AGREEMENT

THIS AGREEMENT ("Agreement") is made at Grand Junction, Colorado on the 6th day of August, 2012, between Dyer LLC ("Seller") and the CITY OF GRAND JUNCTION, COLORADO, a Colorado home rule municipality ("City").

A. Seller owns 25 shares ("Shares") of the capital stock of Grand Mesa Reservoir Company ("Reservoir Company").

B. Reservoir Company owns and operates the facilities known as Grand Mesa Reservoir #6 located in part of Section 1 of Township 12 South, Range 96 West, 6th P.M. and in part of Section 12 of Township 12 South, Range 96 West, 6th P.M., Grand Mesa Reservoir #8 located in Section 6 of Township 12 South, Range 95 West, 6th P.M., Grand Mesa Reservoir #9 located in part of Section 16 of Township 11 South, Range 95 West, 6th P.M. and in part of Section 12 of Township 12 South, Range 95 West, 6th P.M. and in part of Section 12 of Township 12 South, Range 95 West, 6th P.M. and in part of Section 12 of Township 12 South, Range 95 West, 6th P.M. Scales Reservoir #1 located in part of Section 4 of Township 12 South, Range 95 West, 6th P.M. and in part of Section 32 of Township 11 South, Range 95 West, 6th P.M. and Scales Reservoir #3, located in Section 33 of Township 11 South, Range 95 West, 6th P.M.

IN CONSIDERATION OF their mutual promises and other considerations, Seller and City agree as follows:

1. <u>Purchase Price</u>: The purchase price of the 25 Shares shall be Forty-Five Thousand Dollars (\$45,000.00) payable in full at closing.

2. <u>Closing</u>: Closing of the transaction specified in this Agreement will be on the 20th day of August, 2012 at 2:00 o'clock p.m. in the Administration Office at City Hall, 250 N. 5th Street,, Grand Junction, Colorado: At closing the following will occur:

2.1 City Will per Seller the sum of \$45,000.00 for the Shares.

2.2 Seller will assign and transfer the Shares to the City free and clear of all liens, unpaid assessments and enoumbrances of any kind.

2.3 Seller will assign and transfer to City, by instrument in form and substance satisfactory to counsel for City, all of his right, title and interest in and to the Reservoir Company Shares, all priorities allocated to the Reservoirs by court decree or ruling and any rights of the Seller to enlarge, modify or improve the reservoirs of the Reservoir Company.

3. <u>Seller's Warrantees:</u> Seller warrants and represents as follows:

3.1 Grand Mesa Reservoir Company is a Colorado non-profit corporation in good standing as of the date of this Agreement and all franchise and other taxes, assessments and fees due by the Reservoir Company to Mesa County, Colorado, the State of Colorado or the United States as of the closing date, will then have been paid.

3.2 Reservoir Company has only one class of stock and no more than 883 shares of such stock have been issued and are outstanding as of the date hereof.

3.3 The Seller is the owner of good and valid title to the Shares and, at closing, will transfer the Shares to City free and clear of any liens, encumbrances and/or restrictions, except the provisions of the Certificate of Incorporation and the By-Laws of Reservoir Company.

3.4 Prior to closing, Seller will not create or permit any encumbrance, lien or other restriction against the Shares.

4. <u>City Manager Approval</u>: The obligation of the City to proceed with closing of this transaction is expressly subject to the City Manager approving and ratifying the execution of this Agreement on or before August 17, 2012. If such approval is not obtained by such date, then this Agreement shall be of no force and effect as of that date.

5. <u>Binding Effect</u>: The provisions of this Agreement are for the benefit of and binding upon the heirs, personal representatives and successors in interest of the parties.

6. <u>No Further Agreement</u>. The terms of Agreement contained herein represent the full and complete understanding of the Seller and the City and all other discussions, negotiations and agreements, if any, are merged with and into this Agreement.

7. <u>Specific Performance</u>. The remedy for breach of this Agreement shall be an action in specific performance. Any action arising out of or under this Agreement shall be brought in Mesa County, Colorado in a court of competent jurisdiction.

CITY OF GRAND JUNCTION, a Colorado ATTEST: home rule municipality, Bv By: nglehaft, City Manager Clerk Depuh Jon Dyer, Dyer LLC COUNTY OF MESA SS. STATE OF COLORADO Sworn and subscribed to before me this 20 2012, by Jon Dyer, of day of 2114 Bicadumy Grand Junction CO (address). My Commission expires: BILB12D 2



ດ. ຕ. ຕ. ຕ. ຕ. ຕ. ຕ. ຕ. ຕ. ຕ. ຕ. ຕ. ຕ. ຕ. **GRAND MESA RESERVOIR** COMPANY **CHERNAG** For Value Received, hereby sell assign and transfer unto of the Capital Stock represented by the within Certificate, and do hereby irrevocably constitute and appoint to transfer the said Stock on the books of the within named Corporation with full power of substitution in the premises! Dated In presence of

AGREEMENT

THIS AGREEMENT ("Agreement") is made at Grand Junction, Colorado on the 5th day of June, 2008, between Michael Bradbury ("Seller") and the CITY OF GRAND JUNCTION, COLORADO, a Colorado home rule municipality ("City").

A. Seller owns 23 shares ("Shares") of the capital stock of Grand Mesa Reservoir Company ("Reservoir Company").

B. Reservoir Company owns and operates the facilities known as Grand Mesa Reservoir #6 located in part of Section 1 of Township 12 South, Range 96 West, 6th P.M. and in part of Section 12 of Township 12 South, Range 96 West, 6th P.M., Grand Mesa Reservoir #8 located in Section 6 of Township 12 South, Range 95 West, 6th P.M., Grand Mesa Reservoir #9 located in part of Section 16 of Township 11 South, Range 95 West, 6th P.M. and in part of Section 12 of Township 12 South, Range 95 West, 6th P.M. and in part of Section 12 of Township 12 South, Range 95 West, 6th P.M. and in part of Section 12 of Township 12 South, Range 95 West, 6th P.M. Scales Reservoir #1 located in part of Section 4 of Township 12 South, Range 95 West, 6th P.M. and in part of Section 32 of Township 11 South, Range 95 West, 6th P.M. and Scales Reservoir #3, located in Section 33 of Township 11 South, Range 95 West, 6th P.M.

IN CONSIDERATION OF their mutual promises and other considerations, Seller and City agree as follows:

1. <u>Purchase Price</u>: The purchase price of the 23 Shares shall be Thirty-Two Thousand Two Hundred Dollars (\$32,200.00) payable in full at closing.

2. <u>Closing</u>: Closing of the transaction specified in this Agreement will be on the 20th day of June, 2008 at 2:00 o'clock p.m. in the Administration Office at City Hall, 250 N. 5th Street,, Grand Junction, Colorado. At closing the following will occur:

2.1 City will pay Seller the sum of \$32,200.00 for the Shares.

2.2 Seller will assign and transfer the Shares to the City free and clear of all liens, unpaid assessments and encumbrances of any kind.

2.3 Seller will assign and transfer to City, by instrument in form and substance satisfactory to counsel for City, all of his right, title and interest in and to the Reservoir Company Shares, all priorities allocated to the Reservoirs by court decree or ruling and any rights of the Seller to enlarge, modify or improve the reservoirs of the Reservoir Company.

3. <u>Seller's Warrantees:</u> Seller warrants and represents as follows:

3.1 Grand Mesa Reservoir Company is a Colorado non-profit corporation in good standing as of the date of this Agreement and all franchise and other taxes, assessments and fees due by the Reservoir Company to Mesa County, Colorado, the State of Colorado or the United States as of the closing date, will then have been paid.

3.2 Reservoir Company has only one class of stock and no more than 883 shares of such stock have been issued and are outstanding as of the date hereof.

The Seller is the owner of good and valid title to the Shares and, at closing, will 3.3 transfer the Shares to City free and clear of any liens, encumbrances and/or restrictions, except the provisions of the Certificate of Incorporation and the By-Laws of Reservoir Company.

Prior to closing, Seller will not create or permit any encumbrance, lien or other 3.4 restriction against the Shares.

City Manager Approval: The obligation of the City to proceed with closing of this 4. transaction is expressly subject to the City Manager approving and ratifying the execution of this Agreement on or before ________ Is not obtained by such date, then this Agreement shall be of no force and effect as of that date.

5. Binding Effect: The provisions of this Agreement are for the benefit of and binding upon the heirs, personal representatives and successors in interest of the parties.

6. No Further Agreement. The terms of Agreement contained herein represent the full and complete understanding of the Seller and the City and all other discussions, negotiations and agreements, if any, are merged with and into this Agreement.

7. Specific Performance. The remedy for breach of this Agreement shall be an action in specific performance. Any action arising out of or under this Agreement shall be brought in Mesa County, Colorado in a court of competent jurisdiction.

ATTEST:

CITY OF GRAND JUNCTION, a Colorado home rule municipality,

Bv:

Laurie M. Kadrich, City Manager

MICHAEL BRADBURY, an individual

Bv: 🖉 Michael Bradbury

COUNTY OF MESA

STATE OF COLORADO

me Tui



Sworn and subscribed to before me this ∂O^{th} day of <u>June</u>, 2008, by Michael Bradbury, of 461 2thuy 50 White water Co 81527 (address).

My Commission expires: 10-10-10

SS.

us



als als als als als als als als als RURIRIRIRIRIRIRIRIRIRI **GRAND MESA RESERVOIR** COMPANY **CHERNER** ForValue Received. hereby sell, assign and transfer unto of the Capital Stock represented by the within Certificate, and do hereby irrevocably constitute and appoint to transfer the said Stock on the books of the within named Corporation with full power of substitution in the premises. Dated By presence of

Grand Mesa Reservoir Stock Certificate in Terry Franklin's Rossession 7/13/07

GRAND MESA RESERVOIR ACQUISITION AGREEMENT

THIS AGREEMENT made this 13th day of July 2007, between the City of Grand Junction (hereafter "City") and the Grand Mesa Reservoir Company (hereafter "Company") and is subject to the following recitals, agreements, terms and understandings:

RECITALS

The City and the Company have agreed to convey the Company's Reservoir #1 located in Mesa County, Colorado to the City. The City is a stockholder in the Grand Mesa Reservoir Company and participated in a recent improvement project of and for the Company's reservoirs. That project consisted of replacing portions of the outlet piping, slip lining other portions and replacing the outlet valves and structures on Grand Mesa Reservoir #1 and Grand Mesa Reservoir #9. The City financed the costs of these improvements with a repayment obligation from the Company shareholders to the City. In order to relieve the financial burden of the Company of those improvements costs, the City offered an exchange and the Company agreed to the exchange wherein the Company will transfer all of its right, title and interest in the Company's Grand Mesa Reservoir #1 to the City and the City will transfer to the Company its 254 shares of stock in the Grand Mesa Reservoir Company.

NOW THEREFORE, the City and the Company agree as follows:

1. For the following consideration, the sufficiency of which is acknowledged and fully supports the making of this Agreement, the Company conveys to the City all right, title and interest in the Grand Mesa Reservoir #1.

1a. After Closing, the Company shall not be liable for the cost of the repairs completed by the City on Grand Mesa Reservoir #1.

1b. The City shall repay the shareholders of the Company \$88,000.00 for the sums the Company paid to the City for construction costs for repair work completed on Grand Mesa Reservoir #1 and #9 during the summer of 2004. The City shall reimburse the shareholders of the Company \$26,000.00 for sums the Company paid to Buckhorn Geotech Engineering for engineering services for the needed repair work to be performed during 2007. Payment of these sums shall be made by checks as set forth on the attached exhibit.

1c. The City will annually for a term of 20 years from the date of this Agreement, offer to lease to the Company, for the use and benefit of its stockholders 50% of the stored water in Grand Mesa Reservoir #1, not to exceed 200 acre feet in any year. The water that may be leased to the Company shall be at no charge for the first five annual leases; \$5.00 per

acre foot per year for the five annual leases thereafter; \$7.50 per acre foot per year for the final ten annual leases.

1d. The City, upon closing will no longer be a shareholder in the Grand Mesa Reservoir Company or be responsible for any operational and maintenance costs on the remaining Company reservoirs, these reservoirs being Scales #1 & #3 and Grand Mesa #6, #8 & #9. The Grand Mesa Reservoir Company retains ownership and associated rights to the remaining reservoirs and ditches that feed out of them.

1e. The Grand Mesa Reservoir #1 water right will be administered in conformance with court decrees, the priority system and Colorado State Statutes.

2. The Company agrees to convey to the City, by bargain and sale deed, the following real property in the County of Mesa, State of Colorado, to wit, hereinafter "Reservoir #1":

<u>Legal description</u>: Reservoir is located within Section 15, Township 12S South, Range 96 West of the 6th Principal Meridian and as set forth and described in water decree 195 of Division 4 records. All as more particularly described in any permit(s), license(s) and/or easements by and between the Company and the United States Forest Service and/or the United States Department of Agriculture.

3. The conveyance of Reservoir #1 shall include all improvements thereon and appurtenant thereto, and any and all other rights appurtenant to the property, including but not limited to historic access, ingress and egress and all other right and interest as provided or established by the permit(s), license(s) easement(s) and other form(s) of agreement from, by and with the United States Forest Service and/or the United States Department of Agriculture. Reservoir #1 shall be conveyed free and clear of all taxes, special assessments, liens, mortgages and encumbrances. The Company shall convey and otherwise transfer the surface rights and permits, water and water rights, ditches and ditch rights, which comprise and/or are attributed to Reservoir #1.

4. The date of closing shall be the date for delivery of deed as provided below. The hour and place of closing shall be designated by mutual Agreement between the parties hereto, in Grand Junction. Changes in time, place and date may be made with the consent of both parties. Each party shall pay its respective closing costs at closing, except as otherwise provided herein. Each party shall sign and complete all customary or required documents at or before closing.

5. Subject to full and complete compliance by both parties with the terms and provisions hereof, closing and possession shall occur on July 13, 2007 or by mutual agreement, at a different date.

6. At closing the Company shall execute and deliver a bargain and sale deed to the City and shall deliver possession of Reservoir #1 free and clear of all taxes; all liens for special improvements installed as of the date of closing, whether assessed or not; all liens, mortgages and encumbrances; any covenants, restrictions or reversionary provisions not accepted by the receiving party. The City shall upon delivery of the deed at closing, release in writing in a form acceptable to the Company, the Company's obligation to pay, repay or fund the cost of its share of the improvements to Reservoir # 1. The City shall return to the Company all stock certificates for the Grand Mesa Reservoir Company held by the City.

7. Except as provided in the preceding sub-paragraph, if the City fails to give notice of any unsatisfactory physical condition then the City shall be deemed to have accepted the physical condition of the property, as is, in its present condition.

8. Time is of the essence hereof. If any obligation hereunder is not performed as provided, the non-defaulting party shall only have the following specified remedies, except as otherwise provided in this Agreement: (a) to treat this Contract as terminated, but no damages may be recoverable, or (b) to treat this Contract as being in full force and effect together with the right to an action for specific performance, but no damages shall be recoverable.

9. If a party engages or pays for an attorney to pursue any remedy hereunder, such party shall pay for its own attorney's fees and charges.

10. The parties represent to each other that this sale was brought about without the efforts of any brokers or agents. Each party agrees to defend, indemnify and hold the other harmless from any claim for real estate brokerage commissions or finder's fees asserted by any third party as a result of the sale pursuant to this Agreement.

11. All notices and communications required or regarding this Agreement shall be in writing delivered to the parties by first class United States mail, certified with return receipt requested, and shall be deemed served upon the receiving party as of the date of receipt shown on the return receipt, addressed as follows:

To the City:

Greg Trainor City Utilities and Streets Manager 250 North 5th Street Grand Junction, CO 81501-2668 with a copy to

John Shaver City Attorney 250 North 5th Street Grand Junction, CO 81501-2668

To Company:

John Whiting President, Grand Mesa Reservoir Company 100 Whiting Road Whitewater, CO 81527 The parties may, by notice as provided above, designate a different address to which notice shall be given.

12. This Contract embodies the complete Agreement between the parties hereto and cannot be changed or modified except by a written instrument subsequently executed by the parties hereto. No spoken or oral promises or changes to this Agreement will apply or be enforced. This Contract and the terms and conditions hereof apply to and are binding upon the heirs, successors and assigns of both parties.

13. This Agreement shall be governed and construed by the laws of the State of Colorado. Venue for any action shall be in Mesa County, Colorado.

14. Each party has obtained the advice of its own legal and tax counsel and, therefore, the rule of construing ambiguities against the drafter shall have no application to this Agreement.

15. The promises, agreements to pay money, assume liabilities and other agreements herein that must be performed after the closing shall remain enforceable despite the transfer of title. The doctrine of merger shall not apply.

16. The persons signing this Agreement represent and warrant that each has the authority to sign and that the entity for which he/she signs shall be bound to the terms hereof.

John Whiting, President

Grand Mesa Reservoir Company

Grand Mesa Reservoir Company

City of Grand Junction

Laurie Kadrich, Acting City Manager

Attest:

Stephanie Tuin, City Clerk



	Bill Blair	Kip Ravan	Pat Bonnell	Forbes Davidson	Bob Black	Bill Harrison	Mike Anderson	Lee Wynne	Chuck Hudson	Judy Davis	Steve Bonnell	Pat Dalton	Jim Dyer, LLC	Michael Bradbury	Rodney Whiting	Harriet Whiting	John Whiting	City of Grand Junction	Name		
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	2500 Blair Road	3109 Purdy Mesa Rd	3005 Purdy Mesa Road	4668 Lands End Road	1115 Purdy Mesa Road	1051 Kannah Creek Road	9460 Kannah Creek Road	4710 Kannah Creek Rd.	3580 Kannah Creek Road	4250 Whitewater Creek Road	3872 Kannah Creek Road	131 Divide Road	P.O. Box 3112	4612 Hwy 50	140 Whiting Road	151 Whiting Road	100 Whiting Road	10001 Kannah Creek Road	Address		
	Whitewater Co	Whitewater Co	Whitewater Co	Whitewater Co	Whitewater Co	Whitewater Co	Whitewater Co	Whitewater Co	Whitewater Co	Whitewater Co	Whitewater Co	Whitewater Co	Grand Junct Co	Whitewater Co	Whitewater Co	Whitewater Co	Whitewater Co	Whitewater Co	City State		
	81527	81527	81527	81527	81527 Board	81527	81527	81527 Vice Pres	81527	81527	81527	81527	81502	81527 Board	81527	81527	81527 President	81527 Secretary	e Zip		

John Whiting paid the engineering assessment on all of Bill Blairs 52 shares in the purchase of 27 shares.

BARGAIN AND SALE DEED

The Grand Mesa Reservoir Company ("Company"), whose address is 100 Whiting Road, Whitewater, Mesa County, Colorado, for the consideration of 254 shares of stock in the Grand Mesa Reservoir Company and other good and valuable consideration, the Company, hereby sells and conveys to the City of Grand Junction, a Colorado Home Rule municipality, whose street address is 250 North 5th Street, Grand Junction, Mesa County, Colorado, Grand Mesa Reservoir #1. The real property being described and situate to wit:

Legal description: Reservoir is located within Section 15, Township 12S South, Range 96 West of the 6th Principal Meridian and as set forth and described in water decree 195 of Division 4 records. All as more particularly described in any permit(s), license(s) and/or easements by and between the Company and the United States Forest Service and/or the United States Department of Agriculture.

The property and water rights are sold by the Company without exception or reservation.

Executed and delivered this 13th day of July, 2007.

Grand Mesa Reservoir Company

John Whiting, President of the Company

State of Colorado) County of Mesa)

The foregoing instrument was acknowledged before me this 13th day of July, 2007 by John Whiting.

My commission expires 10-10-10. Witness my hand and official seal. <u>Alphanie</u> Turn.

Notary Public

A sta INCORPORATED UNDER THE LAWS OF State of Colorado tares 2.5 **GRAND MESA RESERVOIR COMPANY** THIS (ERTIFICS THAT City of Guand Junction , Colo is the owner of two Hundred Fifty Four - Shares of the Capital Stock of GRAND MESA RESERVOIR COMPANY transferable only on the books of the Corporation by the holder hereof in person or by Attorney upon surrender of this Certificate property endorsed. In Mine 9.5 Mereof, the said Corporation has caused this Certificate to be signed by its duly authorized officers and so be sealed with the Soal of the Corporation this 23rd dayal sune rad her deal

GRAND MESA RESERVOIR COMPANY CH S **CHERKAK** TorValue Received I terry Franklin: unto Grand Mesa Reservoir Co. of the Capital Stock represented by the within Certificate, and do hereby irrevocably constitute and appoint to transfer the said Stock on the books of the within named Corporation with full power of substitution in the premises. Dated 7-13-07 \$ Stephanie Tuin

3 shares were sold to Michael & Carol Anderson on 6-23-91

<u>A S S I G N M E N T</u>

FOR VALUE RECEIVED, I, DAVIS HICKMAN, sell, assign and transfer to the CITY OF GRAND JUNCTION, COLORADO, a municipal corporation ONE (1) share of the capital stock of Grand Mesa Reservoir Company, presently standing in my name on the books of that corporation and as represented by Certificate No. 2, and I irrevocably constitute and appoint ______

as attorney to transfer such stock on the books of Grand Mesa Reservoir Company with full power of substitution in the premises.

DATED this 10 day of April, 1980.

In the Presence of:

Minifred Dikle