

Exhibit A

LEGAL DESCRIPTION

2945-033-07-027

RIGHT-OF-WAY PARCEL NO. RW-36

A parcel of land being a portion of the land as described in Reception Number 2598238 lying in the SW1/4 SW1/4 of Section 3, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the Southwest Corner of said Section 3, and assuming the West line of said SW1/4 SW1/4 bears N00°02'40"E, with all other bearings contained herein being relative thereto; thence N00°02'40"E, along said West line, a distance of 125.26 feet; thence, leaving said West line, S89°57'20"E, a distance of 50.00 feet to a point on the West line of the property described in Reception Number 2598238 and to the Point of Beginning;

thence, along said West line of the property, N00°02'40"E, a distance of 105.01 feet to a point on the North line of the property described in Reception Number 2598238; thence, along said North line of the property, S89°56'58"E, a distance of 4.50 feet; thence, leaving said North line of the property, S00°02'40"W, a distance of 107.71 feet; thence along the arc of a 120.92 foot radius non-tangent curve to the left for a distance of 91.08 feet, with chord which bears S46°43'32"E, a distance of 88.95 feet, and an interior angle of 43°09'25"; thence N89°50'44"E, a distance of 124.10 feet; thence S78°54'00"E, a distance of 47.69 feet; Thence S65°27'08"E, a distance of 6.58 feet, to the southeast corner of the property described in Reception Number 2598238; Thence along the northerly right-of-way of Patterson Road, N89°59'38"W, a distance of 132.58 feet; thence, along the arc of a 123.92 foot radius curve to the right for a distance of 144.23 feet, with chord which bears N56°28'27"W, a distance of 136.23 feet, and an interior angle of 66°41'03", to a point on the easterly right-of-way of 25 Road, and to the Point of Beginning.

Said Parcel of land CONTAINING 2,448 Square Feet or 0.06 Acres, more or less, as described.

Authored by: Jodie L. Grein, CO PLS #38075
 Rolland Consulting Engineers
 405 Ridges Blvd. Suite A
 Grand Junction, CO 81507



C:\Projects\24242\Final_35_Acquisition_Deeds.dwg - PLOTTED 2024-04-23

ABBREVIATIONS		
P.O.C.	Point of Commencement	Rec. Reception No. Number
P.O.B.	Point of Beginning	RW Right-of-Way
R.O.W.	Right-of-Way	MPE Multi-Purpose Easement
SEC.	Section	TCE Temporary Construction Easement
T.	Township	U.M. Ute Meridian
R.	Range	Sq.Ft. Square Feet
~	Approximately	

The sketch & description shown hereon have been derived from subdivision plats & deed descriptions as they appear in the office of the Mesa County Clerk & Recorder & monuments as shown. This sketch does not constitute a legal boundary survey, & is not intended to be used as a means for establishing or verifying property boundary lines.

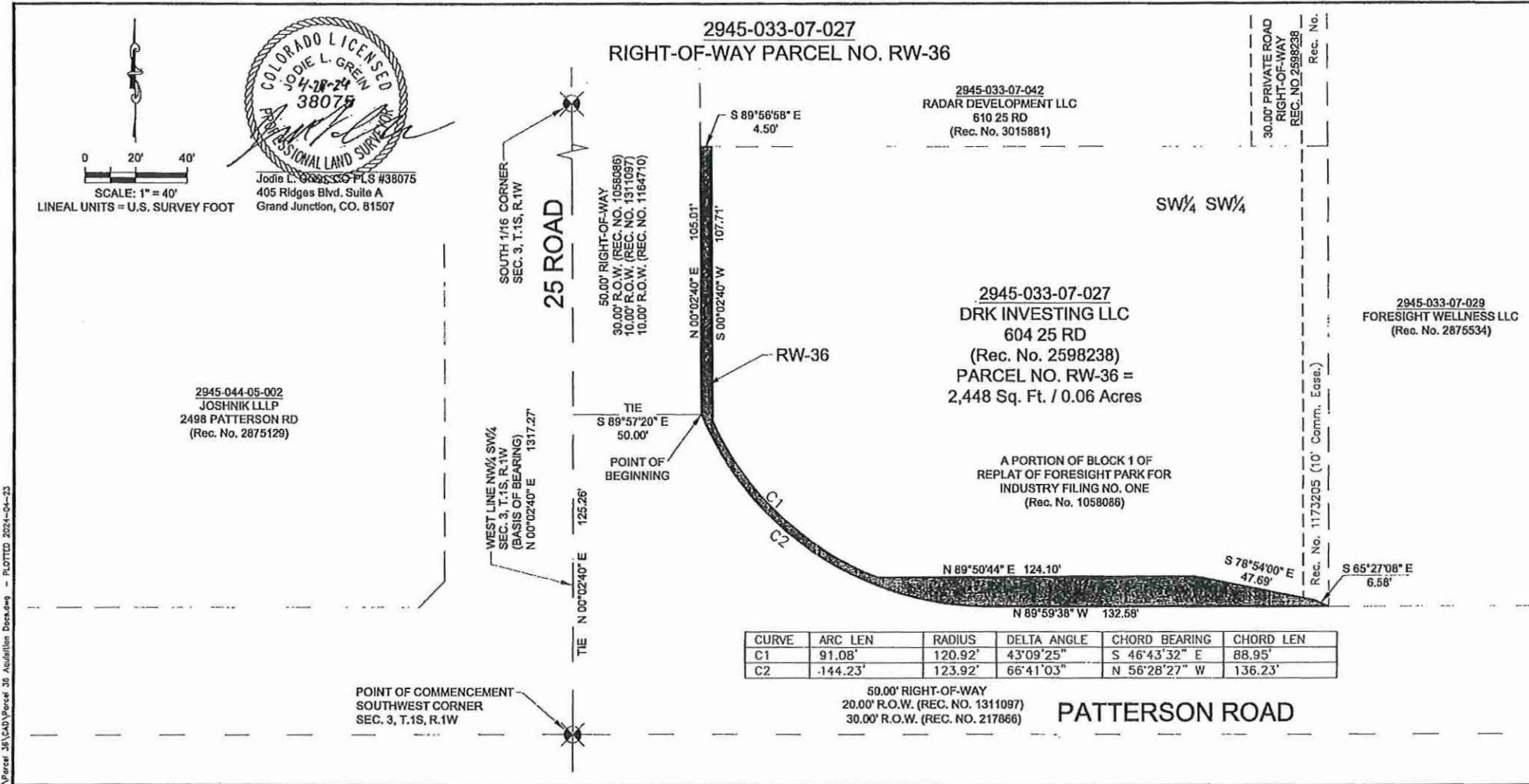
DRAWN BY:	CLB
DATE:	04-2024
REVIEWED BY:	JLG
APPROVED BY:	BH
SCALE:	

Portion of 2945-033-07-027
 Located in a part of the SW¹/₄ SW¹/₄
 Section 3, T.1S, R.1W
 Ute Meridian, City of Grand Junction
 Mesa County, Colorado



PUBLIC WORKS
 ENGINEERING DIVISION
 PROJECT NO 207-F210306

Exhibit B



C:\Process\24226 F.S Rd City CA\Parcel 36\CAD\Parcel 36 Acquisition Desc.dwg - PLOTTED 2024-04-23

ABBREVIATIONS

P.O.C.	Point of Commencement	Rec.	Reception
P.O.B.	Point of Beginning	No.	Number
R.O.W.	Right-of-Way	RW	Right-of-Way
SEC.	Section	MPE	Mult-Purpose Easement
T.	Township	TCE	Temporary Construction Easement
R.	Range	U.M.	Ute Meridian
~	Approximately	Sq.Ft.	Square Feet

The sketch & description shown hereon have been derived from subdivision plats & deed descriptions as they appear in the office of the Mesa County Clerk & Recorder & monuments as shown. This sketch does not constitute a legal boundary survey, & is not intended to be used as a means for establishing or verifying property boundary lines.

DRAWN BY: CLB
 DATE: 04-2024
 REVIEWED BY: JLG
 APPROVED BY: BH
 SCALE: 1" = 40'

Portion of 2945-033-07-027
 Located in a part of the SW¼ SW¼
 Section 3, T.1S, R.1W
 Ute Meridian, City of Grand Junction
 Mesa County, Colorado



PUBLIC WORKS
ENGINEERING DIVISION
 PROJECT NO 207-F210306

Original Note and Deed of Trust Returned to: BMO Bank N.A.

WHEN RECORDED RETURN TO:
BMO Bank N.A. BMO Bank N.A.
401 N. Executive Drive
Brookfield, WI 53005

Prepared/Received by: Chris Stanke
Loan #: CS442454

REQUEST FOR FULL ___/ PARTIAL RELEASE OF DEED OF TRUST AND RELEASE

(BY HOLDER OF THE EVIDENCE OF DEBT WITHOUT PRODUCTION OF EVIDENCE OF DEBT PURSUANT TO Sec. 38-39-102(1) (a) AND (3), C.R.S.)

Date: 01/23/2025

Original Grantor (Borrower): DRK INVESTING, LLC, A COLORADO LIMITED LIABILITY COMPANY

Current Address of Original Grantor: 141 N. 1ST STREET, GRAND JUNCTION, CO 81501

Click here if the current address is unknown

Original Beneficiary: BANK OF THE WEST, a California state banking corporation

Date of Deed of Trust: 10/23/2019 Date of Recording and/or Re-Recording of Deed of Trust: 12/10/2019

Recording Information: Reception Number: 2905892 / Mesa County, Colorado

TO THE PUBLIC TRUSTEE OF Mesa COUNTY (The County of the Public Trustee who is the appropriate grantee to whom the above Deed of Trust should grant an interest in the property described in that Deed of Trust.)

PLEASE EXECUTE AND RECORD A RELEASE OF THE DEED OF TRUST DESCRIBED ABOVE. The indebtedness secured by the Deed of Trust has been fully or partially paid and/or the purpose of the Deed of Trust has been fully or partially satisfied in regard to the property encumbered by the Deed of Trust as described in the Deed of Trust as to a full release or, in the event of a partial release, only that portion of the real property described as: IF NO LEGAL DESCRIPTION IS LISTED THIS WILL BE DEEMED A FULL RELEASE

Parcel Tax ID: PART OF: 2945-033-07-027

Property Address: PART OF PARCEL #36 - 604 25 ROAD, GRAND JUNCTION, CO 81505

SEE ATTACHED EXHIBIT A

Pursuant to Sec. 38-39-102(3), C.R.S., in support of this Request for Release of Deed of Trust, the undersigned, as the holder of the evidence of debt secured by the described above Deed of Trust or as a Title Insurance Company authorized to request the release of a Deed of Trust pursuant to 38-39-102 (3) (c), C.R.S., in lieu of the production or exhibition of the original evidence of debt with this Request for Release, certifies as follows:

1. The purpose of the Deed of Trust has been fully or partially satisfied.
2. The original evidence of debt is not being exhibited or produced with this request for release of Deed of Trust.
3. It is one of the following entities (check applicable box):

- a. The holder of the original evidence of debt that is a qualified holder, as specified in Sect. 38-39-102 (3) (a), Colorado Revised Statutes, that agrees that it is obligated to indemnify the Public Trustee for any and all damages, costs, liabilities, and reasonable attorney fees incurred as a result of the action of the Public Trustee taken in accordance with this Request for Release;
- b. The holder of the evidence of debt requesting the release of a Deed of Trust without producing or exhibiting the original evidence of debt that delivers to the Public Trustee a Corporate Surety Bond as specified in Sect. 38-39-102 (3) (b), Colorado Revised Statutes; or
- c. A Title Insurance Company licensed in Colorado, as specified in Sect. 38-39-102 (3) (c), Colorado Revised Statutes, that agrees that it is obligated to indemnify the Public Trustee for any and all damages, costs, liabilities, and reasonable attorney fees incurred as a result of the action of the Public Trustee taken in accordance with this Request for Release; or
- d. A holder, as specified in Sect. 38-39-102 (3)(d)(I), Colorado Revised Statutes, that agrees that it is obligated to indemnify the Public Trustee pursuant to statute as a result of the action of the Public Trustee in accordance with this Request for Release and that has caused the indebtedness secured by the Deed of Trust to be satisfied in full, or in the case of a partial release, to the extent required by the holder of the indebtedness. E-FILE ONLY

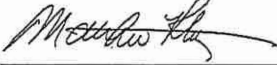
BMO BANK N.A., F/K/A BMO HARRIS BANK N.A., SUCCESSOR IN INTEREST TO BANK OF THE WEST, A CALIFORNIA STATE BANKING CORPORATION, 401 N. Executive Drive , Brookfield , WI 53005

Name and address of the holder of the evidence of debt secured by Deed of Trust

Matthew Plotz, Officer, 401 N. EXECUTIVE DRIVE, BROOKFIELD, WI 53005

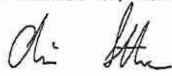
Name, title, and address of officer, agent, or attorney of the holder of the evidence of debt secured by Deed of Trust

BMO BANK N.A., F/K/A BMO HARRIS BANK N.A., SUCCESSOR IN INTEREST TO BANK OF THE WEST, A CALIFORNIA STATE BANKING CORPORATION

By: 
Name: Matthew Plotz
Title: Officer

STATE OF Wisconsin } S.S.
COUNTY OF Waukesha }

This instrument was acknowledged before me on 01/23/2025, by Matthew Plotz, Officer of BMO BANK N.A., F/K/A BMO HARRIS BANK N.A., SUCCESSOR IN INTEREST TO BANK OF THE WEST, A CALIFORNIA STATE BANKING CORPORATION. Witness my hand and official seal.


Notary Public: Chris Stanke
My Commission Expires: 10/25/2027
Commission #: na

**CHRIS STANKE
NOTARY PUBLIC
STATE OF WISCONSIN**

RELEASE OF DEED OF TRUST

WHEREAS, the Grantor(s) named above, by Deed of Trust, granted certain real property described in the Deed of Trust to the Public Trustee of the County referenced above, in the State of Colorado, to be held in trust to secure the payment of the indebtedness referred to therein; and

WHEREAS, the indebtedness secured by the Deed of Trust has been fully or partially paid and/or the purpose of the Deed of Trust has been fully or partially satisfied according to the written request of the holder of the evidence of debt;

NOW THEREFORE, in consideration of the premises and the payment of the statutory sum, receipt of which is hereby acknowledged, I, as the Public Trustee in the County named above, do hereby fully and absolutely release, cancel and forever discharge the Deed of Trust or that portion of the real property described above in the Deed of Trust, together with all privileges and appurtenances thereto belonging.

STATE OF COLORADO, County of Mesa
The foregoing instrument was
acknowledged before
me the Public Trustee of the County of
Mesa, State of Colorado



Arna Hoffman

Arna Hoffman, Deputy Public Trustee

(If applicable, Name and Address of Person Creating Newly Created Legal Description (Sec. 38-35-106.5, C.R.S.)

EXHIBIT A

TRACT I:

RIGHT-OF-WAY PARCEL NO. RW-36

A parcel of land being a portion of the land as described in Reception Number 2598238 lying in the SW1/4 SW1/4 of Section 3, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the Southwest Corner of said Section 3, and assuming the West line of said SW1/4 SW1/4 bears N00°02'40"E, with all other bearings contained herein being relative thereto; thence N00°02'40"E, along said West line, a distance of 125.26 feet; thence, leaving said West line, S89°57'20"E, a distance of 50.00 feet to a point on the West line of the property described in Reception Number 2598238 and to the Point of Beginning;

thence, along said West line of the property, N00°02'40"E, a distance of 105.01 feet to a point on the North line of the property described in Reception Number 2598238; thence, along said North line of the property, S89°56'58"E, a distance of 4.50 feet; thence, leaving said North line of the property, S00°02'40"W, a distance of 107.71 feet; thence along the arc of a 120.92 foot radius non-tangent curve to the left for a distance of 91.08 feet, with chord which bears S46°43'32"E, a distance of 88.95 feet, and an interior angle of 43°09'25"; thence N89°50'44"E, a distance of 124.10 feet; thence S78°54'00"E, a distance of 47.69 feet; Thence S65°27'08"E, a distance of 6.58 feet, to the southeast corner of the property described in Reception Number 2598238; Thence along the northerly right-of-way of Patterson Road, N89°59'38"W, a distance of 132.58 feet; thence, along the arc of a 123.92 foot radius curve to the right for a distance of 144.23 feet, with chord which bears N56°28'27"W, a distance of 136.23 feet, and an interior angle of 66°41'03", to a point on the easterly right-of-way of 25 Road, and to the Point of Beginning.

TRACT II:

MULTI-PURPOSE EASEMENT PARCEL NO. MPE-36

A parcel of land being a portion of the land as described in Reception Number 2598238 lying in the SW1/4 SW1/4 of Section 3, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the Southwest Corner of said Section 3, and assuming the West line of said SW1/4 SW1/4 bears N00°02'40"E, with all other bearings contained herein being relative thereto; thence N00°02'40"E, along said West line, a distance of 122.56 feet; thence, leaving said West line, S89°57'20"E, a distance of 54.50 feet to a point on the Easterly right-of-way of 25 Road and to the Point of Beginning;

thence N00°02'40"E, a distance of 107.71 feet to a point on the North line of the property described in Reception Number 2598238; thence, along said North line of the property, S89°56'58"E, a distance of 14.00 feet; thence, leaving said North line of the property, S00°02'40"W, a distance of 104.48 feet; thence, along the arc of a 106.92 foot radius non-tangent curve to the left for a distance of 74.88 feet, with chord which bears S46°50'12"E, a distance of 73.36 feet, and an

interior angle of 40°07'28"; thence N89°50'44"E, a distance of 122.69 feet; thence S78°54'00"E, a distance of 52.44 feet; thence S00°03'02"W, a distance of 15.82 feet; to the southeast corner of the property described in Reception Number 2598238; thence N65°27'08"W, a distance of 6.58 feet; thence N78°54'00"W, a distance of 47.69 feet; thence S89°50'44"W, a distance of 124.10 feet; thence, along the arc of a 120.92 foot radius non-tangent curve to the right for a distance of 91.08 feet, with chord which bears N46°43'32"W, a distance of 88.95 feet, and an interior angle of 43°09'25", to the Point of Beginning.

