

# CONDOMINIUM MAP OF PARKERSON HANGARS CONDOMINIUM

## OWNER'S CERTIFICATION ON LEASEHOLD REAL ESTATE

Parkerson Hangar, LLC ("Declarant") is the owner of certain aircraft hangars constructed pursuant to a Ground Lease at the Walker Field Airport as recorded in Book 3443 at Pages 928 - 994 of the Mesa County records, situated in the NW 1/4 of Section 31, Township 1 North, Range 1 East of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

Commencing at the northwest corner of said Section 31, the basis of bearing being S00°00'40"E along the west line of said Section 31 to the southwest corner of said Section 31; thence S59°51'20"E a distance of 2546.78 feet to the point of beginning; thence N25°13'08"E a distance of 95.30 feet; thence S54°49'19"E a distance of 381.71 feet; thence N35°13'08"W a distance of 95.50 feet; thence N54°49'19"W a distance of 381.71 feet to the point of beginning. Said parcel contains 36,453 square feet.

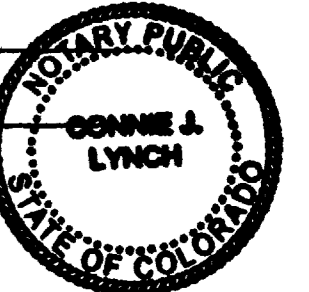
The owner certifies that this Condominium Map of PARKERSON HANGARS CONDOMINIUM has been prepared pursuant to the purposes stated in the Condominium Declarations for PARKERSON HANGARS CONDOMINIUM as recorded in Book 3633, at Pages 159-179 in the Clerk and Recorder's Office of Mesa County, Colorado.

By: Alan Parkerson  
Alan Parkerson, Manager

STATE OF COLORADO }  
COUNTY OF MESA } SS

The foregoing owner's certificate was acknowledged before me this 8 day of April A.D., 2004 by Alan Parkerson, Manager of Parkerson Hangar, LLC, the Declarant.

Witness my hand and official seal: Connie J. Lynch  
Notary Public  
Address 4215 20th St, Clifton, Co 81520  
My commission expires 2/7/06



## APPROVAL CERTIFICATION

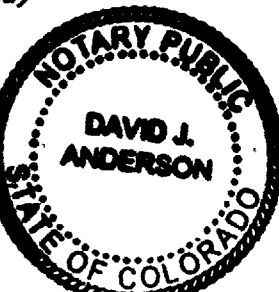
Approved this 6<sup>th</sup> day of April A.D. 2004, by the Walker Field, Colorado, Public Airport Authority

Michael C. McCormack  
Chairman

STATE OF COLORADO }  
COUNTY OF MESA } SS

The foregoing Approval Certification was acknowledged before me this 6<sup>th</sup> day of April A.D., 2004 by Michael C. McCormack Chairman, Walker Field, Colorado, Public Airport Authority.

Witness my hand and official seal: David J. Anderson  
Notary Public  
Address 310 Pine Street, Grand Junction, CO 81503  
My commission expires My Commission Expires 10/31/2005



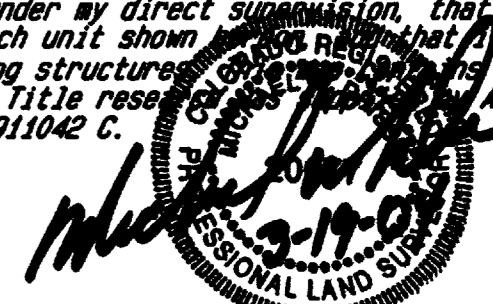
## CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 11:12 o'clock AM, this 19<sup>th</sup> day of April A.D. 2004, and is duly recorded in Plat Book No. 3633 at page 158.  
Reception No. 2187511 Fee \$ 10.00 1.00 Drawer No. KK-68

Deputy Clerk and Recorder

## SURVEYOR'S STATEMENT

I, Michael M. 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, that it was made from measurements upon and within the existing structures, and that it contains all the information required by C.R.S. 38-33.3-209. Title reserved to the Surveyor, Abstract & Title Co. of Mesa County, Inc. under No. 00911042 C.



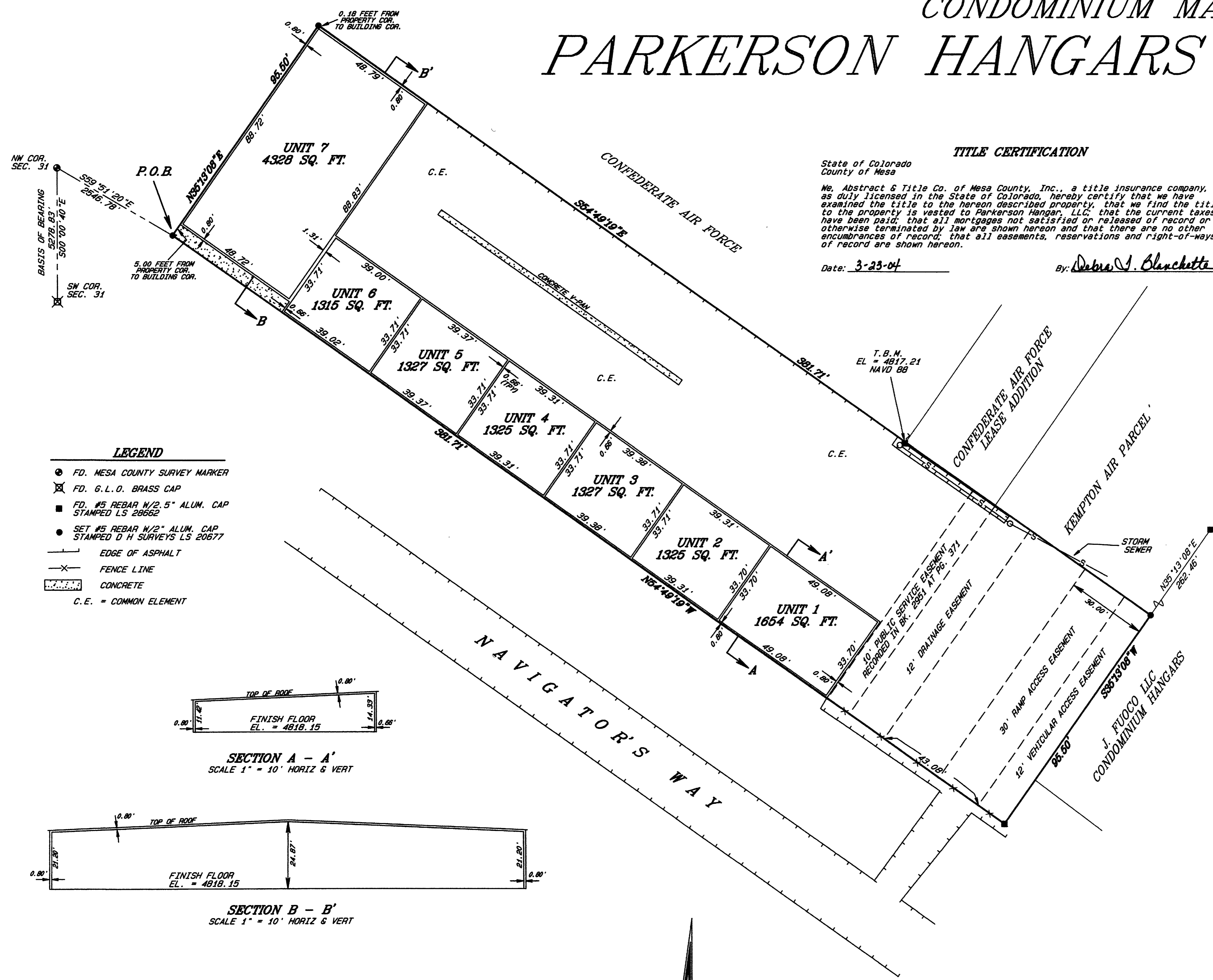
## TITLE CERTIFICATION

State of Colorado  
County of Mesa

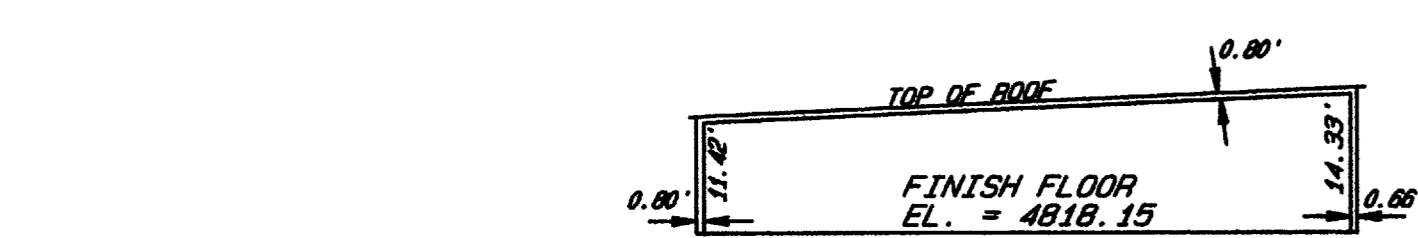
We, Abstract & Title Co. of Mesa County, Inc., a title insurance company, as duly licensed in the State of Colorado, hereby certify that we have examined the title to the hereon described property, that we find the title to the property is vested to Parkerson Hangar, LLC; that the current taxes have 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: 3-23-04

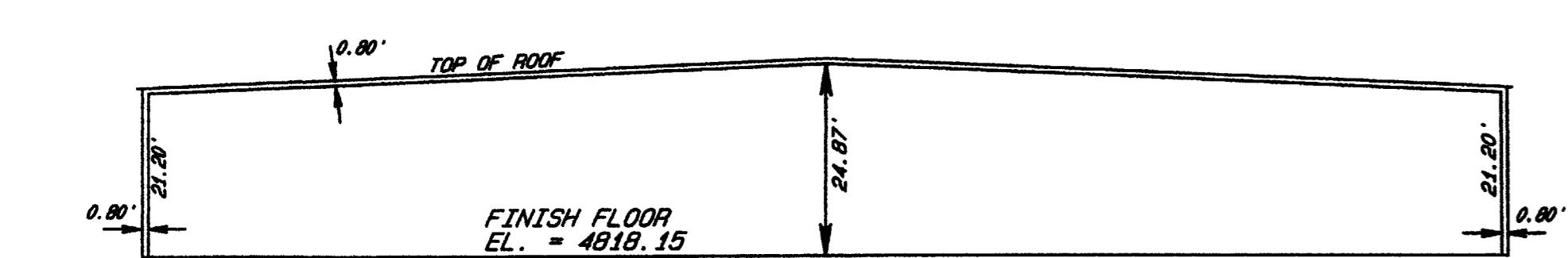
By: Debra J. Blanchette



- ### LEGEND
- FD. MESA COUNTY SURVEY MARKER
  - ⊗ FD. G.L.O. BRASS CAP
  - FD. #5 REBAR W/2.5" ALUM. CAP STAMPED LS 28662
  - SET #5 REBAR W/2" ALUM. CAP STAMPED D H SURVEYS LS 20677
  - EDGE OF ASPHALT
  - X- FENCE LINE
  - ▨ CONCRETE
  - C.E. = COMMON ELEMENT



SECTION A - A'  
SCALE 1" = 10' HORIZ & VERT



SECTION B - B'  
SCALE 1" = 10' HORIZ & VERT

## MAP NOTES

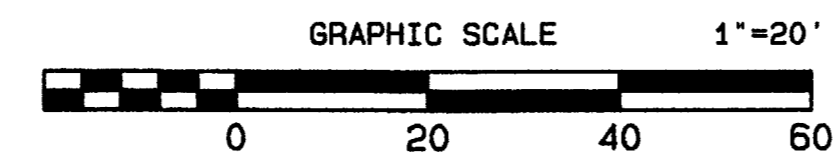
Specific information about this lease is contained in the Ground Lease between The Walker Field, Colorado, Public Airport Authority and Parkerson Hangar, LLC.

The northwesterly, northeasterly and southwesterly sides of the existing hangar are on a zero setback line and fall on the lease boundary.

The easements shown on this plat are with the Walker Field Airport Authority and are not recorded easements (except as shown) with the Mesa County Clerk and Recorder.

"Common Element" means all of the Project except all units.

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 any defect in this survey be commenced more than ten years from the date of this certification/statement shown hereon.



## CITY APPROVAL

This condominium map of Parkerson Hangars Condominium, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 15<sup>th</sup> day of April 2004.

[Signature] City Manager  
[Signature] City Mayor

**PARKERSON HANGARS CONDOMINIUM**  
LOCATED IN THE  
**NW 1/4, SEC. 31, T1N, R1E, U.M.**  
**D H SURVEYS INC.**  
118 OURAY AVE. - GRAND JUNCTION, CO.  
(970) 245-8749

Designed By	M.W.D.	Checked By	A.V.P.	Job No.	58-03-23
Drawn By	FMODEL	Date	MARCH 2004	Sheet	1 OF 1