

THE HOMESTEAD IN GRAND JUNCTION - CONDOMINIUM MAP 5

LIENHOLDERS RATIFICATION OF PLAT

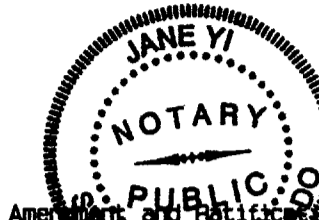
The undersigned hereby certifies that it is a holder of a security interest upon the property hereon described and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof and agree that its security interest which is recorded in Book 3507 Page 469 and Book 3507 Page 472 of the public records of Mesa County, Colorado shall be subordinated to the dedication shown hereon.

In witness whereof, the said corporation has caused these presents to be signed by its Sr. Vice President with the authority of its board of directors this 25th day of June, 2004.
 By: Diana Le Smith For: FIRST UNITED BANK
 Title: Sr. Vice President

STATE OF COLORADO)
 COUNTY OF Denver)^{SS}

The foregoing instrument was acknowledged before me by Diana Le Smith, Sr. Vice President of FIRST UNITED BANK this 25th day of June, A.D., 2004.

Witness my hand and official seal:
 My commission expires MY COMMISSION EXPIRES 7/1/2007 Juan Ni
 Notary Public



THE HOMESTEAD IN GRAND JUNCTION HOMEOWNERS ASSOCIATION, INC.'S RATIFICATION OF PLAT:

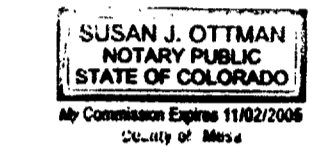
Pursuant to the agreement entered into on April 7, 2004 with Hacienda Partners, LLC, and the Amendment and Partition of the April 7, 2004 Agreement entered into on the 25th day of June, 2004 with Hacienda Partners, LLC and Grace Homes Construction, Inc. and to Hacienda Partners LLC, that the current taxes have been paid; that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon and that there are no other encumbrances of record; as described and shown hereon to the Property for The Homestead in Grand Junction, a Condominium.

By: Martin W. Temple
 Martin W. Temple, President
 The Homestead in Grand Junction
 Homeowners Association, Inc.

STATE OF COLORADO)
 COUNTY OF Mesa)^{SS}

The foregoing was acknowledged before me by Martin W. Temple, President of The Homestead in Grand Junction Homeowners Association, Inc. this 25th day of June, A.D., 2004.

Witness my hand and official seal:
 My commission expires 11/2/05 Susan J. Ottman
 Notary Public



TITLE CERTIFICATION

We, Meridian Land Title, 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 Grace Homes Construction, Inc. and to Hacienda Partners LLC; that the current taxes have been paid; that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon and that there are no other encumbrances of record; that all easements, reservations and rights of way of record are shown hereon.

DATE: 6-25-04

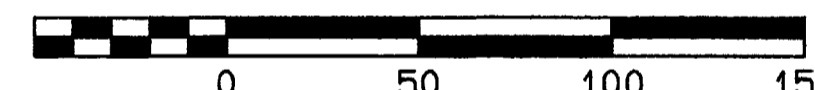
BY: Susan J. Ottman
 TITLE: licensed title officer and assistant manager

CITY APPROVAL

This plat of THE HOMESTEAD IN GRAND JUNCTION CONDOMINIUM MAP 5, a subdivision in the City of Grand Junction, County of Mesa, Colorado, is hereby approved and dedications accepted this 25th day of June, A.D., 2004.

[Signature] City Manager
[Signature] Mayor

GRAPHIC SCALE 1"=50'



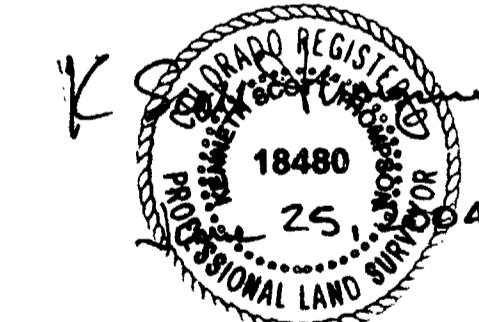
BASIS OF BEARINGS

Bearings hereon are relative to the recorded plat of THE HOMESTEAD IN GRAND JUNCTION; the north line as monumented by #5 rebar and aluminum caps marked "PLS 18480", being North 89°47'41" East.

• #5 rebar and aluminum cap "PLS 18480"

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this 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 the certification shown hereon.

Kenneth Scott Thompson
 Colorado PLS 18480



That said owners certify that all lien holders are represented hereon.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this _____ day of _____ A.D., 2004.

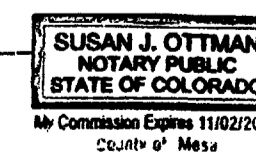
GRACE HOMES CONSTRUCTION, INC.
 By: Terry Lawrence
 President

HACIENDA PARTNERS LLC
 By: Kenneth A. Barfield
 Manager

STATE OF COLORADO)
 COUNTY OF Mesa)^{SS}

The foregoing instrument was acknowledged before me by Terry Lawrence, President of GRACE HOMES CONSTRUCTION, INC. this 25th day of June, A.D., 2004.

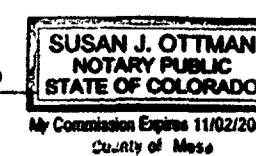
Witness my hand and official seal:
 My commission expires 11/2/05 Susan J. Ottman
 Notary Public



STATE OF COLORADO)
 COUNTY OF Mesa)^{SS}

The foregoing instrument was acknowledged before me by Kenneth A. Barfield, Manager of HACIENDA PARTNERS LLC this 25th day of June, A.D., 2004.

Witness my hand and official seal:
 My commission expires 11/2/05 Susan J. Ottman
 Notary Public



COUNTY CLERK AND RECORDER'S CERTIFICATE BK: 3069 Pg: 34-37

I hereby certify that this instrument was filed in the office of the Clerk and Recorder of Mesa County, Colorado, at 2:56 o'clock

P. M. this 1st day of July, 2004, and is duly recorded at Reception No. 2200105

Drawer No. KK-75 Fee: 41.00

Clerk and Recorder of Mesa County

THE HOMESTEAD IN GRAND JUNCTION CONDOMINIUM MAP 5

S 1/2 of the SE 1/4 of S. 4, Township 1 South, Range 1 West, Ute Meridian

THOMPSON-LANGFORD CORPORATION (970) 243-6067

529 25 1/2 ROAD - B-210 Grand Junction CO 81505 tlc@tlcwest.com

Date: Jun 25, 2004 Designed: lsf Checked: ds Job No. 0524-00704

S:\Survey\10824 Sundance\condos\1-007 Condo 5\condo5.pro Sheet 1 of 4

F.25 Road BASIS OF BEARINGS N89°47'41"E

14' multi-purpose easement - Rec. No. 1850890

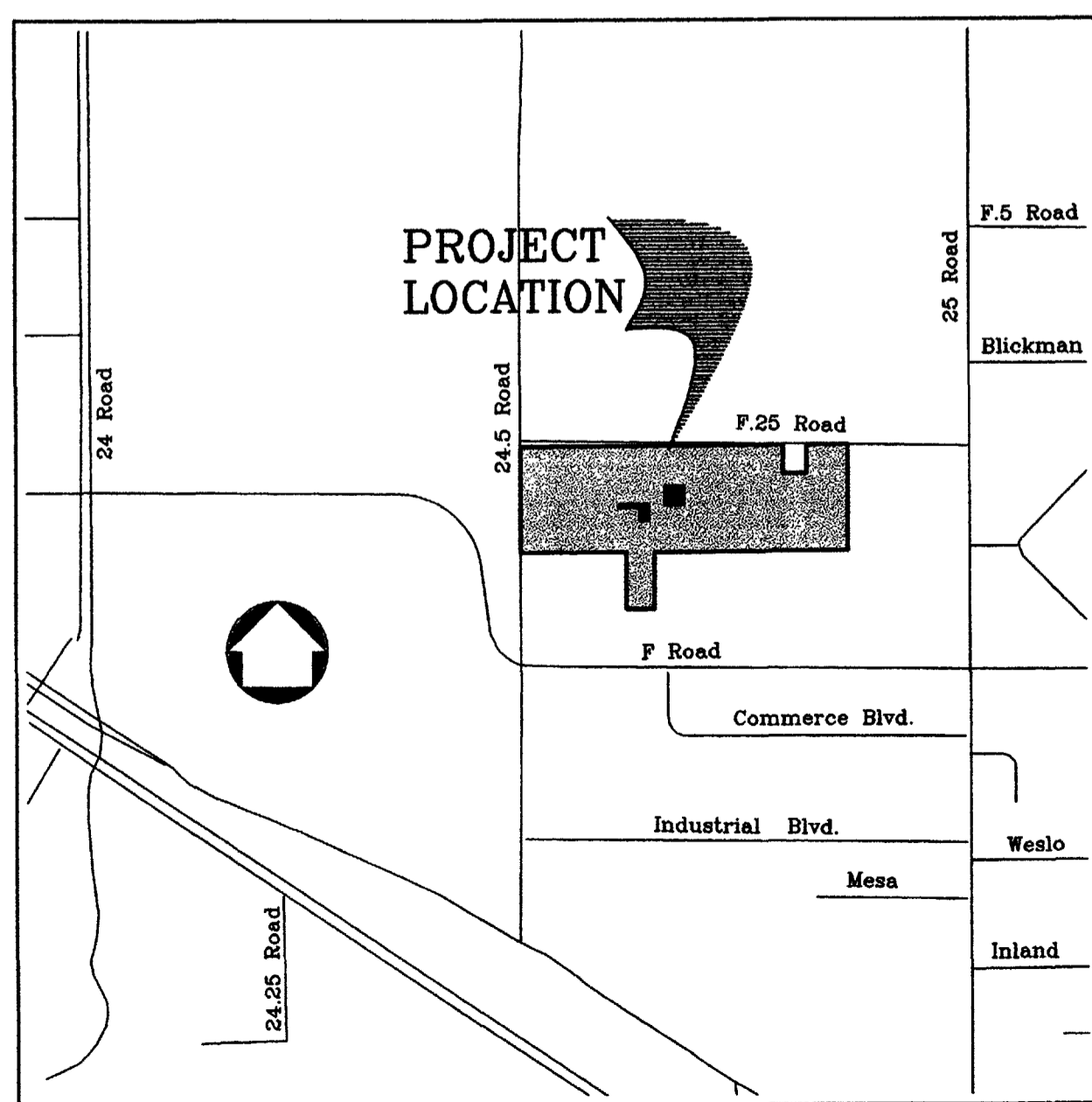
20' sanitary sewer easement - Rec. No. 1850890

BLOCK 2

A=16.40'
 R=452.00'
 Delta= 2°04'44"
 N14°47'56"E
 Lc=16.40'

20' sanitary sewer easement - Rec. No. 1850890

20' sanitary sewer easement - Rec. No. 1850890



VICINITY MAP 1" = 2000'

DEDICATION

Know all men by these presents:

That the undersigned, Grace Homes Construction, Inc., a Colorado Corporation, and Hacienda Partners LLC are the owners of those portions of Block 2 of THE HOMESTEAD IN GRAND JUNCTION, a plat recorded in the office of the Mesa County Clerk and Recorder at Reception Number 1930890, described and shown on the within Condominium Map of THE HOMESTEAD IN GRAND JUNCTION CONDOMINIUM MAP 5 and being situated in the southwest quarter of the southeast quarter of Section 4, Township 1 South, Range 1 West of the Ute Meridian, Grand Junction, Mesa County, Colorado, being more particularly described as follows:

Commencing at the northeast corner of said Block 2;
 Thence along the east line of said Block 2 South 00°00'00" West, a distance of 202.08 feet;
 Thence departing the east line of said Block 2 and continuing South 00°00'00" West, a distance of 50.19 feet;
 Thence North 90°00'00" West, a distance of 108.73 feet to the Point of Beginning;
 Thence South 00°00'00" West, a distance of 110.18 feet;
 Thence North 90°00'00" West, a distance of 108.01 feet;
 Thence North 00°00'00" East, a distance of 110.18 feet;
 Thence North 90°00'00" East, a distance of 108.01 feet to the Point of Beginning.

Containing 0.273 acres, more or less.

TOGETHER WITH

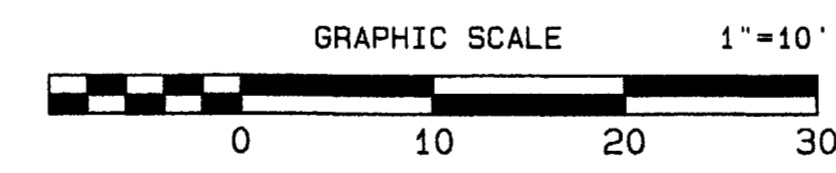
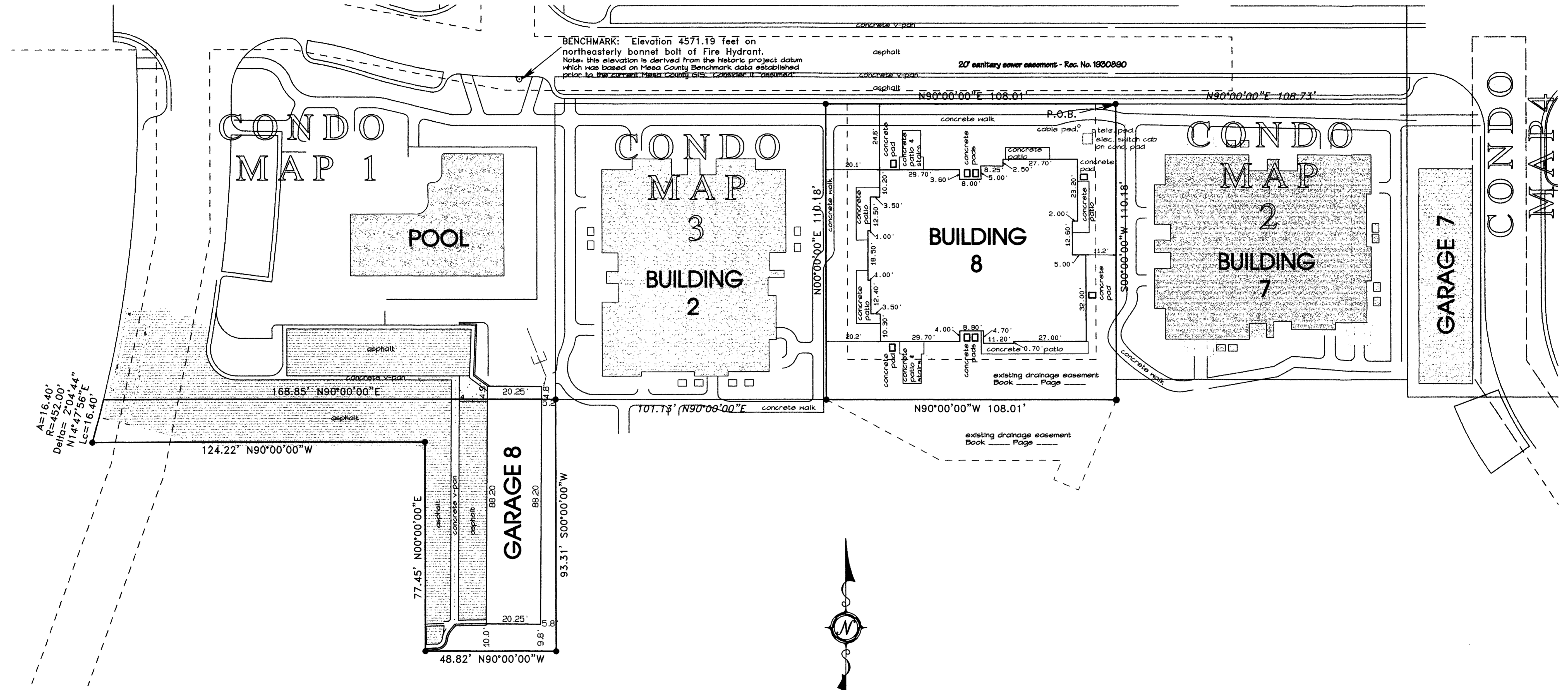
Commencing at the northeast corner of said Block 2;
 Thence South, a distance of 252.27 feet;
 Thence West, a distance of 216.74 feet;
 Thence South, a distance of 110.18 feet;
 Thence West, a distance of 101.13 feet to the Point of Beginning;
 Thence South, a distance of 93.31 feet;
 Thence West, a distance of 48.82 feet;
 Thence North, a distance of 77.45 feet;
 Thence West, a distance of 424.22 feet to a point of cusp on a 452.00 foot radius curve concave to the west;
 Thence 16.40 feet northerly along the arc of said curve, through a central angle of 2°04'44", with a chord bearing North 14°47'56" East, a distance of 16.40 feet;
 Thence East, a distance of 168.86 feet to the Point of Beginning.

Containing 0.149 acres, more or less.

That said owners have caused the real property to be laid out subdivided and platted as THE HOMESTEAD IN GRAND JUNCTION CONDOMINIUM MAP 5, a subdivision of a part of the City of Grand Junction, Colorado, consisting of 8 individual garage units and 8 individual condominium living units together with appurtenant interests in the Common Elements as defined and provided for in the Condominium Declarations for The Homestead in Grand Junction Condominiums recorded at Book 2745 at Page 709 of the records of Mesa County, Colorado and as amended at Book 2846 at Page 249, Book 2956 at Page 984, and Book 2965 at Page 611 as re-recorded at Book 3013 at Page 322.

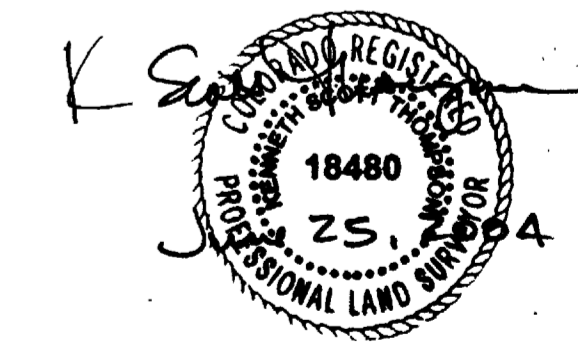
That said owners do hereby dedicate and set apart the real property as shown and labeled as the accompanying Condominium Map of THE HOMESTEAD IN GRAND JUNCTION CONDOMINIUM MAP 5, as follows:

THE HOMESTEAD IN GRAND JUNCTION CONDOMINIUM MAP 5 IMPROVEMENT SURVEY PLAT



BASIS OF BEARINGS
 Bearings herein are relative to the recorded plat of THE HOMESTEAD IN GRAND JUNCTION; the north line, as monumented by #5 rebar and aluminum caps marked "PLS 18480", being North 89°47'41" East.

● #5 rebar and aluminum cap "PLS 18480"



SEE SHEET 1 FOR SURVEYOR'S STATEMENT

THE HOMESTEAD IN GRAND JUNCTION CONDOMINIUM MAP 5			
S 1/2 of the SE 1/4 of S. 4, Township 1 South, Range 1 West, Ute Meridian			
THOMPSON-LANGFORD CORPORATION			
529 25 1/2 ROAD - B-210		(970) 243-6067	
Grand Junction CO 81505		tlc@tlcwest.com	
Date: Jun 25, 2004	Designed: taf	Checked: ds	Job No. 0524-00704
S:\Survey\0524 Sundance\condo\007 Condo 5\condo5.pro			Sheet 2 of 4

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this 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 the certification shown hereon.

THE HOMESTEAD IN GRAND JUNCTION

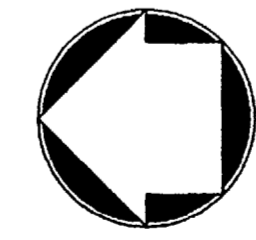
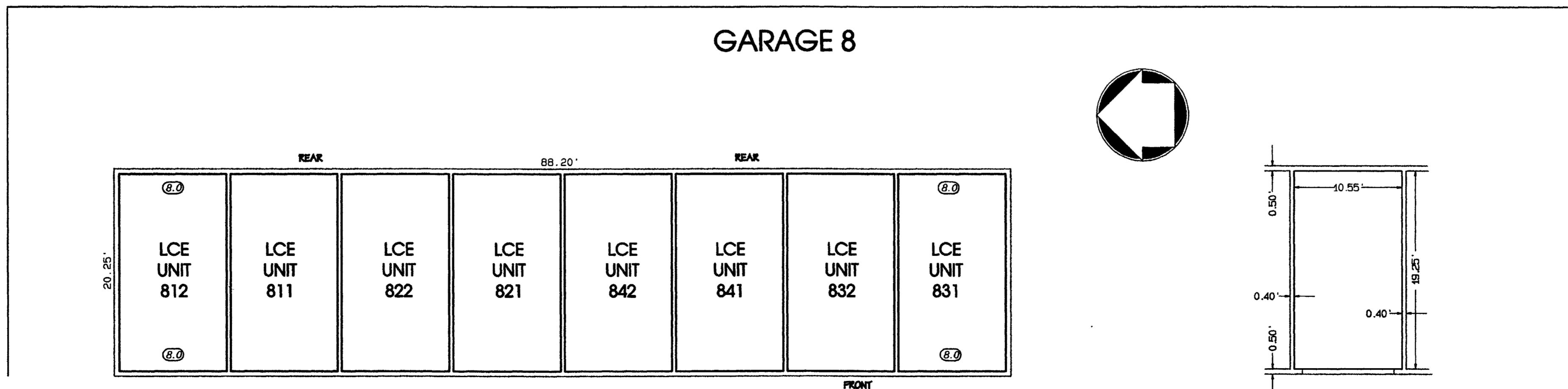
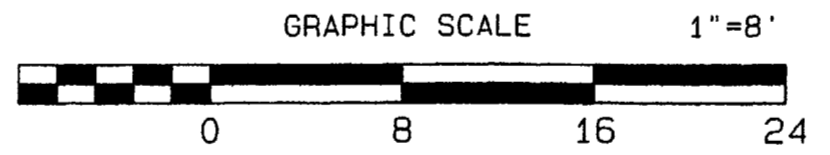
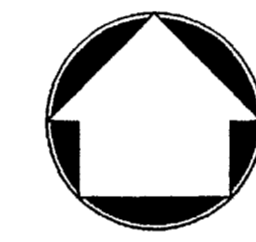
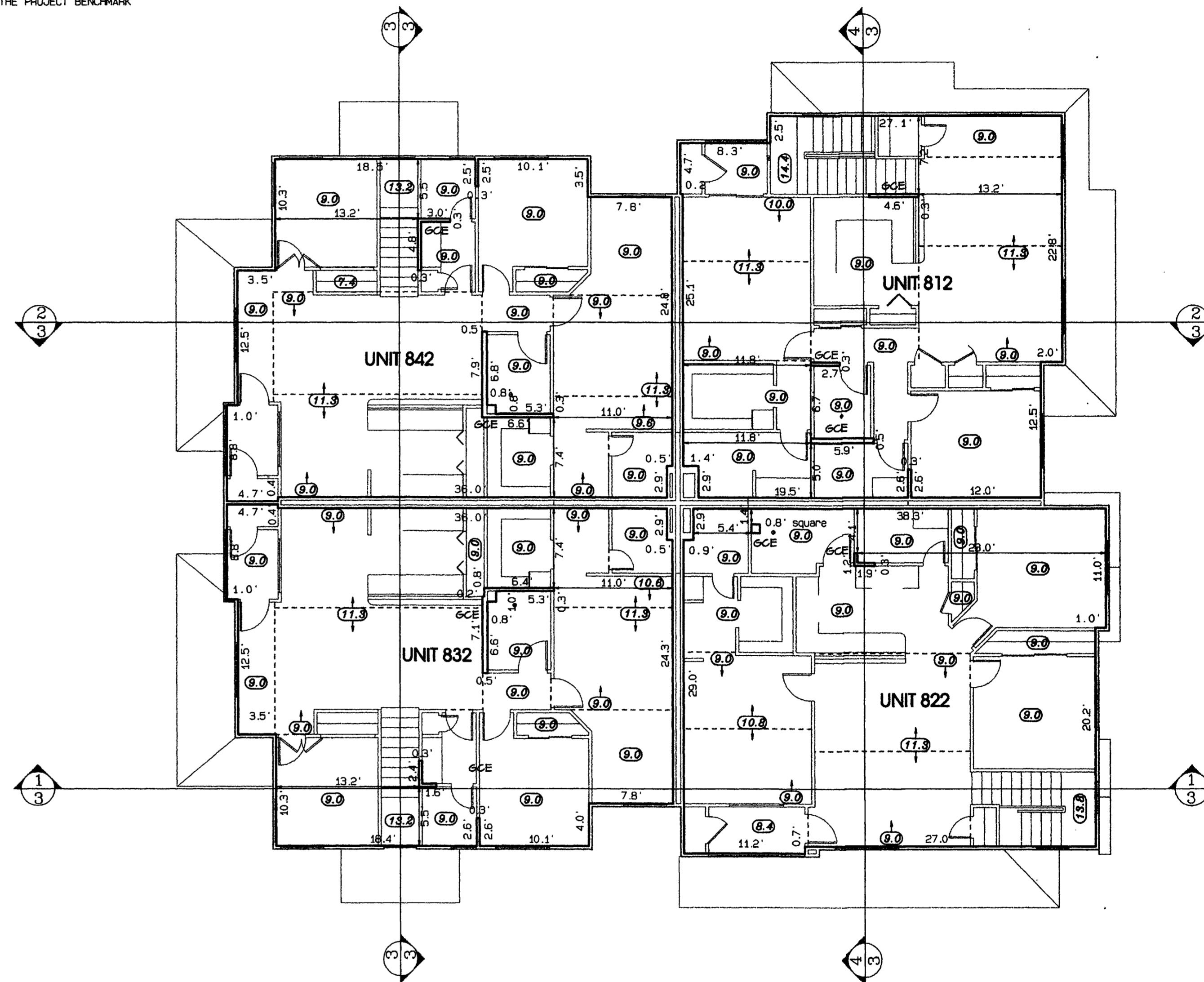
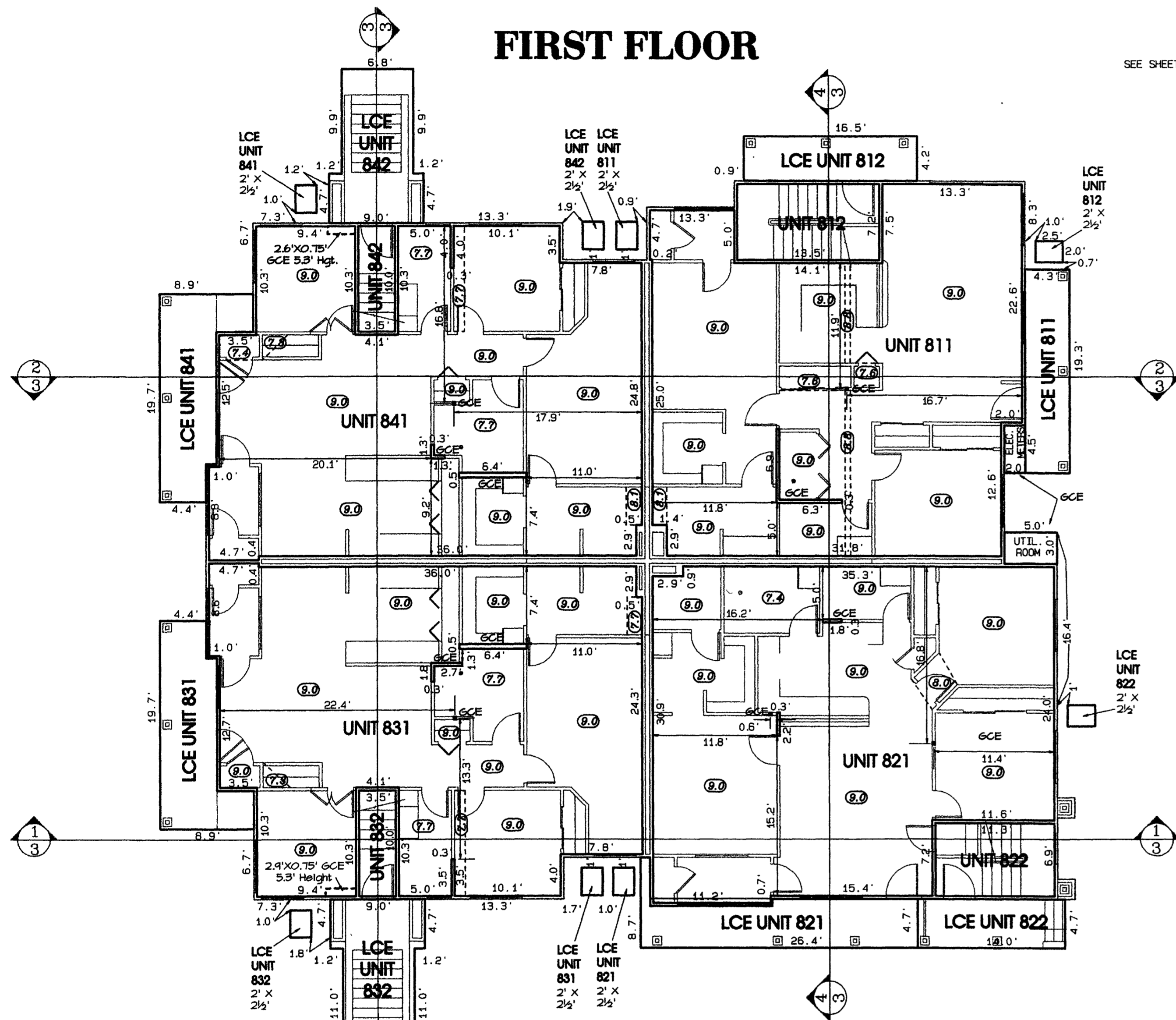
CONDOMINIUM MAP 5

FIRST FLOOR

BUILDING 8

SECOND FLOOR

SEE SHEET 2 OF 4 FOR INFORMATION REGARDING THE PROJECT BENCHMARK



INTERIOR GARAGE UNIT (TYP.)

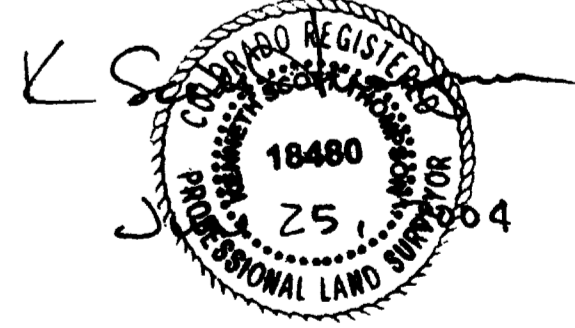
- ABBREVIATIONS**
- LCE LIMITED COMMON ELEMENT
 - GCE GENERAL COMMON ELEMENT
 - PLS PROFESSIONAL LAND SURVEYOR
 - ELEC. ELECTRIC
 - UTIL. UTILITY
 - TYP. TYPICAL

- GCE SUPPORT BEAM
- ⊙ CEILING HEIGHTS

BASIS OF BEARINGS
 Bearings hereon are relative to the recorded plat of THE HOMESTEAD IN GRAND JUNCTION, the north line, as monumented by #5 rebars and aluminum caps marked "PLS 18460", being North 89°47'41" East.

NOTE: DIMENSIONS WERE FIELD VERIFIED AND COMPARED TO THE BUILDING PLANS. MINOR VARIANCES WERE IGNORED IN FAVOR OF THE PLANS.

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SEE SHEET 1 FOR SURVEYOR'S STATEMENT

THE HOMESTEAD IN GRAND JUNCTION CONDOMINIUM MAP 5

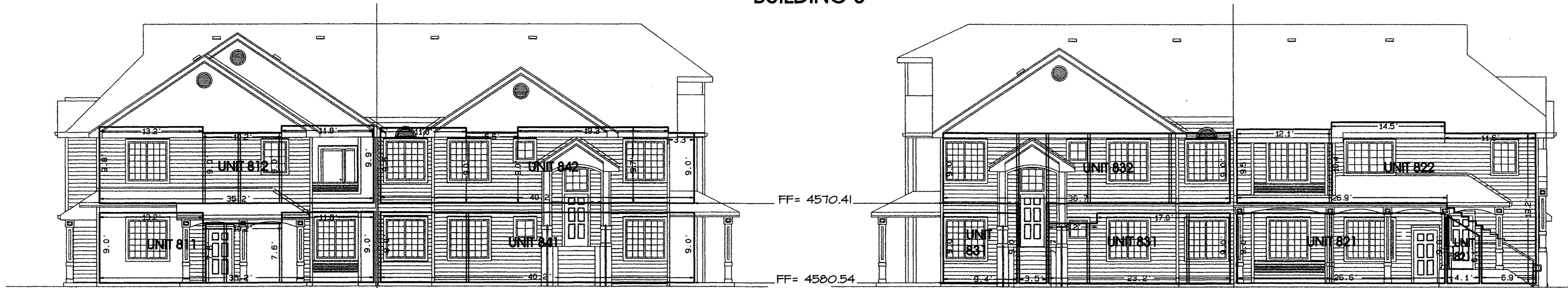
S 1/2 of the SE 1/4 of S. 4, Township 1 South, Range 1 West, Ute Meridian

THOMPSON-LANGFORD CORPORATION
 529 25 1/2 ROAD - B-210 (970) 243-6067
 Grand Junction CO 81505 tic@tlcwest.com

S:\Survey\0524 Sundance\condos\007 Condo 5\blgph8.pro Job No. 0524-007
 Drawn: bkb Checked: KST Date: Jun 25, 2004 Sheet 3 of 4

THE HOMESTEAD IN GRAND JUNCTION CONDOMINIUM MAP 5

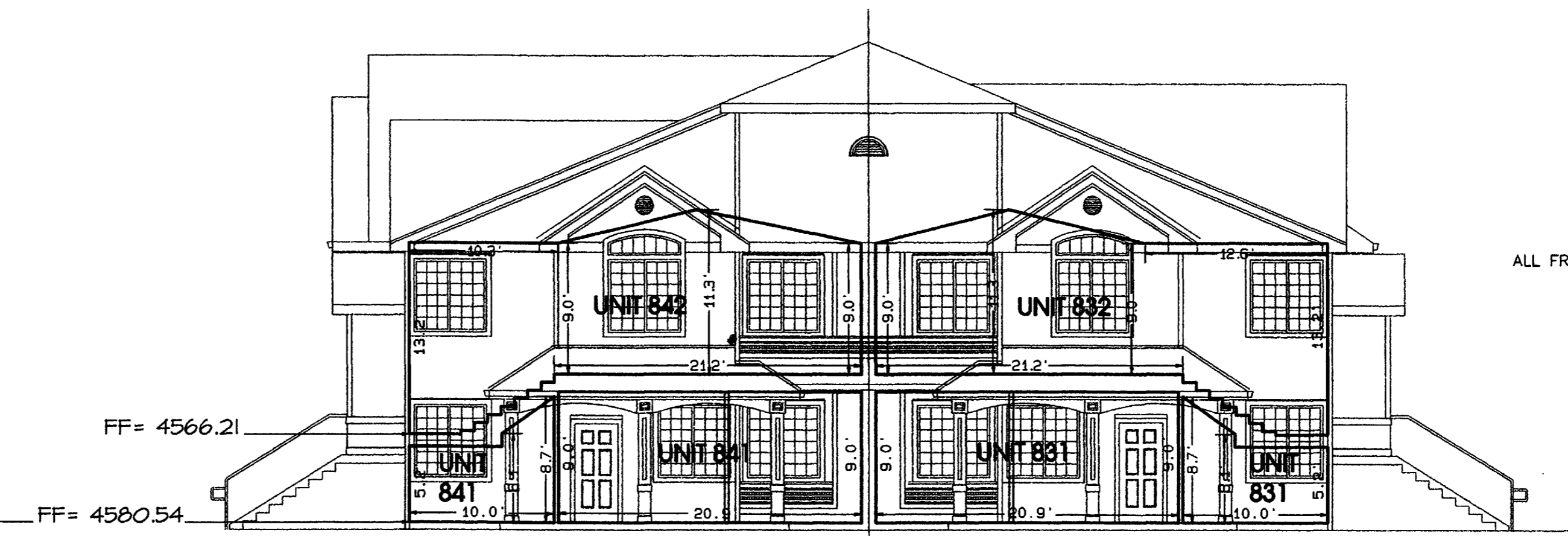
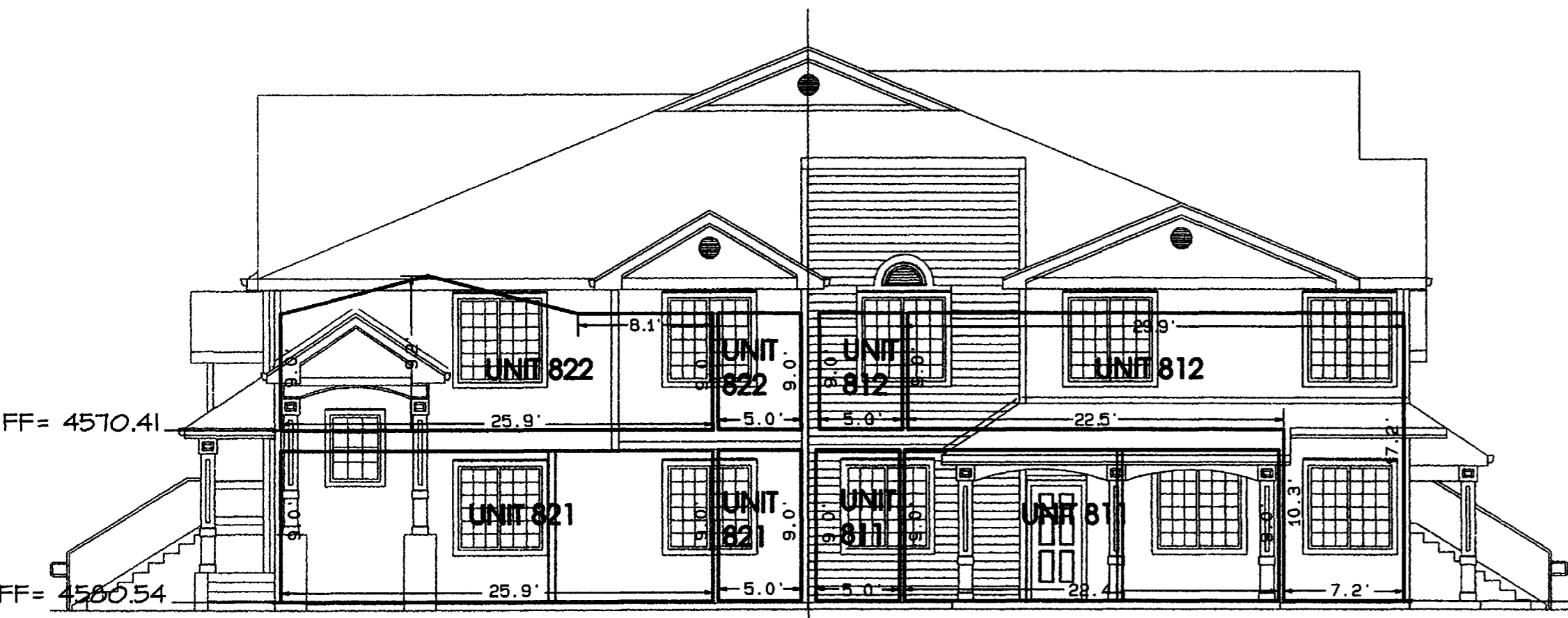
BUILDING 8



SEE SHEET 2 OF 4 FOR INFORMATION REGARDING THE PROJECT BENCHMARK

SECTION 2/3

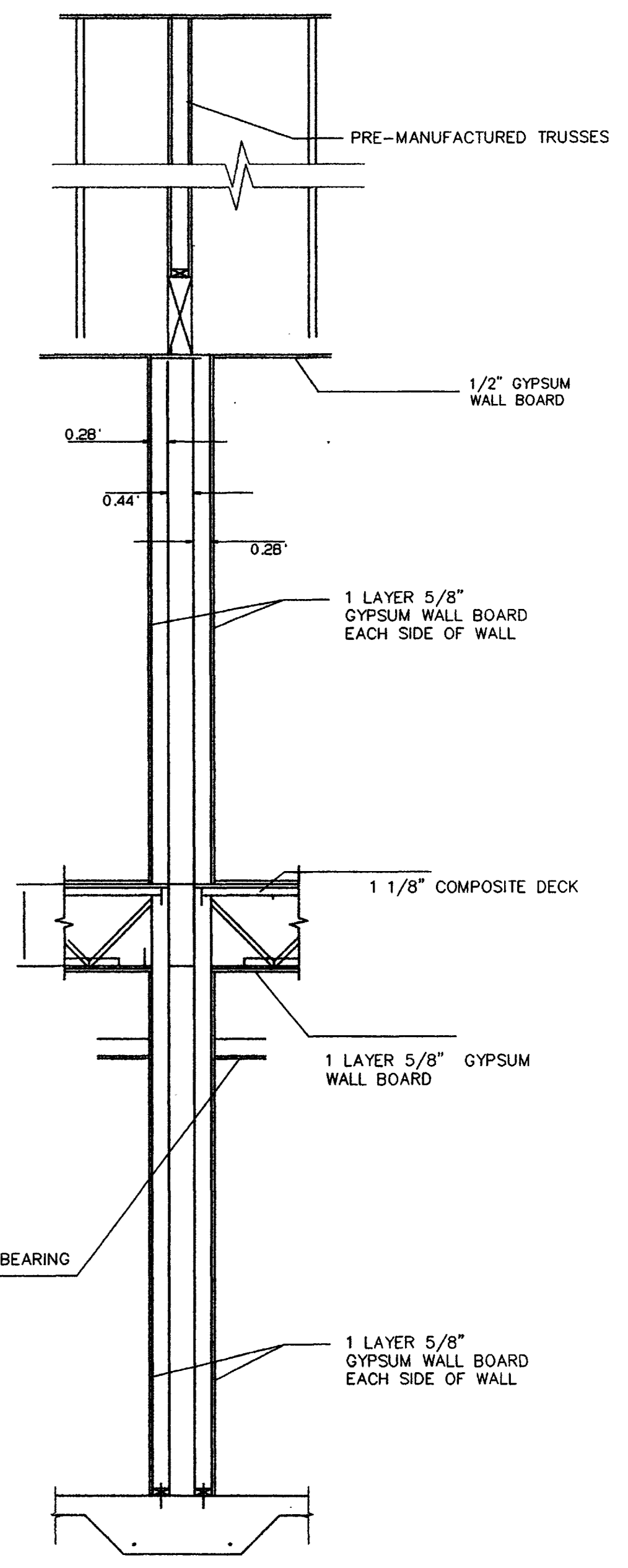
SECTION 1/3



SEE SHEET 2 OF 4 FOR INFORMATION REGARDING THE PROJECT BENCHMARK

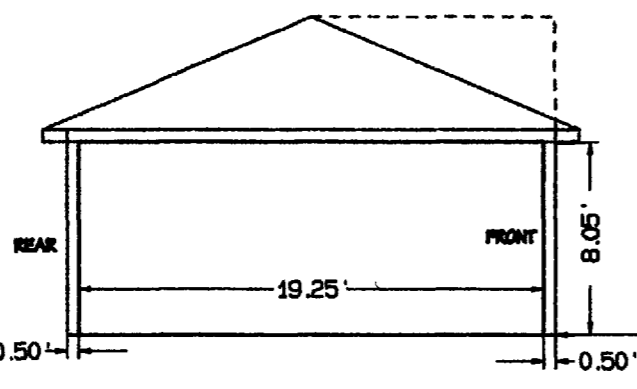
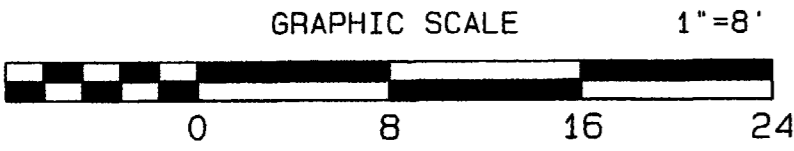
SECTION 4/3

SECTION 3/3



TYP. FIRE PARTITION WALL
SCALE: 1"=2'

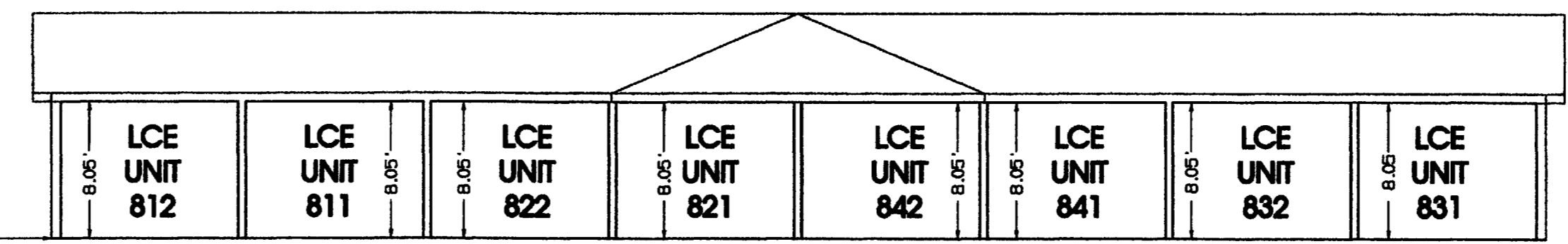
- ABBREVIATIONS
- LCE LIMITED COMMON ELEMENT
 - GCE GENERAL COMMON ELEMENT
 - FF FINISH FLOOR
 - TYP. TYPICAL



NORTH ELEVATION

SEE SHEET 2 OF 4 FOR INFORMATION REGARDING THE PROJECT BENCHMARK

GARAGE 8



WEST FACE



SEE SHEET 1 FOR SURVEYOR'S STATEMENT

**THE HOMESTEAD IN GRAND JUNCTION
CONDOMINIUM MAP 5**

S 1/2 of the SE 1/4 of S. 4, Township 1 South, Range 1 West, Ute Meridian

THOMPSON-LANGFORD CORPORATION
529 25 1/2 ROAD - B-210 (970) 243-6067
Grand Junction CO 81505 tlc@tlcwest.com

S:\Survey\0524 Sundance\condos\1-007 Condo 5\blgph8.pro Job No. 0524-007
Drawn: bkb Checked: KST Date: Jun 25, 2004 Sheet 4 of 4

NOTE: DIMENSIONS WERE FIELD VERIFIED AND COMPARED TO THE BUILDING PLANS. MINOR VARIANCES WERE IGNORED IN FAVOR OF THE PLANS.

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