

GRANT OF MULTI-PURPOSE EASEMENT

Darter LLC, a Colorado Limited Liability Company, Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), 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 the installation, operation, maintenance, repair and replacement of utilities and appurtenances related thereto, including, but not limited to, electric lines, cable television lines, natural gas pipelines, sanitary sewer lines, storm sewers and storm water drainage facilities, irrigation and drainage facilities, water lines, telephone lines, and also for the installation, operation maintenance, repair and replacement of traffic control facilities, street lighting, landscaping, trees and grade structures, as approved by Grantee, on, along, over, under, through and across the following described parcel of land, to wit:

A certain strip of land for easement purposes situate in the SW 1/4 NE 1/4, Section 4, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, being described as follows:

The north 20.00 feet of the west 807.08 feet of Lot 1, A & B Hall Minor Subdivision as recorded in Plat Book 15 at Page 54, EXCEPT The north 6.00 feet thereof.

Said parcel contains 11,299 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 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 uses 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 is not inconsistent with and which will not substantially interfere with the full use and quiet enjoyment of the rights herein granted; provided, however, that Grantor hereby covenants with Grantee that the Easement shall not be burdened or overburdened by the installation, construction or placement of any improvements, structures or fixtures thereon which may be detrimental to the facilities of Grantee or which may act to prevent reasonable ingress and egress for workers and equipment on, along, over, under, through and across the Easement.

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.

3. If the multi-purpose improvements contemplated to be built within the Easement are not constructed or are abandoned, Grantor shall have the option to request release of the Easement, which release shall not be unreasonably withheld or delayed.

Executed and delivered this 15th day of July, 2008.

Darter LLC, a Colorado Limited Liability Company

By Terry Lawrence, Member



State of Colorado)
County of Mesa)ss.

My Commission Expires 10/01/2011

The foregoing instrument was acknowledged before me this 15th day of July, 2008, by Terry Lawrence, Member for Darter LLC, a Colorado Limited Liability Company.

My commission expires: 10/01/2011
Witness my hand and official seal.

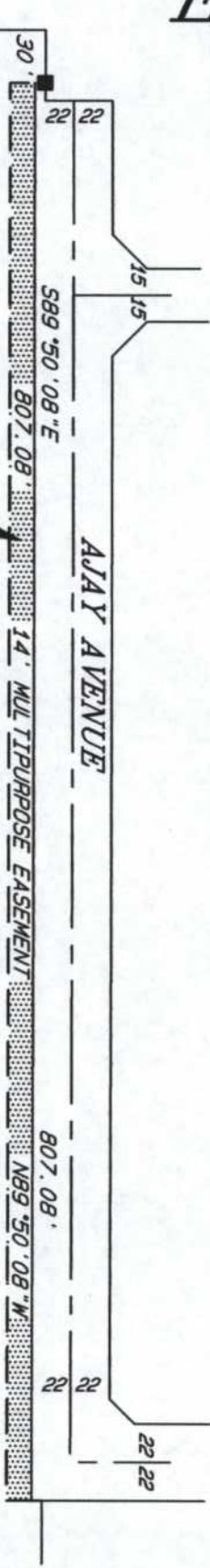
Elizabeth R. Barela
Notary Public

EXHIBIT A

C 1/4 COR. SEC. 4
N00°01'42"E
303.71'

14' MULTIPURPOSE EASEMENT
11,299 SQ. FT.

LOT 1, A & B HALL MINOR SUBDIVISION
PLAT BOOK 15 PAGE 54
HALLS ESTATES LLC
2945-041-09-001
652 24 1/2 RD



BROOKWILLOW VILLAGE, FILING III
(PROPOSED)



SCALE 1" = 100'



D H SURVEYS, INC.
970-245-8749
JOB #708-07-06