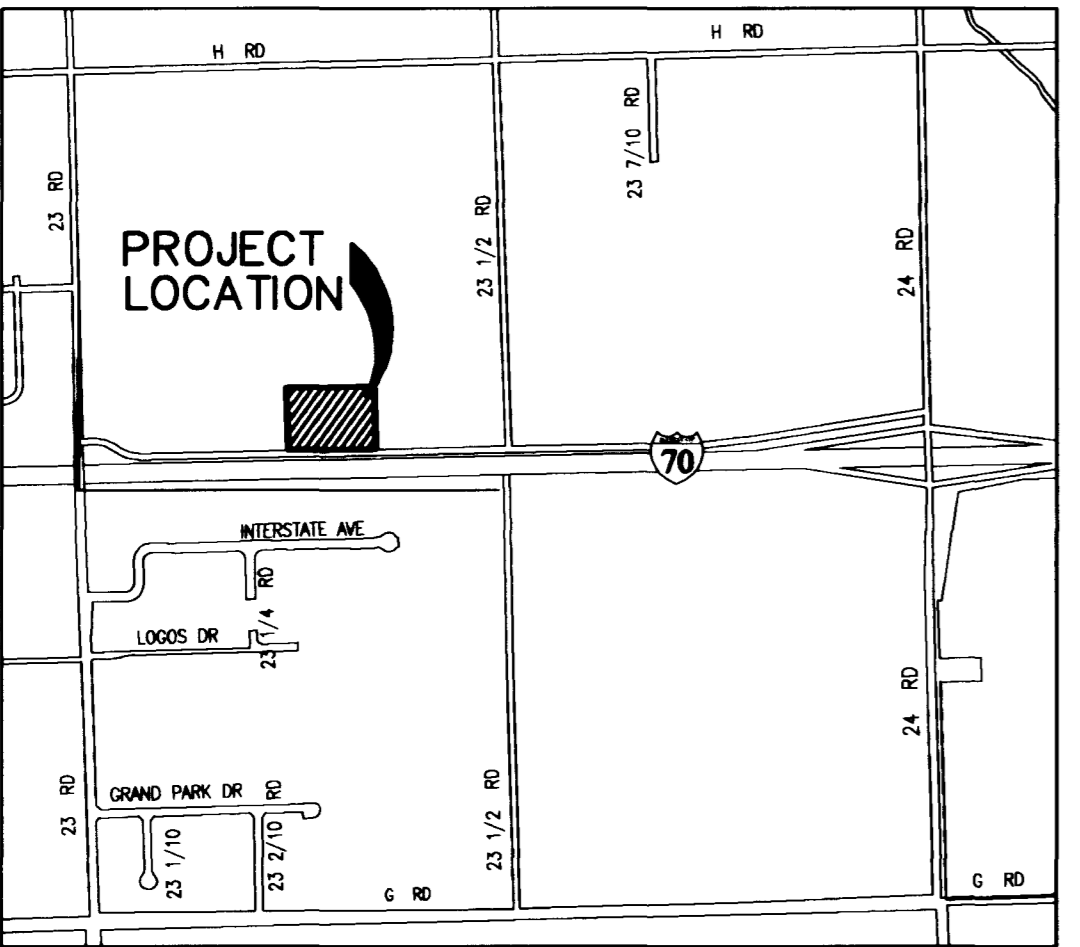


**WOOMER SIMPLE SUBDIVISION**

LOT 1 OF ELDER, QUINN, & MCGILL INC., PLANNED COMMERCIAL PARK  
 PLAT BOOK 12, PAGE 338.  
 SITUATED IN THE SE 1/4 OF THE NW 1/4 OF SECTION 32,  
 TOWNSHIP 1 NORTH, RANGE 1 WEST, UTE MERIDIAN,  
 CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO



VICINITY MAP

**AREA SUMMARY**

PARCEL 1	2.05 AC.±	40.9%
PARCEL 2	2.96 AC.±	59.1%
<b>TOTAL</b>	<b>5.01 AC.±</b>	<b>100%</b>

**NOTES:**

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 a defect in this survey be commenced more than ten years from the date of certification shown hereon.
2. BASIS OF BEARINGS: The line between the W 1/4 corner and N 1/16 corner on the west boundary of Section 32, Township 1 North, Range 1 West, Ute Meridian having a bearing of N 00° 03' 17" E. The basis of bearing hereon is based on the grid bearings of the Mesa County SIMSLCS.
3. Existing property corners which were recovered during this survey which were within 0.25 feet± of the position of record were accepted as being in the proper location as shown by record.
4. This survey does not constitute a title search by this surveyor or Vista Engineering Corp. All information regarding ownership, rights-of-way, easements of record, adjoiners, and other documents that may affect the quality of title to this property is from a title policy issued by Abstract & Title Co. of Mesa County, Inc. Commitment No. 00919911 C, dated April 22, 2007.

**CERTIFICATE OF OWNERSHIP AND DEDICATION.**

KNOW ALL MEN BY THESE PRESENTS that The Woomer Family, LLC, a Colorado limited liability company is the owner of record of that real property situated in the SE 1/4 of the NW 1/4 of Section 32, Township 1 North, Range 1 West, Ute Meridian, County of Mesa, State of Colorado, the ownership of which is demonstrated at Book 2291, Page 91 of the records in the office of the Mesa County Clerk and Recorder. Said owner does hereby Plat said real property under the name and style of WOOMER SIMPLE SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

Lot 1 in Elder, Quinn, & McGill Inc., Planned Commercial Park, situated in the SE 1/4 of the NW 1/4 of Section 32, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado as recorded in Plat Book 12, Page 338 as Reception No. 1243099 in the records of the Mesa County Clerk and Recorder.

Woomer Simple Subdivision as described above contains 5.01 acres more or less.

That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

1. All Multipurpose 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 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; 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.

Said owner hereby acknowledge that all lien holders or encumbrances, if any, associated with the interests of this plat have been represented hereon.

IN WITNESS WHEREOF, said owner, Woomer Family, LLC., has caused its name to be hereunto subscribed this 12 day of September, A.D., 2007.

By: Elizabeth W. Paterick  
 Elizabeth Woomer Paterick, Manager.

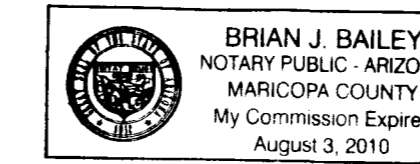
STATE OF ARIZONA )  
 ) ss  
 COUNTY OF MARICOPA )

The foregoing Certificate of Ownership and Dedication was acknowledged before me this 13<sup>th</sup> day of September, A.D., 2007, by Elizabeth Woomer Paterick as Manager of Woomer Family, LLC.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.

My commission expires 8/3/2010

[Signature]  
 Notary Public



**TITLE CERTIFICATION**

We, Abstract & Title Co. of Mesa County, Inc., a title insurance company, as duly licensed 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 Woomer Family, 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.

Executed this 11 day of Sept., A.D., 2007.

By: Donald K Davis (title) Chief Title Examiner  
 Title examiner

**CITY APPROVAL**

The Woomer Simple Subdivision is approved and all dedications accepted this 19<sup>th</sup> day of September, A.D., 2007.

[Signature]  
 City Manager

[Signature]  
 Mayor

**CLERK AND RECORDER'S CERTIFICATE**

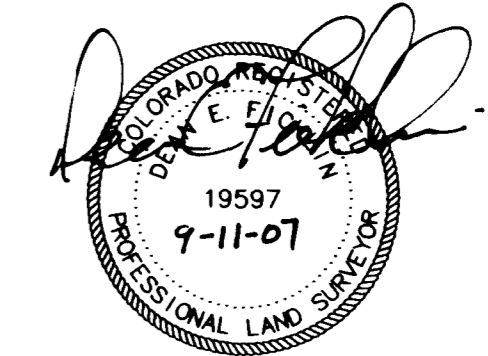
STATE OF COLORADO )  
 ) ss  
 COUNTY OF MESA )

I hereby certify that this instrument was filed for record in the office of the County Clerk and Recorder of Mesa County at 2:44 P.M., on the 20<sup>th</sup> day of SEPTEMBER, A.D. 2007 in Book No. 4519, Page No. 8-9, Reception No. 1402817  
 Drawer No. VV-3, Fees 20<sup>00</sup>/-

Janice Rich  
 Mesa County Clerk and Recorder  
Lucie Matray  
 Deputy

**SURVEYOR'S CERTIFICATE**

I, Dean E. Ficklin, an employee of Vista Engineering Corporation, and a Professional Land Surveyor, licensed under the laws of the State of Colorado, do hereby state that the accompanying plat of WOOMER SIMPLE SUBDIVISION a subdivision of a part of City of Grand Junction, has been prepared by me and/or under my direct supervision and represents a field survey. This statement is only applicable to the survey data hereon, and does not represent a warranty or opinion as to ownership, lienholders or quality of title.



Dean E. Ficklin  
 P.L.S., 19597

**WOOMER SIMPLE SUBDIVISION**

SITUATED IN THE SE 1/4 OF THE NW 1/4 OF SECTION 32,  
 TOWNSHIP 1 NORTH, RANGE 1 WEST, UTE MERIDIAN,  
 CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

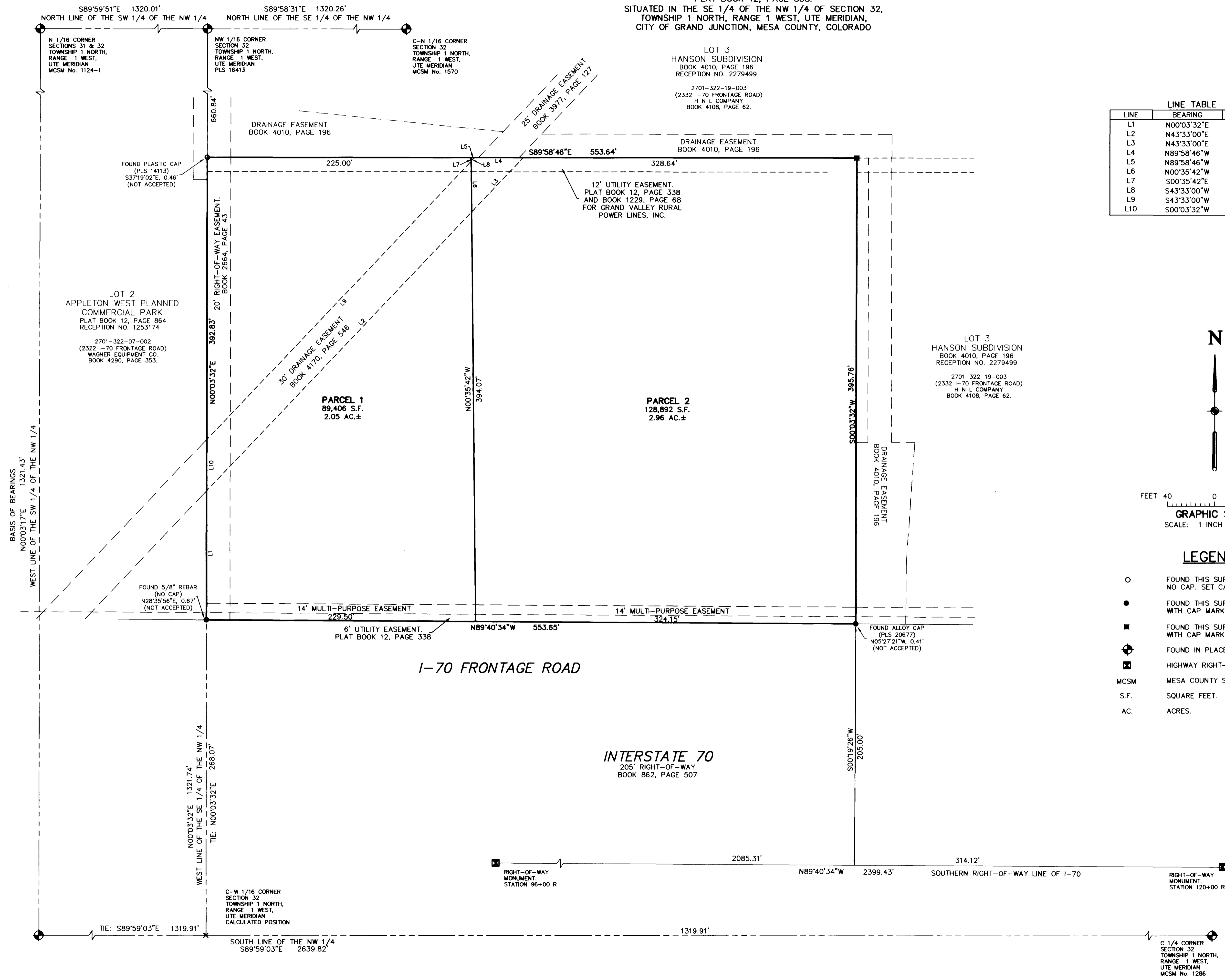
VISTA ENGINEERING CORP.  
 GRAND JUNCTION, COLORADO

SCALE:	JOB NO:	DATE:	SHEET NO:
N/A	4107.05-02	8-30-07	1 of 2

**WOOMER SIMPLE SUBDIVISION**

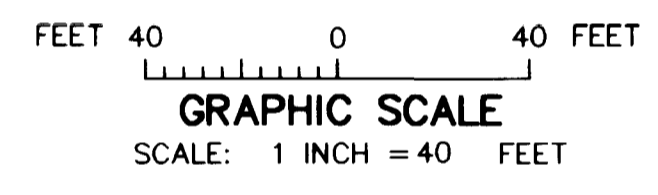
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LOT 3  
 HANSON SUBDIVISION  
 BOOK 4010, PAGE 196  
 RECEPTION NO. 2279499  
 2701-322-19-003  
 (2332 I-70 FRONTAGE ROAD)  
 H N L COMPANY  
 BOOK 4108, PAGE 62.



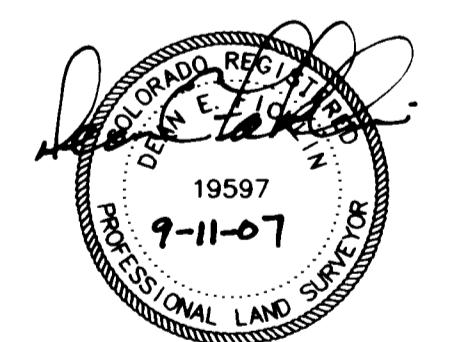
**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N00°03'32"E	109.26'
L2	N43°33'00"E	327.68'
L3	N43°33'00"E	63.44'
L4	N89°58'46"W	41.38'
L5	N89°58'46"W	2.81'
L6	N00°35'42"W	43.07'
L7	S00°35'42"E	2.92'
L8	S43°33'00"W	4.03'
L9	S43°33'00"W	326.97'
L10	S00°03'32"W	43.59'



**LEGEND**

- FOUND THIS SURVEY, 5/8" REBAR, NO CAP. SET CAP MARKED PLS 19597.
- FOUND THIS SURVEY, 5/8" REBAR WITH CAP MARKED PLS 18469.
- FOUND THIS SURVEY, 5/8" REBAR WITH CAP MARKED PLS 20677.
- ⊕ FOUND IN PLACE, MONUMENT AS DESCRIBED.
- ⊠ HIGHWAY RIGHT-OF-WAY MONUMENT.
- MCSM MESA COUNTY SURVEY MONUMENT.
- S.F. SQUARE FEET.
- AC. ACRES.



Dean E. Ficklin  
 P.L.S., 19597

**WOOMER SIMPLE SUBDIVISION**  
 SITUATED IN THE SE 1/4 OF THE NW 1/4 OF SECTION 32,  
 TOWNSHIP 1 NORTH, RANGE 1 WEST, UTE MERIDIAN,  
 CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

VISTA ENGINEERING CORP.  
 GRAND JUNCTION, COLORADO

SCALE: 1" = 40'	JOB NO: 4107.05-02	DATE: 8-30-07	SHEET NO: 2 of 2
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