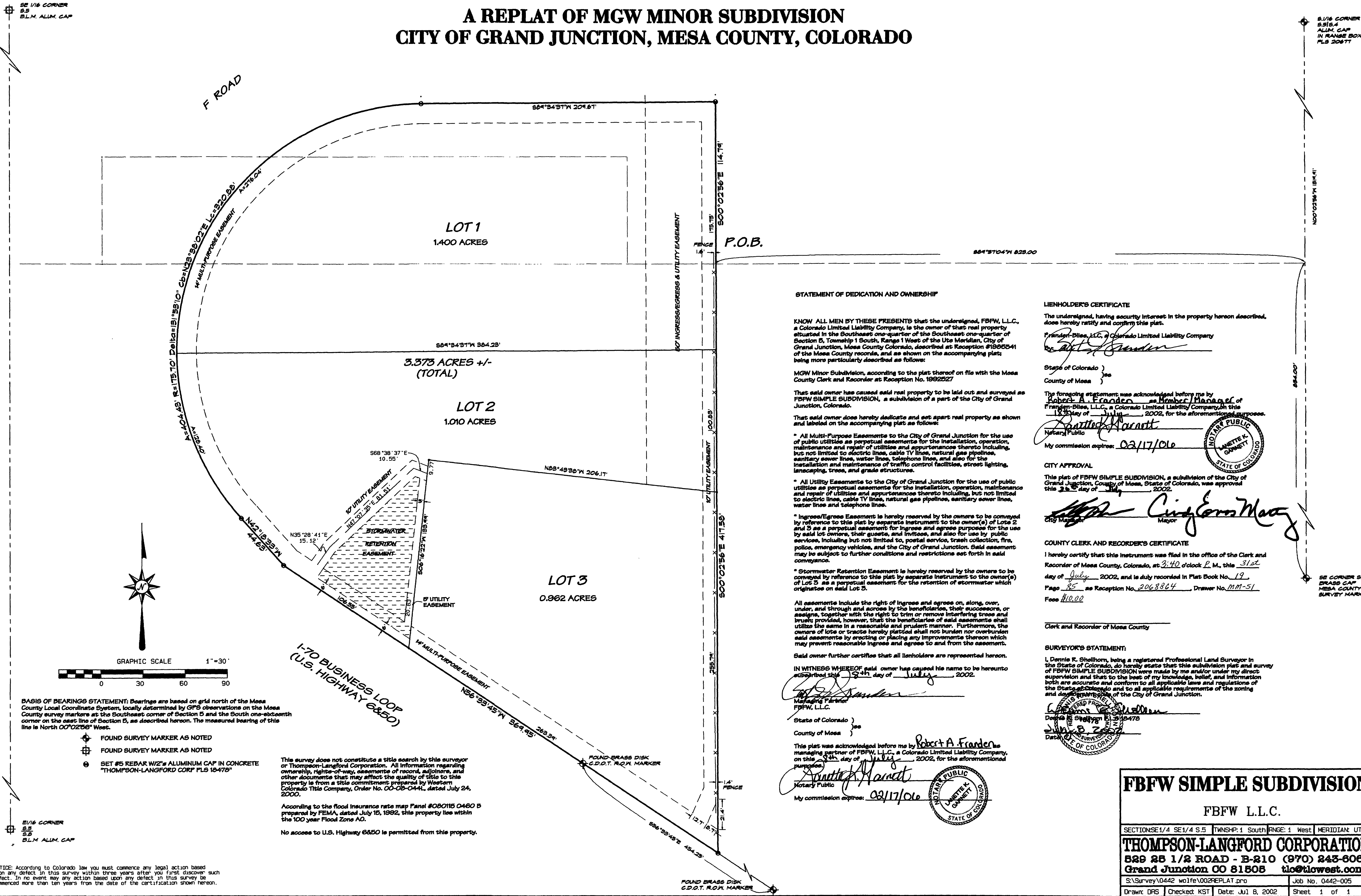


FBFW SIMPLE SUBDIVISION

A REPLAT OF MGW MINOR SUBDIVISION

CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO



STATEMENT OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS that the undersigned, FBFW, L.L.C., a Colorado Limited Liability Company, is the owner of that real property situated in the Southeast one-quarter of the Southeast one-quarter of Section 5, Township 1 South, Range 1 West of the 10th Meridian, City of Grand Junction, Mesa County Colorado, described at Reception #1995541 of the Mesa County records, and as shown on the accompanying plat; being more particularly described as follows:

MGW Minor Subdivision, according to the plat thereof on file with the Mesa County Clerk and Recorder at Reception No. 1992527

That said owner has caused said real property to be laid out and surveyed as FBFW SIMPLE 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 on the accompanying plat as follows:

* All Multi-Purpose 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, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, 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.

* Ingress/Egress Easement is hereby reserved by the owners to be conveyed by reference to this plat by separate instrument to the owner(s) of Lots 2 and 3 as a perpetual easement for ingress and egress purposes for the use by said 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 City of Grand Junction. Said easement may be subject to further conditions and restrictions set forth in said conveyance.

* Stormwater Retention Easement is hereby reserved by the owners to be conveyed by reference to this plat by separate instrument to the owner(s) of Lot 3 as a perpetual easement for the retention of stormwater which originates on said Lot 3.

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.

Said owner further certifies that all lienholders are represented hereon.

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 31st day of July, 2002.

Robert A. Franden
Managing Partner
FBFW, L.L.C.

State of Colorado }
County of Mesa }

This plat was acknowledged before me by *Robert A. Franden* as managing partner of FBFW, L.L.C., a Colorado Limited Liability Company, on this 31st day of July, 2002, for the aforementioned purposes.

Janette K. Gannett
Notary Public

My commission expires: 02/17/06

LIENHOLDER'S CERTIFICATE

The undersigned, having security interest in the property hereon described, does hereby ratify and confirm this plat.

Franden-Biles, L.L.C., a Colorado Limited Liability Company

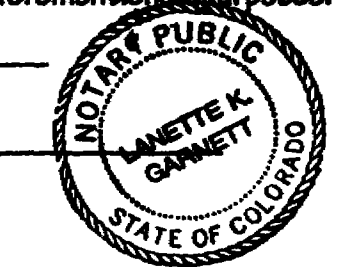
Robert A. Franden

State of Colorado }
County of Mesa }

The foregoing statement was acknowledged before me by *Robert A. Franden* as Member/Manager of Franden-Biles, L.L.C., a Colorado Limited Liability Company, on this 31st day of July, 2002, for the aforementioned purposes.

Janette K. Gannett
Notary Public

My commission expires: 02/17/06



CITY APPROVAL

This plat of FBFW SIMPLE SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved this 31st day of July, 2002.

Christina May
City Manager Mayor

COUNTY CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed in the office of the Clerk and Recorder of Mesa County, Colorado, at 3:40 o'clock P.M., this 31st day of July, 2002, and is duly recorded in Plat Book No. 19, Page 85 as Reception No. 2068864, Drawer No. MM-51. Fee \$10.00.

Clerk and Recorder of Mesa County

SURVEYOR'S STATEMENT:

I, Dennis R. Shelhorn, being a registered Professional Land Surveyor in the State of Colorado, do hereby state that this subdivision plat and survey of FBFW SIMPLE SUBDIVISION were made by me and/or under my direct supervision and that to the best of my knowledge, belief, and information both are accurate and conform to all applicable laws and regulations of the State of Colorado and to all applicable requirements of the zoning and development codes of the City of Grand Junction.

Dennis R. Shelhorn
Dennis R. Shelhorn E.S. 15478

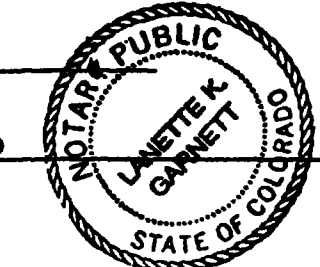
July 31, 2002

Date of Survey

Date of Plat

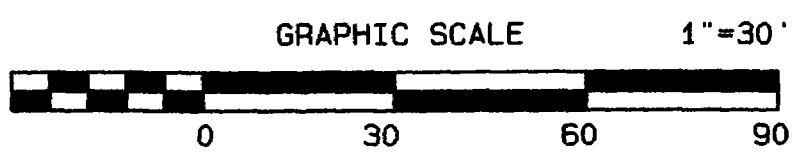
Janette K. Gannett
Notary Public

My commission expires: 02/17/06



SE 1/16 CORNER
S.S.
B.L.M. ALUM. CAP

SE 1/16 CORNER
S.S. & A
ALUM. CAP
IN RANGE BOX
PLS 20677



BASIS OF BEARINGS STATEMENT: Bearings are based on grid north of the Mesa County Local Coordinate System, locally determined by GPS observations on the Mesa County survey markers at the Southeast corner of Section 5 and the South one-eighth corner on the east line of Section 5, as described hereon. The measured bearing of this line is North 00°02'56" West.

- ⊕ FOUND SURVEY MARKER AS NOTED
- ⊕ FOUND SURVEY MARKER AS NOTED
- ⊙ SET #5 REBAR W/2" ALUMINUM CAP IN CONCRETE "THOMPSON-LANGFORD CORP PLS 15478"

This survey does not constitute a title search by this surveyor or Thompson-Langford Corporation. All information regarding ownership, rights-of-way, easements of record, adjoiners, and other documents that may affect the quality of title to this property is from a title commitment prepared by Western Colorado Title Company, Order No. 00-08-044-L, dated July 24, 2000.

According to the flood insurance rate map Panel #080115 0460 B prepared by FEMA, dated July 15, 1992, this property lies within the 100 year Flood Zone AD.

No access to U.S. Highway 6&50 is permitted from this property.

SE 1/16 CORNER
S.S.
B.L.M. ALUM. CAP

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.

FBFW SIMPLE SUBDIVISION

FBFW L.L.C.

SECTION: SE 1/4 SE 1/4 S.5 T.1S. R.1W. MERIDIAN: UTE

THOMPSON-LANGFORD CORPORATION

829 2nd 1/2 ROAD - B-210 (970) 243-8087

Grand Junction CO 81505 tlo@tlaw.com

S:\Survey\0442\w01fe\002REPLAT.pro Job No. 0442-005

Drawn: DRS Checked: KST Date: Jul 8, 2002 Sheet 1 of 1