

GRANT OF MULTI-PURPOSE EASEMENT

James Green and Ramona Green, Trustees of the Green Family Trust, pursuant to a certain unrecorded Trust Agreement dated February 19, 1993, wherein James Green and Ramona Green are Grantors and beneficiaries and Felix Serna is named as successor Trustee, Grantors, for and in consideration of the sum of Twenty Seven Thousand One Hundred Fifty (\$27,150), the receipt and sufficiency of which is hereby acknowledged, have granted and conveyed, and by these presents do 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, as approved by Grantee, including, but not limited to, electric lines, cable television lines, natural gas pipelines, sanitary sewer lines, storm sewers and storm water 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 premises, to wit:

See Exhibit "A" for Parcel PE B-4 Rev. dated February 20, 2005 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 of ingress and egress for 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 utility construction and repair machinery, the said Grantors hereby covenanting with Grantee that the Easement area shall not be burdened or overburdened by the installation, construction or placement of any structures or any other items or fixtures which might be detrimental to the facilities of Grantee and/or the Public Utilities or which might act to prevent reasonable ingress and egress for workers and equipment on, along, over, under, through and across the Easement area, the said Grantors hereby further covenanting with Grantee that they have good title to the aforescribed premises; that they have good and lawful right to grant this Easement; that they 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 11 day of July, 2005.

Green Family Trust

By:

James Green, Trustee

By:

Ramona Green, Trustee

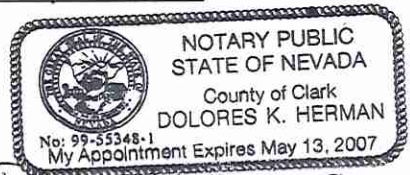
State of NEVADA)
)ss.
County of CLARK)

The foregoing instrument was acknowledged before me this 11 day of JULY, 2005 by **James Green and as Trustee of the Green Family Trust.**

Witness my hand and official seal.
My commission expires: MAY 13, 2007

State of NEVADA)
)ss.
County of CLARK)

Dolores K. Herman
Notary Public

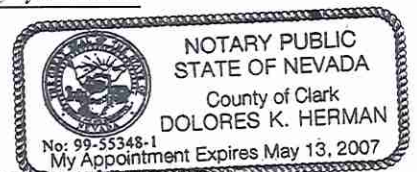


The foregoing instrument was acknowledged before me this 11 day of JULY, 2005 by **Ramona Green as Trustee of the Green Family Trust.**

Witness my hand and official seal.
My commission expires: MAY 13, 2007

WHEN RECORDED RETURN TO:
H.C. Peck & Associates, Inc.
Attn: Shawn Hancock
P.O. Box 480306
Denver, CO 80248-0306

Dolores K. Herman
Notary Public



PROPERTY DESCRIPTION
Parcel PE B-4Rev

A parcel of land being a portion of a parcel of land described in Book 2214 at Page 603, recorded at the Mesa County Clerk & Recorder's Office on March 11, 1996, lying in the Northwest Quarter of the Southwest Quarter of Section 10, Township 1 South, Range 1 West of the Ute Principal Meridian, Mesa County, Colorado being more particularly described as follows:

COMMENCING at the Southwest corner of the Northwest Quarter of the Southwest Quarter of said Section 10 (a found 2 1/2" Brass Cap "MESA COUNTY SURVEY MARKER LS illegible" in concrete), whence the witness monument to the Southeast corner of the Northwest Quarter of the Southwest Quarter of said Section 10 (found an Aluminum Cap "1/16 45.0 2003 LS17465") bears N89°56'54"E (Basis of Bearing-assumed) a distance of 1274.54 feet;
THENCE N32°55'00"E a distance of 214.98 feet to the southerly line of said parcel of land described in Book 2214 at Page 603, being the POINT OF BEGINNING;

THENCE N04°13'23"W a distance of 40.11 feet;

The following three (3) courses along the northerly and westerly line of said parcel of land described in Book 2214 at Page 603:

1. N89°57'01"E a distance of 3.45 feet;
2. THENCE N00°02'59"W a distance of 203.86 feet;
3. THENCE N29°57'01"E a distance of 3.99 feet;

THENCE S06°07'56"E a distance of 59.51 feet;

THENCE S04°13'23"E a distance of 113.48 feet;


THENCE S36°37'58"W a distance of 10.74 feet;

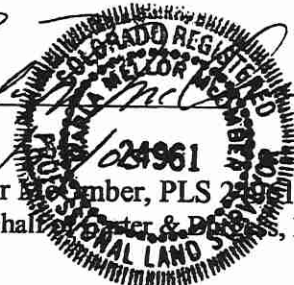
THENCE S53°21'59"E a distance of 9.29 feet;

THENCE S04°13'23"E a distance of 60.95 feet;

THENCE S89°57'01"W along the southerly line of said parcel of land described in Book 2214 at Page 603 distance of 22.56 feet to the POINT OF BEGINNING.

Containing 3183 square feet, (0.073 Acres), more or less for a Multipurpose Easement to the City of Grand Junction for the use of City approved utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees, grade structures, irrigation, road construction and maintenance.


 Prepared by: _____
 Date: 2/20/05
 Marla Mellor, Registered Professional Surveyor, PLS 24961
 For and on behalf of Carter & Burgess, Inc.



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Carter & Burgess, Inc. Carter & Burgess Architects/Engineers, Inc. Carter & Burgess Consultants, Inc. C&B Architects/Engineers, Inc.

C&B Architects/Engineers, P.C. C&B Nevada, Inc. Nixon & Laird Architects/Engineers, P.C.