

A CONDOMINIUM MAP OF GRAND VALLEY BUSINESS PLAZA, FILING TWO

OWNER'S CERTIFICATE

Grand Valley Developers, LLC ("Declarant") is the owner of the following described property:
 A portion of Lot 11, Block 5 of Sellars Subdivision, Replat No. 1 as recorded in Plat Book 10 at Page 45 of the Mesa County, Colorado records, being more particularly described as follows:
 Beginning at the northwest corner of said Lot 11, the basis of bearing being N38°46'00"E along the north line of said Lot 11 to the northeast corner of said Lot 11; thence N38°46'00"E a distance of 189.20 feet to the northeast corner of said Lot 11; thence S45°41'30"E a distance of 166.42 feet along the easterly line of said Lot 11; thence S44°18'30"W a distance of 167.60 feet to the westerly line of said Lot 11; thence N53°39'00"W a distance of 149.59 feet to the point of beginning.
 Said parcel contains 0.64 acres more or less

The owner certifies that this Condominium Map of Grand Valley Business Plaza has been prepared pursuant to the purposes stated in the Condominium Declaration for Grand Valley Business Plaza as recorded in Book 3245, at Pages 268 - 285 in the Clerk and Recorder's Office of Mesa County, State of Colorado. Amendments to the Condominium Declaration for Grand Valley Business Plaza have been recorded in Book 3287 at Page 726, Book 3567 at Page 18 and Book 3576 at Page 141.

By: Emery Weish
 Grand Valley Developers, LLC
 Emery Weish, Assistant Manager

STATE OF COLORADO)
 COUNTY OF MESA) ss

The foregoing owner's certificate was acknowledged before me this 22nd day of January, A.D., 2004 by Emery Weish, Assistant Manager.
 Witness my hand and official seal Crystal Bauer Notary Public
 Address 542 White Ave, Grand Jct, Co 81501
 My Commission expires 2-17-06



LIENHOLDERS RATIFICATION OF PLAT

The undersigned, hereby certifies that it is a holder of a security interest upon the property hereon described and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof and agree that its security interest which is recorded in Book 3391 at Pages 173 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its Vice President, with the authority of its Board of Directors, this 22 day of JANUARY 2004

BY: Dave Zollner FOR: Mesa National Bank
 Dave Zollner Sr., V.P.

TITLE CERTIFICATION

State of Colorado
 County of Mesa

We, Stewart Title of Grand Junction, Inc., a title insurance company, as duly licensed in the State of Colorado, hereby certify that we have examined the title to the hereon described property, that we find the title to the property is vested to Grand Valley Developers, LLC; that the current taxes have been paid; that all mortgages not satisfied or released of record or otherwise terminated by law are shown hereon and that there are no other encumbrances of record; that all easements, reservations and right-of-ways of record are shown hereon.

Date: 1-23-04

By: Tom R. Francis, V.P.

CITY APPROVAL

This map of GRAND VALLEY BUSINESS PLAZA, FILING TWO, a condominium map of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 22nd day of January, 2004.

[Signature]
 City Manager

Harry R. Butler Pro Tem
 City Mayor

CLERK AND RECORDER'S CERTIFICATE

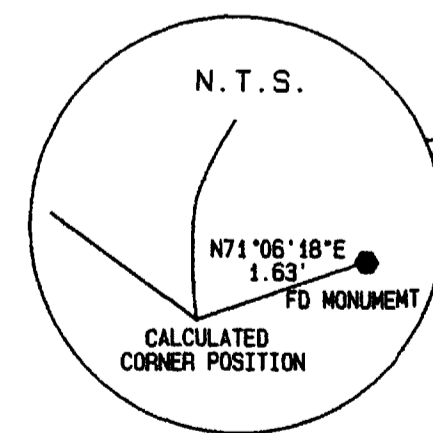
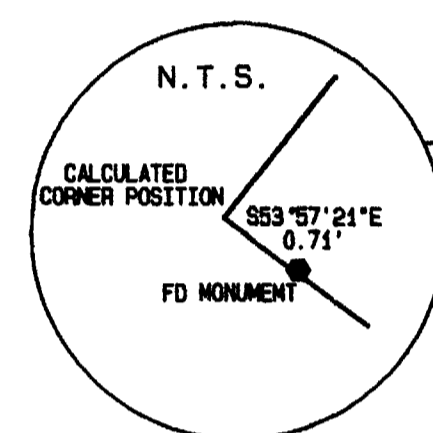
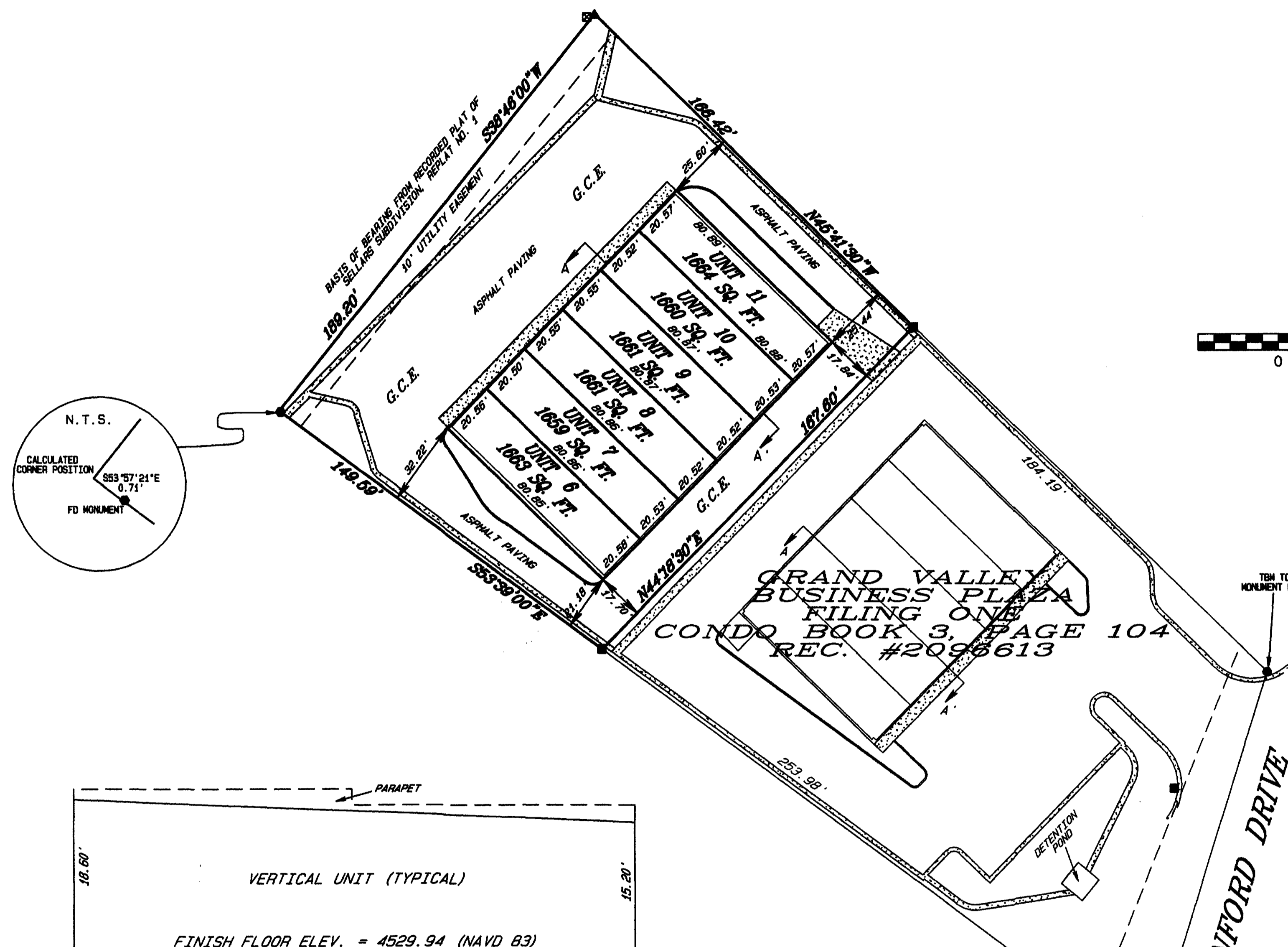
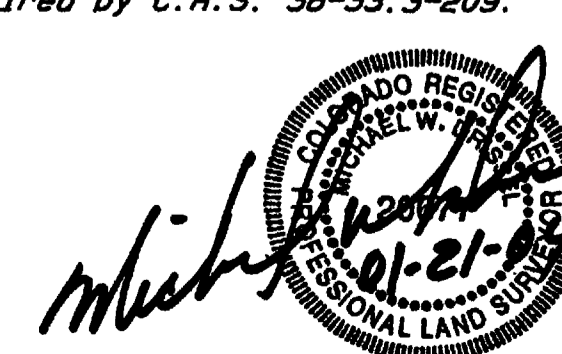
I hereby certify that this instrument was filed for recording in my office at 4:35 o'clock P.M., this 23rd day of January, A.D. 2004, and is duly recorded in Plat Book No. 3575 at page 402.
 Reception No. 2173717. Fee \$ 10.00 + \$1.00 Drawer No. KK-63

Deputy

Clerk and Recorder

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 contains all the information required by C.R.S. 38-33.3-209.



LEGEND

- FD 1.5" PLASTIC CAP ON #5 REBAR STAMPED LS 24945
- ▲ FD 1.5" PLASTIC CAP ON #5 REBAR STAMPED LS 10386
- FD COLORADO DEPARTMENT OF TRANSPORTATION R.O.W. MONUMENT
- FD 2" BRASS CAP ON 2.5" IRON PIPE STAMPED GULF OIL CORP NO LS # ON CAP
- SET #5 REBAR W/2" ALUM. CAP STAMPED D H SURVEYS PLS 20677

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

CONCRETE
 FENCE LINE

CONDOMINIUM NOTES

Center of the interior walls and the exterior face of the exterior walls are designated as boundaries of a Unit.

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

**GRAND VALLEY BUSINESS PLAZA
 FILING TWO, CONDOMINIUM
 LOT 11, BLOCK 5, SELLARS SUBDIVISION**

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

Designed By	M. N. D.	Checked By	A. V.P.	Job No.	686-02-01
Drawn By	TMODEL	Date	JAN. 2004	Sheet	1 OF 1