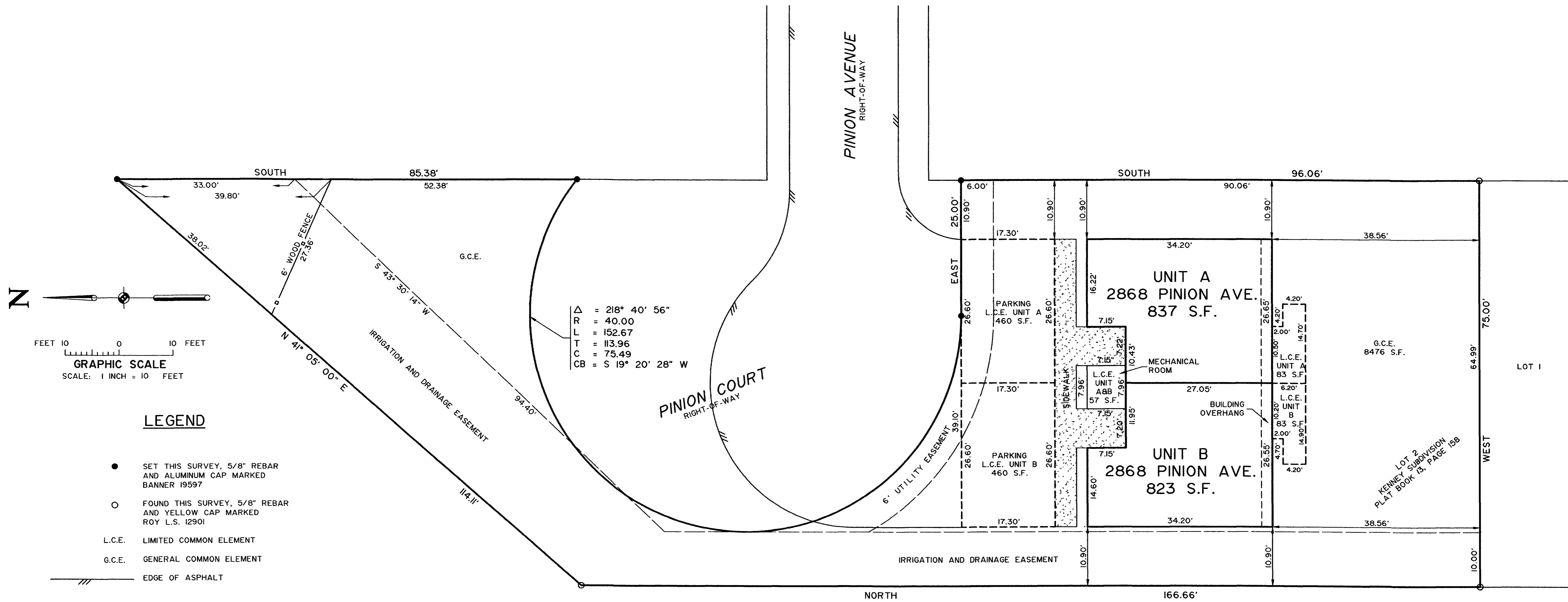


COMMON INTEREST COMMUNITY MAP OF
TJC CONDOMINIUMS
LOT 2, KENNEY SUBDIVISION



CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Timothy J. Carpenter, being the sole owner of in fee simple of all of the property plotted hereon as described in the instrument recorded in Book 2396 of Page 827 in the records of the office of the Mesa County Clerk and Recorder, does hereby dedicate, grant and submit the said real property and the easements, together with all improvements thereon, to common interest ownership under the name and style of TJC CONDOMINIUMS, with the various portions of such real property and easements being designated for separate and common ownership in accordance with the Plat shown hereon:

DESCRIPTION OF TJC CONDOMINIUMS

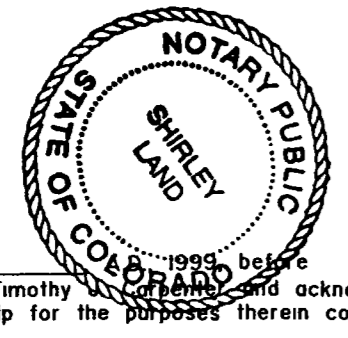
Lot 2, Kenney Subdivision as recorded in Plat Book 13 at Page 158 in the records of the office of the Mesa County Clerk and Recorder, located in the SW 1/4 of the NE 1/4 of Section 7, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado.

The undersigned certifies that no lending institution holds any encumbrance on the property shown hereon

Timothy J. Carpenter, owner
IN WITNESS WHEREOF, I hereunto affix my hand this 12 day of June, 1999

ACKNOWLEDGEMENT OF OWNER

State of Colorado)
County of Mesa) ss
On this 12th day of June, 1999, before me the undersigned officer, personally appeared Timothy J. Carpenter and acknowledged that he executed the foregoing Certificate of Ownership for the purposes therein contained.
IN WITNESS WHEREOF, I hereunto affix my hand and official seal.
My commission expires 12-23-99



LIEN HOLDER'S CERTIFICATE

Winston Anderson, having property interests in or encumbrances upon the property involved approve this plat of TJC Condominiums this 11th day of June, A.D., 1999.

ACKNOWLEDGEMENT OF LIEN HOLDER

State of Colorado)
County of Mesa) ss
On this 11th day of June, A.D., 1999, before me the undersigned officer, personally appeared Winston Anderson and acknowledged that he executed the foregoing Certificate of Lien Holder, for the purposes therein contained.

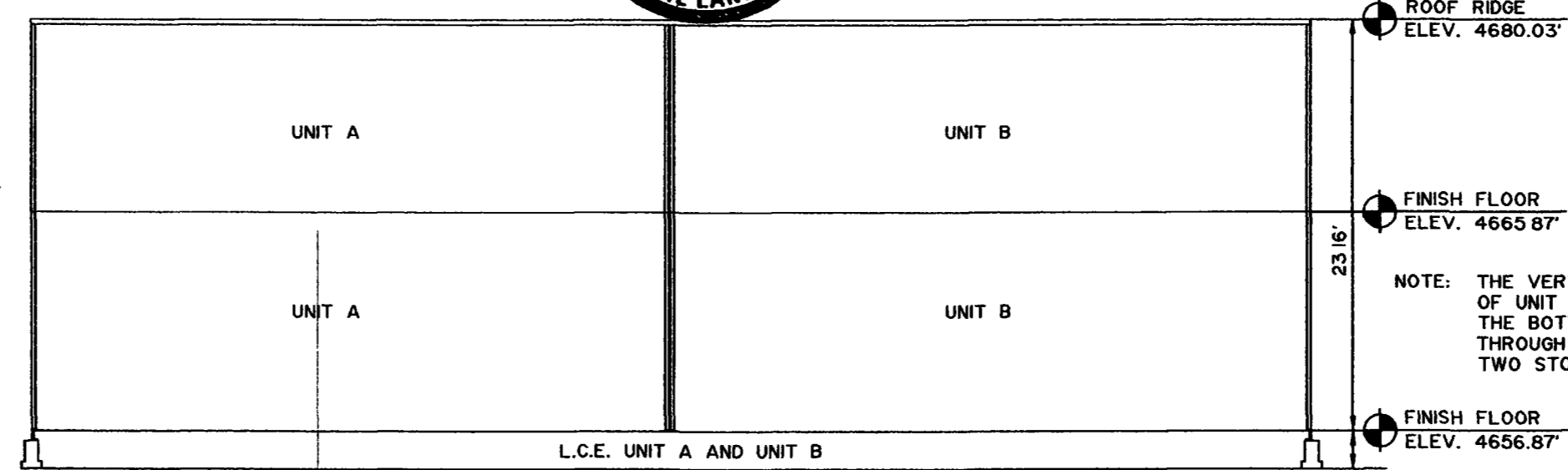
IN WITNESS WHEREOF, I hereunto affix my hand and official seal this 11th day of June, 1999.

DECLARATIONS

The Declaration of Common Interest for TJC Condominiums is recorded in Book 2597 at Pages 884 through 903 in the records of the Mesa County Clerk and Recorder

CLERK AND RECORDER'S CERTIFICATE

State of Colorado)
County of Mesa) ss
I hereby certify that this Map of TJC Condominiums was filed for record in the office of the County Clerk and Recorder of Mesa County at 03:40 P.M., on the 15th day of June, A.D., 1999, in Plat Book No. 2, Page 169, Reception Number 1907033, Drawer No. EE 35, Fees \$10.00 + \$1.00



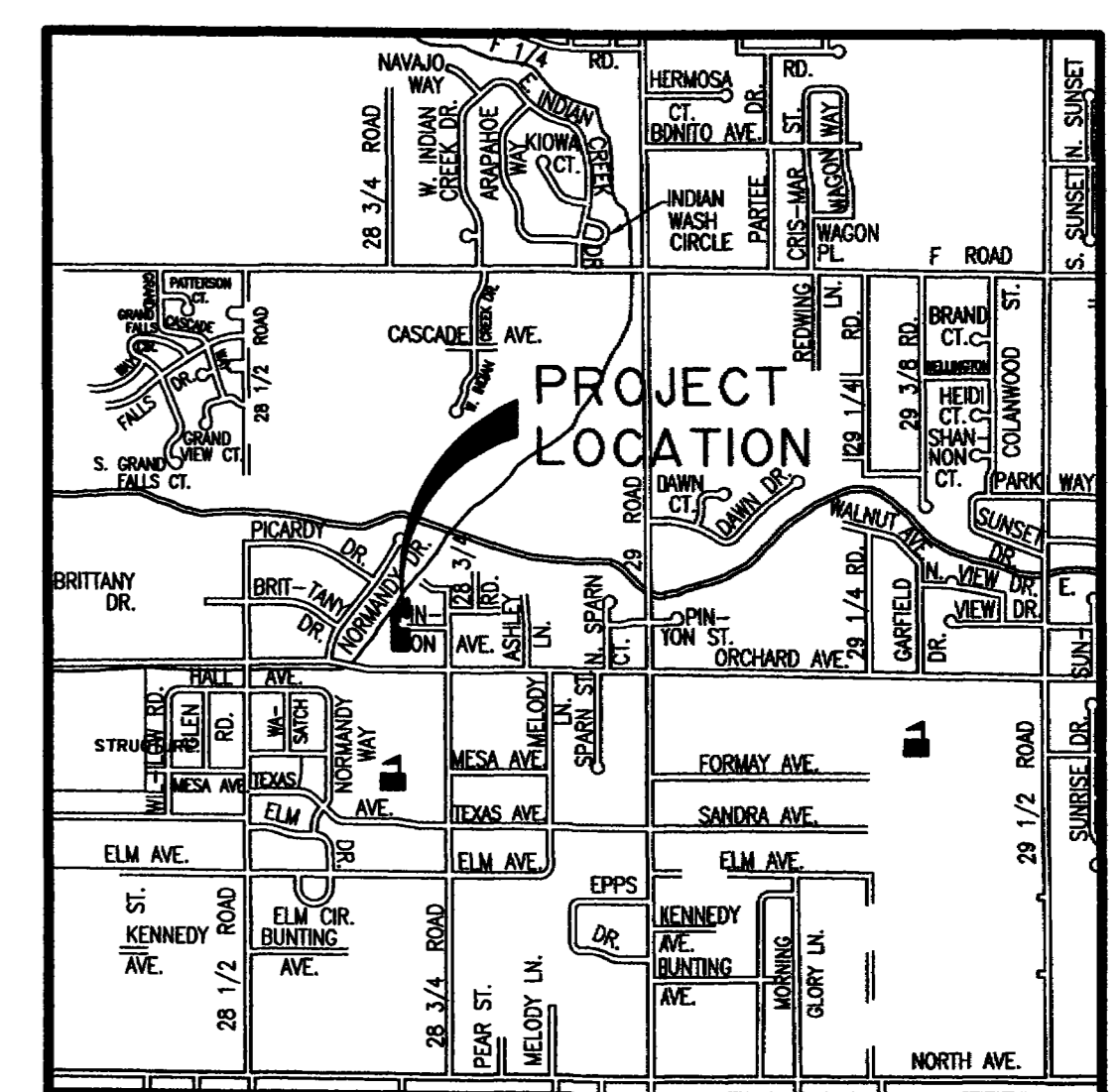
NOTES:

- NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after your first discovered 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.
- Existing property corners which were recovered during this survey which were within 0.25 feet of the position of record were accepted as being in the proper location as shown by record.
- BASIS OF BENCHMARKS: City of Grand Junction Benchmark, elevation 4653.56 feet, Mesa County Survey Marker at the intersection of Orchard Ave. and 28 3/4 Rd.
- BASIS OF BEARINGS: The west line of Lot 2, having a bearing of North as shown on the Plat of Kenney Subdivision as recorded in Plat book 13 at Page 158 in the records of the Mesa County Clerk and Recorder. Both ends of said line are No. 5 rebar with yellow cap marked ROY, L.S. I2901.

SURVEYOR'S CERTIFICATE

I, Dean E. Ficklin, an employee of Banner Associates, Inc. and a Professional Land Surveyor, licensed under the laws of the state of Colorado, do hereby state that this map of TJC Condominiums, shown hereon has been prepared under my direct supervision and accurately represents a survey conducted under my direct supervision. This survey complies with applicable requirements of a common interest plat pursuant to CRS 38-33.3-209 and applicable laws and regulations of the State of Colorado to the best of my knowledge and belief.

IN WITNESS WHEREOF I hereunto set my hand and official seal this 11 day of June, A.D., 1999.



COMMON INTEREST COMMUNITY MAP OF
TJC CONDOMINIUMS
LOT 2, KENNEY SUBDIVISION

BANNER ASSOCIATES, INC.
GRAND JUNCTION, COLORADO

SCALE: 1" = 10'
JOB NO: 8381-10
DATE: 6-11-99
SHEET NO: 1 of 1