

GRANT OF MULTI-PURPOSE EASEMENT

National Retail Properties, Inc., Grantor, a Maryland corporation, whose address is 450 South Orange Avenue, Suite 900, Orlando, Florida 32801, 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 Non-Exclusive 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 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 following described parcel of land, to wit:

See attached Exhibit "A"

Said strip of land contains 8,772 square feet or 0.201 Acres, as described herein and depicted on 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 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.

1. The interest conveyed is an Easement for the limited purposes and uses 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 is not inconsistent with and which will not substantially interfere with the full use and quiet enjoyment of the rights herein granted; provided, however, that Grantor hereby covenants with Grantee that the Easement shall not be burdened or overburdened by the installation, construction or placement of any improvements, structures or fixtures thereon which may be detrimental to the facilities of Grantee or which may act to prevent reasonable ingress and egress for workers and equipment on, along, over, under, through and across the Easement.

3. Grantor hereby covenants with Grantee it has good title to the herein described premises; that it has good and lawful right to grant this Easement; that it will specially warrant and forever defend the title and quiet possession thereof against the lawful claims and demands of all persons whomsoever claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

EXHIBIT "A"

The multi-purpose easement is located in an irregular tract of land as recorded in Book 2361, Page 7 as Reception No. 1813951 in the records of the Mesa County Clerk and Recorder, located in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 7, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more fully described as follows:

Beginning at the northeasterly corner of the easement, which is identical with northeasterly corner of said irregular tract of land, which bears N 00°07'26" W, 380.00 feet and N 89°49'49"W, 30.00 feet from the E 1/16 corner on the south boundary line of said Section 7 and considering the east line of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 7 to bear N 00°07'26" W, with all other bearings contained herein relative thereto;

1. Thence S 00°07'26" E, 152.06 feet;
2. Thence S 07°00'04" W, 48.37 feet;
3. Thence S 00°07'26" E, 119.45 feet;
4. Thence S 45°01'23" W, 14.76 feet;
5. Thence N 89°49'49" W, 303.54 feet;
6. Thence N 00°07'26" W, 14.00 feet;
7. Thence S 89°49'49" E, 297.79 feet;
8. Thence N 45°01'23" E, 3.12 feet;
9. Thence N 00°07'26" W, 114.50 feet;
10. Thence N 07°00'04" E, 48.37 feet;
11. Thence N 00°07'26" W, 151.26 feet;
12. Thence S 89° 49' 49" E, 14.00 feet to the point of beginning.

Easement, as described above, contains 8,772 square feet more or less.

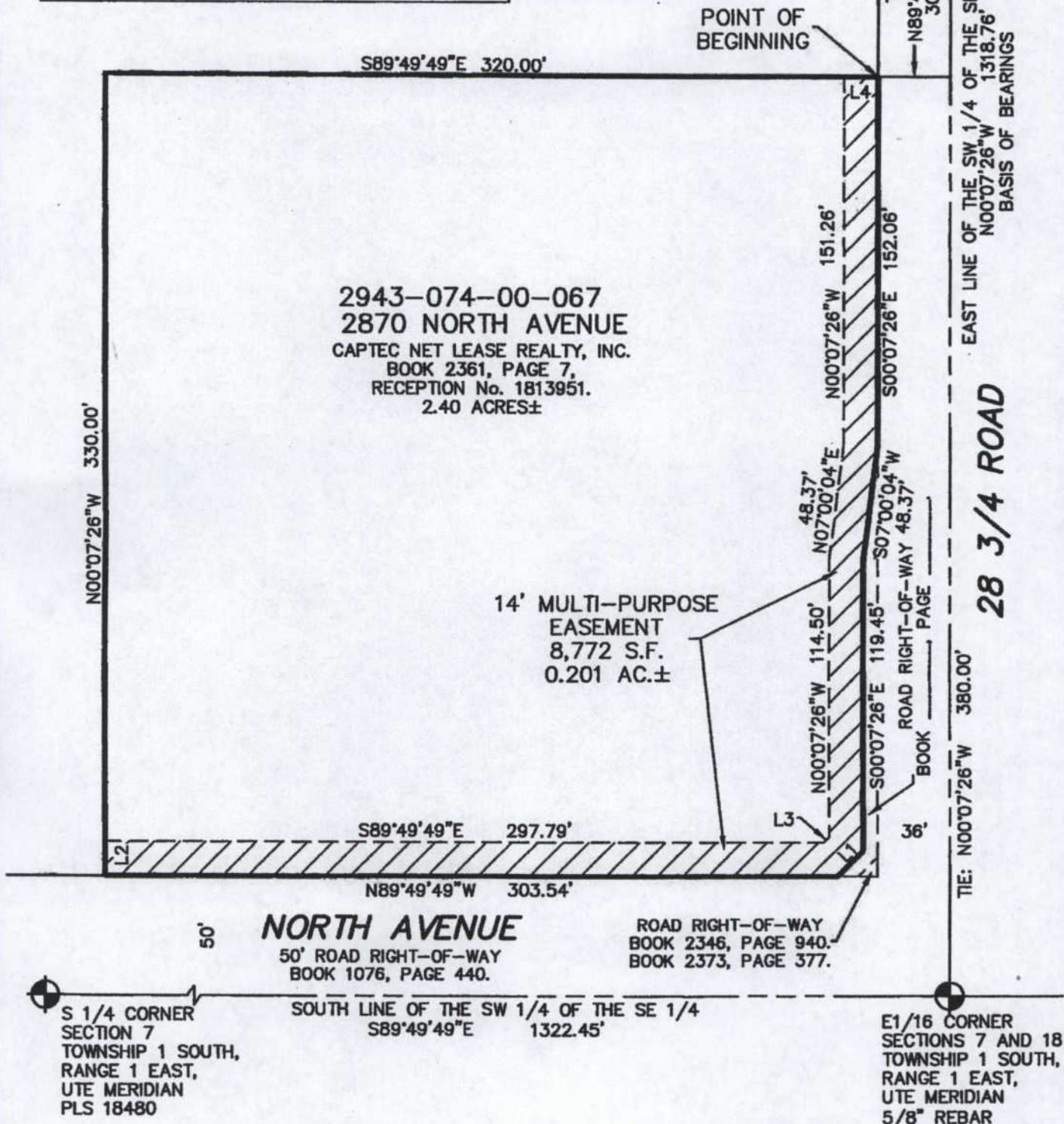
EXHIBIT B

LINE TABLE

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | S45°01'23"W | 14.76' |
| L2 | N00°07'26"W | 14.00' |
| L3 | N45°01'23"E | 3.12' |
| L4 | S89°49'49"E | 14.00' |

2943-074-00-985
515 28 3/4 ROAD
COLORADO WEST REGIONAL
MENTAL HEALTH, INC.

SE 1/16 CORNER
SECTION 7
TOWNSHIP 1 SOUTH,
RANGE 1 EAST,
UTE MERIDIAN
MCSM No. 640



S 1/4 CORNER
SECTION 7
TOWNSHIP 1 SOUTH,
RANGE 1 EAST,
UTE MERIDIAN
PLS 18480

E1/16 CORNER
SECTIONS 7 AND 18
TOWNSHIP 1 SOUTH,
RANGE 1 EAST,
UTE MERIDIAN
5/8" REBAR



FEET 60 0 60 FEET

GRAPHIC SCALE
SCALE: 1 INCH = 60 FEET

LEGEND

- M.C.S.M. MESA COUNTY SURVEY MONUMENT.
- S.F. SQUARE FEET.
- AC. ACRES.



Dean E. Ficklin
P.L.S., 19597