

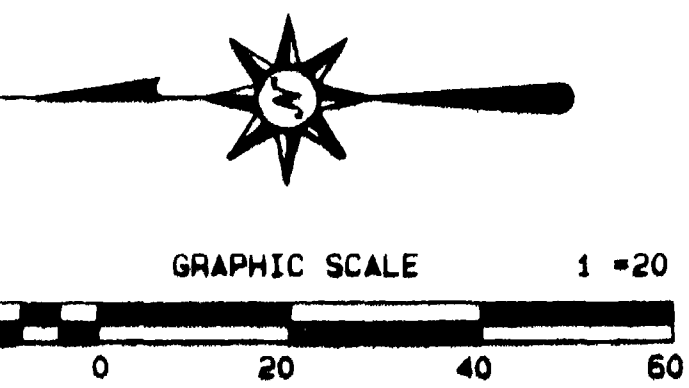
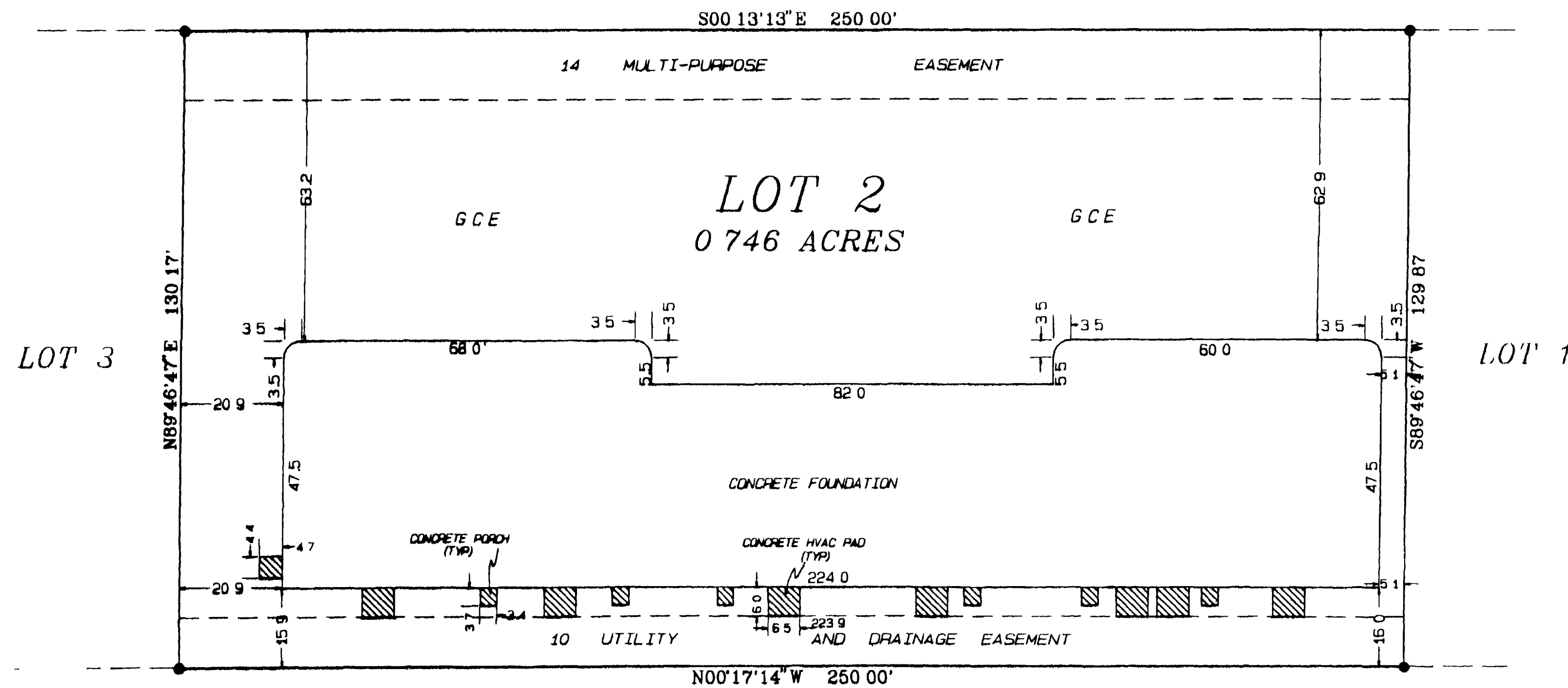
# BOGART II COMMERCIAL CONDOMINIUMS

## A COMMON INTEREST COMMUNITY

### LOT 2, AMENDED GRACE COMMERCIAL SUBDIVISION

### CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

*FAITH STREET*



● FOUND #5 REBAR W/ALLOY CAP  
"THOMPSON-LANGFORD CORP PLS 18480"

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

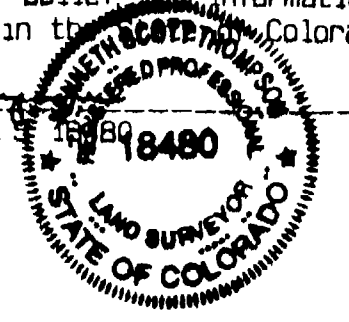
BASIS OF BEARING STATEMENT THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE WEST LINE OF LOT 2 (N00°17'14"W) BETWEEN FOUND REBAR/CAPS THOMPSON-LANGFORD CORP PLS 18480"

PROJECT BENCH MARK B.L.M. ALUM. CAP AT C-W 1/16 CORNER OF SECTION 10 T.1 S. R.1 W. ELEV. 4549.76

**SURVEYOR'S STATEMENT**

I hereby state that this map of BOGART II COMMERCIAL CONDOMINIUMS was prepared by me or under my direct responsibility supervision and checking and that in my professional opinion they are true and correct to the best of my knowledge, that the improvements as constructed conform substantially to this Map, that this map fully and accurately depicts the layout measurements, and location of all the improvements on the real property the unit designations and the dimensions of such units and the elevations of the finished floors and ceilings to the best of my belief and information based on the standards of care of Professional Land Surveyors practicing in the State of Colorado

*Kenneth Scott Thompson*  
Kenneth Scott Thompson P.L.  
Date March 24, 1998



**DEDICATION**

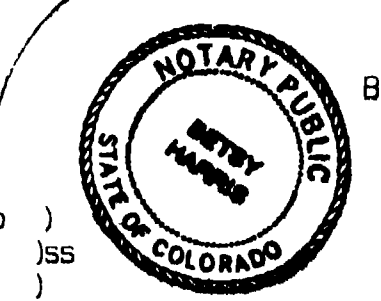
KNOW ALL MEN BY THESE PRESENTS That Jack L. Bogart and Patricia E. Bogart being the owners of the following described real property hereby declare and execute this map of Bogart II Commercial Condominiums in the City of Grand Junction Mesa County Colorado as follows

DESCRIPTION The property description of the real property laid out and platted as the Bogart II Commercial Condominiums shown on this plat is Lot 2 Amended Final Plat of Grace Commercial Subdivision Replat a plat on file with the Mesa County Clerk and Recorder at Reception No. 1781166

DECLARATION The real property laid out as the Bogart II Commercial Condominiums City of Grand Junction Mesa County Colorado is platted according to the terms and conditions of the Condominium Declaration of Bogart II Commercial Condominiums dated and recorded MARCH 26 1998 in Book 2421 at Page 361 of the Mesa County records

IN WITNESS WHEREOF Jack L. Bogart and Patricia E. Bogart have executed this dedication this 24th day of MARCH 1998

By *Jack L. Bogart*  
Jack L. Bogart  
By *Patricia E. Bogart*  
Patricia E. Bogart



State of Colorado )  
County of Mesa )

This plat was acknowledged before me by Jack L. Bogart and Patricia E. Bogart on this 24th day of MARCH A.D. 1998 for the aforementioned purposes

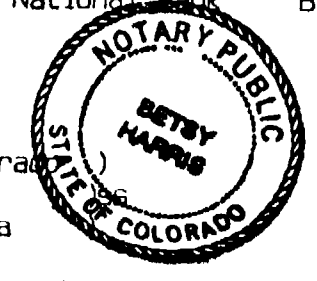
*Betty Harris*  
Notary Public

My Commission expires 7-15-01  
My address is 500 Hall Ave Grand Junction, CO

**CONSENT OF MORTGAGEE**

The undersigned having security interest in the subject property hereby confirms ratifies and consents to the recording of this instrument

Grand Valley National Bank By *John W. Stevenson*  
Name  
Title Sr VP



State of Colorado )  
County of Mesa )

The foregoing instrument was acknowledged before me by John W. Stevenson, Sr VP on this 24th day of MARCH A.D. 1998 for the aforementioned purposes

*Betty Harris*  
Notary Public

My Commission expires 7-15-01  
My address is 500 Hall Ave Grand Junction, CO

**COUNTY CLERK AND RECORDER'S CERTIFICATE**

I hereby certify that this instrument was filed in the office of the Clerk and Recorder of Mesa County, Colorado at 12:58 o'clock P M this 27th day of MARCH 1998 and is duly recorded in Plat Book No. 2 Page 114-116 as Reception No. 1838848 Drawer No. EE 9 Fees \$30.00 + \$1.00

*Minka Todd*  
Clerk and Recorder of Mesa County  
*James K. Finnegan*  
Deputy Clerk

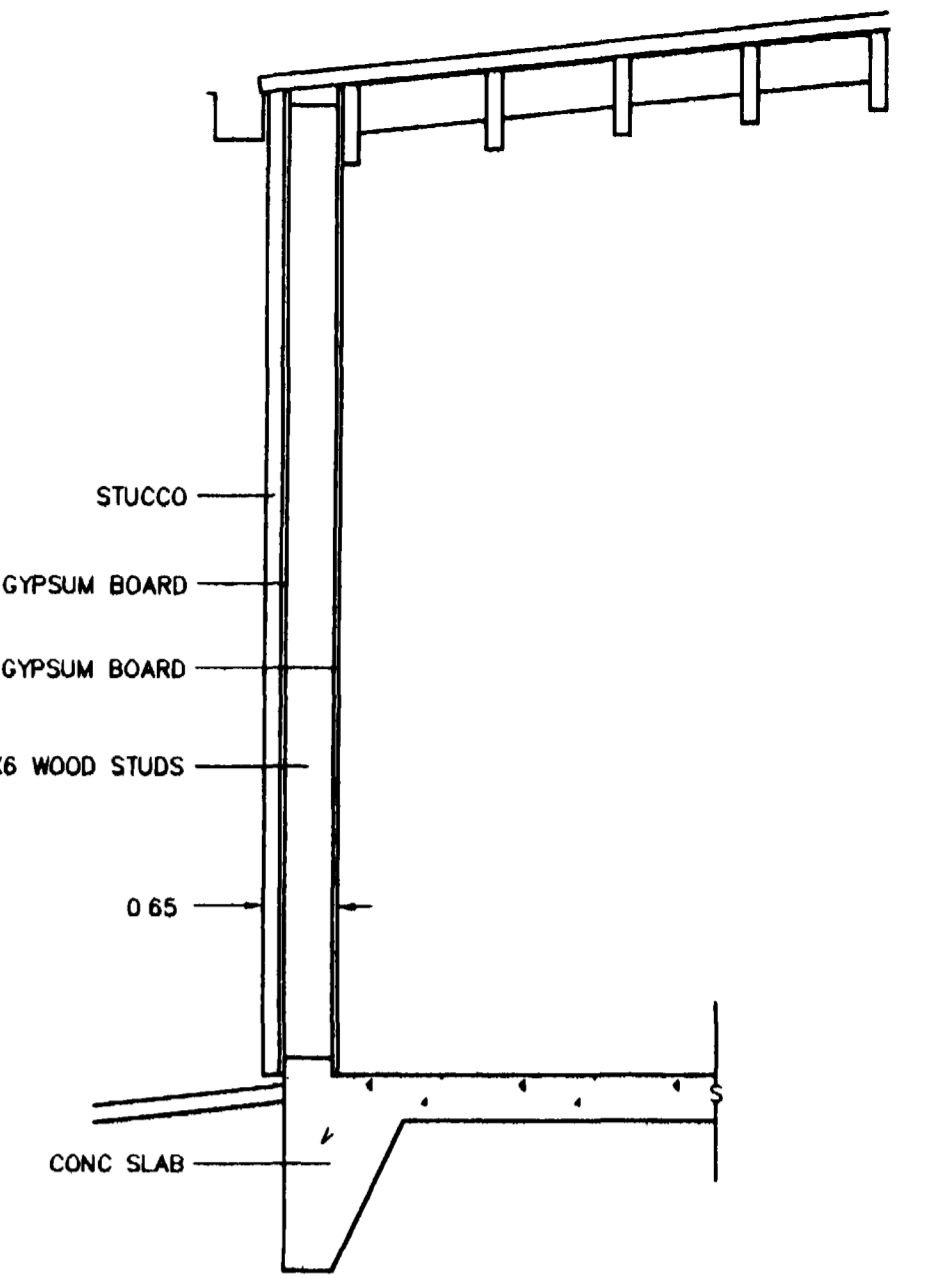
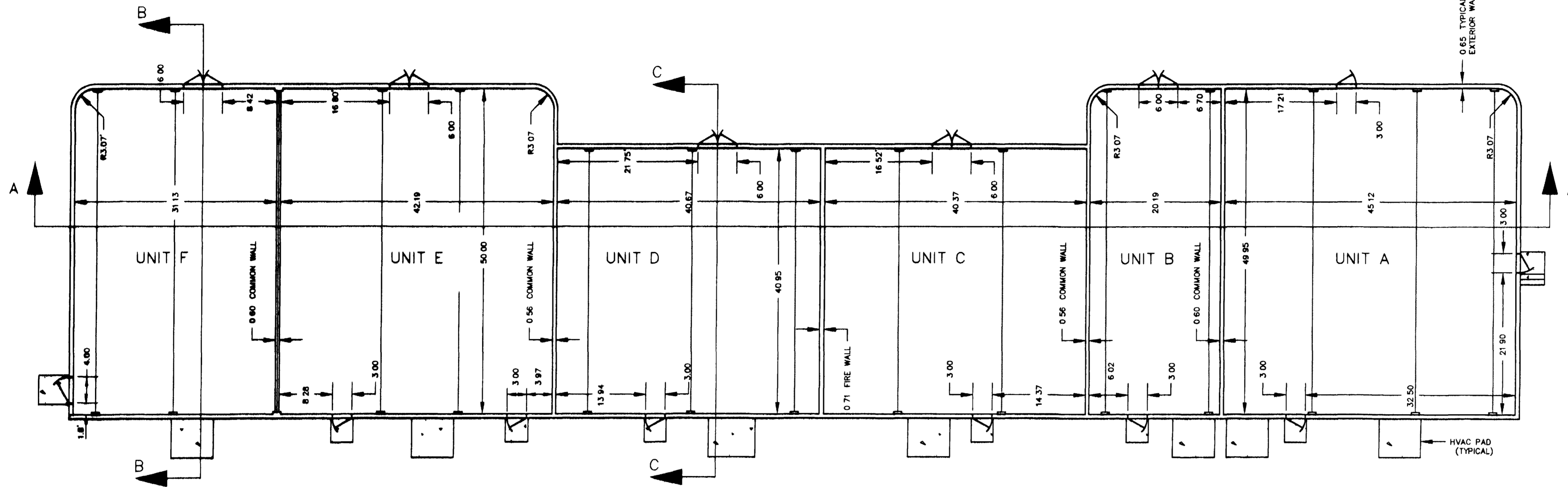
**BOGART II COMMERCIAL CONDOMINIUMS**  
JACK AND PATRICIA BOGART

SECTION 10 T.1 S. R.1 W. ELEV. 4549.76

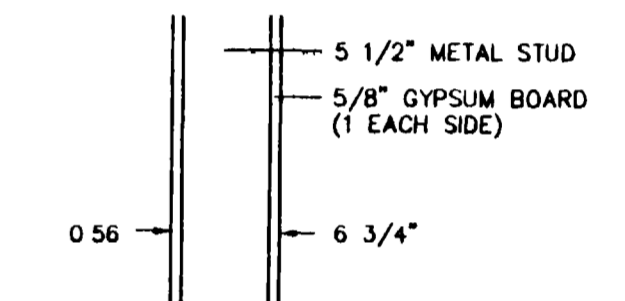
**THOMPSON-LANGFORD CORPORATION**  
529 25 1/2 ROAD - # B-210  
Grand Junction CO 81505 (970) 243-6067

Designed by DRS	Checked by KST	Job No 0303-003
D:\0280\0303-003 pro	Date Mar 24 1998	Sheet 1 of 3

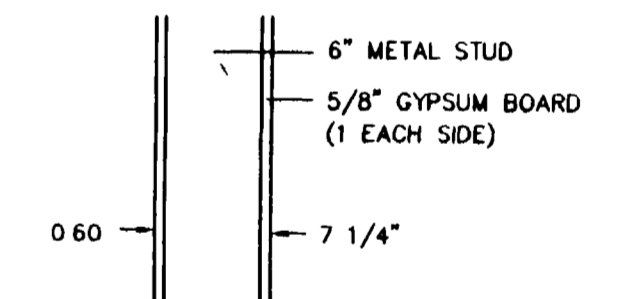
NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown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



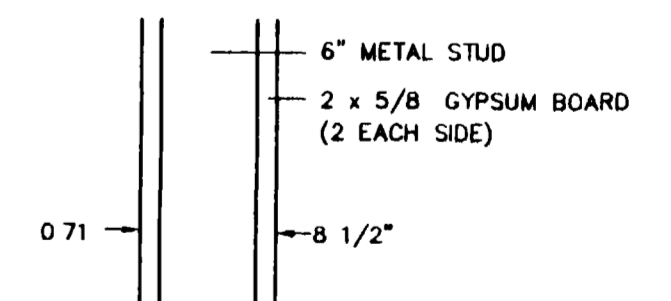
EXTERIOR WALL SECTION  
SCALE 1/2" = 1'



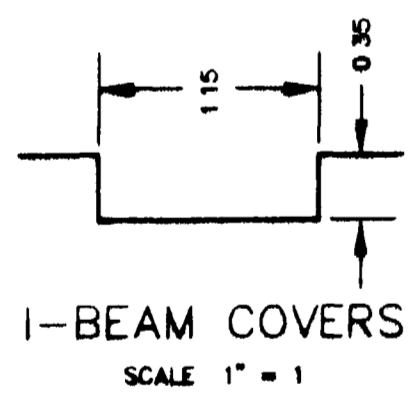
6 3/4" WALL SECTION  
SCALE 1" = 1'



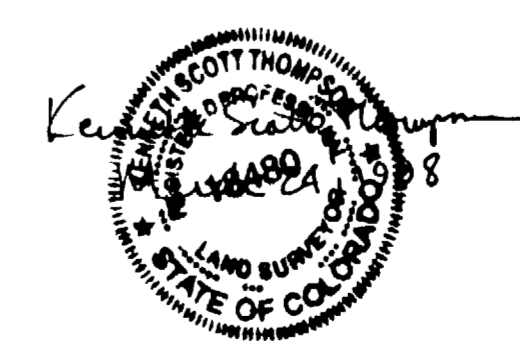
7 1/4" WALL SECTION  
SCALE 1" = 1'



FIRE WALL SECTION  
SCALE 1" = 1'



I-BEAM COVERS  
SCALE 1" = 1'



American Consulting  
Engineers Council  
Member

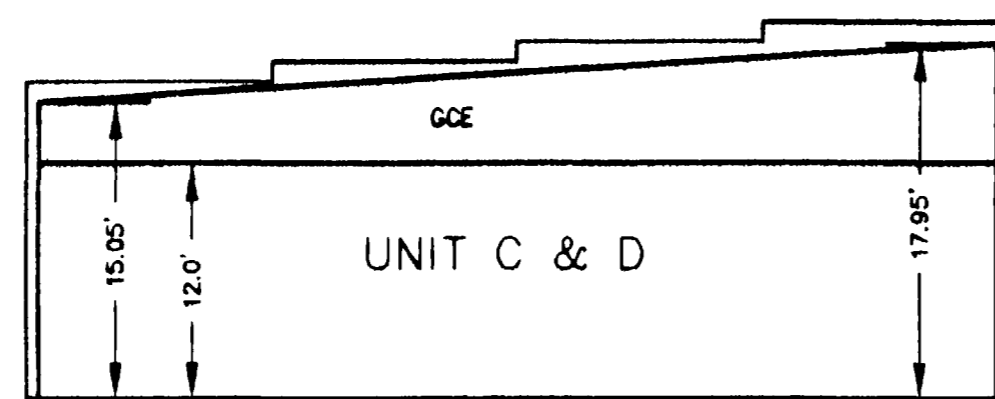
**THOMPSON-LANGFORD CORP.**  
529 25 1/2 RD., SUITE B210  
GRAND JUNCTION, COLORADO  
PH. (970) 243-8067

REVISION	DATE	DESCRIPTION	BY	CH'D

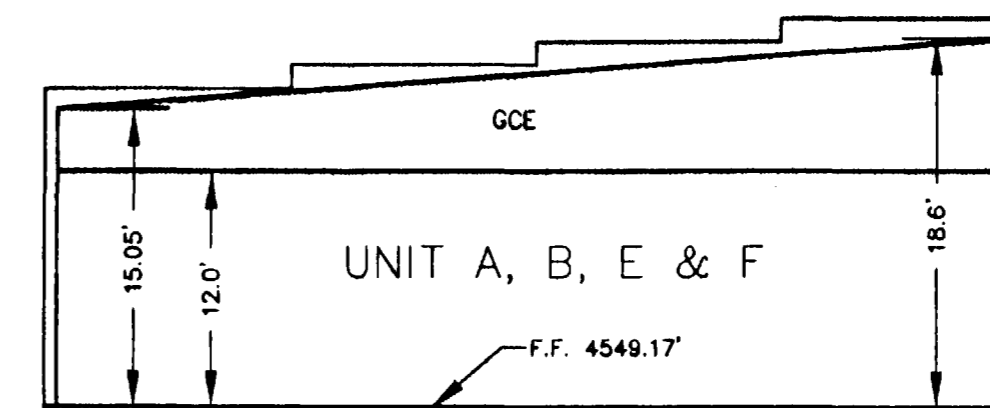
BOGART II COMMERCIAL CONDOMINIUMS

SCALE 1" = 10'  
JOB NO 0303 003  
DATE 3/13/98

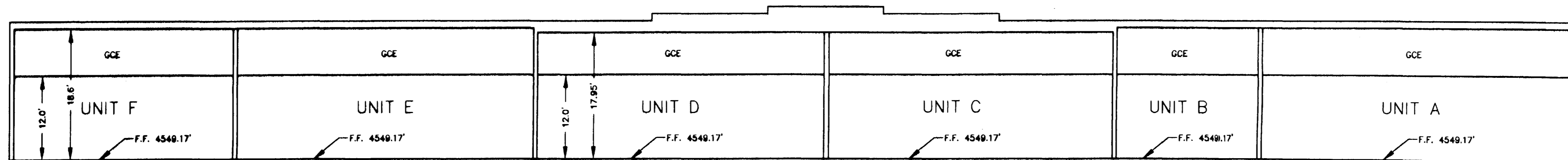
SHEET NO  
**2 OF 3**



SECTION C -- C



SECTION B -- B



SECTION A -- A



American Consulting  
Engineers Council  
Member

**THOMPSON-LANGFORD CORP.**  
529 25 1/2 RD., SUITE B210  
GRAND JUNCTION, COLORADO  
PH. (970) 243-8087

REVISION	DATE	DESCRIPTION	BY	CHK'D

BOGART II COMMERCIAL CONDOMINIUMS

SCALE: 1" = 10'  
JOB NO: 0303-003  
DATE: 3/13/98

SHEET NO:  
**3 OF 3**