

NORTH WESTGATE CONDOMINIUMS

A Replat of Lots 9, 11, 13 and 15 in BLOCK 2 of WESTGATE PARK

TITLE CERTIFICATION


We Meridian Land Title, a Title insurance Company, as duly licensed in the State of Colorado, does hereby certify that we have examined the title to the hereon described property, that we find the Title to the property is vested to North Westgate 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 are shown hereon.

By: [Signature] Date 7-15-2004
 Title Examiner's signature
 Printed Name Lawrence D. Vent

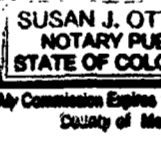
EXECUTED this 15th day of July, 2004.
 LIEN HOLDER RATIFICATION OF PLAT

The undersigned hereby certifies that it is a holder of a Security Interest upon the property hereon described and does hereby join and consent the dedication of the land described in said dedication by the owners thereof and agree that its security interest which is recorded in Book 3013 at Page 440 (Lots 11 and 13 in Block 2 of Westgate Park) of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

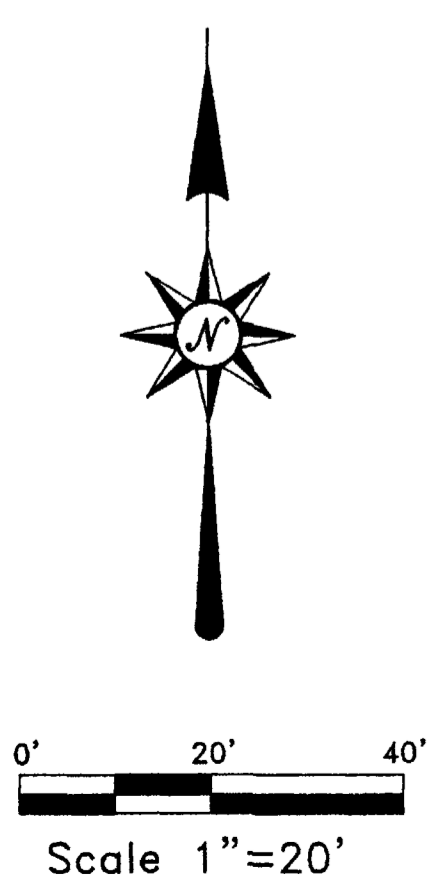
In witness whereof, the said Corporation has caused these presents to be signed by its representative.
 with the authority of its Board of Directors, this 15th day of July, 2004
 By: [Signature] For Alpine Bank.
 (Title) S.V.P.

STATE OF COLORADO)
) SS
 COUNTY OF MESA)
 The foregoing instrument was acknowledged before me this 15 day of July, 2004 by Clay Tipp
[Signature]
 My commission expires 9-12-05


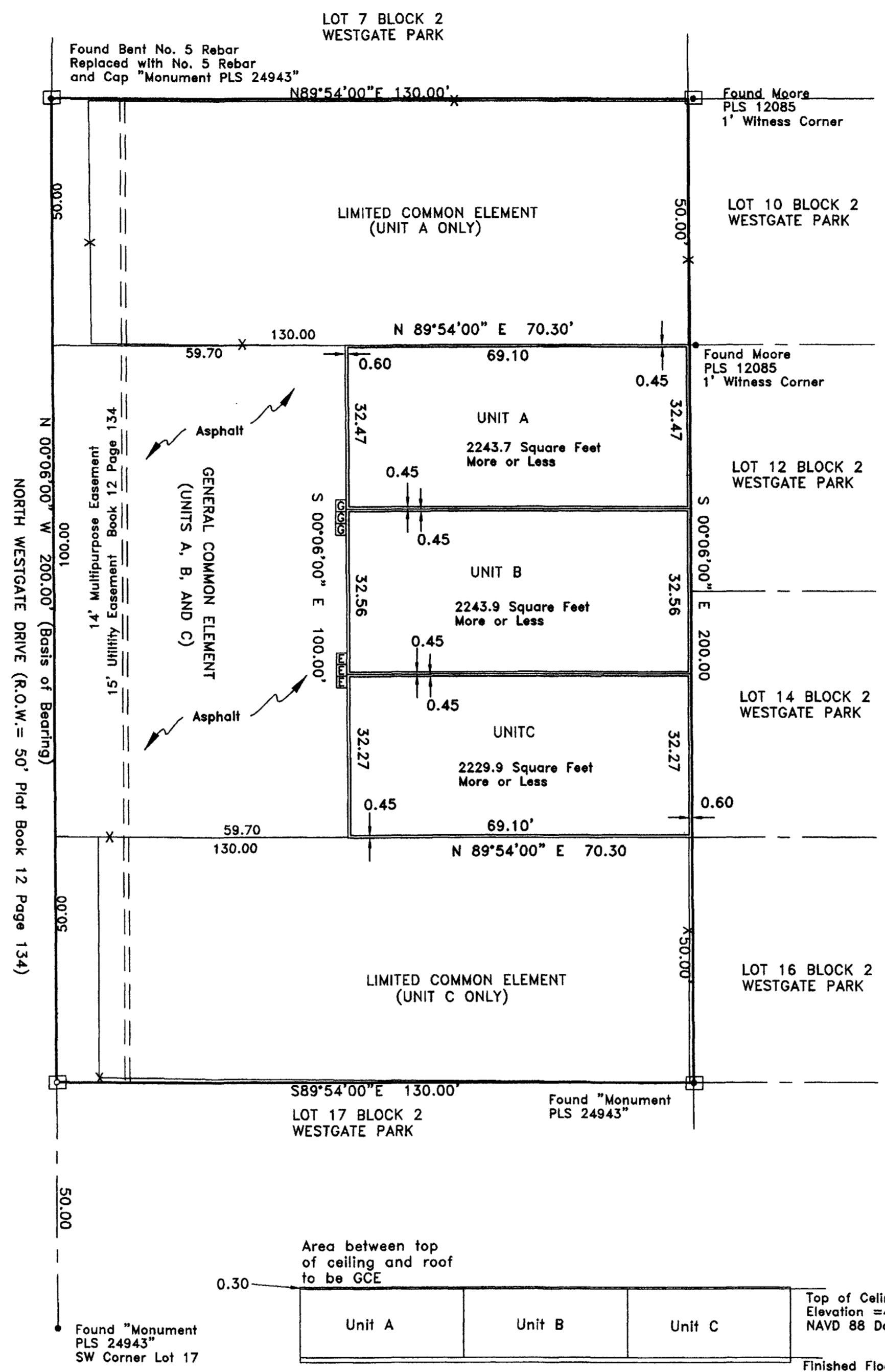
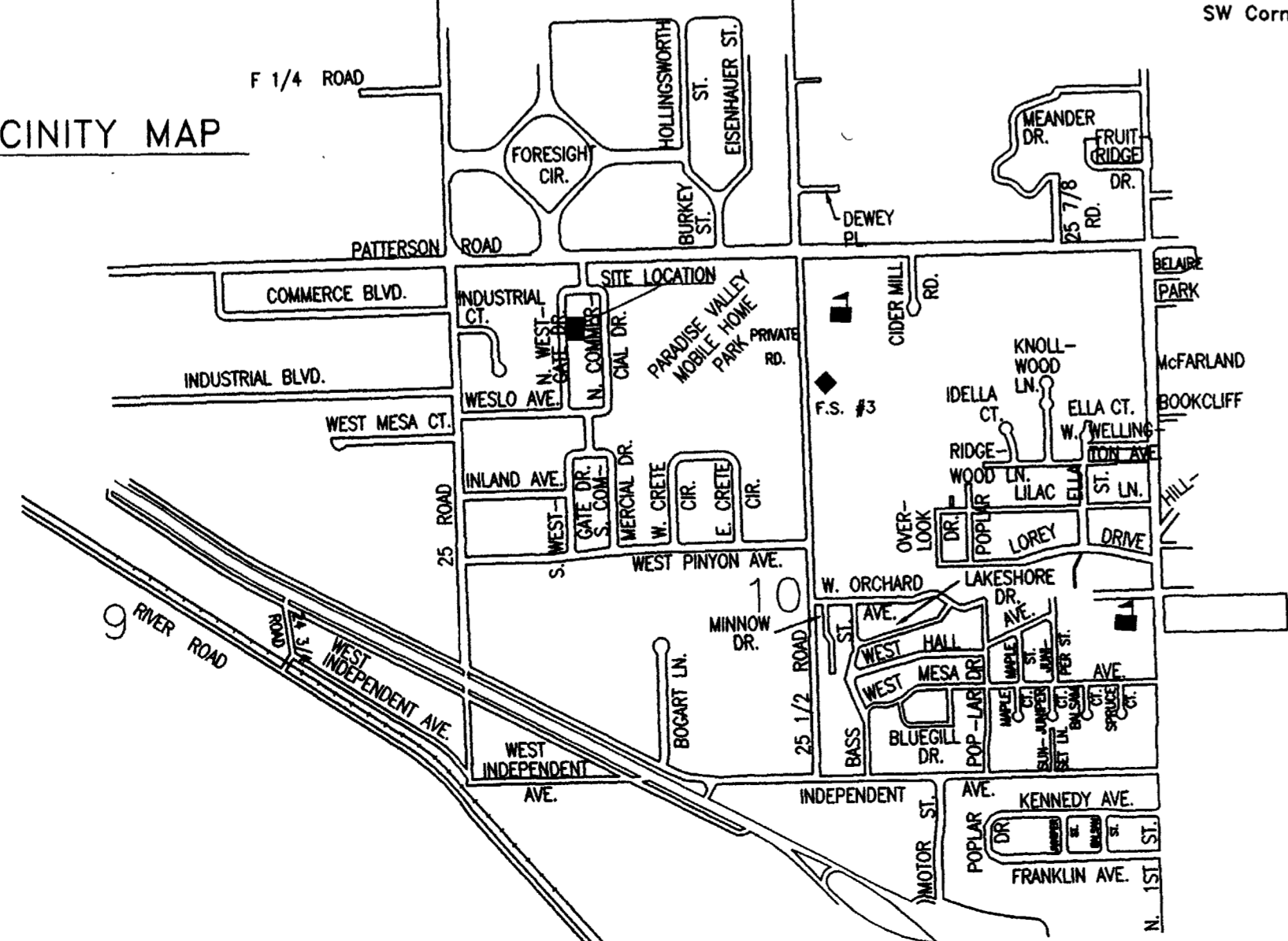
LIEN HOLDER RATIFICATION OF PLAT
 The undersigned hereby certifies that it is a holder of a Security Interest upon the property hereon described and does hereby join and consent the dedication of the land described in said dedication by the owners thereof and agree that its security interest which is recorded in Book 2514 at Page 816 (Lot 9 in Block 2 of Westgate Park) of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.
 In witness whereof, the said Fred A Powell and Shirley L Powell Living Trust has caused these presents to be signed by its representative this 15th day of July, 2004
[Signature] [Signature]
 Fred A. Powell (Trustee) Shirley L. Powell (Trustee)

STATE OF COLORADO)
) SS
 COUNTY OF MESA)
 The foregoing instrument was acknowledged before me this 15th day of July, 2004 by Fred A. Powell and Shirley L. Powell, as trustees of the Fred & Shirley Powell Living Trust
[Signature]
 My commission expires 11/2/05


CITY OF GRAND JUNCTION APPROVAL
 This plat of NORTH WESTGATE CONDOMINIUMS in the City of Grand Junction, Mesa County, Colorado was approved this 16 day of JULY, A.D. 2004
[Signature] [Signature]
 City Manager President of City Council



VICINITY MAP



Area between top of ceiling and roof to be GCE	Unit A	Unit B	Unit C
Found "Monument PLS 24943" SW Corner Lot 17	Top of Ceiling Elevation = 4583.58 NAVD 88 Datum		Finished Floor Elevation = 4569.76 NAVD 88 Datum

- LEGEND**
- o = Set No. 5 Rebar & Cap "Monument P.L.S. 24943"
 - x- = Existing 6' Chain link Fence
 - = Found No. 5 Rebar as Noted.
 - = Set Monument in Concrete
 - ⊠ = Gas Meter
 - ⊞ = Electrical Meter
 - LCE = Limited Common Element
 - GCE = General Common Element


PROPERTY DESCRIPTION:
 Lots 9, 11, 13, and 15 in Block 2 of WESTGATE PARK, as recorded in Book 12 at Page 134 in thence Mesa County Clerk and Recorder's Office.

That said owners does hereby dedicate and set apart that real property as follows:
 All Multipurpose Easements to the City of Grand Junction for the use of City approved: utilities and public providers as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, trees and grade structures.

All easements include the right of ingress and egress on, along, over, through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush. Furthermore, the owners said lots or tracts hereby platted shall not burden or overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement.


OWNERS CERTIFICATE:
 Westgate Drive LLC is the owner of Lots 9, 11, 13, and 15 of WESTGATE PARK as recorded in Book 3646 at Page 923 in the Mesa County Clerk and Recorder's Office, certify that this Condominium Map of NORTH WESTGATE DRIVE CONDOMINIUMS has been prepared pursuant to the purpose stated on the Declaration of Covenants, Conditions and Restrictions for NORTH WESTGATE CONDOMINIUMS, dated July 19th, A.D. 2004 recorded coincident with the filing of this Map in the records of Mesa County, Colorado at Book 3698, and Pages 714
[Signature] [Signature]
 Ben D. Hill Faith M. Hill
 Ben D. Hill Westgate Drive LLC Faith M. Hill Westgate Drive LLC

NOTARY STATEMENT
 The foregoing instrument was acknowledge before me this 14th day of July, 2004 by Ben D. Hill and Faith M. Hill.
 My commission expires 9/10/05
 Witness my hand and official seal.

[Signature]
 Notary Public


CLERK AND RECORDER'S CERTIFICATE
 STATE OF COLORADO)
) SS
 COUNTY OF MESA)
 I certify that this instrument was filed in my office at 2:55 o'clock P. M. on the 19th day of July, 2004 A.D. and was recorded in Book 3698, Page No. 713
 Reception No. 2202785, Drawer No. KK-77, Fees 40.00 + 1.00
 By: _____
 Clerk and Recorder Deputy

SURVEYORS CERTIFICATE
 I Cecil D. Caster, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that the accompanying map of NORTH WESTGATE CONDOMINIUMS, a map of said parcel of land and buildings was prepared under my direct supervision and represents a field survey of the same; that it depicts the vertical and horizontal locations of the Units and buildings hereon and that it was made from measurements upon and within the existing structures which were substantial complete at the time such measurements were made. To the best of my knowledge and belief this map conforms to the requirements for condominium maps specified in the City of Grand Junction Development code and the applicable laws of the State of Colorado, specifically C.R.S. 39-33-209.


 Cecil D. Caster
 PLS 24943

Basis of Bearing: A bearing of N00°06'W has been assumed between the found No. 5 rebar at the NW corner of Lot 9 and the SW corner of Lot 15 in Block 2 of Westgate park as shown on the recorded plat of Westgate Park recorded in Plat Book 12 at Page 134.

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.

NORTH WESTGATE CONDOMINIUMS
 A Replat of Lots 9, 11, 13, and 15 in Block 2 of Westgate Park
 Located in NW1/4 of Section 10, Township 1 South, Range 1 West of the Ute Meridian

Monument Surveying Inc.
 741 Rood Ave.
 Grand Junction, CO 81501
 (970) 245-4189 (970) 245-4674

DESIGNED _____ FIELD APPROVAL BKH
 DRAWN CDC TECHNICAL APPROVAL _____
 CHECKED RRM APPROVED 6/30/04
 PREPARED FOR: Ben and Faith Hill JOB NO. 04-06