

INDIAN ROAD INDUSTRIAL SUBDIVISION FILING NO. TWO

A REPLAT OF INDIAN ROAD INDUSTRIAL SUBDIVISION SW1/4 NE1/4 SECTION 24, T1S, R1W, UTE MERIDIAN CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Marilyn J. and Tom English, Jr., 372 INDIAN Rd., LLC, & 370 INDIAN Rd., LLC, & 368 INDIAN Rd., LLC, & 366 INDIAN Rd., LLC, Robert H. and Judith R. Hatzenbuehler, Indian Road Industrial Park, L.L.C., and the City of Grand Junction, are the owners of that real property located in part of the Southwest Quarter Northeast Quarter (SWX NEX) Section 24, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows: (Original Plat recorded in Plat Book 12, Page 43, Mesa County Records)

A replat of All of INDIAN ROAD INDUSTRIAL SUBDIVISION and that Parcel described as: BEGINNING 100 feet North of the Southeast corner of the West 30 Acres of the SWX NEX Section 24, T1S, R1W; thence North, 138 feet; thence West, 312 feet; thence South, 208 feet; thence East to Drain; thence Northeastly along Drain to POINT OF BEGINNING, and that portion of Indian Road, Long Drive, and Winters Avenue as vacated,

EXCEPT those portions of Indian Road, Long Drive, and Winters Avenue not vacated.

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 INDIAN ROAD INDUSTRIAL SUBDIVISION FILING NO. TWO, 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, including those previously created and/or otherwise appearing hereon, 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, including those previously created and/or otherwise appearing hereon, 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 Irrigation and Drainage Easements are granted to the Indian Road Owners Association, Inc., hereby platted as undivided interests (not partitionable), as perpetual easements for the installation, operation, maintenance and repair of utilities, irrigation and drainage systems and to supply and drain irrigation water.

Tract A is granted to the Indian Road Owners Association, Inc., 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.

Tract B is granted to the Indian Road Owners Association, Inc., for the inspection, installation, operation, maintenance and repair of detention and drainage facilities and appurtenances thereto.

Tract B 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 appurtenances 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.

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 there are no lienholders of records to herein described real property.

IN WITNESS WHEREOF, said owners, 372 INDIAN Rd., LLC, & 370 INDIAN Rd., LLC, & 368 INDIAN Rd., LLC, & 366 INDIAN Rd., LLC, Robert H. and Judith R. Hatzenbuehler, Marilyn J. and Tom English, Jr., and Indian Road Industrial Park, L.L.C., have caused their names to be hereunto subscribed this 17th day of October, A.D. 2007.

for: Lot 7, Block Three, 372 INDIAN Rd., LLC (Book 4412, Page 49) Lot 8, Block Three, 370 INDIAN Rd., LLC (Book 4412, Page 50) Lot 9, Block Three, 368 INDIAN Rd., LLC (Book 4412, Page 51) Lot 10, Block Three, 366 INDIAN Rd., LLC (Book 4412, Page 52)

by: Trent Spandrup its: Manager by: Leslie Spandrup its: Manager
for: 372 INDIAN Rd., LLC for: 370 INDIAN Rd., LLC & 368 INDIAN Rd., LLC, & 366 INDIAN Rd., LLC

for: Lot 3, Block Four (Hatzenbuehler - Book 3745, Page 423)

by: Robert H. Hatzenbuehler with: Judith R. Hatzenbuehler
for: Lot 1 through 7, Block One, Lots 1 & 2, and Lots 4 through 7, Block Two, Lots 1 through 6, Block Three, Lots 1 & 2 and Lots 4 through 13, Block Four, Lots 1 through 7, Block Five, and Lots 1 through 4, Block Six, and that Parcel described as: BEGINNING 100 feet North of the Southeast corner of the West 30 Acres of the SWX NEX Section 24, T1S, R1W; thence North, 138 feet; thence West, 312 feet; thence South, 208 feet; thence East to Drain; thence Northeastly along Drain to POINT OF BEGINNING, (Indian Road Industrial Park, L.L.C. - Book 3745, Page 422)

by: Darren Davidson its: Manager
for: Indian Road Industrial Park, L.L.C.
for: Lot 3, Block Two (English - Book 4012, Page 878)

by: Tom English, Jr. by: Marilyn J. English
for: The City of Grand Junction (Rights-of-way and Easements)

by: Laurie Kadrick its: CITY MANAGER (title)

by: [Signature] its: CITY MANAGER (title)

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO }
COUNTY OF MESA } ss
The foregoing instrument was acknowledged before me by Trent E. Spandrup, its Manager for 372 INDIAN Rd., LLC, this 17 day of October, A.D., 2007

Witness my hand and official seal:
[Signature] My Commission Expires 9/29/2010

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO }
COUNTY OF MESA } ss
The foregoing instrument was acknowledged before me by Leslie D. Spandrup, Manager for 370 INDIAN Rd., LLC & 368 INDIAN Rd., LLC & 366 INDIAN Rd., LLC this 17 day of October, A.D., 2007

Witness my hand and official seal:
[Signature] My Commission Expires 9/29/2010

NOTARY PUBLIC'S CERTIFICATE

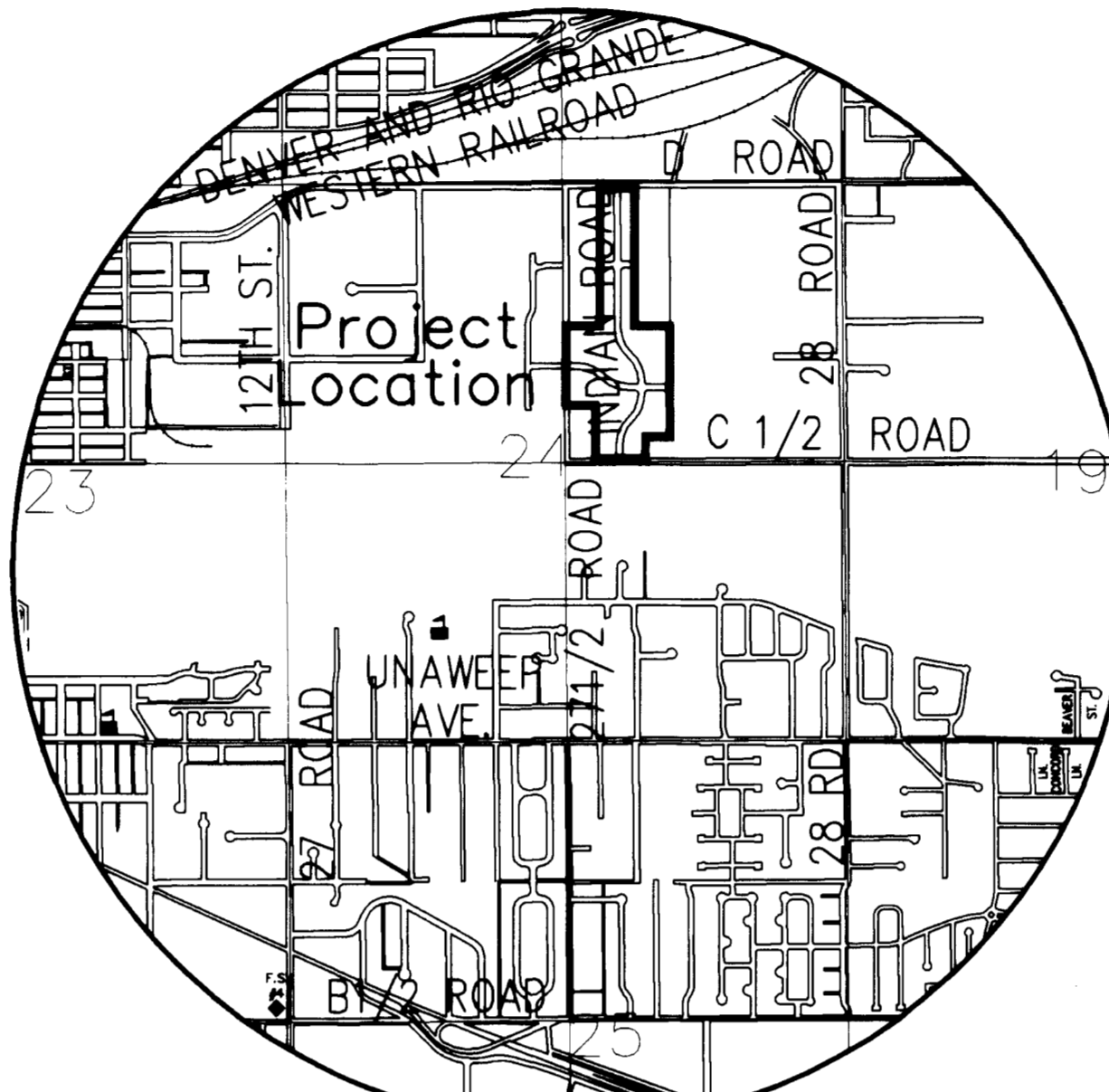
STATE OF COLORADO }
COUNTY OF MESA } ss
The foregoing instrument was acknowledged before me by Darren Davidson, for Indian Road Industrial Park, L.L.C., its Manager this 17 day of October, A.D., 2007

Witness my hand and official seal:
[Signature] My Commission Expires 9/29/2010

NOTARY PUBLIC'S CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA } ss
The foregoing instrument was acknowledged before me by Laurie Kadrick, for the City of Grand Junction, its City Manager this 31st day of October, A.D., 2007

Witness my hand and official seal:
[Signature] My Commission Expires 9/29/2010



NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO }
COUNTY OF MESA } ss
The foregoing instrument was acknowledged before me by Robert H. Hatzenbuehler, this 17 day of October, A.D., 2007

Witness my hand and official seal:
[Signature] My Commission Expires 9/29/2010

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO }
COUNTY OF MESA } ss
The foregoing instrument was acknowledged before me by Judith R. Hatzenbuehler, this 17 day of October, A.D., 2007

Witness my hand and official seal:
[Signature] My Commission Expires 9/29/2010

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO }
COUNTY OF MESA } ss
The foregoing instrument was acknowledged before me by Tom English, Jr., this 17 day of October, A.D., 2007

Witness my hand and official seal:
[Signature] My Commission Expires 9/29/2010

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO }
COUNTY OF MESA } ss
The foregoing instrument was acknowledged before me by Marilyn J. English, this 17 day of October, A.D., 2007

Witness my hand and official seal:
[Signature] My Commission Expires 9/29/2010

NOTARY PUBLIC'S CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA } ss
The foregoing instrument was acknowledged before me by Laurie Kadrick, City Manager (title) this 31st day of October, A.D., 2007

Witness my hand and official seal:
[Signature] My Commission Expires 10/29/2009

FOR CITY USE ONLY

Book	Page	Type
4557	962	Tracts A and B to the Indian Road Owners Association, Inc.
4557	956-961	All Utility, Irrigation, and Drainage Easements to the Indian Road Owners Association, Inc.
4557	932-941	Those vacated portions of Indian Road, Long Drive, and Winters Avenue by Ordinance
4687	942-955	The Declaration of Covenants, Conditions, and Restrictions
4557	929-931	Those vacated portions of all Easements by Resolution

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.

GENERAL NOTES

Basis of bearings is from GPS observations using the Mesa County SIMS LCS. The East line of the SWX NEX of Section 24, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado bears N00°07'40"W, a distance of 1320.14 feet. Both monuments on this line are aliquot survey markers as shown on the face of this plat.

Easement and Title Information provided by Meridian Land Title Co., Policy No. 76503, dated August 5, 2005.

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

TITLE CERTIFICATION

STATE OF COLORADO }
COUNTY OF MESA } ss
We, LAND TITLE GUARANTEE 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 Marilyn J. and Tom English, Jr.; 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: OCTOBER 24, 2007 by: [Signature] (Name And Title)
for: LAND TITLE GUARANTEE COMPANY (Name Of Title Company)

TITLE CERTIFICATION

STATE OF COLORADO }
COUNTY OF MESA } ss
We, LAND TITLE GUARANTEE 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 Robert H. and Judith R. Hatzenbuehler; 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: OCTOBER 24, 2007 by: [Signature] (Name And Title)
for: LAND TITLE GUARANTEE COMPANY (Name Of Title Company)

TITLE CERTIFICATION

STATE OF COLORADO }
COUNTY OF MESA } ss
We, LAND TITLE GUARANTEE 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 Robert H. and Judith R. Hatzenbuehler; 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: OCTOBER 24, 2007 by: [Signature] (Name And Title)
for: LAND TITLE GUARANTEE COMPANY (Name Of Title Company)

TITLE CERTIFICATION

STATE OF COLORADO }
COUNTY OF MESA } ss
We, LAND TITLE GUARANTEE 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 372 Indian Rd., 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: OCTOBER 24, 2007 by: [Signature] (Name And Title)
for: LAND TITLE GUARANTEE COMPANY (Name Of Title Company)

TITLE CERTIFICATION

STATE OF COLORADO }
COUNTY OF MESA } ss
We, LAND TITLE GUARANTEE 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 Indian Road Industrial Park, L.L.C.; 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: OCTOBER 18, 2007 by: [Signature] (Name And Title)
for: LAND TITLE GUARANTEE COMPANY (Name Of Title Company)

TITLE CERTIFICATION

STATE OF COLORADO }
COUNTY OF MESA } ss
We, LAND TITLE GUARANTEE 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 Indian Road Industrial Park, L.L.C.; 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: OCTOBER 18, 2007 by: [Signature] (Name And Title)
for: LAND TITLE GUARANTEE COMPANY (Name Of Title Company)

TITLE CERTIFICATION

STATE OF COLORADO }
COUNTY OF MESA } ss
I hereby certify that this instrument was filed in my office at 10:39 o'clock A.M., November 21st, A.D., 2007, and was duly recorded in Book 4557, Pages No. 948-950 Reception No. 2413044

Drawer No. YV-32 Fees: 30.00 1.00
By: [Signature] Deputy

CITY OF GRAND JUNCTION APPROVAL

This plat of INDIAN ROAD INDUSTRIAL SUBDIVISION FILING NO. TWO, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 31st day of October, A.D., 2007

City Manager: [Signature]
Mayor: [Signature]

CLERK AND RECORDER'S CERTIFICATE

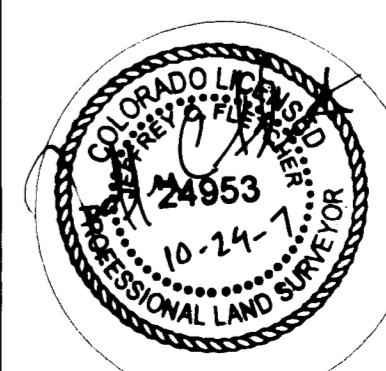
STATE OF COLORADO }
COUNTY OF MESA } ss
I hereby certify that this instrument was filed in my office at 10:39 o'clock A.M., November 21st, A.D., 2007, and was duly recorded in Book 4557, Pages No. 948-950 Reception No. 2413044

Drawer No. YV-32 Fees: 30.00 1.00
By: [Signature] Deputy

SURVEYOR'S CERTIFICATION

I, JEFFREY C. FLETCHER, do hereby certify that the accompanying plat of INDIAN ROAD SUBDIVISION FILING NO. TWO, 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: Oct. 24, 2007

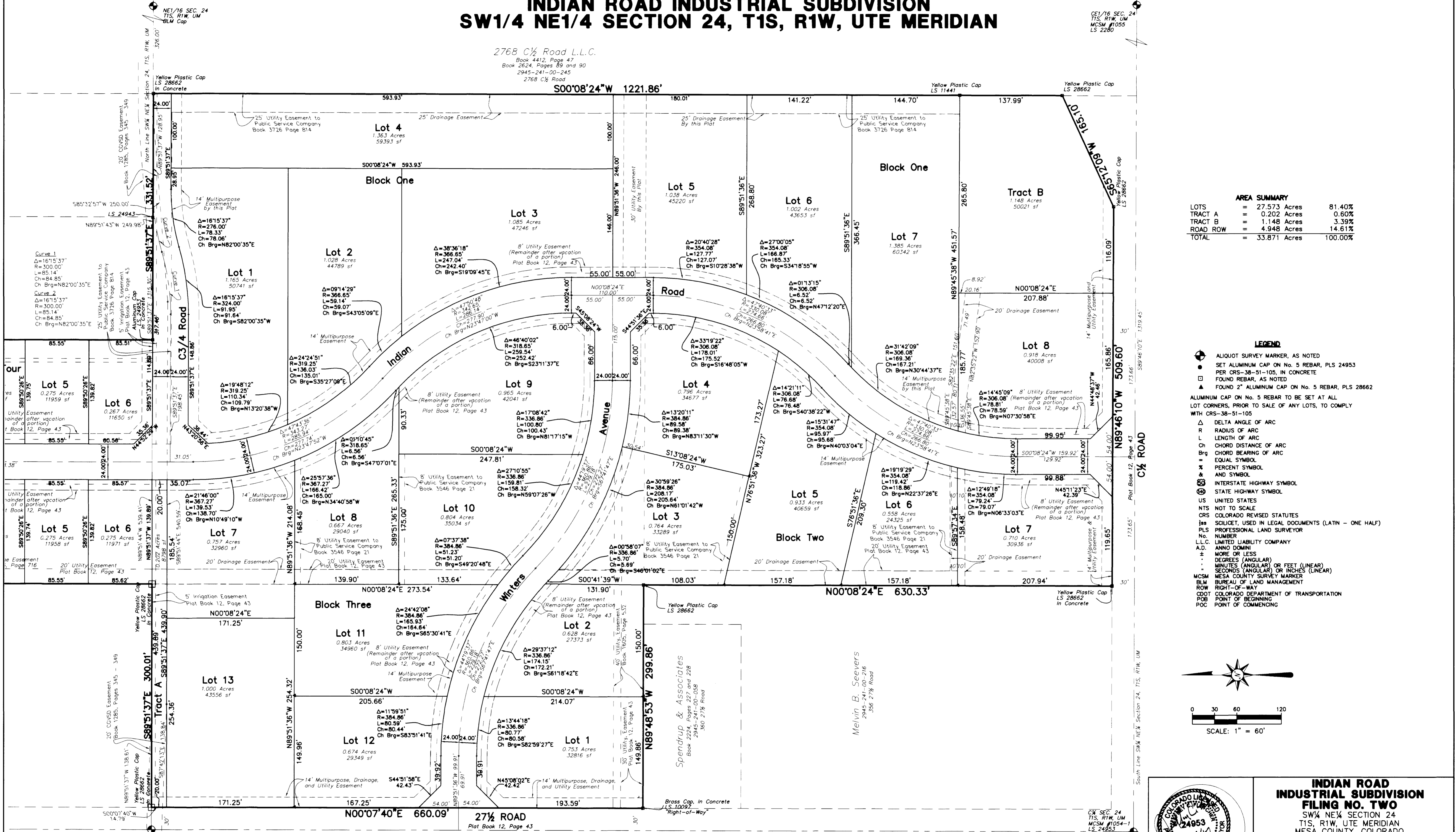


INDIAN ROAD INDUSTRIAL SUBDIVISION FILING NO. TWO			
SW 1/4 NE 1/4 SECTION 24 T1S, R1W, UTE MERIDIAN MESA COUNTY, COLORADO			
High Desert Surveying, LLC 2591 B3/4 Road Grand Junction, CO 81503 970-254-8649 Fax 970-255-7047			
PROJ. NO. 05-160	SURVEYED	DRAWN	CHECKED
DATE: Sept. 2007	rsk	jt	1
			3

INDIAN ROAD INDUSTRIAL SUBDIVISION FILING NO. TWO

A REPLAT OF
INDIAN ROAD INDUSTRIAL SUBDIVISION
SW1/4 NE1/4 SECTION 24, T1S, R1W, UTE MERIDIAN

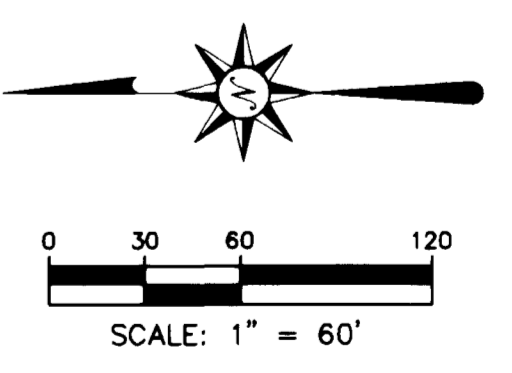
2768 C¹/₄ Road L.L.C.
Book 4412, Page 47
Book 2824, Pages 59 and 90
2945-241-00-245
2768 C¹/₄ Road



AREA SUMMARY

LOTS	= 27.573 Acres	81.40%
TRACT A	= 0.202 Acres	0.60%
TRACT B	= 1.148 Acres	3.39%
ROAD ROW	= 4.948 Acres	14.61%
TOTAL	= 33.871 Acres	100.00%

- LEGEND**
- ALLOT SURVEY MARKER, AS NOTED
 - SET ALUMINUM CAP ON No. 5 REBAR, PLS 24953
 - FOUND REBAR, AS NOTED
 - FOUND 2" ALUMINUM CAP ON No. 5 REBAR, PLS 28662
 - 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
 - Δ DELTA ANGLE OF ARC
 - R RADIUS OF ARC
 - L LENGTH OF ARC
 - Ch CHORD DISTANCE OF ARC
 - CR CHORD BEARING OF ARC
 - = EQUAL SYMBOL
 - % PERCENT SYMBOL
 - & AND SYMBOL
 - INTERSTATE HIGHWAY SYMBOL
 - STATE HIGHWAY SYMBOL
 - US UNITED STATES
 - CRS COLORADO REVISED STATUTES
 - SOLICIT. USED IN LEGAL DOCUMENTS (LATIN - ONE HALF)
 - PLS PROFESSIONAL LAND SURVEYOR
 - No. NUMBER
 - LLC 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
 - POB POINT OF BEGINNING
 - POC POINT OF COMMENCING



**INDIAN ROAD
INDUSTRIAL SUBDIVISION
FILING NO. TWO**
SW¹/₄ NE¹/₄ SECTION 24
T1S, R1W, UTE MERIDIAN
MESA COUNTY, COLORADO

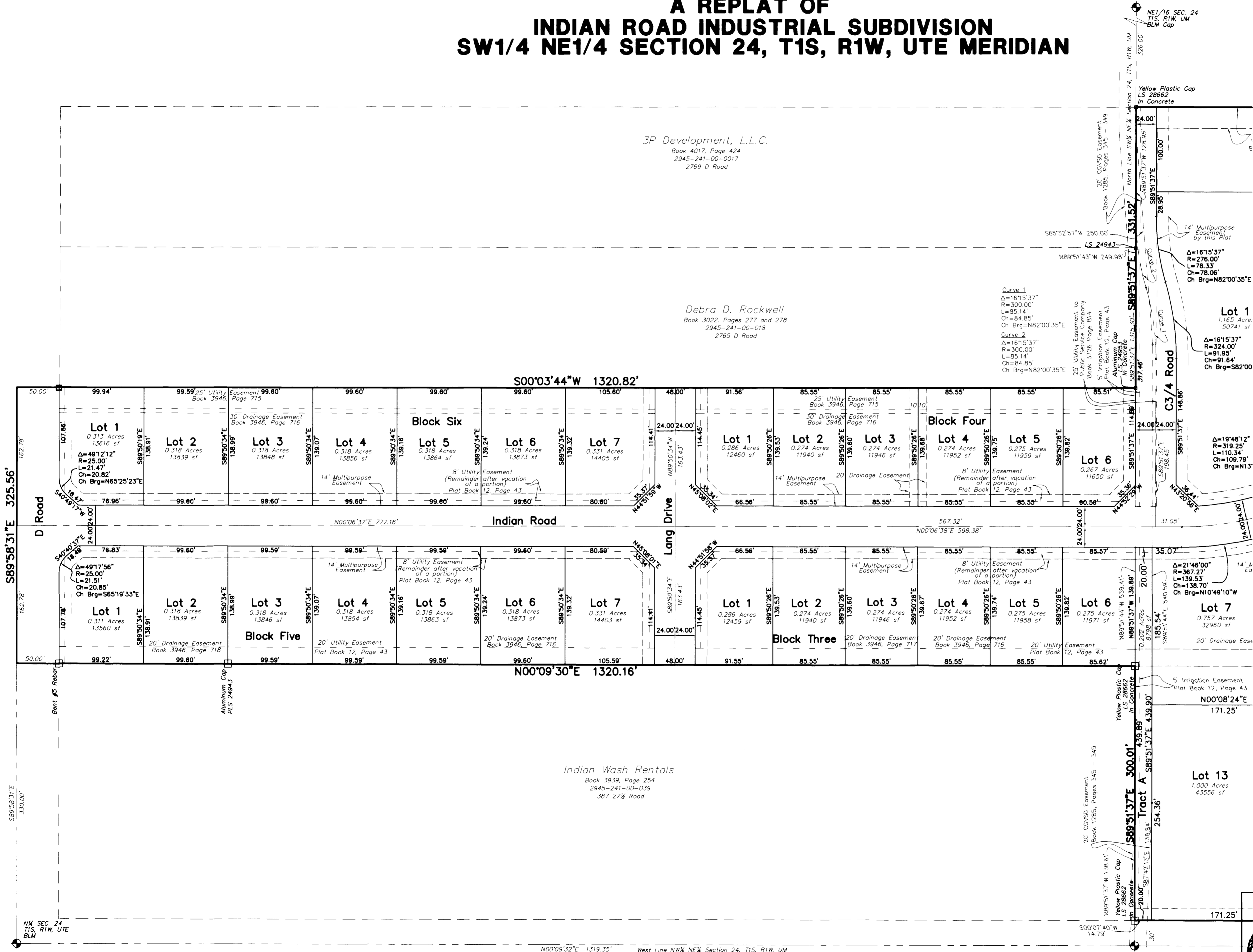
High Desert Surveying, LLC
2591 B³/₄ Road
Grand Junction, CO 81503
970-254-8649 Fax 970-255-7047

JEFFREY C. FLETCHER COLORADO PROFESSIONAL LAND SURVEYOR P.L.S. NO. 24953	PROJ. NO. 05-160	SURVEYED DRAWN	CHECKED	SHEET	OF
DATE: Sept., 2007		rsk	jcl	2	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 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.

INDIAN ROAD INDUSTRIAL SUBDIVISION FILING NO. TWO

A REPLAT OF
INDIAN ROAD INDUSTRIAL SUBDIVISION
SW1/4 NE1/4 SECTION 24, T1S, R1W, UTE MERIDIAN



3P Development, L.L.C.
Book 4017, Page 424
2945-241-00-0017
2769 D Road

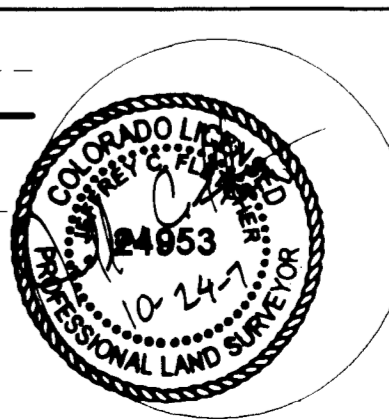
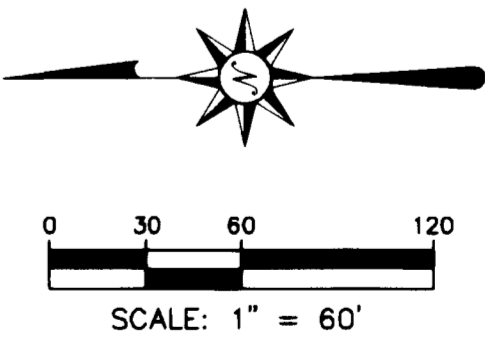
Debra D. Rockwell
Book 3022, Pages 277 and 278
2945-241-00-018
2765 D Road

Indian Wash Rentals
Book 3939, Page 254
2945-241-00-039
387 27 1/2 Road

AREA SUMMARY

LOTS	= 27.573 Acres	81.40%
TRACT A	= 0.202 Acres	0.60%
TRACT B	= 1.148 Acres	3.39%
ROAD ROW	= 4.948 Acres	14.61%
TOTAL	= 33.871 Acres	100.00%

- LEGEND**
- ALIQUOT SURVEY MARKER, AS NOTED
 - SET ALUMINUM CAP ON No. 5 REBAR, PLS 24953
 - PER CRS-38-51-105, IN CONCRETE
 - FOUND REBAR, AS NOTED
 - ▲ FOUND 2" ALUMINUM CAP ON No. 5 REBAR, PLS 28662
 - 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
 - Δ DELTA ANGLE OF ARC
 - R RADIUS OF ARC
 - L LENGTH OF ARC
 - Ch CHORD DISTANCE OF ARC
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 - & AND SYMBOL
 - 66 INTERSTATE HIGHWAY SYMBOL
 - 66 STATE HIGHWAY SYMBOL
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 - NTS NOT TO SCALE
 - CRS COLORADO REVISED STATUTES
 - §§ SOLICIT, USED IN LEGAL DOCUMENTS (LATIN - ONE HALF)
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 - BLM BUREAU OF LAND MANAGEMENT
 - ROW RIGHT-OF-WAY
 - CDOT COLORADO DEPARTMENT OF TRANSPORTATION
 - POB POINT OF BEGINNING
 - POC POINT OF COMMENCING



**INDIAN ROAD INDUSTRIAL SUBDIVISION
FILING NO. TWO**
SW1/4 NE1/4 SECTION 24
T1S, R1W, UTE MERIDIAN
MESA COUNTY, COLORADO

High Desert Surveying, LLC
2591 B3/4 Road
Grand Junction, CO 81503
970-254-8649 Fax 970-255-7047

PROJ NO. 05-160	SURVEYED	DRAWN	CHECKED	SHEET	OF
DATE: Sept., 2007	rsk	jct		3	3

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