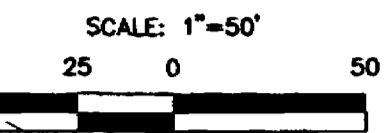


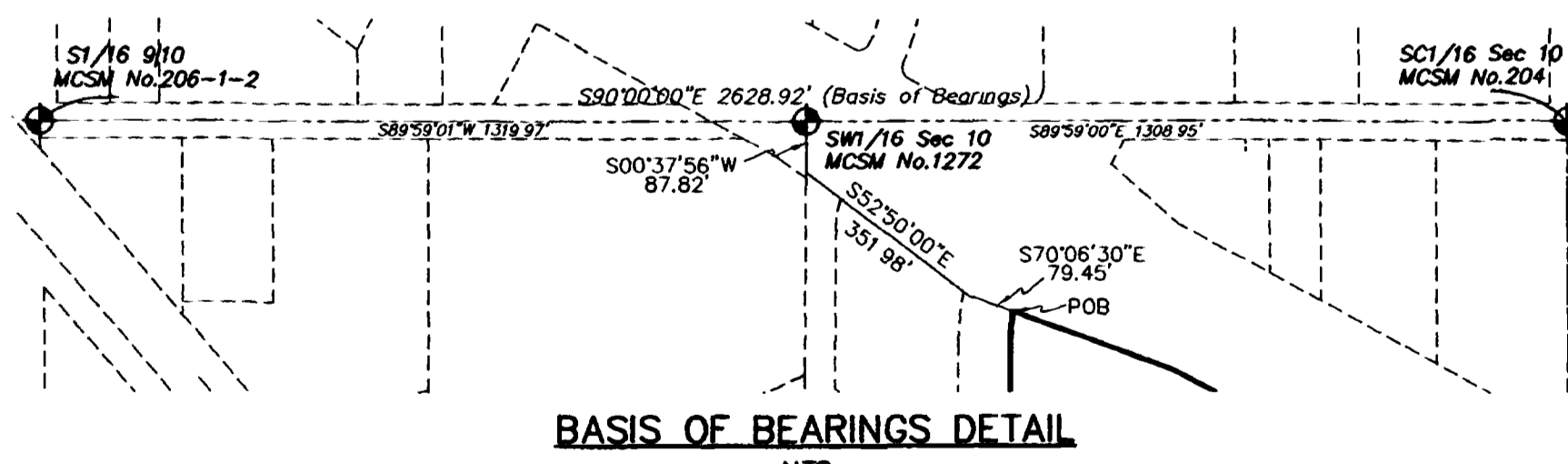
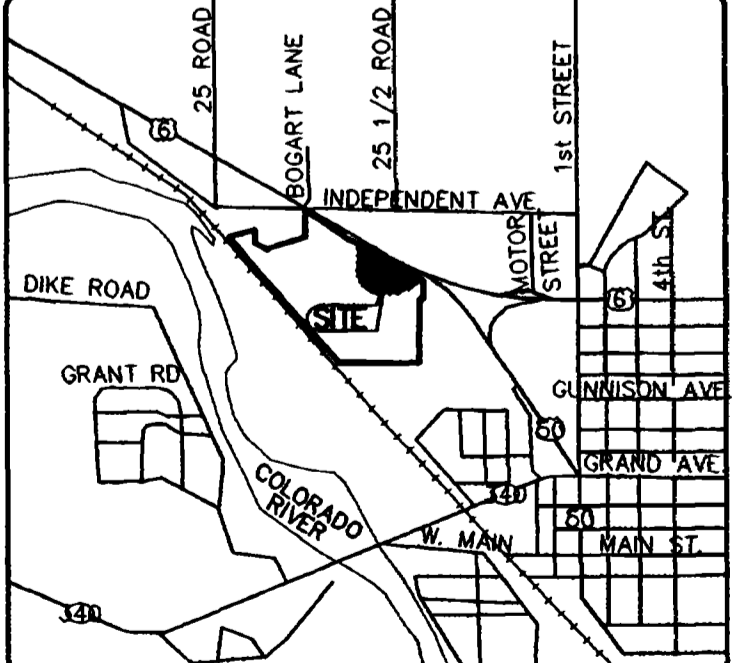
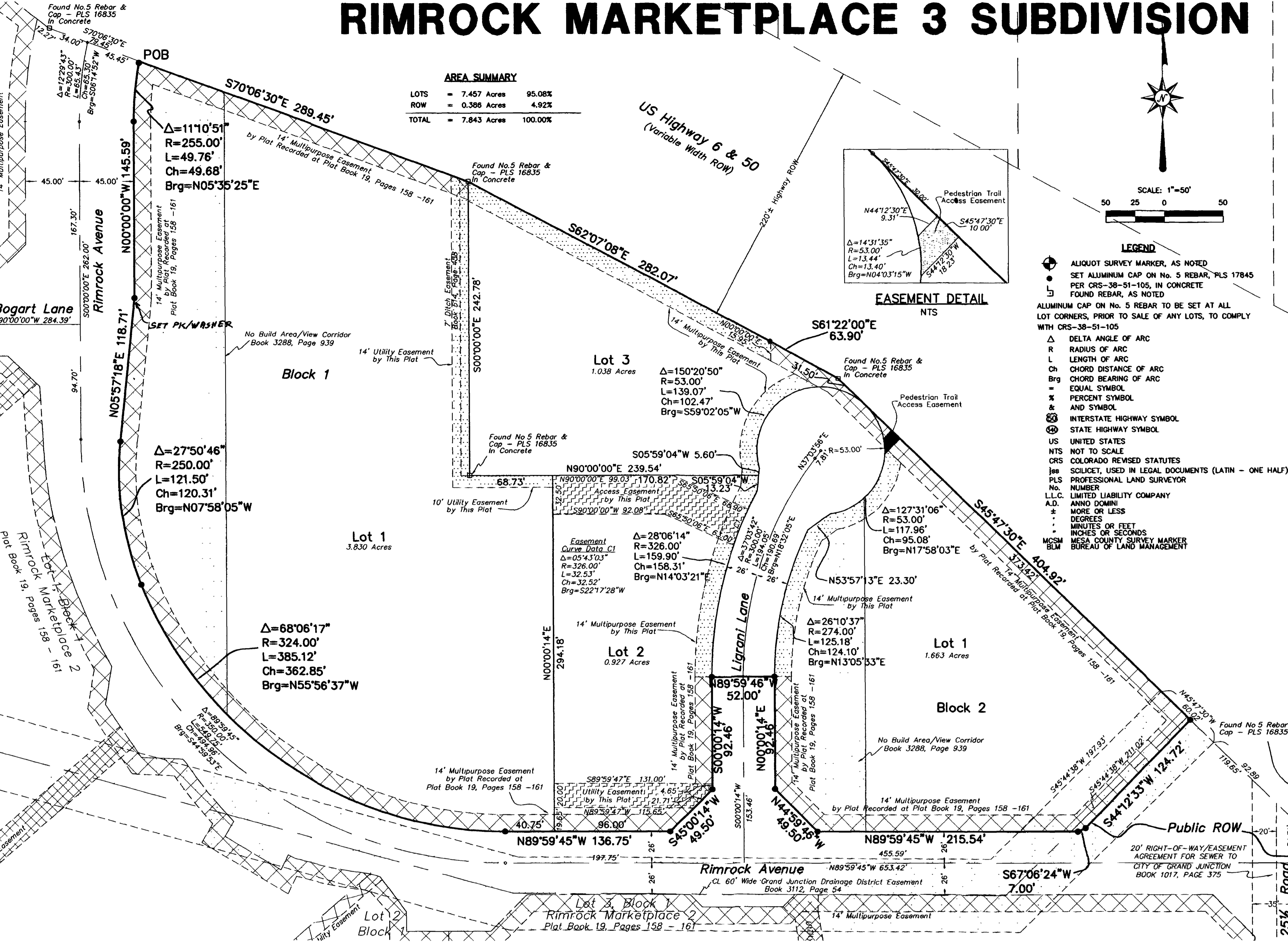
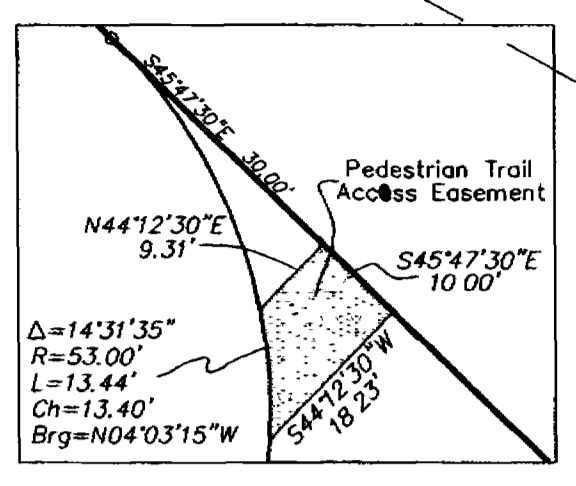
RIMROCK MARKETPLACE 3 SUBDIVISION

AREA SUMMARY

LOTS	= 7.457 Acres	95.08%
ROW	= 0.386 Acres	4.92%
TOTAL	= 7.843 Acres	100.00%



- LEGEND**
- ALLOT 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
 - DELTA ANGLE OF ARC
 - RADIUS OF ARC
 - LENGTH OF ARC
 - CHORD DISTANCE OF ARC
 - CHORD BEARING OF ARC
 - EQUAL SYMBOL
 - PERCENT SYMBOL
 - AND SYMBOL
 - INTERSTATE HIGHWAY SYMBOL
 - STATE HIGHWAY SYMBOL
 - UNITED STATES
 - NOT TO SCALE
 - COLORADO REVISED STATUTES
 - SPLICED, USED IN LEGAL DOCUMENTS (LATIN - ONE HALF)
 - PROFESSIONAL LAND SURVEYOR
 - PLS NUMBER
 - LIMITED LIABILITY COMPANY
 - ANNO DOMINI
 - MORE OR LESS
 - DEGREES
 - MINUTES OR FEET
 - INCHES OR SECONDS
 - MCSM SURVEY MARKER
 - BUREAU OF LAND MANAGEMENT



FOR CITY USE ONLY

Associated Recorded Documents	Book	Page	Type

TITLE CERTIFICATION

STATE OF COLORADO } ss
COUNTY OF MESA

We, Steward Title of Grand Junction, a title insurance company, as duly licensed in the state of Colorado, hereby certify that we have examined the title to the herein described property, that we find the title to the property is vested to THF Grand Junction Development, LLC; that the current taxes have been paid; that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon and that there are no other encumbrances of record; that all easements, reservations and rights of way of record are shown hereon.

Date: August 26, 2003 by: Doreen McBride, President
Name and Title
for: Steward Title of Grand Junction
Name of Title Company
* A Missouri Limited Liability Company

CITY OF GRAND JUNCTION APPROVAL

This plat of Rimrock Marketplace 3 Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 26 day of August, A.D., 2003.

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

SURVEYOR'S CERTIFICATION

I, Patrick R. Green, do hereby certify that the accompanying plat of Rimrock Marketplace 3 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 some. 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 AUGUST 26, 2003

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That THF Grand Junction Development, L.L.C., a Missouri Limited Liability Company, and Harold R. Woolard and Elizabeth A. Woolard are the owners of that real property located in part of the Southwest Quarter (SW/4) of Section 10, Township 1 South, Range 1 West of the T10 Meridian, Mesa County, Colorado, being more particularly described as follows:

Lot 1, Block 2, and Lot 1, Block 3, Rimrock Marketplace 2, as shown on plat recorded in Plat Book 19, Pages 158 through 161 of the Mesa County records, and that property as described in Warranty Deed, Book 2700, Page 838 of the Mesa County records (Woolard), and that portion of Ligrani Lane vacated by City of Grand Junction Ordinance No. 3554, as recorded in Book ____, Page ____.

Said parcels containing 7.843 Acres, as described.

That said owners have 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 3 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 Pedestrian Easements to the City of Grand Junction as perpetual easements for ingress and egress use by the public.

All Ingress/Egress Easements to the owners of Lots or Tracts specifically identified on the plat as perpetual easements for ingress and egress purposes for the use of said Lot or Tract owner(s), their guest(s), and invitee(s), and also for use by public providers and utilities, including but not limited to, postal service, trash collection, fire, police and emergency vehicles and services.

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 & 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 owners, THF Grand Junction Development, L.L.C., a Missouri Limited Liability Company, and Harold R. Woolard and Elizabeth A. Woolard have caused their names to be hereunto subscribed this 26 day of AUG, A.D., 2003.

by: [Signature] Title: Owner
for: THF Grand Junction Development, L.L.C., a Missouri Limited Liability Company

by: [Signature] Harold R. Woolard by: [Signature] Elizabeth A. Woolard

NOTARY PUBLIC'S CERTIFICATE

STATE OF Colorado } ss
COUNTY OF Mesa

The foregoing instrument was acknowledged before me by Michael Stenberg, Manager for THF Grand Junction Development, L.L.C., a Missouri Limited Liability Company, this 26th day of August, A.D., 2003.

Witness my hand and official seal:

[Signature]
Notary Public

My Commission Expires April 14, 2007

NOTARY PUBLIC'S CERTIFICATE

STATE OF Colorado } ss
COUNTY OF Mesa

The foregoing instrument was acknowledged before me by Harold R. Woolard, this 26th day of August, A.D., 2003.

Witness my hand and official seal:

[Signature]
Notary Public

My Commission Expires 11/13/2005

NOTARY PUBLIC'S CERTIFICATE

STATE OF Colorado } ss
COUNTY OF Mesa

The foregoing instrument was acknowledged before me by Elizabeth A. Woolard, this 26th day of August, A.D., 2003.

Witness my hand and official seal:

[Signature]
Notary Public

My Commission Expires 11/13/2005

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 Steward Title of Western Colorado, Inc., Commitment No. 03004585K, dated December 2, 2002, and No. 02004531K, dated December 11, 2002.

Lienholder's Ratification of plat, executed by First Bank, is recorded at Book 2966 Page 182, Mesa County, Colorado records.

NOTES REQUIRED BY THE CITY:

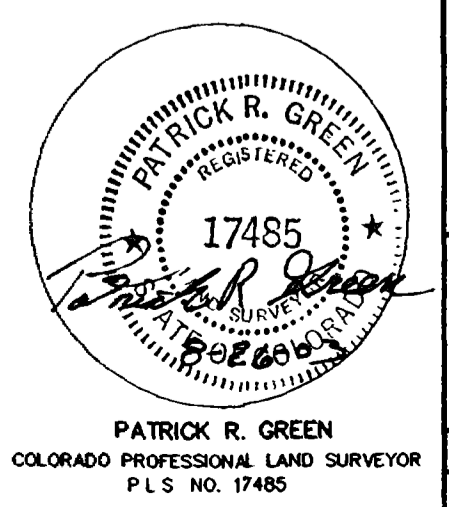
- All Superstore/Big Box/Shopping Center standards as set forth in Section 4.3.M. of the City of Grand Junction Zoning and Development Code, adopted March 7, 2000, or subsequent amendments, are required to be met for the development of any of these lots. The first development within this subdivision 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 is to be counted as part of the total allowed signage area.
 - Building signs shall be limited to 1.75 square feet of sign per linear foot of building frontage on a public road right-of-way. No single sign shall be larger than 300 square feet.

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 1:37 o'clock P.M., SEPTEMBER 3 A.D., 2003, and was duly recorded in Plat Book 19, Page No. 398 Reception No. 2145943, Drawer 00-38. Fees: \$10.00 = \$1.00

Clerk and Recorder



RIMROCK MARKETPLACE 3 SUBDIVISION

SECTION 10, T1S, R1W, UM
MESA COUNTY, COLORADO

LANDesign

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

PROJ NO. 2002-23	SURVEYED	DRAWN	CHECKED	SHEET	OF
DATE: July, 2003	RAD/MCW	RAW	PRG	1	1