

DRAINAGE EASEMENT

The undersigned owner(s), hereinafter referred to as "Grantor(s)", hereby acknowledge(s) receipt from THE CITY OF AURORA, COLORADO, a municipal corporation of the Counties of Adams, Arapahoe, and Douglas, State of Colorado, hereinafter referred to as "Grantee", the of the sum of one and no/100 dollar(s) (\$1.00) and other good and valuable consideration, in consideration, of which Grantor(s) hereby grant(s) unto said Grantee, its successors and assigns, a drainage easement together with the right, privilege and authority to construct, reconstruct, operate and maintain its sewer and storm drainage transmission mains, and facilities, and all fixtures, devices and structures, and grading, whatsoever necessary or useful in the operation of said drainage transmission mains, and facilities, in, over, through, along and across the following lots or parcels of land situated in the County of Adams, State of Colorado, and more particularly described as follows:

See Exhibit C wherein the description is more fully set forth. Said Exhibit C is attached hereto and incorporated herein by reference.

Together with the right of ingress and egress over said premises, to survey, construct, reconstruct, maintain, operate, control and use said mains, and facilities and to remove objects or structures therefrom, except the Grantee shall not interfere with any structures existing in any previously dedicated portion of the above described easement. The Grantor(s) shall not remove any dirt from the surface of the right-of-way or stockpile dirt on the easement herein granted.

If Grantee has not chosen to put transmission lines, mains and facilities above ground, then the Grantor(s) reserve(s) the right to cultivate and use said premises for any purpose consistent with the rights and privileges herein granted and which will not interfere with or endanger the Grantee's facilities therein, or interfere with the use of any of the rights herein granted. Such reservation by the Grantor(s) shall include the right to dedicate and use the land for public or private road, for cultivation, grazing and other agricultural purposes, and as yard area for structure, provided no permanent structures or fences are placed on said easement, and any other lawful use which will not interfere with or endanger Grantee's facilities or interfere with use of any of the rights herein granted.

In the case of permanent abandonment of said easement and right-of-way by Grantee, Grantee shall give written notice to Grantor(s) of its intent to abandon said easement, and Grantee shall have six (6) months thereafter in which to remove all facilities, pipe, structures and all property placed on said easement; and for these purposes, all property placed by Grantee within said easement shall be deemed to have remained personal property; and upon the failure of Grantee to remove all of said property within said six month period, then all of said property shall become the sole and separate property of the Grantor(s), its heirs, successors and assigns, and the Grantor(s), its heirs, successors and assigns, shall thereupon be restored to first and former estate, free and clear of any grant of easement herein contained or any right or privilege attaching to the herein described grant of easement.

[SIGNATURES APPEARING ON FOLLOWING PAGE]

RSN 1348593

Pursuant to Sec. 39-13-104, C.R.S. as amended, consideration paid for this conveyance is \$1.00

Signed and delivered this 19th day of February, A.D. 2020.

**GREEN INDUSTRIAL DEVELOPMENT
GROUP NORTH, LLC**
a Delaware limited liability company

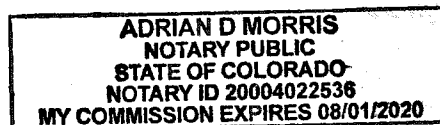
By: [Signature]

Name: Daniel Green

Title: CEO & Co-Managing Partner

STATE OF Colorado)
) S
COUNTY OF Adams)

The above and foregoing instrument was subscribed and sworn to before me
this 20th day of February, A.D. 2020, by Daniel Green



My Commission expires:

08-01-2020

Witness my hand and official seal.

[Signature]
NOTARY PUBLIC

APPROVED AS TO FORM:

[Signature]
Assistant City Attorney

REVIEWED BY:

[Signature] For H.R.
Manager of Real Property Services
Hector Reynoso

EXHIBIT C

LEGAL DESCRIPTION

A DRAINAGE EASEMENT SITUATED IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND CONSIDERING THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5, BEING MONUMENTED AS SHOWN ON THE ATTACHED EXHIBIT, TO BEAR SOUTH 00°28'40" EAST, 2647.66 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 43°56'29" WEST, A DISTANCE OF 45.58 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 00°19'54" WEST, A DISTANCE OF 623.60 FEET;

THENCE NORTH 89°46'23" WEST, A DISTANCE OF 233.35 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 955.00 FEET, A CENTRAL ANGLE OF 11°26'16", AN ARC LENGTH OF 190.64 FEET, THE CHORD OF WHICH BEARS NORTH 05°40'53" WEST, 190.33 FEET;


THENCE NORTH 00°02'15" EAST, A DISTANCE OF 436.23 FEET;

THENCE SOUTH 89°40'06" EAST, A DISTANCE OF 255.53 FEET TO THE **POINT OF BEGINNING**,

SAID DRAINAGE EASEMENT C CONTAINING A CALCULATED AREA OF 157,414 SQUARE FEET OR 3.614 ACRES, MORE OR LESS.

THE LINEAL UNIT USED IN THE PREPARATION OF THIS LEGAL DESCRIPTION IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

I, WILLIAM F. HESSELBACH JR., 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.


WILLIAM F. HESSELBACH JR., P.L.S. 25369
FOR AND ON BEHALF OF
CVL CONSULTANTS OF COLORADO, INC.
10333 E. DRY CREEK ROAD, SUITE 240
ENGLEWOOD, CO 80112

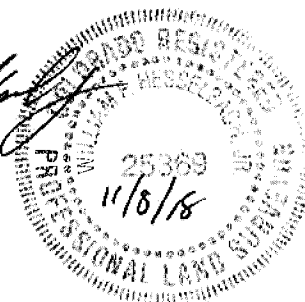
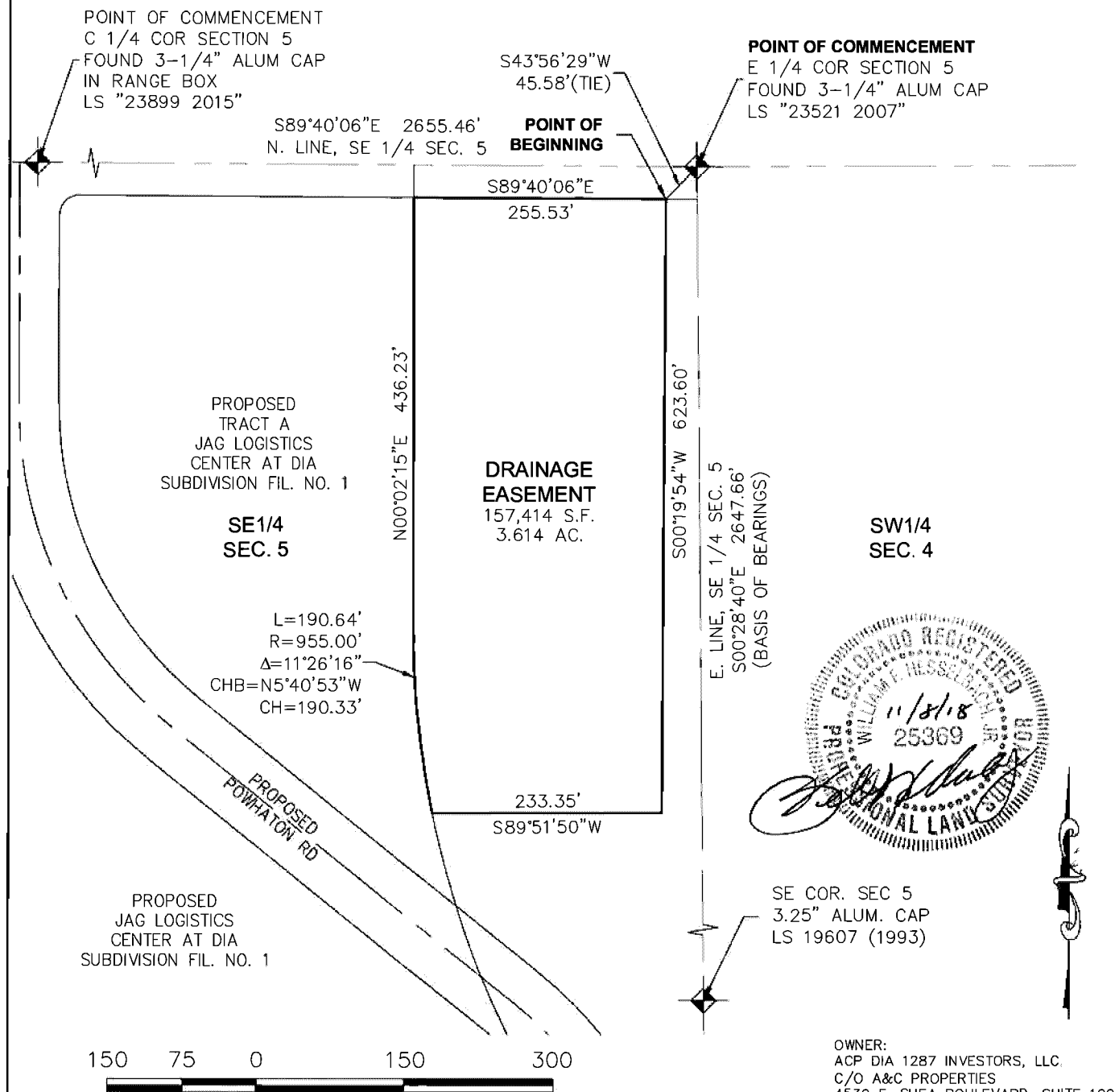


ILLUSTRATION FOR EXHIBIT C



CITY OF AURORA, COLORADO

A DRAINAGE EASEMENT SITUATED IN THE
SOUTHEAST QUARTER OF SECTION 5, T3S, R65W,
6TH P.M. CITY OF AURORA, ADAMS COUNTY,
COLORADO.

DRAWN BY: MJP	SCALE: 1" = 150'	R.O.W. FILE NUMBER
CHECKED BY: WFH	DATE: 11/06/2018	JOB NUMBER: 8130297201