

COR06HRZ

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT
NAME OF PROPERTY OWNER OR GRANTOR:	CORE, INC.
PURPOSE:	MULTI-PURPOSE EASEMENT FOR UTILITIES
ADDRESS:	715 HORIZON DRIVE (HORIZON COREPLEX)
PARCEL NO:	2701-363-00-121
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2006
EXPIRATION:	NONE
DESTRUCTION:	NONE

WHEN RECORDED RETURN TO:  
City of Grand Junction  
Real Estate Division  
250 North 5<sup>th</sup> Street  
Grand Junction, CO 81501

2319320 BK 4165 PG 746-747  
05/26/2006 03:34 PM  
Janice Ward CLK&REC Mesa County, CO  
RecFee \$10.00 SurChg \$1.00  
DocFee EXEMPT

**GRANT OF MULTI-PURPOSE EASEMENT**

**CORE, Inc., a Nevada Corporation, Grantor**, for and in consideration of the sum of Ten and 00/100 Dollars (\$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 North 5th Street, Grand Junction, Colorado 81501, a Perpetual Multi-Purpose Easement for the use and benefit of Grantee and for the use and benefit of the Public Utilities, as approved by Grantee, as a perpetual easement for the installation, operation, maintenance, repair and replacement of utilities and appurtenances related thereto, as approved by Grantee, including, but not limited to, electric lines, cable television lines, natural gas pipelines, sanitary sewer lines, storm sewers and storm water drainage facilities, water lines, telephone lines, and also for the installation, operation, maintenance, repair and replacement of traffic control facilities, street lighting, landscaping, trees and grade structures, as approved by Grantee, on, along, over, under, through and across the following described parcel of land, to wit:

A multi-purpose easement across a parcel of land situated in the SW¼ Section 36, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado; said easement being more particularly described as follows:

The easterly fourteen (14) feet of the following described property; As recorded in book 3553, Pages 232 and 233, Clerk and Recorder, Mesa County, Colorado as described herein and depicted on "Exhibit A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever, together with the right of ingress and egress for 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 utility construction and repair machinery, the said Grantor hereby covenanting with Grantee that the Easement area shall not be burdened or overburdened by the installation, construction or placement of any structures or any other item or fixture which might be detrimental to the facilities of Grantee and/or the Public Utilities or which might act to prevent reasonable ingress and egress for workers and equipment on, along, over, under, through and across the Easement area, the said Grantor hereby further covenanting with Grantee that Grantor has good title to the aforescribed premises; 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 18 day of MAY, 2006.

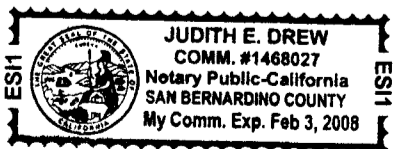
CORE, Inc.,  
A Nevada Corporation

By Stuart K. Sidney, Pres.  
Stuart K. Sidney, President

CALIFORNIA  
State of ~~Colorado~~ )  
                                  )ss.  
County of ~~Mesa~~ )  
San Bernardino

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of May, 2006, by Stuart K. Sidney, as President for CORE, Inc., a Nevada Corporation.

My commission expires: 2-3-08  
Witness my hand and official seal.



Judith E. Drew  
Notary Public

# EXHIBIT "A"

## EXHIBIT FOR

### 14' MULTI-PURPOSE EASEMENT

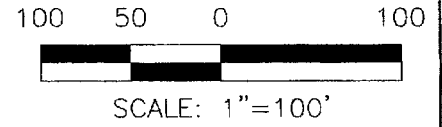
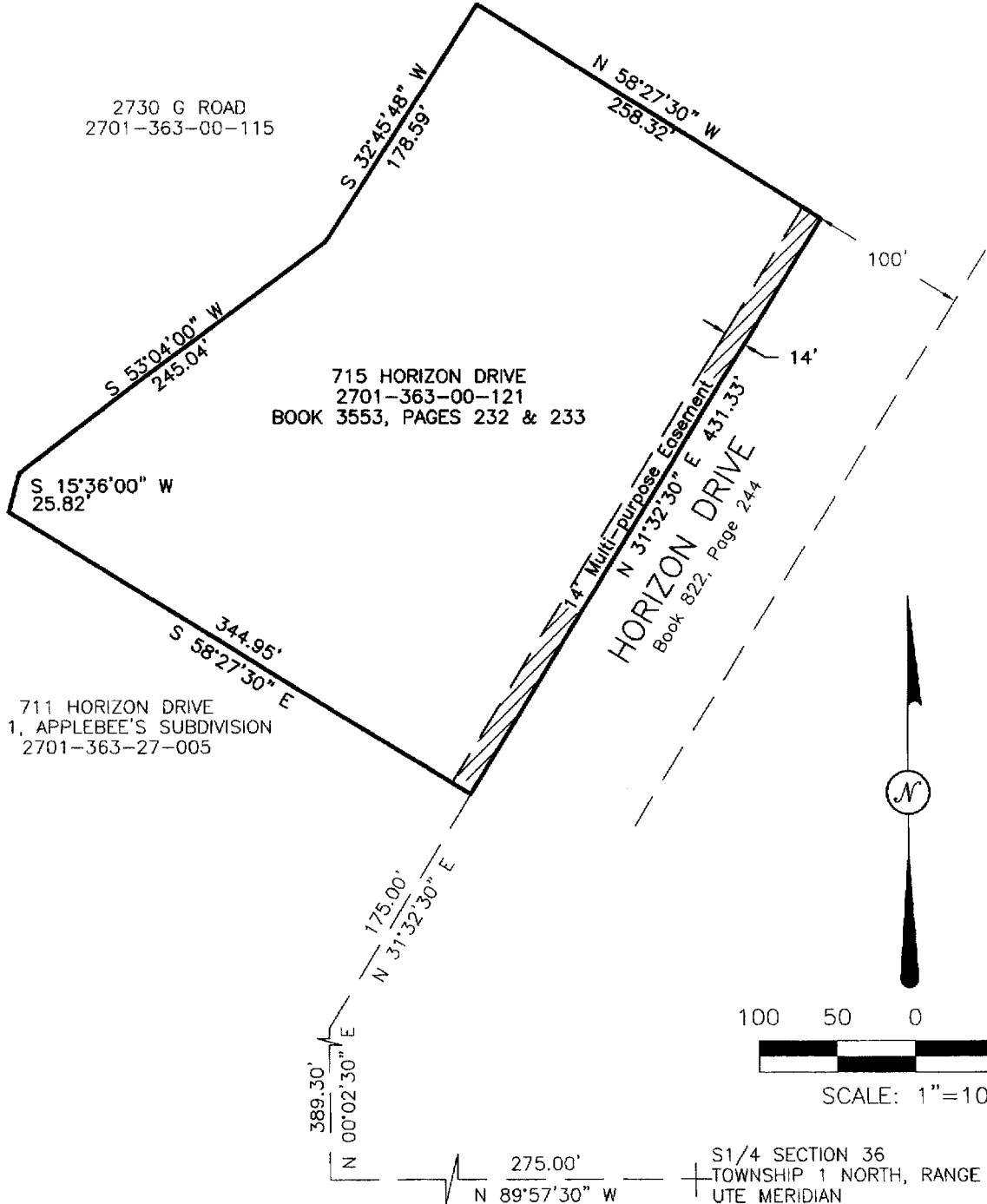
721 HORIZON DRIVE  
2701-364-00-120  
BOOK 4054, PAGE 209 & 210

2730 G ROAD  
2701-363-00-115

715 HORIZON DRIVE  
2701-363-00-121  
BOOK 3553, PAGES 232 & 233

711 HORIZON DRIVE  
LOT 1, APPLEBEE'S SUBDIVISION  
2701-363-27-005

14' Multi-Purpose Easement  
HORIZON DRIVE  
Book 822, Page 244



S1/4 SECTION 36  
TOWNSHIP 1 NORTH, RANGE 1 WEST,  
UTE MERIDIAN

**High Desert Surveying, LLC**  
2591 B 3/4 Road, Grand Jct., CO 81503  
970-254-8649 Fax 970-255-7047

Prepared by Stanley K. Werner, PLS 27279