

COLORADO MESA UNIVERSITY AND CITY OF GRAND JUNCTION UTILITY EASEMENT AND MAINTENANCE
AGREEMENT-CMU MAIN CAMPUS

This Agreement is made by and between the City of Grand Junction, a Colorado home rule city ("City"), and the Board of Trustees of Colorado Mesa University ("CMU"), and is effective as of the date that both parties have signed below.

Recitals.

- A. CMU continues to expand its campus to serve the needs of Western Colorado and of the entire State of Colorado. For this Agreement, "campus" means the area generally bounded by North Avenue, Orchard Avenue, 7th Street and 12th Street, in Grand Junction, Colorado, within which exists the main CMU campus and within which CMU is expected to expand.
- B. CMU has adopted a master plan, the current iteration of which shows that in the years to come the campus can be expected to encompass many existing properties west of the now developed main campus. A copy of the current master plan is attached as Exhibit A. When land use is changed from residential to campus buildings and facilities, the number of service lines will decrease substantially yet the size of the lines and the complexity of the maintenance of the lines may increase and/or some lines may need to be relocated. A 'service line' for purposes of this Agreement is the water and/or the sewer pipe(s) connecting the structures on the campus with the City water or sewer pipe(s) that carry water or sewage, respectively, to and/or away from the campus and other structures served by such service lines.
- C. CMU has relied, and will continue to rely, on the City's water, sanitary sewer and other services provided to other citizens and land owners within the City.
- D. To utility providers and engineers, there is a distinction between 'main' or 'trunk' water, sanitary sewer and storm sewer lines (typically 4" or larger for water, 8" or larger for sanitary sewer and 12" or larger for storm sewer) and 'service' lines that are typically smaller and are owned and maintained by the owner of the served parcel. For purposes of this Agreement, the larger 'main' or 'trunk' lines as described above are the primary concern of the City and CMU under this agreement, not 'service lines (Wet Utilities)

The City desires to support the expansion of the CMU campus, and agrees that the City should continue to own, operate and maintain the main or trunk lines providing service to and within the campus as it exists and is planned to exist.

- E. At the present time, CMU is requesting City approval of a plat and vacation of existing City rights-of-way as shown on said plat, attached as Exhibit B. This Agreement is agreed to in part to facilitate the City's approval of such plat.

NOW THEREFORE, in consideration of the many benefits received by CMU and the City, individually and collectively, as a result of this Agreement, the City of Grand Junction and Colorado Mesa University agree as follows:

1. CMU, as the owner of the property described on Exhibit B, hereby grants to the City as the owner and service provider of the Wet Utilities serving the property shown on Exhibit B, a perpetual and non-exclusive easement to be used by the City to access, operate, maintain, improve, repair and replace as necessary the Wet Utilities serving the property shown on Exhibit B in accordance with City standards.
2. The City agrees that it will continue to own, operate, maintain, improve, repair and replace as needed the main and trunk lines as described in recital C above, that serve the property shown on Exhibit B now and as it is planned to exist in the future except as the deviation procedure in paragraph 4 below applies.
3. While the City standards ordinarily require unobstructed ten-foot-wide access on either side of the centerline of Wet Utilities, the City recognizes that doing so within the campus may unduly limit the ability of CMU to make the most efficient use of its limited area and lands. Thus, the City agrees to accept existing accesses to existing Wet Utilities, so long as at least ten feet of unobstructed access is provided, centered over the Wet Utility in question.
4. CMU shall deliver its construction plans to the City with respect to Wet Utilities so that the City has an opportunity to improve the efficiency and effectiveness of Wet Utility service line that will serve the campus both now and in the future. When, CMU determines that one or more City standard(s) must be deviated from when constructing or locating Wet Utilities, CMU shall consult with the City's Engineers to obtain City approval of such deviation(s). If the City's Engineers do not approve such deviation(s), then CMU may request review of such denials by the City Director of Public Works and if said Director does not approve such deviation(s) then CMU may request the City Manager to review such denial and if said City Manager does not approve such deviation(s), and CMU elects to construct the deviations anyway CMU shall be responsible for maintenance, repair and replacement of such service, trunk or main line(s) for that segment or portion of the Wet Utilities that do not meet the City's specifications. Deviations that are approved shall be described in writing, typically including drawing(s) specifying the deviation(s).
5. For buildings and other improvements within the area described on Exhibit A, and for future easements for the campus as it will exist, CMU agrees to provide ready and safe access to the City for Wet Utilities.
6. In the event the City concludes that it cannot reasonably obtain access to Wet Utilities because the CMU design access is too narrow, short or small, City Engineers will inform the City Director of Public Works who shall consult with the CMU consultant/engineer to determine a practical solution, on a case-by-case basis.
7. In any instance where the wet utilities do not meet city standards and where the Campus surface has been improved (e.g., sidewalks and landscaping) , including within the area described in Exhibit A, if the City cannot reasonably obtain access to or perform its necessary maintenance,

improvement, repairs or replacement to Wet Utilities owned by the City, the City shall inform CMU which shall perform the needed maintenance, improvement, repair or replacement; however, in an emergency, the City may damage or remove such surface improvements without notice to CMU and in such event, the City shall not be obligated to replace the improved surface of the damaged area to its prior condition, but shall return the surface to a substantially equivalent of grade and elevation.

8. CMU shall pay for the costs to repair or replace any improvements damaged by the City as a result of the reasonable exercise of maintenance, repair or replacement of City Wet Utilities in locations where such Wet Utilities do not meet City standards.
9. Notwithstanding any provision of this Agreement to the contrary, CMU shall prohibit the construction of any structures on the Campus as it exists or will exist that are not at least ten feet at the centerline from any Wet Utilities existing as of the date of the Agreement.
10. The parties agree that the existing rights-of-way for Cannell and Elm and any existing multi-purpose easements ("MPE"s) shall be vacated, and title thereto shall vest in CMU, subject to reservation by the City of easements (the "Cannell and Elm Easements") for any such MPEs and for access for utilities. The legal description of the Cannell and Elm Easements that are being vacated shall be identical to the description of the vacated rights-of-way and any adjacent MPEs.
11. The City agrees that CMU shall have the right to install improvements such as fiber optic lines and related facilities within the Cannell and Elm Easements, subject to CMU's duty to abide by the law applicable to easements.
12. To facilitate the logical and efficient expansion of CMU on land presently owned or owned in the future either in the name of the CMU Real Estate Foundation or titled in the name of the State of Colorado for the benefit of CMU, or in the name of any entity controlled by the CMU Board of Trustees, this Agreement shall apply to all Wet Utilities serving the present and future CMU main campus.
13. The term of this Agreement shall be for a five year period and can be renewed for another five year term provided both parties are agree able. The term also provides for a two year review by both parties from the effective date of the agreement. This two year review will be an opportunity for the two parties to meet and assess how the agreement is working and make appropriate changes to the agreement as agreed upon by both parties.

Colorado Mesa University, President

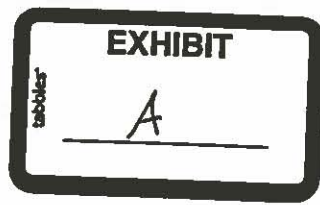

By: Tim Foster

City of Grand Junction, City Manager


Greg Caton

Dated: 2-12-16

Dated: 9/12/2016



MESA STATE COLLEGE

PROGRAM PLAN

WEST EXPANSION PROPERTY ACQUISITION PROJECT

APRIL 8, 2011



C H A M B E R L I N
A R C H I T E C T S

CONTRIBUTORS

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Kent Marsh, Director of Facilities Services
Derek Wagner, Director of Strategic Initiatives

Mesa State College Foundation Officers

Doug May, President
Keith Gilstrap, Vice-President
Travis Perry, Secretary/Treasurer

PREFACE

The project described herein continues the activities associated with the main campus land acquisition project begun in 1999. Since then, the Mesa State College Foundation has been acquiring property and, beginning in 2004 with the approval of the “House Demolition and Ground Recovery Project” program plan, began gifting the properties to the College. Originally the 2004 program plan was expected to take 15 years to complete; however, with only five remaining properties to be acquired, it is approaching its successful completion in half the time. This coupled with the unprecedented enrollment growth that has occurred during this time period places the College in a position where it needs to proceed with phase two its land expansion plan. Approval of this program plan will authorize the Foundation to acquire the additional properties described herein.

Coordinators for this project were Pat Doyle, Vice President, Finance and Administrative Services, Derek Wagner, Director, Strategic Initiatives, Kent Marsh, Director of Facilities Services; and Andy Rodriguez, Director of Purchasing. Program plan documentation was accomplished by Ed Chamberlin, Chamberlin Architects, Campus Architect. This document has been approved by Tim Foster, President of Mesa State College, as well as by the senior administration of the College.

This document responds to the outline requirements of CCHE policy Section III.E, *Guidelines for Facilities Program Planning* last revised April 5, 2001. Some outline sections have been omitted because the project does not deal with new capital construction or building renovation.

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EXECUTIVE SUMMARY

It is the purpose of this project to consolidate activities associated with the main campus land acquisition project begun in 1999. Since then, the Mesa State College Foundation has been acquiring property and giving it to the College through Foundation, Trustee, Colorado Commission on Higher Education, and Legislative actions. The College now needs to be able to accept the gift of additionally acquired properties and to consolidate those and prior associated properties into useful capital construction expansion sites.

This project is necessitated by the continued growth of Mesa State College. In the past ten years, unduplicated fiscal year FTE has increased from 4302 to 6555 or 52.4%. Likewise, unduplicated fiscal year headcount has grown from 5212 to 8131 or 56.0%. These figures indicate a growth rate of almost 4.5% per year.

The specific additional property being considered by the College by its Foundation consists of 214 residential lots, 2 churches, and 21 commercial properties comprising a total of 77.3 acres. Other property that is being given to the College consists of city streets and alleys that will become within the College boundaries.

The land gifts are part of the Land Acquisition Project begun in 1999 with donations from the City of Grand Junction, Mesa County, and numerous community organizations, institutions, leaders, and individuals. The original acquisition project was identified in the 1999 *Mesa State College Facilities Master Plan*. This project will allow for the acceptance of gifted properties within specified boundaries which have yet to be acquired by the College, the Mesa State College Foundation, or through subsequent capital construction projects. The boundaries for the main campus will be North Avenue on the south, Orchard Avenue on the north, Seventh Street on the west, and with the addition of one block east of 12th Street, 12th Street on the east. There are also two other large tracts that, if they become available, will be valuable additions to the campus. These are at the northwest and southeast corners of 12th and Orchard.

Consolidation of the properties into useful sites will consist of demolition of the existing structures and surveying and replatting of the individual lots, streets, and alleys into one parcel that belongs to the College. Existing structures include those being donated to the College under this project as well as those yet to be acquired by the Foundation. The consolidated parcel will then be available for construction of temporary parking lots and green spaces, provide ongoing revenue sources and sites for significant campus expansion projects.

The project will be self-financed over time by the College through the use of cash exempt funds and donations. As those funds become available, parts of the project will be finished. No endowment is included with the gifted properties. It is understood that the College will maintain them within its own budgeted resources.

PROGRAM INFORMATION

DESCRIPTION OF THE PROGRAM

For the past several years, Mesa State College has been increasing its enrollment. In 1996, it was recognized that this enrollment growth would require additional land and facilities, placing its main campus in need of a significant boundary expansion. Since approval of the *Mesa State College Facilities Master Plan* in 1999, the Mesa State College Foundation with the help of the City of Grand Junction, Mesa County, and numerous community organizations, institutions, leaders, and individuals, has acquired several properties to help meet expansion needs. The Foundation has already gifted many of these to the college. The project described herein continues this gifting process that began in 2004. The project gives additional properties to the college in accordance with current and future facilities master plan needs.

HISTORY, ROLE AND MISSION, NEEDS AND TRENDS

Mesa State College's current role and mission:

There is hereby established a college at Grand Junction, to be known as Mesa state college, which shall be a general baccalaureate and specialized graduate institution with moderately selective admission standards. Mesa state college shall offer liberal arts and sciences, professional and technical degree programs and a limited number of graduate programs. Mesa state college shall also maintain a community college role and mission, including career and technical education programs. Mesa state college shall receive resident credit for two-year course offerings in its commission-approved service area. Mesa state college shall also serve as a regional education provider.¹

As regional education provider, Mesa State College serves 14 counties in western Colorado. The region's population continues to grow, providing the College with additional students every year. According to the State's Demographic Office, all of the counties in Mesa State's region have grown and will continue to grow.² (The period in question is from 2000 to 2040 for 15 to 25 year olds. These dates are the period analyzed for the *Mesa State College Facilities Master Plan*.) Historically, well over half of the College's enrollment comes from this region.³ However, recent enrollment growth from outside Mesa County and outside Colorado has been dramatic. Non-resident student FTE has grown from 438 to 614 since 2007 – a 40% increase confirming the College's need for additional land to support its mission.

¹ Colorado Revised Statutes 23-53-101, College Established – Role and Mission.

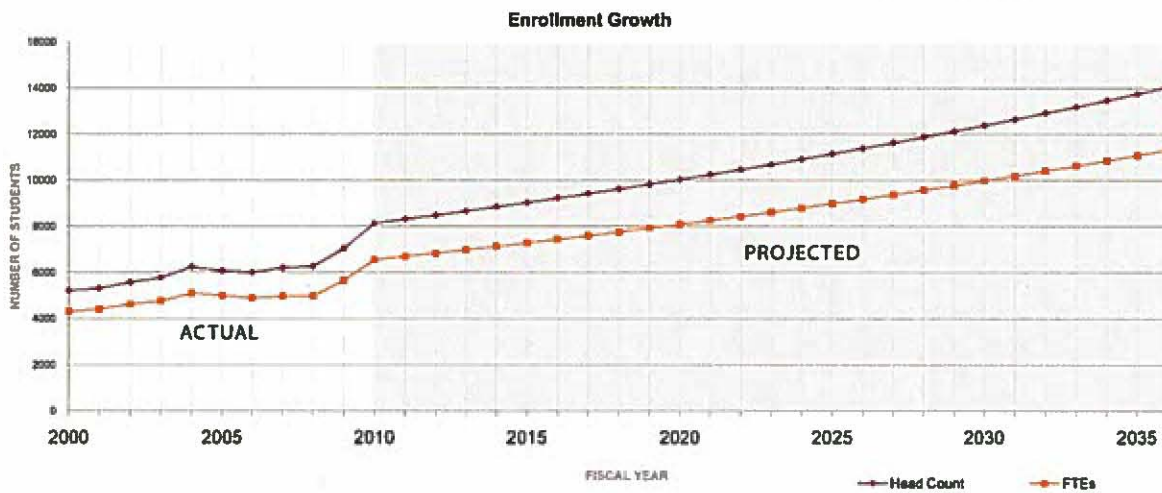
² Rather than reprint the demographic information within this document, the reader is referred to <http://dola.colorado.gov/demog/demog.cfm> for backup information from the Colorado Demography Office on the population trends for each county.

³ See Appendix A of this document for student demographic information.

RELATION TO ACADEMIC/STRATEGIC PLANS

Mesa State College anticipates continued enrollment growth. The *Mesa State College Strategic Plan*⁴ recognizes the need to balance sustainable growth with maintaining the institution's role as a regional education provider for 14 counties in western Colorado. With a focus on enhancing quality in the institution's programs, faculty, students, technology and facilities, sustainable enrollment growth is likely over the life of the plan. As financial support from the State of Colorado continues to dwindle, the institution is focused on strategic growth initiatives that enhance our competitiveness and strengthen our financial position.

The following graph presents enrollment growth, actual and projected, for the thirty-five year period from 2000 to 2035.



Using 2000 as the base year, the graph shows that for fiscal year 2010, the actual FTE of 6555 and actual headcount of 8131 represent a growth rate of over 2.1% and 4.5% respectively. The trend for both FTE and headcount is continued growth especially among out of town students who will need on-campus housing. The projection anticipates a growth rate of 2.125% per year.

The College is reevaluating its strategic planning documents in the light of the current economic climate in its current role and mission. However, it is known that, because of its designation as regional education provider for 14 counties, the College will need to be able to respond to the increasing educational needs of a growing western Colorado

⁴ <http://www.mesastate.edu/president/documents/StrategicPlan01-27-11.PDF>

population. It is anticipated that College growth and the subsequent need for additional land will continue.⁵

RELATION TO OTHER PROGRAMS OR AGENCIES

This program is integral to the college being able to fulfill its role and mission. Without the ability to expand the campus boundaries, the college will be limited in its ability to provide access to students outside of its immediate geographic location i.e. Mesa county. Having the capacity to continue to grow enrollment throughout Colorado and surrounding Western Undergraduate Exchange (WUE) states is key to the long term financial stability of the institution.

PROGRAM ALTERNATIVES

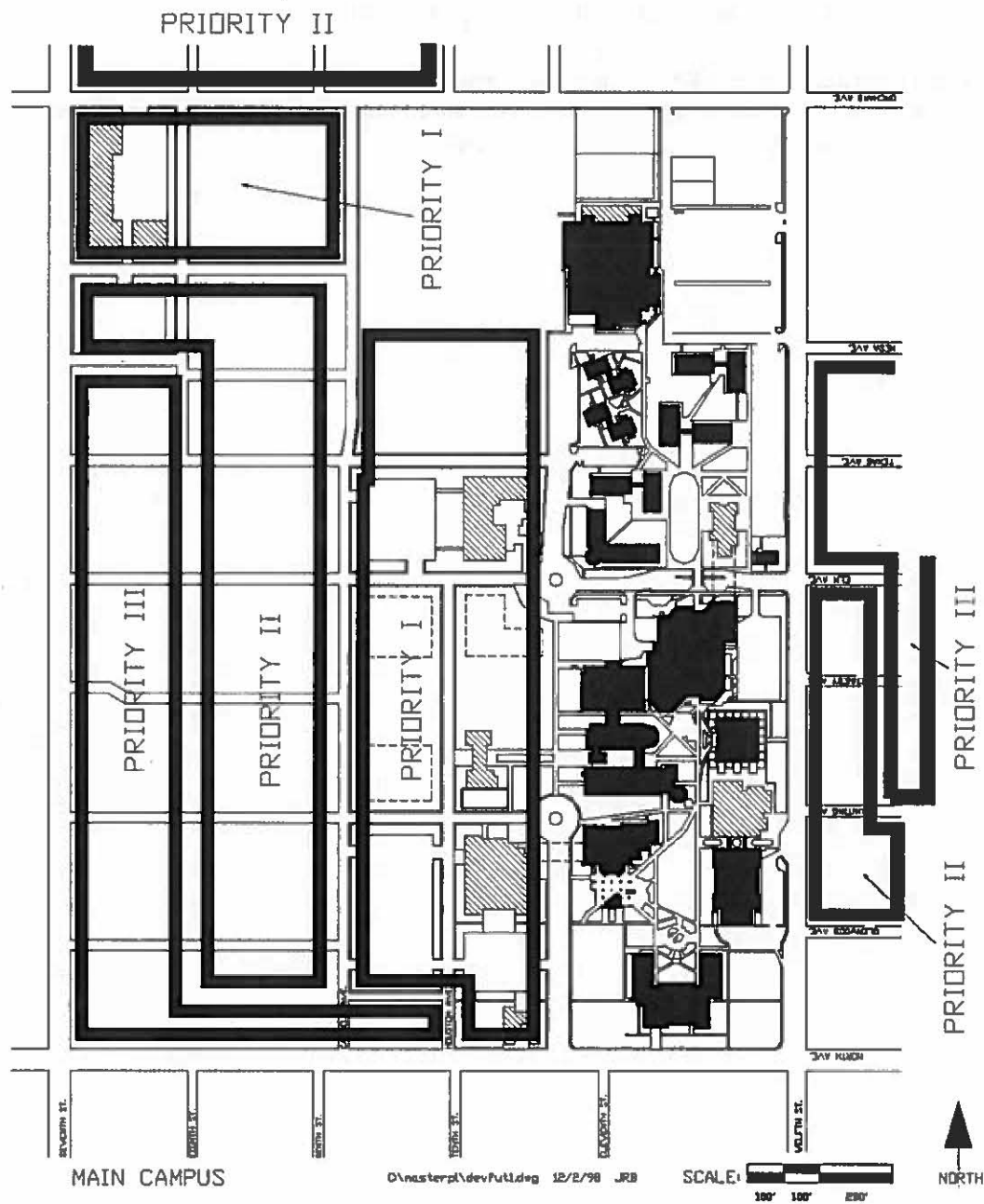
The only alternative to this project is to cap enrollment. This is not acceptable and contrary to the College's role and mission.

⁵ It should be noted that this Program Plan discusses only the needs of the main campus. Enrollment growth with subsequent land and facility needs are also anticipated for the UTEC and Montrose campuses.

FACILITIES NEEDS

TOTAL SPACE AND SITE REQUIREMENTS

Prior to the 2004 acquisition project, the main campus contained approximately 45 acres of land. The 1999 Facilities Master Plan identified several areas of potential expansion in accordance with the map shown below.⁶

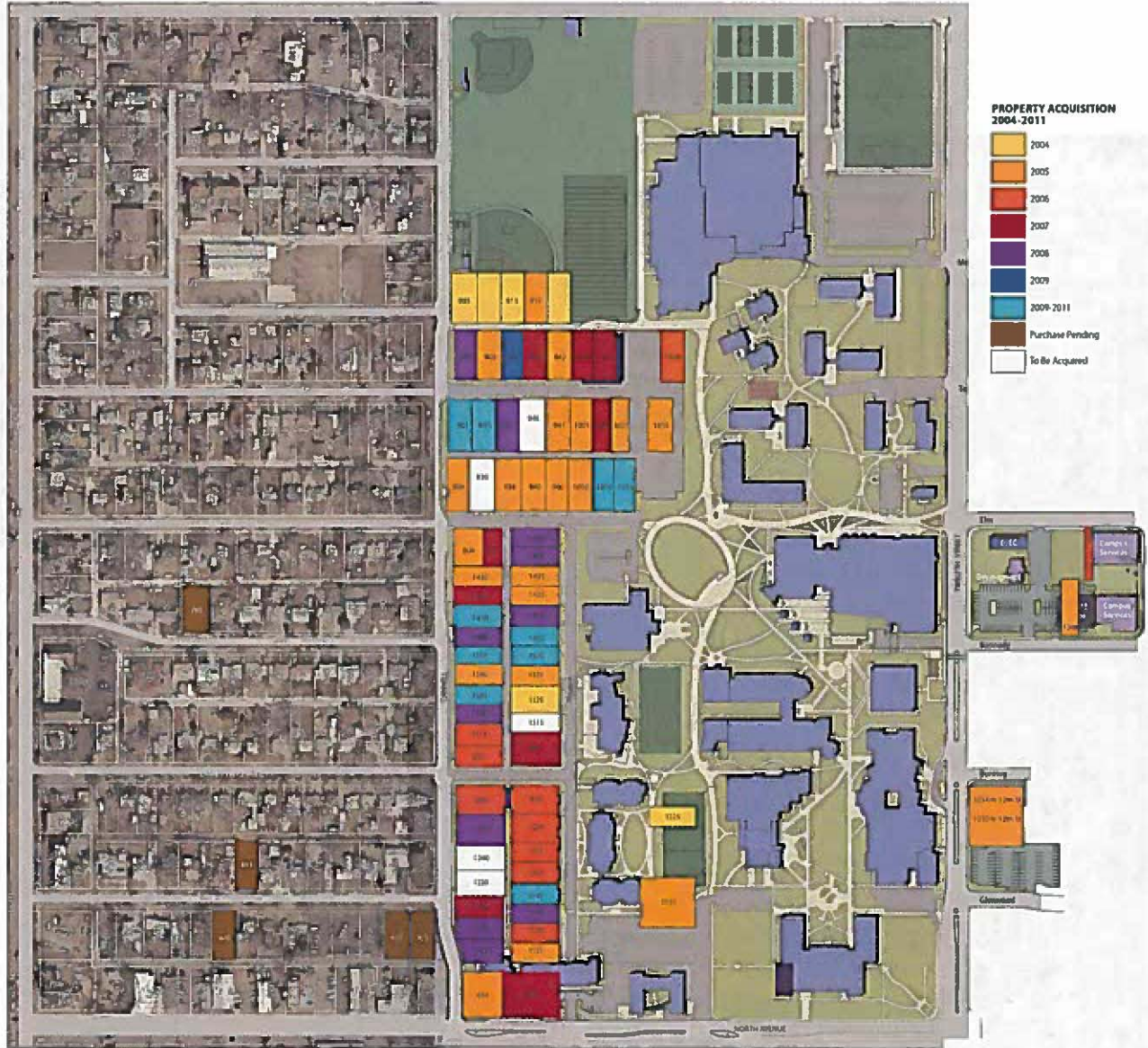


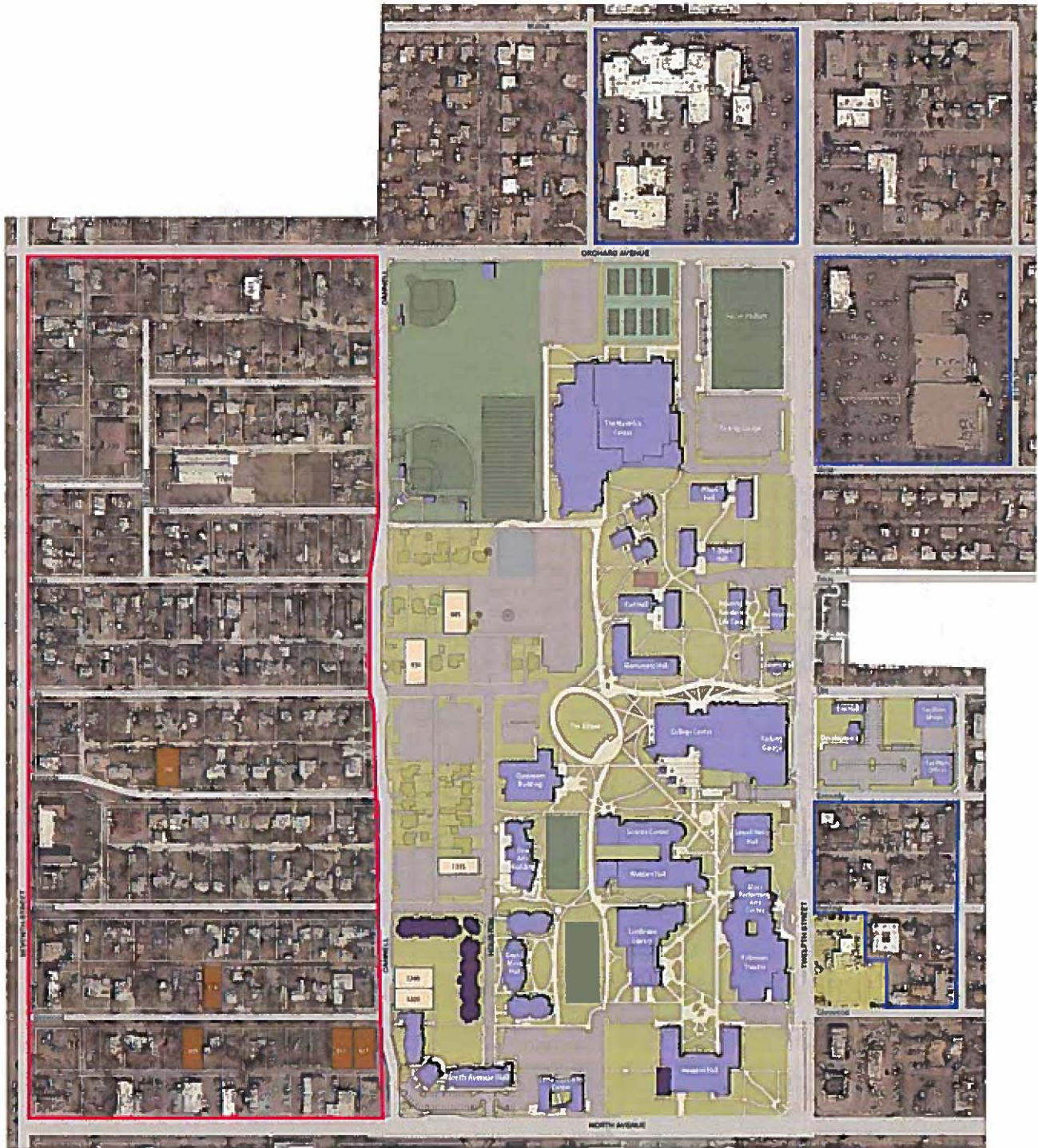
⁶ This map is a reprint of that in the 1999 *Mesa State College Facilities Master Plan*, page 113.

The background of this map shows concepts developed for the 1999 Facilities Master Plan. Several of the capital building projects indicated with diagonal lines on the map have already occurred.

The 2004 House Demolition & Ground Recovery project added most of the property between Cannell and Houston. All but 5 lots within this area have been acquired as shown on the inserted graphic titled Property Acquisitions 2004-2011.

The second inserted graphic titled Acquisition Priorities shows the new priority areas. Priority I areas are those the college is actively trying to purchase. Priority II areas are those the college will pursue if they become available.





- Priority I (59 Acres)
- Priority II (27 Acres)
- Under contract April 12, 2011
- To be acquired w/in campus area

ACQUISITION OF REAL PROPERTY

Appendix B includes a listing of properties under consideration by the College. The list indicates the street address and parcel number.

The property locations are shown by their street address number. Within the Priority I area there are 214 single family houses most of which were constructed in the 1950's and 1960's. Some are vacant while others are rentals. There are also 20 commercial and church properties.

Following discussion with the City of Grand Junction the streets and alleys will be vacated and deeded to the College in sections at different times where property ownership surrounding the various rights-of-way has been completed.

PROJECT DESCRIPTION

Improvements:

As stated, it is the intention of this phase of the land acquisition project to establish complete new boundaries for the main campus of Mesa State College. The western boundary from North Ave. to Orchard Ave. will move from Cannell Ave to Seventh Street. The southern boundary of North Ave. will not change. The eastern boundary of 12th Street will also not change except for the area bounded by Orchard Ave., 13th Street, and Glenwood Ave. The northern boundary may include the Community Hospital property if it becomes available.

Once acquired, it is the intention of the College to replat the land parcels into one parcel belonging to the College, remove structures, and to prepare the ground for construction of College related facilities, parking areas, and green space in accordance with the *Mesa State College Facilities Master Plan*.

The first part of this project will consolidate all properties between Cannell Street, North Avenue, Seventh Street and Orchard Avenue, and within the block shown east of 12th Street. The maps on the next several pages show the campus after completion of incremental consolidation work on a five year basis. Once all structures have been demolished, the lots, streets, and alleys will be surveyed and replatted to identify one parcel belonging to the College.

Initially, the area will become either green space or temporary parking. Green space work will consist of leveling the ground and providing dust and weed control. As more houses are removed and large areas become available, the area will be covered with grass and sprinklered. Lights and appropriate sidewalks will also be provided. Temporary parking work will consist of leveling the ground and providing a gravel surface with dust and weed control, parking bumpers, parking control equipment, and appropriate lighting. Mature trees in good condition will be flagged and protected during construction.

Mesa State College – Program Plan, West Expansion Property Acquisition Project

It will take a period of time to acquire all properties, remove all structures, and convert all areas to either parking or green space. All work under this program plan, whether designated as parking or green space, should be viewed as temporary, as all areas will serve as sites for future capital construction projects.⁷

The building areas, parking and land area requirements are based on projected enrollment by prorating approximate facilities in use today. A spreadsheet showing these projections follows.

Mesa State College													
Campus Expansion Projection											CHAMBERLIN ARCHITECTS		
April 7, 2011													
	2010-11 Factor			Growth	2015-16	Growth	2020-21	Growth	2025-26	Growth	2030-31	Growth	2035-36
Student Enrollment													
Main Campus only													
Headcount													
On Campus	1624	11%	5-year	180	1,804	200	2,004	222	2,226	247	2,473	274	2,747
Off Campus	6486	11%	5-year	719	7,205	799	8,004	887	8,891	986	9,877	1,095	10,972
Total	8,110			899	9,009	999	10,008	1,109	11,117	1,232	12,350	1,369	13,719
Buildings													
Main Campus only													
Academic	688,000	85 sf per Student		76,272	764,272	84,727	848,999	94,120	943,119	104,554	1,047,673	116,145	1,163,818
Residence Halls	402,500	62 sf per Student		44,621	447,121	49,568	496,689	55,063	551,752	61,167	612,919	67,948	680,867
Non-Academic	91,500	11 sf per Student		10,144	101,644	11,268	112,912	12,517	125,429	13,905	139,334	15,447	154,781
Total	1,182,000	158 per Student		131,037	1,313,037	145,563	1,458,600	161,700	1,620,300	179,626	1,799,927	199,540	1,999,466
Parking													
Main Campus only													
Residential	1,056	65%	On Campus	117	1,173	130	1,303	144	1,447	160	1,607	178	1,786
Commuter	1,881	29%	Off Campus	209	2,089	232	2,321	257	2,578	286	2,864	318	3,182
Reserved													
Total				326	3,262	362	3,624	402	4,025	446	4,472	496	4,967
Land Area													
Main Campus only													
Total SF	3,189,330			353,569	3,542,899	389,719	3,932,618	432,588	4,365,206	480,173	4,845,379	532,992	5,378,370
Acres	73			8	81	9	90	10	100	11	111	12	123

⁷ Program Plans for future capital construction projects within the revised boundary areas will be submitted to CCHE for consideration and approval.

Project Cost Estimate:

Each property will be independently appraised to determine a fair acquisition price. Based on the results of the 2004 House Demolition and Ground Recovery project, the average purchase price over the past seven years was \$180,000. However, with the housing market somewhat depressed this may be higher than what the market currently reflects but can serve as a conservative estimate. In the end, each house will be based on its unique characteristics. Total estimated average recovery costs per parcel:

Property Acquisition (projected average):	\$180,000
Testing, Abatement, Demolition	\$ 36,000
Temporary Parking Improvements	\$ 16,500
Planning and Approvals	\$ 500

PER RESIDENTIAL LOT TOTAL \$233,000

The initial consolidation work includes environmental assessments and removal of hazardous material in accordance with current laws and regulations. Acquisition will be accomplished by the College or the Mesa State College Foundation through donation, nonexempt funds, or through other capital construction projects.

Projected acquisition cost for the residential lots is based on the average of 17 recently purchased in the neighborhood. The projected acquisition cost for commercial property is an average of the values on a per acre basis considering comparable sales, lease rates and other factors. Projected testing, abatement, demolition, lighting, grading and gravel cost is based on the average of 67 lots recently completed.

Financial Analysis:

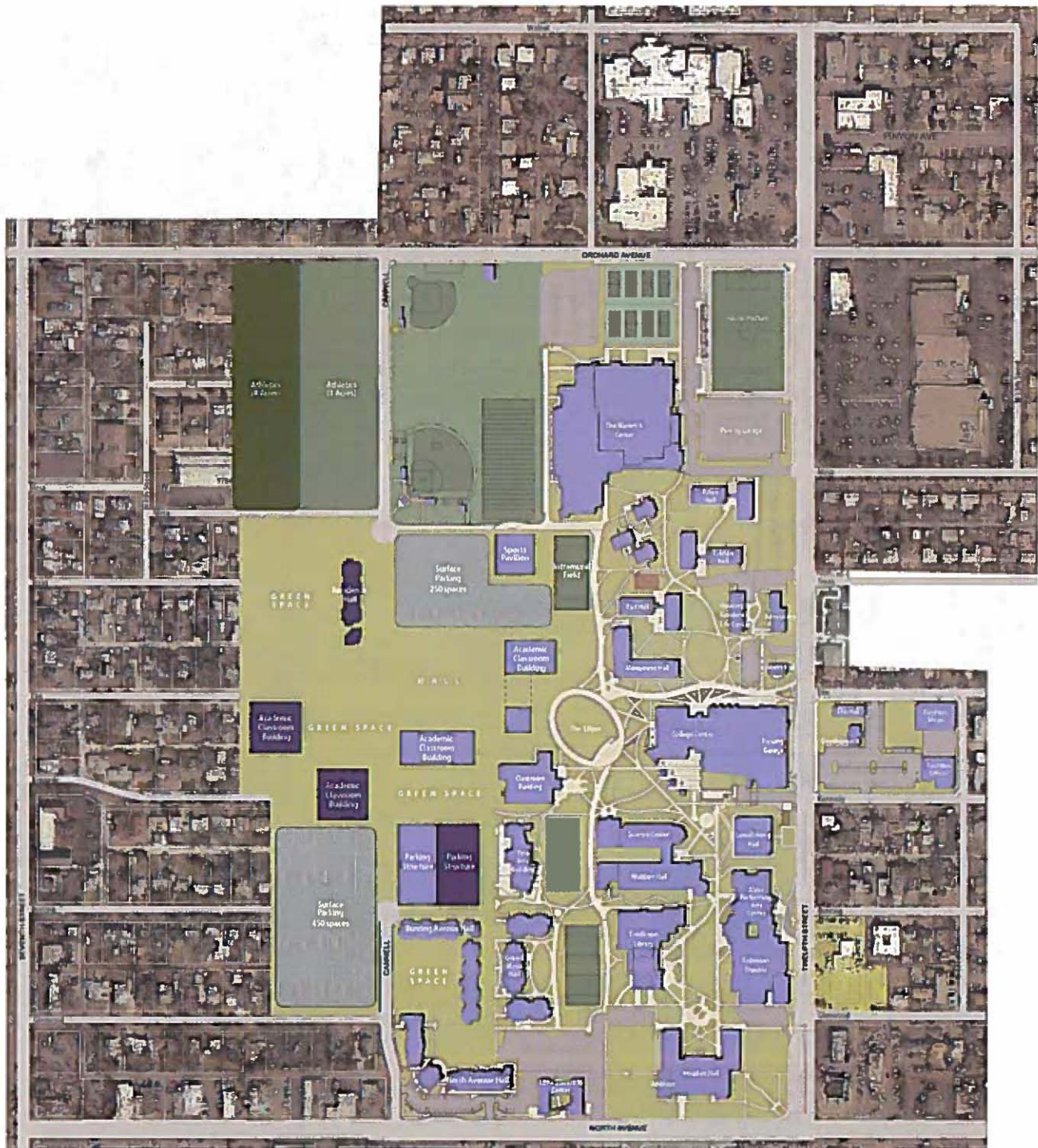
The project will be self-financed by the College through the use of cash exempt funds and donations. The Board of Trustees will be requested to authorize the transfer of funds to the Mesa State College Foundation for property acquisition identified in this program plan. This request will be part of the annual budget process. It should be noted that funds to accomplish the entire project are not currently available.

Project Schedule:

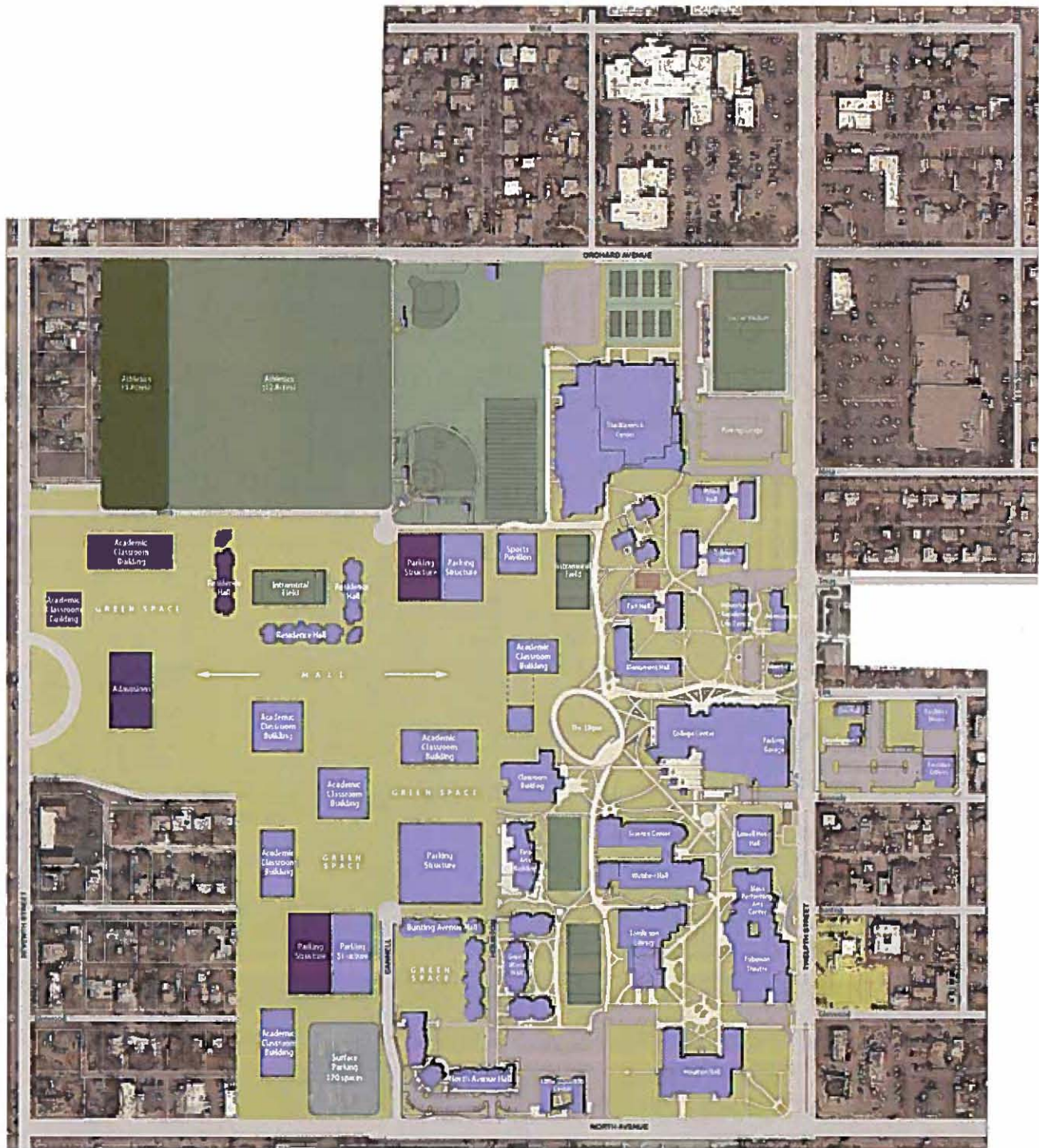
It is anticipated that the project will be completed incrementally over the next ten years. Parts of the project will be completed as money becomes available and as the final properties become available for acquisition. In addition, many of the properties will become rentals providing a revenue stream that can assist in the funding of the acquisition program.

RELATION TO THE MASTER PLAN / OTHER PROJECTS

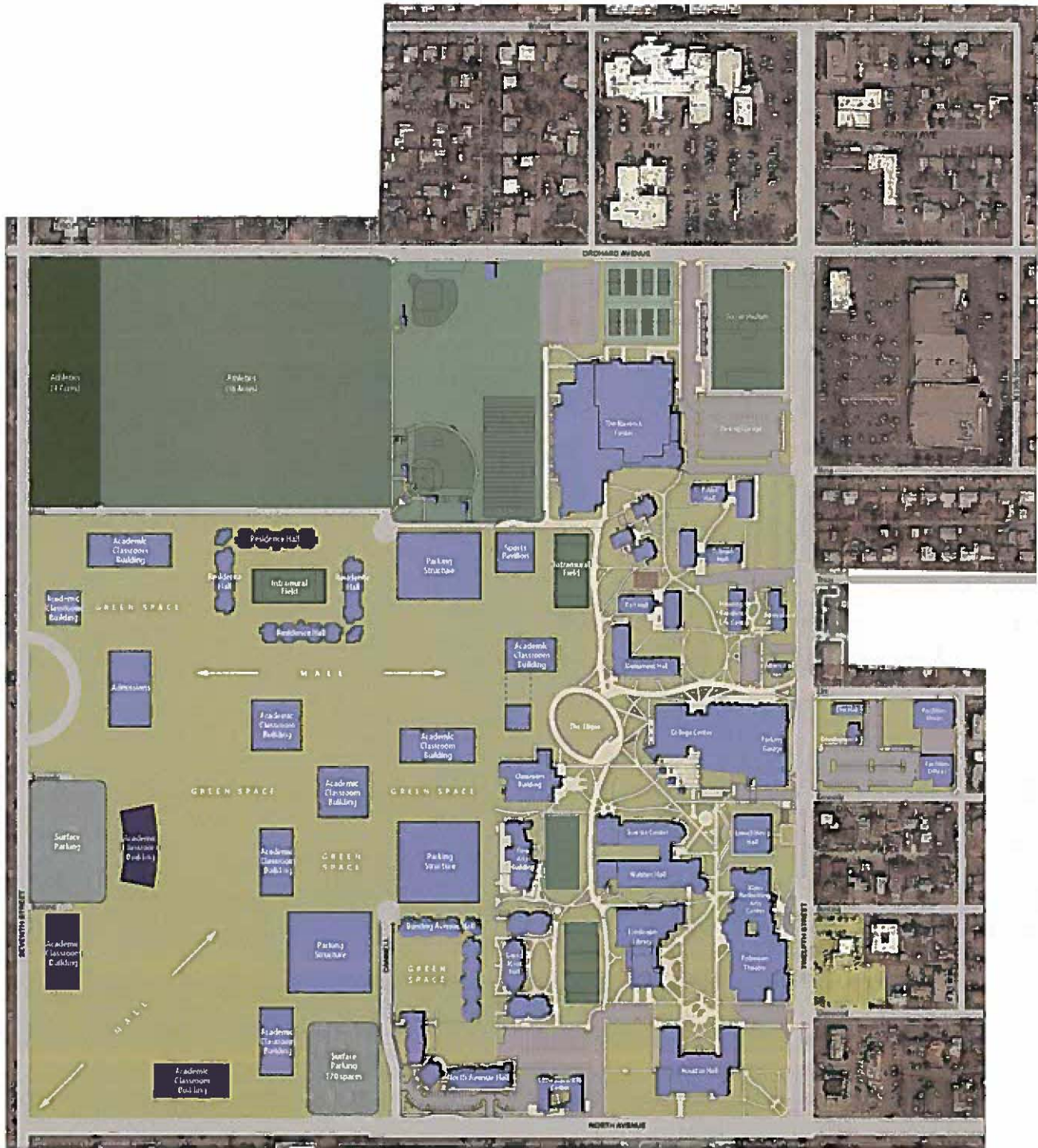
This project is part of “Project A1 – Land Acquisition, Main Campus” as described in the 1999 *Mesa State College Facilities Master Plan*, Volume 1, pages 114 – 116. In coordination with CCHE and the State of Colorado, Mesa State College has already accepted other properties under this project and will quite probably be working to accept additional properties as they become available within the priority areas established in this plan.



- Building Future Construction
- Sports Field Future construction
- Green Space
- Surface Parking



- Building Future Construction
- Sports Field Future construction
- Green Space
- Surface Parking



- Building Future Construction
- Sports Field Future construction
- Green Space
- Surface Parking

**APPENDIX A
STUDENT DEMOGRAPHICS**

Actual Student and FTE Enrollment Data

Year	Count	Head FTEs
1997	4900	4135
1998	5042	4219
1999	4904	4096
2000	5212	4302
2001	5303	4405
2002	5572	4625
2003	5765	4751
2004	6235	5096
2005	6062	4992
2006	5994	4891
2007	6199	4961
2008	6261	4973
2009	7042	5661
2010	8131	6555

Student Origin	Number of Students	Percent
Mesa State's 14 County Region	5488	67.5%
All Other Colorado	1667	20.5%
Out of State	941	11.6%
International	35	0.4%
Total	8131	

**APPENDIX B
PROPERTY LISTING**

Number	PARCEL_NUM	LOCATION
1	2945-114-08-010	1825 CANNELL AVE
2	2945-114-11-008	850 TEXAS AVE
3	2945-114-08-023	1816 N 8TH ST
4	2945-114-10-009	1727 CANNELL AVE
5	2945-114-09-019	725 ORCHARD AVE
6	2945-114-10-012	1717 CANNELL AVE
7	2945-114-08-016	860 HALL AVE
8	2945-114-11-005	828 TEXAS AVE
9	2945-114-08-014	888 HALL AVE
10	2945-114-09-008	1720 N 7TH ST
11	2945-114-08-020	820 HALL AVE
12	2945-114-11-004	816 TEXAS AVE
13	2945-114-10-004	847 HALL AVE
14	2945-114-09-020	749 ORCHARD AVE
15	2945-114-09-006	1742 N 7TH ST
16	2945-114-09-018	1808 N 7TH ST
17	2945-114-09-014	1825 N 8TH ST
18	2945-114-09-007	1730 N 7TH ST
19	2945-114-08-021	810 HALL AVE
20	2945-114-10-011	1735 CANNELL AVE
21	2945-114-08-019	830 HALL AVE
22	2945-114-10-005	855 HALL AVE
23	2945-114-08-012	890 HALL AVE
24	2945-114-08-017	848 HALL AVE
25	2945-114-10-001	1750 N 8TH ST
26	2945-114-09-005	1752 N 7TH ST
27	2945-114-08-013	880 HALL AVE
28	2945-114-09-011	1801 N 8TH ST
29	2945-114-11-009	858 TEXAS AVE
30	2945-114-08-006	845 ORCHARD AVE
31	2945-114-09-010	1737 N 8TH ST
32	2945-114-10-007	875 HALL AVE
33	2945-114-11-010	866 TEXAS AVE
34	2945-114-09-002	1828 N 7TH ST
35	2945-114-09-951	730 MESA AVE
36	2945-114-08-015	868 HALL AVE
37	2945-114-08-018	840 HALL AVE
38	2945-114-09-001	1842 N 7TH ST

Mesa State College – Program Plan, West Expansion Property Acquisition Project

39	2945-114-08-025	905 ORCHARD AVE
40	2945-114-09-013	1815 N 8TH ST
41	2945-114-11-003	804 TEXAS AVE
42	2945-114-08-003	817 ORCHARD AVE
43	2945-114-10-010	895 HALL AVE
44	2945-114-10-002	829 HALL AVE
45	2945-114-08-002	809 ORCHARD AVE
46	2945-114-08-022	802 HALL AVE
47	2945-114-09-004	1806 N 7TH ST
48	2945-114-11-007	842 TEXAS AVE
49	2945-114-08-008	911 ORCHARD AVE
50	2945-114-11-002	1616 N 8TH ST
51	2945-114-08-001	759 ORCHARD AVE
52	2945-114-09-017	1816 N 7TH ST
53	2945-114-11-001	1622 N 8TH ST
54	2945-114-11-006	836 TEXAS AVE
55	2945-114-08-011	898 HALL AVE
56	2945-114-09-021	723 ORCHARD AVE #N
57	2945-114-09-009	1727 N 8TH ST
58	2945-114-10-006	865 HALL AVE
59	2945-114-10-013	1707 CANNELL AVE
60	2945-114-08-009	921 ORCHARD AVE
61	2945-114-10-003	835 HALL AVE
62	2945-114-08-005	841 ORCHARD AVE
63	2945-114-10-008	885 HALL AVE
64	2945-114-08-004	829 ORCHARD AVE
65	2945-114-10-014	825 HALL AVE
66	2945-114-09-012	1805 N 8TH ST
67	2945-114-08-024	901 ORCHARD AVE
68	2945-114-13-021	888 ELM AVE
69	2945-114-14-032	1416 N 7TH ST
70	2945-114-15-013	1343 CANNELL AVE
71	2945-114-13-017	873 TEXAS AVE
72	2945-114-14-006	843 ELM AVE
73	2945-114-12-011	727 MESA AVE
74	2945-114-14-026	830 KENNEDY AVE
75	2945-114-15-003	771 KENNEDY AVE
76	2945-114-13-001	1524 N 7TH ST
77	2945-114-13-024	860 ELM AVE
78	2945-114-12-009	1625 N 8TH ST
79	2945-114-12-003	1628 N 7TH ST
80	2945-114-15-004	775 KENNEDY AVE
81	2945-114-15-012	885 KENNEDY AVE

Mesa State College – Program Plan, West Expansion Property Acquisition Project

82	2945-114-14-010	803 ELM AVE
83	2945-114-13-011	827 TEXAS AVE
84	2945-114-13-028	820 ELM AVE
85	2945-114-14-013	749 ELM AVE
86	2945-114-12-001	1630 N 7TH ST
87	2945-114-14-024	810 KENNEDY AVE
88	2945-114-13-007	755 TEXAS AVE
89	2945-114-14-019	740 KENNEDY AVE
90	2945-114-13-003	1516 N 7TH ST
91	2945-114-13-032	760 ELM AVE
92	2945-114-13-034	740 ELM AVE
93	2945-114-14-027	840 KENNEDY AVE
94	2945-114-13-019	889 TEXAS AVE
95	2945-114-13-031	774 ELM AVE
96	2945-114-13-014	849 TEXAS AVE
97	2945-114-13-016	865 TEXAS AVE
98	2945-114-13-033	748 ELM AVE
99	2945-114-11-014	898 TEXAS AVE
100	2945-114-13-005	743 TEXAS AVE
101	2945-114-15-020	824 BUNTING AVE
102	2945-114-14-007	833 ELM AVE
103	2945-114-15-005	805 KENNEDY AVE
104	2945-114-11-013	890 TEXAS AVE
105	2945-114-13-026	834 ELM AVE
106	2945-114-15-002	755 KENNEDY AVE
107	2945-114-14-011	769 ELM AVE
108	2945-114-13-027	830 ELM AVE
109	2945-114-13-004	735 TEXAS AVE
110	2945-114-15-015	874 BUNTING AVE
111	2945-114-12-008	1613 N 8TH ST
112	2945-114-13-972	704 ELM AVE
113	2945-114-13-009	811 TEXAS AVE
114	2945-114-15-009	845 KENNEDY AVE
115	2945-114-14-030	890 KENNEDY AVE
116	2945-114-14-002	883 ELM AVE
117	2945-114-13-002	1520 N 7TH ST
118	2945-114-15-019	834 BUNTING AVE
119	2945-114-13-035	730 ELM AVE
120	2945-114-15-008	835 KENNEDY AVE
121	2945-114-11-011	874 TEXAS AVE
122	2945-114-11-012	882 TEXAS AVE
123	2945-114-14-031	701 ELM AVE
124	2945-114-13-013	841 TEXAS AVE

Mesa State College – Program Plan, West Expansion Property Acquisition Project

125	2945-114-14-004	863 ELM AVE
126	2945-114-14-012	761 ELM AVE
127	2945-114-13-012	835 TEXAS AVE
128	2945-114-12-012	1604 N 7TH ST
129	2945-114-14-018	1400 N 7TH ST
130	2945-114-13-030	780 ELM AVE
131	2945-114-15-006	815 KENNEDY AVE
132	2945-114-13-010	819 TEXAS AVE
133	2945-114-15-011	865 KENNEDY AVE
134	2945-114-13-029	818 ELM AVE
135	2945-114-15-017	854 BUNTING AVE
136	2945-114-14-005	855 ELM AVE
137	2945-114-14-001	889 ELM AVE
138	2945-114-13-008	803 TEXAS AVE
139	2945-114-14-021	760 KENNEDY AVE
140	2945-114-14-003	875 ELM AVE
141	2945-114-15-007	825 KENNEDY AVE
142	2945-114-12-007	1603 N 8TH ST
143	2945-114-12-010	1635 N 8TH ST
144	2945-114-12-004	1616 N 7TH ST
145	2945-114-13-022	886 ELM AVE
146	2945-114-13-023	880 ELM AVE
147	2945-114-13-025	850 ELM AVE
148	2945-114-14-023	800 KENNEDY AVE
149	2945-114-14-029	860 KENNEDY AVE
150	2945-114-14-028	850 KENNEDY AVE
151	2945-114-12-002	721 MESA AVE
152	2945-114-15-010	855 KENNEDY AVE
153	2945-114-13-036	1510 N 7TH ST
154	2945-114-13-015	859 TEXAS AVE
155	2945-114-13-018	881 TEXAS AVE
156	2945-114-14-017	1410 N 7TH ST
157	2945-114-14-008	817 ELM AVE
158	2945-114-14-025	820 KENNEDY AVE
159	2945-114-14-009	809 ELM AVE
160	2945-114-13-020	895 TEXAS AVE
161	2945-114-13-006	753 TEXAS AVE
162	2945-114-15-018	844 BUNTING AVE
163	2945-114-14-020	750 KENNEDY AVE
164	2945-114-15-016	864 BUNTING AVE
165	2945-114-14-014	745 ELM AVE
166	2945-114-14-022	780 KENNEDY AVE
167	2945-114-17-012	856 GLENWOOD AVE

Mesa State College – Program Plan, West Expansion Property Acquisition Project

168	2945-114-16-014	752 GLENWOOD AVE
169	2945-114-19-006	865 GLENWOOD AVE
170	2945-114-18-001	763 GLENWOOD AVE
171	2945-114-17-013	846 GLENWOOD AVE
172	2945-114-17-014	836 GLENWOOD AVE
173	2945-114-17-017	804 GLENWOOD AVE
174	2945-114-16-006	727 BUNTING AVE
175	2945-114-19-007	875 GLENWOOD AVE
176	2945-114-16-012	730 GLENWOOD AVE #B
177	2945-114-15-023	768 BUNTING AVE
178	2945-114-17-024	888 GLENWOOD AVE
179	2945-114-15-028	710 BUNTING AVE
180	2945-114-16-010	720 GLENWOOD AVE
181	2945-114-16-003	749 BUNTING AVE
182	2945-114-15-025	750 BUNTING AVE
183	2945-114-17-021	866 GLENWOOD AVE
184	2945-114-19-005	845 GLENWOOD AVE
185	2945-114-17-006	853 BUNTING AVE
186	2945-114-19-008	911 GLENWOOD AVE
187	2945-114-16-008	1226 N 7TH ST
188	2945-114-19-003	825 GLENWOOD AVE
189	2945-114-17-018	867 BUNTING AVE
190	2945-114-15-024	762 BUNTING AVE
191	2945-114-15-021	814 BUNTING AVE
192	2945-114-17-009	887 BUNTING AVE
193	2945-114-21-951	1350 N 7TH ST
194	2945-114-19-002	815 GLENWOOD AVE
195	2945-114-16-004	745 BUNTING AVE
196	2945-114-19-001	805 GLENWOOD AVE
197	2945-114-16-016	1204 N 7TH ST
198	2945-114-17-002	815 BUNTING AVE
199	2945-114-18-003	751 GLENWOOD AVE
200	2945-114-17-003	825 BUNTING AVE
201	2945-114-16-005	739 BUNTING AVE
202	2945-114-17-005	843 BUNTING AVE
203	2945-114-19-004	835 GLENWOOD AVE
204	2945-114-16-001	769 BUNTING AVE
205	2945-114-18-005	727 GLENWOOD AVE
206	2945-114-18-002	759 GLENWOOD AVE
207	2945-114-17-015	824 GLENWOOD AVE
208	2945-114-17-016	814 GLENWOOD AVE
209	2945-114-17-004	833 BUNTING AVE
210	2945-114-16-013	740 GLENWOOD AVE

Mesa State College – Program Plan, West Expansion Property Acquisition Project

211	2945-114-16-002	757 BUNTING AVE
212	2945-114-17-007	859 BUNTING AVE
213	2945-114-17-001	805 BUNTING AVE
214	2945-114-18-004	733 GLENWOOD AVE
215	2945-114-15-030	730 BUNTING AVE
216	2945-114-18-006	705 GLENWOOD AVE
217	2945-114-15-026	740 BUNTING AVE
218	2945-114-16-007	1236 N 7TH ST
219	2945-114-16-015	760 GLENWOOD AVE
220	2945-114-15-022	804 BUNTING AVE
221	2945-114-17-950	875 BUNTING AVE
222	2945-114-10-953	1704 N 8TH ST
223	2945-114-10-954	

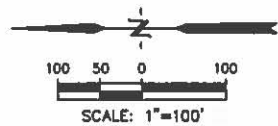
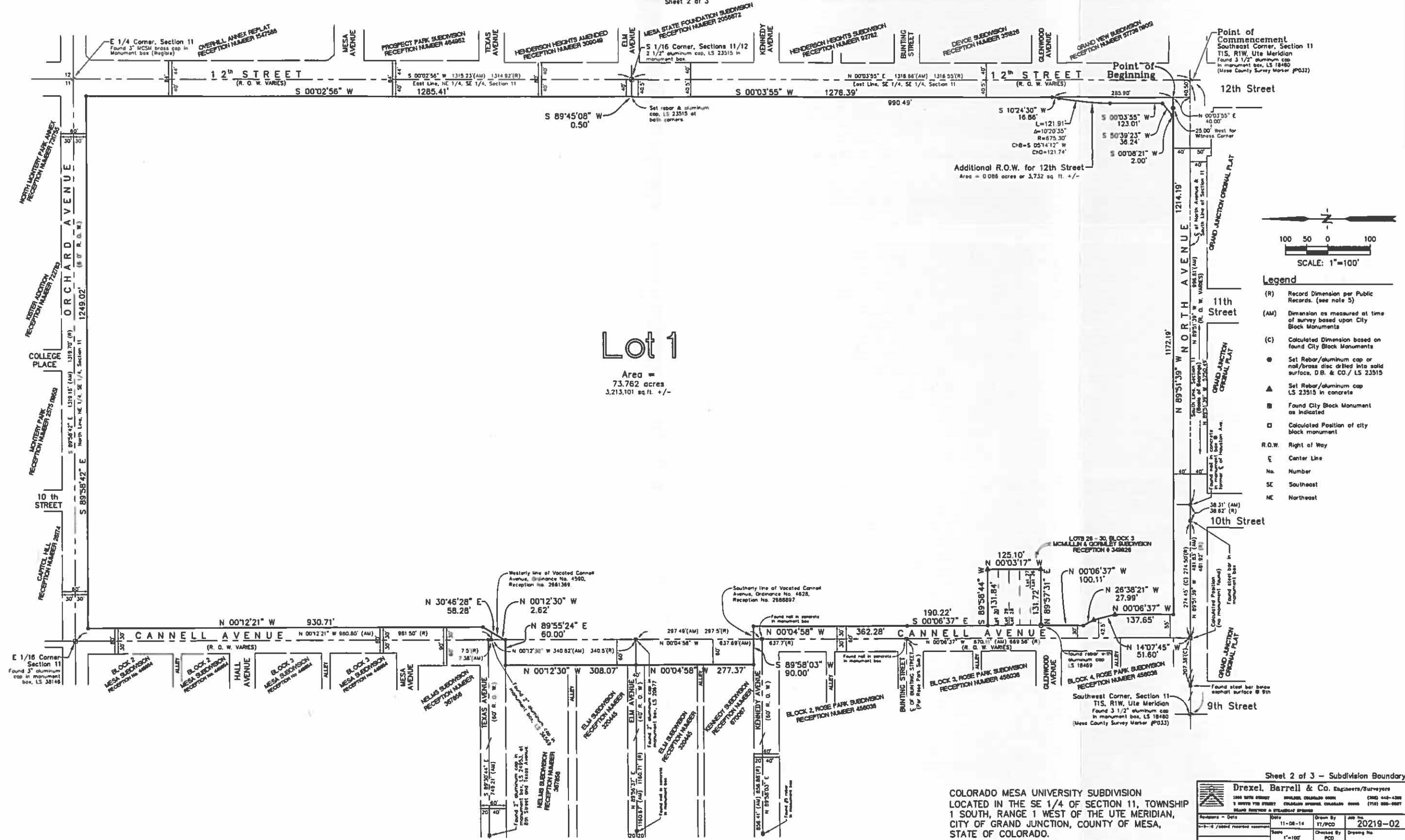
APPENDIX C
THIRD PARTY REVIEW

APPENDIX D
CCHE FORM CC-C

COLORADO MESA UNIVERSITY SUBDIVISION

A TRACT OF LAND ENCOMPASSING ALL THAT REAL PROPERTY PREVIOUSLY SUBDIVIDED AS LOT 1, BLOCK 1 OF ELAM SUBDIVISION, A SUBDIVISION RECORDED AS RECEPTION NUMBER 2261431 IN THE RECORDS OF THE OFFICE OF THE MESA COUNTY CLERK AND RECORDER, LOT 1 OF ELAM II SUBDIVISION, A SUBDIVISION RECORDED AS RECEPTION NUMBER 2455622, SAID MESA COUNTY RECORDS, BLOCKS 1, 2, 3, 4, 5 AND 6, MCMULLIN & GORMELY SUBDIVISION, A SUBDIVISION RECORDED AS RECEPTION NUMBER 349926, SAID MESA COUNTY RECORDS, BLOCKS 1, 2, 3, 4, 5 AND 6, GARFIELD PARK SUBDIVISION, ACCORDING TO THE RE-FILING PLAT THEREOF, A SUBDIVISION RECORDED AS RECEPTION NUMBER 444756, SAID MESA COUNTY RECORDS, LOTS 1 THROUGH 38, INCLUSIVE AND LOT 40, SOUTH GARFIELD PARK SUBDIVISION, A SUBDIVISION RECORDED AS RECEPTION NUMBER 539508, SAID MESA COUNTY RECORDS, MESA COLLEGE CAMPUS SUBDIVISION, A SUBDIVISION RECORDED AT RECEPTION NUMBER 459010, SAID MESA COUNTY RECORDS, TOGETHER WITH THOSE RIGHTS-OF-WAY AND ALLEY WAYS DEDICATED BY THE ABOVE REFERENCED SUBDIVISION PLATS AND VACATED BY THOSE CITY OF GRAND JUNCTION ORDINANCES NUMBERED 1120, 1299, 1675, 2913, 3356, 3759, 4106, 4252, 4431, 4590 AND 4628, ALL IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

AREA = 73.848 ACRES +/-
Sheet 2 of 3



- Legend**
- (R) Record Dimension per Public Records. (see note 5)
 - (AM) Dimension as measured at time of survey based upon City Block Monuments
 - (C) Calculated Dimension based on found City Block Monuments
 - Set Rebar/aluminum cap or nail/brass disc drilled into solid surface. D.B. & CO./LS 23515
 - ▲ Set Rebar/aluminum cap LS 23515 in concrete
 - Found City Block Monument as indicated
 - Calculated Position of city block monument
 - R.O.W. Right of Way
 - CL Center Line
 - No. Number
 - SE Southeast
 - NE Northeast

Sheet 2 of 3 - Subdivision Boundary

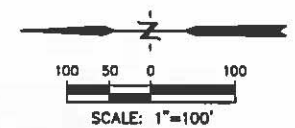
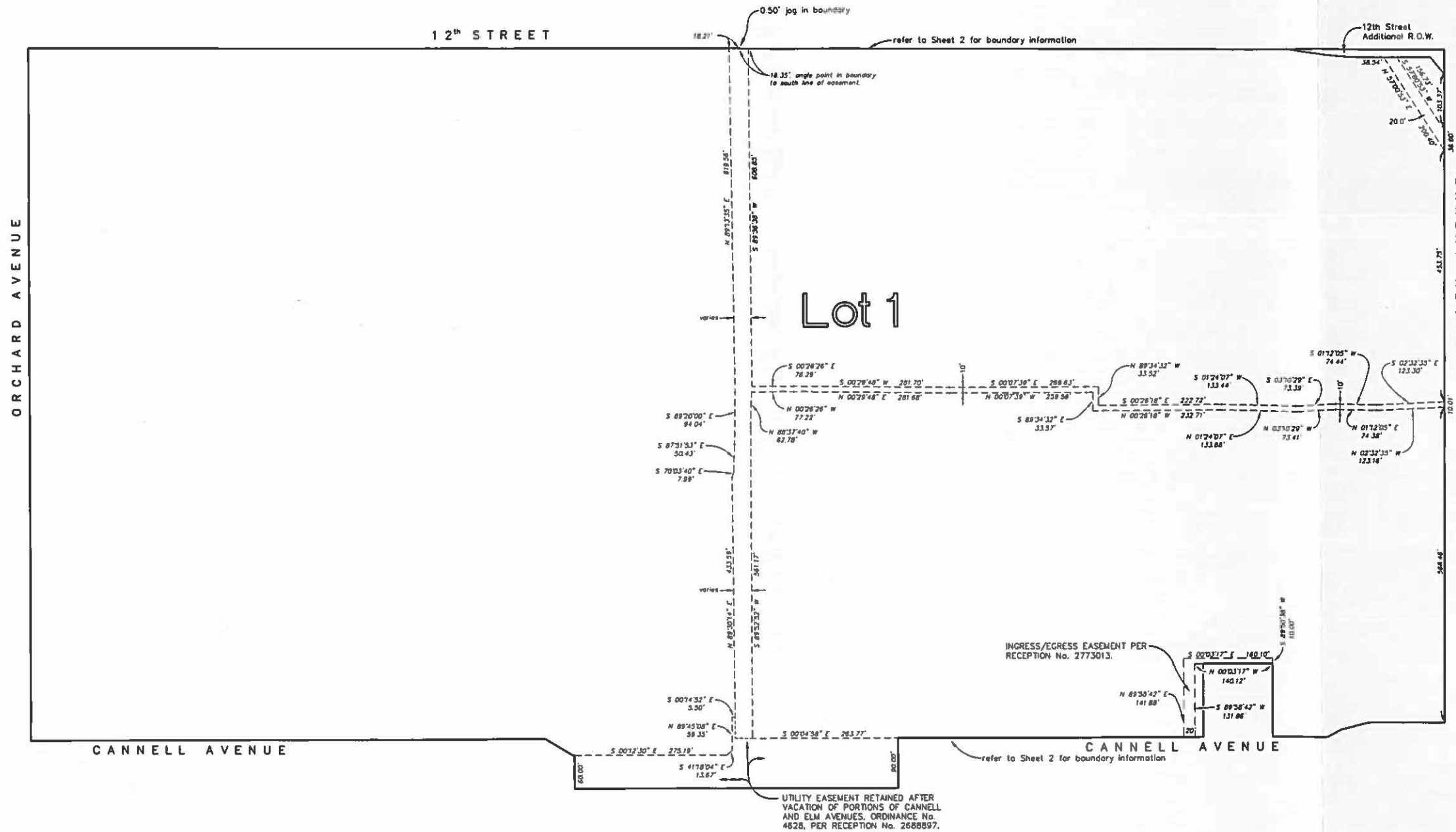
COLORADO MESA UNIVERSITY SUBDIVISION
LOCATED IN THE SE 1/4 OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO.

Drexel, Barrell & Co. Engineers/Surveyors			
1000 WEST STREET GRAND JUNCTION, COLORADO 81501 (970) 244-4300	1000 WEST STREET GRAND JUNCTION, COLORADO 81501 (970) 244-4300	1000 WEST STREET GRAND JUNCTION, COLORADO 81501 (970) 244-4300	1000 WEST STREET GRAND JUNCTION, COLORADO 81501 (970) 244-4300
Systems - Data	Date	Drawn By	Job No.
11-08-14	TI/PCD	20219-02	
Scale	Checked By	Drawing No.	
1"=100'	PCD		

COLORADO MESA UNIVERSITY SUBDIVISION

A TRACT OF LAND ENCOMPASSING ALL THAT REAL PROPERTY PREVIOUSLY SUBDIVIDED AS LOT 1, BLOCK 1 OF ELAM SUBDIVISION, A SUBDIVISION RECORDED AS RECEPTION NUMBER 2261431 IN THE RECORDS OF THE OFFICE OF THE MESA COUNTY CLERK AND RECORDER, LOT 1 OF ELAM II SUBDIVISION, A SUBDIVISION RECORDED AS RECEPTION NUMBER 2455622, SAID MESA COUNTY RECORDS, BLOCKS 1, 2, 3, 4, 5 AND 6, MCMULLIN & GORMELY SUBDIVISION, A SUBDIVISION RECORDED AS RECEPTION NUMBER 349926, SAID MESA COUNTY RECORDS, BLOCKS 1, 2, 3, 4, 5 AND 6, GARFIELD PARK SUBDIVISION, ACCORDING TO THE RE-FILING PLAT THEREOF, A SUBDIVISION RECORDED AS RECEPTION NUMBER 444756, SAID MESA COUNTY RECORDS, LOTS 1 THROUGH 38, INCLUSIVE AND LOT 40, SOUTH GARFIELD PARK SUBDIVISION, A SUBDIVISION RECORDED AS RECEPTION NUMBER 539508, SAID MESA COUNTY RECORDS, MESA COLLEGE CAMPUS SUBDIVISION, A SUBDIVISION RECORDED AT RECEPTION NUMBER 459010, SAID MESA COUNTY RECORDS, TOGETHER WITH THOSE RIGHTS-OF-WAY AND ALLEY WAYS DEDICATED BY THE ABOVE REFERENCED SUBDIVISION PLATS AND VACATED BY THOSE CITY OF GRAND JUNCTION ORDINANCES NUMBERED 1120, 1299, 1675, 2913, 3356, 3759, 4106, 4252, 4431, 4590 AND 4628, ALL IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

AREA = 73.848 ACRES +/-
Sheet 3 of 3



Easement Dedications

1) Unless indicated otherwise, all easements shown are Utility Easements to the City of Grand Junction for City approved utilities.

COLORADO MESA UNIVERSITY SUBDIVISION
LOCATED IN THE SE 1/4 OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO.

Sheet 3 of 3 - Easement Dedications			
Drexel, Barrell & Co. Engineers/Surveyors			
3000 SOUTH FRONT STREET, GRAND JUNCTION, COLORADO 81505 (970) 448-4388 3 SOUTH 7TH STREET, GRAND JUNCTION, COLORADO 81505 (970) 266-1887 GRAND JUNCTION & STRASBURG AVENUES			
Revision - Date	Date	Drawn By	Job No.
	11-08-14	TJ/PCD	20219-02
As-Plat / unless recorded easement	Date	Checked By	Drawing No.
	11-10-14	PCD	