

GRANT OF MULTI-PURPOSE EASEMENT

Toyota of Grand Junction, LLC, a Colorado limited liability corporation, Grantor, whose mailing address is 2264 Highway 6 & 50, Grand Junction, Colorado 81505, owner of the following described real property located in Mesa County, Colorado:

LOT 3 OF THE REPLAT OF LOT 18 OF SMITH & BAILEY'S RIVERSIDE SUBDIVISION

as evidenced by that certain warranty deed recorded at Reception #2763579 in the records of the Mesa County Clerk and Recorder, 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 easement area containing 6,574 square feet, more or less.

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 Grantor's 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 that 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 26 day of July, 2016.

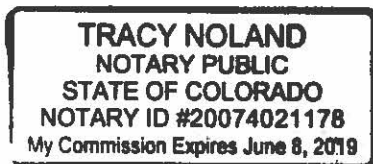
GRANTOR: Toyota of Grand Junction, LLC

G. Michael Ferris
G. Michael Ferris, Member

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 26 day of July, 2016, by G. Michael Ferris as member of Toyota of Grand Junction, LLC.

My commission expires 6/8/2019.
Witness my hand and official seal.



Tracy Noland
Notary Public

EXHIBIT A

LOT 3 MULTIPURPOSE EASEMENT

A multipurpose easement, being the northerly fourteen feet of Lot 3 as shown on that Replat of Lot 18, Smith & Bailey's Riverside Subdivision, Reception No. 1481027, situate within Government Lot 2 & 3, Township 1 North, Range 1 West, Ute Meridian, Mesa County, State of Colorado;

COMMENCING from the East 1/16 Corner of Section 6, Township 1 South, Range 1 West, Ute Meridian, Grand Junction, Colorado;

THENCE S 88°15'29" W a distance of 945.03 feet to the northeasterly corner of said Lot 3,;

THENCE S 33°30'59" W along the easterly property line a distance of 11.98 feet to the **POINT OF BEGINNING**;

THENCE continuing S 33°30'59" W along the easterly property line a distance of 16.78 feet;

THENCE N 89°55'22" W leaving said property line a distance of 103.39 feet;

THENCE N 00°04'38" E a distance of 10.00 feet;

THENCE N 89°55'22" W a distance of 256.07 feet;

THENCE S 89°55'28" W a distance of 100.01 feet to a point on the westerly Right of Way of G Road;

THENCE N 33°39'23" E along said Right of Way a distance of 16.84 feet;

THENCE N 89°55'28" E continuing along the southerly Right of Way of G Road a distance of 90.70 feet;

THENCE S 89°55'22" E continuing along said Right of Way a distance of 270.07 feet;

THENCE S 00°04'38" W leaving said Right of Way of G Road a distance of 10.00 feet;

THENCE S 89°55'22" E a distance of 98.63 feet to the **POINT OF BEGINNING**;

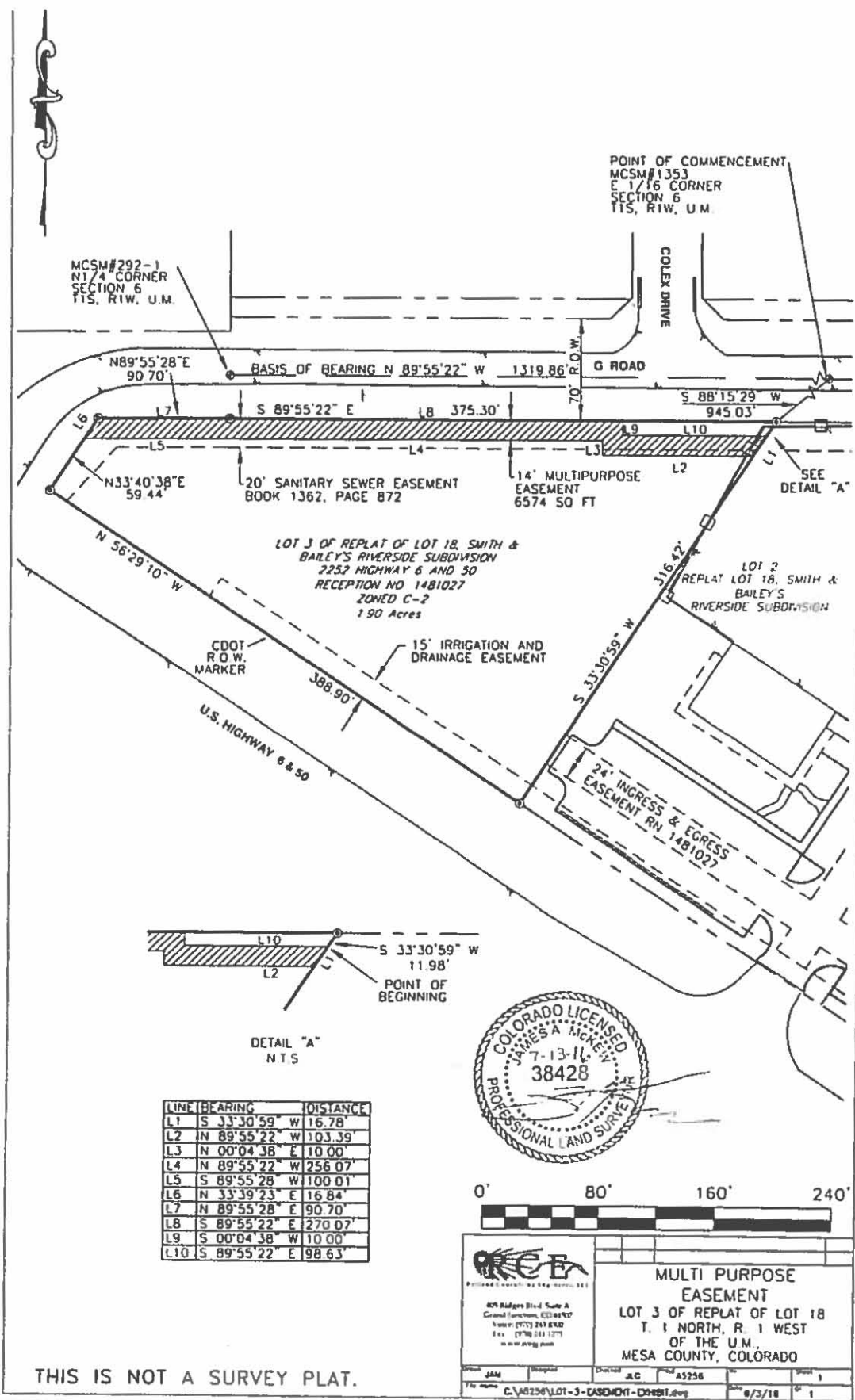
CONTAINING 6,574 square feet, more or less.

BASIS OF BEARING:

The Basis of Bearing is the north line of Section 6 between the North 1/4 Corner of Section 6 and the East 1/16 Corner of Section 6. The bearing being N 89°55'22" W.

This description was prepared by James A. McKew for Rolland Consulting Engineers, 405 Ridges Blvd., Grand Junction, Colorado.

EXHIBIT B



THIS IS NOT A SURVEY PLAT.