

GRANT OF MULTI-PURPOSE EASEMENTS

Parkerson Brothers, LLC, a Colorado limited liability company, Grantor, for and in consideration of the sum of Thirty Thousand Two Hundred Twenty Six and 00/100 Dollars (\$30,226.00), 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, two (2) Perpetual Multi-Purpose Easements for the use and benefit of Grantee and for the use and benefit of the Public Utilities, as approved by Grantee, as Perpetual Easements 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 E-80A dated October 7, 2004, and Exhibit "B" for Riverside Parkway Parcel No. PE E-80B dated October 7, 2004, which Exhibits are 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 Grantor 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 Grantor hereby further covenanting with Grantee that it has good title to the aforescribed premises; that it has good and lawful right to grant these Easements; 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 9 day of September, 2005.

Parkerson Brothers, LLC,
a Colorado limited liability company

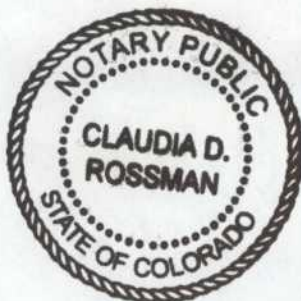
By: Alan Parkerson
Alan Parkerson, Manager

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 9 day of September, 2005, by Alan Parkerson as Manager of Parkerson Brothers, LLC, a Colorado limited liability company.

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

Claudia D. Rossman
Notary Public



WHEN RECORDED RETURN TO:
H.C. PECK & ASSOCIATES, INC.
ATTN: MICHELE SPENCER
P.O. Box 480306
DENVER, CO 80248-0306

RIVERSIDE PARKWAY
PARCELS PE E-80A & PE E-80B

PROPERTY DESCRIPTION
Parcel PE E-80A

A parcel of land being a portion of a tract of land described in Book 2674 at Page 316, Mesa County Clerk and Recorder's office, being in the Northwest Quarter of Section 24, Township 1 South, Range 1 West of the Ute Principal Meridian, Mesa County, Colorado being more particularly described as follows:

COMMENCING at the North Quarter corner of said Section 24 (a Mesa County brass cap in a 4" pipe with concrete), whence the Northeast corner of the Northwest Quarter of the Northeast Quarter of said Section 24 (a 2 3/4" Mesa County brass cap, illegible) bears S89°59'29"E (Basis of Bearing-Assumed) a distance of 1311.17 feet;

THENCE S75°58'19"W a distance of 657.78 feet to the POINT OF BEGINNING:

THENCE along the arc of a curve to the left, having a radius of 698.50 feet, a distance of 428.02 feet (the chord of said arc bears of S27°38'08"W a distance of 421.35 feet);

THENCE S10°04'51"W tangent with the last described curve a distance of 799.42 feet;

THENCE S89°58'29"W a distance of 8.13 feet;

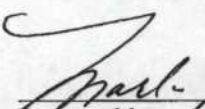
THENCE N10°04'51"E a distance of 800.84 feet tangent with the following described curve;

THENCE along the arc of a curve to the right, having a radius of 706.50 feet, a distance of 377.71 feet (the chord of said arc bears N25°23'48"E a distance of 373.23 feet);

THENCE N40°42'44"E tangent with the last described curve a distance of 66.31 feet;

THENCE S00°00'00"W a distance of 15.53 feet to the POINT OF BEGINNING.

Containing 9940 square feet, (0.228 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: 10/07/04
Marla Mellor Meador, PLS 24961
For and on behalf of Carter & Burgess, Inc.




PROPERTY DESCRIPTION
Parcel PE E-80B

A parcel of land being a portion of a tract of land described in Book 2674 at Page 316, Mesa County Clerk and Recorder's office, being in the Northwest Quarter of Section 24, Township 1 South, Range 1 West of the Ute Principal Meridian, Mesa County, Colorado being more particularly described as follows:

COMMENCING at the North Quarter corner of said Section 24 (a Mesa County brass cap in a 4" pipe with concrete), whence the Northeast corner of the Northwest Quarter of the Northeast Quarter of said Section 24 (a 2 3/4" Mesa County brass cap, illegible) bears S89°59'29"E (Basis of Bearing-Assumed) a distance of 1311.17 feet;
THENCE S79°52'57"W a distance of 343.77 feet to the POINT OF BEGINNING:

THENCE S00°02'00"W a distance of 14.74 feet non-tangent with the following described curve;
THENCE along the arc of a curve to the left, having a radius of 611.00 feet, a distance of 152.59 feet (the chord of said arc bears S64°28'37"W a distance of 152.19 feet);
THENCE along the arc of a curve to the left, non-tangent with the last described curve, having a radius of 611.00 feet, a distance of 103.56 feet (the chord of said arc bears S51°04'42"W a distance of 103.44 feet);
THENCE along the arc of a curve to the left, non-tangent with the last described curve, having a radius of 608.50 feet, a distance of 398.40 feet (the chord of said arc bears S28°50'15"W a distance of 391.32 feet);
THENCE S10°04'51"W tangent with the last described curve a distance of 783.38 feet;
THENCE S89°58'29"W a distance of 14.22 feet;
THENCE N10°04'51"E a distance of 785.87 feet tangent with the following described curve;
THENCE along the arc of a curve to the right, having a radius of 622.50 feet, a distance of 407.40 feet (The chord of said arc bears N28°49'47"E a distance of 400.17 feet);
THENCE along the arc of a curve to the right, non-tangent with the last described curve, having a radius of 625.00 feet, a distance of 105.94 feet (the chord of said arc bears N51°05'38"E a distance of 105.81 feet);
THENCE along the arc of a curve to the right, non-tangent with the last described curve, having a radius of 625.00 feet, a distance of 160.90 feet (the chord of said arc bears N64°40'57"E a distance of 160.46 feet) to the POINT OF BEGINNING.

Containing 20,286 square feet, (0.466 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: 10/7/04
Marla Mellor Meador, 24961
For and on behalf of Carter & Burgess, Inc.
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