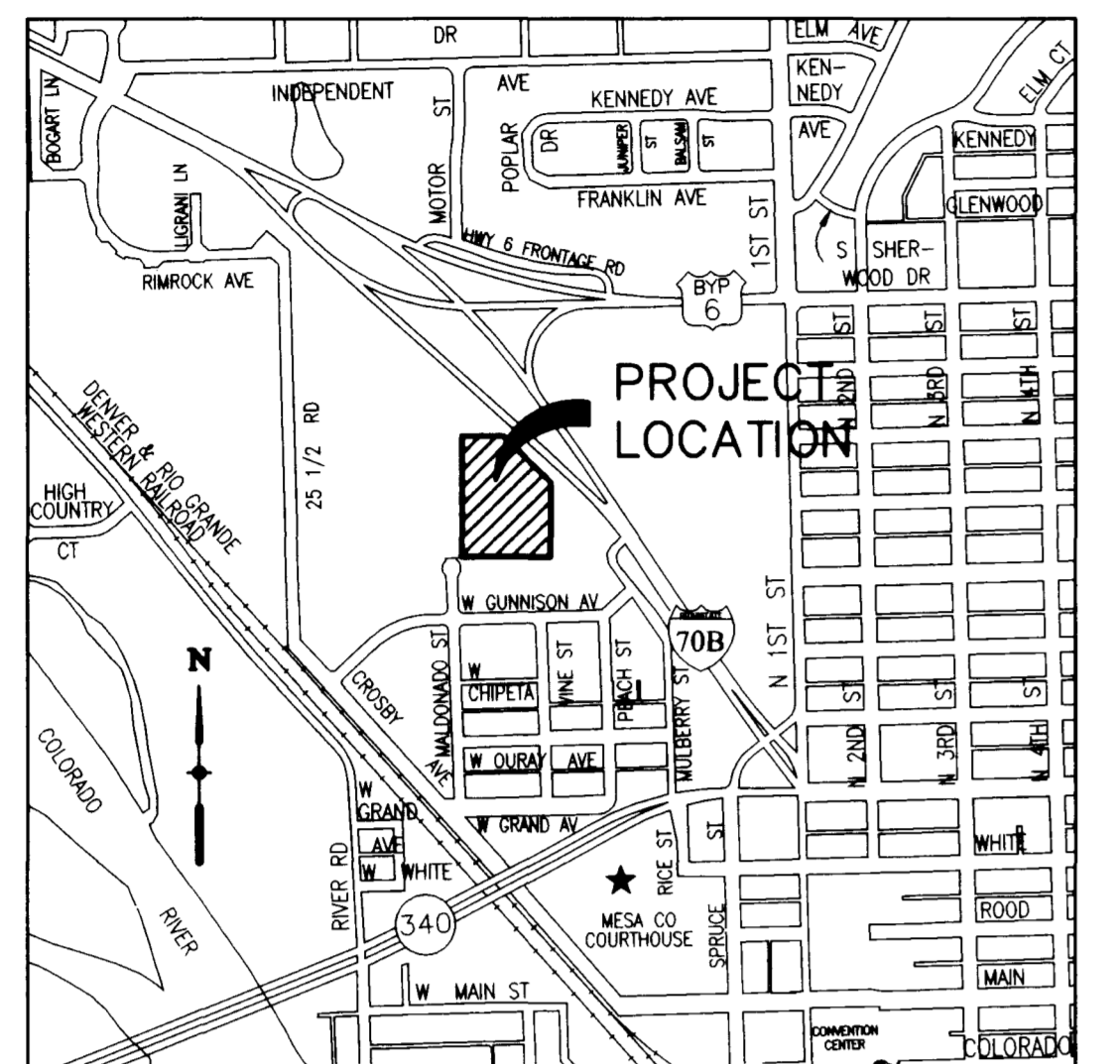


GOLD'S GYM SUBDIVISION
 SITUATED IN NW 1/4 OF THE NE 1/4 OF SECTION 15,
 TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN,
 COUNTY OF MESA, STATE OF COLORADO.



VICINITY MAP

AREA SUMMARY

LOT 1	5.085 AC.±	88.5%
LOT 2	0.655 AC.±	11.4%
ROADS	0.003 AC.±	0.1%
TOTAL	5.743 AC.±	100%

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that GJGG Holdings, LLC, a Colorado limited liability company, being the owners of record of that real property situated in the NW 1/4 of the NE 1/4 of Section 15 Township 1 South, Range 1 West, Ute Meridian, County of Mesa, State of Colorado, the ownership of which is demonstrated at Book 4397, Page 394 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 GOLD'S GYM SUBDIVISION, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

A parcel of land situated in the NW 1/4 of the NE 1/4 of Section 15, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

- Commencing at the C-N 1/16 corner of said Section 15, thence S 89°57'42" E, 858.58 feet along the south line of the NW 1/4 of said Section 15 to the Point of Beginning;
1. Thence N 00°07'20" W, 580.40 feet to a point on the southerly right of way line of a Public Roadway, as deeded in Book 4519 at Page 984 of the Mesa County records;
 2. Thence S 89°47'16" E, 268.75 feet along said line to a point on the westerly right of way line of U.S. Highway 6 and 50, as deeded in Book 686 at Page 235 of the Mesa County records;
 3. Thence S 45°55'08" E, 271.32 feet along said right-of-way line to a point on the east line of the NW 1/4 of the NE 1/4 of said Section 15;
 4. Thence S 00°03'30" E, 390.97 feet along said east line to the NE 1/16 corner of said Section 15;
 5. Thence N 89°57'42" W, 462.81 feet along south line of the NW 1/4 of the NE 1/4 of said Section 15 to the Point of Beginning;

Gold's Gym Subdivision as described above contains 5.743 acres more or less.

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

1. All streets, roads and Right-of-Way are dedicated to the City of Grand Junction for the use of the public forever.
2. All Multipurpose 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 including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, traffic control facilities, street lighting, landscaping, trees and grade structures.
3. All Non-exclusive Ingress/Egress Easements hereby platted to the owner of Lot 2, specifically identified on the plat, as perpetual easements for ingress/egress purpose for the use of said Lot owner(s), their guest(s), and invitee(s), and also for use by public providers and utilities, including but not limited to, postal service, trash collection, fire, police and emergency vehicles and services. Said easement shall be conveyed by separate legal instrument.
4. All Non-exclusive Sanitary Sewer Easements hereby platted to the owner of Lot 1 specifically identified on the plat, as perpetual easements for the installation, operation, maintenance and repair of sanitary sewer lines and appurtenances. Said easement shall be conveyed by separate legal instrument.

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/owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said lots 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 the reasonable ingress and egress to and from the easement.

Said owner hereby acknowledge that all lien holders or encumbrances, if any, associated with the interests of this plat have been represented hereon.

IN WITNESS WHEREOF, said owner, GJGG Holdings, LLC, has caused it's name to be hereunto subscribed this 3rd day of March, A.D., 2008.

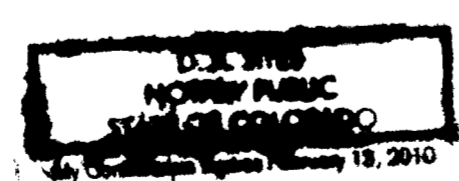
Stephen C. Broadbent
 Stephen C. Broadbent,
 Manager of GJGG Holdings, LLC

STATE OF COLORADO)
) ss
 COUNTY OF MESA)

The foregoing Certificate of Ownership and Dedication was acknowledged before me this 3 day of March, A.D., 2008, by Stephen C. Broadbent as Manager of GJGG Holdings, LLC.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.

My commission expires 2/13/10
[Signature]
 Notary Public



LIENHOLDER'S RATIFICATION OF PLAT

The undersigned, hereby certifies that it is a holder of a security interests upon the property hereon described and does hereby join in and consent to the dedication of the lands described in said dedication by the owners thereof and agree that its security interests which are recorded in Book 4491 at Page 28 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 present to be signed by its Vice President with the authority of its board of directors, this 3rd day of March, A.D., 2008.

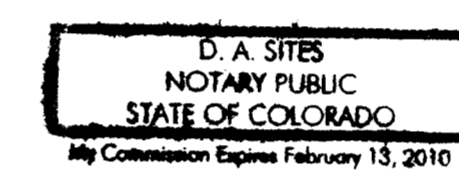
By: Matt Ward (title) Vice President
 Bank of the West

STATE OF COLORADO)
) ss
 COUNTY OF MESA)

The foregoing Lienholder's Ratification of Plat was acknowledged before me this 3 day of March, A.D., 2008, by Matt Ward as Vice President of Bank of the West.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.

My commission expires 2/13/10
[Signature]
 Notary Public



TITLE CERTIFICATION

We, Abstract & Title Co. of Mesa County, Inc, a title insurance company, as duly licensed the state of Colorado, hereby certify that we have examined the title to the hereon described property, that we find the title to the property is vested to GJGG Holdings, LLC, a Colorado limited liability company, 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, as of March 3, 2008

Executed this 4th day of March, A.D., 2008.

By: Karen A. Brew-Ellis (title) Examiner - Abstract & Title Co.
 Title examiner

CITY APPROVAL

The Gold's Gym Subdivision is approved and all dedications accepted this 10th day of March, A.D., 2008.

[Signature]
 City Manager

[Signature]
 Mayor

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
) ss
 COUNTY OF MESA)

I hereby certify that this instrument was filed for record in the office of the

County Clerk and Recorder of Mesa County at 11:24 A.M.,

on the 12th day of March, A.D. 2008 in Book

No. 4621, Page No. 478-479, Reception No. 2428297

Drawer No. VY-71, Fees \$20.00 \$1.00

[Signature]
 Mesa County Clerk and Recorder
[Signature]
 Deputy

SURVEYOR'S CERTIFICATE

I, Dean E. Ficklin, an employee of Vista Engineering Corporation, and a Professional Land Surveyor, licensed under the laws of the State of Colorado, do hereby state that the accompanying plat of GOLD'S GYM SUBDIVISION a subdivision of a part of City of Grand Junction, has been prepared by me and/or under my direct supervision and represents a field survey. 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.



Dean E. Ficklin
 P.L.S., 19597

NOTES:

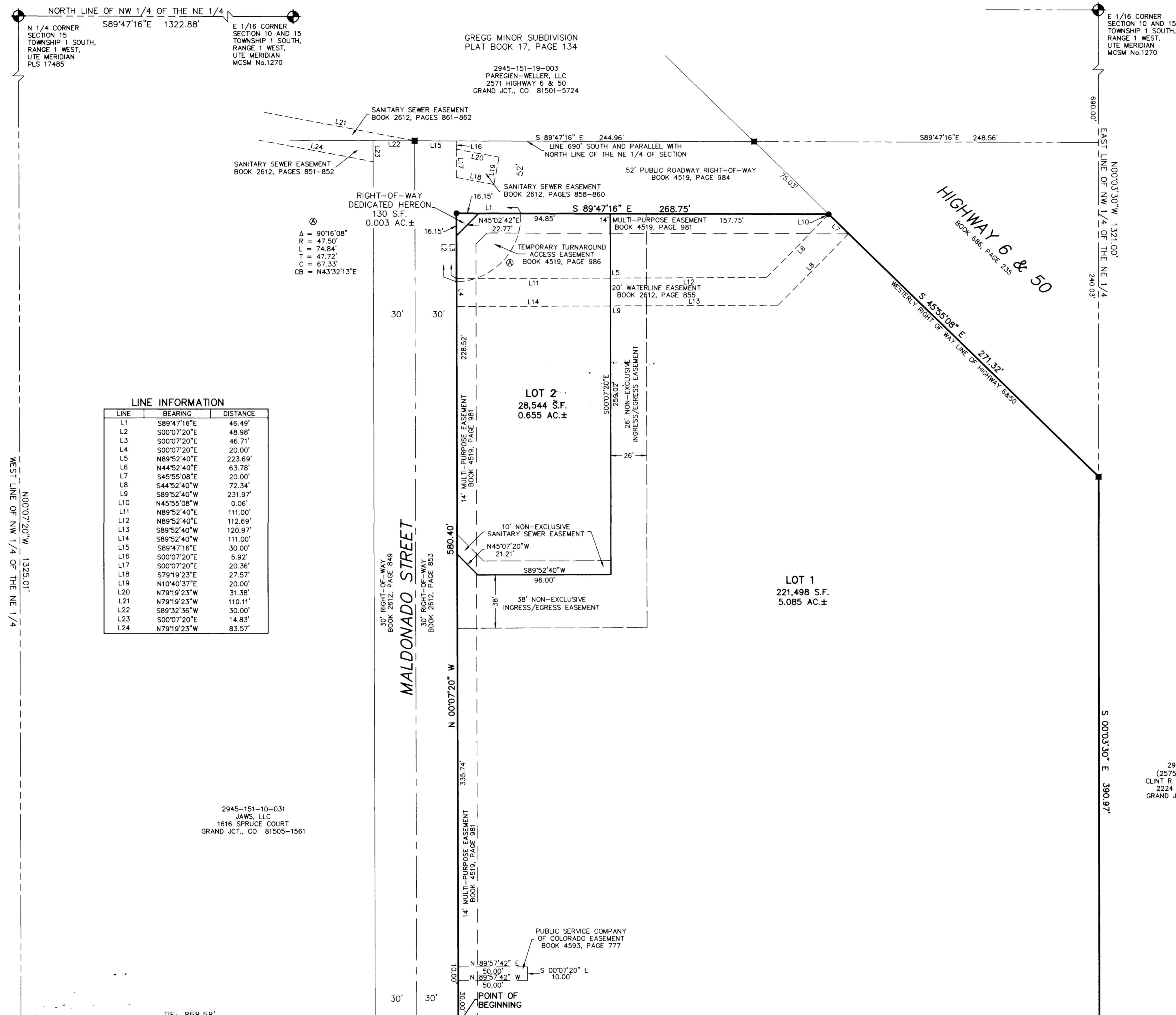
1. Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon a defect in this survey be commenced more than ten years from the date of certification shown hereon.
2. Basis of Bearing: The south line of the NW 1/4 of the NE 1/4 of Section 15, Township 1 South, Range 1 West, Ute Meridian, having a grid bearing of N 89°57'42" W and is monumented on the ground as shown on this Plat. The origin for this basis of bearings hereon is based on the grid bearings of the Mesa County SIMSLCS network.
3. Lineal Units are United States Survey Feet.
4. Existing property corners which were recovered during this survey which were within 0.25 feet± of the position of record were accepted as being in the proper location as shown by record.
5. This survey does not constitute a title search by this surveyor or Vista Engineering Corp. 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 a title policy issued by Abstract & Title Co. of Mesa County, Inc, Commitment No. A52-0162210, dated March 3, 2008.
6. The boundary lines shown on this plat are based on descriptions contained in a Warranty Deed as recorded in Book 3001, Page 312 and in a Quiet Title Decree issued by District Court of Mesa County as recorded in Book 2604, Page 485. This decree quieted title to property described in a Personal Representative's Deed recorded in Book 2265, Page 140 and a Warranty Deed for Public Roadway Right-of-way recorded in Book 4519, Page 984.

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VISTA ENGINEERING CORP.
 GRAND JUNCTION, COLORADO

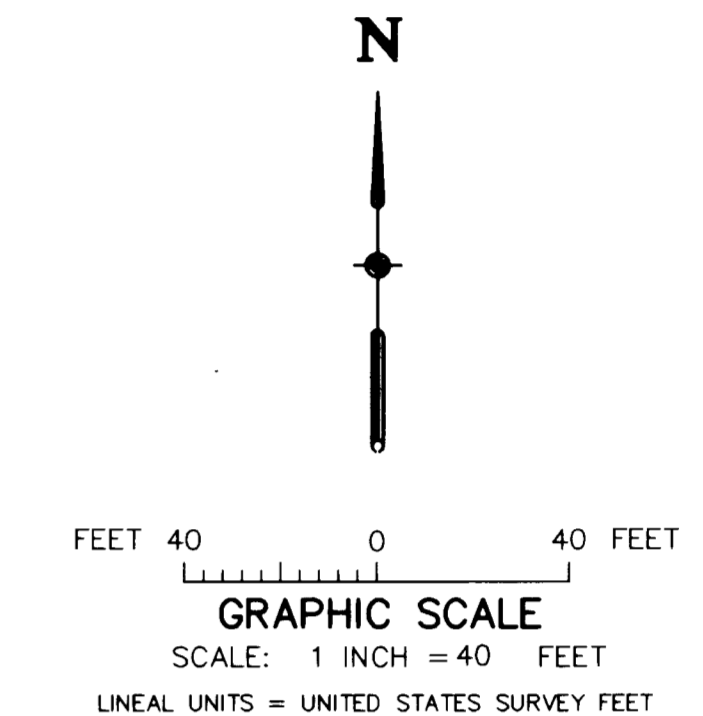
SCALE: 1" = 40' JOB NO: 4238.35-06 DATE: 2-29-08 SHEET NO: 1 of 2

GOLD'S GYM SUBDIVISION
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 TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN,
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LINE INFORMATION

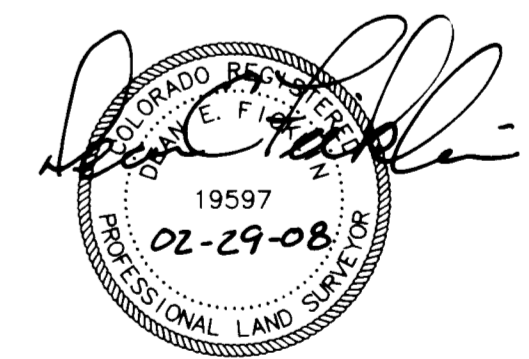
LINE	BEARING	DISTANCE
L1	S89°47'16"E	46.49'
L2	S00°07'20"E	48.98'
L3	S00°07'20"E	46.71'
L4	S00°07'20"E	20.00'
L5	N89°52'40"E	223.69'
L6	N44°52'40"E	63.78'
L7	S45°55'08"E	20.00'
L8	S44°52'40"W	72.34'
L9	S89°52'40"W	231.97'
L10	N45°55'08"W	0.06'
L11	N89°52'40"E	111.00'
L12	N89°52'40"E	112.69'
L13	S89°52'40"W	120.97'
L14	S89°52'40"W	111.00'
L15	S89°47'16"E	30.00'
L16	S00°07'20"E	5.92'
L17	S00°07'20"E	20.36'
L18	S79°19'23"E	27.57'
L19	N10°40'37"E	20.00'
L20	N79°19'23"W	31.38'
L21	N79°19'23"W	110.11'
L22	S89°32'36"W	30.00'
L23	S00°07'20"E	14.83'
L24	N79°19'23"W	83.57'



LEGEND

- SET 5/8" REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP, PLS 19597.
- FOUND THIS SURVEY, 5/8" REBAR AND ALUMINUM CAP, PLS 18478.
- ◻ FOUND THIS SURVEY, 5/8" REBAR.
- ◻ FOUND IN PLACE, MONUMENT AS DESCRIBED.
- W.C. WITNESS CORNER.
- R.M. REFERENCE MONUMENT.
- M.C.S.M. MESA COUNTY SURVEY MONUMENT.
- S.F. SQUARE FEET.
- AC. ACRES.
- NAVD88 NORTH AMERICAN VERTICAL DATUM OF 1988.
- BOUNDARY CORNERS SET IN CONCRETE PER CITY OF GRAND JUNCTION CODE.

2945-151-00-016
 (2575 HIGHWAY 6 & 50)
 CLINT R. & DIANA L. JANOWITZ
 2224 SADDLEHORN ROAD
 GRAND JCT., CO 81503-2654



Dean E. Ficklin
 P.L.S., 19597

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VISTA ENGINEERING CORP.
 GRAND JUNCTION, COLORADO

SCALE: 1" = 40'	JOB NO: 4238.35-06	DATE: 2-29-08	SHEET NO: 2 of 2
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