

FOU06HRZ

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT
NAME OF PROPERTY OWNER OR GRANTOR:	INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL, A RELIGIOUS CORPORATION
PURPOSE:	EASEMENT FOR SANITARY SEWER FACILITIES
ADDRESS:	641 HORIZON DRIVE (FOURSQUARE CHURCH)
PARCEL NO:	2945-024-21-958
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 5th Street
Grand Junction, CO 81501

2301869 BK 4094 PG 996-998
02/15/2006 01:09 PM
Janice Ward CLK&REC Mesa County, CO
RecFee \$15.00 SurChg \$1.00
DocFee EXEMPT

GRANT OF EASEMENT

International Church of the Foursquare Gospel, a religious corporation, Grantor, for Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, have sold, granted and conveyed, and by these presents do hereby sell, grant and convey to the City of Grand Junction, a Colorado home rule municipality, Grantee, for the benefit of the Persigo 201 Sewer System, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, a Perpetual Easements for the installation, operation, maintenance, repair and replacement of sanitary sewer facilities and appurtenances related thereto, storm sewer facilities and appurtenances related thereto, on, along, over, under, through and across the following described parcels of land, to wit:

A tract of land for sanitary sewer easement purposes situated in the NW ¼ SE ¼ of Section 2 Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado;

Basis of bearings for this survey is a bearing of N00°01'20"E between the Center Quarter Corner of Section Two and the South Center Sixteenth Corner of Section Two both are Mesa County Survey Monument brass caps in place;

Said easement lying 10.00 feet to each side of the following described centerline:

Commencing on the Center Quarter Corner of said Section 2 a MCSM found in place; thence S30°18'20"E a distance of 545.56 feet to a point being 10.00 feet easterly of the westerly boundary of Lot 1 of the Foresquare Minor Subdivision the Point of Beginning; thence S00°01'20"W 10.00 feet easterly of and parallel with said Westerly boundary a distance of 71.18 feet; thence leaving said parallel line S52°21'49"E a distance of 415.46 feet to a point on the northerly right-of-way of Horizon Drive, the Terminus, whence the Center Quarter Corner of said Section 2 bears N37°12'22"W a distance of 999.28 feet.

Containing 9,732.74 square feet, more or less, 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 perpetual ingress and egress for workers and equipment to survey, improve, maintain, operate, repair, replace, control and use said Easements, 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, subject to the terms and conditions contained herein.

1. Grantors shall have the right to use and occupy the real property burdened by these Easements for any lawful purpose which is not inconsistent with and which will not interfere with the full use and quiet enjoyment of the rights herein granted; provided, however, that Grantors hereby covenant with Grantee that the Easement areas shall not be burdened or overburdened by the installation, construction or placement of any structure or any other item or fixture, other than sod, gravel, asphalt or concrete on the surface for pedestrian purposes, which may be detrimental to the facilities of Grantee or which may

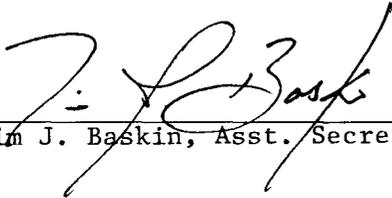
act to impede or prevent reasonable ingress and egress for workers and equipment on, along, over, under, through and across the Easement areas.

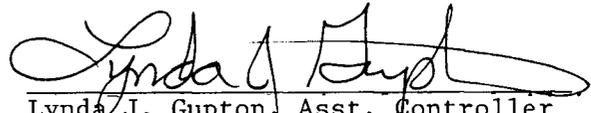
2. Grantee's utilization of the Easements and the rights herein conveyed shall be performed with due care using commonly accepted standards and techniques. Grantee shall repair, replace and restore, within a reasonable time and at Grantee's sole cost and expense, any and all damages to the Easement areas or to Grantor's adjoining property which may be caused by Grantee's utilization of the Easements and the rights herein conveyed.

3. Grantors hereby covenant with Grantee that they have good title to the aforescribed premises; that they have good and lawful right to grant these Easements; that they 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 2nd day of February, 2006.

On Behalf of and in the name of International Church of the Foursquare Gospel, a religious corporation:

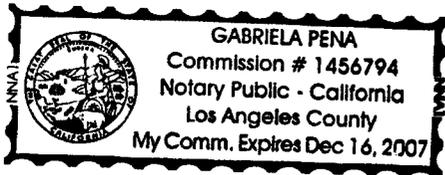

Tim J. Baskin, Asst. Secretary


Lynda J. Gupton, Asst. Controller

State of California)
)ss.
County of Los Angeles)

The foregoing instrument was acknowledged before me this 2nd day of February, 2006, on Behalf of and in the name of International Church of the Foursquare Gospel, a religious corporation by Tim J. Baskin and Lynda J. Gupton as authorized by the Executive Staff Committee of the Board of Directors.

My commission expires: Dec. 16, 2007.
Witness my hand and official seal.



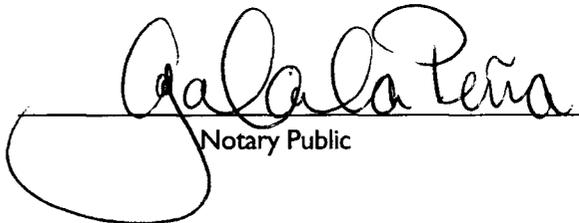
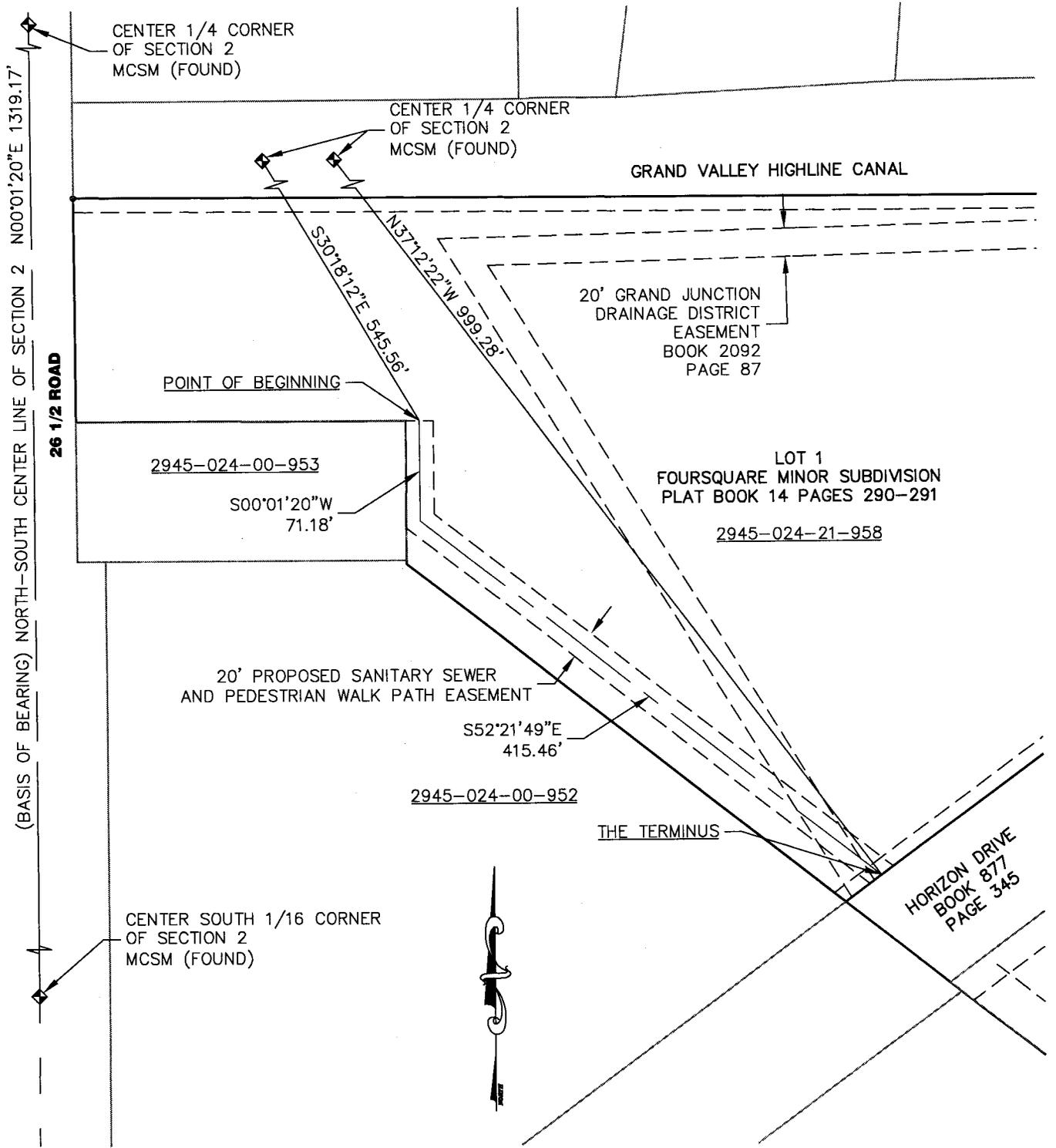

Notary Public

EXHIBIT
20' SANITARY SEWER AND
PEDESTRIAN WALK PATH EASEMENT



HIGH COUNTRY ENGINEERING, INC.
 14 INVERNESS DRIVE EAST, STE F-120, ENGLEWOOD, CO 80112
 PHONE (303) 925-0544 FAX (303) 925-0547
 1517 BLAKE AVENUE, STE 101, GLENWOOD SPRINGS, CO 81601
 PHONE (970) 945-8676 FAX (970) 945-2555
 WWW.HCENG.COM

FOURSQUARE CHURCH
EXHIBIT
 20' SANITARY SEWER AND
 PEDESTRIAN WALK
 PATH EASEMENT

DRAWN BY: JLM	SCALE: 1"=100'
CHECKED BY: JRN	PROJECT NO: 2051046
DATE: 1-4-05	PAGE: 1
FILE: EXHIBIT-SSEASE	

CORPORATE RESOLUTION

RESOLVED: By the Executive Staff Committee of the Board of Directors of International Church of the Foursquare Gospel, a religious corporation, the recommendation of the Rocky Mountain District Supervisor having been secured in accordance with corporation Bylaws, that approval be granted to execute to the City of Grand Junction a Grant of Easement for the installation, operation, maintenance, repair and replacement of sanitary sewer facilities and storm sewer facilities on, along, over, under, through and across, that certain real property in the County of Mesa, State of Colorado, described as follows for the **GRAND JUNCTION, COLORADO #30747 Foursquare Church:**

A tract of land for sanitary sewer easement purposes situated in the NW1/4 SE1/4 of Section 2 Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado;

Basis of bearings for this survey is a bearing of N00 01'20"E between the Center Quarter Corner of Section Two and the South Center Sixteenth Corner of Section Two both are Mesa County Survey Monument brass caps in place;

Said easement lying 10.00 feet to each side of the following described centerline:

Commencing on the Center Quarter Corner of said Section 2 a MCSM found in place; thence S30 18'20"E a distance of 545.56 feet to a point being 10.00 feet easterly of the westerly boundary of Lot 1 of the Foursquare Minor Subdivision the Point of Beginning; thence S00 01'20"W 10.00 feet easterly of and parallel with said Westerly boundary a distance of 71.18 feet; thence leaving said parallel line S52 21'49"E a distance of 415.46 feet to a point on the northerly right-of-way of Horizon Drive, the Terminus, whence the Center Quarter Corner of said Section 2 bears N37 12'22"W a distance of 999.28 feet.

Containing 9,732.74 square feet, more or less.

FURTHER RESOLVED: That any two of the following individuals acting together, are hereby authorized to sign on behalf of and in name of aforesaid Corporation and under its corporate seal all instruments necessary to provide for purchase, sale, loan, easement, lease or other real property transactions: Jack W. Hayford, Glenn C. Burris, Jr., Michael P. Larkin, James C. Scott, Jr., Sterling Brackett, Arthur J. Gray, II, Jeffrey L. Bird, Lynda J. Gupton, Adam Davidson, Tim J. Baskin.

END OF RESOLUTION

I, Tim J. Baskin Assistant Secretary of INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL, a religious corporation of California, do certify that the above is a true and correct copy of a resolution duly adopted by the Executive Staff of the Board of Directors of aforesaid corporation at a meeting held on the 2nd day of February 2006; that the resolution was unanimously adopted; that the resolution has not been rescinded, but is in full force and effect.

Dated at Los Angeles, California this 2nd day of February, 2006.

X

Tim J. Baskin
Assistant Secretary



State of California)
County of Los Angeles)

On February 2, 2006, before me,

Denise Y. Mesa

personally appeared