

### GRANT OF MULTI-PURPOSE EASEMENT

Hill Business Complex, LLC, a Colorado limited liability company, Grantor, whose mailing address is 2905 Hill Avenue, Grand Junction, Colorado, 81504, is the fee simple owner of the real property located in Mesa County, Colorado and described in that certain Warranty Deed recorded at Reception No. 2793503 in the records of the Mesa County Clerk & Recorder (the Property). Grantor, 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 over the Property 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 depicted in the attached Exhibit A and described in the attached Exhibit B, which exhibits are incorporated herein by this reference, said easement area containing 2,581 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.

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.

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 20 day of June, 2017.

GRANTOR: Hill Business Complex, LLC, a Colorado limited liability company,

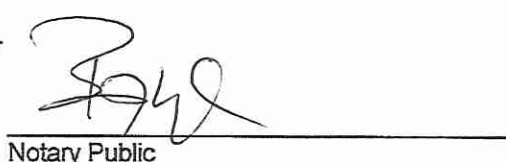
  
Sean Brumelle, Manager

State of Colorado )  
                                  )ss.  
County of Mesa )

BONNIE J WAEGLI  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID # 20004000558  
MY COMMISSION EXPIRES 03-31-2020

The foregoing instrument was acknowledged before me this 20 day of June, 2017, by Sean Brumelle as Manager of Hill Business Complex, LLC.

My commission expires 3-31-20.  
Witness my hand and official seal.

  
Notary Public

**Lienholder Ratification:**

The undersigned hereby certifies that it is a holder of a security interest upon the Property, as evidenced by that certain Deed of Trust recorded at Reception No. 2793504 in the records of the Mesa County Clerk and Recorder and does hereby join in and consent to this Grant of Multi-Purpose Easement described herein and granted by the owners of the Property.

LIENHOLDER: Alpine Bank, a Colorado banking corporation

Ben Van Hoose

By: [Signature]

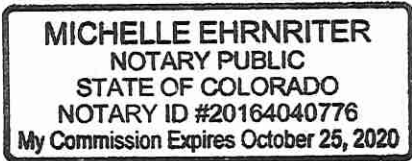
As: Sr. Vice President of Alpine Bank, a Colorado banking corporation, whose address is 400 7<sup>th</sup> Street South, Rifle, Colorado 81650.

State of Colorado        )  
                                  )ss.  
County of Mesa        )

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of June, 2017 by Ben Van Hoose as Senior Vice President of Alpine Bank.

My commission expires 10-25-2020.  
Witness my hand and official seal.

[Signature]  
Notary Public



# EXHIBIT "A"

**14 FOOT MULTI-PURPOSE EASEMENT  
LOCATED IN THE NW1/4 OF SECTION 17  
TOWNSHIP 1 SOUTH, RANGE 1 EAST  
OF THE UTE PRINCIPAL MERIDIAN,  
COUNTY OF MESA, STATE COLORADO**

NW CORNER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 1 EAST, OF THE UTE MERIDIAN FOUND 2 1/2" BRASS CAP ROAD INTERSECTION NORTH AVENUE AND 29 ROAD

POINT OF COMMENCEMENT

S00° 12' 26"E 1319.33'  
BASIS OF BEARINGS

SW CORNER OF THE NW1/4 OF THE NW1/4 OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 1 EAST, OF THE UTE MERIDIAN FOUND 3 1/4" ALUMINUM CAP IN MONUMENT BOX "HIGH DESERT SURVEYING PLS 36569"



0 25 50 100  
Scale In Feet 1"=50'  
Lineal Units are U.S. Survey Foot

LENGTH=83.67'  
RADIUS=474.00'  
DELTA=10°06'50"  
CHORD=N84°26'16"E  
CHORD LENGTH=83.56'

HILL AVENUE

38' PUBLIC ROADWAY AND UTILITIES  
RIGHT-OF-WAY PURPOSES DESCRIBED IN SPECIAL  
WARRANTY DEED RECEPTION NO: 2485225

POINT OF BEGINNING

7' ADDITIONAL RIGHT OF WAY

N31° 48' 36"E 19.21'

N89° 29' 41"E 95.52'

EASEMENT AREA  
2581 SQ.FT.

14.00' S89° 29' 41"W 95.40'

S00° 01' 10"E 14.00'

LENGTH=94.17'  
RADIUS=460.00'  
DELTA=11°43'44"  
CHORD=S83°37'49"W  
CHORD LENGTH=94.00'

14' MULTIPURPOSE EASEMENT  
RECEPTION NO:2485226

LOT 4, FREEWAY COMMERCIAL  
SUBDIVISION AMENDED  
PARCEL NO: 2943-172-06-012

74' PUBLIC ROADWAY AND UTILITIES RIGHT-OF-WAY  
PURPOSES DESCRIBED IN SPECIAL WARRANTY DEED  
RECEPTION NO: 2485225  
TELLER AVENUE

14' MULTIPURPOSE EASEMENT  
RECEPTION NO:2485226

HILL BUSINESS COMPLEX, LLC,  
2905 HILL AVENUE, GRAND JUNCTION, CO 81504  
PARCEL NO: 2943-172-00-271

I-70B FRONTAGE



14' MULTIPURPOSE EASEMENT

● 5/8" REBAR WITH 2" ALUMINUM CAP PLS 38089



**SHEET 3 OF 4**

Christopher C. Ransier  
CO PLS 38089  
717 Centauri Drive  
Grand Junction, CO 81506

The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

## EXHIBIT B

### Perpetual Multi-Purpose Easement

A certain parcel of land lying in the Northwest Quarter (NW1/4) of Section 17, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado, lying entirely within a parcel of land as described by deed recorded at Reception #2793503 at the office of the Mesa County Clerk and Recorders Office and being more particularly described as follows:

Commencing at the Northwest corner of said Section 17 a Mesa County Survey Monument found at the road intersection of North Avenue and 29 Road, whence the SW corner of the NW1/4 of the NW1/4 of said Section 17 bears S00°12'26"E a distance of 1319.33 feet with all other bearings contained herein being relative thereto; thence S32°18'05"E a distance of 1240.03 feet to a 2" aluminum cap stamped PLS 38089 and common with the west property line of Lot 4, Freeway Commercial Subdivision Amended as recorded at Reception #2793503 at the office of the Mesa County Clerk and Recorders Office and the Point Of Beginning; thence S00°01'10"E a distance of 14.00 feet to point common with the west property line of said Lot 4, thence S89°29'41"W a distance of 95.40 feet, thence along the arc of a curve to the left, having a central angle of 11°43'44", a radius of 460.00 feet, a chord bearing of S83°37'49"W, a chord distance of 94.00 feet and an arc distance of 94.17 feet and a point common with Right of Way as described in Special Warranty Deed recorded at Reception #2485225 at the office of the Mesa County Clerk and Recorders Office, thence continuing along said Right of Way N31°48'36"E a distance of 19.21 feet, thence along the arc of a curve to the right, having a central angle of 10°06'50", a radius of 474.00 feet, a chord bearing of N84°26'16"E, a chord distance of 83.56 feet and an arc distance of 83.67 feet, thence N89°29'41"E a distance of 95.52 feet to the Point of Beginning. Said description contains an area of 2581 SQ FT more or less, as described herein and depicted on Exhibit "A".

This legal description prepared by:  
Christopher C. Ransier CO PLS 38089  
717 Centauri Drive  
Grand Junction, CO 81506