

WESTSTAR COMMERCIAL REPLAT

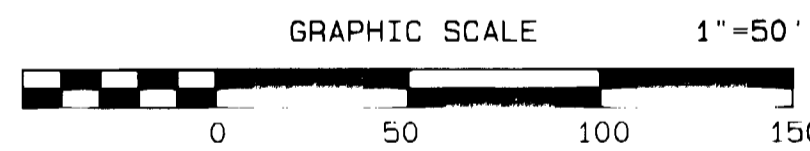
A REPLAT OF LOTS 1, 2, AND 3, BLOCK 2, KOKOPELLI COMMERCIAL PARK PHASE 2

SECTION 17, TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN, MESA COUNTY, COLORADO

I-70 R.O.W. (FRONTAGE ROAD)
BOOK 919 PAGE 464

CURVE TABLE

LINE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD
C1	156.47'	N02°04'31"W	474.00'	18°54'50"	155.76'
C2	45.91'	N10°09'23"E	474.00'	9°32'58"	45.89'



BASIS OF BEARINGS STATEMENT
Bearings based on S00°07'16" W between found rebars and caps PLS 18478 along the East line of Block 2, according to the plat of Kokopelli Commercial Park Phase 2.

• FOUND #5 REBAR w/ALLOY CAP "THOMPSON-LANGFORD CORP PLS 18478"

ALL BOUNDARY CORNERS CAPPED WITH ALLOY CAP "THOMPSON-LANGFORD CORP PLS 18478" WHERE REQUIRED AND SET IN CONCRETE.

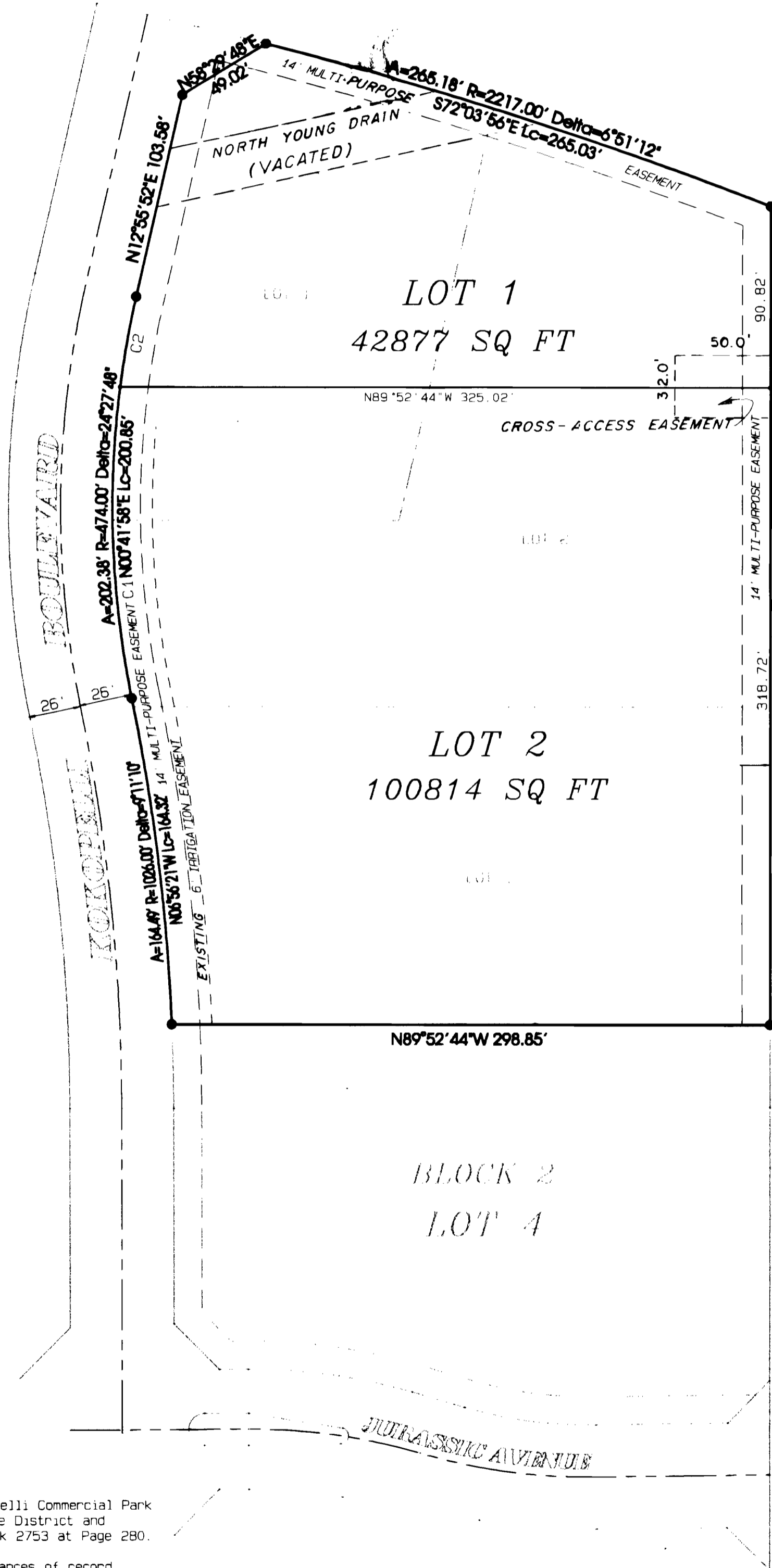
PREVIOUS LOT LINES

North Young Drain shown as apparent easement on plat of Kokopelli Commercial Park Phase 2 abandoned by agreement between Grand Junction Drainage District and Freeway Properties LLC dated Sept. 8, 2000 and recorded in Book 2753 at Page 280.

Matters concerning easements, rights-of-way, and other encumbrances of record affecting this property are disclosed in a title commitment prepared by Meridian Land Title, File No. 66783, dated October 24, 2003.

LAND USE SUMMARY		
LOTS	3.298 ACRES	100.0%
TOTAL	3.298 ACRES	100.0%

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.



SOUTH MESSA

(117-114 ROAD)

S00°07'16" W 1321.77'

STATEMENT OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Freeway Properties, L.L.C., a Colorado limited liability company, and McCurter Land Company, L.L.C., an Arkansas limited liability company, are the owners of that real property in the County of Mesa, State of Colorado, described in Book 3463 at Page 292 and Book 2778 at Page 334 of the records of the Mesa County Clerk and Recorder and as shown on the accompanying plat, said property being more particularly described as follows:

Lots 1, 2 and 3 Block 2 Kokopelli Commercial Park Phase 2, according to the plat thereof on file with the Mesa County Clerk and Recorder in Plat Book 17 at Page 393.

That said owner has caused said real property to be laid out and surveyed as WESTSTAR COMMERCIAL REPLAT, a subdivision of the City of Fruita, Mesa County, Colorado.

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

* All multi-purpose easements dedicated to the City of Fruita for the use of public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, water lines, telephone lines, irrigation lines, drainage, and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures.

All irrigation easements are to be conveyed by separate instrument to the Property Owners Association as perpetual easements for the installation, operation, maintenance and repair of private irrigation systems.

That said owner certifies that all lien holders, if any, are represented hereon.

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 13th day of JANUARY, A.D. 2004.

By Ronald O. Littles
Ronald O. Littles Freeway Properties, L.L.C.

By James McCurter
James McCurter McCurter Land Company, L.L.C.

State of ARKANSAS)
County of RANDOLPH)

This Statement of Ownership and Dedication was acknowledged before me by Ronald O. Littles on this 13th day of JANUARY, A.D. 2004, for the aforementioned purposes.

Notary Public Rhonda F. Williams
My Commission expires: 8-28-2010

State of ARKANSAS)
County of RANDOLPH)

This Statement of Ownership and Dedication was acknowledged before me by James McCurter on this 13th day of JANUARY, A.D. 2004, for the aforementioned purposes.

Notary Public Rhonda F. Williams
My Commission expires: 8-28-2010

TITLE CERTIFICATION

State of Colorado
County of Mesa

We, Meridian Land Title, a title insurance company, as duly licensed in the State of Colorado, hereby certify that we have examined title to the hereon described property, that we find the title to the property is vested to Freeway Properties, L.L.C. and McCurter Land Company, L.L.C.; 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: JANUARY 14, 2004 By Lawrence D. Vent
Name and Title TITLE EXAMINER
Meridian Land Title

SUBORDINATION BY LIENHOLDER

First Community Bank, being the holder of a promissory notes secured by a deed of trust dated June 13, 2000 and recorded June 14, 2000 in Book 2719 at Page 106; and by a deed of trust dated August 6, 2001 and recorded August 29, 2001 in Book 2913 at Page 6, hereby consents to the subdivision of the lands set forth on this plat of Weststar Commercial Park, and subordinates the lien represented by the aforesaid deeds of trust to the dedications and restrictions as shown on this plat and relative to covenants, conditions and restrictions.

In witness whereof, the said corporation has caused these presents to be signed by its Executive Vice President with the authority of its Board of Directors, this 13th day of JANUARY, 2004.

By Robert E. Sora For: First Community Bank

State of ARKANSAS)
County of RANDOLPH)

This plat was acknowledged before me by ROBERT E. SORA of First Community Bank, this 13th day of JANUARY, A.D. 2004, for the aforementioned purposes.

Notary Public Rhonda F. Williams
My Commission expires: 8-28-2010

CITY OF FRUITA PLANNING COMMISSION

This plat approved by the City of Fruita Planning Commission the 19th day of JANUARY, 2004.

[Signature]
Chairman

FRUITA CITY COUNCIL CERTIFICATE

This plat approved by the Fruita City Council, Colorado, this 19th day of January 2004 for filing with the Clerk and Recorder of Mesa County, Colorado, and for conveyance of 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 Fruita City Council. 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 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 Fruita City Council. The City of Fruita has no opinion in regards to any conflicting boundary shown on this plat.

CITY OF FRUITA, COLORADO

By [Signature]
Mayor
Witness my hand and seal of the City of Fruita, Colorado.



ATTEST:
Margaret Subman
City Clerk

CLERK AND RECORDER'S CERTIFICATE

This plat was filed for record in the office of the Mesa County Clerk and Recorder at 8:26 o'clock at A.M. on the 20th day of January, 2004, and is duly recorded in Book 3571 at Page 968 as Document No. 2172838. Drawer 00-116 Fees \$10.00

Janice Ward
MESE COUNTY CLERK & RECORDER

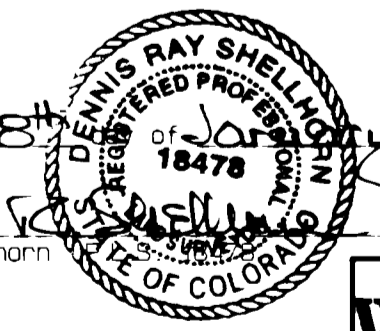
By Debra Horn
Deputy

SURVEYOR'S STATEMENT

I, Dennis R. Shellhorn, do 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 Weststar Commercial Replat, as laid out, platted, dedicated and shown hereon, that such plat was made from an accurate survey of said property by me and under my supervision and correctly shows the location and dimensions of the lots.

EXECUTED this 8th day of JANUARY, 2004.

Dennis R. Shellhorn
Dennis R. Shellhorn



WESTSTAR COMMERCIAL REPLAT

FREEWAY PROPERTIES, L.L.C.

SECTION: SW 1/4 S.17 T17N R.2W UTE MERIDIAN

THOMPSON-LANGFORD CORPORATION
829 25 1/2 ROAD - B-210 (970) 843-8087
Grand Junction CO 81808 tlo@tlowest.com

S:\Survey\0421 Kokopelli\006\kokopelli replat.pro Job No. 0407-001
Drawn: DRS Checked: KSI Date: Jan 8, 2004 Sheet 1 of 1