shall be labeled from each right-of-way line normal to the corresponding street center line. All street center lines defined by the plat will be clearly distinguishable from other map lines by use of distinct line type and/or thickness. All lines will be labeled with a complete bearing and distance and all curves will be labeled with a central angle (delta), radius and arc length. Radial bearings and/or chord bearings will be provided for all nontangent curves. The



plat shall show the right-of-way lines, widths, locations and street names of all existing and proposed public or private streets:

- (1) Within the proposed subdivision, and
 - (2) Immediately abutting the proposed subdivision, and
 - (3) Any private street shall include the designation "(Private)" immediately following street name; any other private right of way that is not named shall include the designation "(Private)" in a manner that clearly conveys such a status.
- c. **Easements:** All easements as required by Adams County and other public and quasi-public agencies. Said easements shall be clearly labeled to include width, use and identification as public or private, if necessary. Tie to property lines and annotate with bearings and distances as necessary. Clearly show and label all existing easements, to include width and recording information, that cross, abut or are located within the subdivision boundary.
- d. **Lots And Blocks:** All lines of lots, blocks and other parcels of land defined by the plat will be clearly distinguishable from other map lines by use of a distinct line type and/or thickness. All lines will be labeled with a complete bearing and distance and all curves will be labeled with a radius and arc length. Lots must close to one in five thousand (5,000).
- e. **Readability:** All line annotation and all other text will be easily and clearly readable. No text shall overwrite other text or be overwritten by map lines.
- f. **Leader Lines:** Use leader lines whenever a dimension is not clearly and unmistakably associated with a given line, line segment or arc.
- g. **Multiple Sheets:** Whenever a plat drawing spans multiple sheets, clear and well labeled match lines and a key map shall be included on each sheet. Labels will be of the nature "See Sheet of ". Duplicate street names, widths, lot numbers, tract names, easement labeling or any such labeling when any feature is shown on multiple sheets.
- h. **Identification System:** All lots and blocks in the subdivision shall be numbered, beginning with the numeral "1" and continuing consecutively throughout the tract, with no omissions or duplications. All tracts shall be likewise labeled beginning with the letter "A". Lots and tracts shall be labeled with the area of the lot or tract.



- i. **Legend:** Provide a legend which designates all lines and symbols except where called out on plat drawing.
 - j. **Inundation Mark:** The plat shall clearly show the 100-year floodplain line. Reference the appropriate FEMA panel by which the location of this line has been determined.
10. **Easements:** Book and page and/or reception number for all existing and newly created easements.
11. **Adjacent Subdivision:** Names of adjacent platted areas along with the reception and/or plat book and page number shall be shown. If unplatted, so indicate. Existing street rights of way that intersect the subdivision boundary or are adjacent to said boundary lines shall be clearly labeled with the street name, right of way width and appropriate deed or plat recording information wherein the right of way is defined. Show and label all existing lots and blocks that are immediately adjacent to the subdivision boundary.
12. **Basis Of Bearing:** A clearly defined basis of bearings shall be provided, both verbally and graphically. All monumentation defining said line shall be shown and labeled on the plat drawing. When said line is not common with the subdivision boundary, it shall be accurately tied to the boundary with bearings and distances.
13. **Monuments:** All monuments used to determine and/or describe a boundary (including basis of bearings, point of beginning and point of commencement) shall be shown and clearly labeled on the plat drawing. Monuments for corners defined by the plat, or otherwise found to be missing in the field, shall be placed and set in accord with the requirements of the State of Colorado.
14. **Not A Part Of Subdivision:** All areas enclosed within the subdivision boundary which do not constitute a part of the subdivision shall be labeled "Not a part of this subdivision". All lines pertaining to such areas shall be dashed.
15. **Square Footage:** The area in square feet of all lot and tracts sought to be platted.
16. **Closure Sheets:** One copy of the computed closure sheets for the subdivision boundary.
17. **Other Information:** All other information required by State law.

CERTIFICATION OF NOTICE TO MINERAL ESTATE OWNERS

I/We, Prologis LP C/O
(the "Applicant") by signing below, hereby declare and certify as follows:

With respect to the property located at:

Physical Address: 6030 Washington St, Denver, CO 80216

Legal Description: Block 1 of Thompson Pipe and Steel Co. Tract and Blocks 91-94 of Mapleton Addition

Parcel #(s): 018251 1203014, 018251 1203006 - 018251 1203009, 018251 1203002, 018251 1203001
018251 1203007, 018251 1203008

(PLEASE CHECK ONE):

_____ On the _____ day of _____, 20____, which is not less than thirty days
before the initial public hearing, notice of application for surface development was provided
to mineral estate owners pursuant to section 24-65.5-103 of the Colorado Revised Statutes;

X _____ or
I/We have searched the records of the Adams County Tax Assessor and the Adams County
Clerk and Recorder for the above identified parcel and have found that no mineral estate
owner is identified therein.

Date: 8/6/25 Applicant: _____
By: _____
Print Name: Tressa Shiplett
Address: 1800 Wazee St, Ste. 500
Denver, CO 80202

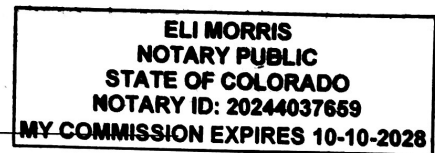
STATE OF COLORADO)
 Larimer)
COUNTY OF ~~ADAMS~~)

Subscribed and sworn to before me this 6th day of August, 2025, by
Tressa Shiplett.

Witness my hand and official seal.

My Commission expires: 10/10/2028

EDM
Notary Public



After Recording Return To:

Name and Address of Person Preparing Legal Description:

A recorded copy of this Certification shall be submitted to the Adams County Community and
Economic Development Department with all applicable land use applications.

APPLICANT'S CERTIFICATION CONCERNING QUALIFYING SURFACE DEVELOPMENT,
PURSUANT TO C.R.S. §24-65.5-103.3 (1)(b)

I/We, Prologis LP C/O

_____, (the "Applicant") by signing below, hereby declare and certify as follows:

Concerning the property located at:

Physical Address: 6030 Washington St, Denver, CO 80216

Legal Description: Block 1 of Thompson Pipe and Steel Co. Tract and Blocks 91-94 of Mapleton Addition

Parcel #(s): 018251 1203014, 018251 1203006 - 018251 1203009, 018251 1203002, 018251 1203001, 018251 1203007, 018251 1203008

With respect to qualifying surface developments, that (PLEASE CHECK ONE):

_____ No mineral estate owner has entered an appearance or filed an objection to the proposed application for development within thirty days after the initial public hearing on the application; or

_____ The Applicant and any mineral estate owners who have filed an objection to the proposed application for development or have otherwise filed an entry of appearance in the initial public hearing regarding such application no later than thirty days following the initial public hearing on the application have executed a surface use agreement related to the property included in the application for development, the provisions of which have been incorporated into the application for development or are evidenced by a memorandum or otherwise recorded in the records of the clerk and recorder of the county in which the property is located so as to provide notice to transferees of the Applicant, who shall be bound by such surface use agreements; or

_____ The application for development provides:

- (i) Access to mineral operations, surface facilities, flowlines, and pipelines in support of such operations existing when the final public hearing on the application for development is held by means of public roads sufficient to withstand trucks and drilling equipment or thirty-foot-wide access easements;
- (ii) An oil and gas operations area and existing well site locations in accordance with section 24-65.5-103.5 of the Colorado Revised Statutes; and
- (iii) That the deposit for incremental drilling costs described in section 24-65.5-103.7 of the Colorado Revised Statutes has been made.

Date: 8/6/25

Applicant: _____

After Recording Return To:

By: _____

Print Name: _____

Address: _____

Tressa Shiplett

1800 Wazee St, Ste. 500

Denver, CO 80202

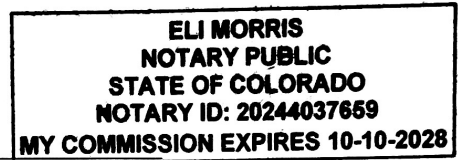
STATE OF COLORADO)

COUNTY OF ~~ADAMS~~ ^{Larimer})
EDM

Subscribed and sworn to before me this 6th day of August, 2025, by
Tressa Shiplett.

Witness my hand and official seal.

My Commission expires: 10-10-2028 EDM
Notary Public



Name and Address of Person Preparing Legal Description:

A recorded copy of this Certification shall be submitted to the Adams County Community and Economic Development Department within thirty days after the initial public hearing on all applicable land use applications.

I, Prologis LP C/O (the "Applicant") by signing below, hereby declare and certify as follows concerning the property located at:

Legal Description: Block 1 of Thompson Pipe and Steel Co. Tract and Blocks 91-94 of Mapleton Addition

With respect to qualifying surface developments:

Date: 8/6/25

Applicant:

By:

Tressa Shiplet

1800 Wazee St, Ste. 500

Address:

Denver, CO 80202

COUNTY OF ~~ADAMS~~ ^{LAJIMER} _{EM})

Subscribed and sworn to before me this 6th day of August, 2025, by Tressa Shiplett.

My Commission expires: 10/10/2028

Notary Public

ELI MORRIS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID: 20244037659
MY COMMISSION EXPIRES 10-10-2028

Name and Address of Person Preparing Legal Description:

15

WARE MALCOMB

ARCHITECTURE
PLANNING
INTERIORS

CIVIL ENGINEERING
BRANDING
BUILDING MEASUREMENT

May 21, 2025

Community & Economic Development Department
Planning & Development
4430 S. Adams County Pkwy., 1st Floor, Suite W2000B
Brighton, CO 80601-8218

RE: Written Explanation of Proposed Application

Dear Adams County Planning & Development Department,

Thank you for taking the time to review the Lot Line Adjustment for the recently completed Prologis Park Central development located at 6030 Washington Street. This development is bounded by Washington Street to the west, East 62nd Avenue to the north, North Downing Street to the east and a rail line to the south.

This Lot Line Adjustment intends to adjust the boundaries within the site to create a legal subdivision for future development. There is no associated proposed development in this application. The existing property area is 34 acres and consists of five parcels which were not cleanly subdivided. The proposed boundary line adjustment aims to clean up the subdivision boundaries and establish individual lots that are more developable in the future. The area is currently zoned I-2 Industrial which requires a minimum lot size of two acres.

As a part of this application, Prologis is requesting a subdivision design waiver to allow for lots that are smaller than the minimum 2-acre lot size required in the Zoning Code. The existing site, consisting of four parcels, includes two existing parcels (Parcel D and Parcel B) that do not currently meet this minimum standard. A secondary waiver is being requested to allow for access to the proposed lots along 62nd Avenue along a private roadway, as no additional curb cuts will be granted to the public ROW at 62nd Avenue. The current site allows for free circulation within the site which was accounted for in the traffic analysis of the original master development. The access off of a private roadway will not have any adverse impacts to the traffic demand on the site.

In addition to this Written Explanation, this application includes a Drainage Conformance Letter, Traffic Impact Conformance Letter, the Development Application Form, Plat Correction Map, Proof of Ownership, and Certificate of Taxes Due. There are no proposed utilities associated with this application.

We appreciate your consideration in this matter and please contact me at mnuno@waremalcomb.com with any further questions or concerns.

Thank you,



Ware Malcomb

Manny Nuno. PE, CFM, LEED AP, CPESC
Civil Engineering Manager

PARK CENTRAL FILING NO. 1

A REPLAT OF BLOCK 1, THOMPSON PIPE AND STEEL COMPANY TRACT AND A PORTION OF BLOCKS 91 THROUGH 94, MAPLETON ADDITION
A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

CERTIFICATE OF DEDICATION AND OWNERSHIP:

PARCEL A:
BLOCK 1, THOMPSON PIPE AND STEEL COMPANY TRACT, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL B:
BLOCK 91, MAPLETON ADDITION,
EXCEPT THE SOUTH 316.57 FEET THEREOF, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL C:
BLOCK 92, MAPLETON ADDITION
EXCEPT THE SOUTH 316.57 FEET THEREOF, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL D:
LOT 94, MAPLETON ADDITION,
EXCEPT THE SOUTH 316.57 FEET THEREOF,
AND EXCEPT THE WEST 20 FEET THEREOF CONVEYED TO THE COUNTY OF ADAMS BY
INSTRUMENT RECORDED IN BOOK 2679 AT PAGE 450, AND EXCEPT THAT PORTION
CONVEYED TO THE COUNTY OF ADAMS BY WARRANTY DEED RECORDED JULY 19, 2006
AT RECEPTION NO. 20060719000727350, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL E:
BLOCK 93, MAPLETON ADDITION,
EXCEPT THE SOUTH 316.57 FEET THEREOF, COUNTY OF ADAMS, STATE OF COLORADO.

EXCEPTING THEREFROM PARCELS A THRU E ABOVE THAT PORTION CONVEYED TO THE
COUNTY OF ADAMS, STATE OF COLORADO, IN WARRANTY DEED RECORDED MAY 10,
2018 AT RECEPTION NO. 2018000037853.

SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION CONTINUED:

A PARCEL OF LAND LYING WITHIN A PORTION OF THE SOUTHWEST QUARTER OF THE
NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE
SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO;

COMMENCING AT THE NORTH SIXTEENTH CORNER OF SECTION 10 AND 11 WHICH THE
WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID
SECTION 11 TO BEAR NORTH 00°07'22" WEST, BEING MONUMENTED AS SHOWN HEREON,
WITH ALL BEARINGS CONTAINED HEREIN BEING REFERENCED TO SAID WEST LINE;
THENCE SOUTH 62°03'55" EAST, A DISTANCE OF 85.24 FEET TO A LINE 40 FEET SOUTH
OF AND PARALLEL TO THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE
NORTHWEST QUARTER AND THE **POINT OF BEGINNING**;
THENCE ALONG SAID PARALLEL LINE, NORTH 89°56'49" EAST, A DISTANCE OF 1191.52
FEET TO THE BEGINNING OF A TANGENT CURVE SOUTHWESTERLY, HAVING A RADIUS
OF 15.00 FEET;
THENCE ALONG SAID TANGENT CURVE SOUTHEASTERLY THROUGH A CENTRAL ANGLE
OF 89°56'33", AN ARC LENGTH OF 23.55 FEET, HAVING A CHORD BEARING OF SOUTH
45°04'55" EAST, A CHORD DISTANCE OF 21.20 FEET TO A LINE 40 FEET WEST OF AND
PARALLEL TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST
QUARTER;
THENCE ALONG SAID PARALLEL LINE, SOUTH 00°06'38" EAST, A DISTANCE OF 1208.20
FEET TO A LINE 50 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID
SOUTHWEST QUARTER OF THE NORTHWEST QUARTER;
THENCE ALONG SAID PARALLEL LINE, NORTH 89°58'07" WEST, A DISTANCE OF 951.53
FEET;
THENCE SOUTH 00°07'22" EAST, A DISTANCE OF 10.00 FEET TO A LINE 40 FEET NORTH
OF AND PARALLEL TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER;
THENCE ALONG SAID PARALLEL LINE, NORTH 89°58'07" WEST, A DISTANCE OF 259.94
FEET TO A LINE 70 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID
SOUTHWEST QUARTER OF THE NORTHWEST QUARTER;
THENCE ALONG SAID PARALLEL LINE, NORTH 00°07'22" WEST, A DISTANCE OF 1226.17
FEET;
THENCE NORTH 44°49'32" EAST, A DISTANCE OF 7.39 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 1,483,459 SQUARE FEET, OR 34.056 ACRES, MORE OR LESS.

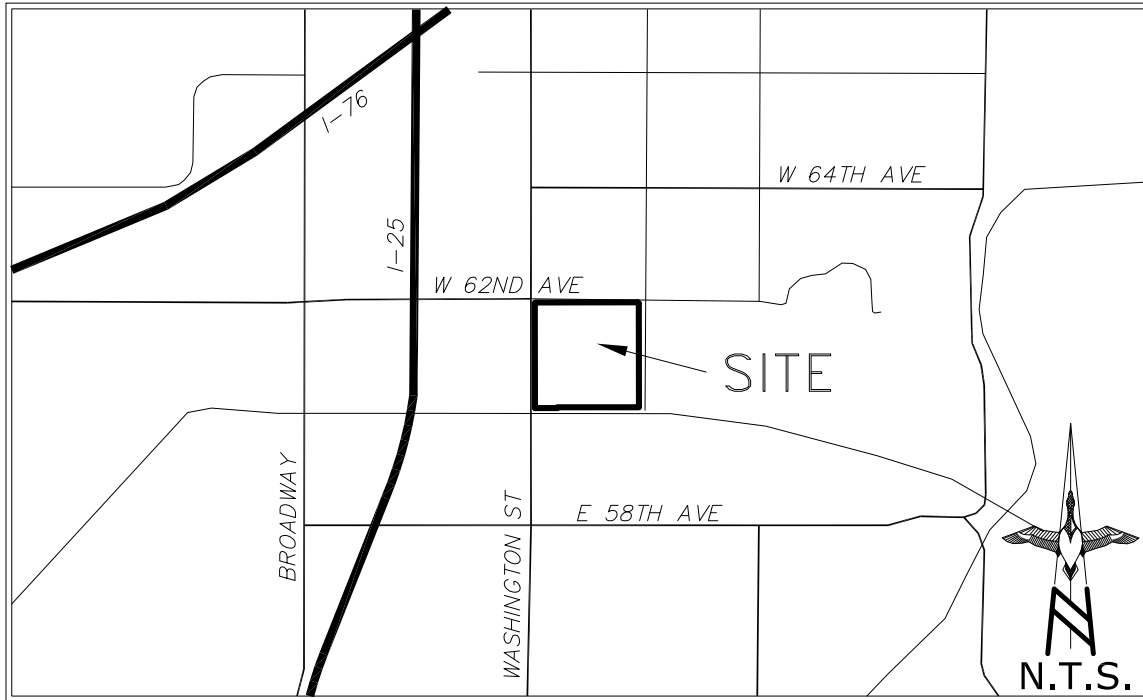
HAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED INTO LOTS AS SHOWN
ON THIS PLAT UNDER THE NAME AND STYLE OF **"PARK CENTRAL FILING NO. 1."**

EXECUTED THIS ____ DAY OF _____, 20 ____.

STORM DRAINAGE FACILITIES STATEMENT:

THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS SHALL BE PROVIDED TO
ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE
SYSTEM. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL
DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC
STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE
SUBDIVISION DEVELOPMENT AGREEMENT. SHOULD THE OWNER FAIL TO MAINTAIN SAID
FACILITIES, THE COUNTY SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE SOLE PURPOSE
OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COST WILL BE ASSESSED TO THE
PROPERTY OWNERS.

VICINITY MAP



SHEET INDEX:

| | |
|---------|--------------------------------------|
| SHEET 1 | COVER SHEET |
| SHEET 2 | EXISTING BOUNDARY & EASEMENTS DETAIL |
| SHEET 3 | PROPOSED LOTS & TRACT DETAIL |

GENERAL NOTES:

- BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE
NORTHWEST QUARTER OF SECTION 11, WHICH BEARS NORTH 00°07'22" WEST (NAD 83),
BETWEEN THE FOUND MONUMENTS AS SHOWN AND DESCRIBED HEREON.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY
MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2)
MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508 OF THE COLORADO REVISED
STATUTES.
- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED
UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH
DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE
COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ALTURA LAND CONSULTANTS, LLC
TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL TITLE INFORMATION OF
RECORD, ALTURA LAND CONSULTANTS, LLC RELIED UPON FIRST AMERICAN TITLE INSURANCE
COMPANY COMMITMENT NUMBER: NCS-1T7JCO01-CO COMMITMENT DATE JUNE 17, 2024 AT
5:00 P.M. AND NUMBER: NCS-1213850-CO COMMITMENT DATE MAY 1, 2024 AT 5:00 P.M.
- THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT. THE
UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND
TECHNOLOGY DEFINES THE U.S. SURVEY FOOT AS 1200/3937 METERS.
- BASED ON A REVIEW OF FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER
08001C0301J, REVISED JANUARY 20, 2016, SUBJECT PROPERTY IS IN ZONE X AREAS
DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.
- MONUMENTATION SHALL BE IN ACCORDANCE WITH THE COLORADO REVISED STATUTES (CRS
38-51-105).
- UTILITY EASEMENTS ARE DEDICATED TO ADAMS COUNTY FOR THE BENEFIT OF THE
APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT
OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES (DRY
UTILITIES). UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS
AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS,
OBJECTS, BUILDINGS, WELLS, AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY
FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID
UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEES, MAY REMOVE AN
INTERFERING OBJECTS AT NO COST TO SUCH GRANTEES, INCLUDING, WITHOUT LIMITATION,
VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS
RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY
OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.
- FIELD WORK FOR THIS SURVEY WAS PERFORMED ON APRIL 10, 2025.

OWNER:

EXECUTED THIS ____ DAY OF _____, 20 ____.

PROLOGIS, L.P., A DELAWARE LIMITED PARTNERSHIP

BY: _____
OWNER

ACKNOWLEDGEMENT:

STATE OF NORTH CAROLINA)
COUNTY OF MECKLENBURG)SS

THE FOREGOING PLAT AND DEDICATION WAS ACKNOWLEDGED BEFORE THIS ____ DAY OF
_____, 2025
BY _____

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

MY ADDRESS IS: _____

ATTORNEY'S CERTIFICATE:

I, _____, AN ATTORNEY AT LAW DULY LICENSED TO PRACTICE BEFORE THE
COURTS OF RECORD OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF
ALL LANDS HEREIN ABOVE DEDICATED AND SHOWN UPON THE WITHIN PLAT AS FEE SIMPLE
PUBLIC WAYS OR LAND AND THAT TITLE TO SUCH LAND IS THE DEDICATORIS, FREE AND CLEAR
OF ALL LIENS AND ENCUMBRANCES.

DATED THIS ____ DAY OF _____, 20 ____.

ATTORNEY AT LAW
REGISTRATION NO. _____

BOARD OF COUNTY COMMISSIONERS APPROVAL:

APPROVED BY THE ADAMS COUNTY BOARD OF COMMISSIONERS THIS ____ DAY OF
_____, 20 ____.

CHAIR

CERTIFICATE OF CLERK AND RECORDER:

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND
RECORDER IN THE STATE OF COLORADO AT ____:_____.M. ON THE ____ DAY OF
_____, A.D., 20 ____.

COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

SURVEYOR'S CERTIFICATE:

I, JESUS A. LUGO, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO
HEREBY CERTIFY THAT THIS PLAT WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION ON
THE 28TH DAY OF APRIL, 2025, AND THAT THE ACCOMPANYING MAP ACCURATELY AND
PROPERLY SHOWS SAID SUBDIVISION.

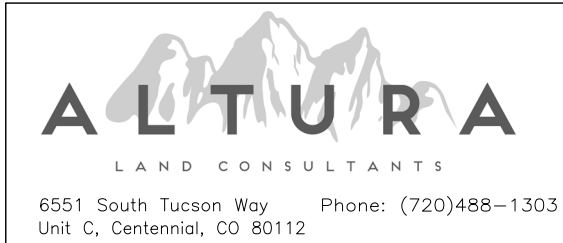
SIGNED THIS ____ DAY OF _____, 2025.

LICENSED PROFESSIONAL LAND SURVEYOR

LICENSE NUMBER 38081

900 south broadway
suite 320
denver, co 80209
p 303.561.3333
waremalcomb.com

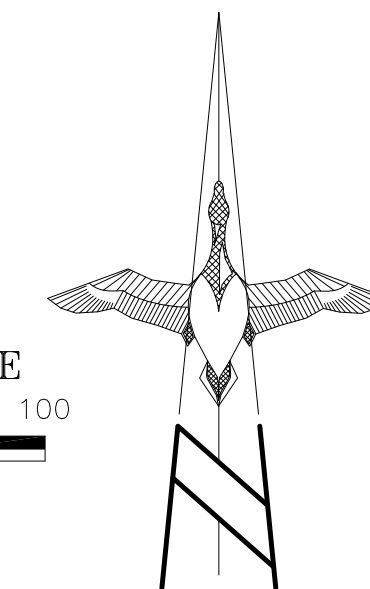
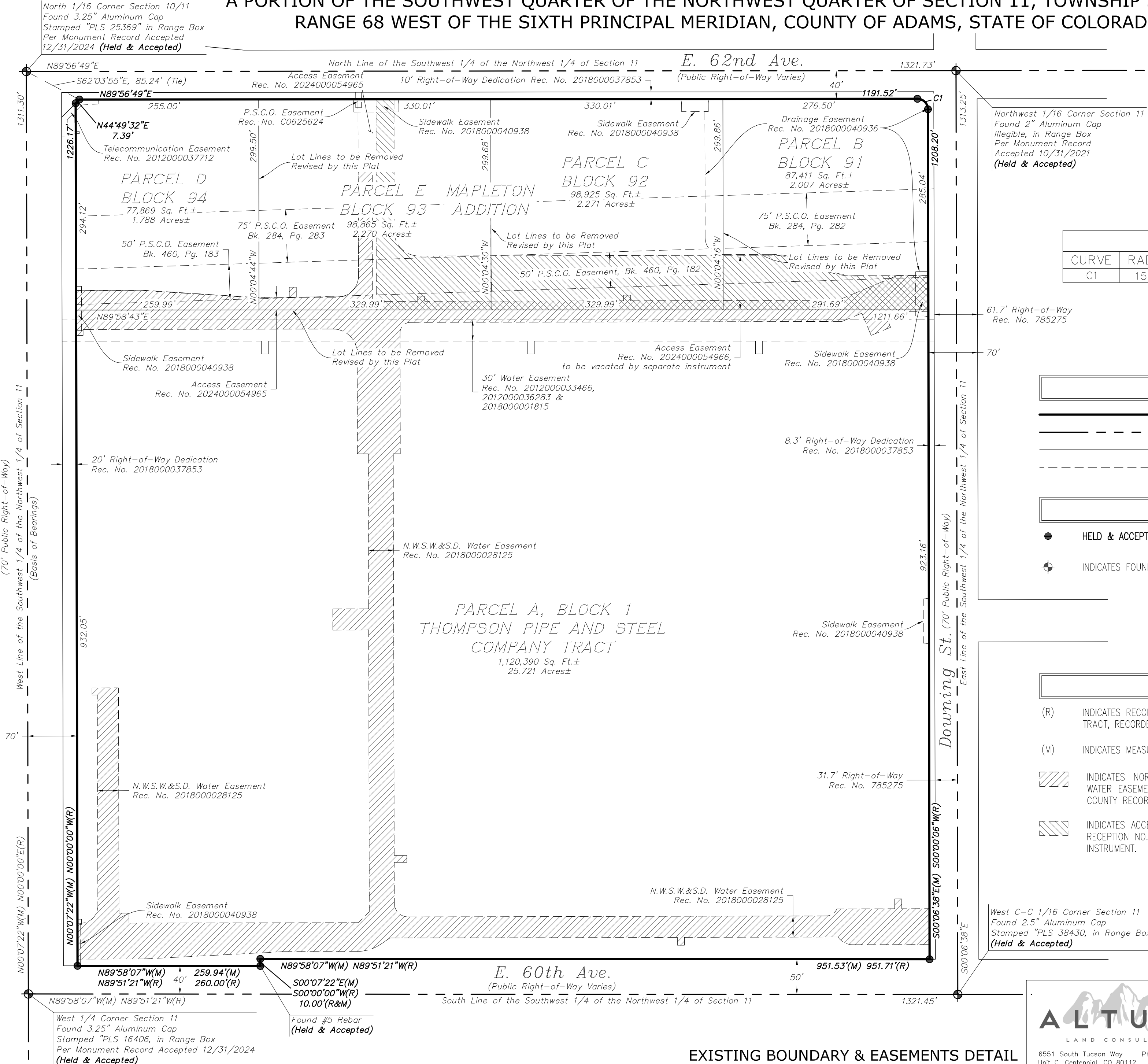
WARE MALCOMB



| | |
|------------------|----------------|
| PREPARATION DATE | APRIL 29, 2025 |
| | |
| | |
| | |
| SHEET 1 OF 3 | |
| JOB NO. 25031 | |

PARK CENTRAL FILING NO. 1

A REPLAT OF BLOCK 1, THOMPSON PIPE AND STEEL COMPANY TRACT AND A PORTION OF BLOCKS 91 THROUGH 94, MAPLETON ADDITION
A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11,
RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO



GRAPHIC SCALE
100 0 50 100
FEET
Scale: 1" = 100'

| CURVE TABLE | | | | | |
|-------------|--------|-----------|--------|-------------|--------|
| CURVE | RADIUS | DELTA | LENGTH | CH BEARING | CHORD |
| C1 | 15.00' | 89°56'33" | 23.55' | S45°04'55"E | 21.20' |

LINE LEGEND

- = SUBJECT PARCEL BOUNDARY LINES
- = SECTION LINES
- = ADJOINING PARCEL BOUNDARY LINES
- = EASEMENT LINES

MONUMENT NOTES

- HELD & ACCEPTED GREEN PLASTIC CAP, STAMPED "PLS 38430" UNLESS OTHERWISE NOTED.
- INDICATES FOUND SECTION MONUMENT AS NOTED

MISCELLANEOUS NOTES

- (R) INDICATES RECORD INFORMATION PER THE PLAT OF THOMPSON PIPE AND STEEL COMPANY TRACT, RECORDED APRIL 26, 1978 AT RECEPTION NO. B130133, ADAMS COUNTY RECORDS.
- (M) INDICATES MEASURED BEARINGS AND DISTANCES
- INDICATES NORTH WASHINGTON STREET WATER & SANITATION DISTRICT (N.W.S.W.&S.D.) WATER EASEMENT RECORDED APRIL 6, 2018 AT RECEPTION NO. 2018000028125, ADAMS COUNTY RECORDS.
- INDICATES ACCESS AND PARKING EASEMENT AGREEMENT RECORDED OCTOBER 4, 2024 AT RECEPTION NO. 2024000054966, ADAMS COUNTY RECORDS, TO BE VACATED BY SEPARATE INSTRUMENT.

West C-C 1/16 Corner Section 11
Found 2.5" Aluminum Cap
Stamped "PLS 38430, in Range Box
(Held & Accepted)

900 south broadway
suite 320
denver, co 80209
p 303.561.3333
waremalcomb.com

WARE MALCOMB



PREPARATION DATE | APRIL 29, 2025

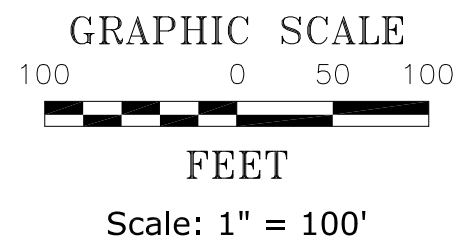
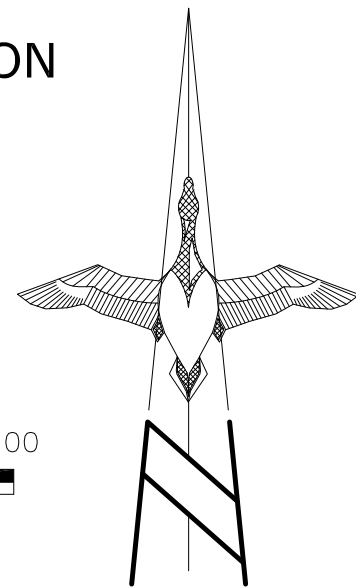
SHEET 2 OF 3

JOB NO. 25031

EXISTING BOUNDARY & EASEMENTS DETAIL

PARK CENTRAL FILING NO. 1

A REPLAT OF BLOCK 1, THOMPSON PIPE AND STEEL COMPANY TRACT AND A PORTION OF BLOCKS 91 THROUGH 94, MAPLETON ADDITION
A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11,
RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO



| CURVE TABLE | | | | | |
|-------------|--------|-----------|--------|-------------|--------|
| CURVE | RADIUS | DELTA | LENGTH | CH BEARING | CHORD |
| C1 | 15.00' | 89°56'33" | 23.55' | S45°04'55"E | 21.20' |

LINE LEGEND

- = SUBJECT PARCEL BOUNDARY LINES
- = SECTION LINES
- = ADJOINING PARCEL BOUNDARY LINES
- = EASEMENT LINES

MONUMENT NOTES

- HELD & ACCEPTED GREEN PLASTIC CAP, STAMPED "PLS 38430" UNLESS OTHERWISE NOTED.
- INDICATES SET MONUMENT STAMPED PLS 38081
- INDICATES FOUND SECTION MONUMENT AS NOTED

MISCELLANEOUS NOTES

- (R) INDICATES RECORD INFORMATION PER THE PLAT OF THOMPSON PIPE AND STEEL COMPANY TRACT, RECORDED APRIL 26, 1978 AT RECEPTION NO. B130133, ADAMS COUNTY RECORDS.
- (M) INDICATES MEASURED BEARINGS AND DISTANCES
- INDICATES NORTH WASHINGTON STREET WATER & SANITATION DISTRICT (N.W.S.W.&S.D.) WATER EASEMENT RECORDED APRIL 6, 2018 AT RECEPTION NO. 2018000028125, ADAMS COUNTY RECORDS.

West C-C 1/16 Corner Section 11
Found 2.5" Aluminum Cap
Stamped "PLS 38430, in Range Box
(Held & Accepted)

900 south broadway
suite 320
denver, co 80209
p 303.561.3333
waremalcomb.com

WARE MALCOMB

PREPARATION DATE APRIL 29, 2025

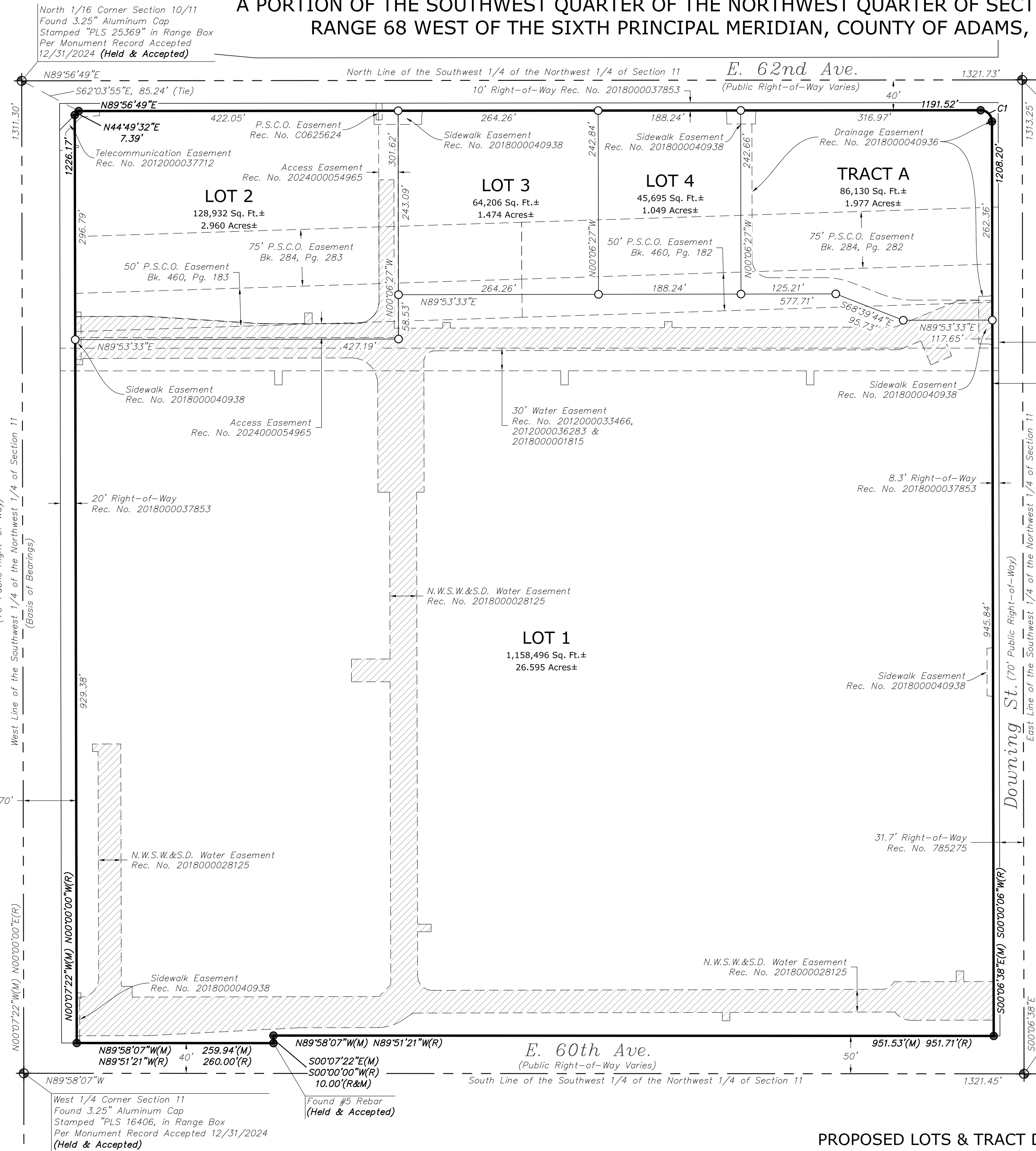


6551 South Tucson Way Phone: (720)488-1303
Unit C, Centennial, CO 80112

SHEET 3 OF 3

JOB NO. 25031

PROPOSED LOTS & TRACT DETAIL



PARK CENTRAL LEGAL DESCRIPTION

PARCEL A:

BLOCK 1, THOMPSON PIPE AND STEEL COMPANY TRACT, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL B:

BLOCK 91, MAPLETON ADDITION,
EXCEPT THE SOUTH 316.57 FEET THEREOF, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL C:

BLOCK 92, MAPLETON ADDITION
EXCEPT THE SOUTH 316.57 FEET THEREOF, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL D:

LOT 94, MAPLETON ADDITION,
EXCEPT THE SOUTH 316.57 FEET THEREOF,
AND EXCEPT THE WEST 20 FEET THEREOF CONVEYED TO THE COUNTY OF ADAMS BY
INSTRUMENT RECORDED IN BOOK 2679 AT PAGE 450, AND EXCEPT THAT PORTION
CONVEYED TO THE COUNTY OF ADAMS BY WARRANTY DEED RECORDED JULY 19, 2006
AT RECEPTION NO. 20060719000727350, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL E:

BLOCK 93, MAPLETON ADDITION,
EXCEPT THE SOUTH 316.57 FEET THEREOF, COUNTY OF ADAMS, STATE OF COLORADO.

EXCEPTING THEREFROM PARCELS A THRU E ABOVE THAT PORTION CONVEYED TO THE COUNTY OF ADAMS, STATE OF COLORADO, IN WARRANTY DEED RECORDED MAY 10, 2018 AT RECEPTION NO. 2018000037853.

SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION CONTINUED:

A PARCEL OF LAND LYING WITHIN A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO;

COMMENCING AT THE NORTH SIXTEENTH CORNER OF SECTION 10 AND 11 WHICH THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 11 TO BEAR NORTH 00°07'22" WEST, BEING MONUMENTED AS SHOWN HEREON, WITH ALL BEARINGS CONTAINED HEREIN BEING REFERENCED TO SAID WEST LINE;

THENCE SOUTH 62°03'55" EAST, A DISTANCE OF 85.24 FEET TO A LINE 40 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID PARALLEL LINE, NORTH 89°56'49" EAST, A DISTANCE OF 1191.52 FEET TO THE BEGINNING OF A TANGENT CURVE SOUTHWESTERLY, HAVING A RADIUS OF 15.00 FEET;

THENCE ALONG SAID TANGENT CURVE SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 89°56'33", AN ARC LENGTH OF 23.55 FEET, HAVING A CHORD BEARING OF SOUTH 45°04'55" EAST, A CHORD DISTANCE OF 21.20 FEET TO A LINE 40 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER;

THENCE ALONG SAID PARALLEL LINE, SOUTH 00°06'38" EAST, A DISTANCE OF 1208.20 FEET TO A LINE 50 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER;

THENCE ALONG SAID PARALLEL LINE, NORTH 89°58'07" WEST, A DISTANCE OF 951.53 FEET;

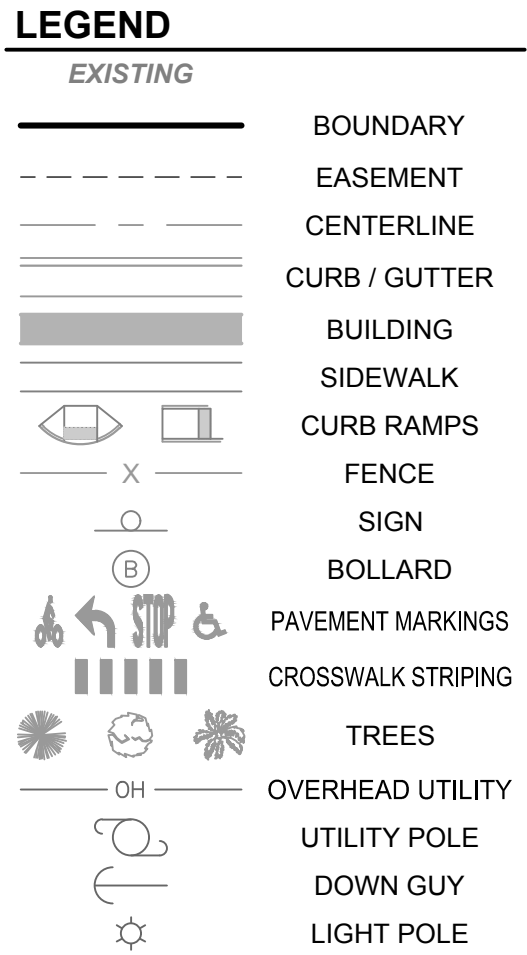
THENCE SOUTH 00°07'22" EAST, A DISTANCE OF 10.00 FEET TO A LINE 40 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER;

THENCE ALONG SAID PARALLEL LINE, NORTH 89°58'07" WEST, A DISTANCE OF 259.94 FEET TO A LINE 70 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER;

THENCE ALONG SAID PARALLEL LINE, NORTH 00°07'22" WEST, A DISTANCE OF 1226.17 FEET;

THENCE NORTH 44°49'32" EAST, A DISTANCE OF 7.39 FEET TO THE **POINT OF BEGINNING.**

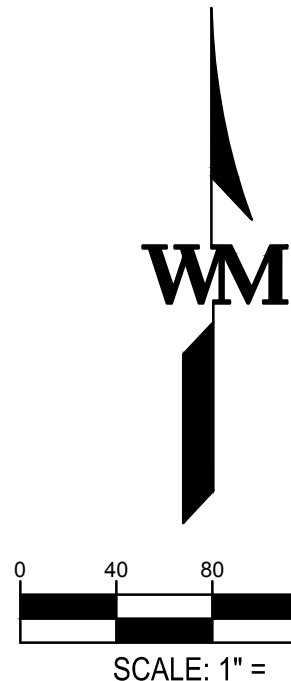
SAID PARCEL CONTAINS 1,483,459 SQUARE FEET, OR 34.056 ACRES, MORE OR LESS.



1. CONTRACTOR TO FIELD-VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES. ENGINEER WILL NOT BE LIABLE FOR ANY COSTS INCURRED BY THE CONTRACTOR FOR THE DESIGN WITHOUT PROPER NOTIFICATION.
2. SEE COVER SHEET FOR BENCHMARK, BASIS OF BEARINGS, AND SURVEY INFORMATION.
3. DIMENSIONS ARE TO THE FLOWLINE/BOTTOM OF CURB AND BUILDING FACE UNLESS OTHERWISE NOTED.
4. PAVEMENT THICKNESS AND DESIGN ARE PER THE GEOTECHNICAL REPORT.
5. ACCESSIBLE CURB RAMPS SHALL BE CONSTRUCTED WITH DETECTABLE WARNING PADS IF REQUIRED BY LOCAL CRITERIA.
6. CONTRACTOR SHALL REMOVE AND REPLACE CURB, GUTTER, PAVING, LANDSCAPE AND ANY OTHER ITEMS DAMAGED DURING CONSTRUCTION.
7. ALL UPGRADES TO BE PREPARED AND CONFIRMED PER THE APPROVED GEOTECHNICAL REPORT PRIOR TO THE START OF FOUNDATIONS, SLABS, PAVING, ETC.

CONTRACTOR SHALL FIELD-VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES. ENGINEER SHALL NOT BE LIABLE FOR ANY COSTS ASSOCIATED WITH CHANGES TO THE DESIGN WITHOUT PROPER NOTIFICATION.

WARE MALCOMB WAS NOT CONTRACTED TO CONDUCT ONSITE UTILITY INVESTIGATIONS NOR TO BE DIRECTLY INVOLVED WITH OVERSIGHT OF FIELD-VERIFICATIONS PERFORMED PRIOR TO COMMENCEMENT OF/DURING CONSTRUCTION. THE EXISTING UTILITIES SHOWN ON THESE PLANS/EXHIBITS HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION; HOWEVER, IT IS THE CONTRACTORS RESPONSIBILITY TO FIELD-VERIFY ALL EXISTING UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.



WARE MALCOMB assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.



**Transaction Identification Data, for which the Company assumes no liability as set forth in
Commitment Condition 5.e.:**

| | |
|--|--|
| Issuing Agent: First American Title Insurance Company | Escrow Officer Name: |
| National Commercial Services | Escrow Officer Number: |
| Issuing Office: 1380 17th Street, Denver, CO 80202 | Escrow Officer Email: |
| Issuing Office's ALTA® Registry ID: 1105402 | Escrow Assistant Name: |
| Commitment Number: NCS-1262234-CO | Escrow Assistant Number: |
| Issuing Office File Number: NCS-1262234-CO | Escrow Assistant Email: |
| Property Address: 6030 Washington Street, Denver, CO 80216 | Title Officer Name: Maximilian Parmenter |
| Revision Number: | Title Officer Number: (303)304-3692 |
| | Title Officer Email: mparmenter@firstam.com |
| | Title Assistant Name: Cullen Jenkins |
| | Title Assistant Number: |
| | Title Assistant Email: cujenkins@firstam.com |

SCHEDULE A

1. Commitment Date: May 12, 2025 at 5:00 P.M.
2. Policy to be issued:
 - a. None, See Schedule B, Part IProposed Insured:
Proposed Amount of Insurance: \$
The estate or interest to be insured: See Item 3 below
3. The estate or interest in the Land at the Commitment Date is:

Fee Simple
4. The Title is, [at the Commitment Date, vested in:](#)

Prologis, L.P., a Delaware limited partnership
5. The Land is described as follows:

See Exhibit A attached hereto and made a part hereof

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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Commitment No. NCS-1262234-CO

EXHIBIT A

The Land referred to herein below is situated in the County of Adams, State of Colorado, and is described as follows:

Parcel 1:

Block 91,
Mapleton Addition,
Except the South 316.57 feet thereof,
County of Adams,
State of Colorado.

Parcel 2:

Block 92,
Mapleton Addition
Except the South 316.57 feet thereof,
County of Adams,
State of Colorado.

Parcel 3:

Lot 94,
Mapleton Addition,
Except the South 316.57 feet thereof,
and Except the West 20 feet thereof conveyed to the County of Adams by instrument recorded in [Book 2679 at Page 450](#),
and Except that portion conveyed to the County of Adams by Warranty Deed recorded July 19, 2006 at Reception No. [20060719000727350](#),
County of Adams,
State of Colorado.

Parcel 4:

Block 93,
Mapleton Addition,

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Except the South 316.57 feet thereof,
County of Adams,
State of Colorado.

EXCEPTING THEREFROM Parcels 1 thru 4 above that portion conveyed to The County of Adams, State of Colorado, in Warranty Deed recorded May 10, 2018 at Reception No. [2018000037853](#).

For informational purposes only: APNs: 0182511203006, 0182511203007, 0182511203008,
0182511203001, 0182511203002, 0182511203009

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Commitment No. NCS-1262234-CO

SCHEDULE B, PART I—Requirements

All of the following Requirements must be met:

LIMITATION OF LIABILITY FOR INFORMATIONAL REPORT

IMPORTANT – READ CAREFULLY: THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT OR PRELIMINARY REPORT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THIS REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THIS REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN'S PRIOR WRITTEN CONSENT. FIRST AMERICAN DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION HEREIN IS PROVIDED WITHOUT ANY WARRANTIES OF ANY KIND, AS-IS, AND WITH ALL FAULTS. AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF THIS REPORT, RECIPIENT AGREES THAT FIRST AMERICAN'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION DUE TO INACCURATE INFORMATION OR NEGLIGENCE IN PREPARING THIS REPORT SHALL BE LIMITED TO THE FEE CHARGED FOR THE REPORT. RECIPIENT ACCEPTS THIS REPORT WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN WOULD NOT HAVE ISSUED THIS REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. FIRST AMERICAN MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF RECIPIENT'S USE OF THE INFORMATION HEREIN.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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Commitment No. NCS-1262234-CO

SCHEDULE B, PART II—Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any facts, rights, interests, or claims that are not shown by the Public Records at Date of Policy but that could be (a) ascertained by an inspection of the Land, or (b) asserted by persons or parties in possession of the Land.
2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records at Date of Policy.
3. Any encroachment, encumbrance, violation, variation, easement, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records at Date of Policy.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown in the Public Records.
5. Any and all unpaid taxes, assessments and unredeemed tax sales.
6. Any water rights, claims or title to water, in, on or under the Land, whether or not the matters excepted are shown by the Public Records.
7. Any existing leases or tenancies.
8. All mineral lands, as reserved in United States Patent No. [17](#), dated November 8, 1881.
9. An easement for electric transmission, distribution and service lines and incidental purposes granted to Public Service Company of Colorado, as set forth in an instrument recorded January 5, 1943 in [Book 284 at Page 283](#).

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10. Terms, conditions, provisions, obligations, easements and agreements as set forth in the Proposed Right of Way of Public Service Company of Colorado recorded December 8, 1952 in [Book 454 at Page 386](#).
11. An easement for electric transmission lines and incidental purposes granted to Public Service Company of Colorado, as set forth in an instrument recorded March 12, 1953 in [Book 460 at Page 182](#).
12. An easement for electric transmission lines and incidental purposes granted to Public Service Company of Colorado, as set forth in an instrument recorded March 12, 1953 in [Book 460 at Page 183](#).
13. Terms, conditions, provisions, obligations, easements, agreements and reservations as set forth in the Warranty Deed recorded August 3, 1956 in [Book 621 at Page 590](#) and as set forth in the Special Warranty Deed recorded January 17, 1957 in [Book 643 at Page 578](#).
14. Terms, conditions, provisions, obligations and agreements as set forth in the Resolutions, for Zoning recorded April 5, 1957 in [Book 654 at Page 23](#) and in [Book 654 at Page 24](#).
15. Any tax, lien, fee or assessment by reason of inclusion of subject property in the North Washington Street Water and Sanitation District, as evidenced by instrument recorded February 8, 1963 in [Book 1046 at Page 120](#).
16. Easements, notes, covenants, restrictions, ditches and rights-of-way as shown on the plat of Mapleton Addition, recorded May 3, 1966 in Plat [Book F12 at Page 13](#).
- [17](#). Easements, notes, covenants, restrictions and rights-of-way as shown on the plat of Thompson Pipe and Steel Company Tract, recorded April 26, 1978 in Plat [Book F14 at Page 395](#).
18. Terms, conditions, provisions, obligations and agreements as set forth in the Underground Facilities Information Filing recorded March 15, 1993 in [Book 4038 at Page 101](#).
19. An easement for utility lines and incidental purposes granted to Public Service Company of Colorado, as set forth in an instrument recorded December 23, 1999 at Reception No. [C0625624](#).
20. Terms, conditions, provisions, obligations, easements and agreements as set forth in the Easement Agreement recorded May 9, 2012 at Reception No. [2012000033466](#).
21. Terms, conditions, provisions, obligations, easements and agreements as set forth in the Easement Agreement recorded May 21, 2012 at Reception No. [2012000036283](#).

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Quit Claim Deed in connection therewith recorded January 5, 2018 at Reception No. [2018000001815](#).

22. Terms, conditions, provisions, obligations, easements and agreements as set forth in the Easement Agreement recorded May 24, 2012 at Reception No. [2012000037712](#).
23. North Washington Street Water and Sanitation District Water and Sewer Utilities Base Map recorded May 8, 2017 at Reception No. [2017000039956](#).
24. Terms, conditions, provisions, obligations and agreements as set forth in the Resolution 2017-386 recorded August 14, 2017 at Reception No. [2017000070421](#).
25. Terms, conditions, provisions, obligations, easements and agreements as set forth in the Easement Agreement recorded April 6, 2018 at Reception No. [2018000028125](#).
26. Terms, conditions, provisions, obligations and agreements as set forth in the Stormwater Management Facility Operation and Maintenance (O&M) Manuel recorded April 12, 2018 at Reception No. [2018000029696](#).
27. Terms, conditions, provisions, obligations and agreements as set forth in the Stormwater Management Facility Operation and Maintenance (O&M) Manuel recorded April 12, 2018 at Reception No. [2018000029697](#).
28. Terms, conditions, provisions, obligations, easements and agreements as set forth in the Permanent Drainage Easement recorded May 22, 2018 at Reception No. [2018000040936](#).
29. Terms, conditions, provisions, obligations, easements and agreements as set forth in the Permanent Sidewalk Easement recorded May 22, 2018 at Reception No. [2018000040938](#).
30. Terms, conditions, provisions, obligations, easements and agreements as set forth in the Sewer Capacity and Utility Service Agreement recorded November 16, 2018 at Reception No. [2018000092817](#).
31. Terms, conditions, provisions, obligations, easements and agreements as set forth in the Declaration of Shared Parking Agreement recorded June 19, 2019 at Reception No. [2019000047552](#).
32. Terms, conditions, provisions, obligations, easements and agreements as set forth in the Grant of Easement and Agreement recorded July 8, 2024 at Reception No. [2024000036580](#).
33. Terms, conditions, provisions, obligations, easements and agreements as set forth in the Grant of Easement and Agreement recorded August 7, 2024 at Reception No. [2024000043143](#).

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34. Terms, conditions, provisions, obligations and agreements as set forth in the Permanent Stormwater Control Facilities Operation and Maintenance (O&M) Plan recorded August 30, 2024 at Reception No. [2024000047750](#).
35. Terms, conditions, provisions, obligations, easements and agreements as set forth in the Access Easement Agreement recorded October 4, 2024 at Reception No. [2024000054965](#).
36. Terms, conditions, provisions, obligations, easements and agreements as set forth in the Access and Parking Easement Agreement recorded October 4, 2024 at Reception No. [2024000054966](#).

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DISCLOSURE STATEMENT

Pursuant to C.R.S. 30-10-406(3)(a) all documents received for recording or filing in the Clerk and Recorder's office shall contain a top margin of at least one inch and a left, right and bottom margin of at least one-half of an inch. The Clerk and Recorder will refuse to record or file any document that does not conform to the requirements of this section.

NOTE: If this transaction includes a sale of the property and the price exceeds \$100,000.00, the seller must comply with the disclosure/withholding provisions of C.R.S. 39-22-604.5 (Nonresident withholding).

NOTE: Colorado Division of Insurance Regulations 8-1-2 requires that "Every title insurance company shall be responsible to the proposed insured(s) subject to the terms and conditions of the title commitment, other than the effective date of the title commitment, for all matters which appear of record prior to the time of recording whenever the title insurance company, or its agent, conducts the closing and settlement service that is in conjunction with its issuance of an owner's policy of title insurance and is responsible for the recording and filing of legal documents resulting from the transaction which was closed.

Pursuant to C.R.S. 10-11-122, the company will not issue its owner's policy or owner's policies of title insurance contemplated by this commitment until it has been provided a Certificate of Taxes due or other equivalent documentation from the County Treasurer or the County Treasurer's authorized agent; or until the Proposed Insured has notified or instructed the company in writing to the contrary.

The subject property may be located in a special taxing district. A Certificate of Taxes due listing each taxing jurisdiction shall be obtained from the County Treasurer or the County Treasurer's authorized agent. Information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder, or the County Assessor.

C.R.S. 10-11-122 (4), Colorado Notaries may remotely notarize real estate deeds and other documents using real-time audio-video communication technology. You may choose not to use remote notarization for any document.

NOTE: Pursuant to CRS 10-11-123, notice is hereby given:

This notice applies to owner's policy commitments containing a mineral severance instrument exception, or exceptions, in Schedule B, Section 2.

- A. **That there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate and that there is a substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and**
- B. **That such mineral estate may include the right to enter and use the property without the surface owner's permission.**

NOTE: Pursuant to Colorado Division of Insurance Regulations 8-1-2, Affirmative mechanic's lien protection for the Owner may be available (typically by deletion of Exception no. 4 of

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Schedule B, Section 2 of the Commitment from the Owner's Policy to be issued) upon compliance with the following conditions:

- A. The land described in Schedule A of this commitment must be a single family residence which includes a condominium or townhouse unit.**
- B. No labor or materials have been furnished by mechanics or material-men for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.**
- C. The Company must receive an appropriate affidavit indemnifying the Company against un-filed mechanic's and material-men's liens.**
- D. The Company must receive payment of the appropriate premium.**
- E. If there has been construction, improvements or major repairs undertaken on the property to be purchased within six months prior to the Date of the Commitment, the requirements to obtain coverage for unrecorded liens will include: disclosure of certain construction information; financial information as to the seller, the builder and or the contractor; payment of the appropriate premium, fully executed Indemnity Agreements satisfactory to the company, and, any additional requirements as may be necessary after an examination of the aforesaid information by the Company.**

No coverage will be given under any circumstances for labor or material for which the insured has contracted for or agreed to pay.

NOTE: Pursuant to C.R.S. 38-35-125(2) no person or entity that provides closing and settlement services for a real estate transaction shall disburse funds as a part of such services until those funds have been received and are available for immediate withdrawal as a matter of right.

NOTE: C.R.S. 39-14-102 requires that a real property transfer declaration accompany any conveyance document presented for recordation in the State of Colorado. Said declaration shall be completed and signed by either the grantor or grantee.

NOTE: Pursuant to CRS 10-1-128(6)(a), It is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado division of insurance within the department of regulatory agencies.

Nothing herein contained will be deemed to obligate the company to provide any of the coverages referred to herein unless the above conditions are fully satisfied.

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**ALTA COMMITMENT FOR TITLE INSURANCE
issued by
FIRST AMERICAN TITLE INSURANCE COMPANY**

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.


THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, First American Title Insurance Company, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

FIRST AMERICAN TITLE INSURANCE COMPANY


Sally F. Tyler, President


Lisa W. Cornehl, Secretary

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COMMITMENT CONDITIONS

1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- a. the Notice;
- b. the Commitment to Issue Policy;
- c. the Commitment Conditions;
- d. Schedule A;

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- e. Schedule B, Part I—Requirements; and
- f. Schedule B, Part II—Exceptions; and
- g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I—Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or

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- oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
 - e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
 - f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.
- 7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT**
The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.
- 8. PRO-FORMA POLICY**
The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.
- 9. CLAIMS PROCEDURES**
This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.
- 10. CLASS ACTION**
ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.
- 11. ARBITRATION**
The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is \$2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

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North Washington Street Water and Sanitation District

3172 E. 78th Avenue, Denver, CO 80229 303 / 288 – 6664

To Whom It May Concern:

Dear Sir/Madame:

The North Washington Street Water and Sanitation District ("District") provides the following in response to your request for water and sanitary sewer service dated September 14th, 2025, related to the property located at 6155 N Downing ST Denver CO 80229 ("Property"). The District can provide water and sewer service to the Property based on conditions set forth herein. The following are general requirements for water and sanitary sewer service. The District Rules and Regulations and the standards and requirements of Denver Water and Metro Wastewater Reclamation District must be complied with as an on-going condition of service.

The subject Property is understood to be entirely within the service and boundary area of the District based on your assertions. The District makes no representation or warranty in regard to the Property boundaries and applicant is responsible for verification of same. If the Property is outside of the District's boundaries, applicant is responsible for undertaking and paying all costs to include the Property within the District's boundaries. Treatment of sewage generated within the District is provided by the Metro Wastewater Reclamation District. Treatment and provision of water within the District is provided by Denver Water. Conditions for water and sanitary service from the District include meeting the requirements contained herein and payment of all fees and costs as provided in District's Rules and Regulations along with those of Denver Water and Metro Wastewater Reclamation District. Timing of water and sanitary availability is subject to further coordinated by the County and District.

Water and Sanitary availability are subject to review and acceptance of design documents from owner/developer of the Property, by the District. Appropriate right-of-way easements and agreements are required for all water and sanitary sewer extensions. Jurisdictional coordination, approvals, permitting, license agreements and easements are to be completed prior to acceptance of plans. All costs associated with collection and distribution system improvements required to serve the Property are the responsibility of the owner/developer including guarantee of improvements and warranty periods.

Receipt of service is also subject to all costs being paid by owner/developer for engineering, reviews, construction, observation, and inspections at the then current rate fee structure established by the district, including establishing an impress account with the district as a deposit for such accounts. Please be aware that proper tap connection and development fees are required to be paid, at the most recent fee schedule, prior to connection to the district main.

The North Washington Street Water and Sanitation requires a signature of acceptance of this Will Sever Letter by the developer prior to scheduling a pre-design meeting.

Signature of developer representative: _____

Print Signature: _____

Date: _____



Mike DeMattee

303-288-6664

mdemattee@nwsbsd.com

District Manager

59260705500



Due Date

8/13/2025

Amount Due

\$258.25

Invoice Number 5300125001073250724

Invoice Date 7/24/2025

Customer Information

Client Number: 745700

Client Name: PROLOGIS

Bill To

PROLOGIS, LP
P.O. Box 182207
C/O Prologis - Ms 17
Columbus Oh 43218-2207

Vendor Information

Master Vendor Code: XCELE79120A

Primary Vendor Code: XCELE75266B

Vendor Name: XCEL ENERGY

Remit To

XCEL ENERGY
P O Box 660553
Dallas Tx 75266-0553
(800) 481-4700
Duns#: 006915953

Account / Site Information

Account Number: 5300125001073

Site Id: 1656240

Site #: DEN01701

Invoice Charge Balances

| Description | Amount |
|---|------------|
| Previous Month Billed Amount | \$340.67 |
| Previous Month Total Payment Amount | (\$340.67) |
| Current Month Billed Amount | \$258.25 |
| Current Month Actual Unpaid Principal Balance | \$258.25 |

Invoice Charges

| Description | Rate/Unit | Amount |
|---|-----------|----------|
| Balance Carry Forward | | \$0.00 |
| Late Fee | | \$0.00 |
| Late Fee Adjustment | | \$0.00 |
| Meter 000348300370 Max Demand 07/03/2025 07:30 | | \$0.00 |
| Service Quality Credit | | (\$0.92) |
| Charge Total: | | (\$0.92) |

Service/Meter Locations

| Name | Address |
|--------------|--|
| Prologis, Lp | 6030 Washington St Unit Fire P Denver Co 80216-1120 |

Electric Meter Readings: 6/23/2025 to 7/23/2025

Meter #: 000348300370

Rate Code: SGL(SECONDARY GEN LL)

Market Code: 304799651

| | Readings | Multipliers | Amount | UOM |
|--------------------------|----------|-------------|--------|-----|
| On-Peak Usage | | | 4.00 | KWH |
| Time-Related Actl Demand | 10.56 | | 10.56 | KW |
| Time-Related Bill Demand | 16.00 | | 16.00 | KW |

Electric: 6/23/2025 to 7/23/2025 (31 Days)

| Description | Quantity | UOM | Rate/Unit | Rate Code | Amount |
|------------------------|----------|------|-----------|-----------|----------|
| Sales Tax | 0.00 | | | | \$11.71 |
| Energy Assistance Ch | 0.00 | | | | \$0.81 |
| Trans Cost Adj | 4.00 | KWH | 0.022530 | SGL | \$0.09 |
| Service & Facility | 2.00 | Each | 44.035000 | SGL | \$88.07 |
| Secondary Gen LI | 4.00 | KWH | 0.168040 | SGL | \$0.67 |
| Distribution Demand | 16.00 | KW | 9.360000 | SGL | \$149.76 |
| Demand Side Mgmt | 4.00 | KWH | 0.025000 | SGL | \$0.10 |
| Purch Cap Cost Adj | 4.00 | KWH | 0.010650 | SGL | \$0.04 |
| Renew. Energy Std Adj | 238.90 | Each | 0.010004 | SGL | \$2.39 |
| Colo Energy Plan Adj | 238.90 | KWH | 0.010004 | SGL | \$2.39 |
| Trans Elec Plan | 4.00 | KWH | 0.006710 | SGL | \$0.03 |
| Eca Q2 | 0.93 | KWH | 0.033420 | SGL | \$0.03 |
| Eca Q3 | 3.07 | KWH | 0.032480 | SGL | \$0.10 |
| Clean Energy Plan Rev | 238.90 | KWH | 0.012474 | SGL | \$2.98 |
| Service Charges Total: | | | | | \$259.17 |

Informational Charges

| Description | Quantity | UOM | Rate/Unit | Amount |
|-------------------------------------|----------|-----|-----------|--------|
| Total Energy Interval (ELECTRIC) | 4.00 | KWH | | \$0.00 |
| Demand Interval (ELECTRIC) | 10.56 | KW | | \$0.00 |
| Billable Demand Interval (ELECTRIC) | 16.00 | KW | | \$0.00 |



Statement Of Taxes Due

Account Number R0103669

Assessed To

Parcel 0182511203014

PROLOGIS-EXCHANGE CO 2001 LLC
1800 WAZEE ST STE 500
DENVER, CO 80202-2526

Legal Description

SUB:THOMPSON PIPE AND STEELE COMPANY TRACT BLK:1 EXC RD (REC NO 2018000037853)

Situs Address

6030 WASHINGTON ST

| Year | Tax | Interest | Fees | Payments | Balance |
|---|----------------|----------|--------|------------------|---------------|
| Tax Charge | | | | | |
| 2024 | \$1,902,670.56 | \$0.00 | \$0.00 | (\$1,902,670.56) | \$0.00 |
| Total Tax Charge | | | | | \$0.00 |
| Grand Total Due as of 06/06/2025 | | | | | \$0.00 |

Tax Billed at 2024 Rates for Tax Area 085 - 085

| Authority | Mill Levy | Amount | Values | Actual | Assessed |
|-----------------------------|-------------|----------------|---------------|--------------|--------------|
| RANGEVIEW LIBRARY DISTRICT | 3.6670000 | \$67,916.80 | COMM LND | \$7,068,046 | \$1,971,090 |
| ADAMS COUNTY FIRE PROTECTIO | 17.2700000 | \$319,859.05 | WHSE/STORAG | | |
| GENERAL | 22.8200000 | \$422,651.05 | WAREHOUSE/STG | \$59,345,754 | \$16,549,990 |
| NORTH WASHINGTON WATER & SA | 0.6350000 | \$11,760.89 | Total | \$66,413,800 | \$18,521,080 |
| RETIREMENT | 0.3140000 | \$5,815.62 | | | |
| ROAD/BRIDGE | 1.3000000 | \$24,077.40 | | | |
| DEVELOPMENTALLY DISABLED | 0.2570000 | \$4,759.92 | | | |
| SD 1 BOND (Mapleton) | 9.9520000 | \$184,321.79 | | | |
| SD 1 GENERAL (Mapleton) | 43.2620000 | \$801,258.97 | | | |
| URBAN DRAINAGE SOUTH PLATTE | 0.1000000 | \$1,852.11 | | | |
| URBAN DRAINAGE & FLOOD CONT | 0.9000000 | \$16,668.97 | | | |
| SOCIAL SERVICES | 2.2530000 | \$41,727.99 | | | |
| Taxes Billed 2024 | 102.7300000 | \$1,902,670.56 | | | |

Tax amounts are subject to change due to endorsement, advertising, or fees.

Please call the office to confirm amount due after August 1st.

All Tax Lien Redemption payments must be made with cash or cashier's check.

Adams County Treasurer & Public Trustee
4430 S Adams County Parkway, Suite W1000
Brighton, CO 80601
720-523-6160

WARE MALCOMB

ARCHITECTURE
PLANNING
INTERIORS

CIVIL ENGINEERING
BRANDING
BUILDING MEASUREMENT

May 21, 2025

Community & Economic Development Department
Planning & Development
4430 S. Adams County Pkwy., 1st Floor, Suite W2000B
Brighton, CO 80601-8218

RE: Drainage Conformance Letter

Dear Adams County Planning & Development Department,

Thank you for taking the time to review the Lot Line Adjustment for the Prologis Park Central development located at 6030 Washington Street. This development is bounded by Washington Street to the west, East 62nd Avenue to the north, North Downing Street to the east and a rail line to the south.

This Lot Line Adjustment intends to adjust the boundaries within the site to match the completed development and current use for the site. The intent is to clarify the boundaries of the northern parcels (which were subdivided outside of the current Adams County subdivision standards) and to create lots that are more developable for the future. Runoff from the current site is treated in a full spectrum detention pond in the northeastern corner of the site which was designed to treat the runoff from the entire development at full build-out. There is no proposed development in this application, so all current impervious areas will remain and no additional imperviousness will be added.

We appreciate your consideration in this matter and please contact me at mnuno@waremalcomb.com with any further questions or concerns.

Thank you,



Ware Malcomb

Manny Nuno. PE, CFM, LEED AP, CPESC

Civil Engineering Manager

WARE MALCOMB

ARCHITECTURE
PLANNING
INTERIORS

CIVIL ENGINEERING
BRANDING
BUILDING MEASUREMENT

May 21, 2025

Community & Economic Development Department
Planning & Development
4430 S. Adams County Pkwy., 1st Floor, Suite W2000B
Brighton, CO 80601-8218

RE: Traffic Impact Conformance Letter

Dear Adams County Planning & Development Department,

Thank you for taking the time to review the Lot Line Adjustment for the Prologis Park Central development located at 6030 Washington Street. This development is bounded by Washington Street to the west, East 62nd Avenue to the north, North Downing Street to the east and a rail line to the south.

This Lot Line Adjustment intends to adjust the boundaries within the site to match the completed development and current use for the site. The intent is to clarify the boundaries of the northern parcels (which were subdivided outside of the current Adams County subdivision standards) and to create lots that are more developable for the future. There is no associated proposed development in this application, so all current traffic patterns will remain and no additional traffic will be generated by the application.

We appreciate your consideration in this matter and please contact me at mnuno@waremalcomb.com with any further questions or concerns.

Thank you,



Ware Malcomb

Manny Nuno. PE, CFM, LEED AP, CPESC

Civil Engineering Manager



Receipt

#935058

Date: 8/8/25
Method: Mastercard

Total amount
\$950.00

| Description | Amount |
|--|-----------------|
| Land Use Review - Prepaid Invoice (Online) <i>Land Use Review - Prepaid Invoice (Online)</i> Must select project size to calculate a price: Small Subdivision - Project Name: Park Central Filing No. 1 County of Project: Adams Applicant's Name: Tressa Shiplett Applicant's Address (line 1): 1800 Wazee Street Applicant's Address (line 2): Suite 500 Applicant's City: Denver Applicant's State: CO Applicant's Zip Code: 80202 Applicant's Phone: 970-800-1046 Applicant's Email: tshiplett2@prologis.com Section: Township: North Washington Range: Latitude: Longitude: | \$950.00 |
| Subtotal | \$950.00 |

| | |
|--------------|-----------------|
| Total | \$950.00 |
|--------------|-----------------|

Payments received

Amount



(.... 9301)

\$950.00

Authorization #070575

Total

\$950.00

Thank you for the payment.