

WARRANTY DEED

THIS DEED, dated this 13th day of MARCH 2008,
between GARDEN CAPITAL MERCHANDISE MART INC., A
NEVADA CORPORATION 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):

RECEPTION# 2008000036862
05/07/2008 at 08:18:28 AM 1 OF 3
TD Pgs: 0 Doc Type: WTY
Karen Long, Adams County, CO

WITNESS, that the grantor(s), for and in consideration of the sum of TEN AND NO/100'S
DOLLARS (\$10.00) 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

Dedicated for Washington Street north of East 58th Avenue
Also known by street and number as: Vacant Land
Assessor's schedule or parcel number: Part of 0-1825-11-3-00-082

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 ensembling 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 and except 2007 taxes due in 2008
which grantor agrees to pay.

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: GARDEN CAPITAL MERCHANDISE MART,
INC., A NEVADA CORPORATION

Attest:

By: _____

By: [Signature]
As: VICE PRESIDENT

STATE OF TEXAS)
COUNTY OF DALLAS : ss

The foregoing instrument was acknowledged before me in the County of DALLAS, State of
TEXAS, this 13th day of MARCH, 2008, by LOUIS J. CORNA
as VICE PRESIDENT and by _____ as _____ of
Garden Capital Merchandise Mart, Inc., a Nevada corporation.

My commission expires:

WITNESS my hand and official seal.

[Signature]
Notary Public

After Recording, Please Mail To:

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

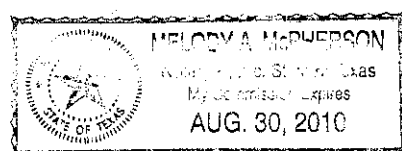


EXHIBIT "A"

TO WARRANTY DEED BETWEEN
GARDEN CAPITAL MERCHANDISE MART, INC. A NEVADA CORPORATION
AND
THE COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 2

(WITHIN ADAMS COUNTY PARCEL #0182511300082)

LEGAL DESCRIPTION:

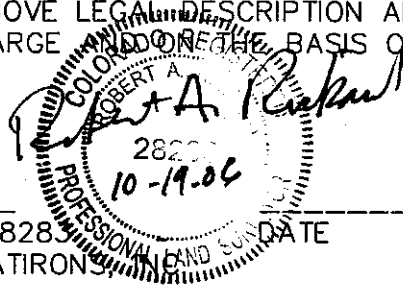
A PARCEL OF LAND DEDICATED AS RIGHT-OF-WAY BEING A PORTION OF THAT PARCEL OF LAND DESCRIBED AT RECEPTION NO. C0242841, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 11, THENCE SOUTH 00°03'16" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11, WITH ALL BEARINGS HEREIN RELATIVE THERETO, A DISTANCE OF 838.10 FEET; THENCE NORTH 89°56'44" EAST, A DISTANCE OF 30.00 FEET, TO THE SOUTHWEST CORNER OF PARCEL OF LAND DEDICATED AS RIGHT-OF-WAY DESCRIBED IN BOOK 2618 AT PAGE 168, SAID POINT BEING THE NORTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED AT RECEPTION NO. C0242841, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 89°50'46" EAST, ALONG THE NORTHERLY LINE OF SAID PARCEL OF LAND DESCRIBED AT RECEPTION NO. C0242841, A DISTANCE OF 35.94 FEET; THENCE SOUTH 02°50'51" EAST, A DISTANCE OF 165.18 FEET, TO A POINT ON THE SOUTHERLY LINE OF SAID PARCEL OF LAND DESCRIBED AT RECEPTION NO. C0242841; THENCE NORTH 89°49'30" WEST, ALONG THE SOUTHERLY LINE OF SAID PARCEL OF LAND DESCRIBED AT RECEPTION NO. C0242841, A DISTANCE OF 43.99 FEET; THENCE NORTH 00°03'16" WEST, ALONG A LINE 30.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11, A DISTANCE OF 164.94 FEET, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 6,593 SQUARE FEET MORE OR LESS.

SURVEYOR'S CERTIFICATE:

I, ROBERT A. RICKARD, 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.



ROBERT A. RICKARD P.L.S. 28283
FOR AND ON BEHALF OF FLATIRONS, INC.

FSI JOB NO. 03-43,300-57-ROW
DRAWN BY: K. CLIFFORD
R1: JUNE 21, 2006
R2: OCTOBER 17, 2006

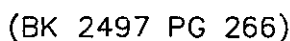
Flatirons, Inc. - Surveying & Engineering

3825 IRIS AVE STE 100
BOULDER, CO 80301
PH: (303) 443-7001
FAX: (303) 443-9830
Established 1983



655 FOURTH AVENUE
LONGMONT, CO 80501
PH: (303) 776-1733
FAX: (303) 776-4355
www.flatirons.com

TO WARRANTY DEED BETWEEN
GARDEN CAPITAL MERCHANDISE MART, INC. A NEVADA CORPORATION
AND
THE COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 2
(WITHIN ADAMS COUNTY PARCEL #0182511300082)



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