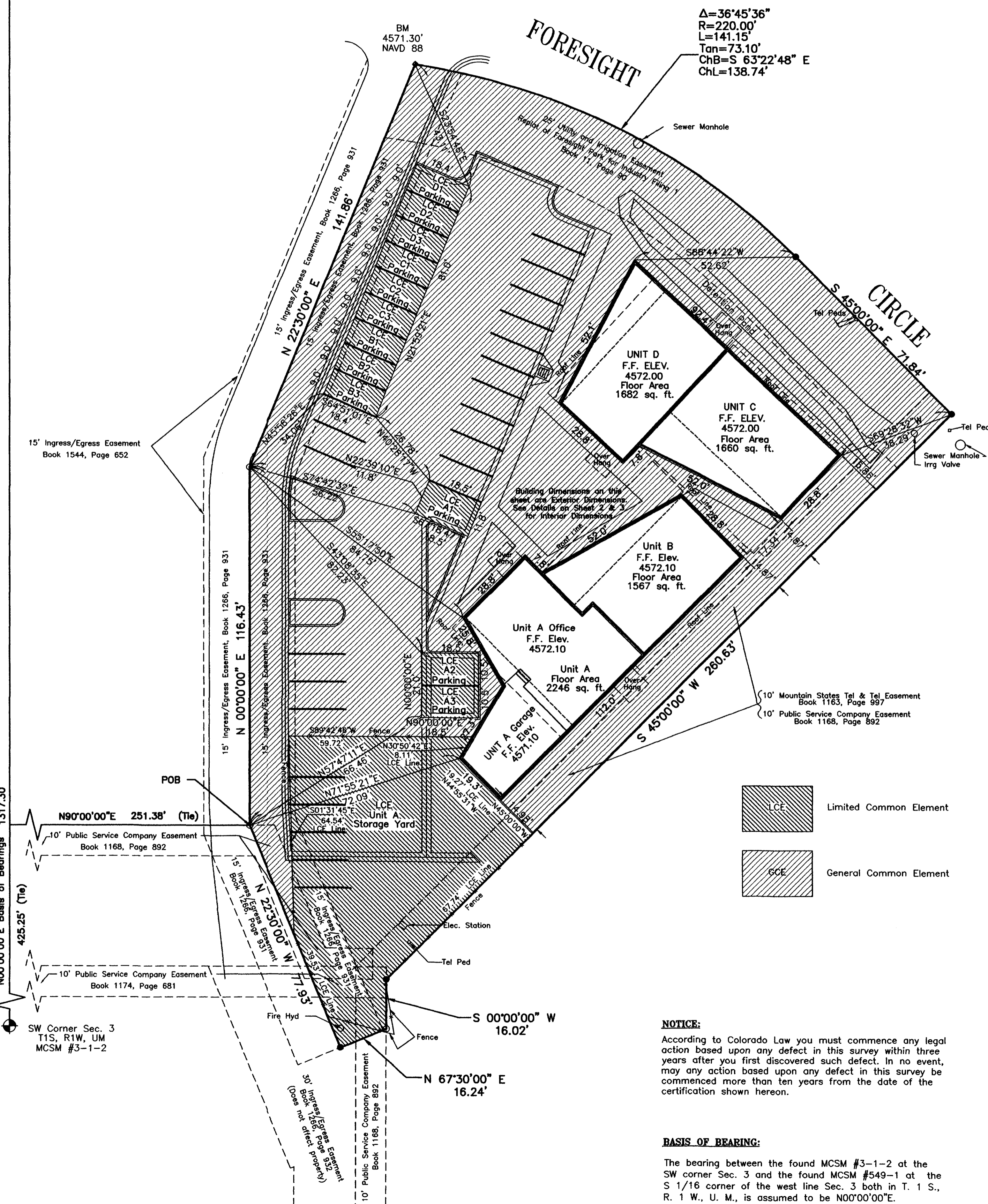


# DESERT PEAKS BUSINESS COMPLEX CONDOMINIUM

In the SW 1/4 Section 3,  
Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado



**OWNER'S CERTIFICATION:**

Know all men by these presents that Elstep Investment Co., L. L. C., a Colorado limited liability company is the owner of that real property described as follows:

A parcel of land in the SW 1/4 Section 3, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, described as follows:

A part of Block 1, Replat of Foresight Park for Industry Filing No. One, as recorded in Plat Book 11 at Page 90 of the Mesa County Clerk and Recorder's Office, being more particularly described as follows:

Commencing at the southwest corner of Section 3, Township 1 South, Range 1 West, of the Ute Meridian, thence, N00°00'00"E along the west line of the SW 1/4 SW 1/4 of said Section 3 with all other bearings contained herein being relative thereto, 425.25 feet; thence, N90°00'00"E, 251.38 feet to the TRUE POINT OF BEGINNING; thence, N00°00'00"E, 116.43 feet; thence, N22°30'00"E, 141.86 feet; thence, along the arc of a curve to the right with a radius of 220.00 feet for 141.15 feet, with a chord bearing S63°22'48"E, 138.74 feet; thence, S45°00'00"E, 71.84 feet; thence, S45°00'00"W, 260.63 feet; thence, S00°00'00"W, 16.02 feet; thence, S67°30'00"W, 16.24 feet; thence, N22°30'00"W, 77.93 feet to the POINT OF BEGINNING; containing 0.92 acres.

Subject to existing and apparent easements as shown hereon.

That said owner certifies that this Condominium Map of the Desert Peaks Business Complex Condominium has been prepared pursuant to the purposes stated in the Condominium Declaration for the Desert Peaks Business Complex Condominium as recorded in Book 912, Pages 910-916 in the Clerk and Recorder's Office of Mesa County, State of Colorado.

Elstep Investment Co., L. L. C.  
a Colorado limited liability company

*Edison S. Lehnart*  
Manager EDISON S. LEHNART

STATE OF COLORADO

COUNTY OF MESA } SS

The foregoing instrument was acknowledged before me by *Edison S. Lehnart* Manager for Elstep Investment Co., L. L. C. this 26<sup>th</sup> day of August A.D. 2002.

Witness my hand and official seal *Thomas W. Sylvester*  
Notary Public

My commission expires 7/23/04

**LIEN HOLDER'S CERTIFICATE:**

*Grand Valley National Bank* does hereby consent to the Desert Peaks Business Complex Condominium.

*David V. P.*  
Sr. V.P., Loan Officer  
Grand Valley National Bank  
Grand Junction, Colorado

STATE OF COLORADO } SS

COUNTY OF MESA } SS

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of August A.D. 2002

Witness my hand and official seal *Carrie L. Brach*  
Notary Public

My commission expires March 8, 2003

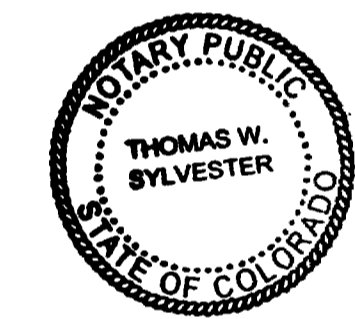
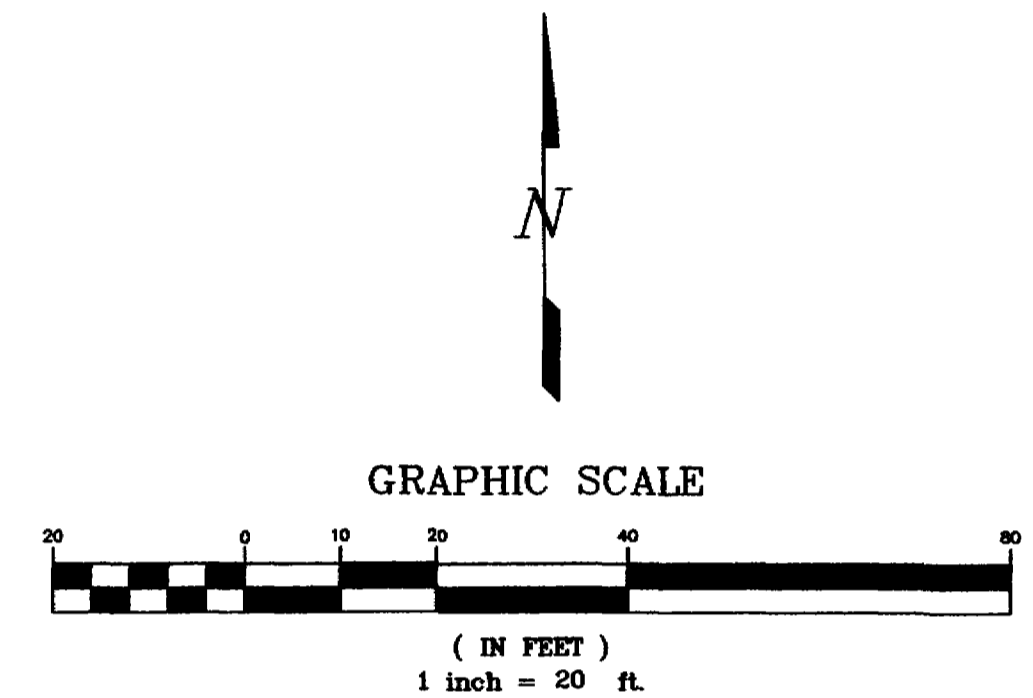
**SURVEYOR'S STATEMENT:**

I, Robert A. Larson, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that this Condominium Map of the Desert Peaks Business Complex Condominium containing three (3) sheets was prepared from a survey performed by me or under my direct supervision, that it depicts the vertical and horizontal locations of each unit shown hereon, that it was made from measurements upon and within the existing structures, that it contains all in information required by C. R. S. 38-33.3-209 and that it is correct to the best of my knowledge and information.

*Robert A. Larson*  
31160  
PLS 31160  
Date 8-22-02

**NOTES:**

- All exterior walls, common walls, roofs and their associated ceilings, crawl spaces and ground floors are General Common Elements as defined in the Declaration.
- All interior walls, mid-level floors and associated ceilings, and stairways are part of the Unit as defined in the Declaration.
- Easements of record shown are based on title commitment issued by Meridian Land Title, L. L. C., Grand Junction, Colorado for Security Union Title Insurance Company, file number 57401 dated July 1, 2002.



**CITY COUNCIL'S CERTIFICATE**

Approved this 26<sup>th</sup> day of August A.D. 2002 by the City Council of the City of Grand Junction, County of Mesa, State of Colorado.

*Cindy Ann Martz*  
Mayor, City of Grand Junction

*[Signature]*  
City Manager

**CLERK AND RECORDER'S CERTIFICATE**

STATE OF COLORADO } SS

COUNTY OF MESA } SS

I hereby certify that this instrument was filed in my office at 2:43 o'clock P.M. this 29<sup>th</sup> day of August A.D., 2002

and is duly recorded in Plat Book No. 3, Page: 89, 90, 91

Reception No. 2073736, Drawer No. KK-34

Clerk and Recorder \_\_\_\_\_ Deputy \_\_\_\_\_ Fees 130.00

**NOTICE:**

According to Colorado Law you must commence any legal action based upon any defect in this survey within three years after you 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.

**BASIS OF BEARING:**

The bearing between the found MCSM #3-1-2 at the SW corner Sec. 3 and the found MCSM #549-1 at the S 1/16 corner of the west line Sec. 3 both in T. 1 S., R. 1 W., U. M., is assumed to be N00°00'00"E.

**LEGEND**

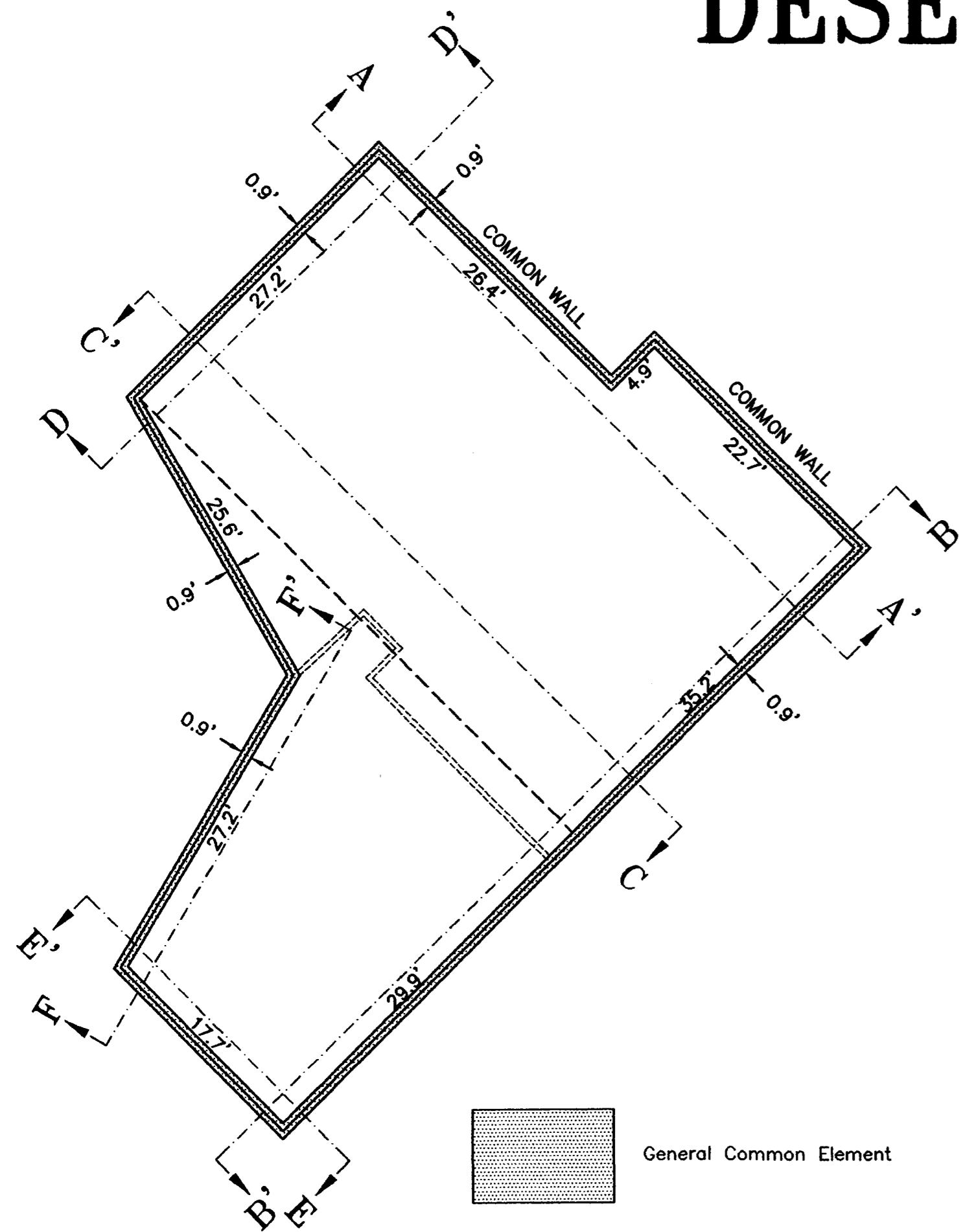
- Found Mesa County Survey Monument as described
  - Found 2" Alum. Cap on #5 Rebar PLS 16835
  - Found 1 1/4" Brass Disk and PK Nail PLS 16835
  - Set 2" Alum. Cap on #5 Rebar PLS 31160
- All elevations shown are NAVD 88  
Easements of record shown are based on a title commitment issued by Meridian Land Title, L. L. C. file no. 57401.

**Merritt LS, L.L.C.**  
2004 N. 12th St., #4, Grand Junction, CO. 81501  
PHONE (970) 255-7386 FAX (970) 243-8515

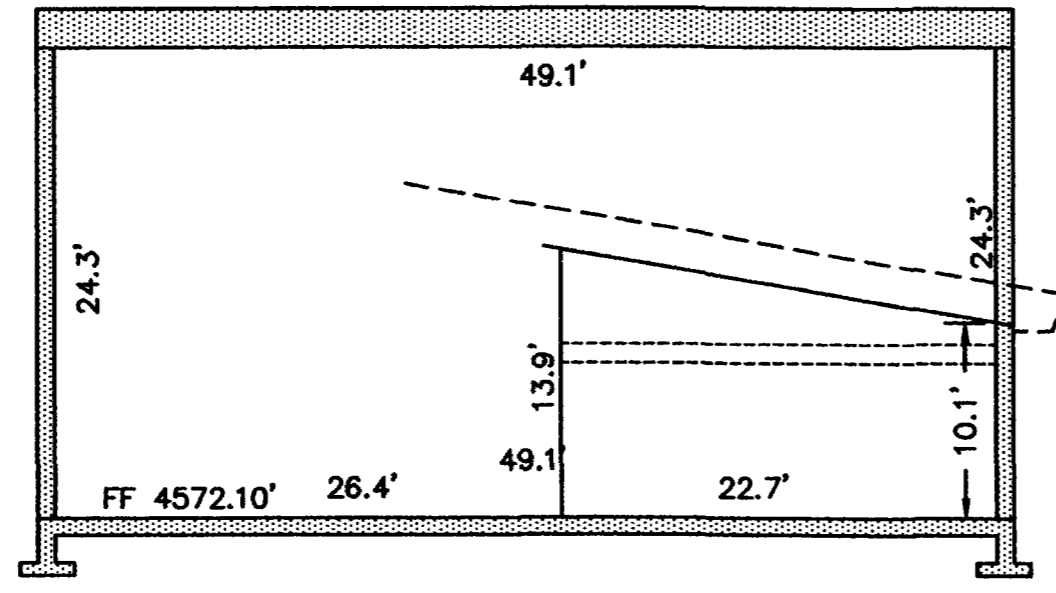
**DESERT PEAKS BUSINESS COMPLEX CONDOMINIUM**  
in the SW 1/4 Section 3  
Township 1 South, Range 1 West  
Ute Meridian, Mesa County, Colorado

DATE: August 8, 2002	SCALE: 1" = 20'
DRAWN: JBH/TWS	CHK: RAL
PROJECT NO: 0215	SHEET 1 OF 3

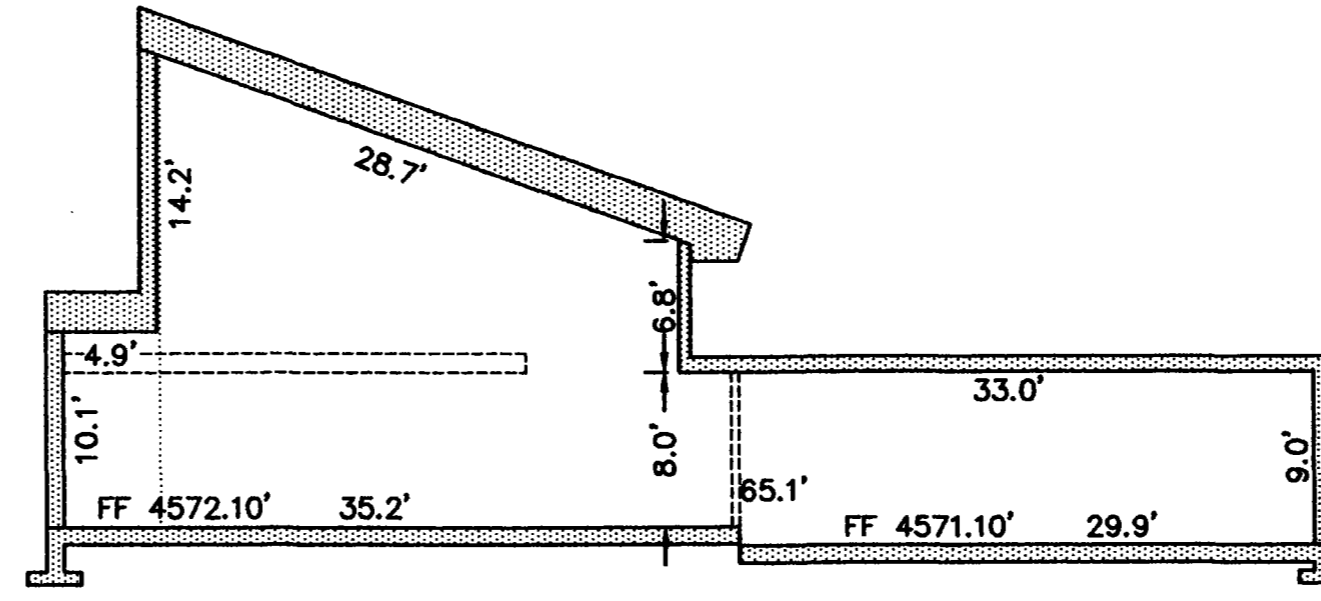
# DESERT PEAKS BUSINESS COMPLEX CONDOMINIUM



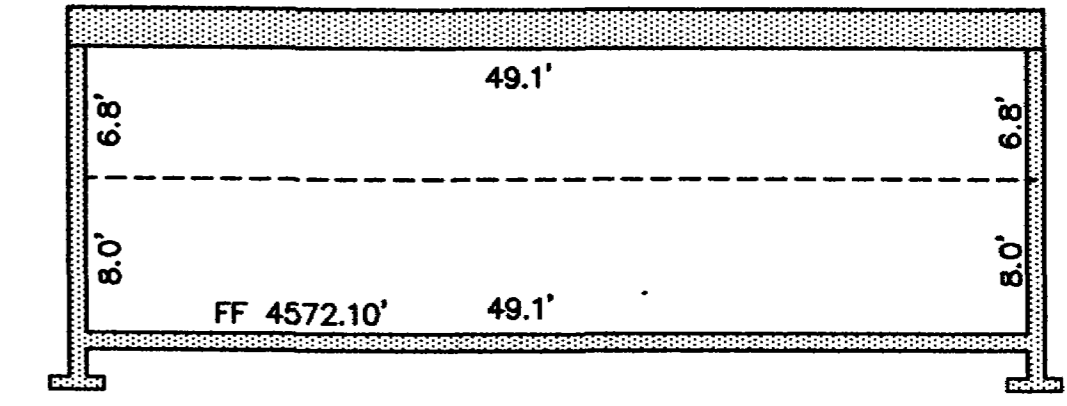
UNIT A: PLAN



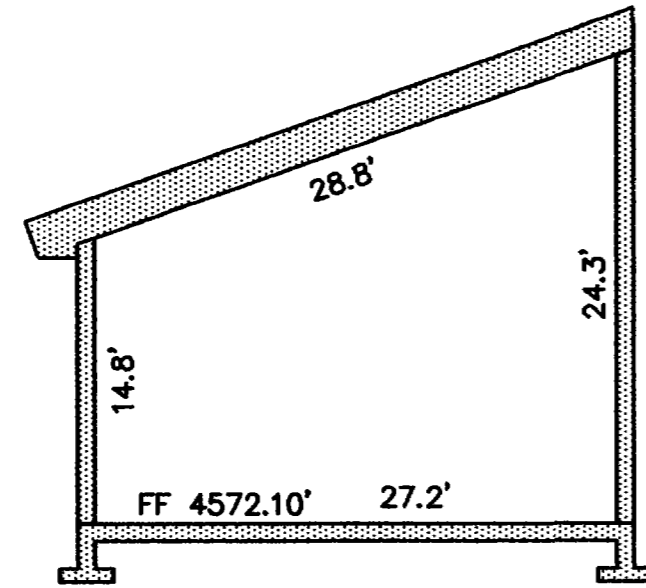
UNIT A: SECTION AA'



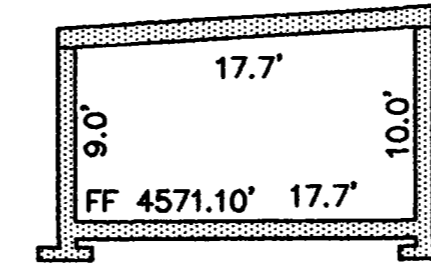
UNIT A: SECTION BB'



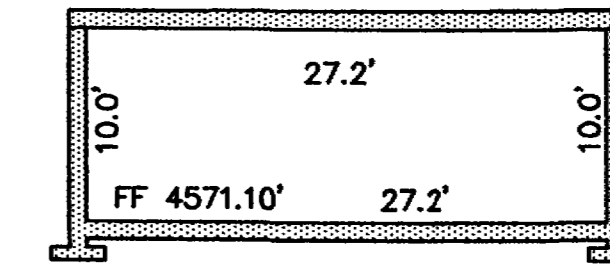
UNIT A: SECTION CC'



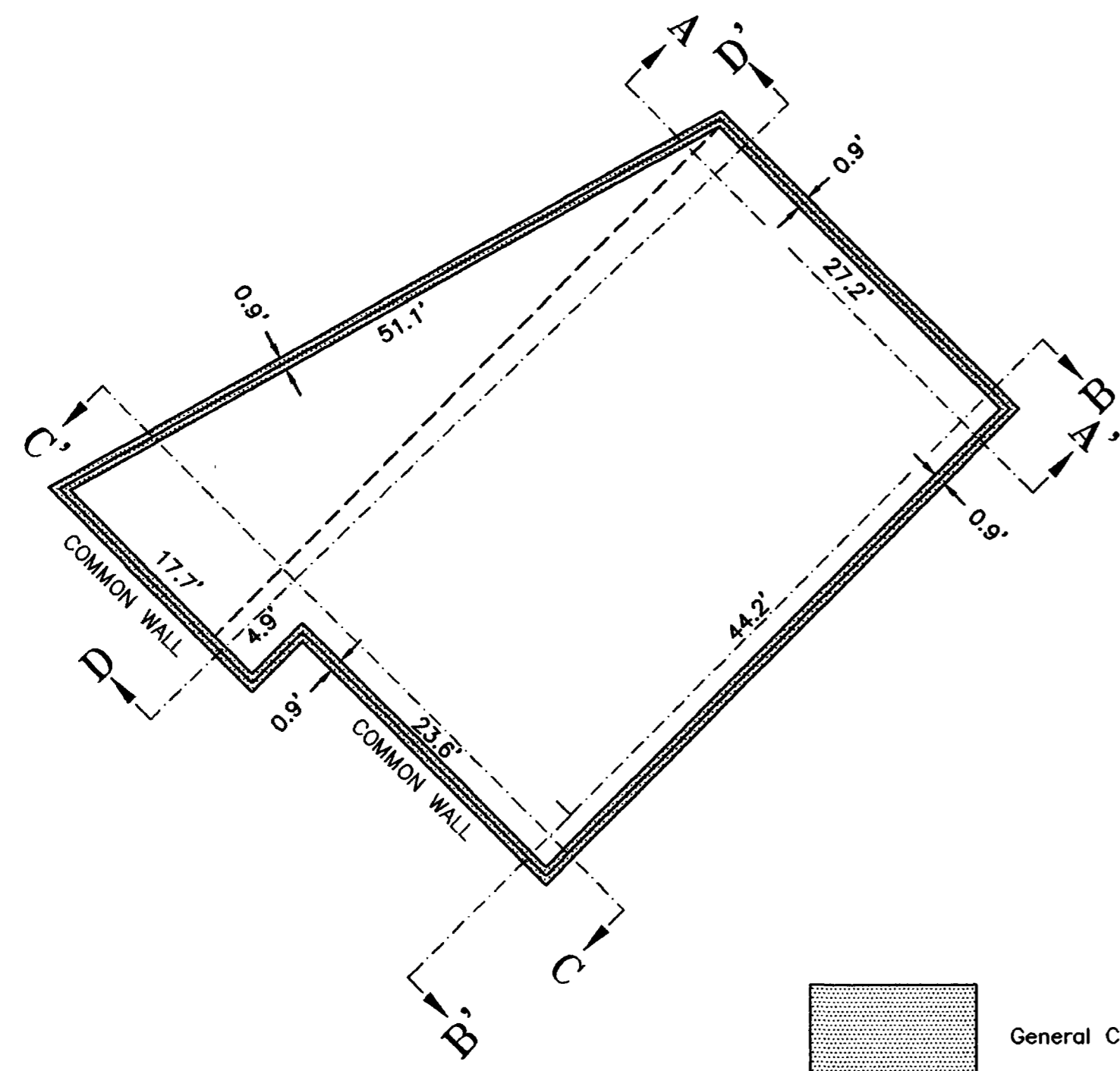
UNIT A: SECTION DD'



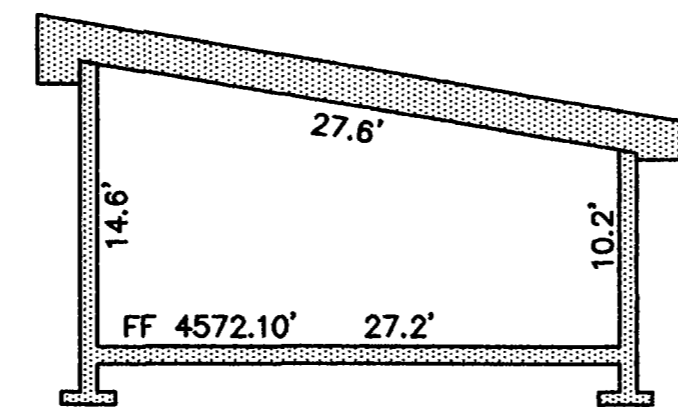
UNIT A: SECTION EE'



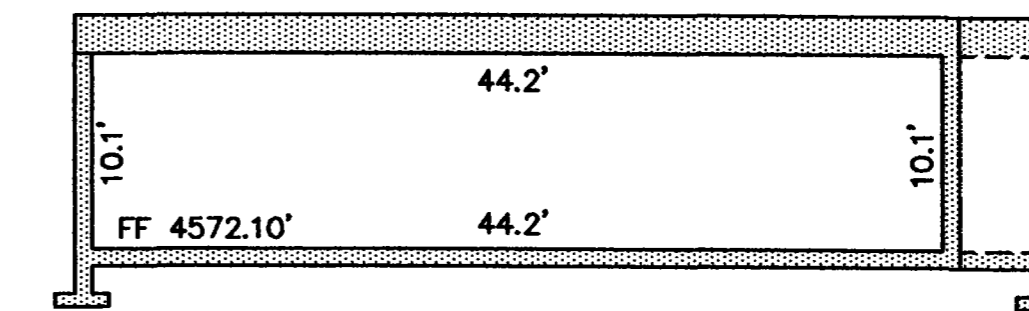
UNIT A: SECTION FF'



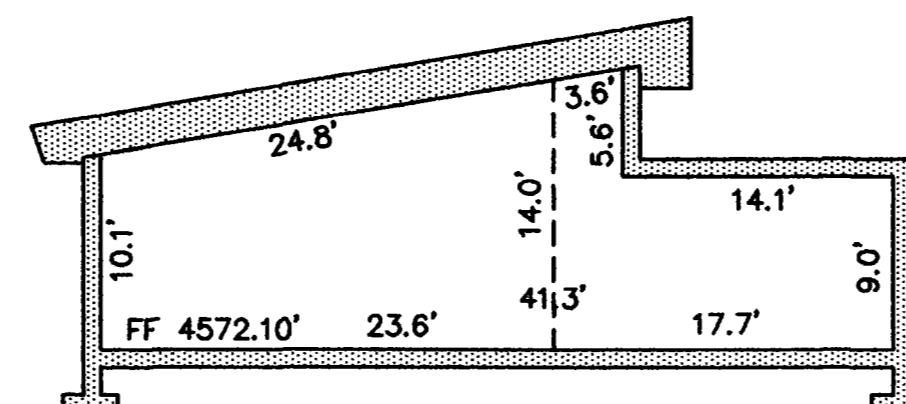
UNIT B: PLAN



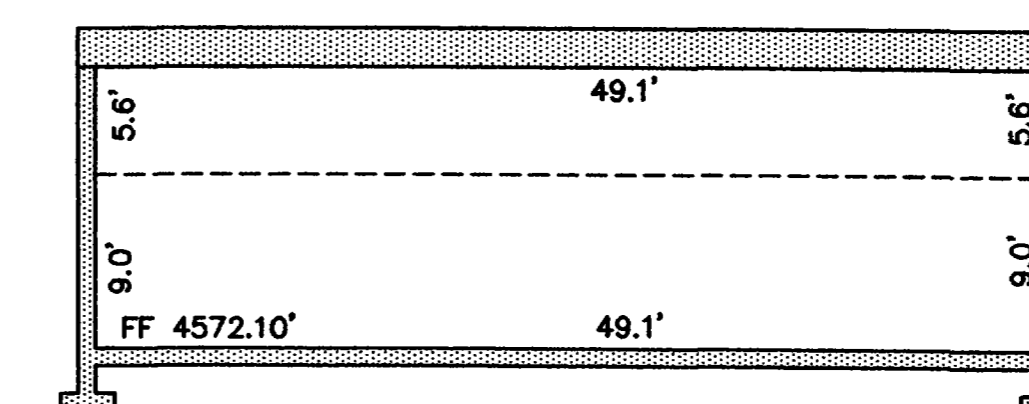
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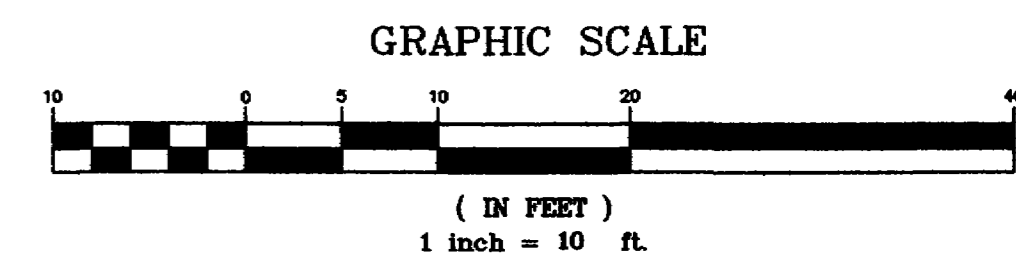
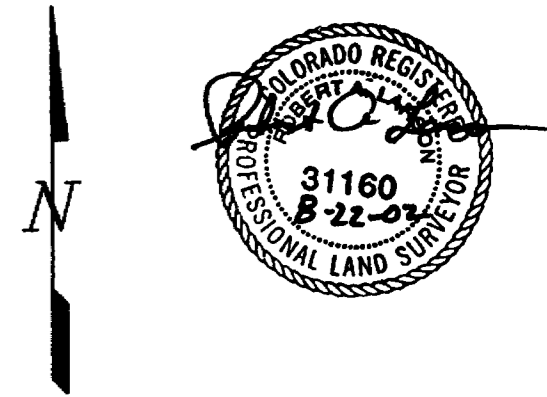
UNIT B: SECTION BB'



UNIT B: SECTION CC'

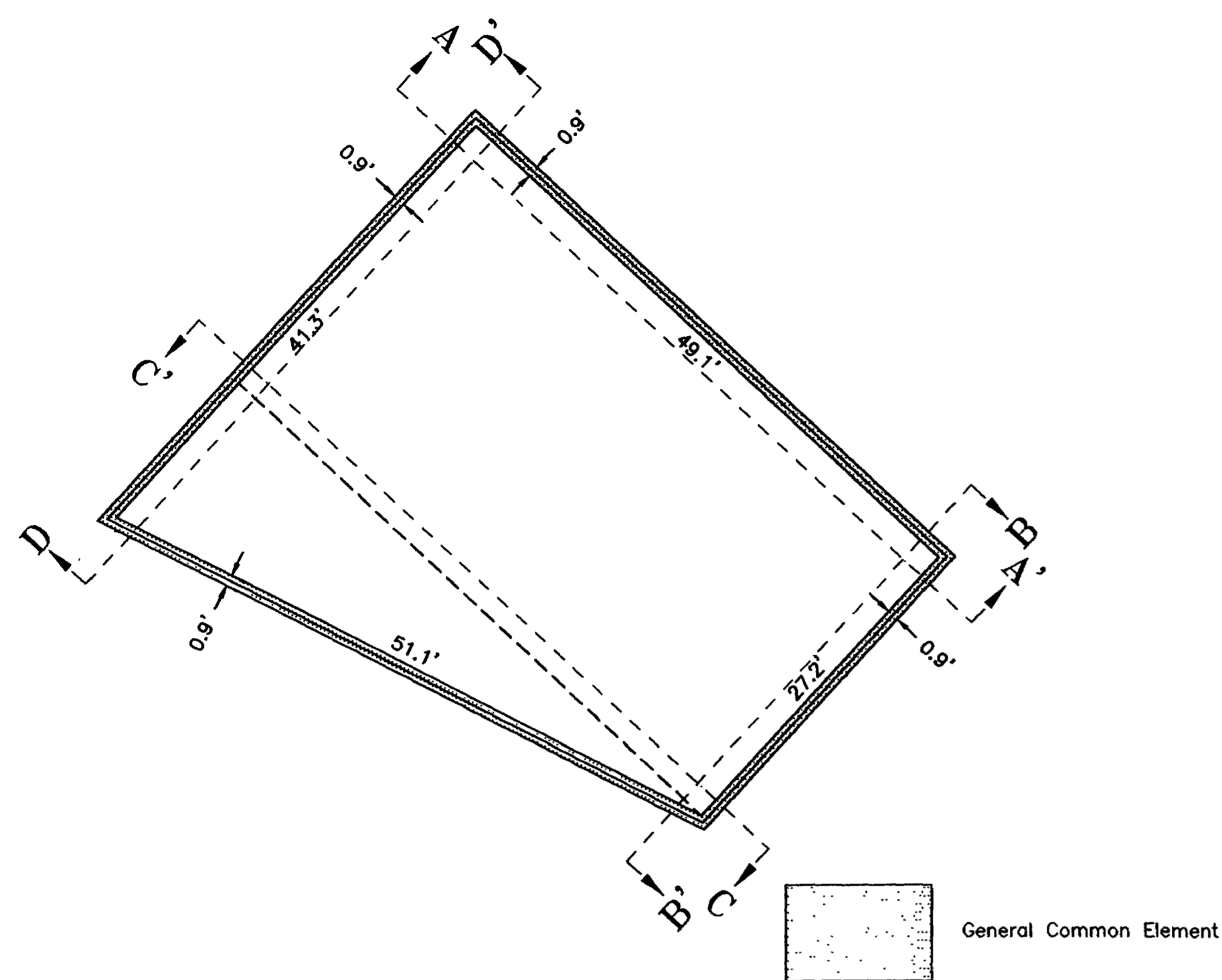


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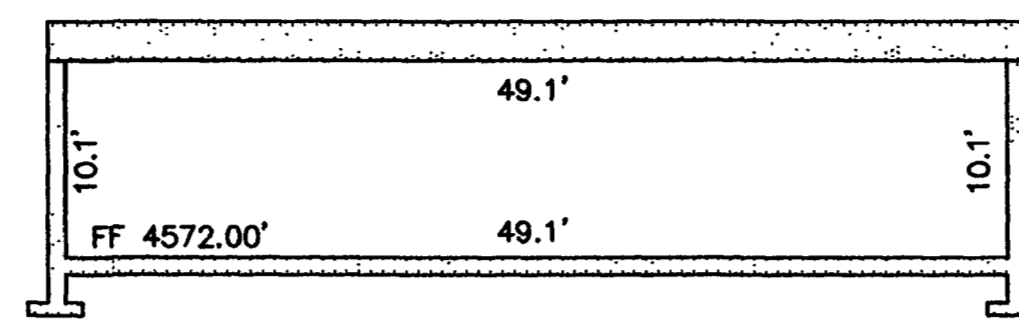


<b>Merritt IS, L.L.C.</b>	
2004 N. 12th St., #4, Grand Junction, CO, 81501 PHONE (970) 255-7386 FAX (970) 243-8515	
<b>DESERT PEAKS BUSINESS COMPLEX CONDOMINIUM</b>	
in the SW1/4 Section 3 Township 1 South, Range 1 West Ute Meridian, Mesa County, Colorado	
DATE: August 8, 2002	SCALE 1" = 10'
DRAWN: JBH/TWS   CHK: RAL	PROJECT NO: 0215
REVISED: -	SHEET 2 OF 3

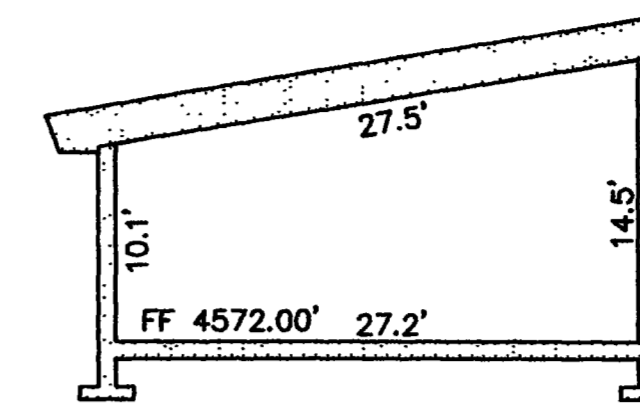
# DESERT PEAKS BUSINESS COMPLEX CONDOMINIUM



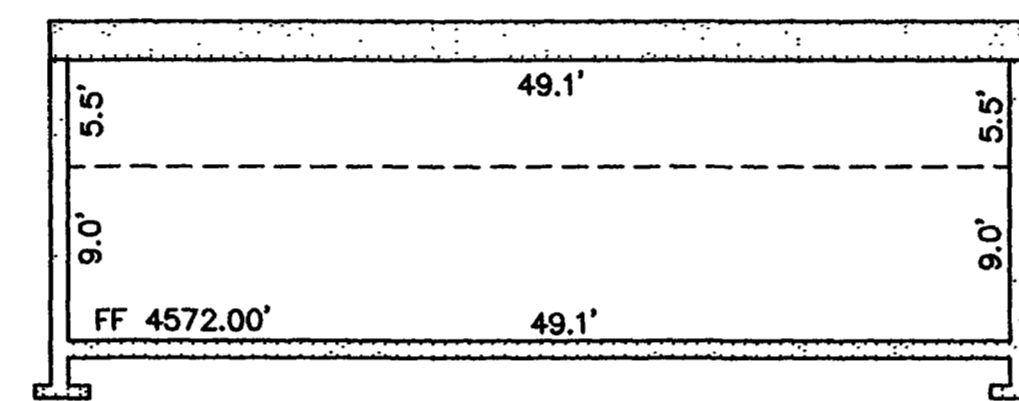
UNIT C: PLAN



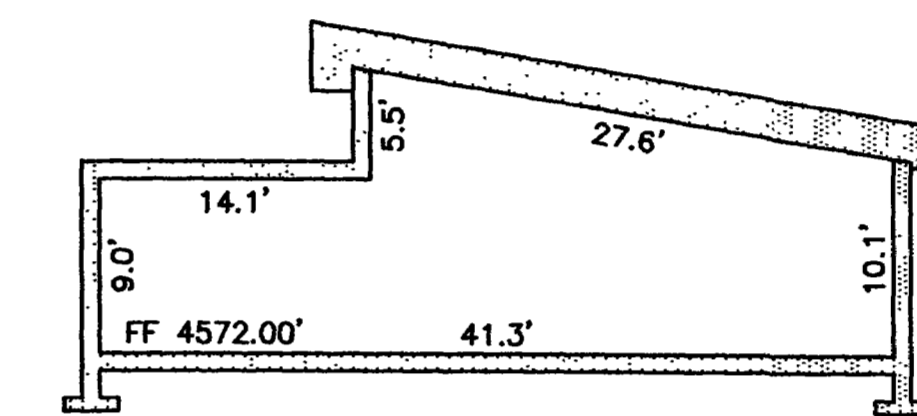
UNIT C: SECTION AA'



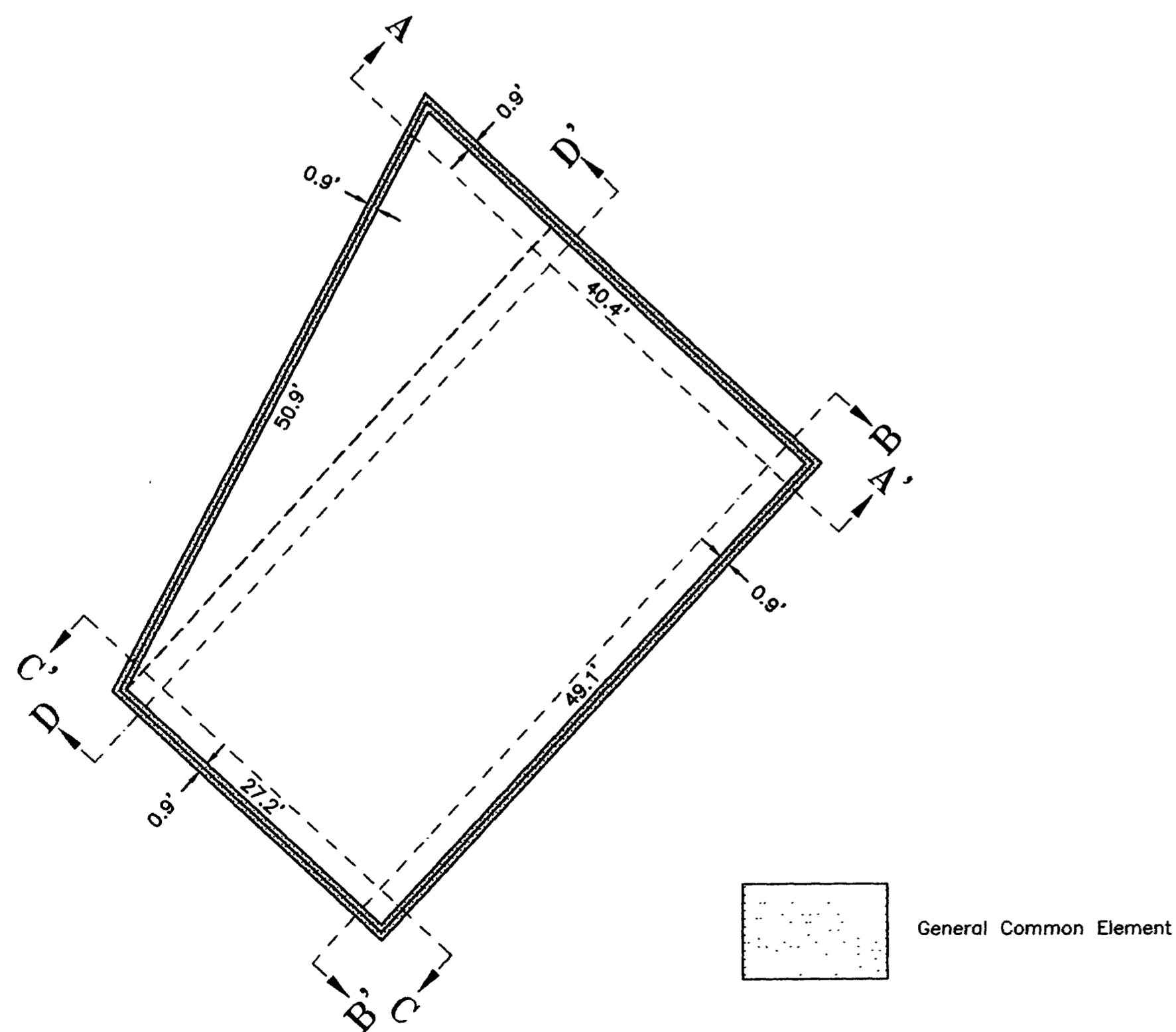
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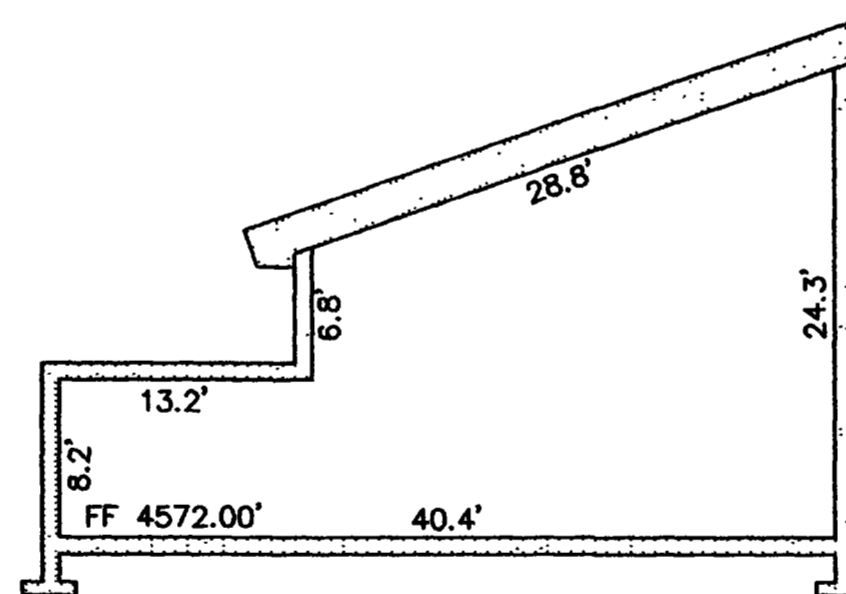
UNIT C: SECTION CC'



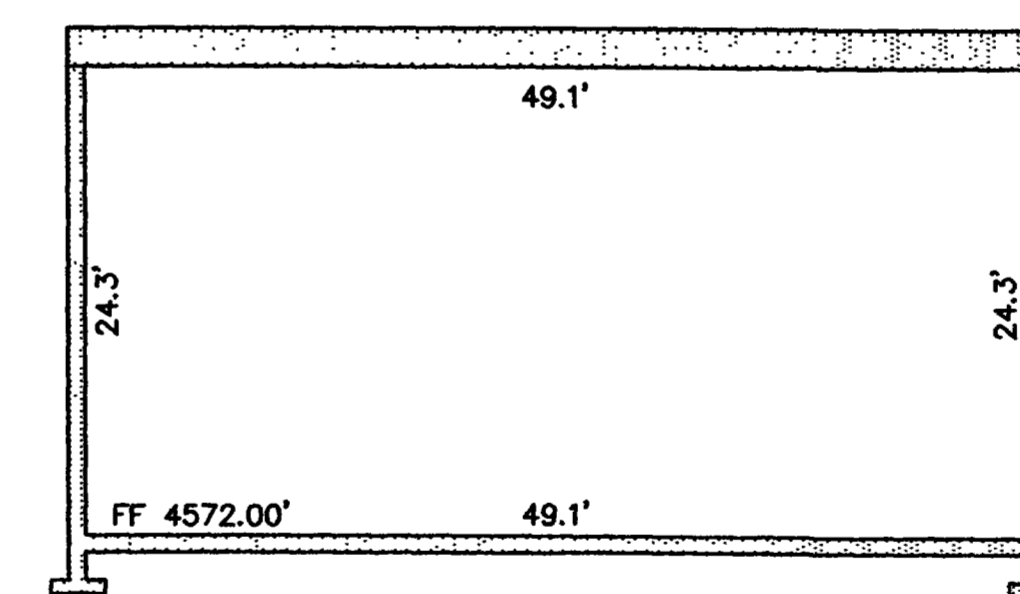
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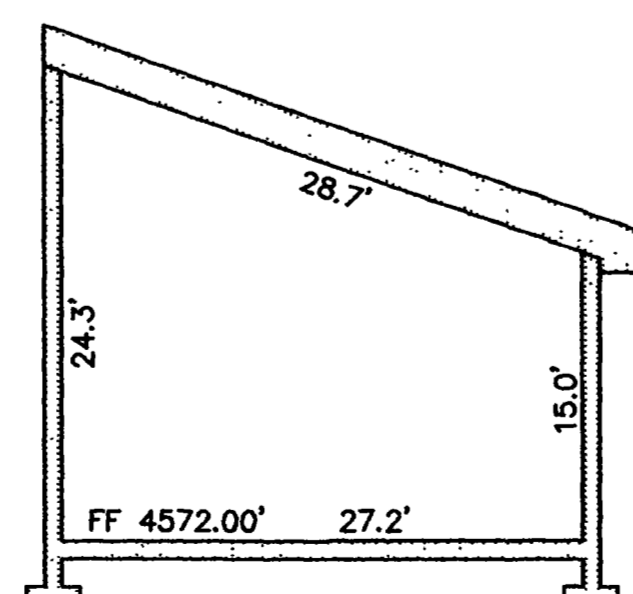
UNIT D: PLAN



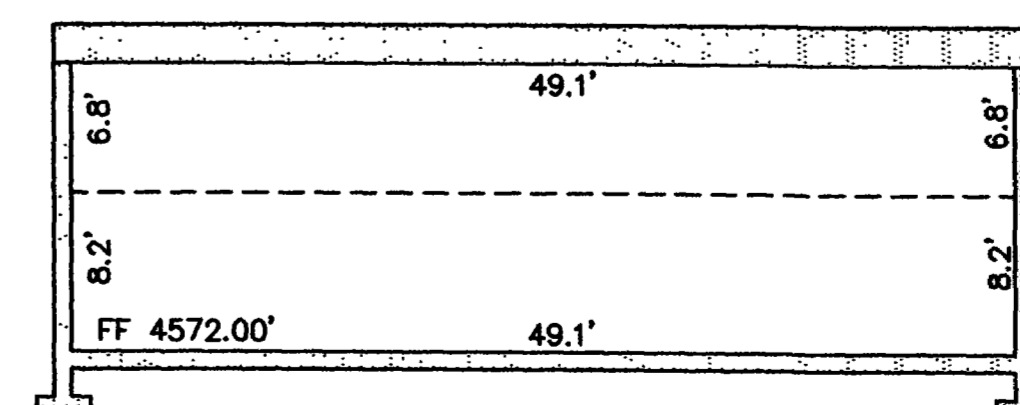
UNIT D: SECTION AA'



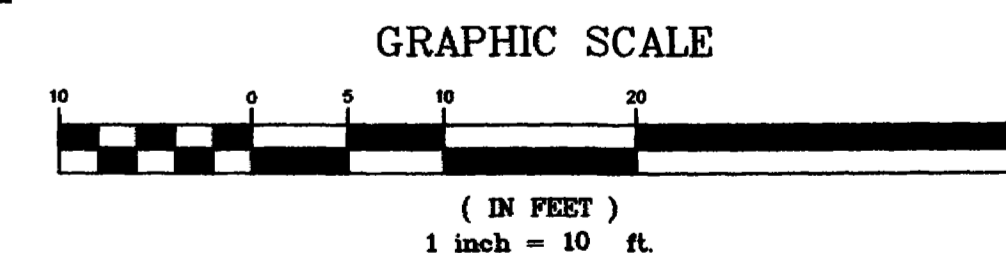
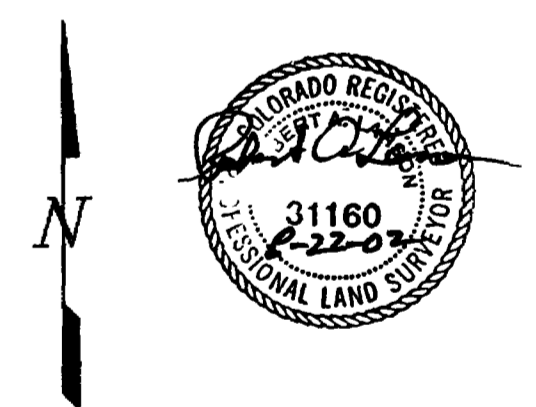
UNIT D: SECTION BB'



UNIT D: SECTION CC'



UNIT D: SECTION DD'



<b>Merritt LS, L.L.C.</b> 2004 N. 12th St., #4, Grand Junction, CO. 81501 PHONE (970) 255-7386 FAX (970) 243-8515	
<b>DESERT PEAKS BUSINESS COMPLEX CONDOMINIUM</b>  in the SW1/4 Section 3 Township 1 South, Range 1 West Ute Meridian, Mesa County, Colorado	
DATE: August 8, 2002	SCALE: 1" = 10'
DRAWN: JBH/TWS	CHK: RAL
PROJECT NO: 0215	SHEET 3 OF 3
REVISED: -	