

ATTORNEYS CERTIFICATE OF TITLE

Parcel No. 1 in Sec 29 T1N R1E

Parcel No. 2 in Sec 25 T1N R1W

Parcel No. 3 in Sec 30 T1N R1E UM

Parcel No. 4 Sec 30 T1N R1E UM

Parcel No. 5 Sec 25 T1N R1W UM

Parcel No. 6 Sec 32 T1N R1E UM

Parcel No. 7 Sec 32 T1N R1E UM

by Gerald J. Ashby &
Thomas K. Younge

12-8-60

STATE OF COLORADO,)
: ss.
COUNTY OF M E S A.)

IN THE DISTRICT COURT
No. 6689

CITY OF GRAND JUNCTION,
A Municipal Corporation,
Petitioner,

vs.

LUCIUS C. CURRIER, W. T. PENROSE,
BERT GARLITZ, MARY L. MORRISON,
G. W. DAVISON, GEO. A. NAHSTOLL,
CHARLES N. NEEDHAM, FRANK M.
HARRIS and OLIVE G. HARRIS,
O. E. MACE,

Respondents.

CERTIFIED COPY

JUDGMENT AND DECREE

FILED

IN DISTRICT COURT
MESA COUNTY, COLORADO

SEP 17 1941

Lucy E. Hogan
CLERK

It appearing to the Court that the commissioners in condemnation,
heretofore appointed in this proceeding, have made and filed with the Clerk
of this Court the following report, to-wit:

"STATE OF COLORADO,)
: ss.
COUNTY OF M E S A.)

IN THE DISTRICT COURT
No. 6689

CITY OF GRAND JUNCTION,
A Municipal Corporation,
Petitioner,

vs.

LUCIUS C. CURRIER, W. T. PENROSE,
BERT GARLITZ, MARY L. MORRISON,
G. W. DAVISON, GEO. A. NAHSTOLL,
CHARLES N. NEEDHAM, FRANK M.
HARRIS and OLIVE G. HARRIS,
O. E. MACE,

Respondents.

COMMISSIONERS' REPORT

We, the undersigned commissioners, heretofore appointed
by the Court for the purpose of determining values and assessing
damages to the hereinafter described tracts or parcels of land,
do hereby report that we have and do hereby estimate, fix and
determine the fair and actual cash market value of the various
tracts or parcels of property proposed to be taken for the im-
provement, without reference to the projected improvement, and
the fair, direct and actual damage caused on account of said im-
provement to other property not taken for the improvement as
follows:

Parcel No. 1 That part of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Sec. 31, Twp. 1-N, R. 1-E, Ute Meridian, lying north and west of the following described line; beginning at a point 1,085 feet north of the E $\frac{1}{4}$ corner of Sec. 31, Twp. 1-N, R 1-E, Ute Meridian, thence South 55°35' west to a point on the west line of the said SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Sec. 31, said point being 190 feet more or less north of the SW corner of said SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Sec. 31, containing 19.4 acres, more or less, all in Mesa County, Colorado.

Value of Bert Garlitz
interest therein \$1.00

Damage to other property
of Bert Garlitz None

Value of Lucius C. Currier
interest therein \$30.00

Damage to other property
of Lucius C. Currier None

Parcel No. 2 All that part of the N $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Sec. 32, Twp. 1-N, R. 1-E, lying north and west of the following described line; beginning at a point 1,085 feet north of the W $\frac{1}{4}$ corner of Sec. 32, Twp. 1-N, R. 1-E, ute Meridian, thence N 55°35' E 410 feet more or less to the north line of the said SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Sec. 32, containing 1 acre, more or less, all in Mesa County, Colorado.

Value of Mary L. Morrison
interest therein \$1.00

Damage to other property
of Mary L. Morrison None

Value of Lucius C. Currier
interest therein \$1.50

Damage to other property
of Lucius C. Currier None

Parcel No. 3 All that part of the S $\frac{1}{4}$ of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Sec. 32, Twp. 1-N, R. 1-E, Ute Meridian, lying north and west of the following described line; beginning at the NE corner of the S $\frac{1}{4}$ of the said NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Sec. 32, thence S 55°35' W 1,210 feet, more or less, to the south line of the said NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Sec. 32, containing 14.6 acres, more or less, all in Mesa County, Colo.

Value of G. W. Davison
interest therein \$1.00

Damage to other property
of G. W. Davison None

Value of Lucius C. Currier
interest therein \$22.00

Damage to other property
of Lucius C. Currier None

Parcel No. 4 All that part of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec. 30, Twp. 1-N, R. 1-E, Ute Meridian, lying south and west of the following described line; beginning at a point 415 feet, more or less, east of the SW corner of the said NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec. 30, thence N 54°57' W to the west line of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec. 30, said point being 290 feet north of the SW corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec. 30;

Also that part of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ OF Sec. 30, Twp. 1-N, R. 1-E, Ute Meridian, lying south and west of the following described line; beginning at a point 290 feet north of the SE corner of the said NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Sec. 30, thence N 54°57' W to a point on the west line of the NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Sec. 30, 1,238 feet more or less north of SW corner of the said NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Sec. 30, containing 24.6 acres, all in Mesa County, Colorado.

Value of Geo. A. Nahstoll interest therein \$1.00	Damage to other property of Geo. A. Nahstoll None
Value of Charles N. Needham interest therein \$1.00	Damage to other property of Charles N. Needham None
Value of Frank M. Harris interest therein \$1.00	Damage to other property of Frank M. Harris None
Value of Olive G. Harris interest therein \$1.00	Damage to other property of Olive G. Harris None
Value of Lucius C. Currier interest therein \$37.00	Damage to other property of Lucius C. Currier None

Parcel No. 5 The North one-half (1/2) of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Sec. 32, Twp. 1-N, R. 1-E, Ute Meridian, containing 20 acres, all in Mesa County, Colorado.

Value of W. T. Penrose interest therein \$30.00	Damage to other property of W. T. Penrose None
Value of O. E. Mace interest therein None	Damage to other property of O. E. Mace None

(Note: The record owner of this tract is W. T. Penrose, but it was developed in evidence that one O. E. Mace has been paying the taxes thereon; if the ownership of the property be in controversy, the rights of the respective respondents to the above award is a matter for the determination of the Court.)

We hereby further certify that we have served two days time in hearing testimony in the condemnation proceeding, and have subsequently held meetings on _____ additional days.

Dated at Grand Junction, Colorado, this 26th day of August, 1941.

Wayne J. Chiesman (SEAL)
Orval Herron (SEAL)
Frank R. Hall (SEAL)"

And it appearing to the Court that upon application of the petitioner the date for hearing and consideration of said report was set for the 17th day of September, 1941, at ten o'clock A.M., and that due and legal notice was given to each of the respondents of the matters contained in said report and of the time so fixed by the Court for the consideration thereof for the time and within the manner prescribed by law;

And it further appearing to the Court that W. R. Hinman, attorney for petitioner, has made and filed his affidavit herein that he did not know and was unable to ascertain whether the respondents, other than Lucius C. Currier, or any of them, were in the military service of the United States and the Court having appointed John P. Helman to represent the respondents, other than Lucius C. Currier, and each of them, and to protect their interests herein, if any they have, and the said John P. Helman, attorney for said respondents, being here present;

And the default of all of the respondents and each of them having heretofore been entered and an order that the report of the commissioners in condemnation be confirmed as to such persons, and that decree be entered in accordance therewith and in accordance with the prayer of the petitioner having heretofore been entered; and it appearing to the Court that the commissioners' report and the acts of said commissioners are legal and in accordance with the orders of this Court and with the law;

IT IS HEREBY ORDERED, That said commissioners' report and the statements and findings therein set forth are confirmed, approved and adopted by the Court;

And it further appearing to the Court that the petitioner has paid to and deposited with the Clerk of this Court the sum of \$127.50 for the use of the respondents, which sum represents the aggregate amounts of compensation and damages proper to be paid by the petitioner to said respondents, as ascertained and certified and more particularly set forth by the commission in condemnation in its said report;

IT IS THEREFORE ADJUDGED AND DECREED:

That the compensation proper to be paid by the petitioner as the fair and actual cash market value of the various tracts or parcels of property condemned and taken for the improvement, and the fair, direct and actual damage caused on account of said improvement to other property of each respondent, and not taken for the improvement, together with a description of each parcel of property so condemned, the name of the owner thereof, is as follows:

Parcel No. 1 That part of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Sec. 31, Twp. 1-N, R. 1-E, Ute Meridian, lying north and west of the following described line; beginning at a point 1,085 feet north of the E $\frac{1}{4}$ corner of Sec. 31, Twp. 1-N, R. 1-E, Ute Meridian, thence South 55°35' west to a point on the west line of the said SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Sec. 31, said point being 180 feet more or less north of the SW corner of said SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Sec. 31, containing 19.4 acres, more or less, all in Mesa County, Colorado.

Value of Bert Garlitz interest therein \$1.00

Damage to other property of Bert Garlitz None

Value of Lucius C. Currier interest therein \$30.00

Damage to other property of Lucius C. Currier None

Parcel No. 2 All that part of the E $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Sec. 32, Twp. 1-N, R. 1-E, lying north and west of the following described line; beginning at a point 1,085 feet north of the W $\frac{1}{4}$ corner of Sec. 32, Twp. 1-N, R. 1-E, Ute Meridian, thence N 55°35' E 410 feet more or less to the north line of the said SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Sec. 32, containing 1 acre, more or less, all in Mesa County, Colorado.

Value of Mary L. Morrison interest therein \$1.00

Damage to other property of Mary L. Morrison None

Value of Lucius C. Currier interest therein \$1.50

Damage to other property of Lucius C. Currier None

Parcel No. 3 All that part of the S $\frac{1}{2}$ of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Sec. 32, Twp. 1-N, R. 1-E, Ute Meridian, lying north and west of the following described line; beginning at the NE corner of the S $\frac{1}{2}$ of the said NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Sec. 32, thence S 55°35' W 1,210 feet, more or less, to the south line of the said NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Sec. 32, containing 14.6 acres, more or less, all in Mesa County, Colo.

Value of G. W. Davison interest therein \$1.00

Damage to other property of G. W. Davison None

Value of Lucius C. Currier interest therein \$22.00

Damage to other property of Lucius C. Currier None

Parcel No. 4 All that part of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Sec. 30, Twp. 1-N, R. 1-E, Ute Meridian, lying south and west of the following described line; beginning at a point 415 feet, more or less, east of the SW corner of the said NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec. 30, thence N 54°57' W to the west line of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec. 30, said point being 290 feet north of the SW corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec. 30;

Also that part of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Sec. 30, Twp. 1-N, R. 1-E, Ute Meridian, lying south and west of the following described line; beginning at a point 290 feet north of the SE corner of the said NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Sec. 30, thence N 54°57' W to a point on the west line of the NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Sec. 30, 1,238 feet more or less north of SW corner of the said NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Sec. 30, containing 24.6 acres, all in Mesa County, Colorado.

Value of Geo. A. Nahstoll
interest therein \$1.00

Damage to other property
of Geo. A. Nahstoll None

Value of Charles N. Needham
interest therein \$1.00

Damage to other property
of Charles N. Needham None

Value of Frank M. Harris
interest therein \$1.00

Damage to other property
of Frank M. Harris None

Value of Olive G. Harris
interest therein \$1.00

Damage to other property
of Olive G. Harris None

Value of Lucius C. Currier
interest therein \$37.00

Damage to other property
of Lucius C. Currier None

Parcel No. 5 The North one-half (1/2) of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Sec. 32, Twp. 1-N, R. 1-E, Ute Meridian, containing 20 acres, all in Mesa County, Colorado.

Value of W. T. Penrose or
O. E. Mace interest therein
as their interests may sub-
sequently appear \$30.00

Damage to other property
of W. T. Penrose None

Damage to other property
of O. E. Mace None

That the petitioner having paid to and deposited with the Clerk of this Court all of the compensation ascertained as aforesaid for the use of the various respondents;

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED:

That City of Grand Junction, Colorado, a Municipal Corporation, petitioner aforesaid, has acquired and is hereby granted the fee simple title to each and all of the above described parcels of land, free of all liens and

encumbrances, claims or demands of each or any of the respondents, and the right to enter upon said property forthwith; and that the petitioner is discharged from all claims of said respondents for any and all damages involved in this proceeding;

And it further appearing to the Court that each of the commissioners in condemnation have served two days time in hearing testimony in this proceeding, their compensation and fees are hereby fixed and determined in the sum of Eight (8.00) Dollars each.

DONE IN OPEN COURT, This 17th day of September, A. D. 1941.

BY THE COURT:


George W. Bruce

Judge

STATE OF COLORADO,)
: ss.
COUNTY OF M E S A.)

I, Lucy E. Hogan, Clerk of the District Court in and for the County and State aforesaid do hereby certify the above and foregoing to be a true perfect and complete copy of the original Judgment and Decree duly made and entered herein, as appears from the records and files in this Court remaining.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Court at my office in Grand Junction, in said County and State, this 17th day of September, 1941.



Lucy E. Hogan
Clerk of the District Court

389419

INDEXED

COM. REC.

5896

P.S.

Blaine - Currier

STATE OF COLORADO } ss
County of MESA
I hereby certify that this instrument was
Filed for record

SEP 17 1941

at *10* M. *483* appended
in Book *399* Page *483*
C. B. BOND, Clerk of Court
By *W. H. ...* Deputy

City Manager
City



Return to
City Hall.

FORGET BOND

ATTORNEYS CERTIFICATE OF TITLE

This is to certify that we have examined abstracts of title on the following parcels of property situate in the County of Mesa, State of Colorado, to-wit:

Parcel No. 1

Beginning at the Southwest corner of Section 29, Township 1 North, Range 1 East, thence North $00^{\circ}28'$ East 257.20 feet along West line of said Section 29, thence South $54^{\circ}54'$ East 443.96 feet to a point on South line of said Section 29, thence South $89^{\circ}42'$ West 365.31 feet to the point of beginning. This parcel contains 1.078 acres.

Parcel No. 2

Beginning at a point on the East line of the Northeast quarter of the Southeast quarter of Section 25, Township 1 North, Range 1 West, which is 515 feet more or less from the Northeast corner of said Northeast quarter of the Southeast quarter and is 750 feet at right angles from the center line projected Walker Field Airport, Northwest-Southeast runway, thence North $54^{\circ}54'$ West 1810 feet parallel to and 750 feet from said projected center line, thence North $35^{\circ}06'$ East 250 feet, thence South $54^{\circ}54'$ East 24 feet more or less to the West line of the Southeast quarter of the Northeast quarter of Section 25, Township 1 North, Range 1 West, Ute Meridian, thence South along said West line 256 feet more or less to intersection with previously described Southwest Boundary line Walker Field Airport, thence South $54^{\circ}57'$ East along said boundary line to the East line of the Northeast quarter of the Southeast quarter of Section 25, Township 1 North, Range 1 West, Ute Meridian, thence South to the point of beginning. Said parcel contains 2.18 acres.

Parcel No. 3

Beginning at the Northwest corner of the Southwest quarter of the Northwest quarter of Section 30,

Township 1 North, Range 1 East, Ute Meridian, thence North $54^{\circ}54'$ West 757 feet parallel to and 752 feet from center line Walker Field Airport Northwest - Southeast runway projected, thence South $35^{\circ}06'$ West 252 feet, thence North $54^{\circ}54'$ West, parallel to and 500 feet from said projected runway center line, 2300 feet more or less to the West line of the Southwest quarter of the Southeast quarter of Section 24, Township 1 North, Range 1 West, thence South along West line of the said Southwest quarter of the Southeast quarter of said Section 24 and along the East line of the North half of the Northeast quarter of the Northwest quarter of Section 25, Township 1 North, Range 1 West, Ute Meridian, to the Southeast corner of said North half of the Northeast quarter of the Northwest quarter, thence West along the South line of said North half of the Northeast quarter of the Northwest quarter 477 feet more or less to a point which is 500 feet at right angles from the center line Walker Field Airport Northwest-Southeast runway projected, thence South $54^{\circ}54'$ East parallel to and 500 feet from said projected center line to the West line of the Southeast quarter of the Northeast quarter of Section 25, Township 1 North, Range 1 West, Ute Meridian, thence North to the Northwest corner of said Southeast quarter of the Northeast quarter, thence East along the North line of said Southeast Quarter of the Northeast quarter 620 feet more or less to a point of intersection with previously described Northeast boundary line of Walker Field Airport, thence South $54^{\circ}57'$ East along said boundary line to the East line of said Southeast quarter of the Northeast quarter, thence North to the point of beginning. Said tract contains 52.91 acres.

Parcel No. 4

Beginning at the Northwest corner of the Southwest quarter of the Northwest quarter of Section 30, Township 1 North, Range 1 East, Ute Meridian, thence South $54^{\circ}54'$ East parallel to and 752 feet from the center line of Northwest-Southeast runway Walker Field Airport to a point on the North line of the Southwest quarter of the Southeast quarter of said Section 30, thence West along said North line of the Southwest quarter of the Southeast quarter of Section 30, 688 feet more or less to intersection with previously described Northeast boundary line Walker Field Air-

port, thence North 54°57' West along said boundary line to the West line of Section 30, thence North to the point of beginning. Said tract contains 37.95 acres.

Parcel No. 5

Northeast quarter of the Northeast quarter of the Northwest quarter of Section 25, Township 1 North, Range 1 West of the Ute Meridian.

Parcel No. 6

Beginning at a point on the South line of the Southeast quarter of the Northwest quarter of Section 32, Township 1 North, Range 1 East, Ute Meridian, which is 267.30 feet from the Southeast corner of said Southeast quarter of the Northwest quarter, thence West along said South line 445.80 feet, thence South 54°54' East 364.29 feet parallel to and 500 feet from projected center line of Walker Field Airport runway, thence North 35°06' East 256.97 feet to the point of beginning. Said tract contains 1.07 acres.

Parcel No. 7

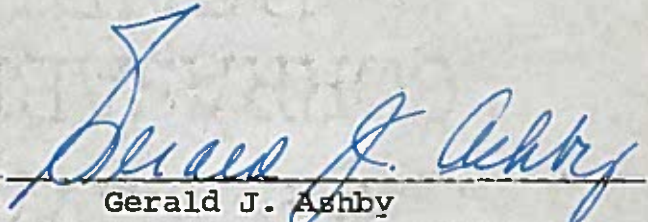
Beginning at the Southwest corner of the Northeast quarter of the Northwest quarter of Section 32, Township 1 North, Range 1 East, Ute Meridian, thence East along South line of the Northeast quarter of the Northwest quarter of Section 32, Township 1 North, Range 1 East, Ute Meridian 464.18 feet, thence North 54°54' West parallel to and 500 feet from the projected center line of Walker Field Airport Northwest-Southeast runway 565.26 feet more or less to the West line of said Northeast quarter of the Northwest quarter, thence South 326.65 feet to the point of beginning. Said tract contains 1.74 acres

and do certify that subject to the usual reservations contained in the United States patent and as to parcels Nos. 1 through 5 subject to a reservation of mineral rights, the fee simple title to parcels Nos. 1 through 5 was in the City of Grand Junction and the County of Mesa, State of Colorado. That as to Parcel No. 6, the fee simple title was in John E. Hartman and

Marjy Hartman and as to Parcel No. 7, the fee simple title was in Lucius C. Currier and Florence B. Currier.

It is further certified that as to Parcels Nos. 6 and 7, the City of Grand Junction and County of Mesa, State of Colorado hold a valid Clear Zone Easement in accordance with the demands of the Federal Aviation Agency and in accordance with the usual form of such Clear Zone Easement as prescribed by that agency.

It is understood that the examination was an abstract examination only and did not involve a record search concerning said parcels.


Gerald J. Ashby
City Attorney for the City of Grand
Junction

ATTORNEYS CERTIFICATE OF TITLE

This is to certify that we have examined abstracts of title on the following parcels of property situate in the County of Mesa, State of Colorado, to-wit:

Parcel No. 1

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Parcel No. 2

Beginning at a point on the East line of the Northeast quarter of the Southeast quarter of Section 25, Township 1 North, Range 1 West, which is 515 feet more or less from the Northeast corner of said Northeast quarter of the Southeast quarter and is 750 feet at right angles from the center line projected Walker Field Airport, Northwest-Southeast runway, thence North $54^{\circ}54'$ West 1810 feet parallel to and 750 feet from said projected center line, thence North $35^{\circ}06'$ East 250 feet, thence South $54^{\circ}54'$ East 24 feet more or less to the West line of the Southeast quarter of the Northeast quarter of Section 25, Township 1 North, Range 1 West, Ute Meridian, thence South along said West line 256 feet more or less to intersection with previously described Southwest Boundary line Walker Field Airport, thence South $54^{\circ}57'$ East along said boundary line to the East line of the Northeast quarter of the Southeast quarter of Section 25, Township 1 North, Range 1 West, Ute Meridian, thence South to the point of beginning. Said parcel contains 2.18 acres.

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Beginning at a point on the South line of the Southeast quarter of the Northwest quarter of Section 32, Township 1 North, Range 1 East, Ute Meridian, which is 267.30 feet from the Southeast corner of said Southeast quarter of the Northwest quarter, thence West along said South line 445.80 feet, thence South $54^{\circ}54'$ East 364.29 feet parallel to and 500 feet from projected center line of Walker Field Airport runway, thence North $35^{\circ}06'$ East 256.97 feet to the point of beginning. Said tract contains 1.07 acres.

Parcel No. 7

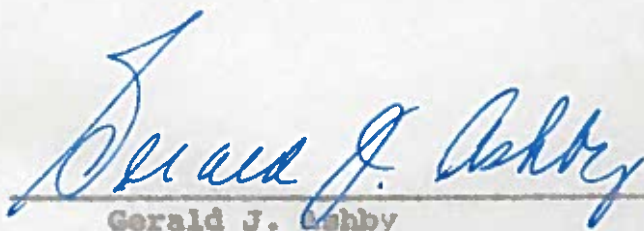
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and do certify that subject to the usual reservations contained in the United States patent and as to parcels Nos. 1 through 5 subject to a reservation of mineral rights, the fee simple title to parcels Nos. 1 through 5 was in the City of Grand Junction and the County of Mesa, State of Colorado. That as to Parcel No. 6, the fee simple title was in John E. Hartman and

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It is further certified that as to Parcels Nos. 6 and 7, the City of Grand Junction and County of Mesa, State of Colorado hold a valid Clear Zone Easement in accordance with the demands of the Federal Aviation Agency and in accordance with the usual form of such Clear Zone Easement as prescribed by that agency.

It is understood that the examination was an abstract examination only and did not involve a record search concerning said parcels.



Gerald J. Ashby
City Attorney for the City of Grand
Junction

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Beginning at the Southwest corner of Section 29, Township 1 North, Range 1 East, thence North $00^{\circ}28'$ East 257.20 feet along West line of said Section 29, thence South $54^{\circ}54'$ East 443.96 feet to a point on South line of said Section 29, thence South $89^{\circ}42'$ West 365.31 feet to the point of beginning. This parcel contains 1.078 acres.

Parcel No. 2

Beginning at a point on the East line of the Northeast quarter of the Southeast quarter of Section 25, Township 1 North, Range 1 West, which is 515 feet more or less from the Northeast corner of said Northeast quarter of the Southeast quarter and is 750 feet at right angles from the center line projected Walker Field Airport, Northwest-Southeast runway, thence North $54^{\circ}54'$ West 1810 feet parallel to and 750 feet from said projected center line, thence North $35^{\circ}06'$ East 250 feet, thence South $54^{\circ}54'$ East 24 feet more or less to the West line of the Southeast quarter of the Northeast quarter of Section 25, Township 1 North, Range 1 West, Ute Meridian, thence South along said West line 256 feet more or less to intersection with previously described Southwest Boundary line Walker Field Airport, thence South $54^{\circ}57'$ East along said boundary line to the East line of the Northeast quarter of the Southeast quarter of Section 25, Township 1 North, Range 1 West, Ute Meridian, thence South to the point of beginning. Said parcel contains 2.18 acres.

Parcel No. 3

Beginning at the Northwest corner of the Southwest quarter of the Northwest quarter of Section 30,

Township 1 North, Range 1 East, Ute Meridian, thence North $54^{\circ}54'$ West 757 feet parallel to and 752 feet from center line Walker Field Airport Northwest - Southeast runway projected, thence South $35^{\circ}06'$ West 252 feet, thence North $54^{\circ}54'$ West, parallel to and 500 feet from said projected runway center line, 2300 feet more or less to the West line of the Southwest quarter of the Southeast quarter of Section 24, Township 1 North, Range 1 West, thence South along West line of the said Southwest quarter of the Southeast quarter of said Section 24 and along the East line of the North half of the Northeast quarter of the Northwest quarter of Section 25, Township 1 North, Range 1 West, Ute Meridian, to the Southeast corner of said North half of the Northeast quarter of the Northwest quarter, thence West along the South line of said North half of the Northeast quarter of the Northwest quarter 477 feet more or less to a point which is 500 feet at right angles from the center line Walker Field Airport Northwest-Southeast runway projected, thence South $54^{\circ}54'$ East parallel to and 500 feet from said projected center line to the West line of the Southeast quarter of the Northeast quarter of Section 25, Township 1 North, Range 1 West, Ute Meridian, thence North to the Northwest corner of said Southeast quarter of the Northeast quarter, thence East along the North line of said Southeast Quarter of the Northeast quarter 620 feet more or less to a point of intersection with previously described Northeast boundary line of Walker Field Airport, thence South $54^{\circ}57'$ East along said boundary line to the East line of said Southeast quarter of the Northeast quarter, thence North to the point of beginning. Said tract contains 52.91 acres.

Parcel No. 4

Beginning at the Northwest corner of the Southwest quarter of the Northwest quarter of Section 30, Township 1 North, Range 1 East, Ute Meridian, thence South $54^{\circ}54'$ East parallel to and 752 feet from the center line of Northwest-Southeast runway Walker Field Airport to a point on the North line of the Southwest quarter of the Southeast quarter of said Section 30, thence West along said North line of the Southwest quarter of the Southeast quarter of Section 30, 688 feet more or less to intersection with previously described Northeast boundary line Walker Field Air-

port, thence North $54^{\circ}57'$ West along said boundary line to the West line of Section 30, thence North to the point of beginning. Said tract contains 37.95 acres.

Parcel No. 5

Northeast quarter of the Northeast quarter of the Northwest quarter of Section 25, Township 1 North, Range 1 West of the Ute Meridian.

Parcel No. 6

Beginning at a point on the South line of the Southeast quarter of the Northwest quarter of Section 32, Township 1 North, Range 1 East, Ute Meridian, which is 267.30 feet from the Southeast corner of said Southeast quarter of the Northwest quarter, thence West along said South line 445.80 feet, thence South $54^{\circ}54'$ East 364.29 feet parallel to and 500 feet from projected center line of Walker Field Airport runway, thence North $35^{\circ}06'$ East 256.97 feet to the point of beginning. Said tract contains 1.07 acres.

Parcel No. 7

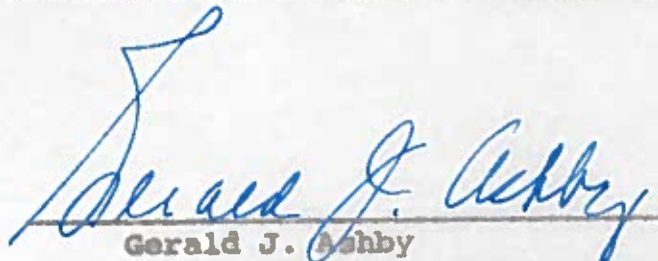
Beginning at the Southwest corner of the Northeast quarter of the Northwest quarter of Section 32, Township 1 North, Range 1 East, Ute Meridian, thence East along South line of the Northeast quarter of the Northwest quarter of Section 32, Township 1 North, Range 1 East, Ute Meridian 464.18 feet, thence North $54^{\circ}54'$ West parallel to and 500 feet from the projected center line of Walker Field Airport Northwest-Southeast runway 565.26 feet more or less to the West line of said Northeast quarter of the Northwest quarter, thence South 326.65 feet to the point of beginning. Said tract contains 1.74 acres

and do certify that subject to the usual reservations contained in the United States patent and as to parcels Nos. 1 through 5 subject to a reservation of mineral rights, the fee simple title to parcels Nos. 1 through 5 was in the City of Grand Junction and the County of Mesa, State of Colorado. That as to Parcel No. 6, the fee simple title was in John E. Hartman and

Marjy Hartman and as to Parcel No. 7, the fee simple title was in Lucius C. Currier and Florence B. Currier.

It is further certified that as to Parcels Nos. 6 and 7, the City of Grand Junction and County of Mesa, State of Colorado hold a valid Clear Zone Easement in accordance with the demands of the Federal Aviation Agency and in accordance with the usual form of such Clear Zone Easement as prescribed by that agency.

It is understood that the examination was an abstract examination only and did not involve a record search concerning said parcels.



Gerald J. Ashby
City Attorney for the City of Grand
Junction

JOHN R. HELMAN
THOMAS K. YOUNGE
FRANK M. HOCKENSMITH
RICHARD C. ZOLLNER
DONALD W. STACEY

Helman, Younge, Hockensmith & Zollner

ATTORNEYS AT LAW
GRAND JUNCTION, COLORADO

543 ROOD AVENUE
TEL CH 2-2645
P O BOX 688

December 8, 1960

The City of Grand Junction
and The County of Mesa
Grand Junction, Colorado

Gentlemen:

This is to certify that we have examined an Abstract of Title to the following described property in Mesa County, Colorado, to-wit:

Beginning at a point on the South Line of the Southeast Quarter of the Northwest Quarter of Section 32, Township 1 North, Range 1 East of the Ute Meridian which is South 89°54' West 267.30 feet from the Southeast Corner said Southeast Quarter of the Northwest Quarter of Section 32, thence South 89°54' West 445.80 feet along said South line, thence North 54°54' West 742.90 feet to the West line said Southeast Quarter of the Northwest Quarter, thence North 00°18' East 891.16 feet to the Northwest Corner said Southeast Quarter of the Northwest Quarter, thence North 89°48' East 464.18 feet along the North line said Southeast Quarter of the Northwest Quarter, thence South 54°54' East 1236.94 feet, thence South 35°06' West 743.3 feet to the point of beginning.

Said abstract was prepared and certified by The Mesa County Abstract Company December 6, 1960 at 8:00 o'clock A.M.

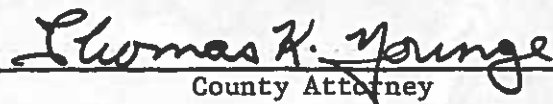
From examination of said abstract and the entries therein contained, but not from a record examination of the title, we are of the opinion that a good and marketable fee title was vested in

THE CITY OF GRAND JUNCTION AND
THE COUNTY OF MESA, STATE OF COLORADO

by Quit Claim Deed dated March 9, 1960, recorded March 23, 1960 in Book 776 at Page 473. The title thus vested is subject to the following reservations and exceptions:

- (1) A reservation in Silmon Smith, the previous fee owner, of all oil, gas and other minerals with the right to prospect for and remove the same.
- (2) Zoning and Subdivision regulations of the County of Mesa.

Very truly yours,


County Attorney

JOHN P. HELMAN
THOMAS K. YOUNGE
FRANK M. HOCKENSMITH
RICHARD C. ZOLLNER
DONALD W. STACEY

Helman, Younge, Hockensmith & Zollner
ATTORNEYS AT LAW
GRAND JUNCTION, COLORADO

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The City of Grand Junction
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Very truly yours,

Thomas K. Younge
County Attorney

lml