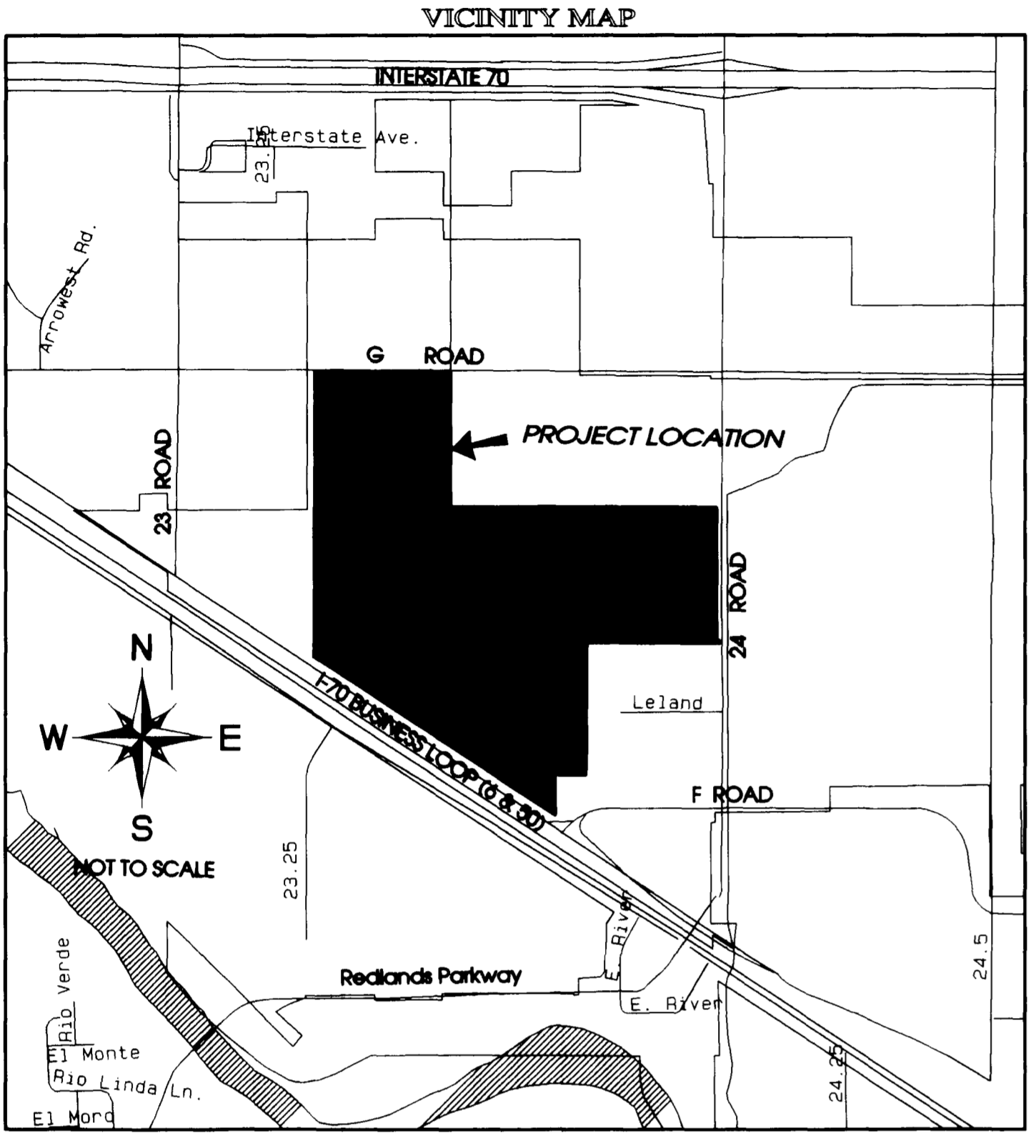


CENTENNIAL COMMERCIAL CENTER

SITUATED IN SECTION 5, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN

CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO



STATEMENT OF OWNERSHIP AND DEDICATION
 KNOW ALL MEN BY THESE PRESENTS:
 The undersigned, CFP Estate Ltd, a Colorado limited partnership and Gus R. Halandras and Chris F. Halandras (also known as Chris R. Halandras) and Andy Peroullis are the owners of that real property situated in Section 5, 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 475 at Page 120 and Book 1751 at Page 760 of the Mesa County records; said property being more particularly described as follows:

Beginning at a BLM standard monument for the center-west one-sixteenth corner of said Section 5;
 Thence North 00°10'48" East, a distance of 1319.02 feet to a BLM standard monument for the northwest sixteenth corner of said Section 5, this being the Basis of Bearings;
 Thence North 00°13'34" East, a distance of 1319.12 feet to a Mesa County Survey Marker for the west sixteenth corner on the north line of said Section 5;
 Thence South 84°57'26" East, a distance of 1319.32 feet to a Mesa County Survey Marker for the north quarter corner of said Section 5;
 Thence South 00°10'28" West, a distance of 1318.78 feet to a rebar with cap stamped "PLS 11221" for the center-north sixteenth corner of said Section 5;
 Thence South 84°56'04" East, a distance of 1321.78 feet to a rebar with cap stamped "PLS 11221" for the northeast sixteenth corner of said Section 5;
 Thence along the north line of the southeast quarter of the northeast quarter of said Section 5 South 84°53'24" East, a distance of 1261.01 feet to the west line of that right-of-way described in Book 2667 at Pages 484 and 487;
 Thence along said right-of-way South 00°03'20" East, a distance of 1300.21 feet;
 Thence continuing along said right-of-way South 37°40'45" West, a distance of 1.63 feet;
 Thence continuing along said right-of-way South 81°50'00" East, a distance of 31.35 feet;
 Thence continuing along said right-of-way South 00°01'58" East, a distance of 14.47 feet to the south line of the southeast quarter of the northeast quarter of said Section 5;
 Thence along said south line North 84°53'24" West, a distance of 1243.70 feet to a rebar with cap stamped "PLS 10047" for the center-east sixteenth corner;
 Thence along the east line of the northeast quarter of the southeast quarter of said Section 5 South 00°04'01" West, a distance of 1262.85 feet;
 Thence North 84°53'24" West, a distance of 249.88 feet;
 Thence South 00°04'01" West, a distance of 394.15 feet to the northerly right-of-way line of U.S. Highway 6 #150- 170 Business Loop;
 Thence along said right-of-way North 56°35'01" West, a distance of 2808.60 feet to the west line of the northeast quarter of the southwest quarter of said Section 5;
 Thence along said west line North 00°04'03" East, a distance of 131.76 feet to the Point of Beginning.

That said owners have by these presents laid out, platted, and subdivided that above described real property as shown hereon, and designates the same as CENTENNIAL COMMERCIAL CENTER, a subdivision of the City of Grand Junction, Mesa County, Colorado.

That said owners do 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 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 create, place, install, maintain and appurtenances thereto 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 owners further certify that all lienholders if any, are represented hereon.

Executed this 30th day of April, 2008.
 CFP Estate, Ltd., a Colorado limited partnership
 By: George E. Pavlakis Managing Partner
Gus R. Halandras
 Gus R. Halandras
Chris F. Halandras
 Chris Halandras aka Chris P. Halandras
Andy Peroullis
 Andy Peroullis

State of Colorado)
 County of Rio Blanco)
 The foregoing Statement of Ownership and Dedication was acknowledged before me by George E. Pavlakis as Managing Partner of CFP Estate Ltd, this 30 day of April, 2008.
Victoria Pantanos
 Notary Public
 My commission expires: 1-28-2012



State of Colorado)
 County of Rio Blanco)
 The foregoing Statement of Ownership and Dedication was acknowledged before me by Gus R. Halandras this 30 day of April, 2008.
Victoria Pantanos
 Notary Public
 My commission expires: 1-28-2012



State of Colorado)
 County of Rio Blanco)
 The foregoing Statement of Ownership and Dedication was acknowledged before me by Chris R. Halandras (aka Chris P. Halandras) this 30 day of April, 2008.
Victoria Pantanos
 Notary Public
 My commission expires: 1-28-2012



State of Colorado)
 County of Rio Blanco)
 The foregoing Statement of Ownership and Dedication was acknowledged before me by Andy Peroullis this 30 day of April, 2008.
Victoria Pantanos
 Notary Public
 My commission expires: 1-28-2012



TITLE CERTIFICATION
 State of Colorado)
 County of Mesa)
 We, First American Heritage Title Company, 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 CFP Estate, Ltd., and Gus R. Halandras and Chris R. Halandras (aka Chris P. Halandras) and Andy Peroullis; 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: 5-1-2008 By: Jonathan V. Bernier, Examiner
 Name and title
 First American Heritage Title Company

CITY APPROVAL
 This plat of CENTENNIAL COMMERCIAL CENTER, a subdivision of the City of Grand Junction, County of Mesa, Colorado, is hereby approved and dedications accepted this 16th day of May, 2008.
Eric M. Adams
 City Manager

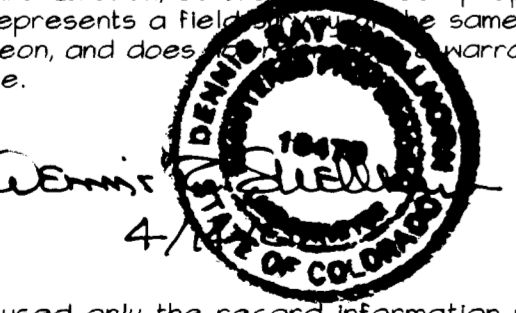
CLERK AND RECORDER'S CERTIFICATE
 State of Colorado)
 County of Mesa)
 This plat was accepted for filing in the office of the Clerk and Recorder of Mesa County, Colorado, at 4:01 o'clock P.M., on this 7th day of May, 2008, A.D., and was recorded at Reception No. 2438433 Drawer No. VV-110 Fees 120+1 4660 193-204
Book Page
 By: Janice Rich Sharon Bridgeman
 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 | FT2: SQUARE FEET |
| SE: SOUTHEAST | ALUM: ALUMINUM |
| D: DEGREES OF ARC | GPS: GLOBAL POSITIONING SYSTEM |
| M: MINUTES OF ARC | M.P.E.: MULTI-PURPOSE EASEMENT |
| S: 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 |
| CHRG: BEARING OF LONG CHORD OF CURVE | No.: NUMBER |
| Lc: LENGTH OF LONG CHORD OF CURVE | PLSS: PUBLIC LAND SURVEY SYSTEM |
| T: TOWNSHIP | GJDD: GRAND JUNCTION DRAINAGE DISTRICT |
| R.: RANGE or RAY AS IT APPEARS IN SURVEYOR'S NAME | P.O.B.: POINT OF BEGINNING |
| R.O.W.: RIGHT-OF-WAY | A.D.: ANNO DOMINI |
| PLS: PROFESSIONAL LAND SURVEYOR | #: NUMBER |
| S.(XX): 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 | TNSHP: TOWNSHIP |
| MULTI-: MORE THAN ONE | RNGE: RANGE |
| L: LINE | |
| C: CURVE | |
| " : INCH | |
| ' : FEET | |

I, Dennis R. Shellhorn, a Professional Land Surveyor licensed in the State of Colorado, do hereby state that the accompanying plat of CENTENNIAL COMMERCIAL CENTER, 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 constitute a warranty or opinion as to ownership, lienholders or quality of title.



Dennis R. Shellhorn,
 Colorado PLS 10497

The survey which resulted in this plat used only the record information provided by First American Heritage Title Company in Commitment to Insure No. 911-H0195631-900-670 and 911-H0193676-097-5N1, and makes no certification as to title or ownership of any parcels shown. Other documents may exist which would affect these parcels. Declaration is made to the original purchaser of the survey. This survey is not transferable to additional institutions or owners and is invalid without an original signature.

According to information from the Mesa County Geographic Information System a 60' county road right-of-way for G Road along the north line of Section 5 was declared by County Commissioners' as petitioned for in Road Book 1 at Page 4.

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.

LAND USE SUMMARY		
LOTS	209.126 ACRES	96.9%
STREETS	6.719 ACRES	3.1%
TOTAL	215.845 ACRES	100%

CENTENNIAL COMMERCIAL CENTER

CENTENNIAL COMMERCIAL

SECTION: E 1/2 S.5 TWSHP: 1 South RNGE: 1 West MERIDIAN: UTE

RIVER CITY

Integrated Design Solutions

744 Horizon Court, Suite 110
 Grand Junction, CO 81508
 Phone: 970-241-4722 Email: info@rcowest.com

Date of Survey: Jan 2008	Current Revision: Apr 14, 2008	Plotted: Apr 14, 2008
Drawn: DRS	Checked: KST	Field Surveyor: DGF
S:\PROJECTS\1066 Centennial Commercial Survey\CFP SUB.ppt		Job No. 1066-001
		Sheet 1 of 12

CENTENNIAL COMMERCIAL CENTER

LIENHOLDERS RATIFICATION OF PLAT

The undersigned, Chris Halandras and Andy Perovlis hereby certify that they are holders 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 owner thereof and agrees that its security interest which is recorded in Book 2150 at Page 925 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

In witness whereof, the said individuals have caused these presents to be signed:

By: Chris Halandras
Chris Halandras
By: Andy Perovlis
Andy Perovlis

State of Colorado)
County of Rio Blanco)ss

The foregoing Lienholder's Ratification of Plat was acknowledged before me by Chris Halandras this 30 day of April, 2008.

Victoria Fontana
Notary Public
My commission expires: 1-28-2012



State of Colorado)
County of Rio Blanco)ss

The foregoing Lienholder's Ratification of Plat was acknowledged before me by Andy Perovlis this 30 day of April, 2008.

Victoria Fontana
Notary Public
My commission expires: 1-28-2012



LIENHOLDERS RATIFICATION OF PLAT

The undersigned, Gus R. Halandras and Chris R. Halandras hereby certify that they are holders of a security interest upon the property hereon described and do hereby join in and consent to the dedication of the land described in said dedication by the owner thereof and agree that their security interest which is recorded in Book 1628 at Page 906 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

In witness whereof, the said individuals have caused these presents to be signed:

By: Gus R. Halandras this 30 day of April, 2008.
Gus R. Halandras
By: Chris R. Halandras this 30 day of April, 2008.
Chris R. Halandras

State of Colorado)
County of Rio Blanco)ss

The foregoing Lienholder's Ratification of Plat was acknowledged before me by Gus R. Halandras this 30 day of April, 2008.

Victoria Fontana
Notary Public
My commission expires: 1-28-2012



State of Colorado)
County of Rio Blanco)ss

The foregoing Lienholder's Ratification of Plat was acknowledged before me by Chris R. Halandras this 30 day of April, 2008.

Victoria Fontana
Notary Public
My commission expires: 1-28-2012



LIENHOLDERS RATIFICATION OF PLAT

The undersigned, Chris R. Halandras hereby certifies that he 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 his security interest which is recorded in Book 2318 at Page 102 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

In witness whereof, the said individual has caused these presents to be signed:

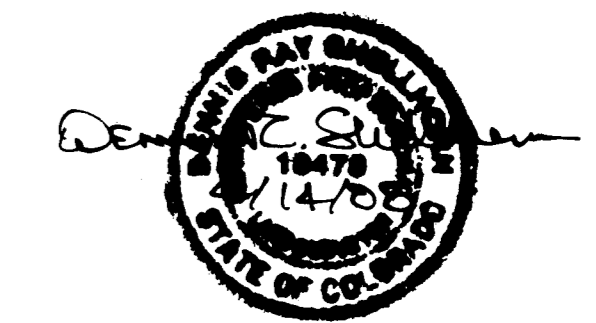
By: Chris R. Halandras
Chris R. Halandras

State of Colorado)
County of Rio Blanco)ss

The foregoing Lienholder's Ratification of Plat was acknowledged before me by Chris R. Halandras this 30 day of April, 2008.

Victoria Fontana
Notary Public

My commission expires: 1-28-2012



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CENTENNIAL COMMERCIAL CENTER
CENTENNIAL COMMERCIAL

SECTION: E 1/2 S.5 T.1N R.1E MERIDIAN: UTE

ATM RIVERCITY

Integrated Design Solutions 744 Horizon Court, Suite 110
Grand Junction, CO 81508
Phone: 970-241-4722 Email: info@rrowest.com

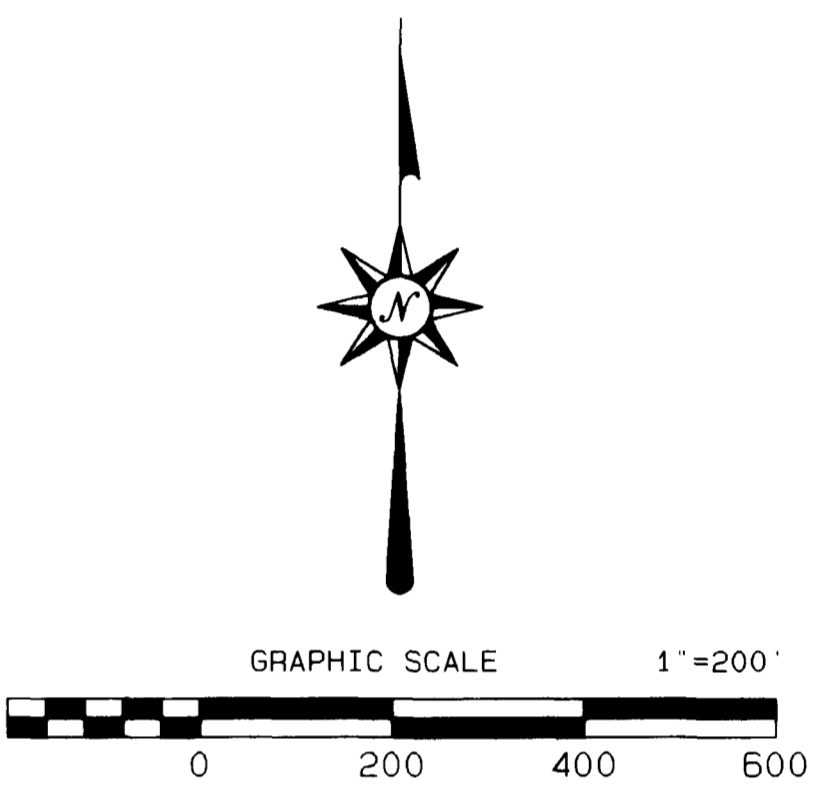
Date of Survey: Jan 2008 Current Revision: Apr 14, 2008 Plotted: Apr 14, 2008
Drawn: DRS Checked: KST Field Surveyor: DGF Job No. 1066-001
S:\PROJECTS\1066 Centennial Commercial\Survey\CFP SUB.pro Sheet 2 of 12

CENTENNIAL COMMERCIAL CENTER

It is clear from the review of the original Township Plat, prepared in April, 1882, that Sections 1 through 6 in Township 1 South, Range 1 West of the Ute Meridian, closed upon the Ute Baseline (G Road), along the south line of Township 1 North, Range 1 West of the Ute Meridian, surveyed in March, 1882, instructions for establishing original government surveys require "double corners" along the baseline, represented by Standard Corners which control the lines to the north and by Closing Corners which control the direction of the lines to the south. In this Township, the Standard Corners are separated east to west from the Closing Corners by as much as 66 feet.

Sometime after the original government survey, the "double corners" along the Baseline were "merged" by establishing a single monument representing a single and common corner at each section, quarter-section, and sixteenth-section line along the Baseline. For at least forty years, local practice has ignored the official record calling for "double corners". Although this practice does not conform to the original plan of Township 1 South, Range 1 West nor to statutory standards for the restoration of lost corners, it is this surveyor's opinion that ignoring the methods and monuments established by local practitioners in favor of the original plan would be injurious to the ownership interests of landowners in the local vicinity.

This survey recovered and accepted the Mesa County Survey monuments at the west one-sixteenth corner, the north one-quarter corner and the east one-sixteenth corner of Section 5 that are long established and have been locally accepted by the professional survey community. Whether these monuments memorialize the position of the Standard Corners or that they perpetuate the position of the Closing Corners is not known, but their acceptance as controlling the title description for this property is consistent with previous surveys and longstanding occupation.



BASIS OF BEARINGS STATEMENT: Bearings are based on grid north of the Mesa County Local Coordinate System, locally determined by GPS observations on the aluminum cap PLS 10097 at the center-east one-sixteenth corner of Section 5, and the brass cap Mesa County Survey Marker at the center one-quarter corner of Section 5. The measured bearing of this line is N89°55'44"W.

LINEAL UNITS STATEMENT: Lineal units on this plat are expressed in U.S. Survey Feet.

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- LEGEND**
- ⊕ FOUND B.L.M. STANDARD MONUMENT
 - ⊙ FOUND MESA COUNTY SURVEY MARKER
 - ⊕ FOUND PLS ALUMINUM MONUMENT
 - ⊗ FOUND ALUMINUM MONUMENT AS NOTED
 - FOUND REBAR & CAP AS NOTED
 - ◇ CALCULATED POSITION - NO MONUMENT
 - SET #5 REBAR/CAP PLS 18478
- Property monuments were not set along 24 1/2 Road due to current construction activity.

- LINETYPE LEGEND**
- X — SECTION LINES
 - — — FENCE
 - — — OHP OVERHEAD POWER LINES
 - — — IMPROVED ROAD SURFACE



CENTENNIAL COMMERCIAL CENTER

CENTENNIAL COMMERCIAL

SECTION: E 1/2 S.5 T19N R1W MERIDIAN: UTE



Integrated Design Solutions 744 Horizon Court, Suite 110 Grand Junction, CO 81808 Phone: 970-241-4722 Email: info@riversci.com

Date of Survey: Jan 2008 Current Revision: Apr 14, 2008 Plotted: Apr 14, 2008

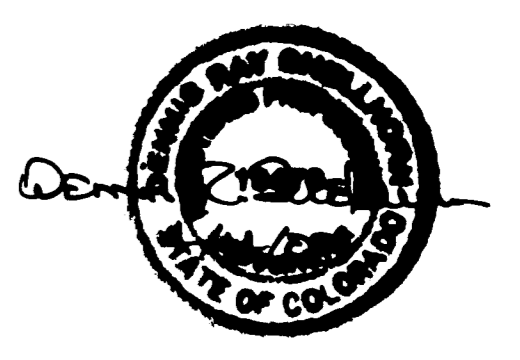
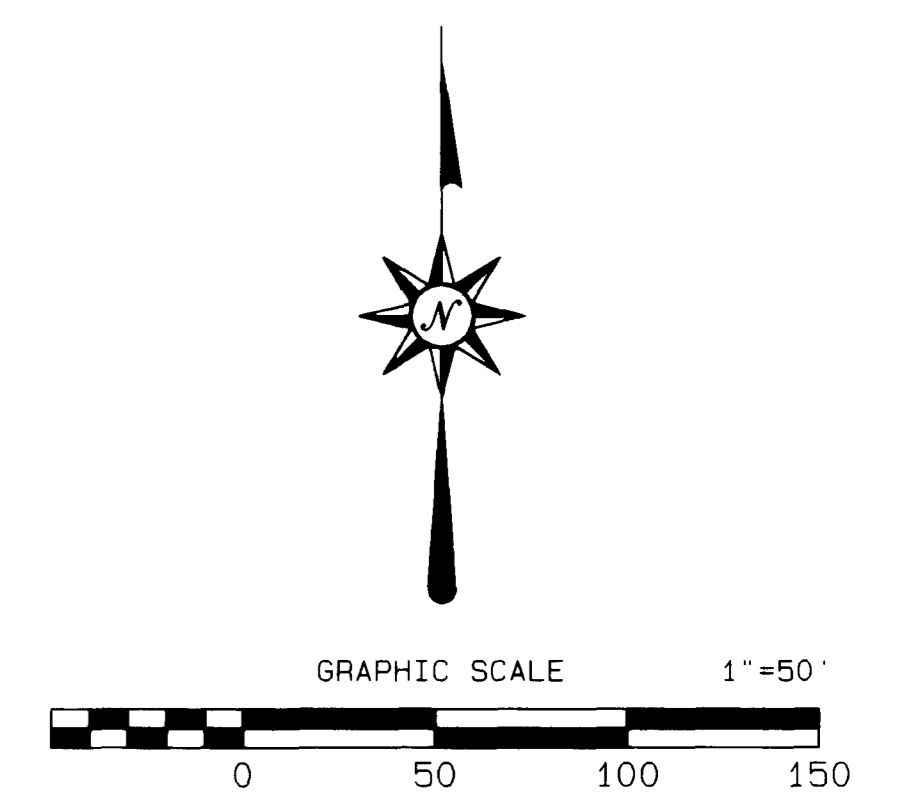
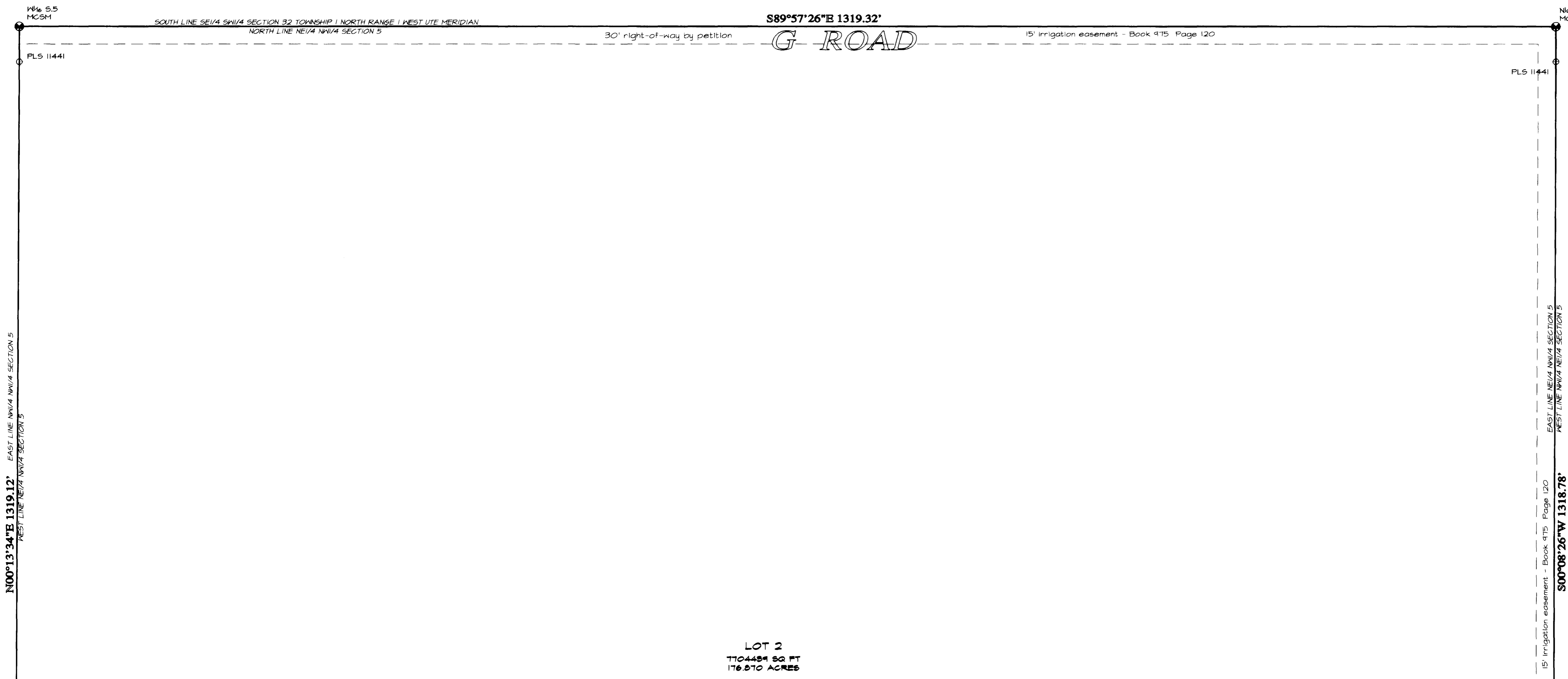
Drawn: DRB Checked: KST Field Surveyor: DGF Job No. 1066-001

S:\PROJECTS\1066 Centennial Commercial\Survey\CFP SUB.plt Sheet 3 of 12

RECORDER NOTE: POOR QUALITY DOCUMENT PROVIDED FOR REPRODUCTION

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.

CENTENNIAL COMMERCIAL CENTER



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CENTENNIAL COMMERCIAL CENTER
CENTENNIAL COMMERCIAL

SECTION: E 1/2	S 5 S	TOWNSHIP: 1 South	RANGE: 1 West	MERIDIAN: UTE
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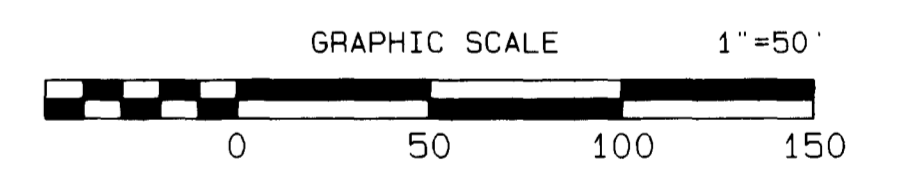
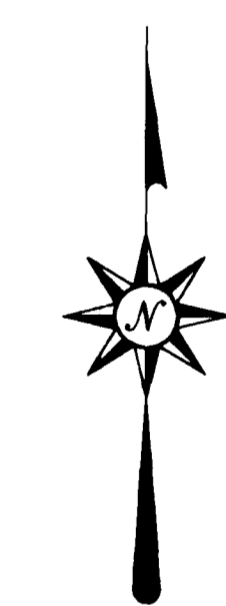
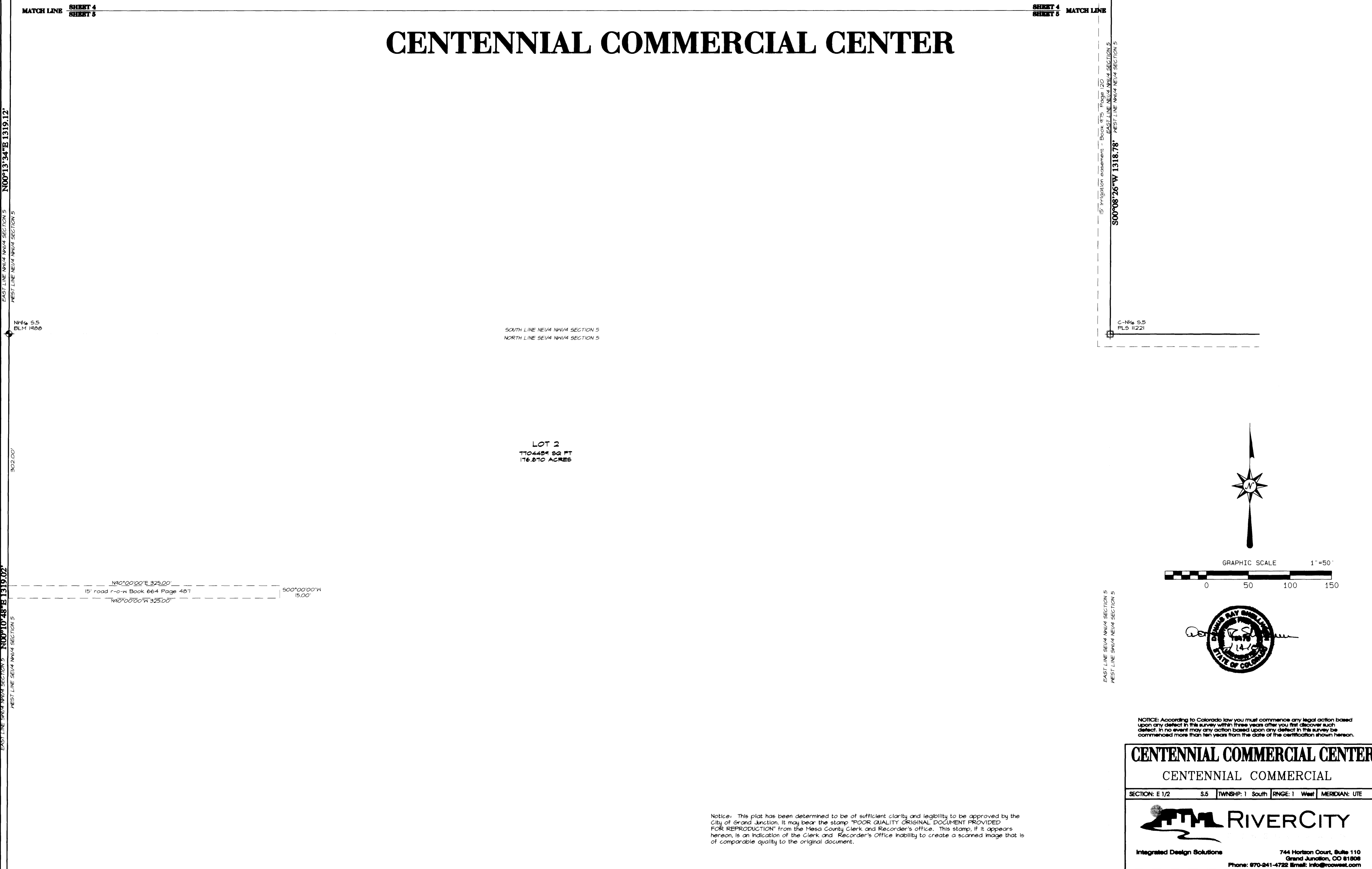
ATM RIVER CITY

Integrated Design Solutions 744 Horton Court, Suite 110
Grand Junction, CO 81508
Phone: 870-241-4722 Email: info@roowest.com

Date of Survey: Jan 2008	Current Revision: Apr 14, 2008	Plotted: Apr 14, 2008
Drawn: DRS	Checked: KST	Field Surveyor: DGF
S:\PROJECTS\1066 Centennial Commercial\Survey\CFP SUB\pro		Job No. 1066-001
		Sheet 4 of 12

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.

CENTENNIAL COMMERCIAL CENTER



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CENTENNIAL COMMERCIAL CENTER			
CENTENNIAL COMMERCIAL			
SECTION: E 1/2	S.5	TWNSHP: 1 South	RNGE: 1 West
		MERIDIAN: UTE	
		RIVERCITY	
Integrated Design Solutions		744 Horizon Court, Suite 110 Grand Junction, CO 81608 Phone: 870-241-4722 Email: info@irows.com	
Date of Survey: Jan 2008	Current Revision: Apr 14, 2008	Plotted: Apr 14, 2008	
Drawn: DRS	Checked: KST	Field Surveyor: DGF	Job No. 1066-001
S:\PROJECTS\1066 Centennial Commercial\Survey\CP SUB.pro			Sheet 5 of 12

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.

MATCH LINE SHEET 4 SHEET 5

SHEET 4 MATCH LINE SHEET 5

MATCH LINE SHEET 5 SHEET 6

SHEET 5 MATCH LINE SHEET 6

CENTENNIAL COMMERCIAL CENTER

MATCH LINE SHEET 5 SHEET 6

SHEET 5 MATCH LINE SHEET 6

EAST LINE SW1/4 NW1/4 SECTION 5
WEST LINE SE1/4 NW1/4 SECTION 5
N00°10'48"E 1319.02'

C-K 1/4 S.5
BLM 1988
N00°09'03"E 131.76'

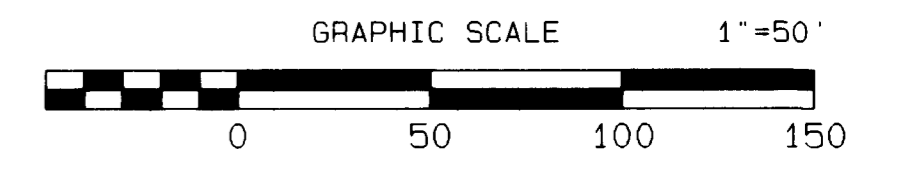
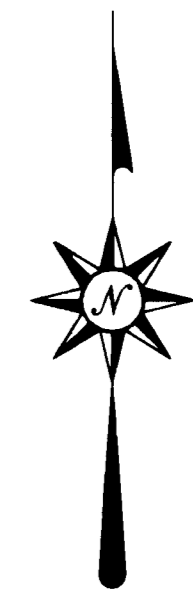
WEST LINE NE1/4 SW1/4 SECTION 5

MATCH LINE SHEET 6 SHEET 7

NORTH LINE PUBLIC SERVICE CO OF COLORADO 230 KILOVOLT TRANSMISSION LINE EASEMENT - BOOK 1991 PAGE 131
NORTH LINE GRAND JUNCTION DRAINAGE DISTRICT EASEMENT - BOOK 2554 PAGE 572

LOT 2
7704484 SQ FT
176.870 ACRES

SOUTH LINE SE1/4 NW1/4 SECTION 5
NORTH LINE NE1/4 SW1/4 SECTION 5



EAST LINE SE1/4 NW1/4 SECTION 5
WEST LINE SW1/4 NE1/4 SECTION 5

EAST LINE SE1/4 NW1/4 SECTION 5
WEST LINE SW1/4 NE1/4 SECTION 5

EAST LINE NE1/4 SW1/4 SECTION 5
WEST LINE NW1/4 SE1/4 SECTION 5

U.S. HIGHWAY 6&50 -
170 BUSINESS LOOP
BOOK 511 PAGE 46

1/4 MULTI-PURPOSE EASEMENT
523.00' TO BOUNDARY CORNER
504.74' TO BOUNDARY CORNER

NORTH LINE PUBLIC SERVICE CO OF COLORADO 230 KILOVOLT TRANSMISSION LINE EASEMENT - BOOK 1991 PAGE 131
NORTH LINE GRAND JUNCTION DRAINAGE DISTRICT EASEMENT - BOOK 2554 PAGE 572
SOUTH LINE PUBLIC SERVICE CO OF COLORADO 230 KILOVOLT TRANSMISSION LINE EASEMENT - BOOK 1991 PAGE 131
SOUTH LINE GRAND JUNCTION DRAINAGE DISTRICT EASEMENT - BOOK 2554 PAGE 572

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CENTENNIAL COMMERCIAL CENTER

CENTENNIAL COMMERCIAL

SECTION: E 1/2 S.5 TOWNSHIP: 1 South RANGE: 1 West MERIDIAN: UTE



Integrated Design Solutions 744 Horizon Court, Suite 110
Grand Junction, CO 81508
Phone: 870-841-4722 Email: info@roost.com

Date of Survey: Jan 2008 Current Revision: Apr 14, 2008 Plotted: Apr 14, 2008
Drawn: DRS Checked: KST Field Surveyor: DGF Job No. 1066-001
S:\PROJECTS\1066 Centennial Commercial Survey\CFP SUB.pro Sheet 6 of 12

SHEET 6 MATCH LINE SHEET 7

MATCH LINE SHEET 6 SHEET 7

SHEET 6 MATCH LINE SHEET 7

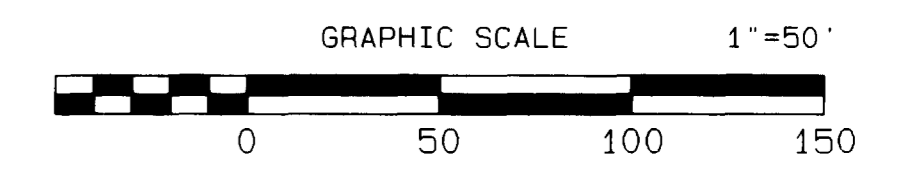
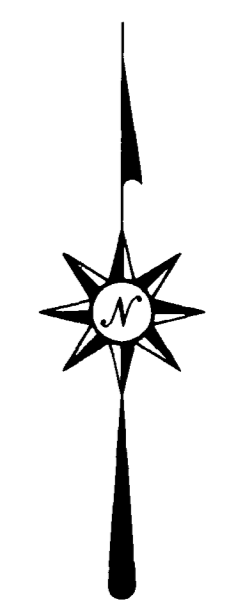
NORTH LINE PUBLIC SERVICE CO OF COLORADO 230 KILOVOLT TRANSMISSION LINE EASEMENT - BOOK 1997 PAGE 131
NORTH LINE GRAND JUNCTION DRAINAGE DISTRICT EASEMENT - BOOK 2554 PAGE 572

SOUTH LINE PUBLIC SERVICE CO OF COLORADO 230 KILOVOLT TRANSMISSION LINE EASEMENT - BOOK 1997 PAGE 131
SOUTH LINE GRAND JUNCTION DRAINAGE DISTRICT EASEMENT - BOOK 2554 PAGE 572

CENTENNIAL COMMERCIAL CENTER

LOT 2
1704481 SQ FT
176.870 ACRES

U.S. HIGHWAY 6&50 - I70 BUSINESS LOOP
BOOK 511 PAGE 46



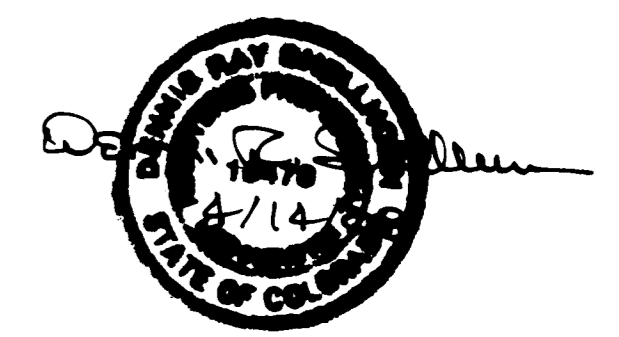
EAST LINE NW1/4 SW1/4 SECTION 5
WEST LINE NE1/4 SW1/4 SECTION 5

EAST LINE NE1/4 SW1/4 SECTION 5
WEST LINE NW1/4 SE1/4 SECTION 5

SOUTH LINE NE1/4 SW1/4 SECTION 5
NORTH LINE SE1/4 SW1/4 SECTION 5

SM 1/8 5.5
MCSM

CS 1/8 5.5
MCSM #1966



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CENTENNIAL COMMERCIAL CENTER

CENTENNIAL COMMERCIAL

SECTION: E 1/2 S.5 TOWNSHIP: 1 South RANGE: 1 West MERIDIAN: UTE



Integrated Design Solutions 744 Horizon Court, Suite 110
Grand Junction, CO 81808
Phone: 870-941-4722 Email: info@roowest.com

Date of Survey: Jan 2008	Current Revision: Apr 14, 2008	Plotted: Apr 14, 2008
Drawn: DRS	Checked: KST	Field Surveyor: DGF
S:\PROJECTS\1066 Centennial Commercial\Survey\CFP SUB.pro		Job No. 1066-001
		Sheet 7 of 12

CENTENNIAL COMMERCIAL CENTER

S89°56'04"E 1321.78'

15' Irrigation easement - Book 975 Page 120

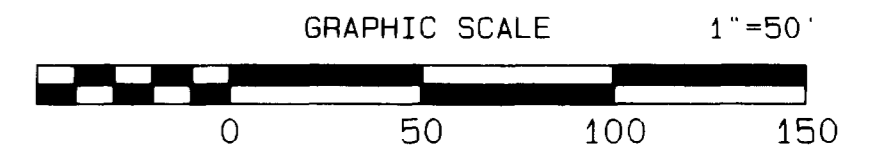
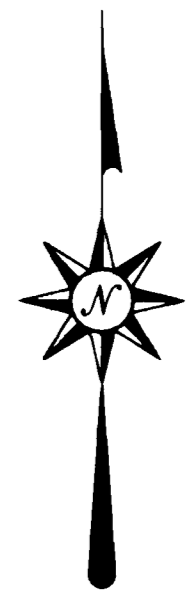
SOUTH LINE NW/4 NE/4 SECTION 5
 NORTH LINE SW/4 NE/4 SECTION 5

NE 1/4 S 5
 PL 5 11221
 1988

SOUTH LINE NE/4 NE/4 SECTION 5
 NORTH LINE SE/4 NE/4 SECTION 5

LOT 2
 7704489 SQ. FT.
 176.870 ACRES

23-3/4 ROAD
 DEDICATED HERBON



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A=103.33'
 R=500.00'
 Delta= 11°50'25"
 ChBrg=S05°51'36"E
 Lc=103.14'

A=90.93'
 R=440.00'
 Delta= 11°50'25"
 ChBrg=N05°51'36"W
 Lc=90.77'

A=90.93'
 R=440.00'
 Delta= 11°50'25"
 ChBrg=S05°51'36"E
 Lc=90.77'

A=103.33'
 R=500.00'
 Delta= 11°50'25"
 ChBrg=N05°51'36"W
 Lc=103.14'

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CENTENNIAL COMMERCIAL CENTER

CENTENNIAL COMMERCIAL

SECTION: E 1/2 S 5 TOWNSHIP: 1 South RANGE: 1 West MERIDIAN: UTE



Integrated Design Solutions 744 Horizon Court, Suite 110
 Grand Junction, CO 81808
 Phone: 970-241-4722 Email: info@rcowest.com

Date of Survey: Jan 2008	Current Revision: Apr 14, 2008	Plotted: Apr 14, 2008	
Drawn: DRS	Checked: KST	Field Surveyor: DGF	Job No. 1066-001
S:\PROJECTS\1066 Centennial Commercial Survey\CFP SUB.pro			Sheet 8 of 12

SHEET 8 MATCH LINE
 SHEET 9

SHEET 8 MATCH LINE
 SHEET 9

MATCH LINE SHEET 9
SHEET 10

SHEET 9
SHEET 10 MATCH LINE

CENTENNIAL COMMERCIAL CENTER

CDOT
ROW
MARKER

117.82' SE CORNER

LOT 2
7704484 SQ FT
176.270 ACRES

14' MULTI-PURPOSE EASEMENT
U.S. HIGHWAY 6&50 - I70 BUSINESS LOOP
BOOK 511 PAGE 46
N56°35'07"W 2808.60'
SOUTH LINE NW/4 SE/4 SECTION 5
NORTH LINE SW/4 SE/4 SECTION 5

30' UTILITY EASEMENT
#5 REBAR
S00°04'01"W 1282.85'

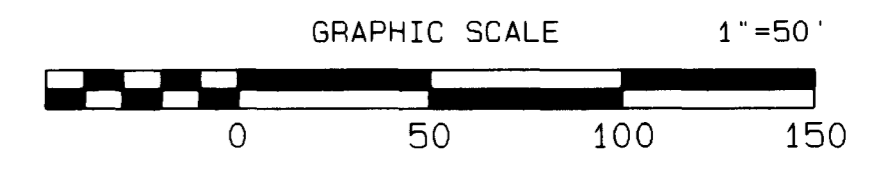
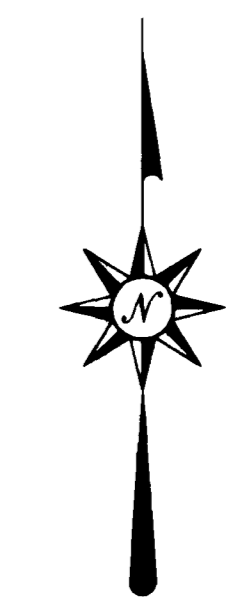
#5 REBAR

N89°53'29"W 299.88'

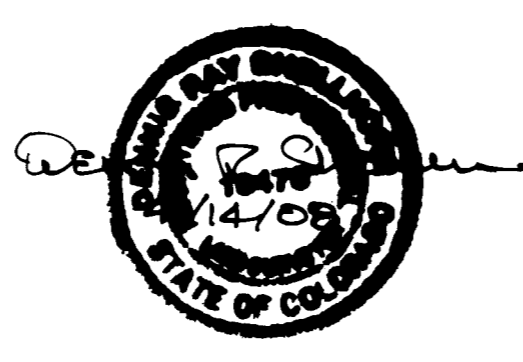
PLS 10386
39.23'
SE 1/4 S.5
BLM 1428

S00°04'01"W 394.15'

PLS 10386



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130212

CDOT
ROW
MARKER

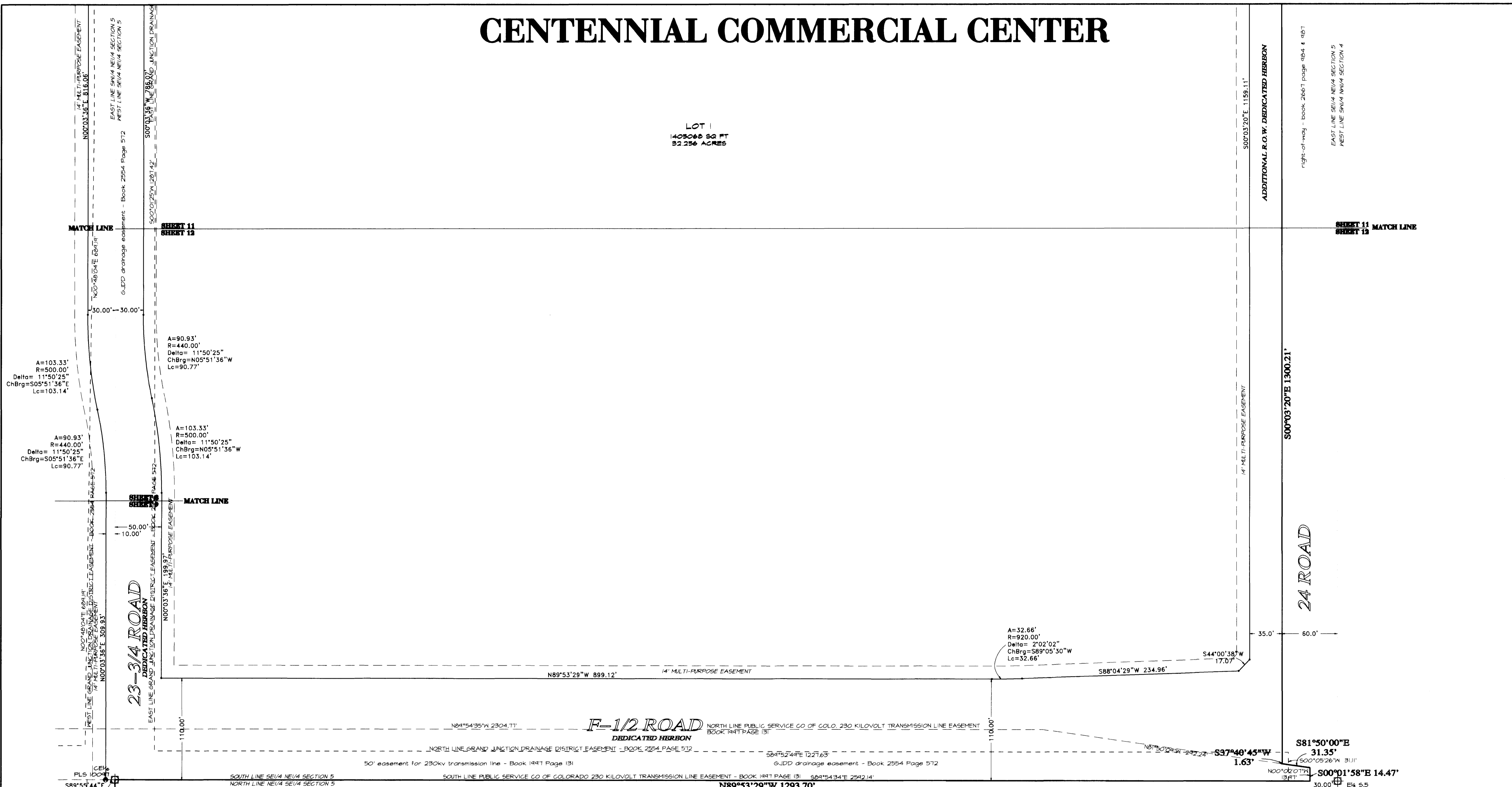
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CENTENNIAL COMMERCIAL CENTER			
CENTENNIAL COMMERCIAL			
SECTION: E 1/2	S.5	TWNSHP: 1 South	RNGE: 1 West
MERIDIAN: UTE			
		RIVERCITY	
Integrated Design Solutions		744 Horizon Court, Suite 110 Grand Junction, CO 81508	
Phone: 870-841-4722		Email: info@rcowest.com	
Date of Survey: Jan 2008	Current Revision: Apr 14, 2008	Plotted: Apr 14, 2008	
Drawn: DRS	Checked: KST	Field Surveyor: DGF	Job No. 1066-001
S:\PROJECTS\1066 Centennial Commercial\Survey\CRP SUB.pro			Sheet 10 of 12

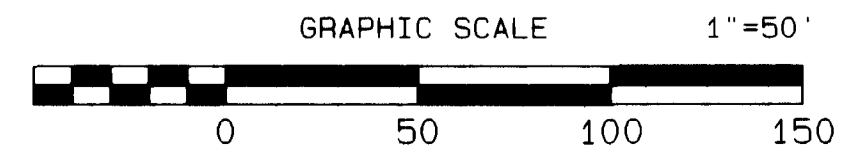
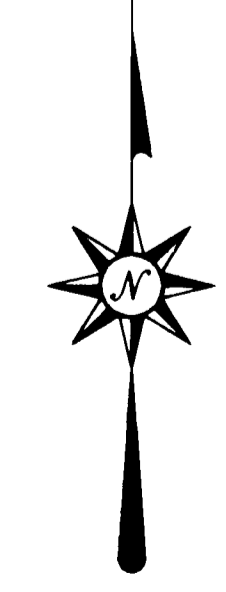
RECORDED NOTE: POOR QUALITY DOCUMENT
PROVIDED FOR REPRODUCTION

CENTENNIAL COMMERCIAL CENTER

LOT 1
1408088 SQ FT
32.256 ACRES



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CENTENNIAL COMMERCIAL CENTER			
CENTENNIAL COMMERCIAL			
SECTION: E 1/2	S.5	TWNSHP: 1 South	RNGE: 1 West MERIDIAN: UTE
		RIVER CITY	
Integrated Design Solutions		744 Horizon Court, Suite 110 Grand Junction, CO 81808	
Phone: 970-841-4722		Email: info@rccw.com	
Date of Survey: Jan 2008	Current Revision: Apr 14, 2008	Plotted: Apr 14, 2008	
Drawn: DRS	Checked: KST	Field Surveyor: DGF	Job No. 1066-001
S:\PROJECTS\1066 Centennial Commercial\Survey\ICP SUB.plt			Sheet 12 of 12