

QUITCLAIM DEED

The COLORADO RIVERFRONT FOUNDATION, INC., a Colorado nonprofit corporation, 544 Rood Avenue, Grand Junction, CO 81501 ("Grantor"), for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby quitclaims all of its rights, titles and interest, including all appurtenances, rights, privileges and immunities, to the CITY OF GRAND JUNCTION, a Colorado home rule municipality, 250 N. 5th Street, Grand Junction, CO 81501 ("Grantee") and its heirs, successors and assigns forever, the following described real property situate in the City of Grand Junction, County of Mesa, State of Colorado, to wit:

All that property described on Exhibits A and B attached hereto and incorporated herein. The same property included in Book 3683, Page 709.

Signed this 22 day of OCTOBER, 2014.

ATTEST:

COLORADO RIVERFRONT FOUNDATION, INC.

Brian P. Mahoney
Secretary

By: Paul Nelson
Paul Nelson, Chairman

State of Colorado)
)ss.
County of Mesa)

The foregoing Quitclaim Deed was acknowledged before me this 22 day October, 2014, by Paul Nelson, Chairman and attested to by Brian P. Mahoney as Secretary for Colorado Riverfront Foundation, Inc.

My commission expires 08-21-17.

Witness my hand and official seal.

Linda G. Wilson
Notary Public

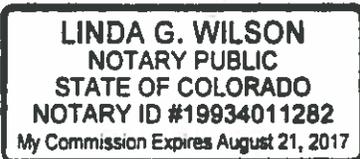


EXHIBIT A

PROPERTY DESCRIPTION

A portion of Lot 10 of Riverside Subdivision as recorded in Plat Book 1 Page 28 of the Mesa County records, County of Mesa, State of Colorado, being described as follows:

All that part of the West 60 feet of Lot 10 of Riverside Subdivision lying north of the right bank of the Colorado River;

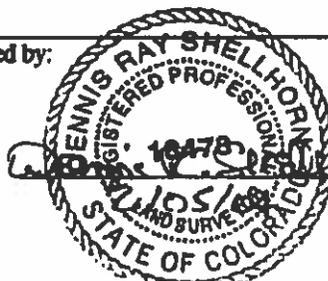
EXCEPT that part of said West 60 feet of said Lot 10 taken by Matthews Subdivision;

and EXCEPT that part of said West 60 feet taken by the parcel being described on a Boundary Line Adjustment Plat on file with the Mesa County Surveyor's Office at Reception No. 1531-97 as follows:

Beginning at the Northeast corner of Matthews Subdivision as marked by a number five rebar, said corner being on the North line of said Lot 10;
Thence along the North line of said Lot 10, S 56°33'26" E, a distance of 124.55 feet;
Thence continuing along the North line of said Lot 10, 107.76 feet along the arc of a 3711.12 foot radius curve to the right, through a central angle of 01°39'49", with a chord bearing S 55°43'32" E, a distance of 107.76 feet;
Thence S 35°06'09" W, a distance of 65.71 feet;
Thence N 77°20'25" W, a distance of 134.37 feet to the East line of the West sixty feet of said Lot 10;
Thence N 85°18'35" W, a distance of 23.90 feet to the East line of Matthews Subdivision;
Thence along said East line, N 00°05'48" W, a distance of 151.67 feet to the Point of Beginning.

NOTE: All bearings cited herein are relative to S89°49'18"E between the BLM monument for the West one-sixteenth corner and the Mesa County Survey Monument for the one-quarter corner common to Sections 10 and 15 of Township 1 South, Range 1 West of the Ute Meridian

This description was prepared by:
Dennis R. Shellhorn
Colorado P.L.S. 18478
529 25 1/2 Road, Suite 210
Grand Junction, Colorado

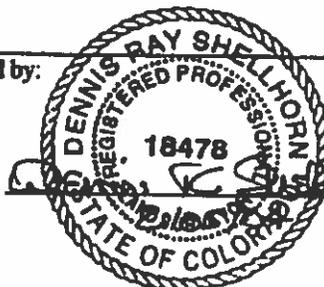


NOTICE: Any rewriting or retyping of this description must NOT include this preparation information. Lack of an original seal indicates this document is not the original.

EXHIBIT B

That part of a parcel of land conveyed in Book 1713 at Page 589, lying southerly of the 24-3/4 Road right-of-way vacated by City of Grand Junction Ordinance No. 3571, which is recorded in Book 3490 at Page 461; Mesa County, Colorado.

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