

EASEMENT AND RIGHT OF WAY

THIS EASEMENT, granted this 11 day of February, 2022, by E L B Holdings, LLC, a Colorado limited liability company, Grantor, to PUEBLO, a Municipal Corporation, Grantee:

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 Public Utilities, in, through, over, under and across Grantor's property situated in Pueblo County, Colorado, commonly known as Parcel No. 51400008 and described as follows: (the "Property")

See attached Exhibit "A"

TOGETHER WITH the right to enter upon the Property for the purposes of construction, replacement, maintenance, control, and repair, and the right to use so much of the adjoining property of Grantor for said purposes, and the right to permit other utility companies to use the easement and right of way for same or similar purposes. The Grantor reserves the right to use and occupy the Property for any purpose not inconsistent with the right and privilege above granted and which will not interfere with or endanger any of Grantee's 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 11 day of February, 2022.

GRANTOR - E L B Holdings, LLC

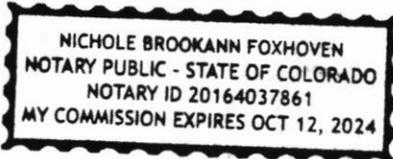
By: [Signature]
Manager

STATE OF COLORADO)
) ss.
COUNTY OF PUEBLO)

The foregoing instrument was acknowledged before me this 11th day of February 2022 by Brian G. Robinson as manager of E L B Holdings, LLC, a Colorado limited liability company.

Witness my hand and official seal.

[SEAL]



My commission expires: 10/12/2024

[Signature]
Notary Public

EXHIBIT A

10' NON-EXCLUSIVE UTILITY EASEMENT LAND DESCRIPTION

An easement for Utility purposes, being 10 feet in width, located in a portion of land located in the SW 1/4 of Section 14, Township 20 South, Range 65 West of the 6th P.M. in the County of Pueblo and State of Colorado and being more particularly described as follows:

Considering the North line of Pueblo School District 60 – Centennial High School property to bear N. 88°30'08" E., and all bearings contained herein being relative thereto.

Beginning at the Northwest Corner of said Pueblo School District Parcel, thence N. 01°09'30" W., a distance of 385.53 feet to the Southeast Corner of Block 3, Lot 3 of Wills Commercial Park, Filing No. 4 according to the recorded plat thereof as filed for record on December 01, 1998 at Reception No. 1251261 in the Pueblo County records; thence N. 88°50'30" E. along the south line of said Wills Commercial Park, Filing No. 4, a distance of 10.00 feet; thence S. 01°09'30" E., a distance of 385.47 feet to a point on the Northerly line of Pueblo School District 60 – Centennial High School property; thence S. 88°30'08" W., a distance of 10.00 feet along said north line of Centennial High School property to the Point of Beginning.

I, Michael L. Cuppy, being a licensed 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

NorthStar Engineering and Surveying, Inc.
August 18, 2021
JN 20 004 00