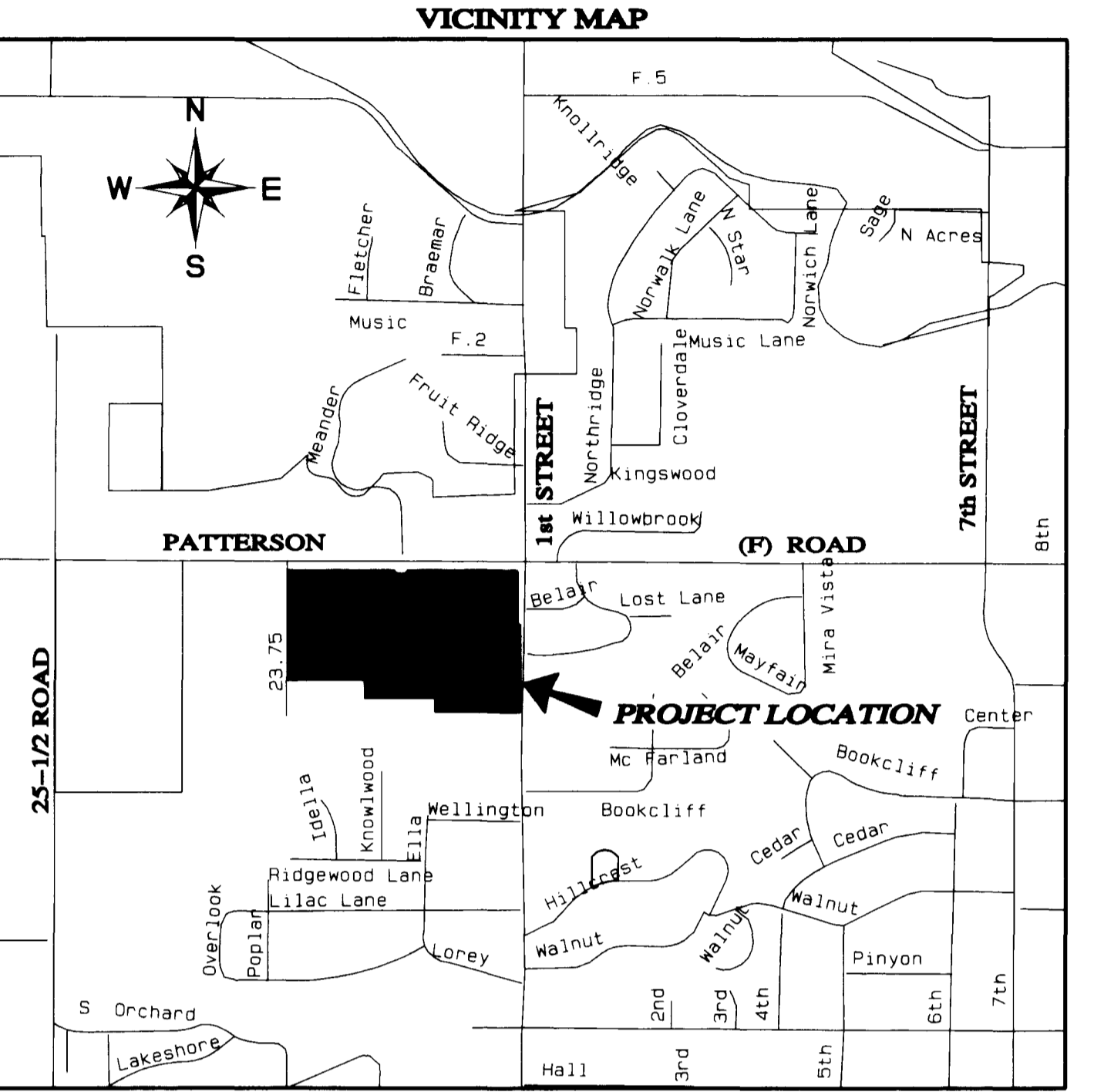


CORNER SQUARE

SITUATED IN THE NE1/4 NE1/4 SECTION 10, T.1 S., R.1 W., UTE MERIDIAN CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO



STATEMENT OF OWNERSHIP AND DEDICATION
 KNOW ALL MEN BY THESE PRESENTS:
 The undersigned, F&P Development, LLC, a Colorado limited liability company, is the owner of that real property situated in the NE1/4 NE1/4 of Section 10, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, evidence of ownership of which is demonstrated in an instrument recorded in Book 4342 at Page 217 of the Mesa County records; said property being more particularly described as follows:

PARCEL 1
 Beginning 660 feet South of the Northeast corner of Section 10, Township 1 South, Range 1 West of the Ute Meridian;
 thence West 240 feet;
 thence South 100 feet;
 thence East 240 feet;
 thence North to Beginning.
 AND Beginning 100 feet South and 330 feet West to the Northeast corner 5/2 NE1/4 NE1/4 of said Section 10;
 thence West 170 feet;
 thence South 77.5 feet;
 thence East 170 feet;
 thence North to Beginning.
 EXCEPT the East 30 feet as conveyed to the County of Mesa for road purposes in instrument recorded September 15, 1964 in Book 434 at Page 60.

PARCEL 2
 Beginning at the Northeast corner of the N/2 S/2 NE1/4 NE1/4 of Section 10, Township 1 South, Range 1 West of the Ute Meridian;
 thence West 434 feet;
 thence North 42.6 feet;
 thence East to a point 20 feet North of the beginning;
 thence South to Beginning;
 EXCEPT the East 30 feet as conveyed to the County of Mesa for road purposes in instrument recorded September 15, 1964 in Book 434 at Page 54.

PARCEL 3
 Beginning 100 feet South of the Northeast corner of the N/2 S/2 NE1/4 NE1/4 of Section 10, Township 1 South, Range 1 West of the Ute Meridian;
 thence West 330 feet;
 thence South 77.5 feet;
 thence East 330 feet;
 thence North 77.5 feet to the point of beginning;
 EXCEPT the East 30 feet as conveyed to the County of Mesa for road purposes in instrument recorded September 15, 1964 in Book 434 at Page 61.

PARCEL 4
 The N/2 NE1/4 NE1/4 of Section 10, Township 1 South, Range 1 West of the Ute Meridian;
 EXCEPT Beginning at the Southeast corner of the said N/2 NE1/4 NE1/4;
 thence West 434 feet;
 thence North 42.6 feet;
 thence East to a point 20 feet North of the point of beginning;
 thence South to the point of beginning;
 AND EXCEPT tracts conveyed to the County of Mesa, State of Colorado in instruments recorded February 12, 1965 in Book 879 at Page 441 and recorded September 15, 1964 in Book 434 at Page 54, AND EXCEPT tracts conveyed to the City of Grand Junction in instruments recorded April 25, 1983 in Book 1424 at Page 145 and recorded January 17, 1984 in Book 1726 at Page 830, AND EXCEPT that part of the N/2 NE1/4 NE1/4 conveyed by Boundary Line Agreement recorded in Book 4551 at Page 644.

That said owner has by these presents laid out, platted, and subdivided that above described real property as shown hereon, and designates the same as CORNER SQUARE, a subdivision of the City of Grand Junction, Mesa County, Colorado.

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

- * 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 thereto including but not limited to: electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees and grade structures.
- * All utility easements are dedicated to the City of Grand Junction for the use of City approved utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto 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 providers and appurtenant facilities.
- * All drainage and irrigation easements to be conveyed by separate instrument to the Corner Square Owner's Association.

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.

Said owner further certifies that all lienholders if any, are represented hereon.
 Executed this 4th day of December, 2007.

F&P Development, LLC, a Colorado limited liability company
 By: Kenneth B. Milgaard
 Manager

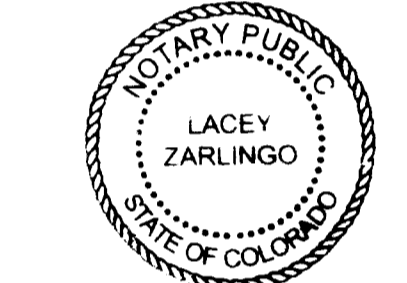
State of _____)
 County of _____)
 The foregoing Statement of Ownership and Dedication was acknowledged before me by Kenneth B. Milgaard, as Manager of F&P Development, LLC, this 4th day of December, 2007.

Notary Public
 My commission expires: 10/27/2010

LIENHOLDERS RATIFICATION OF PLAT
 The undersigned, Wells Fargo Bank, N.A. 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 agree that its security interest which is recorded in Book 4553 at Page 256 of the 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 Vice President, with the authority of its Board of Directors, this 4th day of December, 2007.
 By: Thomas R. Benton For: Wells Fargo Bank, N.A.
 (Title) Vice President

State of _____)
 County of _____)
 The foregoing Lienholder's Ratification of Plat was acknowledged before me by Thomas R. Benton of Wells Fargo Bank, N.A., as its Vice President this 4th day of December, 2007.
 Notary Public: Lacey Zarlingo
 My commission expires: 5-11-2009



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 title to the hereon described property, that we find the title to the property is vested to F&P Development, 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: Dec 4, 2007 By: Donald K. Pauer Chief Title Examiner
 Name and title
 Abstract & Title Co of Mesa County, Inc.

CITY APPROVAL
 This plat of CORNER SQUARE, a subdivision of the City of Grand Junction, County of Mesa, Colorado is hereby approved and dedications accepted this 4th day of December, 2007.
Shirley L. Laid Mayor
John A. Sten Mayor

CLERK AND RECORDER'S CERTIFICATE
 State of Colorado)
 County of Mesa)
 This plat was accepted for filing in the office of the Clerk and Recorder of Mesa County, Colorado, at 8:20 o'clock A. M., on this 17th day of December, 2007, A.D., and was recorded at Reception No. 2416349 Drawer No. VV-43, Fees 30.00 / 1.00 4571 159-161
 By: Janice Rich Terese Horn
 Clerk and Recorder Deputy

Notice: This plat has been determined to be of sufficient clarity and legibility to be approved by the City of Grand Junction. It may bear the stamp "POOR QUALITY ORIGINAL DOCUMENT PROVIDED FOR REPRODUCTION" from the Mesa County Clerk and Recorder's Office. This stamp, if it appears hereon, is an indication of the Clerk and Recorder's Office inability to create a scanned image that is of comparable quality to the original document.

LIST OF ABBREVIATIONS - NOTE: NOT ALL ABBREVIATIONS ON THIS LIST APPEAR ON THIS PLAT

- | | |
|---|---|
| N: NORTH | SAN: SANITATION |
| E: EAST | DIST.: DISTRICT |
| S: SOUTH | U.S.: UNITED STATES |
| W: WEST | DEPT.: DEPARTMENT |
| NE: NORTHEAST | SQ FT.: SQUARE FEET |
| SE: SOUTHEAST | ALUM.: ALUMINUM |
| °: DEGREES OF ARC | GPS: GLOBAL POSITIONING SYSTEM |
| ' : MINUTES OF ARC | M.P.E.: MULTI-PURPOSE EASEMENT |
| " : SECONDS OF ARC | BLM: BUREAU OF LAND MANAGEMENT |
| A: ARC LENGTH OF CURVE | LLC: LIMITED LIABILITY COMPANY |
| R: RADIUS OF CURVE | INC: INCORPORATED |
| DELTA: INTERIOR/DEFLECTION ANGLE OF CURVE | IRRIG: IRRIGATION |
| CBG: BEARINGS OF LONG CHORD OF CURVE | No.: NUMBER |
| LC: LENGTH OF LONG CHORD OF CURVE | PLS: PUBLIC LAND SURVEY SYSTEM |
| T: TOWNSHIP | P.O.B.: POINT OF BEGINNING |
| R.: RANGE or RAY AS IT APPEARS IN SURVEYOR'S NAME | G.J.D.D: GRAND JUNCTION DRAINAGE DISTRICT |
| R.O.W.: RIGHT-OF-WAY | A.D.: ANNO DOMINI |
| PLS: PROFESSIONAL LAND SURVEYOR | #: NUMBER |
| S.(X): SECTION NUMBER | INCL.: INCLUDES |
| REC. NO.: MESA COUNTY CLERK'S DOCUMENT RECEPTION NUMBER | W: WITH |
| MCSM: MESA COUNTY SURVEY MARKER | CO: COLORADO |
| HOA: HOMEOWNERS' ASSOCIATION | TWNSHP: TOWNSHIP |
| MULTI-: MORE THAN ONE | RNGE, RANGE |
| L: LINE | St: STATEMENT OF THE VENUE; A CONTRACTION OF "SCILICET" |
| C: CURVE | Feb: FEBRUARY |
| " : INCH | Aug: AUGUST |
| ' : FEET | |
| GVIC: GRAND VALLEY IRRIGATION COMPANY | |

This survey does not constitute a title search by this surveyor or River City Consultants, Inc. 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 Transation Title Insurance Company, No. A52-0162174, dated April 4, 2007.

Shared ingress/egress easement across Lots 2 and 3 Block 4 to be granted by reference to this plat upon the sale of the respective lots. 20' private pedestrian easement across Lot 5 Block 4 for benefit of Lots 1 and 2 to be granted by reference to this plat upon the sale of the respective lots.

I, Dennis R. Shellhorn, a Professional Land Surveyor licensed by the State of Colorado, do hereby state that the accompanying plat of CORNER SQUARE, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared by me and/or under my direct supervision and represents a field survey of the same. 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.
Dennis R. Shellhorn
 For and on behalf of River City Consultants, Inc.
 Colorado PLS 1647B

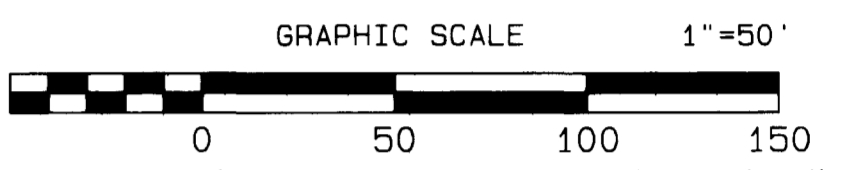
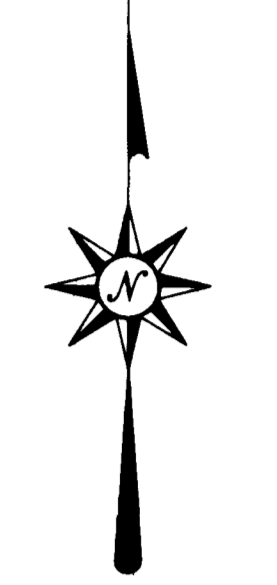
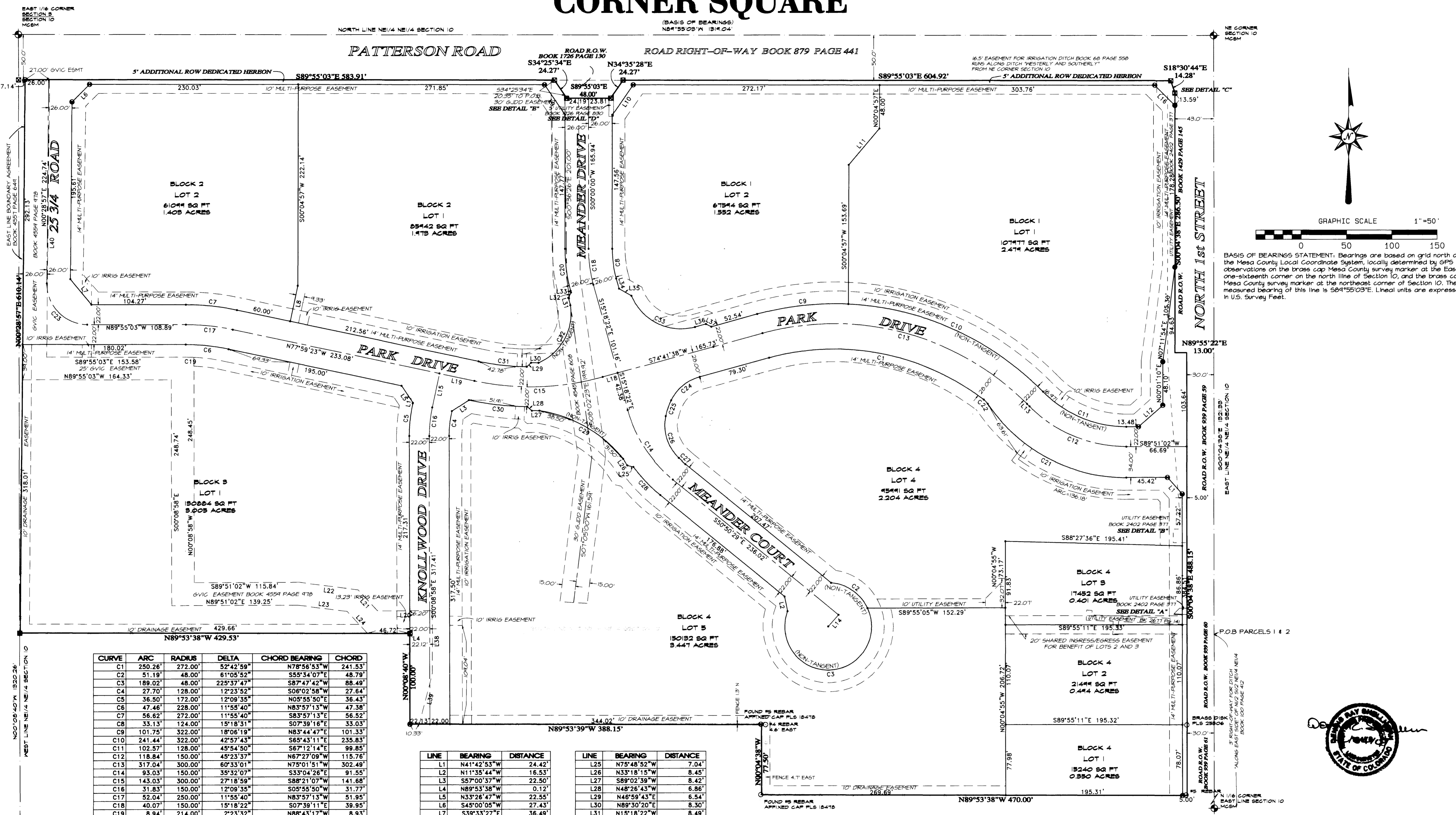


LAND USE SUMMARY		
LOTS	17,305 ACRES	83.6%
STREETS	3,320 ACRES	16.4%
TOTAL	20,621 ACRES	100%

NOTICE: According to Colorado law, this surveyor does not assume any legal action based upon any defect in the 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.

CORNER SQUARE F & P DEVELOPMENT, LLC		SECTION: NE1/4 NE1/4 S.10 TWNSHP: 1 South RNGE: 1 West MERIDIAN: UTE
River City CONSULTANTS, INC. Integrated Design Solutions		744 Horizon Court, Suite 110 Grand Junction, CO 81508 Phone: 870-241-4722 Email: info@rcwconsult.com
CONVEYANCE DOCUMENTS (FOR CITY USE ONLY)	GRAND VALLEY IRRIGATION CO. BOOK 4559 PAGE 978	Date of Survey: Feb 2006
	DRAINAGE EASMENTS (HOA) BOOK 4571 PAGE 162	Current Revision: Dec 4, 2007
	IRRIGATION EASMENTS (HOA) BOOK 4571 PAGE 162	Plotted: Dec 4, 2007
	COVENANTS, CONDITIONS & RESTRICTIONS BOOK 4571 PAGE 179	Drawn: DRS Checked: KST Field Surveyor: RJC Job No. 0187-040
		S:\PROJECTS\0187 Corner West\040 1st & Patterson\Corner Square.pro Sheet 1 of 3

CORNER SQUARE



BASIS OF BEARINGS STATEMENT: Bearings are based on grid north of the Mesa County Local Coordinate System, locally determined by GPS observations on the brass cap Mesa County survey marker at the East one-sixteenth corner on the north line of Section 10, and the brass cap Mesa County survey marker at the northeast corner of Section 10. The measured bearing of this line is S84°55'03"E. Linear units are expressed in U.S. Survey Feet.

CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	250.26'	272.00'	52°42'59"	N78°56'53"W	241.53'
C2	51.19'	48.00'	61°05'52"	S55°34'07"E	48.79'
C3	189.02'	48.00'	225°37'47"	S87°47'42"W	88.49'
C4	27.70'	128.00'	12°23'52"	S06°02'58"W	27.64'
C5	36.50'	172.00'	12°09'35"	N05°55'50"E	36.43'
C6	47.46'	228.00'	11°55'40"	N83°57'13"W	47.38'
C7	56.82'	272.00'	11°55'40"	S83°57'13"E	56.52'
C8	33.13'	124.00'	15°18'31"	S07°39'18"E	33.03'
C9	101.75'	322.00'	18°06'19"	N83°44'47"E	101.33'
C10	241.44'	322.00'	42°57'43"	S85°43'11"E	235.83'
C11	102.57'	128.00'	45°54'50"	S67°12'14"E	99.85'
C12	118.84'	150.00'	45°23'37"	N67°20'09"W	115.76'
C13	317.04'	300.00'	60°33'01"	N75°01'51"W	302.49'
C14	93.03'	150.00'	35°32'07"	S33°04'26"E	91.55'
C15	143.03'	300.00'	27°18'59"	S88°21'07"W	141.68'
C16	31.83'	150.00'	12°09'35"	S05°55'50"W	31.77'
C17	52.04'	250.00'	11°55'40"	N83°57'13"W	51.95'
C18	40.07'	150.00'	15°18'22"	S07°39'11"E	39.95'
C19	8.94'	214.00'	2°23'32"	N88°43'17"W	8.93'
C20	47.02'	176.00'	15°18'22"	N07°39'11"W	46.88'
C21	180.63'	184.00'	56°14'44"	N62°01'36"W	173.46'
C22	6.52'	20.00'	18°41'09"	N43°14'48"W	6.49'
C23	71.00'	45.00'	90°24'00"	N44°43'03"W	63.86'
C24	42.16'	50.00'	48°18'24"	S50°32'26"W	40.92'
C25	18.56'	72.13'	14°44'23"	S19°01'03"W	18.51'
C26	50.68'	50.00'	58°04'29"	S17°23'24"E	48.54'
C27	9.86'	128.00'	4°24'51"	S46°38'04"E	9.86'
C28	43.01'	172.00'	14°19'34"	N43°40'42"W	42.89'
C29	109.13'	146.19'	42°46'16"	N59°59'15"W	106.61'
C30	64.94'	322.00'	11°33'17"	N83°29'15"W	64.83'
C31	53.69'	278.00'	11°03'54"	S83°31'20"E	53.60'
C32	77.93'	58.96'	75°43'52"	N28°53'33"E	72.38'
C33	85.47'	59.00'	82°59'51"	S63°48'27"E	78.19'

LINE	BEARING	DISTANCE
L1	N41°42'53"W	24.42'
L2	N11°35'44"W	16.53'
L3	S57°00'37"W	8.42'
L4	N89°53'38"W	0.12'
L5	N33°26'47"W	22.55'
L6	S45°00'05"W	27.43'
L7	S39°33'27"E	36.49'
L8	S12°00'37"W	40.12'
L9	N34°25'34"W	40.30'
L10	S34°55'28"W	40.46'
L11	N40°26'49"E	52.50'
L12	N48°21'42"E	35.85'
L13	N44°45'21"W	4.06'
L14	S41°55'17"W	17.21'
L15	S12°00'37"W	38.44'
L16	N44°59'28"W	31.34'
L17	N12°00'37"E	0.62'
L18	S74°41'38"W	16.98'
L19	N77°59'23"W	39.48'
L20	N89°55'26"W	60.70'
L21	N42°42'37"W	31.30'
L22	N82°51'17"W	65.06'
L23	S82°51'17"E	54.34'
L24	S42°42'37"E	33.09'

LINE	BEARING	DISTANCE
L25	N75°48'52"W	7.04'
L26	N33°18'15"W	8.45'
L27	S89°02'39"W	8.42'
L28	N48°26'43"W	6.66'
L29	N46°59'43"E	6.54'
L30	N89°30'20"E	8.30'
L31	N15°18'22"W	8.49'
L32	N27°12'53"E	6.66'
L33	N15°18'22"W	1.85'
L34	S15°18'22"E	11.63'
L35	S60°18'00"E	15.87'
L36	N74°41'38"E	12.50'
L37	S62°47'45"E	6.66'
L38	S00°08'58"E	68.68'
L39	S14°34'24"W	58.23'
L40	N00°34'08"E	306.13'

- LEGEND
- ⊕ FOUND ALUMINUM CAP B.L.M. SURVEY MARKER
 - ⊙ FOUND BRASS CAP MESA COUNTY SURVEY MARKER
 - ⊗ FOUND REBAR/ALUMINUM CAP PLS 18478
 - FOUND SURVEY MARKER AS NOTED
 - ⊕ SET #5 REBAR W/ALUMINUM CAP "PLS 18478"
 - X- FENCE LINE

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CORNER SQUARE

F & P DEVELOPMENT, LLC

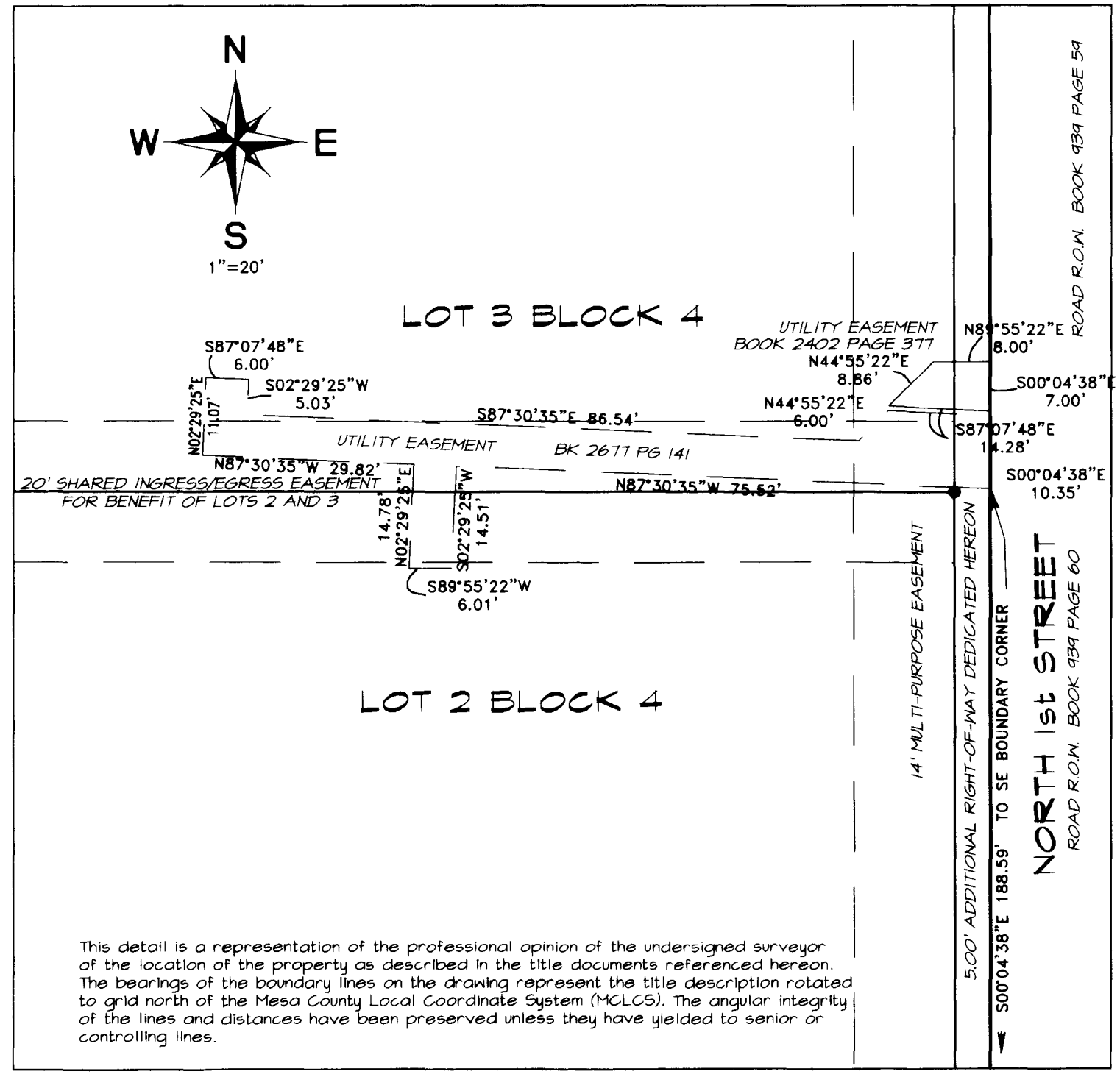
SECTION: NE1/4 NE1/4 S10 T19N R1E W1E MERIDIAN: UTE

River City CONSULTANTS, INC.
 Integrated Design Solutions 744 Horizon Court, Suite 110
 Grand Junction, CO 81506
 Phone: 970-241-4722 Email: info@rcovest.com

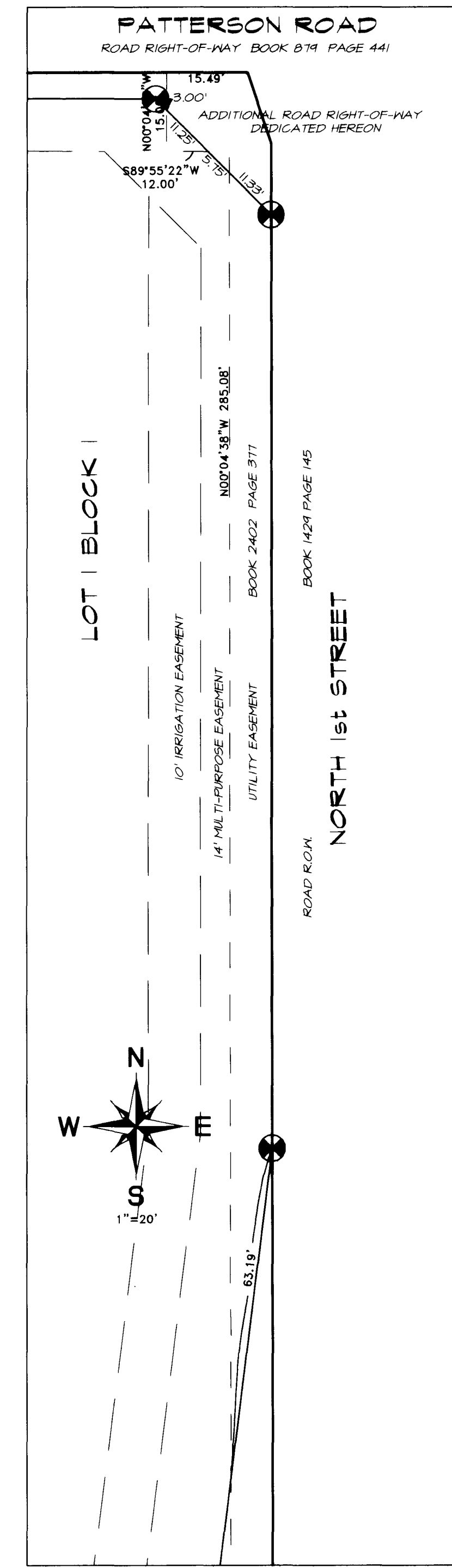
Date of Survey: Feb 2006	Current Revision: Dec 4, 2007	Plotted: Dec 4, 2007
Drawn: DRS	Checked: KST	Field Surveyor: RJC
S:\PROJECTS\0187 Cond West\040 1st & Patterson\Corner Square.pro		Sheet 2 of 3

CORNER SQUARE

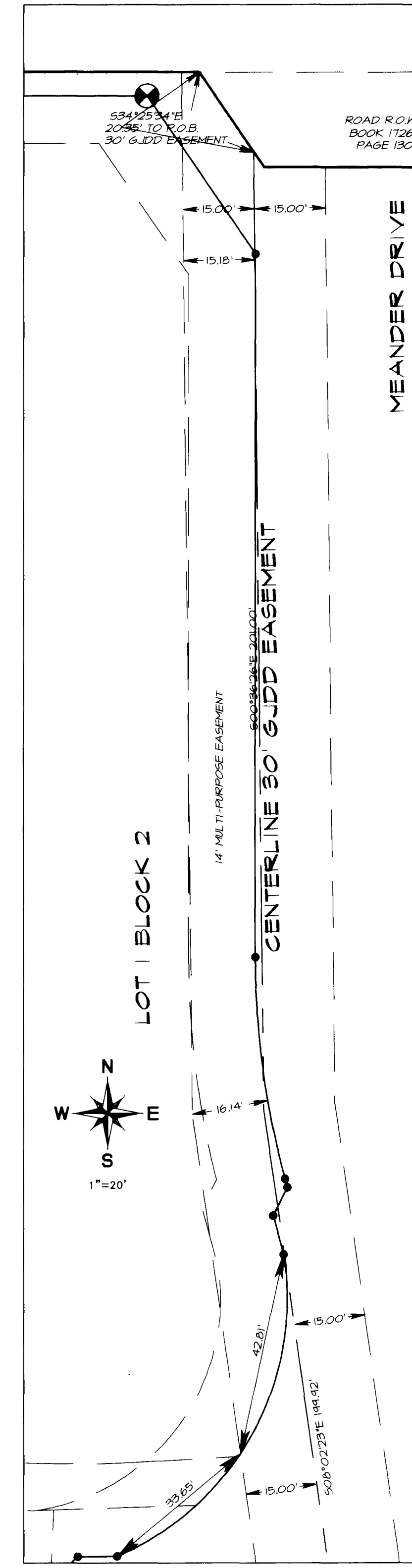
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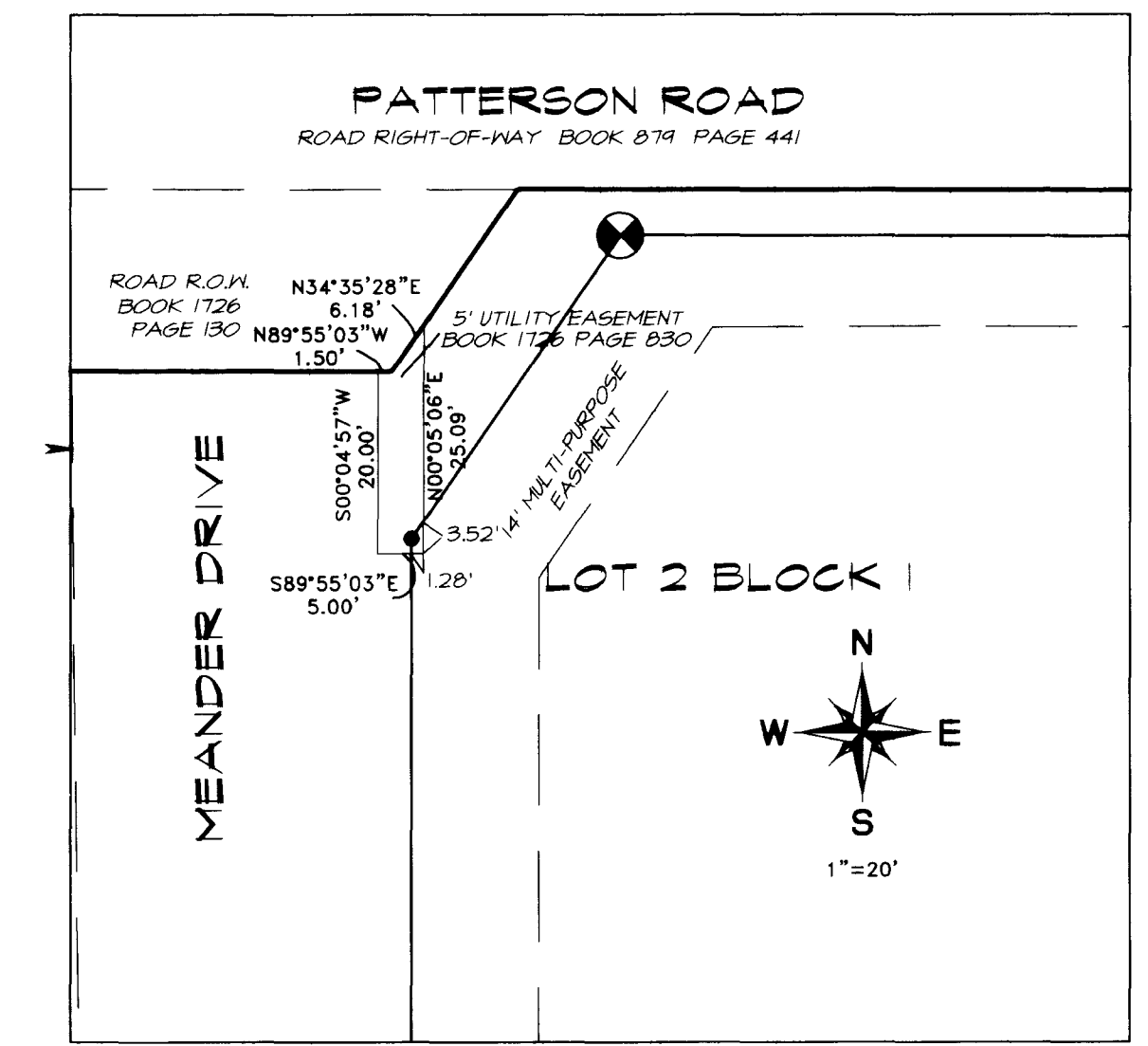
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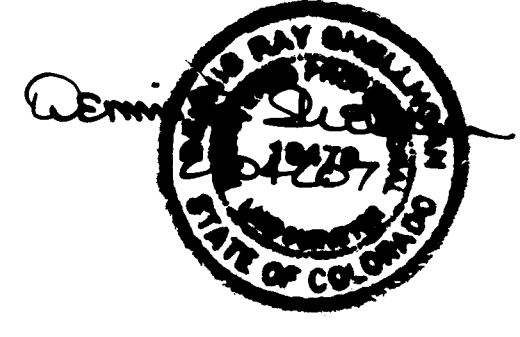
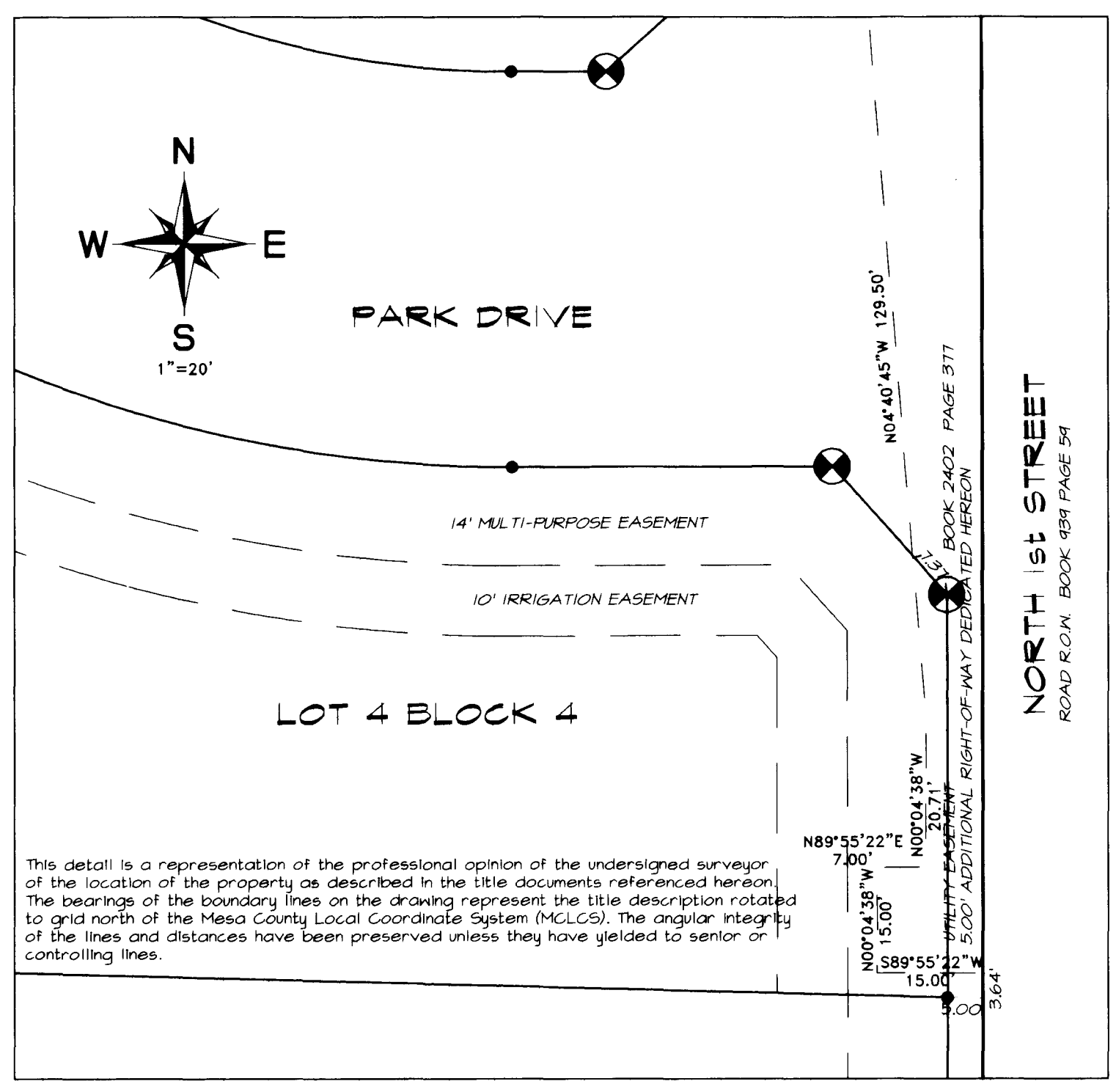
DETAIL "E"



DETAIL "D"



DETAIL "B"



CORNER SQUARE
 F & P DEVELOPMENT, LLC

SECTION: NE1/4 NE1/4 S.10 T12N R1E W1E MERIDIAN:

River City CONSULTANTS, INC.
 Integrated Design Solutions

744 Horizon Court, Suite 110
 Grand Junction, CO 81508
 Phone: 970-941-4722 Email: info@rcowest.com

Date of Survey: Feb 2006 Current Revision: Dec 4, 2007 Plotted: Dec 4, 2007
 Drawn: DRB Checked: KST Field Surveyor: RJC Job No. 0187-040
 S:\PROJECTS\0187 Corner West\040 1st & Patterson\Corner Square.pro Sheet 3 of 3

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