

Reso # 00-0739

WARRANTY DEED

THIS DEED, dated 29 August 2000
between Frehawk LLC, a Colorado limited liability company
7921 SouthPark Plaza, #106, Littleton, CO 80120

of the City of Littleton County of Arapahoe and State of
Colorado, grantor, and Arapahoe County,
Colorado, a body corporate and politic,
a corporation duly organized and existing under and by virtue of the laws of the State of
Colorado, grantee, whose legal address is
5334 South Prince Street
Littleton, Colorado 80166

WITNESS, that the grantor, for and in consideration of the sum of

Ten (\$10.00) DOLLARS.

the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant,
bargain, sell, convey and confirm unto the grantee, its successors and assigns forever, all the real property, together with improvements, if
any, situate, lying and being in the County of Arapahoe and State of Colorado,
described as follows:

See attached Exhibit A.

also known by street and number as:
assessor's schedule or parcel number:

TOGETHER with all and singular the hereditaments and appurtenances thereunto 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, 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, its successors
and assigns forever. The grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain, and agree to and with the
grantee, its successors and assigns, that at the time of the ensembling and delivery of these presents, he is well seized of the premises above
conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and
lawful 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

The grantor shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession
of the grantee, its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

Frehawk LLC, by Rickmar Roth LLC, its manager

[Signature]

STATE OF COLORADO

County of Arapahoe

ss.

The foregoing instrument was acknowledged before me this 29th day of August, 2000
by Emil J. Rothlisberger, Manager Frehawk LLC, by Rickmar Roth LLC, its Manager

Witness my hand and official seal.

My commission expires: 1/15/04

[Signature]

[Signature]

Notary Public

Name and Address of Person Creating Newly Created Legal Description 38-55-1065, C.R.S.)

2-3

EXHIBIT A

**5' RIGHT-OF-WAY DEDICATION
LOT 17
BLOCK 3, CENTENNIAL EAST CORPORATE CENTER,
FILING NO. 2**

A PARCEL OF LAND LOCATED IN LOT 17, BLOCK 3, CENTENNIAL EAST CORPORATE CENTER, FILING NO. 2, IN THE WEST 1/2 OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 17, BEING ALSO ON THE NORTHERLY LINE OF EAST FREMONT AVENUE, A DEDICATED PUBLIC ROAD RIGHT-OF-WAY, THENCE N00°15'56"E, ALONG THE EASTERLY LINE OF SAID LOT 17, A DISTANCE OF 5.16 FEET TO THE POINT ON A CURVE;

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, SAID CURVE ALSO BEING PARALLEL TO THE NORTH LINE OF THE AFOREMENTIONED RIGHT-OF-WAY OF EAST FREMONT AVENUE (SAID CURVE HAVING A RADIUS OF 390.00 FEET, A CENTRAL ANGLE OF 09°12'31", THE CHORD OF SAID ARC BEARS S80°33'37"W, A DISTANCE OF 62.61 FEET) AN ARC LENGTH OF 62.68 FEET;

THENCE S85°09'53"W, A DISTANCE OF 219.66 FEET TO A POINT ON A CURVE;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 41°24'36", THE CHORD OF SAID ARC BEARS S74°07'50"E, A DISTANCE OF 14.14 FEET) AN ARC LENGTH OF 14.45 FEET TO A POINT ALONG THE SOUTH LINE OF SAID LOT 17, ALSO BEING ALONG THE NORTH LINE OF THE AFOREMENTIONED RIGHT-OF-WAY OF EAST FREMONT AVENUE;

THENCE N85°09'53"E, A DISTANCE OF 206.43 FEET TO THE POINT OF A CURVE;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 395.00 FEET, A CENTRAL ANGLE OF 09°01'26", THE CHORD OF SAID ARC BEARS N80°39'10"E, A DISTANCE OF 62.15 FEET) AN ARC LENGTH OF 62.21 FEET TO THE POINT OF BEGINNING,

CONTAINING 1.290 SQUARE FEET OR 0.032 ACRES MORE OR LESS.

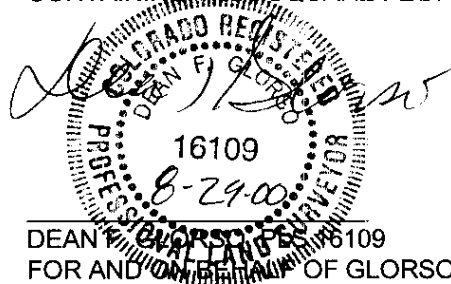
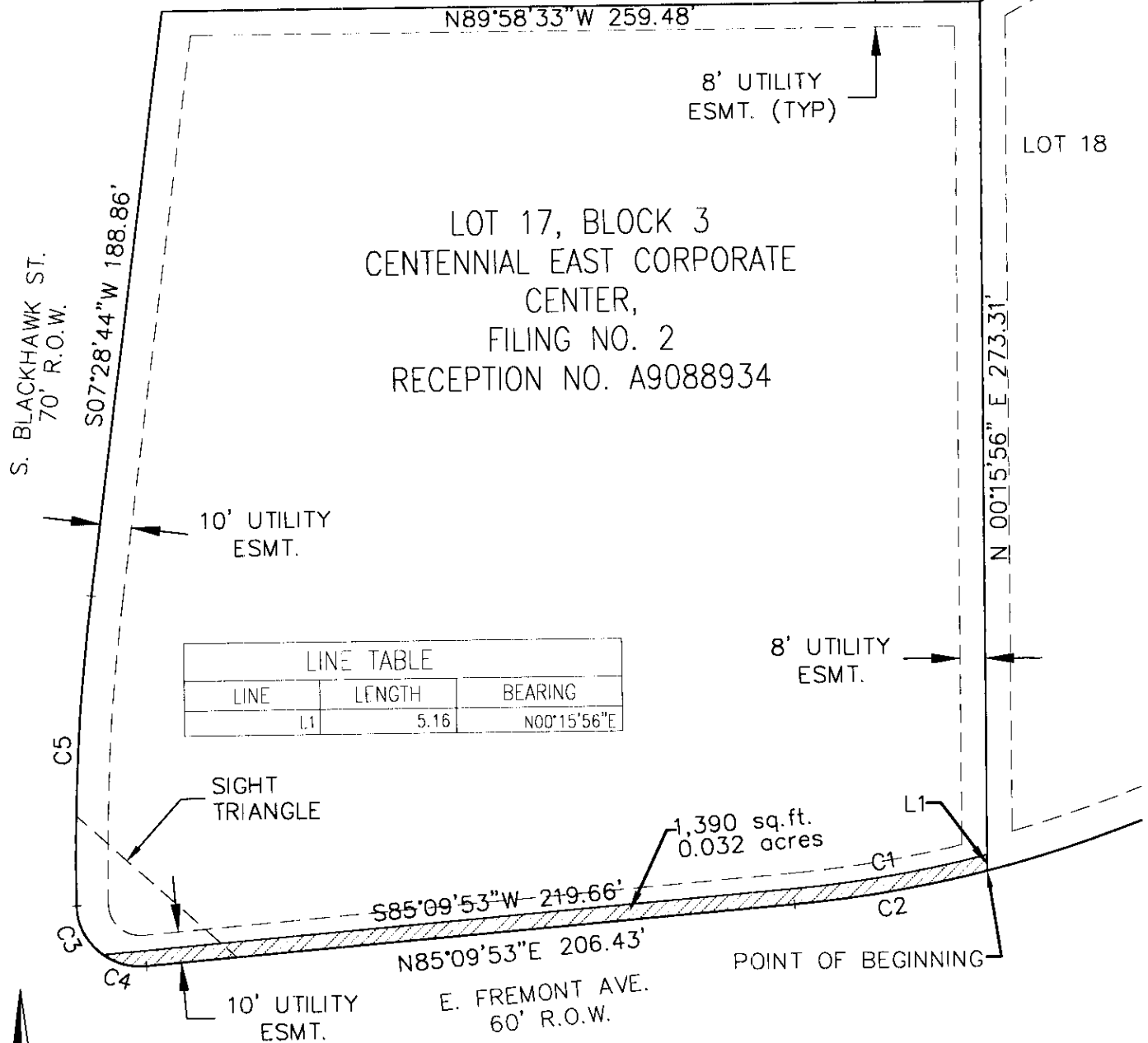

DEAN F. GLORSO, 16109
FOR AND ON BEHALF OF GLORSO MURRAY SURVEYS, LLC

EXHIBIT A 5' RIGHT-OF-WAY DEDICATION



CURVE TABLE						
CURVE	LENGTH	RADIUS	CHORD	CHD BEAR	DELTA	TANGENT
C1	62.68	390.00	62.61	S80°33'37"W	09°12'31"	31.41
C2	62.21	395.00	62.15	N80°39'10"E	09°01'26"	31.17
C3	18.43	20.00	17.78	S27°01'42"E	52°47'41"	9.93
C4	14.45	20.00	14.14	S74°07'50"E	41°24'36"	7.56
C5	99.37	702.03	99.28	S03°25'27"W	08°06'35"	49.77

GRAPHIC SCALE



(IN FEET)

1 inch = 50

MMC ENGINEERING
MURRAY McMillen ENGINEERING, INC.

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