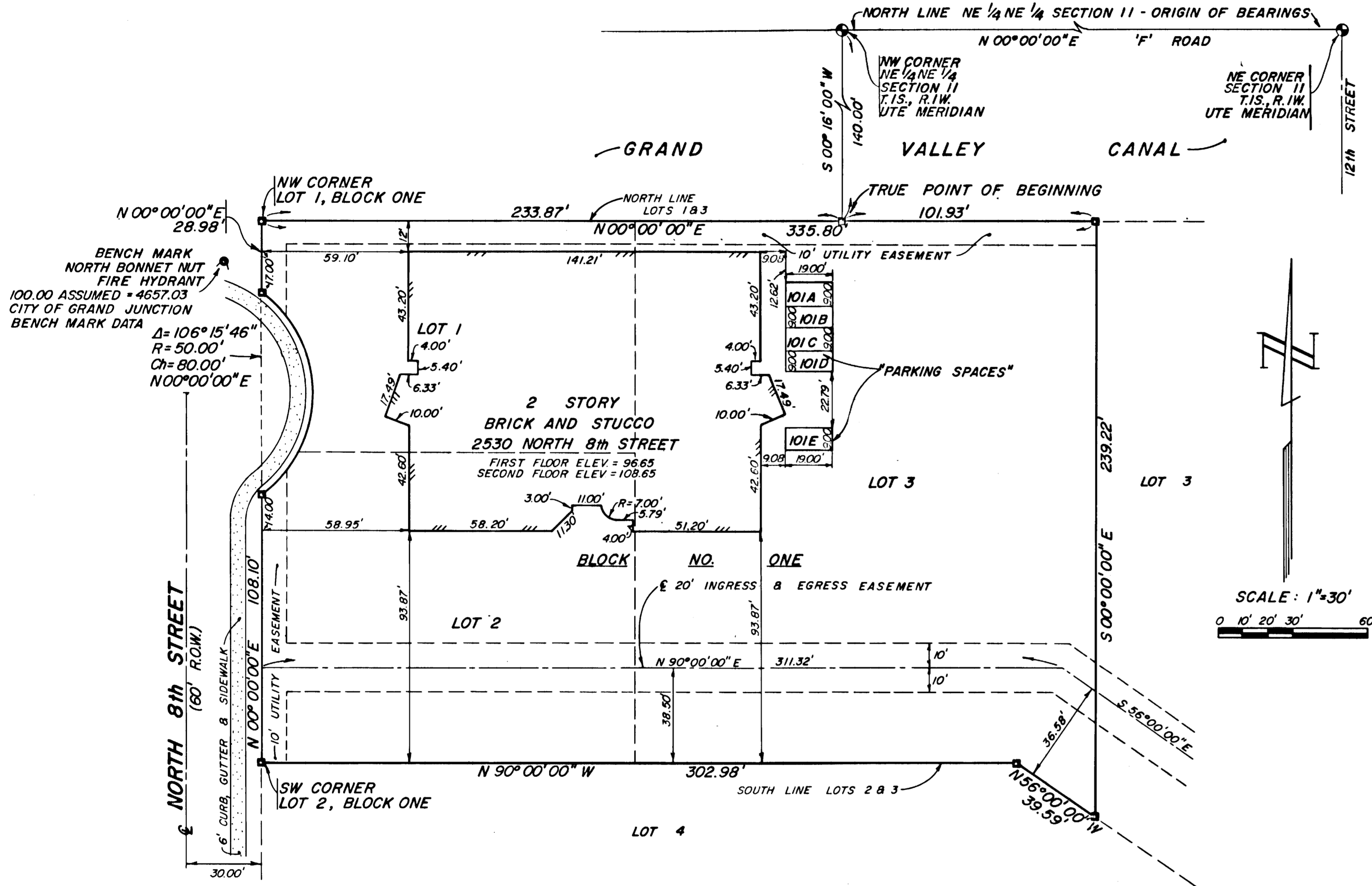


A CONDOMINIUM MAP OF WELLINGTON IV MEDICAL BUILDING CONDOMINIUMS

LOTS 1 AND 2 AND A PART OF LOT 3, BLOCK NO. ONE
LA VILLA GRANDE
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO



LEGEND
 ◆ MESA COUNTY BRASS CAP
 ■ FOUND CORNERS

CLERK AND RECORDER'S CERTIFICATE
 This plat was filed for record in the office of the Mesa County Clerk and Recorder at 2:59 o'clock P.M. on Jan. 2, 1985, and is duly recorded under reception no. 137992.
 See #40.00
 Carl Sauer
 Clerk and Recorder
 by Bonnie Nelson, Deputy.

STATE OF COLORADO)
) ss.
 COUNTY OF MESA)
 The above and foregoing Owners' and Lienholder's Certificate was subscribed and sworn to before me this 26th day of December, 1984, by M. Ray Painter as President and Robert E. Hirsch as Secretary of P-H Management, Inc., a Colorado Corporation, as managing joint venturer of Wellington IV, a Colorado Joint Venture.
 Witness my hand and official seal.
 My Commission expires: June 2, 1986

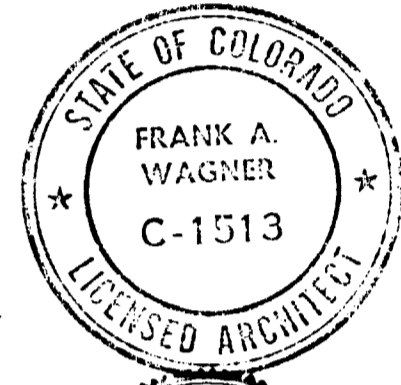
STATE OF COLORADO)
) ss.
 COUNTY OF MESA)
 The foregoing Owner's and Lienholder's Certificate was acknowledged before me this 26th day of December, A.D., 1984, by Mrs. S. Abraham, Vice President and Ann Wesch, Secretary of Columbia Savings, a Federal Savings & Loan Association.
 Witness my hand and official seal.
 My Commission expires: April, 1985

DESCRIPTION OF REAL PROPERTY
 The real property for which condominium ownership is provided shall consist of the following-described property, to-wit:
 A parcel of land being all of Lots 1 and 2 and a part of Lot 3, La Villa Grande, a subdivision in the City of Grand Junction, as filed in the Office of the Clerk and Recorder, Mesa County, Colorado, said parcel being more particularly described as follows:
 Commencing at the NW Corner NE-1/4 NE-1/4 of Section 11, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado and considering the North line NE-1/4 NE-1/4 of said Section 11 to bear N. 90°00'00" E. with all bearings contained herein relative thereto; thence S. 00°16'00" W. 140.00 feet to a point on the North line of said La Villa Grande, and the TRUE POINT OF BEGINNING of said parcel; thence N. 90°00'00" E. along said North line La Villa Grande a distance of 101.93 feet; thence S. 00°00'00" E. 239.22 feet; thence N. 56°00'00" W. 39.59 feet; thence N. 90°00'00" W. 302.98 feet to a point on the East Right of Way of Eighth (8th) Street as filed in Book 1025 at Page 600 and Book 1141 at Page 290 in the Office of the Clerk and Recorder, Mesa County, Colorado; thence along the Easterly Right-of-Way of 8th Street by the following three (3) courses and distances:

- 1) N. 00°00'00" E. 108.10 feet;
- 2) Along the arc of a non-tangent curve to the left the radius of which is 50.00 feet and whose long chord bears N. 00°00'00" E. a distance of 60.00 feet;
- 3) N. 00°00'00" E. 28.98 feet to a point on the North line of said La Villa Grande;

thence N. 90°00'00" E. along said North line La Villa Grande a distance of 233.87 feet to the TRUE POINT OF BEGINNING, containing 1.056 acres;

ARCHITECT AND SURVEYOR'S CERTIFICATE
 Mr. Frank A. Wagner, a registered architect by the State of Colorado and James T. Patty, Jr., a registered land surveyor by the State of Colorado, do hereby certify that this map consisting of four sheets was prepared from a survey made under our direction and does substantially depict the location of the building in reference to the exterior boundaries of the land, the floor and elevation plans, the location of the units within the building, both horizontally and vertically, the center line of the common walls between or separating the units, and the condominium unit designations, and that such map was prepared subsequent to substantial completion of the improvements.



James T. Patty, Jr. 12-13-84
 James T. Patty, Jr.
 Colorado Land Surveyor No. 9960

STATE OF COLORADO)
) ss.
 COUNTY OF MESA)
 The foregoing Architect's and Surveyor's Certificate was acknowledged before me this 13th day of December, A.D., 1984, by Frank A. Wagner, a registered architect in the State of Colorado and James T. Patty, Jr., a registered land surveyor in the State of Colorado.



Witness my hand and official seal.
 My Commission expires: June 21, 1986

Notary Public
 OWNERS' AND LIENHOLDER'S CERTIFICATE

P-H Management, Inc., a Colorado Corporation as managing joint venturer of Wellington IV, a Colorado Joint Venture and Columbia Savings as first lienholder of the herein described property, do hereby certify that this map of Wellington IV Medical Building Condominiums has been prepared and filed pursuant to the Condominium Ownership Act of the State of Colorado.

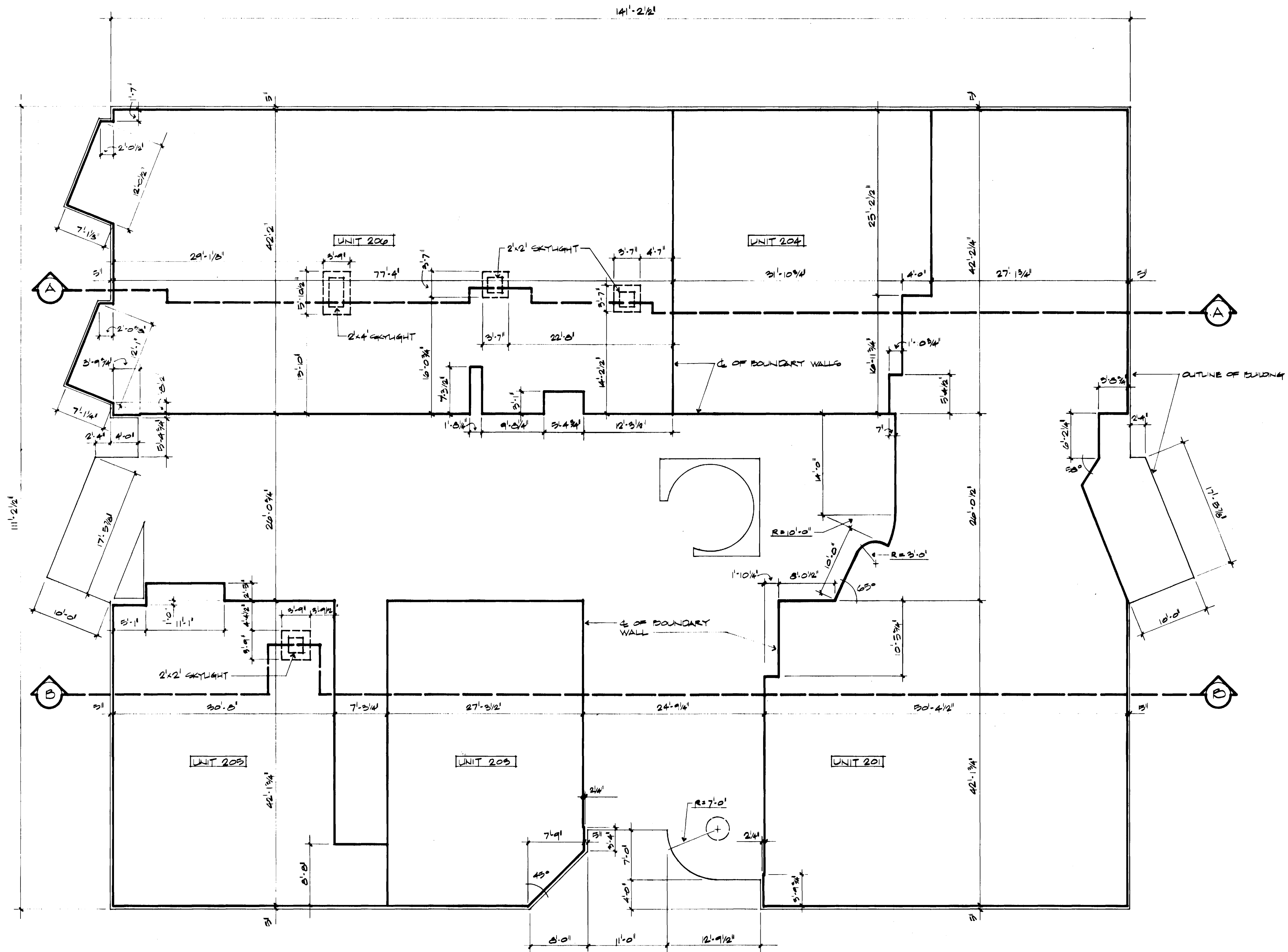
EXECUTED THIS 26th day of December, A.D., 1984, by the undersigned owners and lienholder.

WELLINGTON IV, A COLORADO JOINT VENTURE
 By: P-H Management, Inc., a Colorado corporation
 BY: M. Ray Painter, President
 BY: Robert E. Hirsch, Secretary

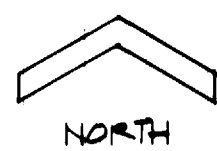
Managing Joint Venturer
 COLUMBIA SAVINGS, A FEDERAL SAVINGS & LOAN ASSOCIATION
 BY: Ann Wesch, Ass't. Secretary
 BY: Mrs. S. Abraham, Ass't. Vice President

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within six 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.

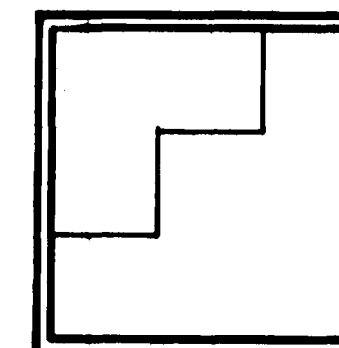
	WELLINGTON IV MEDICAL BUILDING CONDOMINIUMS	
	SITE PLAN	
LOTS 1, 2 AND PART OF LOT 3 BLOCK NO. ONE LA VILLA GRANDE		
ROLLAND ENGINEERING 844 Grand Avenue Suite C Grand Junction, Colorado 81501 (303) 243-8300	NO. DATE REVISION BY	8-1.006



SECOND FLOOR
1/8" = 1'-0"



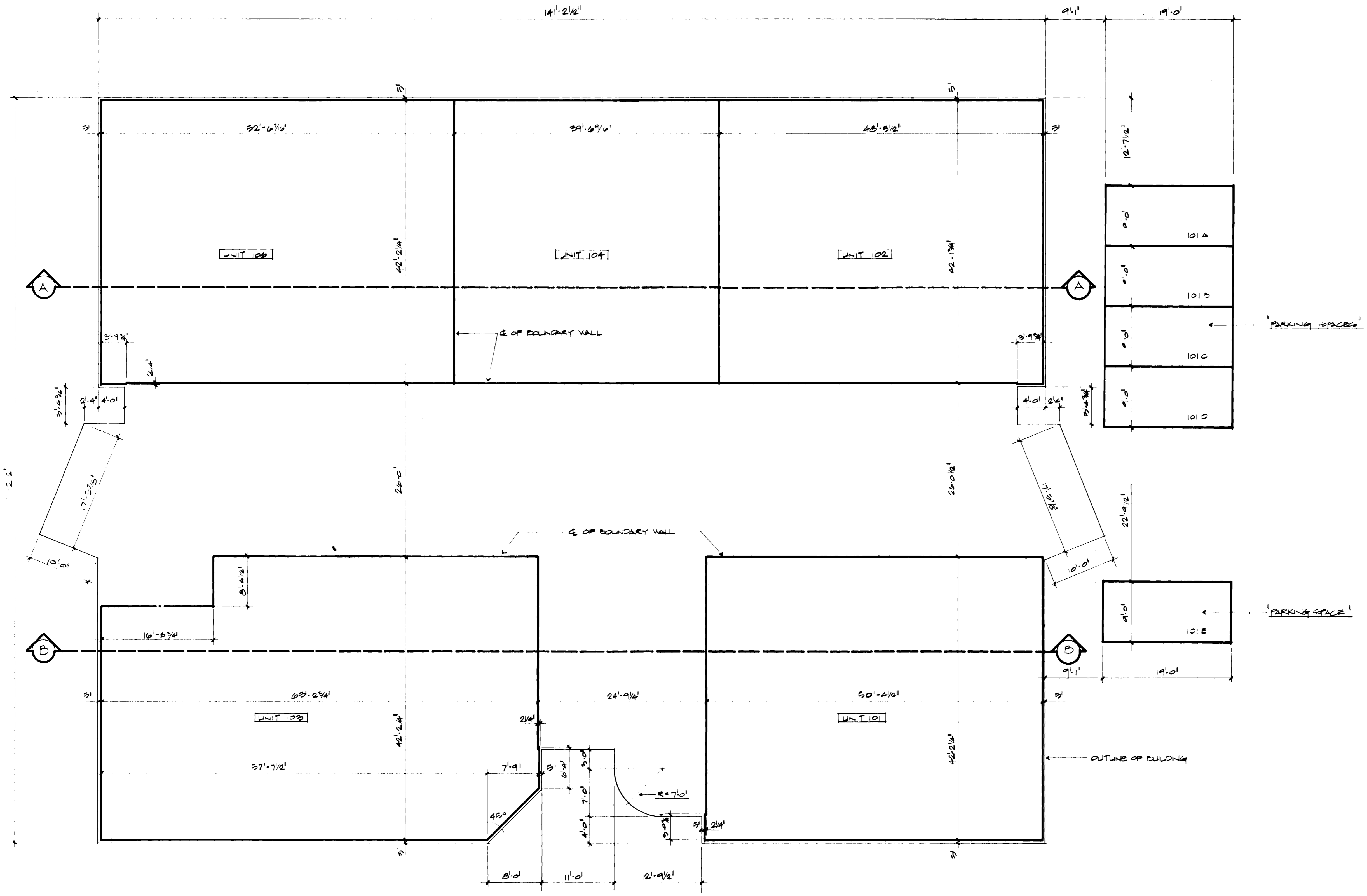
NOTE: All portions of Wellington IV Medical Building Condominiums are General Common Elements, excepting only:
 (A) The designated condominium units, and
 (B) The designated parking spaces 101A through 101E, both inclusive, which are limited common elements appurtenant to Unit 101.



SECOND FLOOR PLAN

WELLINGTON IV MEDICAL BUILDING CONDOMINIUMS
 LOTS 1.2 & PART OF LOT 3 BLOCK NO. ONE LA VILLA GRANDE

FRANK A. WAGNER - ARCHITECT



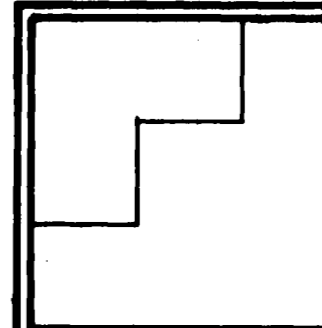
FIRST FLOOR

1/8" = 1'-0"

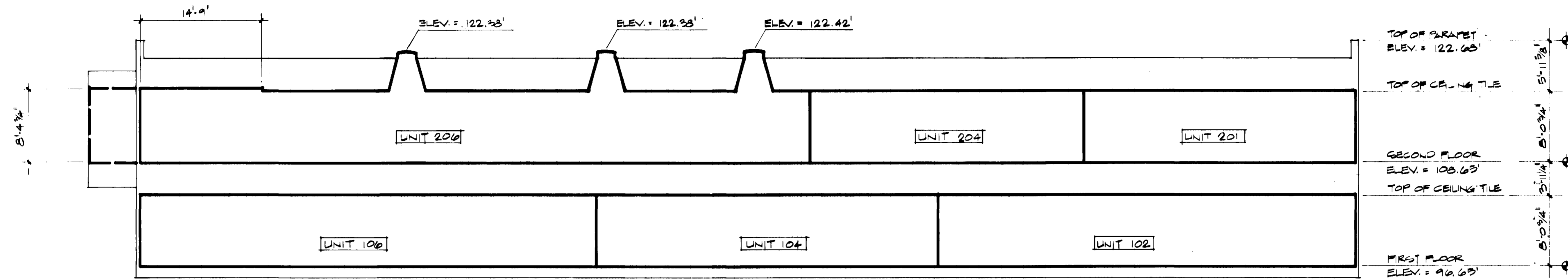


NOTE: All portions of Wellington IV Medical Building Condominiums are General Common Elements, excepting only:

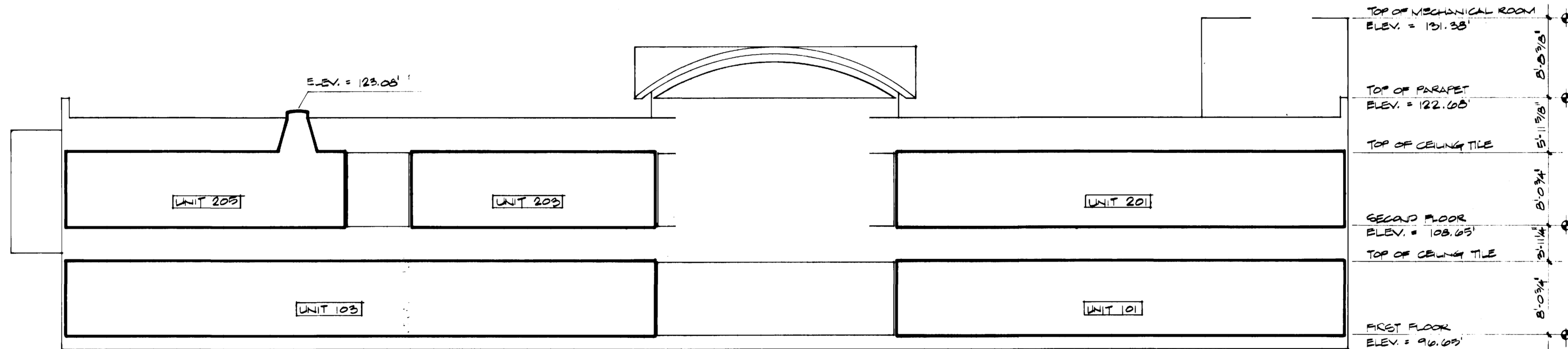
- (A) The designated condominium units, and
- (B) The designated parking spaces 101A through 101E, both inclusive, which are limited common elements appurtenant to Unit 101.



FIRST FLOOR PLAN	
WELLINGTON IV MEDICAL BUILDING CONDOMINIUMS	
LOTS 1, 2 & PART OF LOT 3 BLOCK NO. ONE LA VILLA GRANDE	
FRANK A. WAGNER - ARCHITECT	2 of 4



SECTION A
1/8" = 1'-0"



SECTION B
1/8" = 1'-0"

BENCHMARK = NORTH BONNET NUT
ON FIRE HYDRANT (REFER TO SHEET 1 OF 4)
ELEVATION 99.00 ASSUMED = 1037.03
GRAND JUNCTION CITY BENCHMARK DATA.

NOTE: All portions of Wellington IV Medical Building Condominiums are General Common Elements, excepting only:
(A) The designated condominium units,
(B) The designated parking spaces 101A through 101E, both inclusive, which are limited common elements appurtenant to Unit 101.

ELEVATIONS		
WELLINGTON IV MEDICAL BUILDING CONDOMINIUMS		
LOTS 1.2 & PART OF LOT 3		BLOCK NO. ONE LA VILLA GRANDE
FRANK A. WAGNER - ARCHITECT		4 of 4