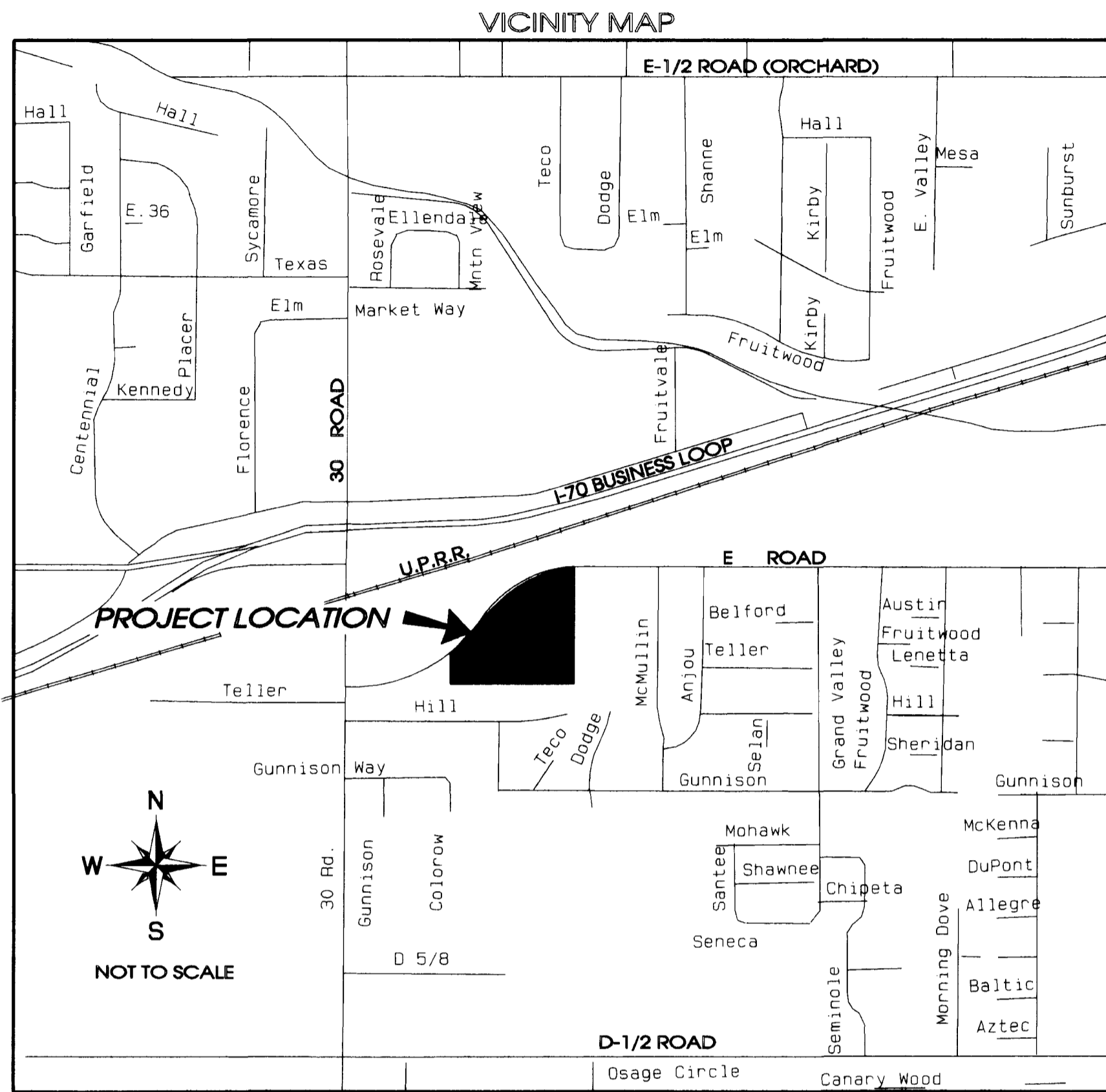


JERRY'S SUBDIVISION

SITUATED IN THE NW1/4 NW1/4 SECTION 16, T.1 S., R.1 E., UTE MERIDIAN

CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO



STATEMENT OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

The undersigned, Apple Acres, LLC, a Colorado limited liability company, is the owner of that real property situated in the NW1/4 NW1/4 of Section 16, 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 4215 at Page 284 of the Mesa County records; said property being more particularly described as follows:

Commencing at the West One-Sixteenth Corner on the North boundary of Section 16, Township 1 South, Range 1 East of the Ute Meridian and considering the North line of said Section 16 to bear North 84°55'41" East and all bearings herein to be relative thereto;
Thence South 11°42'44" West 34.43 feet to the true point of beginning;
Thence South 00°00'31" West 622.08 feet;
Thence South 84°54'33" West 652.82 feet;
Thence North 00°00'50" East 160.57 feet to the South right of way of E Road;
Thence North 43°30'20" East 30.91 feet;
Thence North 42°30'26" East 227.44 feet;
Thence North 43°00'28" East 74.97 feet;
Thence North 46°01'42" East 71.55 feet;
Thence along the arc of a curve to the right with a radius of 683.20 feet, a central angle of 34°54'33" and whose long chord bears North 66°00'10" East 410.80 feet to the true point of beginning.

This plat is a graphical representation of the professional opinion of the undersigned surveyor of the location of the property as described in the title documents referenced herein. The bearings of the boundary lines on the drawing represent the title description related to grid north of the Mesa County Local Coordinate System (MCLCS). The angular integrity of the lines and distances have been preserved except where they yield to record monuments and/or controlling lines. Research has revealed that this property was originally described as the NE1/4 NW1/4 NW1/4 of Section 16. Subsequent descriptions in the chain of title deleted reference to the bounding lines, creating an apparent overlap between the south line as described and the south line of the NE1/4 NW1/4 NW1/4. The latter has been recognized as the south boundary by this survey.

Accordingly, the subject parcel may be described by this survey as follows:

Commencing at the Mesa County Survey marker for the West one-sixteenth corner on the North line of said Section 16, whence the Mesa County Survey marker for the Northwest corner of said Section 16 bears South 84°54'33" West;
Thence South 11°41'31" West, a distance of 34.43 feet to a point on the southerly right-of-way line of E Road as described in a document recorded in Book 1430 at Page 878, the Point of Beginning;
Thence South 00°00'43" East, a distance of 621.11 feet to the South line of the NE1/4 NW1/4 NW1/4 of said Section 16;
Thence along said South line, South 84°54'56" West, a distance of 652.89 feet to the Southwest corner of the NE1/4 NW1/4 NW1/4 of said Section 16;
Thence along the West line of the NE1/4 NW1/4 NW1/4 of said Section 16, North 00°00'01" West, a distance of 160.13 feet to said Southerly right-of-way line of E Road;
Thence along said Southerly right-of-way line of E Road the following five courses:
North 43°24'06" East, a distance of 30.90 feet;
North 42°24'21" East, a distance of 227.44 feet;
North 42°54'14" East, a distance of 74.97 feet;
North 46°00'28" East, a distance of 71.55 feet;
417.25 feet along the arc of a 683.20 foot radius non-tangent curve to the right, through a central angle of 34°54'33", with a chord bearing North 65°58'51" East, a distance of 410.80 feet 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 JERRY'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 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.

* Ingress/egress easement fronting Lot 2 to be conveyed by separate document,

* 5' Irrigation easement to be conveyed by separate document to Headgate 140 Lateral, Inc.

* 10' Irrigation easement to be conveyed by separate document to Headgate 135 Lateral, Inc.

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 11th day of August, 2009.

Apple Acres LLC, a Colorado limited liability company

By: Jay Kee Jacobson
Jay Kee Jacobson, Manager-Member

State of Colorado

County of Mesa

The foregoing Statement of Ownership and Dedication was acknowledged before me by

Jay Kee Jacobson as Manager-Member of Apple Acres, LLC this 11th day of

August, 2009.

Notary Public

My commission expires:

VERN CORNELL
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 07/22/2012

LIENHOLDERS RATIFICATION OF PLAT

The undersigned, Grand Valley 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 4226 at Page 613 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 President with the authority of its Board of Directors,

this 13th day of August, 2009.

By: [Signature] For: Grand Valley Bank
(Title) President Grand Valley National Bank
FNA

State of)
County of)ss

The foregoing Lienholder's Ratification of Plat was acknowledged before me by John Usterson of Grand Valley Bank FNA of Grand Valley National Bank as its President this 13th day of August, 2009.

Victoria Wagner
Notary Public

My commission expires: 09-12-09



TITLE CERTIFICATION

State of Colorado
County of Mesa

We, Abstract & Title Company of Mesa Co, 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 Apple Acres, 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, as of August 3, 2009.

Date: August 11, 2009 By: [Signature] Name and title
Name of title company Abstract & Title Company of Mesa Co

CITY APPROVAL

This plat of JERRY'S SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, Colorado, is hereby approved and dedications accepted this 23rd day of September, 2009.

[Signature] City Manager [Signature] 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 3:25 o'clock P. M., on this 29th day of

September, 2009, A.D., and was recorded at Reception

No. 2507263 Drawer No. X8-37 Fees \$200.00

By: Janice Rice Clerk and Recorder [Signature] Deputy

Book 4922 Page 224+225

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.

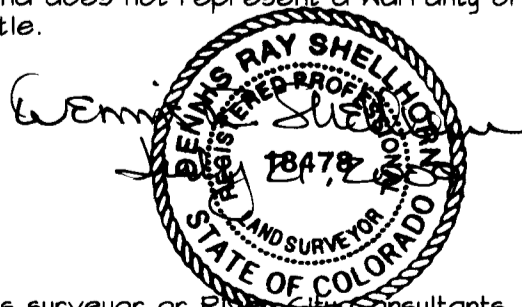
LIST OF ABBREVIATIONS - NOTE: NOT ALL ABBREVIATIONS ON THIS LIST APPEAR ON THIS PLAT

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

No structure will be built in excess of 600 feet from the fire hydrant located at the intersection of Colorado Dr. and Hill Ct. Measurement from hydrant shall be along street frontage.

I, Dennis R. Shellhorn, a Professional Land Surveyor licensed in the State of Colorado, do hereby state that the accompanying plat of JERRY'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 RiverCity 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 commitment prepared by Abstract & Title Company of Mesa County.

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	6.807 ACRES	100%
TOTAL	6.807 ACRES	100%

CONVEYANCE DOCUMENTS (FOR CITY USE ONLY)

IRRIGATION EASEMENT (HEADGATE 140 LATERAL)	BOOK 4922 PAGE 232
INGRESS/EGRESS EASEMENT	BOOK 4922 PAGE 226
IRRIGATION EASEMENT (HEADGATE 135 LATERAL)	BOOK 4922 PAGE 230

JERRY'S SUBDIVISION

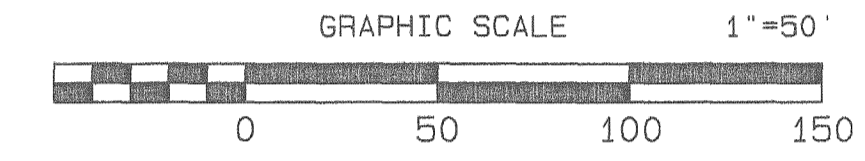
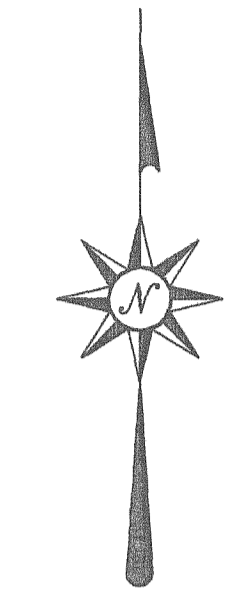
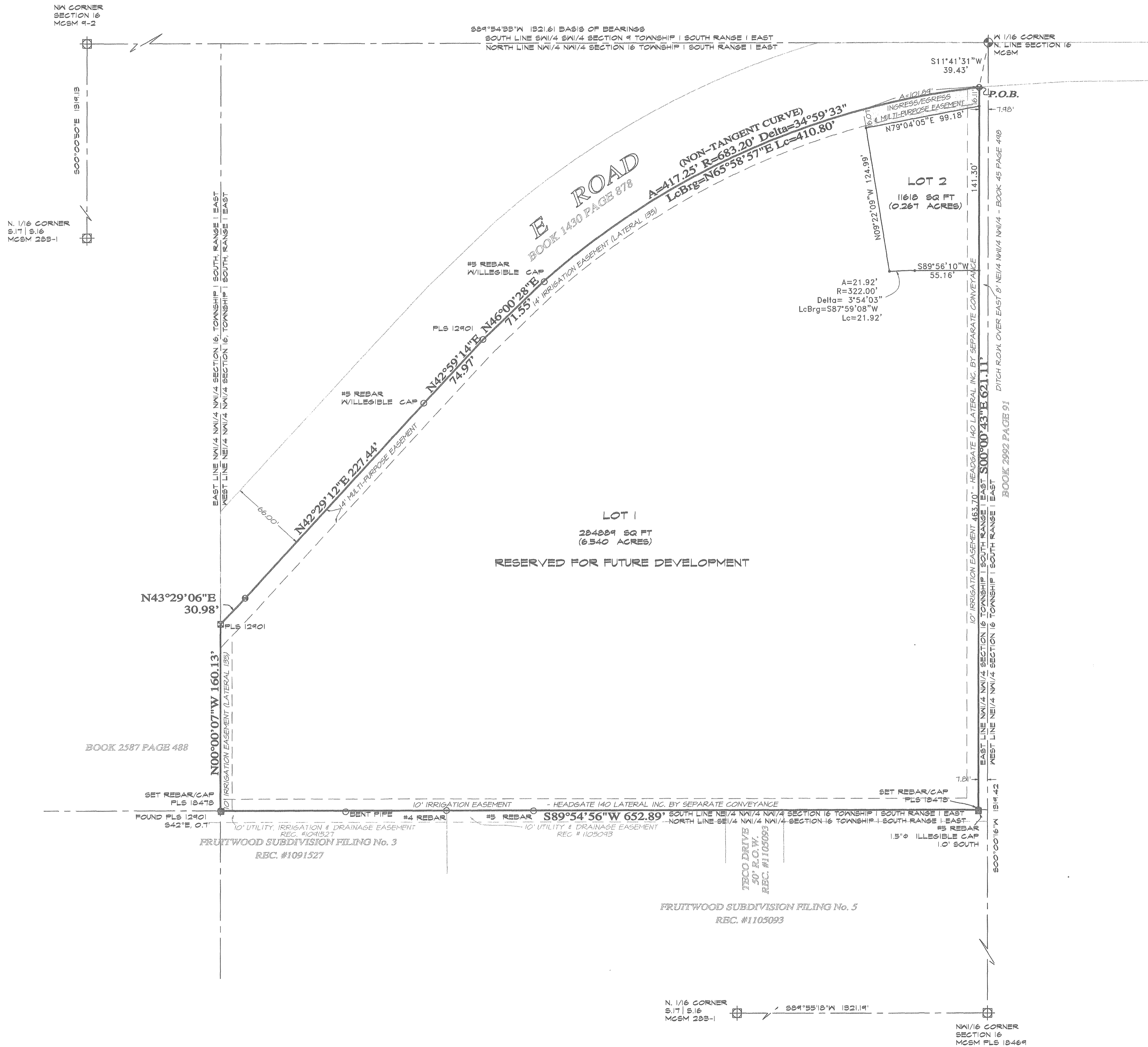
APPLE ACRES, LLC



Date of Survey: Jun 2006	Current Revision: Jun 23, 2009	Plotted: Aug 11, 2009	
Drawn: DRS	Checked: KST	Field Surveyor: DGF	Job No. 0865-002

S:\PROJECTS\0865 Jacobson\002 Apple Acres\Survey\SMPLR SUR.plt Sheet 1 of 2

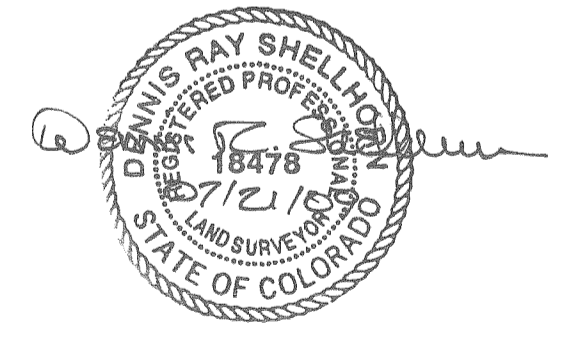
JERRY'S SUBDIVISION



BASIS OF BEARINGS STATEMENT: Bearings are based on grid north of the Mesa County Local Coordinate System, locally determined by GPS observations on the Mesa County Survey marker at the West one-sixteenth corner on the north line of Section 16, and the Mesa County Survey marker at the Northwest corner of Section 16. The measured bearing of this line is South $89^{\circ}54'33''$ West. Linear units are U.S. Survey Feet.

LEGEND

- ⊕ FOUND PLS BRASS MONUMENT
- ⊕ FOUND PLS ALUMINUM MONUMENT
- ⊕ FOUND ALUMINUM MONUMENT AS NOTED
- FOUND REBAR & CAP AS NOTED
- ⊕ SET ALUMINUM CAP PLS 18478 IN CONCRETE



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JERRY'S SUBDIVISION
APPLE ACRES, LLC

SECTION: NW1/4 NW1/4 S.16 | TWSHP: 1 South | RNGE: 1 East | MERIDIAN: UTE

RIVERCITY
CONSULTANTS

Integrated Design Solutions | 744 Horizon Court, Suite 110
Grand Junction, CO 81506
Phone: 970-241-4722 | Email: info@rcwest.com

Date of Survey: Jun 2006	Current Revision: Jun 23, 2009	Plotted: Jul 21, 2009
Drawn: DRS	Checked: KST	Field Surveyor: DGF
S:\PROJECTS\0865 Jacobsen\002 Apple Acres\Survey\SIMPLE SUB.pro		Job No. 0865-002
		Sheet 2 of 2

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