



**DECLARATION OF EASEMENT
(ATRIUMS PRIVATE SEWER LINE)**

EAGLE ONE, LLC, a Colorado limited liability company ("Grantor") hereby declares and establishes a non-exclusive easement (the "Easement") for a private sewer line on, under and across the real property described as a Sanitary Sewer Service Easement 1 (Private) (the "Burdened Property") shown on the plat for Eagle Glen at Steamboat, Filing No. 1, File No. 13285 of the Routt County records (the "Plat"). The Easement benefits the property described as the Eagleridge Atriums Condominiums (File No. 9785 of the Routt County records) shown on the Plat. The Atriums Condominiums Association, Inc. (the "Atriums Association") shall be entirely responsible for the maintenance, repair and replacement of the sewer line located within the Easement.

The Easement may be vacated, released, abandoned, relocated or amended at any time by recorded agreement executed by the Atriums Association and the owner of the Burdened Property, without the necessity of approval of any individual condominium Owner within the Eagleridge Atriums Condominiums or any other third party. The Owner of the Burdened Property shall also have the right to relocate the Easement and the sewer line located therein at its sole cost to accommodate development of the Burdened Property, provided that the relocated sewer line meets the requirements of the Mt. Werner Water and Sanitation District. The Atriums Association agrees to execute such documents as are reasonably requested by the Owner of the Burdened Property to accomplish such relocation.

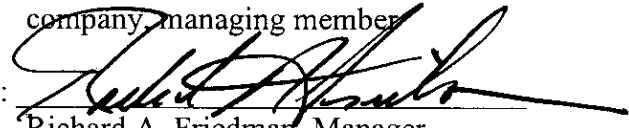
This Declaration of Easement shall not be effective until and unless it is accepted by the Atriums Association in an instrument recorded in the Routt County records no later than one (1) year after the date of the initial recording of this Declaration of Easement.

In the event that the Burdened Property is hereafter conveyed, the grantor of said conveyance shall be deemed to have reserved the Easement herein provided for and have conveyed such property subject to this Easement.

IN WITNESS WHEREOF, Grantor has executed this Declaration of Easement this 16th day of September 2003.

EAGLE ONE, LLC, a Colorado limited liability company

By: RAF, a Florida limited liability company, managing member

By: 
Richard A. Friedman, Manager

