

HOL80BRT

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: FEDERAL PROPERTIES INVESTMENT
COMPANY GENERAL PARTNER OF GRAND MANOR INVESTMENT CO. DON R.
HOLLAND, PARTNER, PRESIDENT AND V. HAL TREADAWAY, PARTNER,
VICE PRESIDENT

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 28 1/4 ROAD
FROM ORCHARD AVENUE TO PATTERSON ROAD PHASE 2 TRACT OF LAND
LYING BETWEEN BRITTANY DRIVE AND GRAND VALLEY CANAL ST-ID-80,
PHASE A

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1980

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

MAR 12 1980

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PERMANENT EASEMENT

Federal Properties Investment Company General Partner of Grand Manor Investment Company of, a California Limited Partnership of Sacramento, State of California, Grantors, for the consideration of ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid by the CITY OF GRAND JUNCTION, COLORADO, a municipal corporation, Grantee, receipt of which is hereby acknowledged have given and granted and by these presents do hereby give and grant unto the said Grantee its heirs, successors, and assigns a Perpetual Easement for roadway slope and borrow pit purposes over, under, along and across the following described land situated in the County of Mesa, to-wit:

A tract of land lying between Brittany Drive and the Grand Valley Canal in the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section 7, Township 1 South, Range 1 East of the Ute Meridian, more particularly described as follows;

The East 20.00 feet of the West 60.00 feet of the North 725 feet of the West Quarter (W 1/4) of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of said Section 7.

It being understood that said easement is necessary to permit proper maintenance of the slopes to control erosion and prevent sloughing of the embankment; however, this type of use need not restrict the landowner within the guidelines of the government use should he want to build on or near portions of said easement. The primary restrictions to be applied would be that adequate drainage be provided as existing adjacent to the street in the borrow area, and that no construction activity or structure on said easement area contribute to the instability and/or sloughing of the roadway embankment.

Signed this 10th day
of March, 1980.

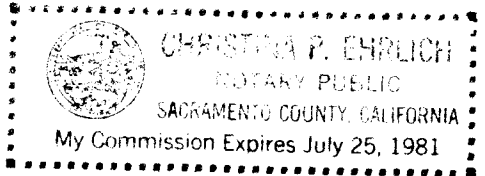
STATE OF CALIFORNIA
County of Sacramento

FEDERAL PROPERTIES INVESTMENT COMPANY
General Partner of GRAND MANOR INVESTMENT CO
BY Don R. Holland
DON R. HOLLAND - Partner
BY V. Hal Treadaway
V. HAL TREADAWAY - Partner
FEDERAL PROJECTS DEVELOPMENT, INC.
General Partner of GRAND MANOR INVESTMENT CO
BY Don R. Holland
DON R. HOLLAND - PRESIDENT
BY V. Hal Treadaway
V. HAL TREADAWAY - VICE PRESIDENT

The foregoing instrument was acknowledged before
me this day of 10th March, 1980 by

My commission expires: JULY 25, 1981

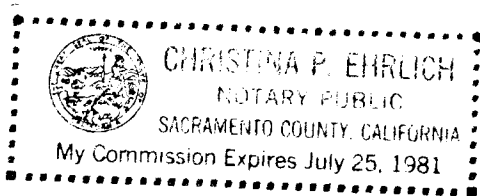
Witness my hand and official seal



Christina P. Ehrlich
Notary Public

STATE OF CALIFORNIA)
)
COUNTY OF SACRAMENTO) ss.

On March 10, 1979, before me, the undersigned, a Notary Public, State of California, duly commissioned and sworn, personally appeared DON R. HOLLAND and V. HAL TREADAWAY known to me to be the President and the Vice President respectively of FEDERAL PROJECTS DEVELOPMENT, INC., a California Corporation, the corporation that executed the within instrument and know to me to be the persons who executed the within instrument on behalf of said corporation, said corporation being known to me to be one of the General Partners of GRAND MANOR INVESTMENT COMPANY the Limited Partnership that executed the within instrument, and acknowledged to me that such corporation executed the same as such General Partner and that such Limited Partnership executed the same.



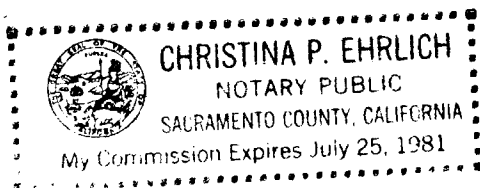
WITNESS MY HAND AND OFFICIAL SEAL

Christina P. Ehrlich
NOTARY PUBLIC, STATE OF CALIFORNIA
My Commission Expires: JULY 25, 1981

STATE OF CALIFORNIA
COUNTY OF SACRAMENTO

On March 10, 1979, before me, the undersigned, a Notary Public, State of California, duly commissioned and sworn, personally appeared DON R. HOLLAND and V. HAL TREADAWAY known to me to be PARTNERS of Federal Properties Investment Company, a General Partnership, the partnership that executed the within instrument and known to me to be the person(s) who executed the within instrument on behalf of said partnership, said partnership being known to me to be a General Partner of GRAND MANOR INVESTMENT COMPANY the Limited Partnership that executed the within instrument, and acknowledged to me that such partnership executed the same as a General Partner and that such Limited Partnership executed the same.

WITNESS my hand and official seal.



Christina P. Ehrlich
Notary Public in and for said State
My Commission Expires: JULY 25, 1981