

WALGREENS SUBDIVISION

A REPLAT OF LOTS 1 & 2 OF FLYNN SUBDIVISION

AND A PARCEL IN THE SW1/4 SW1/4 OF S.8, T.1 S., R.1 E., UTE MERIDIAN

CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

LIENHOLDERS RATIFICATION OF PLAT

The undersigned, JP Morgan Chase Bank, N.P. hereby certifies that it is a holder of a security interest upon 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 agree that its security interest which is recorded in Book 3841 at Page 541 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

In witness whereof, the said corporation has caused these presents to be signed by its Vice President, with the authority of its Board of Directors, this 2nd day of September, 2005.

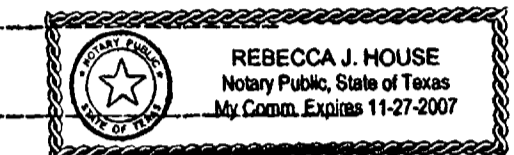
JP Morgan Chase Bank, N.P.

By: Jeffrey M. Taylor
Its Vice President

State of Texas
County of Worth

The foregoing Lienholders' Ratification of Plat was acknowledged before me by Jeffrey M. Taylor as Vice President of JP Morgan Chase Bank, N.P., this 2nd day of September, 2005, for the aforementioned purposes.

By: Rebecca J. House
Notary Public
My commission expires: _____



TITLE CERTIFICATE

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 the title to the property is vested to Bencor/North, L.P., a Colorado Limited Partnership; 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 Sept 1, 2005

Date: 7 Sept 2005 By: Karen C. Green-Elliott
Abstract & Title Co. of Mesa County, Inc.

CITY APPROVAL

This plat of WALGREENS SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, Colorado, is hereby approved and dedications accepted this 23rd day of September, 2005.

By: [Signature] City Manager
By: [Signature] Mayor

CLERK AND RECORDER'S CERTIFICATE

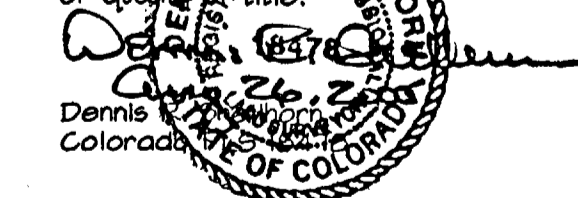
State of Colorado }
County of Mesa }

This plat was accepted for filing in the office of the Clerk and Recorder of Mesa County, Colorado, at 3:25 o'clock P.M., on this 30th day of September, 2005, A.D., and was recorded at Reception

No. 2278318 Drawer No. RR-48, Fees \$11.00
PK: 4005 Pg: 260

By: _____ Clerk and Recorder
Deputy

I, Dennis R. Shellhorn, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of WALGREENS SUBDIVISION, 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 statement is only applicable to the survey data hereon shown. I do not present a warranty or opinion as to ownership, lienholders, or quality of title.



STATEMENT OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

The undersigned, Bencor/North, L.P., a Colorado Limited Liability Partnership is the owner of that real property situated in the SW1/4 SW1/4 of Section 8, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, evidence of ownership of which is demonstrated in Instruments recorded in Book 3841 at Page 531 and Book 3841 at Page 534 of the Mesa County records; said property being more particularly described as follows:

Lot 2 of Flynn Subdivision according to the plat recorded in Plat Book 12 at Page 376; AND a portion of Lot 1 of Flynn Subdivision more particularly described as follows: Commencing at the Southwest corner of Section 8, Township 1 South, Range 1 East of the Ute Meridian; thence North 212 feet; thence South 84°56' East 50 feet to the true point of beginning thence South 84°56' East 100 feet; thence South 162 feet; thence North 84°56' West 100 feet; thence North 162 feet to the true point of beginning; EXCEPT that portion as conveyed to the City of Grand Junction for Public Roadway and Utilities right-of-way purposes by deed recorded June 6, 2001 in Book 2863 at Page 162, Reception No. 1949617.

Lot 1 of Flynn Subdivision according to the plat recorded in Plat Book 12 at Page 376; TOGETHER WITH a right of way for ingress and egress across the land described as follows: Commencing 330 feet North of the Southwest Corner of Section 8, Township 1 South, Range 1 East of the Ute Meridian; thence East 165 feet; thence North 20 feet; thence East 214 feet; thence South 40 feet; thence West 374 feet; thence North 20 feet to the point of beginning as conveyed in deed recorded June 3, 1948 in Book 488 at Page 274; EXCEPT that portion described as follows: Commencing at the Southwest corner of Section 8, Township 1 South, Range 1 East of the Ute Meridian; thence North 212 feet; thence South 84°56' East 50 feet to the true point of beginning thence South 84°56' East 100 feet; thence South 162 feet; thence North 84°56' West 100 feet; thence North 162 feet to the true point of beginning; EXCEPT that portion as conveyed to the City of Grand Junction for Public Roadway and Utilities right-of-way purposes by deed recorded June 6, 2001 in Book 2863 at Page 162, Reception No. 1949617.

AND

Beginning at a point 30 feet North and 269 feet East of the Southwest corner of Section 8, Township 1 South, Range 1 East of the Ute Meridian; thence North 280 feet; thence East 110 feet; thence South 280 feet; thence West 110 feet to the place of beginning, in Mesa County, Colorado; EXCEPT tract conveyed to Department of Highways, State of Colorado as described in document recorded August 2, 1960 in Book 784 at Page 236; TOGETHER WITH a right of way for ingress and egress across the land described as follows: Commencing 330 feet North of the Southwest Corner of Section 8, Township 1 South, Range 1 East of the Ute Meridian; thence East 165 feet; thence North 20 feet; thence East 214 feet; thence South 40 feet; thence West 374 feet; thence North 20 feet to the point of beginning as conveyed in deed recorded June 3, 1948 in Book 488 at Page 274.

That said owner has by these presents laid out, platted, and subdivided the above described real property as shown hereon, and designates the same as WALGREENS SUBDIVISION, 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 this plat as follows:

* All streets to the full width of their platted rights-of-way are dedicated to the City of Grand Junction for the use of the public forever.

* All multipurpose 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, and telephones lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees and grade structures.

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 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 owner further certifies that all lienholders if any, are represented hereon.

Executed this 31st day of August, 2005.

Bencor/North, L.P.
By: Bencor Development, LLC
Its General Partner

By: Ray Walkowski
Its Manager

State of Colorado
County of El Paso

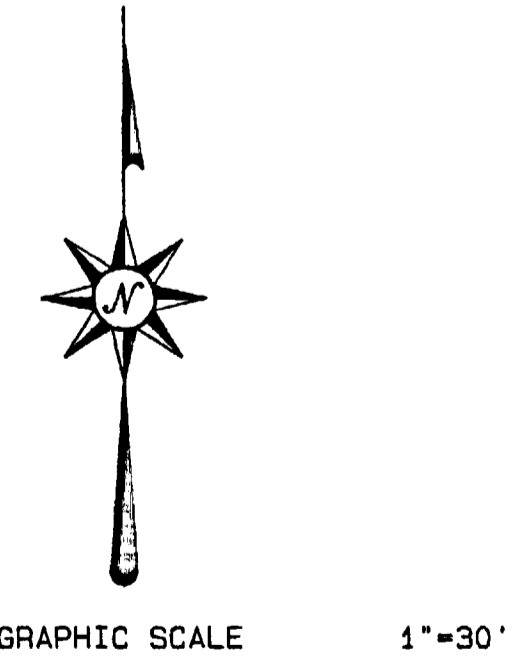
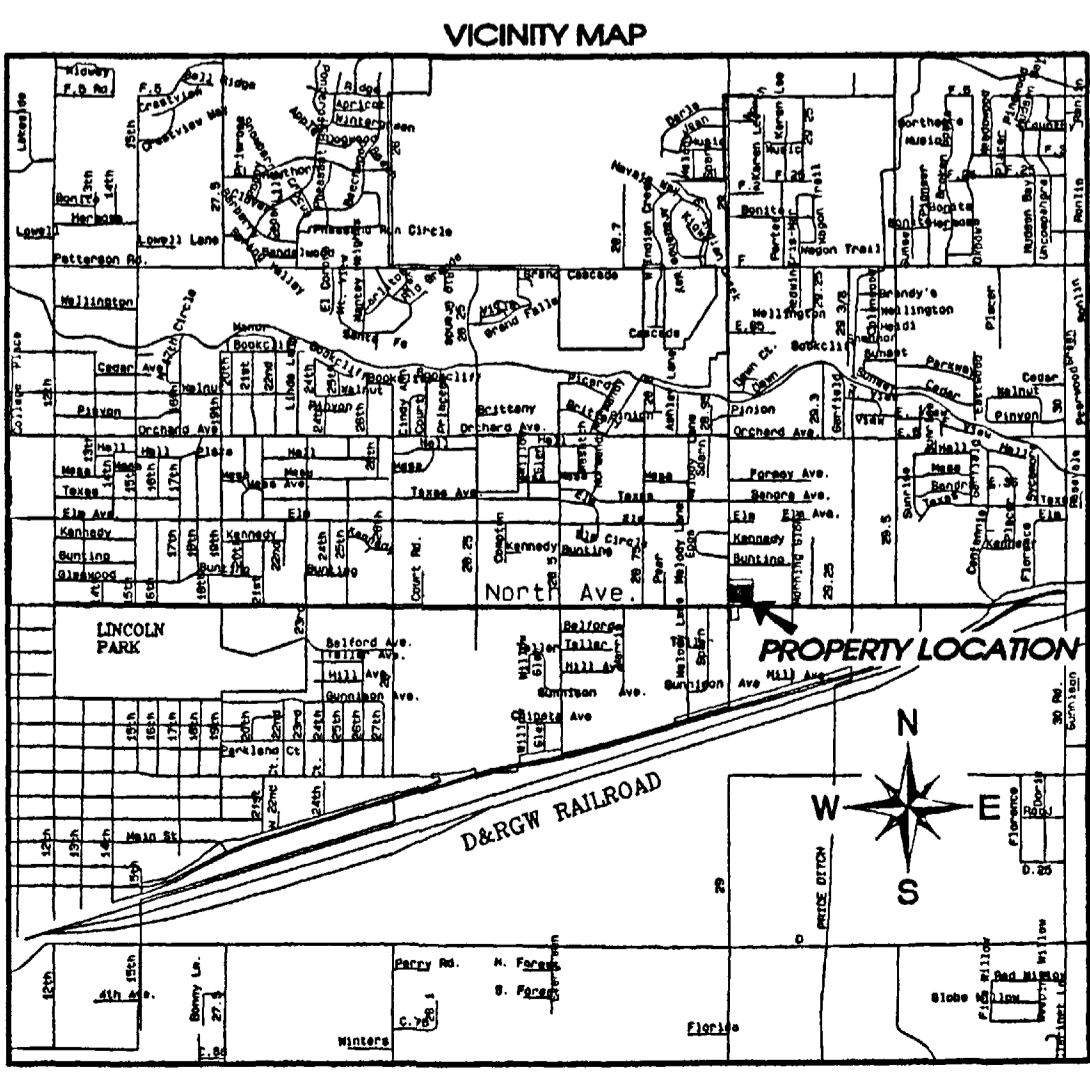
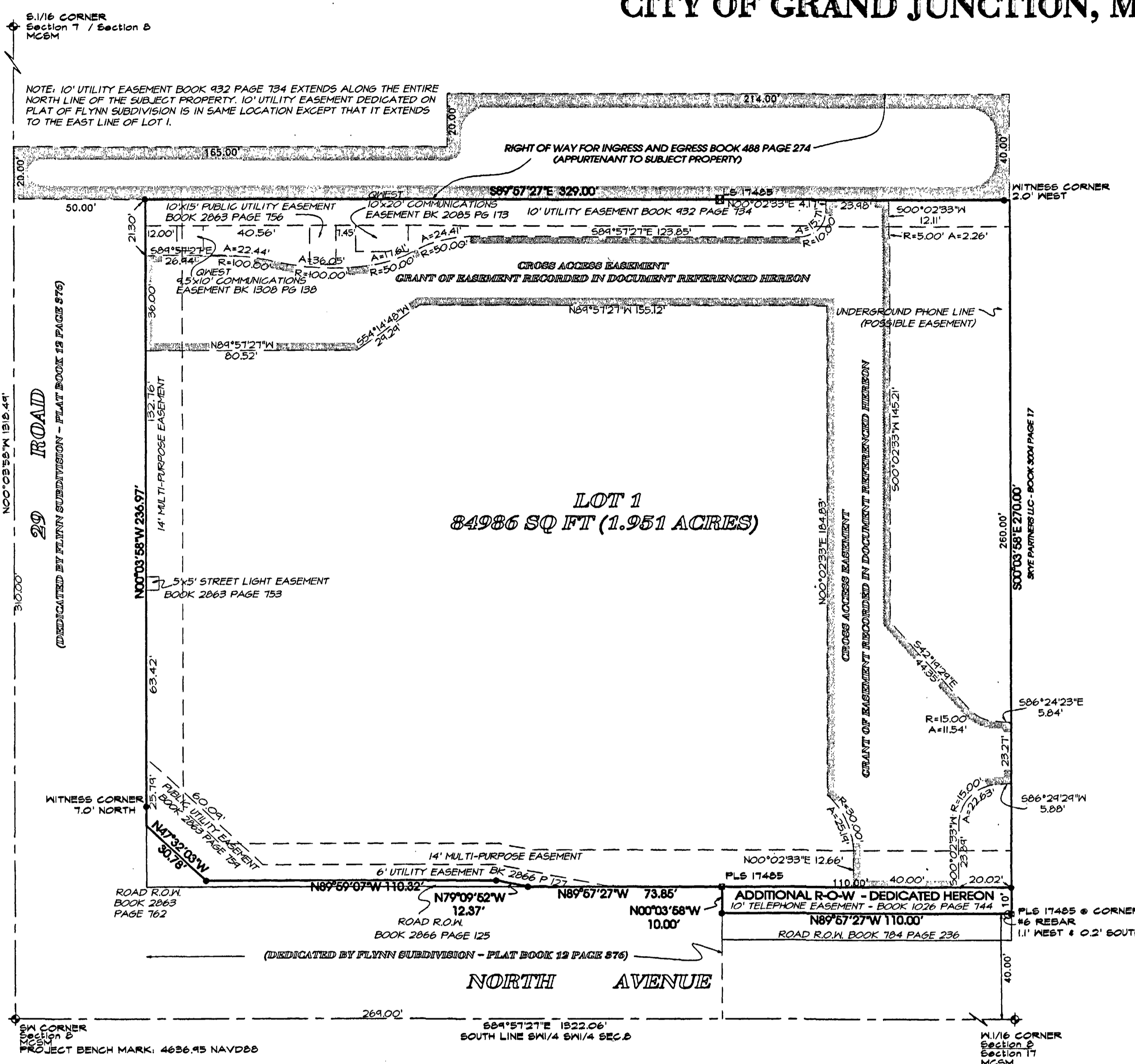
The foregoing Statement of Ownership and Dedication was acknowledged before me by Ray Walkowski of Bencor Development, LLC, as its Manager acting as General Partner of Bencor/North L.P. this 31st day of August, 2005 for the aforementioned purposes.

By: Elizabeth Munter
Notary Public

My commission expires: 11/26/2006



CONVEYANCE DOCUMENTS (FOR CITY USE)
CROSS ACCESS EASEMENT BOOK _____ PAGE _____



LIST OF SYMBOLS AND ABBREVIATIONS USED ON THIS PLAT

- N: NORTH
- E: EAST
- S: SOUTH
- W: WEST
- T: TOWNSHIP
- R: RANGE
- R.O.W.: RIGHT-OF-WAY
- PLS: PROFESSIONAL LAND SURVEYOR
- MCSM: MESA COUNTY SURVEY MARKER

• SET #5 REBAR/ALUM CAP IN CONCRETE AT ALL BOUNDARY CORNERS

LAND USE SUMMARY		
LOTS	1.951 ACRES	98.7%
R-O-W	0.025 ACRES	1.3%
TOTAL	1.976 ACRES	100.0%

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.

BASIS OF BEARINGS STATEMENT: Bearings are based on grid north of the Mesa County Local Coordinate System, locally determined by GPS observations on the brass cap Mesa County Survey marker at the Southwest corner of Section 8, and the brass cap Mesa County Survey marker at the South one-sixteenth corner on the west line of Section 8. The measured bearing of this line is N00°03'58" W.

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. 00913826 C and No. 00913827 C dated August 24, 2004.

WALGREENS SUBDIVISION
BENCOR NORTH, L.P.

SECTION: SW1/4 SW1/4 S.8	TOWNSHIP: 1 South	RANGE: 1 East	MERIDIAN: UTE
THOMPSON-LANGFORD CORPORATION			
529 25 1/2 ROAD - B-210 (970) 243-6067			
Grand Junction CO 81505 tl@tlwest.com			
Date of Survey: Nov 10, 2004	Field Surveyor: SLG	Revision Date: Aug 26, 2005	
Drawn: DRS	Checked: _____	Approved: DRS	Job No. 0720-001
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