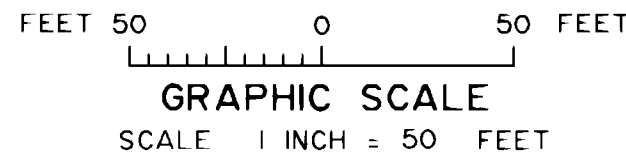


MONUMENT VILLAGE SHOPPING CENTER, FILING 2
SECTION 23, T II S, R 101 W, 6TH P M, MESA COUNTY, COLORADO



LEGEND

- FOUND THIS SURVEY 5/8 REBAR
- △ FOUND THIS SURVEY, 1 1/2 DIAMETER CAP MARKED L S 23877

NOTES

- 1 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
- 2 BASIS OF BEARINGS THE REFERENCE TIES SHOWN HEREON WERE THOSE USED FOR THE MONUMENT VILLAGE SHOPPING CENTER SURVEY BY ARMSTRONG ENGINEERS IN 1978 MESA COUNTY COLORADO RECEPTION NUMBER 1166796 THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SECTION 23 T II S, R 101 W 6TH P M BEARS N89°21'00" W WITH ALL OTHER BEARINGS HEREON RELATIVE THERETO
- 3 BASIS OF BENCHMARK TBM 336 ELEVATION 4644.999 FEET A NO 6 REBAR WITH ALUMINUM TAG MARKED APS TBM 336 8 66 LOCATED IN THE SOUTHEAST INTERSECTION OF SOUTH BROADWAY AND F ROAD BEING 2 FEET EAST OF STOP SIGN 3 1/2 FEET NORTH OF FENCE CORNER AND 33 FEET SOUTH OF CENTERLINE OF SOUTH BROADWAY
- 4 EXISTING PROPERTY CORNERS WHICH WERE RECOVERED DURING THIS SURVEY WHICH WERE WITHIN 0.25 FEET ± OF THE POSITION OF RECORD WERE ACCEPTED AS BEING IN THE PROPER LOCATIONS AS SHOWN BY THE RECORD
- 5 TIE FROM NORTHEASTERLY CORNER OF LOT 2 TO N 1/4 CORNER OF SECTION 23 T II S, R 101 W 6TH P M WAS ESTABLISHED FROM THE PLAT OF MONUMENT VILLAGE SHOPPING CENTER AS RECORDED IN PLAT BOOK 12 PAGE 51 IN THE RECORDS OF THE OFFICE OF MESA COUNTY CLERK AND RECORDER

CLERK AND RECORDER'S CERTIFICATE

State of Colorado)
County of Mesa) ss
I hereby certify that this Monument Village Shopping Center Filing 2 was filed for record in the office of the County Clerk and Recorder of Mesa County at 11:50 o'clock A M on this 26 day of MARCH A D 1996
Platbook 15 Page 59460 Reception Number 1251053
Drawer No B-1111 Recording Fee \$ 20.00 Surety Fee \$ 1.00
Monika Todd
Clerk and Recorder
34' Lashae A. Brown
Deputy

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that B and B Investment Limited Liability Company being the sole owner of that property described by that Plat recorded in Plat Book 12 of Page 51 and by the deeds recorded in Book 258 at Page 774 and 775 in the records of the Office of the Mesa County Clerk and Recorder upon which the MONUMENT VILLAGE SHOPPING CENTER is located in the N 1/2 of Section 23 Township II South Range 101 West 6th Principal Meridian County of Mesa State of Colorado does hereby replot said real property under the name and style of MONUMENT VILLAGE SHOPPING CENTER FILING 2 in accordance with the plat shown hereon

DESCRIPTION OF MONUMENT VILLAGE SHOPPING CENTER FILING 2

A tract of land located in the North 1/2 of Section 23 Township II South Range 101 West 6th Principal Meridian County of Mesa State of Colorado more fully described as follows:

Beginning at the northeasterly corner of Lot 2 whence the N 1/4 corner a Mesa County Survey Monument to Section 23 Township II South Range 101 West 6th Principal Meridian bears N 01° 47' 19" W 1829.79 feet

- 1 Thence southwesterly 96.78 feet along the arc of a circular curve to the right with a radius of 357.69 feet a delta of 15° 30' 12" and a chord bearing S 23° 26' 22" W 96.49 feet
- 2 Thence S 31° 11' 24" W 135.67 feet
- 3 Thence southwesterly 62.83 feet along the arc of a circular curve to the right with a radius of 40.00 feet a delta of 89° 59' 41" and a chord bearing S 76° 11' 29" W 56.57 feet
- 4 Thence N 58° 48' 36" W 367.53 feet
- 5 Thence northwesterly 100.02 feet along the arc of a circular curve to the right with a radius of 1372.50 feet a delta of 04° 10' 32" and a chord bearing S 56° 43' 20" E 100.00 feet
- 6 Thence N 31° 11' 24" E 68.31 feet
- 7 Thence N 89° 57' 05" E 253.53 feet
- 8 Thence S 00° 02' 55" E 86.00 feet
- 9 Thence N 89° 57' 05" E 272.60 feet to the Point of Beginning

Monument Village Shopping Center Filing 2 as described above contains 1990 acres more or less

That said owners do hereby dedicate and set apart real property as shown and labeled on the plat shown hereon as follows:

- 1 All Ingress/Egress and Utility Easements to the Owners for the use of the Public Lot Owners their guests and invitees and also for use by public services including but not limited to postal service trash collection fire police and emergency vehicles
- 2 All Utility Easements to the County of Mesa 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 telephone lines and irrigation systems
- 3 All streets and rights-of-way to the County of Mesa for the use of the Public Lot Owners their guests and invitees and also for use by public services including but not limited to postal service trash collection fire police emergency vehicles and the County of Mesa forever
- 4 All Sign Easements to the Owners for the use of the Public Lot Owners their guests and invitees and also for use of public utilities as perpetual easements for the installation operation maintenance and repair of utilities and appurtenances thereto

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 and in Drainage and Detention easements the right to dredge 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

The undersigned certifies that no lending institution holds any encumbrance on the property shown hereon

By Owners of MONUMENT VILLAGE SHOPPING CENTER FILING 2

IN WITNESS WHEREOF I hereunto affix my hand this 26th day of March 1996

B AND B INVESTMENT LIMITED LIABILITY COMPANY

C. Paul Brown
C Paul Brown Partner

ACKNOWLEDGEMENT OF OWNER

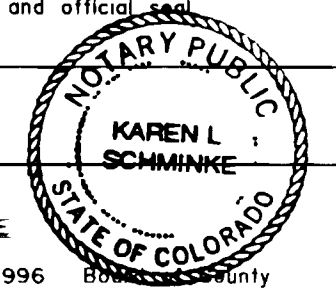
State of Colorado)
County of Mesa) ss

On this 26th day of March A D 1996 before me the undersigned officer personally appeared C. Paul Brown as Partner of B and B Investment Limited Liability Company and acknowledged that he executed the foregoing Certificate of Ownership for the purposes therein contained

IN WITNESS WHEREOF I hereunto affix my hand and official seal

My commission expires 10-30-97

Karen L. Schminke
Notary Public



BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 5th day of March A D 1996
Commissioners of the County of Mesa Colorado

Kathryn A. Hall
Chairman

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 5th day of March A D 1996
Commission of the county of Mesa Colorado

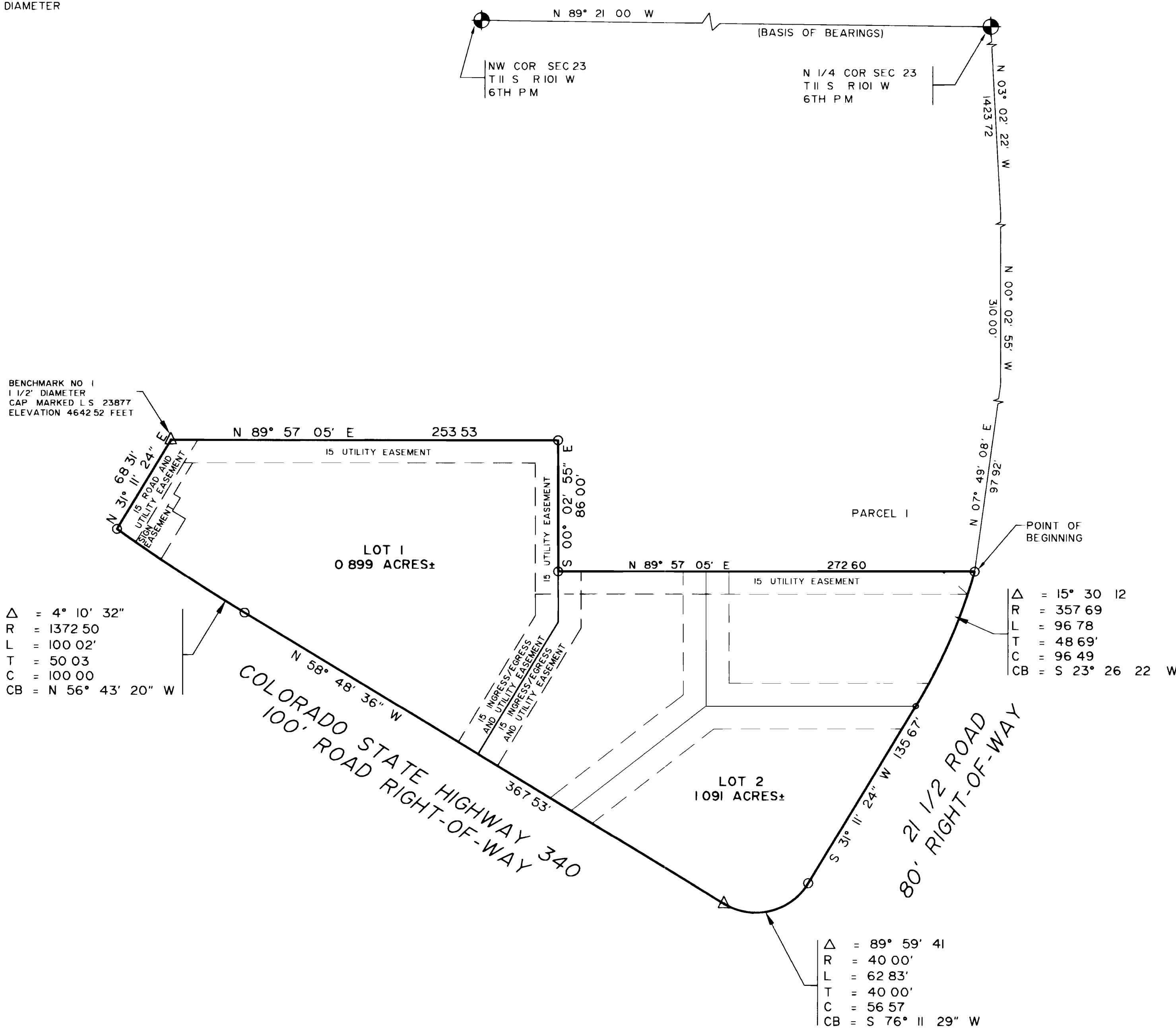
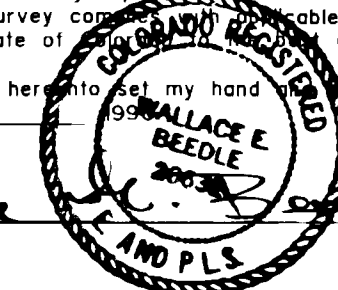
Thomas R. Beaton
Chairman

SURVEYOR'S CERTIFICATE

I Wallace E. Beedle a Professional Land Surveyor licensed under the laws of the State of Colorado do hereby certify that the plat of Monument Village Shopping Center Filing 2 Mesa County Colorado shown hereon has been prepared under my direct supervision and accurately represents the field survey conducted under my direct supervision. The survey complies with the rules and regulations of Mesa County and the State of Colorado to the best of my knowledge and belief

IN WITNESS WHEREOF I hereunto set my hand and official seal this 28 day of February

Wallace E. Beedle
Wallace E. Beedle
P.E. P.L.S. 20632



MONUMENT VILLAGE SHOPPING CENTER, FILING 2
SECTION 23, T II S, R 101 W, 6TH P M,
MESA COUNTY, COLORADO

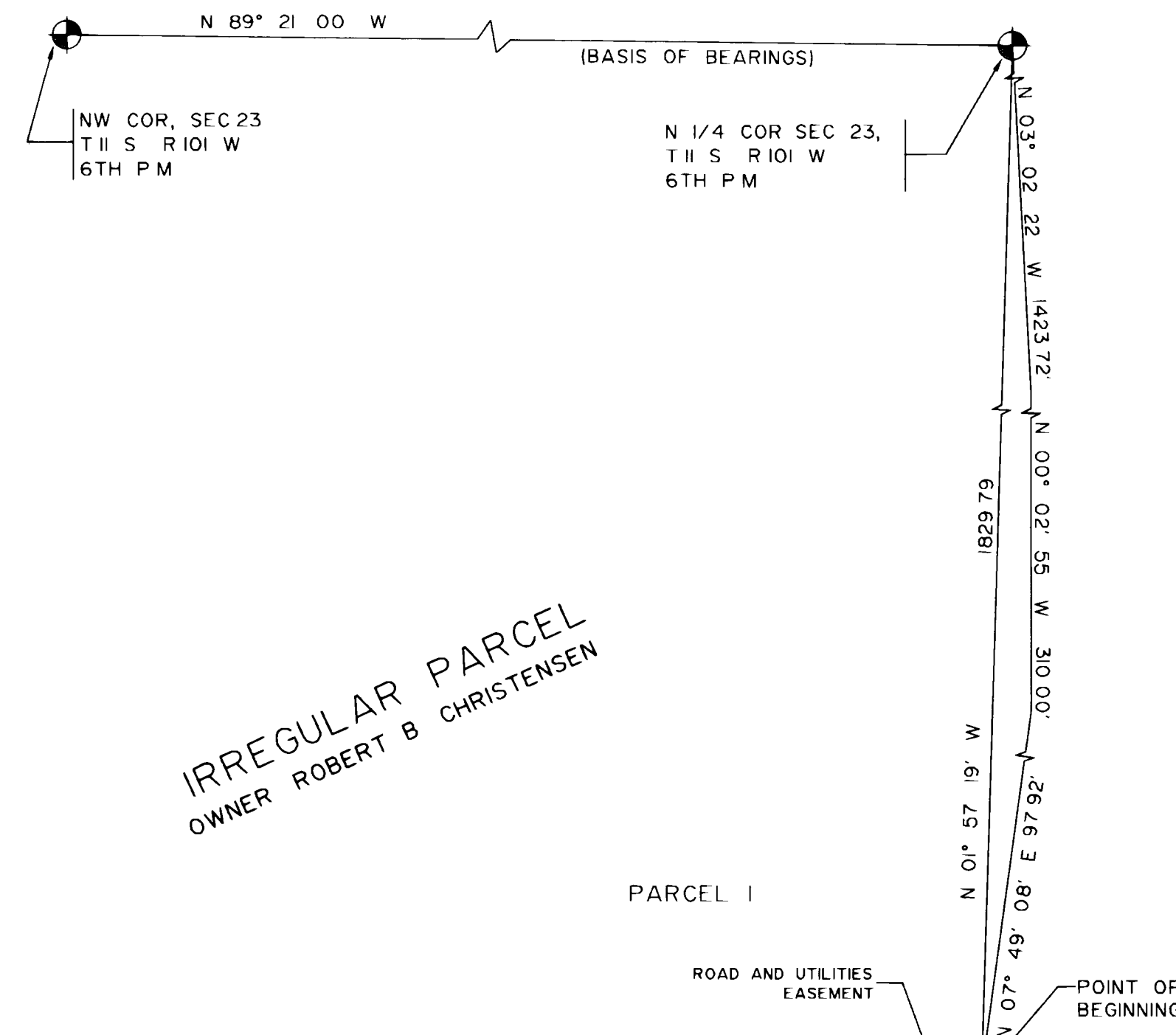
BANNER ASSOCIATES, INC.
GRAND JUNCTION, COLORADO

SCALE	JOB NO	DATE	SHEET NO
1" = 50'	8324-03	2-28-96	1 of 2

MONUMENT VILLAGE SHOPPING CENTER, FILING 2
SECTION 23, T11 S, R101 W, 6TH P.M., MESA COUNTY, COLORADO

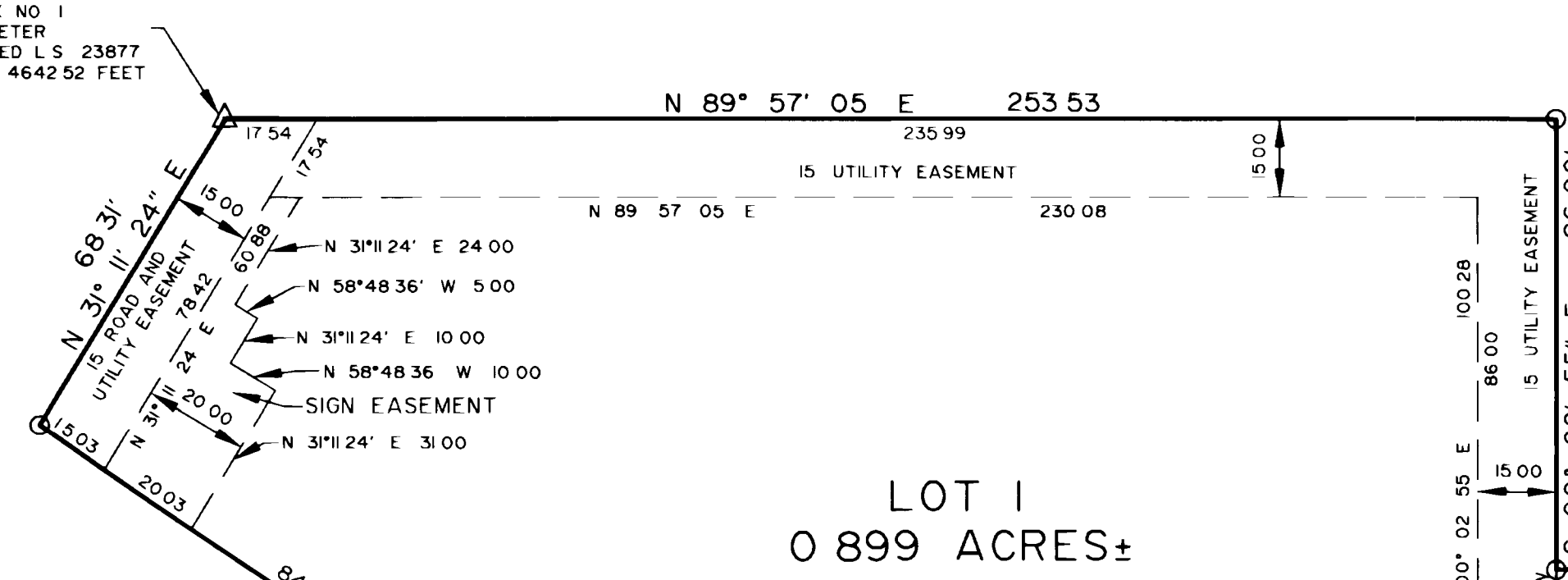
LEGEND

- FOUND THIS SURVEY 5/8 REBAR
- △ FOUND THIS SURVEY 1 1/2" DIAMETER CAP MARKED L.S. 23877



IRREGULAR PARCEL
OWNER EUGENE B FLETCHER INC

BENCHMARK NO. 1
1 1/2" DIAMETER
CAP MARKED L.S. 23877
ELEVATION 4642.52 FEET

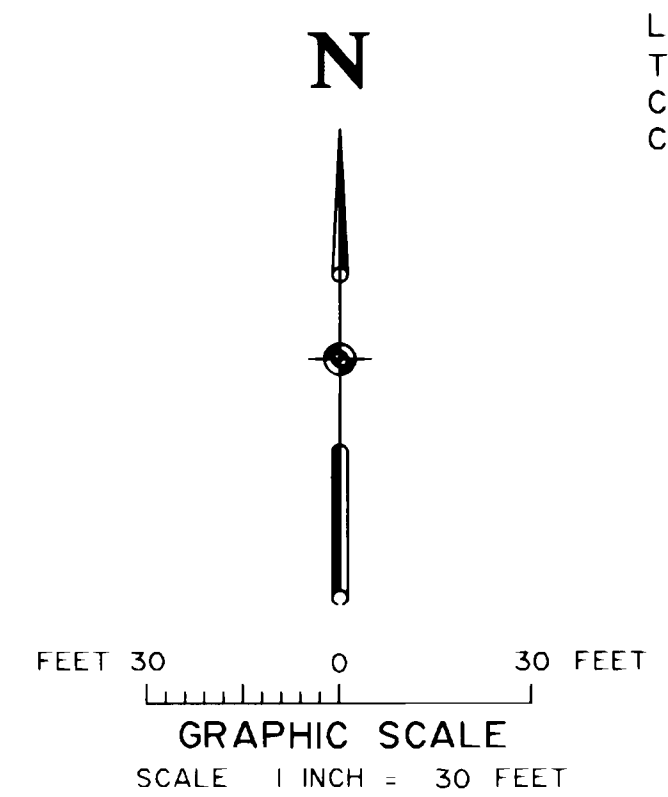


IRREGULAR PARCEL
OWNER ROBERT B CHRISTENSEN

PARCEL I
ROAD AND UTILITIES EASEMENT
POINT OF BEGINNING

△ = 4° 10' 32"
R = 1372.50'
L = 100.02'
T = 50.03'
C = 100.00'
CB = N 56° 43' 20\"/>

△ = 15° 30' 12"
R = 357.69'
L = 96.78'
T = 48.69'
C = 96.49'
CB = S 23° 26' 22\"/>



COLORADO STATE HIGHWAY 340
100' ROAD RIGHT-OF-WAY

LOT 2
1.091 ACRES ±

80' ROAD RIGHT-OF-WAY
2 1/2 ROAD

△ = 89° 59' 41"
R = 40.00'
L = 62.83'
T = 40.00'
C = 56.57'
CB = S 76° 11' 29\"/>

AREA SUMMARY		
LOT 1	1.091 ACRES ±	54.5%
LOT 2	0.899 ACRES ±	45.2%
TOTAL	1.990 ACRES ±	100%

Wallace E. Beedle

 Feb. 28, 1996

MONUMENT VILLAGE SHOPPING CENTER, FILING 2
SECTION 23, T11 S, R101 W, 6TH P.M., MESA COUNTY, COLORADO

BANNER ASSOCIATES, INC
GRAND JUNCTION, COLORADO

SCALE	JOB NO	DATE	SHEET NO
1 = 30	8324-03	2-28-96	2 of 2

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