

COMMUNITY HEALTH & WELLNESS PLAZA SUBDIVISION

IN THE NW1/4 NE1/4 SECTION 5, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN,
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

OWNERSHIP STATEMENT

KNOW ALL MEN BY THESE PRESENTS:

Colorado West Healthcare System, (A Colorado Nonprofit corporation), (DBA Community Hospital), is the owner of a parcel as demonstrated by deed recorded at Reception No. 2455029 in the Office of the Mesa County Clerk and Recorder, said parcel being that certain tract of land in the NW1/4 NE1/4 of Section 5, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, more particularly described as follows:

The Northwest Quarter of the Northeast Quarter of Section 5, Township 1 South, Range 1 West of the Ute Meridian; County of Mesa, State of Colorado.

Containing 40.00 acres, more or less.

Said Owner has by these presents laid out, platted and subdivided the above described real property into Lots, as shown hereon, and designated the same as Community Health & Wellness Plaza Subdivision, in the City of Grand Junction, County of Mesa, State of Colorado:

All streets, roads and Rights-of-Way are dedicated to the City of Grand Junction for the use of the public forever.

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.

All Utility 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 pipe lines, sanitary sewer lines, storm sewers, water lines, telephone lines, equivalent other public utility providers and appurtenant 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.

That all lienholders appear hereon;

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

27th day of November A.D., 2012

Christa A. Thomas
For Colorado West Healthcare System,
(A Colorado Nonprofit corporation), (DBA Community Hospital)

STATE OF COLORADO)
COUNTY OF MESA) ss
The foregoing instrument was acknowledged before me this 27th day of November A.D., 2012
For Colorado West Healthcare System,
(A Colorado Nonprofit corporation), (DBA Community Hospital)

My commission expires: 4/28/14

WITNESS MY HAND AND OFFICIAL SEAL.

Sheila A. Spencer
Notary Public

FOR CITY OF GRAND JUNCTION USE

80' Private Road Easement: Book 5399 Page 888 Reception Number 2636372
80' Water Line Easement: Book 5399 Page 890 Reception Number 2636373
Utility Easement: Book 5399 Page 894 Reception Number 2636374
Covenants, Conditions and Restrictions: Book 5399 Page 900 Reception Number 2636375

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss
I hereby certify that this instrument was filed in my office at 9:55 o'clock A.M., this 10th day of DECEMBER A.D., 2012 and is duly recorded as Reception Number 2636366 in Book 5399, Page 864-865 through _____ inclusive. Drawer No. ZZ-2 FEES 2012
Sheila Reiner Clerk and Recorder
Debra Bridgman Deputy Fees _____

TITLE CERTIFICATION

Heritage Title Company, 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 is vested to Community Hospital, 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: 11-27-2012 by: Jonathan V. Berres, Examiner
for Heritage Title Company

CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL

Approved this 30th day of November A.D. 2012
Mayor W. Smith City Manager [Signature]

LIENHOLDERS RATIFICATION OF PLAT

The undersigned, 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 agrees that its security interest which is recorded at Reception Number 2455032 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 Executive Vice President, with the authority of its board of directors, this 27th day of November, 27, 2012

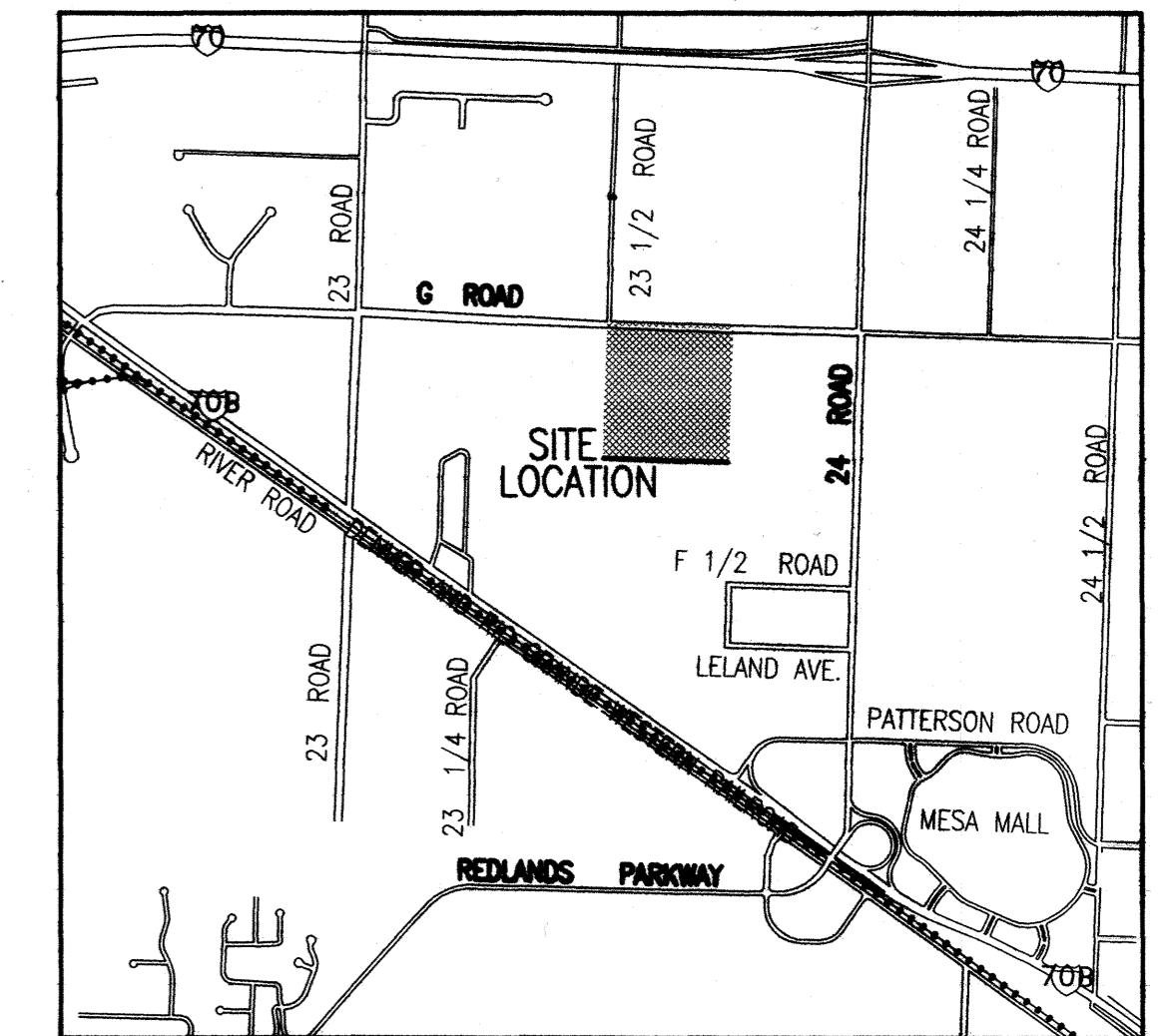
STATE OF COLORADO)
COUNTY OF MESA) ss
by: Aaron Miller for: Alpine Bank
Aaron Miller, Executive Vice President Alpine Bank

The foregoing instrument was acknowledged before me this 27th day of November A.D., 2012
by Aaron Miller, Executive Vice President
for Alpine Bank

My commission expires: 4/28/14

WITNESS MY HAND AND OFFICIAL SEAL.

Sheila A. Spencer
Notary Public



VICINITY MAP
NOT TO SCALE

ACRE SUMMARY		
DESCRIPTION	ACRES	% TOTAL
LOT 1	6.09	15.22%
LOT 2	29.30	73.25%
RIGHT-OF-WAY (CITY GRAND JUNCTION)	4.61	11.53%
TOTAL	40.00	100.00%

GENERAL NOTES

- Basis of bearings derived from Mesa County Local Coordinate System and GPS observations. The bearing is S89°58'23"E for a distance of 1319.44 feet, located between a Mesa County Survey Marker for the Northwest Corner of Government Lot 2 and a Mesa County Survey Marker for the Northeast Corner of Government Lot 2, in Section 5, Township 1 South, Range 1 West of the Ute Meridian.
- Title information from Mesa County real property records and from Heritage Title Company, Commitment Number 460-H0343840-900-GTO, effective date July 13, 2012.

SURVEYOR'S STATEMENT

I, Jodie L. Grein, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying COMMUNITY HEALTH & WELLNESS PLAZA SUBDIVISION, a subdivision of a part of Mesa County, State of Colorado, has been prepared by me and/or under my direct supervision and represents a field survey of the same. This statement is applicable only to the survey data represented hereon, and does not represent a warranty or opinion as to ownership, lienholders, or quality of title.

EXECUTED this 23th day of NOVEMBER, 2012

Jodie L. Grein
Professional Land Surveyor
P.L.S. No. 38075



405 Ridges Blvd. Suite A
Grand Junction, CO 81507
Voice: (970) 243-8300
Fax: (970) 241-1273
www.rceb.com

COMMUNITY HEALTH & WELLNESS PLAZA SUBDIVISION

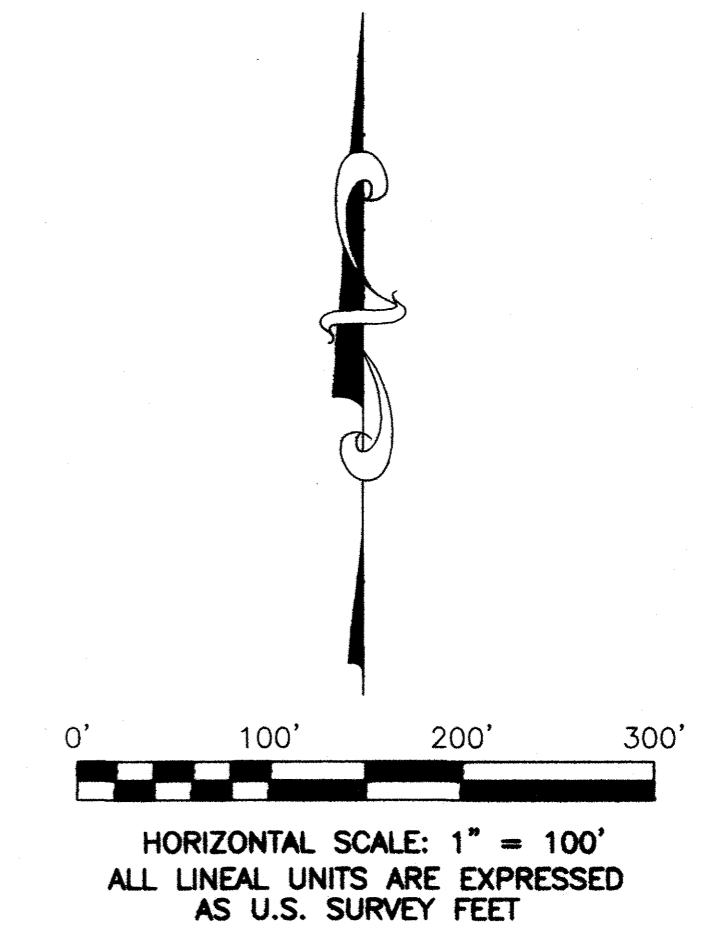
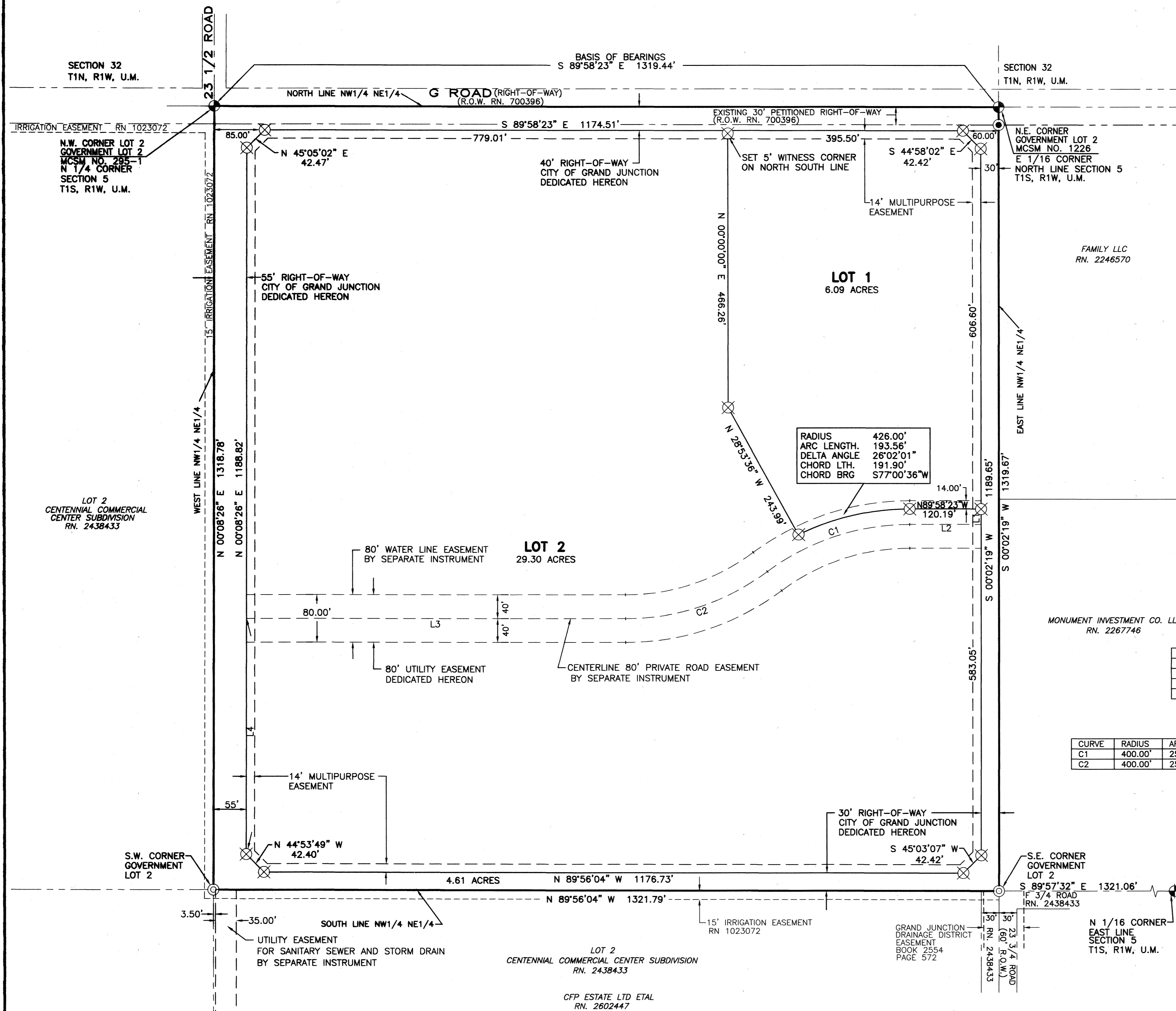
IN THE NW1/4 NE1/4 OF SECTION 5
T1S, R1W OF THE UTE MERIDIAN
IN THE CITY OF GRAND JUNCTION
MESA COUNTY, COLORADO

Drawn LC	Designed	Checked JLG	Proj# A2205	Rc	Sheet 1	
File Name: C:\PROJECTS\A2205\A2205PLAT.dwg					Date 11/21/12	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.

COMMUNITY HEALTH & WELLNESS PLAZA SUBDIVISION

IN THE NW1/4 NE1/4 SECTION 5, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN,
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO



- LEGEND AND ABBREVIATIONS:**
- ⊕ MESA COUNTY SURVEY MARKER
 - ⊙ FOUND 5/8" REBAR & CAP PLS-18478
 - ⊙ FOUND 5/8" REBAR & CAP PLS-11221
 - ⊗ SET REBAR & CAP LS-38075
 - BRG. BEARING
 - LTH. LENGTH
 - MCSM MESA COUNTY SURVEY MARKER
 - PLS PROFESSIONAL LAND SURVEY
 - R RANGE
 - RN. RECEPTION NUMBER
 - R.O.W. RIGHT-OF-WAY
 - SQ. FT. SQUARE FEET
 - T TOWNSHIP
 - U.M. UTE MERIDIAN

- GENERAL NOTES**
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EXECUTED this 28th day of NOVEMBER, 2012

Jodie L. Grein
Professional Land Surveyor
P.L.S. No. 38075

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T1S, R1W OF THE UTE MERIDIAN
IN THE CITY OF GRAND JUNCTION
MESA COUNTY, COLORADO

405 Ridges Blvd. Suite A
Grand Junction, CO 81507
Voice: (970) 243-8300
Fax: (970) 241-1273
www.rcegi.com

Drawn LC, Designed, Checked JLG, Proj# A2205, Rev: , Sheet 2
File Name: C:\PROJECTS\A2205\A2205PLAT.dwg, Date 11/21/12, Of 2