

SHADOWFAX PROPERTIES MINOR SUBDIVISION

EAST 1/4, SW1/4, NW1/4, SECTION 7, T1S, R1E, UTE MERIDIAN
MESA COUNTY, COLORADO

W1/16 SEC 7
T1S, R1E, UTE MERIDIAN
3" BRASS CAP
ON IRON PIPE
LS 6752

OWNERS:
Bethesda Foundation of America

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS:

That SHADOWFAX PROPERTIES, INC. a Delaware Corporation is the owner of that real property located in the East 1/4, SW1/4, NW1/4, Section 7, T1S, R1E, Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

Commencing at the Southeast corner of SW1/4 NW1/4 of Section 7, also being the CW1/16 corner of Section 7, Township 1 South, Range 1 East of the Ute Meridian; thence N 01°08'04" W, 200.00 feet; thence N 89°51'30" W, 59.63 feet to the point of beginning; thence N 89°51'30" W, 271.33 feet; thence N 00°01'50" W, 1111.39 feet; thence S 89°57'19" E, 250.90 feet; thence S 01°08'04" E, 137.01 feet; thence N 88°57'27" W, 38.50 feet; thence S 01°08'04" E, 41.00 feet; thence S 88°57'27" E, 38.50 feet; thence S 01°08'04" E, 84.64 feet; thence S 89°57'19" E, 4.00 feet; thence S 01°08'04" E, 650.45 feet; thence N 88°57'27" W, 5.00 feet; thence S 01°08'04" E, 199.07 feet to the point of beginning, containing 6.695 acres.

That said owner has caused the real property to be laid out and platted as SHADOWFAX PROPERTIES MINOR SUBDIVISION, a subdivision of a part of the City of Grand Junction, Colorado, that said owner does hereby dedicate and set apart real property as shown and labeled as the accompanying plat of SHADOWFAX PROPERTIES MINOR SUBDIVISION as follows:

All Canal Easements to the Grand Valley Irrigation Company, its successors and assigns, for the installation and maintenance of Grand Valley Irrigation Company irrigation facilities.

That said owner does hereby dedicate to the City of Grand Junction for a perpetual non-exclusive easement to the City of Grand Junction for the use by the general public for ingress and egress for bicycling, walking and other access, provided however, that no motorized use by the public is authorized hereby, but that the City of Grand Junction shall have access by motorized maintenance vehicles and equipment for the purpose of maintaining its easements.

All sewer and utility easements set forth on this plat as perpetual non-exclusive easements for the installation, operation and maintenance of such sewer and utility.

The access easement shown hereon is for access to Lots 1 and 2 only.

All multipurpose easements to the City of Grand Junction are for the use of the public utilities as perpetual non-exclusive 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 lines, sanitary sewer lines, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures.

All easements include the right of ingress and egress on, along, under, and 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 said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of lots or tracts hereby platted shall not burden nor 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 owners, SHADOWFAX PROPERTIES, INC., a Delaware Corporation, has caused their names to be hereunto subscribed this 20 day of January, A.D. 2000.

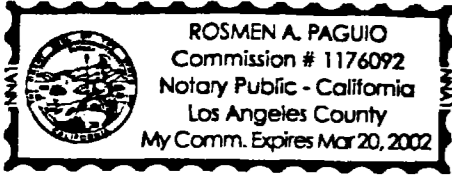
[Signature]
By: Attorney-in-Fact
Shadowfax Properties, Inc.

STATE OF COLORADO)
COUNTY OF Los Angeles)

The foregoing instrument was acknowledged before me this 20 day of January, A.D., 2000, by Julie A. Gilbert, Attorney-in-Fact for Shadowfax Properties, Inc.

Witness my hand and official seal:

My commission expires March 20, 2002



[Signature]
Rosmen A. Paguis
Notary Public

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 10:23 clock A.M., on April 3, A.D., 2000 and was duly recorded in Plat Book No. 17 Page No. 298

drawn # 179

reception # 1944591

Clerk and Recorder

CITY OF GRAND JUNCTION APPROVAL

This plat of Shadowfax Properties Minor Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 20 day of January, A.D., 2000.

[Signature] City Manager
[Signature] President of City Council

SURVEYOR'S CERTIFICATE

I, Richard L. Atkins, do hereby certify that the accompanying plat of Shadowfax Properties Minor Subdivision, 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.



[Signature]
Date 01/24/00

ZONING: RMF 16

FLOOD ZONE NOTE:

The SOUTHERLY PART of the property is in two Flood Zones as shown on FEMA COMMUNITY-PANEL NUMBER 080117 0007 E, Map Revised July 15, 1992 for the City of Grand Junction, Colorado.

ZONE AE - Special flood hazard areas inundated by 100-year flood. Base flood elevations determined.

ZONE X - Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.

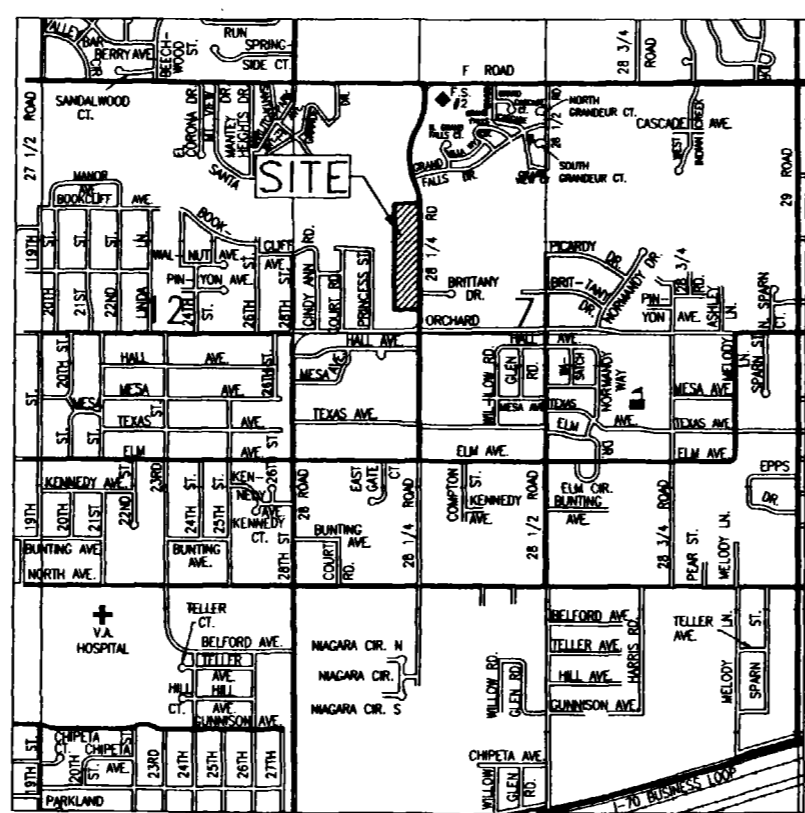
Any future development on the site will require an engineered analysis to determine the location and provide a delineation of the floodplain limits and engineer the site and structure accordingly.

NOTE:

According to Colorado law; you must commence any legal action based upon any defect in this survey within three (3) 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 (10) years from the date of the certification shown hereon.

PLAT NOTES:

- No additional access will be allowed on 28-1/4 Road. All access for both lots 1 and 2 shall be within the shared access and utility easement shown hereon.
- No Lien holders on this property.
- Maintenance of storm drainage piping and facilities that are outside of the public right-of-way are the responsibility of the lot owner.

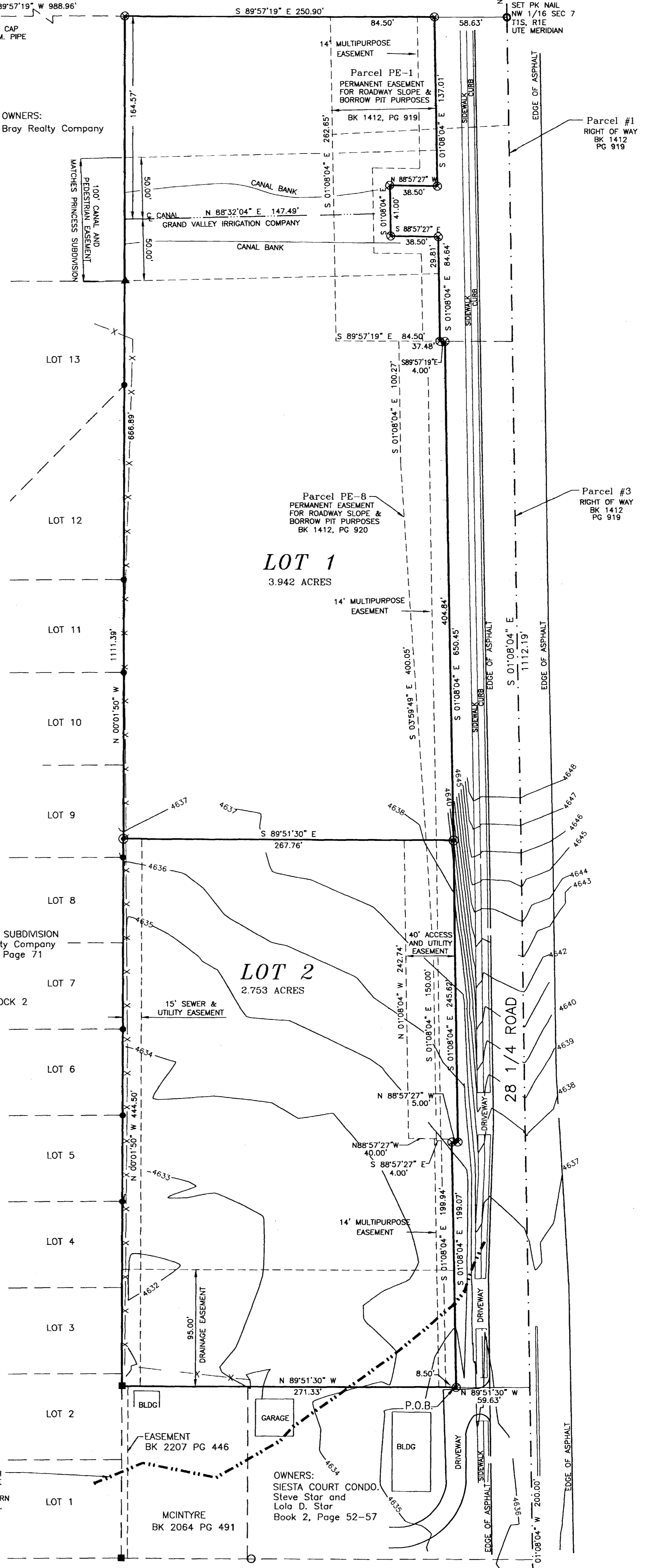


VICINITY MAP

LOT ACREAGE

LOT 1 = 3.942 ACRES
LOT 2 = 2.753 ACRES
TOTAL = 6.695 ACRES

100 YEAR FLOOD PLAIN LIMITS FOR INDIAN WASH APPROXIMATED FROM FEMA MAP 080117 0007 E REVISED 1992
FLOOD PLAIN LIMITS DATA SUPPLIED BY BUCKHORN GEOTECH, SITE LAYOUT PLAN, DRAWING NO. C-1.
(NOTE: MAP IS NOT REVISED TO ACCOUNT FOR EXTENSION OF 28 1/4 ROAD WHICH WOULD REDUCE FLOODING OF SUBJECT PROPERTY)



LEGEND

- ⊙ = SET PIN AND CAP, LS 12291
- ⊗ = FOUND PIN AND CAP, LS 12291
- ▲ = FOUND #6 REBAR AND PLASTIC CAP, LS 9345
- = FOUND #6 REBAR WITH 2 1/2" CAP, DISMANT, LS 10097
- = FOUND #4 REBAR AND PLASTIC CAP, NHPQ, LS 2682
- = FOUND #6 REBAR WITH NO CAP
- X-X-X- = EXISTING FENCE LINE
- - - - - = EASEMENT

W1/4
FOUND MESA CO.
MONUMENT
3" BRASS CAP
IN CONCRETE
MKD. 1/4
12 1/7
T1S R1E

BASIS OF BEARING S 89°51'30" E
AS RECORDED FOR
PRINCESS SUBDIVISION,
BK 11, PG 71, AT THE
MESA COUNTY COURT HOUSE

OWNERS: SHADOWFAX PROPERTIES, INC.
11999 SAN VINCENTE BLVD., STE 440
LOS ANGELES, CA 90049-5042

SHADOWFAX PROPERTIES MINOR SUBDIVISION
COLORADO ASSISTED LIVING FACILITY
GRAND JUNCTION, CO

FOR: NATIONAL HEALTHCARE ASSOCIATES, INC.

ATKINS AND ASSOCIATES, INC.
518 28 ROAD, SUITE B-105, P.O. BOX 2702
GRAND JUNCTION, CO 81502
PH. (970) 245-6630 FAX (970) 245-2355

DRAWN BY: DOC
DATE: 01/19/00
JOB NO.: 99009
SHEETS: 1 OF 1