

<b>CITY OF GRAND JUNCTION</b>  <b>MEMORANDUM OF AGREEMENT</b>	Project Code: 25359	Parcel No: TCE-1, TCE-2
	Project No: RMS M555-037 / SA# 25359-RMS	
	Location: CROSBY AVENUE & BASE ROCK STREET (WEST MAIN STREET – AMERICAN WAY)	
	County: MESA	

This agreement made on (date) 7/29/25, 2025 is between the City of Grand Junction for the use and benefit of the City of Grand Junction (GRANTEE) for the purchase of the parcel(s) listed above from the Owner(s) TCS VENTURES LLC, a Colorado limited liability company (GRANTOR).

Just compensation was determined by an appropriate valuation procedure prepared in accordance with Colorado state laws and regulations. The amount of money and/or compensation listed below is full consideration for the following land, easements, improvements, and damages of any kind.

Land (described in attached exhibits): N/A	Sq. ft <input checked="" type="checkbox"/> / acres <input type="checkbox"/>	\$0.00
Permanent and Slope Easements (described in attached exhibits): N/A	Sq. ft <input type="checkbox"/> / acres <input type="checkbox"/>	\$0.00
Temporary Easements (described in attached exhibits): TCE-1, TCE-2	2,500 Sq. ft <input checked="" type="checkbox"/> / acres <input type="checkbox"/>	\$3,000.00
Improvements: None.		\$0.00
Damages: None.		\$0.00
Total Fair Market Value / Just Compensation		\$3,000.00
Less Credit		\$0.00
Gross Total ( rounded)		\$3,000.00
Additional consideration for incentive payment to Grantor if Agreement signed by Grantor on or before August 1, 2025, per the terms stated below in "Other Conditions"		\$700.00
Total Offer Amount		\$3,700.00

- Incentive:** GRANTOR is hereby advised GRANTEE, its employees, contractors or representatives, is seeking to accelerate the project to more quickly provide improvements to the public. Therefore, it is understood and agreed that this agreement includes a one-time incentive payment in the amount of \$700.00. This incentive is only applicable if (i) properly executed by GRANTOR, and (ii) received by GRANTEE or its representatives on or before 5 p.m. Mountain Standard Time August 1, 2025 (Deadline). If GRANTEE or its representative does not receive the executed agreement by the Deadline, the incentive is no longer applicable.
- Temporary Easement:** The initial term of Grantee's use of the Temporary Easement (TCE-1 and TCE-2) shall be for a period of twelve (12) months. The Temporary Easement will commence at the time the Grantee's contractor enters the temporary easement areas ("Commencement Date"). The temporary easement will terminate the sooner of: (i) notice by the Grantee that construction on the temporary easement is complete, (ii) completion of the Project, or (iii) twelve (12) months from the notice ("Initial Term").  
  
In the event that the Project is not completed within the Initial Term, Grantee, or the Grantee through its contractor, may give notice to Grantor thirty (30) calendar days prior to the expiration of the Initial Term that it is extending the term of the Temporary Easement and the Grantor shall be paid \$71.00/week for such extended exclusive Temporary Easement term ("Extended Term").

The GRANTOR:

- Acknowledges that just compensation was determined by an appropriate valuation procedure prepared in accordance with applicable laws and regulations, and hereby knowingly waives any right to contest such valuation;
- Agrees the amount of money and/or compensation listed above is full consideration for the following land, easements, improvements, and damages of any kind whatsoever.

The GRANTEE:

- 1) Will be entitled to specific performance of this agreement upon tender of the agreed consideration;
  - 2) Will be held harmless from any claims against the property or to any interest in the property, except for any benefits due under relocation law;
  - 3) Will make payment after receiving acceptable conveyance instruments from the GRANTOR;
  - 4) Will take possession and use of the parcel(s) when it deposits the consideration, as set forth above, into an escrow account for the benefit of the GRANTOR, or when GRANTEE disburses funds to GRANTOR.
- Transfer of title to the parcel(s) shall occur upon performance of any and all terms under this agreement, and release of the payment from escrow to the GRANTOR, unless other arrangements are made that follow Title III of the Uniform Relocation Assistance and Real Property Acquisition Act of 1970, as amended.

Order Warrant \$3,700.00	Payable to: TCS VENTURES LLC, a Colorado Limited Liability Company	
Order Warrant \$	Payable to:	
Real Estate Specialist <i>Jf pietri</i>	GRANTOR signature	Attach form W-9
	GRANTOR signature <i>[Signature]</i>	Attach form W-9 7/25/25
	GRANTOR signature	Attach form W-9
GRANTEE signature (City of Grand Junction Representative) <i>[Signature]</i>		

PARCEL NO. 2945-151-21-001  
TEMPORARY CONSTRUCTION EASEMENT PARCEL NO. TCE-1

Legal Description

A parcel of land being a portion of Reception Number 3044867, located in Lot 1, Mercer Subdivision located in a part of the Southwest Quarter of the Northeast Quarter (SW1/4NE1/4), Section 15, Township 1 South, Range 1 West, Ute Meridian, Grand Junction, County of Mesa, State of Colorado being more particularly described as follows:

The westerly fifteen feet (15') of said Lot 1, Mercer Subdivision.

The purpose of the above described parcel of land is for a temporary construction easement for the Base Rock Street and Crosby Avenue roadway improvements.

Said parcel of land containing 1,500 square feet or 0.034 acres more or less.

Authored by: Alexandre B. Lheritier, CO PLS #38464  
City Surveyor, City of Grand Junction  
244 North 7th Street  
Grand Junction, CO 81501  
(970) 254-3847

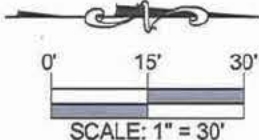


Drawn By: NCW  
Date: 04/03/25  
Reviewed By: ABL  
Approved By: WC

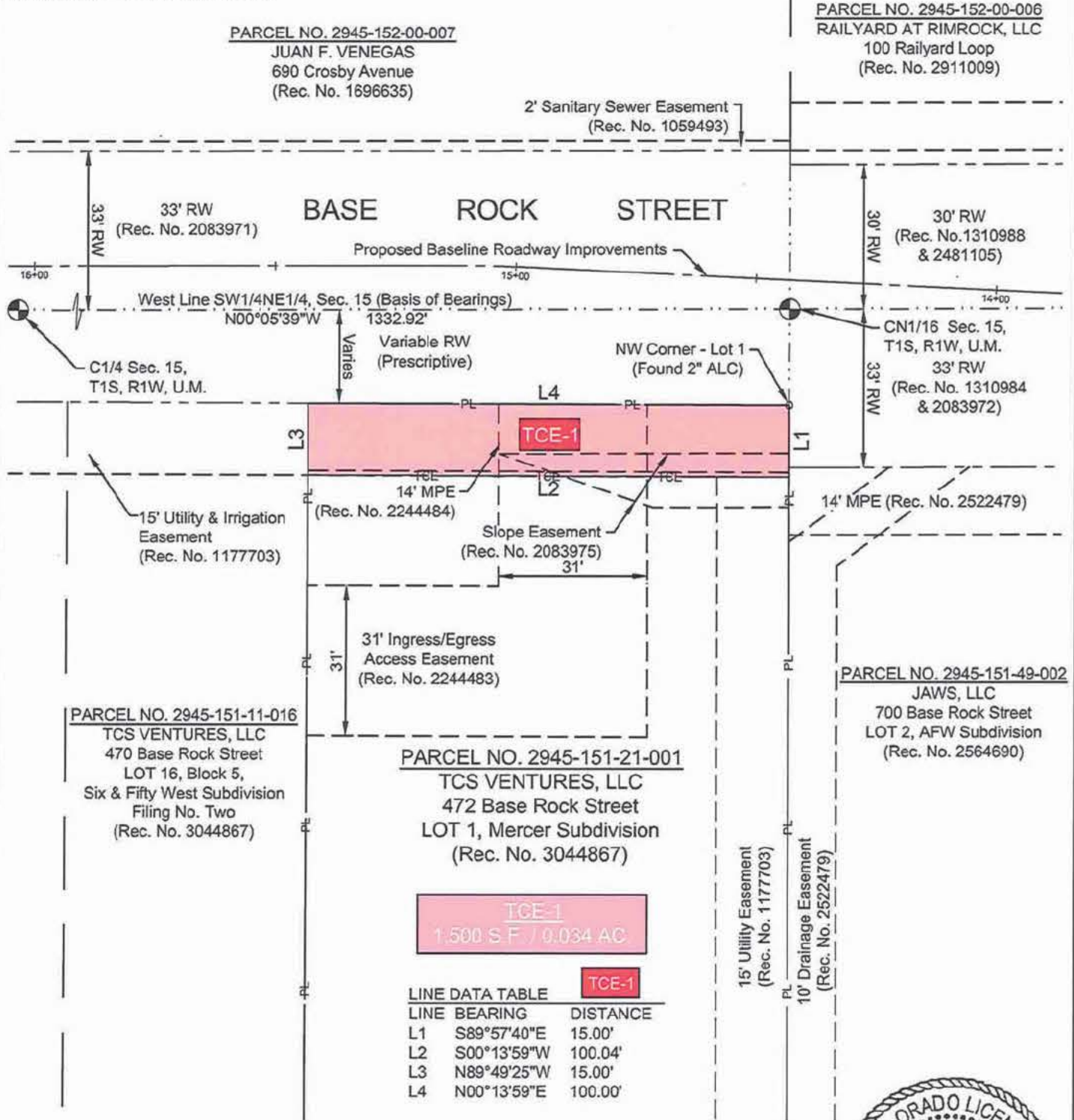
Portion of Parcel No. 2945-151-21-001  
Located in the SW1/4NE1/4  
Section 15, T1S, R1W, Ute Meridian,  
Grand Junction, County of Mesa, State of Colorado

CITY OF  
**Grand Junction**  
COLORADO  
Engineering & Transportation Department  
244 North 7th Street - Grand Junction, Co. 81501

**PARCEL NO. 2945-151-21-001**  
**TEMPORARY CONSTRUCTION EASEMENT PARCEL NO. TCE-1**



LINEAL UNITS = U.S. SURVEY FOOT



**ABBREVIATIONS / LEGEND**

P.O.C. Point of Commencement	PL Property Line	PL
P.O.B. Point of Beginning	TCE Temporary Construction Easement	TCE
S.F. Square Feet	RW Right-of-Way Line	
AC. Acres	Existing Easement Line	
T Township	Sec. Section Line	
R Range	ALC Alloy Cap	
U.M. Ute Meridian	○ Found Property Evidence	
Rec. Reception	MPE Multi-Purpose Easement	
No. Number		



Alexandre B. Lheritier, CO PLS #38464  
 244 N. 7th Street  
 Grand Junction, CO. 81501

Drawn By: NCW  
 Date: 04/03/25  
 Reviewed By: ABL  
 Approved By: WC

Portion of Parcel No. 2945-151-21-001  
 Located in the SW1/4NE1/4  
 Section 15, T1S, R1W, Ute Meridian,  
 Grand Junction, County of Mesa, State of Colorado

**CITY OF**  
**Grand Junction**  
 COLORADO  
 Engineering & Transportation Department  
 244 North 7th Street - Grand Junction, Co. 81501

PARCEL NO. 2945-151-11-016  
TEMPORARY CONSTRUCTION EASEMENT PARCEL NO. TCE-2

Legal Description

A parcel of land being a portion of Reception Number 3044867, located in Lot 16, Block 5, Six & Fifty West Subdivision Filing No. Two located in a part of the Southwest Quarter of the Northeast Quarter (SW1/4NE1/4), Section 15, Township 1 South, Range 1 West, Ute Meridian, Grand Junction, County of Mesa, State of Colorado being more particularly described as follows:

The westerly twenty feet (20') of said Lot 16, Block 5, Six & Fifty West Subdivision Filing No. Two.

The purpose of the above described parcel of land is for a temporary construction easement for the Base Rock Street and Crosby Avenue roadway improvements.

Said parcel of land containing 1,000 square feet or 0.023 acres more or less.

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City Surveyor, City of Grand Junction  
244 North 7th Street  
Grand Junction, CO 81501  
(970) 254-3847

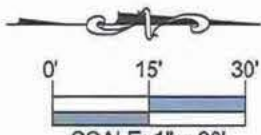


Drawn By: NCW  
Date: 04/03/25  
Reviewed By: ABL  
Approved By: WC

Portion of Parcel No. 2945-151-11-016  
Located in the SW1/4NE1/4  
Section 15, T1S, R1W, Ute Meridian,  
Grand Junction, County of Mesa, State of Colorado

CITY OF  
**Grand Junction**  
COLORADO  
Engineering & Transportation Department  
244 North 7th Street - Grand Junction, Co. 81501

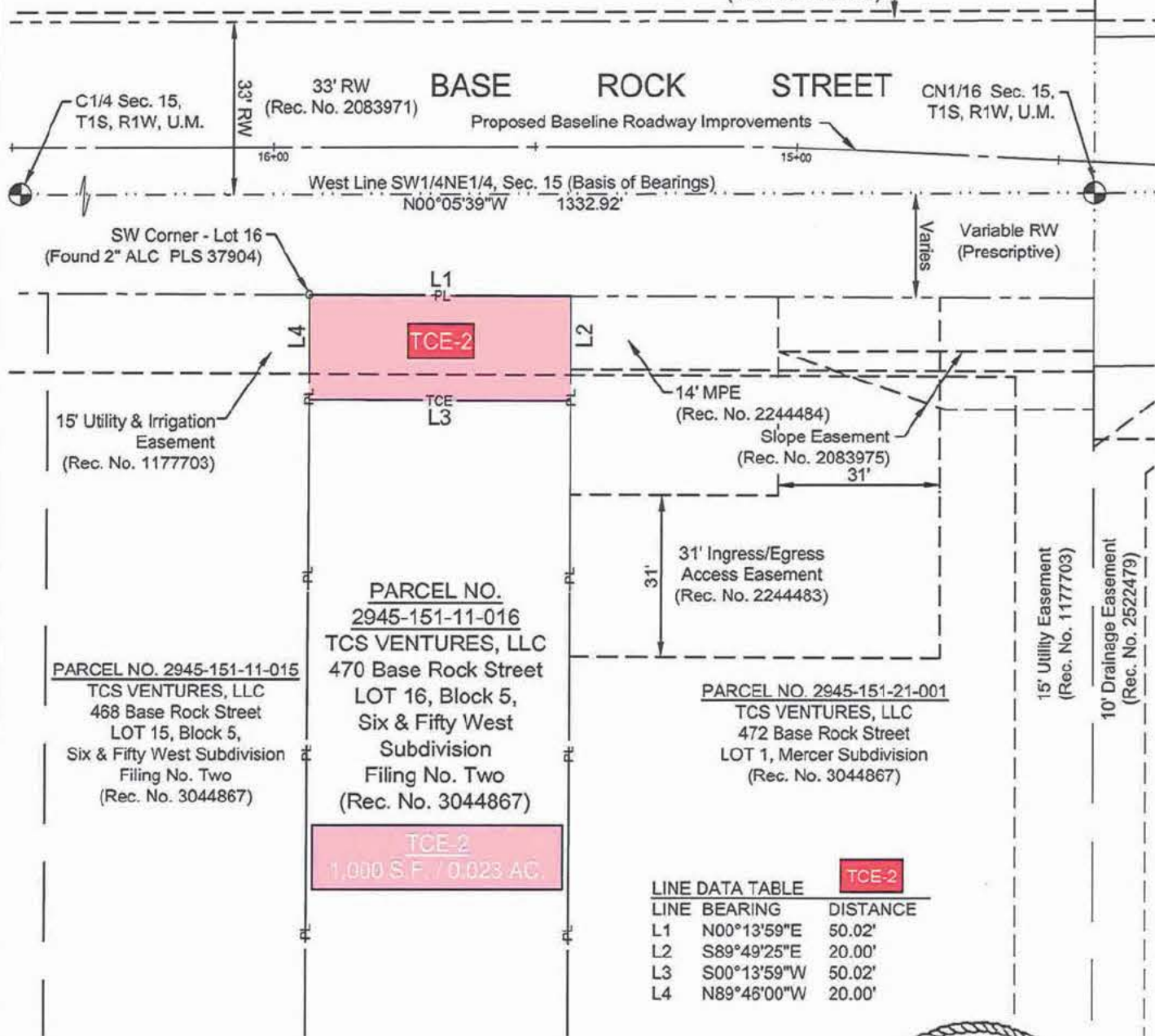
**PARCEL NO. 2945-151-11-016**  
**TEMPORARY CONSTRUCTION EASEMENT PARCEL NO. TCE-2**



LINEAL UNITS = U.S. SURVEY FOOT

PARCEL NO. 2945-152-00-007  
 JUAN F. VENEGAS  
 690 Crosby Avenue  
 (Rec. No. 1696635)

2' Sanitary Sewer Easement  
 (Rec. No. 1059493)



C1/4 Sec. 15,  
 T1S, R1W, U.M.

33' RW  
 (Rec. No. 2083971)

**BASE ROCK STREET**

CN1/16 Sec. 15,  
 T1S, R1W, U.M.

Proposed Baseline Roadway Improvements

West Line SW1/4NE1/4, Sec. 15 (Basis of Bearings)  
 N00°05'39"W 1332.92'

SW Corner - Lot 16  
 (Found 2" ALC PLS 37904)

Variable RW  
 (Prescriptive)

15' Utility & Irrigation  
 Easement  
 (Rec. No. 1177703)

14' MPE  
 (Rec. No. 2244484)  
 Slope Easement  
 (Rec. No. 2083975)

31' Ingress/Egress  
 Access Easement  
 (Rec. No. 2244483)

15' Utility Easement  
 (Rec. No. 1177703)

10' Drainage Easement  
 (Rec. No. 2522479)

PARCEL NO. 2945-151-11-015  
 TCS VENTURES, LLC  
 468 Base Rock Street  
 LOT 15, Block 5,  
 Six & Fifty West Subdivision  
 Filing No. Two  
 (Rec. No. 3044867)

PARCEL NO.  
 2945-151-11-016  
**TCS VENTURES, LLC**  
 470 Base Rock Street  
 LOT 16, Block 5,  
 Six & Fifty West  
 Subdivision  
 Filing No. Two  
 (Rec. No. 3044867)

PARCEL NO. 2945-151-21-001  
 TCS VENTURES, LLC  
 472 Base Rock Street  
 LOT 1, Mercer Subdivision  
 (Rec. No. 3044867)

TCE-2  
 1,000 S.F. / 0.023 AC.

LINE DATA TABLE	
LINE BEARING	DISTANCE
L1	N00°13'59"E 50.02'
L2	S89°49'25"E 20.00'
L3	S00°13'59"W 50.02'
L4	N89°46'00"W 20.00'

**ABBREVIATIONS / LEGEND**

P.O.C. Point of Commencement	PL Property Line	PL
P.O.B. Point of Beginning	TCE Temporary Construction Easement	TCE
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U.M. Ute Meridian	O Found Property Evidence	
Rec. Reception	MPE Multi-Purpose Easement	
No. Number		



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 Date: 04/03/25  
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Portion of Parcel No. 2945-151-11-016  
 Located in the SW1/4NE1/4  
 Section 15, T1S, R1W, Ute Meridian,  
 Grand Junction, County of Mesa, State of Colorado

**CITY OF**  
**Grand Junction**  
 COLORADO  
 Engineering & Transportation Department  
 244 North 7th Street - Grand Junction, Co. 81501

# Request for Taxpayer Identification Number and Certification

Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

Give form to the  
requester. Do not  
send to the IRS.

**Before you begin.** For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See Specific Instructions on page 3.	<b>1</b> Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.) <b>TCS VENTURES LLC</b>	
	<b>2</b> Business name/disregarded entity name, if different from above.	
	<b>3a</b> Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes. <input type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C corporation <input type="checkbox"/> S corporation <input checked="" type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input checked="" type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) . . . . . <b>P</b> <small>Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.</small> <input type="checkbox"/> Other (see instructions)	<b>4</b> Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____  <i>(Applies to accounts maintained outside the United States.)</i>
	<b>3b</b> If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions . . . . . <input checked="" type="checkbox"/>	
	<b>5</b> Address (number, street, and apt. or suite no.). See instructions. <b>1406 17 RD</b>	Requester's name and address (optional)
	<b>6</b> City, state, and ZIP code <b>FRUITA CO 81521</b>	
	<b>7</b> List account number(s) here (optional)	

## Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Social security number																				
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or																				
Employer identification number																				

**Note:** If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

## Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

<b>Sign Here</b>	Signature of U.S. person	Date <b>7/25/25</b>
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## General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9).

### What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

### Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they