SPECIAL WARRANTY DEED

THIS DEED is dated April / 6, 2013, and is made between the CITY OF GRAND JUNCTION, a Colorado home rule municipality, the "Grantor," and the DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO, the "Grantee," whose legal address is 4201 E. Arkansas Avenue, Denver, CO 80222 of the City and County of Denver and State of Colorado. WITNESS, that the Grantor, for and in consideration of the sum of TEN and 00/100 DOLLARS, (\$10.00), the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee and the Grantee's heirs and assigns forever, all the real property, together with any improvements thereon, located in the County of Mesa and State of Colorado, described as follows: See Attached Exhibit "A" dated September 24, 2012 and Exhibit "A-1" Project No. NH 0701-214 Parcel No. AC-100 also known by street address as: N/A and assessor's schedule or parcel number: N/A TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversions, remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances. TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantee and the Grantee's heirs and assigns forever. The Grantor, for itself and its successors and assigns, does covenant and agree that the Grantor shall and will WARRANT THE TITLE AND DEFEND the above described premises, but not any adjoining vacated street or alley, if any, in the quiet and peaceable possession of the Grantee and the heirs and assigns of the Grantee, against all and every person or persons claiming the whole or any part thereof, by, through or under the Grantor except and subject to: None; or the following matters: IN WITNESS WHEREOF, the Grantor has caused its corporate name to be hereunto subscribed by its president, vice-president, or other head officer, and its corporate seal to be affixed, attested by its secretary or other appropriate officer, on the date set forth above. GRANTOR: ATTEST: CITY OF GRAND JUNCTION, a Colorado home rule municipality Its: Rich Englehant, City Manager STATE OF COLORADO) SS. County of Mesa The foregoing instrument was acknowledged before me this day of 2013, by Rich Englehart as City Manager, and attested to by Lebra My of the Grantor, on behalf of the municipality. Witness my hand and official seal. My commission expires: 10-10-2013

Notary Public



EXHIBIT "B"

PROJECT NUMBER: NH 0701-214
PARCEL NUMBER: AC-100
Project Code: 18771
Date: September 24, 2012

EACH AND EVERY RIGHT OR RIGHTS OF ACCESS OF THE GRANTOR to and from any part of the right of way for Interstate Highway 70, a freeway established according to the laws of the State of Colorado, and from and to any part of the real property of the Grantor in the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of Section 36, Township 1 North, Range 2 West of the Ute Principal Meridian, County of Mesa, State of Colorado, abutting upon said Highway, along or across the access line described as follows:

NH 0701-214 Project No. AC-100 (Project No.) Easterly line (Location of Line)

Commencing at the East Quarter (E 1/4) corner of said Section 36 (a 3" Brass Mesa County Cap on a 2.5" Steel Pipe No. 1115), thence S 17°45'01" W, a distance of 342.35 feet, said point being on the Westerly right of way line for Interstate Highway 70, Project No. I 70-1(3), said point also being the POINT OF BEGINNING;

1. Thence N 20°51'00" W, a distance of 41.42 feet to the POINT OF TERMINUS.

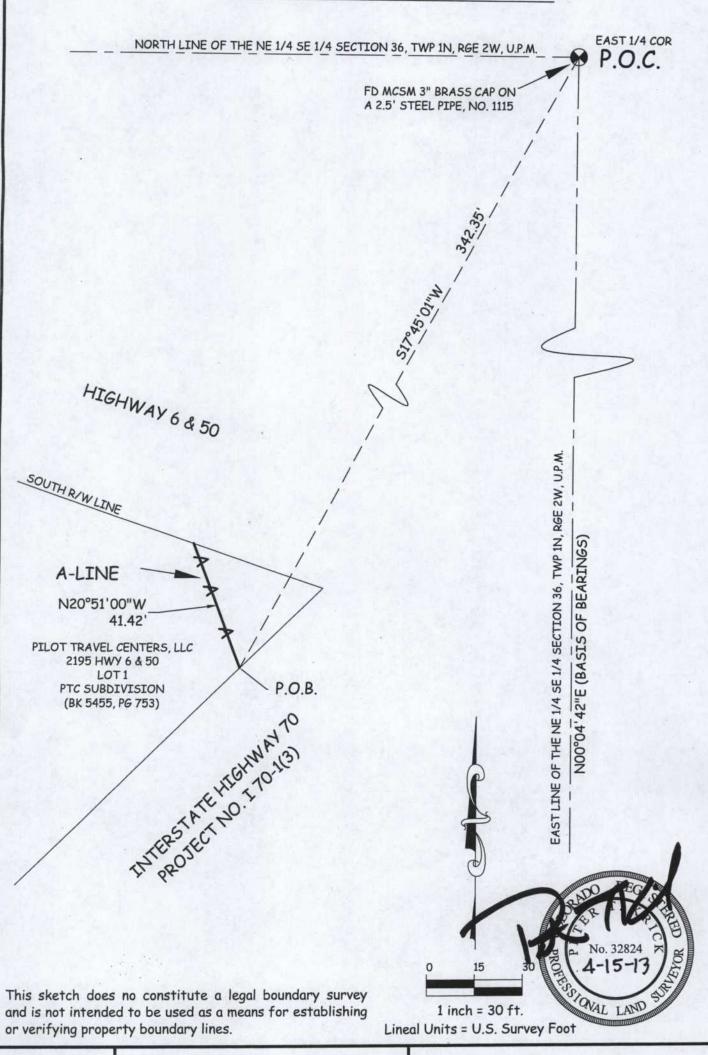
The purpose of the above described line is for Access Control.

Further excepting from this grant, the right of the Grantor or Grantors to have access across the aforesaid line at those points where passageways under the roadway, and public openings in said line, may be provided for that purpose by Grantee.

Basis of Bearings: Bearings are based on the East line of the NE 1/4 SE 1/4 of Section 36, Township 1 North, Range 2 West of the Ute Principal Meridian, bearing N 00°04'42" E, the East 1/4 corner of said Section 36 being a 3" Brass Mesa County Cap on a 2.5" Steel Pipe, No. 1115 and the S 1/16 corner of said Section 36 being a 3" Brass Mesa County Cap on a 2.5" Steel Pipe, No. 1116.

Prepared for and on behalf of the Colorado Department of Transportation Peter T. Krick, PLS No. 32824 City of Grand Junction 250 N. 5th Street Grand Junction, Co 81501

EXHIBIT "A-1"



DRAWN BY: P.T.K.

DATE: 01-11-2013

SCALE: 1" = 30'

APPR. BY: PTK

PILOT TRAVEL CENTERS, LLC
A-LINE

2697-364-00-084

Grand Junction