

FRUITVALE ESTATES

NE1/4 SE1/4 SECTION 9, T.1 S., R.1 E., UTE MERIDIAN

CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

LIENHOLDERS RATIFICATION OF PLAT

The undersigned hereby certifies 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 owners thereof and agree that its security interest which is recorded in Book 3602 at Page 330 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

In witness whereof, said owners have caused these presents to be signed this 24th day of March, 2004

By: Grand Valley National Bank

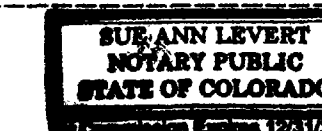
By: [Signature]
Its: SVP

State of Colorado)
)ss
County of Mesa)

The foregoing Lienholder's Ratification of Plat was acknowledged before me by B. SKALICKY of Grand Valley National Bank as its SVP

on this 24th day of March, A.D., 2004, for the aforementioned purposes.

Notary Public Sue Ann Levert
My Commission expires: 12-31-2004



TITLE CERTIFICATION

State of Colorado
County of Mesa

We, Meridian Land Title, LLC, 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 Native Development, Inc.; 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: 3/25/2004 By: [Signature] / TITLE MANAGER
Name/and title
Meridian Land Title, L.L.C.

CITY APPROVAL

This plat of FRUITVALE ESTATES, a subdivision of the City of Grand Junction,

County of Mesa, State of Colorado, was approved

this 25th day of March, 2004.

[Signature] City Manager [Signature] Mayor

COUNTY CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed in the office of the Clerk and Recorder of Mesa County, Colorado, at 3:02 o'clock P. M., this 29th day of March, 2004, and is duly recorded in Plat Book No. 3616, Pages 647-648 as Reception No. 2184008 Drawer No. PP-3

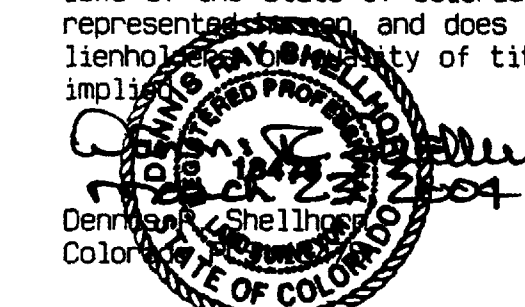
_____ \$20.00 + 41.00
Clerk and Recorder of Mesa County

DECLARATION OF COVENANTS

This property is subject to covenants, conditions, and restrictions contained in an instrument recorded in Book 3616 at Page 654 et seq. of the Mesa County records.

SURVEYOR'S STATEMENT:

I, Dennis R. Shellhorn, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of FRUITVALE ESTATES, a subdivision of the City of Grand Junction, State of Colorado, has been prepared by me and/or under my direct supervision and represents a field survey of the same. To the best of my knowledge and belief this plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development Code (2000) and the applicable laws of the State of Colorado. This statement is applicable only to the survey data represented hereon and does not represent a warranty or opinion as to ownership, lienholders, or any other matter of title. This statement is not a guaranty, either expressed or implied.



STATEMENT OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Native Development, Inc. is the owner of that real property in the County of Mesa, State of Colorado, being situated in the northeast one-quarter of the southeast one-quarter of Section 9, Township 1 South, Range 1 East of the Ute Meridian, described by deed in Book 3602 at Page 329 of the records of the Mesa County Clerk and Recorder and as shown on the accompanying plat, said property being more particularly described as follows:

Beginning at a point 988.57 feet West of the east quarter corner of Section 9, Township 1 South, Range 1 East of the Ute Meridian, thence East 212 feet, thence South 335.6 feet, thence East 77.5 feet, thence South 306.3 feet, thence South 73 '03 '00" West 301.6 feet, thence North 00 '10 '00" West 729.2 feet to the Point of Beginning.

That said owners have caused the said real property to be laid out and surveyed as FRUITVALE ESTATES, a subdivision in 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 and Rights-of-Way dedicated to the City of Grand Junction for the use of the public forever;
- * All Multi-Purpose Easements 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 thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines, storm sewer lines and also for the installation and maintenance of traffic control facilities, street lighting, trees and grade structures;
- * All utility easements 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 Easements are to be conveyed by separate instrument to the Fruitvale Estates Homeowners Association as perpetual easements for the conveyance of runoff water which originates within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground. Conveyance recorded in Book 3616 at Page 652.
- * All Irrigation Easements are to be conveyed by separate instrument to the Fruitvale Estates Homeowners Association as perpetual easements for the installation, operation and maintenance of irrigation facilities. Conveyance recorded in Book 3616 at Page 652.
- * Tracts A and B are to be conveyed by separate instrument to the Fruitvale Estates Homeowners Association as common open space, and for the installation and maintenance of utilities and drainage facilities and landscaping, subject to the public multi-purpose easements dedicated hereon and further restrictions as may be set forth in said instrument. Conveyances recorded in Book 3616 at Page 653.
- * A 20' public access easement across Tract B is dedicated to the City of Grand Junction for the use of the public for pedestrian and nonmotorized forms of transportation. The Owner shall maintain the public access easement.

All easements include the right of ingress and egress on, along, over, under, and 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, the right to dredge; provided, however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby platted shall not burden nor overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.

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

IN WITNESS WHEREOF said owners have caused their name to be hereunto subscribed this 24th day of March, A.D., 2004.

[Signature]
Native Development, Inc.
William E. Foster II, its President

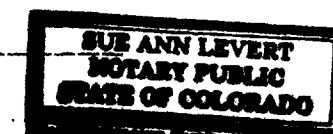
State of Colorado)
)ss
County of Mesa)

The foregoing Statement of Ownership and Dedication was acknowledged before me by

William E. Foster II as president of Native Development, Inc., on this 24th

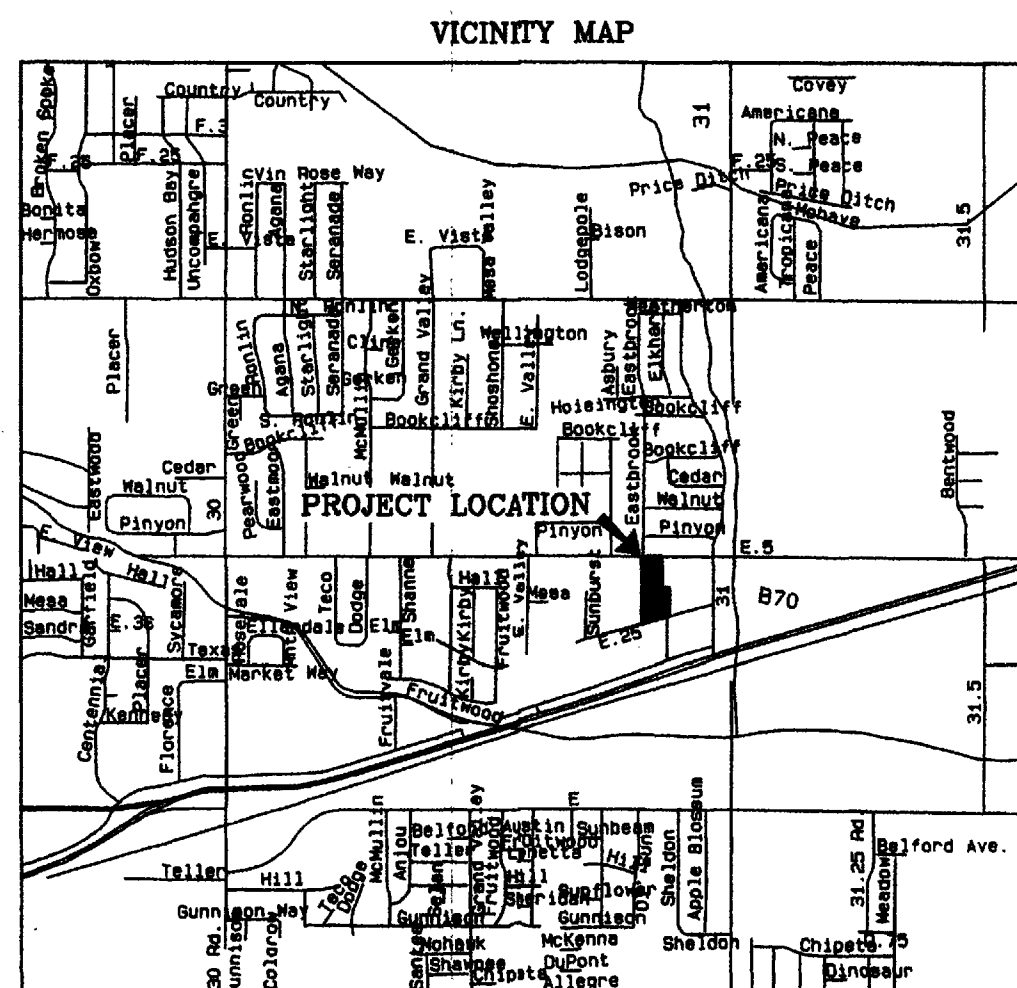
day of March, A.D., 2004, for the aforementioned purposes.

Notary Public Sue Ann Levert
My Commission expires: 12-31-2004



A engineered foundation designed by a Colorado registered Professional Engineer will be required for all buildings in this subdivision.

This survey does not constitute a title search by this surveyor or Thompson-Langford Corporation. 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 non-concurrent title commitment prepared by Meridian Land Title, LLC, No. 68116 as Amended, dated February 20, 2004.



LAND USE SUMMARY

TRACTS	0.192 ACRES	4.9%
LOTS	2.901 ACRES	73.4%
STREETS	0.860 ACRES	21.7%
TOTAL	3.953 ACRES	100.0%

BASIS OF BEARINGS

The bearings hereon are grid bearings of the Mesa County SIMSCLS determined by GPS observation on a MCSM standard brass monument at the center east 1/16 corner of Section 9, Township 1 South, Range 1 East of the Ute Meridian and a MCSM standard brass monument for the east quarter corner said Section 9. The bearing of this line is South 89 '58 '09" East.

MCSM - MESA COUNTY SURVEY MARKER

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.

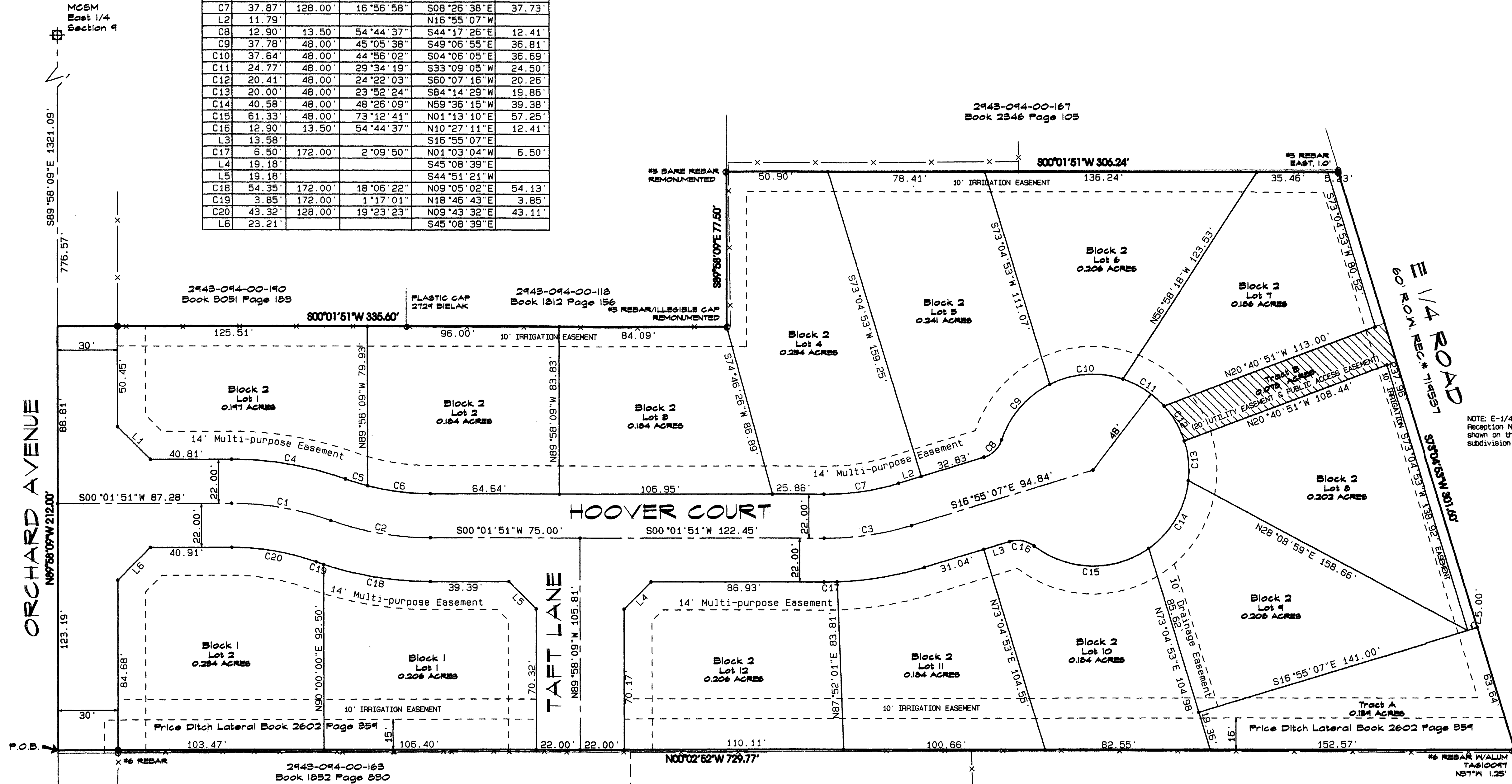
FRUITVALE ESTATES
Native Development, Inc.

SECTION: NE1/4 SE1/4 S.9	TOWNSHIP: 1 South	RANGE: 1 East	MERIDIAN: UTE
THOMPSON-LANGFORD CORPORATION			
529 25 1/2 ROAD - B-210 (970) 243-6067			
Grand Junction CO 81505 tlc@tlcwest.com			
S:\Survey\0555 Disraeli\native plat pro			Job No. 0555-002
Drawn: bkb	Checked: drs	Date: Mar 23, 2004	Sheet 1 of 2

FRUITVALE ESTATES

LINE/CURVE TABLE

LINE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	50.76'	150.00'	19°23'23"	S09°43'32"W	50.52'
C2	50.76'	150.00'	19°23'23"	S09°43'32"W	50.52'
C3	44.37'	150.00'	16°56'58"	S08°26'38"E	44.21'
L1	23.21'			N44°51'21"E	
C4	58.21'	172.00'	19°23'23"	S09°43'32"W	57.93'
C5	11.62'	128.00'	5°12'13"	S16°49'07"W	11.62'
C6	31.69'	128.00'	14°11'11"	S07°07'26"W	31.61'
C7	37.87'	128.00'	16°56'58"	S08°26'38"E	37.73'
L2	11.79'			N16°55'07"W	
C8	12.90'	13.50'	54°44'37"	S44°17'26"E	12.41'
C9	37.78'	48.00'	45°05'38"	S49°06'55"E	36.81'
C10	37.64'	48.00'	44°56'02"	S04°06'05"E	36.69'
C11	24.77'	48.00'	29°34'19"	S33°09'05"W	24.50'
C12	20.41'	48.00'	24°22'03"	S60°07'16"W	20.26'
C13	20.00'	48.00'	23°52'24"	S84°14'29"W	19.86'
C14	40.58'	48.00'	48°26'09"	N59°36'15"W	39.38'
C15	61.33'	48.00'	73°12'41"	N01°13'10"E	57.25'
C16	12.90'	13.50'	54°44'37"	N10°27'11"E	12.41'
L3	13.58'			S16°55'07"E	
C17	6.50'	172.00'	2°09'50"	N01°03'04"W	6.50'
L4	19.18'			S45°08'39"E	
L5	19.18'			S44°51'21"W	
C18	54.35'	172.00'	18°06'22"	N09°05'02"E	54.13'
C19	3.85'	172.00'	1°17'01"	N18°46'43"E	3.85'
C20	43.32'	128.00'	19°23'23"	N09°43'32"E	43.11'
L6	23.21'			S45°08'39"E	



NOTE: E-1/4 Road right-of-way dedicated on plat recorded at Reception No. 719537, which contains ambiguous data. Line shown on this plat determined by reconciling old plat with later subdivision plats and found survey markers.

LIST OF ABBREVIATIONS USED ON THIS PLAT

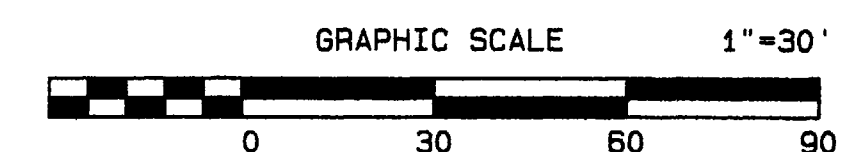
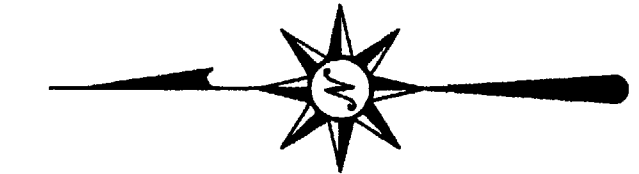
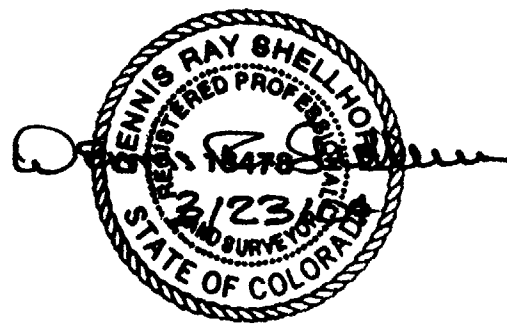
N: NORTH
 E: EAST
 S: SOUTH
 W: WEST
 MCSM: MESA COUNTY SURVEY MARKER
 DELTA: INTERIOR/DEFLECTION ANGLE OF CURVE
 T: TOWNSHIP
 R.: RANGE
 R.O.W.: RIGHT-OF-WAY
 PLS.: PROFESSIONAL LAND SURVEYOR

LEGEND

- ⊕ FOUND BRASS CAP
- SET #5 REBAR/CAP PLS 18478 IN CONCRETE
- FOUND PIN & CAP
- X— FENCE LINE

BASIS OF BEARINGS

The bearings hereon are grid bearings of the Mesa County SIMSLCS determined by GPS observation on a MCSM standard brass monument at the center east 1/16 corner of Section 9, Township 1 South, Range 1 East of the Ute Meridian and a MCSM standard brass monument for the east quarter corner said Section 9. The bearing of this line is South 89°58'09" East.



SEE SHEET 1 FOR SURVEYOR'S STATEMENT

FRUITVALE ESTATES
 Native Development, Inc.

SECTION: NE 1/4 SE 1/4 S 9 | TOWNSHIP: 1 South | RANGE: 1 East | MERIDIAN: UTE

THOMPSON-LANGFORD CORPORATION
 828 25 1/2 ROAD - B-810 (970) 243-8087
 Grand Junction CO 81505 tlc@tlowest.com

S:\Survey\0555 Disraeli\native plat.pro | Job No. 0555-002

Drawn: bkb | Checked: drs | Date: Mar 23, 2004 | Sheet 2 of 2

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.