

## GRANT OF MULTIPURPOSE EASEMENT

RECLA METALS, LLLP, a Colorado Limited Liability Limited Partnership, whose address is 136 S. Maple Avenue, Montrose, CO 81401, Grantor, owner of a parcel of land located at 479 30 Road, Grand Junction, CO 81504, as recorded at Reception No. 3029585, Public records of Mesa County, Colorado, for and in consideration 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 Multipurpose Easement for the use and benefit of Grantee and for the use and benefit of the Public Utilities, as approved by Grantee, as a perpetual easement for City approved utilities including the installation, operation, maintenance and repair of said utilities and appurtenances which may include but are not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, traffic control facilities, street lighting, landscaping, trees and grade structures, on, along, over, under, through and across 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 reserves the right to use and occupy the real property burdened by this Easement for any lawful purpose which is not inconsistent with, and which will not unreasonably interfere with the full use and quiet enjoyment of the rights herein granted. Except as expressly permitted in a written agreement with the Grantee, 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. A planning clearance shall not suffice as a written agreement. In the event such obstacles are installed in the Easement, the Grantee 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 Grantee may remove such obstacles without any liability or obligation for repair and replacement thereof and charge the Grantor the Grantee's costs for such removal. If the Grantee chooses not to remove the obstacles, the Grantee will not be liable for any damage to the obstacles or any other property to which they are attached.

Grantor hereby covenants with Grantee that 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 7 day of March, 2024.

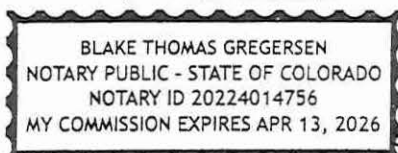
Grantor: RECLA METALS, LLLP, a Colorado Limited Liability Limited Partnership

  
Garry L. Fulks, Managing Partner

State of Colorado )  
County of Montrose )ss

The foregoing instrument was acknowledged before me this 7 day of March, 2024, by Garry L. Fulks, Managing Partner, RECLA METALS, LLLP, a Colorado Limited Liability Limited Partnership.

Witness my hand and official seal.



  
Notary Public

# EXHIBIT A

## Legal Description

A tract of land situated in the Northeast Quarter of the Northeast Quarter of Section 17, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

The East 14.00 feet of that property as described at Reception Number 3029585 of the Mesa County Records.

Said tract of land containing 3,218 square feet more or less.

Legal description written by:  
Patrick W. Click  
Colorado licensed surveyor number 37904  
3194 Mesa Ave # B  
Grand Junction, CO 81540



# EXHIBIT B

