

GRANT OF EASEMENT

THIS GRANT OF EASEMENT is made and entered into this 19th
day of November, 1991, by and between JOSEPHINE B. WERTZ, the
mailing address of which is 2609 Cedar Drive, Loveland, Colorado
80512 (hereinafter referred to as "the Grantor"), and FISH CREEK
PARK ROAD ASSOCIATION, A Colorado Non-Profit Corporation, the
mailing address of which is 312 EAST MULBERRY, FORT COLLINS,
COLORADO 80524 (hereinafter referred to as "the Grantee"),

WITNESSETH:

With respect to the real estate which is legally described on
Exhibit "A," attached hereto (hereinafter referred to as "the
Property"), the Grantor, for and in consideration of the sum of TEN
DOLLARS (\$10.00) and other good and valuable considerations, to
the Grantor in hand paid by the Grantee, the receipt whereof is
hereby confessed and acknowledged, has granted, bargained, sold,
and conveyed, and by these presents does hereby grant, bargain,
sell, convey and confirm to the Grantee, its successors, assigns
and invitees, forever, the following:

1. A non-exclusive perpetual road easement and right-of-way, sixty feet (60') in width, over, across, and thirty feet (30') on each side of the centerline of existing roads built by the Grantor which traverse the Property and which are owned by the Grantor, as approximated on Exhibit "B," attached hereto.
2. The non-exclusive perpetual use of all roads and/or utility easements which are owned by the Grantor for the purpose of providing access to parcels of land within the property and public lands located in Section 26, Township 7 North, Range 71 West of the 6th P.M., see attached Exhibit "B," attached hereto and incorporated herein by reference hereto.

It is the intention of the Grantor herein to grant and convey to the Grantee a non-exclusive perpetual easement and right-of-way over existing roads which are located on portions of the Property of which the Grantor is the fee simple owner or the owner of an easement or right-of-way. It is the further intention of the Grantor to grant and convey to the Grantee the non-exclusive

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perpetual use of existing roads and utility easements and rights-of-way in which the Grantor has an interest and regardless of whether a utility line has heretofore been constructed.

All easements and rights-of-way granted herein shall be non-exclusive, it being the Grantor's intention to except and reserve the non-exclusive perpetual use of all such easements and rights-of-way. The Grantor herein shall have no obligation to pay for the maintenance or repair of any easements or rights-of-way which are the subject matter of this Grant of Easement or any roads or utility lines located thereon; any such maintenance or repair being the sole responsibility of the Grantee. However, the Grantor shall have the right to maintain or repair any such easements or rights-of-way for any such roads or utility lines and/or to construct or install any new roads or utility lines. The Grantor makes no representations or warranties regarding the condition of any easements, rights-of-way, roads, or utility lines.

IN WITNESS WHEREOF, the Grantor has executed this Grant of Easement the day and year first above written.

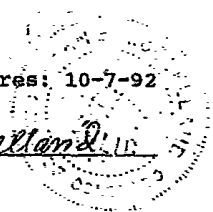
Josephine B. Wertz
JOSEPHINE B. WERTZ

STATE OF COLORADO)
) ss.
COUNTY OF Larimer)

The foregoing instrument was acknowledged before me this 19th day of November, 1991, by JOSEPHINE B. WERTZ.

Witness my hand and official seal. My commission expires: 10-7-92

Juanita McWilliam
Notary



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EXHIBIT "A"
ATTACHED TO AND MADE A PART OF THE GRANT OF EASEMENT BETWEEN
JOSEPHINE B. WERTZ ("THE GRANTOR") AND
FISH CREEK PARK ROAD ASSOCIATION ("THE GRANTEE")

LEGAL DESCRIPTION OF THE PROPERTY:

Legal Description - All of Fishcreek Park; Fishcreek Park II; including Parcel 2, Section 24, Fishcreek; and Parcel 12, Section 27, Fishcreek Park II

That portion of Sections 24, 25, 26 and 27, Township 7 North, Range 71 West of the 6th P.M., County of Larimer, State of Colorado, more particularly described as follows:

Considering the North line of the Northeast Quarter of said Section 26, as monumented by standard U.S.G.L.O. brass capped monuments at the North Quarter corner and the Northeast corner of said Section, to bear South 89°20'37" East with all bearings contained herein relative thereto.

BEGINNING at the Southwest corner of said Section 24, said point being, also, the Northeast corner of said Section 26; thence; North 00°04'55" West 2649.25 feet to the West Quarter corner of said Section 24; thence along the East-West centerline of said Section 24 North 88°10'32" East 2650.96 feet to the Center of said Section 24; thence along the East line of the Southeast Quarter of said Section 24 South 00°47'28" West 1424.67 feet; thence North 89°40'17" East 1329.38 feet to the Westerly right of way line of an existing Larimer County Road, said point being on a curve concave to the East, having a central angle of 22°23'35" and a radius of 412.00 feet, the chord of said curve bears South 21°00'09" East 160.00 feet; thence Southerly along the arc of said curve 161.02 feet to the end of said curve; thence continuing along said right of way line South 32°11'57" East 1195.63 feet to the South line of said Section 24; thence along the South line of said Section 24 South 88°07'13" West 1449.30 feet; thence North 00°07'24" East 369.15 feet; thence South 88°07'13" West 588.21 feet to the East line of the Southwest Quarter of said Section 24; thence along said East line South 00°47'28" West 369.32 feet to the South Quarter corner of said Section 24, said point being also the North Quarter corner of said Section 25; thence along the North-South centerline of said Section 25 South 00°07'24" West 2573.99 feet to the Center of said Section 25; thence along the East-West centerline of said Section 25 South 88°14'54" West 2582.87 feet to the West Quarter corner of said Section 25, said point being also the East Quarter corner of said Section 26; thence along the East-West centerline of said Section 26 South 89°34'55" West 1311.61 feet to the Southwest corner of the Southeast Quarter of the Northeast Quarter of said Section 26; thence along the West line of said Southeast Quarter of the Northeast Quarter North 00°35'49" West 1296.22 feet (1296.09' record) to the Southeast corner of the Northwest Quarter of the Northeast Quarter of said Section 26; thence along the South line of said Northwest Quarter of the Northeast Quarter North 89°55'21" West 1313.42 feet to the Northeast corner of the Southeast Quarter of the Northwest Quarter of said Section 26; thence along the East line of said Southeast Quarter of the Northwest Quarter South 00°35'32" East 1307.90 feet to the Center of said Section 26; thence along the East line of the Northeast Quarter of the Southwest Quarter of said Section 26 South 00°33'14" East 1330.78 feet to the Southeast corner of said Northeast Quarter of the Southwest Quarter; thence along the South line of the North Half of the Southwest Quarter of said Section 26; South 89°42'04" West 2624.33 feet to the Southwest corner of the Northwest Quarter of the Southwest Quarter of said Section 26, said point being also, the Southeast corner of the Northeast Quarter of the Southeast Quarter of said Section 27; thence along the South line of the North Half of the Southeast Quarter of said Section 27 North 89°41'39" West 2643.07 feet to the Southeast corner of the Northeast Quarter of the Southwest Quarter of said Section 27; thence along the South line of said Northeast Quarter of the Southwest Quarter South 89°59'52" West 1318.82 feet to the Southwest corner of said Northeast Quarter

EXHIBIT "A" CONTINUED ATTACHED TO AND MADE A PART OF THE GRANT OF EASEMENT BETWEEN JOSEPHINE B. WERTZ ("THE GRANTOR") AND FISH CREEK PARK ROAD ASSOCIATION ("THE GRANTEE")

of the Southwest Quarter; thence along the West line of said Northeast Quarter of the Southwest Quarter North $00^{\circ}02'43''$ West 1339.47 feet to the Northwest corner of said Northeast Quarter of the Southwest Quarter; thence along the North line of said Northeast Quarter of the Southwest Quarter South $89^{\circ}21'26''$ East 1314.55 feet to the Northwest corner of the North Half of the Southeast Quarter of said Section 27; thence along the North line of said North Half South $89^{\circ}48'36''$ East 2622.79 feet to the East Quarter corner of said Section 27, said point being also the West Quarter corner of said Section 26; thence along the West line of the Southwest Quarter of the Northwest Quarter of said Section 26 North $00^{\circ}29'52''$ West 1322.03 feet to the Northwest corner of said Southwest Quarter of the Northwest Quarter; thence along the North line of said Southwest Quarter of the Northwest Quarter South $89^{\circ}54'57''$ East 1317.26 feet to the Southwest corner of the Northeast Quarter of the Northwest Quarter of said Section 26; thence along the West line of said Northeast Quarter of the Northwest Quarter North $00^{\circ}37'48''$ West 1318.12 feet to the Northwest corner of said Northeast Quarter of the Northwest Quarter; thence along the North line of said Northeast Quarter of the Northwest Quarter South $89^{\circ}42'21''$ East 1318.22 feet to the North Quarter corner of said Section 26; thence along the North line of the Northeast Quarter of said Section 26 South $89^{\circ}20'37''$ East 2630.70 feet more or less to the point of BEGINNING.

The above described parcel contains a gross acreage of 791.19 acres more or less.

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EXHIBIT "B"
ATTACHED TO AND MADE A PART OF THE GRANT OF EASEMENT BETWEEN
JOSEPHINE B. WERTZ ("THE GRANTOR") AND
FISH CREEK PARK ROAD ASSOCIATION ("THE GRANTEE")

