

PERMANENT DRAINAGE EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That Trustile Properties, LLC, whose legal address is 1585 East 66TH Avenue, Denver, CO 80229, hereinafter called "Grantor", for 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, a body politic, whose address is 4430 South Adams County Parkway, Brighton, Colorado 80601, hereinafter "County", its successors and assigns, a permanent storm water drainage easement for the purpose of maintenance of all drainage facilities including inlets, pipes, culverts, channels, ditches, hydraulic structures, detention basins, catch grates, maintenance roads, etc., said easement to be used solely in the event Grantor fails to maintain such drainage facilities, together with lateral and subjacent support 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.

Together with the right to ingress and egress over and across the land of Grantor by means of roads and lanes thereon if such there be; otherwise by such route as shall cause the least practical damage and inconvenience to the Grantor.

In further consideration hereof, Grantor covenants and agrees that no permanent buildings or structures will be placed, erected, installed or permitted upon said easement that will cause any obstructions to prevent the proper maintenance and use of said drainage facility.

In the event the County exercises its right to maintain the detention pond, all of the County's costs to maintain the detention pond shall be reimbursed by Grantor within thirty days of receiving the County's invoice, including any collection costs and attorney fees.

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 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, Grantor has hereto set his hand on this 4 day of June, 2019.

Name,

By: [Signature]

Print Name: Scott A. Schmidt

Print Title: Chief Executive Officer

STATE OF COLORADO)

COUNTY OF Arapahoe

The foregoing instrument was acknowledged before me this 4 day of June, 2019 by Scott Schmidt, as CEO of Tandem, an LLC.

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

[Signature]
Notary Public

My commission expires: 8.13.22

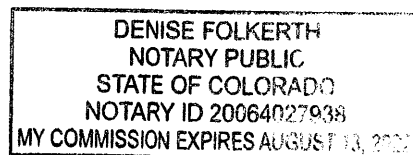


EXHIBIT A

A PARCEL OF LAND NINETY SEVEN (97) FEET IN WIDTH BEING A PART OF BLOCK 14, NORTH SIDE GARDENS RECORDED APRIL 23, 1891 AT RECEPTION NO. 302874 OF THE RECORDS OF ARAPAHOE COUNTY CLERK AND RECORDER, LOCAED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER CORNER OF SECTION 2 AND CONSIDERING THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 2 TO BEAR NORTH 89°32'21" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:

THENCE SOUTH 73°04'44" WEST A DISTANCE OF 969.28 FEET TO POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 270 AND THE **POINT OF BEGINNING**.

THENCE SOUTH 00°27'34" EAST A DISTANCE OF 363.40 FEET TO A POINT FIVE (5) FEET NORTH OF THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 71ST AVENUE;

THENCE SOUTH 89°32'26" WEST ALONG A LINE FIVE (5) FEET NORTH OF AND PARALLEL WITH SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 97.00 FEET ;

THENCE NORTH 00°27'34" WEST DISTANCE OF 395.02 FEET TO SAID SOUTHERLY RIGHT-OF-WAY LINE;

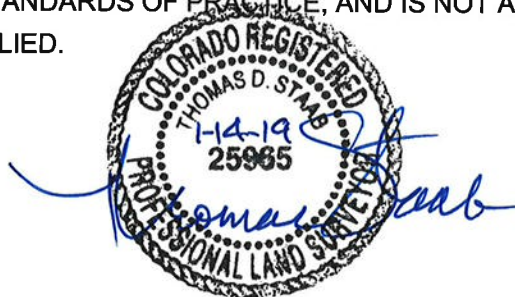
THENCE SOUTH 72°24'05" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY A DISTANCE OF 102.03 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS AN AREA OF 36,783 SQUARE FEET, OR 0.844 ACRES, MORE OR LESS.

THE LINEAL DISTANCE UNIT USED IN THE PREPARATION OF THIS LEGAL DESCRIPTION IS THE UNITED STATES SURVEY FOOT. THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY DEFINES THE UNITED STATES SURVEY FOOT AS 1200/3937 METERS.

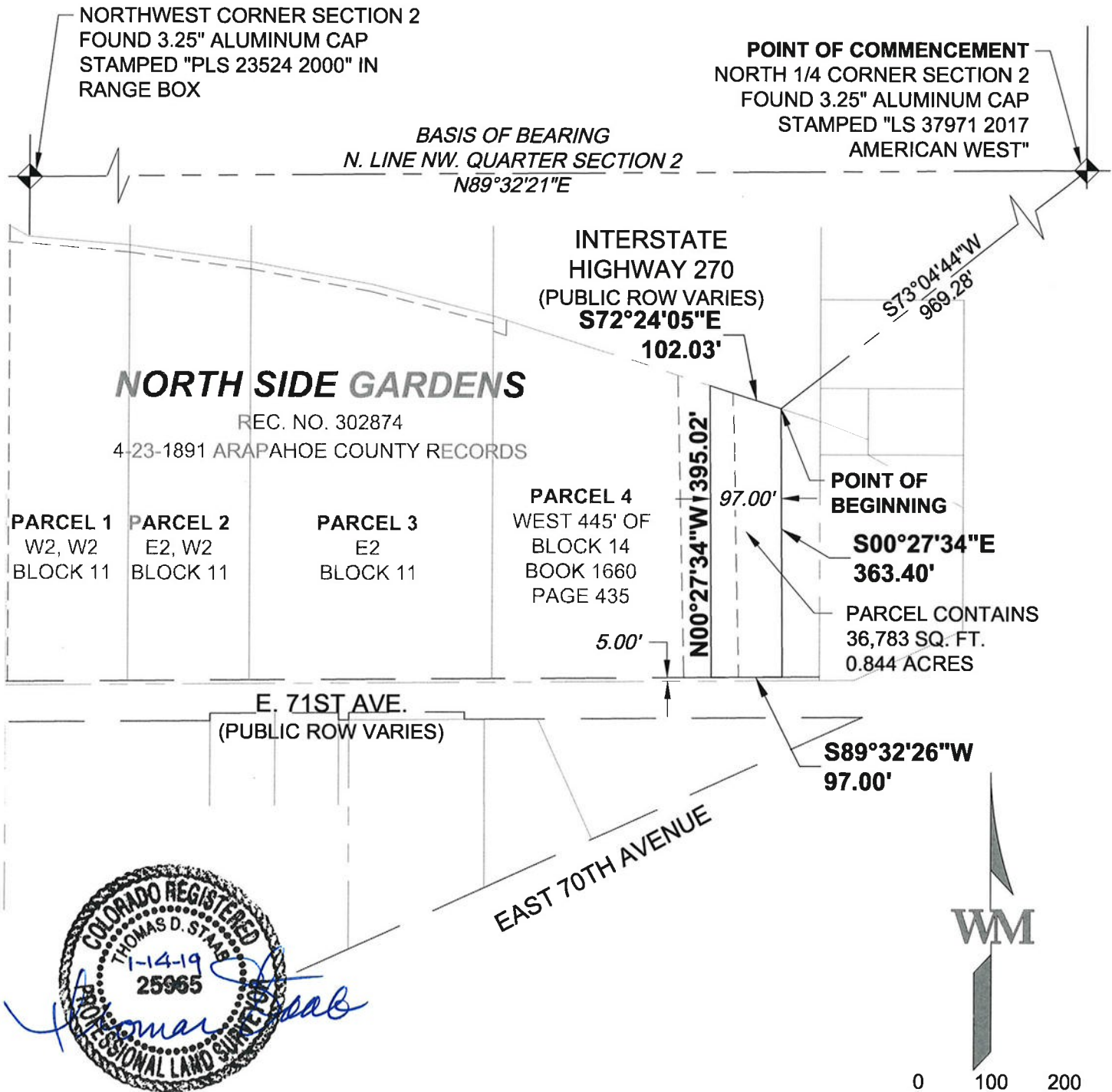
I, THOMAS D. STAAB, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING, IS BASED ON MY KNOWLEDGE, INFORMATION AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

THOMAS D. STAAB, P.L.S. 25965
FOR AND ON BEHALF OF
WARE MALCOMB



990 south broadway suite 230 denver, co 80209 p 303.561.3333 waremalcomb.com WM WARE MALCOMB CIVIL ENGINEERING & SURVEYING	PROJECT NAME: NORTH SIDE GARDENS,			SHEET 1
	JOB NO.: DEN18-0112		DATE : 01/09/2019	
	DRAWN: AJ	P/PM: TS	SCALE: NA	

EXHIBIT A



THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY.
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION.

<div>990 south broadway suite 230 denver, co 80209 p 303.561.3333 waremalcomb.com</div> <div><div>WM</div><div>WARE MALCOMB</div></div> <div>CIVIL ENGINEERING & SURVEYING</div>	PROJECT NAME: NORTH SIDE GARDENS,			SHEET 2
	JOB NO.: DEN18-0112		DATE : 01/09/2019	
	DRAWN: AJ	PA/PM: TS	SCALE: 1" = 200'	