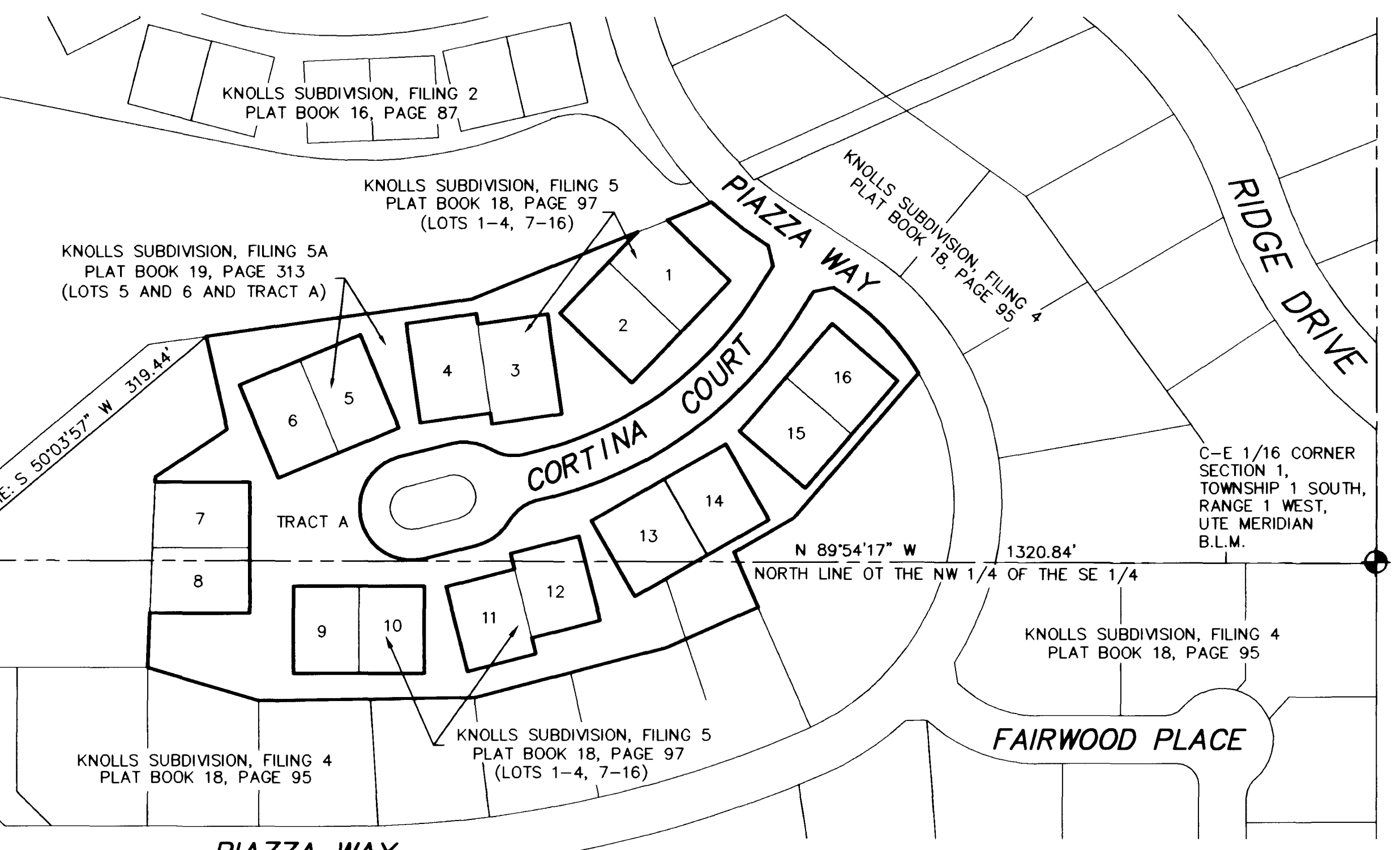


VICINITY MAP

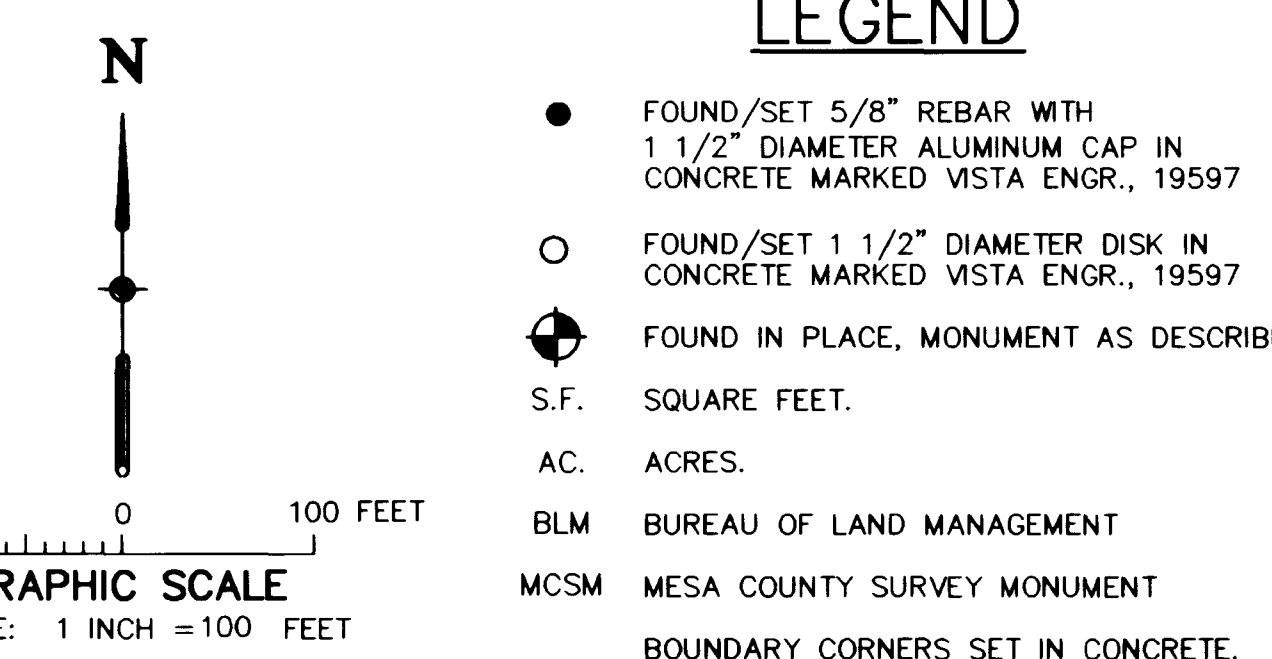
SURVEYOR'S CERTIFICATE
I, Dean E. Ficklin, an employee of Vista Engineering Corporation, and a Professional Land Surveyor, licensed under the laws of the State of Colorado, do hereby state that the accompanying plat of KNOLLS SUBDIVISION, FILING 5B is a subdivision of a part of City of Grand Junction, has been prepared by me and/or under my direct supervision and represents a field survey. This statement is only applicable to the survey data hereon, and does not represent a warranty or opinion as to ownership, lienholders or quality of title.



Dean E. Ficklin
P.L.S., 19597



AREA SUMMARY table with columns for lot/tract, area in acres, and net change in area.



FINAL PLAT OF
KNOLLS SUBDIVISION, FILING 5B
A REPLAT OF LOTS 13 AND 14 OF KNOLLS SUBDIVISION, FILING 5
AND TRACT A OF KNOLLS SUBDIVISION, FILING 5A.
SITUATED IN THE SW 1/4 OF THE NE 1/4 AND NW 1/4 OF THE SE 1/4 OF
SECTION 1, T.1 S., R.1 W., U.M., MESA COUNTY, COLORADO

- NOTES:
1. 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 a defect in this survey be commenced more than ten years from the date of certification shown hereon.
2. BASIS OF BEARINGS: The line between the C-S 1/16 corner and C 1/4 corner, both of Section 1, Township 1 South, Range 1 West, Ute Meridian, Having a Bearing of N 00°00'59" E, as recorded on the Knolls Subdivision, Filing 2 as recorded in Plat Book 16, Page 87 in the records of the Mesa County Clerk and Recorder.
3. Existing property corners which were recovered during this survey which were within 0.25 feet± of the position of record were accepted as being in the proper location as shown by record.
4. This survey does not constitute a title search by this surveyor or Vista Engineering Corp. 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 title policy issued by Stewart Title of Colorado - Grand Junction Division, Order No. 200701682, dated 2007 and Order No. 200701683, dated 2007 and Order No. 200701684, dated 2007.

Items listed in the aforementioned title commitments which affect this property are shown or reconciled hereon. Blanket easements referenced in said title commitments but are unpecific in location may affect the quality of title.

Terms, conditions and provisions of the Contract Agreement and/or Subscription for Stock, including rights of way as granted to Grand Valley Waters Users Association in instrument recorded on March 05, 1908 at Reception Number 73489 in Book 130 at Page 56 and in instrument recorded on March 04, 1926 at Reception Number 217886 in Book 209 at Page 251 and in instrument recorded on June 04, 1928 at Reception Number 236835 in Book 314 at Page 1.

Easement as granted to Grand Valley Rural Power Lines Inc. in instrument recorded on December 19, 1938 at Reception Number 345408 in Book 373 at Page 499.

Avigation easement as granted to Walker Field, Colorado, Public Airport Authority by instrument recorded on May 11, 1988 at Reception Number 1485275 in Book 1692 at Page 594 and instrument recorded on February 10, 1998 at Reception Number 1832034 in Book 2403 at Page 926 and instrument recorded on February 08, 2001 at Reception Number 1983119 in Book 2801 at Page 439.

CERTIFICATE OF OWNERSHIP AND DEDICATION
KNOW ALL MEN BY THESE PRESENTS that Monument Homes Development, Inc, a Colorado corporation, being the owner of record of Lot 13, Knolls Subdivision, Filing 5 the ownership of which is demonstrated at Book 3908, Page 208 in the records of the office of the Mesa County Clerk and Recorder and J. Christopher Comstock and Rosalee G. Comstock being the owners of record of Lot 14, Knolls Subdivision, Filing 5 the ownership of which is demonstrated at Book 3047, Page 370 in the records of the office of the Mesa County Clerk and Recorder and Ravenna Hills Homeowners Association, a Colorado nonprofit corporation, being the owner of record of Tract A of Knolls Subdivision, Filing 5A, the ownership of which is demonstrated at Book 3509, Page 293 in the records of the office of the Mesa County Clerk and Recorder, situated in the SW 1/4 of the NE 1/4 and NW 1/4 of the SE 1/4 of Section 1, Township 1 South, Range 1 West, Ute Meridian, County of Mesa, State of Colorado, do hereby Plat said real property under the name and style of The Knolls Subdivision, Filing 5B, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

Lots 13 and 14 of Knolls Subdivision, Filing 5, according to the Plat thereof recorded in Plat Book 18, Page 97 in the records of the office of the Mesa County Clerk and Recorder and Tract A of Knolls Subdivision, Filing 5A, according to the Plat thereof recorded in Plat Book 19, Page 313, in the records of the Mesa County Clerk and Recorder. Situated in the SW 1/4 of the NE 1/4 and the NW 1/4 of the SE 1/4 of Section 1, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado.

Knolls Subdivision, Filing 5B as described above contains 2.5768 acres more or less. (Lot 13, 0.1414 ac.± plus Lot 14, 0.1194 ac.± plus Tract A, 2.3160 ac.± = 2.5768 ac.±)

That said owners do hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

- 1. All provisions, recorded rights and usage of the Easements and Tracts remain in accordance with the recorded documents for the Knolls Subdivision, Filing 5, according to the Plat thereof recorded in Plat Book 18, Page 97, in the records of the Mesa County Clerk and Recorder.

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; 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 impede the use of the easement and/or prevent the reasonable ingress and egress to and from the easement. Said owners hereby acknowledge that all lien holders or encumbrances, if any, associated with the interests of this plat have been represented hereon.

Owner of Lot 13;
IN WITNESS WHEREOF, said owners have caused their names to be hereunto subscribed this 2nd day of October, A.D., 2007.

Dennis L. Granum, President
Monument Homes Development, Inc.

STATE OF COLORADO )
COUNTY OF MESA ) ss

The foregoing Certificate of Ownership and Dedication was acknowledged before me this 3rd day of October, A.D., 2007, by Dennis L. Granum, President of Monument Homes Development, Inc.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.
My commission expires 12-13-09
Karen A. Davis, Notary Public

Owner of Lot 14;
IN WITNESS WHEREOF, said owners have caused their names to be hereunto subscribed this 20th day of September, A.D., 2007.

J. Christopher Comstock, Owner
Rosalee G. Comstock, Owner.

STATE OF COLORADO )
COUNTY OF MESA ) ss

The foregoing Certificate of Ownership and Dedication was acknowledged before me this 20th day of September, A.D., 2007, by J. Christopher Comstock and Rosalee G. Comstock, as owner of Lot 14.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.
My commission expires 12-13-09
Karen A. Davis, Notary Public

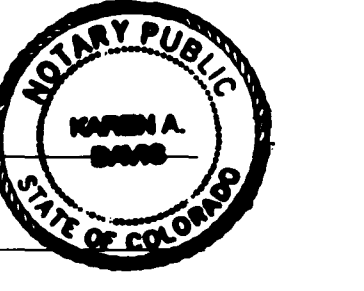
Owner of Tract A;
IN WITNESS WHEREOF, said owners have caused their names to be hereunto subscribed this 14th day of September, A.D., 2007.

Cathy H. Pabst, President
Ravenna Hills Homeowners Association

STATE OF COLORADO )
COUNTY OF MESA ) ss

The foregoing Certificate of Ownership and Dedication was acknowledged before me this 14th day of September, A.D., 2007, by Cathy H. Pabst, President of Ravenna Hills Homeowners Association.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.
My commission expires 12-13-09
Karen A. Davis, Notary Public



TITLE CERTIFICATION

We, Stewart Title of Colorado - Grand Junction Division, 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 Monument Homes Development, Inc. and J. Christopher and Rosalee G. Comstock and Ravenna Hills Homeowners Association, 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.

Executed this 5th day of October, A.D., 2007.
Title examiner (title Division President)

CITY APPROVAL

The Knolls Subdivision, Filing 5B is approved and all dedications accepted this 31st day of October, A.D., 2007.

City Manager
Mayor

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO )
COUNTY OF MESA ) ss

I hereby certify that this instrument was filed for record in the office of the County Clerk and Recorder of Mesa County at 1:04 P.M., on the 8th day of November, A.D. 2007 in Book No. 4551, Page No. 2304231, Reception No. 2411544.
Drawer No. VV-28, Fees 20.00/1.00

Janice Rich, Mesa County Clerk and Recorder
Ginny Baughman, Deputy

DECLARATIONS

Covenants, conditions and restrictions as contained in instrument recorded in Book 2403 at Page 866, and as amended in Book 2549 at Page 26, and as amended in Book 2801 at Page 420, and as amended in Book 2852 at Page 157, and as amended in Book 2890 at Page 904, and as amended in Book 3890 at Page 346, and as amended in Book 3890 at Page 349.

Covenants, conditions and restrictions as contained in instrument recorded in Book 2493 at Page 627, and as amended in Book 2549 at Page 25, and as amended in Book 2549 at Page 27, and as amended in Book 2801 at Page 438.

FINAL PLAT OF KNOLLS SUBDIVISION, FILING 5B
LOCATED IN THE SW 1/4 OF THE NE 1/4 AND THE NW 1/4 OF THE SE 1/4 OF SECTION 1, T.1 S., R.1 W., UTE MERIDIAN, MESA COUNTY, COLORADO
VISTA ENGINEERING CORP. GRAND JUNCTION, COLORADO
SCALE: 1" = 100' JOB NO: 4030.01-13 DATE: 8-24-07 SHEET NO: 1 of 2

