

WARRANTY DEED

THIS DEED, dated this 14 day of March 2006,
between **FIRST INDUSTRIAL, L.P., A DELAWARE LIMITED
PARTNERSHIP** 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 of **ONE THOUSAND SEVEN
HUNDRED EIGHTY FIVE AND NO/100'S DOLLARS (\$1,785.00)** 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: **6425 N. Washington Street, Denver, Colorado**

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: FIRST INDUSTRIAL, L.P., A DELAWARE
LIMITED PARTNERSHIP**

By: [Signature]

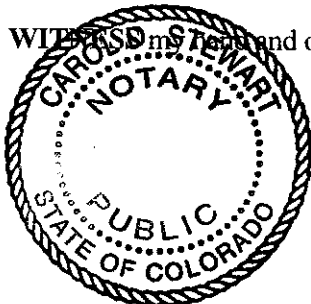
As: AUTHORIZED SIGNATORY

STATE OF Colorado)
COUNTY OF Adams : ss

The foregoing instrument was acknowledged before me in the County of Adams, State of
Colorado, this 14th day of March, 2006, by Ronald Soble as
Authorized Signatory of First Industrial L.P., a Delaware limited partnership.

My commission expires: 12-19-2009

WITH My Seal and official seal.



My Commission Expires 12/19/2009

Carol D. Snyder

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
FIRST INDUSTRIAL L.P., A DELAWARE LIMITED PARTNERSHIP
AND
THE COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 2
(WITHIN ADAMS COUNTY PARCEL #0182503402005)

LEGAL DESCRIPTION:

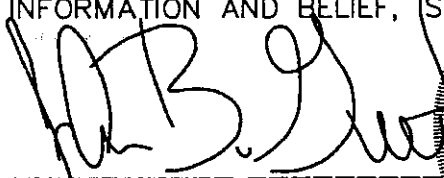
A PARCEL OF LAND DEDICATED AS RIGHT-OF-WAY BEING A PORTION OF PLOT 68, MAPLETON ADDITION, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

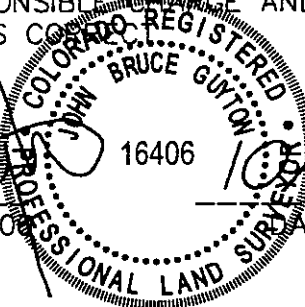
COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 3, THENCE NORTH 00°02'13" EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3, WITH ALL BEARINGS HEREIN RELATIVE THERETO, A DISTANCE OF 30.00 FEET; THENCE SOUTH 89°41'33" WEST, ALONG A LINE 30.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3, A DISTANCE OF 50.00 FEET, TO THE SOUTHEAST CORNER OF THAT PARCEL DESCRIBED IN BOOK 5225 AT PAGE 77, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 89°41'33" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF EAST 64TH AVENUE, SAID LINE BEING 30 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3, A DISTANCE OF 27.00 FEET; THENCE NORTH 44°51'53" EAST, A DISTANCE OF 38.30 FEET; THENCE SOUTH 00°02'13" WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF NORTH WASHINGTON STREET, SAID LINE BEING 50.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3, A DISTANCE OF 27.00 FEET, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 364 SQUARE FEET OR 0.01 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. 03-43,300-22-ROW
DRAWN BY: K. CLIFFORD
SEPTEMBER 9, 2005

Flatirons, Inc. - Surveying & Engineering

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

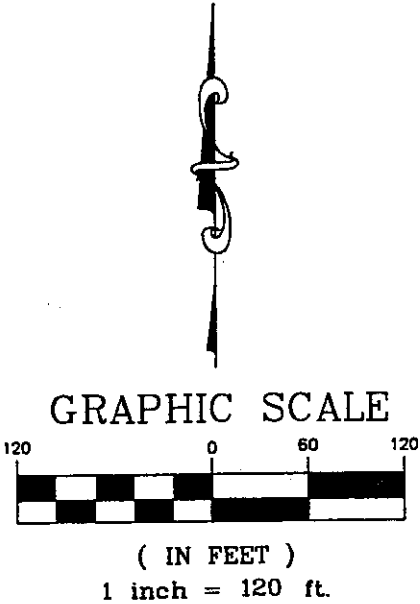


655 FOURTH AVENUE
LONGMONT, CO 80501
PH: (303) 776-1733
FAX: (303) 776-4355
www.flatsurv.com

EXHIBIT "A"

TO WARRANTY DEED BETWEEN
FIRST INDUSTRIAL L.P., A DELAWARE LIMITED PARTNERSHIP
AND
THE COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 2
(WITHIN ADAMS COUNTY PARCEL #0182503402005)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°02'13"E	30.00'
L2	S89°41'33"W	50.00'
L3	S89°41'33"W	27.00'
L4	N44°51'53"E	38.30'
L5	S00°02'13"W	27.00'



PART OF PLOT 68
MAPLETON ADDITION
(BOOK 5225 PAGE 77)

20' ROW DEDICATED
(BK 1375 PG 355)

NORTH WASHINGTON STREET

BASIS OF BEARINGS
EAST LINE SOUTHEAST ¼,
SEC 3, T3S, R68W, 6TH P.M.
N00°02'13"E 2633.52'

SOUTH LINE SOUTHEAST ¼,
SEC 3, T3S, R68W, 6TH P.M.
EAST 64TH AVENUE

POINT OF BEGINNING

POINT OF COMMENCEMENT
SOUTHEAST CORNER SEC. 3
TOWNSHIP 3 SOUTH,
R68W OF THE 6TH P.M.

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
SEPTEMBER 9, 2005

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