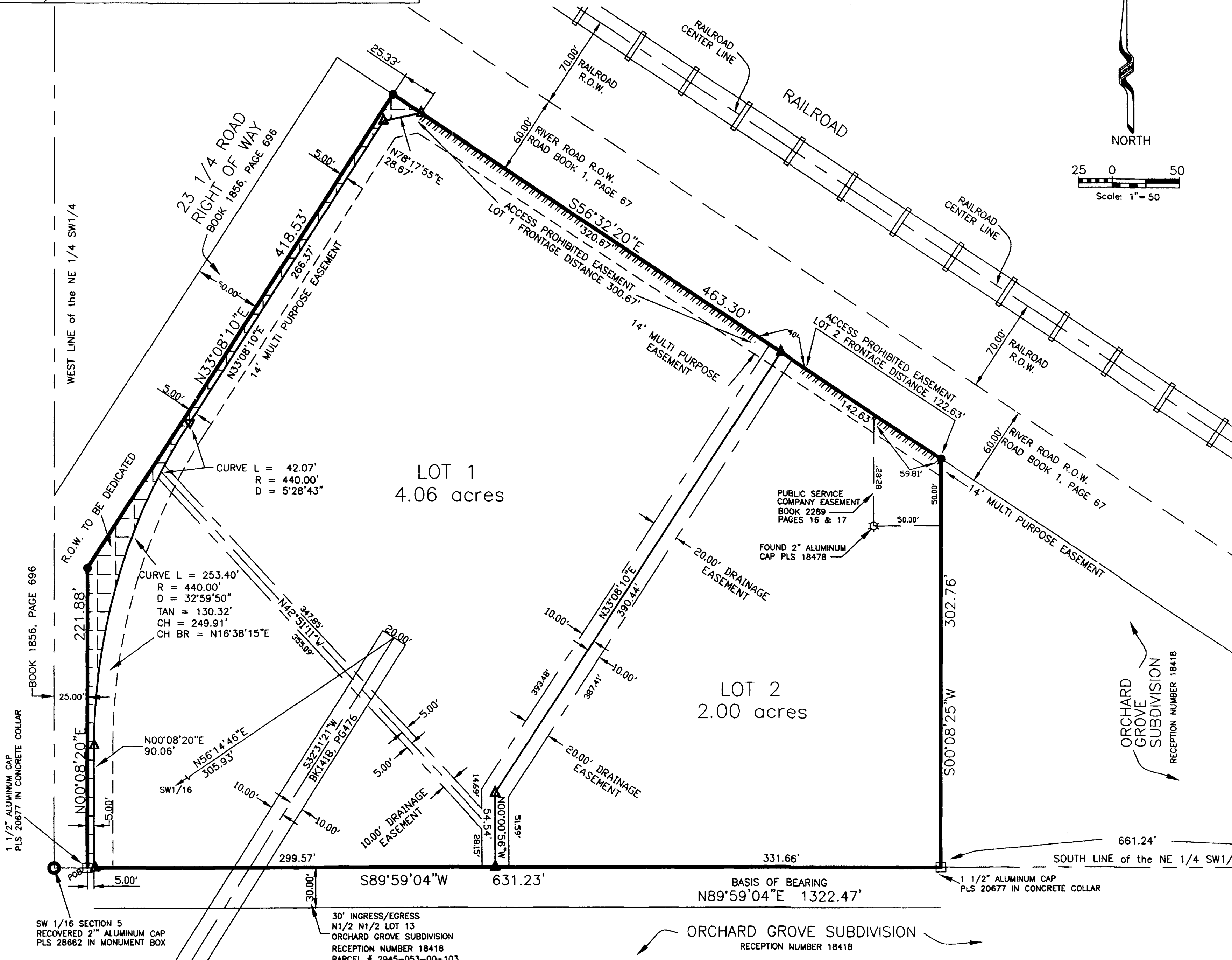
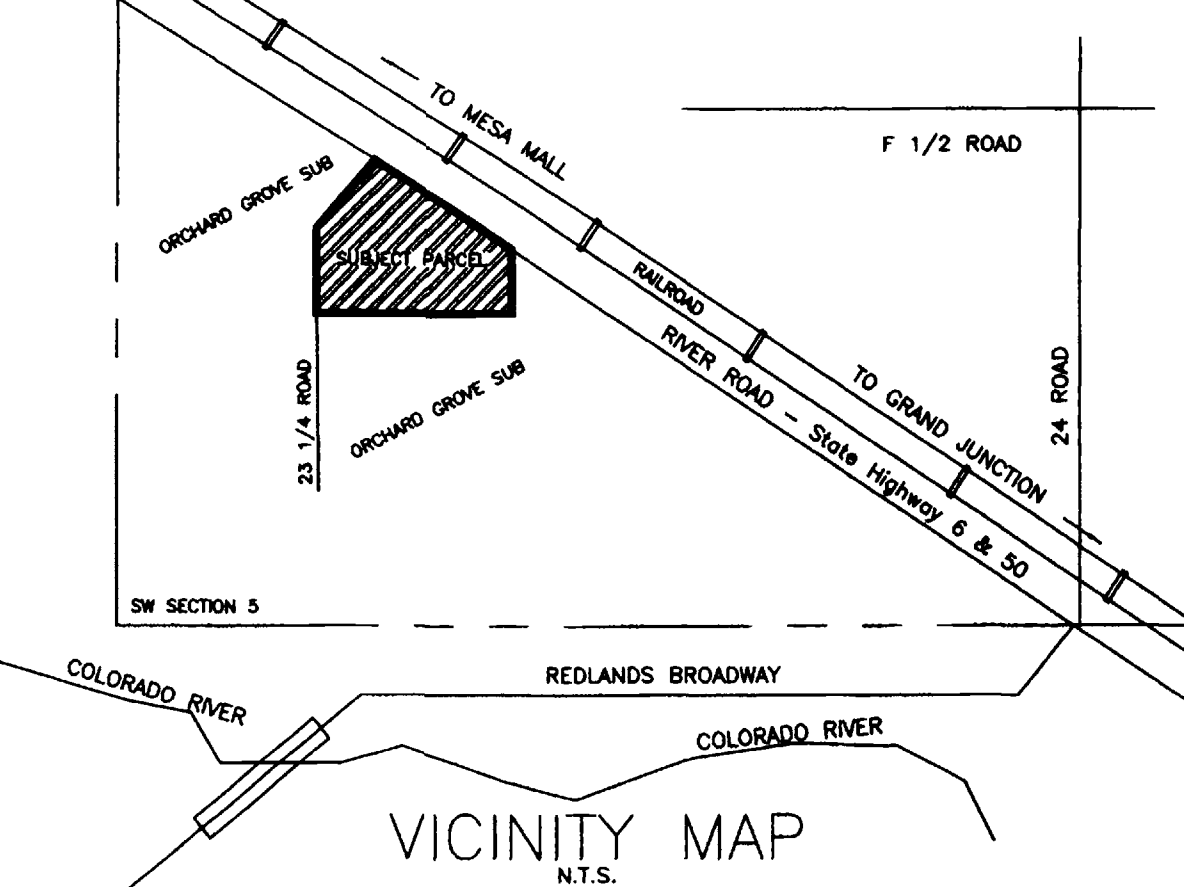


POWER EQUIPMENT SUBDIVISION

Located in a Portion of the NE1/4 SW1/4 Section 5, T1S, R1W, Ute Meridian, Mesa County, Colorado



DESCRIPTION BASED UPON SURVEYED BEARING

A parcel of land situated in the NE1/4 SW1/4 of Section 5, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

Commencing at the Southwest 1/16 corner of said Section 5, the basis of bearing assumes the bearing between the Southwest 1/16 corner of Section 5, T1S, R1W Ute Meridian & the Center South 1/16 corner of Section 5, T1S, R1W Ute Meridian bears North 89°59'04" East, thence along the South line of said NE1/4 SW1/4 North 89°59'04" East 30.00 feet to the POINT OF BEGINNING.

thence North 00°08'20" East a distance of 90.06 feet;

thence through a curve to the right having a delta of 32°59'50", a radius of 440.00 feet, a chord distance of 249.91 feet and a chord bearing of North 16°38'15" East;

thence North 33°08'10" East a distance of 266.37 feet;

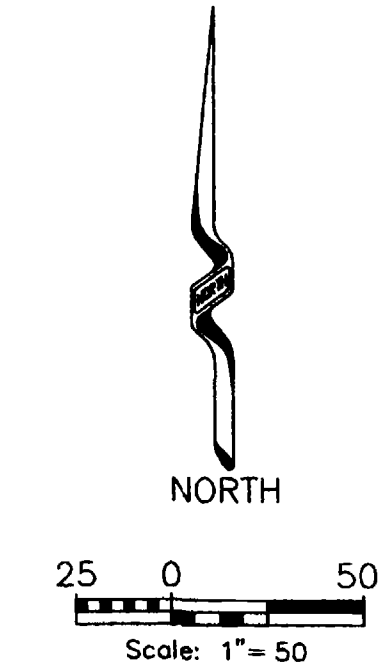
thence North 78°17'55" East a distance of 28.67 feet to the Southerly right-of-way of Road Book 1 Page 67;

thence South 56°32'20" East a distance of 463.30 feet along said Southerly right-of-way;

thence South 00°08'25" West a distance of 302.76 feet to the Northwest corner of Lot 14 Orchard Grove Subdivision, and South line of said NE1/4 SW1/4;

thence South 89°59'04" West a distance of 631.23 feet along said South line to the POINT OF BEGINNING.

CONTAINING 6.06 ACRES more or less.



- LEGEND**
- SECTION LINE
 - BOUNDARY
 - - - DRAINAGE EASEMENT
 - - - MULTI-PURPOSE EASEMENT
 - - - RIVER ROAD / RAILROAD R.O.W.
 - ||||| ACCESS PROHIBITED EASEMENT
 - RAILROAD
 - RAILROAD CENTER LINE
 - RAILROAD R.O.W.
 - RIVER ROAD R.O.W.
 - RIVER ROAD R.O.W.
 - RIGHT OF WAY (R.O.W.) TO BE DEDICATED
 - MESA COUNTY SURVEY MARKER (MCSM)
 - RECOVERED 2" ALUMINUM CAP PLS 28662 IN CONCRETE COLLAR
 - ▲ SET 2" ALUMINUM CAP PLS 28662
 - RECOVERED 2" ALUMINUM CAP (P.L.S.) 28662 IN MONUMENT BOX
 - FOUND 1 1/2" ALUMINUM CAP PLS 20677
 - ☆ FOUND 2" ALUMINUM CAP PLS 18478
 - P.L.S. PROFESSIONAL LAND SURVEYOR
 - P.O.B. POINT OF BEGINNING
 - NE NORTHEAST
 - SW SOUTHWEST
 - SEC SECTION
 - CS CENTER SOUTH
 - D DEGREE OF CURVE
 - L ARC LENGTH OF CURVE
 - R RADIUS
 - TAN TANGENT
 - CH CHORD
 - CH BR CHORD BEARING
 - S SOUTH
 - E EAST
 - N NORTH
 - T TOWNSHIP
 - W WEST

KNOWN BY THESE PRESENTS: That the undersigned, Power Land Company II LLC, A Colorado Limited Liability Company is the owner of that certain real property situated in Mesa County, Colorado, located in the City of Grand Junction and being a part of the NE 1/4 SW 1/4 of Section 5, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado as recorded in Book 2777, Page 305 shown on the accompanying plat thereof, said tract being more particularly described as follows:

A parcel of land situated in the NE 1/4 SW 1/4 of Section 5, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

Commencing at the SW 1/16 corner of said Section 5, the basis of bearing being North 00°13'20" West along the West line of said NE 1/4 SW 1/4;

thence North 89°37'24" East a distance of 25.00 feet along the South line of said NE 1/4 SW 1/4 to the point of beginning;

thence North 00°13'20" West a distance of 221.88 feet being parallel with said West line;

thence North 32°45'30" East a distance of 418.53 feet to the Southerly right-of-way of the Denver and Rio Grande Western Railroad;

thence South 56°54'00" East a distance of 488.63 feet along said right-of-way;

thence South 00°13'15" East a distance of 302.76 feet to the Northwest corner of Lot 14 Orchard Grove Subdivision, and South line of said NE 1/4 SW 1/4;

thence South 89°37'24" West a distance of 636.23 feet along said South line to the point of beginning.

Said owners have by these presents laid out, platted and subdivided the above described real property into Lots as shown hereon, and designates the same as **Power Equipment Subdivision**, in the City of Grand Junction, County of Mesa, State of Colorado, and does hereby make the following dedications and grants:

All streets, roads and Rights-of-Way are dedicated to the City of Grand Junction for the use of the public forever.

All Multi-Purpose 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 including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, traffic control facilities, street lighting, landscaping, trees and grade structures.

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 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 appurtenances thereto. The City of Grand Junction is dedicated reasonable ingress/egress to the drainage/detention easement areas. The owners and/or the property owners' association, if one exists, is not relieved of its responsibility to inspect, install, operate, maintain, and repair the detention and drainage facilities.

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 owner 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.

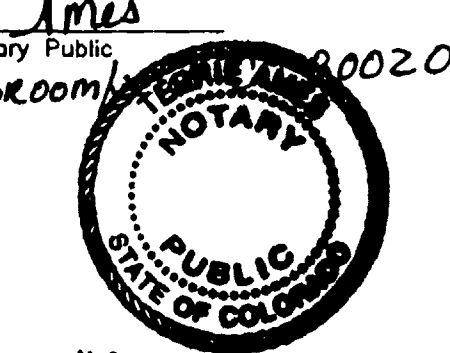
That all lienholders on the described property are represented hereon.

In witness whereof said owners have caused their names to be hereunto subscribed this 17th day of November, A.D. 2006.

By: Robert Matz
Robert Matz, Manager

STATE OF COLORADO)
COUNTY OF MESA)
The foregoing dedication was acknowledged before me
this 17th day of November, A.D. 2006 by
Robert Matz

Witness my hand and official seal: Janie Ames
Notary Public
Address: 1340B King Lake Trail, Broomfield, CO 80020
My commission expires: 2-18-2008



TITLE CERTIFICATION

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 the title to the hereon described property, that we find the title to the property is vested to Power Land Company II LLC, 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: 10-29-06
By: Abstract & Title Co. of Mesa County
Debra S. Blanche
Title Examiner

CITY OF GRAND JUNCTION APPROVAL

This plat of the **Power Equipment Subdivision**, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 21 day of December, A.D. 2006.

By: David Hulley
CITY MANAGER

NOTES:

1. Basis of bearing assumes the bearing between the South West 1/16 corner, being a 2" aluminum cap PLS 28662, of Section 5, Township 1 South, Range 1 West and the Center South 1/16 corner, being a 3" brass cap MCSM 1566, of Section 5, Township 1 South, Range 1 West, Ute Meridian, bears N89°59'04"E.
2. The information shown hereon is based upon commitment form Abstract & Title Co. of Mesa County, Inc., 1114 North 1st Street, Suite 201 Grand Junction, Colorado 81501. Insurance file number 00915619 C2, effective date December 4, 2005.
3. NOTICE: According to COLORADO law you must commence any legal action based upon any defect in this survey within three years after you first discovered 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.

CITY OF GRAND JUNCTION RECORDING:

BOOK 4990, PAGE 1746 "NOTICE" OF PROPOSED INGRESS/EGRESS EASEMENT

BOOK _____, PAGE _____

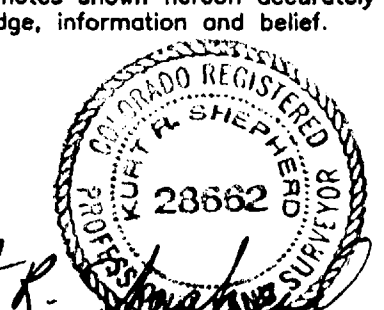
AREA SUMMARY

R.O.W. = 0.11
LOT 1 = 4.06
LOT 2 = 2.00
TOTAL ACRES = 6.17

SURVEYOR'S STATEMENT:

I, KURT R. SHEPHERD, a Registered Professional Land Surveyor in the State of Colorado do hereby state that the survey represented by this plat was made under my supervision and that the monuments shown hereon actually exist and that this plat and notes shown hereon accurately represents said survey to the best of my knowledge, information and belief.

Kurt R. Shepherd, PLS 28662
For and on behalf of
KS Professional Surveying, Inc. 11-10-06



CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA)
I certify that this instrument was filed in my office at 11:30 o'clock A.M., on the 17th day of November, 2006 A.D. and was recorded in Book 4990, Page No. 1746.

Reception No. 2305306, Drawer No. 775, Fees 11.66

By: _____ Clerk and Recorder
Deputy

P.O. Box 29
Whitewater, CO 81527
PHONE: 970-260-9391

PROFESSIONAL SURVEYING, INC.

POWER EQUIPMENT SUBDIVISION

Located in a Portion of the NE1/4 SW1/4 Section 5, T1S, R1W, Ute Meridian, Mesa County, Colorado

DATE: NOVEMBER 10, 2006	SCALE 1" = 50'
FILE: POWER-EQSUB.dwg	PROJECT NO: 2004-36
DRAWN: krs	SHEET 1 OF 1