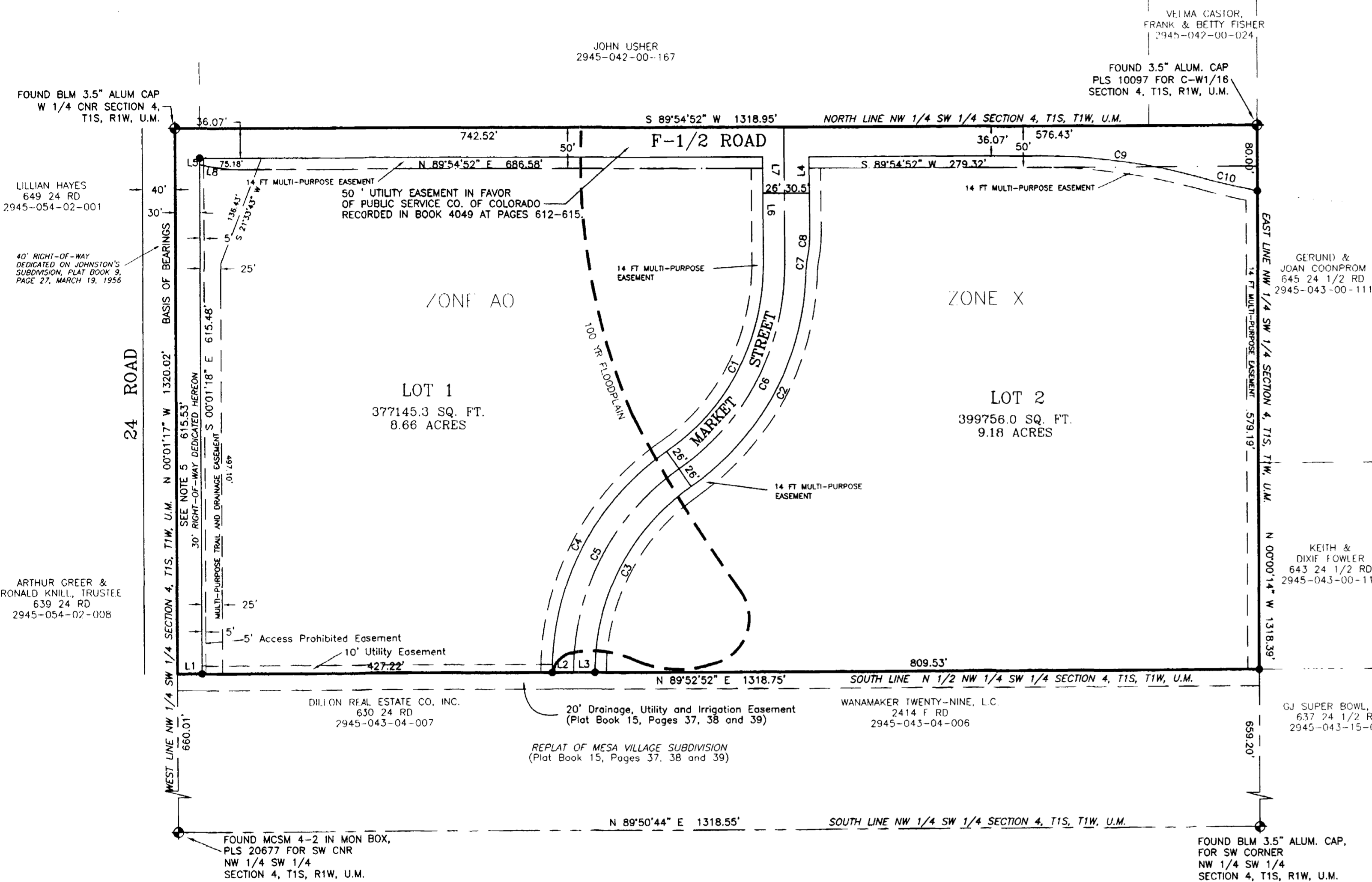
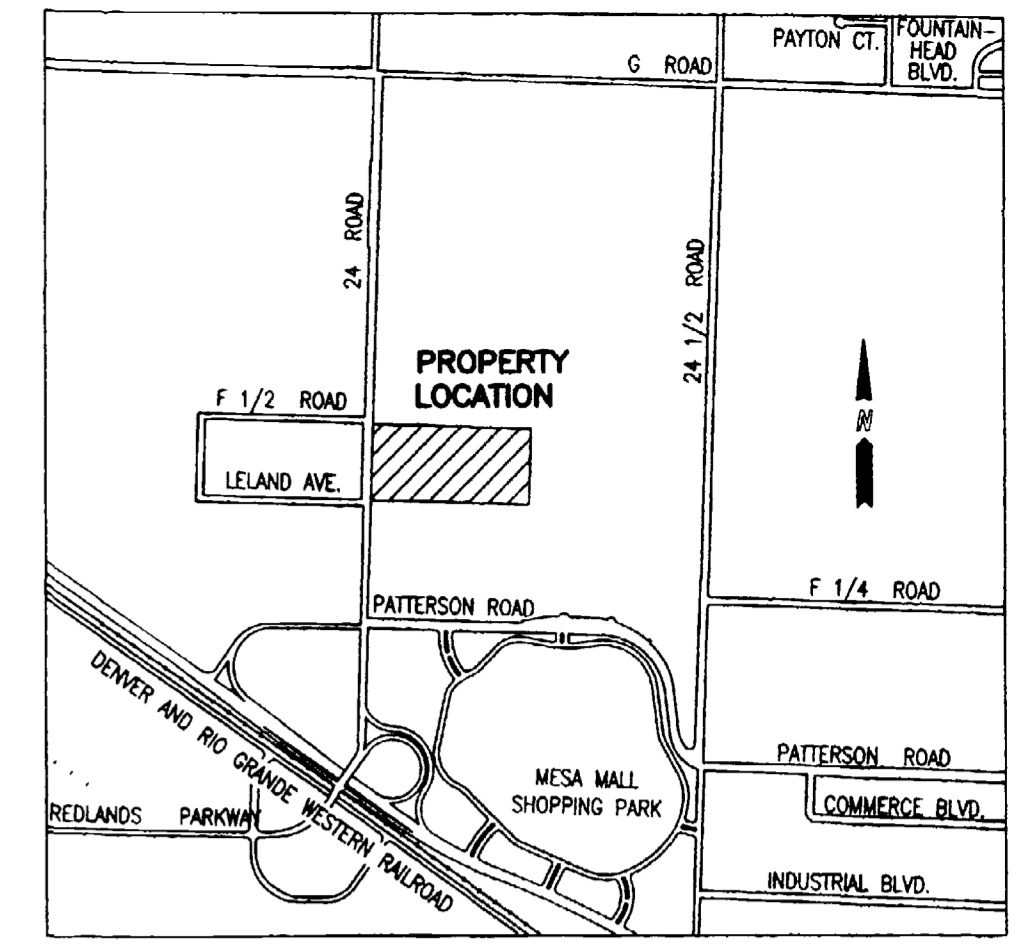


CANYON VIEW MARKETPLACE

NW 1/4 SW 1/4 SECTION 4, T 1 S, R 1 W, U. M.,
GRAND JUNCTION, MESA COUNTY, COLORADO



LINE	BEARING	DISTANCE
L1	S 89°52'52" W	30.00'
L2	N 89°52'52" E	26.00'
L3	S 89°52'52" W	26.00'
L4	N 00°07'29" W	93.46'
L5	S 00°01'18" E	8.40'
L6	N 00°07'29" W	129.52'
L7	N 00°07'29" W	165.58'
L8	N 81°49'50" W	38.53'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	274.00'	164.82'	163.47'	S 27°38'39" W	34°42'41"
C2	326.00'	310.36'	298.77'	N 28°08'22" E	54°32'51"
C3	274.00'	264.82'	254.63'	N 27°43'30" E	55°22'36"
C4	326.00'	315.22'	303.08'	N 27°42'45" E	55°24'05"
C5	300.00'	290.02'	278.86'	N 27°43'06" E	55°23'24"
C6	300.00'	290.80'	279.55'	S 27°38'39" W	55°32'17"
C7	55.00'	10.77'	10.75'	N 08°28'28" E	111°13'02"
C8	146.51'	31.22'	31.18'	S 05°58'45" W	121°12'29"
C9	720.00'	197.98'	197.35'	S 82°12'30" E	15°45'16"
C10	880.00'	72.99'	72.96'	N 76°42'25" W	04°45'07"

AREA SUMMARY	
LOTS	= 17.84 Acres 87.8%
ROAD ROW	= 02.48 Acres 12.2%
TOTAL	= 20.32 Acres 100%

LEGEND	
T	= Township
R	= Range
N	= North
S	= South
W	= West
E	= East
NE	= Northeast
NW	= Northwest
SE	= Southeast
SW	= Southwest
BLM	= Bureau of Land Management
MCSM	= Mesa County Survey Marker
U.M.	= Ute Meridian
CNR	= Corner
ALUM.	= Aluminum

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 WTN CoEx II LLC is the owner of that real property located in part of the NW 1/4 SW 1/4 of Section 4, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows: (Warranty Deed Book 3727, Page 253)
The N 1/2 NW 1/4 SW 1/4 of Section 4, Township 1 South, Range 1 West of the Ute Meridian.
Containing 19.97 acres as described.

That said owners have caused the real property to be laid out and platted as Canyon View Marketplace, 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 as the accompanying plat of Canyon View Marketplace as follows:

All Streets and Rights-of-way to the City of Grand Junction for the use of the public forever;
All Drainage Easements are dedicated to the City of Grand Junction as perpetual easements for the inspection, installation, operation, maintenance and repair of detention and drainage facilities and appurtenants thereto. The City of Grand Junction is dedicated reasonable ingress/egress access to the drainage/detention easement areas. The owner(s) and/or the property owner's association, if one exists, is not relieved of its responsibility to inspect, install, operate, and repair the detention and drainage facilities.

All Multi-Purpose and Utility Easements are dedicated to the City of Grand Junction for the use of the 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, street trees and grade structures;

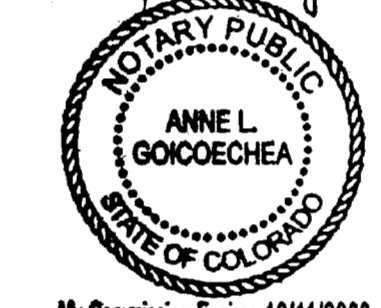
All Trail Easements are dedicated to the City Of Grand Junction as a perpetual easement for the use of the public forever, subject to the rules and regulations of said City, for purposes including but not limited to, constructing, installing, maintaining and repairing a trail and appurtenant facilities and for ingress, egress and access for the public with accompanying pets, if any, for use as pedestrians, and/or with wheelchairs (motorized and nonmotorized), bicycles, motorized bicycles (a vehicle having two or three wheels, cylinder capacity not exceeding 50 C.C., and an automatic transmission which does not exceed thirty miles an hour), electric scooters (an electric powered vehicle having two or three wheels and does not exceed thirty miles per hour), and other motorized forms of transportation for commuting and recreational purposes, subject to any historical and recorded rights and usage of the Leach Creek to install, operate, maintain and repair irrigation water and water transmission and distribution facilities.

All Access Prohibited Easements are dedicated to the City of Grand Junction as perpetual easements for the purpose of control and jurisdiction over access rights. Direct access is denied to the street or public way.

All Tracts/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 remove interfering trees and 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 impede the use of the easement and/or prevent the reasonable ingress and egress to and from the easement.

IN WITNESS WHEREOF, said owners, WTN CoEx II, LLC, have caused their names to be hereunto subscribed this 13th day of January, A.D. 2006.

by: James L. Walker, Authorized Agent



NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss
COUNTY OF MESA }
The foregoing instrument was acknowledged before me by Dennis L. Walker, as authorized agent for WTN CoEx II, LLC this 13th day of January, A.D., 2006.
Witness my hand and official seal:
Annel Goicoechea
Notary Public

My Commission Expires 10/11/2009

LIENHOLDERS RATIFICATION OF PLAT

The undersigned, 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 agrees that its security interest which is recorded in Book 3727, Page 25, Book 3922, Page 420-422 of the Public Records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

IN WITNESS WHEREOF, the said individuals have caused presents to be signed this day 13th of JANUARY, 2006.

Alliance Bank
By: JEFF A. DORKLEY, PRES.

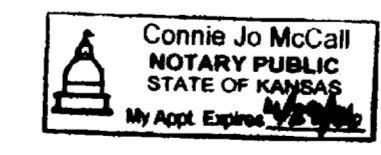
NOTARY PUBLIC CERTIFICATION

STATE OF KANSAS } ss
COUNTY OF SHAWNEE }
The foregoing instrument was acknowledged before me by JEFF A. DORKLEY this 13 day of JANUARY, A.D., 2006.
Witness my hand and official seal:
Connie Jo McCall
Notary Public

My Commission Expires 4/29/06

TITLE CERTIFICATION

STATE OF COLORADO } ss
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 the title to the hereon described property, that we find the title to the property is vested to WTN CoEx II 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, except 2005 taxes, as of January 9, 2006
Date: January 13, 2006 By: Karen A. Gray-Ellean, Exam. No.
Name and Title
Abstract & Title Co. of Mesa County, Inc.



CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA }
I hereby certify that this instrument was filed in my office at 3:55 o'clock P.M., January 24 A.D., 2006, and was duly recorded in Book No. 4081 Page No. 326, Reception No. 2298114, Drawer No. RR-99 \$10.00 + \$1.00
Clerk and Recorder

CITY OF GRAND JUNCTION APPROVAL

This plat of Canyon View Marketplace, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 23rd day of January, A.D., 2006.

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

NOTES

1. Basis of Bearings is from GPS observations using the Mesa County SIMS LCS. The West line of the NW 1/4 SW 1/4 of Section 4, T 1 S, R 1 W, Ute Meridian bears N 00°01'17" W a distance of 1320.02 feet. The S 1/16 of Section 4--Section 5 is a MCSM and the W 1/4 of Section 4 is a BLM cap.
2. Easement and Title Information provided by Abstract & Title Co. of Mesa County, Inc., Policy No. A52-0020657 dated Sept. 29, 2005.
3. Property corners located during this survey that were within 0.25± feet of the calculated point were accepted as being "in position".
4. Lots being created by this plat are subject to Section 4.3.M (Big Box Standards) of the Zoning and Developments Code, and the standards of the 24 Road Corridor Design Standards and Guidelines. As such, all future structures placed on either lot, must be architecturally compatible in design, materials, and colors to the first structure constructed within the development area.
5. Right of way for Leach Creek width is non-definable on documents recorded at Reception No. 1049561, of the Mesa County Clerk and Recorders Office. No Book and Page attached to this document.

SURVEYOR'S CERTIFICATION

I, Jeffrey C. Fletcher, do hereby certify that the accompanying plat of Canyon View Marketplace, 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 Jan 11, 2006



CANYON VIEW MARKETPLACE
NW 1/4 SW 1/4 SECTION 4,
T1S, R1W, UTE MERIDIAN
MESA COUNTY, COLORADO

HIGH DESERT SURVEYING, LLC

2591 B 3/4 ROAD GRAND JUNCTION, COLORADO 81503 (970) 254-8649	PROJECT NO. 04-02	SUR. BY: DRAWN	CHECKED	SHEET	OF
JEFFREY C. FLETCHER, PLS COLORADO PROFESSIONAL LAND SURVEYOR P.L.S. NO. 24953	REV. DATE: 11/04/05	BE	CW	1	1