

2295131 BK 4070 PG 442-443  
01/04/2006 02:17 PM  
Janice Ward CLK&REC Mesa County, CO  
RecFee \$10.00 SurChg \$1.00  
DocFee EXEMPT

WARRANTY DEED

THIS DEED, dated January 4 2006, between Colorado West Warehouses, now known as Colorado West Warehouses Ltd., a Colorado limited partnership, whose address is 1441 Winters Avenue, Grand Junction, Colorado, 81501, grantor, and The City of Grand Junction, a Colorado home rule municipality, whose legal address is 250 North 5th Street, Grand Junction, Colorado 81501 of the County of Mesa and State of Colorado grantee:

NO DOCUMENTARY FEE  
REQUIRED

WITNESS, that the grantor, for and in consideration of the sum of ONE THOUSAND SEVEN HUNDRED THIRTY FIVE and 00/100DOLLARS (\$1,735.00), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee, its successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of Mesa, State of Colorado, described as follows:

See Exhibit "A" for Riverside Parkway Parcel No. E-78, dated March 1, 2005 attached hereto and incorporated herein by reference.

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, the reversion and reversions, remainder and 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, its successors and assigns forever. The grantor, for itself and for its successors and assigns, does covenant, grant, bargain and agree to and with the grantee, its successors and assigns, that at the time of the enrolling and delivery of these presents, grantor is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature whatsoever, except all oil, gas and other minerals not owned by grantor.

The grantor shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the grantee its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

Colorado West Warehouses, Ltd.,  
a Colorado limited partnership

By: Douglas L. Jones  
Douglas L. Jones, General Partner

STATE OF COLORADO )  
 ) ss.  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 6th day of January, 2006, by Douglas L. Jones, General Partner of Colorado West Warehouses, Ltd., a Colorado limited partnership.

My commission expires: 5/11/2006  
Witness my hand and official seal.

Jim Woodman  
Notary Public



WHEN RECORDED RETURN TO:  
H.C. PECK & ASSOCIATES, INC.  
ATTN: MICHELE SPENCER  
P.O. BOX 480306  
DENVER, CO 80248-0306  
Riverside Parkway Parcel No. E-78

EXHIBIT "A"**Carter-Burgess**

707 17th Street, Suite 2300  
 Denver, Colorado 80202-3404  
 Phone: 303.820.5240  
 Fax: 303.820.2402  
 www.c-b.com

February 26, 2005  
 071514.402.1.0025

PROPERTY DESCRIPTION

Parcel No. E-78

A parcel of land being a portion of Lots 6, COLORADO WEST DEVELOPMENT PARK, FILING NO. TWO, recorded in Plat Book 11 at Page 286, at Mesa County Clerk and Recorder's Office on August 15, 1977, lying in the West Half of the Northwest Quarter of Section 24, Township 1 South, Range 1 West of the Ute Principal Meridian, Mesa County, Colorado being more particularly described as follows:

COMMENCING at the Center Quarter Corner of said Section 23 (a 3" Brass Cap stamped "MESA COUNTY SURVEY MARKER-C 1/4 S23-NO1280), whence the Center North 1/16<sup>th</sup> Corner of said Section 23 (a brass cap stamped PLS16413-1/16 S23-1991) bears N00°11'11"E a distance of 1315.15 feet;  
 THENCE N78°44'20"E a distance of 1319.10 feet to the southerly line of said Lot 6, being the POINT OF BEGINNING;

THENCE along the arc of a curve to the left, having a central angle of 4°01'19", a radius of 568.50 feet, a chord bearing of N57°58'51"E a distance of 39.90 feet, and an arc distance of 39.91 feet to the easterly line of said Lot 6;  
 THENCE S00°22'00"E along said easterly line, being non-tangent with the last described curve a distance of 20.97 feet to the Southeast Corner of said Lot 6;  
 THENCE S89°41'01"W along the southerly line of said Lot 6, a distance of 33.96 feet to the POINT OF BEGINNING.

Containing 347 square feet, (0.008 Acres), more or less.

Basis of Bearing: N89°58'01"E between Mesa County Local Coordinate System points Southwest Corner of Section 15 (2-1/2" Alumn. Cap in Monument Box Stamped: AES T1S R1W S16/S15/S21/S22 2002 PLS 24320) and the Southeast Corner of Section 15, (2-1/2" Brass Cap Stamped: COUNTY SURVEY MARKER 828-1 15/14/22/23), both in Township 1 South, Range 1 West Ute P.M.

Prepared by:

Date: 3-01-05

Marla Mellor McCann, PLS 24961  
 For and on behalf of Carter & Burgess, Inc.

Carter & Burgess, Inc. Carter & Burgess Architects/Engineers, Inc. Carter & Burgess Consultants, Inc.  
 C&B Architects/Engineers, Inc. C&B Architects/Engineers, P.C. C&B Nevada, Inc.

WARRANTY DEED - CORRECTION\*

NO DOCUMENTARY FEE  
REQUIRED

THIS DEED, dated January 20 2006, between Colorado West Warehouses, now known as Colorado West Warehouses Ltd., a Colorado limited partnership, whose address is 1441 Winters Avenue, Grand Junction, Colorado, 81501, grantor, and The City of Grand Junction, a Colorado home rule municipality, whose legal address is 250 North 5<sup>th</sup> Street, Grand Junction, Colorado 81501 of the County of Mesa and State of Colorado grantee:

WITNESS, that the grantor, for and in consideration of the sum of ONE THOUSAND SEVEN HUNDRED THIRTY FIVE and 00/100DOLLARS (\$1,735.00), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee, its successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of Mesa, State of Colorado, described as follows:

See Exhibit "A" for Riverside Parkway Parcel No. E-78Rev, dated January 9, 2006, attached hereto and incorporated herein by reference.

\*The purpose of this Deed is to correct the legal description contained in Exhibit "A" attached to that certain Warranty Deed dated January 4, 2006, and recorded in the office of the Mesa County Clerk and Recorder on January 4, 2006, in Book 4070 at Pages 442 and 443, Reception Number 2295131.

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, the reversion and reversions, remainder and 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, its successors and assigns forever. The grantor, for itself and for its successors and assigns, does covenant, grant, bargain and agree to and with the grantee, its successors and assigns, that at the time of the ensembling and delivery of these presents, grantor is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature whatsoever, except all oil, gas and other minerals not owned by grantor.

The grantor shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the grantee its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

Colorado West Warehouses, Ltd.,  
a Colorado limited partnership

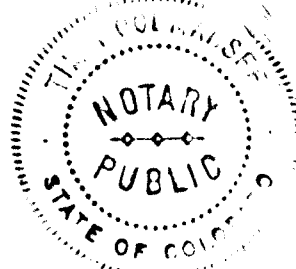
By: *Douglas L. Jones*  
Douglas L. Jones, General Partner

STATE OF COLORADO )  
                                  ) ss.  
COUNTY OF MESA     )

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of January, 2006, by Douglas L. Jones, General Partner of Colorado West Warehouses, Ltd., a Colorado limited partnership.

My commission expires: 5/11/2006  
Witness my hand and official seal.

*Jim Woodmansee*  
Notary Public



WHEN RECORDED RETURN TO:  
H.C. PECK & ASSOCIATES, INC.  
ATTN: MICHELE SPENCER  
P.O. Box 480306  
DENVER, CO 80248-0306  
Riverside Parkway Parcel No. E-78Rev.

**EXHIBIT "A"**

Rev. January 6, 2006  
February 26, 2005  
071514.402.1.0025

**PROPERTY DESCRIPTION**

Parcel No. E-78Rev

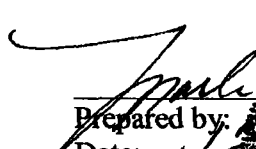
A parcel of land being a portion of Lot 6, COLORADO WEST DEVELOPMENT PARK, FILING NO. TWO, recorded in Plat Book 11 at Page 286, at Mesa County Clerk and Recorder's Office on August 15, 1977, lying in the West Half of the Northwest Quarter of Section 24, Township 1 South, Range 1 West of the Ute Principal Meridian, Mesa County, Colorado being more particularly described as follows:

COMMENCING at the West Quarter corner of said Section 24 (a 3 1/2" Aluminum Cap stamped "D H Surveys Inc S23 | S24 1/4, T1S, R1W LS24306 1996"), whence the Center Quarter Corner of Section 23, Township 1 South, Range 1 West of the Ute Principal Meridian (a 3" Brass Cap stamped "MESA COUNTY SURVEY MARKER-C 1/4 S23-NO1280) bears N89°36'03"W a distance of 2638.76 feet;  
THENCE N78°44'20"E a distance of 1319.10 feet to the southerly line of said Lot 6, being the POINT OF BEGINNING;

THENCE along the arc of a curve to the left, having a central angle of 4°01'19", a radius of 568.50 feet, a chord bearing of N57°58'51"E a distance of 39.90 feet, and an arc distance of 39.91 feet to the easterly line of said Lot 6;  
THENCE S00°22'00"E along said easterly line, being non-tangent with the last described curve a distance of 20.97 feet to the Southeast Corner of said Lot 6;  
THENCE S89°41'01"W along the southerly line of said Lot 6, a distance of 33.96 feet to the POINT OF BEGINNING.

Containing 347 square feet, (0.008 Acres), more or less.

Basis of Bearing: N89°58'01"E between Mesa County Local Coordinate System points Southwest Corner of Section 15 (2-1/2" Alum. Cap in Monument Box Stamped: AES T1S R1W S16/S15/S21/S22 2002 PLS 24320) and the Southeast Corner of Section 15, (2-1/2" Brass Cap Stamped: COUNTY SURVEY MARKER 828-1 15/14/22/23), both in Township 1 South, Range 1 West Ute P.M.

Prepared by:   
Date: 1/9/06  
Marla Mellor, L.S.  
For and on behalf of Carter & Burgess, Inc.

