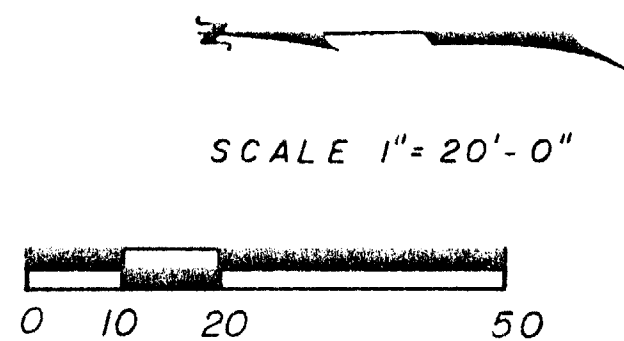


A CONDOMINIUM MAP OF 1212 BOOKCLIFF MEDICAL BUILDING

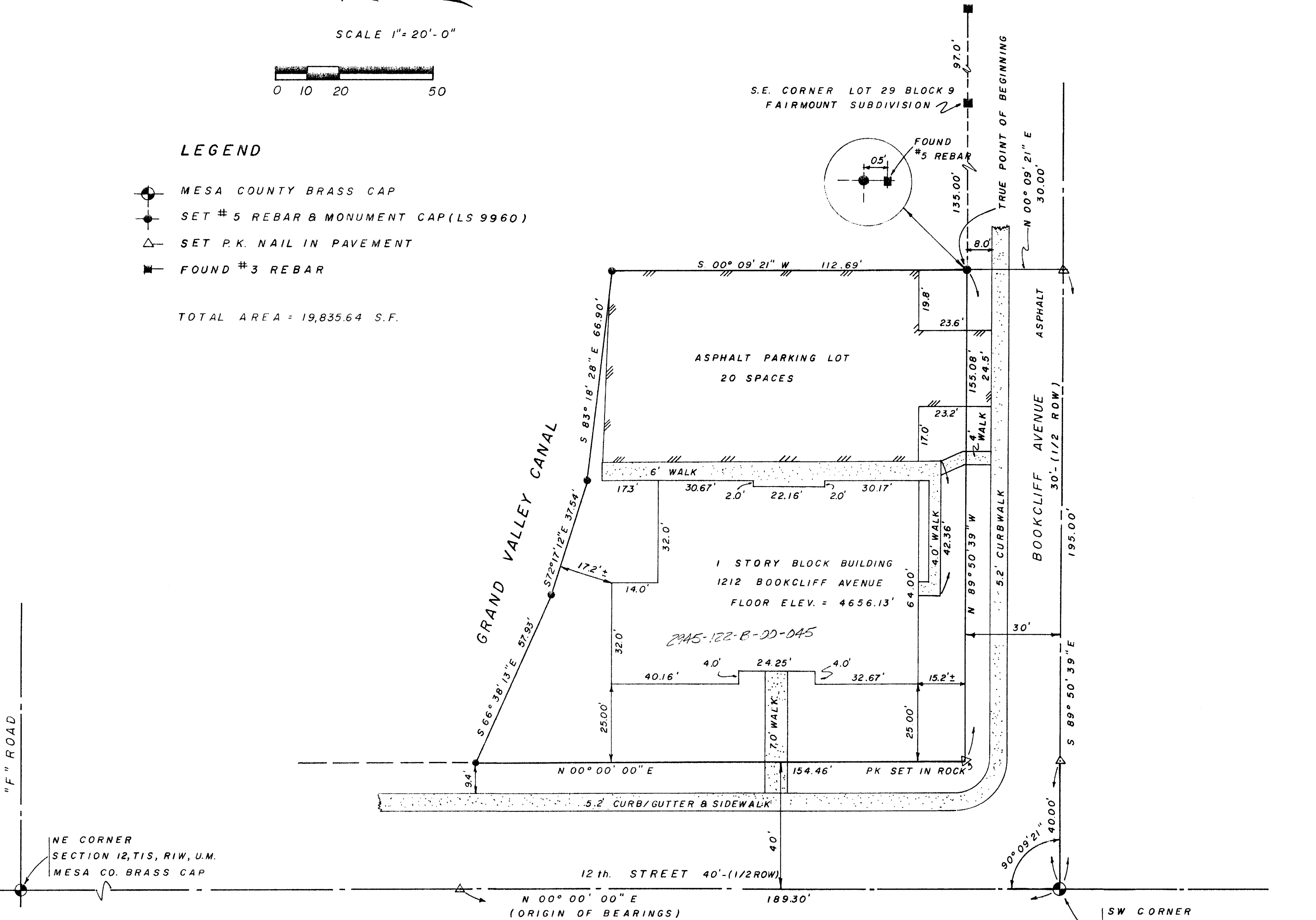
PORTION OF LOT 29 BLOCK 9
OF THE FAIRMOUNT SUBDIVISION
CITY OF GRAND JUNCTION, COUNTY OF MESA,
STATE OF COLORADO



LEGEND

- MESA COUNTY BRASS CAP
- SET # 5 REBAR & MONUMENT CAP (LS 9960)
- △ SET P.K. NAIL IN PAVEMENT
- FOUND # 3 REBAR

TOTAL AREA = 19,835.64 S.F.



DESCRIPTION OF REAL PROPERTY

The real property for which condominium ownership is provided shall consist of the following described property, to-wit:

That portion of Lot 29 in Block 9 of the Fairmount Subdivision lying South of the Grand Valley Canal, EXCEPT the East 135 feet thereof, Mesa County, Colorado; said parcel being more particularly described as follows:

Commencing at the SW Corner NW 1/4 NW 1/4 of Section 12, Township 1 South, Range 1 West, of the Ute Meridian,
Thence S 89°50'39" E 195.00 feet;
Thence N 00°09'21" E 30.00 feet to the True Point of Beginning;
Thence N 89°50'39" W 155.08 feet;
Thence N 00°00'00" E 154.46 feet;
Thence S 66°38'13" E 57.93 feet;
Thence S 72°17'12" E 37.54 feet;
Thence S 83°18'28" E 66.90 feet;
Thence S 00° 09'21" W 112.69 feet to the True Point of Beginning,
containing 19,835.64 square feet.

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 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.

Frank A. Wagner 1-15-87
Frank A. Wagner
Colorado Architect C-1513

James T. Patty, Jr. 1/15/87
James T. Patty, Jr.
Colorado Land Surveyor No. 9960

STATE OF COLORADO)
COUNTY OF MESA) SS.

The foregoing Architect's and Surveyor's Certificate was acknowledged before me this 15th day of January, 1987, 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: 6-10-90

Margaret Uderick
Notary Public

219 Shearwater Run
Address
Grand Junction, CO

OWNERS' CERTIFICATE

Richard C. Huffaker dba WGN Group, a sole proprietorship, do hereby certify that this map of 1212 Medical Building Condominium has been prepared and filed pursuant to the Condominium Ownership Act of the State of Colorado.

Executed this ____ day of _____, 1987, by undersigned owners.

By: Richard C. Huffaker, dba
WGN Group, a sole proprietorship

STATE OF COLORADO)
COUNTY OF MESA) SS.

The foregoing instrument was acknowledged before me this ____ day of _____, 1987, by Richard C. Huffaker, doing business as WGN Group, a sole proprietorship.

Witness my hand and official seal.

My commission expires: _____

Notary Public _____
Address _____

NE CORNER SECTION 12, T1S, R1W, U.M. MESA CO. BRASS CAP

SW CORNER NW 1/4 NW 1/4 SECTION 12, T1S, R1W, U.M. MESA COUNTY BRASS CAP ELEVATION 4652.00'(ASSUMED)

CLERK & RECORDER'S CERTIFICATE

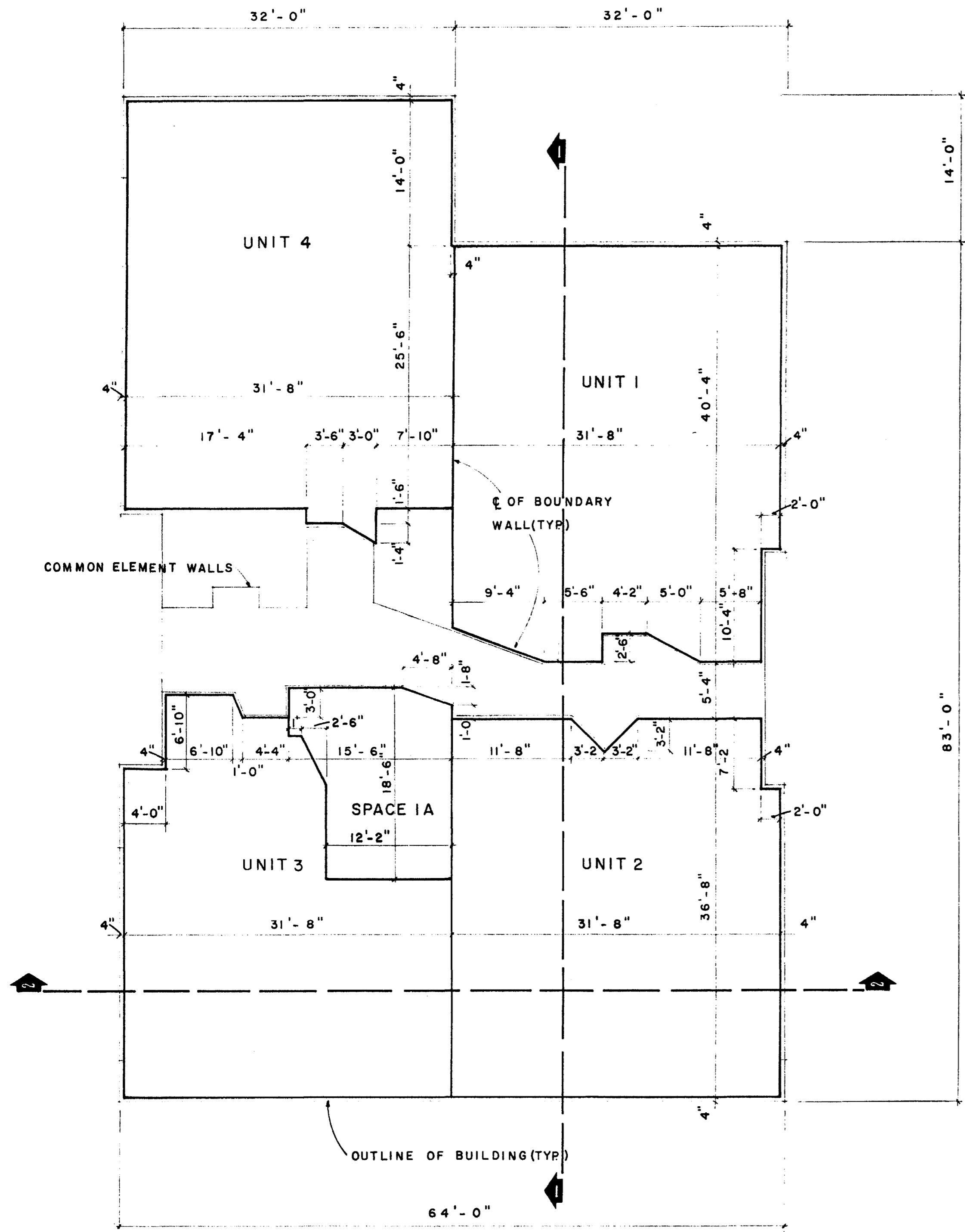
This plat was filed for record in the office of the Mesa County Clerk and Recorder at 2:14 o'clock P.M. on 1/15/87, 1987, and is duly recorded under reception no. _____

RECP# 1443307

[Signature]
Clerk and Recorder

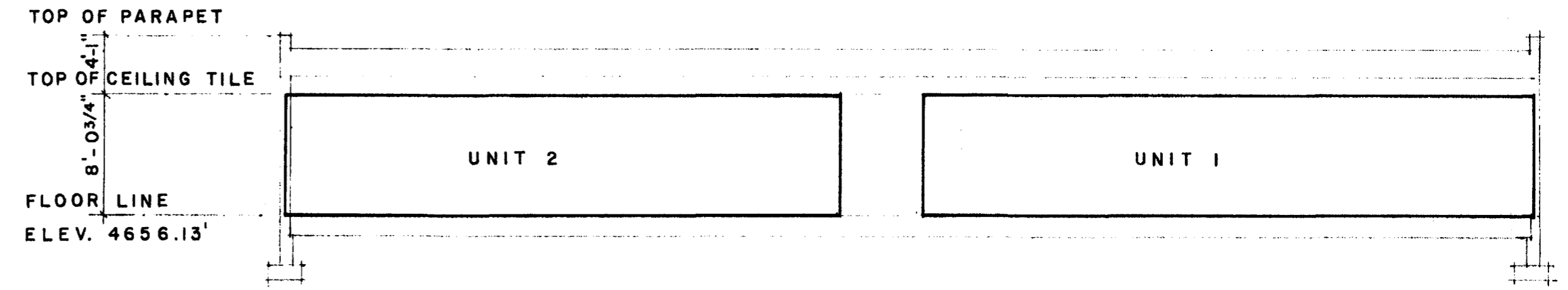
NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within six years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

 ROLLAND ENGINEERING 844 Grand Avenue Suite C Grand Junction, Colorado 81501 (303) 243-8300	NO		DATE	REVISION	BY
	1212 BOOKCLIFF MEDICAL BLDG. SITE PLAN PORTION OF LOT 29 BLOCK 9 OF THE FAIRMOUNT SUBDIVISION				
DESIGNED	CHECKED	JOB NO	SHEET 1		
DRAWN	DATE	1-13-87	OF 2		



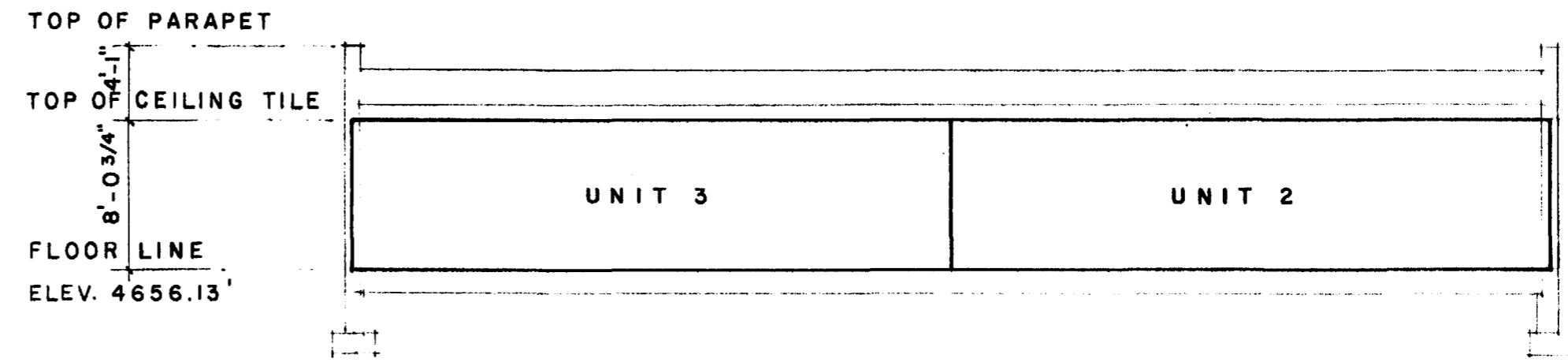
FLOOR PLAN

SCALE 1/8" = 1'-0"



SECTION 1-1

1/8" = 1'-0"

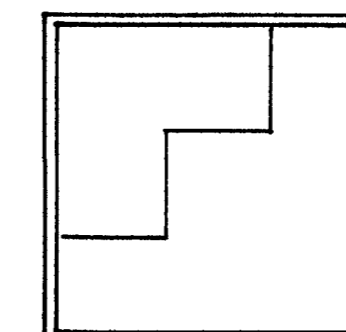


SECTION 2-2

1/8" = 1'-0"

NOTE: ALL PORTIONS OF BOOKCLIFF MEDICAL BUILDING
ARE GENERAL COMMON ELEMENTS, EXCEPT ONLY:

- (A) THE DESIGNATED CONDOMINIUM UNITS, AND
- (B) THE DESIGNATED SPACE IA, WHICH IS A LIMITED COMMON ELEMENT APPURTENANT TO UNIT 1



FLOOR PLAN SECTIONS

1212 BOOKCLIFF MEDICAL BUILDING
PORTION OF LOT 29 BLOCK 9 OF THE FAIRMOUNT SUBDIVIS'N

FRANK A. WAGNER- ARCHITECT

2 of 2