

CONDOMINIUM MAP OF SUNSET CONDOMINIUMS

OWNER'S CERTIFICATE

Zane Thompson and Lori Thompson are the owners of the following described property, Lots 1 through 5, both inclusive in Block 1 of ORCHARD MESA COMMERCIAL PARK, Mesa County, Colorado. The owners certify that this Condominium Map of SUNSET CONDOMINIUMS has been prepared pursuant to the purposes stated in the Condominium Declaration for as recorded in Book 2382 at Pages 670 in the Clerk and Recorder's Office of Mesa County, State of Colorado.

Zane Thompson

Lori Thompson

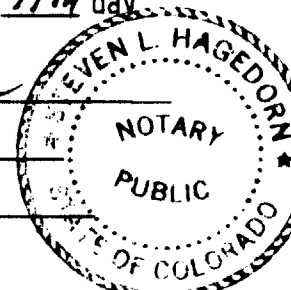
STATE OF COLORADO)
) ss
COUNTY OF MESA)

The foregoing owner's certificate was acknowledged before me this 11th day of November A.D. 1997 by Zane Thompson and Lori Thompson

Witness my hand and official seal: Steven L. Hagedorn
Notary Public

Address: 118 Ouray Ave. Grand Junction, CO 81501

My commission expires: 8-20-1998



LIENHOLDER'S CONSENT

The Bank of Grand Junction, the holder of a deed of trust, recorded on March 12, 1996 in Book 2214, Page 923, Mesa County Records, State of Colorado, which creates a lien against Lots 1 through 5, both inclusive, Block 1, of Orchard Mesa Commercial Park, Mesa County, Colorado, does hereby consent to the inclusion of this property as part of the Sunset Condominiums.

BANK OF GRAND JUNCTION

By: Doreen L. Cooper
Title: Senior Vice President

STATE OF COLORADO)
) ss
COUNTY OF MESA)

The foregoing consent was acknowledged before me this 11th day of November 1997 by Doreen L. Cooper the Senior Vice President of the Bank of Grand Junction.

Witness my hand and official seal: _____
Notary Public

Address: _____
My Commission expires: _____

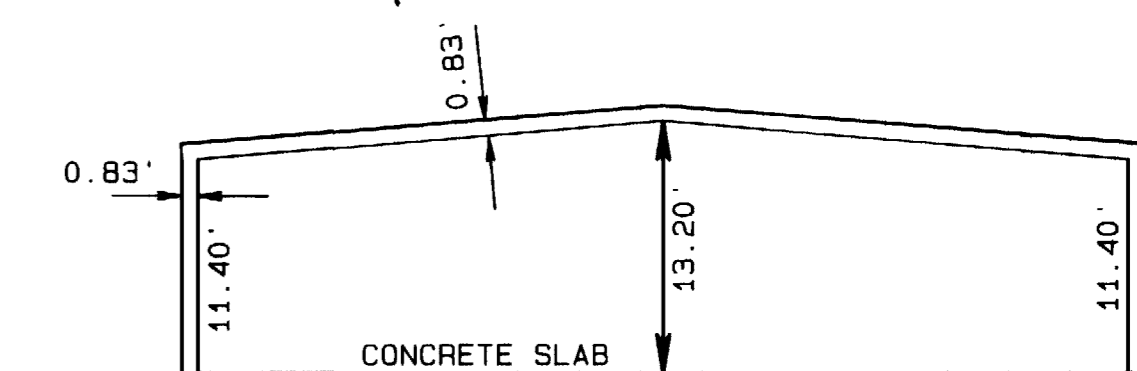
CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office, at 12:33 o'clock P.M., this 5th day of December A.D. 1997, bearing Reception No. 1823277, Fee \$ 10.00

Book 2 Page 107 Drawer # EE 4

Deputy

Clerk and Recorder

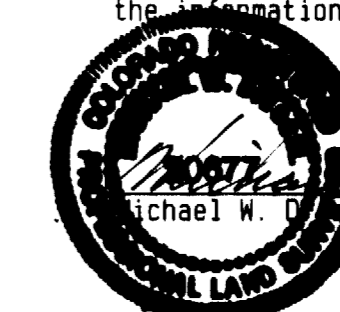


FINISH FLOOR ELEV. OF ALL UNITS = 4656.45
STREET ADDRESS = 241 27 1/4 ROAD

CROSS SECTION A - A'

SURVEYOR'S STATEMENT

I Michael W. Drissel, a Professional Land Surveyor licensed in the State of Colorado, do hereby state that this map was prepared under my direct supervision, that it depicts the vertical and horizontal locations of each unit shown hereon, and that it was made from measurements upon and within the existing structures. This map also contains all the information required by C.R.S. 38-33-3-209.



Michael W. Drissel PLS 20677

11-11-97
Date

SUNSET CONDOMINIUMS

LOCATED IN THE
NE 1/4 SW 1/4, SEC. 25, T1S, R1W, U.M.

D H SURVEYS INC.
118 OURAY AVE. - GRAND JUNCTION, CO.
(970) 245-8749

Designed By M.W.D.	Checked By S.L.H.	Job No. 307-97-02	
Drawn By TMODEL	Date OCT. 1997	Sheet 1 OF 1	

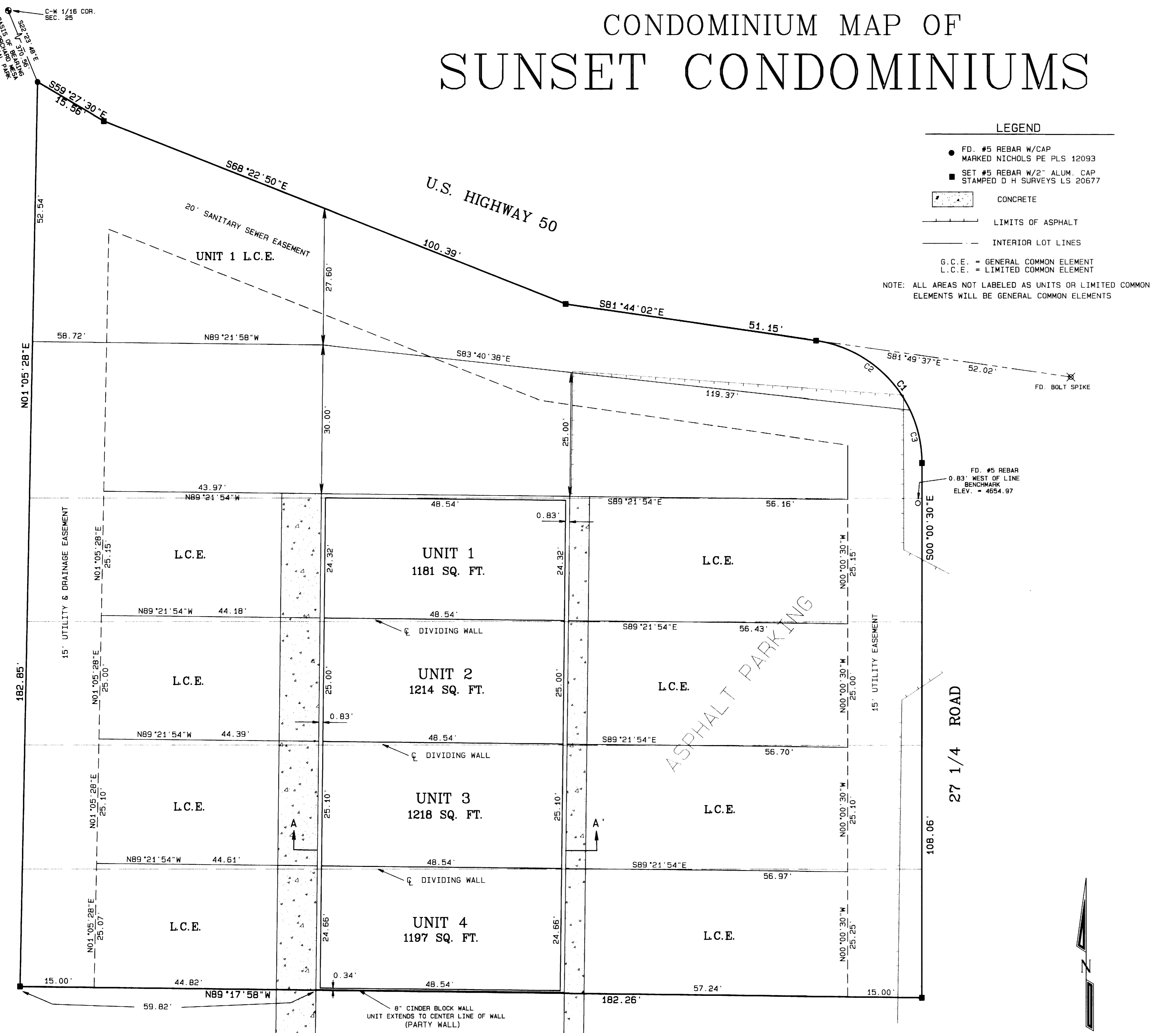
LEGEND

- FD. #5 REBAR W/CAP
MARKED NICHOLS PE PLS 12093
- SET #5 REBAR W/2" ALUM. CAP
STAMPED D H SURVEYS LS 20677

- CONCRETE
- LIMITS OF ASPHALT
- INTERIOR LOT LINES

- G.C.E. = GENERAL COMMON ELEMENT
- L.C.E. = LIMITED COMMON ELEMENT

NOTE: ALL AREAS NOT LABELED AS UNITS OR LIMITED COMMON ELEMENTS WILL BE GENERAL COMMON ELEMENTS



C	DELTA	RADIUS	ARC	CH. BRG.	CHORD
C1	81°43'05"	25.00'	35.66'	S40°52'01"E	32.71'
C2	56°29'22"	25.00'	24.65'	S53°28'52"E	23.66'
C3	25°43'42"	25.00'	11.01'	S12°37'20"E	10.92'

