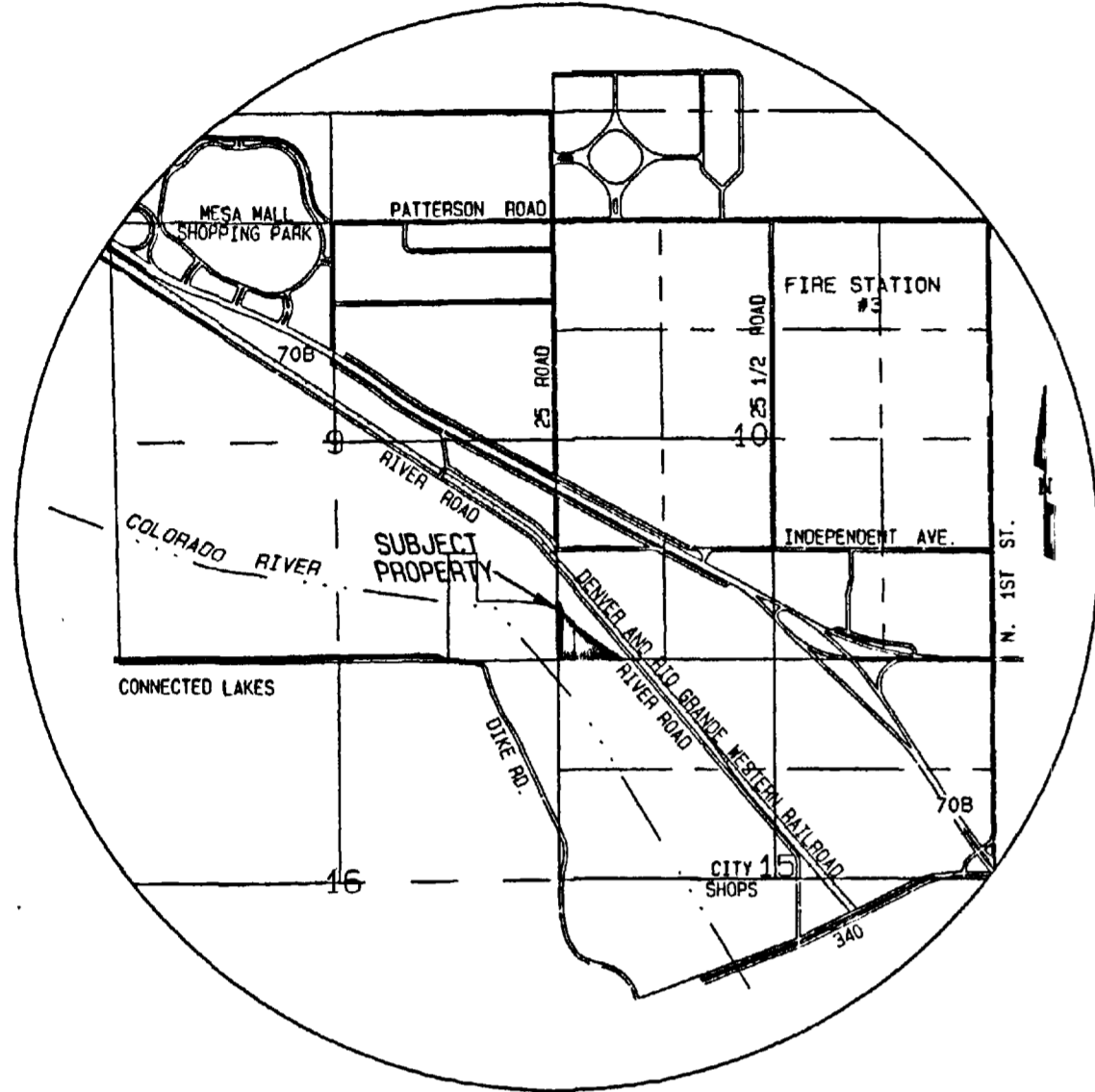


ICE SKATING SUBDIVISION

A Replat of portions of Redco Industrial Park Subdivision, Plat Book 13, Page 16 and a Metes and Bounds Parcel

VICINITY MAP
Not to Scale



DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, LegaZee Properties LLC, a Colorado limited liability Co., and The City of Grand Junction are the owners of that real property located in the SW1/4 SW1/4 of Section 10, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County Colorado, being a portion of Lots 1 through 4 of Redco Industrial Park Subdivision as recorded in Plat Book 13 at Page 16 of the Mesa County records, and a metes and bounds parcel, being more particularly described as follows:

Commencing at the south east corner of Redco Industrial Park Subdivision, being a 2" aluminum cap stamped LS 20677, the basis of bearing being S89°46'10"E to the South 1/4 corner of said Section 10, being a 2 1/2" aluminum cap stamped LS 17485;
thence N89°46'10"W along the south line of said Redco Industrial Park Subdivision a distance of 95.00 feet to the southerly right-of-way of Riverside Parkway and the Point of Beginning;
thence N89°46'10"W along the south line of said Redco Industrial Park Subdivision a distance of 735.75 feet to the southwest corner of said Subdivision;
thence N15°20'01"W along the westerly line of said subdivision a distance of 152.16 feet to the west line of the SW1/4 SW1/4 of said Section 10;
thence N00°02'41"W along said west line a distance of 452.23 feet to the southerly right-of-way of said Riverside Parkway;
thence along said southerly right of way the following 7 courses:
1.) 4.72 feet along the arc of a non-tangent curve to the right having a radius of 91.00 feet, a central angle of 02°58'25" and a chord bearing N79°46'50"E a distance of 4.72 feet
2.) N79°46'03"E a distance of 11.00 feet
3.) N80°44'42"E a distance of 26.98 feet to a point of curvature
4.) 358.35 feet along the arc of a non-tangent curve to the left having a radius of 385.00 feet, a central angle of 53°19'49" and a chord bearing S35°55'11"E a distance of 345.56 feet
5.) S62°35'06"E a distance of 136.53 feet
6.) S57°20'38"E a distance of 451.73 feet
7.) S52°52'37"E a distance of 37.64 feet to the Point of Beginning.
Said parcel contains 4.55 acres more or less.

Said Owner has by these presents laid out, platted and subdivided the above-described real property into Lots as shown hereon, and designated the same as ICE SKATING SUBDIVISION, in the City of Grand Junction, County of Mesa, State of Colorado.

All Pedestrian Easements are dedicated to the City of Grand Junction as perpetual easements for ingress and egress use by the public forever for constructing, installing, maintaining and repairing a trail for purposes of walking, running, wheelchairs (motorized and nonmotorized), bicycling, and other nonmotorized forms of transportation for commuting and recreational purposes with or without pets accompanying them.

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 or remove interfering trees and brush, and in Drainage and Detention/Retention easements or tracts, the right to dredge; provided however, 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.

Said owners certify that all lienholders if any, are represented hereon.

CITY APPROVAL

This plat of ICE SKATING SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 14 day of August, 2006.

David Varley
Interim City Manager

[Signature]
City Mayor

TITLE CERTIFICATION

State of Colorado
County of Mesa

We, First American Heritage Title Company, 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 the City of Grand Junction and LegaZee Properties, LLC, that the current taxes have been paid; that all mortgages not satisfied or released of record or otherwise terminated by law are shown hereon and that there are no other encumbrances of record; that all easements, reservations and right-of-ways of record are shown hereon.

Date: 8-14-2006 by: Annette Mill sur

LIENHOLDERS RATIFICATION OF PLAT

The undersigned, Wells Fargo Bank 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 3951 at Page 845 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 14 day of August, 2006.

BY: Ronna Capra FOR: Wells Fargo Bank

CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 10:53 o'clock AM, this 22nd day of August, A.D. 2006, and is duly recorded in Book No. 4231 at pages 304-305 Reception No. 2334019 Fee \$ 20.00 + 1.00 Drawer No. 55-68

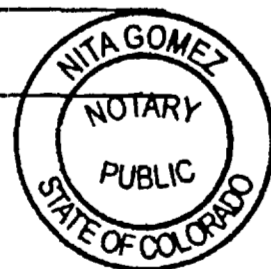
Deputy Clerk and Recorder

STATE OF COLORADO)
County of Mesa) ss
The foregoing instrument was acknowledged before me this 14 day of August, A.D., 2006 by Ronna Capra

Witness my hand and official seal: Nita Gomez Notary Public

Address: 359 Main Street, Grand Junction, CO 81501

My commission expires: 12/11/06



[Signature]
Kathryn M. Edwards
Legazee Properties LLC,
a Colorado limited liability company
by Kathryn M. Edwards
Managing Member

STATE OF COLORADO)
County of Mesa) ss

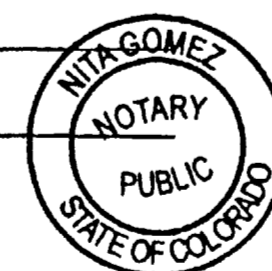
The foregoing instrument was acknowledged before me this 14 day of August

A.D., 2006 by Kathryn M. Edwards

Witness my hand and official seal: Nita Gomez Notary Public

Address: 359 Main Street, Grand Junction, CO 81501

My commission expires: 12/11/06



David Varley
by: David Varley, Interim City Manager

STATE OF COLORADO)
County of Mesa) ss

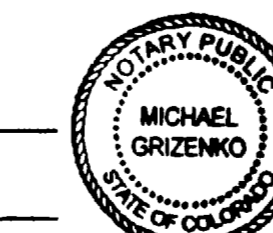
The foregoing instrument was acknowledged before me this 18 day of August

A.D., 2006 by David Varley, Interim City Manager, for the City of Grand Junction, a Colorado Home Rule Municipality

Witness my hand and official seal: Michael Grizenko Notary Public

Address: 250 N 5th St, Grand Junction, Co 81501

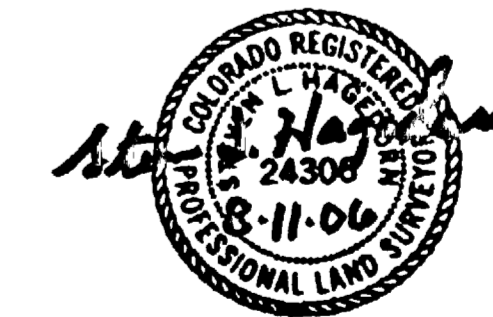
My commission expires: 10/09/2007



My Commission Expires 10/09/2007

SURVEYOR'S CERTIFICATE

I, Steven L. Hagedorn, a licensed Professional Land Surveyor in the State of Colorado, do hereby certify that this subdivision was made by me and / or under my direct supervision, and that both are accurate to the best of my knowledge and belief. I also certify that this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable laws and regulations of the State of Colorado.



To be completed by the City of Grand Junction personnel. The accuracy of this information is the responsibility of the City of Grand Junction.

Special Warranty Deed

in Book 4231 at Page(s) 306-307

NOTES

BASED ON INFORMATION FROM FLOOD INSURANCE RATE MAP (PANAL 460 OF 1000), COMMUNITY-PANAL No. 080115 0460 B, THE 100 YEAR FLOOD PLAIN ELEVATION IS 4544.00 FEET, WHICH IS REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NAVD 29) BENCHMARK #18 FROM THE FLOOD INSURANCE RATE MAP WAS RECOVERED AND USED TO DETERMINE FLOOD PLAIN LINE

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.

ICE SKATING SUBDIVISION
Located in the
SW1/4 SW1/4 SECTION 10, T.1S.,R.1W., UTE MERIDIAN
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO
D H SURVEYS INC.
118 OURAY AVE. - GRAND JUNCTION, CO.
(970) 245-8749

Scan: CAD File to County:
SubDB: SubDWG:
GJBase: St Index:
GBA: Cdot AHUT:

Designed By S.L.H. Checked By M.W.D. Job No. 799-04-01
Drawn By TERRAMODEL Date AUGUST, 2006 Sheet 1 OF 2

