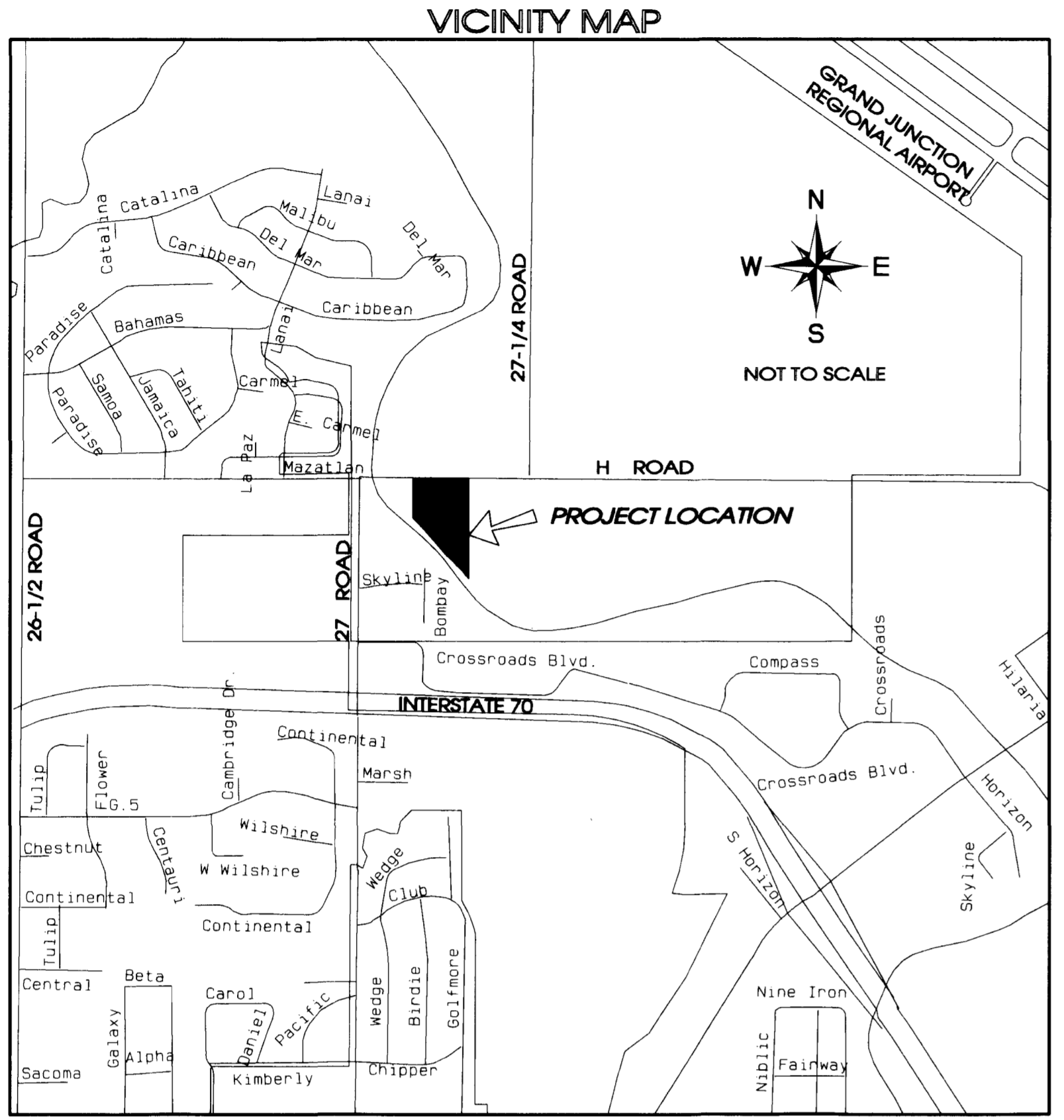


TUSCANY 5 SUBDIVISION

SITUATED IN THE NW1/4 NW1/4 S.36, T.1 N., R.1 W., UTE MERIDIAN

CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO



STATEMENT OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
The undersigned, Citi Trustee Services, LLC, is the owner of that real property situated in the NW1/4 NW1/4 of Section 36, Township 1 North, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, evidence of ownership of which is demonstrated in an instrument recorded in Book 4805 at Page 832 of the Mesa County records; said property being more particularly described as follows:

A parcel of land situated in the NW1/4 of the NW1/4 of Section 36, Township 1 North, Range 1 West of the Ute Meridian, being more particularly described as follows:
Beginning at a point 481 feet west of the Northeast corner of the NW1/4 of the NW1/4 of said Section 36;
thence West 447.67 feet;
thence South to the North bank of the U.S. Government Canal;
thence Southeasterly along said North bank to a point South of the Point of Beginning;
thence North to the Point of Beginning.

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 TUSCANY 5 SUBDIVISION, a subdivision of the City of Grand Junction, 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 streets, roads and 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 as perpetual easements for City approved utilities including the installation, operation, maintenance and repair of said utilities and appurtenances which may include but are 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.
- All Trail Easements are dedicated to the City of Grand Junction as a perpetual easement for the use of the public forever, subject to the rules and regulations of said City, for purposes including but not limited to, constructing, installing, maintaining and repairing a trail and appurtenant facilities and for ingress, egress and access for the public with accompanying pets, if any, for use as pedestrians, and/or with wheelchairs (motorized and non-motorized), bicycles, motorized bicycles (a vehicle having two or three wheels, cylinder capacity not exceeding 50 C.C., and an automatic transmission which does not exceed thirty miles per hour), electric scooters (an electric powered vehicle having two or three wheels and does not exceed thirty miles per hour), and other non-motorized forms of transportation for commuting and recreational purposes, subject to any historical and recorded rights and usage of the Grand Valley Water Users to install, operate, maintain and repair irrigation water and water transmission and distribution facilities.

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 and 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 the reasonable ingress and egress to and from the easement.

Said owner further certifies that all lienholders if any, are represented hereon.

Executed this 27 day of May, 2009.

Citi Trustee Services, LLC, as Trustee

By: C. S. Lester
its Manager

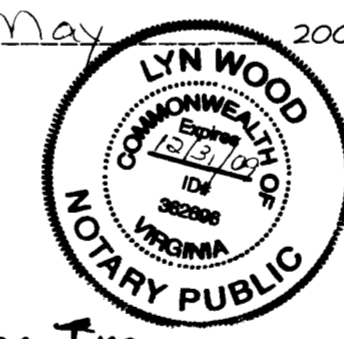
State of Virginia,
County of Henry)^{ss}

The foregoing Statement of Ownership and Dedication was acknowledged before me by C. S. Lester of Citi Trustee Services, LLC as Trustee

as its manager this 27th day of May, 2009.

By: Cheryl E. Patterson
Notary Public

My commission expires: 12/31/2009



LIENHOLDERS RATIFICATION OF PLAT

The undersigned, EMC Mortgage Corp., 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 as assignee to a Deed of Trust recorded in Book 4010 at Page 322 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 Vice president with the authority of its Board of Directors, this 17th day of April, 2009.

By: Leah Hester For: EMC Mortgage Corp.
(Title) vice president Mortgage Electronic Registration Systems, Inc.

State of Texas,
County of Denton)^{ss}

The foregoing Lienholder's Ratification of Plat was acknowledged before me by Leah Hester of Mortgage Electronic Registration Systems, Inc.

as its vice president this 17th day of April, 2009.

By: Cheryl E. Patterson
Notary Public

My commission expires: February 13, 2011



LIENHOLDERS RATIFICATION OF PLAT

The undersigned, Wells Fargo Bank, N.A., 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 4146 at Page 544 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 SECRETARY with the authority of its Board of Directors, this 12 day of MAY, 2009.

By: AS Kiein For: _____
(Title) ASSISTANT SECRETARY Wells Fargo Bank, N.A.

State of Oregon)
County of Washington)^{ss}

The foregoing Lienholder's Ratification of Plat was acknowledged before me by G. E. Kiein for Wells Fargo Bank, N.A., as its ASSISTANT SECRETARY this 12 day of MAY, 2009.

By: Ann M. Crocker
Notary Public

My commission expires: 12/22/2012



TITLE CERTIFICATION

State of Colorado
County of Mesa

We, First American Heritage Title 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 Citi Trustee Services, 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.

Date: 5-29-09 By: Jonathan V. Berrett, Examiner
Name and title
First American Heritage Title Company

CITY APPROVAL

This plat of TUSCANY 5 SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, Colorado, is hereby approved and dedications accepted this 3 day of JUNE, 2009.

By: Samuel Hill City Manager
By: Bob Hill Mayor

CLERK AND RECORDER'S CERTIFICATE

State of Colorado)
County of Mesa)^{ss}

This plat was accepted for filing in the office of the Clerk and Recorder of Mesa County, Colorado, at 11:17 o'clock A.M. on this 11th day of JUNE, 2009, A.D., and was recorded at Reception

No. # 2493099 Drawer No. WW-143, Fees 20+1 Book 4870 Pg. 690-691

By: Janice Rich Clerk and Recorder
By: Cheryl E. Patterson Deputy

Notice: This plat has been determined to be of sufficient clarity and legibility to be approved by the City of Grand Junction. It may bear the stamp "POOR QUALITY ORIGINAL DOCUMENT PROVIDED FOR REPRODUCTION" from the Mesa County Clerk and Recorder's Office. This stamp, if it appears hereon, is an indication of the Clerk and Recorder's Office inability to create a scanned image that is of comparable quality to the original document.

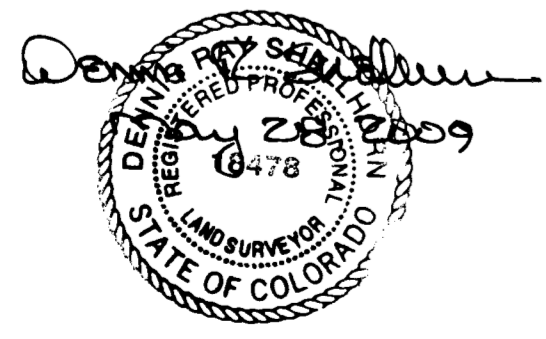
LIST OF ABBREVIATIONS - NOTE: NOT ALL ABBREVIATIONS ON THIS LIST APPEAR ON THIS PLAT

- | | |
|---|---------------------------------|
| N: NORTH | SAN: SANITATION |
| E: EAST | DIST.: DISTRICT |
| S: SOUTH | U.S.: UNITED STATES |
| W: WEST | DEPT.: DEPARTMENT |
| NE: NORTHEAST | FT2: SQUARE FEET |
| SE: SOUTHEAST | ALUM: ALUMINUM |
| *: DEGREES OF ARC | GPS: GLOBAL POSITIONING SYSTEM |
| ': MINUTES OF ARC | M.P.E.: MULTI-PURPOSE EASEMENT |
| " : SECONDS OF ARC | BLM: BUREAU OF LAND MANAGEMENT |
| A: ARC LENGTH OF CURVE | LLC: LIMITED LIABILITY COMPANY |
| R: RADIUS OF CURVE | INC: INCORPORATED |
| DELTA: INTERIOR/DEFLECTION ANGLE OF CURVE | IRRI: IRRIGATION |
| LC: BEARING OF LONG CHORD OF CURVE | No.: NUMBER |
| LC: LENGTH OF LONG CHORD OF CURVE | PLSS: PUBLIC LAND SURVEY SYSTEM |
| T.: TOWNSHIP | GRV: GRAND VALLEY RURAL POWER |
| R.: RANGE OF RAY AS IT APPEARS IN SURVEYOR'S NAME | P.O.B.: POINT OF BEGINNING |
| R.O.W.: RIGHT-OF-WAY | A.D.: ANNO DOMINI |
| PLS: PROFESSIONAL LAND SURVEYOR | #: NUMBER |
| S(XX): SECTION NUMBER | INCL.: INCLUDES |
| REC. NO.: MESA COUNTY CLERK'S DOCUMENT RECEPTION NUMBER | W/ WITH |
| MCSM: MESA COUNTY SURVEY MARKER | CO: COLORADO |
| HOA: HOMEOWNERS' ASSOCIATION | TNSHP: TOWNSHIP |
| MULTI-: MORE THAN ONE | RNGE: RANGE |
| L: LINE | |
| C: CURVE | |
| ": INCH | |
| ': FEET | |

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 a title policy issued by First American Heritage Title Company, No. J 1794425, dated October 10, 2005, with endorsement dated March 30, 2004.

I, Dennis R. Shellhorn, a Professional Land Surveyor licensed in the State of Colorado, do hereby state that the accompanying plat of TUSCANY 5 SUBDIVISION, 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 18478



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	5.404 ACRES	94.6%
STREETS	0.308 ACRES	5.4%
TOTAL	5.712 ACRES	100%

TUSCANY 5 SUBDIVISION

TUSCANY 5 TRUST

SECTION: NW1/4 NW1/4 S.36 TWSHP: 1 North RNGE: 1 West MERIDIAN: UTE

RIVER CITY

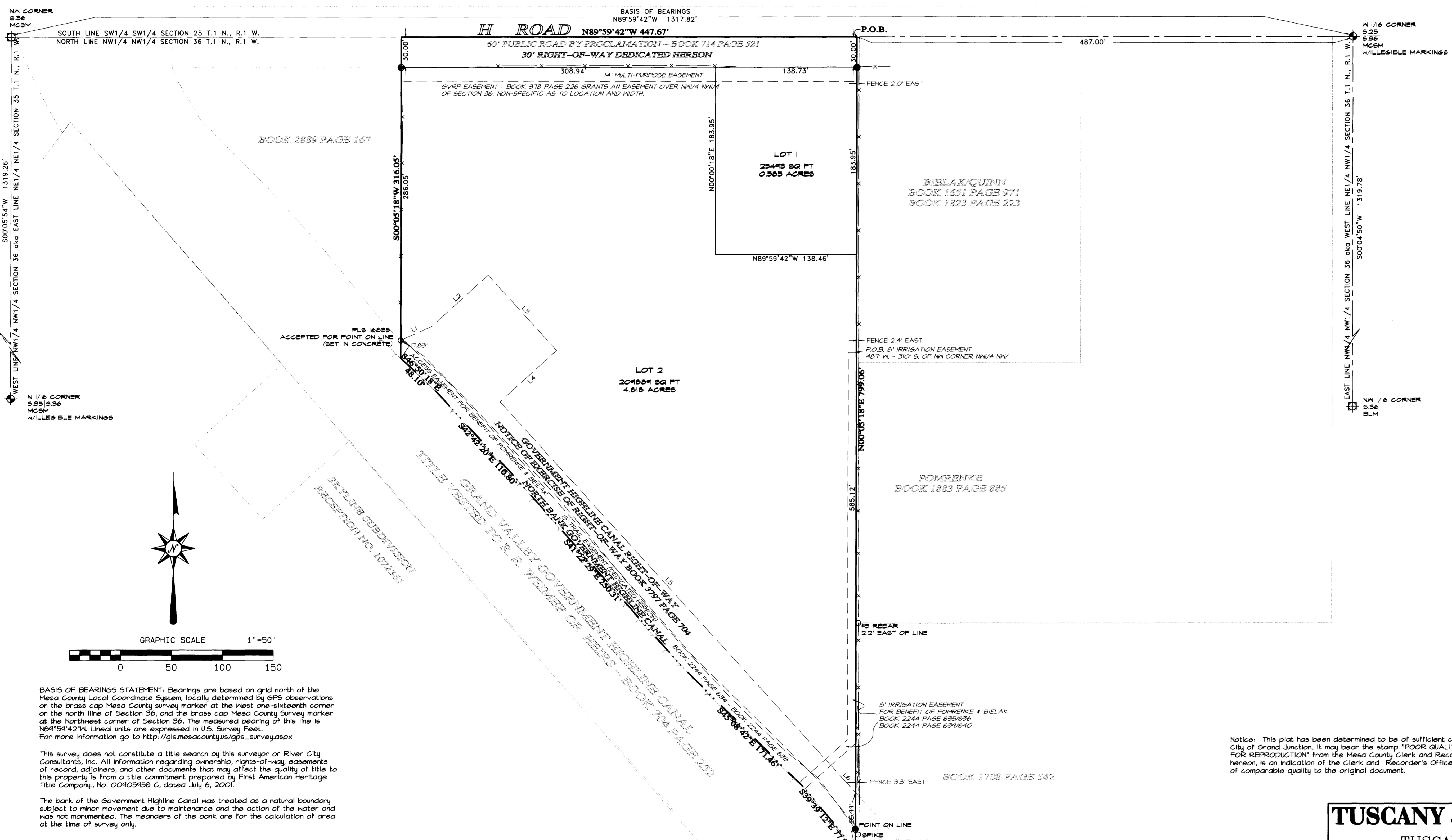
CONSULTANTS

Integrated Design Solutions

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

Date of Survey: Jul 7, 2008	Current Revision: Feb 3, 2009	Plotted: Apr 3, 2009
Drawn: DRS	Checked: KST	Field Surveyor: JLM
S:\PROJECTS\1055 Amorelli\Survey\1055 ISP.pro		Job No. 1055-001
		Sheet 1 of 2

TUSCANY 5 SUBDIVISION



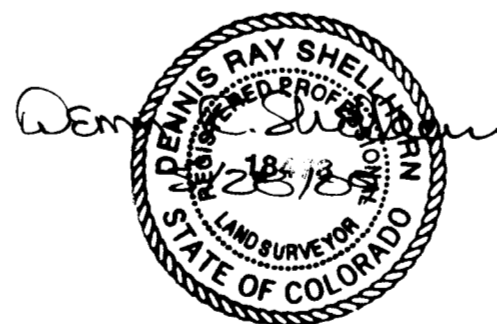
BASIS OF BEARINGS STATEMENT: Bearings are based on grid north of the Mesa County Local Coordinate System, locally determined by GPS observations on the brass cap Mesa County survey marker at the West one-sixteenth corner on the north line of Section 36, and the brass cap Mesa County survey marker at the Northwest corner of Section 36. The measured bearing of this line is N89°59'42.74" W. Linear units are expressed in U.S. Survey Feet. For more information go to http://gis.mesacounty.us/gis_survey.aspx

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The bank of the Government Highline Canal was treated as a natural boundary subject to minor movements due to maintenance and the action of the water and was not monumented. The meanders of the bank are for the calculation of area at the time of survey only.

- LEGEND**
- ⊕ FOUND PLS. BRASS MONUMENT
 - ⊕ FOUND PLS. ALUMINUM MONUMENT
 - FOUND REBAR & CAP AS NOTED
 - SET ALUMINUM CAP PLS. (84TB) IN CONCRETE

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TUSCANY 5 SUBDIVISION
TUSCANY 5 TRUST

SECTION: NW1/4 NW1/4 S36 | T19S11N | R1E | MERIDIAN: UTE

ATM RIVER CITY CONSULTANTS
Integrated Design Solutions | 744 Horizon Court, Suite 110 | Grand Junction, CO 81508
Phone: 870-841-4728 | Email: info@rivercity.com

Date of Survey: Jul 7, 2008	Current Revision: Feb 3, 2009	Plotted: Apr 3, 2009
Drawn: DRS	Checked: KST	Field Surveyor: JLM
S:\PROJECTS\1056 Amorelli\Survey\1056 ISP.pro	Job No: 1056-001	Sheet 2 of 2