

DESERT WEST SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Elsteph Investment Company, L.L.C., a Colorado Limited Liability Company, is the owner of that real property located in part of the Northwest Quarter (NW¼) of Section 10, Township 1 South, Range 1 West of the Ute Meridian, Grand Junction, Mesa County, Colorado, being more particularly described as follows: (Original Warranty Deed Book 3155, Page 700.)

Lots 12 and 13, Block 3, WESTGATE PARK SUBDIVISION located in the NW¼ Section 10, Township 1 South, Range 1 West, Ute Meridian, City of Grand Junction, Mesa County, Colorado, and shown on Plat recorded in Plat Book 12, Page 134, Mesa County records.

Said lot containing 14861 square feet, more or less.

That said owners have 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 DESERT WEST SUBDIVISION, a subdivision in the City of Grand Junction, Colorado, and hereby offers the following dedications and grants:

All Multipurpose Easements 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 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.

IN WITNESS WHEREOF, said owners, Elsteph Investment Company, L.L.C., a Colorado Limited Liability Company, has caused their names to be hereunto subscribed this 28th day of July, A.D. 2004.

by: Edison S. Lenhart (title) Manager
for: Elsteph Investment Company, L.L.C., a Colorado Limited Liability Company

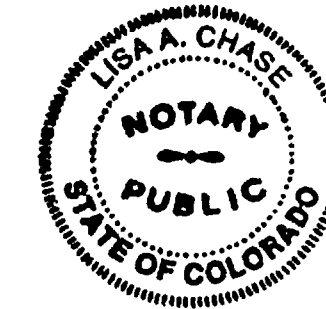
NOTARY PUBLIC'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA }

The foregoing instrument was acknowledged before me by EDISON S. LENHART (title) MANAGER for Elsteph Investment Company, L.L.C., a Colorado Limited Liability Company this 28th day of JULY, A.D., 2004.

Rita C. Chase
Notary Public

My Commission Expires 4.18.2007



LIENHOLDERS RATIFICATION OF PLAT

THE UNDERSIGNED, hereby certifies that it is a holder of a security interest upon the property described 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, as shown in document recorded at Book 3155, Pages 701 through 710, public records of Mesa County, Colorado, shall be subordinated to the dedications shown hereon. Wells Fargo Bank West, N.A.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its Vice President, Jeffrey E. Parker, with the authority of its Board of Directors, this 28th day of July, 2004.

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss
COUNTY OF MESA }

The foregoing instrument was acknowledged before me by JEFFREY E. PARKER VICE PRES. for WELLS FARGO this 28th day of JULY, A.D., 2004. BANK WEST, N.A.

Witness my hand and official seal:

Rita C. Chase
Notary Public

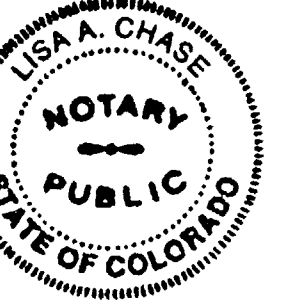
My Commission Expires 4.18.2007

TITLE CERTIFICATION

STATE OF COLORADO } ss
COUNTY OF MESA }

We, Stewart Title of 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 Elsteph Investment 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: 7-28-2004 by: Alvin E. Smith, VP of Operations
Name And Title
for: Stewart Title of Grand Junction
Name Of Title Company



GENERAL NOTES

Basis of bearings assume the East line of the NW¼ NW¼ of Section 10 to bear South 00 degrees 01 minutes 14 seconds East, a distance of 1319.08 feet. Both monuments on this line are BLM Survey Markers.

Note: Property corners located during this survey that were within 0.25± feet of the calculated point were accepted as being "in position".

Easement and Title Information provided by Stewart Title Guaranty Company, Commitment No. 03007119A-C2, dated June 10, 2004.

CITY OF GRAND JUNCTION APPROVAL

This plat of DESERT WEST SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 28th day of August, A.D., 2004.

City Manager: [Signature]

President of City Council: [Signature]

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA }

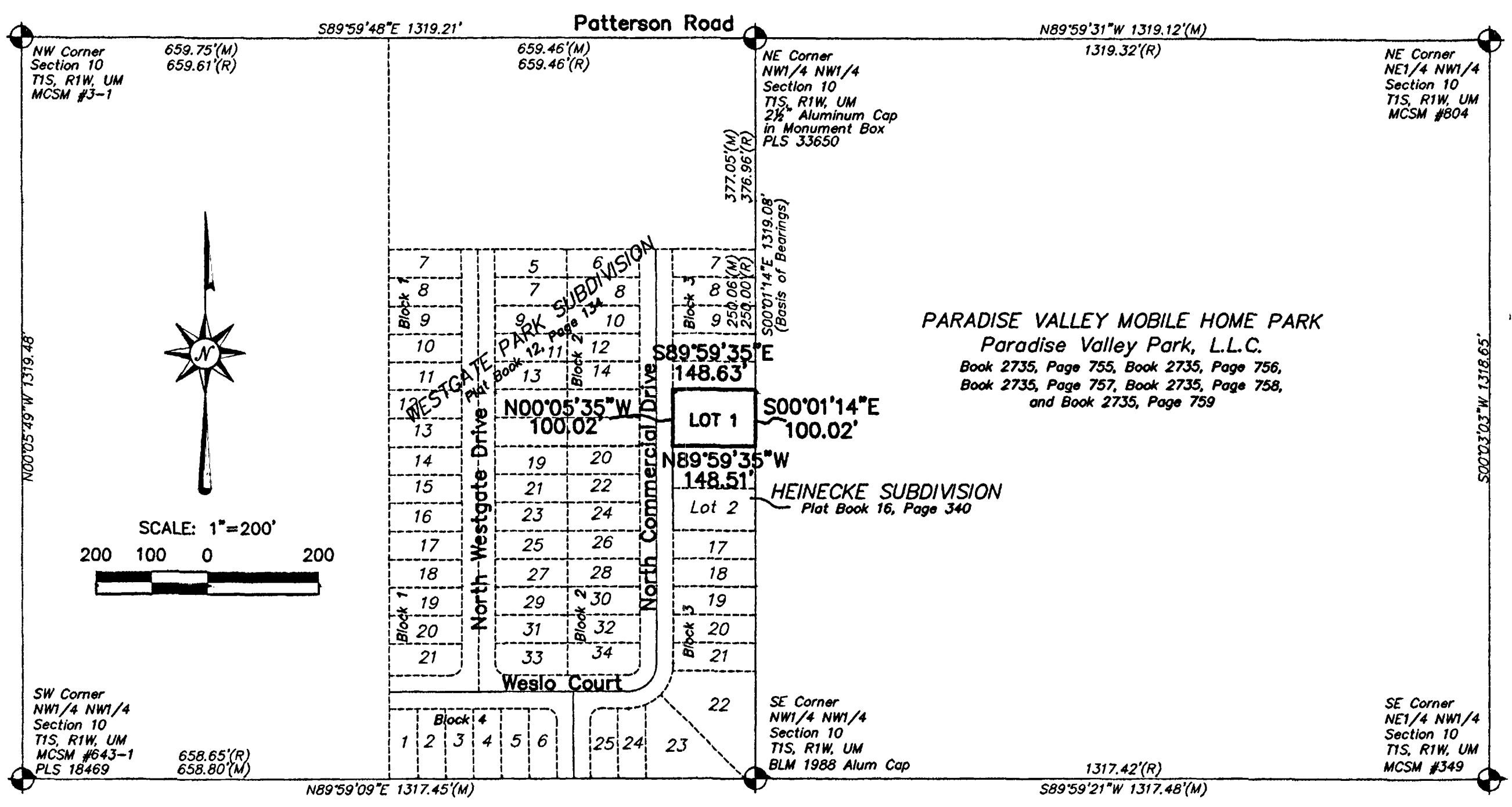
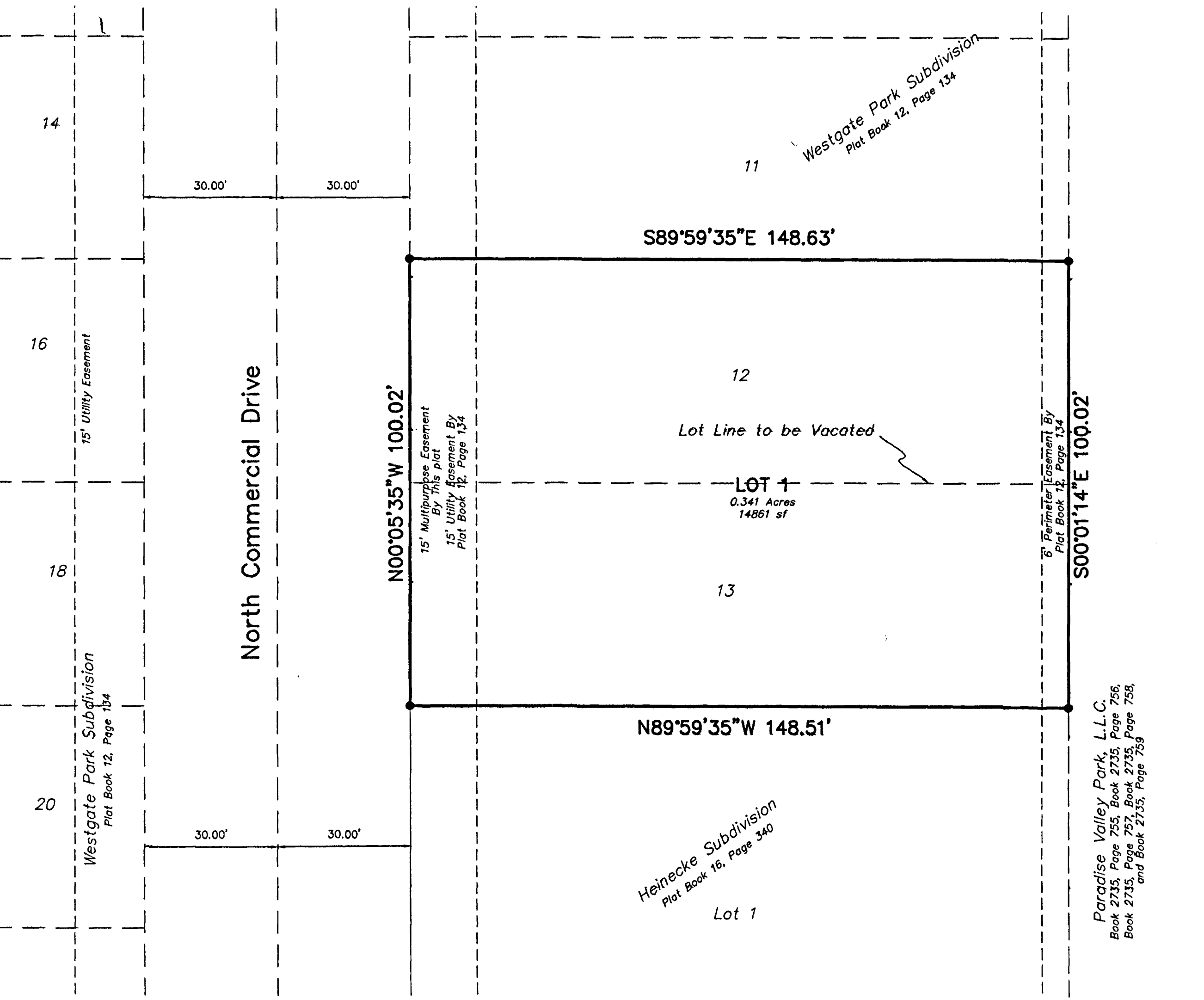
I hereby certify that this instrument was filed in my office at 4:32 o'clock

P.M., August 2, A.D., 2004, and was duly recorded in Book 3957

Page No. 431 Reception No. 2267345 Drawer No. RR-11 Fees: 410.00 + 1.00

Clerk and Recorder

By: _____
Deputy



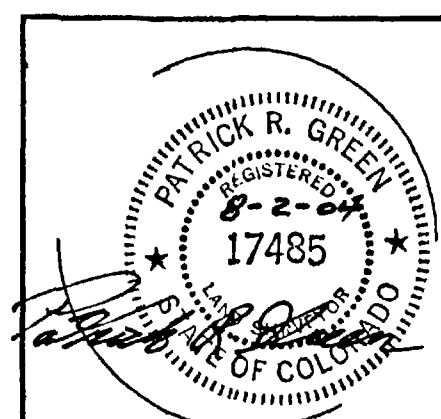
AREA SUMMARY			
LOTS	=	0.341 Acres	100.00 %
TOTAL	=	0.341 Acres	100.00 %

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 CERTIFICATION SHOWN HEREON.

SURVEYOR'S CERTIFICATION

I, Patrick R. Green, do hereby certify that the accompanying plat of DESERT WEST SUBDIVISION, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared under my direct supervision and represents a field survey of same. This plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development code and the applicable laws of the State of Colorado.

Date certified August 2, 2004



DESERT WEST SUBDIVISION
OF LOTS 12 AND 13 LOCATED IN
BLOCK 3, WESTGATE PARK SUBDIVISION
NW¼ SECTION 10, T1S, R1W, UM
GRAND JUNCTION, MESA COUNTY, COLORADO

LANDesign

PROJ. NO. 2003-60	SURVEYED	DRAWN	CHECKED	SHEET	OF
DATE: May, 2004	RAD	RSK	PRG	1	1

PATRICK R. GREEN
COLORADO PROFESSIONAL LAND SURVEYOR
P.L.S. NO. 17485