

Parking Easement Agreement

This Easement Agreement is executed on the dates indicated by the signatures affixed hereto, by and between Antonette M. Nigro, hereinafter referred to as Grantor and the Town of Grand Lake, hereinafter referred to as "the Town":

WITNESSETH:

WHEREAS Grantor is the owner of Lot 4, Block 1, Sunnyside Addition to the Town of Grand Lake, County of Grand, State of Colorado and is desirous entering into this Agreement; and

WHEREAS, the Town is a Colorado municipal corporation, and the Grand Lake Fire Protection District is a special District organized in the State of Colorado to provide fire protection within its District boundaries, which boundaries include, inter alia, Lots 4 and 19, Block 1, Sunnyside Addition to the Town of Grand Lake, County of Grand, State of Colorado; and

WHEREAS, the dedication of this parking Easement provides, in lieu of a dedicated easement, a methodology to provide fire protection and other emergency vehicle access for a subdivision to be located on Lot 19, Block 1, Sunnyside Addition to the Town of Grand Lake, County of Grand, State of Colorado.

It is therefore stipulated and agreed as follows:

1. Grantor hereby dedicates a perpetual parking easement for parking by users of adjacent properties, on Lot 4, Block 1, Sunnyside Addition to the Town of Grand Lake, County of Grand, State of Colorado ("Easement Property") for the benefit of Grand Lake Fire Protection District and other providers of emergency services, including but not limited to fire protection, police and medical services. The purpose of such easement is to prevent construction of a building or other permanent structure on the Easement Property that might interfere in any manner with the ability of the Grand Lake Fire Protection District and others to provide fire protection, police, medical or other emergency services.
2. Grantor and the Town agree that this parking easement may be modified upon future agreement of the Grantor, the Town and the Grand Lake Fire Protection District.
3. The parking easement shall not be exclusive and Grantor specifically retains the right to utilize the property for parking by users of adjacent properties and for installation of public utilities or to provide access to other property by virtue of this Easement Property, so long as such use and activities do not

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interfere with the ability to provide the emergency services contemplated herein. Grantor shall not have the right to erect any permanent structures on the Easement Property.

4. Grantor warrants title to the Easement Property and that she has the full right and title to enter into this Parking Easement Agreement.

5. <sup>COLORADO CBZ</sup> Community First State Bank has an interest of record in the Easement Property. By affixing its signature hereto, <sup>CO</sup> Community First State Bank accepts and ratifies this agreement and hereby subordinates any interest it may have in the Easement Property to the interest hereby granted to the Town.

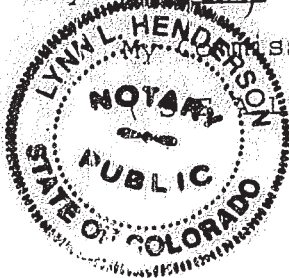
IN WITNESS WHEREOF, the parties have executed or approved this Agreement on the dates indicated below.

GRANTOR:


  
 Antonette M. Nigro

STATE OF COLORADO )  
 ) ss.  
 COUNTY OF GRAND )

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of July, 1996 by Antonette M. Nigro.

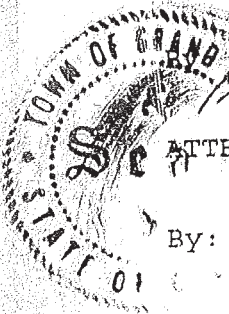


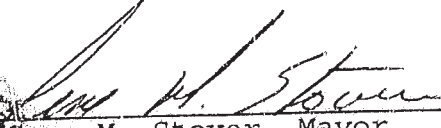
Commission expires: 7-21-99

  
 Notary Public  
 Address: \_\_\_\_\_

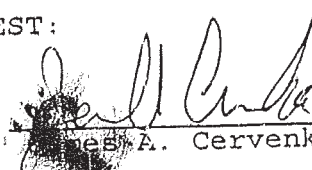
My Commission Expires 07/21/1999  
 23 Hi Country Haus #8  
 P.O. Box 3284  
 Winter Park, CO 80482

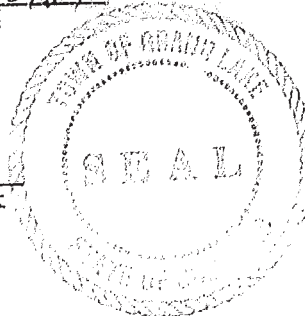
TOWN OF GRAND LAKE



  
 Gene M. Stover, Mayor Date 8/12/96

ATTEST:

By:   
 Deb A. Cervenka, Town Clerk



GRAND COUNTY, CO 96007810 09/12/96 0138PM  
PAGE 3 OF 3 SARA L ROSENE, RECORDER

15.00 .00 1.00  
REC-FEE DOC-FEE EAS

Approved by the GRAND LAKE FIRE PROTECTION DISTRICT

By: *[Signature]* 7/10/96  
President Date

ATTEST:

*[Signature]*  
Secretary

Accepted and ratified by <sup>Colorado CBS</sup> COMMUNITY FIRST STATE BANK

By: *[Signature]* President 7/12/96  
Authorized Officer Title Date