

TEMPORARY CONSTRUCTION EASEMENT AGREEMENT
2503 Foresight Circle

This Temporary Construction Easement Agreement ("Agreement") is made and entered into this 2nd day of July 2024 by and **between Carnero, LLC**, a Colorado Limited Liability Company, hereinafter referred to as "Owner" whose address is 2503 Foresight Circle, Grand Junction, Colorado 81505 and the **City of Grand Junction, a Colorado home rule municipality**, hereinafter referred to as "City," whose address is 250 N. 5th Street, Grand Junction, Colorado 81501, hereinafter referred to as "City".

RECITALS:

- A. The City Council of the City has determined that constructing improvements for the F ½ Road Parkway, a principal arterial roadway which includes the installation, replacement, repair and upgrade of roadway improvements including but not limited to the construction and installation of asphalt, concrete curb and gutters, driveways and sidewalks and public utilities including but not limited to, electric power, irrigation, potable water, storm sewer and sanitary sewer (collectively, the "Project") is necessary for the health, safety and welfare of the inhabitants of the City.
- B. Owner is the owner of the parcel of land with an address of 2503 Foresight Circle as identified in the document recorded with Reception Number 3086334, in the Mesa County Clerk and Recorder's records ("Owner's Property"). The Project shall include the installation of some of the improvements on or adjacent to Owner's Property.
- C. To facilitate prudent and proper completion of the Project improvements, the City needs the Owner's permission to temporarily access and traverse the Owner's Property with workers and equipment in accordance with the terms and conditions of this Agreement and within the limits of the Owner's Property.

NOW, THEREFORE, based on the recitals above and in consideration of their mutual promises and other valuable consideration as herein stated, the receipt and adequacy of which are hereby acknowledged, the parties hereto agree as follows:

- 1. The Owner hereby grants and conveys to the City one (1) Temporary Construction Easement within the limits of the Owner's Property as depicted on the attached **Exhibit "A"** which is incorporated herein ("Easement Area"), to allow access for workers and equipment to facilitate installation, repair, and replacement of improvements associated with the Project during the term specified in paragraph 2.
- 2. The term of the City's use of the Temporary Construction Easements herein granted is nonexclusive, except that the Owner agrees that Owner or its successors, heirs, or assigns, shall not erect or construct any building or other permanent structure within the Easement Areas or interfere with City's access, use or operation within the Easements without first obtaining written consent of the City's Manager or City's Public Works Director. The Temporary Construction Easements shall commence with written notice presented at least 48 hours prior to the commencement to Owner at Owner's address above by ordinary US mail (presentation complete upon mailing) or in person and shall expire at midnight 24 months from the date of presentation of the written notice to Owner.
- 3. This Agreement is temporary in nature and is not intended to affect the title of the Owner's Property. The City agrees that this Agreement shall not be recorded nor otherwise entered into the permanent record of any land office. Owner shall be responsible for informing any successor, heir, or assignee of this Agreement.
- 4. As a condition of accepting this grant of Temporary Construction Easement, the City agrees, at the City's sole cost and expense, to reasonably repair and restore those portions of the Owner's Property affected or damaged by the City's construction activities and to return said affected areas to the Owner in a condition reasonably approximate to that which existed prior to entry by the City, except the City shall have no obligation to repair or replace any improvements,

vegetation, trees or surface cover that were acquired by City as consideration for this Easement and/or other conditions as agreed in that Memorandum of Agreement between Owner and City dated July 2, 2024.

- 5. This Agreement otherwise embodies the complete agreement between the parties hereto and cannot be changed or modified except by a written instrument subsequently executed by both parties. This Agreement and the terms and conditions hereof apply to and are binding upon the successors, heirs and authorized assigns of both parties.

Dated the day and year first above written.

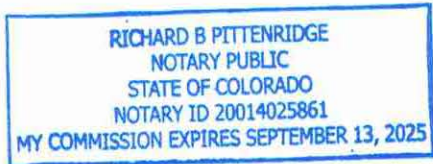
Carnero, LLC, a Colorado limited liability company

By: [Signature]
Nathan Williams, Manager

State of Colorado)
)ss
County of Mesa)

The foregoing instrument was acknowledged before me this 2nd day of July, 2024
By **Nathan Williams** as **Manager** of Carnero, LLC, a Colorado limited liability company.

Witness my hand and official seal.



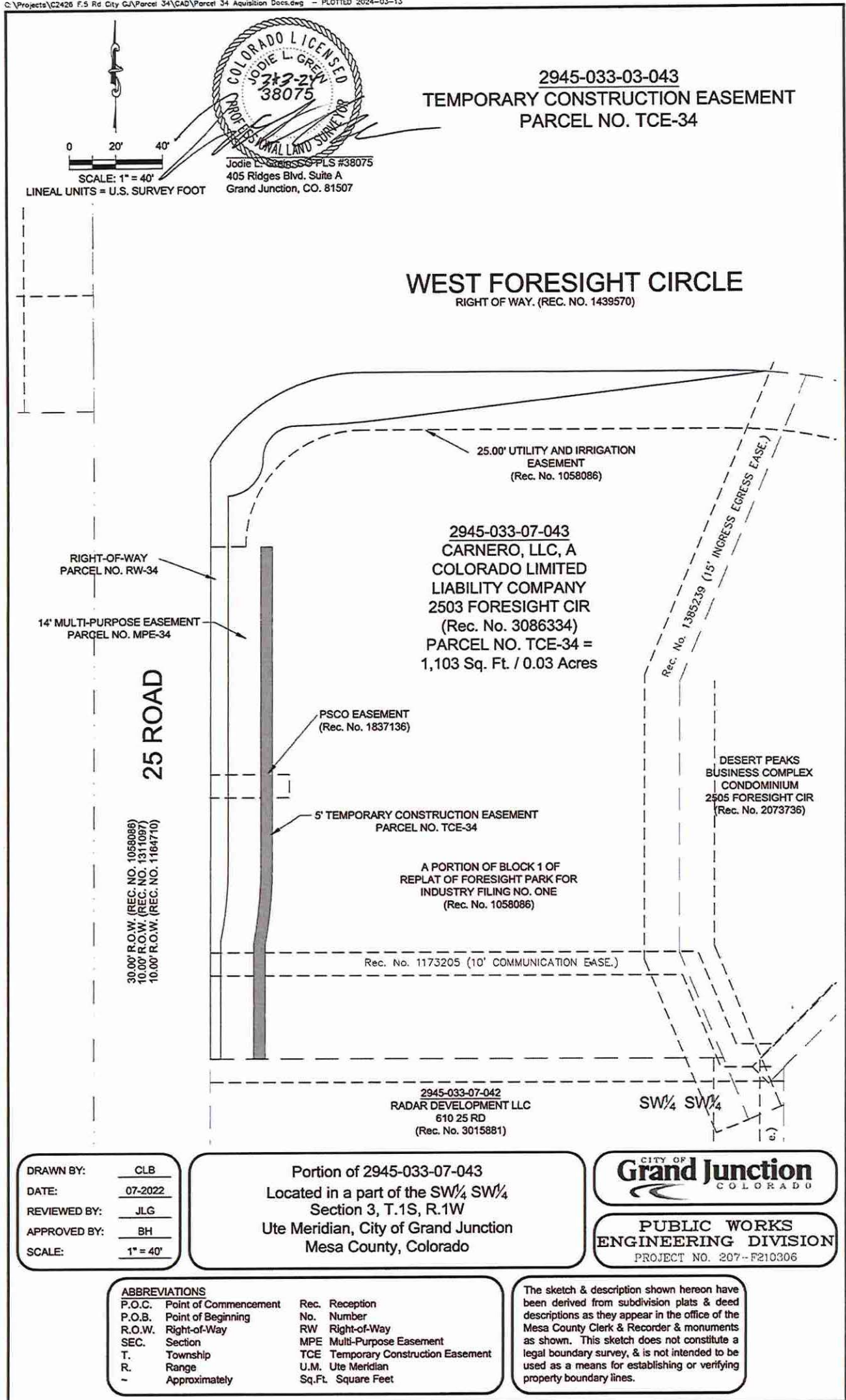
[Signature]
Notary Public

City of Grand Junction,
a Colorado home rule municipality:

[Signature]
Andrea Phillip, Interim City Manager

EXHIBIT A

C:\Projects\C2426 F.5 Rd City CJ\Parcel 34\CAD\Parcel 34 Aquisition Docs.dwg - PLOTTED 2024-03-13



Jodie L. Greig, P.E. #38075
405 Ridges Blvd, Suite A
Grand Junction, CO. 81507

SCALE: 1" = 40'
LINEAL UNITS = U.S. SURVEY FOOT

2945-033-03-043
TEMPORARY CONSTRUCTION EASEMENT
PARCEL NO. TCE-34

WEST FORESIGHT CIRCLE
RIGHT OF WAY, (REC. NO. 1439570)

2945-033-07-043
CARNERO, LLC, A
COLORADO LIMITED
LIABILITY COMPANY
2503 FORESIGHT CIR
(Rec. No. 3086334)
PARCEL NO. TCE-34 =
1,103 Sq. Ft. / 0.03 Acres

RIGHT-OF-WAY
PARCEL NO. RW-34
14' MULTI-PURPOSE EASEMENT
PARCEL NO. MPE-34

25 ROAD

30.00' R.O.W. (REC. NO. 1058086)
10.00' R.O.W. (REC. NO. 1311097)
10.00' R.O.W. (REC. NO. 1164710)

PSCO EASEMENT
(Rec. No. 1837136)

5' TEMPORARY CONSTRUCTION EASEMENT
PARCEL NO. TCE-34

A PORTION OF BLOCK 1 OF
REPLAT OF FORESIGHT PARK FOR
INDUSTRY FILING NO. ONE
(Rec. No. 1058086)

Rec. No. 1173205 (10' COMMUNICATION EASE.)

DESERT PEAKS
BUSINESS COMPLEX
CONDOMINIUM
2505 FORESIGHT CIR
(Rec. No. 2073736)

2945-033-07-042
RADAR DEVELOPMENT LLC
610 25 RD
(Rec. No. 3015881)

SW $\frac{1}{4}$ SW $\frac{1}{4}$

DRAWN BY: CLB
DATE: 07-2022
REVIEWED BY: JLG
APPROVED BY: BH
SCALE: 1" = 40'

Portion of 2945-033-07-043
Located in a part of the SW $\frac{1}{4}$ SW $\frac{1}{4}$
Section 3, T.1S, R.1W
Ute Meridian, City of Grand Junction
Mesa County, Colorado



PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. 207-F210306

ABBREVIATIONS	
P.O.C.	Point of Commencement
P.O.B.	Point of Beginning
R.O.W.	Right-of-Way
SEC.	Section
T.	Township
R.	Range
-	Approximately
Rec.	Reception
No.	Number
RW	Right-of-Way
MPE	Multi-Purpose Easement
TCE	Temporary Construction Easement
U.M.	Ute Meridian
Sq.Ft.	Square Feet

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