

BHI87BHT

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: BLUE HERON INVESTORS, LEO
PRINSTER, JOSEPH PRINSTER, GREGORY K. HOSKIN

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: BLUE HERON
TRAIL PHASE 2

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1987

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

DEED

EXEMPT
1476258 DOC 1988 JAN 15 03:41 PM
JAN 15, 1988 E. SAWYER, CLK & REC MESA CTY, CO
BOOK 1677 PAGE 830

BLUE HERON INVESTORS, a general partnership, whose address is P.O. Box 40, Grand Junction, County of Mesa, State of Colorado, hereinafter "Grantor," hereby deeds to the City of Grand Junction the following real property in the County of Mesa, State of Colorado, to wit:

Tract Number 1, a copy of which legal description is attached as Exhibit "A";

with all its appurtenances and warrants title against all persons claiming under it.

All of the above being subject to 1987 taxes payable in 1988 and easements, reservations, restrictions and rights of way of record.

Signed this 30th day of December, 1987.

BLUE HERON INVESTORS

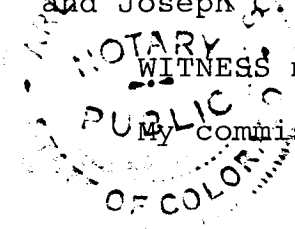
By Leo T. Prinster
General Partner

By Joseph C. Prinster
General Partner

By Gregory K. Hoskin
General Partner

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 30th day of December, 1987, by Gregory K. Hoskin, Leo T. Prinster and Joseph C. Prinster as General Partners of BLUE HERON INVESTORS.



WITNESS my hand and official seal.

My commission expires: October 2, 1988.

Arlene Lyles
Notary Public

100 11/30/87

PROPERTY DESCRIPTION

A parcel lying between the centerline and North bank of the Colorado River in the NE $\frac{1}{4}$ SW $\frac{1}{4}$ and NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 9, T1S, R1W, Ute Meridian more particularly described as follows:

Commencing at the Northwest Corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 9, T1S, R1W, Ute Meridian; thence along the west line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$ S00°02'50"E 1241.63 feet to the North bank of the Colorado River and the true point of beginning; thence S00°02'50"E 370 feet more or less to the center of the Colorado River; thence northeasterly along the center of the Colorado River to the east line of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 9; thence along said east line N00°00'06"W 140 feet more or less to the North bank of the Colorado River; thence along said North bank the following fourteen courses: N76°07'20"W 81.62 feet; thence N62°58'W 122.00 feet; thence N65°43'W 188.00 feet; thence N78°16'W 181.00 feet; thence N80°34'W 136.00 feet; thence N85°42'W 193.00 feet; thence S83°58'W 293.05 feet; thence S78°41'W 160.00 feet; thence S74°19'21"W 175.45 feet; thence S70°35'W 247.00 feet; thence S60°53'W 290.00 feet; thence S66°55'45"W 370.63 feet; thence S68°09'W 150.00 feet; thence S73°38'44"W 183.61 feet to the true point of beginning.

Containing 18.61 acres, more or less.

6 ⁰⁰/₁₀₀
City of Howard St
ATTN: City Clerk

note



DEED

1474610 D90 NO FEE 12:03 PM
DEC 23, 1987 E.SAWYER, CLK&REC MESA CITY, CO

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Tract Number 1, a copy of which legal description is attached as Exhibit "A";

with all its appurtenances and warrants title against all persons claiming under it.

All of the above being subject to 1987 taxes payable in 1988 and easements, reservations, restrictions and rights of way of record.

Signed this 30th day of November, 1987.

BLUE HERON INVESTORS

By *Leo T. Prinster*
General Partner

By *Joseph C. Prinster*
General Partner

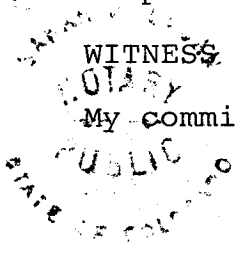
By *Gregory K. Hoskin*
General Partner

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 30th day of November, 1987, by Gregory K. Hoskin, Leo T. Prinster and Joseph C. Prinster as General Partners of BLUE HERON INVESTORS.

WITNESS my hand and official seal.

My commission expires: 6/22/89.



Sarah D. Lopez
Notary Public

EXHIBIT "A"

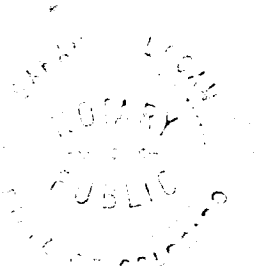
BOOK 1675 PAGE 308

BLUE HERON TRACT NO. 3

Commencing at the NE Corner of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 9, T1S, R1W of the Ute Meridian; thence S 0° 02' 41" E 915.07 ft. to the SE Corner of Blue Heron Industrial Park; thence S 89° 57' 19" W 242.41 ft. to the true point of beginning; thence S 89° 57' 19" W 290.20 ft.; thence along the arc of a curve to the right whose radius is 430.00 ft. and whose long chord bears N 85° 53' 50" W 62.20 ft.; thence N 81° 45' 00" W 474.70 ft.; thence S 26° 06' 01" W 443.90 ft; thence S 0° 08' 51" E 135.65 ft.; thence N 89° 57' 13" E 1059.74 ft.; thence N 0° 02' 47" W 30.00 ft.; thence S 89° 57' 13" W 42.40 ft.; thence N 0° 02' 47" W 431.12 ft. to the true point of beginning. Containing 10.654 acres more or less.

Subject to a 60 ft. wide easement across west end of above described tract for ingress and egress described as follows:

Beginning at the NW Corner of above described tract, thence S 26° 06' 01" W 443.90 ft.; thence S 0° 08' 51" E 135.65 ft.; thence N 26° 06' 01" E 584.89 ft.; thence N 81° 45' 00" W 63.03 ft. to the point of beginning.



BOOK NO. 12

\$6.00 -

~~no~~ *Conrad*

Clark's office

City Clerk's office



RESOLUTION NO. 1-88

CONCERNING DONATION OF LAND BY BLUE HERON INVESTORS.

WHEREAS, Blue Heron Investors have donated Blue Heron Tract 3, Mesa County, Colorado, consisting of 10.654 acres, to the City of Grand Junction to assist the City with its program of economic development encouraging the establishment of new businesses in the Mesa County area, and

WHEREAS, the City Council wishes to commit the land to that program;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION:

That the donated land be committed to economic development purpose with the City utilizing the offices of the Mesa County Economic Development Council as advisor in achieving such purpose.

PASSED AND ADOPTED THIS 6th DAY OF January, 1988.

ATTEST:

John W. Bennett
President of the Council *Pro Tem*

Kevin B. Lockhart, CM
City Clerk

Name(s) as shown on your income tax return. (Do not enter name and identification number if shown on the other side.)
Blue Heron Investors

Identification number
84-6106936

Appraisal Summary—Include in Section B only items (or groups of similar items) which have a claimed value of more than \$5,000 per item or group. (Report contributions of certain publicly traded securities only in Section A.)

Donee Acknowledgment (To be completed by the charitable organization.)

1 This charitable organization acknowledges that it is a qualified organization under section 170(c) and that it received the donated property as described in Part II on **November 30, 1987 and December 30, 1987**
 (Date)

Furthermore, this organization affirms that in the event it sells, exchanges, or otherwise disposes of the property (or any portion thereof) within two years after the date of receipt, it will file an information return (Form 8282, Donee Information Return) with the IRS and furnish the donor a copy of that return. This acknowledgment does not represent concurrence in the claimed fair market value.

Charitable organization (donee) name City of Grand Junction	Employer identification number 84-6000592
Number and street 250 North 5th Street	City or town, state, and ZIP code Grand Junction, CO 81501
Authorized signature <i>Mark Achen</i>	Title Date City Manager

Information on Donated Property (To be completed by the taxpayer and/or appraiser.)

2 Check type of property:
 Art* Real Estate Gems/Jewelry
 Stamp Collections Coin Collections Books Other

*Art includes paintings, sculpture, watercolors, prints, drawings, ceramics, antique furniture, decorative arts, textiles, carpets, silver, rare manuscripts, historical memorabilia, and other similar objects.

3	(a) Description of donated property (attach a separate sheet if more space is needed)	(b) Date acquired by donor (mo., yr.)	(c) How acquired by donor	(d) Donor's cost or adjusted basis	(e) Appraised fair market value
A	29.264 Acres Vacant Land	10-73	Purchase	57,363	203,000
B					
C					
D					

4 If tangible property was donated, write a brief summary of the overall physical condition of the property at the time of the gift.

Taxpayer (Donor) Statement (To be completed for items listed in Section B, Part II, with appraised value of \$500 or less per item.)

I declare that item(s) (enter letter(s) identifying property) _____ listed in Part II above has (have) to the best of my knowledge and belief an appraised value of not more than \$500 (per item).

Signature of taxpayer (donor) ▶

Date ▶

Certification of Appraiser (To be completed by the appraiser of the above donated property.)

I declare that I am not the donor, the donee, a party to the transaction in which the donor acquired the property, employed by or related to any of the foregoing persons, or a person whose relationship to any of the foregoing persons would cause a reasonable person to question my independence as an appraiser.

Also, I declare that I hold myself out to the public as an appraiser and that because of my qualifications as described in the appraisal, I am qualified to make appraisals of the type of property being valued. I certify the appraisal fees were not based upon a percentage of the appraised property value. Furthermore, I understand that a false or fraudulent overstatement of the property value as described in the qualified appraisal or this appraisal summary may subject me to the civil penalty under section 6701(a) (aiding and abetting the understatement of tax liability). I affirm that I have not been barred from presenting evidence or testimony by the Director of Practice.

Please Sign Here

Signature ▶

Title ▶

Date of appraisal ▶

Business address

Identification number

City or town, state, and ZIP code