

**GRANT OF MULTI-PURPOSE EASEMENT**

**CoorsTek, Inc., a Delaware corporation\*\***, Grantor, for and in consideration of the sum of Eight Thousand Eight Hundred Fifty Two and 50/100 Dollars (\$8,852.50), 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, 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, fill slopes and grade structures, as approved by Grantee, on, along, over, under, through and across the following described premises, to wit:

See Exhibit "A" for Riverside Parkway Parcel No. PE A-2, dated October 5, 2004, attached hereto and incorporated herein by reference.

\*\*Formerly known as CoorsTek, Inc., a Colorado corporation, formerly known as Coors Porcelain Company, a Colorado corporation.

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 Grantor 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 Grantor hereby further covenanting with Grantee that it has good title to the aforescribed 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 13<sup>th</sup> day of May, 2005.

Attest: **CoorsTek, Inc., a Delaware corporation\*\***

By: David L. Morrell

By: Dave A. Bartlett

State of Colorado )  
 )ss.  
County of Jefferson )

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of May, 2005, by

Dave A. Bartlett as Secretary & General Counsel and attested to by  
David L. Morrell as Director Accounting of CoorsTek, Inc.,  
a Delaware corporation.

My commission expires May 6, 2007.  
Witness my hand and official seal.

Janis Hunter  
Notary Public



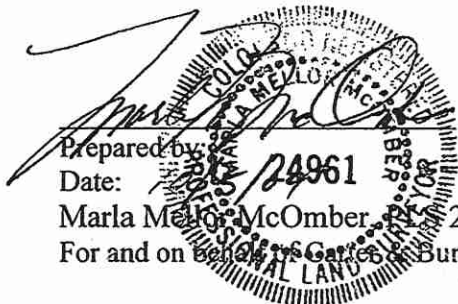
PROPERTY DESCRIPTION  
Parcel PE A-2

A parcel of land being a portion of a parcel of land described in Book 1026 at Page 475, recorded at the Mesa County Clerk & Recorder's Office on November 7, 1974, lying in Section 9, Township 1 South, Range 1 West of the Ute Principal Meridian, Mesa County, Colorado being more particularly described as follows:

COMMENCING at the Center Quarter corner of said Section 9 (a found BLM Aluminum Cap "DOI T1S R1W C1/4 S9" in monument box), whence the Northeast corner of the Northwest Quarter of the Southeast Quarter of said Section 9 (a found #6 rebar with 3-1/2" Aluminum Cap "THOMPSON E1/16 C-C S9 1994 PLS 18480") bears N89°56'18"E (Basis of Bearing-assumed) a distance of 1322.97 feet; THENCE N39°07'13"W a distance of 951.42 feet to the northeasterly line of said parcel described in Book 1026 at Page 475, being the POINT OF BEGINNING:

THENCE S56°34'33"E, along the northeasterly line of said parcel described in Book 1026 at Page 475, a distance of 1255.68 feet;  
THENCE S00°02'16"W along the easterly line of said parcel described in Book 1026 at Page 475, a distance of 16.77 feet;  
THENCE N56°34'33"W along a line 14.00 feet southwesterly of and parallel with the northeasterly line of said parcel described in Book 1026 at Page 475 a distance of 1273.67 feet;  
THENCE N65°28'02"E along the westerly line of said parcel described in Book 1026 at Page 475, a distance of 16.52 feet to the POINT OF BEGINNING.

Containing 17,705 square feet, (0.406 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: 9/3/04  
Marla McOmber, Surveyor, No. 24961  
For and on behalf of Carter & Burgess, Inc.

K:\071514-Riverside\Desc\parcels\A-2PE.doc

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.