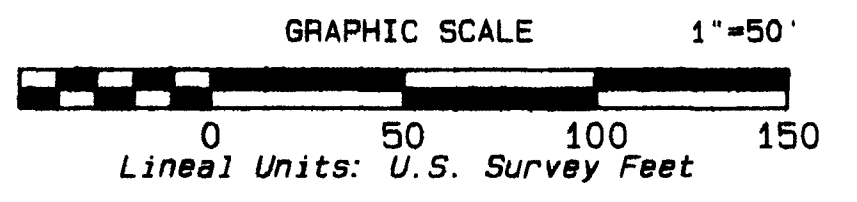
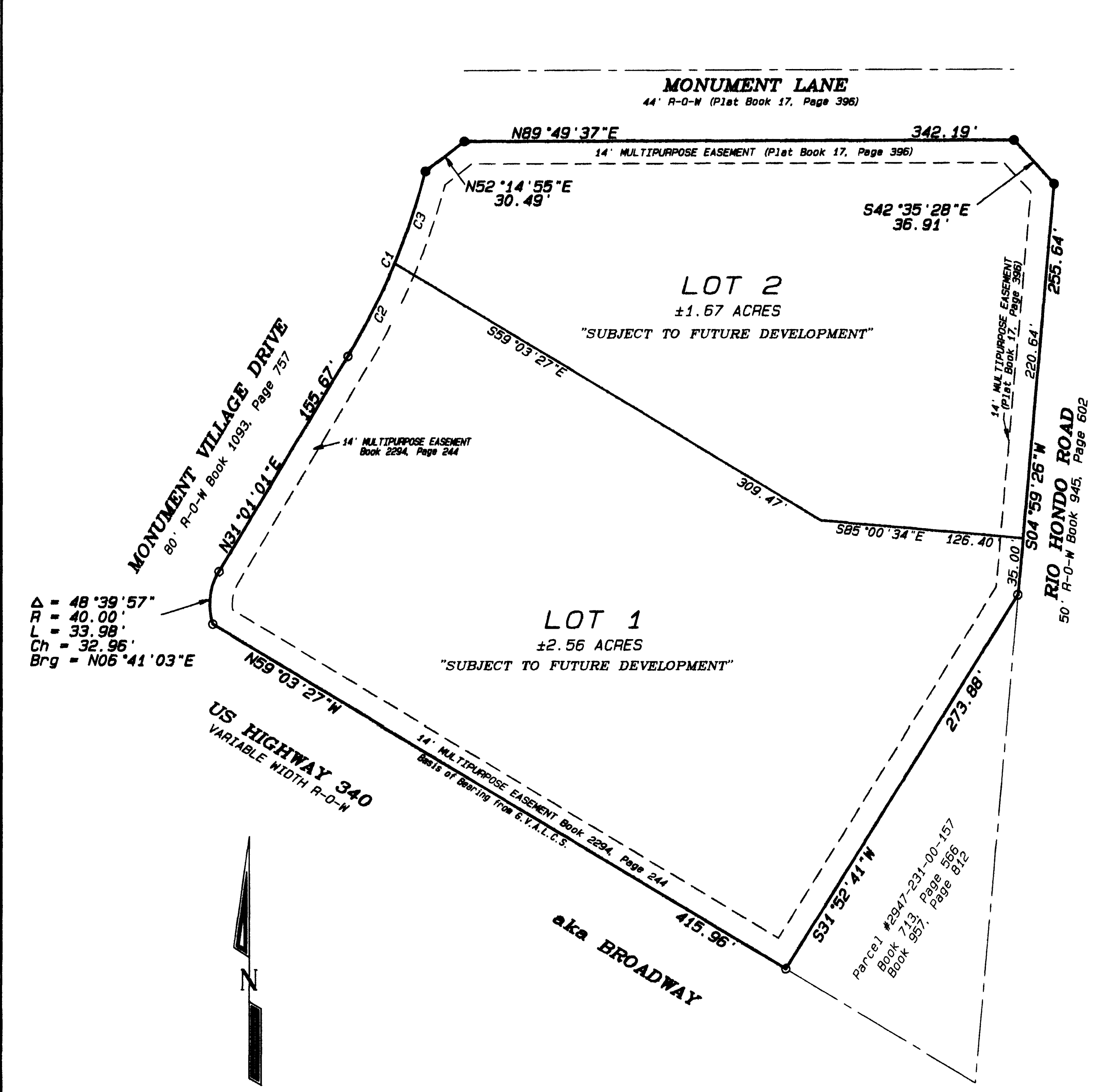


D & B SUBDIVISION

A REPLAT OF BLOCK ONE, MONUMENT VILLAGE COMMERCIAL CENTER RECEPTION NO.1965032
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO



LEGEND & ABBREVIATIONS

- FOUND 1 1/2" ALUMINUM CAP ON #5 REBAR IN CONCRETE STAMPED "LS16835"
- SET 2" ALUMINUM CAP ON #5 REBAR STAMPED "D H SURVEYS LS 24306"
- G.V.A.L.C.S. = GRAND VALLEY AREA LOCAL COORDINATE SYSTEM
- aka = ALSO KNOWN AS
- ± = MORE OR LESS

AREA SUMMARY

LOT 1	1.67 ACRES± / 39%
LOT 2	2.56 ACRES± / 61%
TOTAL	4.23 ACRES± / 100%

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C 1	16°20'48"	437.69'	124.87'	N22°50'36"E	124.45'
C 2	08°26'40"	437.69'	64.51'	N26°47'40"E	60.45'
C 3	07°54'08"	437.69'	60.37'	N18°37'16"E	60.32'

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, D & B - Broadway/Monument, LLC, a Colorado Limited Liability Company, is the owner of that real property situate in the NW 1/4 and the NE 1/4 of Section 23, Township 11 South, Range 101 West of the 6th Principal Meridian, City of Grand Junction, Mesa County, Colorado; being more particularly described as follows:

Block 1 of MONUMENT VILLAGE COMMERCIAL CENTER, a replat of Blocks B & D of Monument Village Subdivision, Mesa County, Colorado, as recorded in Plat Book 17, at Page 396 of the Mesa County records.

Said Owner has by these presents laid out, platted and subdivided the above-described real property into Lots as shown hereon, and designated the same as D & B SUBDIVISION, in the City of Grand Junction, County of Mesa, State of Colorado, and does hereby offer 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.

Owner further certifies that all lienholders, if any, are represented hereon.

Joe D. Bishop, Managing Member of D & B - Broadway/Monument, LLC

STATE OF COLORADO)
)ss
COUNTY OF LA PLATA)
The foregoing instrument was acknowledged before me this 7th day of October A.D., 2009 by Joe D. Bishop, Managing Member of D & B - Broadway/Monument, LLC
Witness my hand and official seal: Amanda Johnson Notary Public
My commission expires: 4-18-2012

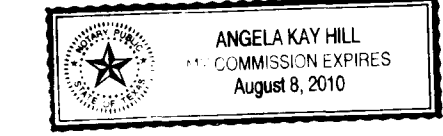


LIENHOLDERS RATIFICATION OF PLAT

The undersigned, 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 4410 at Page 856 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

BY: Elaine A. Oppel, E.V.P. FOR: TEXAS CAPITAL BANK, N.A.

STATE OF TEXAS)
)ss
COUNTY OF HARRIS)
The foregoing Lienholders Ratification was acknowledged before me this 15th day of October 2009 A.D., by Elaine A. Oppel, E.V.P. of Texas Capital Bank, N.A.
Witness my hand and official seal: Angela Kay Hill Notary Public
My commission expires: 08-08-2010



CITY APPROVAL

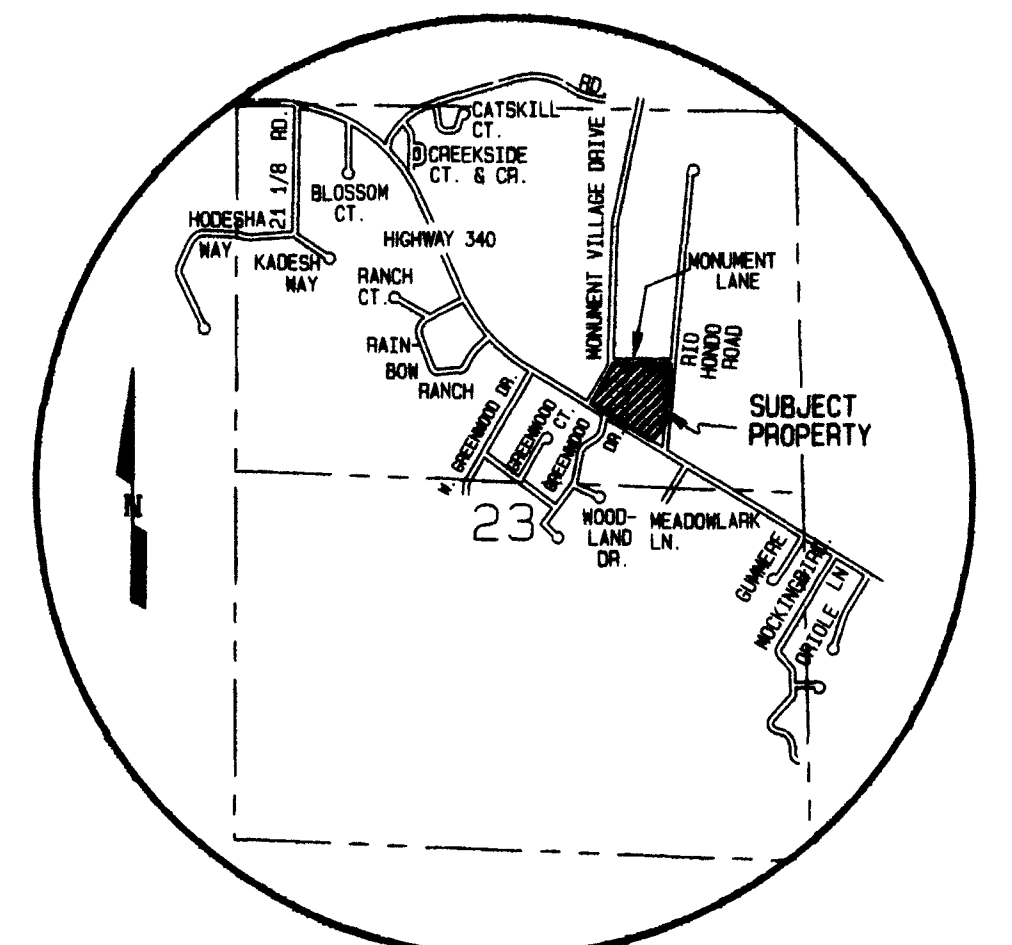
This plat of D & B Subdivision, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 26th day of October 2009.

Jim Medved City Manager
Tom Hill City Mayor

CLERK AND RECORDER'S CERTIFICATE

This plat was accepted for filing in the office of the Clerk and Recorder of Mesa County, Colorado at 3:26 o'clock P.M., on this 27th day of October 2009 A.D., and was recorded at Reception No. 2510683, Book 4934 and Page 247 Drawer No. XX-48 and Fees 10 \$1.00 s.c.

Janice Rich Clerk and Recorder
Paul Zib-Pon Deputy



VICINITY MAP NOT TO SCALE

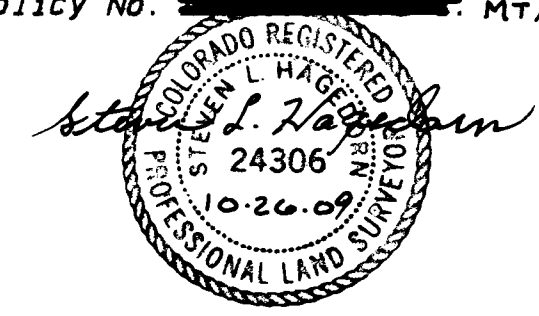
TITLE CERTIFICATION

State of Colorado
County of Mesa
We, Land Title Guarantee Company - Grand Junction, 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 D & B-Broadway/Monument, LLC, a Colorado Limited Liability Company; that the current taxes have been paid; that all mortgages not satisfied or released of record or otherwise terminated by law are shown hereon and that there are no other encumbrances of record; that all easements, reservations and right-of-ways of record are shown hereon. *2008
Date: October 22, 2009
By: Terese A. Corgan
Kendra A. Corgan / Lic. Title Examiner
LAND TITLE GUARANTEE CO.

To be completed by the City of Grand Junction personnel.
The accuracy of this information is the responsibility of the City of Grand Junction.

SURVEYOR'S STATEMENT

I, Steven L. Hagedorn, a registered Professional Land Surveyor in the State of Colorado, do hereby state that this survey was performed by me or under my direct responsibility, supervision, and checking. That title research was supplied by Land Title Guarantee Company in Policy No. 24306. MTA Q 6501252B.



D & B SUBDIVISION
LOCATED IN THE
N 1/2 SECTION 23, T.11S., R.101W., 6th P.M.
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO
D H SURVEYS INC.
118 OURAY AVE. - GRAND JUNCTION, CO.
(970) 245-8749

Designed By S.L.H. Checked By M.W.D. Job No. 068-06-01
Drawn By TERRAMODSL Date SEPTEMBER 2009 Sheet 1 OF 1

NOTICE: According to Colorado law you must commence 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 this certification/statement shown hereon.