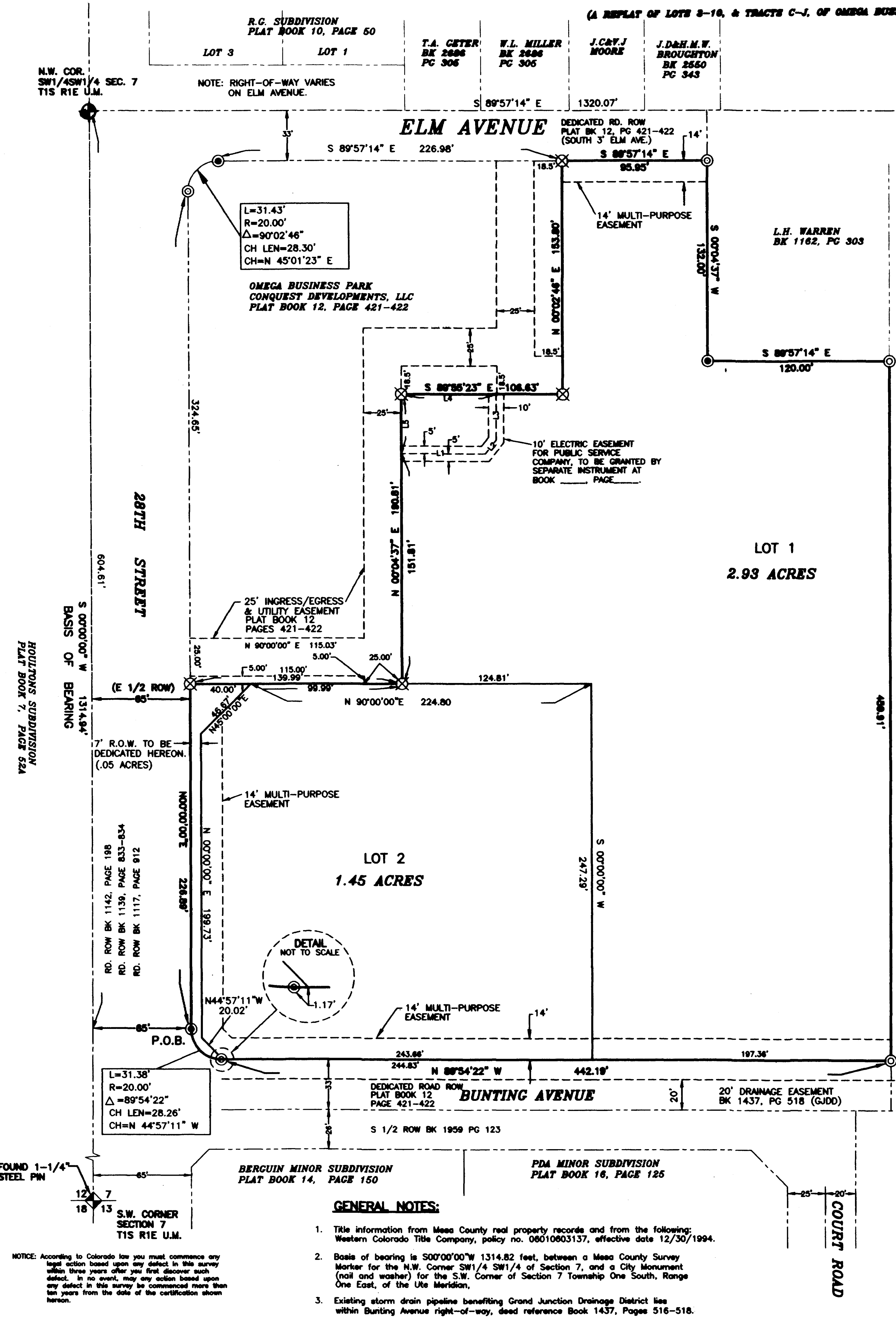


OMEGA BUSINESS PARK II

(A REPLAT OF LOTS 2-10, & TRACTS C-J, OF OMEGA BUSINESS PARK)



DEDICATION AND OWNERSHIP CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

Conquest Developments, LLC, is the owner of a parcel of land being that certain tract of land in the SW1/4 of Section 7, Township One South, Range One East of the Ute Meridian, Grand Junction, Colorado, recorded in Plat Book 12 at Pages 421-422, of the Mesa County real property records, and the perimeter being more particularly described as follows:

That part of the SW1/4 of Section 7, Township One South, Range One East of the Ute Meridian, City of Grand Junction, County of Mesa, Colorado, described as follows: Commencing at a Mesa County Survey Marker for the N.W. Corner of the SW1/4 SW1/4 of Section 7 T1S, R1E, of the Ute Meridian from whence a City Monument (1-1/4" steel pin) for the S.W. Corner of said Section 7 bears S00°00'00"W 1314.82 feet; thence S00°00'00"W on the westerly line of said Section 7 for a distance of 604.61 feet; thence leaving said westerly line of Section 7 N00°00'00"E 65.00 feet to a point on the easterly right-of-way line of 28th Street and the point of beginning; thence N00°00'00"E on said easterly right-of-way line for a distance of 226.88 feet; thence leaving said easterly right-of-way line N00°00'00"E 139.99 feet; thence N00°04'37"E 190.81 feet; thence S89°55'23"E 108.63 feet; thence N00°02'44"E 153.80 feet to a point on the southerly right-of-way line of Elm Avenue; thence S89°57'14"E on said southerly right-of-way line for a distance of 95.95 feet; thence leaving said southerly right-of-way line S00°04'37"W 132.00 feet; thence S89°57'14"E 120.00 feet; thence S00°04'37"W 458.81 feet to a point on the northerly right-of-way line of Bunting Avenue; thence N89°54'22"W on said northerly right-of-way line for a distance of 442.19 feet; thence 31.38 feet on the arc of a 20.00 foot radius curve to the right (the central angle of which is 89°54'22" and the chord of which bears M44°57'11"W) for a distance of 28.26 feet to the beginning.

[4.43 Acres]

That said owner has caused the said property to be laid out and surveyed as OMEGA BUSINESS PARK II, a Subdivision of a part of the City of Grand Junction, County of Mesa, Colorado.

The owner states that there are no Lienholders of record.

That said owner hereby dedicates and sets apart that real property as shown and labeled on the accompanying plat as follows:

All streets, roads and Rights-of-Way are dedicated to the City of Grand Junction for the use of the public forever.

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

All tracts/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, and in Drainage and Detention/Retention easements or tracts, the right to dredge; provided, however, that the beneficiaries/owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said lots or tracts hereby pledged shall not burden or overburden said easements by creating or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

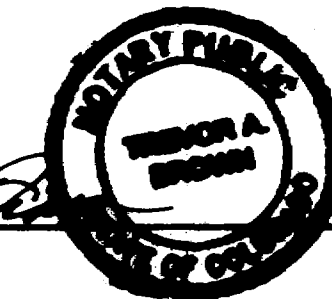
Covenants, Conditions, and Restrictions are recorded in Book 1381 at Pages 585-614.

IN WITNESS WHEREOF, said owner have caused their names to be hereto subscribed this 16 day of October A.D., 2000.

Darren Caldwell
Conquest Developments, LLC
Darren Caldwell, Assistant Manager

STATE OF COLORADO)
COUNTY OF MESA) ss
The foregoing instrument was acknowledged before me this 16 day of October A.D., 2000.
BY Conquest Developments, LLC
Darren Caldwell, Assistant Manager

My commission expires: 6/23/2001
WITNESSE BY HAND AND OFFICIAL SEAL.



CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss
I hereby certify that this instrument was filed in my office at 4:05 o'clock P.M., this 22nd day of November A.D., 2000, and is duly recorded as Reception Number 1974300 in Plat Book 18, Page 59 through inclusive. Drawer No. 99 40

Clerk and Recorder _____ Deputy _____ Fees _____

CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL

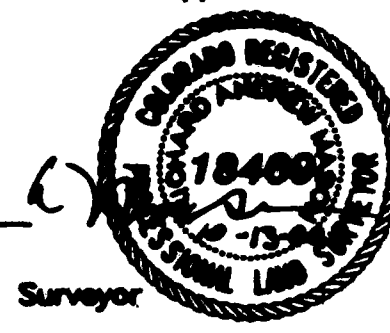
Approved this 20 day of November A.D. 2000.

Mayor *Gene Kinsey* City Manager *David Kelley*

SURVEYOR'S CERTIFICATE

I, Richard A. Mason, do hereby certify that the accompanying plat of OMEGA BUSINESS PARK II, a subdivision of a part the City of Grand Junction, County of Mesa, has been prepared under my direct supervision and accurately represents a field survey of the same. Also said plat conforms to all applicable survey requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations.

Richard A. Mason
Richard A. Mason
Registered Professional Land Surveyor
P.L.S. No. 18480
Date 10-13-00



AREA SUMMARY:

LOT 1	2.93 AC.	66.14%
LOT 2	1.45 AC.	32.73%
DEDICATED R.O.W.	0.05 AC.	1.13%
TOTAL AREA	4.43 AC.	100.00%

LINE TABLE (CENTERLINE EASEMENT)

LINE	BEARING	DISTANCE
L1	S 89°55'23" E	55.50'
L2	N 38°27'50" E	11.48'
L3	N 00°04'37" E	30.00'
L4	N 89°55'23" W	62.63'
L5	S 00°04'37" W	39.00'

File Name: C:\0045\0045PLAT.DWG

OMEGA BUSINESS PARK II

IN THE SW 1/4 OF SECTION 7
T1S, R1E OF THE UTE MERIDIAN
CITY OF GRAND JUNCTION
MESA COUNTY, COLORADO

Designed	Checked	Print	Sheet
Drawn	Date 8/28/00	0045	1 of 1

ROLLAND ENGINEERING
405 Ridge Blvd
Grand Jct, CO 81503
(970) 243-8300