

WARRANTY DEED

This Warranty Deed made this 8th day of February, 2010 by and between **Dillon Real Estate Co., Inc., a Kansas Corporation, Grantor**, for and in consideration of Ten and 00/100 Dollars, (\$10.00) and other good and valuable consideration, 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, Grantee**, a Colorado home rule municipality, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, its successors and assigns forever, the following described tracts or parcels of land for Public Roadway Right-of-Way purposes, to wit:

Parcel A:

A PARCEL OF LAND SITUATED IN THE SW ¼ OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN, BEING A PART OF LOT 2A, REPLAT OF MESA VILLAGE SUBDIVISION AS RECORDED FEBRUARY 16, 1996 AT RECEPTION NO. 1746811, CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2A, WHENCE THE SW CORNER OF THE NW ¼ OF THE SW ¼ OF SAID SECTION 4 BEARS S35°32'35"W A DISTANCE OF 811.01 FEET, SAID POINT LYING ON THE WESTERLY R.O.W. LINE OF MARKET STREET AS RECORDED IN BOOK 2940 AT PAGE 884, MESA COUNTY RECORDS; THENCE S00°06'21"W ALONG THE EASTERLY LINE OF SAID LOT 2A AND SAID WESTERLY R.O.W. LINE A DISTANCE OF 578.72 FEET TO A POINT OF NON-TANGENT CURVE; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT WHOSE CHORD BEARS N11°33'45"W A DISTANCE OF 63.30 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 23°20'13", A RADIUS OF 156.50 FEET, AN ARC LENGTH OF 63.74 FEET TO A POINT OF TANGENT; THENCE N00°06'21"E ALONG SAID TANGENT A DISTANCE OF 142.32 FEET; THENCE N44°53'39"W A DISTANCE OF 33.23 FEET; THENCE N00°06'15"E A DISTANCE OF 39.45 FEET; THENCE N45°06'21"E A DISTANCE OF 33.23 FEET; THENCE N00°06'21"E A DISTANCE OF 46.68 FEET; THENCE N19°11'03"W A DISTANCE OF 31.78 FEET; THENCE N00°06'21"E A DISTANCE OF 62.21 FEET; THENCE N19°23'46"E A DISTANCE OF 31.78 FEET; THENCE N00°06'21"E A DISTANCE OF 59.21 FEET; THENCE N56°44'43"W A DISTANCE OF 26.22 FEET; THENCE N00°06'21"E A DISTANCE OF 45.46 FEET TO A POINT LYING ON THE NORTH LINE OF SAID LOT 2A; THENCE S89°59'06"E ALONG SAID NORTH LINE A DISTANCE OF 34.76 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS (10,752 SQUARE FEET) 0.2468 ACRES.

BEARINGS ARE BASED ON THE WEST LINE OF THE NW 1/4 OF THE SW 1/4 OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 1 WEST, OF THE UTE MERIDIAN BEARING N00°06'21"E AS REFERENCED AND BOUNDED BY A 3.25" MESA COUNTY ALUMINUM CAP L.S. NO. 677 IN A RANGE BOX AT THE SW CORNER OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 4 AND A 3.25" HIGH DESERT SURVEYING ALUMINUM CAP L.S. NO. 24953 IN A RANGE BOX AT THE NW CORNER OF THE NW 1/4 OF THE SW ¼ OF SECTION 4.

AND ALSO;

Parcel B:

A PARCEL OF LAND SITUATED IN THE SW ¼ OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN, BEING A PART OF LOT 2A, REPLAT OF MESA VILLAGE SUBDIVISION AS RECORDED FEBRUARY 16, 1996 AT RECEPTION NO. 1746811, CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2A, WHENCE THE SW CORNER OF THE NW ¼ OF THE SW ¼ OF SAID SECTION 4 BEARS N69°09'53"W A DISTANCE OF 673.97 FEET; THENCE S89°58'29"W ALONG THE SOUTHERLY LINE OF SAID LOT 2A A DISTANCE OF 32.50 FEET TO THE SOUTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN BOOK 2940 AT PAGE 876, MESA COUNTY RECORDS; THENCE N00°04'47"E ALONG THE EASTERLY LINE OF SAID PARCEL AND THE WESTERLY LINE OF SAID LOT 2A A DISTANCE OF 172.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE S89°58'29"W ALONG THE NORTHERLY LINE OF SAID PARCEL AND THE SOUTHERLY LINE OF SAID LOT 2A A DISTANCE OF 14.98 FEET TO A POINT OF NON-TANGENT CURVE; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT WHOSE CHORD BEARS N30°29'11"W A DISTANCE OF 17.47 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 16°44'17", A RADIUS OF 60.00 FEET, AN ARC LENGTH OF 17.53

FEET; THENCE N77°28'00"W NON-TANGENT TO THE LAST DESCRIBED CURVE A DISTANCE OF 30.86 FEET; THENCE S63°11'37"W A DISTANCE OF 9.46 FEET; THENCE N33°17'54"W A DISTANCE OF 6.18 FEET; THENCE N56°29'30"W A DISTANCE OF 32.81 FEET; THENCE N34°46'52"W A DISTANCE OF 6.18 FEET; THENCE N48°19'29"E A DISTANCE OF 9.92 FEET; THENCE N04°40'03"E A DISTANCE OF 12.58 FEET TO A POINT LYING ON THE SOUTHERLY R.O.W. LINE OF MARKET STREET AS RECORDED IN BOOK 2940 AT PAGE 884; THENCE N89°58'29"E ALONG SAID SOUTHERLY R.O.W. LINE A DISTANCE OF 120.84 FEET TO AN ANGLE POINT ON THE EASTERLY LINE OF SAID LOT 2A; THENCE S00°04'47"W ALONG SAID EASTERLY LINE A DISTANCE OF 237.00 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS (11,982 SQUARE FEET) 0.2751 ACRES.

BEARINGS ARE BASED ON THE WEST LINE OF THE NW 1/4 OF THE SW 1/4 OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 1 WEST, OF THE UTE MERIDIAN BEARING N00°06'21"E AS REFERENCED AND BOUNDED BY A 3.25" MESA COUNTY ALUMINUM CAP L.S. NO. 677 IN A RANGE BOX AT THE SW CORNER OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 4 AND A 3.25" HIGH DESERT SURVEYING ALUMINUM CAP L.S. NO. 24953 IN A RANGE BOX AT THE NW CORNER OF THE NW 1/4 OF THE SW 1/4 OF SECTION 4.

As described herein and depicted on **Exhibit "A" and Exhibit "B"** 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 covenanting 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 8th day of February, 2010.

Dillon Real Estate Co., Inc.,
a Kansas Corporation

By: [Signature]
Paul W. Heldman, Vice President and Secretary



By: [Signature]
Scott M. Henderson, Vice President and Treasurer



State of Ohio)
)ss.
County of Hamilton)

The foregoing instrument was acknowledged before me this 8th day of February, 2010, by Paul W. Heldman, Vice President and Secretary, Dillon Real Estate Co., Inc., a Kansas Corporation.

My commission expires _____.

Witness my hand and official seal.



JENNIFER K. GOTHARD
Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration
Date. Section 147.03 O.R.C.

[Signature]
Notary Public

The foregoing instrument was acknowledged before me this 8th day of February, 2010, by Scott M. Henderson, Vice President and Treasurer, Dillon Real Estate Co., Inc., a Kansas Corporation.

My commission expires _____.

Witness my hand and official seal.

Jennifer K. Gothard
Notary Public



JENNIFER K. GOTHARD
Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration
Date. Section 147.03 O.R.C.

EXHIBIT "A"

LOT 1, CANYON
NEW MARKETPLACE
PARCEL NO. 2945-043-21-001

34.76'
589.59'06"E

LOT 2, CANYON
NEW MARKETPLACE
PARCEL NO. 2945-043-21-002

POINT OF BEGINNING
NE CORNER OF LOT 2A,
REPLAT OF MESA
VILLAGE SUBDIVISION

W 1/4 CORNER OF SECTION 4,
T.1S., R.1W., UTE MERIDIAN
(FOUND 3.25" HIGH DESERT
SURVEYING ALUMINUM CAP
L.S. NO. 24953 IN RANGE BOX.)

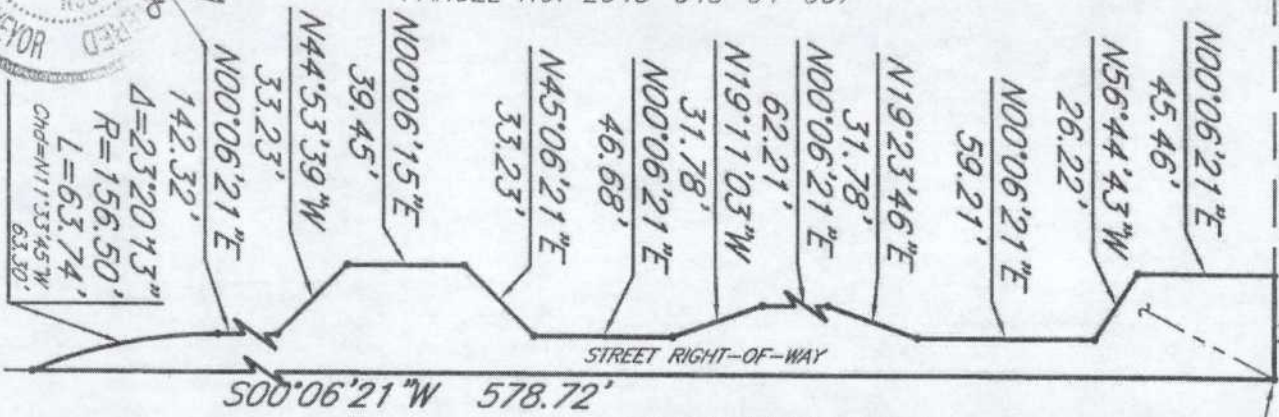
24 ROAD
(PUBLIC R.O.W. VARIES)

SW CORNER OF THE NW 1/4 OF
THE SW 1/4 OF SECTION 4,
T.1S., R.1W., UTE MERIDIAN
(FOUND 3.25" MESA COUNTY
ALUMINUM CAP L.S. NO. 677
IN RANGE BOX.)

N00°06'21"E 1320.05' (BASIS OF BEARINGS)
WEST LINE OF THE NW 1/4 OF
THE SW 1/4 OF SECTION 4

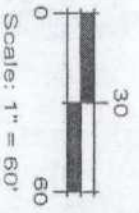
LOT 2A
REPLAT OF MESA
VILLAGE SUBDIVISION

PARCEL NO. 2945-043-04-007



LEGEND

	DEDICATION LINE
	ADJACENT PROPERTY
	SECTION LINE
	TIE LINE
	ANGLE POINT
	ALIQUOT CORNER



LOT 1,
KOHLS SUBDIVISION
PARCEL NO. 2945-043-22-001

PARCEL CONTAINS
10,752 SQUARE FEET
0.2468 ACRES

OWNER:
DILLON REAL ESTATE CO INC
P.O. BOX 6667
DENVER, COLORADO 80217
PREPARED BY:
ENGINEERING SERVICE COMPANY
1300 SOUTH POTOMAC STREET, SUITE 125
ALBORA, COLORADO 80012

CITY OF GRAND JUNCTION

STREET R.O.W.

NOTE: THIS EXHIBIT DOES NOT REPRESENT A
MONUMENTED SURVEY. IT IS INTENDED
ONLY TO DEPICT THE ATTACHED DESCRIPTION.

DRAWN BY: SAM	SCALE: 1"=60'	R.O.W. FILE#
CHECKED BY: CMB	DATE: 11/05/09	

A PART OF LOT 2A, REPLAT OF MESA VILLAGE SUBDIVISION
SITUATED IN THE SW 1/4 OF SECTION 4,
TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN
CITY OF GRAND JUNCTION, COUNTY OF MESA,
STATE OF COLORADO.

EXHIBIT "B"

LOT 1,

KOHL'S SUBDIVISION

PARCEL NO. 2945-043-04-007

LOT 2A
REPLAT OF MESA
VILLAGE SUBDIVISION
PARCEL NO. 2945-043-04-007

MARKET STREET
(BK.2940~PG.884)



W 1/4 CORNER OF SECTION 4,
T.1S., R.1W., UTE MERIDIAN
(FOUND 3.25" HIGH DESERT
SURVEYING ALUMINUM CAP
L.S. NO. 24953 IN RANGE BOX.)

24 ROAD
(PUBLIC R.O.W. VARIES)

SW CORNER OF THE NW 1/4 OF
THE SW 1/4 OF SECTION 4,
T.1S., R.1W., UTE MERIDIAN
(FOUND 3.25" MESA COUNTY
ALUMINUM CAP L.S. NO. 677
IN RANGE BOX.)

1320.05' (BASIS OF BEARINGS)
WEST LINE OF THE NW 1/4 OF
THE SW 1/4 OF SECTION 4

N04°40'03"E

12.58'

N48°19'29"E

9.92'

N34°46'52"W

6.18'

N56°29'30"W

32.81'

N33°17'54"W

6.18'

LOT 4A

REPLAT OF MESA
VILLAGE SUBDIVISION
PARCEL NO. 2945-043-04-009

N89°58'29"E

120.84'

S63°11'37"W

9.46'

N77°28'00"W

30.86'

Δ=16°44'17"

R=60.00'

L=17.53'

Chd=N30°29'11"W

17.47'

S89°58'29"W

14.98'

(BK.2940~PG.876)

N00°04'47"E

172.00'

STREET RIGHT-OF-WAY

500'04'47"W 237.00'

(BK.2940~PG.904)

LOT 5A
REPLAT OF MESA
VILLAGE SUBDIVISION

LEGEND

- DEDICATION LINE
- - - ADJACENT PROPERTY
- - - SECTION LINE
- - - TIE LINE
- ANGLE POINT
- ALIQUOT CORNER

N69°09'53"W
673.97'

OWNER:
DILLON REAL ESTATE CO INC
P.O. BOX 5567
DENVER, COLORADO 80217

PREPARED BY:
ENGINEERING SERVICE COMPANY
1300 SOUTH POTOMAC STREET, SUITE 126
AURORA, COLORADO 80012

F ROAD

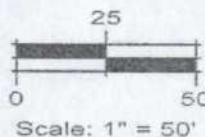
(PATTERSON ROAD)

S89°58'29"W

32.50'

POINT OF BEGINNING
SE CORNER OF LOT 2A,
REPLAT OF MESA
VILLAGE SUBDIVISION

PARCEL CONTAINS
11,982 SQUARE FEET
0.2751 ACRES



CITY OF GRAND JUNCTION

NOTE: THIS EXHIBIT DOES NOT REPRESENT A
MONUMENTED SURVEY. IT IS INTENDED
ONLY TO DEPICT THE ATTACHED DESCRIPTION.

DRAWN BY: SAM	SCALE: 1"=50'	R.O.W. FILE#
CHECKED BY: CNB	DATE: 11/05/09	

STREET R.O.W.

A PART OF LOT 2A, REPLAT OF MESA VILLAGE SUBDIVISION
SITUATED IN THE SW 1/4 OF SECTION 4,
TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN
CITY OF GRAND JUNCTION, COUNTY OF MESA,
STATE OF COLORADO