RECEPTION#: 2817034 10/10/2017 12:14:08 PM, 1 of 4 Recording: \$28.00, Doc Fee Exempt Sheila Reiner, Mesa County, CO. CLERK AND RECORDER

## **AVIGATION EASEMENT**

THIS AVIGATION EASEMENT is made and entered into by and between the GRAND JUNCTION REGIONAL AIRPORT AUTHORITY, a body corporate and politic and constituting a political subdivision of the State of Colorado, hereinafter called GRANTEE, and the City of Grand Junction, a Colorado home rule municipality, Hereinafter called GRANTOR.

WHEREAS, Grantee is the owner and operator of Grand Junction Regional Airport situated in the County of Mesa, State of Colorado, and in close proximity to the land of the Grantor, and Grantee desires to obtain and preserve for the use and benefit of the public a right of free and unobstructed flight for aircraft landing upon, taking off from, or maneuvering about said airport; and

WHEREAS, Grantor is the owner in fee simple of that certain parcel of land situated in the County of Mesa, State of Colorado, legally described as LOT 4 REPLAT LOT 2 SACCOMANNO MINOR SUBDIVISION, and also known by parcel Number 2701-352-51-005 ("Property").

NOW THEREFORE, in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor, for itself, its heirs, administrators, executors, successors and assigns, does hereby grant, bargain sell and convey, unto the Grantee, its successors and assigns, for the use and benefit of the public, an easement and right of way appurtenant to Grand Junction Regional Airport, for the passage of all aircraft ("aircraft" being defined for the purposes of this instrument as any device known or hereafter invented, used or designed for navigation or flight in the air) by whomsoever owned and operated, in the navigable airspace (as defined below) above the surface of Grantor's property to an infinite height above said Grantor's property, together with the right to cause in said airspace such noise and vibrations, smoke, fumes, glare, dust, fuel, particles and all other effects that may be caused by the normal operation of aircraft to, from, around, landing at or taking off from and operating at or on said Grand Junction Regional Airport, and Grantor hereby waives, remises and releases any right or cause of action which Grantor now has or which Grantor may have in the future against Grantee, its successors and assigns, due to such noise, vibrations, smoke, fumes, glare, dust, fuel, particles and all other effects caused by the normal operation of such aircraft.

FURTHER, Grantor hereby covenants, for and during the life of this easement, that Grantor:

a. Shall not hereafter construct, permit or suffer to maintain upon said land any obstruction that extends into navigable airspace required for use of any part of Grand Junction Regional Airport including, without limitation, the runway surfaces, aprons, taxiways and other areas of said airport; ("navigable airspace" is defined for the purpose of this instrument as airspace at and above the minimum

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flight altitudes, including take off and landing, as prescribed in Federal Aviation Administration Federal Air Regulations Part nine (9), and as such regulations are amended.)

b. Shall not hereafter use or permit or suffer use of said land in such a manner as to create electrical or electronic interference with radio communications (or any other communications) or radar operation between the installations upon Grand Junction Regional Airport and aircraft, or to make it difficult for flyers to distinguish between airport lights and others or to result in glare in the eyes of flyers using the said airport, or to impair visibility in the vicinity of the airport, or otherwise to endanger the landing, taking off or maneuvering of aircraft.

FURTHER, GRANTOR and GRANTEE acknowledge that as of May 8, 2017, CommNet Cellular d/b/a Verizon Wireless ("LESSEE") intends to place a telecommunications facility ("Facility") on the Property consisting of a 65' monopole and related appurtenances pursuant to that certain lease agreement ("Lease") between GRANTOR and LESSEE. GRANTOR and GRANTEE, by signature below, acknowledge that the Facility has been determined by the Federal Aviation Administration to be "NO HAZARD TO AIR NAVIGATION" and, notwithstanding this Agreement, hereby consent to the operation of the Facility on the Property consistent with the terms and conditions of the Lease and any amendments thereto.

GRANTOR agrees the aforesaid covenants and agreements shall run with the land for the benefit of Grantee, its successors and assigns, until said airport shall be abandoned and shall cease to be used for airport purposes.

IN WITNESS THEREOF, the Grantor has hereunto set his hand on  $\frac{1}{2017}$ , 2017.

Greg Caton, City Manager

STATE OF COLORADO

The foregoing instrument was acknowledged before me this <u>11</u> day of <u>September</u>, 2017, by Greg Caton as City Manager for the City of Grand Junction.

WITNESS my hand and official sea	1.				
My commission expires: $5/25/2024$	and and a	4	Cina		
ENNIFER L. CINQUINI	Notary Public	2 .	ung	w	m

) ss

JENNIFER L. CINQUINI NOTARY PUBLIC STATE OF COLORADO NOTARY ID #20084026733 Acti My 65 ministric Expires May 25, 2021

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## **GRANTEE:**

Grand Junction Regional Airport Authority

Merick By:

J. MERENE HAGGART Name:

Title: CAAdz Date: 10/2/2017

STATE OF COLORADO ) ) ss COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 2 day of October, by Rick baggers the as Chair for the Grand Junction Regional 2017, by Rick tagger + Airport Authority.

WITNESS my hand and official seal. My commission expires: 2/27/21

Notary Public

SHELAGH O'KANE Notary Public State of Colorado Notary ID # 20174008873 My Commission Expires 02-27-202

## **ACKNOWLEDGEMENT OF LESSEE:**

CommNet Cellular Inc., d/b/a/ Verizon Wireless, whose principal office address is One Verizon Way, Mail Stop 4AW100, Basking Ridge, New Jersey 07920 (Lessee) and who is leasing a part of the property described above for a cell tower and equipment cabinet(s), acknowledges, by signing below, the foregoing avigation easement and agrees to accept and abide by the terms of said easement

## LESSEE:

	CommNet Cellular Inc.,
	d/b/a Verizon Wireless
	By:
	Rick Goldschmidt
	Name:
	Director Network Field Engineering Title:
	Date: 8/24/17
STATE OF <u>Colorado</u> ) SS () SS () SS	
The foregoing instrument	was acknowledged before me this 242 day of k Goldschmidt as Director Network Field Engineering izon Wireless.
WITNESS my hand and officia My commission expires: With NANCY L. CALDERON NOTARY PUBLIC STATE OF COLORADO	
NOTARY ID # 20144027660 MY COMMISSION EXPIRES JULY 15, 2018	

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