

GRANT OF MULTI-PURPOSE EASEMENT

Colorado West Warehouses, now known as Colorado West Warehouses Ltd., a Colorado limited partnership, Grantor, for and in consideration of the sum of Two Thousand One Hundred Eighty Five and 00/100 Dollars (\$2,185.00), 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 "A" for Riverside Parkway Parcel No. PE E-97 dated June 7, 2005, 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 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 that it has good title to the aforescribed 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 19 day of October, 2005.

Colorado West Warehouses, Ltd.,
a Colorado limited partnership

By: Douglas L. Jones
Douglas L. Jones, General Partner

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 19 day of October, 2005, by Douglas L. Jones as General Partner of Colorado West Warehouses, Ltd., a Colorado limited partnership.

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



Claudia D. Rossman
Notary Public

PROPERTY DESCRIPTION
Parcel PE E-97

A parcel of land in Lot 5 of the COLORADO WEST DEVELOPMENT PARK FILING TWO as recorded in Plat Book 11 at Page 286 of the Mesa County Clerk and Recorder's Office in the West Half of 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 West Quarter corner of said Section 24 (a 3 1/2" Aluminum Cap stamped "D H Surveys Inc S23 | S24 1/4, T1S, R1W LS24306 1996"), whence the Center Quarter Corner of Section 23, Township 1 South, Range 1 West of the Ute Principal Meridian (a 3" Brass Cap stamped "MESA COUNTY SURVEY MARKER-C 1/4 S23-NO1280) bears N89°36'03"W a distance of 2638.76 feet;

THENCE N51°55'13"E a distance of 1560.08 feet to the POINT OF BEGINNING:

THENCE S89°59'43"E along the northerly line of said Lot 5 a distance of 95.13 feet;

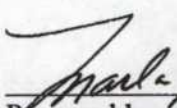
THENCE S00°22'00"E along the easterly line of said Lot 5 a distance of 6.55 feet;

THENCE S86°51'26"W a distance of 95.64 feet;

THENCE N01°33'08"E a distance of 11.80 feet to the POINT OF BEGINNING.

Containing 874 square feet, (0.020 Acres), more or less, 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: 6/7/2005
Marla Mellor Member, 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.