

# WARE MALCOMB

ARCHITECTURE	CIVIL ENGINEERING
PLANNING	BRANDING
INTERIORS	BUILDING MEASUREMENT

May 27, 2022

RE: CorePark Denver Distribution Center – Legal Description

## LEGAL DESCRIPTION:

### BASIS OF BEARINGS:

THE SOUTH LINE OF THE SOUTHWEST ONE QUARTER OF THE NORTHWEST ONE QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MONUMENTED AS SHOWN HEREON IS ASSUMED TO BEAR S 89° 57' 25" E, WITH ALL BEARINGS HEREON RELATIVE THERETO.

### PARCEL ONE:

THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO; EXCEPT THAT PORTION CONVEYED TO THE COUNTY OF ADAMS, STATE OF COLORADO, BY WARRANTY DEED RECORDED MARCH 2, 2018 UNDER RECEPTION NO. 2018000017800.

### PARCEL TWO:

THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF

THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 36, FROM WHICH THE SOUTHWEST

CORNER OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 36 BEARS S00°12'30" W, A DISTANCE OF 1316.24 FEET; THENCE

S00°12'30"W, ALONG THE WEST LINE OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 36, A DISTANCE OF 329.15 FEET TO THE

NORTHWEST CORNER OF THE PARCEL OF LAND DESCRIBED IN SAID RECEPTION NO. 20040908000877940 AND THE POINT OF

BEGINNING:

THENCE N89°30'41"E, ALONG THE NORTH LINE OF THE PARCEL OF LAND DESCRIBED IN SAID RECEPTION NO. 20040908000877940, A DISTANCE OF 41.44 FEET;

THENCE S00°06'45"E, A DISTANCE OF 164.65 FEET TO THE SOUTH LINE OF THE PARCEL OF LAND DESCRIBED IN SAID RECEPTION

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NO. 20040908000877940;

THENCE S89°30'23"W, ALONG THE SOUTH LINE OF THE PARCEL OF LAND DESCRIBED IN SAID RECEPTION NO. 20040908000877940, DISTANCE OF 42.37 FEET TO THE WEST LINE OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 36, SAID

LINE BEING COINCIDENT WITH THE WEST LINE OF THE PARCEL OF LAND DESCRIBED IN SAID RECEPTION NO. 20040908000877940;

THENCE N00°12'30"W, ALONG SAID WEST LINE, A DISTANCE OF 164.66 FEET TO THE POINT OF BEGINNING. OF BEGINNING. COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL FOUR:

THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, EXCEPT THOSE PORTIONS DESCRIBED IN DEEDS RECORDED JULY 24, 2007 AT RECEPTION NO. 2007000070528 AND APRIL 12, 2018 AT RECEPTION NO. 2018000029702 AND ANY PORTION LYING IN THE RIGHT OF WAY FOR YORK STREET.