

EASEMENT AND RIGHT OF WAY

(Facilities To Be Installed And Maintained By Grantor)

THIS EASEMENT, granted this 9th day of December, 2021, by
Pueblo Community Health Center, Inc., Grantor, to Pueblo, a Municipal Corporation, Grantee:
a Colorado Non-Profit Corporation

WITNESSETH:

THAT IN CONSIDERATION of the sum of One Dollar (\$1.00) and other good and valuable consideration, paid by the Grantee, receipt of which is hereby acknowledged, Grantor hereby grants to Grantee, its successors and assigns, an easement and right of way for the purpose of drainage utilities, in, through, over, under and across Grantor's property situated in Pueblo County, Colorado described in the attached Exhibit "A" (the "Property").

Grantor shall install drainage facilities
(the "Facilities") in the Property in accordance with plans and specifications therefore approved by, and on file with Grantee, and, thereafter, Grantor shall maintain the Facilities in good working order and condition, and repair and replace the Facilities.

Grantee shall have the right at its option (but not the obligation) to inspect, control, maintain, repair and replace the Facilities and recover all costs and expenses thereof plus an administrative charge of 15% from the Grantor. For such purposes, Grantee is granted the right to enter upon the Property and adjoining property of Grantor. Failure of Grantee to inspect, control, maintain, repair or replace the Facilities shall not subject the Grantee to any liability for such failure.

Grantor reserves the right to use and occupy the Property for any purpose not inconsistent with the privilege above granted and which will not interfere with or endanger any equipment or facilities therein or use thereof. Such reservation by the Grantor shall in no event include the right to locate or erect or cause to be located or erected on the Property any building or any other structure or manufactured or mobile home or trailer unit.

Grantor warrants to Grantee that Grantor (a) has good and sufficient right and title in and to the Property and full power to grant this easement and right-of-way, and (b) will defend Grantee's quiet and peaceful possession of the Property and easement and right-of-way against all persons who may lawfully claim title to the Property.

"Grantee" shall include the plural and the feminine. This Easement and Right of Way shall be binding upon, and shall inure to the benefit of the heirs, personal representatives, successors and assigns of the Grantor and Grantee.

SIGNED this 10th day of December, 2021

GRANTOR:

By: Donald Moore

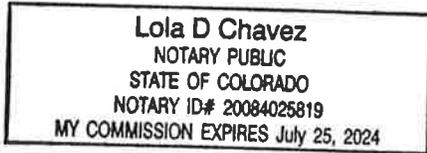
Donald Moore, CEO of
Pueblo Community Health Center, Inc.,
a Colorado Non-Profit Corporation

ACKNOWLEDGEMENT
(For a Corporation)

State of Colorado)
)ss
County of Pueblo)

The foregoing instrument was acknowledged before me this ___ day of _____, 2021 by Donald Moore, CEO of Pueblo Community Health Center, Inc., a Colorado Non-Profit Corporation corporation, on behalf of the corporation.

[seal]



Lola D. Chavez
Notary Public
My Commission Expires:
07/25/2024

EXHIBIT "A"

EASEMENT A:

AN EASEMENT LOCATED IN A PORTION OF THE SW ¼ OF THE SW ¼ SECTION 29 AND THE SE ¼ OF THE SE ¼ OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 64 WEST OF THE 6TH P.M. IN THE COUNTY OF PUEBLO AND STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS IS THE MONUMENT LINE IN NORTH LA CROSSE STREET BETWEEN EAST 7TH STREET AND EAST 9TH STREET, MONUMENTED ON BOTH ENDS WITH A LEAD AND TACK IN A RANGE BOX, TO BEAR N. 00°25'28" W. AND ALL BEARINGS BEING RELATIVE THERETO.

COMMENCING AT THE CENTERLINE RIGHT-OF-WAY MONUMENT IN THE INTERSECTION OF EAST 7TH STREET AND NORTH LA CROSSE AVENUE, THENCE N. 75°09'33" E. A DISTANCE OF 391.54 FEET TO THE POINT OF BEGINNING; THENCE N. 02°44'16" W. A DISTANCE OF 28.50 FEET; THENCE N. 87°15'09" E. A DISTANCE OF 97.99 FEET; THENCE S. 02°44'16" E. A DISTANCE OF 28.48 FEET; THENCE S. 87°14'15" W. A DISTANCE OF 97.99 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 0.064 ACRES, MORE OR LESS.

EASEMENT B:

AN EASEMENT LOCATED IN A PORTION OF THE SW ¼ OF THE SW ¼ SECTION 29 AND THE SE ¼ OF THE SE ¼ OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 64 WEST OF THE 6TH P.M. IN THE COUNTY OF PUEBLO AND STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS IS THE MONUMENT LINE IN NORTH LA CROSSE STREET BETWEEN EAST 7TH STREET AND EAST 9TH STREET, MONUMENTED ON BOTH ENDS WITH A LEAD AND TACK IN A RANGE BOX, TO BEAR N. 00°25'28" W. AND ALL BEARINGS BEING RELATIVE THERETO.

COMMENCING AT THE CENTERLINE RIGHT-OF-WAY MONUMENT IN THE INTERSECTION OF EAST 7TH STREET AND NORTH LA CROSSE AVENUE, THENCE N. 75°09'33" E. A DISTANCE OF 391.54 FEET; THENCE N. 02°44'16" W. A DISTANCE OF 28.50 FEET; THENCE N. 87°15'09" E. A DISTANCE OF 97.99 FEET; THENCE N. 28°24'22" E. A DISTANCE OF 90.59 FEET TO THE POINT OF BEGINNING; THENCE N. 02°44'15" W. A DISTANCE OF 19.42 FEET; THENCE N.

87°15'45" E. A DISTANCE OF 102.01 FEET; THENCE S. 02°44'16" E. A DISTANCE OF 19.42 FEET; THENCE S. 87°15'45" W. A DISTANCE OF 102.01 FEET TO THE TRUE POINT OF BEGINNING.

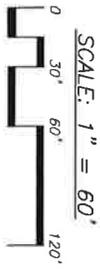
CONTAINING 0.045 ACRES, MORE OR LESS.

I, Michael L. Cuppy, being a licensed Professional Land Surveyor in the State of Colorado, do hereby state that this land description and exhibit, being made a part hereof, were prepared under my responsible charge and are accurate to the best of my knowledge, information and belief.



Michael L. Cuppy
Colorado P.L.S. 38485
For and on Behalf of
NorthStar Engineering and Surveying, Inc.
December 02, 2021
JN 18 033 02

EXHIBIT 'A'



BASIS OF BEARINGS
 THE MONUMENT LINE IN N. LA CROSSE
 BETWEEN 7TH STREET AND 9TH STREET,
 BEARS N. 00°25'28" W.

LEGEND

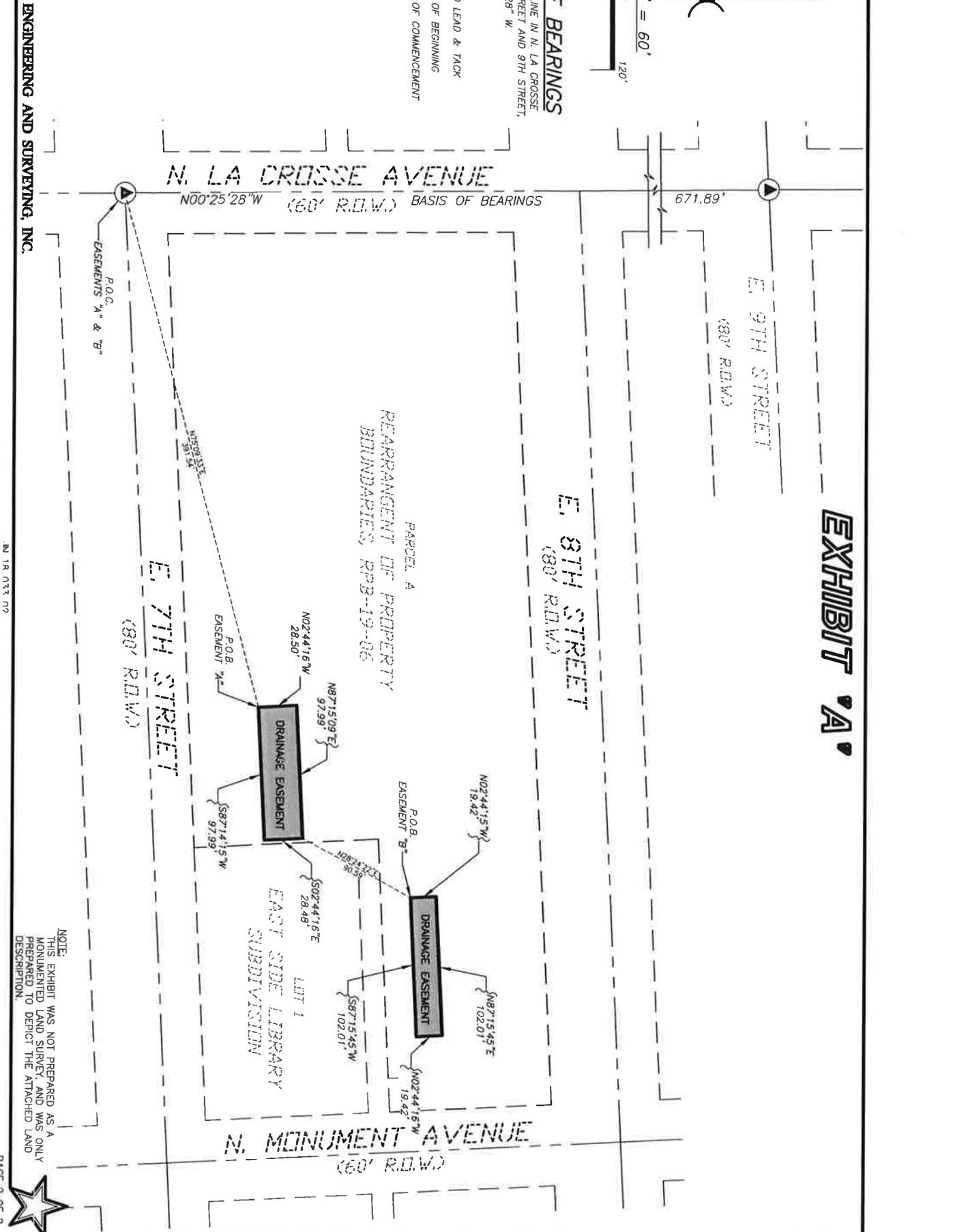
- ▲ FOUND LEAD & TACK
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

PREPARED BY: NORTSTAR ENGINEERING AND SURVEYING, INC.

JAN 18 033 02

NOTE:
 THIS EXHIBIT WAS NOT PREPARED AS A
 MONUMENTED LAND SURVEY, AND WAS ONLY
 PREPARED TO DEPICT THE ATTACHED LAND
 DESCRIPTION.

PLATE 9 OF 9



STATEMENT OF AUTHORITY

Pursuant to C.R.S. §38-30-172, the undersigned hereby executes this Statement of Authority on behalf of Pueblo Community Health Center Inc.

a, Colorado Non-Profit Corporation, an entity other than an individual, capable of holding title to real property (the "Entity"), and states as follows:

The name of the Entity is Pueblo Community Health Center Inc., a Colorado Non-Profit Corporation

(state type of entity and state, country, or other governmental authority under whose laws such entity is formed)

The mailing address for the Entity is 110 E. Routt Avenue, Pueblo Co. 81004

The name or position of the person authorized to execute instruments conveying, encumbering, or other affecting title to real property on behalf of the Entity is: Donald Moore CEO

The limitations upon the authority of the person named above or holding the position described above to bind the Entity are as follows: None

(if no limitations, insert "None")

Other matters concerning the manner in which the Entity deals with any interest in real property are:

(if no other matters, leave this section blank)

EXECUTED this 6th day of AUGUST, 2019.

Signature: Donald Moore

Name (typed or printed): DONALD MOORE

Title (if any): CEO

STATE OF Colorado)
COUNTY OF Pueblo) ss.

The foregoing instrument was acknowledged before me this 6th day of August by Donald Moore, on behalf of Pueblo Community Health Center Inc., a Colorado Non-Profit Corporation.

Witness my hand and official seal.

My commission expires: 6-25-2020

Nanette Santos

Notary Public

[SEAL]

