

TWE89PAT

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: TWELFTH NORTH JUNCTION
INVESTMENT, LTD., A COLORADO LIMITED PARTNERSHIP BY: WALTER
K. WAYMEYER (GENERAL PARTNER)

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 2615 F ROAD
PARCEL NO. 2945-112-00-004 EASEMENT SOUTH SIDE 1ST TO 7TH
STREETS

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1989

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

P E R M A N E N T E A S E M E N T

KNOW ALL MEN BY THESE PRESENTS, that TWELFTH NORTH JUNCTION INVESTMENT, LTD., a Colorado Limited Partnership, Grantor, for and in consideration of the sum of FOUR HUNDRED AND EIGHTY SEVEN DOLLARS (\$487.00), in hand paid by THE CITY OF GRAND JUNCTION, a municipal corporation, Grantee, receipt of which is hereby acknowledged, has given and granted and by these presents does hereby give and grant unto the said Grantee, its successors and assigns, a PERPETUAL EASEMENT for Utilities purposes on, along, over, under and across the following described premises, to wit:

See EXHIBIT A attached hereto and by this reference made a part hereof.

And the Grantor hereby covenants with the Grantee it has good title to the aforescribed premises; it has good and lawful right to grant this Easement; it will warrant and defend the title and quiet possession thereof against the lawful claims of all persons whomsoever.

Signed this 11th day of SEPTEMBER, 1989.

TWELFTH NORTH JUNCTION INVESTMENT, LTD.

By Walter K. Waymeyer
Walter K. Waymeyer, General Partner

STATE OF CALIFORNIA)
) ss.
County of LOS ANGELES)

The foregoing instrument was acknowledged before me this 11th day of SEPTEMBER, 1989, by Walter K. Waymeyer, General Partner, Twelfth North Junction Investments, Ltd..

My commission expires 4-22-89.

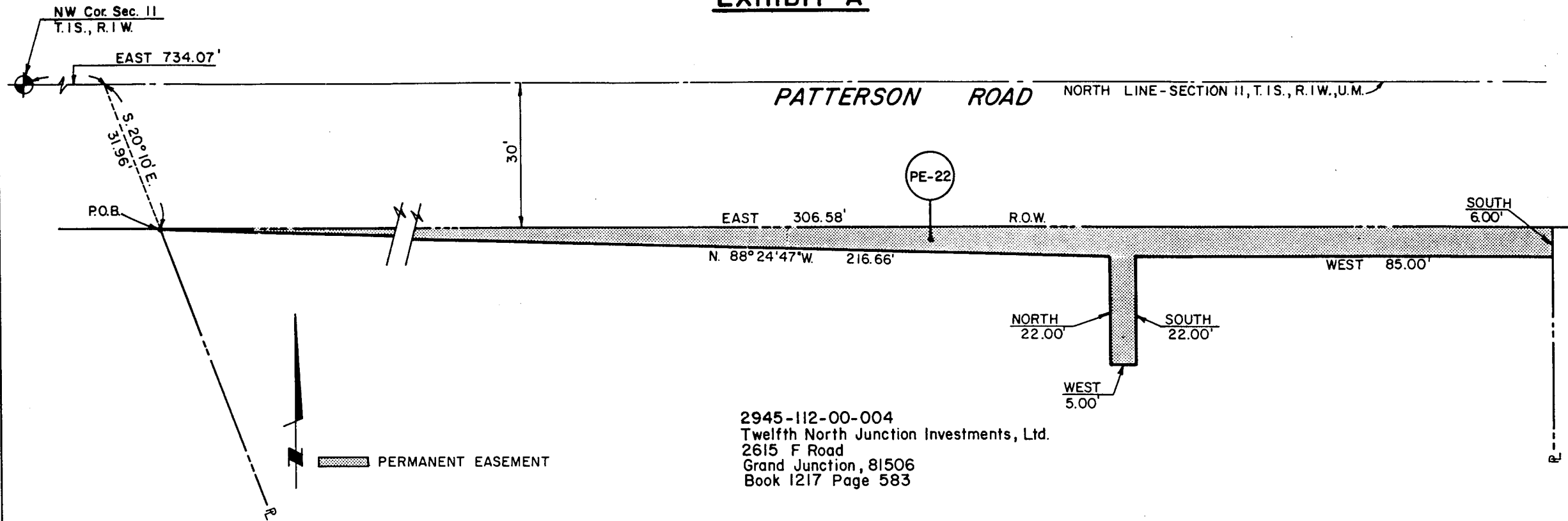
Witness my hand and official seal.

Betty A. Fulgaro
Notary Public

Address: 445 N. GAREY # A
POMONA, CA. 91767



EXHIBIT A



2945-112-00-004
 Twelfth North Junction Investments, Ltd.
 2615 F Road
 Grand Junction, 81506
 Book 1217 Page 583

PARCEL PE-22

A parcel of land for utility easement purposes being a portion of Section 11, Township 1 South, Range 1 West, of the Ute Meridian, City of Grand Junction, Colorado, described as follows:

Commencing 734.07 feet East of the Northwest Corner of said Section 11; thence South 20°10' East, a distance of 31.96 feet to a point in the present South right-of-way line of Patterson Road, said point being the point of beginning; thence East along the present South right-of-way line of Patterson Road, a distance of 306.58 feet; thence South, a distance of 6.00 feet; thence West, parallel with and 36 feet South of the North line of said Section 11, a distance of 85.00 feet; thence South, a distance of 22.00 feet; thence West, a distance of 5.00 feet; thence North, a distance of 22.00 feet; thence North, 88°24'47" West, a distance of 216.66 feet to the point of beginning, containing 1300 square feet, more or less.