

WARRANTY DEED

THIS DEED, dated this 22nd day of NOVEMBER 2006,
between **LEE & LEE PROPERTIES, LLC, a Colorado limited
liability company** of the County of Adams and State of Colorado,
grantor(s), and **THE COUNTY OF ADAMS, STATE OF
COLORADO**, whose legal address is 450 South 4th Avenue, Brighton,
Colorado 80601 of the said County of Adams and State of Colorado,
grantee(s):

WITNESS, that the grantor(s), for and in consideration of the sum **SIXTY FIVE THOUSAND SIX
HUNDRED AND NO/100'S DOLLARS (\$65,600.00)** and other good and valuable consideration, the
receipt and sufficiency of which is hereby acknowledged, have granted, bargained, sold and conveyed,
and by these presents doth grant, bargain, sell, convey and confirm, unto the grantee(s), its successors and
assigns forever, all the real property, together with improvements, if any, situate, lying and being in the
said County of Adams, State of Colorado, described as follows:

Legal description as set forth in Exhibit "A" attached
hereto and incorporated herein by this reference.

also known by street and number as: **Vacant Land**

TOGETHER with all and singular the hereditaments and appurtenances thereto 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), its successors and assigns forever. The grantor(s), for themselves,
their heirs and personal representatives, do covenant, grant, bargain and agree to and with the grantee(s),
its successors and assigns, that at the time of the ensealing and delivery of these presents, they are well
seized of the premises above conveyed, have good, sure, perfect, absolute and indefeasible estate of
inheritance, in law, in fee simple, and have good right, full power and authority to grant, bargain, sell and
convey the same in manner and form as aforesaid, and that the same are free and clear from all former
and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever
kind or nature soever, except oil and gas interests, if any, and except:

The grantor(s) shall and will WARRANT AND FOREVER DEFEND the above bargained premises
in the quiet and peaceable possession of the grantee(s), its successors and assigns, against all and every
person or persons lawfully claiming the whole or any part thereof.

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

GRANTOR: **LEE & LEE PROPERTIES, LLC, a Colorado
limited liability company**

By: LEE, Byung Moo

As: Manager

STATE OF COLORADO)
COUNTY OF DENVER): ss

The foregoing instrument was acknowledged before me in the County of DENVER, State of
Colorado, this 22nd day of NOVEMBER, 2006, by BYUNG MOO LEE as
MANAGER of LEE & LEE PROPERTIES, LLC, a Colorado limited liability
company.

My commission expires: 03-19-2010

WITNESS my hand and official seal.



My Commission Expires March 19, 2010

Ruth DelHorno
Notary Public

After Recording, Please Mail To:

X **Adams County Public Works
12200 N. Pecos St. 3rd Floor
Westminster, CO 80234
Attn: Right of Way Agent**

EXHIBIT "A"

TO WARRANTY DEED BETWEEN
LEE & LEE PROPERTIES, LLC, A COLORADO LIMITED LIABILITY COMPANY
AND
THE COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 2

(WITHIN ADAMS COUNTY PARCEL #0182510407059)

LEGAL DESCRIPTION:

A PARCEL OF LAND DEDICATED AS RIGHT-OF-WAY BEING A PORTION OF PLOT 37 AND MAPLETON ADDITION AMENDED PLAT, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

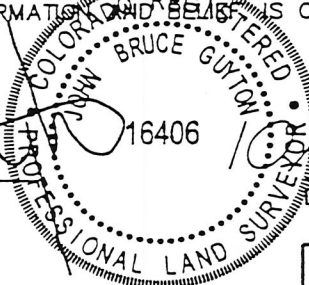
COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 10, THENCE SOUTH 00°03'16" EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10, WITH ALL BEARINGS HEREIN RELATIVE THERETO, A DISTANCE OF 351.89 FEET; THENCE SOUTH 89°56'44" WEST, A DISTANCE OF 30.00 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED AT RECEPTION NO. C0799128, SAID POINT BEING THE NORTHEAST CORNER OF MAPLETON INDUSTRIAL PARK FILING NO 2, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 89°29'38" WEST, ALONG THE NORTH LINE OF SAID MAPLETON INDUSTRIAL PARK FILING NO 2, A DISTANCE OF 10.00 FEET, TO THE NORTHEAST CORNER OF LOT 2 OF SAID MAPLETON INDUSTRIAL PARK FILING NO 2; THENCE NORTH 02°11'59" EAST, A DISTANCE OF 127.08 FEET; THENCE NORTH 03°28'06" WEST, A DISTANCE OF 93.82 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT A DISTANCE OF 88.44 FEET, SAID CURVE HAVING A RADIUS OF 60.00 FEET, AN INTERNAL ANGLE OF 84°27'23", AND A CHORD BEARING NORTH 45°41'48" WEST, A DISTANCE OF 80.65 FEET; THENCE NORTH 87°55'29" WEST, A DISTANCE OF 110.19 FEET; THENCE NORTH 82°16'23" WEST, A DISTANCE OF 102.49 FEET, TO A POINT ON THE EAST LINE OF TRACT B OF SAID MAPLETON INDUSTRIAL PARK FILING NO 2; THENCE NORTH 00°02'33" WEST, A DISTANCE OF 5.40 FEET TO THE SOUTH WEST CORNER OF THAT PARCEL OF LAND DEDICATED AS RIGHT-OF-WAY DESCRIBED AT RECEPTION NO. C0799128; THENCE ALONG THE SOUTHERLY LINE OF SAID RIGHT-OF-WAY, THE FOLLOWING SIX (6) COURSES: 1) NORTH 89°40'17" EAST, A DISTANCE OF 200.62 FEET, TO A POINT OF CURVATURE; 2) THENCE ALONG A CURVE TO THE RIGHT, A DISTANCE OF 35.91 FEET, SAID CURVE HAVING A RADIUS OF 114.32 FEET, AN INTERNAL ANGLE OF 18°00'00", AND A CHORD BEARING SOUTH 81°19'43" EAST, A DISTANCE OF 35.77 FEET; 3) THENCE SOUTH 63°53'40" EAST, A DISTANCE OF 20.86 FEET; 4) THENCE SOUTH 26°14'46" EAST, A DISTANCE OF 20.84 FEET, TO A POINT OF CURVATURE; 5) THENCE ALONG A CURVE TO THE RIGHT, A DISTANCE OF 45.08 FEET, SAID CURVE HAVING A RADIUS OF 143.50 FEET, AN INTERNAL ANGLE OF 18°00'00", AND A CHORD BEARING SOUTH 09°03'16" EAST, A DISTANCE OF 44.90 FEET; 6) THENCE NORTH 89°56'44" EAST, A DISTANCE OF 9.00 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF NORTH WASHINGTON STREET; THENCE SOUTH 00°03'16" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 223.60 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 6,905 SQUARE FEET OR 0.16 ACRE MORE OR LESS.

SURVEYOR'S CERTIFICATE:

I, JOHN B. GUYTON, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF IS CORRECT.

JOHN B. GUYTON P.L.S. 16406
PRESIDENT, FLATIRONS, INC.



FSI JOB NO. 03-43,300-02-ROW
DRAWN BY: K. CLIFFORD
OCTOBER 13, 2005

Flatirons, Inc. - Surveying & Engineering

5717 ARAPAHOE ROAD
BOULDER, CO 80303
PH: (303) 443-7001
FAX: (303) 443-9830
Established 1983



655 FOURTH AVENUE
LONGMONT, CO 80501
PH: (303) 776-1733
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www.flatsurv.com

EXHIBIT "A"

TO WARRANTY DEED BETWEEN
LEE & LEE PROPERTIES, LLC, A COLORADO LIMITED LIABILITY COMPANY
AND
THE COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 2
(WITHIN ADAMS COUNTY PARCEL #0182510407059)

POINT OF COMMENCEMENT
NORTHEAST CORNER
SE ¼, SE¼, SEC. 10
TOWNSHIP 3 SOUTH,
R68W OF THE 6TH P.M.

EAST 58TH AVENUE

DEDICATED AS R-O-W
(REC. NO. C0799128)

L3

N82°16'23"W
102.49'

N87°55'29"W 110.19'

N89°40'17"E 200.62'

C2

L4

L5

C1

C3

L6

30'

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NORTH WASHINGTON
STREET

BASIS OF BEARINGS
EAST LINE SOUTHEAST ¼,
SEC 10, T3S, R68W, 6TH P.M.

S00°03'16"E 351.89'

S00°03'16"E 223.80'

N02°11'59"E 127.08'

N03°28'06"W 93.82'

POINT OF
BEGINNING

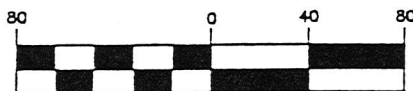
MAPLETON INDUSTRIAL
PARK FILING NO 2
TRACT B

MAPLETON ADDITION
AMENDED PLAT
N½ PLOT 37
(REC. NO. C0799128)

LINE TABLE

LINE	BEARING	DISTANCE
L1	S89°56'44"W	30.00'
L2	S89°29'38"W	10.00'
L3	N00°02'33"W	5.40'
L4	S63°53'40"E	20.86'
L5	S26°14'46"E	20.84'
L6	N89°56'44"E	9.00'

GRAPHIC SCALE



(IN FEET)

1 inch = 80 ft.

MAPLETON INDUSTRIAL PARK FILING NO 2
LOT 2

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	60.00'	88.44'	80.65'	N45°41'48"W	84°27'23"
C2	114.32'	35.91'	35.77'	S81°19'43"E	18°00'00"
C3	143.50'	45.08'	44.90'	S09°03'16"E	18°00'00"

THIS IS NOT A "LAND SURVEY PLAT" OR IMPROVEMENT SURVEY
PLAT AND THIS EXHIBIT IS NOT INTENDED FOR PURPOSES OF
TRANSFER OF TITLE OR SUBDIVISIONS OF LAND. THIS EXHIBIT
IS INTENDED TO DEPICT THE ACCOMPANYING PARCEL
DESCRIPTIONS. RECORD INFORMATION SHOWN HEREON IS BASED
ON TITLE DOCUMENTS PROVIDED BY CLIENT.

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DRAWN BY: K. CLIFFORD
OCTOBER 13, 2005

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