

GRANT OF MULTI-PURPOSE EASEMENT

Carl A. Cox and Noreen E. Cox, Grantors, for and in consideration of the sum of One Thousand Three Hundred three 00/100 Dollars (\$1,303.00), 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, one (1) 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" 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 Easements, 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 areas 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 areas, 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 these Easements; that they will warrant and defend the title and quiet possession thereof against the lawful claims and demands of all persons whomsoever.

Executed and delivered this 6 day of October, 2005

Carl A. Cox

Carl A. Cox

Noreen E. Cox

Noreen E. Cox

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 6 day of October, 2005, by Carl A. Cox and Noreen E. Cox.

My commission expires 10/17/2006
Witness my hand and official seal.

Claudia D. Rossmann

Notary Public



WHEN RECORDED RETURN TO:
H.C. PECK & ASSOCIATES, INC.
ATTN: CLAUDIA ROSSMAN
2529 HIGH COUNTRY CT.
GRAND JUNCTION, CO 81501

RIVERSIDE PARKWAY
PARCEL F-69

PROPERTY DESCRIPTION

Parcel PE F-69

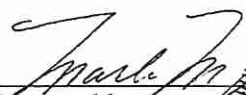
A parcel of land being a portion of a tract of land described in Book 3106 at Page 103, recorded July 1, 2002 in the Mesa County Clerk and Recorder's Office lying in the Northwest Quarter of Section 19, Township 1 South, Range 1 East of the Ute Principal Meridian, Mesa County, Colorado and being more particularly described as follows:

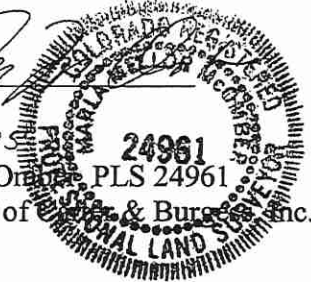
COMMENCING at the Northwest Corner of said Section 19 (a 2 1/2" MCSM brass cap stamped S13/S18/S24/S19) whence the North Quarter Corner of said Section 19 (a 2 1/2" MCSM brass cap #990) bears S89°39'18"E a distance of 2654.48 feet;
THENCE S21°37'46"E a distance of 128.81 feet to the northerly line of said tract of land described in Book 3106 at Page 103, being the POINT OF BEGINNING;

THENCE S89°25'42"E along said northerly line a distance of 4.00 feet;
THENCE S00°13'46"E a distance of 129.40 feet;
THENCE S03°33'43"W a distance of 125.78 feet;
THENCE N89°25'42"W along the southerly line of said tract of land described in Book 3106 at Page 103 a distance of 6.01 feet;
THENCE N03°33'43"E a distance of 156.14 feet;
THENCE N00°13'46"W a distance of 99.08 feet to the POINT OF BEGINNING.

Containing 1303 square feet, (0.030 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.

Basis of Bearing: N89°58'01"E between Mesa County Local Coordinate System points Southwest Corner of Section 15 (2-1/2"Alumn.Cap in Monument Box Stamped: AES T1S R1W S16/S15/S21/S22 2002 PLS 24320) and the Southeast Corner of Section 15, (2-1/2"Brass Cap Stamped: COUNTY SURVEY MARKER 828-1 15/14/22/23), both in Township 1 South, Range 1 West Ute P.M.


Prepared by
Date: 3/01/05
Marla Mellor McOrtiz, PLS 24961
For and on behalf of Carter & Burgess, Inc.



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.