

After Recording Return To:
Board of County Commissioners for Arapahoe County

WARRANTY DEED
FOR RIGHT-OF-WAY AT S. GUN CLUB RD
AND E. HAMPDEN AVE

USS LandCo LLC, a Delaware Limited Liability Company ("Grantor"), with a principal place of business at 323 N Washington Ave, Suite 350, Minneapolis, Minnesota, 55401, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and confessed, hereby sells and conveys to Arapahoe County, a political division of the State of Colorado ("Grantee"), with a principal place of business at 5334 Prince Street, Littleton, Colorado, 80210, the following real property, in fee simple, in the County of Arapahoe and State of Colorado, to wit: A STRIP OF LAND, 42.0 FEET IN WIDTH, LOCATED IN THE EAST HALF OF SECTION 36, T. 4S., R. 66W., OF THE 6TH P.M., as more particularly described in Exhibit A attached hereto and incorporated herein by reference, and warrants title to the same, subject to use as a public right-of way including, but not limited to, the location, construction, and maintenance of transportation infrastructure, streets, sidewalks, bike and multiuse paths, communications infrastructure, utilities, and associated appurtenances related to public services, public safety, or public uses.

EXECUTED, as of the 2 day of December, 2025.

GRANTOR:

USS LandCo LLC



Reed Richerson
Vice President

STATE OF MINNESOTA
COUNTY OF HENNINGEN

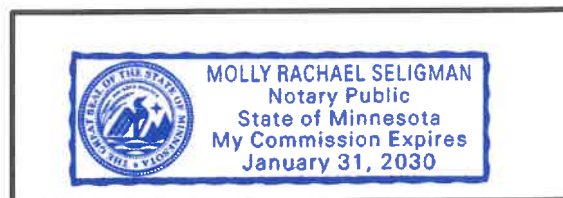
The above and foregoing instrument was acknowledged before me this 2 day of December, 2025, by Reed Richerson as Vice President of USS LandCo LLC.



Notary Signature

Notary Public

Title of Office



After Recording Return To:
Board of County Commissioners for Arapahoe County

GRANTEE:

BOARD OF COUNTY COMMISSIONERS FOR ARAPAHOE COUNTY

Leslie Summey, Chairperson
Board of County Commissioners for Arapahoe County

STATE OF COLORADO
COUNTY OF ARAPAHOE

The above and foregoing instrument was acknowledged before me this ____ day of _____, 2026 by Leslie Summey, as Chairperson of the Board of County Commissioners of Arapahoe County, on behalf of Arapahoe County.

Notary Signature

Title of Office



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EXHIBIT A

DESCRIPTION

A STRIP OF LAND, 42.0 FEET IN WIDTH, LOCATED IN THE EAST HALF OF SECTION 36, T. 4S., R. 66W., OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 36;

THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SECTION SOUTH 00°28'38" EAST, A DISTANCE OF 30.00 FEET;

THENCE WESTERLY AND PERPENDICULAR TO SAID EAST LINE SOUTH 89°31'22" WEST, A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF S. GUN CLUB ROAD, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE SOUTH 00°28'38" EAST, ALONG SAID WEST LINE, A DISTANCE OF 2,613.23 FEET;

THENCE SOUTH 00°28'27" EAST, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 1,699.79 FEET TO A POINT ON THE SOUTHERLY LINE OF ASSESSOR PARCEL NUMBER 1975-36-1-00-006;

THENCE SOUTH 89°24'32" WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 42.00 FEET;

THENCE NORTH 00°28'27" WEST, 42.00 FEET WEST OF AND PARALLEL TO SAID WEST LINE, A DISTANCE OF 1,699.87 FEET;

THENCE NORTH 00°28'38" WEST, CONTINUING 42.00 FEET WEST OF AND PARALLEL TO SAID WEST LINE, A DISTANCE OF 2,613.23 FEET TO A POINT ON THE NORTHERLY LINE OF SAID ASSESSOR PARCEL NUMBER 1975-36-1-00-006;

THENCE NORTH 89°30'58" EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 42.00 FEET TO THE POINT OF BEGINNING;

CONTAINING 4.160 ACRES, OR 181,148 SQUARE FEET, MORE OR LESS.

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE NORTH LINE OF THE EAST HALF OF SAID SECTION 36, BEARING NORTH 89°30'58" EAST FROM THE NORTH QUARTER CORNER OF SAID SECTION 36, MONUMENTED BY A FOUND REBAR WITH A 2" ALUMINUM CAP, STAMPED "CITY OF AURORA PLS 23527 2007" TO THE NORTHEAST CORNER OF SAID SECTION 36, MONUMENTED BY A FOUND REBAR WITH A 3-1/4" ALUMINUM CAP, STAMPED "PLS 26294 CDOT 2003", WITH ALL BEARINGS HEREIN RELATIVE THERETO.

ALL BEARINGS, DISTANCES AND AREAS SHOWN HEREON ARE BASED ON COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE.

AS SHOWN ON SHEET 2, ATTACHED HERETO AND MADE A PART HEREOF.

THOMAS M. GIRARD, PLS
COLORADO REGISTRATION NO. 38151
FOR AND ON BEHALF OF
WESTWOOD, PS



Westwood
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**USS LAND
CO. LLC**
Arapahoe County, Colorado

LOWRY ROW
DATE: 8/22/2025 SHEET: 01 of 02

