

GRANT OF MULTI-PURPOSE EASEMENT

Grand Junction Real Estate Investments, LLC, a Colorado Limited Liability Company, Grantor, whose mailing address is PO Box 3467, Grand Junction, Colorado, 81502, owner of that certain parcel of land in Mesa County, Colorado, as evidenced by a Warranty Deed recorded in Book 5696, Page 681, Public Records of Mesa County, Colorado, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, 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 City approved utilities including the installation, operation, maintenance and repair of said utilities and appurtenances which may include but are not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, traffic control facilities, street lighting, landscaping, trees and grade structures, on, along, over, under, through and across the land described in the attached Exhibit A, and depicted in the attached Exhibit B, said exhibits incorporated herein by this reference, said parcel of land containing 12,400 square feet.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever, together with the right to enter upon said premises with 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 construction and repair machinery, subject to the terms and conditions contained herein.

1. The interest conveyed is an easement for the limited purposes and upon the terms stated herein. Grantor reserves the right to use and occupy the real property burdened by this easement for any lawful purpose which will not substantially interfere with the full use of the rights herein granted. Except as expressly permitted in writing by the Grantee, Grantor will not install or permit the installation of any building, structure, improvement, retaining wall, sidewalk, patio, tree or other landscaping, other than the usual and customary grasses and other ground cover, in or on the easement area. In the event such are installed, the City has the right to require the Grantor to remove them at its expense, or if Grantor fails to do so, to remove them without any liability or obligation for repair and replacement, and to charge Grantor for such removal. If the City chooses not to remove the obstacles, the City will not be liable for any damage to the obstacles or any other property to which they are attached.
2. Grantor hereby covenants with Grantee it has good title to the herein described premises; that 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, 2015.

Grand Junction Real Estate Investments, LLC
a Colorado Limited Liability Company

By:

Steve C. Vonnilla
Managing Member

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 18 day of May, 2015, by Steve C. Vonnilla, Managing Member, Grand Junction Real Estate Investments, LLC, a Colorado Limited Liability Company.

My commission expires 2/5/18

Witness my hand and official seal.

JENNIFER BROWNELL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #19984002418
My Commission Expires February 5, 2018

Jennifer Brownell
Notary Public

County of Mesa

EXHIBIT A

A tract of land situated in the Southeast Quarter of the Northeast Quarter of Section 17, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado and being described as follows.

The North 14.00 feet of the South 54.00 feet of that property as described in Book 5696 at Page 681, Reception Number 2716779 of the Mesa County Clerk and Recorder's Office.

EXCEPT: that certain road right of way as described in Book 2419 at Page 617, Reception Number 1838125 of the Mesa County Clerk and Recorder's Office.

Said tract of land contains 12,400 square feet.

Above legal description written by:
Patrick W. Click
Colorado registered Professional Surveyor No. 37904
3194 Mesa Avenue Unit B
Grand Junction, Colorado 81504

Sheet 3 of 3

Line Table		
Line #	Direction	Length
L1	N89° 59' 33"W	698.09'
L2	N00° 06' 11"W	40.00'
L3	S89° 59' 33"E	878.69'
L4	S44° 59' 54"W	14.14'
L5	N89° 59' 33"W	170.53'
L6	S00° 00' 27"W	30.00'
L7	N00° 06' 11"W	14.00'
L8	S89° 59' 33"E	892.72'
L9	S44° 59' 54"W	19.80'

2990 D 1/2 RD
 GRAND JUNCTION REAL ESTATE INVESTMENTS LLC
 RECEPTION NUMBER 2716779

14' MULTI-PURPOSE EASEMENT
 12,400 SQUARE FEET
 (HATCHED AREA)

RIGHT OF WAY
 BOOK 2419 PAGE 617
 RECEPTION NUMBER 1838125

2980 D 1/2 RD
 SCHAFER THOMAS R
 MARYE LISA D
 RECEPTION NUMBER 2673677

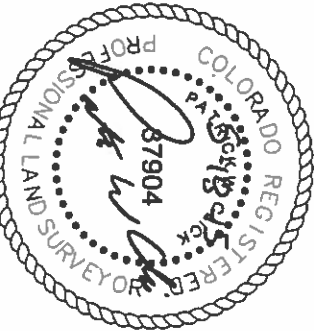
2983 D 1/2 RD
 LEFEVER JANICE MARIE
 RECEPTION NUMBER
 1627782

2985 D 1/2 RD
 FORSYTH JONATHAN S
 RECEPTION NUMBER
 2350511

30' RIGHT OF WAY
 PLAT BOOK 12 PAGE 449
 RECEPTION NUMBER 1274683

30' RIGHT OF WAY
 PLAT BOOK 8 PAGE 30
 RECEPTION NUMBER 639855

FOUND
 EAST 1/4 CORNER
 SECTION 17, T1S, R1E, UTE
 TOP 3 INCH BRASS CAP
 MESA COUNTY SURVEY MARKER
 NUMBER 8-1



LEGAL DESCRIPTION SKETCH
 SITUATED IN THE SE1/4 NE1/4 OF SECTION 17, T1S, R1E, UTE
 GRAND JUNCTION, MESA COUNTY, COLORADO

14' MULTI-PURPOSE EASEMENT

OWNER: GRAND JUNCTION REAL ESTATE INVESTMENTS LLC

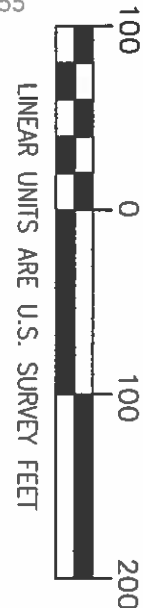
TAX# 2943-171-00-144

DRAWING NAME: 2015006 LEGALS

FIELD WORK: PWC
 DRAWN BY: PWC

POLARIS SURVEYING

PATRICK W. CLICK P.L.S. No. 37904
 3194 MESA AVENUE #B
 GRAND JUNCTION, CO 81504
 PHONE (970)434-7038



30 ROAD

D 1/2 ROAD

EXHIBIT B