

GRANT OF MULTIPURPOSE EASEMENT

Starlieth, LLC, a Colorado limited liability company, Grantee, whose address is PO Box 40187, Grand Junction, CO 81502, owner of a parcel of land located at 2758 Winters Avenue, Grand Junction, CO 81501, as recorded at Reception No. 2761210, 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 14th day of October, 2025.

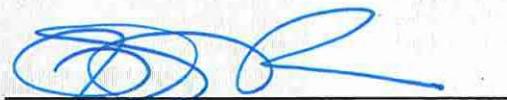
Grantor: Starlieth, LLC, a Colorado limited liability company

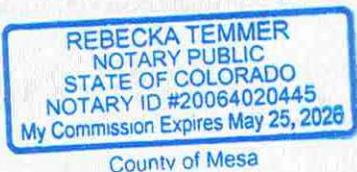

Darren Davidson, Manager

State of Colorado)
)ss
County of Mesa)

The foregoing instrument was acknowledged before me this 14th day of October, 2025, by Darren Davidson, as Manager for Starlieth, LLC, a Colorado limited liability company.

Witness my hand and official seal.


Notary Public



HIGH DESERT SURVEYING, INC

591 25 Road, Suite B1
Grand Junction, CO 81505
Tel: 970-254-8649 Fax: 970-241-0451

EXHIBIT A

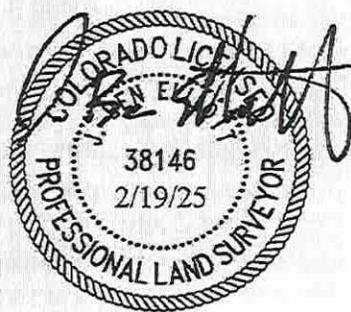
**14-Foot-Wide Multipurpose Easement Parcel
Legal Description**

That parcel of land being a portion of Lot 10, Block Three, Indian Road Industrial Subdivision Filing Number Two, Reception Number 2413044, situated in the Southwest Quarter of the Northeast Quarter (SW1/4 NE1/4) of Section 24, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

COMMENCING at the Southeast corner of said Lot 10 whence the Northeast corner of said Lot 10 bears N00°08'24"E a distance of 247.81 feet for a basis of bearings with all bearings hereon relative thereto; thence along the East line of said Lot 10, N00°08'24"E a distance of 4.19 feet to the POINT OF BEGINNING; thence along a non-tangent curve concave to the right having a central angle of 26°58'10", a radius of 332.86 feet, an arc length of 156.68 feet, and a chord which bears N59°01'04"W a distance of 155.24 feet; thence along a tangent curve concave to the left having a central angle of 8°03'55", a radius of 388.86 feet, an arc length of 54.74 feet, and a chord which bears N49°33'57"W a distance of 54.69 feet to the West line of said Lot 10; thence along said West line, N00°08'24"E a distance of 17.20 feet; thence along a non-tangent curve concave to the right having a central angle of 9°30'46", a radius of 402.86 feet, an arc length of 66.89 feet, and a chord which bears S50°17'22"E a distance of 66.81 feet; thence along a tangent curve concave to the left having a central angle of 26°10'53", a radius of 318.86 feet, an arc length of 145.70 feet, and a chord which bears S58°37'25"E a distance of 144.44 feet returning to said East line of Lot 10; thence along said East line, S00°08'24"W a distance of 14.70 feet to the POINT OF BEGINNING.

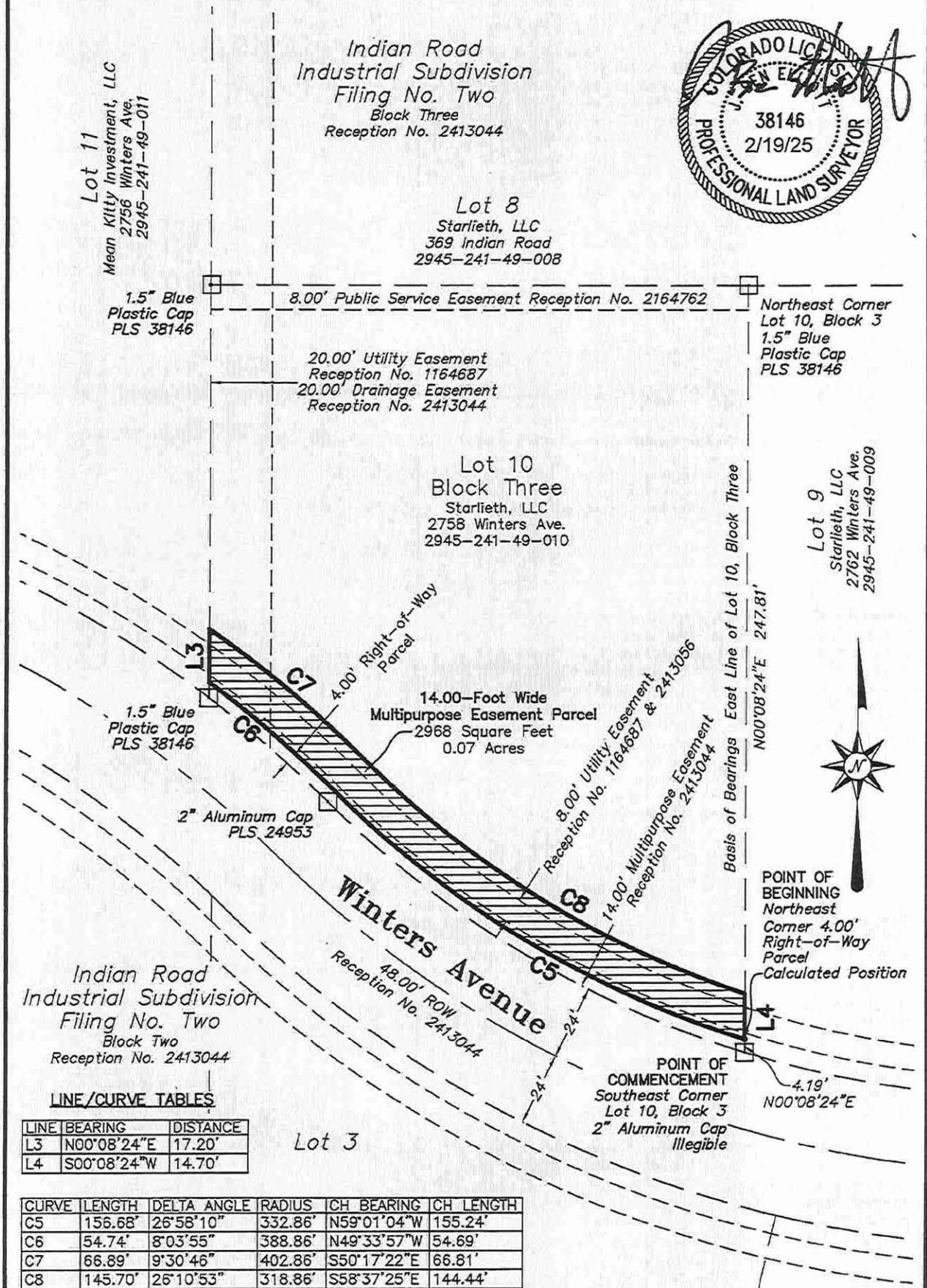
City of Grand Junction, County of Mesa, State of Colorado.

Said parcel contains an area of 2,968 square feet, 0.07 acres, more or less, as herein described.



24-37 2758 Winters MPE_Exhibit A.doc
J. Ben Elliott, PLS 38146
High Desert Surveying, Inc.

EXHIBIT B MULTIPURPOSE EASEMENT PARCEL



LINE/CURVE TABLES

LINE	BEARING	DISTANCE
L3	N00°08'24"E	17.20'
L4	S00°08'24"W	14.70'

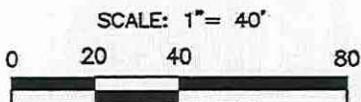
CURVE	LENGTH	DELTA ANGLE	RADIUS	CH BEARING	CH LENGTH
C5	156.68'	26°58'10"	332.86'	N59°01'04"W	155.24'
C6	54.74'	8°03'55"	388.86'	N49°33'57"W	54.69'
C7	66.89'	9°30'46"	402.86'	S50°17'22"E	66.81'
C8	145.70'	26°10'53"	318.86'	S58°37'25"E	144.44'

High Desert Surveying, Inc.

591 25 Road, Suite B1

Grand Junction, Colorado 81505

Tele: 970-254-8649 Fax: 970-241-0451



PROJ. NO.	Surveyed	Drawn	APP'D	SHEET	OF
24-37	BO/SG	BE	-	1	1

GRANT OF MULTIPURPOSE EASEMENT

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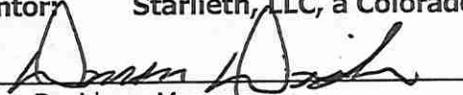
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Grantor hereby covenants with Grantee that it has good title to the herein described premises; that it has good and lawful right to grant this Easement; that it will warrant and forever defend the title and quiet possession thereof against the lawful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

Executed and delivered this 03 day of December, 2025.

Grantor: Starlieth, LLC, a Colorado limited liability company

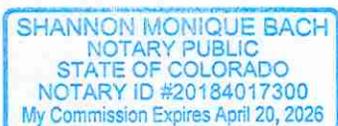

Darren Davidson, Manager

State of Colorado)
)ss
County of Mesa)

The foregoing instrument was acknowledged before me this 03 day of December 2025, by Darren Davidson, as Manager for Starlieth, LLC, a Colorado limited liability company.

Witness my hand and official seal.


Notary Public



HIGH DESERT SURVEYING, INC

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EXHIBIT A

**14-Foot-Wide Multipurpose Easement Parcel
Legal Description**

That parcel of land being a portion of Lot 10, Block Three, Indian Road Industrial Subdivision Filing Number Two, Reception Number 2413044, situated in the Southwest Quarter of the Northeast Quarter (SW1/4 NE1/4) of Section 24, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

COMMENCING at the Southeast corner of said Lot 10 whence the Northeast corner of said Lot 10 bears N00°08'24"E a distance of 247.81 feet for a basis of bearings with all bearings hereon relative thereto; thence along the East line of said Lot 10, N00°08'24"E a distance of 4.19 feet to the POINT OF BEGINNING; thence along a non-tangent curve concave to the right having a central angle of 26°58'10", a radius of 332.86 feet, an arc length of 156.68 feet, and a chord which bears N59°01'04"W a distance of 155.24 feet; thence along a tangent curve concave to the left having a central angle of 8°03'55", a radius of 388.86 feet, an arc length of 54.74 feet, and a chord which bears N49°33'57"W a distance of 54.69 feet to the West line of said Lot 10; thence along said West line, N00°08'24"E a distance of 17.20 feet; thence along a non-tangent curve concave to the right having a central angle of 9°30'46", a radius of 402.86 feet, an arc length of 66.89 feet, and a chord which bears S50°17'22"E a distance of 66.81 feet; thence along a tangent curve concave to the left having a central angle of 26°10'53", a radius of 318.86 feet, an arc length of 145.70 feet, and a chord which bears S58°37'25"E a distance of 144.44 feet returning to said East line of Lot 10; thence along said East line, S00°08'24"W a distance of 14.70 feet to the POINT OF BEGINNING.

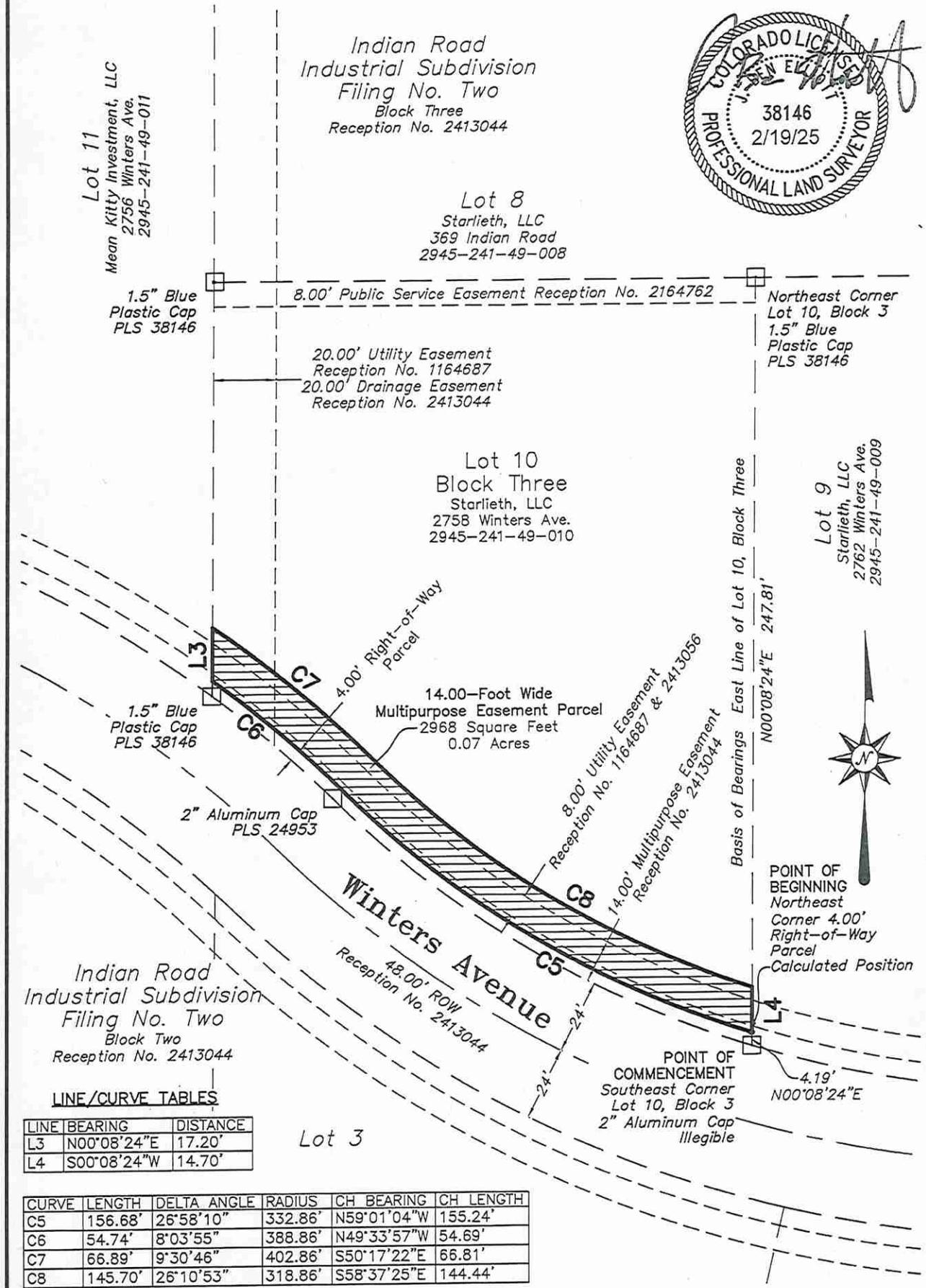
City of Grand Junction, County of Mesa, State of Colorado.

Said parcel contains an area of 2,968 square feet, 0.07 acres, more or less, as herein described.



24-37 2758 Winters MPE_Exhibit A.doc
J. Ben Elliott, PLS 38146
High Desert Surveying, Inc.

EXHIBIT B MULTIPURPOSE EASEMENT PARCEL



Lot 11
Mean Kitty Investment, LLC
2756 Winters Ave.
2945-241-49-011

Indian Road
Industrial Subdivision
Filing No. Two
Block Three
Reception No. 2413044

Lot 8
Starlieth, LLC
369 Indian Road
2945-241-49-008

Northeast Corner
Lot 10, Block 3
1.5" Blue
Plastic Cap
PLS 38146

20.00' Utility Easement
Reception No. 1164687
20.00' Drainage Easement
Reception No. 2413044

Lot 10
Block Three
Starlieth, LLC
2758 Winters Ave.
2945-241-49-010

Lot 9
Starlieth, LLC
2762 Winters Ave.
2945-241-49-009

1.5" Blue
Plastic Cap
PLS 38146

8.00' Public Service Easement Reception No. 2164762

1.5" Blue
Plastic Cap
PLS 38146

2" Aluminum Cap
PLS 24953

14.00-Foot Wide
Multipurpose Easement Parcel
2968 Square Feet
0.07 Acres

8.00' Utility Easement
Reception No. 1164687 & 2413056

14.00' Multipurpose Easement
Reception No. 2413044

Basis of Bearings East Line of Lot 10, Block Three
N00°08'24"E 247.81'

POINT OF
BEGINNING
Northeast
Corner 4.00'
Right-of-Way
Parcel
Calculated Position

Indian Road
Industrial Subdivision
Filing No. Two
Block Two
Reception No. 2413044

Winters Avenue
48.00' ROW
Reception No. 2413044

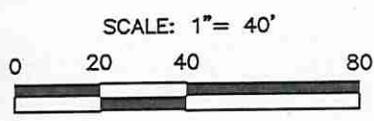
POINT OF
COMMENCEMENT
Southeast Corner
Lot 10, Block 3
2" Aluminum Cap
Illegible

LINE/CURVE TABLES

LINE	BEARING	DISTANCE
L3	N00°08'24"E	17.20'
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CURVE	LENGTH	DELTA ANGLE	RADIUS	CH BEARING	CH LENGTH
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