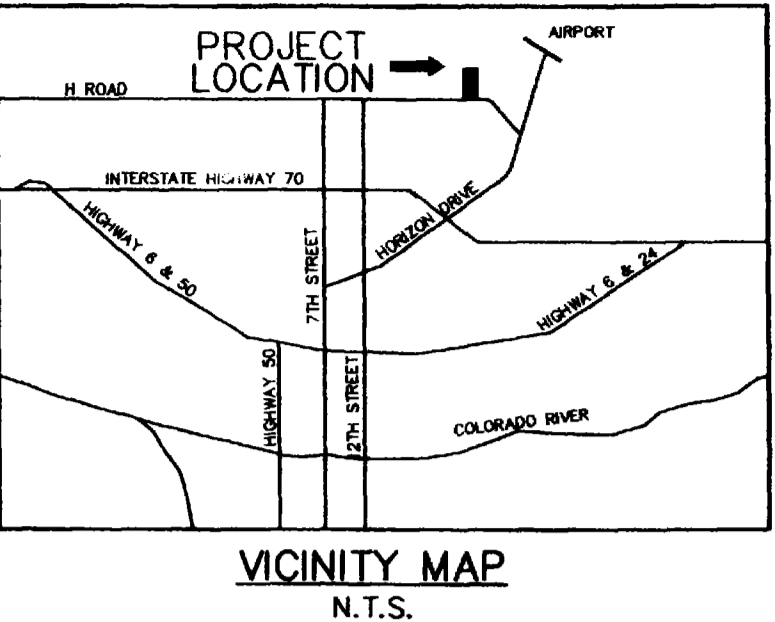
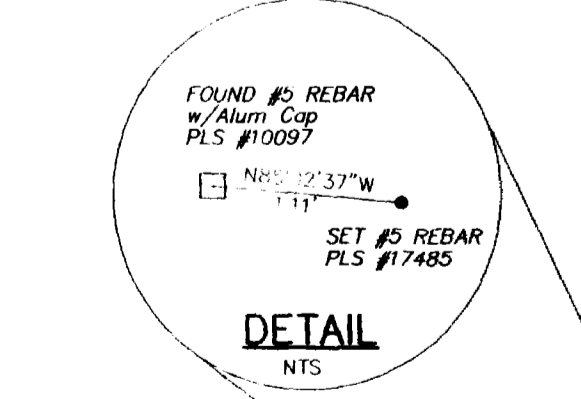
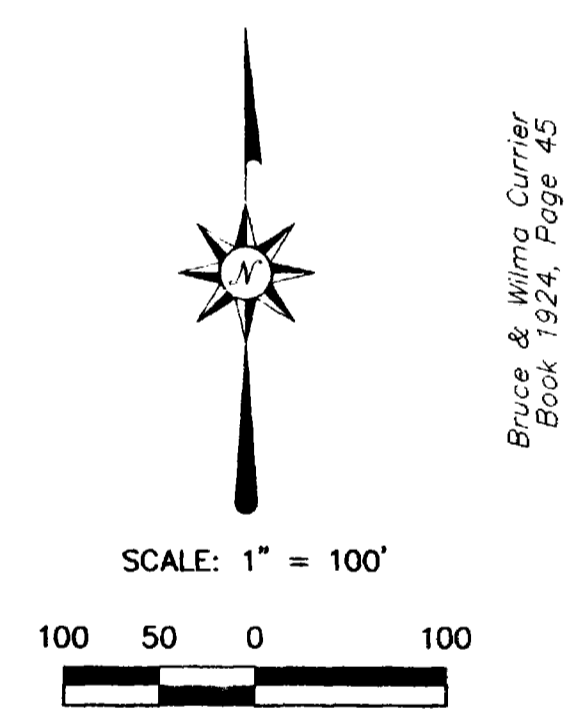


NORTH CREST INDUSTRIAL PARK

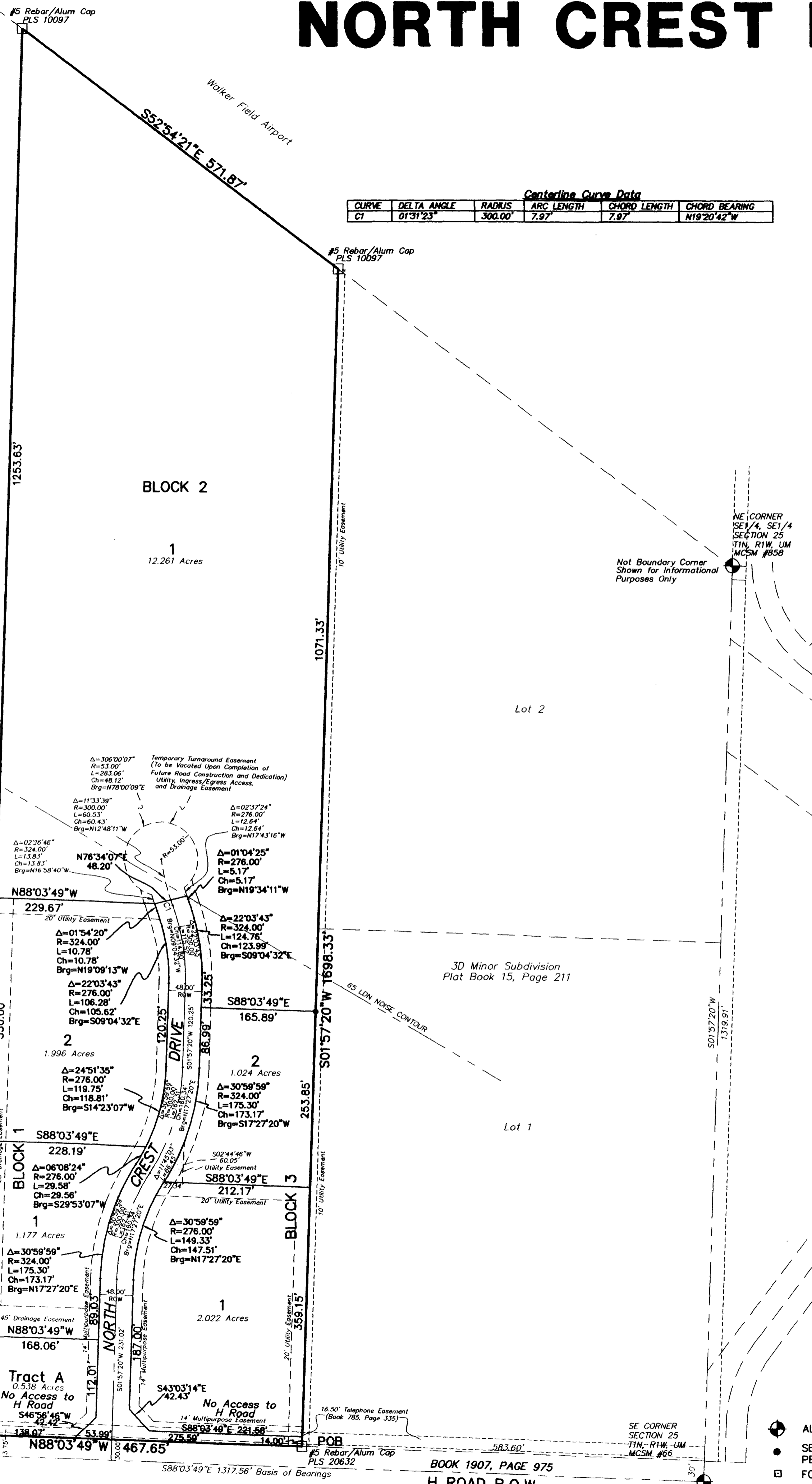


Centerline Curve Data

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	01°31'23"	300.00'	7.97'	7.97'	N19°20'42"W



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.



DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
That the undersigned NORTH CREST DEVELOPMENT LLC, a Colorado Limited Liability Company is the owner of that real property situated in the SE1/4 of Section 25, Township 1 North, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, more particularly described as follows: (Book 2275, Page 761).

Commencing at the Southeast corner of said Section 25, whence the Southwest corner of the SE1/4 SE1/4 of said Section 25 bears North 88 degrees 03 minutes 49 seconds West, a distance of 1317.56 feet; thence along the East line of said SE1/4 SE1/4 of Section 25, North 01 degrees 57 minutes 20 seconds East, a distance of 30.00 feet; thence running parallel with the South line of the SE1/4 of said Section 25, North 88 degrees 03 minutes 49 seconds West, a distance of 583.60 feet to the POINT OF BEGINNING; thence North 88 degrees 03 minutes 49 seconds West, a distance of 467.65 feet; thence North 01 degrees 57 minutes 20 seconds East, a distance of 2027.63 feet; thence South 52 degrees 54 minutes 21 seconds East, a distance of 571.87 feet; thence South 01 degrees 57 minutes 20 seconds West, a distance of 1698.33 feet to the POINT OF BEGINNING.

Said parcel containing 20.001 acres, as described.
That said owners have caused the real property to be laid out and platted as NORTH CREST INDUSTRIAL 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 NORTH CREST INDUSTRIAL PARK as follows:

All streets, roads and Rights-of-Way are dedicated to the City of Grand Junction for the use of the public forever. Before acceptance of a dedication of any Street or Right of Way, the City may require proof of acceptable environmental condition by e.g. a 'phase I environmental audit'.

All Utility Easements to the City of Grand Junction for the use of City approved public utilities 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, equivalent other public providers and appurtenant facilities.

All Multipurpose Easements to the City of Grand Junction for the use of 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 Drainage Easements to the North Crest Property Owners Association, its successors and assigns for the installation, operation, maintenance and repair of Drainage facilities. Deed of conveyance recorded at Book 2975, Page 165 subject to further conditions and restrictions as may be set forth in that instrument.

Tract A is dedicated to the North Crest Property Owners Association, if formed now or in the future, or if not, to the owner as undivided co-tenants, not subject to partition, of the lots and tracts hereby platted as perpetual easements for (as applicable to the tract): (a) conveyance of runoff water which flows from within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground; (b) conveying and detaining/retaining runoff water which originates from the area hereby platted, and also for the conveyance of runoff from upstream areas; (c) the conveyance of stormwater; (d) recreational and aesthetic purposes as determined appropriate by said owners. Deed of conveyance recorded at Book 2975, Page 165 subject to further conditions and restrictions as may be set forth in that instrument.

All Tracts/Easements include the right of ingress and egress on, along, over, under, through and across by the beneficiaries, their successors, or as signs, 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 platted shall not burden or overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

Said owners hereby declares there are no lienholders to herein described real property.
IN WITNESS WHEREOF, said owners, NORTH CREST DEVELOPMENT LLC, a Colorado Limited Liability Company, has caused their names to be hereunto subscribed this 9th day of November, A.D. 2001.

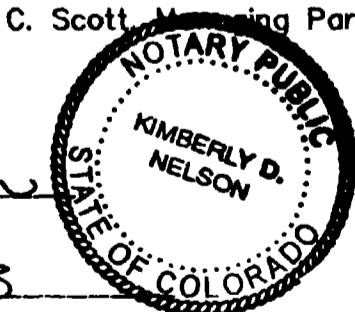
Kay C. Scott
for NORTH CREST DEVELOPMENT LLC, a Colorado Limited Liability Company
by: Kay C. Scott, Managing Partner

NOTARY PUBLIC'S CERTIFICATE

STATE OF COLORADO
COUNTY OF MESA

The foregoing instrument was acknowledged before me for NORTH CREST DEVELOPMENT LLC, a Colorado Limited Liability Company by Kay C. Scott, Managing Partner this 9th day of November, A.D., 2001.
Witness my hand and official seal:

Kimberly D. Nelson
Notary Public
My Commission Expires 7-8-2003



AREA SUMMARY

LOTS	= 18.744 Acres	93.72%
TRACTS	= 0.275 Acres	1.37%
ROAD ROW	= 0.982 Acres	4.91%
TOTAL	= 20.001 Acres	100.00%

LEGEND

- ALIQUOT SURVEY MARKER, AS NOTED
 - SET ALUMINUM CAP ON No. 5 REBAR, PLS 17485 PER CRS-38-51-105, IN CONCRETE
 - FOUND REBAR, AS NOTED
- ALUMINUM CAP ON No. 5 REBAR TO BE SET AT ALL LOT CORNERS, PRIOR TO SALE OF ANY LOTS, TO COMPLY WITH CRS-38-51-105

SURVEYOR'S CERTIFICATION

I, Patrick R. Green, do hereby certify that the accompanying plat of North Crest Industrial 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 Nov. 9, 2001

NOTES:

The Declaration of Covenants and Restrictions are recorded at Book _____ Page _____ through _____ Mesa County Records.

Bearings are based upon the South line of the SE1/4 SE1/4 of Section 25, which bears North 88 degrees 03 minutes 49 seconds West, a distance of 1317.56 feet, as shown on deposit survey #394, located in the Mesa County Surveyor's Office. Both monuments on this line are Mesa County Survey Markers as shown on the accompanying plat.

Easement and Title Information provided by Abstract & Title Co. of Mesa County, Inc., Commitment No. 00905097 C.

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

There will be no direct access to H Road from any lots within this subdivision, except by North Crest Drive.

NOTES REQUIRED BY THE CITY:

1. All lots require engineered foundations for primary structures,

CITY OF GRAND JUNCTION APPROVAL

This plat of NORTH CREST INDUSTRIAL PARK, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 12th day of November, A.D., 2001.

City Manager *[Signature]*
President of City Council *[Signature]*

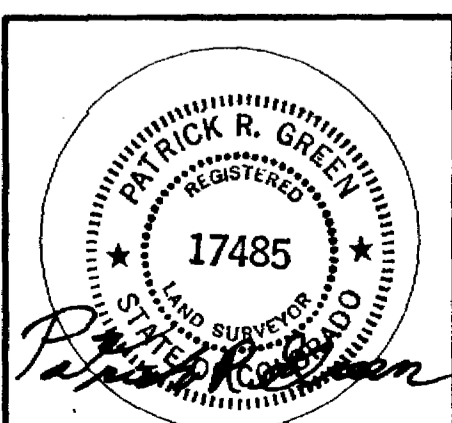
CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at 3:46 o'clock P. M., December 4, A.D., 2001, and was duly recorded in Plat Book 18, Page No. 283
Reception No. 2029057 Drawer No. LL-62 Fees: \$10.00

Clerk and Recorder

By: Deputy



Located in the SE1/4 Section 25, T1N, R1W, U1M

NORTH CREST INDUSTRIAL PARK
SE1/4 SECTION 25
T1N, R1W, UTE MERIDIAN
MESA COUNTY, COLORADO

LANDesign
ENGINEERS • SURVEYORS • PLANNERS
244 NORTH 7th STREET
GRAND JUNCTION, COLORADO 81501 (970) 245-4099

PROJ NO.	2001-69	SURVEYED	DRAWN	CHECKED	SHEET	OF
DATE:	July, 2001	JF/BE	RSK		1	1