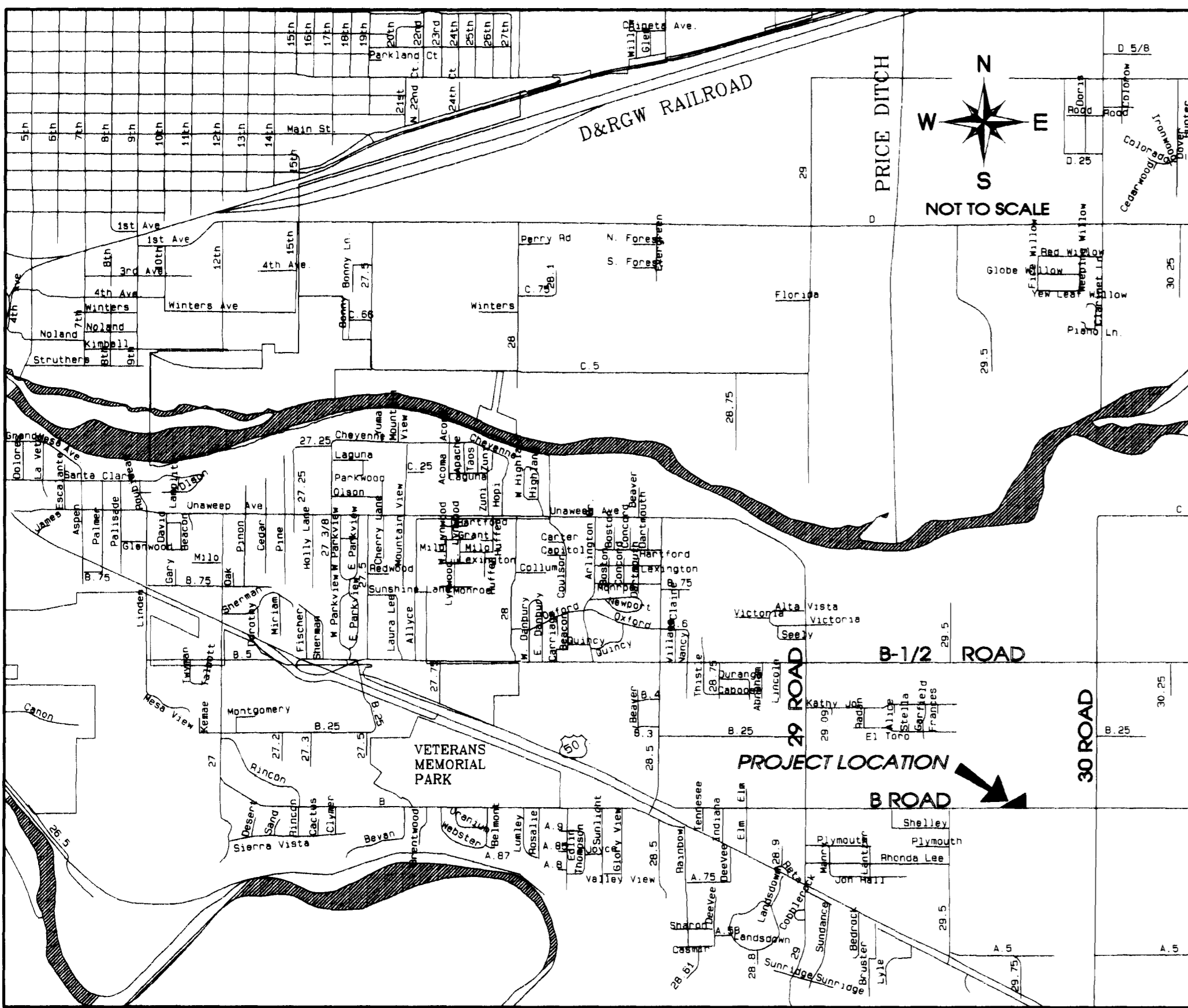


FAIRWAY PINES

A SUBDIVISION OF THE SW1/4 SE1/4 OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

VICINITY MAP



STATEMENT OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

The undersigned, Furukawa Fairway Pines, LLC a Colorado limited liability company, is the owner of that real property situated in the SW1/4 SE1/4 of Section 29, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, evidence of ownership of which is demonstrated in an instrument recorded in Book 4393 at Page 445 of the Mesa County records; said property being more particularly described as follows:

The NW1/2 SE1/4 of Section 29, Township 1 South, Range 1 East of the Ute Meridian; EXCEPT the East 28 rods of the NE1/4 NW1/4 SE1/4; AND EXCEPT Beginning 462 feet West of the Northeast corner of NW1/4 SE1/4 of said Section 29, thence South 220 feet; thence West 110 feet; thence North 220 feet; thence East 110 feet to the point of beginning; AND EXCEPT all that property described in Warranty Deed recorded October 24, 1991 in Book 1863 at Page 157 of the records of the Clerk and Recorder of Mesa County, Colorado.

That said owner has by these presents laid out, platted, and subdivided that above described real property as shown hereon, and designates the same as FAIRWAY PINES, a subdivision of the City of Grand Junction, Mesa County, Colorado.

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

* All streets to the full width of their platted rights-of-way are dedicated to the City of Grand Junction for the use of the public forever.

* All multi-purpose easements are dedicated to the City of Grand Junction for the use of City approved utilities and public providers 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, storm sewers, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees and grade structures.

* Drainage easements, including a drainage easement across all of Tract B, are dedicated to the City of Grand Junction as perpetual easements for the conveyance of storm water which originates on or upstream from the property platted, and for the installation, operation and maintenance of all channels, detention ponds and structures appurtenant thereto. The Fairway Pines Homeowners' Association is not relieved of its responsibility to inspect, install, operate, maintain, and repair the detention and drainage facilities.

* All irrigation easements are granted to the Fairway Pines Homeowners' Association by separate recorded instrument by reference to this plat as perpetual easements for the installation, operation and maintenance of irrigation facilities on this property.

* All drainage easements are granted to the Fairway Pines Homeowners' Association by separate recorded instrument by reference to this plat as perpetual easements for the conveyance and detention of stormwater which originates on this property.

Tract A & B are granted to the Fairway Pines Homeowners' Association by separate recorded instrument by reference to this plat.

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 or brush, and in Drainage and Detention/Retention easements or tracts the right to dredge; 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 reasonable ingress and egress to and from said easements.

Said owner further certifies that all lienholders are represented hereon.

Executed this 25TH day of APRIL, 2007.

Furukawa Fairway Pines, LLC, a Colorado limited liability company

By: Loren G. Funk
Manager

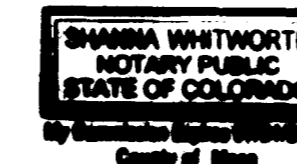
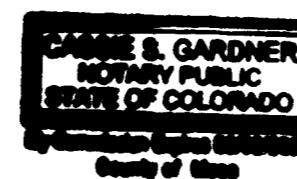
State of Colorado)
County of Mesa) ss

The foregoing Statement of Ownership and Dedication was acknowledged before me by Loren G. Funk of Furukawa Fairway Pines, LLC as its Manager this 25th day of April, 2007 for the aforementioned purposes.

Cassie S. Gardner
Notary Public

My commission expires: June 02, 2009
Acknowledged before me by
Cassie S. Gardner.

Stan
7/21/08



LIENHOLDERS RATIFICATION OF PLAT

The undersigned, American National Bank, hereby certifies that it is a holder of a security interest upon the property hereon described and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof and agree that its security interest which is recorded in Book 4408 at Page 517 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

In witness whereof, the said corporation has caused these presents to be signed by its Assistant Vice President, with the authority of its Board of Directors, this 25 day of April, 2007.

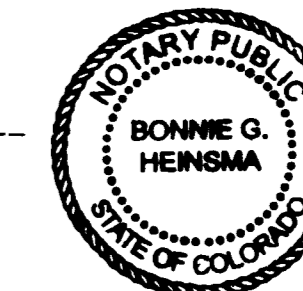
By: Rory Bowen For: American National Bank
Trustee (Rory Bowen) American National Bank

State of Colorado)
County of Mesa) ss

The foregoing Lienholders' Ratification of Plat was acknowledged before me by Rory Bowen as Assistant Vice President of American National Bank this 25th day of April, 2007.

Bonnie B. Heinsma
Notary Public

My commission expires: 4/02/2008



TITLE CERTIFICATION

State of Colorado
County of Mesa

We, Land Title Guaranty Company, 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 Furukawa Fairway Pines, LLC; 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. * 2006 taxes not paid

Date: APRIL 25, 2007 By: Lawrence B. Went/Examiner
Name and title Land Title Guaranty Company

CITY APPROVAL

This plat of FAIRWAY PINES, a subdivision of the City of Grand Junction, County of Mesa, Colorado, is hereby approved and dedications accepted this 10TH day of MAY, 2007.
Luis Medina Mayor
City Manager

CLERK AND RECORDER'S CERTIFICATE

State of Colorado)
County of Mesa) ss

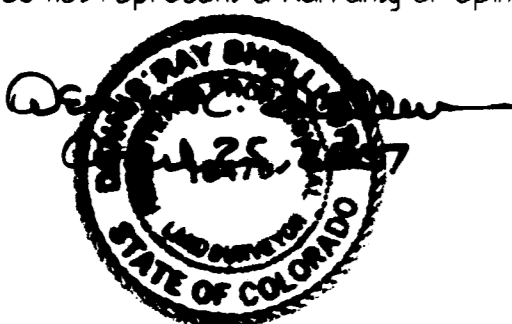
This plat was filed for the record in the office of the Clerk and Recorder of Mesa County, Colorado, at 3:06 o'clock P. M., on this 22nd day of May, 2007, A.D., and was recorded at Reception No. 2381652, Book 4429, Page 515-516, Drawer No. TT-89, Fees 30.00=1.00.

By: Janice Rich Clerk and Recorder
Lorie Eklund Deputy

SURVEYOR'S STATEMENT

I, Dennis R. Shellhorn, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of FAIRWAY PINES, a subdivision of a part of the City of Grand Junction, 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.

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, adjacers, and other documents that may affect the quality of title to this property is from a title commitment prepared by Meridian Land Title LLC, No. 59707, endorsement dated March 17, 2003.

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.

| LAND USE SUMMARY | | |
|------------------|-------------|-------|
| LOTS | 4.432 ACRES | 64.9% |
| TRACTS | 0.488 ACRES | 7.1% |
| STREETS | 1.914 ACRES | 28.0% |
| TOTAL | 6.834 ACRES | 100% |

| CONVEYANCE DOCUMENTS: (FOR CITY USE ONLY) | |
|---|----------------------------------|
| IRRIGATION & DRAINAGE EASEMENTS (HOA) | BOOK <u>4429</u> PAGE <u>591</u> |
| TRACTS A & B (HOA): | BOOK <u>4429</u> PAGE <u>591</u> |
| 25' DRAINAGE EASEMENT (CHIPETA GOLF COURSE) | BOOK <u>4429</u> PAGE <u>536</u> |
| DECLARATION OF COVENANTS | BOOK <u>4429</u> PAGE <u>540</u> |

FAIRWAY PINES

FURUKAWA FAIRWAY PINES, LLC

SECTION: SW1/4 SE1/4 S.29 T1N1S R1E1M UTE

River City CONSULTANTS, INC.

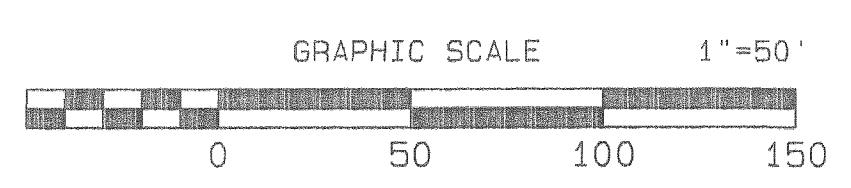
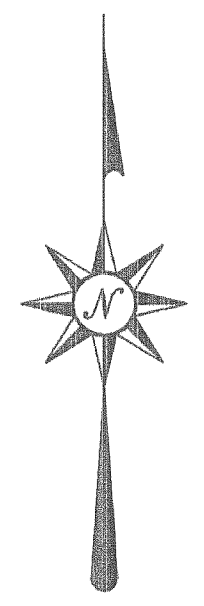
Integrated Design Solutions

744 Horizon Court, Suite 110
Grand Junction, CO 81508
Phone: 970-241-4722 Email: info@rcowest.com

| | | |
|---|---------------------|-----------------------------|
| Date of Survey: Oct 2002 | Field Surveyor: SLG | Revision Date: Apr 25, 2007 |
| Drawn: DRB | Checked: KST | Approved: DRB |
| S:\PROJECTS\0572 Fairway Pines\672 PLAT.pro | | Job No. 0572-001 |
| | | Sheet 1 of 2 |

FAIRWAY PINES

CENTER-SOUTH 1/8 CORNER
SEC. 24
PLS 25403



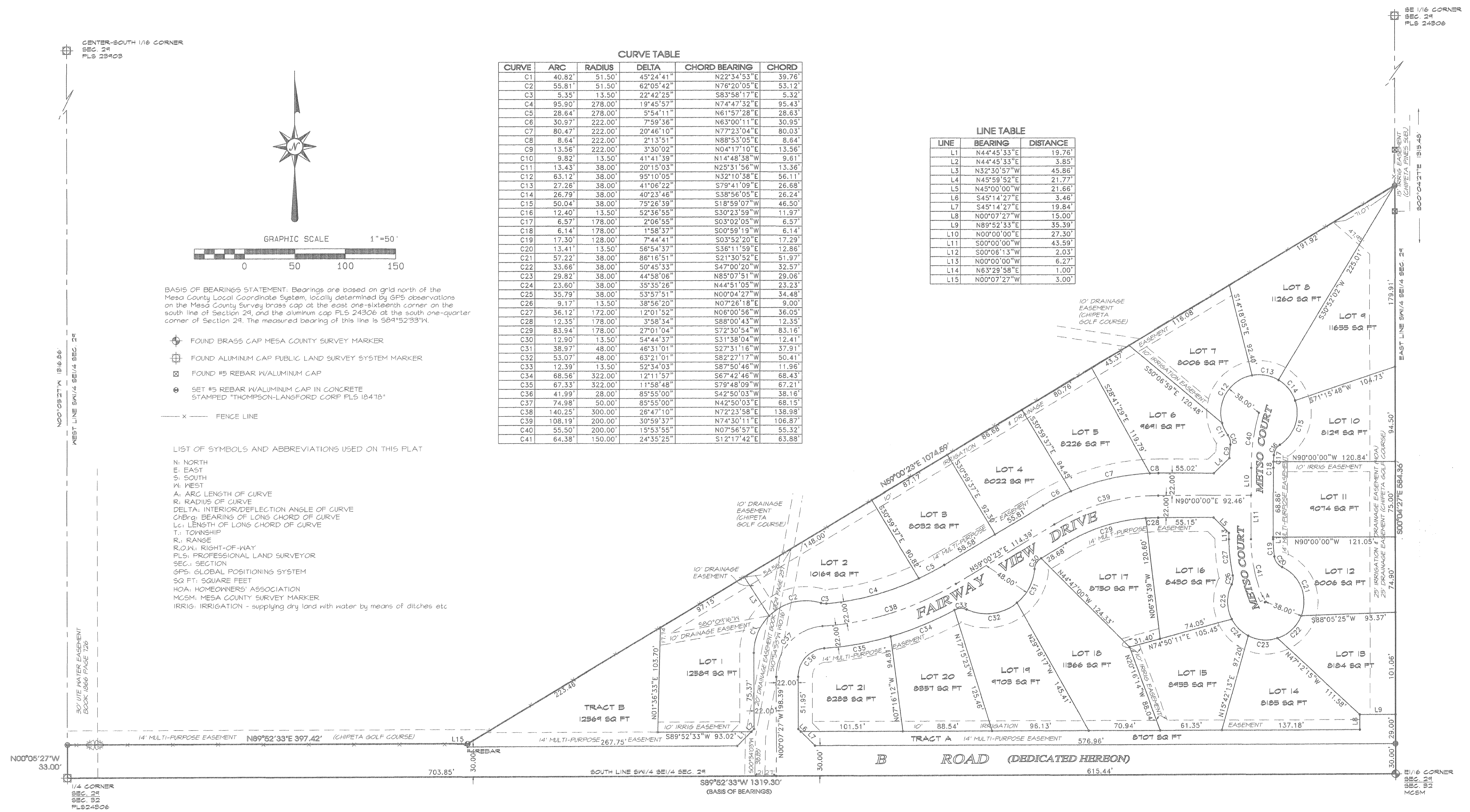
BASIS OF BEARINGS STATEMENT: Bearings are based on grid north of the Mesa County Local Coordinate System, locally determined by GPS observations on the Mesa County Survey brass cap at the east one-sixteenth corner on the south line of Section 24, and the aluminum cap PLS 24306 at the south one-quarter corner of Section 24. The measured bearing of this line is S89°52'33"W.

- ⊕ FOUND BRASS CAP MESA COUNTY SURVEY MARKER
- ⊕ FOUND ALUMINUM CAP PUBLIC LAND SURVEY SYSTEM MARKER
- ⊗ FOUND #5 REBAR W/ALUMINUM CAP
- ⊙ SET #5 REBAR W/ALUMINUM CAP IN CONCRETE STAMPED "THOMPSON-LANGFORD CORP PLS 18478"
- X- FENCE LINE

- LIST OF SYMBOLS AND ABBREVIATIONS USED ON THIS PLAT
- N: NORTH
 - E: EAST
 - S: SOUTH
 - W: WEST
 - A: ARC LENGTH OF CURVE
 - R: RADIUS OF CURVE
 - Δ: DELTA; INTERIOR/DEFLECTION ANGLE OF CURVE
 - CB: BEARING OF LONG CHORD OF CURVE
 - L: LENGTH OF LONG CHORD OF CURVE
 - T: TOWNSHIP
 - R: RANGE
 - R.O.W: RIGHT-OF-WAY
 - PLS: PROFESSIONAL LAND SURVEYOR
 - SEC.: SECTION
 - GPS: GLOBAL POSITIONING SYSTEM
 - SQ FT: SQUARE FEET
 - HOA: HOMEOWNERS' ASSOCIATION
 - MCSM: MESA COUNTY SURVEY MARKER
 - IRRIG: IRRIGATION - supplying dry land with water by means of ditches etc

| CURVE | ARC | RADIUS | DELTA | CHORD BEARING | CHORD |
|-------|---------|---------|-----------|---------------|---------|
| C1 | 40.82' | 51.50' | 45°24'41" | N22°34'53"E | 39.76' |
| C2 | 55.81' | 51.50' | 62°05'42" | N76°20'05"E | 53.12' |
| C3 | 5.35' | 13.50' | 22°42'25" | S83°58'17"E | 5.32' |
| C4 | 95.90' | 278.00' | 19°45'57" | N74°47'32"E | 95.43' |
| C5 | 28.84' | 278.00' | 5°54'11" | N61°57'28"E | 28.63' |
| C6 | 30.97' | 222.00' | 7°59'36" | N63°00'11"E | 30.95' |
| C7 | 80.47' | 222.00' | 20°46'10" | N77°23'04"E | 80.03' |
| C8 | 8.64' | 222.00' | 2°13'51" | N88°53'05"E | 8.64' |
| C9 | 13.56' | 222.00' | 3°30'02" | N04°17'10"E | 13.56' |
| C10 | 9.82' | 13.50' | 41°41'39" | N14°48'38"W | 9.61' |
| C11 | 13.43' | 38.00' | 20°15'03" | N25°31'56"W | 13.36' |
| C12 | 63.12' | 38.00' | 95°10'05" | N32°10'38"E | 56.11' |
| C13 | 27.26' | 38.00' | 41°06'22" | S79°41'09"E | 26.68' |
| C14 | 26.79' | 38.00' | 40°23'46" | S38°56'05"E | 26.24' |
| C15 | 50.04' | 38.00' | 75°26'39" | S18°59'07"W | 46.50' |
| C16 | 12.40' | 13.50' | 52°36'55" | S30°23'59"W | 11.97' |
| C17 | 6.57' | 178.00' | 2°06'55" | S03°02'05"W | 6.57' |
| C18 | 6.14' | 178.00' | 1°58'37" | S00°59'19"W | 6.14' |
| C19 | 17.30' | 128.00' | 7°44'41" | S03°52'20"E | 17.29' |
| C20 | 13.41' | 13.50' | 56°54'37" | S36°11'59"E | 12.86' |
| C21 | 57.22' | 38.00' | 86°16'51" | S21°30'52"E | 51.97' |
| C22 | 33.66' | 38.00' | 50°45'33" | S47°00'20"W | 32.57' |
| C23 | 29.82' | 38.00' | 44°58'06" | N85°07'51"W | 29.06' |
| C24 | 23.60' | 38.00' | 35°35'26" | N44°51'05"W | 23.23' |
| C25 | 35.79' | 38.00' | 53°57'51" | N00°04'27"W | 34.48' |
| C26 | 9.17' | 13.50' | 38°56'20" | N07°26'18"E | 9.00' |
| C27 | 36.12' | 172.00' | 12°01'52" | N06°00'56"W | 36.05' |
| C28 | 12.35' | 178.00' | 3°58'34" | S88°00'43"W | 12.35' |
| C29 | 83.94' | 178.00' | 27°01'04" | S72°30'54"W | 83.16' |
| C30 | 12.90' | 13.50' | 54°44'37" | S31°38'04"W | 12.41' |
| C31 | 38.97' | 48.00' | 46°51'01" | S27°31'18"W | 37.91' |
| C32 | 53.07' | 48.00' | 63°21'01" | S82°27'17"W | 50.41' |
| C33 | 12.39' | 13.50' | 52°34'03" | S87°50'46"W | 11.96' |
| C34 | 68.56' | 322.00' | 12°11'57" | S67°42'46"W | 68.43' |
| C35 | 67.33' | 322.00' | 11°58'48" | S79°48'09"W | 67.21' |
| C36 | 41.99' | 28.00' | 85°55'00" | S42°50'03"W | 38.16' |
| C37 | 74.98' | 50.00' | 85°55'00" | N42°50'03"E | 68.15' |
| C38 | 140.25' | 300.00' | 26°47'10" | N72°23'58"E | 138.98' |
| C39 | 108.19' | 200.00' | 30°59'37" | N74°30'11"E | 106.87' |
| C40 | 55.50' | 200.00' | 15°53'55" | N07°56'57"E | 55.32' |
| C41 | 64.38' | 150.00' | 24°35'25" | S12°17'42"E | 63.88' |

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | N44°45'33"E | 19.78' |
| L2 | N44°45'33"E | 3.85' |
| L3 | N32°30'57"W | 45.86' |
| L4 | N45°59'52"E | 21.77' |
| L5 | N45°00'00"W | 21.66' |
| L6 | S45°14'27"E | 3.46' |
| L7 | S45°14'27"E | 19.84' |
| L8 | N00°07'27"W | 15.00' |
| L9 | N89°52'33"E | 35.39' |
| L10 | N00°00'00"E | 27.30' |
| L11 | S00°00'00"W | 43.59' |
| L12 | S00°06'13"W | 2.03' |
| L13 | N00°00'00"W | 6.27' |
| L14 | N63°29'58"E | 1.00' |
| L15 | N00°07'27"W | 3.00' |



FAIRWAY PINES
FURUKAWA FAIRWAY PINES, LLC

SECTION: SW1/4 SE1/4 S29 TOWNSHIP: 1 South RANGE: 1 East MERIDIAN: UTE

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 2002 Field Surveyor: SLG Revision Date: Apr 25, 2007
Drawn: DRS Checked: KST Approved: DRS Job No. 0572-001
S:\PROJECTS\0572 Fairway Pines\572 PLAT.pro Sheet 2 of 2

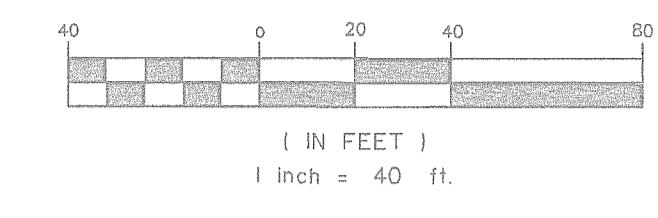
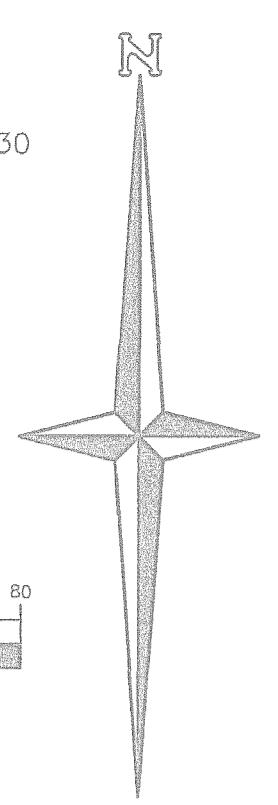
NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

RECORDER NOTE: POOR QUALITY DOCUMENT PROVIDED FOR REPRODUCTION

LEGAL DESCRIPTION

W1/2 SE1/4 of Section 29, Township 1 South, Range 1 East of the Ute Meridian;
 EXCEPT the East 28 rods of the NE1/4 NW1/4 SE1/4;
 AND EXCEPT Beginning 462 feet West of the Northeast corner of NW1/4 SE1/4
 of said Section 29;
 Thence South 220 feet;
 Thence West 118 feet;
 Thence North 220 feet;
 Thence East 118 feet to the point of beginning.
 AND EXCEPT all that property described in Warranty Deed recorded October 29, 1991 in
 Book 1863 at Page 157 of the records of the Clerk and Recorder of Mesa County,
 Colorado.

BENCHMARK
 MESA COUNTY SURVEY MARKER #530
 EAST 1/4 CORNER
 SEC 29 & 32
 T1S, R1E, UM
 ELEVATION=4714.50'



SETBACKS:
 PRINCIPAL STRUCTURES:
 FRONT YARD - 20' FROM ROW
 REAR YARD - 25'
 SIDE YARD - 7'
 ACCESSORY STRUCTURES:
 FRONT YARD - 25' FROM ROW
 REAR YARD - 5'
 SIDE YARD - 3'

ZONING RSF-4

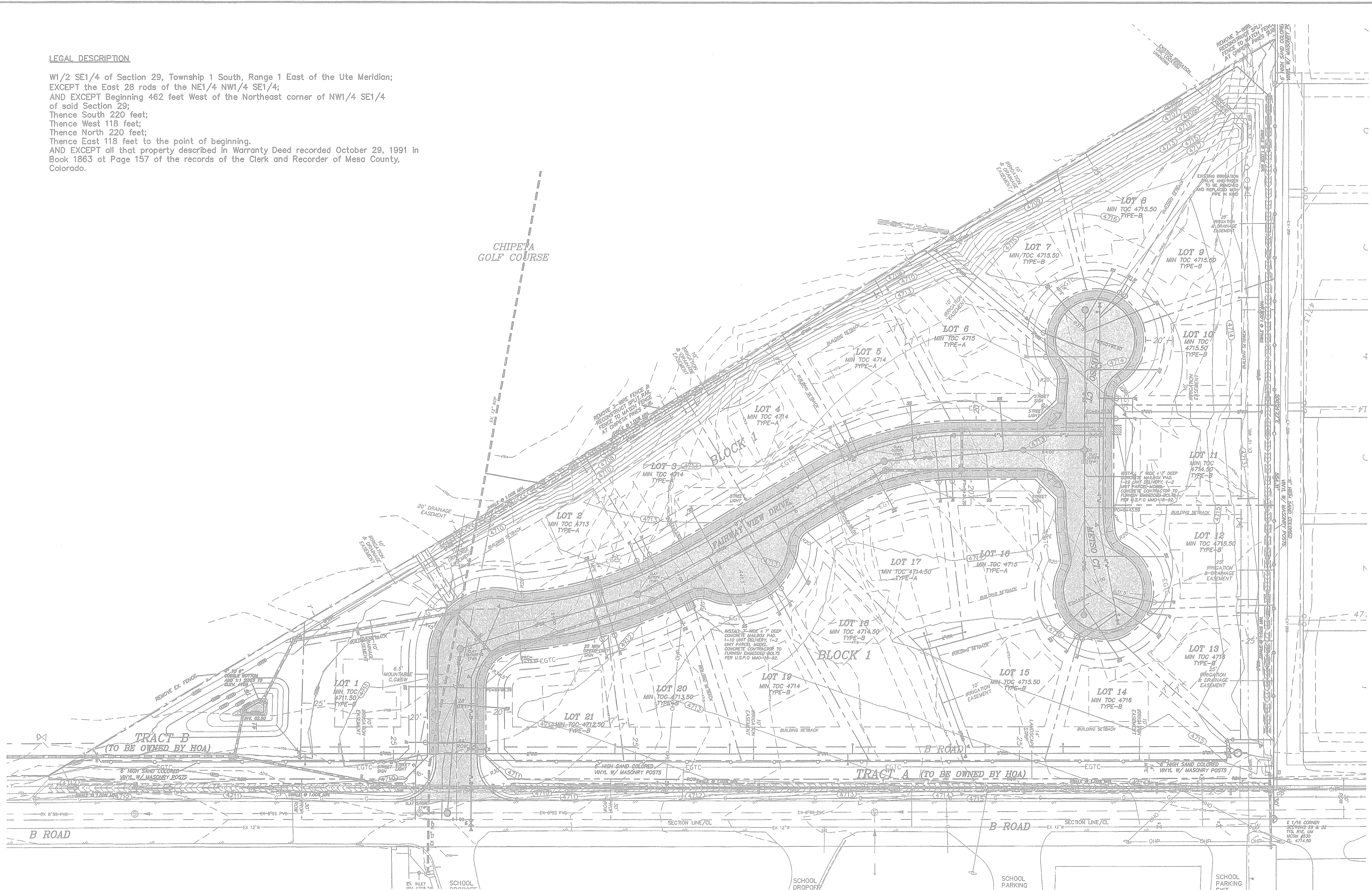
LAND USE CHART

| | | |
|--------|---------|---------|
| R.O.W. | 1.89 AC | 27.67% |
| TRACTS | 0.38 AC | 5.56% |
| LOTS | 4.56 AC | 66.77% |
| TOTAL | 6.83 AC | 100.00% |

21 SINGLE FAMILY UNITS
 ON 6.83 AC OR 3.07 du/AC

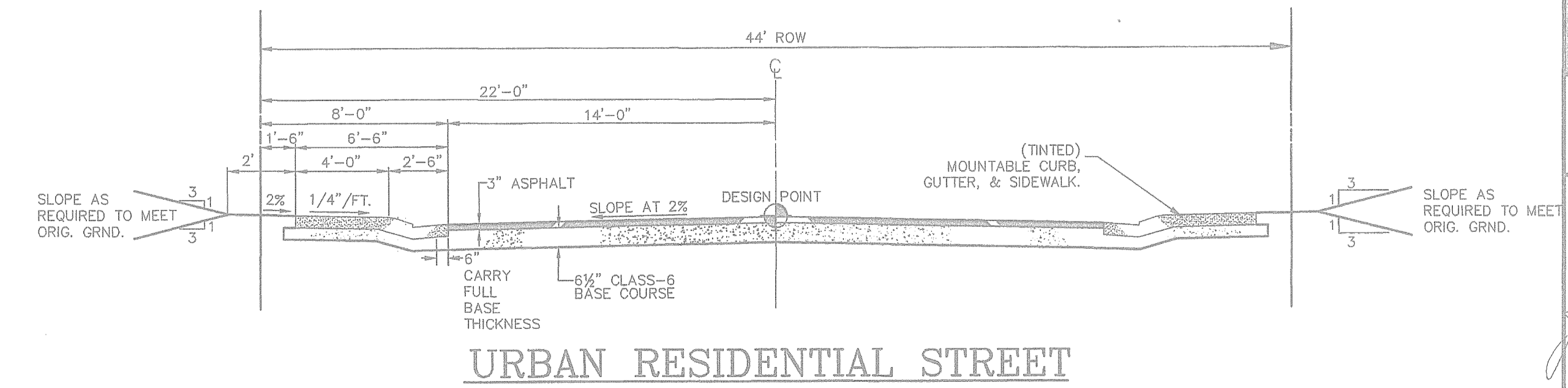
UTILITIES WILL BE PROVIDED TO THE SITE BY THE FOLLOWING VENDORS

- | | |
|-------------------|----------------------------------|
| GAS: | XCEL ENERGY |
| ELECTRIC: | GRAND VALLEY RURAL POWER |
| WATER: | UTE WATER CONSERVANCY DISTRICT |
| CABLE TELEVISION: | AT&T GROUP |
| SANITARY SEWER: | ORCHARD MESA SANITATION DISTRICT |
| TELEPHONE: | QWEST |
| IRRIGATION: | ORCHARD MESA IRRIGATION DISTRICT |



LEGEND

- | | | | |
|--|---|--|---|
| | R.O.W. LINE | | PROPOSED WATERLINE, TEE & THRUST BLOCK, INLINE VALVE, FIRE HYDRANT, REDUCER, WATER METER, BLOW-OFF |
| | LOT LINE | | EXISTING WATERLINE, TEE & THRUST BLOCK, INLINE VALVE, FIRE HYDRANT, REDUCER, WATER METER, BLOW-OFF |
| | EASEMENT LINE | | PROPOSED SANITARY SEWER, MANHOLE, SERVICE CONNECTION, WYE, SPECIAL PIPE & PLUG |
| | DRAINAGE FLOW DIRECTION | | EXISTING SANITARY SEWER MANHOLE, SERVICE CONNECTION, WYE, SPECIAL PIPE & PLUG |
| | CENTERLINE & STATION MARKERS | | IRRIGATION LINE, TEE & THRUST BLOCK (pressure lines only), INLINE VALVE, PROPOSED RISER, AND EXISTING RISER |
| | CENTERLINE COMMON TRENCH-ELECTRICAL, TELEPHONE, & CABLE T.V. | | CURB INLET W/DIRECTION OF FLOW |
| | UNDERGROUND TELEPHONE LINE AND PEDESTAL | | STORM SEWER, INLET, MANHOLE, OUTFALL (SMALLER THAN 30") |
| | EXISTING OVERHEAD UTILITY LINES & POLES | | |
| | CONDUIT LINE, TRANSFORMER W/SERVICE TO LOT, SWITCH BOX, POLE W/DROP | | |
| | STREET LIGHT | | |
| | GAS LINE, 1 1/2" DIAMETER (UNLESS OTHERWISE NOTED) | | |



URBAN RESIDENTIAL STREET

COUNTY CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed in the office of the Clerk and Recorder of Mesa County, Colorado, at _____ o'clock _____ M., this _____ day of _____, and is duly recorded in Plat Book No. _____, Page _____ as Reception No. _____, Drawer No. _____ Clerk and Recorder of Mesa County.

INITIAL ACCEPTANCE
 COMMUNITY DEVELOPMENT DEPARTMENT - GRAND JUNCTION

| | |
|--|----------|
| BY: | CTD |
| DESCRIPTION: | |
| DATE: | |
| REVISION: | |
| LAKEWOOD, CO | |
| NICOLAS CONSTRUCTION, INC. | |
| FAIRWAY PINES SUBDIVISION COMPOSITE SITE PLAN | |
| THOMPSON-LANGFORD CORP. ENGINEERS AND LAND SURVEYORS 529 25 1/2 RD., SUITE B410 GRAND JUNCTION, COLORADO PH. (970) 243-6067 FAX (970) 241-2845 tlc@tlcwest.com | |
| | |
| DRAWN BY: | MRH |
| CHECKED BY: | JEL |
| | |
| DATE: | 1/24/07 |
| SCALE: | 1"=40' |
| Project No: | 0572-001 |
| SHEET NO: | 1 of 1 |