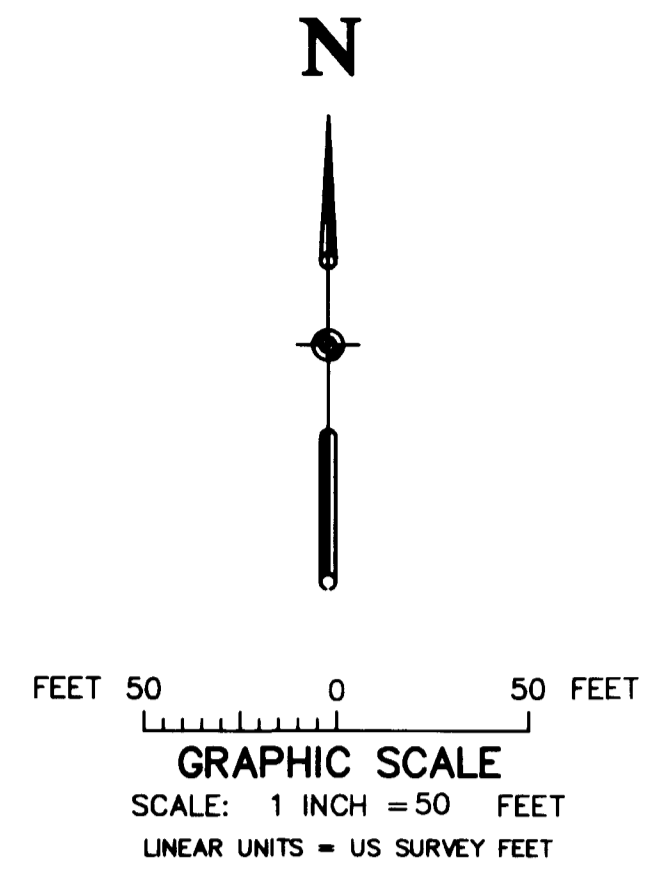
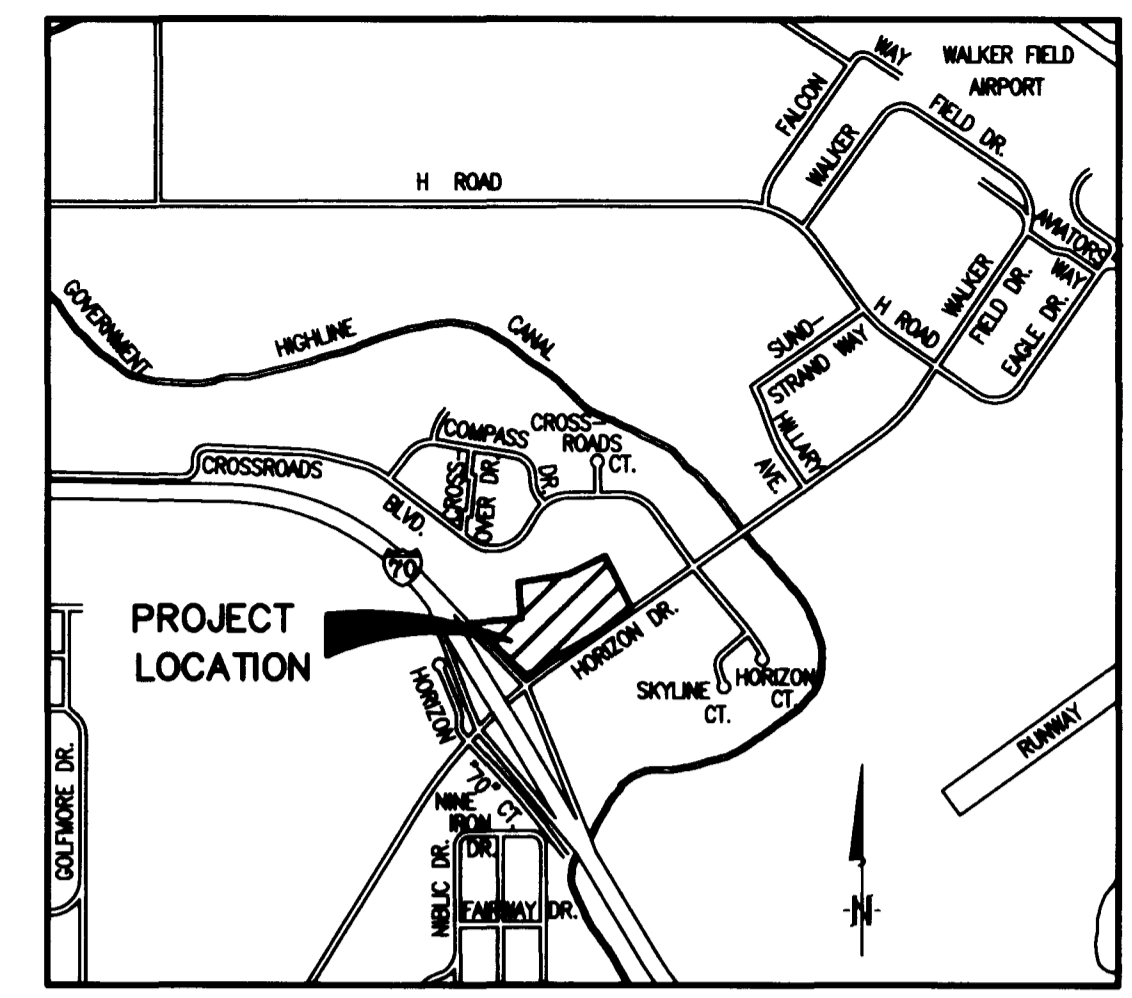


### WESTERN STATES MOTEL OPERATIONS SUBDIVISION

LOCATED IN THE S 1/2 OF THE NE 1/4 IN THE N 1/2 OF THE SE 1/4  
BOTH OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 1 WEST, UTE MERIDIAN,  
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

**CITY OF GRAND JUNCTION INFORMATION BOX**  
The accuracy of all the information contained in this box shall be the responsibility of the City of Grand Junction.  
The Declaration of Restrictive Covenants is recorded in Book 5008 at Pages 35 through 38 in the records of the office of the Mesa County Clerk and Recorder.

**CITY APPROVAL**  
The Western States Motel Operation Subdivision is approved and accepted this 29<sup>TH</sup> day of APRIL, A.D. 2010.  
*Hani Madjid*  
City Manager  
*Ken Hill*  
Mayor



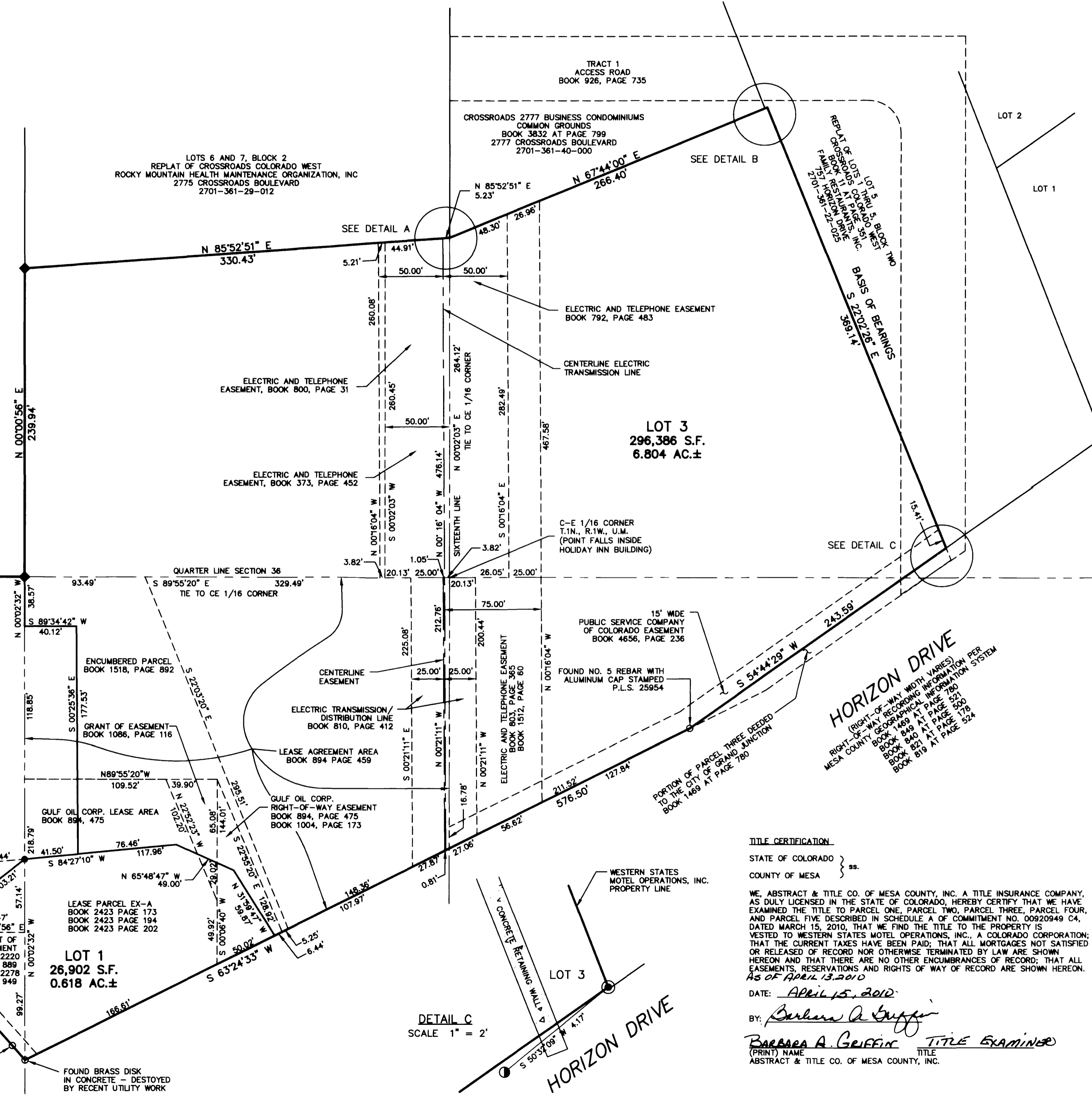
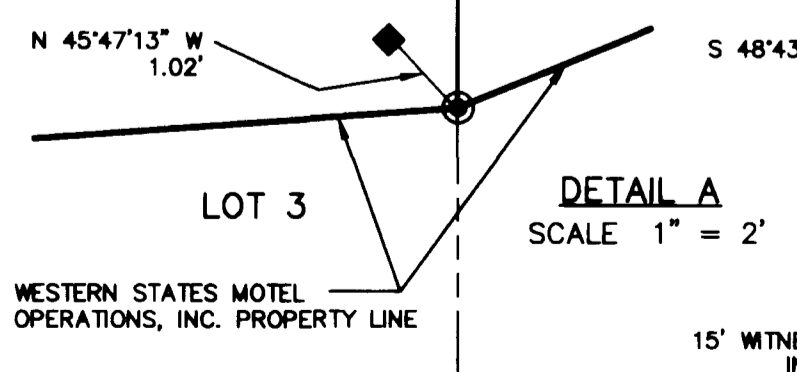
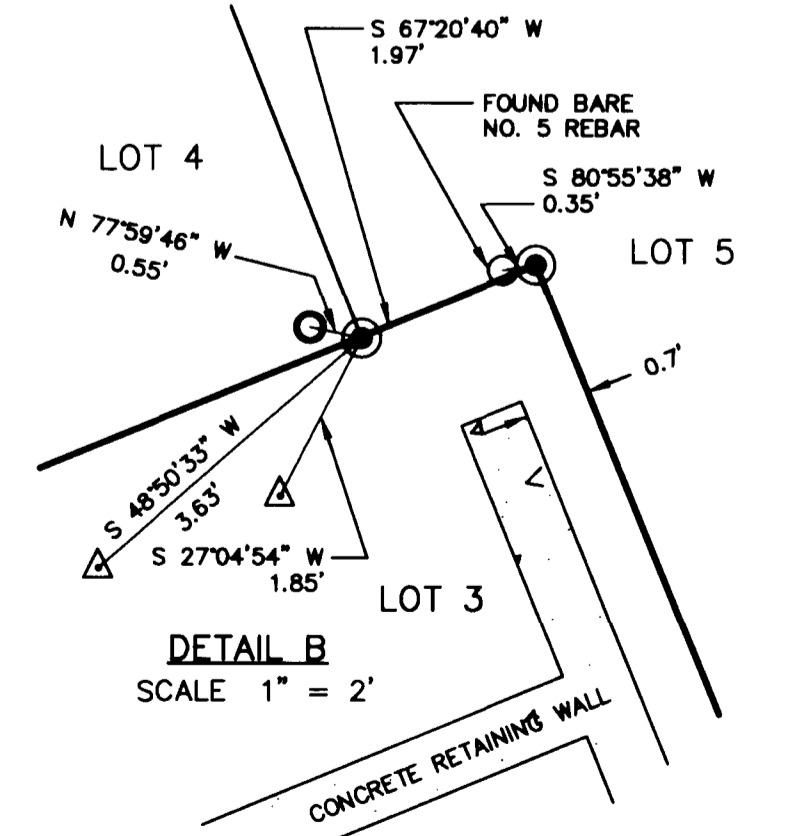
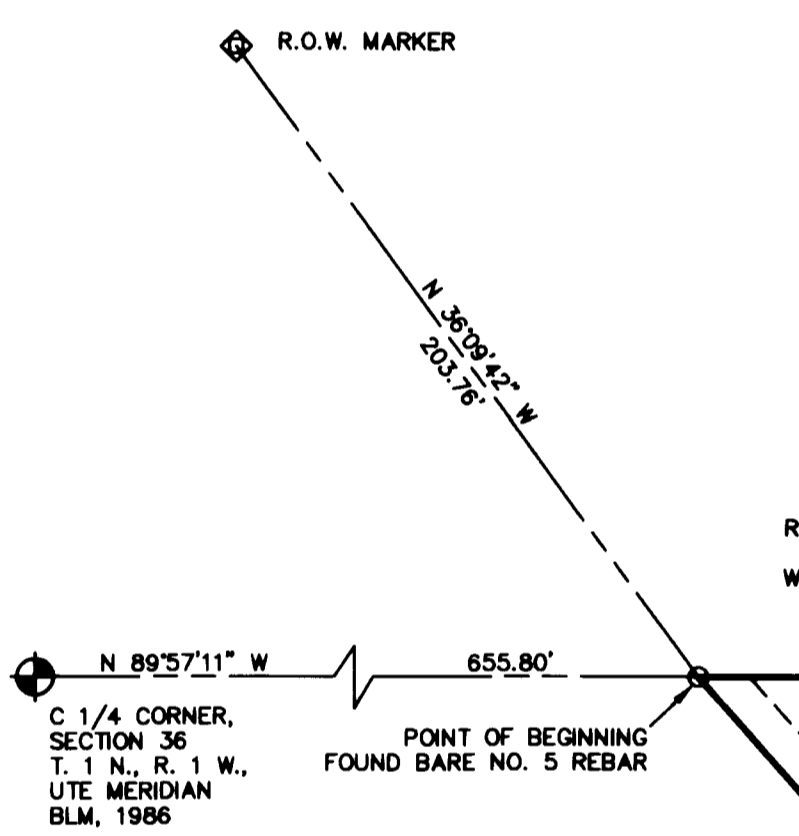
VICINITY MAP

**AREA SUMMARY**

LOT 1	0.618 AC.	±	7.0 %
LOT 2	1.447 AC.	±	16.3 %
LOT 3	6.804 AC.	±	76.7 %
<b>TOTAL</b>	<b>8.869 AC.±</b>		<b>100%</b>

**LEGEND**

- FOUND THIS SURVEY, 5/8" REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP MARKED PLS 19597
- ▲ FOUND 5/8-INCH DIAMETER REBAR AND 1 1/2-INCH DIAMETER ALUMINUM CAP STAMPED A.E.S. L.S. 24320.
- ⊙ FOUND 5/8-INCH DIAMETER REBAR AND 1 1/2-INCH DIAMETER ALUMINUM CAP STAMPED MAP INC. P.L.S. 11980.
- ◆ FOUND 5/8-INCH DIAMETER REBAR AND 1 INCH DIAMETER PLASTIC CAP STAMPED PARAGON P.L.S. 9960.
- SET 5/8-INCH DIAMETER REBAR AND 1 1/2-INCH DIAMETER ALUMINUM CAP STAMPED P.L.S. 25954.
- FOUND PK NAIL AND WASHER STAMPED A.E.S. L.S. 24320.
- ⊙ FOUND 5/8-INCH DIAMETER REBAR AND 2 INCH DIAMETER ALUMINUM CAP STAMPED HIGH DESERT SURVEYING P.L.S. 27279.
- ⊕ FOUND COLORADO DEPT. OF TRANSPORTATION RIGHT-OF-WAY MARKER.
- ⊕ FOUND BLM MONUMENT 3-1/4" DIAMETER CAP ON 2-1/2" PIPE



- NOTES:**
- 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.
  - BASIS OF BEARINGS: The easterly line of the Western States Motel Operations Subdivision, monumented on each end as shown hereon, is assumed to have a bearing of S 22° 02' 26" E with all other bearings shown hereon being relative thereto.
  - The boundary dimensions shown hereon are in accordance with field measurements made to existing monumentation found and accepted during this survey.
  - Property description and research for easements of record were provided by Abstract & Title Co. of Mesa County, Inc., 1114 N. 1st Street, Suite 201, Grand Junction, CO. File Number: 00920949 C4 dated March 15, 2010.
  - This survey relies on previous field surveys prepared for Western States Motel Operations, Inc. by Banner Associates, Inc. and Vista Engineering Corporation.
  - Lot 1 is subject to an Avigation Easement as recorded in Book 2428 at Page 476.
  - The portion of Western States Motel Operations Subdivision as shown hereon situate in the NE 1/4 of Section 36 is subject to an Avigation Easement as recorded in Book 2556 at Page 120.
  - Concrete has been placed around all exterior boundary corners.

**CERTIFICATE OF OWNERSHIP**  
KNOW ALL MEN BY THESE PRESENTS, THAT Western States Motel Operations, Inc., a Colorado Corporation, being the owner of Parcel One, Parcel Two, Parcel Three, Parcel Four and Parcel Five as described in Schedule A of Abstract & Title Co. of Mesa County, Inc. Title Commitment No. 00920949 C4 dated March 15, 2010 does hereby plot said real property in accordance with this Plat of Western States Motel Operations Subdivision.

**DESCRIPTION OF WESTERN STATES MOTEL OPERATIONS SUBDIVISION**  
A parcel of land located in the S 1/2 of the NE 1/4 and in the N 1/2 of the SE 1/4 both of Section 36, Township 1 North, Range 1 West, Ute Principal Meridian, Mesa County, City of Grand Junction, Colorado, being described as follows:

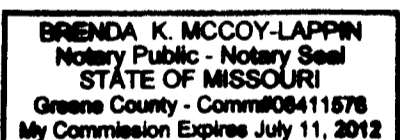
- Thence S 89° 59' 01" E, 329.94 feet along the south line of the SW 1/4 of the NE 1/4 of said Section 36;
- Thence N 00° 00' 56" E, 239.94 feet;
- Thence N 85° 52' 51" E, 330.43 feet;
- Thence N 67° 44' 00" E, 266.40 feet;
- Thence S 22° 02' 26" E, 369.14 feet to the northerly right-of-way line of Horizon Drive;
- Thence along said northerly right-of-way line S 54° 44' 29" W, 243.59 feet;
- Thence continuing along said northerly right-of-way line S 83° 24' 33" W, 576.50 feet to the easterly right-of-way line of Interstate 70;
- Thence N 41° 16' 02" W, 500.85 feet to the point of beginning.

Western States Motel Operation Subdivision as described above contains 8.87 acres more or less.  
ALL LIEN HOLDERS APPEAR HEREON  
**PROPERTY OWNER**  
IN WITNESS WHEREOF, said owner has caused his name to be hereunto subscribed this 31<sup>ST</sup> day of MARCH, A.D. 2010.

WESTERN STATES MOTEL OPERATIONS, INC., a Colorado corporation  
*Errett C. Sechler, President*

**ACKNOWLEDGMENT OF OWNERSHIP**  
State of Colorado ss:  
County of Mesa ss:  
On this 31<sup>ST</sup> day of MARCH, A.D. 2010, before me the undersigned officer, personally appeared Errett C. Sechler as president of Western States Motel Operations, Inc., a Colorado Corporation and acknowledged that he executed the foregoing Certificate of Ownership, for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.  
My commission expires: June 11, 2012  
*Brenda K. McCoy-Lappin*  
Notary Public



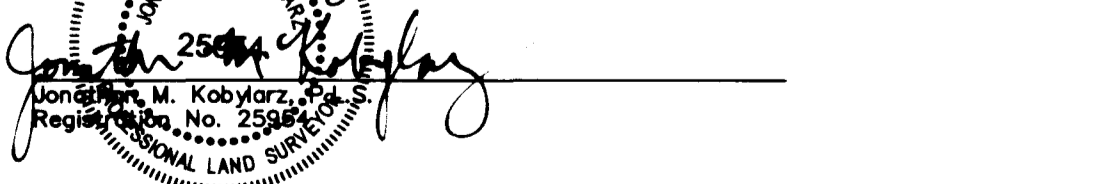
**COUNTY CLERK AND RECORDER'S CERTIFICATE**  
State of Colorado } ss:  
County of Mesa } ss:

I hereby certify that this instrument was filed in my office at 1:24 o'clock P. on the 5<sup>TH</sup> day of May, A.D. 2010 and was duly recorded in Book No. 5008 at Page No. 33, Reception No. 2532049, Drawer No. XX-97, Fees 10.00.

*Janice Rich*  
Mesa County Clerk and Recorder  
*Robt Crand*  
Deputy Clerk

**SURVEYOR'S CERTIFICATE**  
I, Jonathan M. Kobylarz, a former employee of both Banner Associates, Inc. and Vista Engineering Corporation and a Professional Land Surveyor, licensed under the laws of the State of Colorado, do hereby state that this survey and plat of Western States Motel Operation Subdivision shown hereon was prepared under my direct responsibility, supervision and checking and is true and correct to the best of my knowledge and belief. This survey complies with applicable sections of C.R.S. §38-51-101, et seq.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal this 29<sup>TH</sup> day of March, A.D. 2010.



**TITLE CERTIFICATION**  
STATE OF COLORADO } ss:  
COUNTY OF MESA } ss:

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 THE TITLE TO PARCEL ONE, PARCEL TWO, PARCEL THREE, PARCEL FOUR, AND PARCEL FIVE DESCRIBED IN SCHEDULE A OF COMMITMENT NO. 00920949 C4, DATED MARCH 15, 2010, THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO WESTERN STATES MOTEL OPERATIONS, INC. A COLORADO CORPORATION; 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: APRIL 13, 2010

BY: *Barbara A. Griffin*  
**Barbara A. Griffin** TITLE EXAMINER  
(PRINT NAME) TITLE  
ABSTRACT & TITLE CO. OF MESA COUNTY, INC.

DRAWN BY: J.M.K.  
FIELD BY: J.M.K.  
CHECKED BY: J.M.K.

**JONATHAN M. KOBYLARZ, P.L.S.**  
CONSULTING LAND SURVEYOR  
P.O. BOX 40893, GRAND JUNCTION, CO 81504  
Ph/Fx: (970) 434-3109 ~ email: jmk\_pls @ bresnan.net

WESTERN STATES MOTEL OPERATIONS, INC.  
GRAND JUNCTION, COLORADO

**WESTERN STATES MOTEL OPERATIONS SUBDIVISION**  
LOCATED IN THE S 1/2 OF THE NE 1/4 IN THE N 1/2 OF THE SE 1/4  
BOTH OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 1 WEST, UTE MERIDIAN,  
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

SCALE: 1" = 50'  
JOB NO: 3030-001  
DATE: 03-25-10  
SHEET NO: 1 of 1

pg 2

Recorders Note

left blank intentionally