

PERMANENT DRAINAGE EASEMENT

KNOW ALL MEN BY THESE PRESENT:

That Acme Industrial LLC, a Colorado limited liability company whose address is c/o 5040 Acoma Street, Denver, Colorado 80216 hereinafter called "Owner", for and in consideration of **SIX THOUSAND THIRTY THREE AND NO/100'S DOLLARS (\$6,033.00)** and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, convey and confirm to THE COUNTY OF ADAMS, STATE OF COLORADO, a body politic, whose address is 450 South 4th Avenue, Brighton, Colorado 80601 hereinafter "County", its successors and assigns, a permanent storm water drainage easement for the purpose of constructing, operating, maintaining, replacing, enlarging, reconstructing, improving, inspecting, repairing, and removing such drainage facilities and appurtenances thereto as may from time to time be required on, over, across, and through the following described land to wit:

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

In further consideration hereof, Owner covenants and agrees that no permanent buildings or structures will be placed, erected, installed or permitted upon said easement, and it is further agreed that the Owner will not construct any obstructions that would prevent the proper maintenance and use of said drainage facility.

In further consideration of the granting of this easement, it is hereby agreed that all work performed by the County, its successors and assigns, in connection with this easement shall be done with care, and the surface of the property shall be restored to its original condition, or as close thereto as possible, except as necessarily modified to accommodate the facilities and appurtenances installed and any damages caused on said easement arising out of the construction or reconstruction, maintenance and repair of said drainage facilities and appurtenances in the exercise of the rights hereby provided shall be restored reasonably similar to its original condition following completion of the work performed.

IN WITNESS WHEREOF, Owner has hereto set their hands on this 24th day of March, 2006.

Owner: Acme Industrial LLC, a Colorado limited liability company

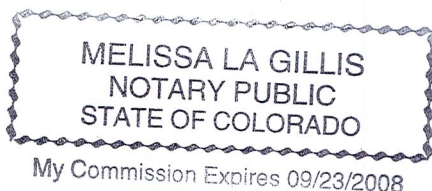
By: [Signature]

As: [Signature]

STATE OF COLORADO)
COUNTY OF ~~ADAMS~~ Denver)ss.

The foregoing instrument was acknowledged before me this 24th day of March, 2006 by Fred J Orr as Manager of Acme Industrial LLC, a Colorado limited liability company.

IN WITNESS WHEREOF, I have hereto set my hand and official seal.
My commission expires: 09/23/2008



[Signature]
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 THE PERMANENT DRAINAGE EASEMENT BETWEEN
ACME INDUSTRIAL, LLC, A COLORADO LIMITED LIABILITY COMPANY
AND

THE COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 2

(WITHIN ADAMS COUNTY PARCEL #0182503402006)

LEGAL DESCRIPTION:


A PERMANENT DRAINAGE EASEMENT BEING A PORTION OF PLOT 69, 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:

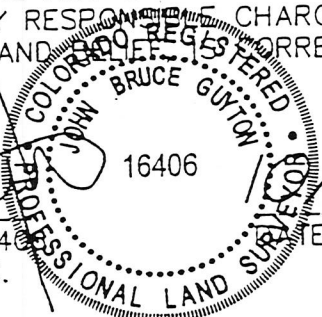
COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 3, THENCE SOUTH 00°02'13" WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3, WITH ALL BEARINGS HEREIN RELATIVE THERETO, A DISTANCE OF 658.65 FEET; THENCE NORTH 89°57'47" WEST, A DISTANCE OF 50.00 FEET, TO THE SOUTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN BOOK 4913 AT PAGE 973, SAID POINT ALSO BEING THE THE POINT OF BEGINNING, THENCE SOUTH 89°44'01" WEST, ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 10.42 FEET; THENCE NORTH 00°02'13" EAST, A DISTANCE OF 11.95 FEET; THENCE NORTH 89°48'28" EAST, A DISTANCE OF 10.42 FEET; THENCE SOUTH 00°02'13" WEST, ALONG THE EAST LINE OF SAID PARCEL, SAID LINE ALSO BEING 50.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3, A DISTANCE OF 11.94 FEET, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 124 SQUARE FEET 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 ARE CORRECT.


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



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
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www.flatirons.com

FSI JOB NO. 03-43,300-23-PDE
DRAWN BY: K. CLIFFORD
SEPTEMBER 20, 2005

EXHIBIT "A"

TO THE PERMANENT DRAINAGE EASEMENT BETWEEN
ACME INDUSTRIAL, LLC, A COLORADO LIMITED LIABILITY COMPANY
AND

THE COUNTY OF ADAMS, STATE OF COLORADO

SHEET 2 OF 2

(WITHIN ADAMS COUNTY PARCEL #0182503402006)

GRAPHIC SCALE



(IN FEET)

1 inch = 100 ft.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°57'47"W	50.00'
L2	S89°44'01"W	10.42'
L3	N00°02'13"E	11.95'
L4	N89°48'28"E	10.42'
L5	S00°02'13"W	11.94'

POINT OF COMMENCEMENT
NORTHEAST CORNER SE¼, SE¼,
SECTION 3 TOWNSHIP 3 SOUTH,
R68W OF THE 6TH P.M.

PART OF LOTS 69 & 70
MAPLETON ADDITION
(BOOK 4913 PAGE 972)

PART OF LOTS 69 & 70
MAPLETON ADDITION
(BK 4913 PG 973)

PERMANENT
DRAINAGE
EASEMENT
124 SQ FT±

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

POINT OF
BEGINNING

S00°02'13"W 858.65'

NORTH WASHINGTON
STREET
BASIS OF BEARINGS
EAST LINE SOUTHEAST ¼,
SEC 3, T3S, R68W, 6TH P.M.
S00°02'13"W

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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AND

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SHEET 1 OF 2

(WITHIN ADAMS COUNTY PARCEL #0182503402008)

LEGAL DESCRIPTION:

A PERMANENT DRAINAGE EASEMENT BEING A PORTION OF PLOT 69, 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:

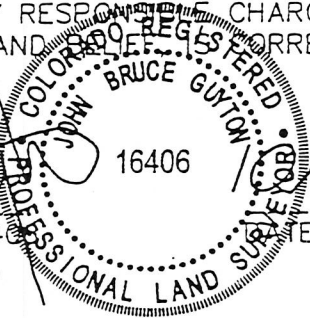
COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 3, THENCE SOUTH 00°02'13" WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3, WITH ALL BEARINGS HEREIN RELATIVE THERETO, A DISTANCE OF 401.24 FEET; THENCE NORTH 89°57'47" WEST, A DISTANCE OF 50.00 FEET, TO THE POINT OF BEGINNING, THENCE SOUTH 00°02'13" WEST, ALONG A LINE BEING 50.00 FEET WEST OF AND PARALLEL WITH EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3, A DISTANCE OF 69.41 FEET; THENCE NORTH 89°57'47" WEST, A DISTANCE OF 13.21 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 69.41 FEET; THENCE SOUTH 89°57'47" EAST, A DISTANCE OF 13.26 FEET, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 919 SQUARE FEET 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 ARE CORRECT.


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



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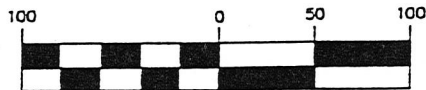
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SHEET 2 OF 2

(WITHIN ADAMS COUNTY PARCEL #0182503402008)

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

POINT OF COMMENCEMENT
NORTHEAST CORNER SE¼, SE¼,
SECTION 3 TOWNSHIP 3 SOUTH,
R68W OF THE 6TH P.M.

PART OF PLOTS 69 & 70
MAPLETON ADDITION
(REC NO C1231792)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°57'47"W	50.00'
L2	S00°02'13"W	69.41'
L3	N89°57'47"W	13.21'
L4	N00°00'00"E	69.41'
L5	S89°57'47"E	13.26'

PART OF LOTS 69 & 70
MAPLETON ADDITION
(BOOK 4913 PAGE 972)

POINT OF
BEGINNING

PERMANENT
DRAINAGE
EASEMENT
919 SQ FT±

S00°02'13"W 401.24'
BASIS OF BEARINGS
EAST LINE SOUTHEAST ¼,
SEC 3, T3S, R68W, 6TH P.M.
S00°02'13"W

NORTH WASHINGTON
STREET

PART OF LOTS 69 & 70
MAPLETON ADDITION
(BK 4913 PG 973)

THIS IS NOT A "LAND SURVEY PLAT" OR IMPROVEMENT SURVEY
PLAT AND THIS EXHIBIT IS NOT INTENDED FOR PURPOSES OF
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