

**GRANT OF EASEMENTS
FROM LARAMIE CHAMBER BUSINESS ALLIANCE
AND WYOMING ANALYTICAL LABS
TO CITY OF LARAMIE**

1. **Parties.** This Grant of Easements is between Laramie Chamber Business Alliance, 800 S 3rd Street, Laramie, WY 82070, (“LCBA”) and Wyoming Analytical Labs 1660 Harrison Street, Laramie, WY 82070 (“WAL”) (collectively, “Grantors”) and the City of Laramie, Wyoming, 406 Iverson, PO Box C, Laramie, WY 82073 (“City” and “Grantee”).

2. **Purpose and Intent.** This Grant of Easements follows a vacation of City property, whereby the City is transferring to Grantors by quit claim deeds the former City property. The transferred properties (“Properties”) are described in Exhibit B. In consideration of receiving the Properties, Grantors are by this Grant of Easements giving the City easements over the Properties for a water line, a sewer line, and an overhead electrical transmission line.

3. **Grant of Easements.** Grantors hereby grant to Grantee easements to construct, operate, access and maintain a water line, sewer line and overhead electrical transmission line in and over the Properties (collectively “Easements”). The specific locations of the Easements are described in Exhibit B (“Easements”). The 54’ Utility Easement 1 on Exhibit A is for the water line, sewer line and overhead electrical transmission line; the 10’ Utility Easement 2 on Exhibit A is for the electrical transmission line; the 10’ Utility Easement 3 on Exhibit A is for the electrical transmission line. Without limiting the foregoing, Grantee shall have the right to construct, operate, locate, re-locate, survey, entrench, repair, maintain, replace, protect, inspect and operate a water line, sewer line and overhead electrical transmission line with appurtenances including but not limited to valves, metering equipment, erosion control equipment, electrical cable, cathodic equipment, and communication cable in, under, on, over and through the Easements.

4. **Access to Easements.** This Grant of Easements includes the right of Grantee and its agents to have free and unimpaired ingress, egress, and access over, across and through the Properties and the Easements, at reasonable times and with reasonable methods, for the purpose of locating, constructing, operating, inspecting, repairing, removing, replacing, protecting or maintaining the water line, sewer line and overhead electrical transmission line on the Easements.

5. **Nonexclusivity of Easements.** Grantee’s use of the Easements is nonexclusive and Grantors may use, and grant other easements or licenses over, the land covered by the Easements as long as those uses or other easements or licenses do not materially interfere with Grantee’s use and enjoyment of the rights granted herein. Grantors shall not construct any structure or obstruction, impound water, or change the grade, on the Easements, though with notice to Grantee, Grantors may construct fences, roads, driveways and landscaping on the Easements if those do not materially interfere with Grantee’s use of the Easements.

GRANTOR:

Wyoming Analytical Labs:

By: _____
Jane V. Thomas, President of
Wyoming Analytical Labs

Attest: _____

STATE OF WYOMING)
) ss.
COUNTY OF ALBANY)

The foregoing instrument was acknowledged before me by _____,
this ____ day of _____, 2019. Witness my hand and official seal.

Notary Public

My commission expires:

GRANTEE:

City of Laramie:

By: Joe Shumway, Mayor, City of Laramie

Attest: _____

STATE OF WYOMING)
) ss.
COUNTY OF ALBANY)

The foregoing instrument was acknowledged before me by _____
this ____ day of _____, 2019. Witness my hand and official seal.

Notary Public

My commission expires: