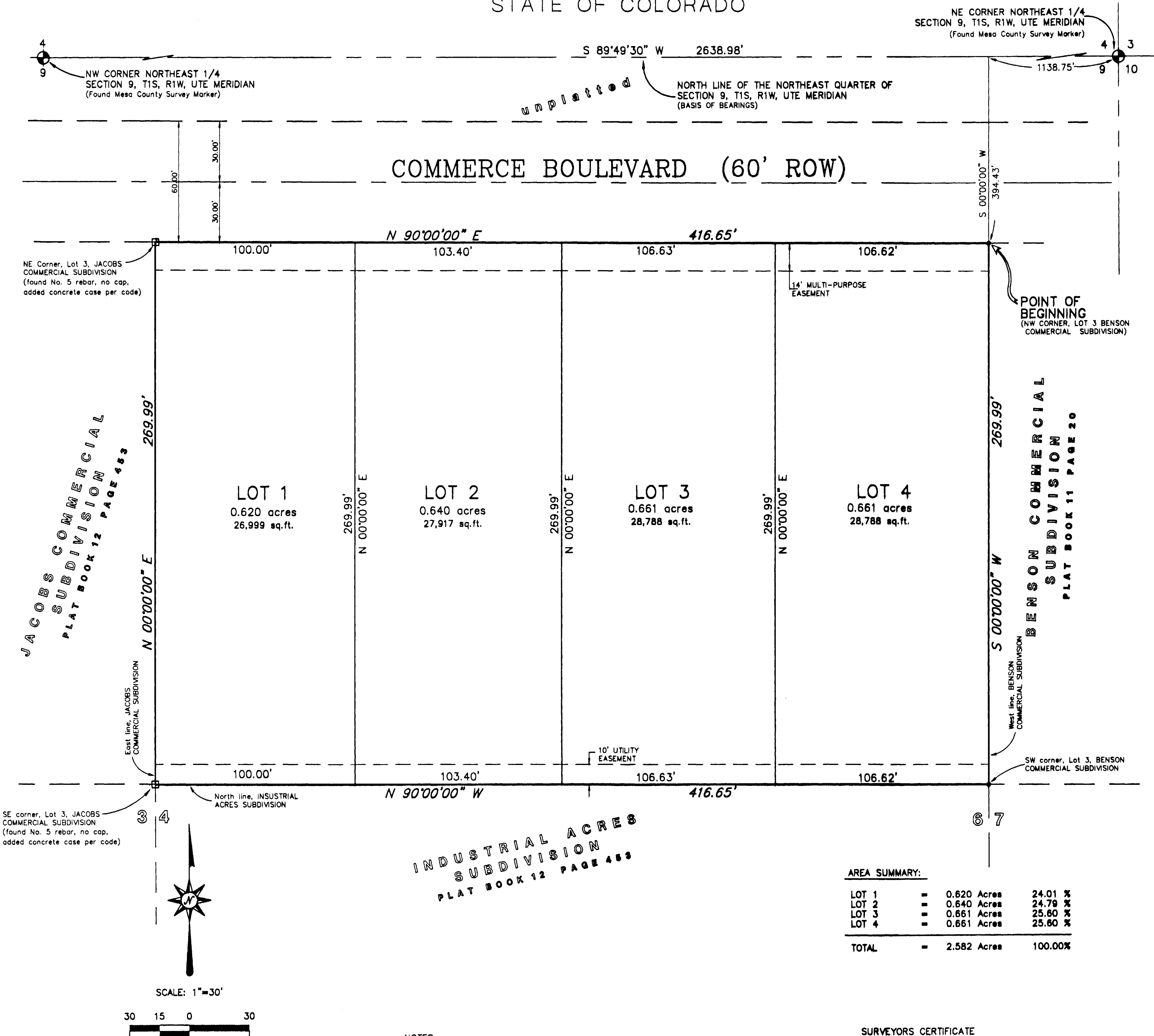


GAMBLE COMMERCIAL SUBDIVISION

A SUBDIVISION OF A PART OF THE NORTHEAST QUARTER OF SECTION 9,
TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN
CITY OF GRAND JUNCTION, COUNTY OF MESA
STATE OF COLORADO



INDUSTRIAL ACRES
SUBDIVISION
PLAT BOOK 12 PAGE 483

AREA SUMMARY:

| | | | |
|-------|---|-------------|----------|
| LOT 1 | = | 0.620 Acres | 24.01 % |
| LOT 2 | = | 0.640 Acres | 24.79 % |
| LOT 3 | = | 0.661 Acres | 25.60 % |
| LOT 4 | = | 0.661 Acres | 25.60 % |
| TOTAL | = | 2.582 Acres | 100.00 % |

NOTES:

- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- BASIS OF BEARINGS. The bearings as shown hereon are based upon the consideration that the North line of the Northeast Quarter of Section 9, T1S, R1W, Ute Meridian, is assumed to bear South 89°49'30" West as shown on record plat of JACOBS COMMERCIAL SUBDIVISION. Said line is monumented as shown hereon.

SURVEYORS CERTIFICATE

I, Patrick C. O'Hearn, do hereby certify that the accompanying plat of GAMBLE COMMERCIAL SUBDIVISION, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared under my direct supervision and represents a field survey of same. This plat conforms to the requirements for subdivision plats and the applicable laws of the State of Colorado and the City of Grand Junction Development Code.

Patrick C. O'Hearn
Patrick C. O'Hearn PLS 23515
September 9, 1996

DEDICATION
KNOW ALL MEN BY THESE PRESENTS:
That Mark L. Gamble is the owner of that real property described as:
A parcel of land being a part of the Northeast Quarter of Section 9, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being described as follows:

Commencing at the Northeast Corner of the Northeast Quarter of said Section 9, as monumented by a Mesa County Survey Marker, and considering the North line of said Northeast Quarter to bear South 89 degrees 49 minutes 30 seconds West, a distance of 2638.98 feet to the North Quarter corner of said Section 9, as monumented by a Mesa County Survey Marker, with all bearings contained herein relative thereto; thence South 89 degrees 49 minutes 30 seconds West, along said North line, a distance of 1138.75 feet to a point at the intersection of said North line with the Northerly extension of the West line of BENSON COMMERCIAL SUBDIVISION, a subdivision recorded in the records of the Mesa County Clerk and Recorder in Plat Book 11 at Page 20; thence South 00 degrees 00 minutes 00 seconds West along said West line of Benson Commercial subdivision and the Northerly extension thereof, a distance of 394.43 feet to the Northwest corner of Lot 3, said Benson Commercial Subdivision, and the "POINT OF BEGINNING"; thence South 00 degrees 00 minutes 00 seconds West along said West line of Benson Commercial Subdivision, a distance of 269.99 feet to the Southwest corner of said Benson Commercial Subdivision, said point also lying on the North line of INDUSTRIAL ACRES SUBDIVISION, a subdivision recorded in the records of the Mesa County Clerk and Recorder in Plat Book 9 at Page 158; thence North 90 degrees 00 minutes 00 seconds West, along said North line, a distance of 416.65 feet to the Southeast corner of Lot 3, JACOBS COMMERCIAL SUBDIVISION, a subdivision recorded in the records of the Mesa County Clerk and Recorder in Plat Book 12 at Page 453; thence North 00 degrees 00 minutes 00 seconds East, along the East line of said Lot 3, a distance of 269.99 feet to the Northeast corner of said Lot 3 lying on the Southerly right of way line of Commerce Boulevard; thence North 90 degrees 00 minutes 00 seconds East along said South right-of-way line of Commerce Boulevard, a distance of 416.65 feet to the "POINT OF BEGINNING". The above described parcel of land contains 2.582 acres or 112,492 sq. ft., more or less.

That said owner has caused the real property to be laid out and platted as GAMBLE COMMERCIAL SUBDIVISION, a subdivision of a part of the City of Grand Junction, Colorado, That said owner does hereby dedicate and set apart real property as shown and labeled as the accompanying plat of GAMBLE COMMERCIAL SUBDIVISION as follows:

All Multi-Purpose Easements to the City of Grand Junction for the use of the public utilities as perpetual non-exclusive easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures;

All Utility Easements to the City of Grand Junction for the use of public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, and telephone lines.

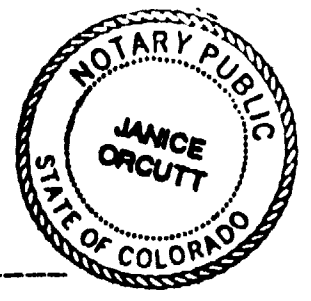
All easements include the right of ingress and egress on, along, over, under, and through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush. Provided, however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby platted shall not burden nor overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

Mark L. Gamble
by Mark L. Gamble
as OWNER

STATE OF COLORADO)
COUNTY OF MESA)

The foregoing instrument was acknowledged before me by Mark L. Gamble, this 9th day of September, A.D. 1996.
Witness my hand and official seal:

My Commission Expires: 6-12-2000



Janice Orcutt
Notary Public

CITY OF GRAND JUNCTION APPROVAL
This plat of Gamble Commercial Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 16th day of September, A.D., 1996.

Shirley A. Olson City Manager
Sandra A. Spman President of City Council

CLERK AND RECORDER'S CERTIFICATE
STATE OF COLORADO)
COUNTY OF MESA)
I hereby certify that this instrument was filed in my office at 2:01 o'clock P.M., September 20 A.D., 1996, and was duly recorded in Plat Book No. 15 Page No. 16?, Reception No. 1771063, Drawer No. CC76.

Clerk and Recorder

LEGEND

- MESA COUNTY OR BLM SURVEY MARKER
- SET ALUMINUM CAP ON No. 5 REBAR, PLS 23515 IN CONCRETE PER CODE
- FOUND REBAR & CAP, AS NOTED
- ALUMINUM CAP ON No. 5 REBAR TO BE SET UPON COMPLETION OF CONSTRUCTION, AT ALL LOT CORNERS TO COMPLY WITH CODE

| | | |
|---|--|--|
| | GAMBLE COMMERCIAL SUBDIVISION | |
| | NW 1/4, SECTION 9 T1S, R1W, UTE MERIDIAN MESA COUNTY, COLORADO | |
| LANDesign ENGINEERS • SURVEYORS • PLANNERS 259 GRAND AVENUE GRAND JUNCTION, COLORADO 81501 (970) 244-9180 | | PROJECT NO. 96040 SUR. BY: DRAWN CHECKED SHEET OF DATE: Aug. 15, 1996 PCO 1 1 |