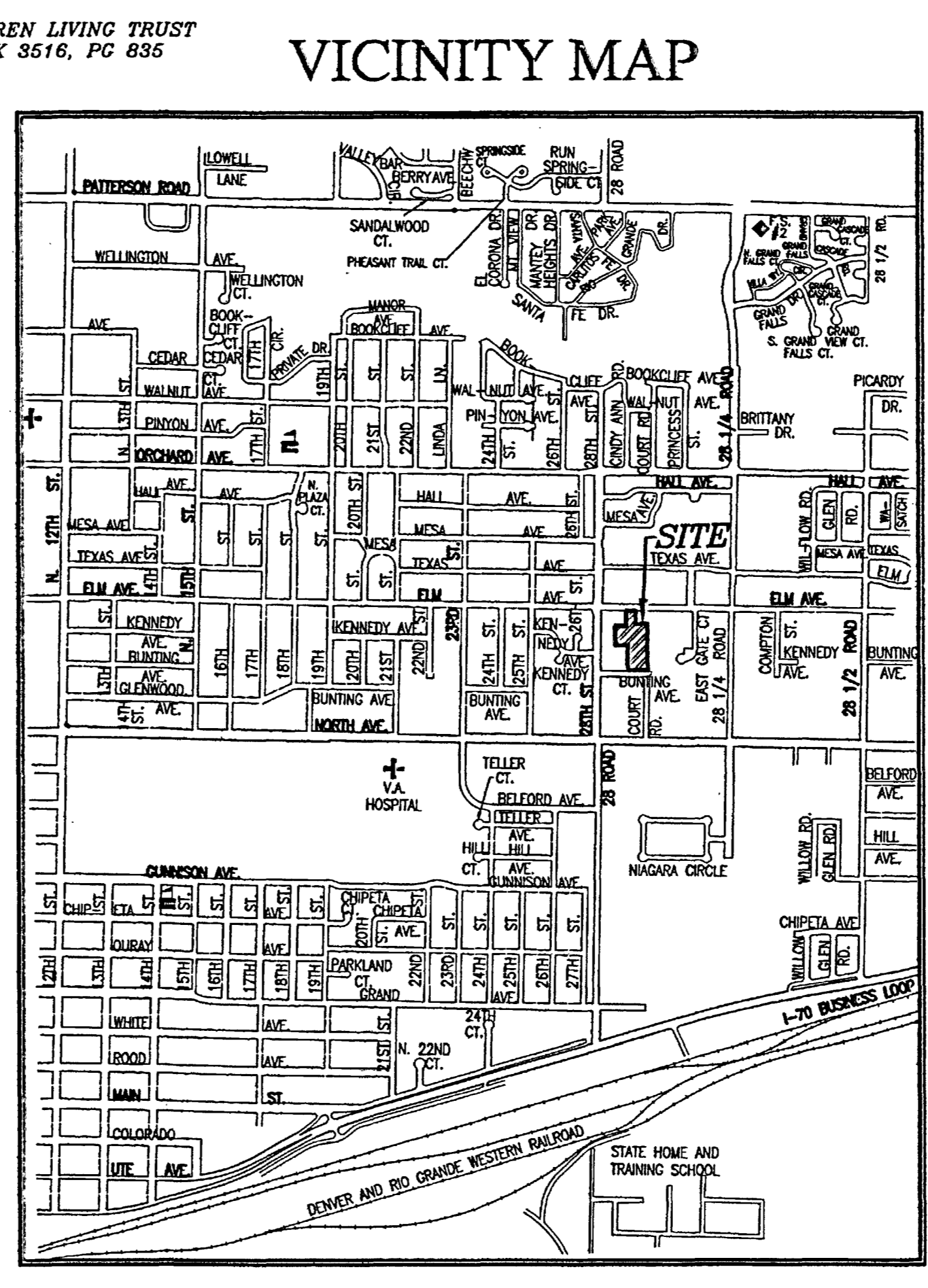
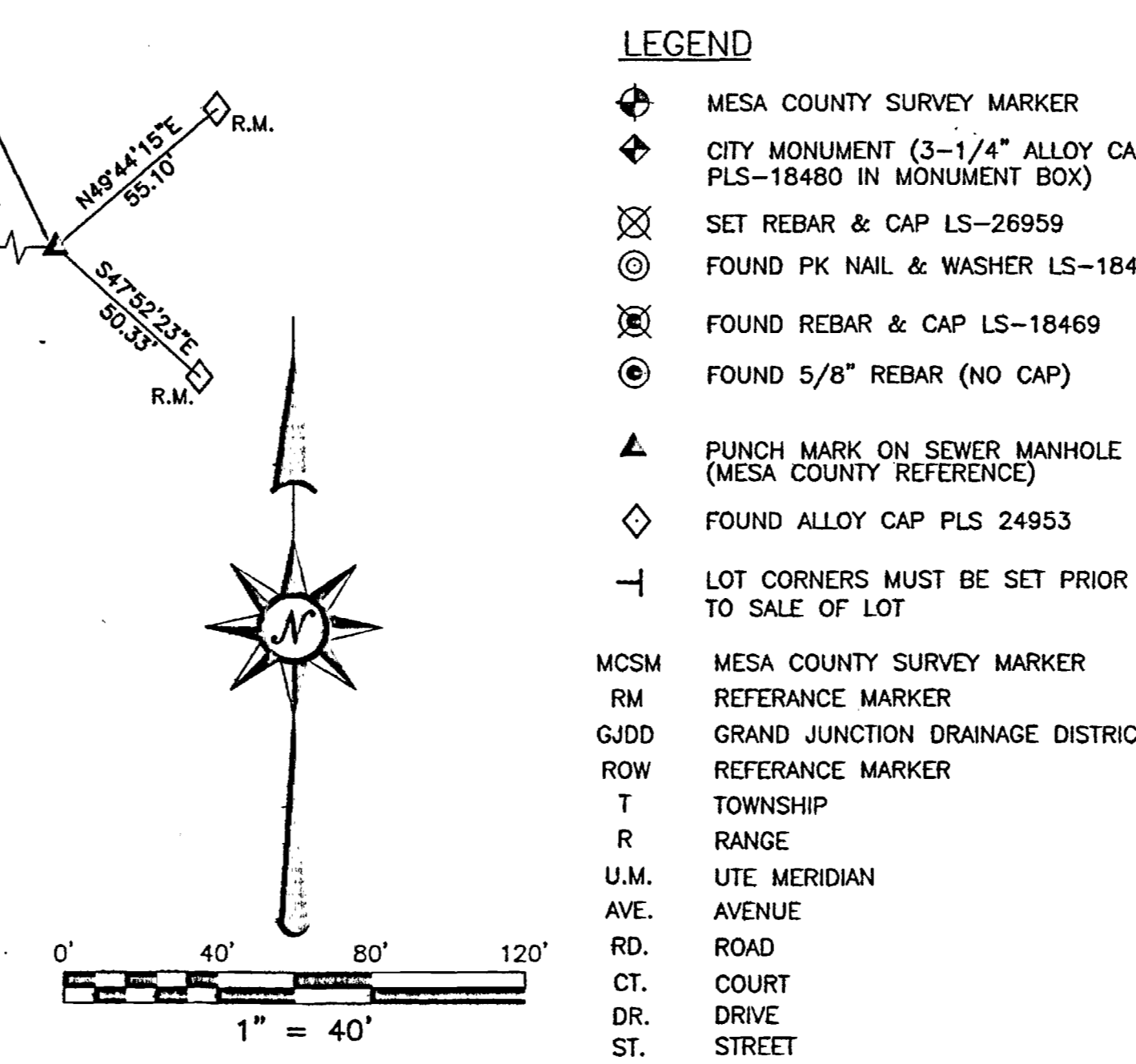
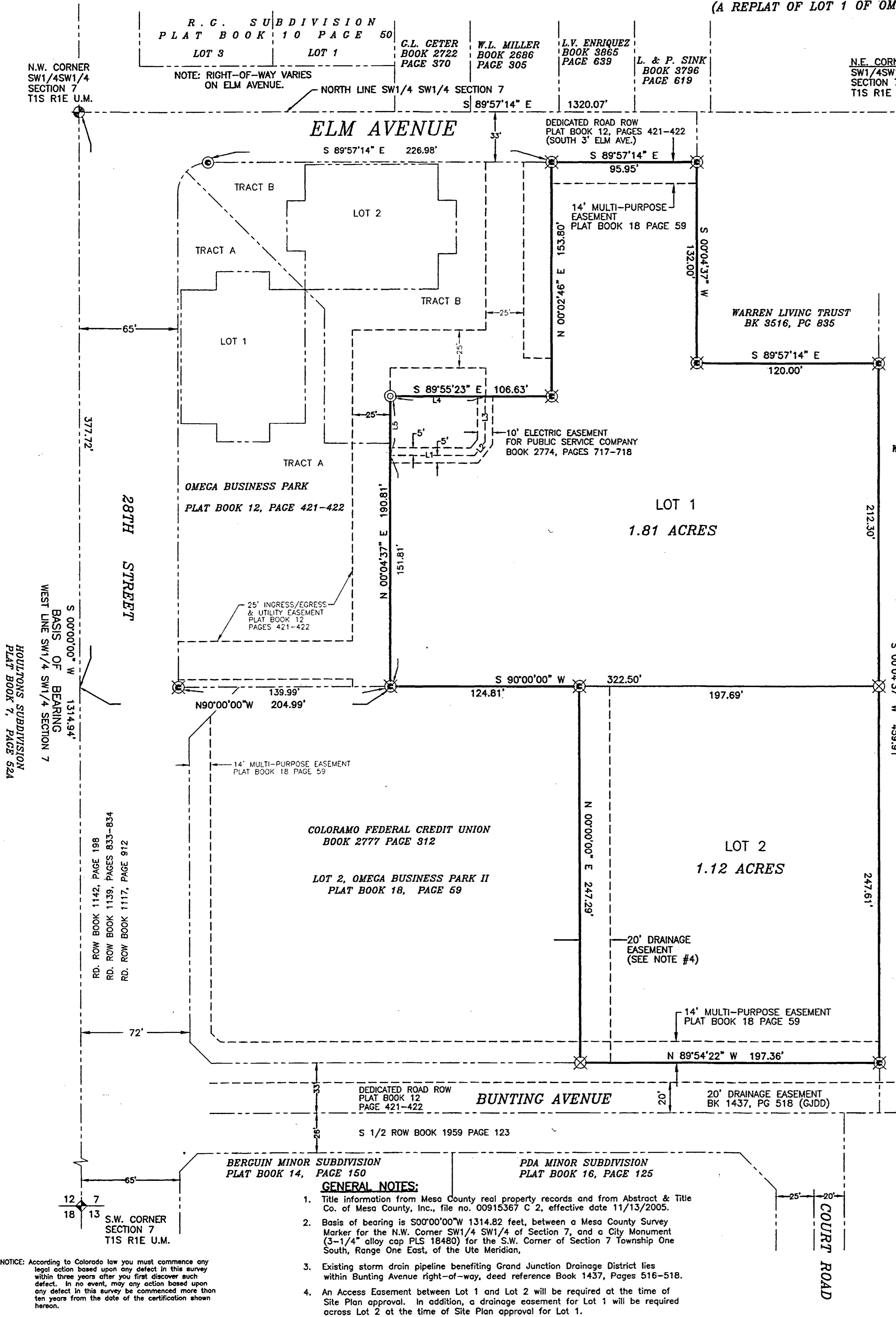


OMEGA BUSINESS PARK III

(A REPLAT OF LOT 1 OF OMEGA BUSINESS PARK II)



SURVEYOR'S CERTIFICATE

I, Richard A. Mason, do hereby certify that the accompanying plat of OMEGA BUSINESS PARK III, a subdivision of a part of the City of Grand Junction, County of Mesa, has been prepared under my direct supervision and accurately represents a field survey of the same.

Richard A. Mason
Registered Professional Land Surveyor
P.L.S. No. 18469

LINE TABLE
(CENTERLINE EASEMENT)

LINE	BEARING	DISTANCE
L1	S 89°55'23" E	55.50'
L2	N 38°27'50" E	11.48'
L3	N 00°04'37" E	30.00'
L4	N 89°55'23" W	62.63'
L5	S 00°04'37" W	39.00'

AREA SUMMARY:

	ACRES	PERCENT
LOT 1	1.81 AC.	61.8%
LOT 2	1.12 AC.	38.2%
TOTAL AREA	2.93 AC.	100.0%

OWNERSHIP CERTIFICATE
KNOW ALL MEN BY THESE PRESENTS: Conquest Developments, LLC, is the owner of a parcel of land being that certain tract of land in the SW1/4 of Section 7, Township One South, Range One East of the Ute Meridian, Grand Junction, Colorado, recorded in Book 2417 at Page 676 of the Mesa County real property records, and a portion of which is being subdivided and is described as follows.

Lot 1 of Omega Business Park II as recorded in Plat Book 18 Page 59.

[2.93 Acres]

That said owner has caused the said property to be laid out and surveyed as OMEGA BUSINESS PARK III, a subdivision of a part of the City of Grand Junction, County of Mesa, Colorado.

All drainage easements to the owners of the lots and tracts hereby platted as undivided interests (not partitionable), as perpetual easements for the installation, operation, maintenance and repair of drainage systems and to supply and drain water.

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 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.

The owner states that there are no Lienholders of record.

IN WITNESS WHEREOF, said owner has caused its name to be hereunto subscribed this 9 day of December A.D., 2005.

Conquest Developments, LLC
Gerald A. Tucker, Manager

STATE OF COLORADO) ss
COUNTY OF MESA)
The foregoing instrument was acknowledged before me this 8th day of December A.D., 2005
BY Conquest Developments, LLC
Gerald A. Tucker, Manager

My commission expires: 04/03/09

WITNESS MY HAND AND OFFICIAL SEAL

Cheryl Burnett
Notary Public

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO) ss
COUNTY OF MESA)
I hereby certify that this instrument was filed in my office at 10:09 o'clock A.M., this 2nd day of March A.D., 2006, and is duly recorded as Reception Number 2304501 in Book 4104, Page 475 through _____ inclusive. Drawer No. RR-117

Clerk and Recorder _____ Deputy _____ Fees 10.00 + 1.00

CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL

Approved this 27th day of February A.D. 2006.

Mayor Ben Hill City Manager _____

Covenants, Conditions and Restrictions are recorded (for Omega Business Park) in Book 1361 at Pages 565-614.

TITLE CERTIFICATION

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 Conquest Developments, 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, as of December 9, 2005.

Date: December 9, 2005 by: Karen A. Brew-Elliott, Esq.
for Abstract & Title Co. of Mesa County, Inc.

CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL

Approved this _____ day of _____ A.D. 20____

Mayor _____ City Manager _____

FOR CITY OF GRAND JUNCTION USE

Additional instruments documenting property interests and rights of others relative to the lands platted hereon are recorded as follows:

ROLLAND ENGINEERING
405 Ridges Blvd
Grand Jct, CO 81503
(970) 243-8300

File Name: C:\PROJECTS\5001\5001PLAT.DWG

OMEGA BUSINESS PARK III
A REPLAT OF LOT 1, OMEGA BUSINESS PARK II

IN THE SW 1/4 OF SECTION 7
T1S, R1E OF THE UTE MERIDIAN
IN THE CITY OF GRAND JUNCTION
MESA COUNTY, COLORADO

Designed	Checked	RAM	Proj#	5001	Sheet	1
Drawn	Date	11/10/05	Rv.		of	1

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 herein.