RECEPTION#: 3058055 3/13/2023 12:52:51 PM, 1 of 4 Recording: \$28.00, Doc Fee Exempt Bobbie Gross, Mesa County, CO. CLERK AND RECORDER

GRANT OF DRAINAGE EASEMENT

Quick N Clean CO-02, LLC, Grantor, whose mailing address is 7291 E Adobe Drive Suite 115, Scottsdale, AZ 85255, owner of that certain lot of land, with an address of 2388 Mojo Street, Grand Junction, CO 81505, located in Mesa County, Colorado, as evidenced by a Special Warranty Deed recorded at Reception No. 3040957, Public Records of Mesa County, Colorado for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted and conveyed, and by these presents does hereby grant and convey to the City of Grand Junction, a Colorado home rule municipality, Grantee, whose address is 250 N. 5th Street, Grand Junction, CO 81501, a Perpetual Drainage Easement for the use and benefit of Grantee and for the use and benefit of the Public, as approved by Grantee, as a perpetual drainage easement for drainage and the installation, operation, maintenance and repair of drainage facilities and appurtenances, on, along, over, under, through and across Lot 1 of GG Grand Junction Subdivision Filing 2 as Amended, in the City of Grand Junction, County of Mesa State of Colorado, more particularly described in Exhibit A and depicted on Exhibit B, which exhibits are attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever, together with the right to enter upon said premises with workers and equipment, to survey, maintain, operate, repair, replace, control and use said Easement, and to remove objects interfering therewith, including the trimming of trees and bushes as may be required to permit the operation of standard construction and repair machinery, subject to the terms and conditions contained herein.

The interest conveyed is an easement for the purposes and uses and upon the terms stated herein. Grantor will not install on the Easement, or permit the installation on the Easement, of any building, structure, improvement, retaining wall, sidewalk, patio, tree, or other landscaping, other than the usual and customary grasses and other ground cover. In the event such obstacles are installed in the Easement, the City has the right to require the Grantor to remove such obstacles from the Easement at Grantor's cost. If Grantor does not remove such obstacles, the City may remove such obstacles without any liability or obligation for repair and replacement thereof and charge the Grantor the City's costs for such removal. If the City chooses not to remove the obstacles, the City will not be liable for any damage to the obstacles or any other property to which they are attached.

Grantor hereby covenants with Grantee it has good title to the herein described premises; that it has good and lawful right to grant this Easement; that it will warrant and forever defend the title and quiet possession thereof against the lawful claims and demands of all persons whomsoever.

Executed and delivered this 811 day of MARCH , 2023. QUICK N CLEAN CO-02, LLC **GRANTOR:** Richard Karle, as Manager for Quick N Clean CO-02, LLC The foregoing instrument was acknowledged before me this _____ day of ______ 2023, by Richard Karle, as Manager for Quick N Clean CO-02, LLC. My commission expires 12.19.2025 Witness my hand and official seal. MICHAEL SCARBROUGH Notary Public - Arizona

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Maricopa County Commission # 620958 My Comm, Expires Dec 19, 2025

EXHIBIT A

A PARCEL OF LAND BEING PART OF LOT 1, GG GRAND JUNCTION SUBDIVISION FILING 2, RECORDED AT RECEPTION NO. 3034472, MESA COUNTY RECORDS AND LOCATED IN THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO OF, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE $500^{\circ}02'14''$ E ALONG THE EAST LINE OF SAID LOT 1 (SAID LINE BEING THE BASIS OF BEARINGS FOR ALL BEARINGS STATED HEREIN), A DISTANCE 11.51 FEET; THENCE $504^{\circ}12'19''$ W ALONG SAID EAST LINE, A DISTANCE OF 16.18 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING S04°12'19"W ALONG SAID EAST LINE, A DISTANCE OF 16.04 FEET;

THENCE N89°57'42"W, A DISTANCE OF 23.72 FEET;

THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE TO THE SOUTHWEST (SAID CURVE HAVING A RADIUS OF 10.00 FEET, A DELTA ANGLE OF 64°18'32", A CHORD BEARING S27°56'52"E 10.64 FEET), AN ARC LENGTH OF 11.22 FEET;

THENCE S04°12'24"W, A DISTANCE OF 106.61 FEET;

THENCE S00°02'38"E, A DISTANCE OF 91.98 FEET;

THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE TO THE NORTHWEST (SAID CURVE HAVING A RADIUS OF 10.00 FEET, A DELTA ANGLE OF 45°02′28″, A CHORD BEARING S22°28′36″W 7.66 FEET), AN ARC LENGTH OF 7.86 FEET:

THENCE S44°59'50"W, A DISTANCE OF 6.60 FEET;

THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE TO THE NORTHWEST (SAID CURVE HAVING A RADIUS OF 10.00 FEET, A DELTA ANGLE OF 45°02′20″, A CHORD BEARING S67°31′00″W 7.66 FEET), AN ARC LENGTH OF 7.86 FEET;

THENCE N89°57'50"W, A DISTANCE OF 7.63 FEET;

THENCE NORTHWESTERLY ALONG A CURVE CONCAVE TO THE NORTHEAST(SAID CURVE HAVING A RADIUS OF 10.00 FEET, A DELTA ANGLE OF 90°00′08″, A CHORD BEARING N44°57′14″W 14.14 FEET), AN ARC LENGTH OF 15.71 FEET;

THENCE N00°02'18"E, A DISTANCE OF 203.72 FEET;

THENCE NORTHEASTERLY ALONG A CURVE CONCAVE TO THE SOUTHEAST (SAID CURVE HAVING A RADIUS OF 10.00 FEET, A DELTA ANGLE OF 90°00′00", A CHORD BEARING N45°02′18"E 14.14 FEET), AN ARC LENGTH OF 15.71 FEET;

THENCE S89°57'42"E, A DISTANCE OF 8.24 FEET;

THENCE NORTHEASTERLY ALONG A CURVE CONCAVE TO THE SOUTHEAST (SAID CURVE HAVING A RADIUS OF 12.00 FEET, A DELTA ANGLE OF 102°52′05″, A CHORD BEARING N38°36′15″E 18.77 FEET), AN ARC LENGTH OF 21.54 FEET;

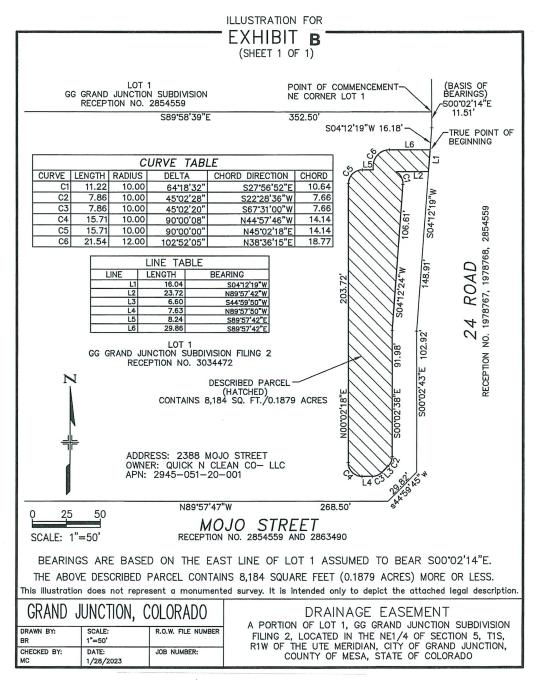
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THENCE S89°57′42″E, A DISTANCE OF 29.86 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 8,184 SQ. FT. (0.1879 ACRES) MORE OR LESS. ALL LINEAL DISTANCE ARE REPRESENTED IN U.S. SURVEY FEET.

PREPARED BY: ROBERT J. RUBINO PLS 14142 RUBINO SURVEYING 3312 AIRPORT ROAD BOULDER, CO 80301

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