

GRANT OF EASEMENT - TEMPORARY

Allbuild Construction LLC, Grantor, whose address is 452 35 Road, Palisade, CO 81526, the owner of that certain real property as evidenced by that certain General Warranty Deed recorded at Reception No. 2980169 (the Property) in the records of the Mesa County Clerk and Recorder, for and in consideration of the sum of Ten and 00/100 Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has sold, granted and conveyed, and by these presents does hereby sell, 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, its successors and assigns, temporary turnaround access easements located in Grand Falls Townhomes Tract A and Tract B 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 the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereunto belonging or in anywise appertaining, unto the said Grantee and unto its successors and assigns forever, the said Grantor hereby covenanting that Grantor will warrant and defend the title to said premises unto the said Grantee and unto its successors and assigns forever, against the lawful claims and demands of all persons whomsoever.

The purpose of the easement is to provide a turnaround area from N. Grand Falls Court with appropriate surfacing for large, heavy vehicles, including but not limited to fire department vehicles. The easement area shall be constructed and maintained by the Grantor at the Grantor's expense. Grantor shall not obstruct or interfere with the use of the easement nor permit any other entity to obstruct or interfere with such use; Grantor shall maintain the paved surface of the easement area free from obstructions, debris, weeds, and dangerous conditions at all times.

The easement is required because there is, at the time of the granting of the easement, insufficient fire access point(s) connecting the subdivision to the public street system in accordance with the Zoning and Development and Fire Codes of the City of Grand Junction. The temporary turnaround access easement shall terminate when sufficient access point(s) to/from the subdivision to an external public street is established and fully constructed in accordance with the City's Zoning and Development Code and the applicable Fire Code, and to the satisfaction of the Grand Junction Fire Department.

Executed and delivered this 28 day of March 2023.

GRANTOR: ALLBUILD CONSTRUCTION LLC

[Signature]
Gilbert J Maynard, Managing Member

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 28 day of March 2023, by
Gilbert J. Maynard Managing Member of Allbuild Construction LLC.

My commission expires 07/27/2025

Witness my hand and official seal.

[Signature]
Notary Public

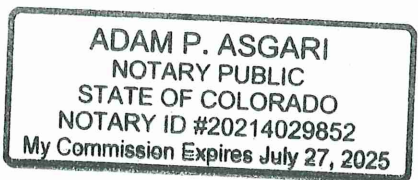


EXHIBIT A

Temporary Turnaround Easements

Grand Falls Townhomes – East Turnaround Easement

A turnaround easement located on Tract A, Grand Falls Townhomes, located in the NW1/4 of Section 7, Township 1 South, Range 1 East, Ute Meridian, City of Grand Junction, Mesa County, Colorado, described as:

Commencing at the northwest corner of Grand Falls Townhomes, from which the northeast corner of Grand Falls Townhomes bears N89°57'23"E 323.85 feet; running thence N89°57'23"E 160.00 feet along the north line of said Grand Falls Townhomes to the easterly right-of-way of North Grand Falls Court and the Point of Beginning.

Running thence N89°57'23"E 42.50 feet along said north line of Grand Falls Townhomes; thence S00°02'37"E 26.50 feet; thence S89°57'23"W 20.32 feet; thence along a curve to the left 34.12 feet; (Curve Data: R = 22.50 feet, Delta = 86°56'28", Chord Bears S46°37'20"W 30.96 feet) to the easterly right-of way of North Grand Falls Court; thence along said right-of-way the following two (2) courses: (1) along a non-tangent curve to the left 12.16 feet (Curve Data: R = 218.00 feet, Delta = 3°11'43", Chord Bears N01°33'14"E 12.16 feet); (2) thence N00°02'37"W 35.59 feet to the north line of Grand Falls Townhomes and the Point of Beginning. CONTAINING 1229 Square Feet, more or less, as described above.

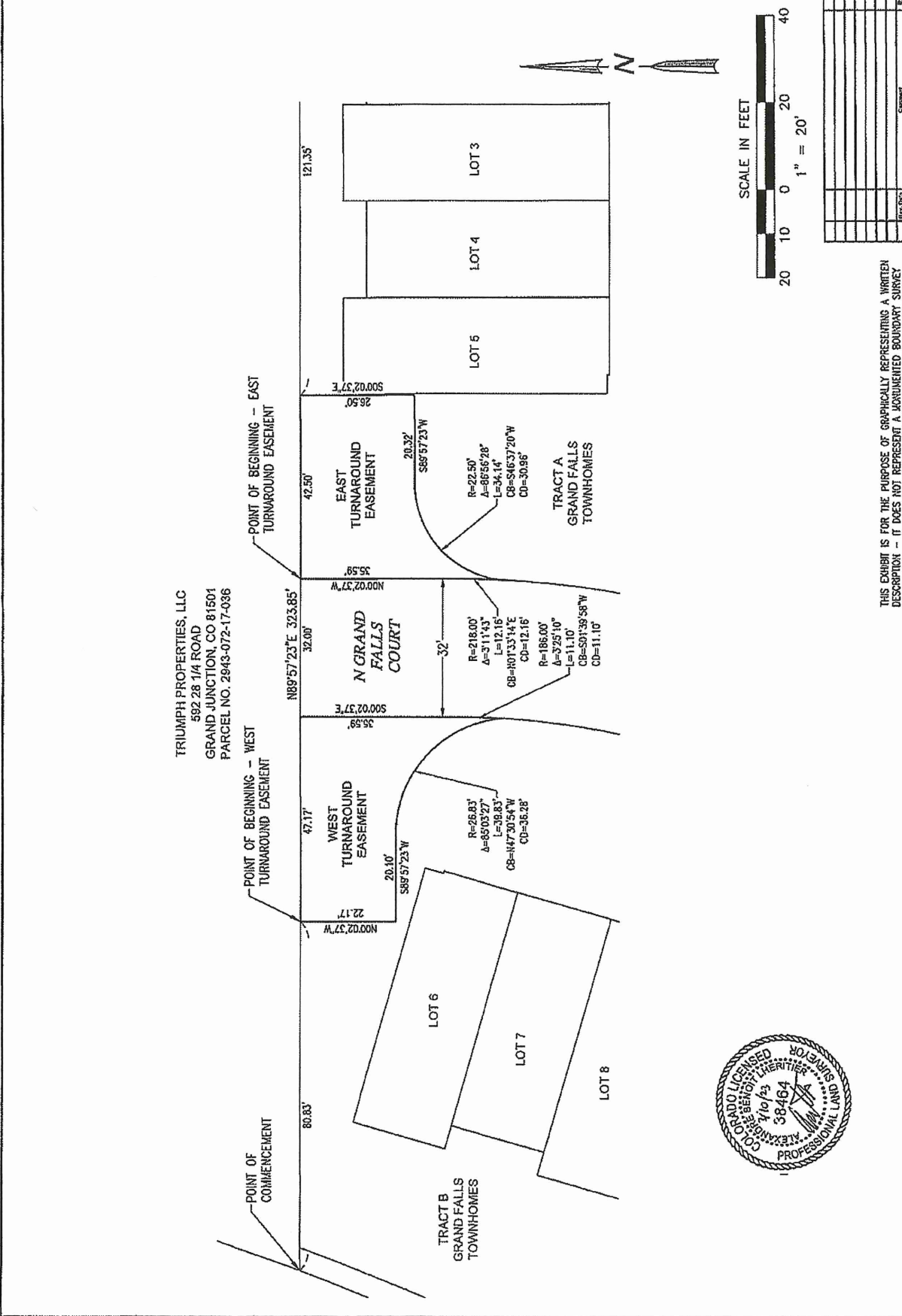
Grand Falls Townhomes – West Turnaround Easement

A turnaround easement located on Tract B, Grand Falls Townhomes, located in the NW1/4 of Section 7, Township 1 South, Range 1 East, Ute Meridian, City of Grand Junction, Mesa County, Colorado, described as:

Commencing at the northwest corner of Grand Falls Townhomes, from which the northeast corner of Grand Falls Townhomes bears N89°57'23"E 323.85 feet; running thence N89°57'23"E 80.83 feet along the north line of said Grand Falls Townhomes to the Point of Beginning.

Running thence N89°57'23"E 47.17 feet along said north line of Grand Falls Townhomes to the westerly right-of-way of North Grand Falls Court; thence along said right-of-way the following two (2) courses: (1) S00°02'37"E 35.59 feet; (2) thence along a curve to the right 11.10 feet; (Curve Data: R = 186.00 feet, Delta = 3°25'10", Chord Bears S01°39'58"W 11.10 feet); thence leaving said right-of-way along a non-tangent curve to the left 39.83 feet (Curve Data: R = 26.83 feet, Delta = 85°03'27", Chord Bears N47°30'54"W 36.28 feet); thence S89°57'23"W 20.10 feet; thence N00°02'37"W 22.17 feet to the north line of Grand Falls Townhomes and the Point of Beginning. CONTAINING 1204 Square Feet, more or less, as described above.

 <p>VORTEX ENGINEERING, INC. 2800 S. UNIVERSITY BLVD. SUITE 100 DENVER, CO 80202</p>	<p>ALEX LHERITIER PROFESSIONAL LAND SURVEYOR NO. 38464</p>	<p>EXHIBIT</p>	<p>Turnaround Easements Exhibit <i>Grand Falls Townhomes</i> 588 N Grand Falls Court Grand Junction, CO 81501</p>
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THIS EXHIBIT IS FOR THE PURPOSE OF GRAPHICALLY REPRESENTING A WRITTEN DESCRIPTION - IT DOES NOT REPRESENT A DOCUMENTED BOUNDARY SURVEY