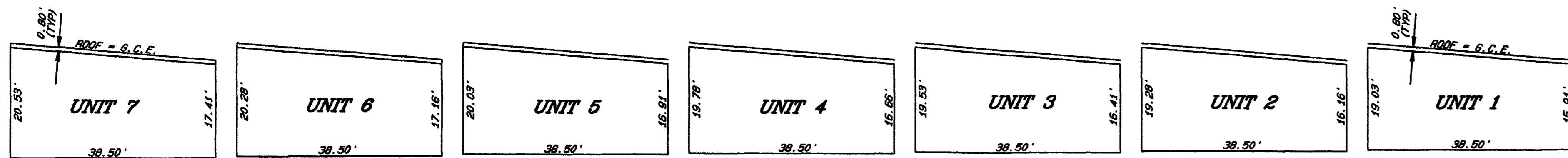


# CONDOMINIUM MAP OF CLEAR BLUE SKY CONDOMINIUM HANGARS



**SECTION A - A'**  
SCALE 1" = 15'

### OWNER'S CERTIFICATION ON LEASEHOLD REAL ESTATE

Clear Blue Sky, LLC ("Declarant") is the owner of certain aircraft hangars constructed pursuant to a Ground Lease at the Walker Field Airport as recorded in Book 3637 at Pages 408-437 of the Mesa County records, situated in the NE 1/4 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:

A tract of land situated in the NE 1/4 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 S80°03'36"E a distance of 2343.79 feet to the point of beginning;  
thence N35°13'47"E a distance of 312.01 feet;  
thence along the arc of a curve to the right 87.91 feet, having a central angle of 89°56'44" and a radius of 56.00 feet, the chord of which bears N60°12'09"E a distance of 79.16 feet;  
thence S54°49'29"E a distance of 73.10 feet;  
thence S25°06'23"W a distance of 369.08 feet;  
thence N54°46'11"W a distance of 129.84 feet to the point of beginning.  
Said parcel contains 46,963 square feet.  
Which includes 26,081 square feet of buildable area.

The owner certifies that this Condominium Map of Clear Blue Sky Condominium Hangars has been prepared pursuant to the purposes stated in the Condominium Declarations for CLEAR BLUE SKY CONDOMINIUM HANGARS as recorded in Book 3637, at Pages 588-607 in the Clerk and Recorder's Office of Mesa County, Colorado.

By: Dei Howard  
Dei Howard, Member

STATE OF COLORADO }  
COUNTY OF MESA } ss

The forgoing owner's certificate was acknowledged before me this 14 day of April, A.D., 2004 by Dei Howard, member Clear Blue Sky, LLC., the Declarant.

Witness my hand and official seal Connie J. Lynch  
Notary Public  
Address 424 32RD #315 Clifton, Co 81502  
My commission expires 2/1/05

### APPROVAL CERTIFICATION

Approved this 16 day of April, A.D. 2004, by the Walker Field, Colorado, Public Airport Authority

Corinne C. Nepton  
Airport Manager

STATE OF COLORADO }  
COUNTY OF MESA } ss

The forgoing Approval Certification was acknowledged before me this 16 day of April, A.D., 2004 by Corinne C. Nepton, Chairman Airport Manager, Walker Field, Colorado, Public Airport Authority.

Witness my hand and official seal [Signature]  
Notary Public  
Address 310 Pine St., Grand Junction, CO 81503  
My commission expires 10/31/05

### CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 4:04 o'clock P.M., this 23 day of April, A.D. 2004, and is duly recorded in Plat Book No. 3637 at page 587.  
Reception No. 2188454, Fee \$ 10.00 / 1.00, Drawer No. KK-69.

Deputy

Clerk and Recorder

### 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 Clear Blue Sky, 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: April 19, 2004

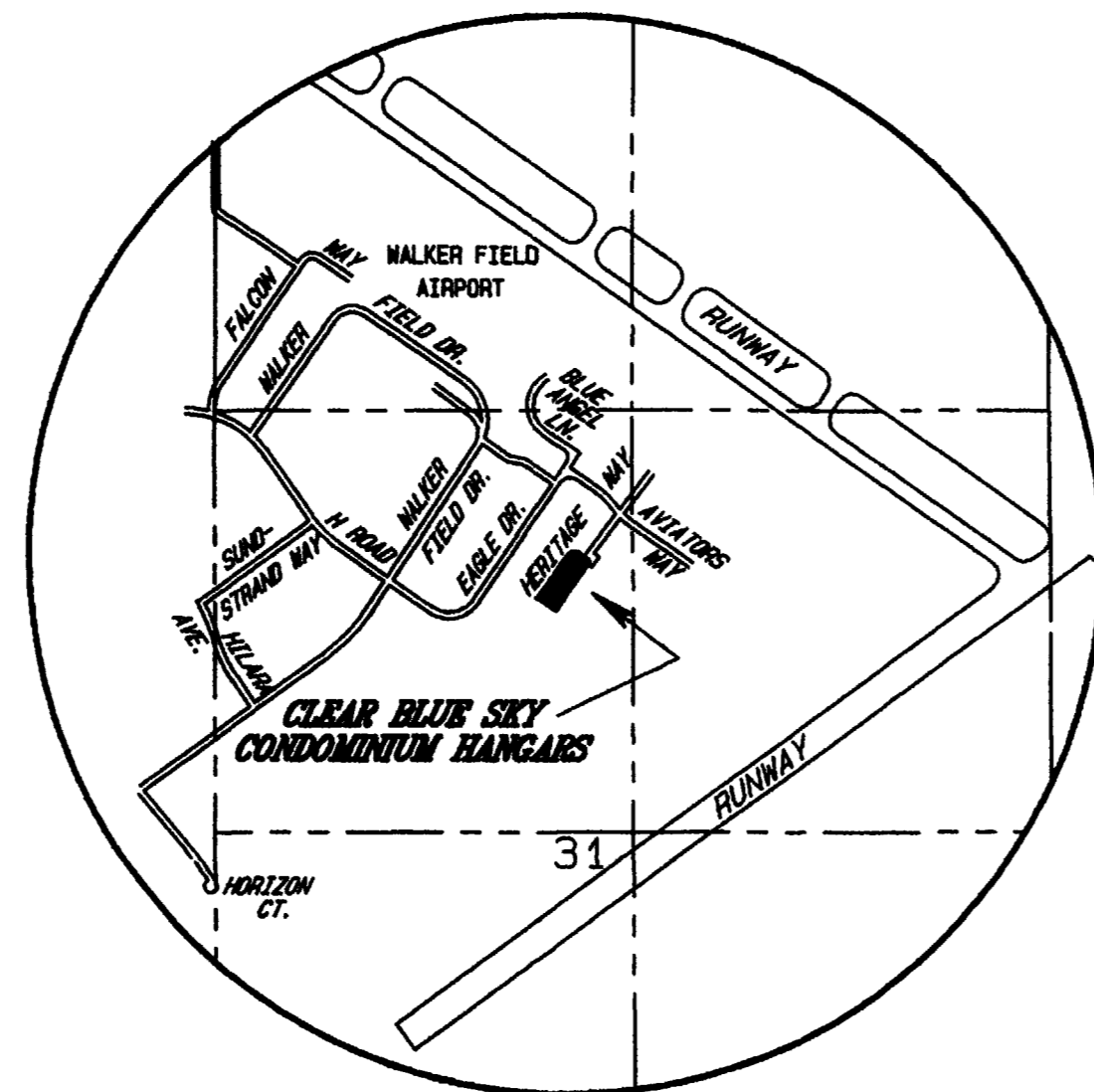
By: Donald K. Davis

### CITY APPROVAL

This map of Clear Blue Sky Condominium Hangars, a condominium in the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 23 day of April, 2004.

[Signature]  
City Manager

[Signature]  
City Mayor



VICINITY MAP / N.T.S.

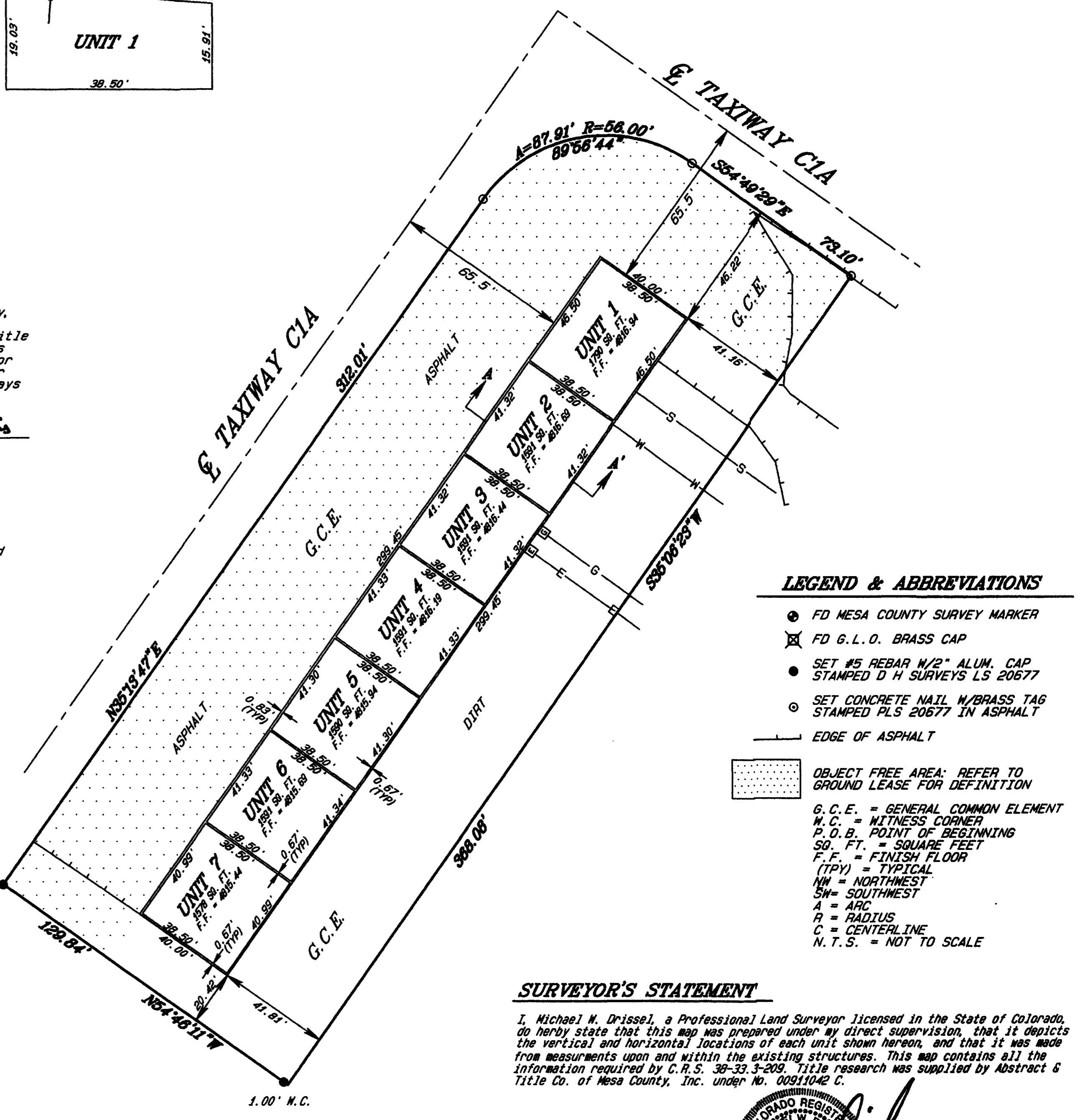
### MAP NOTES

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

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

The vertical datum for this project is NAVD88.

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.

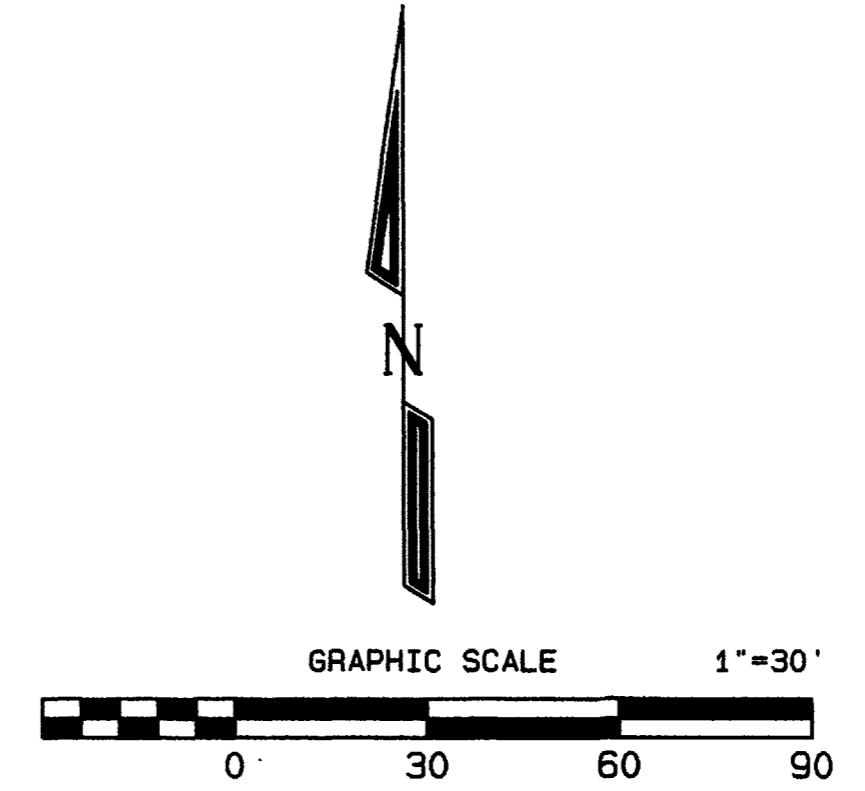
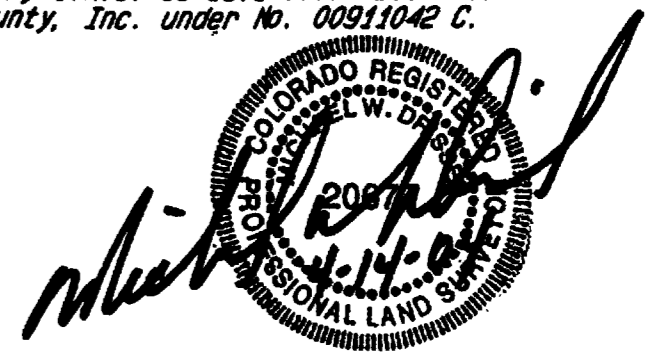


### LEGEND & ABBREVIATIONS

- FD MESA COUNTY SURVEY MARKER
- ⊗ FD G. L. O. BRASS CAP
- SET #5 REBAR W/2" ALUM. CAP STAMPED D H SURVEYS LS 20677
- SET CONCRETE NAIL W/BRASS TAG STAMPED PLS 20677 IN ASPHALT
- EDGE OF ASPHALT
- ▨ OBJECT FREE AREA: REFER TO GROUND LEASE FOR DEFINITION
- G. C. E. = GENERAL COMMON ELEMENT
- M. C. = WITNESS CORNER
- P. O. B. = POINT OF BEGINNING
- 50 FT. = SQUARE FEET
- F. F. = FINISH FLOOR
- TYPICAL = TYPICAL
- NW = NORTHWEST
- SW = SOUTHWEST
- A = ARC
- R = RADIUS
- C = CENTERLINE
- N. T. S. = NOT TO SCALE

### 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, and that it was made from measurements upon and within the existing structures. This map contains all the information required by C.R.S. 38-33-209. Title research was supplied by Abstract & Title Co. of Mesa County, Inc. under No. 0091042 C.



## CLEAR BLUE SKY COMDOMINIUM HANGARS

LOCATED IN THE  
NE1/4 NW1/4, SEC. 31, T1N, R1E, U.M.

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

Designed By <u>M.W.D.</u>	Checked By <u>A.V.P.</u>	Job No. <u>757-03-01</u>
Drawn By <u>TMODEL</u>	Date <u>APRIL 2004</u>	Sheet <u>1 OF 1</u>