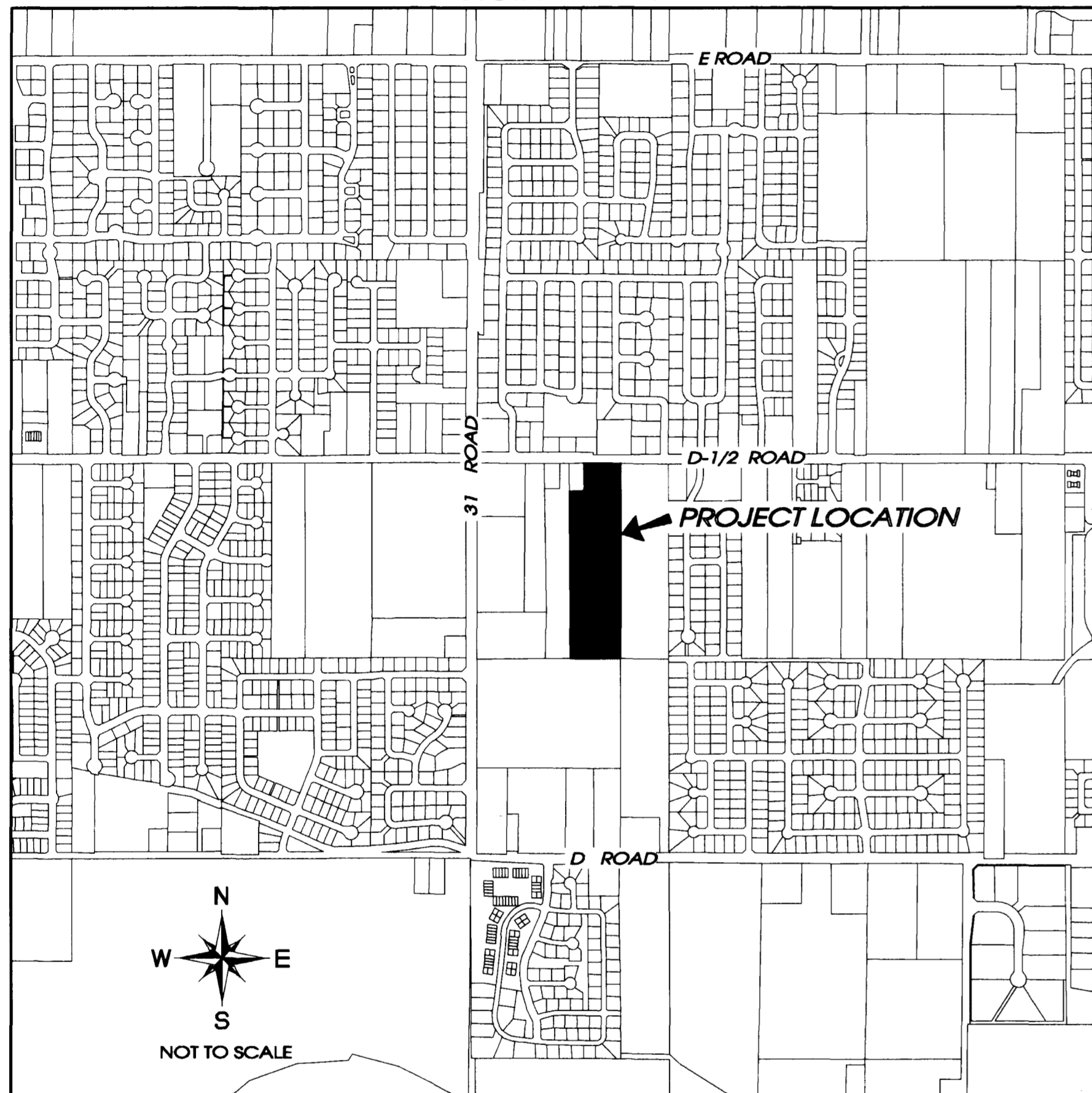


RICK'S SUBDIVISION

**A PART OF THE NW1/4 SW1/4 SECTION 15, 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, Sage Hills of GJ, LLC, a Colorado limited liability company, is the owner of that real property situated in the NW1/4 SW1/4 of Section 15, 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 456B at Page 593 of the Mesa County records; said property being more particularly described as follows:

PARCEL ONE:

E1/2 W1/2 E1/2 NW1/4 SW1/4 Section 15, Township 1 South, Range 1 East of the Ute Meridian;
EXCEPT the North 30 feet thereof for road purposes.

PARCEL TWO:

Beginning South 89°55' East 150.55 feet from the Northwest corner of the SW1/4 of Section 15, Township 1 South, Range 1 East of the Ute Meridian;
thence South 89°55' East 68.20 feet;
thence South 1320.00 feet;
thence North 89°55' West 168.20 feet;
thence North 1102.20 feet;
thence South 89°55' East 100.0 feet;
thence North 217.80 feet to the Point of Beginning;
EXCEPT the North 30 feet for County Road.

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 RICK'S 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.

* Ingress/egress easement fronting Lot 2 to be conveyed by separate document. Easement may be subject to terms and conditions affecting use and eventual termination.

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 20th day of August, 2009.

Sage Hills of GJ, LLC, a Colorado limited liability company

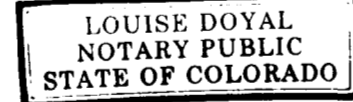
By: Mark W. Fenn
Mark W. Fenn, Manager

State of Co)
County of Mesa)ss

The foregoing Statement of Ownership and Dedication was acknowledged before me this 20th day of August, 2009, by Mark W. Fenn, as Manager of Sage Hills of GJ, LLC, a Colorado limited liability company.

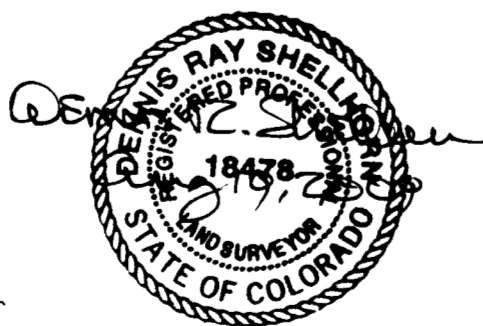
By: Louise Doyal
Notary Public

My commission expires: 10-27-2010



I, Dennis R. Shellhorn, a Professional Land Surveyor licensed in the State of Colorado, do hereby state that the accompanying plat of RICK'S 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



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 Lawyers Title Insurance Corporation, Policy No. C31-0041331, dated December 11, 2007.

LAND USE SUMMARY		
LOTS	9.281 ACRES	99.4%
STREETS	0.063 ACRES	0.6%
TOTAL	9.334 ACRES	100%

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.

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 456B at Page 593 and Book 456B at Page 603 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 Branch President, with the authority of its Board of Directors,

this 20th day of August, 2009.

By: Brad Krebill For: American National Bank
(Title) Branch President

State of Colorado)
County of Mesa)ss

The foregoing Lienholder's Ratification of Plat was acknowledged before me by Brad Krebill of American National Bank as its Branch President this 20th day of August, 2009.

By: Samantha McAnany
Notary Public

My commission expires: 02/12/2011



My Comm. Exp. 02-12-2011

TITLE CERTIFICATION

State of Colorado
County of Mesa

We, Abstract & Title Co of Mesa County, Inc., 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 Sage Hills of GJ, 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: August 15, 2009 By: Barbara A. Briggie, Title Examiner
Name and Title
Abstract & Title Co of Mesa County, Inc.

CITY APPROVAL

This plat of RICK'S SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, Colorado is hereby approved and dedications accepted this 20th day of August, 2009.

By: Tom Madril Carl Hill
City Manager 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 2:40 o'clock P. M., on this 27th day of August, 2009, A.D., and was recorded at Reception

No. 2503272 Drawer No. XX-25 Fees 20.00 1.00

By: Janice Rich Teresa Horn
Clerk and Recorder Deputy
4909 437-438
Book Page

RICK'S SUBDIVISION

SAGE HILLS of GJ, LLC

SECTION: NW1/4 SW1/4 S.15 | TOWNSHIP: 1 South | RANGE: 1 East | MERIDIAN: UTE



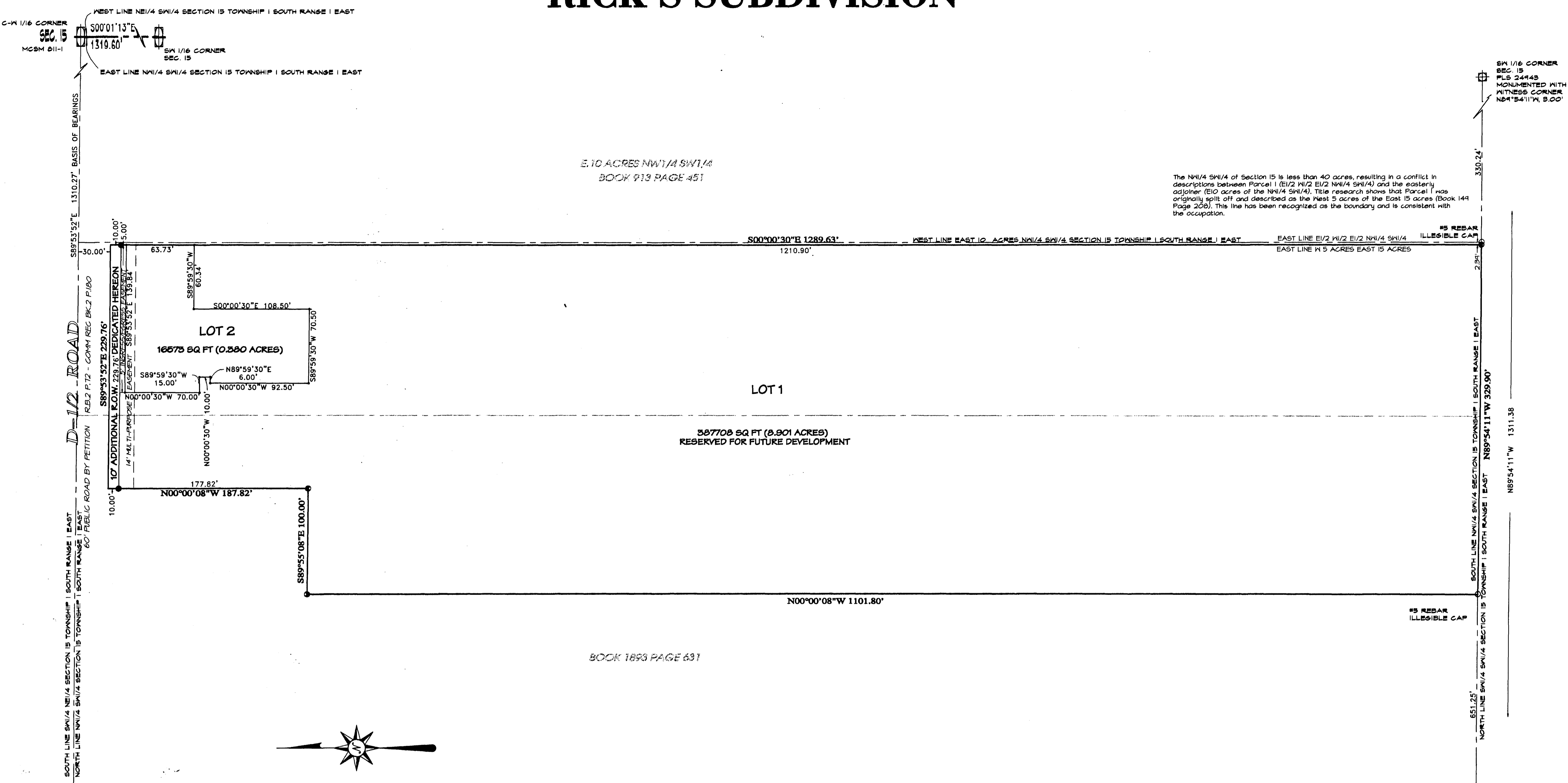
744 Horizon Court, Suite 110
Grand Junction, CO 81508
Phone: 970-241-4722 Email: info@rccowest.com

Date of Survey: Sep 2007	Current Revision: Aug 18, 2009	Plotted: Aug 19, 2009
Drawn: DRS	Checked: KST	Field Surveyor: DGF
Job No. 0865-004		Sheet 1 of 2

CONVEYANCE DOCUMENTS
(FOR CITY USE ONLY)

INGRESS/EGRESS EASEMENT BOOK 4909 PAGE 439

RICK'S SUBDIVISION



The NW 1/4 SW 1/4 of Section 15 is less than 40 acres, resulting in a conflict in descriptions between Parcel 1 (E1/2 N1/2 E1/2 NW 1/4 SW 1/4) and the easterly adjoiner (E10 acres of the NW 1/4 SW 1/4). Title research shows that Parcel 1 was originally split off and described as the West 5 acres of the East 15 acres (Book 149 Page 208). This line has been recognized as the boundary and is consistent with the occupation.

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-quarter corner of Section 15, and the brass cap Mesa County survey marker at the Center-west one-sixteenth corner of Section 15. The measured bearing of this line is S89°53'52"E. Lineal units are U.S. Survey Feet.



RICK'S SUBDIVISION
SAGE HILLS of GJ, LLC

SECTION: NW 1/4 SW 1/4 S.15 TOWNSHIP: 1 South RANGE: 1 East MERIDIAN: UTE

RIVERCITY CONSULTANTS
Integrated Design Solutions
744 Horizon Court, Suite 110
Grand Junction, CO 81508
Phone: 970-241-4722 Email: info@riverscity.com

Date of Survey: Sep 2007 Current Revision: Aug 18, 2009 Plotted: Aug 19, 2009
Drawn: DRS Checked: KST Field Surveyor: DGF Job No. 0865-004
S:\PROJECTS\0865\0865\004 Sage Hills\survey\Draw\Simple Sub.plt 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.

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