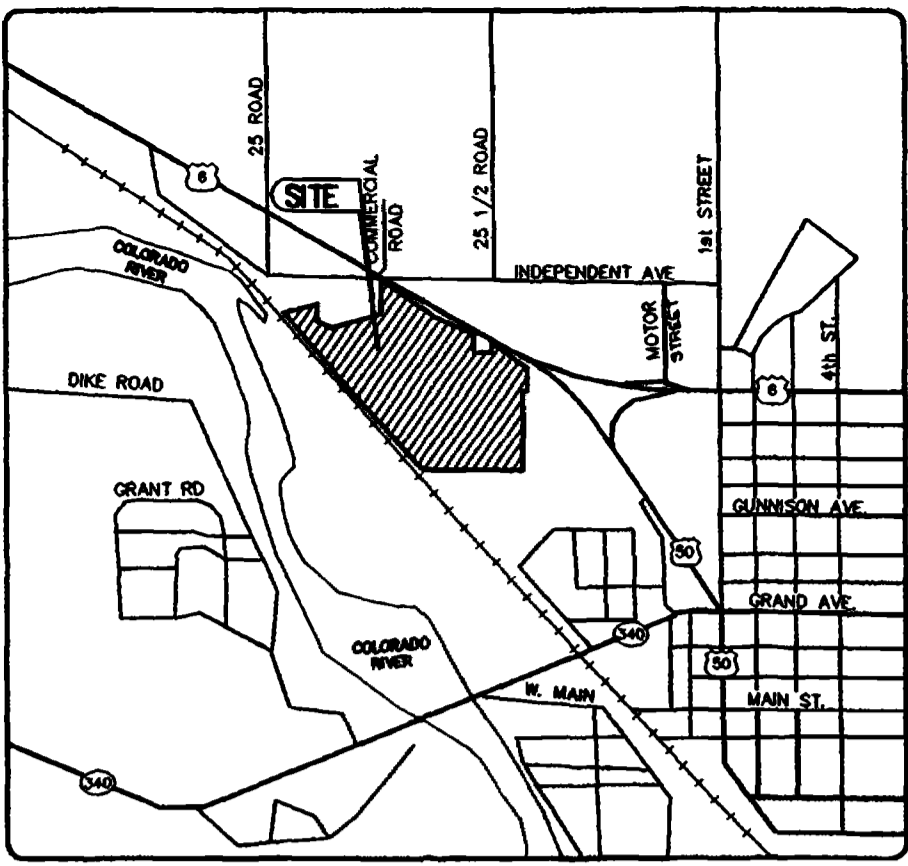
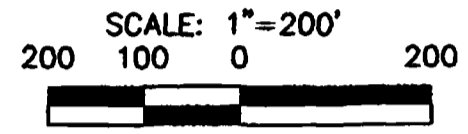
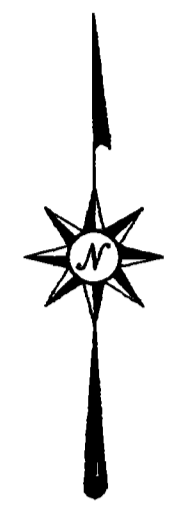


RIMROCK MARKETPLACE 2 SUBDIVISION



NOTES REQUIRED BY THE CITY:

- All Superstore/Big Box/Shopping Center standards as set forth in Section 4.3.M. of the City of Grand Junction Zoning and Development Code, adopted March 7, 2000, or subsequent amendments, are required to be met for the development of any of these lots. The first development within this subdivision that meets the standards and is approved shall set the architectural design standards for the entire shopping center. All subsequent development shall be consistent with those design standards.
- The following signage shall be permitted for lots within this development:
 - One freestanding entrance sign shall be permitted for the entire development along the Highway 6 & 50 frontage. Said sign shall be limited to a maximum height of 40-feet and a maximum sign face area of 270 square feet per side.
 - Pad sites shall be limited to monument signs only, with a maximum height of 6-feet and a maximum sign face area of 60 square feet per side. Decorative architectural detailing and support structure to be counted as part of the total allowed signage area.
 - Building signs shall be limited to 1.75 square feet of sign per lineal foot of building frontage on a public road right-of-way. No single sign shall be larger than 300 square feet.



LEGEND

- ALQUOT SURVEY MARKER, AS NOTED
 - SET ALUMINUM CAP ON No. 5 REBAR, PLS 17845 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

GENERAL NOTES

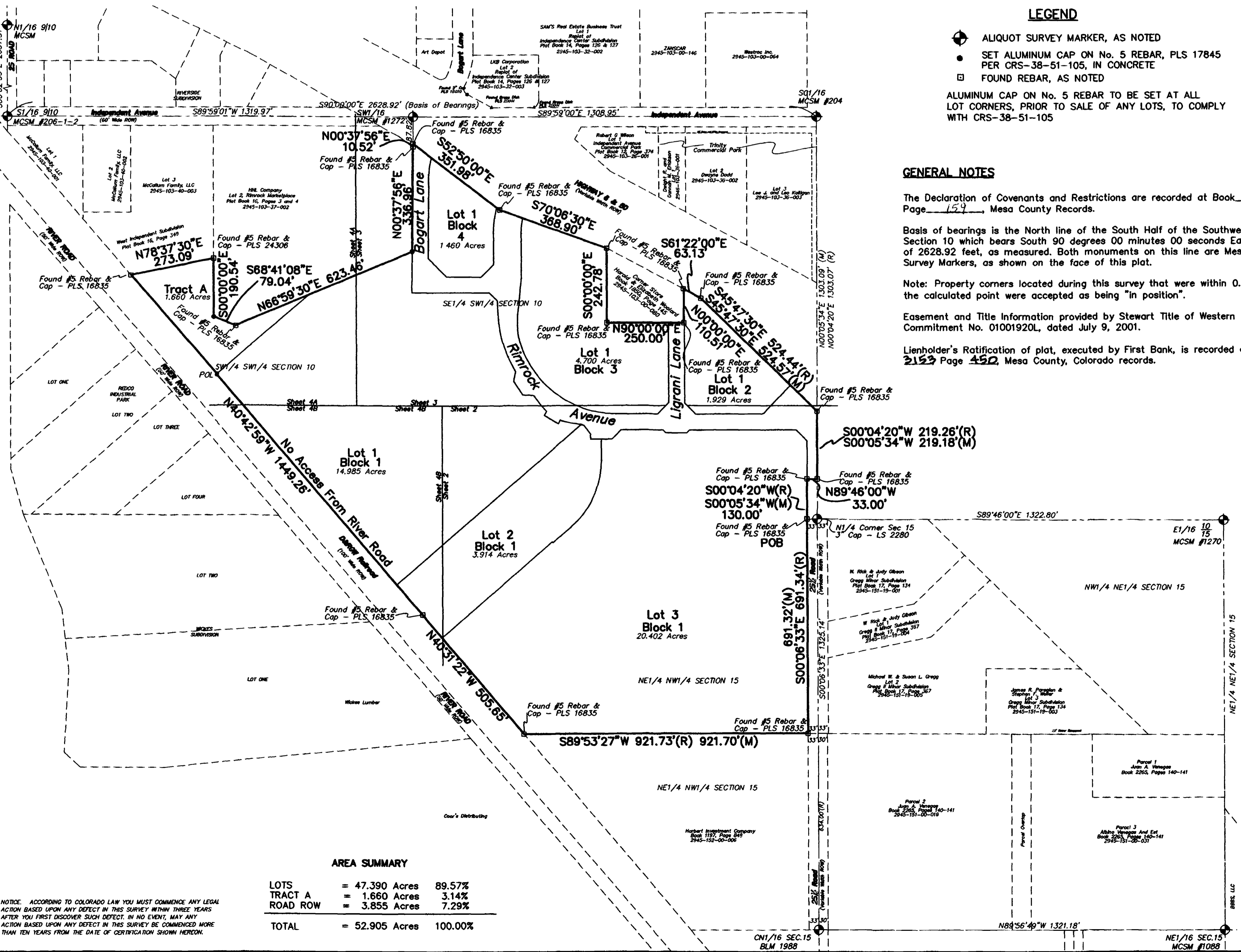
The Declaration of Covenants and Restrictions are recorded at Book 3188 Page 159, Mesa County Records.

Basis of bearings is the North line of the South Half of the Southwest Quarter of Section 10 which bears South 90 degrees 00 minutes 00 seconds East, a distance of 2628.92 feet, as measured. Both monuments on this line are Mesa County Survey Markers, as shown on the face of this plat.

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

Easement and Title Information provided by Stewart Title of Western Colorado, Inc., Commitment No. 01001920L, dated July 9, 2001.

Lienholder's Ratification of plat, executed by First Bank, is recorded at Book 2122 Page 492, Mesa County records.



AREA SUMMARY	
LOTS	= 47.390 Acres 89.57%
TRACT A	= 1.660 Acres 3.14%
ROAD ROW	= 3.855 Acres 7.29%
TOTAL	= 52.905 Acres 100.00%

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 THF Belleville Development, L.P., a Missouri Limited Partnership is the owner of that real property located in part of the Southwest Quarter (SW1/4) of Section 10 and the Northwest Quarter (NW1/4) of Section 15, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

LOT 1, Rimrock Marketplace, as shown on plat recorded in Plat Book 16, Pages 3 and 4 of the Mesa County records.

That said owner has by these presents laid out, platted, and subdivided the above described real property into lots, blocks, and tracts, as shown hereon, and designated the same as Rimrock Marketplace 2 Subdivision, a subdivision in the City of Grand Junction, Colorado, and hereby offers the following dedications and grants:

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

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 Grand Junction Drainage District Easements to the Grand Junction Drainage District, its successors and assigns for the installation, operation, maintenance and repair of Grand Junction Drainage District facilities, as shown in deed recorded in Book 3112, Pages 54 and 55.

Tract A, a non-buildable lot, is to be retained by THF Belleville Development, L.P., a Missouri Limited Partnership, their heirs, assigns, and successors, for their purposes, SUBJECT to a 60' Wide Grand Junction Drainage District Easement recorded in Book 2302, Page 518, Mesa County Records.

All 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, 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.

IN WITNESS WHEREOF, said owner, THF Belleville Development, L.P., a Missouri Limited Partnership has caused their name to be hereunto subscribed this 17 day of October, A.D. 2002.

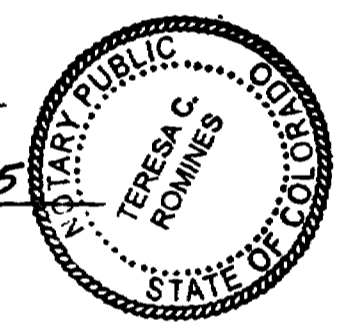
by: THF Belleville Development, L.P., a Missouri Limited Partnership

NOTARY PUBLIC'S CERTIFICATE

STATE OF Colorado } ss
COUNTY OF Mesa

The foregoing instrument was acknowledged before me by Michael Staenbung for THF Belleville Development, L.P., a Missouri Limited Partnership, this 17 day of October, A.D., 2002. Witness my hand and official seal:

Teresa C. Romines
Notary Public



My Commission Expires 8/27/2005

CITY OF GRAND JUNCTION APPROVAL

This plat of Rimrock Marketplace 2 Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 21 day of October, A.D., 2002.

City Manager [Signature]
President of City Council Cindy Ann Marty

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 4:30 o'clock P.M., October 28, A.D., 2002, and was duly recorded in Plat Book 19, Page No. 158,159,160,161 Reception No. 2083964 Drawer MM.

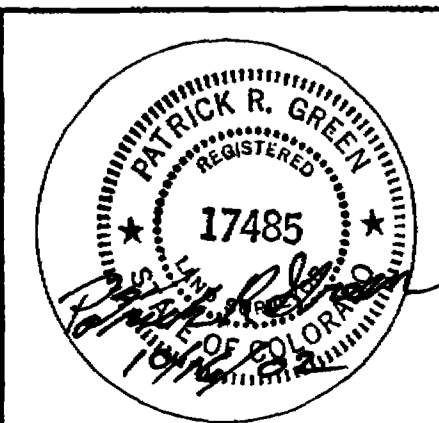
Fees: \$40.00 + \$1.00

Clerk and Recorder
By: _____
Deputy

SURVEYOR'S CERTIFICATION

I, Patrick R. Green, do hereby certify that the accompanying plat of Rimrock Marketplace 2 Subdivision, 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 OCT 16, 2002

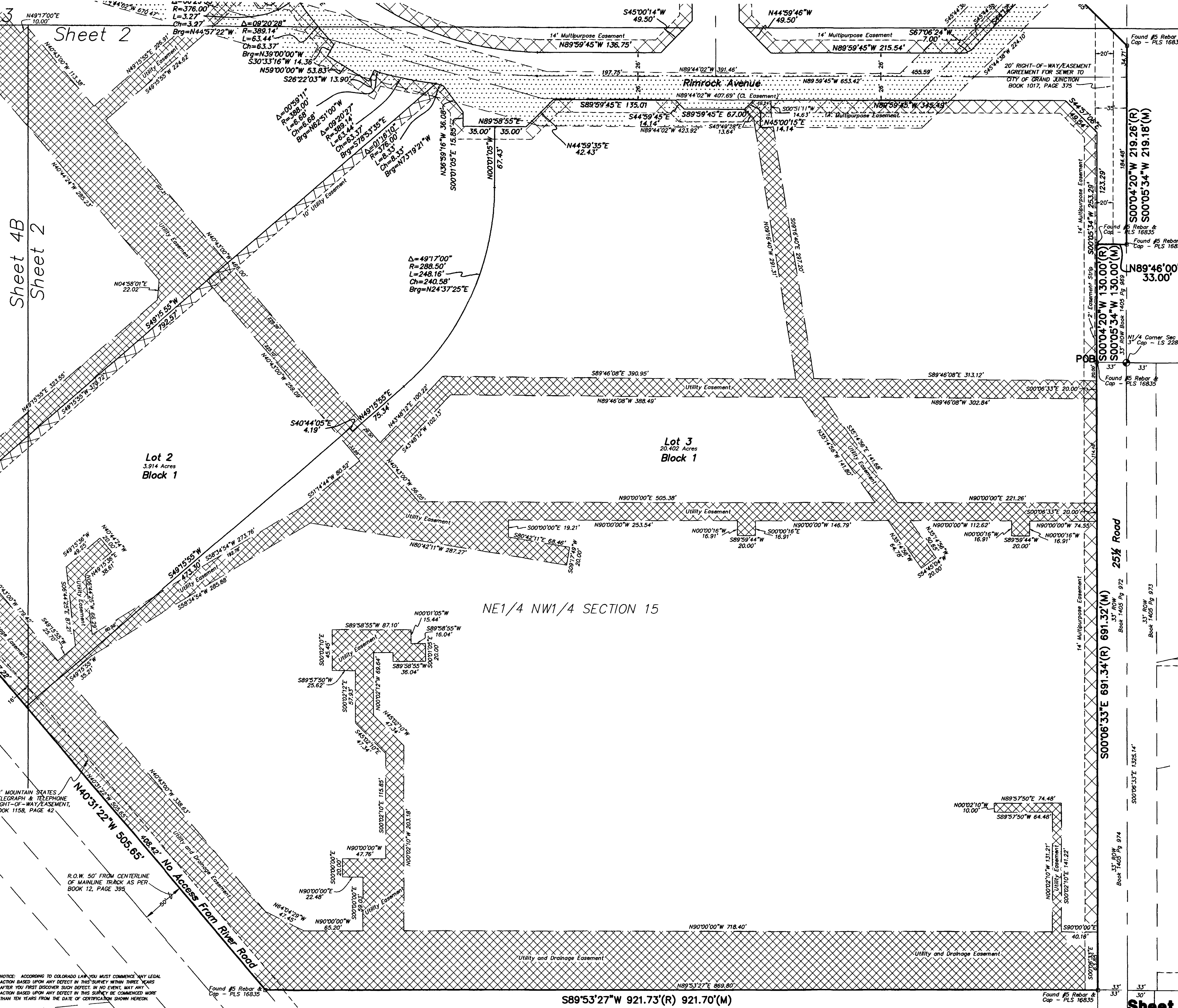


RIMROCK MARKETPLACE 2 SUBDIVISION
SECTIONS 10 & 15, T1S, R1W, UM
MESA COUNTY, COLORADO

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

PROJ NO.	DATE	SURVEYED	DRAWN	CHECKED	SHEET	OF
NO. 2001-25	Aug., 2002	TLP/MCW/CM	RSK	PRG	1	4

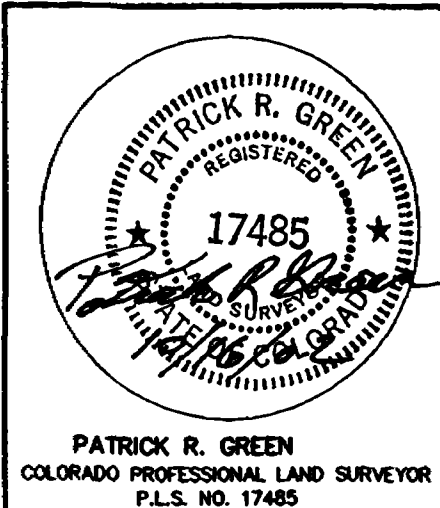
RIMROCK MARKETPLACE 2 SUBDIVISION



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



RIMROCK MARKETPLACE 2 SUBDIVISION
 SECTIONS 10 & 15, T1S, R1W, UM
 MESA COUNTY, COLORADO

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

PROJ NO. 2001-25	SURVEYED	DRAWN	CHECKED	SHEET	OF
DATE: Aug. 2002	TLP/NCW/CM	RSK	PRG	2	4

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.

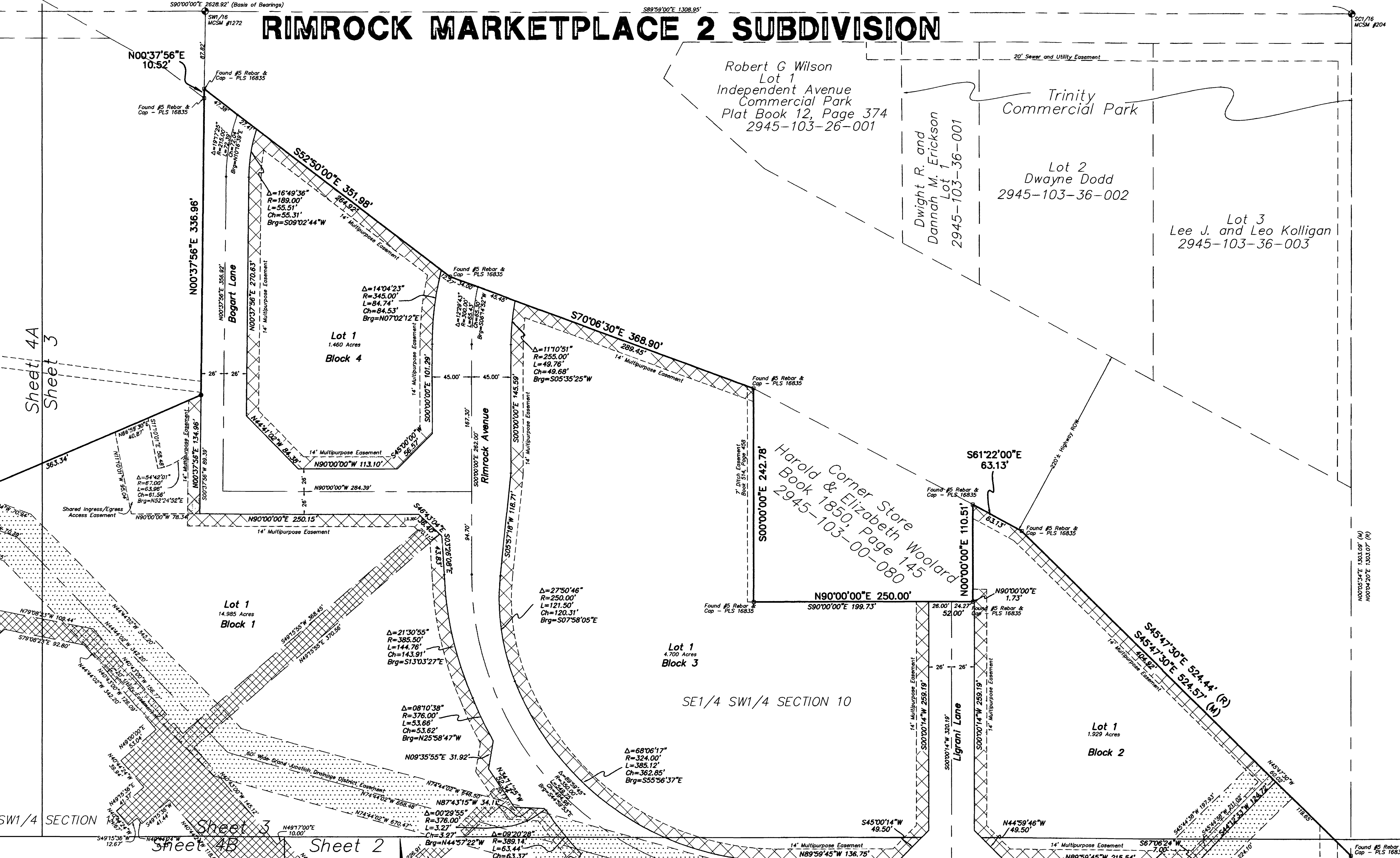
16' MOUNTAIN STATES TELEGRAPH & TELEPHONE RIGHT-OF-WAY/EASEMENT, BOOK 1158, PAGE 42

R.O.W. 50' FROM CENTERLINE OF MAINLINE TRACK AS PER BOOK 12, PAGE 395

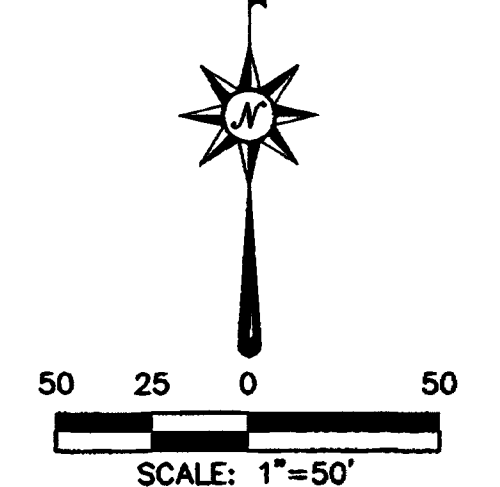
Found #5 Rebar & Cap - PLS 16835

Found #5 Rebar & Cap - PLS 16835

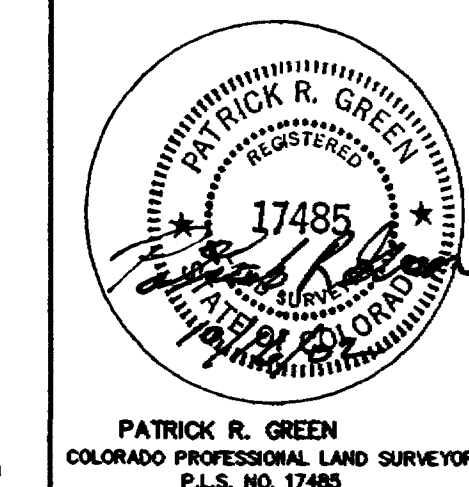
RIMROCK MARKETPLACE 2 SUBDIVISION



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.



- 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



RIMROCK MARKETPLACE 2 SUBDIVISION
 SECTIONS 10 & 15, T1S, R1W, UM
 MESA COUNTY, COLORADO

LANDesign
 ENGINEERS • SURVEYORS • PLANNERS
 244 NORTH 7TH STREET
 GRAND JUNCTION, COLORADO 81501 (970) 245-4089

PATRICK R. GREEN
 COLORADO PROFESSIONAL LAND SURVEYOR
 P.L.S. NO. 17485

PROJ. NO. 2001-25	SURVEYED	DRAWN	CHECKED	SHEET	OF
DATE: Aug., 2002	TLP/MCW/CM	RSK		3	4

RIMROCK MARKETPLACE 2 SUBDIVISION

Lot 2
McCallum Family, LLC
2945-103-40-002

Lot 3
McCallum Family, LLC
2945-103-40-003

HNL Company
Lot 2, Rimrock Marketplace
Plat Book 16, Pages 3 and 4
2945-103-37-002

West Independent Subdivision
Plat Book 16, Page 349

Tract A
1.680 Acres
Block 1

REDCO
INDUSTRIAL
PARK

LOT TWO

LOT THREE

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

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

Sheet 4A

12.5' Drainage Easement

60' Drainage Easement to
Junction Drainage District
Book 2302, Page 518

R.O.W. 50' FROM CENTERLINE
OF MAINLINE TRACK AS PER
BOOK 12, PAGE 395

No Access From River Road
RIVER ROAD
(50' Wide ROW)

16' MOUNTAIN STATES
TELEGRAPH & TELEPHONE
RIGHT-OF-WAY/EASEMENT,
BOOK 1168, PAGE 723

Sheet 4A SW1/4 SW1/4 SEC
Sheet 4B

LOT ONE

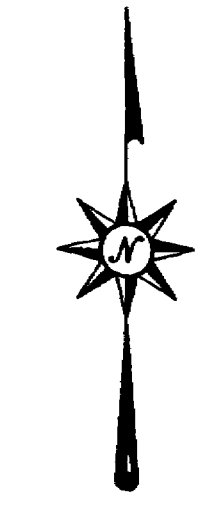
Sheet 4B

16' MOUNTAIN STATES
TELEGRAPH & TELEPHONE
RIGHT-OF-WAY/EASEMENT,
BOOK 1168, PAGE 723

Sheet 4A SW1/4 SW1/4 SECTION
Sheet 4B

R.O.W. 50' FROM CENTERLINE
OF MAINLINE TRACK AS PER
BOOK 12, PAGE 395

D&RGW Railroad
(100' Wide ROW)

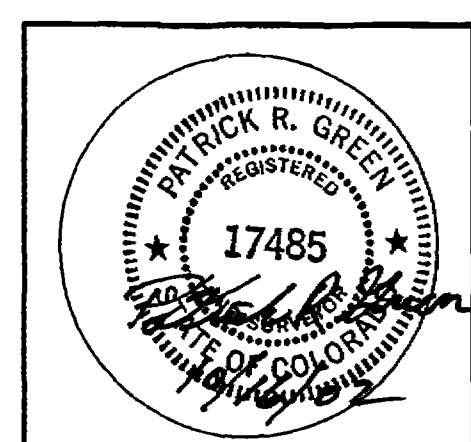


SCALE: 1"=50'

Sheet 3
Sheet 4B

Sheet 4B
Sheet 2

16' MOUNTAIN STATES
TELEGRAPH & TELEPH
RIGHT-OF-WAY/EASEM
BOOK 1158, PAGE 42.



RIMROCK MARKETPLACE 2 SUBDIVISION
SECTIONS 10 & 15, T1S, R1W, UM
MESA COUNTY, COLORADO

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

PROJ. NO. 2001-25	SURVEYED	DRAWN	CHECKED	SHEET	OF
DATE: Aug., 2002	PLP/MCW/CW	RSK	PRG	4	4

Sheet 4 of 4

01279204.tif