

**GRANT OF MULTI-PURPOSE EASEMENT**

Colorado Beverage Distributing, Inc., a Colorado Corporation, Grantor(s), for and in consideration of the sum of Three Thousand One Hundred Fifty-Two and 00/100 Dollars (\$3,152.00), 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 "B" 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 Grantor(s) 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, for itself and for its heirs, successors and assigns, that Grantor(s) had good title to the aforescribed premises, good and lawful right to grant this Easement, and 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 2nd day of March, 2005.

Colorado Beverage Distributing, Inc.,  
a Colorado corporation

By: [Signature]

Title: PRESIDENT

State of CALIFORNIA )  
County of SAN DIEGO )ss.

The foregoing instrument was acknowledged before me this 2ND day of MARCH, 2005, by

My commission expires: 5.27.07  
Witness my hand and official seal.

[Signature]  
Notary Public



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

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January 24, 2005  
071514.402.1.0025

PROPERTY DESCRIPTION  
Parcel PE C-4

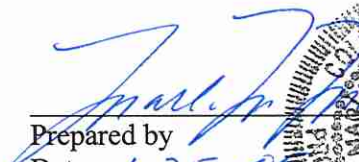
A portion of Lot 1, HIGH COUNTRY BUSINESS PARK, recorded at Book 13, Page 2710 in the Mesa County Clerk and Recorder's Office, on August 28, 1984, lying in the Northwest Quarter of Section 15, Township 1 South, Range 1 West of the Ute Principal Meridian, being more particularly described as follows:

COMMENCING at the Center Quarter Corner of said Section 15, (a 2 1/2" aluminum cap stamped "MESA COUNTY SURVEY MARKER C1/4-S15-LS 32824-2003"), whence the Center East Sixteenth Corner of said Section 15, (a brass cap stamped "E 1/16-S15-543-2280") bears N.89°39'43"E., a distance of 1323.38 feet;  
THENCE N30°57'54"W a distance of 2122.09 feet to the POINT OF BEGINNING;

THENCE N84°29'30"E along the northerly line of said Lot 1, a distance of 17.76 feet;  
THENCE S43°27'53"E a distance of 2.40 feet;  
THENCE S40°45'18"E a distance of 180.08 feet;  
THENCE S04°13'30"W along the westerly Line of a 10' utility easement dedicated on said HIGH COUNTRY BUSINESS PARK, a distance of 19.81 feet;  
THENCE N40°45'20"W a distance of 147.95 feet;  
THENCE N05°28'57"W a distance of 16.61 feet;  
THENCE S84°30'11"W distance of 11.74 feet;  
THENCE N40°45'20"W a distance of 25.50 feet;  
THENCE N43°27'53"W a distance of 12.97 feet to the northerly line of said Lot 1, being the POINT OF BEGINNING.

The above described parcel contains 2,627 square feet, (0.060 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: 1-25-05  
Marla Mellor McOmb, PLS 24961  
For and on behalf of Carter & Burgess, Inc.

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

K:\071514-Riverside\Des\Parcel PE C-4 PE.doc, Inc. C&B Architects/Engineers, P.C. C&B Nevada, Inc.