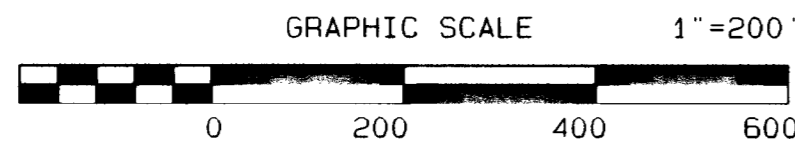


COMSTOCK ESTATES - FILING NO. FIVE BEING A REPLAT OF LOT 28, COMSTOCK ESTATES - FILING NO. FOUR

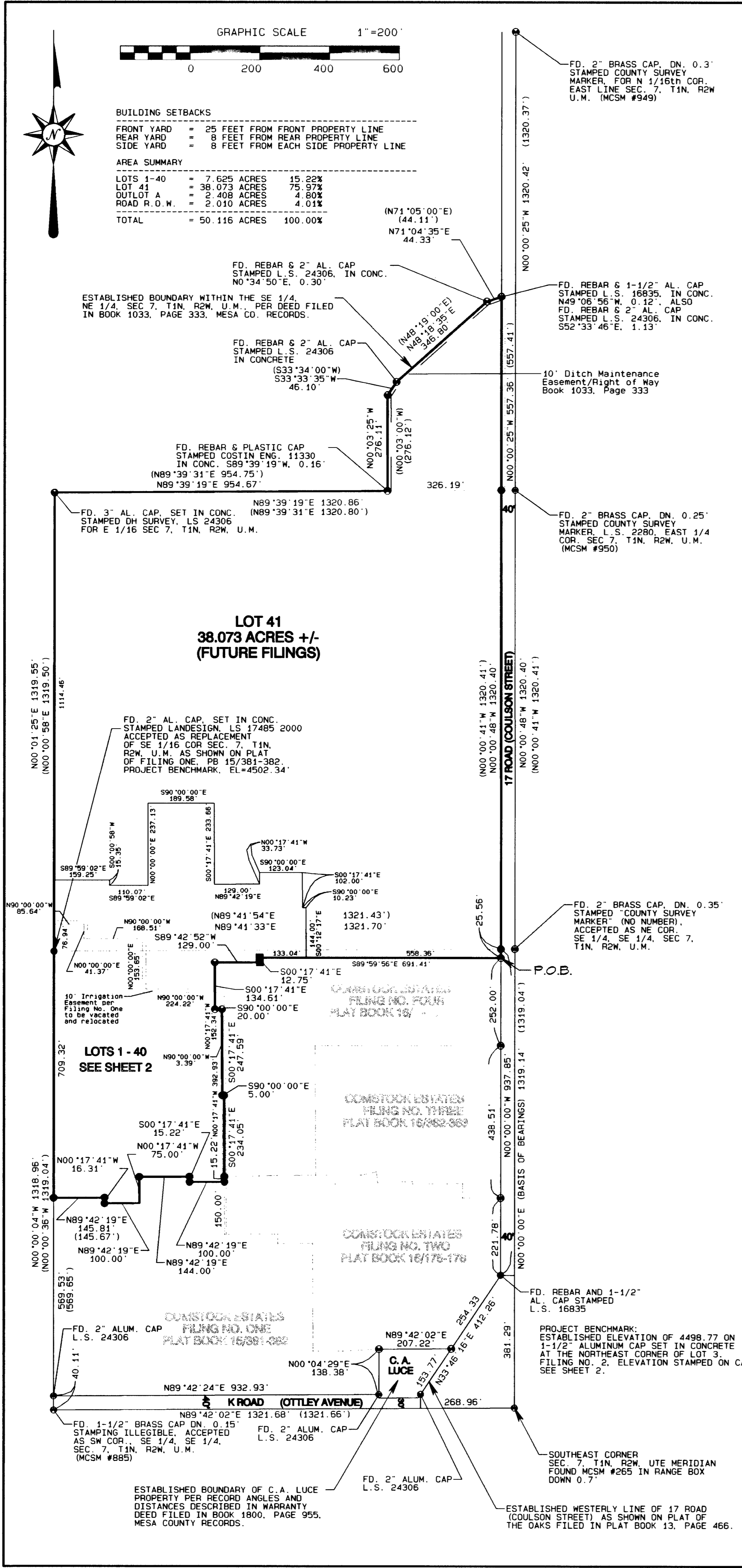


BUILDING SETBACKS

FRONT YARD = 25 FEET FROM FRONT PROPERTY LINE
 REAR YARD = 8 FEET FROM REAR PROPERTY LINE
 SIDE YARD = 8 FEET FROM EACH SIDE PROPERTY LINE

AREA SUMMARY

LOTS 1-40	= 7.625 ACRES	15.22%
LOT 41	= 38.073 ACRES	75.37%
OUTLOT A	= 2.408 ACRES	4.80%
ROAD R.O.W.	= 2.010 ACRES	4.01%
TOTAL	= 50.116 ACRES	100.00%



NOTARY PUBLIC CERTIFICATION

State of Colorado
 County of Mesa)
 The foregoing ratification was acknowledged before me this _____ day of _____ A.D. 2000, by _____

Witness my hand and official seal

Notary Public

My Commission Expires: _____

LIENHOLDERS RATIFICATION OF PLAT

First National Bank of the Rockies having property interests in or encumbrances upon the real property involved, pursuant to Deed of Trust recorded in Book _____ page _____ records of Mesa County Clerk and Recorder, do hereby ratify and affirm the Plat of COMSTOCK ESTATES, FILING NO. FIVE.

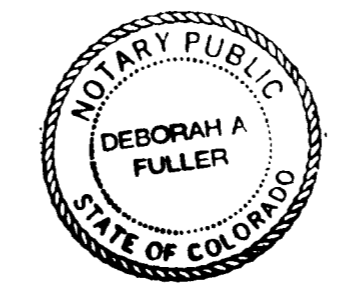
Signed this 25 day of Oct, 2000.
 Name: First National Bank of the Rockies
 By: [Signature] Title: Vice President

NOTARY PUBLIC CERTIFICATION

State of Colorado
 County of Mesa)
 The foregoing ratification was acknowledged before me this 25th day of October, A.D. 2000, by Bruce L. Penney of Vice President of First National Bank of the Rockies

Witness my hand and official seal

[Signature]
 Notary Public
 My Commission Expires: 2-26-2001



CITY COUNCIL CERTIFICATE

This plat approved by the City Council of the City of Fruita, Colorado, for filing with the Clerk and Recorder of Mesa County, Colorado, and for conveyance or dedication to the City of the public dedications shown hereon, subject to the provisions that approval in no way obligates the City of Fruita for financing or constructing of improvements on said lands, streets or easements dedicated to the public except as specifically agreed to by the City of Fruita for maintenance of public improvements until construction of said improvements has been completed in accordance with the City of Fruita's specifications and the City of Fruita has agreed to accept said improvements. This approval does not guarantee that the size, soil conditions, subsurface geology, ground water conditions or flooding conditions of any lot shown hereon are such that a building permit, development permit, or any other required permit will be issued. This approval is with the understanding that all expenses involving required improvements for all utility services, paving, grading, landscaping, curbs, gutters, sidewalks, road lighting, road signs, flood protection devices, drainage structures, and all other improvements that may be required shall be the responsibility of the owners designated hereon and not the City of Fruita, unless otherwise specifically agreed to in writing by the City Council.

City of Fruita, Colorado

By: [Signature]
 Mayor

Witness my hand and seal of the City of Fruita, Colorado

Attest: [Signature]
 City Clerk

PLANNING COMMISSION CERTIFICATE

This plat has been approved by the City of Fruita Planning Commission this _____ day of _____ 2000.

By: [Signature]
 Chairman

CLERK AND RECORDER'S CERTIFICATE

State of Colorado
 County of Mesa)
 I hereby certify that this instrument was filed in my office at _____ o'clock P on this 9th day of November, 2000 and was duly recorded in Plat Book No. 18 page No. 47 & 48
 Reception No. 197218A Drawer No. 5-31
 Fees: 20.00

By: [Signature]
 Clerk and Recorder

By: [Signature]
 Deputy

SURVEYOR'S NOTES

THE BASIS OF BEARINGS FOR THIS PLAT IS THE EAST LINE OF SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN, EACH END OF WHICH IS MONUMENTED BY A MESA COUNTY SURVEY MARKER, AS SHOWN HEREON, SAID BEARING BEING NORTH 00°00'00" EAST AS SHOWN ON MAP OF COMSTOCK ESTATES FILING NO. ONE AS PER PLAT RECORDED IN PLAT BOOK NO. 15, PAGES 381 AND 382 IN THE OFFICE OF THE CLERK AND RECORDER OF MESA COUNTY, COLORADO.

EASEMENT AND TITLE DOCUMENTS (SCHEDULES A&B) PROVIDED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. _____
 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.

○ Indicates set a number 5 rebar, 18" long, with a 1-1/2" aluminum cap stamped "Rocky Mtn L.S. L.S. 31155"
 Number 5 rebar, 18" long, and 1-1/2" aluminum cap stamped "Rocky Mtn. L.S. L.S. 31155" to be set at all lot corners prior to the sale of any lot.

- ▲ Indicates set Centerline Monuments per City of Fruita Code.
- Indicates found 1-1/2" Aluminum Cap stamped "LANDESIGN 16835"
- Indicates found 1-1/2" Aluminum Cap stamped "Rocky Mtn. L.S. L.S. 31155" unless otherwise noted.
- Indicates set a number 5 rebar, 18" long, with a 1-1/2" aluminum cap stamped "Rocky Mtn L.S. L.S. 31155" in concrete
- Indicates set a Gear Spike and Aluminum Washer stamped "Rocky Mtn L.S. L.S. 31155" at centerline points of control.

(R) Indicates record variance
 PROJECT BENCHMARK BASED UPON ELEVATIONS ESTABLISHED IN COMSTOCK ESTATES FILING NO. ONE, WHICH WERE ESTABLISHED BY TRIGGED LEVEL LOOP FROM MCM #1277-P096 ELEV = 4482.04 (f) 1365.125 (m) NAVD 1986 MGRS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

Comstock, LLC
 are the sole owners in fee simple of all that real property described as follows: Warranty Deeds recorded in Book 1100 page 411 and Book _____ page _____ records of the Mesa County Clerk and Recorder)

A parcel of land being Lot 28 of Comstock Estates Filing No. Four, City of Fruita, Mesa County, Colorado as per Plat filed in Plat Book No. 18 pages 47 and 48 in the office of the Clerk and Recorder of said Mesa County, said parcel lying over a portion of the Southeast 1/4 of the Southeast 1/4, the Northeast 1/4 of the Southeast 1/4, and the Southeast 1/4 of the Northeast 1/4, all of Section 7, Township 1 South, Range 2 West, Ute Meridian, and being more particularly described as follows:

BEGINNING at a point on the East line of said Lot 28, said point being the Southerly terminus of that certain course shown as "500'00'00"E 25.56'" on said plat; thence, along the boundaries of said Lot 28, as said Lot 28 is shown on this survey, through the following courses:

North 00°00'00" West, 25.56 feet, along the Westerly Right-of-Way of 17 Road (Coulson Street);
 thence, North 00°00'48" West, 1320.40 feet, along said Westerly Right-of-Way;
 thence, North 00°00'25" East, 557.36 feet, along said Westerly Right-of-Way, to its intersection with the Northwesterly line of that certain parcel of land described in a deed filed in Book 1033, page 333, said Mesa County Records;
 thence, along said Northwesterly line through the following courses:
 South 71°04'35" West, 44.33 feet;
 thence, South 48°18'35" West, 346.80 feet;
 thence, South 33°33'35" West, 46.10 feet;
 thence, South 00°03'25" East, 276.11 feet to said lines intersection with the Northerly line of the Northeast 1/4 of the Southeast 1/4 of said Section 7;
 thence, along said North 00°00'25" East, 557.36 feet, to the Southeast 1/4 of said Section 7;
 thence, along the East line of the Northeast 1/4 of the Southeast 1/4 of said Section 7, South 00°01'25" West, 1319.55 feet to the Southwest corner of said Northeast 1/4 of the Southeast 1/4 of said Section 7;
 thence, along the East line of the Southeast 1/4 of the Southeast 1/4 of said Section 7, South 00°00'04" East, 709.32 feet to the South line of said Lot 28 of Comstock Estates, Filing No. Four;
 thence, along said South and East line of said Lot 28, through the following courses:
 North 89°42'19" East, 145.81 feet;
 thence, South 00°17'41" East, 16.31 feet;
 thence, North 00°00'00" East, 100.00 feet;
 thence, North 00°17'41" West, 75.00 feet;
 thence, North 89°42'19" East, 144.00 feet;
 thence, South 00°17'41" East, 15.22 feet;
 thence, North 89°42'19" East, 100.00 feet;
 thence, North 00°17'41" West, 15.22 feet;
 thence, North 00°17'41" West, 234.05 feet;
 thence, North 90°00'00" West, 5.00 feet;
 thence, North 00°17'41" West, 247.59 feet;
 thence, North 90°00'00" West, 20.00 feet;
 thence, North 00°17'41" West, 134.61 feet;
 thence, North 89°42'52" East, 129.00 feet;
 thence, North 00°17'41" West, 12.75 feet;
 thence, South 90°00'00" East, 691.41 feet to the POINT OF BEGINNING

Containing 50.116 ACRES. As shown hereon and by this reference made a part hereof.

Said owner by these presents laid out, plotted and subdivided the same into lots as shown on this Plat, and designate the same as COMSTOCK ESTATES, FILING NO. FIVE in the City of Fruita, County of Mesa, State of Colorado, and do hereby grant, convey, dedicate and set apart to said City of Fruita, for public use, the streets shown hereon, including avenues, drives, courts, places and alleys, the public lands shown hereon for their indicated public use and the multi-purpose, utility and drainage easements shown hereon for utility and drainage purposes only. We hereby accept the responsibility for the completion of all required public improvements for COMSTOCK ESTATES, FILING NO. FIVE and further, hereby grant the right to install and maintain all necessary structures to the entity responsible for providing the services for which the easements are established. We further state that this subdivision shall be subject to the protective covenants filed and recorded for this subdivision in the office of the Clerk and Recorder of Mesa County, Colorado in Book 2348 at page 569 and Book 2370, page 146.

Executed this 25th day of October, 2000.

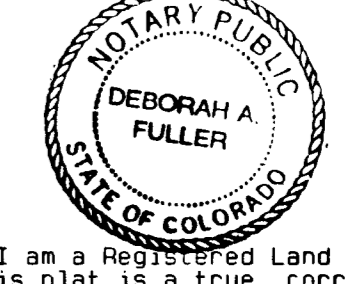
By: Comstock, LLC
 By: [Signature] Manager
 By: [Signature] Manager

NOTARY PUBLIC CERTIFICATION

State of Colorado
 County of Mesa)
 The foregoing Certificate of Dedication and ownership was acknowledged before me this 25th day of October, A.D. 2000, by Bruce L. Penney of Comstock, LLC, Manager of Comstock, LLC

Witness my hand and official seal

[Signature]
 Notary Public
 My Commission Expires: 2-26-2001



SURVEYOR'S CERTIFICATION

I, Bruce F. Hunsaker, hereby certify that I am a Registered Land Surveyor, licensed under the laws of the State of Colorado, that this plat is a true, correct and complete plat of the COMSTOCK ESTATES, FILING NO. FIVE, laid out, plotted, dedicated and shown hereon, that the survey thereof was made under my direct supervision, and correctly shows the location and dimensions of the lots, taken upon the ground in compliance with Title 38, Article 551, C.R.S., as amended, and all other regulations governing the subdivision of land.

Certified this 20th day of SEPTEMBER, 2000.
 By: [Signature]
 Bruce F. Hunsaker, P.L.S. 31155



LIENHOLDERS RATIFICATION OF PLAT

upon the real property involved, pursuant to Deed of Trust recorded in Book _____ page _____ records of Mesa County Clerk and Recorder, do hereby ratify and affirm the Plat of COMSTOCK ESTATES, FILING NO. FIVE.

Signed this _____ day of _____, 2000.

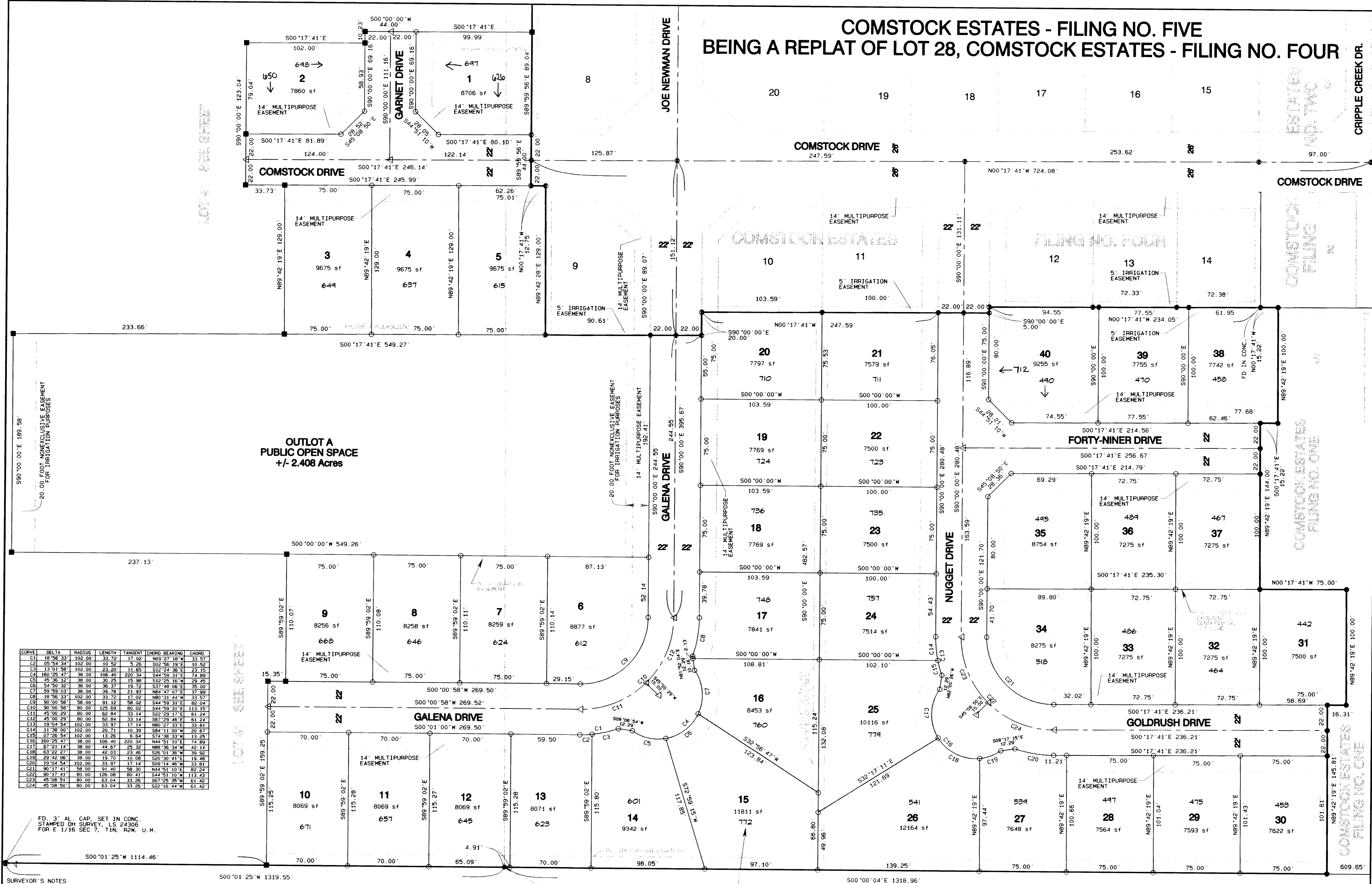
By: _____ By: _____

COMSTOCK ESTATES FILING NO. FIVE

LOCATED IN PORTIONS OF THE NE1/4 AND THE SE1/4 OF SECTION 7,
T1N, R2W, UTE MERIDIAN, CITY OF FRUITA, MESA COUNTY, COLORADO

ROCKY MOUNTAIN LAND SURVEYING, INC.
 146 West Main Street
 Suite 103
 Montrose, CO 81401
 (970) 244-8806 (970) 240-4418 fax

COMSTOCK ESTATES - FILING NO. FIVE BEING A REPLAT OF LOT 28, COMSTOCK ESTATES - FILING NO. FOUR



CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	18° 38' 33"	102.00	33.72	17.02	N05° 27' 18" W	33.57
C2	05° 54' 34"	102.00	10.52	5.26	S02° 56' 19" E	10.30
C3	13° 01' 58"	102.00	23.20	11.65	S12° 24' 36" E	23.15
C4	180° 25' 07"	38.00	106.40	220.34	S44° 55' 31" E	74.89
C5	45° 36' 12"	38.00	30.25	15.98	S12° 25' 16" W	29.45
C6	54° 50' 32"	38.00	36.37	19.72	S37° 48' 06" E	35.00
C7	59° 59' 03"	38.00	39.78	21.93	N04° 27' 07" E	37.99
C8	18° 56' 33"	102.00	33.72	17.02	N03° 31' 44" W	33.57
C9	50° 00' 58"	38.00	91.12	38.02	S44° 59' 31" E	82.04
C10	90° 00' 58"	80.00	125.68	80.02	S44° 59' 31" E	113.15
C11	45° 30' 29"	80.00	65.84	33.14	S22° 29' 17" E	61.24
C12	45° 30' 29"	80.00	65.84	33.14	S67° 29' 46" E	61.24
C13	19° 04' 54"	102.00	33.97	17.14	N03° 27' 33" E	33.81
C14	11° 38' 00"	102.00	20.71	10.39	S84° 11' 00" W	20.67
C15	07° 28' 54"	102.00	13.26	6.64	S74° 28' 33" W	13.25
C16	180° 25' 47"	38.00	106.40	220.34	N44° 51' 10" E	74.89
C17	67° 21' 12"	38.00	44.67	25.32	N08° 36' 34" W	42.14
C18	63° 02' 27"	38.00	45.03	23.46	S26° 01' 36" W	39.92
C19	29° 42' 06"	38.00	19.70	10.08	S20° 30' 41" E	19.48
C20	19° 04' 54"	102.00	33.97	17.14	S09° 14' 46" W	33.81
C21	90° 17' 41"	80.00	91.40	58.30	N44° 51' 10" E	82.24
C22	90° 17' 41"	80.00	126.08	80.41	S44° 51' 10" W	113.43
C23	45° 08' 51"	80.00	63.04	33.26	S67° 25' 28" W	61.42
C24	45° 08' 50"	80.00	63.04	33.26	S22° 16' 44" W	61.42

FD 3" AL. CAP. SET IN CONC.
STAMPED DM SURVEY, L.S. 24306
FOR E 1/16 SEC 7, T1N, R2W, U.M.

SURVEYOR'S NOTES

THE BASIS OF BEARINGS FOR THIS PLAT IS THE EAST LINE OF SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN, EACH END OF WHICH IS MONUMENTED BY A MESA COUNTY SURVEY MARKER, AS SHOWN HEREON, SAID BEARING BEING NORTH 00° 00' 00" EAST, AS SHOWN ON MAP OF COMSTOCK ESTATES FILING NO. ONE, AS PER PLAT RECORDED IN PLAT BOOK NO. 15, PAGES 381 AND 382 IN THE OFFICE OF THE CLERK AND RECORDER OF MESA COUNTY, COLORADO.

EASEMENT AND TITLE DOCUMENTS (SCHEDULES A&B) PROVIDED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. 00128603

BUILDING SETBACKS

FRONT YARD = 25 FEET FROM FRONT PROPERTY LINE
REAR YARD = 8 FEET FROM REAR PROPERTY LINE
SIDE YARD = 8 FEET FROM EACH SIDE PROPERTY LINE

AREA SUMMARY

LOTS 1-40	=	7.626 ACRES	15.226
LOT 41	=	38.073 ACRES	75.974
OUTLOT A	=	2.408 ACRES	4.802
ROAD R.O.W.	=	2.010 ACRES	4.012
TOTAL	=	49.498 ACRES	100.00X

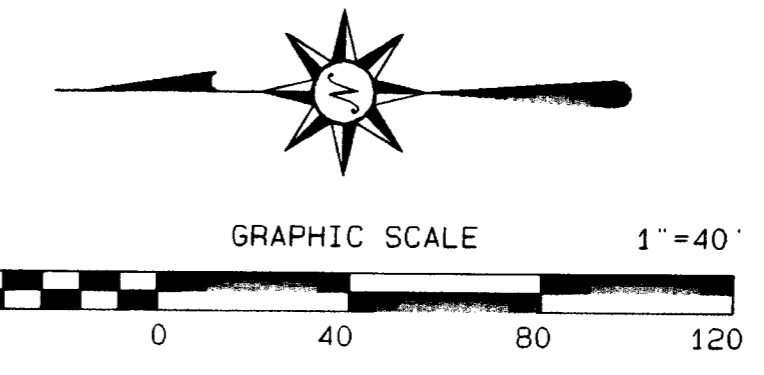
- Indicates set a number 5 rebar, 18" long, with a 1-1/2" aluminum cap stamped "Rocky Mtn L.S. L.S. 31155"
- Indicates set Centerline Monuments per City of Fruita Code.
- Indicates found 1-1/2" Aluminum Cap stamped "LANDESIGN 16835"
- Indicates found 1-1/2" Aluminum Cap or washer stamped "Rocky Mtn. L.S. L.S. 31155" unless otherwise noted.
- Indicates set a number 5 rebar, 18" long, with a 1-1/2" aluminum cap stamped "Rocky Mtn L.S. L.S. 31155" in concrete
- ◁ Indicates set Gear Spike and Aluminum Washer stamped "Rocky Mtn L.S. L.S. 31155" at centerline points of control.
- (R) Indicates record variance

PROJECT BENCHMARK BASED UPON ELEVATIONS ESTABLISHED IN COMSTOCK ESTATES FILING NO. ONE, WHICH WERE ESTABLISHED BY TRIGGERED LEVEL LOOP FROM WCSM #1277-P096 ELEV = 4482.04 (f) 1366.125 (m) NAVD 1988 MCGPS.

FD 2" AL. CAP. SET IN CONC.
STAMPED LANDESIGN, L.S. 17485 2000
ACCEPTED AS REPLACEMENT
OF SE 1/16 COR SEC. 7, T1N,
R2W, U.M. AS SHOWN ON PLAT
OF FILING NO. PB 15/381-382.
PROJECT BENCHMARK, ELEV=4502.34

INDICATES STREET ADDRESS (TYPICAL)

ACCORDING TO COLORADO LAW YOU MUST COMPLY WITH 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.



COMSTOCK ESTATES FILING NO. FIVE

LOCATED IN PORTIONS OF THE NE1/4 AND THE SE1/4 OF SECTION 7,
T1N, R2W, UTE MERIDIAN, CITY OF FRUITA, MESA COUNTY, COLORADO

ROCKY MOUNTAIN LAND SURVEYING, INC.
146 West Main Street
Suite 103
Montrose, CO 81401
(970) 249-8806 (970) 240-4918 Fax

October 19, 2000
Sheet 2 of 2 Sheets