

CITY OF GRAND JUNCTION DEPARTMENT OF PUBLIC WORKS MEMORANDUM OF AGREEMENT	Project No.: F210305
	Description: D ½ Road Improvement Project
	Owner(s): Avedis Revocable Living Trust
	Parcels: RW-11A, RW-11B, & MPE-11

This Memorandum of Agreement (“Agreement”) is made and entered into this 15TH day of JANUARY, 20 25, by and between **Avedis Revocable Living Trust** dated **December 6, 2018**, hereinafter referred to as “the Owner”, and the City of Grand Junction, a Colorado home rule municipality, hereinafter referred to as “the City”.

RECITALS:

- A. The City of Grand Junction, a Colorado home rule municipality (“City”), is proceeding with implementation of the D ½ Road Improvement Project (“Project”). The Project will widen and add street improvements to D ½ Road from 29 Road on the west to 30 Road on the east. Improvements include a center turn lane, bike lanes, curb gutter and streetlights to accommodate pedestrian and bicycle mobility, and storm drainage facilities (“Project Improvements”). Construction of the Project is anticipated to begin in 2024 with Ballot Initiative No. 2A funds approved by a majority of the City electorate in November of 2019.
- B. The Owner owns certain real property within the limits of the Project located at 2954 D ½ Road in the City of Grand Junction, County of Mesa, State of Colorado, as identified by Mesa County Assessor Parcel Number 2943-171-00-150, hereinafter referred to as “the Owner’s Property”.
- C. The installation, operation, maintenance, repair and replacement of the Project Improvements requires the acquisition of the following described real property interests from the Owner:

Parcel No. RW-11A: A parcel of land in fee simple to be used as public right of way for D 1/2 Road, containing a total area of 3,067 square feet (0.07 acres), more or less, as more particularly described in the accompanying legal description labeled Exhibit “A” and depicted on the accompanying graphic illustration labeled Exhibit “D”; and also

Parcel No. RW-11B: A parcel of land in fee simple to be used as public right of way for D 1/2 Road, containing a total area of 3,777 square feet (0.09 acres), more or less, as more particularly described in the accompanying legal description labeled Exhibit “B” and depicted on the accompanying graphic illustration labeled Exhibit “D”; and also

Parcel No. MPE-11: A Multi-Purpose Easement for the installation, operation, maintenance and repair of public utilities, traffic control facilities, street lighting, landscaping, trees, grade structures, public sidewalks and trails, containing a total area of 2,400 square feet (0.06 acres), more or less, as more particularly described in the accompanying legal description labeled Exhibit “C” and depicted on the accompanying graphic illustration labeled Exhibit “D”.

The above referenced real property interests may be referred to collectively hereafter as the “Acquired Property”.

- D. The City has obtained and reviewed an appraisal prepared by a Colorado Certified General Appraiser to estimate the fair market value and just compensation to be offered for the Acquired Property. In consideration of the foregoing, the City and the Owner agree to the following sum of money as just compensation for the Acquired Property and any improvements, damages or costs to cure itemized below:

Parcel No. RW-11A:	3,067 sq.ft. @ \$1.90/sq.ft. x 5%	= \$291.37
Parcel No. RW-11B:	3,777 sq.ft. @ \$1.90/sq.ft.	= \$7,176.30
Parcel No. MPE-11:	2,400 sq.ft. @ \$1.90/sq.ft. x 50%	= \$2,280.00
Total Land & Easement Value		= \$9,747.67
Improvements:		
	(15) Large Juniper Trees	= \$674.70
	(18 LF) Chain Link Fencing (North South)	= \$109.00
	300 sq.ft. Gravel Driveway	= \$308.94
Total Improvements Contributory Value		= \$1,092.64
		Administrative Settlement = \$5,750.00
Total Consideration		= \$16,650.00 (rounded)

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

1. The Owner hereby accepts the Total Consideration stated above from the City as just compensation, and the City hereby agrees to pay the Total Consideration to the Owner subject to the promises, terms, covenants and conditions of this Agreement.
2. Subject to the City's typical payment processing period, the Total Consideration shall be remitted, at the City's sole discretion, to the Owner by either (1) the City directly in the form of a City check, or (2) a title company selected by the City, to which the City has deposited the Total Consideration pending upon the execution and delivery by the Owner to the City of:
 - a. One (1) fully executed original of this Memorandum of Agreement.
 - b. One (1) good and sufficient General Warranty Deed for Parcels No. RW-11A & RW-11B.
 - c. One (1) good and sufficient Grant of Multi-Purpose Easement Agreement for Parcel No. MPE-11.
 - d. One (1) completed and executed Federal Form W-9.
 - e. Satisfaction(s) or release(s) of any and all outstanding items referenced in Paragraph 3 below.
3. The Total Consideration shall fully compensate the Owner for the Owner's interests in and to the Acquired Property, either present or future, and the interests of all lienors and lessees of the Owner and any and all interests, legal or equitable, which are or may be outstanding, including, but not limited to: ad valorem property taxes due for prior years; current year ad valorem property taxes prorated to the date of closing (applicable to any fee simple parcel included in the Acquired Property), and satisfaction, subordination or release of all liens, judgments and financial encumbrances to deliver financially unencumbered title to the City. The Owner agrees to sell, convey and discharge all such interests in and to the Acquired Property by executing in writing any and all necessary deeds, documents and/or conveyances, including but not limited to, requests for releases, whether full or partial as applicable, or subordinations of deeds of trust.
4. The City shall be entitled to take irrevocable possession of the Acquired Property when the City, at its sole discretion, remits the total consideration to either: (1) the Owner directly by City Check; or, (2) deposits the consideration set forth above into an escrow account for the benefit of the Owner with the City's selected title company. Transfer of title to the Acquired Property shall occur upon performance of any and all terms under this Agreement, and release of the Total Consideration due to the Owner.
5. This Memorandum of Agreement embodies all agreements between the parties hereto and no other promises, terms, conditions or obligations, oral or written, have been made which might serve to modify, add to or change the terms and conditions of this Agreement.
6. This Memorandum of Agreement shall be deemed a contract extending to and binding upon the parties hereto and upon their respective heirs, successors and assigns.
7. The City will be entitled to specific performance of this Agreement upon tender of the agreed consideration.
8. This Agreement is a legal instrument. The City recommends the Owner seek the advice of the Owner's own legal and/or tax counsel before signing this Agreement.

Dated the day and year first above written.

Owner:
Avedis Revocable Living Trust dated
December 6, 2018

The City of Grand Junction,
a Colorado home rule municipality:

By: 


 Michael Bennett, City Manager

Name: WASKERC AJARIAN

Title: Trustee

EXHIBIT A

LEGAL DESCRIPTION

2943-171-00-150

RIGHT-OF-WAY PARCEL NO. RW-11A

A parcel of land being a portion of the tract of land as described in Reception Number 2604903 located in the Southwest Quarter of the Northeast Quarter (SW1/4 NE1/4) of Section 17, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the C 1/4 corner of said Section 17, and assuming the south line of said SW1/4 NE1/4 bears S.89°58'57"E. with all other bearings contained herein being relative thereto; thence from said point of commencement, S.89°58'57"E. along the south line of said SW1/4 NE1/4 a distance of 159.00 feet to Southwest corner of said entire tract and the Point of Beginning;

Thence along the west line of said entire tract, N.00°49'05"W. a distance of 18.04 feet to north edge of the open, used and historic Right-of-Way for D ½ Road; thence along said north edge, S.89°55'02"E. a distance of 171.07 feet to a point in the east line of said entire tract; thence along the east line of said entire tract, S.00°10'37"E. a distance of 17.84 feet to the southeast corner of said entire tract; thence along the South line of said entire tract, N.89°58'57"W. a distance 170.87 feet to the Point of Beginning.

Said parcel of land CONTAINING 3,067 square feet or 0.07 acres, more or less, as described.

Authored by: C. Scott Bishop, PLS #38690
Survey Manager, Horrocks
2161 W. Grove Parkway Suite #100
Pleasant Grove, UT 84062



EXHIBIT B

LEGAL DESCRIPTION

2943-171-00-150

RIGHT-OF-WAY PARCEL NO. RW-11B

A parcel of land being a portion of the tract of land as described in Reception Number 2604903 located in the Southwest Quarter of the Northeast Quarter (SW1/4 NE1/4) of Section 17, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the C 1/4 corner of said Section 17, and assuming the south line of said SW1/4 NE1/4 bears S.89°58'57"E. with all other bearings contained herein being relative thereto; thence from said point of commencement, S.89°58'57"E. along the south line of said SW1/4 NE1/4 a distance of 159.00 feet to southwest corner of said entire tract; thence N.00°49'05"W. along the West line of said entire tract, 18.04 feet to the Point of Beginning;

Thence along the west line of said entire tract, N.00°49'05"W. a distance of 21.97 feet; thence S.89°58'57"E. a distance of 171.32 feet to a point in the east line of said entire tract; thence along the east line of said entire tract, S.00°10'37"E. a distance of 22.16 feet to north edge of the open, used and historic Right-of-Way for D ½ Road; thence along said north edge, N.89°55'02"W. a distance 171.07 feet to the Point of Beginning.

Said parcel of land CONTAINING 3,777 square feet or 0.09 acres, more or less, as described.

Authorized by: C. Scott Bishop, PLS #38690
Survey Manager, Horrocks
2161 W. Grove Parkway Suite #100
Pleasant Grove, UT 84062



EXHIBIT C

LEGAL DESCRIPTION

2943-171-00-150

MULTI-PURPOSE EASEMENT PARCEL NO. MPE-11

A fourteen foot (14') wide parcel of land being a portion of the tract of land as described in Reception Number 2604903 located in the Southwest Quarter of the Northeast Quarter (SW1/4 NE1/4) of Section 17, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the C 1/4 corner of said Section 17, and assuming the south line of said SW1/4 NE1/4 bears S.89°58'57"E. with all other bearings contained herein being relative thereto; thence along the south line of said SW1/4 NE1/4, S.89°58'57"E. a distance of 159.00 feet to the southwest corner of said entire tract; thence N.00°49'05"W. along the west line of said entire tract, a distance of 40.00 feet to the Point of Beginning;

Thence along the west line of said entire tract, N.00°49'05"W. a distance of 14.00 feet; thence S.89°58'57"E. a distance of 171.47 feet to a point in the east line of said entire tract; thence along the east line of said entire tract, S.00°10'37"E. a distance of 14.00 feet to northeast corner of Right-of-Way Parcel No. RW-11B; thence N.89°58'57"W. along the north line of said RW-11B, a distance 171.32 feet to the Point of Beginning.

Said parcel of land CONTAINING 2,400 square feet or 0.06 acres, more or less, as described.

Authored by: C. Scott Bishop, PLS #38690
Survey Manager, Horrocks
2161 W. Grove Parkway Suite #100
Pleasant Grove, UT 84062



STATEMENT OF AUTHORITY
(§38-30-172, C.R.S.)

1. This Statement of Authority relates to an entity¹ named Avedis Revocable Living Trust dated December 6, 2018

2. The entity is a:

- | | |
|--|---|
| <input type="checkbox"/> Corporation | <input type="checkbox"/> Limited Liability Company |
| <input type="checkbox"/> Non-Profit Corporation | <input type="checkbox"/> General Partnership |
| <input checked="" type="checkbox"/> Trust | <input type="checkbox"/> Limited Partnership |
| <input type="checkbox"/> Business Trust | <input type="checkbox"/> Registered Limited Liability Partnership |
| <input type="checkbox"/> Governmental Subdivision or Agency | <input type="checkbox"/> Registered Limited Liability Limited Partnership |
| <input type="checkbox"/> Unincorporated Non-Profit Association | <input type="checkbox"/> Limited Partnership Association |
| <input type="checkbox"/> Other please explain: _____ | |

3. The entity was formed under the laws of the State of COLORADO.

4. The mailing address for the entity is 2954 D 1/2 Road, Grand Junction, CO 81504

5. The name(s) and position(s) of each person authorized to execute instruments conveying, encumbering or otherwise affecting title to real property on behalf of the entity is (*All Signatures are Required*)

- WASKEN AJARIAN Trustee
Name Title
- _____
Name Title

6. *OPTIONAL*³ The authority of the foregoing person(s) to bind the entity is limited is not limited as follows: _____

7. *OPTIONAL* Other matters concerning the manner in which the entity deals with its interest(s) in real property: _____

8. This Statement of Authority is executed on behalf of the entity pursuant to the provisions of §38-30-172, C.R.S.³

9. The Statement of Authority amends and supersedes in all respects any and all prior dated Statements of Authority executed on behalf of the entity.

Executed this 6 day of JAN., 2025

Entity: **Avedis Revocable Living Trust dated December 6, 2018**

By: Wasken Ajarian

Name: WASKEN AJARIAN

Its: Trustee

STATE OF Nevada)

COUNTY OF Humboldt)ss.

The forgoing instrument was acknowledged before me this 6th day of January, 2025, by Wasken Ajarian as Trustee of Avedis Revocable Living Trust dated December 6, 2018.

Witness my hand and official seal.

My commission expires: 10/03/2026

David Anderson
Notary Public

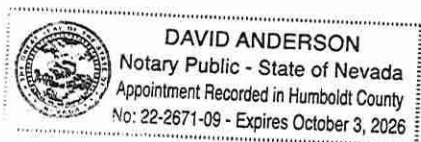
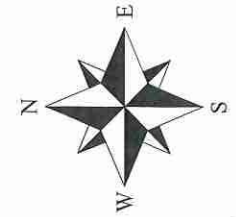


EXHIBIT D

Portion of 2943-171-00-150
 Located in a part of the
 W1/2 NE1/4
 Section 17, T.1S, R.1E
 Ute Meridian, City of Grand Junction
 Mesa County, Colorado



2943-171-00-237
 AMERICAN ESTATE & TRUST LC FBO
 JOHN A NELSON IRA
 2956 D 1/2 RD

EAST LINE - PARCEL
 Rec. No. 2604903

C-E 1/16 CORNER
 SEC. 17, T.1S, R.1E

989.65'

Line Table		
LINE	BEARING	DISTANCE
L1	N00° 49' 05"W	18.04'
L2	S89° 55' 02"E	171.07'
L3	S00° 10' 37"E	17.84'
L4	N00° 49' 05"W	21.96'
L5	S89° 58' 57"E	171.32'
L6	S00° 10' 37"E	22.16'
L7	N00° 49' 05"W	14.00'
L8	S89° 58' 57"E	171.47'
L9	S00° 10' 37"E	14.00'

2943-171-00-150
 AVEDIS REVOCABLE LIVING TRUST
 2954 D 1/2 RD
 (Rec. No. 2604903)
 PARCEL NO. RW-11A=3,067 Sq.Ft./0.07 Acres
 PARCEL NO. RW-11B=3,777 Sq.Ft./0.09 Acres
 PARCEL NO. MPE-11=2,400 Sq.Ft./0.06 Acres

RIGHT-OF-WAY
 PARCEL NO. RW-11A
 RIGHT-OF-WAY
 PARCEL NO. RW-11B
 MULTI-PURPOSE EASEMENT
 PARCEL NO. MPE-11
 P.O.B.
 MPE-11

N89° 58' 57"W 170.87'

EXISTING ROW
 (Rec. No. 1185341)

2943-171-00-233
 BETTY A SOUTH LIVING TRUST
 2952 1/2 D 1/2 RD

2943-171-00-232
 DENNIS & MONIKA SOUTH
 2952 D 1/2 Rd

P.O.B. RW-11A
 (SW CORNER PARCEL)
 (Rec. No. 2604903)

WEST LINE - PARCEL
 REC. NO. 2604903

2943-172-00-066
 SILVER POINTE OZ LLC

SOUTH LINE NE 1/4
 SEC. 17, T.1S, R.1E
 (BASIS OF BEARING)
 S89°58'57"E

EXISTING 60' ROAD BOOK PETITION
 (ROAD BK. 2 PG. 17)
 (COMMISSIONERS BK. 2 PG. 139)

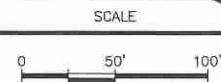
P.O.C RW-11
 (C 1/4 CORNER
 SEC. 17, T.1S, R.1E)

ABBREVIATIONS

P.O.C.	Point Of Commencement	Rec.	Reception
P.O.B.	Point Of Beginning	No.	Number
R.O.W.	Right-of-Way	RW	Right-of-Way
SEC.	Section	MPE	Multi-Purpose Easement
T.	Township	T.CE	Temporary Construction Easement
R.	Range	U.M.	Ute Meridian
~	Approximately	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.

DRAWN BY: SMB
 DATE: 04-11-2024
 REVIEWED BY: BTL
 APPROVED BY: CSB
 SCALE: 1"=100'



ENGINEERING & TRANSPORTATION
 PROJECT NO. P210305

D 1/2 RD, 29 TO 30 RD
 EXHIBIT PARCEL 11

EXHIBIT A

LEGAL DESCRIPTION

2943-171-00-150

RIGHT-OF-WAY PARCEL NO. RW-11A

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Commencing at the C 1/4 corner of said Section 17, and assuming the south line of said SW1/4 NE1/4 bears S.89°58'57"E. with all other bearings contained herein being relative thereto; thence from said point of commencement, S.89°58'57"E. along the south line of said SW1/4 NE1/4 a distance of 159.00 feet to Southwest corner of said entire tract and the Point of Beginning;

Thence along the west line of said entire tract, N.00°49'05"W. a distance of 18.04 feet to north edge of the open, used and historic Right-of-Way for D 1/2 Road; thence along said north edge, S.89°55'02"E. a distance of 171.07 feet to a point in the east line of said entire tract; thence along the east line of said entire tract, S.00°10'37"E. a distance of 17.84 feet to the southeast corner of said entire tract; thence along the South line of said entire tract, N.89°58'57"W. a distance 170.87 feet to the Point of Beginning.

Said parcel of land CONTAINING 3,067 square feet or 0.07 acres, more or less, as described.

Authored by: C. Scott Bishop, PLS #38690
Survey Manager, Horrocks
2161 W. Grove Parkway Suite #100
Pleasant Grove, UT 84062



EXHIBIT B

LEGAL DESCRIPTION

2943-171-00-150

RIGHT-OF-WAY PARCEL NO. RW-11B

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Thence along the west line of said entire tract, N.00°49'05"W. a distance of 21.97 feet; thence S.89°58'57"E. a distance of 171.32 feet to a point in the east line of said entire tract; thence along the east line of said entire tract, S.00°10'37"E. a distance of 22.16 feet to north edge of the open, used and historic Right-of-Way for D ½ Road; thence along said north edge, N.89°55'02"W. a distance 171.07 feet to the Point of Beginning.

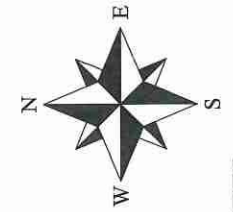
Said parcel of land CONTAINING 3,777 square feet or 0.09 acres, more or less, as described.

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Survey Manager, Horrocks
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EXHIBIT C

Portion of 2943-171-00-150
 Located in a part of the
 W1/2 NE1/4
 Section 17, T.1S, R.1E
 Ute Meridian, City of Grand Junction
 Mesa County, Colorado



2943-171-00-237
 AMERICAN ESTATE & TRUST LC FBO
 JOHN A NELSON IRA
 2956 D 1/2 RD

EAST LINE - PARCEL
 Rec. No. 2604903

C-E 1/16 CORNER
 SEC. 17, T.1S, R.1E

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 2954 D 1/2 RD
 (Rec. No. 2604903)
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 PARCEL NO. RW-11A
 RIGHT-OF-WAY
 PARCEL NO. RW-11B
 MULTI-PURPOSE EASEMENT
 PARCEL NO. MPE-11
 P.O.B.
 MPE-11

L9 L6 L3

N89° 58' 57"W 170.87'

D 1/2 Road

2943-171-00-233
 BETTY A SOUTH LIVING TRUST
 2952 1/2 D 1/2 RD

2943-171-00-232
 DENNIS & MONIKA SOUTH
 2952 D 1/2 Rd

P.O.B.
 RW-11B
 P.O.B. RW-11A
 (SW CORNER PARCEL)
 (Rec. No. 2604903)

159.00'
 EXISTING ROW
 (Rec. No. 1185341)

WEST LINE - PARCEL
 REC. NO. 2604903

2943-172-00-066
 SILVER POINTE OZ LLC

SOUTH LINE NE 1/4
 SEC. 17, T.1S, R.1E
 (BASIS OF BEARING)
 S89°58'57"E

EXISTING 60' ROAD BOOK PETITION
 (ROAD BK. 2 PG. 17)
 (COMMISSIONERS BK. 2 PG. 139)

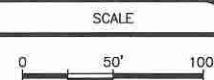
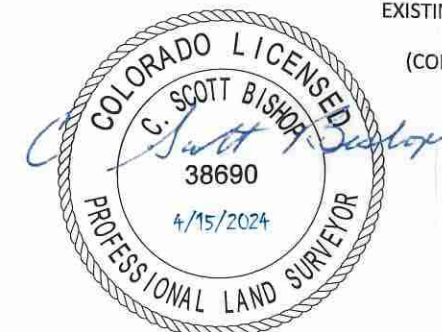
P.O.C RW-11
 (C 1/4 CORNER
 SEC. 17, T.1S, R.1E)

ABBREVIATIONS

P.O.C.	Point Of Commencement	Rec.	Reception
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DRAWN BY: SMB
 DATE: 04-11-2024
 REVIEWED BY: BTL
 APPROVED BY: CSB
 SCALE: 1"=100'



**ENGINEERING &
 TRANSPORTATION**
 PROJECT NO. F210305

D 1/2 RD, 29 TO 30 RD
 EXHIBIT PARCEL 11

GRANT OF MULTI-PURPOSE EASEMENT

Avedis Revocable Living Trust dated December 6, 2018, Grantor, for and in consideration of the sum of Ten 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 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, grade structures, , on, along, over, under, through and across the following described parcel of land, to wit:

See Exhibit "A" and Exhibit "B" attached hereto and incorporated herein by reference for the legal description and graphic illustration of the Multi-Purpose Easement that is the subject of this instrument.

Being a part of Mesa County Assessor Parcel No.: 2943-171-00-150

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.

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.

Executed and delivered this 6 day of JAN., 2025

Avedis Revocable Living Trust dated December 6, 2018

By: Wasken J. Ajarian

Name: WASKEN AJARIAN

Title: Trustee

State of Nevada)

County of Humboldt) ss.

The foregoing instrument was acknowledged before me this 6th day of January, 2025, by Wasken J. Ajarian as Trustee of the Avedis Revocable Living Trust dated December 6, 2018.

Witness my hand and official seal.

My Commission Expires: 10/03/2026

David Anderson
Notary Public

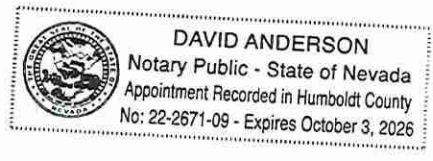


EXHIBIT A

LEGAL DESCRIPTION

2943-171-00-150

MULTI-PURPOSE EASEMENT PARCEL NO. MPE-11

A fourteen foot (14') wide parcel of land being a portion of the tract of land as described in Reception Number 2604903 located in the Southwest Quarter of the Northeast Quarter (SW1/4 NE1/4) of Section 17, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the C 1/4 corner of said Section 17, and assuming the south line of said SW1/4 NE1/4 bears S.89°58'57"E. with all other bearings contained herein being relative thereto; thence along the south line of said SW1/4 NE1/4, S.89°58'57"E. a distance of 159.00 feet to the southwest corner of said entire tract; thence N.00°49'05"W. along the west line of said entire tract, a distance of 40.00 feet to the Point of Beginning;

Thence along the west line of said entire tract, N.00°49'05"W. a distance of 14.00 feet; thence S.89°58'57"E. a distance of 171.47 feet to a point in the east line of said entire tract; thence along the east line of said entire tract, S.00°10'37"E. a distance of 14.00 feet to northeast corner of Right-of-Way Parcel No. RW-11B; thence N.89°58'57"W. along the north line of said RW-11B, a distance 171.32 feet to the Point of Beginning.

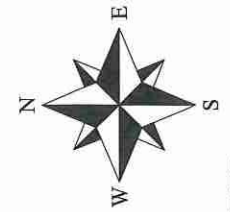
Said parcel of land CONTAINING 2,400 square feet or 0.06 acres, more or less, as described.

Authored by: C. Scott Bishop, PLS #38690
Survey Manager, Horrocks
2161 W. Grove Parkway Suite #100
Pleasant Grove, UT 84062



EXHIBIT B

Portion of 2943-171-00-150
 Located in a part of the
 W1/2 NE1/4
 Section 17, T.1S, R.1E
 Ute Meridian, City of Grand Junction
 Mesa County, Colorado



2943-171-00-237
 AMERICAN ESTATE & TRUST LC FBO
 JOHN A NELSON IRA
 2956 D 1/2 RD

EAST LINE - PARCEL
 Rec. No. 2604903

C-E 1/16 CORNER
 SEC. 17, T.1S, R.1E

989.65'

Line Table		
LINE	BEARING	DISTANCE
L1	N00° 49' 05"W	18.04'
L2	S89° 55' 02"E	171.07'
L3	S00° 10' 37"E	17.84'
L4	N00° 49' 05"W	21.96'
L5	S89° 58' 57"E	171.32'
L6	S00° 10' 37"E	22.16'
L7	N00° 49' 05"W	14.00'
L8	S89° 58' 57"E	171.47'
L9	S00° 10' 37"E	14.00'

2943-171-00-150
 AVEDIS REVOCABLE LIVING TRUST
 2954 D 1/2 RD
 (Rec. No. 2604903)
 PARCEL NO. RW-11A=3,067 Sq.Ft./0.07 Acres
 PARCEL NO. RW-11B=3,777 Sq.Ft./0.09 Acres
 PARCEL NO. MPE-11=2,400 Sq.Ft./0.06 Acres

RIGHT-OF-WAY
 PARCEL NO. RW-11A
 RIGHT-OF-WAY
 PARCEL NO. RW-11B
 MULTI-PURPOSE EASEMENT
 PARCEL NO. MPE-11
 P.O.B.
 MPE-11

L9 L6 L3

N89° 58' 57"W 170.87'

D 1/2 Road

2943-171-00-233
 BETTY A SOUTH LIVING TRUST
 2952 1/2 D 1/2 RD

2943-171-00-232
 DENNIS & MONIKA SOUTH
 2952 D 1/2 Rd

P.O.B. RW-11A
 (SW CORNER PARCEL)
 (Rec. No. 2604903)

159.00'
 EXISTING ROW
 (Rec. No. 1185341)

WEST LINE - PARCEL
 REC. NO. 2604903

2943-172-00-066
 SILVER POINTE OZ LLC

SOUTH LINE NE 1/4
 SEC. 17, T.1S, R.1E
 (BASIS OF BEARING)
 S89°58'57"E

EXISTING 60' ROAD BOOK PETITION
 (ROAD BK. 2 PG. 17)
 (COMMISSIONERS BK. 2 PG. 139)

P.O.C RW-11
 (C 1/4 CORNER
 SEC. 17, T.1S, R.1E)

ABBREVIATIONS

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

DRAWN BY: SMB
 DATE: 04-11-2024
 REVIEWED BY: BTL
 APPROVED BY: CSB
 SCALE: 1"=100'

