

GRANT OF EASEMENT

CFP Estate, Ltd., A Colorado limited partnership (by: George E. Paviakis, General Partner), Gus R. Halandras, Chris R. Halandras, also known as Chris P. Halandras, and Andy Peroulis, **Grantors**, whose address is c/o Joe Coleman, 2454 Patterson Road, Suite 210, Grand Junction, CO 81505, who are the owners of the following described real property in Mesa County, Colorado:

LOT 2, Centennial Commercial Center Subdivision

(hereinafter "the Property") for and in consideration of the sum or 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 do hereby grant and convey to **The City of Grand Junction, Grantee**, a Colorado home rule municipality, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, for the benefit and on behalf of the public and for the benefit of the Persigo 201 Sewer System, a **perpetual easement** for the installation, operation, maintenance, repair and replacement of stormwater conveyance facilities, sanitary sewer facilities, and appurtenant facilities, along, over, under, through and across the above-described parcel of land. Said easement includes approximately 1.526 acres as depicted on the attached **Exhibit A**, which is attached hereto and incorporated herein by reference, further described as follows:

An easement situate in Lot 2 of Centennial Commercial Center Subdivision (Reception Number 2438433) in Section 5, Township One South, Range One West of the Ute Meridian in the City of Grand Junction, Mesa County, Colorado, being more particularly described as follows:

Commencing at an alloy cap for the Center North 1/16 Corner of said Section 5, whence an alloy cap for the Northeast 1/16 Corner of said Section 5 bears S 89°56'04" E a distance of 1321.79 feet; thence S 89°56'04" E for a distance of 3.50 feet to the Point of Beginning; thence S 89°56'04" E for a distance of 35.00 feet; thence S 00°02'28" W for a distance of 1180.82 feet; thence S 16°13'52" W for a distance of 186.66 feet; thence N 73°46'08" W for a distance of 20.00 feet; thence N 16°13'52" E for a distance of 78.27 feet; thence S 63°16'57" W for a distance of 997.87 feet to a point on the northerly right-of-way of the Interstate 70 Business Loop; thence along said right-of-way, N 56°31'47" W for a distance of 23.05 feet; thence leaving said right-of-way, N 63°16'57" E for a distance of 1007.45 feet; thence N 16°13'52" E for a distance of 90.06 feet; thence N 00°02'28" E for a distance of 1175.86 feet, more or less, to the Point of Beginning.

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 but not limited to the trimming of trees and bushes as may be required.

The interest conveyed is an easement for the limited purposes and uses and upon the terms stated herein. Grantors reserve the right to use and occupy the Property 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 Grantors hereby covenant with Grantee that the easement area shall not be burdened or overburdened by the installation, construction or placement of any structures or any other item or fixture which might be detrimental to the facilities of Grantee or which might act to prevent reasonable ingress and egress for Grantee and for the use of the public on, along, over, under, through and across the easement area.

The easement shall be for the use and benefit of Grantee, its members, employees, agents and contractors or any of its successors in title or interest, the Persigo 201 Sewer System, and the public for sewer and stormwater conveyance purposes.

SHEET 1 OF 4

The foregoing description was prepared by Jodie Grein for Rolland Consulting Engineers
405 Ridges Boulevard, Grand Junction, Colorado

Grantors hereby covenant and warrant that they have not done anything to impair title to the property during the period of their ownership, that they have not, during the period of their ownership, become aware of any clouds on the title to the Property and that they will warrant and defend the title and quiet possession thereof against the claims and demands of those claiming through the Grantors; provided, however, that no warranty is given to that portion of the easement located within the portion of the property described in the Final Rule and Order in Case No. 91CV411, Mesa County District Court, recorded August 5, 1993, in Book 1997 at Page 131, Reception No. 1648328 of the records of the Mesa County Clerk and Recorder.

It is agreed that this agreement shall be governed by, construed, and enforced in accordance with the laws of the State of Colorado.

Executed and delivered this 14th day of November, 2012.

GRANTORS:

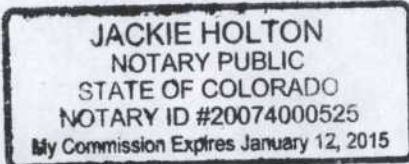
CFP Estate, Ltd., a Colorado limited partnership

George E. Pavlakis, General Partner
By George E. Pavlakis, General Partner

State of Colorado)
County of Mesa)ss.

The foregoing instrument was acknowledged before me this 14th day of November, 2012 by George E. Pavlakis as General Partner for and on behalf of CFP Estate, Ltd.

My commission expires January 12, 2015.
Witness my hand and official seal.



Jackie Holton
Notary Public

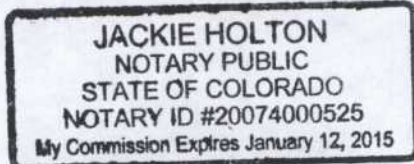
Gus R. Halandras

by Chris R. Halandras
Chris R. Halandras, attorney-in-fact for Gus Halandras

State of Colorado)
County of Mesa)ss.

The foregoing instrument was acknowledged before me this 14th day of November, 2012 by Chris R. Halandras, as attorney-in-fact for Gus Halandras.

My commission expires January 12, 2015.
Witness my hand and official seal.



Jackie Holton
Notary Public

Chris R. Halandras, aka Chris P. Halandras

Chris R Halandras

State of Colorado)
County of Mesa)ss.
)

The foregoing instrument was acknowledged before me this 14th day of November, 2012 by Chris R. Halandras.

My commission expires January 12, 2015.

Witness my hand and official seal.

JACKIE HOLTON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20074000525
My Commission Expires January 12, 2015

Jackie Holton
Notary Public

Andy Peroulis
Andy Peroulis

State of Colorado)
County of Mesa)ss.
)

The foregoing instrument was acknowledged before me this 14th day of November, 2012 by Andy Peroulis.

My commission expires January 12, 2015.
Witness my hand and official seal.

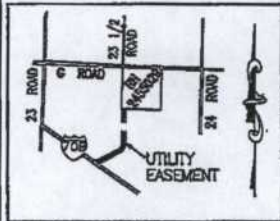
JACKIE HOLTON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20074000525
My Commission Expires January 12, 2015

Jackie Holton
Notary Public

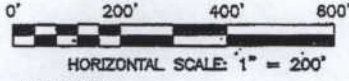
SHEET 3 OF 4

The foregoing description was prepared by Jodie Grein for Rolland Consulting Engineers
405 Ridges Boulevard, Grand Junction, Colorado

EXHIBIT "A"



VICINITY MAP
NOT TO SCALE



LEGEND

- ⊙ FOUND 5/8" REBAR & CAP PLS-11221
RN. RECEPTION NUMBER

The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying present boundary lines.



Jodie L. Grein
Registered Professional Land Surveyor
P.L.S. No. 38075

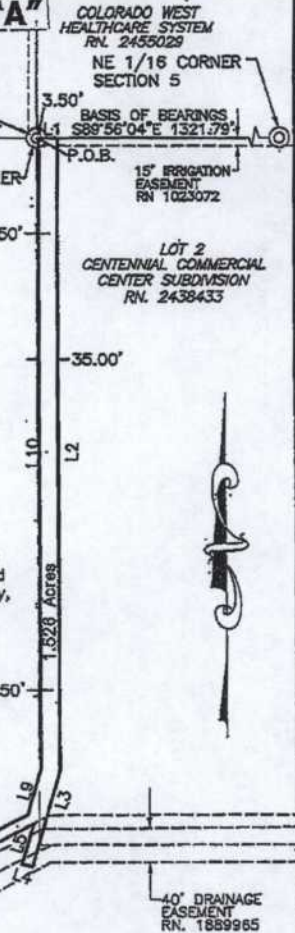
PUBLIC SERVICE
COMPANY
EASEMENT
RN. 1648328

Date _____



SUBJECT PROPERTY

LOT 2
CENTENNIAL COMMERCIAL CENTER
RECEPTION NUMBER 2289903



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°55'04" E	35.00'
L2	S 00°02'28" W	1180.82'
L3	S 16°13'52" W	186.66'
L4	N 73°46'08" W	20.00'
L5	N 16°13'52" E	76.27'
L6	S 63°16'27" W	997.87'
L7	N 56°31'47" W	23.05'
L8	N 63°16'57" E	1007.45'
L9	N 16°13'52" E	90.06'
L10	N 00°02'28" E	1175.86'



EXHIBIT
UTILITY EASEMENT
IN SECTION 5
T1S. R1W OF THE 11TH MERIDIAN
IN THE CITY OF GRAND JUNCTION
MESA COUNTY, COLORADO

**SPECIAL POWER OF ATTORNEY
(Real Estate)**

I, Gus R. Halandras, P.O. Box 225, Meeker, Colorado 81641, do make, constitute and appoint Chris R. Halandras, 67224 Highway 64, Meeker, Colorado 81641, to act as my true and lawful attorney for me and in my name, place and stead for my sole use and benefit to grant, bargain, sell, convey, or contract for the sale of the following described easement rights located with the following real estate situate in the County of Mesa, State of Colorado, to wit:

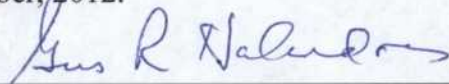
See description in attached Exhibit A, hereinafter the "Real Property."

My attorney-in-fact is hereby authorized and empowered to grant to the City of Grand Junction such easement rights in or on the Real Property as he deems necessary and proper under such terms as he deems acceptable. I authorize my attorney-in-fact to make, execute, acknowledge and deliver contracts for sale, easements, deeds, and other instruments in writing of every kind and nature, including, but not limited to a "Grant of Access Easement and Joint Maintenance Agreement" in favor of the City of Grand Junction, Colorado, together with any sale, closing documents and statements, upon such terms and conditions as my said attorney may deem necessary and convenient to accomplish such grant of easement rights in and on the Real Property.

My said attorney shall have full power and authority to do and perform all acts necessary to be done to complete a sale or conveyance of said real estate easement rights. I hereby ratify and confirm all that said attorney shall lawfully do or cause to be done by virtue of this Special Power of Attorney and the powers contained herein.

This Power of Attorney shall not be affected by disability of the principal but shall expire on December 31, 2012.

EXECUTED this 8th day of November, 2012.



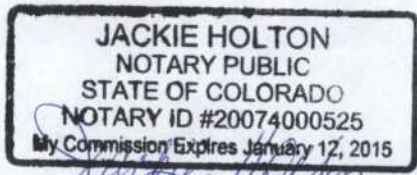
Gus R. Halandras

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 8th day of November, 2012, by Gus R. Halandras, the Principal.

Witness my hand and official seal.

My Commission expires: JAN. 12, 2015



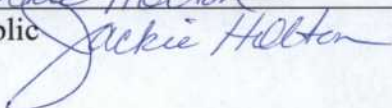
Notary Public 

EXHIBIT A

LOT 2, CENTENNIAL COMMERICAL CENTER
Situating in Section 5, Township 1 South, Range 1 West of
the Ute Meridian City of Grand Junction, County of Mesa,
State of Colorado.