

GRANT OF MULTI-PURPOSE EASEMENT

BUENA VIDA HQ, LLC, a Colorado Limited Liability Company, Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable consideration (\$10.00), 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 Multi-Purpose Easement ("Easement") for the use and benefit of Grantee and for the use and benefit of public utilities permitted therein by Grantee, to include 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 the following described parcel of land, to wit:

Containing 5,402 square feet or .12 Acres, as described herein and depicted on **Exhibit "A"**, attached hereto and incorporated herein by reference.

Part of Mesa County Assessor Parcel No.: 2945-221-21-003

TO HAVE AND TO HOLD unto the said Grantee, its successors, assigns and permittees 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 limited 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 substantially interfere with the full use and quiet enjoyment of the rights herein granted. Grantor shall not install within the Easement, or permit the installation within the Easement, of any building, structure, improvement, retaining wall, sidewalk, patio, tree or other landscaping, other than the usual and customary grasses and other groundcover without the prior written consent of Grantee. In the event such obstacles are installed in the Easement, Grantee has the right to require Grantor to remove such obstacles from the Easement. If Grantor does not remove such obstacles within thirty (30) calendar days from the date written notice is given by Grantee to Grantor, Grantee may remove such obstacles without any liability or obligation for repair or replacement thereof, and charge Grantor for Grantee's costs for such removal. If Grantee chooses not to remove the obstacles, Grantee shall not be liable for any damage to the obstacles or any other property to which they are attached.

The easement shall be for the use and benefit of Grantee, its members, employees, agents and contractors or any of its successors in title or interest.

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

(INTENTIONALLY LEFT BLANK – SIGNATURE PAGE TO FOLLOW)

Executed and delivered this 7th day of December, 2023.

GRANTOR:

Buena Vida HQ, LLC

By: [Signature]
Jennifer R. Taylor
Title: Member

State of Colorado)
County of Mesa) ss.

The foregoing instrument was acknowledged before me this 7 day of December, 2023, by Jennifer R. Taylor as Member of Buena Vida HQ, LLC.

Witness my hand and official seal.

My Commission Expires: July 23, 2024

[Signature]
Notary Public

HANNA M COSTANZO
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20124044930
MY COMMISSION EXPIRES JULY 23, 2024

EXHIBIT A - Page 1 of 1
Multipurpose Easement (M.P.E.) Parcel

That 14 foot Multipurpose Easement located on Lot 16, RIVERFRONT AT DOS RIOS FILING ONE same as recorded at Reception Number 2880032, shown along the westerly Right of Way lines of ROCKAWAY AVENUE AND DOS RIOS DRIVE on the plat of RIVERFRONT AT DOS RIOS FILING THREE same as recorded at Reception Number 2942736, City of Grand Junction, County of Mesa, State of Colorado.

CONTAINING 5402 Square Feet or 0.12 Acres, more or less, as described.

The basis of bearings is the North Line of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Sec. 22, T. 1S., R. 1W., Ute Meridian, S89°56'44"E, Mesa County Local Coordinate System, as shown on Reception Number 2942736.

Authored by: Renee B. Parent, CO LS38266
City Surveyor
City of Grand Junction



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

244 N. 7th Street
Grand Junction, CO 81501
970-256-4003

DRAWN BY: R. B. P.
DATE: 11-29-2023
SCALE: n/a
APPR. BY: K.V.

Located in Government Lot 1, Sec. 22
(a portion of the NE $\frac{1}{4}$ of Section 22)
Township 1 South, Range 1 West
Ute Meridian, City of Grand Junction
Mesa County, Colorado

CITY OF
Grand Junction
COLORADO