

WARRANTY DEED

3P Development, LLC, a Colorado Limited Liability Company whose address is 38 Oak Way, Glenwood Springs, CO 81601, Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, has sold, granted and conveyed, and by these presents does hereby sell, grant and convey to The City of Grand Junction, a Colorado home rule municipality, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, Grantee, its successors and assigns forever, the following described real property in the County of Mesa, State of Colorado, to wit:

A parcel of land for Public Roadway & Utilities Right-of-Way purposes situated in the NE1/4 SW1/4 Section 15, Township 1 South, Range 1 East of the Ute Meridian being described as follows:

Commencing at the C1/4 corner of Section 15, Township 1 South, Range 2 East, Ute Meridian and considering the North line of the NE1/4 SW1/4 Sec. 15, T1S, R2E, U.M. to bear S89°54'48"E and all bearings contained herein to be relative thereto; thence N89°54'48"W 494.90 feet along the North line of the NE1/4 SW1/4; to the NW corner of Brookdale Subdivision as recorded in Plat Book 13 Page 162 & 163 of the Mesa County Clerk and Recorder's Office; thence S00°04'58"E 30.00 feet along the West line of Brookdale Subdivision to the intersection with the southerly right-of-way line for D1/2 Road being the POINT OF BEGINNING; thence N89°54'48"W 12.73 feet; thence S00°05'29"E 378.03 feet; thence S00°05'29"E 127.08 feet; thence 47.94 feet along the arc of a curve to the right with a radius of 278.00 feet and whose chord bears S04°50'57"W 47.89 feet; thence S09°47'23"W 99.92 feet; thence 55.99 feet along the arc of a curve to the left with a radius of 322.00 feet and whose chord bears S04°48'31"W 55.92 feet; thence S00°10'21"E 146.46 feet; thence S00°10'21"E 436.52 feet; thence S89°52'59"E 37.76 feet; thence N00°04'58"W 1290.05 feet to the Point of Beginning.

Containing 0.78 acres, more or less, as described herein and depicted on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereunto belonging or in anywise appertaining, unto the said Grantee and unto its successors and assigns forever, the said Grantor hereby covenants that it will warrant and defend the title to said premises unto the said Grantee and unto its successors and assigns forever, against the lawful claims and demands of all persons whomsoever.

Executed and delivered this 31st day of July, 2008.

3P Development, LLC
A Colorado Limited Liability Company

By [Signature]
Pam Pine, Manager

State of Colorado)
)ss.
County of ~~Mesa~~ Garfield

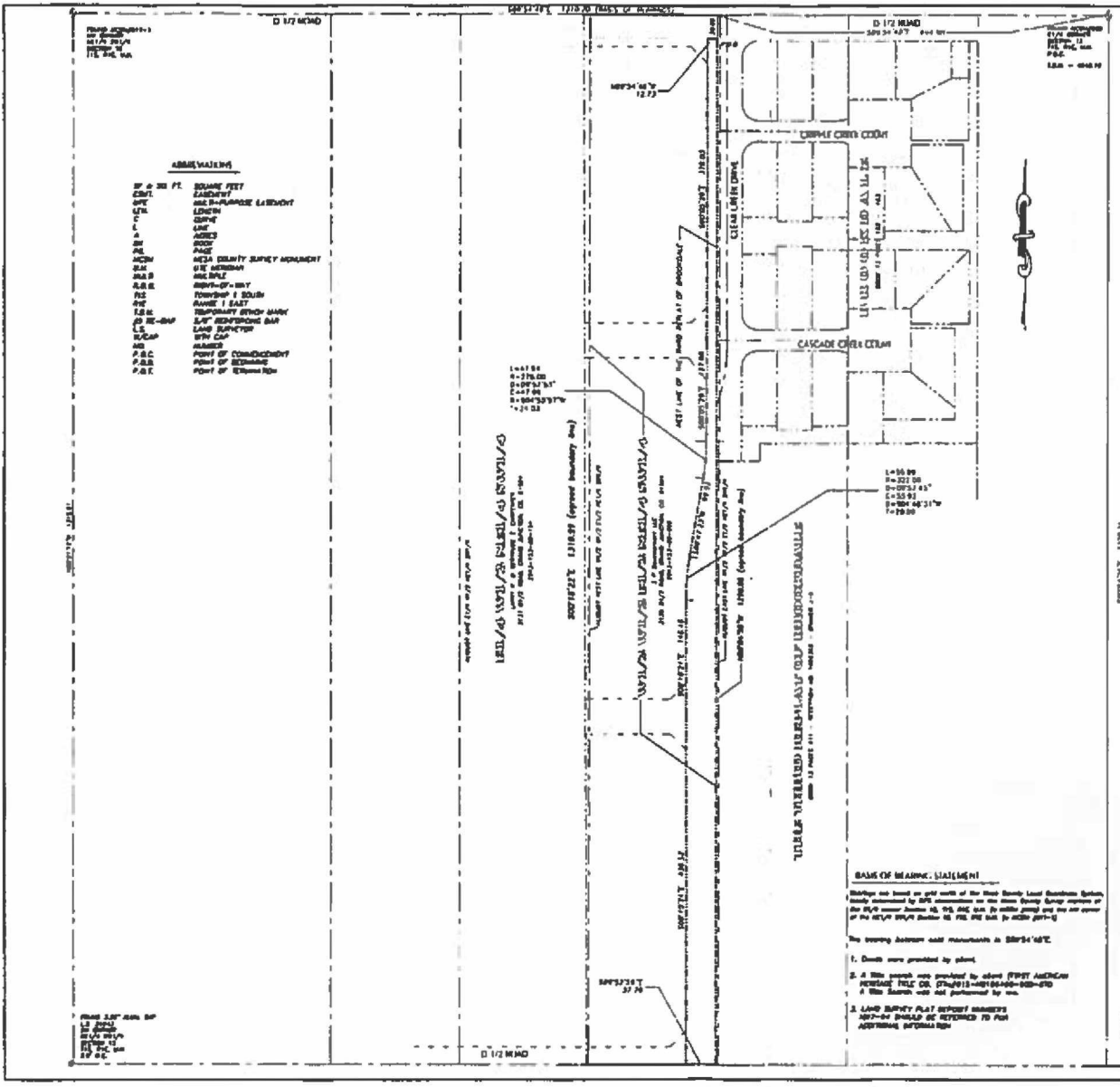
The foregoing instrument was acknowledged before me this 31st day of July, 2008, by Pam Pine, Manager of 3P Development, LLC, a Colorado Limited Liability Company.

My commission expires: 8/8/09
Witness my hand and official seal.



[Signature]
Notary Public

RECEPTION #: 245429, BK 4717 PG 79 08/22/2008 at 11:39:52 AM, 3 OF 3, R \$15.00
S 91.00 EXEMPT Doc Code: WD Janice Rich, Mesa County, CO CLERK AND RECORDER



ADDITIONAL INFORMATION
 BEARINGS
 1/4 SECTION
 2/4 SECTION
 3/4 SECTION
 4/4 SECTION
 1/4 SECTION
 2/4 SECTION
 3/4 SECTION
 4/4 SECTION
 1/4 SECTION
 2/4 SECTION
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 4/4 SECTION

EXHIBIT "A"
 CLEAR CREEK ROAD RIGHT-OF-WAY PLAT
 SITUATED IN THE NORTH & SOUTH SECTIONS 13, T15, R16 OF THE 6TH MERIDIAN
 CITY OF CANON SPRING, COUNTY OF MESA, STATE OF COLORADO

- LEGEND & NOTES
- FOUND HIGH SURVEY MONUMENT AS DESCRIBED
 - FOUND SURVEY MONUMENT 2" ALUM CHIP - L.S. 1940
 - FOUND SURVEY MONUMENT 3.5" ALUM CHIP - L.S. 2043
 - 4/8" REBAR N/CAP L.S. 2011
1. THIS SURVEY IS FOR THE PURPOSE OF UNWARRANTED REPRESENTATIONS A WRITEN DESCRIPTION - IT DOES NOT REPRESENT A MONUMENTED BOUNDARY SURVEY.

- BOUNDARY LINES
- BOUNDARY LINES FOR SEC 13
- BOUNDARY LINES FOR SEC 14



DESCRIPTION - CLEAR CREEK ROAD RIGHT-OF-WAY

A parcel of land situated in the NE1/4 SE1/4 Section 13, Township 13 North, Range 1 East of the 6th Meridian being described as follows:

Commencing at the E1/4 corner of Section 13, Township 13 North, Range 1 East, the border and subdividing the South line of the NE1/4 SE1/4 Sec. 13, T13, R01, S06, to bear S89°54'40"E and of average distance 101.73 feet to the corner of Section 13, Township 13 North, Range 1 East, the border and subdividing the North line of the NE1/4 SE1/4 Sec. 13, T13, R01, S06, to bear S75°24'57"E and of average distance 404.36 feet along the North line of the NE1/4 SE1/4 Sec. 13, T13, R01, S06, to the NW corner of Section 13, Township 13 North, Range 1 East, as recorded in Plat Book 13 Page 105 & 103 of the Mesa County Clerk and Recorder's Office;

thence S89°54'40"E 101.73 feet to the corner of Section 13, Township 13 North, Range 1 East, the border and subdividing the North line of the NE1/4 SE1/4 Sec. 13, T13, R01, S06, to bear S75°24'57"E and of average distance 404.36 feet along the North line of the NE1/4 SE1/4 Sec. 13, T13, R01, S06, to the NW corner of Section 13, Township 13 North, Range 1 East, as recorded in Plat Book 13 Page 105 & 103 of the Mesa County Clerk and Recorder's Office;

thence S89°54'40"E 101.73 feet to the corner of Section 13, Township 13 North, Range 1 East, the border and subdividing the North line of the NE1/4 SE1/4 Sec. 13, T13, R01, S06, to bear S75°24'57"E and of average distance 404.36 feet along the North line of the NE1/4 SE1/4 Sec. 13, T13, R01, S06, to the NW corner of Section 13, Township 13 North, Range 1 East, as recorded in Plat Book 13 Page 105 & 103 of the Mesa County Clerk and Recorder's Office;

thence S89°54'40"E 101.73 feet to the corner of Section 13, Township 13 North, Range 1 East, the border and subdividing the North line of the NE1/4 SE1/4 Sec. 13, T13, R01, S06, to bear S75°24'57"E and of average distance 404.36 feet along the North line of the NE1/4 SE1/4 Sec. 13, T13, R01, S06, to the NW corner of Section 13, Township 13 North, Range 1 East, as recorded in Plat Book 13 Page 105 & 103 of the Mesa County Clerk and Recorder's Office;

BASE OF MEASURE STATEMENT

Boundaries are based on grid north of the North American Datum 1983 (NAD 83). All distances are in feet and angles are in degrees, minutes and seconds. The datum is the North American Datum 1983 (NAD 83).

1. Data were provided by client.
2. A site visit was provided by client (PHOTOGRAPHS AND FIELD NOTES) AND/OR BY ME.
3. LAND SURVEY PLAT BEARING NUMBERS SHOULD BE REFERRED TO FOR ADDITIONAL INFORMATION.

Prepared by:
 Bob E. Harp
 R.E.S. Surveying Systems Inc.
 1910 Colorado Boulevard
 Grand Junction, CO 81501
 7/17/2008

EXHIBIT "A" CLEAR CREEK ROAD RIGHT-OF-WAY PLAT		
TOR J.P.S.	Surveyed by: JPH	Checked by: JPH
ACAD ID: 11111	Drawn by: JPH	Checked by: JPH
Scale: 1/4" = 100'	CHECKED BY: JPH	FILE: 2008-051
Date: 7/17/2008	CHECKED BY: JPH	FILE: 2008-051