

GRANT OF MULTIPURPOSE EASEMENT

OZB LOGOS IR LD, LLC, a Colorado limited liability company, Grantee, whose address is 1978 Canyon Del Sol Court, Grand Junction, CO 81507, owner of a parcel of land located at 357 Indian Road, Grand Junction, CO 81501, as recorded at Reception No. 3099308, 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, 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 8 day of July, 2025.

Grantor: OZB LOGOS IR LD, LLC, a Colorado limited liability company


Angela Carlene Fleming Hildebrand, Manager

State of Colorado)
)ss
County of Mesa)

The foregoing instrument was acknowledged before me this 8 day of July, 2025, by Angela Carlene Fleming Hildebrand, as Manager for OZB LOGOS IR LD, LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires Jan. 26, 2029


Notary Public

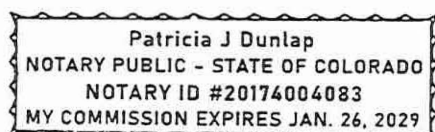


EXHIBIT "A"

14' MULTI-PURPOSE EASEMENT

A multi-purpose easement, being a portion of Lot 5, Block Two of Indian Road Industrial Subdivision Filing No. Two, Reception No. 2413044, in the Office of the Clerk and Recorder, Mesa County, Colorado, more particularly described as;

COMMENCING at the Center-North 1/16 Corner of Section 24, Township 1 South, Range 1 West of the Ute Meridian, whence the Center ¼ Corner of Section 24 bears S 00°08'07" W, a distance of 1,320.00 feet, thence S 37°12'24" E, a distance of 1,057.04 feet to a point on the northerly line of said Lot 5, the **POINT OF BEGINNING**.

THENCE along a non-tangent curve to the right having an arc length of 74.50 feet, a radius of 302.58 feet, a delta angle of 14°06'24", a chord bearing of S 40°46'14" W and a chord length of 74.31 feet;

THENCE along a curve to the left having an arc length of 98.14 feet, a radius of 357.58 feet, a delta angle of 15°43'30", a chord bearing of S 39°57'41" W and a chord length of 97.83 feet to a point on the southerly line of the aforementioned Lot 5; .

THENCE N 76°51'09" W along said southerly line of Lot 5, a distance of 14.77 feet;

THENCE leaving said southerly line of Lot 5, along a non-tangent curve to the right having an arc length of 106.78 feet, a radius of 371.58 feet, a delta angle of 16°27'53", a chord bearing of N 39°35'29" E and a chord length of 106.41 feet;

THENCE along a curve to the left having an arc length of 65.78 feet, a radius of 288.58 feet, a delta angle of 13°03'35", a chord bearing of N 41°17'38" E and a chord length of 65.64 feet to a point on the northerly line of the aforementioned Lot 5;

THENCE S 76°51'09" E along said northerly line of Lot 5, a distance of 15.00 feet to the **POINT OF BEGINNING**;

CONTAINING 2,416 square feet or 0.06 acres, more or less.

Description Written By:
James A. McKew
PLS 38428
Rolland Consulting Engineers
405 Ridges Blvd.
Grand Junction, Colorado 81507
(970) 243-8300



EXHIBIT B

CN 1/16, SECT 24
3" BRASS CAP
-0.4 BELOW GRADE
MCSM 1053
P.O.C.



2945-241-48-004
STARLIETH LLC
2761 WINTERS AVE.
LOT 4, BLOCK TWO
INDIAN ROAD INDUSTRIAL SUB.
FILING No. TWO
R.N. 2413044

LEGEND

R.O.W. RIGHT OF WAY
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
R.N. RECEPTION NUMBER
SECT SECTION
MCSM MESA COUNTY SURVEY MARKER



2945-241-48-005
OZB LOGOS IR LD LLC
357 INDIAN ROAD
LOT 5, BLOCK TWO
INDIAN ROAD INDUSTRIAL
SUBDIVISION FILING NO. TWO
R.N. 2413044

14' MULTI-PURPOSE
EASEMENT
2,416 SQ. FT.

8' UTILITY EASEMENT
REMAINDER AFTER VACATION
R.N. 2413056
R.N. 1164687

14' MULTI-PURPOSE
EASEMENT
R.N. 2413044

INDIAN ROAD
48' RIGHT-OF-WAY
R.N. 2413044
R.N. 2413057
R.N. 1164687

PROPOSED ADDITIONAL
3.5' RIGHT-OF-WAY

14' MULTI-PURPOSE
EASEMENT
R.N. 2413044

8' UTILITY EASEMENT
REMAINDER AFTER VACATION
R.N. 2413056 / R.N. 1164687

LINE	BEARING	DISTANCE
L1	N 76°51'09" W	14.77'
L2	S 76°51'09" E	15.00'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	74.50'	302.58'	14°06'24"	S 40°46'14" W	74.31'
C2	98.14'	357.58'	15°43'30"	S 39°57'41" W	97.83'
C3	106.78'	371.58'	16°27'53"	N 39°35'29" E	106.41'
C4	65.78'	288.58'	13°03'35"	N 41°17'38" E	65.64'

C 1/4, SECT 24
2.5" ALLOY CAP IN WELL
-0.1 BELOW RIM, MCSM 1054

The sketch and description shown hereon has been derived from subdivision plats and deed description as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.



405 Ridges Blvd. Suite A
Grand Junction, CO 81507
Voice: (970) 243-8300
Fax: (970) 241-1273
www.rolland.com

MULTI-PURPOSE EASEMENT EXHIBIT B

SW 1/4, NE 1/4, SEC 24 T.1S., R.1W.
UTE MERIDIAN
MESA COUNTY, COLORADO

Drawn JAM	Designed	Checked CLB	Proj# C4436	Rv:	Sheet 1
File Name: C:\C4436-MPE-EXHIBIT.DWG				Date 5/23/25	Of 1