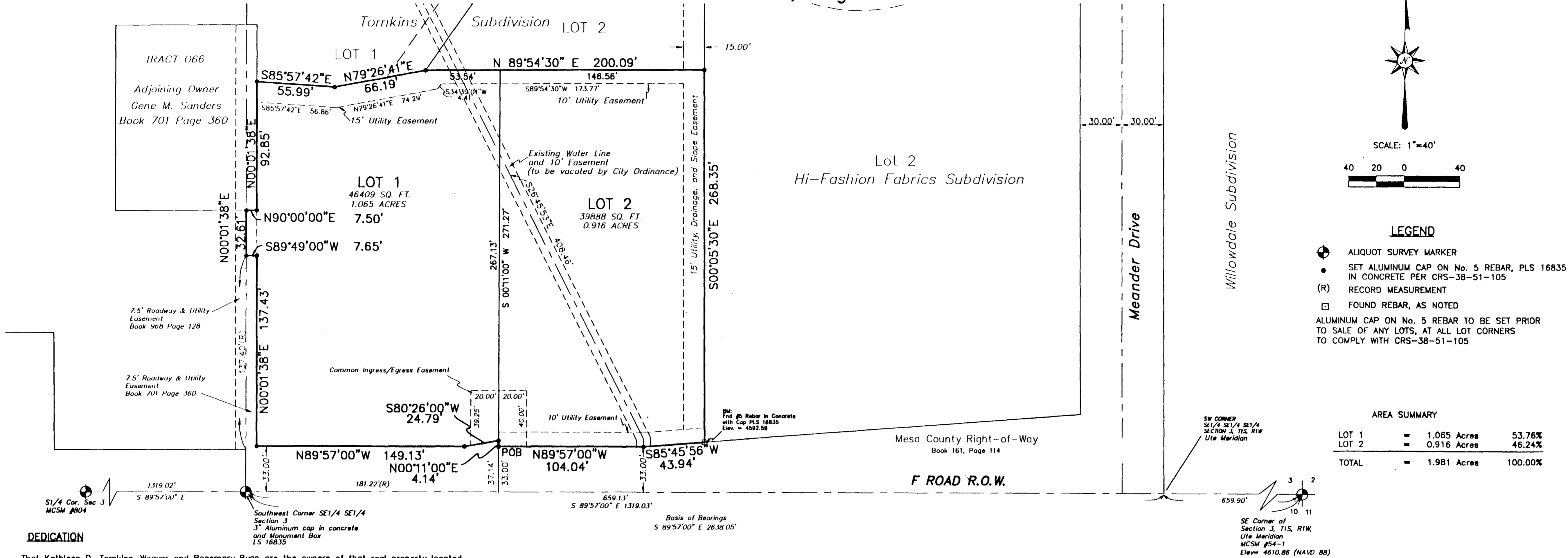


REDSTONE BUSINESS PARK

A REPLAT OF LOT 3, TOMKINS SUBDIVISION and
A Parcel as Described in Book 2155, Page 456 and 457.



DEDICATION

That Kathleen D. Tomkins-Weaver and Rosemary Ryan are the owners of that real property located in part of the SE1/4 SE1/4 of Section 3, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows: (Original Warranty Deed Book 1856, Page 212 and Book 2155, Pages 456 & 457.)

Lot 3, Tomkins Subdivision, as recorded in Plat Book 14, Page 362, Drawer BB34 and a tract as described in Book 2155, Pages 456 and 457 and being further described as follows:

Commencing from the Southwest Corner of the Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4) of Section 3, Township 1 South, Range 1 West of the Ute Meridian from whence the Southeast Corner of said Section 3 bears South 89 degrees 57 minutes 00 seconds East, a distance of 1319.03 feet for a basis of bearings with all bearings contained herein being relative thereto; thence South 89 degrees 57 minutes 00 seconds East, a distance of 181.22 feet; thence North 00 degrees 11 minutes 00 seconds East, a distance of 33.00 feet to the POINT OF BEGINNING; thence North 00 degrees 11 minutes 00 seconds East, a distance of 32.61 feet; thence South 80 degrees 26 minutes 00 seconds West, a distance of 24.79 feet; thence North 89 degrees 57 minutes 00 seconds West, a distance of 149.13 feet; thence North 00 degrees 01 minutes 38 seconds East, a distance of 7.65 feet; thence North 00 degrees 01 minutes 38 seconds East, a distance of 32.61 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 7.50 feet; thence North 00 degrees 01 minutes 38 seconds East, a distance of 92.85 feet; thence South 85 degrees 57 minutes 42 seconds East, a distance of 55.99 feet; thence North 79 degrees 26 minutes 41 seconds East, a distance of 66.19 feet; thence North 89 degrees 54 minutes 30 seconds East, a distance of 200.09 feet; thence South 00 degrees 05 minutes 30 seconds East, a distance of 268.35 feet; thence South 85 degrees 45 minutes 56 seconds West, a distance of 43.94 feet; thence North 89 degrees 57 minutes 00 seconds West, a distance of 104.04 feet to the POINT OF BEGINNING.

Said parcel containing an area of 1.981 acres as described.

That said owners have caused the real property to be laid out and platted as Redstone Business Park, 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 on the accompanying plat of Redstone Business Park as follows:

All Utility Easements and Drainage 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.

Slope easements to the owners of Lot 2, Hi-Fashion Fabrics Subdivision as recorded in Plat Book 14, Page 67, Mesa County Records, for the purpose of a permanent easement for slope maintenance and drainage.

All Ingress/egress easements include the right of ingress and egress on, along, over, under, through and across by the beneficiaries, their successors, or assigns for the purpose of common access.

All easements include the right of ingress and egress on, along, over, under, 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.

IN WITNESS WHEREOF, said owners, Kathleen D. Tomkins-Weaver and Rosemary Ryan, have caused their names to be hereunto subscribed this 11 day of Feb, A.D. 1997.

by: Kathleen D. Tomkins-Weaver
by: Rosemary Ryan

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss
COUNTY OF MESA }

The foregoing instrument was acknowledged before me by Kathleen D. Tomkins-Weaver, this 11 day of Feb, A.D., 1997.

Witness my hand and official seal:

My Commission Expires 6-12-2000

Janice Orcutt
Notary Public
NOTARY PUBLIC
STATE OF COLORADO
JANICE ORCUTT

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss
COUNTY OF MESA }

The foregoing instrument was acknowledged before me by Rosemary Ryan, this 11 day of Feb, A.D., 1997.

Witness my hand and official seal:

My Commission Expires 6-12-2000

Janice Orcutt
Notary Public
NOTARY PUBLIC
STATE OF COLORADO
JANICE ORCUTT

SURVEYOR'S CERTIFICATION

I, Dennis W. Johnson, do hereby certify that the accompanying plat of Redstone Business Park, 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 specified in the City of Grand Junction Development code and the applicable laws of the State of Colorado.

Date certified 2/20/97

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 CERTIFICATION SHOWN HEREON.

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at

11:19 o'clock A.M., March 16, A.D., 1997, and was duly recorded in Plat Book No. 15, Page No. 22, Reception No. 1790436, Drawer No. DD14.

Clerk and Recorder

CITY OF GRAND JUNCTION APPROVAL

This plat of Redstone Business Park, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 16 day of March, A.D., 1997.

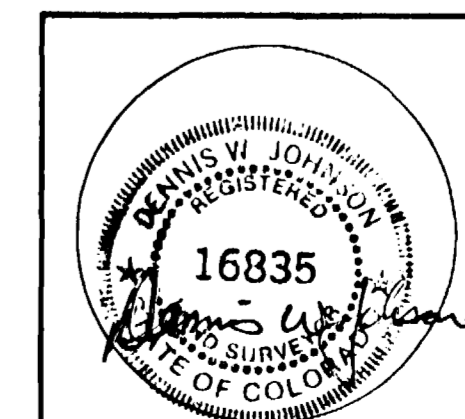
David Vanley
City Manager
Kinda Ryman
President of City Council

There will be no Declaration of Covenants and Restrictions recorded with this plat.

Basis of bearings is the South line of the SE1/4 of Section 3 which bears S 89°57'00" E, a distance of 2638.05 feet, as shown on the subdivision plat of Hi-Fashion Fabrics Subdivision, as recorded in Plat Book 14, Page 67, of the Mesa County Clerk and Recorders Records. Both monuments on this line are Mesa County survey markers, as shown.

Note: Property corners located during this survey that were within 0.25± feet of the calculated point were accepted as being "in position".

Benchmark established by level loop from the Southeast corner of Section 3. Easement and Title information provided by First American Title Company, Commitment Policy Number 125298.



DENNIS W. JOHNSON, PLS
COLORADO PROFESSIONAL LAND SURVEYOR
P.L.S. NO. 16835

REDSTONE BUSINESS PARK
A REPLAT OF LOT 3, TOMKINS SUBDIVISION and
A Parcel as Described in Book 2155, Page 456 and 457.
GRAND JUNCTION, MESA COUNTY, CO

LANDesign
ENGINEERS • SURVEYORS • PLANNERS
259 GRAND AVENUE
GRAND JUNCTION, COLORADO 81501 (970) 245-4099

PROJECT NO. 94059.12 SUR. BY: [DRAWN] [CHECKED] SHEET OF
DATE: Dec., 1996 RSK 1 1