

August 19, 2024

RE: Conflicting Boundary Line/Good Neighbor Fence

Dear Angela:

Thank you for speaking with me regarding the construction of the agreed upon six (6') foot perimeter fiberglass fence between our shared property line to resolve the present boundary line dispute based on the conflicting boundary evidence that demonstrates our understanding that the monuments represent the boundary line not the fence. In that regard, this letter will serve to confirm our agreement that OCONNOR STREET PROPERTIES, LLC, as the owner of the property located at 780 26 ½ Road, Grand Junction, Colorado 81506 (the "OCONNOR Property"), will construct the "good neighbor" fence between the OCONNOR Property and your adjoining property located at 772 26 ½ Road, Grand Junction, Colorado 81506 (the "Erickson Property"). That way, it will be consistent with the monuments/surveyed boundary line, not the fence. This will also confirm to you that the "good neighbor" fence will be constructed on the OCONNOR Property so that it will not encroach on the Erickson Property. Likewise, as we agreed, the cost to construct the perimeter fence, including labor and materials, will be borne by OCONNOR STREET PROPERTIES, LLC.

My surveyor will ensure that the final boundary line between our two properties will reflect that the fence will be constructed at least six inches (6") to twelve inches (12") on the north side of the OCONNOR Property line. The existing shared fence at the shared property line will be removed before grading and excavation work begins and if any damage occurs to irrigation pipe or other personal property of yours, OCONNOR STREET PROPERTIES, LLC, will be responsible for replacing that damaged property at its sole cost and expense.

Any other costs related to the new perimeter fence shall be paid by OCONNOR STREET PROPERTIES, LLC. You will not be responsible for any of the associated costs including any survey work by our surveyor or for labor and materials to construct the new perimeter fence.

If the above terms of our agreement are acceptable to you, then please sign, notarize, and date this letter, and mail it to the property address designated in my e-mail. I will then return my signed original to you for your file.

Thank you, Angela.



Jeffrey Grant
Oconnorstreetproperties@gmail.com
650-283-9271

[SIGNATURE PAGE TO FOLLOW]

ANGELA GWEN ERICKSON:

By: Angela Erickson
~~Wesley D. Hopkins II~~

STATE OF _____)
) ss.
COUNTY OF _____)

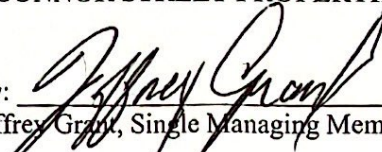
The foregoing instrument was acknowledged before me this ____ day of _____, 2024, by Angela Gwen Erickson.

Witness my hand and official seal.
My commission expires:

_ Please see notary certificate attached. _

Notary Public

OCONNOR STREET PROPERTIES, LLC:

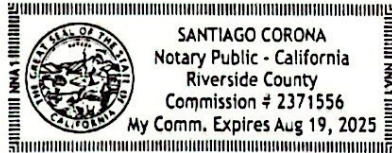
By: 
Jeffrey Grant, Single Managing Member

STATE OF California)
) ss.
COUNTY OF Riverside)

The foregoing instrument was acknowledged before me this 8th day of November, 2024, by Jeffrey Grant, as the single managing member of OCONNOR STREET PROPERTIES, LLC.

Witness my hand and official seal.
My commission expires: 08/19/2025


Notary Public



California Acknowledgment Form

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California } ss.
County of San Diego

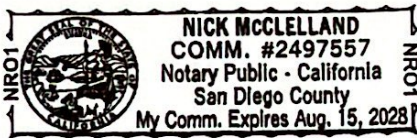
On Nov. 7th 2024 before me, Nick McClelland Notary
(here insert name and title of the officer)
personally appeared Angela Gwen Erickson

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Seal

WITNESS my hand and official seal.



Nick McClelland
Signature of Notary

Optional Information

To help prevent fraud, it is recommended that you provide information about the attached document below.

This is not required under California State notary public law.

Document Title: _____ # of Pages: _____

Notes