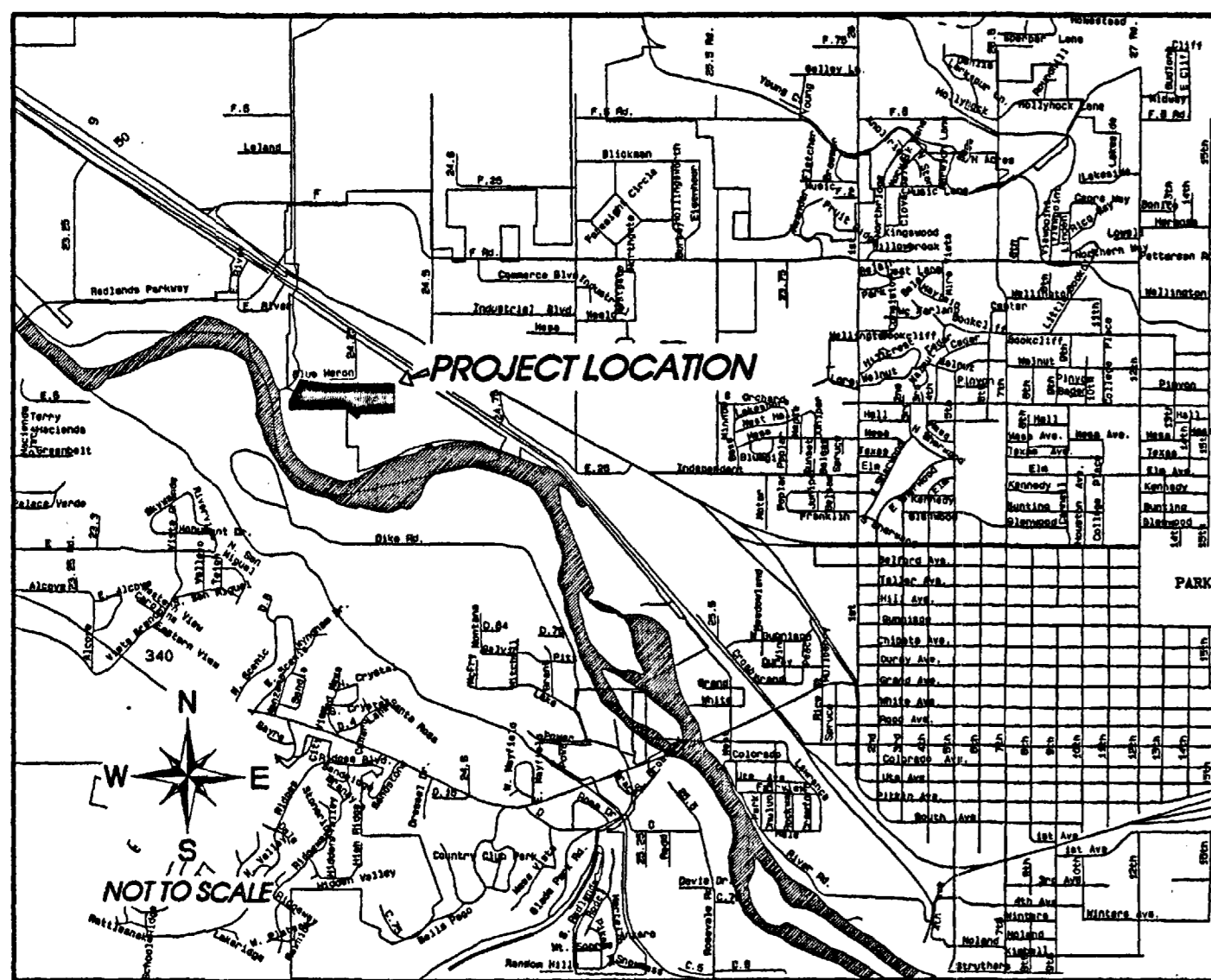


# BLUE HERON LAKE INDUSTRIAL PARK

A SUBDIVISION OF A PART OF THE NW1/4 & SW1/4 OF SECTION 9 AND A REPLAT OF LOT 2 & TRACT B, CITY MARKET SUBDIVISION  
TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN  
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

VICINITY MAP



STATEMENT OF OWNERSHIP AND DEDICATION  
KNOW ALL MEN BY THESE PRESENTS:

The undersigned, Industrial Developments, Inc., a Colorado non-profit corporation, is the owner of that real property situated in the NW1/4 and SW1/4 of Section 9, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, said property being more particularly described as follows:

Lot 2, City Market Subdivision, according to the plat recorded at Reception No. 2180498 of the Mesa County records;

Tract B, City Market Subdivision, according to the plat recorded at Reception No. 2180498 of the Mesa County records;

AND a parcel of land situated in the SW1/4 & NW1/4 of said Section 9 being described as follows:

Commencing at the NE corner of the SW1/4 NW1/4 of Section 9, Township 1 South, Range 1 West of the Ute Meridian;  
thence South 0°02'41" East 915.07 feet to the SE corner of Blue Heron Industrial Park;  
thence South 84°57'19" West 242.41 feet to the true point of beginning;  
thence along the arc of a curve to the right whose radius is 430.00 feet and whose long chord bears North 85°53'50" West 62.20 feet;  
thence North 81°45'00" West 300.00 feet;  
thence South 26°06'01" West 443.90 feet;  
thence South 0°08'51" East 135.65 feet;  
thence North 84°57'19" East 1054.14 feet;  
thence North 0°02'47" East 30.00 feet;  
thence South 84°57'13" West 42.40 feet;  
thence North 0°02'47" West 431.12 feet to the true point of beginning.  
EXCEPT that tract as conveyed in deed recorded October 17, 1988 in Book 1714 at Page 741, being more particularly described as follows:  
Commencing at the NE corner of the SW1/4 NW1/4 of Section 9, Township 1 South, Range 1 West of the Ute Meridian;  
thence South 0°02'41" East 915.07 feet to the SE corner of Blue Heron Industrial Park;  
thence South 84°57'19" West 242.41 feet;  
thence South 0°02'47" East 73.29 feet to the true point of beginning;  
thence North 84°57'11" West 300.00 feet;  
thence South 0°02'47" East 300.00 feet;  
thence South 84°57'10" East 300.00 feet;  
thence North 0°02'47" West 300.00 feet to the true point of beginning.

That said owner has by these presents laid out, platted, and subdivided that above described real property as shown hereon, and designates the same as BLUE HERON LAKE INDUSTRIAL PARK, a subdivision of the City of Grand Junction, Mesa County, 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 are dedicated 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 thereto 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.
- Drainage easements across Lots 1 and 2 are dedicated to the City of Grand Junction for the installation, operation and maintenance of underground storm drain lines and facilities appurtenant thereto, for the conveyance of stormwater which originates on said Lots and coming from adjoining public streets.
- Tracts K and L are dedicated to the City of Grand Junction in fee simple for the use of the public.
- The 20' Public Access easement is dedicated to the City of Grand Junction as an easement in gross for the use of the public.
- The 20' Public Access easement is dedicated to the City of Grand Junction as owner of Tract L as an ingress/egress easement for the owner(s), the owner(s) agents, guests, employees, customers/clients, invitees and licensees to run apparatus to the land.

All 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 or brush, and in Drainage and Retention/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 further certify that all lienholders if any, are represented hereon.

Executed this 23rd day of December, 2004.

By: Industrial Developments, Inc., a Colorado non-profit corporation  
Its: Michael Grizenko President

State of Colorado )  
County of Mesa )

The foregoing Statement of Ownership and Dedication was acknowledged before me by JF FLEMING for Industrial Development, Inc.

this 23rd day of December, 2004 for the aforementioned purposes.

Michael Grizenko  
Notary Public

My commission expires: 10/09/2007



My Commission Expires 10/09/2007

LIENHOLDERS RATIFICATION OF PLAT

The undersigned, Wells Fargo Bank, National Association, hereby certifies that it is a holder of a security interest upon a portion of the property hereon described and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof and agrees that its security interest which is recorded in Book 3602, Pages 784-785 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

IN WITNESS WHEREOF, the said individual(s) has caused these presents to be signed this 23rd day of December, 2004.

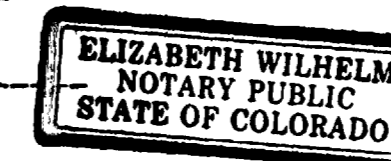
By: Thomas W. England, Jr.  
For: Wells Fargo Bank, National Association

State of Colorado )  
County of Mesa )

The foregoing Lienholder's Ratification of Plat was acknowledged before me by Thomas W. England, Jr. for Wells Fargo Bank, N.A., as its Vice President  
this 23rd day of December, 2004 for the aforementioned purposes.

Elizabeth Wilhelm  
Notary Public

My commission expires: May 22, 2005



TITLE CERTIFICATION

State of Colorado  
County of Mesa

We, Meridian Land Title, LLC, a title insurance company, as duly licensed in the State of Colorado, hereby certify that we have examined title to Lot 2 of City Market Subdivision, that we find the title to the property is vested to Industrial Developments, Inc.; 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, as of 12-23-04

Date: 12-23-2004 By: Lawrence P. Vent Title Examiner  
Name and title  
Meridian Land Title, LLC.

TITLE CERTIFICATION

State of Colorado  
County of Mesa

We, Abstract & Title Co of Mesa County, Inc., a title insurance company, as duly licensed in the State of Colorado, hereby certify that we have examined title to the hereon described property, that we find that excepting Lot 2 of City Market Subdivision the title to the property is vested to Industrial Developments, Inc.; 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, as of 12-23-04

Date: 12-23-2004 By: Karen A. Green Title Examiner  
Name and title  
Abstract & Title Co of Mesa County, Inc.

SURVEYOR'S STATEMENT

I, Dennis R. Shellhorn, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of BLUE HERON LAKE INDUSTRIAL PARK, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared by me and/or under my direct supervision and represents a field survey of the 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 to the best of my knowledge and belief. My statement is only applicable to the survey data hereon, and does not represent an opinion as to ownership, lienholders, or quality of title.

Dennis R. Shellhorn  
Dennis R. Shellhorn, 12/23/04  
Colorado Professional Land Surveyor

CITY APPROVAL

This plat of BLUE HERON LAKE INDUSTRIAL PARK, a subdivision of the City of Grand Junction, County of Mesa, Colorado, is hereby approved and dedications accepted this 23rd day of December, 2004.

David A. Vailley Mayor  
City Manager - Acting

CLERK AND RECORDER'S CERTIFICATE

State of Colorado )  
County of Mesa )

This plat was accepted for filing in the office of the Clerk and Recorder of Mesa County, Colorado, at 3:26 o'clock P.M., on this 23rd day of December, 2004, A.D., and was recorded at Reception No. 2230829, Drawer No. QQ-25, Fees 30.00 + 1.00.

By: Clifford Clerk and Recorder Deputy  
Book 3805 Pages 878-880

SURVEYOR'S NOTES

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 title commitments prepared by Abstract & Title Company of Mesa County, Inc., No. 00912474 C, dated June 2, 2004, and by Meridian Land Title LLC No. 64116, Amended I, dated Nov 13, 2003.

This plat is a representation of the surveyed location of the property as described in the title documents referenced hereon. The bearings of the boundary lines on the drawing represent the title description rotated to grid north of the Mesa County Local Coordinate System (MCLCS). Additional deviations from title descriptions are the result of allowance for senior parcels to the north and west of the subject property.

SYMBOLS AND ABBREVIATIONS USED ON THIS PLAT

- B.L.M., UNITED STATES BUREAU OF LAND MANAGEMENT
- N: NORTH
- E: EAST
- S: SOUTH
- M: WEST
- T.: TOWNSHIP
- R.: RANGE
- R.O.W.: RIGHT-OF-WAY
- LS/PLS: PROFESSIONAL LAND SURVEYOR
- WC: WITNESS CORNER

LAND USE SUMMARY		
LOTS	19.647 ACRES	90.9%
TRACTS	1.992 ACRES	9.1%
TOTAL	21.619 ACRES	100%

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.

## BLUE HERON LAKE INDUSTRIAL PARK

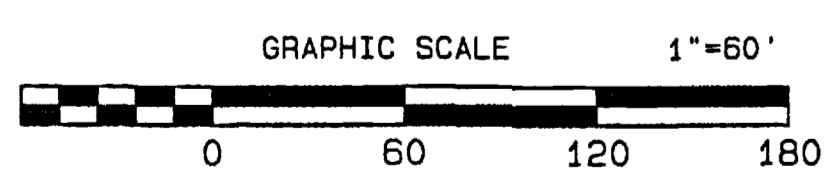
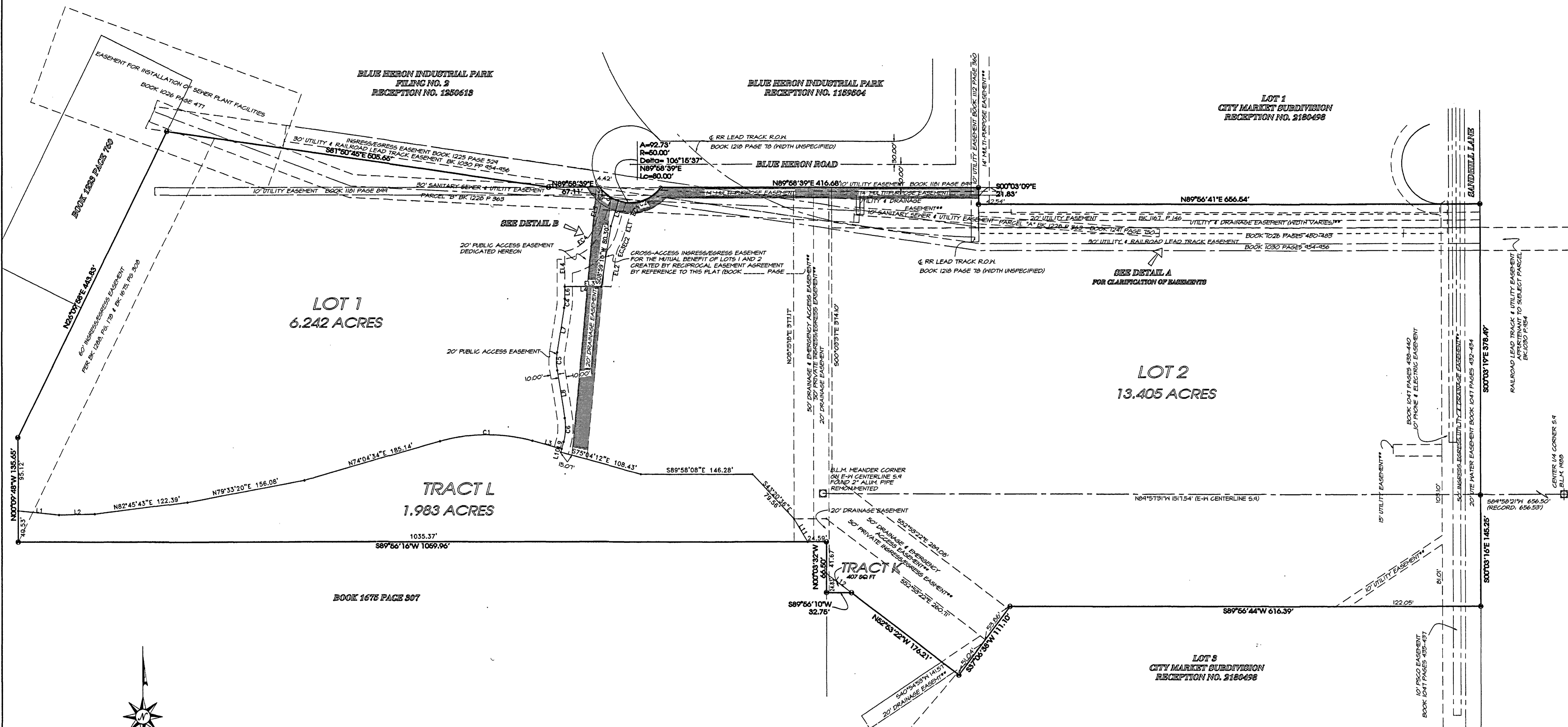
GJ TECH CENTER LLC

SECTION: NW1/4 & SW1/4 S.9	TOWNSHIP: 1 South	RANGE: 1 West	MERIDIAN: UTE
<b>THOMPSON-LANGFORD CORPORATION</b>			
529 25 1/2 ROAD - B-210 (970) 243-8087			
Grand Junction CO 81505 tlc@tlwest.com			
Date of Survey:	Field Surveyor:	Revision Date: Dec 20, 2004	
Drawn: DRS	Checked: KST	Approved: DRS	Job No. 0657-003
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DOCUMENTS AFFECTING THIS SUBDIVISION

RECIPROCAL EASEMENT AGREEMENT BOOK 3805 PAGE 882  
DECLARATION OF RECIPROCAL EASEMENTS (AFFECTS LOT 2 CITY MARKET SUBDIVISION) BOOK 3602 PAGE 598

# BLUE HERON LAKE INDUSTRIAL PARK



**BASIS OF BEARINGS STATEMENT:** Bearings are based on grid north of the Mesa County Local Coordinate System, locally determined by GPS observations on the B.L.M. aluminum cap at the center one-quarter corner of Section 9, and the restored aluminum pipe B.L.M. meander corner at the terminus of the east-west centerline of Section 9. The measured bearing of this line is N84°51'31" W.

SHADED EASEMENTS DEDICATED WITH THIS PLAT  
 \*\* INDICATES EASEMENTS DEDICATED WITH CITY MARKET SUBDIVISION

- FOUND REBAR/ALUM CAP AS NOTED
  - SET #6X30" REBAR W/3-1/4" ALUM CAP "THOMPSON-LANGFORD CORP PLS 10470"
  - SET #5 REBAR W/2" ALUM CAP IN CONCRETE "THOMPSON-LANGFORD CORP PLS 10470"
- ALL BOUNDARY MARKERS SET IN CONCRETE

**SYMBOLS AND ABBREVIATIONS USED ON THIS PLAT**  
 B.L.M.: UNITED STATES BUREAU OF LAND MANAGEMENT  
 N: NORTH  
 E: EAST  
 S: SOUTH  
 W: WEST  
 T: TOWNSHIP  
 R: RANGE  
 R.O.M.: RIGHT-OF-WAY  
 L.S./P.L.S.: PROFESSIONAL LAND SURVEYOR  
 W.C.: WITNESS CORNER

**LINE/CURVE TABLE**

LINE/CURVE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD
L1	54.07'	S84°34'25"E			
L2	46.96'	N89°16'46"E			
C1	122.51'	N84°40'28"E	225.00'	91°11'50"	121.00'
L3	34.85'	S74°43'37"E			
L4	47.16'	S84°56'23"W			
L5	34.35'	S16°56'13"W			
C2	62.04'	S72°25'20"W	50.00'	71°08'54"	58.18'
L6	15.54'	S00°03'37"E			
C4	11.61'	S04°28'12"W	75.00'	4°03'37"	11.85'
L7	58.03'	S04°00'00"W			
C5	23.56'	S00°00'00"E	75.00'	18°00'00"	23.47'
L8	63.26'	S04°00'00"E			
C6	31.34'	S02°58'14"W	75.00'	23°56'38"	31.11'
L9	9.54'	S14°56'38"W			
L10	4.53'	S14°56'38"W			
L11	35.03'	S30°36'34"E			
L12	41.10'	S52°53'22"E			

**INGRESS/EGRESS EASEMENTS LINE/CURVE TABLE**

LINE/CURVE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD
EC1	27.10'	S32°38'07"W	44.50'	31°22'06"	26.78'
EL1	20.91'	S16°51'03"W			
EC2	18.43'	S22°51'02"W	64.50'	11°47'56"	18.40'
EC3	10.11'	S18°52'30"W	24.50'	14°45'00"	10.12'
EL2	42.71'	S04°00'00"W			
EL3	60.65'	S84°56'23"W			
EL4	46.05'	N00°03'37"E			
EC4	55.27'	N48°56'18"E	44.50'	63°56'24"	52.44'
EL5	31.41'	N16°51'03"E			
EC5	15.30'	N02°03'28"E	24.50'	24°43'11"	15.13'



**BLUE HERON LAKE INDUSTRIAL PARK**  
 GJ TECH CENTER LLC

SECTION: NW1/4 & SW1/4 S.9 T.1N R.1E  
 THOMPSON-LANGFORD CORPORATION  
 529 25 1/2 ROAD - B-210 (970) 243-6067  
 Grand Junction CO 81505 tlc@tlwest.com

Date of Survey: \_\_\_\_\_ Field Surveyor: \_\_\_\_\_ Revision Date: Dec 20, 2004  
 Drawn: DRB Checked: KST Approved: DRB Job No. 0657-003  
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