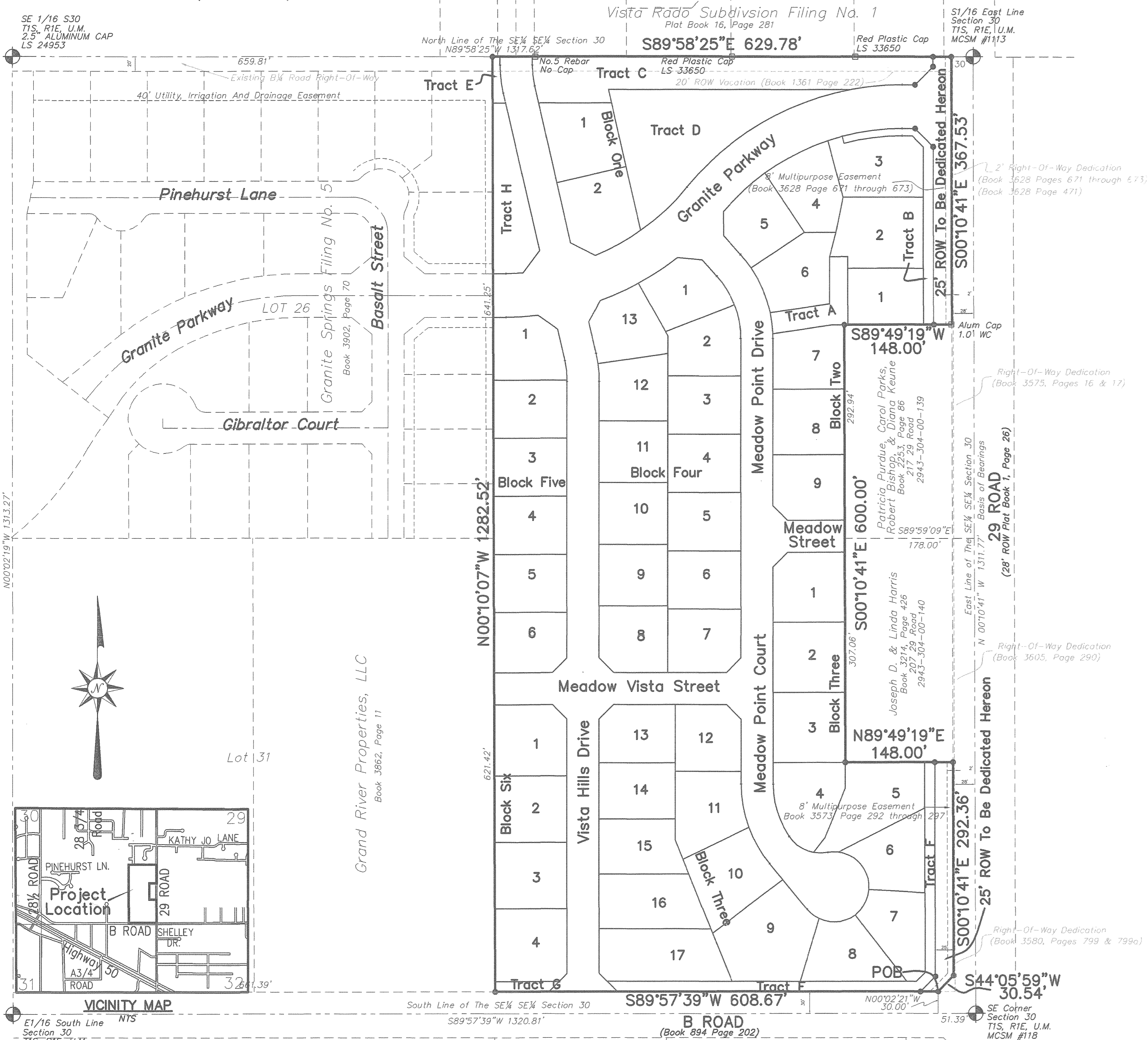


CHIPETA HEIGHTS SUBDIVISION

OF PARCELS LOCATED IN
LOT 25 AND LOT 32 OF GRAND JUNCTION
ORCHARD MESA LAND COMPANY'S ORCHARD SUBDIVISION
AS SHOWN ON PLAT RECORDED IN PLAT BOOK 1, PAGE 26, MESA COUNTY RECORDS
SE1/4, SE1/4, SECTION 30, T1S, R1E, UTE MERIDIAN



DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
That Level III Development LLC, a Colorado limited liability company, is the owner of that real property located in the Southeast Quarter Southeast Quarter (SE 1/4 SE 1/4) of Section 30, Township 1 South, Range 1 East, Ute Meridian, Grand Junction, Mesa County, Colorado being Lot 25 and Lot 32 of Grand Junction Orchard Mesa Land Company's Orchard Subdivision, as shown on Plat recorded in Plat Book 1, Page 26, Mesa County records and being more particularly described as follows: (Original Warranty Deeds Book 3954, Page 175 and Book 3954, Pages 134 & 135.)

COMMENCING at the Southeast corner of said SE 1/4 SE 1/4 Section 30, whence the Northeast Corner of said SE 1/4 SE 1/4 Section 30 bears North 00 degrees 10 minutes 41 seconds West, a distance of 1311.77 feet for a basis of bearings, with all bearings contained herein relative thereto; thence South 89 degrees 57 minutes 39 seconds West, a distance of 51.39 feet, along the South line of said SE 1/4 SE 1/4 Section 30; thence North 00 degrees 02 minutes 21 seconds West, a distance of 30.00 feet, to a point on the North right-of-way line of B Road, as described in Book 894, Page 202, the POINT OF BEGINNING; thence South 89 degrees 57 minutes 39 seconds West, a distance of 608.87 feet, along said North right-of-way line of B Road to a point at the Southeast corner of a tract of land belonging to Grand River Properties, L.L.C., as described in Book 3862, Page 11; thence North 00 degrees 10 minutes 07 seconds West, a distance of 1282.52 feet, along the East line of said Grand River Properties tract and the East line of Granite Springs Subdivision, as shown on plat recorded in Book 3902, Page 70, Mesa County records, to a point on the North line of said SE 1/4 SE 1/4 Section 30; thence South 89 degrees 58 minutes 25 seconds East, a distance of 629.78 feet, along said North line of said SE 1/4 SE 1/4 Section 30, to the West right-of-way line of 29 Road, as described in Book 3628, Page 471 and Book 3628, pages 671 through 673; thence South 00 degrees 10 minutes 41 seconds East, a distance of 367.53 feet, along said West right-of-way line, to the North line of a parcel described in Book 2253, Page 86; thence South 89 degrees 49 minutes 19 seconds West, a distance of 148.00 feet, along the North line of aforementioned parcel, to the Northwest corner of said parcel; thence South 00 degrees 10 minutes 41 seconds East, a distance of 600.00 feet, along said West line of said parcel and the West line of a parcel described in Book 3214, Page 426, to the Southwest corner of this parcel; thence North 89 degrees 49 minutes 19 seconds East, a distance of 148.00 feet, along the South line of said parcel to a point on the West right-of-way line of 29 Road, as described in Book 3580, Pages 799 and 799a; thence, along said West right-of-way line the following two (2) courses: (1) South 00 degrees 10 minutes 41 seconds East, a distance of 292.36 feet; (2) thence South 44 degrees 05 minutes 59 seconds West, a distance of 30.54 feet to the POINT OF BEGINNING.

Said parcel containing an area of 16.496 acres, as described.

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 CHIPETA HEIGHTS SUBDIVISION a subdivision in the City of Grand Junction, Colorado, and hereby offers 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.

All Multipurpose Easements are dedicated 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.

Tract A is granted to the Chipeta Heights Homeowners Association for the use of Lots 1, 2, 6, and 7, Block Two, for the purposes of shared driveway access.

Tracts B, F, and G are granted to the Chipeta Heights Homeowners Association, hereby platted as perpetual easements for landscape buffers, as determined appropriate by said owners.

Tracts B, F, and G are dedicated to the City of Grand Junction as Multipurpose Easements.

Tracts C and E are granted to the Orchard Mesa Irrigation and Drainage District, its successors and assigns for the installation, operation, maintenance and repair of Orchard Mesa Irrigation and Drainage District facilities.

Tract D is granted to the Chipeta Heights Homeowner's Association of the lots and tracts hereby platted as a perpetual easement for (a) the conveyance or storage of irrigation water and storm water through natural or man-made facilities above or below ground; (b) the maintenance and repair of irrigation systems; (c) the use of the City and any water provider, for the installation, operation, maintenance, and repair of irrigation and storm water facilities (c) private open space for the use of the homeowners, as determined appropriate by said owners. The City of Grand Junction is dedicated reasonable ingress/egress access to the drainage/detention easement areas. The owner(s) and/or the property owners' association, if one exists, is not relieved of its responsibility to inspect, install, operate, maintain, and repair the detention and drainage facilities.

Tract H is granted to the Chipeta Heights Homeowner's Association of the lots and tracts hereby platted as private open space for the use of the homeowners, as determined appropriate by said owners.

All Irrigation and Drainage Easements to the Chipeta Heights Homeowners Association, hereby platted as undivided interests (not partitionable), as perpetual easements for the installation, operation, maintenance and repair of irrigation systems and to supply and drain irrigation water.

All Tracts/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 & Detention/Retention easements or tracts, 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, Level III Development LLC, a Colorado limited liability company, has caused its name to be hereunto subscribed this 19th day of June, A.D. 2007.

by William R. Ogle title: MANAGER
for: Level III Development LLC, a Colorado limited liability company

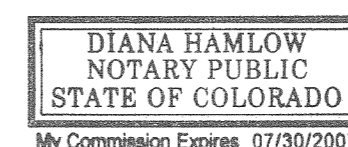
NOTARY PUBLIC'S CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA }

The foregoing instrument was acknowledged before me by William R. Ogle its Manager (title) for Level III Development LLC, a Colorado limited liability company this 19th day of June, A.D., 2007.

Witness my hand and official seal:

Diana Hamlow
Notary Public



My Commission Expires July 30, 2007

SURVEYOR'S CERTIFICATION

I, Jeffrey C. Fletcher, do hereby certify that the accompanying plat of CHIPETA HEIGHTS 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 some. 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 JUNE 22, 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 3954, Pages 136 through 141, 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' Officer, with the authority of its' Board of Directors, this 19th day of June, 2007.

By: Kathleen Belgard Vice President
For: Bank of Colorado (title)

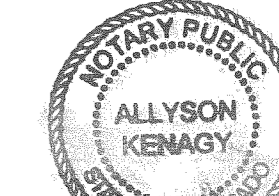
NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO }
COUNTY OF MESA }

The foregoing instrument was acknowledged before me by Kathleen Belgard Vice President (title) for Bank of Colorado this 19th day of June, A.D., 2007.

Witness my hand and official seal:

Allyson Kenagy
Notary Public



My Commission Expires 01/08/2008

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 3954, Pages 176 through 181, 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' Officer, with the authority of its' Board of Directors, this 19th day of June, 2007.

By: Kathleen Belgard Vice President
For: Bank of Colorado (title)

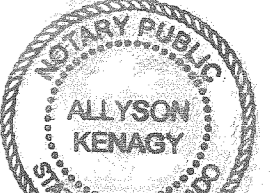
NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO }
COUNTY OF MESA }

The foregoing instrument was acknowledged before me by Kathleen Belgard Vice President (title) for Bank of Colorado this 19th day of June, A.D., 2007.

Witness my hand and official seal:

Allyson Kenagy
Notary Public



My Commission Expires 01/08/2008

TITLE CERTIFICATION

STATE OF COLORADO }
COUNTY OF MESA }

We, First American Heritage Title Company, 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 Level III Development LLC; 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: June 20, 2007 by: Jonathan Bennis, Examine Name And Title

for: First American Heritage Title Company Name Of Title Company

CITY OF GRAND JUNCTION APPROVAL

This plat of CHIPETA HEIGHTS SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 20th day of July, A.D., 2007.

City Manager Guinn Kadlec

Mayor A. J. Ford

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA }

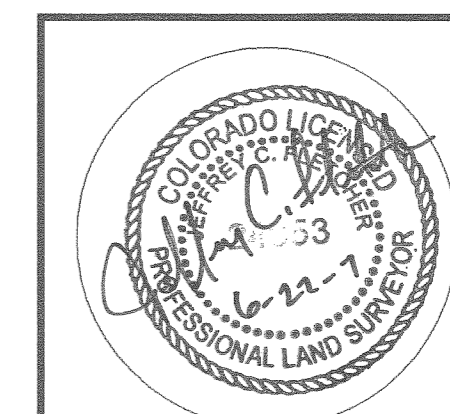
I hereby certify that this instrument was filed in my office at 4:28 o'clock P. M.,

July 3, A.D., 2007, and was duly recorded in Book 4462 Page No. 931+932

Reception No. 2389152 Drawer No. II-102 Fees: 20.00 / 1.00

Janice Rich
Clerk and Recorder

By: Ginny Daughman
Deputy



CHIPETA HEIGHTS SUBDIVISION
A PART OF LOTS 25 & 32
GRAND JUNCTION ORCHARD MESA LAND
COMPANY'S ORCHARD SUBDIVISION
LOCATED IN
THE SE 1/4 SECTION 30, T1S, R1E, U.M.
GRAND JUNCTION, MESA COUNTY, COLORADO
High Desert Surveying, LLC
1673 Highway 50 Unit C
Grand Junction, Colorado 81503
970-254-8649 Fax 970-241-0451

Jeffrey C. Fletcher
COLORADO PROFESSIONAL LAND SURVEYOR
P.L.S. NO. 24953

PROJ	NO.	DATE	SURVEYED	DRAWN	CHECKED	SHEET	OF
	05-75	Dec, 2006	JT/ES	RSK	JCF	1	2

GENERAL NOTES

Basis of bearings is the East line of the SE 1/4 SE 1/4 of Section 30, T1S, R1E, Ute Meridian which bears North 00 degrees 10 minutes 41 seconds West, a distance of 1311.77 feet, based on observation of the Mesa County GPS control network. Both monuments on this line are aliquot survey markers, as noted on the face of this plat.
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 First American Heritage Title Company, Commitment No. 915-H0053409-097-TBE, dated May 6, 2005 and No. 915-H0053069-097-NMC, dated May 6, 2005.

- ALLOTTED SURVEY MARKER, AS NOTED
- SET ALUMINUM CAP ON No. 5 REBAR, PLS 24953
- PER CRS-38-51-105, IN CONCRETE
- FOUND REBAR, AS NOTED
- PK NAIL, SET IN PAVING
- ALUMINUM CAP ON No. 5 REBAR TO BE SET AT ALL LOT CORNERS, PRIOR TO SALE OF ANY LOTS, TO COMPLY WITH CRS-38-51-105
- DELTA ANGLE OF ARC
- RADIUS OF ARC
- LENGTH OF ARC
- CHORD DISTANCE OF ARC
- BUREAU OF LAND MANAGEMENT
- CHORD BEARING OF ARC
- EQUAL SYMBOL
- PERCENT SYMBOL

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.

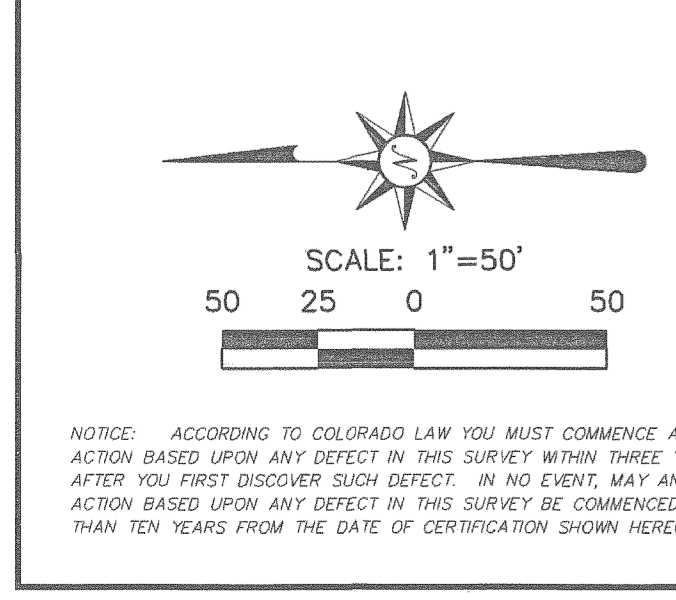
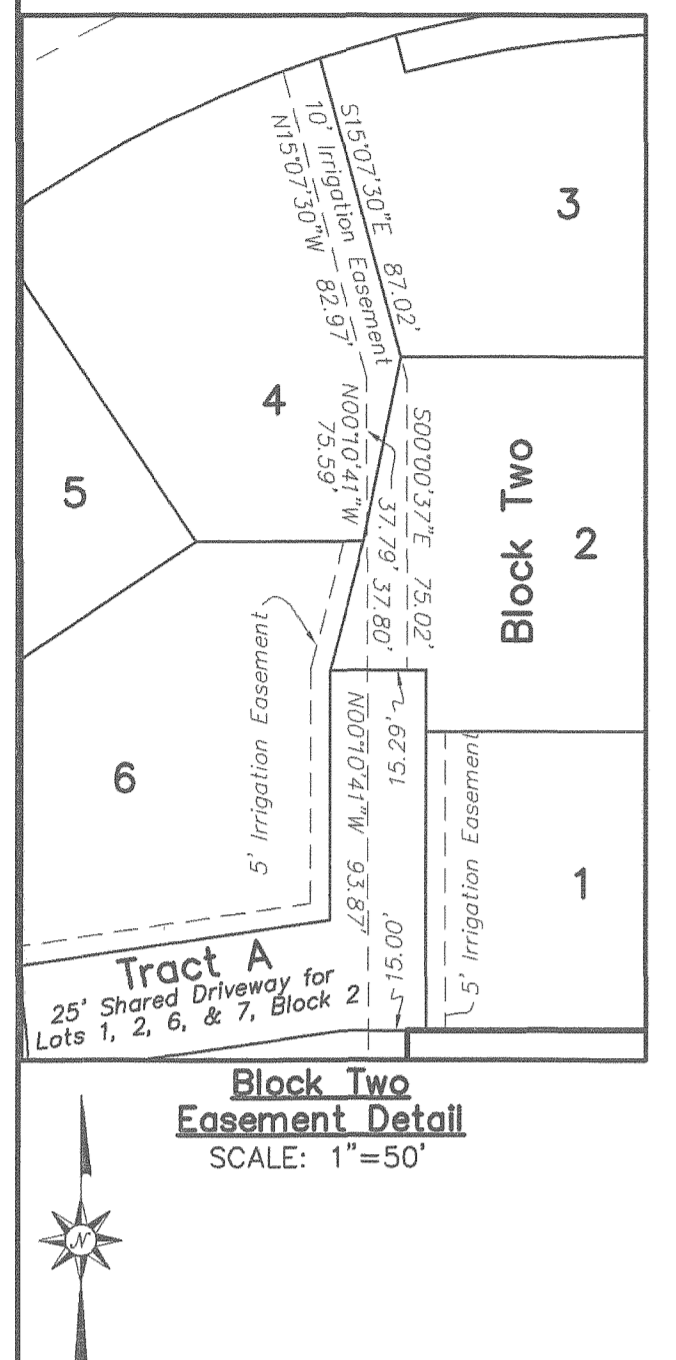
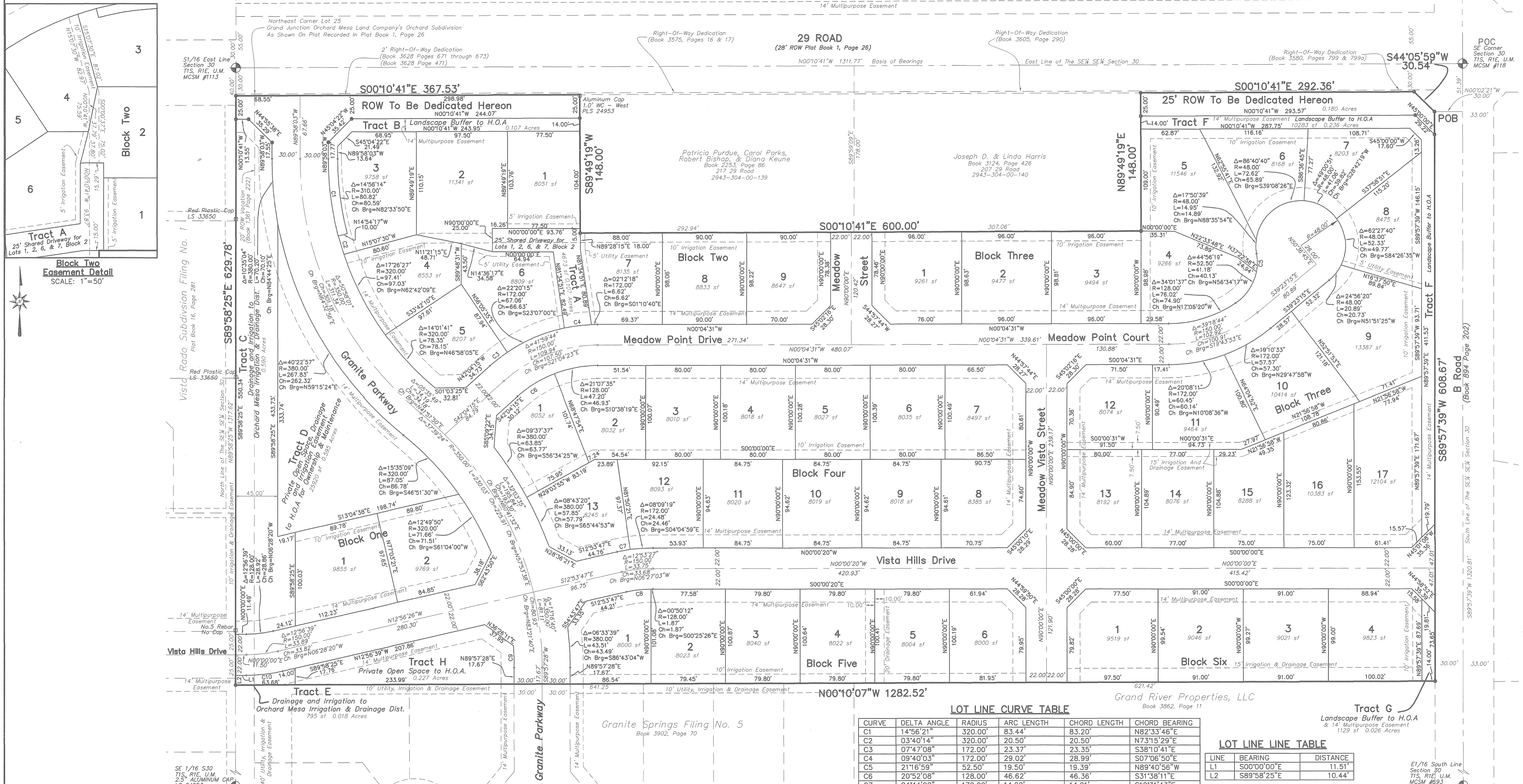
FOR CITY USE ONLY		
Associated	Recorded	Documents
Book	Page(s)	Type
4462	934	Tract A to the Chipeta Heights Homeowners Association
4462	934	Tract B, F, & G to the Chipeta Heights Homeowners Association
4462	935	Tracts C and E to the Orchard Mesa Irrigation and Drainage District
4462	934	Tract D to the Chipeta Heights Homeowners Association
4462	934	Tract H to the Chipeta Heights Homeowners Association
4462	934	All Irrigation & Drainage Easements to the Chipeta Heights Homeowners Association
4462	936	The Declaration of Covenants and Restrictions

LEGEND			
Symbol	Description	Symbol	Description
⊕	ALLOTTED SURVEY MARKER, AS NOTED	⊕	INTERSTATE HIGHWAY SYMBOL
⊕	SET ALUMINUM CAP ON No. 5 REBAR, PLS 24953	⊕	STATE HIGHWAY SYMBOL
⊕	PER CRS-38-51-105, IN CONCRETE	US	UNITED STATES
⊕	FOUND REBAR, AS NOTED	NTS	NOT TO SCALE
⊕	PK NAIL, SET IN PAVING	CRS	COLORADO REVISED STATUTES
⊕	ALUMINUM CAP ON No. 5 REBAR TO BE SET AT ALL LOT CORNERS, PRIOR TO SALE OF ANY LOTS, TO COMPLY WITH CRS-38-51-105	§	SCILICET, USED IN LEGAL DOCUMENTS (LATIN - ONE HALF)
Δ	DELTA ANGLE OF ARC	PLS	PROFESSIONAL LAND SURVEYOR
R	RADIUS OF ARC	No.	NUMBER
L	LENGTH OF ARC	L.L.C.	LIMITED LIABILITY COMPANY
Ch	CHORD DISTANCE OF ARC	A.D.	ANNO DOMINI
BLM	BUREAU OF LAND MANAGEMENT	±	MORE OR LESS
Rgw	RIGHT-OF-WAY	°	DEGREES
POB	POINT OF BEGINNING	′	MINUTES OR FEET
POC	POINT OF COMMENCING	″	INCHES OR SECONDS
HGA	HOMEOWNERS ASSOCIATION	MCSM	MESA COUNTY SURVEY MARKER

AREA SUMMARY		
LOTS	ACRES	PERCENT
TRACT A	10.411	63.11%
TRACT B	0.107	0.65%
TRACT C	0.107	0.65%
TRACT D	0.590	3.58%
TRACT E	0.595	3.61%
TRACT F	0.018	0.11%
TRACT G	0.236	1.43%
TRACT H	0.026	0.16%
TRACT H	0.227	1.38%
ROAD ROW	4.179	25.32%
TOTAL	16.496	100.00%

CHIPETA HEIGHTS SUBDIVISION

OF PARCELS LOCATED IN
 LOT 25 AND LOT 32 OF GRAND JUNCTION
 ORCHARD MESA LAND COMPANY'S ORCHARD SUBDIVISION
 AS SHOWN ON PLAT RECORDED IN PLAT BOOK 1, PAGE 26, MESA COUNTY RECORDS
 SE1/4, SE1/4, SECTION 30, T1S, R1E, UTE MERIDIAN



- LEGEND**
- ALLOT SURVEY MARKER, AS NOTED
 - SET ALUMINUM CAP ON No. 5 REBAR, 24953
 - PER CRS-38-51-105, IN CONCRETE
 - FOUND REBAR, AS NOTED
 - PK NAIL, SET IN PAVING
 - ALUMINUM CAP ON No. 5 REBAR TO BE SET AT ALL LOT CORNERS, PRIOR TO SALE OF ANY LOTS, TO COMPLY WITH CRS-38-51-105
 - DELTA ANGLE OF ARC
 - R RADIUS OF ARC
 - L LENGTH OF ARC
 - Ch CHORD DISTANCE OF ARC
 - Chd CHORD BEARING OF ARC
 - = EQUAL SYMBOL
 - % PERCENT SYMBOL
 - & SYMBOL
 - INTERSTATE HIGHWAY SYMBOL
 - STATE HIGHWAY SYMBOL
 - US UNITED STATES
 - NTS NOT TO SCALE
 - CRS COLORADO REVISED STATUTES
 - PLS SOLICIT, USED IN LEGAL DOCUMENTS (LATIN - ONE HALF)
 - JLS PROFESSIONAL LAND SURVEYOR
 - No. NUMBER
 - L.L.C. LIMITED LIABILITY COMPANY
 - A.D. ANNO DOMINI
 - ± MORE OR LESS
 - ± DEGREES
 - ± MINUTES OR FEET
 - ± INCHES OR SECONDS
 - MCSM MESA COUNTY SURVEY MARKER
 - BLM BUREAU OF LAND MANAGEMENT
 - ROW RIGHT-OF-WAY
 - POB POINT OF BEGINNING
 - POC POINT OF COMMENCING
 - HOA HOMEOWNERS ASSOCIATION

AREA SUMMARY

LOTS	=	10.411 Acres	63.11%
TRACT A	=	0.107 Acres	0.65%
TRACT B	=	0.107 Acres	0.65%
TRACT C	=	0.590 Acres	3.58%
TRACT D	=	0.595 Acres	3.61%
TRACT E	=	0.018 Acres	0.11%
TRACT F	=	0.236 Acres	1.43%
TRACT G	=	0.026 Acres	0.16%
TRACT H	=	0.227 Acres	1.38%
ROAD ROW	=	4.179 Acres	25.32%
TOTAL	=	16.496 Acres	100.00%

LOT LINE CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	14°56'21"	320.00'	83.44'	83.20'	N82°33'46"E
C2	03°40'14"	320.00'	20.50'	20.50'	N73°15'29"E
C3	07°47'08"	172.00'	23.37'	23.35'	S38°10'41"E
C4	09°40'03"	172.00'	29.02'	28.99'	S07°06'50"E
C5	21°16'59"	52.50'	19.50'	19.39'	N89°40'56"W
C6	20°52'08"	128.00'	46.62'	46.36'	S31°38'11"E
C7	04°44'08"	172.00'	14.22'	14.21'	S10°31'43"E
C8	12°03'15"	128.00'	26.93'	26.88'	S06°52'09"E
C9	04°11'06"	320.00'	23.37'	23.37'	S87°54'34"W
C10	12°56'39"	172.00'	36.86'	36.78'	N06°28'20"W

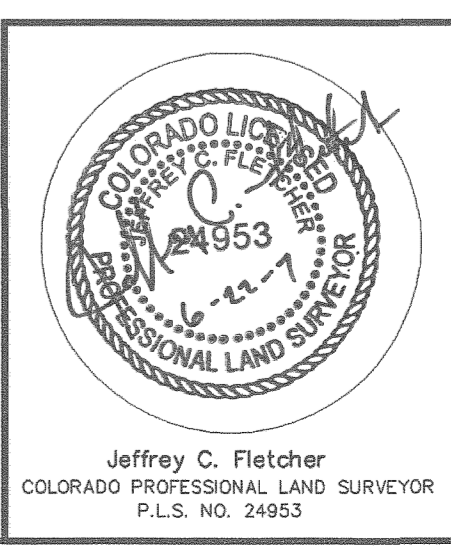
SURVEYOR'S CERTIFICATION

I, Jeffrey C. Fletcher, do hereby certify that the accompanying plat of CHIPETA HEIGHTS 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 JUNE 22, 2007

LOT LINE LINE TABLE

LINE	BEARING	DISTANCE
L1	S00°00'00"E	11.51'
L2	S89°58'25"E	10.44'



CHIPETA HEIGHTS SUBDIVISION
 A PART OF LOTS 25 & 32
 GRAND JUNCTION ORCHARD MESA LAND
 COMPANY'S ORCHARD SUBDIVISION
 LOCATED IN
 THE SE1/4, SE1/4, SECTION 30, T1S, R1E, UTM
 GRAND JUNCTION, MESA COUNTY, COLORADO
High Desert Surveying, LLC
 1673 Highway 50 Unit C
 Grand Junction, Colorado 81503
 970-254-8649 Fax 970-241-0451

PROJ. NO.	05-75	SURVEYED	DRAWN	CHECKED	SHEET	OF
DATE:	May, 2006	JT/ES	RSK	JCF	2	2