

AMERICAN SUBDIVISION

BEING A REPLAT OF LOTS 1 AND 3 GREGG MINOR SUBDIVISION PLAT BOOK 17 PAGE 134, LOTS 1 AND 2 GREGG II MINOR SUBDIVISION PLAT BOOK 17 PAGE 367
LOTS 1 AND 2 GOLD'S GYM SUBDIVISION BOOK 4621 PAGE 487 AND LOT 1 AFW SUBDIVISION BOOK 4976 PAGE 213
SITUATE IN THE NW¼ NE¼ SECTION 15, T1S, R1W, UTE MERIDIAN
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

CITY APPROVAL

KNOW ALL MEN BY THESE PRESENTS: That, AMERICAN FURNITURE WAREHOUSE CO, a Colorado corporation and GJGG Holdings LLC are the owners of that real property located in the NW Quarter of the NE Quarter of Section 15, Township 1 South, Range 1 West, of the Ute Meridian, City of Grand Junction, Mesa County, Colorado being more particularly described as follows:

LOTS 1 AND 3 GREGG MINOR SUBDIVISION PLAT BOOK 17 PAGE 134
LOTS 1 AND 2 GREGG II MINOR SUBDIVISION PLAT BOOK 17 PAGE 367
LOTS 1 AND 2 GOLD'S GYM SUBDIVISION BOOK 4621 PAGE 487
LOT 1 AFW SUBDIVISION BOOK 4976 PAGE 213

Said parcels contain 26.19 acres.

Said Owners have by these presents laid out, platted and subdivided the above described real property into Lots as shown hereon, and designated the same as AMERICAN SUBDIVISION, in the City of Grand Junction, County of Mesa, State of Colorado, and does hereby offer the following dedication and grants

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 Multipurpose Easements shown hereon 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.

Tracts A and B are dedicated to the City of Grand Junction as a Drainage Easement as a perpetual Easement for the inspection, installation, operation, maintenance, and repair of detention and drainage facilities and appurtenances thereto. The City of Grand Junction is dedicated reasonable ingress/egress access to the drainage/detention easement areas. The Owners of the lots platted hereon are not relieved of their responsibility to inspect, install, operate, maintain, and repair the detention and drainage facilities.

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, 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 states that there are no lien holders of record.

IN WITNESS WHEREOF, said owner has caused his name to be hereunto subscribed

this 3 day of SEPTEMBER, A.D. 2010.

by: Jacob Jobs
Jacob Jobs, President American Furniture Warehouse Co.

by: Stephen C. Broadbent
Stephen C. Broadbent, Manager GJGG Holdings LLC

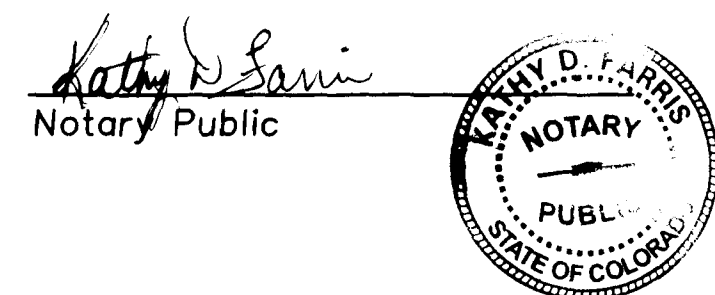
NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO :
: ss
COUNTY OF DOUGLAS :

The foregoing instrument was acknowledged before me this 3 day of SEPTEMBER, A.D. 2010.
by _____ Jake Jobs, President American Furniture Warehouse Co., a Colorado corporation

Witness my hand and official seal

My Commission Expires 02-02-13



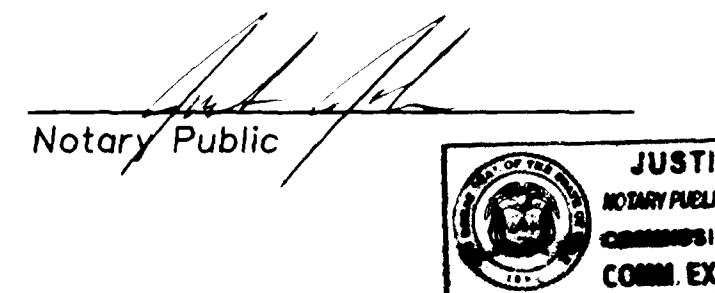
NOTARY PUBLIC CERTIFICATION

STATE OF Utah :
: ss
COUNTY OF Salt Lake :

The foregoing instrument was acknowledged before me this 9 day of September, A.D. 2010.
by _____ Stephen C. Broadbent, Manager GJGG Holdings LLC

Witness my hand and official seal

My Commission Expires 6-7-14



This plat of AFW Subdivision, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is hereby approved and dedications accepted this 21st day of September 20 11.

[Signature]
City Manager
Deputy City Manager

[Signature]
President of Council

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO : ss
COUNTY OF MESA :
This plat was accepted for filing in the office of the Clerk and Recorder of Mesa County, Colorado, at 12:18 o'clock P.m., on this 23rd day of September 20 11 and was recorded at Reception No. 2585739 Book 5203 and Page 140, 141, 142.
Drawer No. YY-63, and Fees 30.00 + 1.00.

[Signature]
Clerk and Recorder

[Signature]
Deputy

TITLE CERTIFICATION

STATE OF COLORADO }
COUNTY OF MESA } ss
WE, LAND TITLE GUARANTEE COMPANY - GRAND JUNCTION, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN 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 VESTED TO JACOB JOBS; 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.
** GJGG HOLDINGS, LLC AND AMERICAN FURNITURE WAREHOUSE CO. ARE TAXES FOR THE YEAR 2011 ARE NOT YET DUE AND PAYABLE.
** LAND TITLE GUARANTEE COMPANY OF UTAH HAS BEEN ADVISED AS RECORDED IN BOOK 4781 AT PAGE 534 ON JULY 24, 2008 TO BE RECORDED SIMULTANEOUSLY HERETO.*

DATE: SEPTEMBER 13, 2011 BY: [Signature]
PATRICK A. CASANOVA, P.L.C. TITLE EXAMINER
NAME AND TITLE
LAND TITLE GUARANTEE COMPANY-GRAND JUNCTION

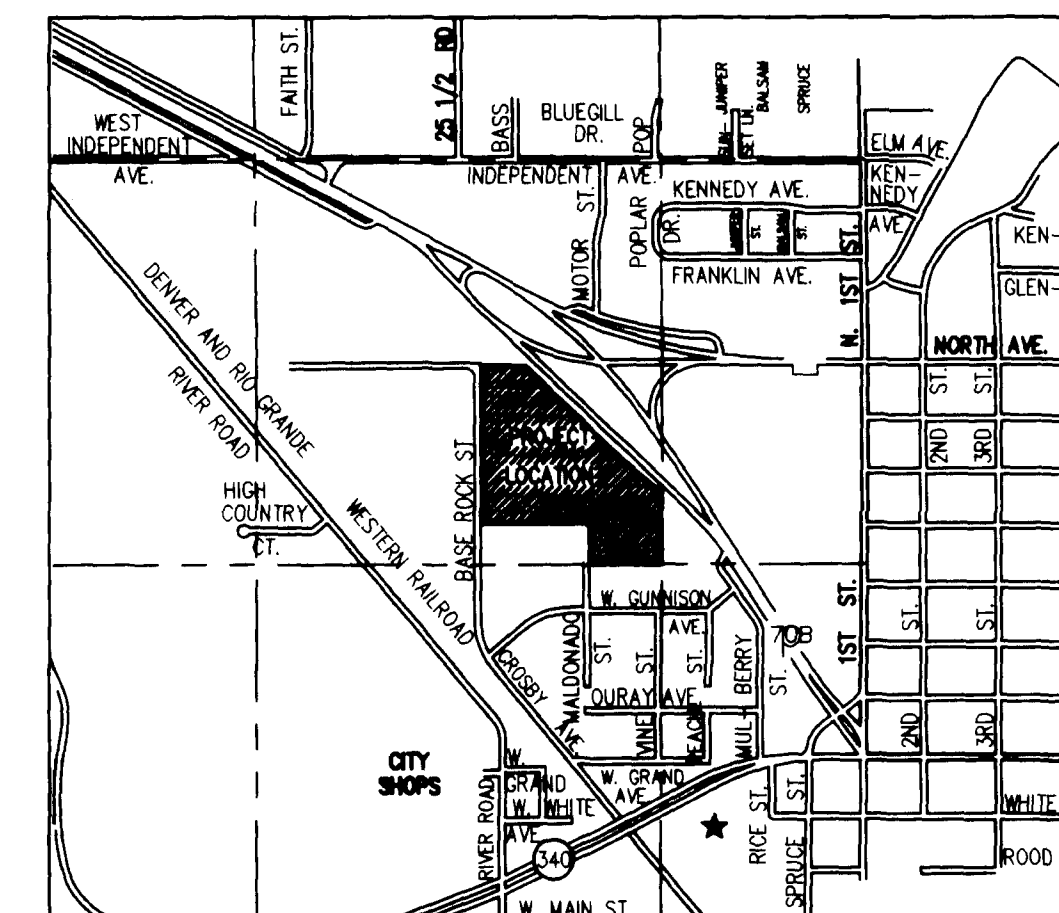
NOTES

- OWNERSHIP, RECORDED RIGHTS-OF-WAY, AND EASEMENT INFORMATION WAS DONE USING A CURRENT TITLE POLICY BY ABSTRACT & TITLE CO. OF MESA COUNTY INC.
- BEARINGS ARE BASED ON THE WEST LINE OF NW¼ NE¼ SECTION 15, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN. THE VALUE USED N0°07'20"W, WAS CALCULATED USING GPS OBSERVATION TIED THE MESA COUNTY SURVEY INFORMATION MANAGEMENT SYSTEM USING PUBLISHED INFORMATION FOR THE NORTH AND SOUTH ENDS OF SAID LINE.
- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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.
- BLANKET EASEMENT AND EXCEPTION INFORMATION:
 - Rights of claims of parties in possession not shown by the Public Records.
 - Easements or claims of easements, not shown by the Public Records.
 - Any lien or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
 - Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by the Commitment.
 - Taxes and assessments not yet due or payable and special assessments not yet certified to the Treasurer's office.
 - Any unpaid taxes or assessments against said Land.
 - Liens for unpaid water and sewer charges, if any.
 - The right of the proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to intersect said premises as reserved in United States patent recorded April 4, 1891 in Book 11 at Page 88.
- Any lease of tenancy not of record but in existence, and any and all assignments of interest therein.

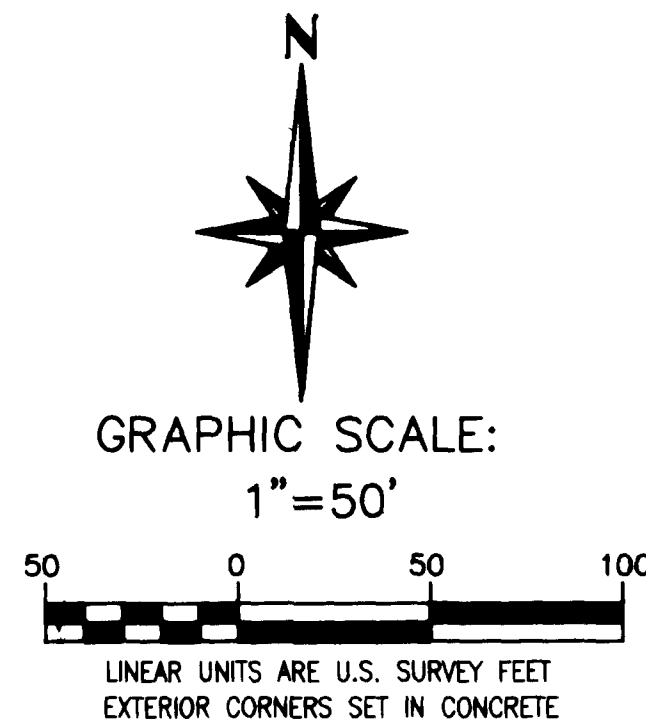
FOR CITY USE ONLY

| Associated Book | Recorded Page | Documents Type |
|-----------------|---------------|------------------------------------|
| 5203 | 116 | Ordinance No. 4423 |
| 5203 | 143 | Liensholder's Notification of Plat |
| 5203 | 146 | Limited Power of Attorney |

| LAND USE SUMMARY | ACRES | PERCENT |
|------------------|-------|---------|
| LOTS | 23.42 | 90% |
| RIGHT OF WAY | 1.95 | 7% |
| TRACTS | 0.82 | 3% |
| TOTAL | 26.19 | 100% |



VICINITY MAP:
NOT TO SCALE



LEGEND:

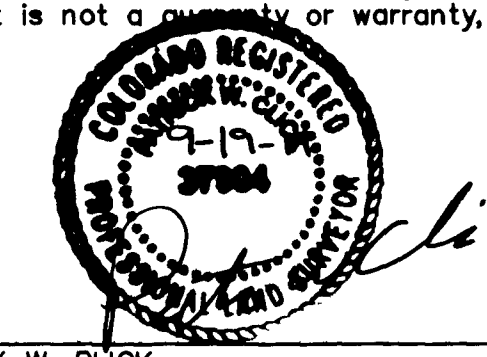
- FOUND MESA COUNTY SURVEY MARKER
- FOUND SURVEY MARKER AS DESCRIBED
- FOUND No. 5 REBAR PLACED CAP PLS 37904
- FOUND ALUMINUM CAP PLS 18478
- FOUND ALUMINUM CAP PLS 24306
- FOUND ALUMINUM CAP PLS 19597
- FOUND ALUMINUM CAP PLS 12093
- SET No. 5 REBAR WITH ALUMINUM CAP PLS 37904

ABBREVIATIONS:

- N NORTH
- S SOUTH
- E EAST
- W WEST
- T TOWNSHIP
- R RANGE
- MCSM MESA COUNTY SURVEY MARKER
- ROW RIGHT OF WAY
- SIMS SURVEY INFORMATION MANAGEMENT SYSTEM
- PLS PROFESSIONAL LAND SURVEYOR
- No. NUMBER
- GPS GLOBAL POSITIONING SYSTEM
- ID IDENTIFICATION
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING

SURVEYOR'S CERTIFICATION:

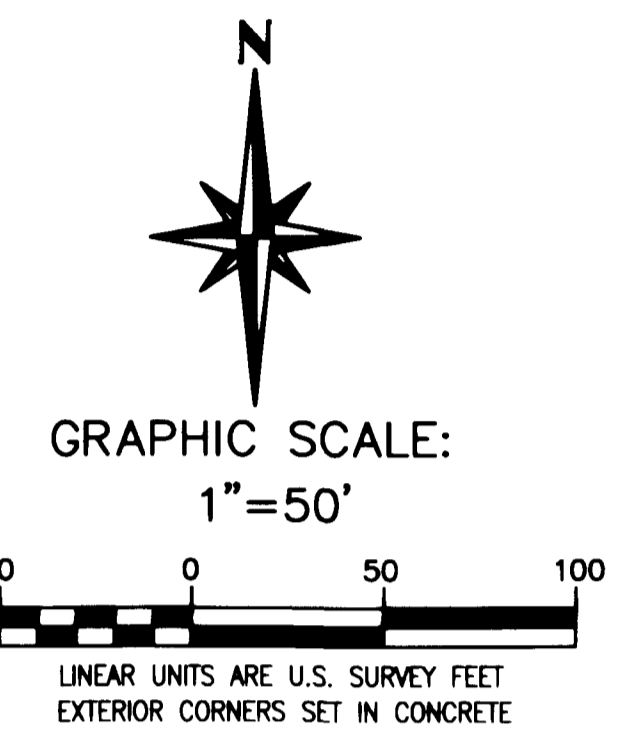
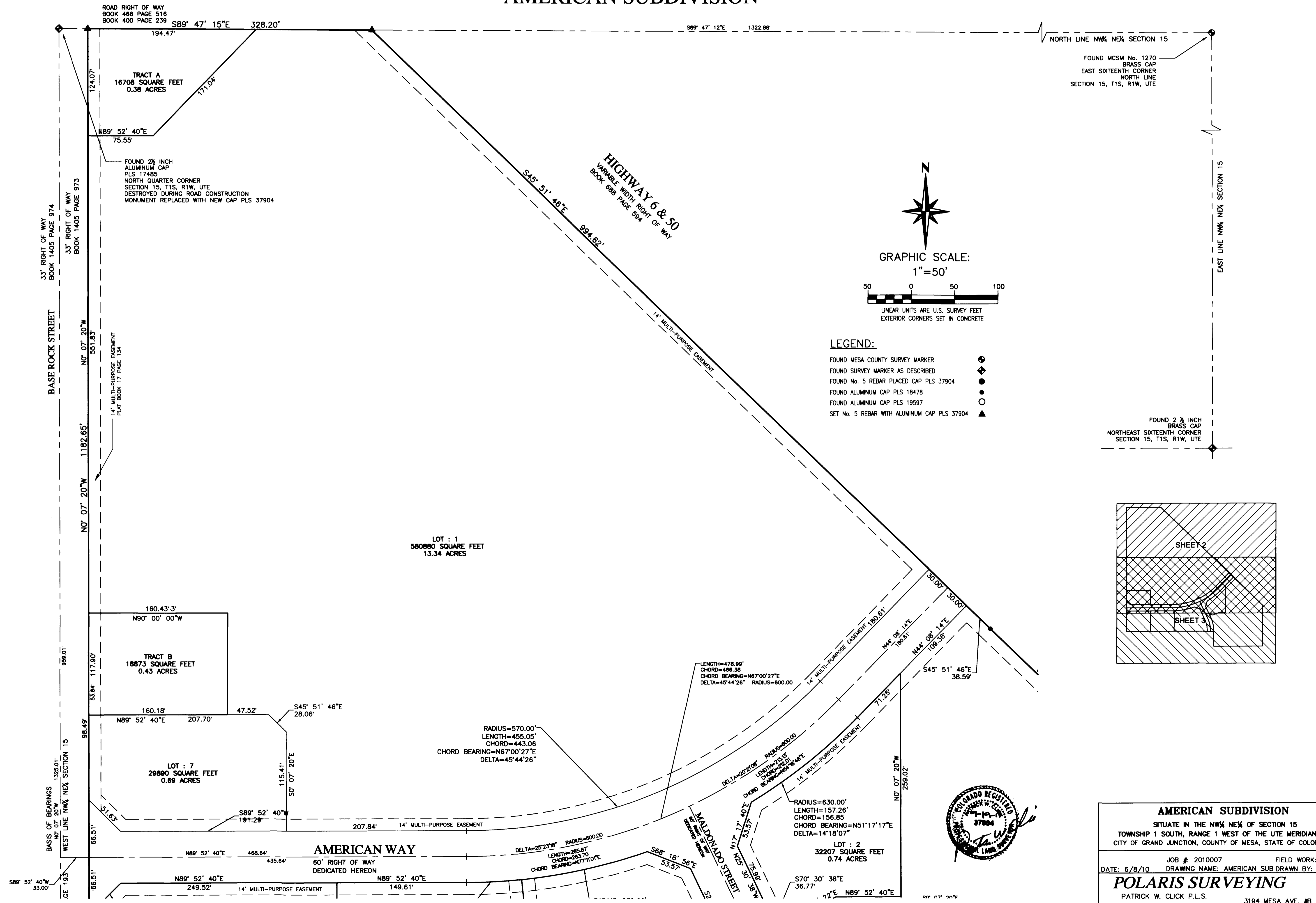
I, Patrick W. Click, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that this subdivision represents a field survey completed by me and / or under my direct supervision. Both conform to the standards of practice, statutes and laws of the State of Colorado to the best of my knowledge and belief. This statement is not a warranty or warranty, either expressed or implied.



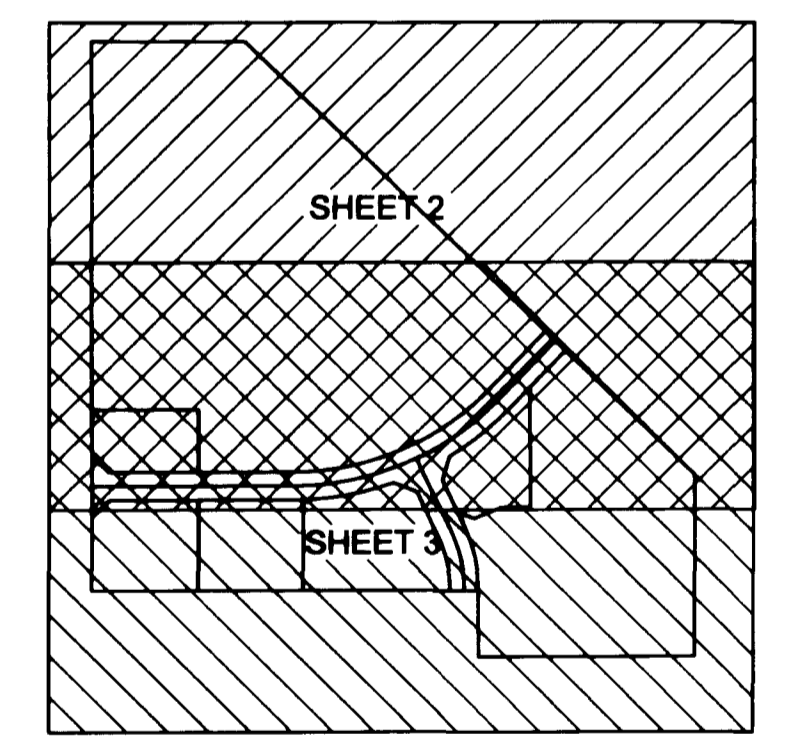
PATRICK W. CLICK
COLORADO REGISTERED LAND SURVEYOR PLS #37904
DATE SEPTEMBER 19, 2011

AMERICAN SUBDIVISION
SITUATE IN THE NW¼ NE¼ OF SECTION 15
TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO
JOB # 2010007 FIELD WORK: EG
DATE: 8/10/10 DRAWING NAME: AMERICAN SUB DRAWN BY: PC
POLARIS SURVEYING
PATRICK W. CLICK P.L.S.
3194 MESA AVE. #B
GRAND JUNCTION, CO 81504
PHONE/FAX (970)434-7038

AMERICAN SUBDIVISION



- LEGEND:**
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 - FOUND ALUMINUM CAP PLS 18478
 - FOUND ALUMINUM CAP PLS 19597
 - SET No. 5 REBAR WITH ALUMINUM CAP PLS 37904



AMERICAN SUBDIVISION

SITUATE IN THE NW¼ NE¼ OF SECTION 15
TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

JOB #: 2010007 FIELD WORK: JT
DATE: 6/8/10 DRAWING NAME: AMERICAN SUB DRAWN BY: PC

POLARIS SURVEYING

PATRICK W. CLICK P.L.S.

3194 MESA AVE. #B
GRAND JUNCTION, CO 81504
PHONE/FAX (970)434-7038

AMERICAN SUBDIVISION

LOT : 1
580880 SQUARE FEET
13.34 ACRES

TRACT B
18873 SQUARE FEET
0.43 ACRES

LOT : 7
29890 SQUARE FEET
0.69 ACRES

LOT : 6
54891 SQUARE FEET
1.26 ACRES

LOT : 5
43841 SQUARE FEET
1.00 ACRES

LOT : 4
49189 SQUARE FEET
1.13 ACRES

LOT : 2
32207 SQUARE FEET
0.74 ACRES

LOT : 3
229489 SQUARE FEET
5.27 ACRES

LOT 2
AFW SUBDIVISION
BOOK 4976 PAGE 213

SOUTH LINE NW¼ NE¼ SECTION 15

6 AND 50 WEST SUBDIVISION
FILING No.2
PLAT BOOK 12 PAGE 101

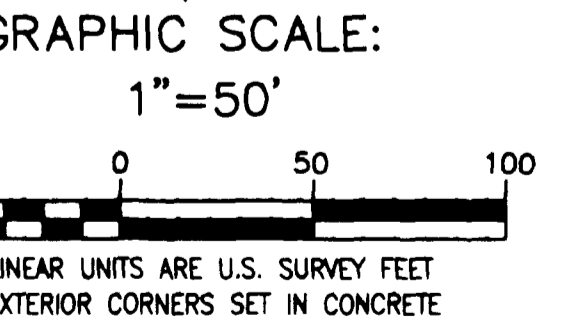
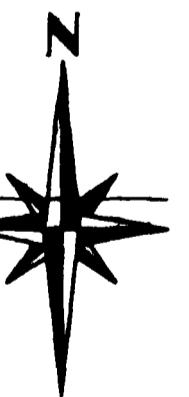
6 AND 50
WEST SUBDIVISION
PLAT BOOK 12 PAGE 24

BASIS OF BEARINGS
N0° 07' 20"W
WEST LINE NW¼ NE¼ SECTION 15

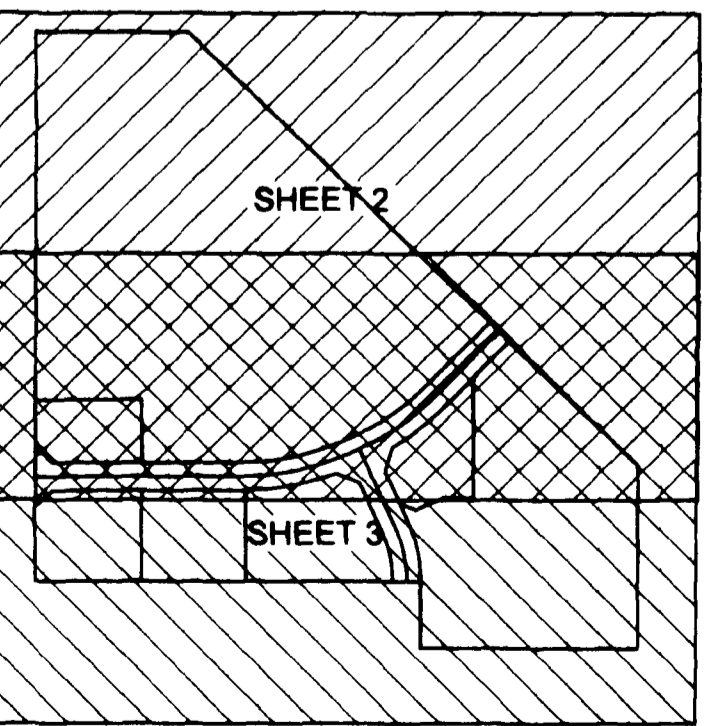
33' RIGHT OF WAY
BOOK 1405 PAGE 975
BASE ROCK STREET

30' RIGHT OF WAY
BOOK 3188 PAGE 193

EAST LINE NW¼ NE¼ SECTION 15



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