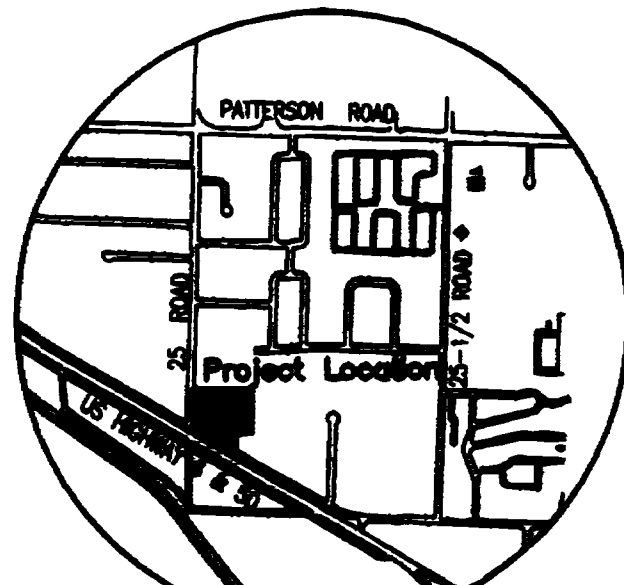
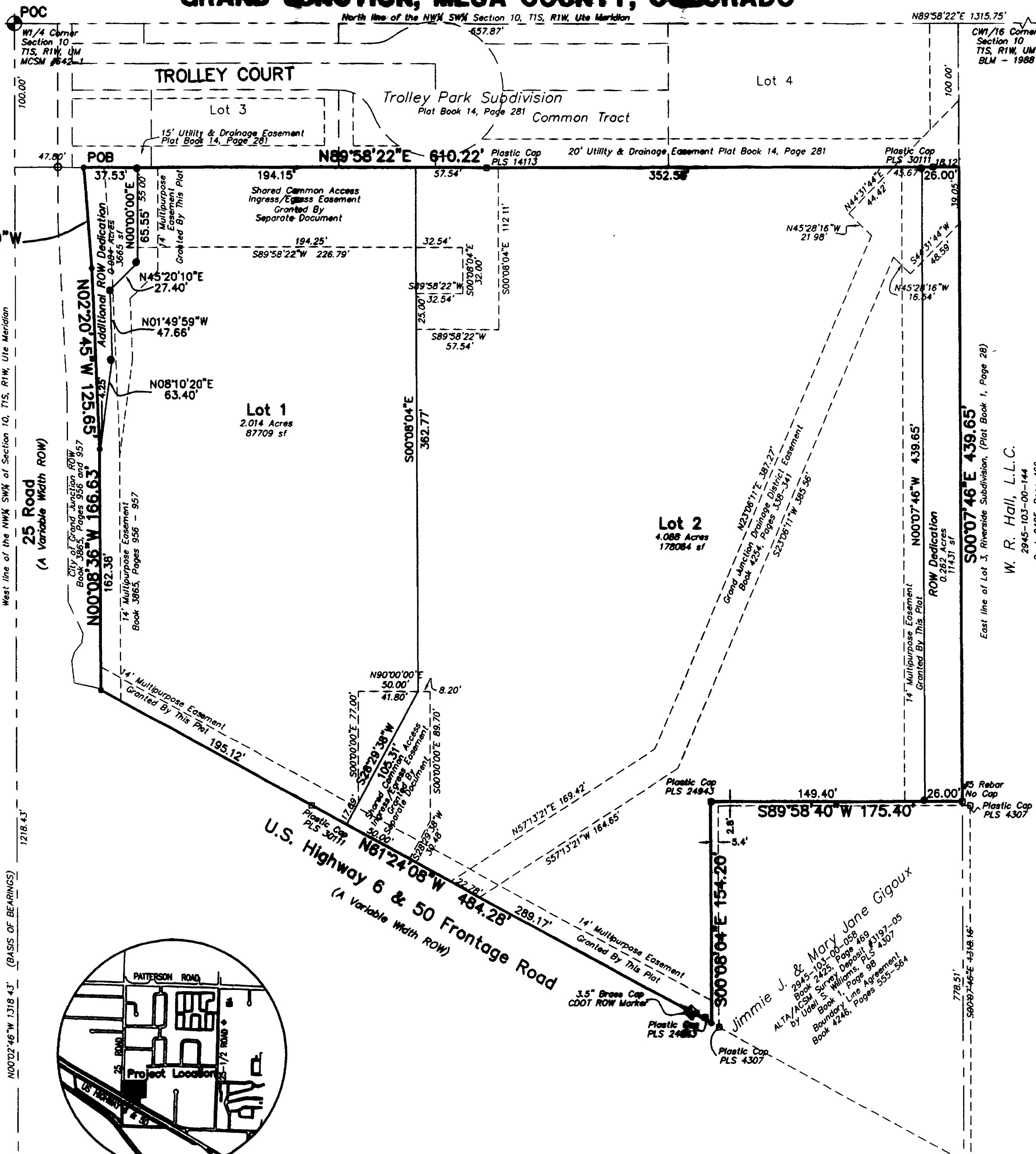


RIVERSIDE CROSSING SUBDIVISION

THAT PART OF LOT 3 AND LOT 4 IN RIVERSIDE SUBDIVISION

AS RECORDED IN PLAT BOOK 1, PAGE 28

LYING NORTH AND EAST OF THE U.S. HIGHWAY 6 & 50 RIGHT-OF-WAY
NW1/4 SW1/4, SECTION 10, T1S, R1W, UTE MERIDIAN
GRAND JUNCTION, MESA COUNTY, COLORADO



- LEGEND**
- ALIQUOT SURVEY MARKER, AS NOTED
 - SET ALUMINUM CAP ON No. 5 REBAR, PLS 27279
 - PER CRS-38-51-105, IN CONCRETE
 - REBAR, AS NOTED
- ALUMINUM CAP ON No. 5 REBAR TO BE SET AT ALL LOT CORNERS, PRIOR TO SALE OF ANY LOTS, TO COMPLY WITH CRS-38-51-105
- △ BETA ANGLE OF ARC
 - R RADII OF ARC
 - L LENGTH OF ARC
 - Ch CHORD DISTANCE OF ARC
 - Eng ENGINEER'S SYMBOL
 - MS MESA COUNTY SURVEY MARKER
 - BLM BUREAU OF LAND MANAGEMENT
 - ROW RIGHT-OF-WAY
 - CDOT COLORADO DEPARTMENT OF TRANSPORTATION
 - US UNITED STATES
 - NTS NOT TO SCALE
 - CRS COLORADO REVISED STATUTES
 - § SOLICIT, USED IN LEGAL DOCUMENTS (LATIN - ONE HALF)
 - PLS PROFESSIONAL LAND SURVEYOR NUMBER
 - No. NUMBER
 - L.L.C. LIMITED LIABILITY COMPANY
 - A.D. ANNO DOMINI
 - ± MORE OR LESS
 - ° DEGREES (ANGULAR)
 - ' MINUTES (ANGULAR) OR FEET (LINEAR)
 - '' SECONDS (ANGULAR) OR INCHES (LINEAR)
 - MCSM MESA COUNTY SURVEY MARKER
 - BLM BUREAU OF LAND MANAGEMENT
 - ROW RIGHT-OF-WAY
 - CDOT COLORADO DEPARTMENT OF TRANSPORTATION

AREA SUMMARY

LOTS	= 6.102 Acres	94.63%
RIGHT-OF-WAY	= 0.346 Acres	5.37%
TOTAL	= 6.448 Acres	100.00%

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That WTN CoEx III, L.L.C., a Colorado Limited Liability Company is the owner of that real property located in part of the Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4), Section 10, Township 1 South, Range 1 West, of the Ute Meridian, in the City of Grand Junction, Mesa County, Colorado, being more particularly described as follows: (Warranty Deeds as recorded in Book 3921, Pages 771 through 772 and Book 3903, Pages 645 through 647)

That part of Lot 3 and Lot 4 in RIVERSIDE SUBDIVISION, as recorded in Plat Book 1, Page 28, lying North and East of the U.S. Highway 6 & 50 right-of-way more particularly described as follows:

COMMENCING at the West Quarter corner (W1/4) of Section 10, Township 1 South, Range 1 West, Ute Meridian, whence the South Sixteenth (S1/16) on the West line of said Section 10 bears South 00 degrees 02 minutes 46 seconds East, a distance of 1318.43 feet with all bearings contained herein relative thereto; thence South 00 degrees 02 minutes 46 seconds East, a distance of 100.00 feet, along the West line of the NW1/4 SW1/4 of said Section 10; thence North 89 degrees 58 minutes 22 seconds East, a distance of 47.80 feet to the East right of way of 25 Road and the POINT OF BEGINNING; thence North 89 degrees 58 minutes 22 seconds East, a distance of 610.22 feet, along the South line of Trolley Park Subdivision, as shown on plat recorded at Plat Book 14, Page 281, Mesa County records, to a point on the East line of the West half of the NW1/4 SW1/4 of said Section 10; thence South 00 degrees 07 minutes 46 seconds East, a distance of 439.65 feet, along said East line of the West half of the NW1/4 SW1/4 of said Section 10; thence South 89 degrees 58 minutes 40 seconds West, a distance of 175.40 feet; thence South 00 degrees 08 minutes 04 seconds East, a distance of 154.20 feet, to a point on the North right-of-way line of State Highway 6 & 50, as established by found Highway right-of-way markers, previous surveys and plats, and deed descriptions; thence North 61 degrees 24 minutes 08 seconds West, a distance of 484.28 feet, along said North right-of-way line of State Highway 6 & 50, to a point on the East right-of-way line of 25 Road, as described in Book 3865, Pages 956 and 957, Mesa County records; thence, along said East right-of-way line of 25 Road the following three (3) courses: (1) North 00 degrees 08 minutes 36 seconds West, a distance of 166.63 feet; (2) North 02 degrees 20 minutes 45 seconds West, a distance of 125.65 feet; (3) North 04 degrees 26 minutes 39 seconds West, a distance of 69.86 feet to the POINT OF BEGINNING.

Said parcel containing an area of 6.448 acres, as described.

That said owners have by these presents laid out, platted, and subdivided the above described real property into lots, blocks, and tracts, as shown hereon, and designated the same as RIVERSIDE CROSSING SUBDIVISION a subdivision in the City of Grand Junction, Colorado, and hereby offers the following dedications and grants:

- All streets, roads and Rights-of-Way are granted to the City of Grand Junction, in fee for the use of the public forever.
- All Utility Easements are granted to the City of Grand Junction for the use of City approved public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, equivalent other public utility providers and appurtenant facilities.
- All Multipurpose Easements are granted 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 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.
- All Ingress/Egress Easements to the owners of Lots or Tracts specifically identified on the plat as perpetual easements for ingress and egress purposes for the use of said Lot or Tract owner(s), their guest(s), and invitee(s), and also for use by public providers and utilities, including but not limited to, postal service, trash collection, fire, police and emergency vehicles and services.
- 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, 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.

Owner hereby declares all lienholders to herein real property appears hereon.

IN WITNESS WHEREOF, said owner, WTN CoEx III, L.L.C., a Colorado Limited Liability Company, has caused their name to be hereunto subscribed this 5th day of October, A.D. 2006

by: Jeffrey L. Ungerer (title) MANAGER

for: WTN CoEx III, L.L.C., a Colorado Limited Liability Company

NOTARY PUBLIC'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA }
SHANNON

The foregoing instrument was acknowledged before me by JEFFREY L. UNGERER its MANAGER (title) for WTN CoEx III, L.L.C., a Colorado Limited Liability Company, this 5th day of October, A.D., 2006

Witness my hand and official seal:

Maria D. Witman
Notary Public

My Commission Expires October 5, 2009



SCALE: 1"=50'

SURVEYOR'S CERTIFICATION

I, STANLEY K. WERNER, do hereby certify that the accompanying plat of RIVERSIDE CROSSING SUBDIVISION, 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 some. 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 October 9, 2006

LIENHOLDERS' RATIFICATION OF PLAT

THE UNDERSIGNED, hereby certifies that it is a holder of a security interest upon the property described 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, as shown in document recorded at Book 3903, Pages 648 through 649 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 Executive Vice President with the authority of its Board of Directors, this 5th day of October, 2006.

By: Mark W. Quilt (title) Executive Vice President

For: Alliance Bank

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss
COUNTY OF MESA }
SHANNON

The foregoing instrument was acknowledged before me by MARK W. QUILT (title) EXECUTIVE VICE PRESIDENT for ALLIANCE BANK this 5th day of October, A.D., 2006

Witness my hand and official seal:

Maria D. Witman
Notary Public

My Commission Expires October 5, 2009

TITLE CERTIFICATION

STATE OF COLORADO } ss
COUNTY OF MESA }

We, Abstract and Title of Mesa County, 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 III, L.L.C., a Colorado Limited Liability Company; 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.

Date: Oct. 10, 2006 by: Donna K. Davis, Chief Title Officer (Name And Title)

for: Abstract and Title of Mesa County (Name Of Title Company)

GENERAL NOTES

The Declaration of Covenants and Restrictions are recorded at Book _____ Page _____ Mesa County Records.

Base of bearings is the North line of the NW1/4 SW1/4 of Section 10, which bears South 00 degrees 02 minutes 46 seconds East, a distance of 1318.43, established by observation of the MCGPS Local Coordinate System. Both monuments on this line are Aliquot Survey Markers, as shown on the face of this plat.

Note: Property corners located during this survey that were within 0.25± feet of the calculated point were accepted as being "in position".

Easement and Title Information provided by Transnation Title Insurance Company, Policy No. A52-0087232 and A52-0087092.

FOR CITY USE ONLY

Associated Recorded Documents

Book	Page	Type
4267	608	Grand Junction Drainage District Easements
4277	735	Access Easement

CITY OF GRAND JUNCTION APPROVAL

This plat of RIVERSIDE CROSSING SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 13 day of October, A.D., 2006.

City Manager: David Valley

Mayor: [Signature]

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at 3:19 o'clock P.M., October 24, A.D., 2006 and was duly recorded in Plat Book 4277 Page No. 734 Reception No. 2345144 Drawer No. 55-102 Fees: 10.00 + 1.00

Clerk and Recorder

By: _____
Deputy



RIVERSIDE CROSSING SUBDIVISION

THAT PART OF LOT 3 AND LOT 4 IN RIVERSIDE SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 28 LYING NORTH AND EAST OF THE U.S. HIGHWAY 6 & 50 RIGHT-OF-WAY GRAND JUNCTION, MESA COUNTY, COLORADO

High Desert Surveying, LLC
2591 B3/4 Road
Grand Junction, Colorado 81503
Telephone: 970-254-8649 Fax 970-241-0451

PROJ. NO. 06-114	SURVEYED	DRAWN	SHEET	OF
DATE: October 4, 2006		skw/rsk	1	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 CERTIFICATION SHOWN HEREON.