

H.C. Peck & Assoc. Inc.  
P.O. Box 480306  
Denver, Co. 80248-0306  
attn: Allan

**SPECIAL WARRANTY DEED**

6001  
Arapahoe County Clerk & Recorder, Nancy A. Doty  
Reception #: B4044331  
Recording Fee: \$0.00  
Receipt #: 5194224  
Pages Recorded: 1  
Date Recorded: 3/10/2004 4:22:34 PM  
Arapahoe County Clerk & Recorder, Nancy A. Doty  
Reception #: B4071928  
Recording Fee: \$0.00  
Receipt #: 5198428  
Pages Recorded: 4  
Date Recorded: 1/21/2004 4:11:29 PM

RECEIVED IN THIS CONDITION  
EXHIBIT NOT ATTACHED

THIS DEED, dated 31<sup>st</sup> day of December 2003 between Arrow Electronics, Inc., State of New York, grantor(s), whose legal address is 25 Hub Drive, Melville, NY 11747 and the County of Arapahoe, a political subdivision of the State of Colorado whose legal address is 10730 East Briarwood Avenue, Centennial, CO 80112 of the County of Arapahoe and State of Colorado, grantee(s):

NO DOCUMENTARY FEE  
REQUIRED

WITNESS, that the grantor(s), for and in consideration of the sum of One DOLLAR (\$1.00), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the grantee(s), it's heirs and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of Arapahoe and State of Colorado, described as follows:

See EXHIBIT "A"

also known by street and number as: Southeast corner of Easter Avenue and S. Lima Street, Centennial, CO.  
assessor's schedule or parcel number: 2075-26-4-04-001 (part)

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

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

IN WITNESS WHEREOF, the grantor(s) have executed this deed on the date set forth above.

Arrow Electronics, Inc.

By: [Signature]  
Title: VP Legal Affairs

STATE OF New York  
County of Suffolk

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of JANUARY 2004, by Wayne Brady as VP Legal Affairs of Arrow Electronics, Inc.

RECEIVED IN THIS CONDITION

Witness my hand and official seal.

My commission expires: 08/07/06

Frances Mirabella  
Notary Public

FRANCES MIRABELLA  
NOTARY PUBLIC - STATE OF NEW YORK  
NO. 01-M16046111  
QUALIFIED IN NASSAU COUNTY  
MY COMMISSION EXPIRES 08-07-2006

EXHIBIT A

**LEGAL DESCRIPTION**

A parcel of land being a part of Lot 1, Block 1, Dry Creek Park Subdivision Filing No. 1 recorded in Book 186 at Pages 36 and 37 of the Arapahoe County records, lying within the Southeast Quarter of Section 26, Township 5 South, Range 67 West of the Sixth Principal Meridian, Arapahoe County, State of Colorado, being more particularly described as follows:

NOTE: For the purpose of this description the bearings are based on the north line of the Southeast Quarter of Section 26, Township 5 South, Range 67 West, bearing North 89°28'06" East, monumented by a 2 3/8" diameter aluminum post with a 3 1/4" aluminum cap in a range box stamped "LS 19003" at the Center Quarter corner and a 2 1/4" brass cap in a range box stamped "LS 434" at the East Quarter corner.

**COMMENCING** at the Center Quarter corner of said Section 26;  
Thence South 00°10'15" East, 121.95 feet, along the North-South centerline of said Section 26;  
Thence North 89°49'45" East, 74.81 feet, perpendicular to said North-South centerline, to the northerly line of said Lot 1, Block 1, said line also being the southerly right-of-way line of East Easter Avenue as dedicated by the plat of Dry Creek Park Subdivision Filing No. 1 and the **TRUE POINT OF BEGINNING**;

Thence along said northerly lot line and southerly right-of-way line the following three (3) courses;

1. North 89°28'06" East, 213.95 feet, to a point of tangent curvature;
2. Easterly along the arc of a curve to the left, the radial line to the center point bears North 00°31'54" West a radius of 700.00 feet, thru a central angle of 09°14'58", an arc length of 113.00 feet, whose chord bears North 84°50'37" East a length of 112.88 feet;
3. North 80°13'09" East, 116.92 feet;

Thence South 77°44'54" West, 93.88 feet, to a point of tangent curvature;

Thence westerly along the arc of a curve to the right, the radial line to the center point bears North 12°15'06" West a radius of 1,251.50 feet, thru a central angle of 11°44'40", an arc length of 256.53 feet, whose chord bears South 83°37'13" West a length of 256.08 feet;

Thence South 89°29'33" West, 15.88 feet, to a point of tangent curvature;

Thence westerly along the arc of a curve to the left, the radial line to the center point bears South 00°30'27" East a radius of 197.50 feet, thru a central angle of 20°21'51", an arc length of 70.20 feet, whose chord bears South 79°18'38" West a length of 69.83 feet, to a point of compound curvature;

Thence southwesterly along the arc of a curve to the left, the radial line to the center point bears South 20°52'18" East a radius of 37.50 feet, thru a central angle of 56°27'53", an arc length of 36.96 feet, whose chord bears South 40°53'46" West a length of 35.48 feet, to a point of compound curvature;

Thence southerly along the arc of a curve to the left, the radial line to the center point bears South 77°20'11" East a radius of 117.50 feet, thru a central angle of 12°50'19", an arc length of 26.33 feet, whose chord bears South 06°14'40" West a length of 26.27 feet;

Thence South 00°10'29" East, 486.70 feet;

Thence South 05°32'09" West, 110.58 feet;

Thence South 01°27'42" West, 118.29 feet, to the easterly right-of-way line of South Lima Street as recorded in Book 5245 at Page 257 of the Arapahoe County records and the west line of said Lot 1, Block 1, Dry Creek Park Subdivision Filing No. 1;

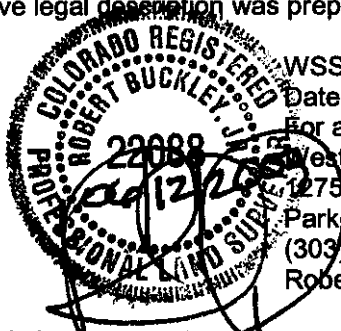
Thence along said easterly right-of-way line and west lot line the following two (2) courses;

1. North 00°10'15" West, 767.35 feet, to a point of non tangent curvature;
2. Northeasterly along the arc of a curve to the right, the radial line to the center point bears North 89°49'48" East, a radius of 30.00 feet, thru a central angle of 89°38'17", an arc length of 46.94 feet, whose chord bears North 44°38'56" East a length of 42.29 feet, to the **TRUE POINT OF BEGINNING**.

Containing 14,950 square feet or 0.3432 acres, more or less.

EXHIBIT A

I hereby certify that the above legal description was prepared under my direct supervision.



WSSI Job No.: 20120-001.3

Date: March 31, 2003

For and on Behalf of

Western States Surveying, Inc

12753 S. Parker Road, Suite 205

Parker, CO 80134

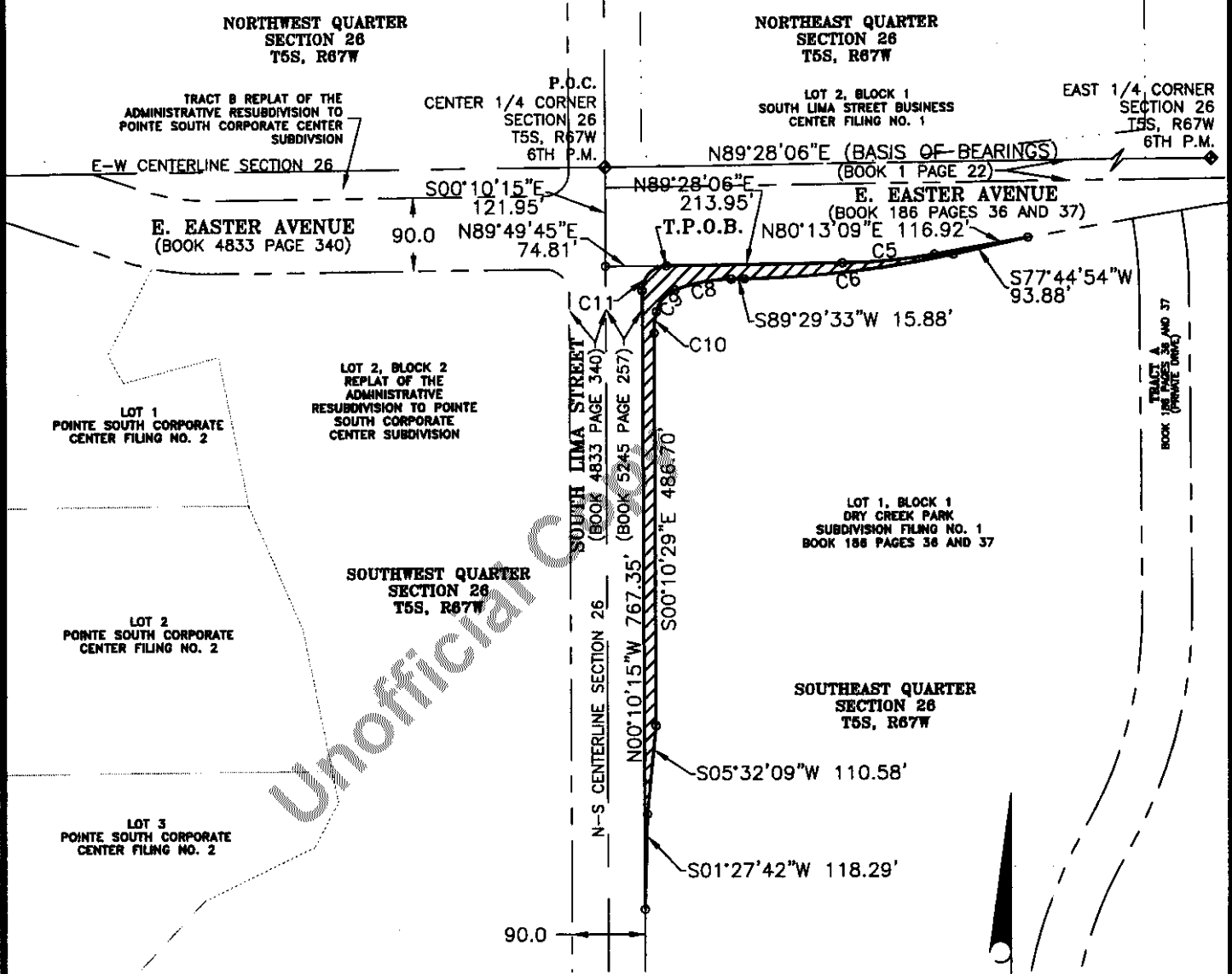
(303) 841-7436

Robert Buckley, PLS 22088

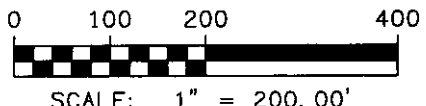
Notice: According to Colorado law you must commence any legal actions based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

Unofficial Copy

# EXHIBIT



Unofficial



NUMBER	RADIUS	DELTA	ARC LEN.	CHORD BRG.	CHORD LEN.
C5	700.00	09°14'58"	113.00	N84°50'37"E	112.88
C6	1251.50	11°44'40"	256.53	S83°37'13"W	256.08
C8	197.50	20°21'51"	70.20	S79°18'38"W	69.83
C9	37.50	56°27'53"	36.96	S40°53'46"W	35.48
C10	117.50	12°50'19"	26.33	S06°14'40"W	26.27
C11	30.00	89°38'17"	46.94	N44°38'56"E	42.29

**Western States Surveying, Inc.**  
 12753 SOUTH PARKER ROAD, SUITE 205  
 PARKER, CO 80134-3486 (303) 841-7436

NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION.

CALC: RB	DATE: 3/31/03
DRWN: CFS	COMMIT. NO.
JOB NO. 20120-001.3	
DWG. NAME: PARCEL 3	SHEET 3 OF 3

AREA OF PARCEL: 0.3432 ACRES      14,950 SQUARE FEET