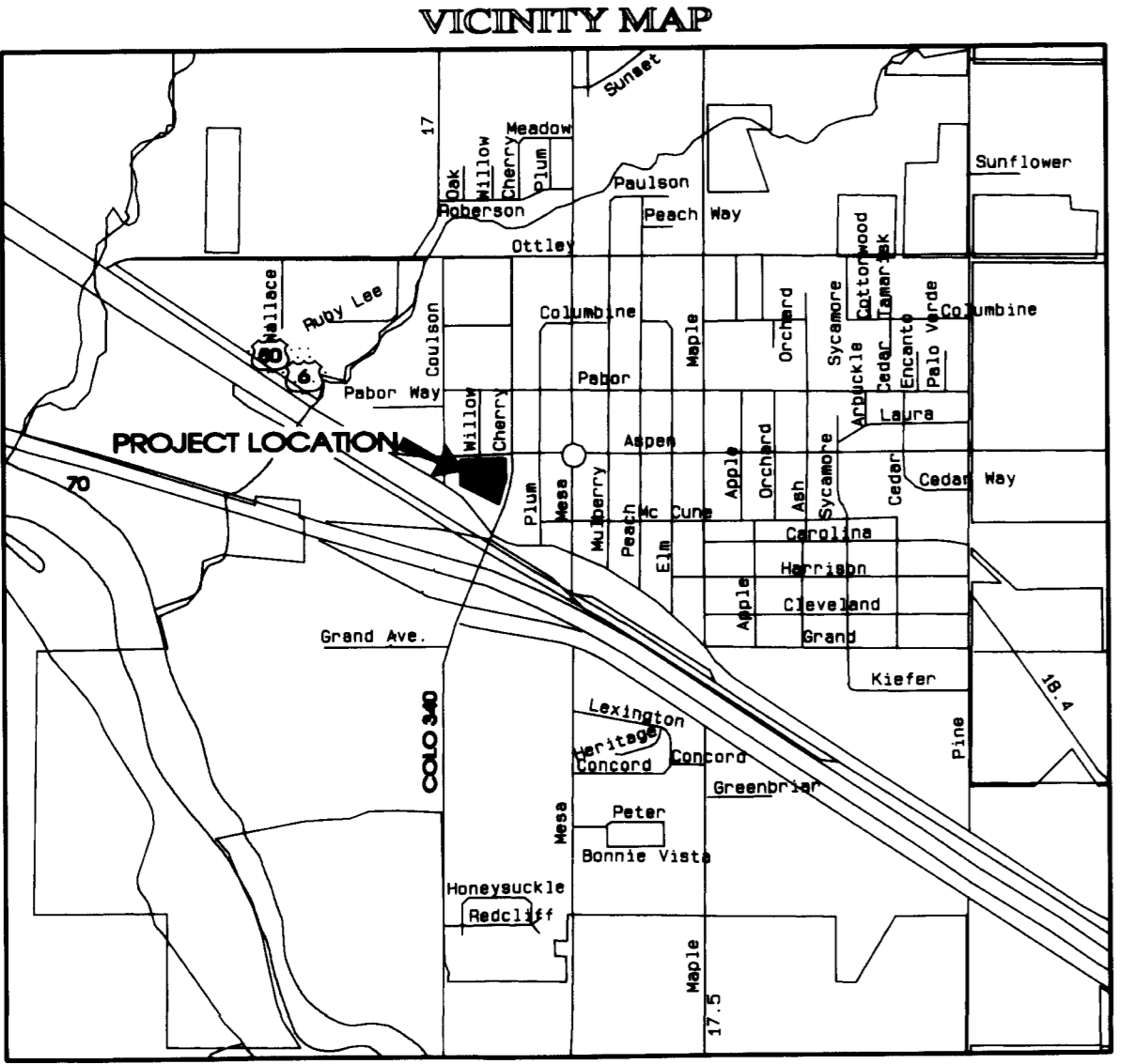


FINAL PLAT  
**HOME LOAN SUBDIVISION**  
 A REPLAT OF A PART OF BLOCKS 9 AND 10, TOWN OF FRUITA  
 CITY OF FRUITA, MESA COUNTY, COLORADO



CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that The Home Loan and Investment Company, a Colorado Corporation, is the Owner of record of that real property situated in Blocks 9 and 10 in the Town of Fruita, (now known as the City of Fruita) County of Mesa, State of Colorado, the ownership of which is demonstrated at Book 3116 at Page 603, Book 4349 at Page 19, Book 3444 at Page 643 and Book 4353 at Page 666 of the records in the office of the Mesa County Clerk and Recorder. Said Owner does hereby Plat said real property under the name and style of HOME LOAN SUBDIVISION and being more particularly described as follows:

Beginning at a point 133.5 feet East of the Northwest corner of Lot 5 in Block 9 of the Town of Fruita; thence South to the Northern right of way line of U.S. Highway 6 # 50; thence Southeastly along said right of way to the East line of Lot 7; thence North to the centerline of the vacated alley; thence West to a point on the East line of Lot 2 extended South; thence North to the Northeast corner of Lot 2; thence West to the point of beginning; AND Lot 1 Block 9; AND Lots 4 and 5 in Block 10 of the Town of Fruita; AND Lots 10 through 23 inclusive in Block 10 of the Town of Fruita; EXCEPT right of way for U.S. Highway 6450; TOGETHER WITH that part of vacated Willow Street as described in Ordinance No. 1408-12 recorded August 17, 1998 in Book 2477 at Page 66

ALSO Lots 6 through 12, inclusive, in Block 10 of the Town of Fruita. Excepting therefrom that portion of said Lots conveyed to the Department of Highways, State of Colorado by instrument recorded April 24, 1968 in Book 421 at Page 415.

ALSO Lots 2 and 3, Block 10 in the Town of Fruita. ALSO Alleys vacated by Ordinance No. 116 recorded April 13, 1965 in Book 640 at Page 280 and by Ordinance No. 2007-11 recorded 07/10/07 in Book 4467 at Page 281-285

That said Owner does hereby dedicate and set apart real property as shown and labeled on the Plat shown hereon as follows:

1. A portion of Willow Street and additional Aspen Avenue rights-of-way are dedicated to the City of Fruita for the use of the public forever.
2. 10' and 14' multi-purpose easements to the City of Fruita 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 wastewater lines, storm sewers, water lines, telephone and telecommunications lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees and grade structures.

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; provided however, that the beneficiaries of such easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts heretofore 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.

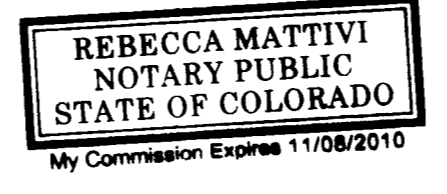
Said Owner hereby acknowledges that all lienholders or encumbrancers, if any, associated with the interests of this Plat have been represented hereon.

IN WITNESS WHEREOF, said Owner, The Home Loan and Investment Company, Inc. has caused its name to be hereunto subscribed this 21<sup>st</sup> day of JUNE, A.D. 2007.

The Home Loan and Investment Company, Inc.  
 By: Craig Springer - President  
 President

STATE of Colorado )  
 COUNTY of Mesa ) ss.  
 On this 21<sup>st</sup> day of June 2007, A.D. 2007, before me the undersigned officer, personally appeared Craig Springer, President of The Home Loan and Investment Company Inc. and acknowledged that he executed the foregoing Certificate of Ownership and Dedication for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.  
 My commission expires 11-08-2010  
Rebecca Mattivi  
 Notary Public



SUBORDINATION BY LIENHOLDER  
N/A, being the holder of a promissory note secured by a Deed of Trust dated N/A recorded N/A at Book N/A, Page N/A, in the office of the Clerk and Recorder of Mesa County, Colorado, hereby consents to the subdivision of the lands set forth in this Final Plat, and subordinates the lien represented by the aforesaid Deed of Trust to the dedications, restrictions, covenants and conditions shown on this Final Plat.  
 By: N/A  
 Lienholder

STATE OF \_\_\_\_\_ )  
 COUNTY OF \_\_\_\_\_ ) ss.  
 The foregoing was acknowledged before me this N/A day of N/A, 2007, by N/A as \_\_\_\_\_ of \_\_\_\_\_  
 Witness my hand and official seal.  
 My commission expires: N/A \_\_\_\_\_  
 Notary Public N/A

TITLE CERTIFICATE

Abstract & Title Co. of Mesa County, Inc. does hereby certify that I have examined the title to all lands shown on this Plat and that title to such lands is vested in The Home Loan and Investment Company, Inc., free and clear of all liens, taxes, and encumbrances, except as follows:  
None  
 Date of June 7, 2007

EXECUTED this 25<sup>th</sup> day of June, 2007.  
Harold G. Brown, Esq.  
 Examine

PLANNING COMMISSION CERTIFICATE

This Plat approved by the City of Fruita Planning Commission this 8<sup>th</sup> day of MAY, 2007.  
Anthony M. Grimaldi  
 Chairman

CITY COUNCIL CERTIFICATE

This Plat approved by the City Council of the City of Fruita, Colorado, this 5<sup>th</sup> day of JUNE, 2007, for filing with the Clerk and Recorder of Mesa County, Colorado, and for conveyance or dedication to the City of Fruita for the public dedications shown hereon; subject to the provision that approval in no way obligates the City of Fruita for financing or construction of improvements on said lands, streets or easements dedicated to the City except as specifically agreed to by the City Council of the City of Fruita. Further, said approval in no way obligates 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, sub-surface geology, ground water conditions or flooding conditions of any lot shown hereon are such that a planning clearance, building 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, street lighting, street signs, other traffic control devices, flood protection devices, drainage structures, and all other improvements that may be required shall be the responsibility of the Owner designated hereon, and not the City of Fruita, unless otherwise specifically agreed to in writing by the City Council.

CITY OF FRUITA, COLORADO

By: John Adams  
 Mayor  
 Witness my hand and official seal of the City of Fruita, Colorado.  
 ATTEST:  
Margaret Eubank  
 City Clerk



CLERK AND RECORDER'S CERTIFICATE

State of Colorado )  
 County of Mesa )  
 This Plat was filed for the record in the office of the Mesa County Clerk and Recorder at 11:14 A.M. on this 10<sup>th</sup> day of July, A.D. 2007.  
 Book No. 4467, Page(s) No. 286-287 Reception No. 2390096  
 Drawer TT-110, Fees 20.00 1.00  
Janice Rich  
 Mesa County Clerk and Recorder  
Janice Horn  
 Deputy

SURVEYOR'S CERTIFICATE

I, Dennis R. Shellhorn, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying Plat of HOME LOAN SUBDIVISION a subdivision of a part of the City of Fruita, Colorado, has been prepared by me and/or under my direct supervision and represents a field survey of the same. 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.

For and on behalf of River City Consultants, Inc.  
 Dennis R. Shellhorn,  
 Colorado PLS 1847B



This survey does not constitute a title search by this surveyor or River City Consultants, Inc. 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 title commitments prepared by Abstract & Title Company of Mesa County, Inc. No. 00911944 C, dated May 26, 2006 and 00918311 C, dated August 4, 2006, and 009111944 C8, dated May 9, 2007.

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.

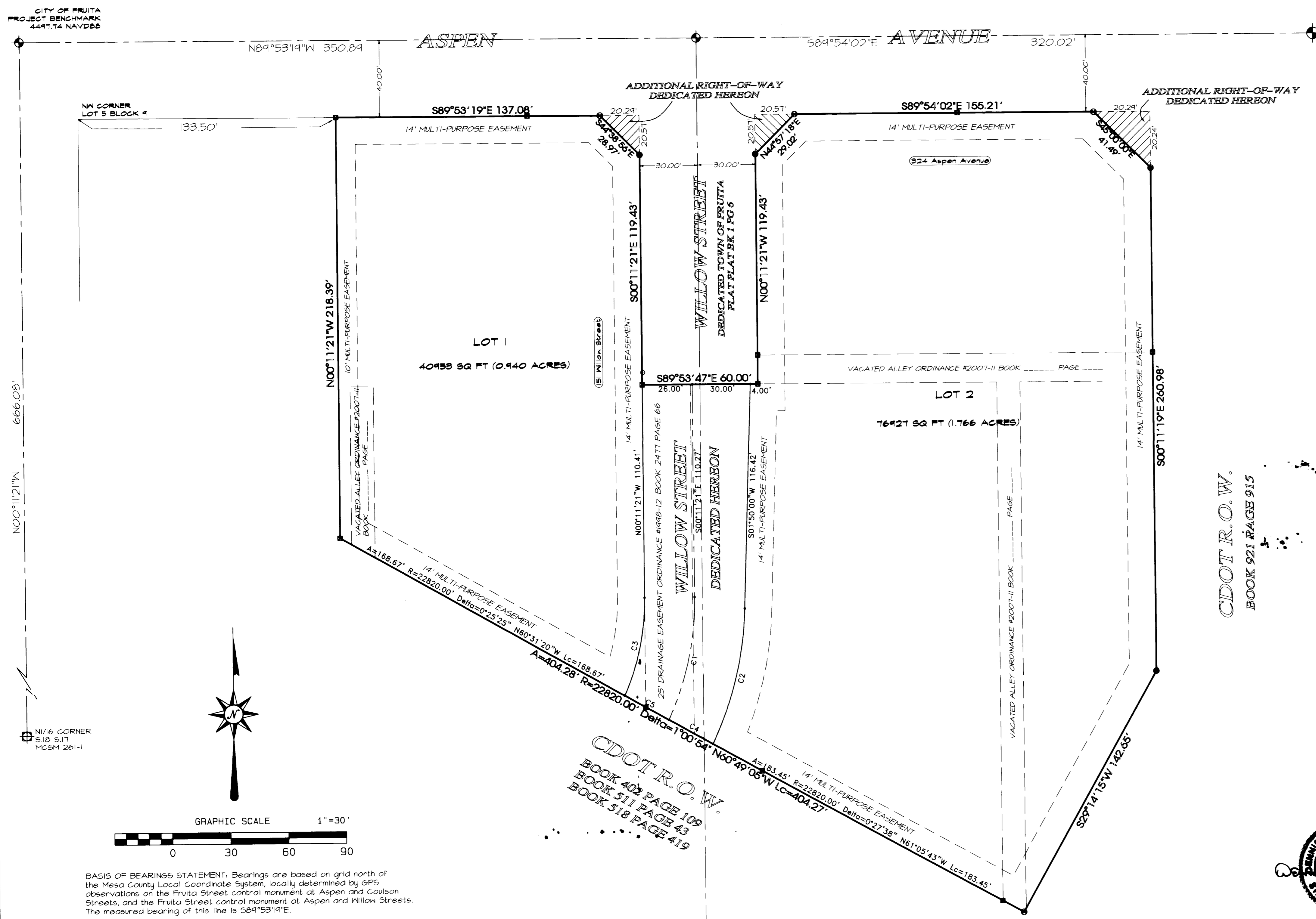
FINAL PLAT  
**HOME LOAN SUBDIVISION**  
 A REPLAT OF A PART OF BLOCKS 9 AND 10,  
 TOWN OF FRUITA  
 CITY OF FRUITA, COLORADO

SECTION: NW1/4 NW1/4 S.17 T17N R2E  
 T17N R2E  
 T17N R2E

**River City CONSULTANTS, INC.**  
 Integrated Design Solutions  
 744 Horizon Court, Suite 110  
 Grand Junction, CO 81508  
 Phone: 970-241-4722 Email: info@rcowest.com

Date of Survey: Oct 2006 Field Surveyor: JLM Revision Date: Jun 20, 2007  
 Drawn: DRS Checked: KST Approved: DRS Job No. 0720-004  
 S:\PROJECTS\0720 Bencor\004 Fruita\Survey\HOME LOAN.pro Sheet 1 of 2

# FINAL PLAT HOME LOAN SUBDIVISION



**CURVE TABLE**

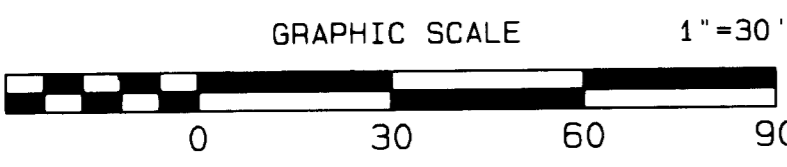
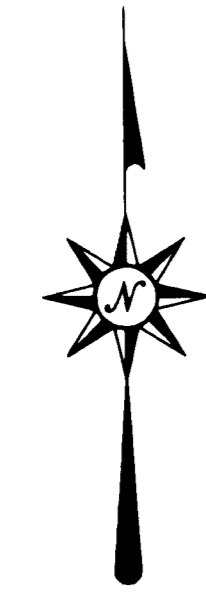
LINE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	65.52'	150.00'	25°01'40"	S12°19'29"W	65.00'
C2	72.61'	176.00'	23°38'21"	S13°38'34"W	72.10'
C3	52.17'	124.00'	24°06'14"	N11°51'46"E	51.78'
C4	26.06'	22820.00'	0°03'56"	S60°49'56"E	26.06'
C5	26.09'	22820.00'	0°03'56"	S60°46'00"E	26.09'

**LAND USE SUMMARY**

LOT	AREA	PROPOSED USE	ADDRESS
LOT 1	40953 SQ FT	COMMERCIAL	151 WILLOW STREET
LOT 2	76927 SQ FT	COMMERCIAL	324 ASPEN AVENUE
STREETS		10216 SQ FT	
TOTAL PLATTED AREA		128096 SQ FT	2.941 ACRES

NOTE: Access to Lot 1 is required to be from Willow Street, not Aspen Avenue or Highway 6.

CDOT R.O.W.  
BOOK 921 PAGE 915



**BASIS OF BEARINGS STATEMENT:** Bearings are based on grid north of the Mesa County Local Coordinate System, locally determined by GPS observations on the Fruita Street control monument at Aspen and Coulson Streets, and the Fruita Street control monument at Aspen and Willow Streets. The measured bearing of this line is S89°53'19"E.

- ◆ FOUND CITY STREET MONUMENT
- ⊠ FOUND #5 REBAR/ALUM CAP PLS 20677
- SET #5 REBAR/2"φ ALUM CAP PLS 18478



FINAL PLAT  
**HOME LOAN SUBDIVISION**  
A REPLAT OF A PART OF BLOCKS 9 AND 10,  
TOWN OF FRUITA  
CITY OF FRUITA, COLORADO

SECTION: NW1/4 NW1/4 S.17	TWNSHP: 1 North	RANGE: 2 West	MERIDIAN: UTE
<b>River City CONSULTANTS, INC.</b>			
Integrated Design Solutions		744 Horizon Court, Suite 110 Grand Junction, CO 81808	
Phone: 970-241-4722 Email: info@rcowest.com			
Date of Survey: Oct 2006	Field Surveyor: JLM	Revision Date: Jun 20, 2007	
Drawn: DRS	Checked: KST	Approved: DRS	Job No. 0720-004
S:\PROJECTS\0720 Bencor\004 Fruita Survey\HOME LOAN.pr			Sheet 2 of 2

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