

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

CP Grand Junction LLC, A Delaware limited partnership, is the owner of that real property located in part of the Northeast Quarter (NE¼) of Section 6, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows: (Book 4214, Page 121)

A replat of Lots 1 and 2, Taurus Subdivision, as shown on Plat recorded in Book 4211, Pages 317 and 318, Mesa County records and further described as follows:

Commencing at the Northeast corner of said NE¼ of Section 6 whence the Southeast corner of said NE¼ NE¼ of Section 6 bears South 00 degrees 17 minutes 08 seconds West, a distance of 1319.62 feet, for a basis of bearings, with all bearings contained herein relative thereto; thence South 62 degrees 05 minutes 21 seconds West, a distance of 85.24 feet to the POINT OF BEGINNING; thence South 24 degrees 50 minutes 13 seconds East, a distance of 82.74 feet, along the corner clip at the Southwest corner of the intersection of G Road and 23 Road right-of-way; thence South 00 degrees 17 minutes 08 seconds West, a distance of 1044.83 feet, along the West right-of-way of said 23 Road, a forty foot wide half right-of-way, as dedicated on Plat Book 13, Page 48, and Book 4211, Pages 317 and 318, to the Northerly line of that parcel of land whose address is 681 23 Road; thence around the boundary of that parcel of land whose address is 681 23 Road the following three (3) courses: (1) South 89 degrees 49 minutes 01 seconds West, a distance of 262.21 feet; (2) South 00 degrees 14 minutes 45 seconds West, a distance of 159.91 feet; (3) North 89 degrees 49 minutes 06 seconds East, a distance of 262.10 feet, to aforementioned West right-of-way line of 23 Road; thence South 00 degrees 16 minutes 16 seconds West, a distance of 511.90 feet, along said West right-of-way line of said 23 Road to a corner clip at the Northwest intersection of the rights-of-way for said 23 Road and Colorado Department of Transportation's Highway 6 & 50; thence South 66 degrees 18 minutes 52 seconds West, a distance of 39.20 feet, along said corner clip to the Northeasterly right-of-way line of said Highway 6 & 50; thence North 56 degrees 32 minutes 25 seconds West, a distance of 910.80 feet, along said Northeasterly right-of-way line of said Highway 6 & 50; thence North 56 degrees 28 minutes 50 seconds West, a distance of 98.07 feet, along said Northeasterly right-of-way line of said Highway 6 & 50, to a point at the Southeast corner of Smith & Bailey's Riverside Subdivision Replat, as shown at Reception Number 999, Mesa County records; thence along the Easterly line of said Smith & Bailey's Riverside Subdivision Replat the following four (4) courses: (1) along a non-tangent curve to the left, having a delta angle of 08 degrees 44 minutes 25 seconds, with a radius of 160.17 feet, an arc length of 24.43 feet, with a chord bearing of North 29 degrees 02 minutes 50 seconds West, with a chord length of 24.41 feet; (2) North 33 degrees 24 minutes 58 seconds West, a distance of 606.04 feet; (3) North 33 degrees 24 minutes 58 seconds West, a distance of 61.24 feet; (4) North 19 degrees 32 minutes 48 seconds West, a distance of 715.99 feet, to a point on the South right-of-way of G Road, a forty foot wide half right-of-way, as dedicated on Plat Book 13, Page 48; thence South 89 degrees 55 minutes 34 seconds East, a distance of 1470.07 feet, along said South right-of-way line of G Road, to the POINT OF BEGINNING.

Said parcel containing an area of 40.458 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 GRAND WEST BUSINESS PARK, 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 dedicated to the City of Grand Junction for the use of the public forever.

All Utility Easements are dedicated 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 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.

Tract A and all Drainage Easements are granted to the GRAND WEST BUSINESS PARK Property Owners Association as perpetual easements for the inspection, installation, operation, maintenance and repair of detention and drainage facilities and appurtenants thereto.

Tract A and 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 appurtenants thereto. The City of Grand Junction is dedicated reasonable ingress/egress access to the drainage/detention easement areas. The owner(s) 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.

Tract B is granted to the GRAND WEST BUSINESS PARK Property Owners Association as perpetual easements for the inspection, installation, operation, maintenance and repair of public utilities and access to Tract A and Lot 5, Block 2, as shown hereon.

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 impede the use of the easement and/or prevent the reasonable ingress and egress to and from the easement.

Owners hereby declare all lienholders of record to herein described real property are shown hereon.

IN WITNESS WHEREOF, said owners, CP Grand Junction LLC, A Delaware limited partnership, has caused their names to be hereunto subscribed this 20th day of September, A.D. 2007.

by: [Signature] it's Managing Partner (Title) for: CP Grand Junction LLC, A Delaware limited partnership

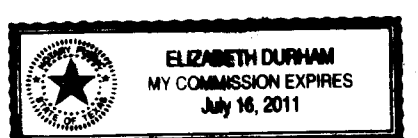
NOTARY PUBLIC'S CERTIFICATE

STATE OF COLORADO, ss COUNTY OF MESA

The foregoing instrument was acknowledged before me by Douglas H. Gilliland it's Managing Ptnr (Title) for CP Grand Junction LLC, A Delaware limited partnership this 20th day of September A.D., 2007.

Witness my hand and official seal:

[Signature] Notary Public My Commission Expires July 16, 2011



LEGEND

- ALTIQUOT SURVEY MARKER, AS NOTED
SET ALUMINUM CAP ON No. 5 REBAR, PLS 27279
PER CRS-38-51-105, IN CONCRETE
FOUND REBAR, AS NOTED
PK NAIL, SET IN PAVING
WITNESS CORNER
REFERENCE MONUMENT
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
DELTA ANGLE OF ARC
RADIUS OF ARC
LENGTH OF ARC
CHORD DISTANCE OF ARC
CHORD BEARING OF ARC
EQUAL SYMBOL
PERCENT SYMBOL
AND SYMBOL
INTERSTATE HIGHWAY SYMBOL
STATE HIGHWAY SYMBOL
UNITED STATES
NOT TO SCALE
COLORADO REVISED STATUTES
SCILICET, USED IN LEGAL DOCUMENTS (LATIN - ONE HALF)
PROFESSIONAL LAND SURVEYOR No. NUMBER
LIMITED LIABILITY COMPANY
ANNO DOMINI
MORE OR LESS
DEGREES (ANGULAR)
MINUTES (ANGULAR) OR FEET (LINEAR)
SECONDS (ANGULAR) OR INCHES (LINEAR)
MESA COUNTY SURVEY MARKER
BUREAU OF LAND MANAGEMENT
RIGHT-OF-WAY
COLORADO DEPARTMENT OF TRANSPORTATION
POINT OF BEGINNING
POINT OF COMMENCING

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.

GRAND WEST BUSINESS PARK
A REPLAT OF LOTS 1 AND 2 TAURUS SUBDIVISION BOOK 4211, PAGES 317 & 318 LOCATED IN NE1/4, SECTION 6, T1S, R1W, UTE MERIDIAN MESA COUNTY, COLORADO



LOCATION MAP NOT TO SCALE

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 4514, Pages 126 through 127, 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' President with the authority of its' Board of Directors, this 20th day of Sept., 2007.

By: [Signature] (title) President For: Vectra Bank Colorado

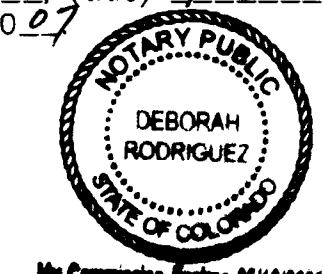
NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO, ss COUNTY OF MESA

The foregoing instrument was acknowledged before me by Carol Skubic (title) PRESIDENT for Vectra Bank Colorado this 20th day of Sept., A.D. 2007.

Witness my hand and official seal:

[Signature] Notary Public My Commission Expires 5/12/2009



TITLE CERTIFICATION

STATE OF COLORADO, ss COUNTY OF MESA

We, Abstract & Title Co., 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 CP Grand Junction, 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.

Date: Sept 27, 2007 by: Ken Cornell, title Exam Name And Title for: Abstract & Title Co. Name Of Title Company

GENERAL NOTES

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

Basis of bearings is the East line of the NE¼ NE¼ of Section 6, T1S, R1W, Ute Meridian which bears South 00 degrees 17 minutes 08 seconds West, a distance of 1319.62 feet. Both monuments on this line are Aliquot Survey Markers.

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 Abstract & Title CO., of Mesa County, Inc., Policy No. 920A76A dated OCTOBER 12, 2007

FOR CITY USE ONLY

Table with columns: Book, Page, Type. Rows include Tract A to GRAND WEST BUSINESS PARK Property Owners Association, Tract B to GRAND WEST BUSINESS PARK Property Owners Association, Drainage Easements to GRAND WEST BUSINESS PARK Property Owners Association, and DECLARATION OF COVENANTS AND RESTRICTIONS.

CITY OF GRAND JUNCTION APPROVAL

This plat of GRAND WEST BUSINESS PARK, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 17th day of OCTOBER, A.D., 2007.

City Manager [Signature]

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 11:51 o'clock A.M., OCTOBER 18, A.D., 2007 and was duly recorded in Book 4537, Page(s) No. 782-783

Reception No. 2408165 Drawer No. VV-14 Fees: 200.00

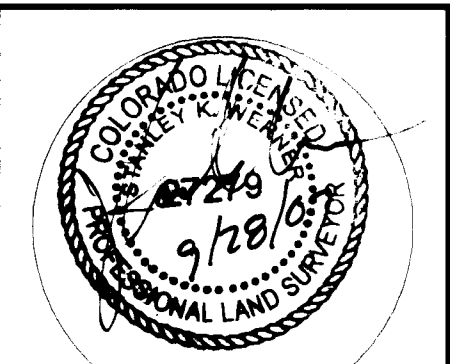
[Signature] Clerk and Recorder

By: [Signature] Deputy

SURVEYOR'S CERTIFICATION

I, Stanley K. Werner, do hereby certify that the accompanying plat of GRAND WEST BUSINESS PARK, 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 same. 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 September 28, 2007



GRAND WEST BUSINESS PARK NE1/4, SECTION 6 T1S, R1W, UTE MERIDIAN MESA COUNTY, COLORADO

High Desert Surveying, LLC 1673 Highway 50 Unit C Grand Junction, Colorado 81503 Telephone: 970-254-8649 Fax 970-241-0451

Table with columns: PROJ. NO., SURVEYED, DRAWN, CHK'D, SHEET, OF. Row 1: 07-50, rsk, skw, 1, 2. Row 2: DATE: September, 2007

# GRAND WEST BUSINESS PARK

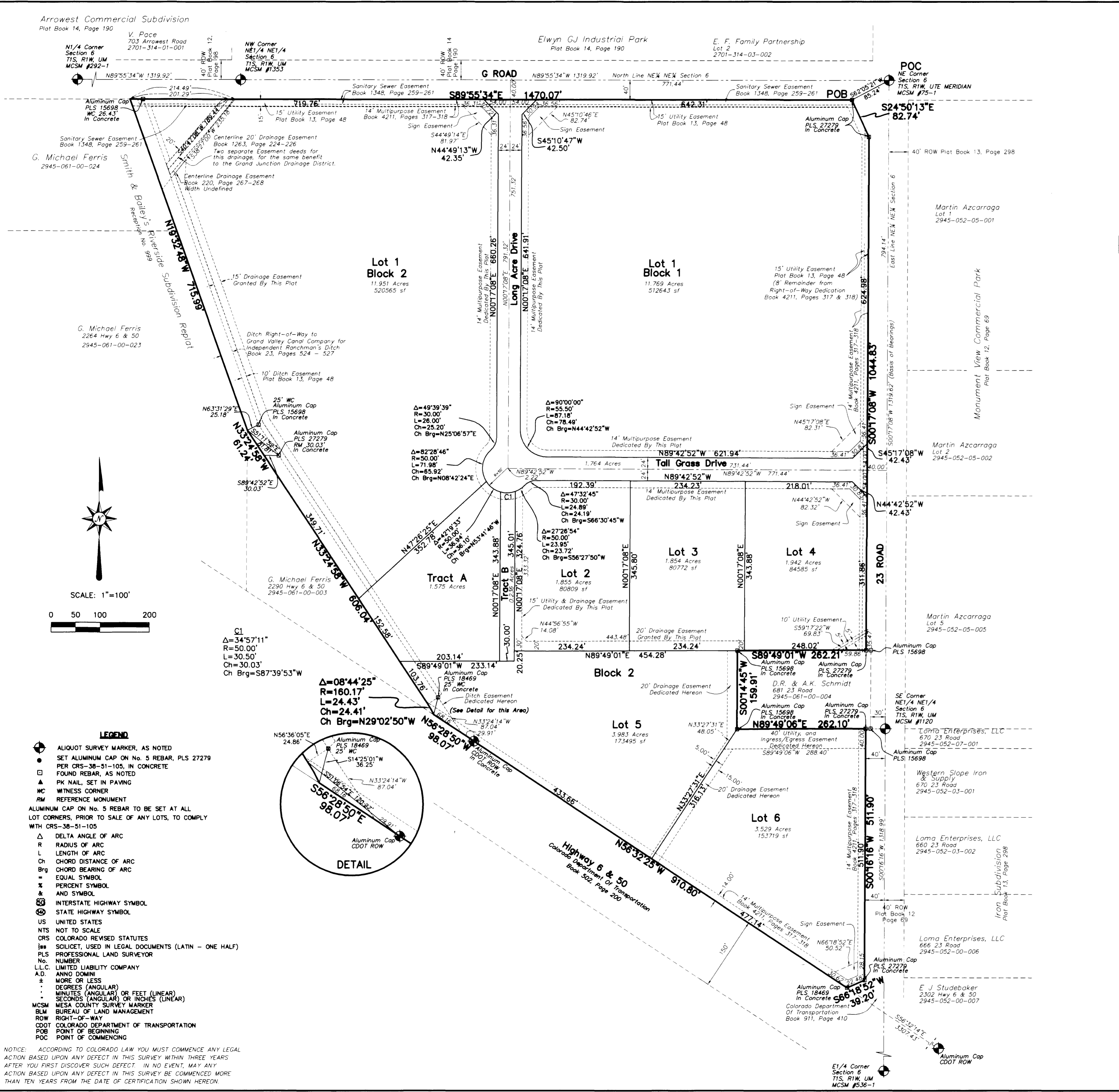
## A REPLAT OF LOTS 1 AND 2

### TAURUS SUBDIVISION

### BOOK 4211, PAGES 317 & 318

### LOCATED IN NE1/4, SECTION 6, T1S, R1W, UTE MERIDIAN

### MESA COUNTY, COLORADO



#### GENERAL NOTES

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Easement and Title information provided by Abstract & Title CO., of Mesa County, Inc., Policy No. 920476A CE, dated 9/27/2007

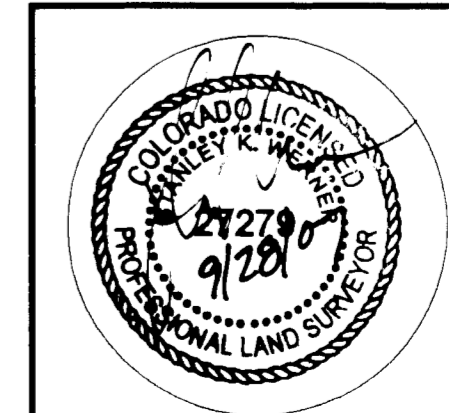
#### AREA SUMMARY

LOTS	ACRES	PERCENT
TRACT A	36.883	91.17%
TRACT B	1.575	3.89%
ROW	0.236	0.58%
<b>TOTAL</b>	<b>40.458</b>	<b>100.00%</b>

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**GRAND WEST BUSINESS PARK**  
 NE1/4, SECTION 6  
 T1S, R1W, UTE MERIDIAN  
 MESA COUNTY, COLORADO

**High Desert Surveying, LLC**  
 1673 Highway 50 Unit C  
 Grand Junction, Colorado 81503  
 Telephone: 970-254-8649 Fax 970-241-0451

PROJ. NO.	SURVEYED	DRAWN	CHK'D	SHEET	OF
07-50				2	2

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