

LOW95SRM

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED [WARRANTY]

NAME OF AGENCY OR CONTRACTOR: LOWE DEVELOPMENT CORPORATION,
DAVID G. BEHRHORST, VICE PRESIDENT

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 23,876 ACRES
OF OPEN SPACE, SOUTH RIM SUBDIVISION

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1995

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

Copy to City Attorney } 3-22-95
copy in South Rim file }

BOOK 2132 PAGE 955

Reception No. _____ Recorder _____
Recorded at _____ o'clock _____ M., _____

1711500 11:33 AM 03/14/95
MONIKA TODD CLK&REC MESA COUNTY CO
DOC EXEMPT

WARRANTY DEED

Grantor, LOWE DEVELOPMENT CORPORATION, whose address is c/o P.O. Box 398, Grand Junction, CO 81502 County of Mesa, State of Colorado, for the consideration of Ten Dollars and Other Good and Valuable Consideration, in hand paid, hereby sells and conveys to CITY OF GRAND JUNCTION, whose legal address is 250 N. 5th, Grand Junction, CO 81501, County of Mesa, and State of Colorado, the following real property in the County of Mesa, and State of Colorado, to wit:

See Exhibit "A," consisting of three pages, attached hereto and by this reference incorporated herein.

also known by street and number as Vacant Land.

with all its appurtenances, and warrant(s) the title to the same, subject to:

1995 general taxes, payable in 1996, and all subsequent taxes, easements, rights-of-way, restrictions, covenants, conditions and reservations of record or in use and subject to the terms and conditions of that certain Pre-Annexation Agreement between Grantor and Grantee dated May 2, 1994, recorded at Book 2132, Page 955, Mesa County Records, including but not limited to a restriction on all future buildings and structures placed upon the subject property to non-specular roof materials and earthen tones for all external colors.

Signed this 1st day of MARCH 1995.

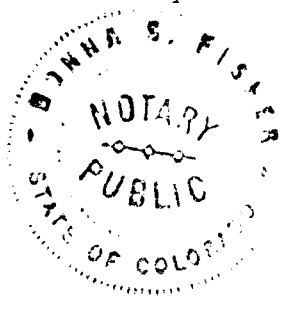
LOWE DEVELOPMENT CORPORATION
By: David G. Behrhorst
David G. Behrhorst, Vice President

STATE OF COLORADO)
COUNTY OF PITKIN) ss.

The foregoing instrument was acknowledged before me this 1st day of MARCH 1995 by David G. Behrhorst, Vice President of Lowe Development Corporation.

My commission expires 4/21/96. Witness my hand and official seal.

Donna S. Fisher
Notary Public



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OPEN SPACE BOUNDARY

A parcel of land located in the portions of the NW1/4, SW1/4, and the SE1/4 of Section 8, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows;

Commencing at the Southwest corner of the Southeast Quarter Northwest Quarter (SE1/4 NW1/4) of Section 8, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, whence the Southeast corner of the Northeast Quarter Southwest Quarter (NE1/4 SW1/4) bears S 0°01'17" W a distance of 1317.82 for a basis of bearings, with all bearings contained herein relative thereto; thence N 0°01'17" E a distance of 146.88 feet along the West line of the Northeast Quarter Northwest Quarter (NE1/4 NW1/4) of Section 8 to the TRUE POINT OF BEGINNING; thence South 86 degrees 15 minutes 34 seconds East (S 86°15'34" E), a distance of 242.44 feet; thence South 58 degrees 31 minutes 25 seconds East (S 58°31'25" E), a distance of 363.44 feet; thence South 74 degrees 35 minutes 38 seconds East (S 74°35'38" E), a distance of 291.44 feet; thence South 53 degrees 10 minutes 05 seconds East (S 53°10'05" E), a distance of 301.81 feet; thence South 80 degrees 23 minutes 42 seconds East (S 80°23'42" E), a distance of 247.79 feet; thence South 00 degrees 02 minutes 31 seconds East (S 00°02'31" E), a distance of 287.90 feet; thence South 66 degrees 21 minutes 38 seconds East (S 66°21'38" E), a distance of 559.76 feet; thence South 29 degrees 47 minutes 32 seconds East (S 29°47'32" E), a distance of 518.61 feet; thence North 89 degrees 47 minutes 13 seconds West (N 89°47'13" W), a distance of 81.23 feet; thence following along the Westerly boundary of Rio Vista Subdivision South 50 degrees 11 minutes 48 seconds West (S 50°11'48" W), a distance of 353.40 feet; thence North 39 degrees 48 minutes 12 seconds West (N 39°48'12" W), a distance of 150.00 feet; thence South 50 degrees 11 minutes 48 seconds West (S 50°11'48" W), a distance of 200.00 feet; thence South 39 degrees 48 minutes 12 seconds East (S 39°48'12" E), a distance of 150.00 feet; thence continuing along the Westerly boundary of Rio Vista Subdivision South 50 degrees 11 minutes 48 seconds West (S 50°11'48" W), a distance of 256.20 feet; thence South 46 degrees 10 minutes 48 seconds West (S 46°10'48" W), a distance of 167.18 feet; thence South 31 degrees 00 minutes 48 seconds West (S 31°00'48" W), a distance of 165.00 feet; thence South 15 degrees 10 minutes 48 seconds West (S 15°10'48" W), a distance of 100.00 feet; thence South 04 degrees 10 minutes 48 seconds West (S 04°10'48" W), a distance of 427.18 feet; thence South 00 degrees 06 minutes 38 seconds West (S 00°06'38" W), a distance of 98.20 feet; thence North 88 degrees 40 minutes 42 seconds West (N 88°40'42" W), a distance of 263.65 feet; thence North 08 degrees 49 minutes 28 seconds East (N 08°49'28" E), a distance of 566.32 feet; thence North 23 degrees 56 minutes 28 seconds East (N 23°56'28" E), a distance of 818.30 feet; thence North 32 degrees 56 minutes 57 seconds East (N 32°56'57" E), a distance of 230.49 feet; thence North 86 degrees 05 minutes 15 seconds East (N 86°05'15" E), a distance of 46.66 feet; thence North 42 degrees 06 minutes 17 seconds East (N 42°06'17" E), a distance of 237.01 feet; thence North 23 degrees 31 minutes 15 seconds West (N 23°31'15" W), a distance of 194.47 feet; thence North 54 degrees 22 minutes 53 seconds West (N 54°22'53" W), a distance of 198.64 feet; thence North 61 degrees 41 minutes 03 seconds West (N 61°41'03" W), a distance of 401.54 feet; thence North 88 degrees 33 minutes 23 seconds West (N 88°33'23" W), a distance of 461.51 feet to a point on the Southerly right of way of Greenbelt Drive as recorded in Book 1061, Page 892 of the Mesa County Records; thence the following Nine (9) courses along said right of way; (1) along a non tangent curve to the left

EXHIBIT

A

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TABLE