



VARIANCE

A variance is a means whereby the literal terms of these standards and regulations need not be applied if there are practical difficulties or unnecessary hardships associated with the subject site. In granting a variance, the spirit of these standards and regulations shall be observed, public safety and welfare secured, and substantial justice done.

Please include this page with your submittal. Submittal instructions and more information about checklist items can be found on page 2.

- ☒ Development Application Form (pg. 3)
- ☒ Written Narrative
- ☒ Site Plan
- ☒ Proof of Ownership (warranty deed or title policy)
- ☒ Proof of Water and Sewer Services
- ☒ Legal Description
- ☒ Statement of Taxes Paid

Number of Variance Requests:

A variance may only be approved from the dimensional requirements, performance standards, and other special physical requirements contained in the Adams County development standards and regulations.

Type of Variance Request:	# of Requests:
Setback:	
Height:	
Lot Coverage:	
Other: Minimum Lot Size in I-2	2 (Lots 3 & 4)

Application Fees:	Amount:
Variance	\$500-residential \$700-non-residential <i>*\$100 per each additional request</i>

Guide to Development Application Submittal

This application 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 Microsoft OneDrive link. Alternatively, the application may be delivered on a flash drive to the One-Stop Customer Service Center. All documents should be combined in a single PDF, although you may provide multiple PDFs to ensure no file exceeds 100 MB. Once a complete application has been received, fees will be invoiced and payable online at www.permits.adcogov.org.

Written Narrative:

- A written explanation of the project including the existing and proposed zone district and proposed use of the property.

Scaled Site Plan:

- A site plan prepared to-scale showing at minimum: the request, any existing or proposed structures, existing and proposed setbacks of structures, any hardship, location of well, location of septic field, location of easements, surrounding rights-of-way, north arrow.
- Site plan may be hand-drawn.

Proof of Ownership (warranty deed or title policy):

- A deed may be found in the Office of the Clerk and Recorder; or
- 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.

Legal Description:

- Geographical description used to locate and identify a property.

Statement of Taxes

- All taxes on the subject property must be paid in full. Please contact the Adams County Treasurer's Office.
- Or adcotax.com



DEVELOPMENT APPLICATION FORM

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:

City, State, Zip:

Area (acres or square feet):

Tax Assessor
Parcel Number

Existing
Zoning:

Existing Land
Use:

Proposed Land
Use:

Have you attended a Conceptual Review? YES ☒ NO ☐

If Yes, please list PRE#:

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:

Date:

Owner's Printed Name

Name:

Owner's Signature

WHAT IS A VARIANCE

and when may it be requested?

When a property owner cannot use their property in a way that meets the Adams County Development Standards & Regulations, a variance may be requested to allow the property owner to be exempt from one or more land use regulations.



A VARIANCE MAY BE REQUESTED FOR:

- ✓ Dimensional requirements
- ✓ Performance standards
- ✓ Other special physical requirements



A VARIANCE MAY NOT BE REQUESTED FOR:

- ✗ Change in use
- ✗ Change in zoning
- ✗ Amending a Planned Unit Development (PUD)
- ✗ Relief from airport overlays

How long does a VARIANCE LAST?

A variance runs with the land. If a variance is granted, a building permit must be obtained within one year.

1
YEAR

VARIANCE APPLICATION

Contact the E-Permit Center at
epermitcenter@adcogov.org or visit their website:

epermits.adcogov.org

For more information, please contact:
cedd-pod@adcogov.org | 720.523.6800

VARIANCE REQUESTS

in Adams County



STAY CONNECTED

4430 S. Adams County Pkwy., Brighton, CO 80601



/AdamsCountyGov



@AdamsCountyGov



Public Agencies



/AdamsCountyCo

Adcogov.org



ADAMS COUNTY
COLORADO

What are the criteria for APPROVAL?

A variance application is evaluated based upon the following criteria of approval (**Sec. 2-02-23-06**):

- 1 There is a physical hardship specific to the lot.
- 2 The property owner is being deprived of a right that's commonly enjoyed by other lots in the same zone district.
- 3 The variance doesn't give a special privilege to the applicant.
- 4 The property cannot be reasonably developed in conformity of the regulations.
- 5 The circumstances that cause the need for a variance are not self-imposed.
- 6 The proposal is harmonious with the neighborhood and compatible with the purpose of the regulations.
- 7 The public good and safety is not impaired.
- 8 The proposed use is allowed in the zone district and doesn't further a non-conforming use.

What is the variance REVIEW PROCESS?

APPLICATION SUBMITTAL

Application is submitted to the E-Permit Center. You can contact this office at epermitcenter@adcogov.org or visit their website at permits.adcogov.org.



FIRST REVIEW

35 calendar days for staff review and agency referral (school districts, fire districts, Colorado Department of Public Health & Environment etc.). Neighbors are also notified of the application at this time and are given the opportunity to make comments. At the end of this review period, a meeting is scheduled with the applicant to go over the review comments.

35 calendar days for the first review

EACH ADDITIONAL REVIEW

21 days. If a resubmittal is required, the application will undergo an additional round of review. This may happen several times depending on the quality of each submittal.

21 calendar days for each additional review

BOARD OF ADJUSTMENT (BOA) HEARING

BOA hearings are scheduled on the first and third Thursday of every month at 6 p.m. and are scheduled four weeks in advance. All review comments need to be resolved prior to scheduling the public hearing.

First & Third THURSDAY of every month BOA hearings are scheduled

BOA MAY VOTE TO...



Approve.

The variance is valid upon approval by the BOA.



Approve with conditions.

The BOA may attach special conditions to the variance to make sure no special privileges are being granted to the applicant.



Deny.

The variance process can take three months or longer, depending on the number of resubmittals and available Board of Adjustment hearing dates.

3
MONTHS+

If a building permit is not issued within one year of the variance approval or the use associated with the variance has not been established, the variance will expire. Extensions may be requested — see **Sec. 2-02-23-10**.

1
YEAR

WARE MALCOMB

ARCHITECTURE	CIVIL ENGINEERING
PLANNING	BRANDING
INTERIORS	BUILDING MEASUREMENT

September 4, 2025

Community & Economic Development Department

Planning & Development

4430 S. Adams County Pkwy., 1st Floor, Suite W2000B

Brighton, CO 80601-8218

RE: Variance Application for Reduction in Minimum Lot Size within I-2 (PRC2025-000017)

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 variance to allow for lots that are smaller than the minimum 2-acre lot size required by Section 3-26-07-01 in the Adams County Development Standards and regulations. The existing site, consisting of four parcels, includes two existing parcels (Parcel D and Parcel B) that do not currently meet this minimum standard. The proposed subdivision aims to adjust the existing lot lines to better match the development that has already been approved and constructed by the County. The proposed development lots, which are 1.474 Acres and 1.049 Acres, respectively, are currently constructed as two separate parking lots with individual connections to the proposed shared access.

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

Manny Nuno

From: Greg Barnes <GJBarnes@adamscountyco.gov>
Sent: Wednesday, September 3, 2025 10:38 AM
To: tshiplett2@prologis.com; Manny Nuno
Cc: Kevin Mills; CPD ePermit Center
Subject: Incorrect Application Filed (PRC2025-000017)

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: External Email Alert!

Hi Tressa,

You recently filed applications for a major subdivision preliminary plat to create seven lots, and a subdivision design standards waiver to allow for lots under the required minimum lot size. The subdivision design standards waiver is not the correct application type. You will need to file a variance application to request lots that are less than two acres in the Industrial-2 zone district. You can find an application for variance at:

<https://adamscountyco.gov/wp-content/uploads/2025/08/variance.pdf>

E-Permit Center,

Will you please convert the major subdivision into a PLT case type, and advance that for Plan Distribution? The subdivision application can continue to be processed while we are waiting on the variance application to be completed. The variance application will need to be processed as a separate case type, since different Boards will be hearing these cases.

Please let me know if you have any questions.



Greg Barnes

Principal Planner, *Community and Economic Development Dept.*

ADAMS COUNTY, COLORADO

4430 S. Adams County Parkway, 1st Floor, Suite W2000A

Brighton, CO 80601-8216

720.523.6853 gjbarnes@adcogov.org

adcogov.org

My work schedule is:

Monday: Alternating weeks of: 7 am – 3:30 pm (work from home) and off

Tuesday: 7:30 am – 5:00 pm (in office)

Wednesday: 7:00 am – 4:30 pm (work from home)

Thursday: 7:30 am – 5:00 pm (in office)

Friday: 7:30 am – 5:00 pm (in office)

NO.	DATE	REMARKS

JOB NO.:	DCS25-4019
PA / PM:	M.NUNO
DESIGNED:	K.KLIMA
DATE:	
PLOT DATE:	08/11/25

LEGEND

EXISTING	
---	BOUNDARY
- - -	EASEMENT
---	CENTERLINE
---	CURB / GUTTER
---	BUILDING
---	SIDEWALK
---	CURB RAMPS
X	FENCE
⊙	SIGN
⊙	BOLLARD
⊙	PAVEMENT MARKINGS
---	CROSSWALK STRIPING
⊙	TREES
OH	OVERHEAD UTILITY
⊙	UTILITY POLE
⊙	DOWN GUY
⊙	LIGHT POLE

WM NOTES: SITE

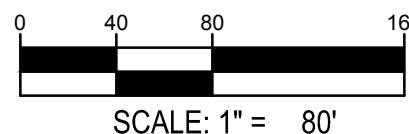
- CONTRACTOR TO FIELD-VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES. ENGINEER WILL NOT BE LIABLE FOR ANY COSTS ASSOCIATED WITH CHANGES TO THE DESIGN WITHOUT PROPER NOTIFICATION.
- SEE COVER SHEET FOR BENCHMARK, BASIS OF BEARINGS, AND SURVEY INFORMATION.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

EXISTING CONDITIONS NOTE

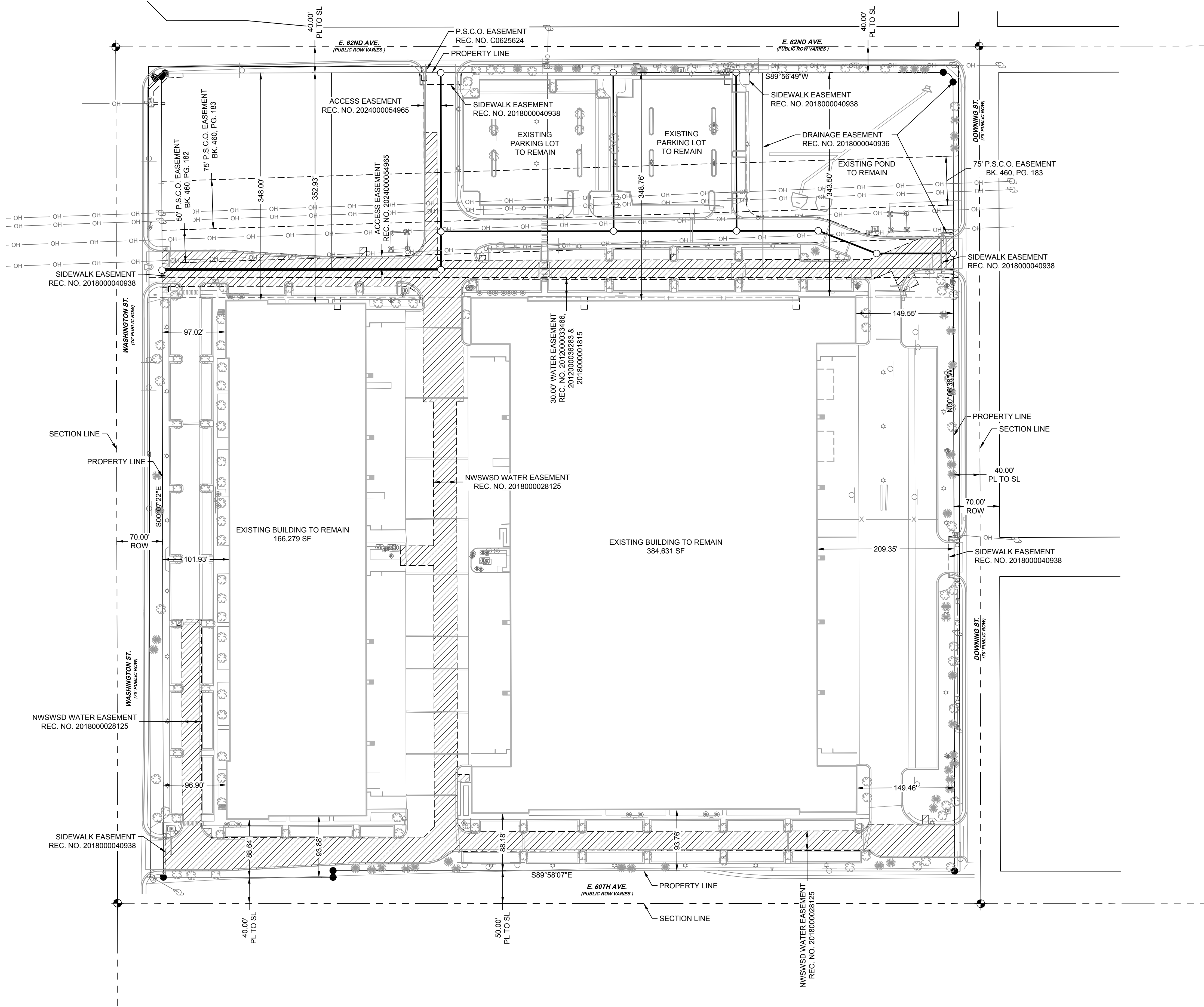
CONTRACTOR SHALL FIELD-VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES. ENGINEER SHALL NOT BE LIABLE FOR ANY COSTS ASSOCIATED WITH CHANGES TO THE DESIGN WITHOUT PROPER NOTIFICATION.

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.

WM



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

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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.

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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

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.



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