

UTILITY EASEMENT

KNOW ALL MEN BY THESE PRESENT:

That Berkeley Estates, LLC, a Colorado limited liability company, with an undivided 50% interest, and Sonrisa Holding, LLC, a Colorado limited liability company, with an undivided 50% interest, whose address is 4321 Broadway Suite 1, Denver, Colorado, 80216-3574 (hereinafter called "Grantor"), for and in consideration of good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, and convey to the County of Adams, State of Colorado, whose address is 4430 South Adams County Parkway, Brighton, Colorado, 80601, (hereinafter called "Grantor"), for the use of the public a non exclusive utility easement for the installation, operation, maintenance and replacement of either underground or above ground utilities lines and each and all of its appurtenances thereto, and may from time to time require on, over, under and across the following described strip of land which undersigned Grantor owns, said easements and rights to be utilized in a responsible and prudent manner on, over and across the following described land to wit:

Legal description as set forth in **Exhibit "A"** and depicted on **Exhibit "B"** attached hereto and incorporated by this reference.

together with the following rights: (a) of ingress and egress over and across the lands of the undersigned to and from the above-described parcel for the purpose of exercising the rights herein granted; (b) to place location markers on or beyond said strip; (c) to trim interfering trees and brush and remove objects interfering therewith; (d) to permit other public utilities to attach wires and fixtures to above-ground facilities or to use trenches jointly in the event of underground installation; and (e) to open and re-close any fences crossing said strip or, when agreed to by Grantor, install gates and stiles in such fences.

In further consideration of the granting of this easement, it is hereby agreed that all work performed by the public utilities, in connection with this easement shall be done with care, and the property shall be restored to its original condition, or as close thereto as possible, except as necessarily modified to protect the facilities and appurtenances installed by the public utility.

The Grantor reserves the right to use and occupy the easement for any purpose not inconsistent with the rights and privileges above granted and which will not interfere with or endanger any of the utility facility and appurtenances therein. Grantor agrees not to erect or construct any building or structure within the easement, excluding the community sign, landscaping, and community fence as shown on the Planned Unit Development – Final Development Plan of Berkeley Meadows.

IN WITNESS WHEREOF, the parties hereto have set their hand and seal this

1 day of Nov, 2016.

Berkeley Estates, LLC, a Colorado
limited liability company

By: [Signature]

Print Name: David Freyre

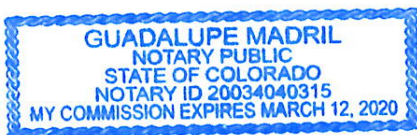
Print Title: Member

STATE OF Colorado)

COUNTY OF Denver) §

The foregoing instrument was acknowledged before me this 1st day of November,
2016 by David Freyre, as Member of
Berkeley Estates, LLC a Colorado limited liability company.

IN WITNESS WHEREOF, I have hereto set my hand and official seal.



[Signature]
Notary Public

My commission expires: March 12, 2020

IN WITNESS WHEREOF, the parties hereto have set their hand and seal this

1st day of November, 2016.

Sonrisa Holding, LLC, a Colorado
limited liability company

By: 

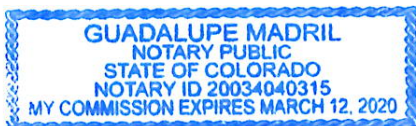
Print Name: Eugene R. Lucero

Print Title: Member

STATE OF Colorado)
COUNTY OF Denver) §

The foregoing instrument was acknowledged before me this 1st day of November,
2016 by Eugene R. Lucero, as Member of
Sonrisa Holding, LLC a Colorado limited liability company.

IN WITNESS WHEREOF, I have hereto set my hand and official seal.



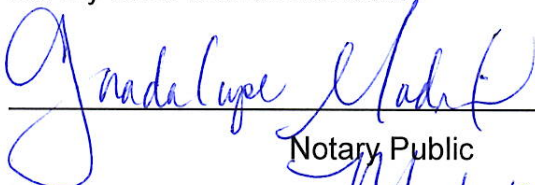

Notary Public
My commission expires: March 12, 2020

EXHIBIT "A"
NON-EXCLUSIVE UTILITY EASEMENT
FROM
BERKELEY ESTATES, LLC,
TO
THE COUNTY OF ADAMS, STATE OF COLORADO

Being a portion of the parcel of land described in the Warranty Deed recorded on December 9, 2015 at Reception No. 2015000102754 of the records in the Office of the Clerk and Recorder of Adams County, Colorado, lying within the Southeast Quarter of Section 8, Township 3 South, Range 68 West of the 6th Principal Meridian, said Adams County, Colorado, being more particularly described as follows:

Commencing at the Southeast Corner of the Southeast Quarter of said Section 8, from which the Southwest Corner thereof bears South 89°59'11" West, a distance of 2654.34; thence South 89°59'07" West, along the South line of the Southeast Quarter of said Section 8, a distance of 331.75 feet; thence North 00°00'49" West, perpendicular from the South line of the Southeast Quarter of said Section 8, a distance of 35.00 feet to the Northwesternly Corner of the right-of-way parcel described in the Personal Representative's Deed recorded on March 12, 2009 at Reception No. 2009000017688 of the records in the Office of the Clerk and Recorder of said Adams County, said corner being the Point of Beginning:

Thence along the Northerly line of said right-of-way parcel the following two (2) courses and distances:

Thence North 89°12'27" East, a distance of 289.27 feet;

Thence North 00°13'28" East, a distance of 24.57 feet;

Thence North 00°13'28" West, a distance of 24.57 feet;

Thence South 44°46'36" West, a distance of 28.38 feet to a point on a line 10.00 feet Northerly and parallel with the Northerly line of said right-of-way parcel;

Thence South 89°12'27" West, along the line 10.00 feet Northerly and parallel with the Northerly line of said right-of-way parcel, a distance of 274.70 feet to the Westerly line of the parcel of land described in said Reception No. 2015000102754;

Thence South 00°13'28" East, along said Westerly line, a distance of 10.00 feet to the Point of Beginning.

Containing 3,132 square feet, more or less.

Above described easement parcel to become Tract B of Berkeley Meadows.

Legal description prepared by:

Ian Cortez, PLS, RWA
Colorado Professional
Land Surveyor No. 32822
For and on behalf of:
Adams County, Colorado

Exhibit "B" attached and hereto made a part thereof



EXHIBIT "B"

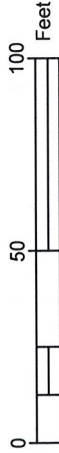


Ian Cortez

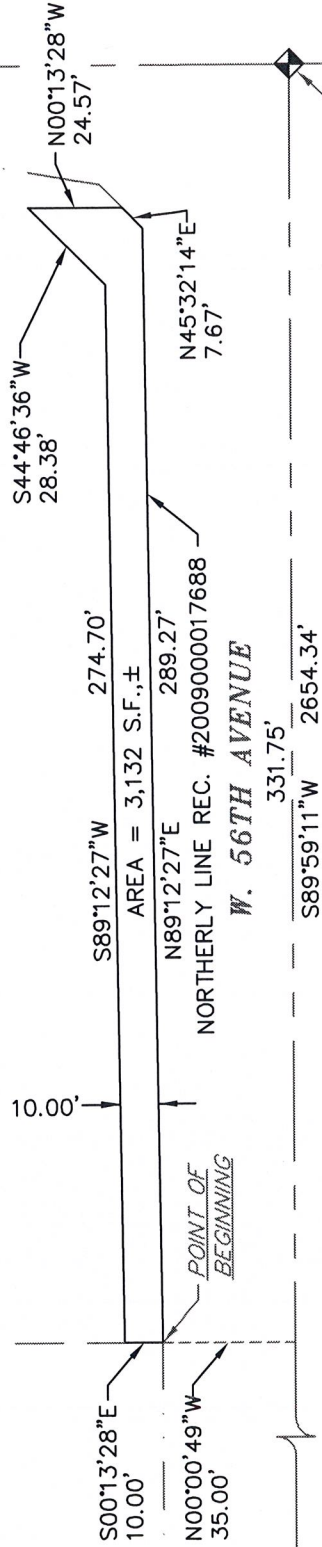
UNPLATTED

(RECEPTION NO.
201500102754)

UNPLATTED
(RECEPTION NO.
C0401930)



N00°13'28"W
EAST LINE SECTION 8



THIS EXHIBIT IS NOT A BOUNDARY SURVEY AND
SHOULD NOT BE USED AS SUCH. IT IS INTENDED ONLY
TO DEPICT THE ATTACHED LEGAL DESCRIPTION.