

CBI SUBDIVISION
 A replat of Lots 4 and 5 of Air Tech Park, Reception No. 2331622, Mesa County Clerk and Recorder
 in the SE1/4 of Section 25, T1N, R1W of the Ute Meridian, in the City of Grand Junction, Mesa County, Colorado

OWNERSHIP STATEMENT

KNOW ALL MEN BY THESE PRESENTS:
 Grand Junction, Colorado State Leasing Authority, Inc., a Colorado Non-Profit Corporation is the owner of a parcel of land being that certain tract of land in the SE1/4 of Section 25, Township 1 North, Range 1 West of the Ute Meridian, Grand Junction, Colorado, recorded in Book 4268 at Page 328 of the Mesa County real property records, and being more particularly described as follows:

LEGAL DESCRIPTION
 Lots 4, and Lot 5 in Air Tech Park, a subdivision in the City of Grand Junction, County of Mesa, State of Colorado, a plat of which has been recorded in Book 4220 at Pages 900-901, Reception No. 2331622, contains 3.15 acres, more or less

Said Owner has 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 CBI Subdivision, a subdivision in the City of Grand Junction, County of Mesa, State of Colorado.

Said Owner states that all lienholders appear hereon.

IN WITNESS WHEREOF, said owner/s has caused their names to be hereunto subscribed this

12 day of January A.D., 2007

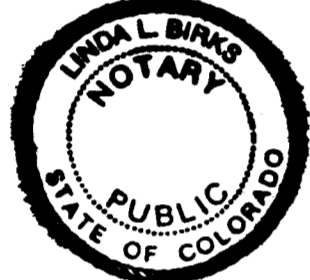
Samuel J. Baldwin
 By Samuel J. Baldwin, President
 For Grand Junction, Colorado State Leasing Authority, Inc.

STATE OF COLORADO) ss
 COUNTY OF MESA)
 The foregoing instrument was acknowledged before me this 12th day of January A.D., 2007

By Samuel J. Baldwin, President
 For Grand Junction, Colorado State Leasing Authority, Inc.

My commission expires: 11-12-2009

WITNESS MY HAND AND OFFICIAL SEAL.



Linda L. Bils
 Notary Public

FOR CITY OF GRAND JUNCTION USE

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

PLAT NOTE: (As required by the City of Grand Junction)

Any proposed office building or commercial development within the 65' low noise-exposure area will need to comply with all rules and regulations of the City of Grand Junction as amended which may require a Conditional Use Permit (Planning Commission review and approval).

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.

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
) ss
 COUNTY OF MESA)
 I hereby certify that this instrument was filed in my office at 3:43 o'clock P.M., this 22nd day of January A.D., 2007 and is duly recorded as Reception Number 2340128 in Book 4339, Page 122 through 123 inclusive. Drawer No. TT-21
Janice Rich Clerk and Recorder Lorie Eckman Deputy \$ 20.00-1.00 Fees

Covenants, Conditions, and Restrictions for Air Tech Park are recorded in Book 4220 at Page 908, and shall apply to this subdivision.

TITLE CERTIFICATION

We Meridian Land 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 Grand Junction, Colorado State Leasing Authority, Inc., a Colorado Non-Profit Corporation; 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, of record; that all easements, reservations and rights-of-way of record are shown hereon.

Date: JANUARY 12, 2007 by: Lawrence D. Vent
 for Meridian Land Title Company

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 4307, Page 927 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

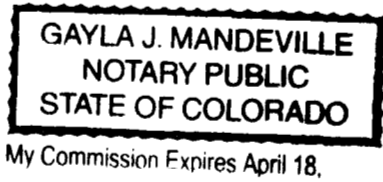
In witness whereof, the said individual(s) has caused these presents to be signed this

12 day of January 2007
Tamara L. Dixon
 By Tamara L. Dixon, Vice President for American National Bank
 3033 East First Avenue, Denver Co 80206

STATE OF COLORADO) ss
 COUNTY OF Denver)
 The foregoing instrument was acknowledged before me this 9th day of January A.D., 2007
 By Tamara L. Dixon, Vice President for American National Bank

My commission expires: 4/18/2010

WITNESS MY HAND AND OFFICIAL SEAL.



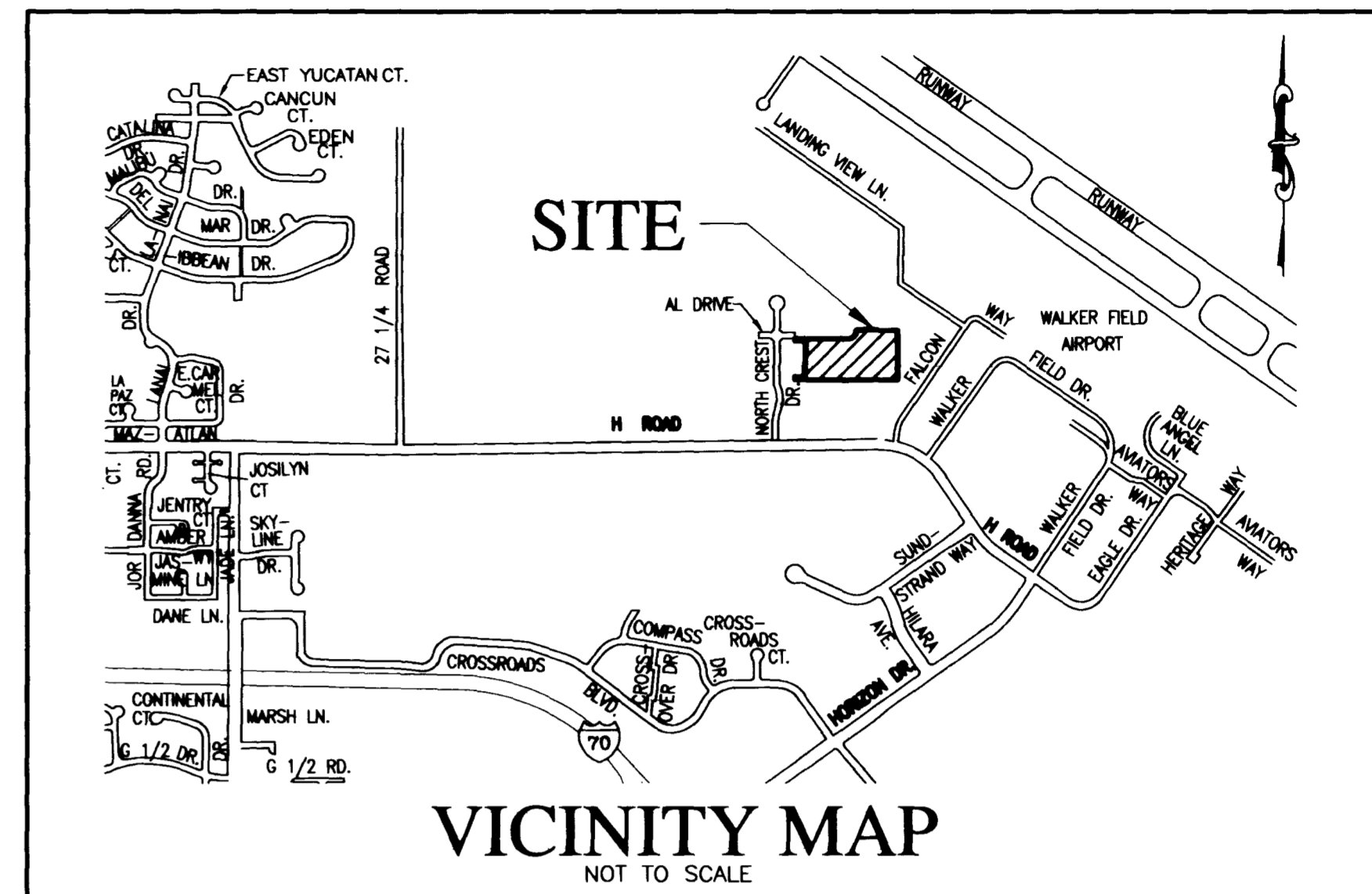
Gayla J. Mandeville
 Notary Public

CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL

Approved this 19 day of JANUARY A.D. 2007

Mayor [Signature] City Manager Daniel Varley

ACRE SUMMARY		
DESCRIPTION	ACRES	% TOTAL
LOT 1	3.15	100.0%
TOTAL	3.15	100.0%



GENERAL NOTES:

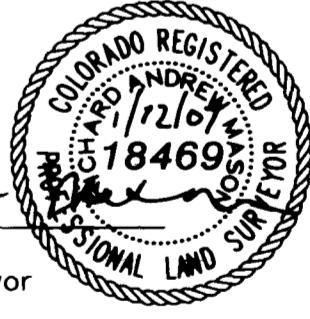
- Title information from Mesa County real property records and from Meridian Land Title Company, Order No. GJR65002658-2, effective date 12/22/06.
- a) Basis of bearings, according to the plat of Air Tech Park, is S01°57'20"W 776.40 feet between an alloy cap (PLS 20632) for the S.E. Corner of Air Tech Park and a Mesa County Survey Marker for the S.E. Corner of Section 25, Township 1 North, Range 1 West of the Ute Meridian.
 b) The plat is oriented with the Mesa County Local Coordinate System (MCLCS) at the Mesa County Survey Marker for the S.E. Corner of Section 25. HOWEVER, to align this plat with the bearings derived for the MCLCS, all bearings shown hereon must be rotated COUNTERCLOCKWISE a value of 01°55'34" from the orientation point.
- Lot 4 and Lot 5 of Air Tech Park is burdened by an Avigation Easement recorded in Book 4220 at Page 906 of the Mesa County Records.
- An Improvement Survey Plat was deposited with the Mesa County Surveyor as part of this subdivision process.
- The purpose of this plat is to consolidate two lots into one lot.
- Covenants, Conditions and Restrictions for Air Tech Park are recorded in Book 4220 at Page 908, and shall apply to this subdivision.

SURVEYOR'S STATEMENT

I, Richard A. Mason, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of CBI Subdivision, a subdivision of a part of Mesa County, State of Colorado, has been prepared by me and/or under my direct supervision and represents a field survey of the same. This statement is applicable only to the survey data represented hereon, and does not represent a warranty or opinion as to ownership, lienholders, or quality of title.

EXECUTED this 12 day of January, 2007

Richard A. Mason
 Registered Professional Land Surveyor
 No. 18469



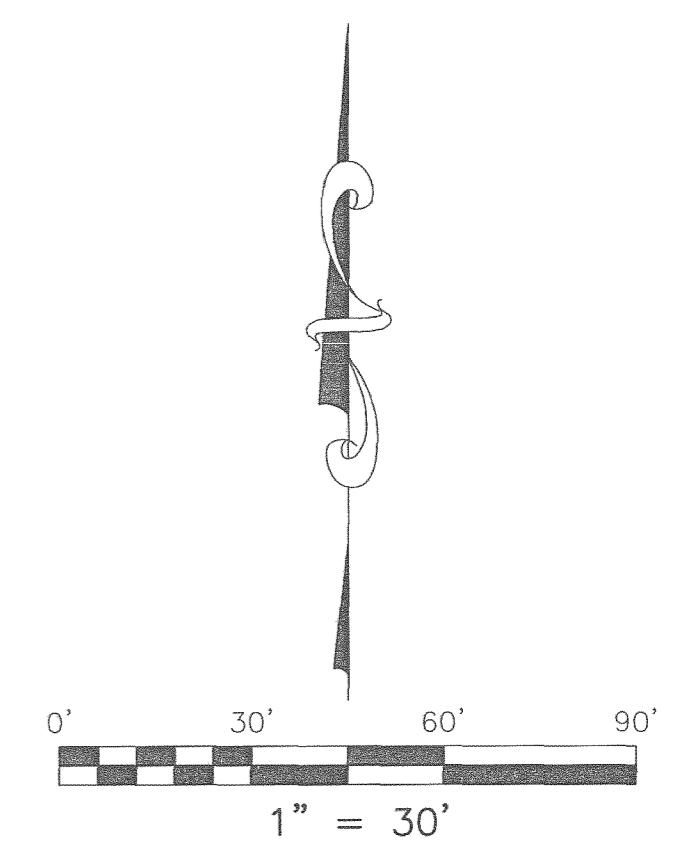
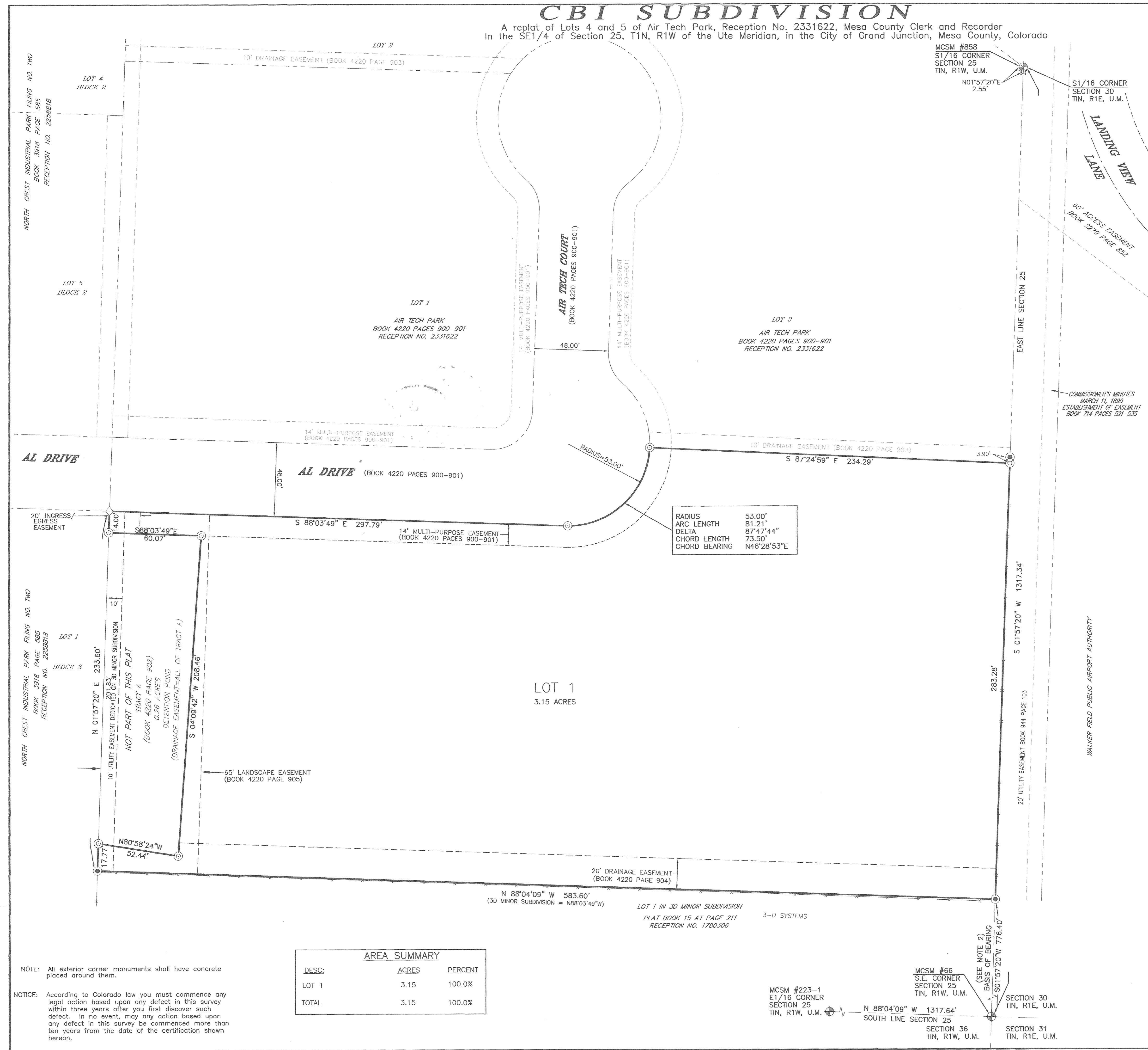
INDEX OF SHEETS

SHEET 1 - OWNERSHIP STATEMENT AND CERTIFICATES
 SHEET 2 - PLAT AND GENERAL NOTES

	File Name: C:\PROJECTS\6057\6057PLAT.DWG			
	CBI SUBDIVISION IN THE SE1/4 SECTION 25 T1N, R1W OF THE UTE MERIDIAN IN THE CITY OF GRAND JUNCTION MESA COUNTY, COLORADO			
ROLLAND ENGINEERING 405 Ridges Blvd Grand Jct, CO 81503 (970) 243-8300	Designed Drawn LC	Checked Date 01/03/07	RAM Proj# 6057	Sheet 1 Of 2

CBI SUBDIVISION

A replat of Lots 4 and 5 of Air Tech Park, Reception No. 2331622, Mesa County Clerk and Recorder
in the SE1/4 of Section 25, T1N, R1W of the Ute Meridian, in the City of Grand Junction, Mesa County, Colorado



LEGEND

- ⊕ MESA COUNTY SURVEY MARKER
- ⊙ FOUND 5/8" REBAR & CAP PLS-20632
- ⊙ FOUND 5/8" REBAR & CAP PLS-20677
- ⊙ FOUND 5/8" REBAR & CAP PLS-10097
- ⊙ FOUND 5/8" REBAR & CAP PLS-17485
- AVE
- BLVD
- CT
- DR
- LN
- LCS
- MCSM
- NO.
- PLS
- RANGE
- R.O.W.
- SQ. FT.
- T
- U.M.
- W.C.
- MESA COUNTY SURVEY MARKER
- FOUND 5/8" REBAR & CAP PLS-20632
- FOUND 5/8" REBAR & CAP PLS-20677
- FOUND 5/8" REBAR & CAP PLS-10097
- FOUND 5/8" REBAR & CAP PLS-17485
- AVENUE
- BOULEVARD
- COURT
- DRIVE
- LANE
- LOCAL COORDINATE SYSTEM
- MESA COUNTY SURVEY MARKER
- POINT OF BEGINNING
- PROFESSIONAL LICENSED SURVEYOR
- RANGE
- RIGHT-OF-WAY
- SQUARE FEET
- TOWNSHIP
- UTE MERIDIAN
- WITNESS CORNER

GENERAL NOTES:

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SURVEYOR'S STATEMENT

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

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

Date 1/12/2007

INDEX OF SHEETS

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SHEET 2 - PLAT AND GENERAL NOTES

AREA SUMMARY		
DESC.	ACRES	PERCENT
LOT 1	3.15	100.0%
TOTAL	3.15	100.0%

NOTE: All exterior corner monuments shall have concrete placed around them.

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.

 ROLLAND ENGINEERING 405 Ridges Blvd Grand Jet, CO 81503 (970) 243-8300	File Name: C:\PROJECTS\6057\6057PLAT.DWG			
	CBI SUBDIVISION IN THE SE1/4 SECTION 25 T1N, R1W OF THE UTE MERIDIAN IN THE CITY OF GRAND JUNCTION MESA COUNTY, COLORADO			
Designed	Checked	Proj#	Sheet	
Drawn	LC	Date	01/03/07	Rv
			6057	2
			of	2