

GRANT OF TEMPORARY CONSTRUCTION EASEMENT

THIS GRANT OF EASEMENT (the “Easement”) made this ____ day of _____, 2024, between **PINE CORPORATE SOLUTIONS, LLC**, a Colorado limited liability company, whose address is 6334 South Racine Circle, Suite 100, Centennial, Colorado 80111 (hereinafter “**Grantor**”), and the **BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, STATE OF COLORADO**, a political subdivision of the State of Colorado, whose address is 100 Third Street, Castle Rock, Colorado 80104 (hereinafter “**Grantee**”). Grantor and Grantee, and their respective successors and assigns, may be referred to collectively herein as the “Parties” and singularly as a “Party.”

WITNESSETH:

THAT GRANTOR, for and in consideration of the sum of FIFTY THOUSAND THREE HUNDRED FOURTEEN DOLLARS AND NO CENTS (\$50,314.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and by these presents does hereby grant, sell, bargain, and convey to Grantee, or its successors and assigns, a temporary construction easement all over, upon, across, and under that certain tract of land, situated in the County of Douglas, State of Colorado, described as follows:

**See Exhibit “A”, attached hereto and incorporated herein by reference
(the “Easement Area”).**

TOGETHER WITH the right of ingress and egress over said Easement Area for the purposes of grading roadway slopes, removing excess soil material, depositing fill material and moving equipment and personnel as may be necessary in the course of constructing certain roadway and drainage improvements associated with the Pine Drive Widening Project (Lincoln Avenue to Inspiration Drive); Douglas County Project No. CI 2020-019 (the “Project”). This Easement shall be subject to the following terms and conditions:

1. Use by Grantee. Grantee shall have the full right and authority to make the improvements delineated in the Project construction plans, incorporated herein by this reference, which includes modifying the existing slopes and performing the excavation and/or embankment related to the Project within the Easement Area.

2. Use by Grantor and Restriction. Grantor shall retain the right to use the surface of the Easement Area for ingress and egress, insofar as such use and occupancy is consistent with and does not impair Grantee's full employment of the rights herein granted; provided however, Grantor shall be prohibited from constructing any structures or fencing within the Easement Area during the term of this Easement.

3. Mutual Use. The Parties agree to use reasonable efforts to minimize any interference with any of the activities of the other Party, its employees, authorized agents and contractors on the Easement Area, and shall not undertake any actions regarding its use of the Easement Area that

would endanger the health, safety or welfare of either Party or their employees, agents or contractors, or damage it's equipment, materials or property.

4. No Additional Uses. Grantee, its employees, authorized agents and contractors use of the Easement Area shall be for the sole and exclusive purposes contained herein, and this Easement shall not be construed as a dedication of the Easement Area or a grant of uses beyond those contemplated herein.

5. Notice. Grantee shall notify Grantor orally or in writing a minimum of forty eight (48) hours prior to first entering the Easement Area to construct the Project improvements.

6. Compliance with the Conservation Easement. The Easement Property is encumbered by a Deed of Conservation Easement dated December 26, 2001 and recorded at Reception No. 01125506 and an Assignment of Interests recorded November 22, 2005 at Reception No. 2005112449 (the "Conservation Easement"). Grantor and Grantee have received approval from Douglas Land Conservancy to perform the grading work, provided that the grading work: (i) is completed in compliance with the Conservation Easement, (ii) does not otherwise constitute a violation of the Conservation Easement, (iv) is performed by Grantee in accordance with the terms and conditions of this Easement to minimize damage to the conservation values identified in the Conservation Easement, and (v) Grantee shall promptly repair or replace any infrastructure on the Easement Area that is disturbed as a result of the grading work within the Easement Area.

6. Removal of Vegetation. Grantee, its authorized agents or contractors, shall have the right to remove, shrubs, woody plants and nursery stock (singularly and collectively the "Vegetation) from within the Easement Area that may interfere with the Project improvements; provided however, Grantee shall use reasonable efforts to protect Vegetation from disturbance and shall not clear and grub any areas. Certain Vegetation may be identified by Grantor as to be protected, and Grantee shall use reasonable efforts to protect said Vegetation (and inform Grantor if not possible).

7. Repair and Restoration. Grantee's authorized agents or contractors may use truck or track-mounted equipment to perform the grading work, which is normal and customary for similar work. Grantee's completion of the grading work shall be done with care, and Grantee shall exercise care to prevent injury to livestock and disturbance of the land. Grantee shall restore the surface of the Easement Area and any disturbed areas as nearly as reasonably possible to their pre-existing condition according to the applicable Douglas County Grading, Erosion, Sediment, Control (GESC) regulations, which shall include contouring and stabilizing the surface of the ground and repairing any depressions, wheel tracks, ruts or other marks left in the ground surface by truck or track-mounted equipment. Grantee shall promptly revegetate any disturbed areas with the seed mixture currently approved by the Douglas County Division of Open Space and Natural Resources (the "Approved Seed Mix") and shall diligently pursue revegetation until such vegetation is successfully re-established, including applying and re-applying the Approved Seed Mix over multiple growing seasons if necessary. Grantee shall be responsible for the control and eradication of weeds within the Easement Area due to the grading work and for the control and eradication of weeds that may grow on adjacent lands outside of the Easement Area due to the grading work.

8. Removal of Equipment. Prior to the expiration of this Easement, Grantee shall promptly remove all materials, debris and equipment utilized to perform the work from the Easement Area.

9. Permanent Fencing. This Easement includes compensation for the removal of approximately 556 linear feet of Grantor's 3 rail open cedar fence with wire mesh located within the property to be acquired by Grantee as additional right-of-way (the "ROW Parcel"). Any existing permanent fencing located within the ROW Parcel that is not removed by Grantor prior to construction of the Project shall be removed by Grantee during construction. Grantor may install replacement fencing at its discretion along the boundary of ROW Parcel/new property line, which Grantee shall stake at its sole expense. If no replacement fencing is installed by Grantor prior to construction of the Project, Grantee shall install fencing consisting of 3-strand smooth wire with metal T-posts along the boundary of the ROW Parcel/new property line Easement Area.

10. Driveways. Any driveways, street entrances and curb cuts located within the Easement Area, which are disturbed by Grantee's construction activities, shall be replaced with like kind materials by Grantee and configured to tie into the roadway profile improvements associated with the Project.

11. Mechanic's and Materialmen's Liens. Grantee covenants and agrees not to suffer or permit any lien of mechanics or materialmen or others to be placed against the Easement Area or on Grantor's property with respect to work or services claimed to have been performed for, or materials claimed to have been furnished to, Grantee or its agents pursuant to this Easement.

12. Compliance with Laws. Grantee shall cause all activities and work on the Easement Area to be performed in compliance with all applicable laws, rules, regulations, orders and other governmental requirements, including all stormwater management laws and regulations. Grantee acknowledges and agrees that it shall ensure that its contractors obtain and maintain all necessary federal, state and local permits relating to water quality, erosion, drainage, sediment control, grading and stormwater discharge for the performance of maintenance and/or repair work.

13. Release. Grantee, for itself and those claiming through Grantee, hereby releases Grantor, its beneficiaries, and its respective officers, directors, partners, employees, agents, mortgagees, licensees, contractors, guests, and invitees from any and all liability, loss, claims, demands, damages, penalties, fines, interest, costs, and expenses for damage that may arise from the Use of the Easement Area by Grantee and its agents.

14. Endangered Species Act. The Easement Area may contain habitat for listed "threatened" or "endangered" species under the Endangered Species Act (ESA). Grantee shall be responsible for determining the presence of such habitat and taking measures to comply with the ESA and all other applicable federal laws.

15. Environmental. Grantee shall not cause or permit any Hazardous Material to be brought upon, kept or used in or about the Easement Area by Grantee, its agents, employees or contractors, except those customarily used in typical amounts with regard to the equipment required to construct the Project. Without limiting the foregoing, if the presence of any Hazardous Material

on the Easement Area caused or permitted by Grantee results in any contamination of the Easement Area, Grantee shall promptly take all actions, at no expense to Grantor, as are necessary to return the Easement Area to the condition existing prior to the introduction of any such Hazardous Material to the Easement Area, provided that Grantor's approval of such actions shall first be obtained, which approval shall not be unreasonably withheld so long as such actions would not potentially have any material adverse effect on the Easement Area. As used in this Easement, the term "Hazardous Material" means any hazardous or toxic substance, material or waste that is or becomes regulated by any local governmental authority, the State of Colorado or the United States.

16. Warranties and Disclaimers. Grantor makes no warranties or representations with respect to the Easement Area, including, without limitation, the condition and state of repair of the Easement Area, the suitability of the Easement Area for Grantee's intended use, or with respect to any rights which other parties may have, or claim to have, to enter upon the Easement Area by reason of access easements granted by Grantor or otherwise.

17. Term. The duration of this Easement, for purposes of roadway construction, becomes effective upon the date of entry for construction, remains in effect during construction, and terminates ten (10) days after the conclusion of construction, and in any event, the term of the Easement shall not exceed twenty four (24) months from the date of execution of the Easement.

18. Settlement Amount. This Easement includes compensation to reflect any additional settlement amounts negotiated between the Parties.

19. No Precedent. Nothing in this Easement shall operate or be taken by either Party to be a precedent as to the form, substance or compensation of any new (or supplementary) terms and conditions or other agreement which may be entered into between the Parties.

20. General Provisions:

a. Controlling Law. The interpretation and performance of this Easement shall be governed by the laws of the State of Colorado.

b. Severability. In the event any of the provisions of this Easement are held to be unenforceable or invalid by any court of competent jurisdiction, the validity of the remaining provisions shall not be affected. Should either Party fail to enforce a specific term of this Easement, it shall not be a waiver of a subsequent right of enforcement, nor shall it be deemed a modification or alteration of the terms and conditions contained herein.

c. Entire Agreement. This Easement sets forth the entire agreement of the Parties with respect to the Easement and supersedes all prior discussions, negotiations, understandings or agreements relating to the Easement, all of which are merged herein.

d. No Third Party Beneficiaries. This Easement is entered into by and between Grantor and Grantee, is solely for the benefit of Grantor and Grantee and their respective successors and assigns for the purposes set forth herein, and does not create rights or responsibilities in any third parties beyond Grantor and Grantee.

e. No Waiver of Governmental Immunity. Grantee, its commissioners, officials, officers, directors, agents and employees, are relying on, and do not waive or intend to waive by any provision of this Easement, the monetary limitations or any other rights, immunities and protections provided by the Colorado Governmental Immunity Act, §§ 24-10-101 to 120, C.R.S., as amended.

f. Appropriations. Any financial obligations of Grantee shall extend only to monies duly and lawfully appropriated and budgeted by Grantee and encumbered for the purpose of this Easement, pursuant to § 29-1-110, C.R.S., as amended.

g. Amendment. Any amendment shall be in writing and signed by both Parties.

h. Venue. Venue for any action hereunder shall be in the district court of the County of Douglas, State of Colorado.

i. Counterparts. This Easement may be executed in two (2) or more counterparts, each of which shall be deemed an original, all of which together shall constitute one and the same instrument.

j. Recitals. All recitals are hereby incorporated into the Easement.


k. Successors and Assigns. This Easement shall extend to and be binding upon the heirs, successors and assigns of the Parties hereto and shall run with the land.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Parties have executed this Easement on the date set forth above.

GRANTOR:

PINE CORPORATE SOLUTIONS, LLC,
a Colorado limited liability company

By: 
Name: NIGEL BROWNJOHN
Title: DIRECTOR

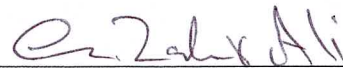
STATE OF COLORADO)
)ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 01 day of October,
2024, by Nigel Brownjohn as Director of Pine
Corporate Solutions, LLC, a Colorado limited liability company.

Witness my hand and official seal

S E A L

GULLEZAHRA ALI
Notary Public
State of Colorado
Notary ID: 20234039451
My Commission Expires Oct. 17, 2027



Notary Public

My commission expires: Oct. 17, 2027

GRANTEE:

**BOARD OF COUNTY COMMISSIONERS OF THE
COUNTY OF DOUGLAS, STATE OF COLORADO**

Attest:

By: _____
GEORE TEAL, Chair

By: _____
Hayley Hall,
Deputy Clerk to the Board

S E A L

STATE OF COLORADO)
)ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this ____ day of _____, 2024, by George Teal as Chair of the Board of County Commissioners of the County of Douglas, State of Colorado and Hayley Hall as Deputy Clerk to the Board.

Witness my hand and official seal

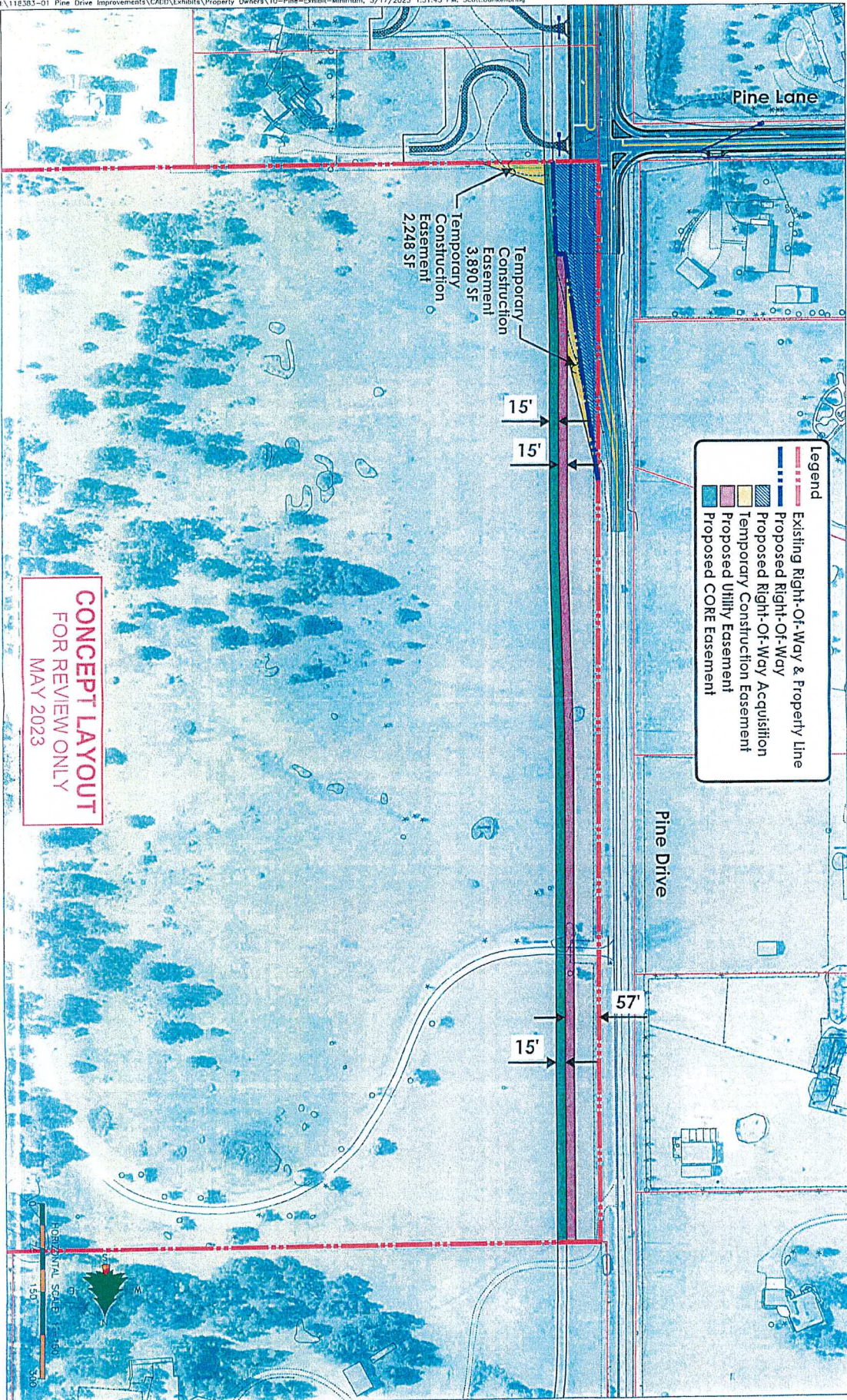
S E A L

Notary Public

My commission expires: _____

EXHIBIT A

I:\118383-01 Pine Drive Improvements\CAD\Exhibits\Property Owners\10-Pine-Exhibit-Minimum, 5/17/2023 1:51:43 PM, Scott.Dankenberg



CONCEPT LAYOUT
FOR REVIEW ONLY
MAY 2023

PINE DRIVE IMPROVEMENTS

Property Owner
Pine Corporate Solutions LLC
12750 Pine Drive
Parker, CO 80138



DOUGLAS COUNTY
COLORADO

