

# EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT (“**Agreement**”) is made between

and  
whose legal address is . Each party to this Agreement  
may be referred to individually as “**Party**,” and collectively as “**Parties**.” The Parties agree as follows:

(“**Grantor**”)

(“**Distributor**”),

1. **GRANT OF EASEMENT:** For and in consideration of the sum of and other good and valuable consideration, the receipt and sufficiency whereof is acknowledged by the Grantor, the Grantor grants to the Distributor, its successors and assigns, the permanent, non-exclusive right to enter, re-enter, occupy, and use the property located in the County of and State of Colorado described in the attached **Exhibit A** (hereinafter referred to as the “**Easement**”) to construct, install, inspect, monitor, maintain, repair, renew, substitute, change the size of, replace, remove, enlarge, and operate one or more water pipelines and all underground and surface appurtenances thereto, collectively “**Facilities**,” in, through, over, and across the Easement. By way of example and not by way of limitation, the term “**pipeline(s)**” shall include mains and conduits of such size and capacity as may be necessary or required by the Distributor; and the term “**appurtenance(s)**” shall include valves, vaults, manholes, hydrants, electric or other related control systems, underground cables, wires, connections, ventilators, and the like, of such size and capacity as may be deemed necessary or required by the Distributor.

2. **EXHIBITS:** The following Exhibits are attached to and incorporated in this Agreement:  
**Exhibit A – Legal Description and Parcel Map**

In the event the survey, the legal description in Exhibit A, and/or the drawing in Exhibit A are found to be inaccurate, the Grantor will comply with the Distributor’s request to execute, acknowledge, initial, and/or deliver to the Distributor any documentation the Distributor may deem necessary to correct such inaccurate documents to fulfill the purposes of this Agreement.

3. **DISTRIBUTOR’S RIGHT OF ACCESS:** The Distributor shall have the right of ingress and egress in, through, over, and across the Easement in any manner and for any purpose necessary for the full enjoyment of the right of occupancy and use provided for in this Agreement. In addition, the Distributor shall have the right to access the Easement through the adjoining land of the Grantor; however, the Distributor’s use of the adjoining land shall not interfere unreasonably with the Grantor’s use and enjoyment of it.

4. **ROADWAYS:** If paved roadways are installed on all or any part of the Easement, they shall be installed and maintained by the Grantor on and over the entire width of the Easement, with no planters, islands, or median structures. The lateral edges of the Easement shall be clearly delineated by permanent surface features approved in advance in writing by the Distributor.

5. **PROHIBITED OBSTRUCTIONS:** Except as expressly identified in this Agreement, or as approved pursuant to paragraph 10 below, the Easement shall be free of obstacles throughout the Easement. The Grantor shall not construct, place, plant, or allow any of the following, whether temporary or permanent, on any part of the Easement: structure, building, fence, retaining wall, overhang, street light, power pole, yard light, mail box, sign, or trash receptacle; shrub, tree, woody plant, or nursery stock; parking or storage of vehicles; or any other obstruction of any kind (collectively referred to as “**Prohibited Obstructions**”). The Distributor may, without notice to Grantor, remove any Prohibited Obstructions situated on the Easement without liability for damages and at the sole expense of the Grantor.

6. ENVIRONMENTAL CONTAMINATION:

6.1. Corrective Action: The Grantor, for itself, its successors and assigns, shall provide to the Distributor any information within its possession or control about past and currently existing Environmental Contamination in the Easement. Such information shall include, but not be limited to, environmental studies, reports, samples, agreements, liens, letters, citations, notices, and any remediation work that has been done or is ongoing to clean the area or is planned to occur. If contaminated soils, for which the Grantor or its successors or assigns may be responsible under applicable state or federal laws, exist in the Easement on the effective date of this Agreement, then the Grantor, at Grantor's sole expense, shall take Corrective Action to clean the contamination to the full width of the Easement and to (i) a depth of at least 12 feet from the finished grade or (ii) 2 feet below the bottom of the water pipeline(s), as may be determined by the Distributor. Contamination shall be cleaned to the appropriate state and federal standards set forth by the U.S. Environmental Protection Agency and Colorado Department of Public Health and Environment or to the standards of Corrective Action plans for the property currently approved by the U.S. Environmental Protection Agency and Colorado Department of Public Health and Environment. The Grantor shall provide documents verifying Corrective Action to the Distributor prior to the installation of Facilities.

6.2. Indemnification: To the extent it legally may, and as long as the Distributor did not cause Environmental Contamination, the Grantor, for itself, its successors and assigns, shall indemnify and hold harmless the Distributor against any liability, damages, costs, expenses, causes of action, claims, losses, settlements, fines and penalties, and reasonable attorneys' fees claimed against the Distributor relating to (1) the existence, mitigation, or remediation of Environmental Contamination in the Easement; (2) any Corrective Action in the Easement; (3) any Environmental Contamination in the Easement that occurs or is discovered after conveyance of the Easement; or (4) the occurrence, disturbance, or movement of existing contaminated soils resulting directly or indirectly from any work conducted by the Distributor in exercise of the Distributor's functions.

6.3. Definitions:

i. **"Corrective Action"** means risk assessment, active remediation, passive remediation, voluntary cleanup, investigation, and/or monitoring of Environmental Contamination.

ii. **"Environmental Contamination"** means the presence within the Easement of any hazardous material, including, but not limited to, any substances defined as or included in the definition of **"hazardous substance," "hazardous material"** or **"toxic substances"** in the Comprehensive Environmental Response, Compensation, and Liability Act, 42 U.S.C. § 9601, *et seq.*, the Hazardous Materials Transportation Act, 49 U.S.C. § 5101, *et seq.*, the Resource Conservation and Recovery Act, 42 U.S.C. § 6901, *et seq.*, or any other federal, state or local statute, law, ordinance, code, rule, regulation, order, decree or other requirement of governmental authority regulating, relating to or imposing liability or standard of conduct concerning any hazardous, toxic or dangerous substance or material, as now or at any time hereafter in effect, and in the regulations adopted, published, and/or promulgated pursuant to said laws.

7. SURFACE RESTORATION:

7.1. After any construction or other operations by the Distributor, which disturb the surface of the Easement, the Distributor will restore general surface of the ground (including paving and authorized appurtenances), except as it may have been necessarily modified to accommodate the

appurtenances, as nearly as reasonable to the grade and condition existing immediately prior to construction. Topsoil shall be replaced in cultivated and agricultural areas, and any excess earth resulting from installations by the Distributor shall be removed from the Easement at the sole expense of the Distributor.

7.2. For a period of one year following completion of construction by the Distributor that involves disturbance of the surface of the Easement, the Distributor shall maintain the surface elevation and quality of the soil by correcting any settling or subsiding that may occur as a result of the work done by the Distributor.

7.3. If the Distributor or Distributor's agents disturb or destroy any fences existing at the time of this Agreement's execution, then the Distributor shall repair or replace such fences nearly as reasonable to its original condition. The Grantor shall not, however, construct or install new fencing across or within the Easement without the Distributor's prior, written approval.

8. SUBJACENT AND LATERAL SUPPORT; EARTH COVER:

8.1. The Distributor shall have the right of subjacent and lateral support to whatever extent is necessary or desirable for the full, complete and undisturbed enjoyment of the rights described in this Agreement.

8.2. Grantor shall neither take nor permit any action which would impair the lateral or subjacent support for any water pipelines or appurtenances or cause the earth cover over any water pipeline within the Easement to be less than 4 ½ feet or more than 10 feet, measured vertically from the top of the pipeline(s). Any deviation from the requirements stated in this subparagraph 8.2 shall be permitted only upon prior, written permission from the Distributor. If such deviation undertaken by the Grantor requires any alterations, repairs or replacements to any pipeline(s), such alteration, repair or replacement shall be at the Grantor's expense.

9. PUBLIC UTILITIES:

9.1. Crossings: Service lines from adjacent properties receiving service from the Distributor's Facilities in the Easement, and other public utilities such as sanitary sewer, storm sewer, gas, electric, telephone, and cable lines may be installed in the Easement as long as they do not interfere with the Distributor's rights and as long as the utilities are crossing the pipeline(s) at right angles, or at substantially right angles.

9.2. Parallel: Any and all utilities that parallel the Facilities shall not be located closer than 10 feet of the Facilities without prior, written permission of the Distributor.

10. GRANTOR'S USES: Unless otherwise provided in this Agreement, all surface and subsurface uses of the Easement shall require Distributor's prior, written approval. Any use of the Easement that is not so approved by the Distributor, including utility installations not conforming to Paragraph 9, may be removed by the Distributor without liability for damages and at Grantor's expense.

11. GRANTOR'S RETAINED INTERESTS: The Grantor retains the right to the undisturbed use and occupancy of the Easement insofar as such use and occupancy is consistent with and does not impair any grant contained in this Agreement.

12. DOMINANT EASEMENT: The Distributor shall have a dominant right of occupancy of the Easement for the exercise of the Distributor's functions, and the exercise of any rights in the Easement

other than those expressly retained by the Grantor shall be within the discretion of the Distributor. The Distributor may permit and authorize such other uses of the Easement not reserved in Grantor as will not impair the Distributor's dominant rights, upon payment of reasonable compensation to the Distributor and upon such terms, limitations and conditions as the Distributor shall find reasonably necessary to protect its dominant right of occupancy without undue or unnecessary injury to or impairment of the estate retained by the Grantor.

13. ABANDONMENT:

13.1. The Distributor may commence the exercise of its rights to use the Easement immediately, or it may postpone the exercise of all or some part of its rights under this Agreement to some future time, which shall not constitute abandonment.

13.2. If the Distributor, by written instrument, abandons or releases rights granted to it in this Agreement and ceases to use the Easement, all right, title, and interest of the Distributor shall cease and terminate, and the Grantor or its successors in title shall hold the Easement, as the same may then be, free from the rights so abandoned or released and shall own all material and structures of the Distributor so abandoned or released. However, nothing herein shall be construed as working a forfeiture or abandonment of any interest derived hereunder and not owned by the Distributor at the time of the termination of the Distributor's rights.

14. WARRANTY OF TITLE: The Grantor represents and warrants that the Grantor has full right and lawful authority to make the grant contained in this Agreement. The Grantor shall defend the Distributor in the exercise of the Distributor's rights under this Agreement against any defect in the Grantor's title to the land involved or the Grantor's right to make the grant contained in this Agreement, subject to general taxes for the year when this Agreement is recorded and subject further to the easements, encumbrances, exceptions, limitations, restrictions, and reservations contained in the instruments of record prior to the effective date of this Agreement.

15. NOTICES: The Parties shall contact the persons listed below, or other persons that may be designated by the Distributor in writing from time to time, for all matters related to administration of this Agreement. All notices, requests, demands, information and other communications required or permitted to be provided under this Agreement shall be in writing and shall be deemed to have been given and effective: (a) when delivered personally to the other party or (b) seven days after posting in the United States mail, first-class postage prepaid, properly addressed as follows.

If to the Distributor: with a copy to:

If to the Grantor: with a copy to:

16. GENERAL PROVISIONS:

16.1. Successors and Assigns: This Easement and each and every one of the benefits and burdens of this Agreement are covenants running with the land and shall inure to the benefit and be binding upon the respective legal representatives, heirs, devisees, executors, administrators, successors and assigns of the Parties, and any subsequent owners of title to any part of the land upon which the Easement is located. The Distributor may transfer and delegate any or all of the rights granted and obligations imposed by this Agreement without any prior consent of or notice to the Grantor.

16.2. Perpetual Duration – No Merger: No merger of title, estate or interest shall be deemed effected by any previous, contemporaneous, or subsequent deed, grant, or assignment of an interest or estate in any portion of the property upon which the Easement is located to the Distributor, or its successors or assigns. It is the express intent of the Parties that this Easement not be extinguished by, merged into, modified, or otherwise deemed affected by any other interest or estate in any portion of the property upon which the Easement is located now or hereafter held by the Distributor or its successors or assigns.

16.3. Construction: This Agreement shall not be construed more strictly against one Party than another merely because it may have been prepared by counsel for one of the Parties.

16.4. No Attorneys' Fees and Costs: Except as otherwise specifically provided in this Agreement, if there is any litigation, mediation, arbitration or other dispute resolution proceedings arising out of or related to this Agreement, each Party shall pay for its own attorney(s)' and other professional(s)' fees, costs and expenses.

16.5. Severability: If any provision of this Agreement is determined by a court having jurisdiction to be unenforceable to any extent, the rest of that provision and the rest of this Agreement shall remain in full force and effect.

16.6. No Waiver: The failure by any Party to insist upon the strict performance by any other Party of any of the provisions of this Agreement shall not be deemed a waiver of any of the Agreement's provisions, and, notwithstanding such failure, no Party shall be thereby released from any obligations under the Agreement.

16.7. Non-Business Days: Except as otherwise specifically provided in this Agreement, all periods of time set forth in this Agreement shall be calendar days, not business days. If any date for any obligation under this Agreement falls on a Saturday, Sunday or a day that is a "holiday" as such term is defined in Colorado Rule of Civil Procedure 6, then the relevant date shall be extended automatically until the next business day.

16.8. Headings: The headings contained in this Agreement are included solely for convenience, are not intended to be full or accurate descriptions of the content thereof, and shall not be considered part of this Agreement or affect its interpretation.

16.9. Entire Agreement: This Agreement constitutes the entire agreement between the Parties and replaces all prior written or oral agreements and understandings, and no additional or different oral representation, promise or agreement shall be binding on any of the parties hereto with respect to the subject matter of this instrument. The terms of this Agreement may not be changed, waived, modified or varied in any manner whatsoever unless in writing signed by all Parties.

16.10. Counterparts and Originals: A copy of the Agreement may be executed by each Party, separately, and may be delivered by mail or electronic copy, each of which shall be deemed an original and all of which, when taken together, shall constitute one and the same instrument.

16.11. Representation of Authority of Signatories: Each individual executing this Agreement on behalf of the Grantee represents and warrants that the execution and delivery of this Agreement and all related documents have been duly authorized by the Grantee for which the individual is signing and that the individual has the legal capacity to execute and deliver this Agreement and thereby bind the Grantee.

16.12. Effective Date: This Agreement shall become effective on the date it is signed by the Distributor's

17. SPECIAL PROVISIONS: To the extent that any special provisions listed below or attached are in conflict with any other provisions of this Agreement, the special provisions shall control and supersede any such conflicting provisions.

Special Provisions:

SIGNATURES FOLLOW ON THE NEXT PAGE

The undersigned verifies that he/she has read the foregoing Agreement and agrees to accept and abide by all of its terms and conditions.

By: \_\_\_\_\_  
Name

Title: \_\_\_\_\_

STATE OF COLORADO )  
 ) ss.  
\_\_\_\_\_ COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_, by  
\_\_\_\_\_ as \_\_\_\_\_ for  
\_\_\_\_\_.

Witness my hand and official seal.

My commission expires: \_\_\_\_\_

{ S E A L }

\_\_\_\_\_  
Notary Public