

LA ROCHE ENTERPRISE PHASE 4

DEDICATION AND OWNERSHIP STATEMENT

KNOW ALL MEN BY THESE PRESENTS:

Koos Tri-Star LLC, is the owner of a parcel of land being that certain tract of land in the SW1/4 of Section 16 and the SE1/4 of Section 17, in Township One South, Range One West of the Ute Meridian, Grand Junction, Colorado, recorded in Book 3576 at Page 449 of the Mesa County real property records, and being more particularly described as follows:

All that certain part of "La Roche Enterprise (Lot 1, Block 6, The Ridges Filing No. Two)" subdivision in Section 16, Township One South, Range One West of the Ute Meridian in the City of Grand Junction, County of Mesa, State of Colorado, described as follows:

Commencing at a Mesa County Survey Marker for the S.W. Corner of said Section 16, from whence a Mesa County Survey Marker for the W1/16 Corner of said Section 16 bears N89°16'39"E, according to the plat of said subdivision, as recorded in Plat Book 12 at Page 372 of the Office of the Mesa County Clerk and Recorder; thence N37°03'36"E, on the boundary line of said subdivision, for a distance of 100.00 feet; thence, continuing on said boundary line, S80°32'44"E for a distance of 70.43 feet to the point of beginning; thence, leaving said boundary line, N21°22'22"E for a distance of 86.76 feet; thence S68°37'38"E for a distance of 102.27 feet; thence N85°36'40"E for a distance of 125.40 feet; thence S09°27'16"W for a distance of 93.77 feet to the intersection with said boundary line; thence N80°32'44"W for a distance of 239.74 feet to the beginning.

[17,788 sqft..]

Said Owner has by these presents laid out, platted and subdivided the above described real property into Lots, Blocks and Tracts as shown hereon, and designated the same as La Roche Enterprise Phase 4, a subdivision in the City of Grand Junction, County of Mesa, State of Colorado, and does hereby offer the following dedications and grants:

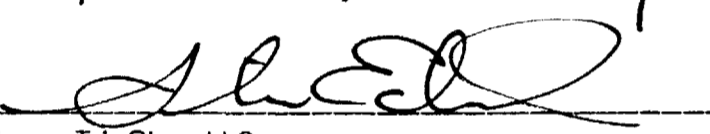
All utility easements shown hereon are hereby dedicated to the City of Grand Junction for the use of City-approved public utilities as perpetual, non-exclusive easements for the installation, operation, maintenance and repair of utilities and appurtenant facilities including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, and communication lines.


All drainage easements shown hereon are hereby dedicated to the City of Grand Junction as perpetual, non-exclusive easements for the installation, operation, maintenance, and repair/replacement of drainage facilities for the conveyance of runoff water which originated within the area hereby platted or from upstream areas, through natural or man-made facilities above or below ground.

All 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 easements, 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 prevent reasonable ingress and egress to and from the easement.

IN WITNESS WHEREOF, said owner has caused its name to be hereunto subscribed this

16th day of July, A.D., 2004


 Koos-Tri Star LLC,
 Steve Edwards


 Koos-Tri Star LLC,
 Alan D. Koos


STATE OF COLORADO)

COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 16th day of July, A.D., 2004 by Koos Tri-Star LLC by ALAN D. KOOS, STEVE EDWARDS

My commission expires: 12/8/07

WITNESS MY HAND AND OFFICIAL SEAL.


 Donna K. Ray
 Notary Public

HOMEOWNERS CERTIFICATION

The La Roche Condominium Association, Inc., hereby certifies that it has examined this plat of La Roche Enterprise Phase 4, and consents to the dedication of land described in said dedication by the owners thereof and agrees that the plat and dedications of La Roche Enterprise as recorded in Plat Book 12 at Page 372 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 President, with the authority of its board of directors, this 16th day of July, 2004

by: Earl Resner, PRESIDENT
 Earl Resner, President for La Roche Condominium Association, Inc.

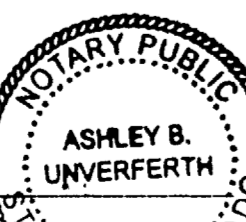
STATE OF COLORADO)

COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 16th day of July, A.D., 2004. By Earl Resner, President for La Roche Condominium Association, Inc.

My commission expires: 12-10-05

WITNESS MY HAND AND OFFICIAL SEAL.


 Ashley B. Unverferth
 Notary Public

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.

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)

COUNTY OF MESA) ss

I hereby certify that this instrument was filed in my office at 1:11 o'clock P.M., this 23rd day of July, A.D., 2004, and is duly recorded as Reception Number 2203904 in Book 3702, Page 230 through 231 inclusive. Drawer No. PP-74

Clerk and Recorder _____ Deputy _____ Fees 20.00 1.00

Covenants, Conditions, and Restrictions recorded in Book 1119 at Page 809 and amended in Book 1139 at Page 656 ("The Ridges"); and in Book 1365 at Page 644, Book 1419 at Page 968, Book 1450 at Page 673, Book 1928 at Page 165, Book 1942 at Page 554, Book 1957 at Page 647, Book 2046 at Page 939, and Book 2054 at Page 769 (La Roche Condominiums).

TITLE CERTIFICATION

State of Colorado
 County of Mesa

We Abstract and 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 the hereon described property, that we find the Title to the property is vested to Koos Tri-Star LLC, A Colorado Limited Liability Company; 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: 7-15-04 by: Donald K. Paris
 for Abstract and Title Co. of Mesa County, Inc.

LIENHOLDERS RATIFICATION OF PLAT

The undersigned, hereby certifies that it is a holder of security interests 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 its security interests which are recorded in Book 3576, Page 467 and in Book 3642, Page 848 of the public records at 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 15th day of July

by: Thomas W. Espeland
 Thomas W. Espeland, Vice President
 For Wells Fargo Bank West, N.A., 359 Main Street, Grand Junction, Co 81501

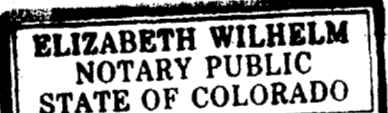
STATE OF COLORADO)

COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 15th day of July, A.D., 2004 by Thomas W. Espeland, Vice President
 For Wells Fargo Bank West, N.A., 359 Main Street, Grand Junction, Co 81501

My commission expires: May 22, 2005

WITNESS MY HAND AND OFFICIAL SEAL.


 Elizabeth Wilhelm
 Notary Public

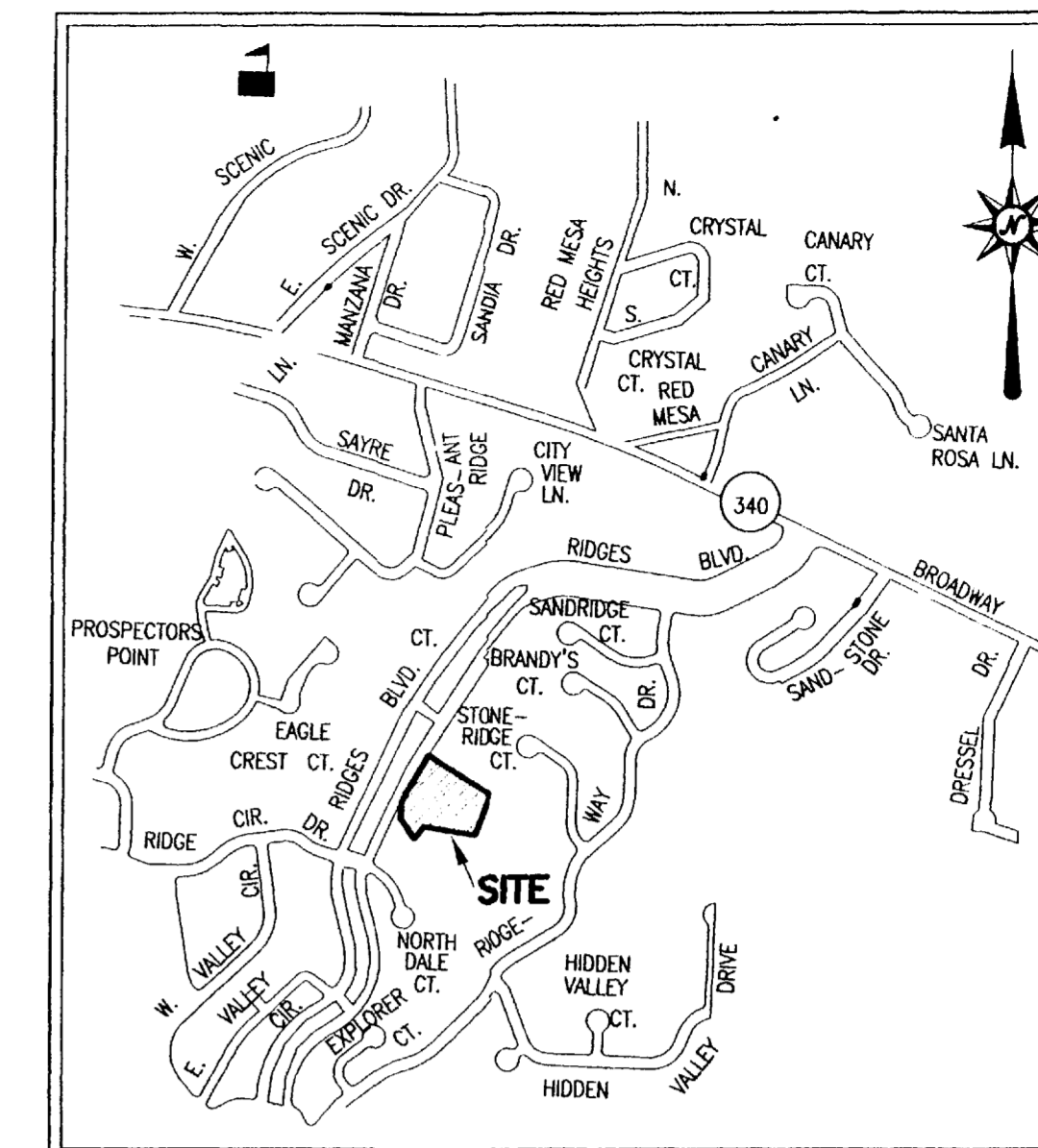
CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL

Approved this 23rd day of July, A.D. 2004

Mayor: Bob Hill City Manager: [Signature]

GENERAL NOTES:

- Title information from Mesa County real property records and from Abstract and Title Co. of Mesa County, Inc., file No. 00911910 C, effective date 11/24/03 and file No. 00911910, effective date 1/27/04 and file No. 00912783 C2, effective date 6/23/04.
- Reference is made hereon to the plat of "La Roche Enterprise (Lot 1, Block 6, The Ridges Filing No. Two)", recorded in Plat Book 12 at Page 372.
- Regarding any and all easements affecting the existing real property interests of La Roche Condominiums, reference is made hereon to the "Declaration - La Roche Condominiums" recorded in Book 1365 at Page 644; the "Supplemental Declaration - La Roche Condominiums" recorded in Book 1419 at Page 968; the "Second Supplemental Declaration - La Roche Condominiums" recorded in Book 1450 at Page 673; the "Amendment to Declaration - La Roche Condominiums" recorded in Book 1942 at Page 554; the "Second Amendment to Declaration - La Roche Condominiums" recorded in Book 1957 at Page 647; the "Amendment to Declaration - La Roche Condominiums" recorded in Book 2046 at Page 939; and the "Amended Third Supplemental Declaration - La Roche Condominiums" recorded in Book 2054 at Page 769.
- Basis of bearings as per recorded plat (Plat Book 12, Page 372), between Mesa County Survey Markers for the S.W. Corner of Section 16 and the W1/16 Corner; N89°16'39"E 1305.75 feet.



VICINITY MAP

FOR CITY OF GRAND JUNCTION USE

Additional instruments documenting property interests and rights of others relative to the lands platted hereon are recorded as follows:

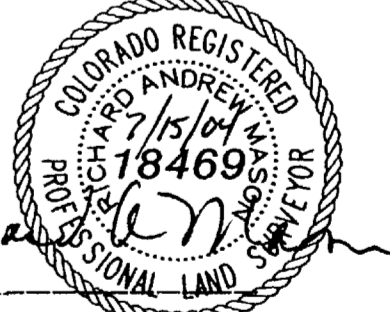
"Drainage Easement" "D-1" & "D-2", Book 3702, Page(s) 226-227
 deed of grant,
 "Utility Easement" Book 3702, Page(s) 228-229
 "A-1", deed of grant,
 Ingress/Egress Easement Book 3702, Page(s) 124-225
 "A-1", deed of grant,
 Fourth Amendment to Declaration - Book 3702, Page(s) 232-233
 La Roche Condominiums

ENGINEERED FOUNDATIONS REQUIRED FOR IMPROVEMENTS ON LOTS E1 THROUGH G2.

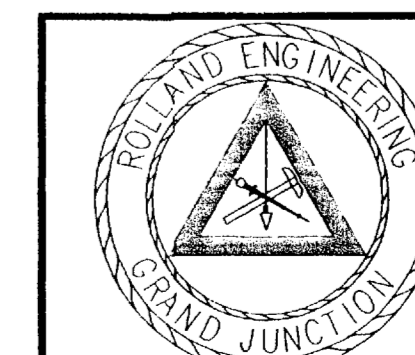
ACRE SUMMARY		
DESCRIPTION	ACRES	% TOTAL
BLOCK 1	0.41	100.00%
TOTAL	0.41	100.00%

SURVEYOR'S CERTIFICATE

I, Richard A. Mason, do hereby certify that the accompanying plat of La Roche Enterprise Phase 4, a subdivision of a part of the City of Grand Junction, County of Mesa, has been prepared under my direct supervision and accurately represents a field survey of the same. Also said plat conforms to all applicable survey requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations.


 Richard A. Mason
 Registered Professional Land Surveyor
 P.L.S. No. 18469

Date: July 15, 2004

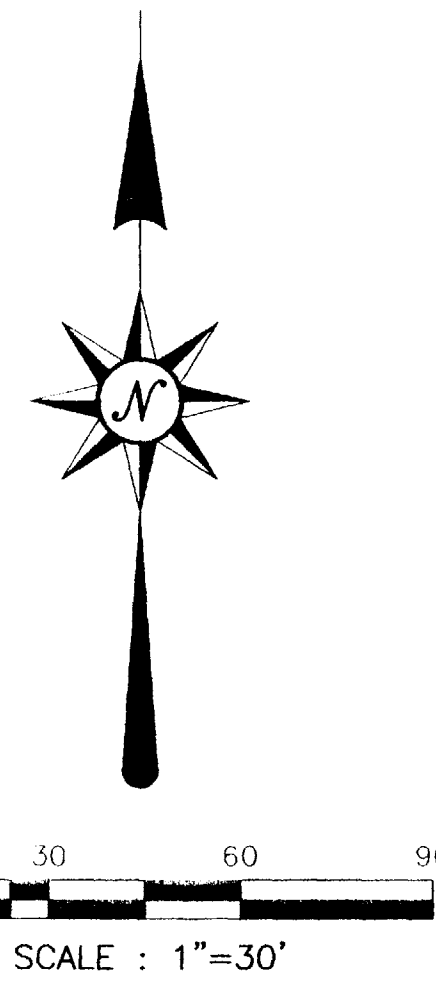


ROLLAND ENGINEERING
 405 Ridges Blvd
 Grand Jct, CO 81503
 (970) 243-8300

File Name: C:\PROJECTS\4002\4002PLAT-NEW-NEW.DWG			
LA ROCHE ENTERPRISE PHASE 4			
IN THE SW1/4 OF SECTION 16 AND THE SE1/4 OF SECTION 17 T1S, R1W, OF THE UTE MERIDIAN MESA COUNTY COLORADO			
Designed	Checked	Proj#	Sheet
Drawn	RAM	4002	1
Date: 7/15/04		of 2	

LA ROCHE ENTERPRISE PHASE 4

CITY OF GRAND JUNCTION
OPEN SPACE
ZONING=PD



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 31°11'50" W	85.65'
L2	S 58°48'10" E	10.00'
L3	S 31°19'21" E	61.32'
L4	S 31°19'21" E	50.86'
L5	S 31°19'21" E	10.46'
L6	S 75°56'09" E	75.84'
L7	S 51°45'25" E	57.00'
L8	S 51°45'25" E	38.20'
L9	S 51°45'25" E	18.80'
L10	S 68°03'10" E	102.35'
L11	S 20°14'43" E	110.94'
L12	S 20°14'43" E	87.01'
L13	S 20°14'43" E	23.94'
L14	S 85°36'40" W	55.87'
L15	N 68°37'38" W	184.47'
L16	N 14°57'42" E	154.58'
L17	S 10°04'56" E	122.53'
L18	S 68°37'38" E	45.80'
L19	N 85°36'40" E	75.93'
L20	N 32°30'00" E	83.00'
L21	N 89°30'00" E	63.84'
L22	N 62°00'00" E	48.32'
L23	N 80°32'44" W	1.84'
L24	N 80°32'44" W	25.29'
L25	N 80°32'44" W	4.00'
L26	N 09°27'16" E	67.00'
L27	N 34°23'20" W	28.91'
L28	N 85°36'40" E	13.86'
L29	S 34°23'20" E	26.00'
L30	S 04°23'20" E	74.58'
L31	N 04°23'20" W	27.10'
L32	S 85°36'40" W	13.34'
L33	N 85°36'40" E	9.74'
L34	S 80°32'44" E	66.56'
L35	N 09°27'16" E	16.40'

ABBREVIATIONS

N	NORTH
S	SOUTH
E	EAST
W	WEST
SE	SOUTHEAST
SW	SOUTHWEST
T	TOWNSHIP
R	RANGE
U.M.	UTE MERIDIAN
NO.	NUMBER
P.L.S.	PROFESSIONAL LAND SURVEYOR

LEGEND

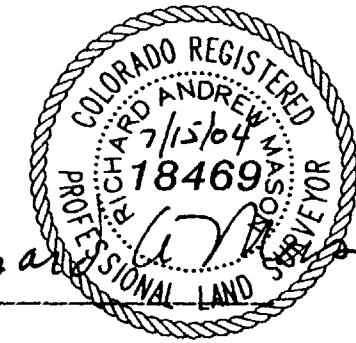
- MESA COUNTY SURVEY MARKER
- ⊕ 2-1/2" BRASS CAP & 1" PIPE STAMPED 2280
- FOUND PK NAIL
- ⊙ FOUND 5/8" REBAR & CAP LS-9960
- ⊙ FOUND 5/8" REBAR (NO CAP) PLACED ALLOY CAP LS-18469
- ⊗ SET REBAR & CAP LS-18469

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	23.98'	23.75'	S 45°03'46" E	27°28'49"
C2	47.50'	87.76'	75.80'	S 32°40'58" W	105°51'23"
C3	47.50'	69.30'	63.31'	N 26°49'58" W	83°35'20"
C4	47.50'	39.45'	38.33'	N 44°49'59" W	47°35'18"
C5	47.50'	29.85'	29.36'	N 03°02'19" W	36°00'02"
C6	67.50'	54.94'	53.43'	N 42°03'34" E	48°37'55"
C7	67.50'	23.84'	23.72'	S 78°29'38" W	20°14'08"
C8	67.50'	35.72'	35.30'	S 17°13'07" W	30°19'06"
C9	67.50'	62.71'	60.48'	S 58°59'40" W	53°14'00"

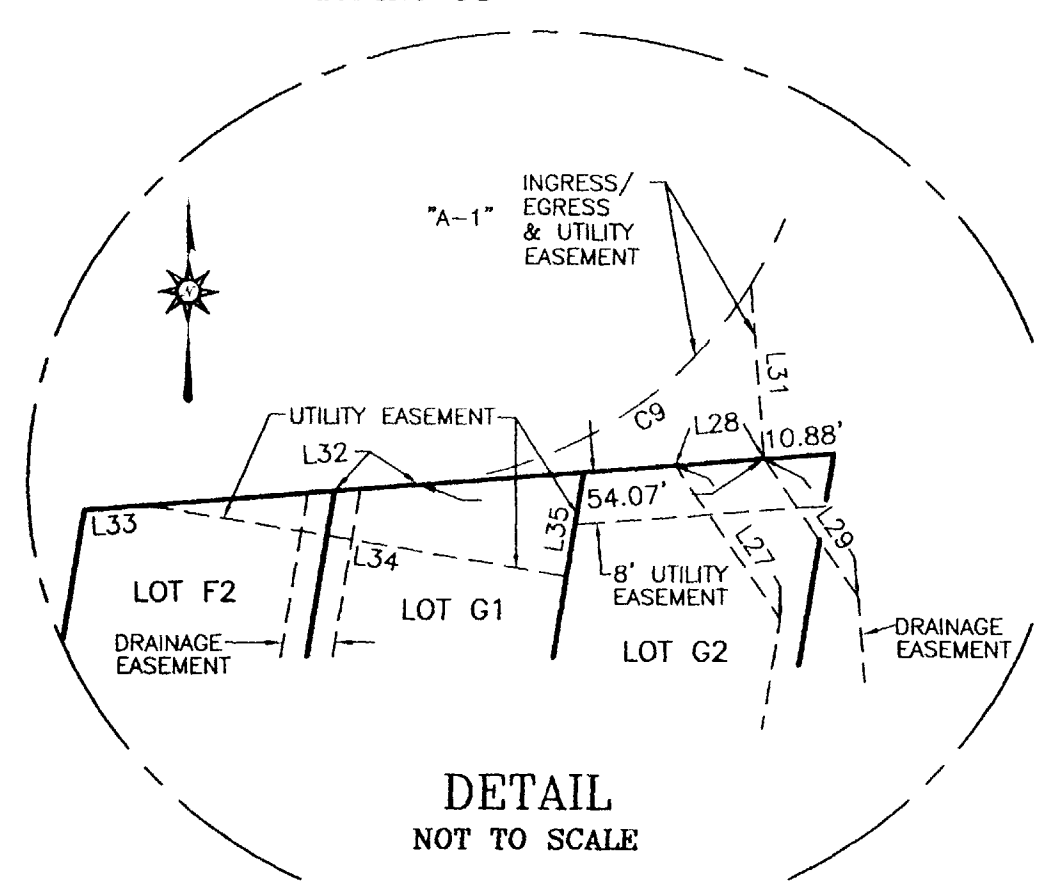
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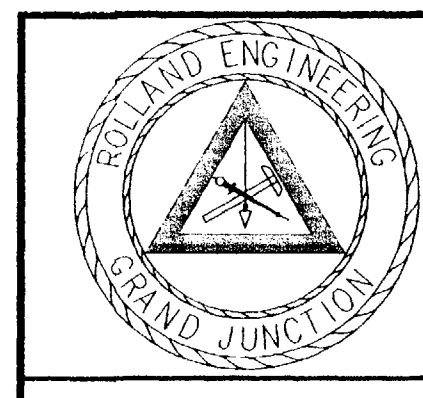
MCSM NO. 554
S.W. CORNER
SE1/4 SW1/4
SECTION 16
T1S, R1W, U.M.
(W 1/16 CORNER)

MCSM NO. 552
S1/4 CORNER
SECTION 16
T1S, R1W, U.M.

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Designed	Checked	RAM	Proj# 4002
Drawn	Date	7/15/04	Sheet 2
			Of 2

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