

GRANT OF DRAINAGE EASEMENT

Guardian Storage Grand Junction, LLC, a Pennsylvania Limited Liability Company, Grantor, whose mailing address is 1555 S. 76th Street, Superior, CO 80027, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) 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, 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, on, along, over, under, through and across the following described parcel of land, to wit:

Said Tract of land contains 0.24 Acres, more or less, as described in **Exhibit A** and depicted on **Exhibit B** attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever, together with the right of ingress and egress for 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.

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 substantially interfere with the full use and quiet enjoyment of the rights herein granted; provided, however, that Grantor hereby covenants with Grantee that the Easement shall not be burdened or overburdened by the installation, construction or placement of any improvements, structures or fixtures thereon which may be detrimental to the facilities of Grantee or which may act to prevent reasonable ingress and egress for workers and equipment on, along, over, under, through and across the Easement.

Grantee's work and act of installing, operating, maintaining, repairing and replacing said drainage improvements shall be performed with due care using commonly accepted standards and techniques.

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 24 day of June, 2025.

Grantor: Guardian Storage Grand Junction, LLC, a Pennsylvania Limited Liability Company

By: 
Steven H. Cohen, as Manager

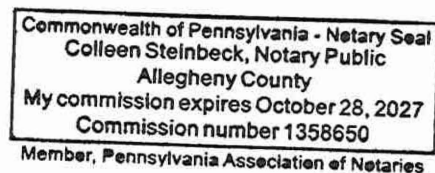
By: 
H. Kevin Cohen, Authorized Member

State of Pennsylvania)
)ss.
County of Allegheny)

The foregoing instrument was acknowledged before me this 24th day of June, 2025 by Steven H. Cohen, as Manager of Guardian Storage Development Grand Junction, LLC, a Pennsylvania Limited Liability Company, Manager of Guardian Storage Grand Junction, LLC, a Pennsylvania Limited Liability Company.

Witness my hand and official seal.

Colleen Steinbeck
Notary Public

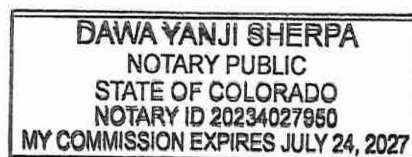


State of Colorado)
)ss.
County of Boulder)

The foregoing instrument was acknowledged before me this 30th day of June, 2025 by H. Kevin Cohen, in his capacity as Authorized Member for Guardian Storage Grand Junction, LLC, a Pennsylvania Limited Liability Company.

Witness my hand and official seal.

Dawa Yanji Sherpa
Notary Public



Legal Description

A tract of land situate in the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 4, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, said tract being located entirely within the property described at Reception Number 2353373 of the Mesa County Records, Except the 30.00 foot Road Right of Way described at Reception Number 887092, and Except the variable width Road Right of Way described at Reception Number 3064200, being more particularly described as follows:

Commencing at the Center Quarter Corner of said Section 4, from whence the Center-South Sixteenth Corner of Section 4 bears S0°01'45"W a distance of 1317.32 feet for a Basis of Bearings, all bearings herein related thereto; thence S0°01'45"W along the West line of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 4 a distance of 699.98 feet; thence S89°59'34"E a distance of 40.00 feet to the Southwest Corner of the aforementioned property, said Corner being the Point of Beginning; thence N0°01'45"E along the West line of said property a distance of 154.21 feet; thence S89°58'15"E a distance of 47.33 feet; thence S29°56'24"E a distance of 44.61 feet; thence S0°00'37"W a distance of 63.55 feet; thence S89°57'12"E a distance of 5.04 feet; thence S0°04'11"W a distance of 51.99 feet to a point on the South line of said property; thence N89°59'34"W along said South line a distance of 74.64 feet to the Point of Beginning.

Said tract of land contains 0.24 acres as described.

Legal description written by:

Patrick W. Click

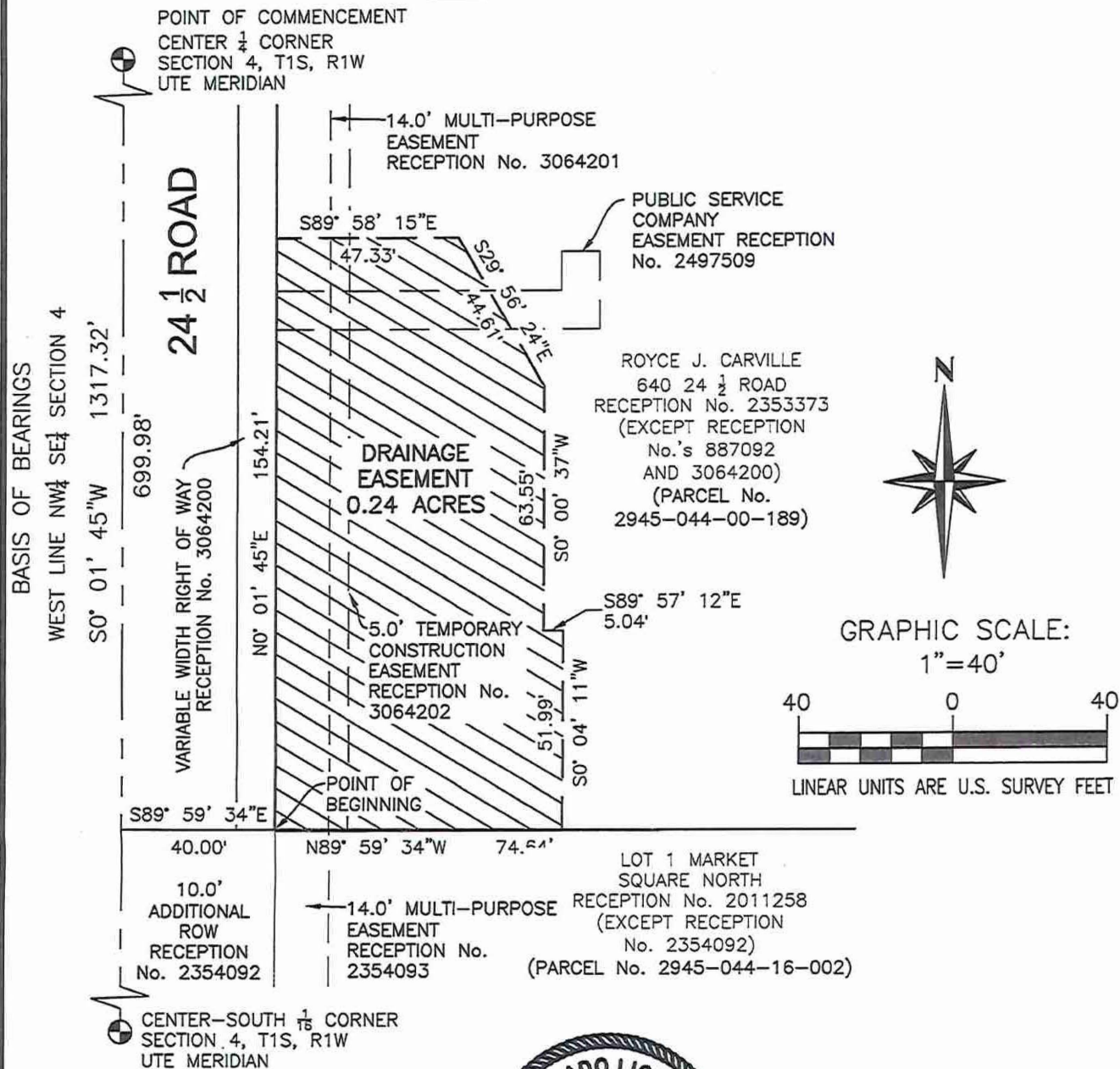
Colorado licensed surveyor number 37904

3194 Mesa Ave #B

Grand Junction, CO 81504



EXHIBIT SKETCH



LEGAL DESCRIPTION SKETCH

JOB: 2023-158 DATE: 02/25/25

DRAINAGE EASEMENT

640 24 1/2 ROAD

GRAND JUNCTION, COLORADO

NW1/4 SE1/4 OF SECTION 4

T1S, R1W, UTE MERIDIAN

CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO



POLARIS SURVEYING

PATRICK W. CLICK P.L.S.

3194 MESA AVE
GRAND JUNCTION, CO 81504
PHONE (970)434-7038