

**Recording requested by
and when recorded return to:**

PERMANENT DRAINAGE EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That P8 D-C INDUSTRIAL LAST MILE, LLC, a Delaware limited liability company, whose legal address is c/o Karis Capital, 9128 Strada Place, Suite 10115, Naples, Florida 34108, Attention: Jacob Finley, 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, and similar drainage improvements (the "Improvements"), 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 existing roads and lanes thereon if applicable; otherwise by such route as shall cause the least practical damage and inconvenience to the Grantor.

All Improvements shall be located underground with the exception of only the necessary storm outfall facilities, to include a pipe flared end section, low tailwater basin and rip rap.

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. Grantor reserves all other rights to use the easement area, including use for roads, parking, drive lanes, sidewalks, cultivation, grazing, agriculture,

landscaping and yard area, provided no permanent structures are constructed in the easement.

In the event the County exercises its right to maintain the Improvements, all of the County's costs to maintain the Improvements 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 in accordance with all applicable laws, rules and regulations, and following any such work 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. Further, 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.

[Signatures Appear on Following Pages]

IN WITNESS WHEREOF, Grantor has hereto set his hand on this 30th day of December, 2020.

P8 D-C INDUSTRIAL LAST MILE, LLC,
a Delaware limited liability company,

By: [Signature]

Print Name: Jacob Finley

Print Title: Authorized Signatory

STATE OF FLORIDA)
) ss
COUNTY OF COLLIER)

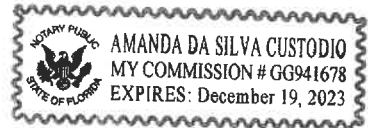
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30 day of December, 2020 by Jacob Finley.

☒ Personally known to me or
☐ Produced identification,
Type of identification produced: _____

[Signature]
Notary Public

My Commission Expires: [Signature]
December 19, 2023

[SEAL]



APPROVED BY resolution at the meeting of _____, 20_____.

BOARD OF COUNTY COMMISSIONERS
ADAMS COUNTY, COLORADO

ATTEST:

Clerk of the Board

Chair

Exhibit A

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOT 1, BLOCK 1, CLEAR CREEK CONCEPTS – AMENDED PLAT RECORDED AT RECEPTION NO. B1152567 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, COUNTY OF ADAMS, STATE OF COLORADO, SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID LOT 1, BLOCK 1, NORTH 00°12'55" WEST, A DISTANCE OF 1,174.24 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 60.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 44°53'03" WEST AND THE POINT OF BEGINNING;

THENCE DEPARTING SAID EASTERLY BOUNDARY, WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44°59'52", AN ARC LENGTH OF 47.12 FEET;

THENCE SOUTH 89°53'11" WEST, A DISTANCE OF 44.82 FEET;

THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 159.95 FEET;

THENCE SOUTH 89°53'11" WEST, A DISTANCE OF 92.29 FEET;

THENCE NORTH 00°06'49" WEST, A DISTANCE OF 45.36 FEET;

THENCE SOUTH 89°53'11" WEST, A DISTANCE OF 45.41 FEET;

THENCE NORTH 00°06'49" WEST, A DISTANCE OF 167.59 FEET;

THENCE NORTH 89°53'11" EAST, A DISTANCE OF 109.84 FEET;

THENCE NORTH 46°12'04" EAST, A DISTANCE OF 43.77 FEET;

THENCE NORTH 00°00'39" WEST, A DISTANCE OF 12.45 FEET TO THE NORTHERLY BOUNDARY OF SAID LOT 1, BLOCK 1;

THENCE ALONG SAID NORTHERLY BOUNDARY, SOUTH 89°58'58" EAST, A DISTANCE OF 70.75 FEET;

THENCE DEPARTING SAID NORTHERLY BOUNDARY, SOUTH 46°12'04" WEST, A DISTANCE OF 94.85 FEET;

THENCE NORTH 89°53'11" EAST, A DISTANCE OF 38.97 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 90.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°04'13", AN ARC LENGTH OF 4.82 FEET TO THE EASTERLY BOUNDARY OF SAID LOT 1, BLOCK 1, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 50.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 71°43'04" EAST;

THENCE ALONG SAID EASTERLY BOUNDARY, THE FOLLOWING TWO (2) COURSES:

1. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $80^{\circ}22'45''$, AN ARC LENGTH OF 52.89 FEET;
2. SOUTH $00^{\circ}12'55''$ EAST, A DISTANCE OF 14.03 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 0.740 ACRES, (32,238 SQUARE FEET), MORE OR LESS.

EXHIBIT ATTACHED AND MADE A PART HEREOF.



DANIEL E. DAVIS, PLS 38256
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

ILLUSTRATION TO EXHIBIT A

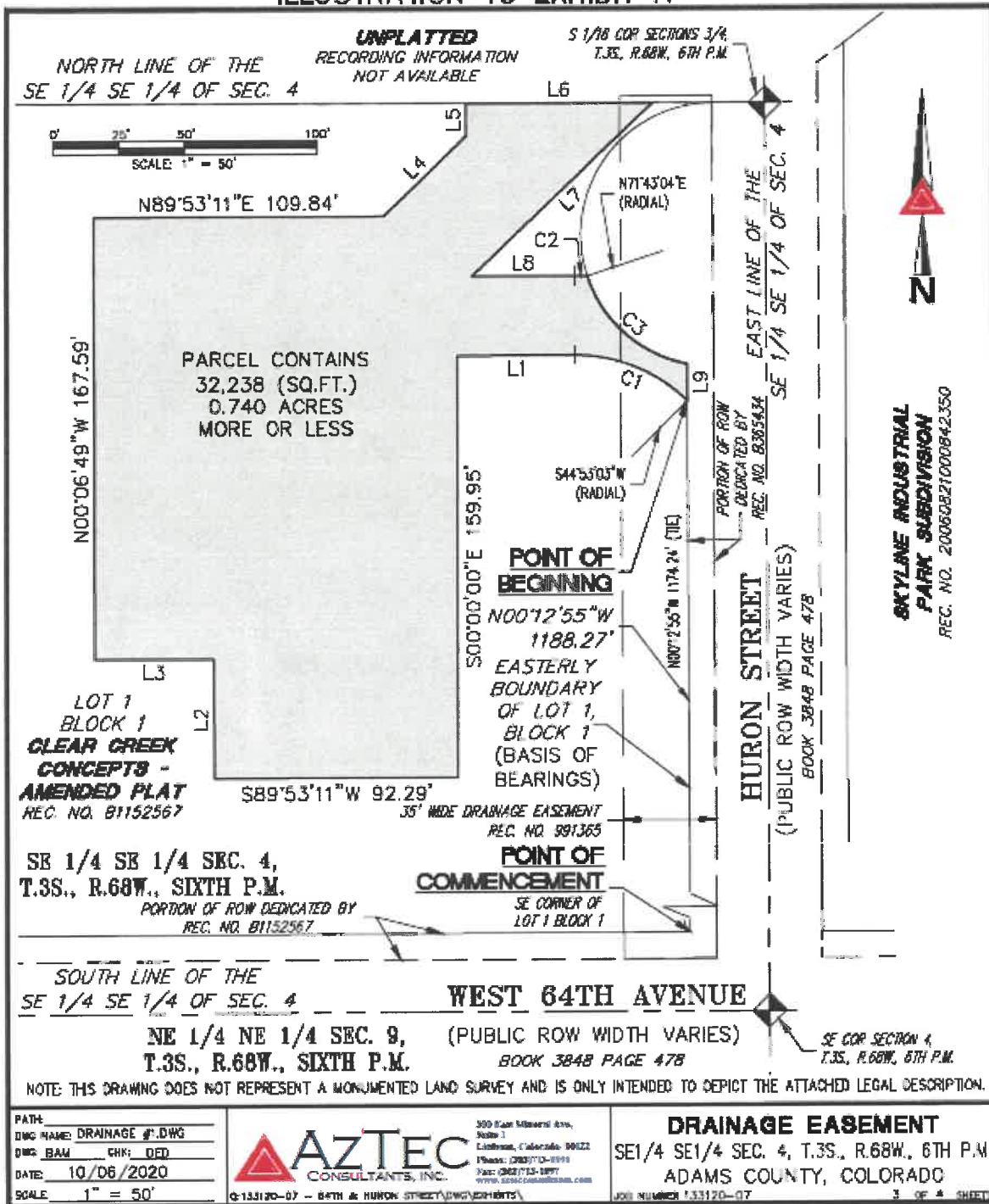


ILLUSTRATION TO EXHIBIT A

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°53'11"W	44.62'
L2	N00°06'49"W	45.36'
L3	S89°53'11"W	45.41'
L4	N46°12'04"E	43.77'
L5	N00°00'39"W	12.45'
L6	S89°58'58"E	70.75'
L7	S46°12'04"W	94.85'
L8	N89°53'11"E	38.97'
L9	S00°12'55"E	14.03'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	44°59'52"	60.00'	47.12'
C2	3°04'13"	90.00'	4.82'
C3	60°22'45"	50.00'	52.69'

NOTE: THIS DRAWING DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH
 DMC NAME: DRAINAGE #1.DWG
 DMR: BAM CHK: DFD
 DATE: 10/06/2020
 SCALE: 1" = 50'



AZTEC
 CONSULTANTS, INC.

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 Littleton, Colorado 80122
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 www.aztecconsultants.com

Q-133120-07 - 84TH & HUNTON STREET (DWG) (2018) (15)

DRAINAGE EASEMENT

SE1/4 SE1/4 SEC. 4, T.3S., R.68W., 6TH P.M.
 ADAMS COUNTY, COLORADO

JOB NUMBER: 133120-07

4 OF 4 SHEETS