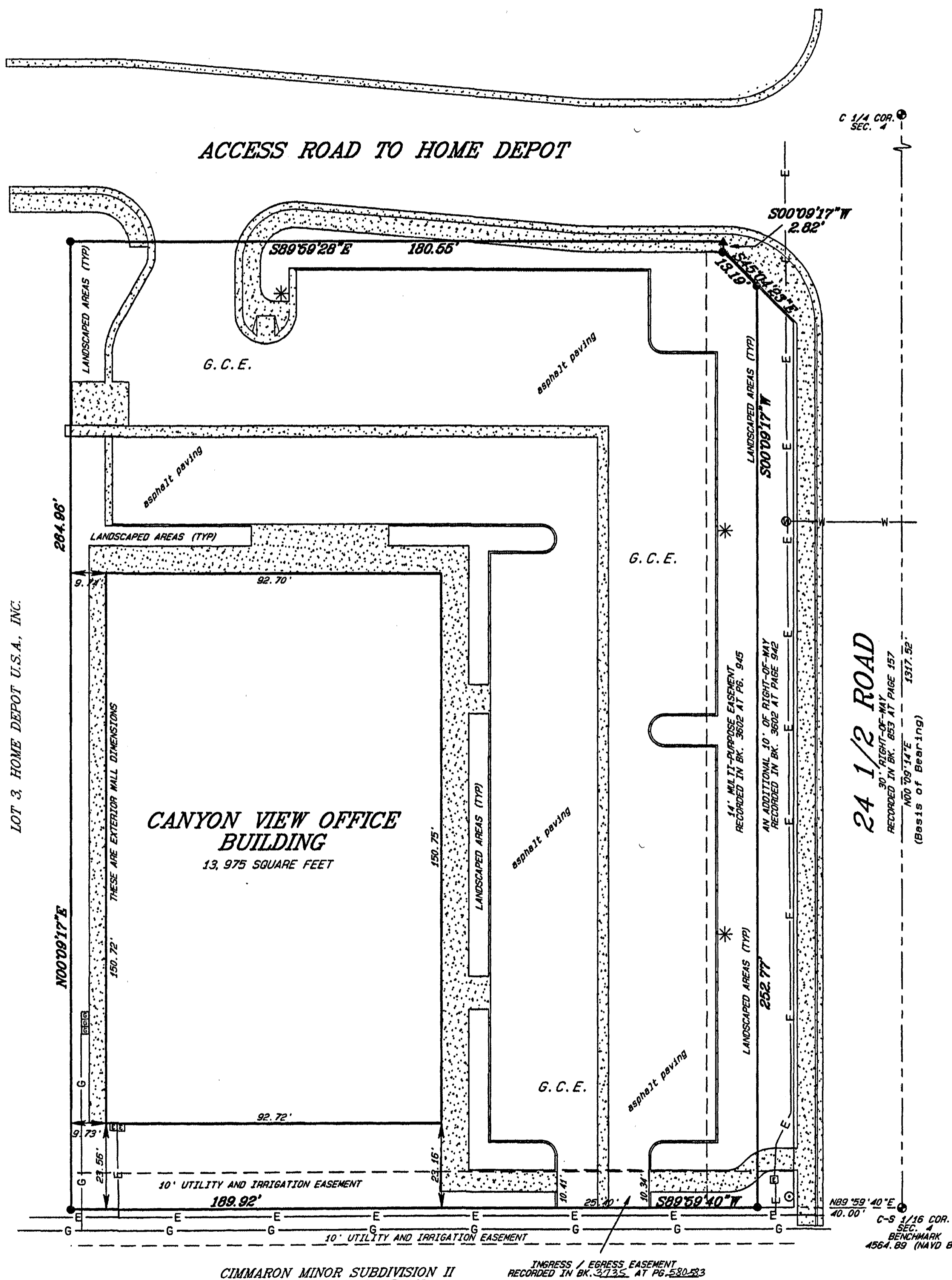


# CONDOMINIUM MAP OF CANYON VIEW CONDOMINIUMS



LOT 3, HOME DEPOT U.S.A., INC.

### TITLE CERTIFICATION

State of Colorado  
County of Mesa

We, First American Heritage Title Company 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 ATM Development, 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: 9/9/04 By: Nicole Lewis

### OWNER'S CERTIFICATION

ATM Development, LLC ("Declarant") is the owner of certain property situated in the NE 1/4 SW 1/4 of Section 4, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado; being more particularly described as follows:

LOT 4 of Home Depot U.S.A. as recorded in Plat Book 16 at Page 142, Mesa County, Colorado. EXCEPT that portion as deeded to the City of Grand Junction in Book 3602 at Page 942 for road right-of-way.

The owner certifies that this Condominium Map of CANYON VIEW CONDOMINIUMS has been prepared pursuant to the purposes stated in the Condominium Declaration for CANYON VIEW CONDOMINIUMS as recorded in Book 3735, at Pages 584-605 in the Clerk and Recorder's Office of Mesa County, Colorado.

### LIENHOLDERS RATIFICATION OF MAP

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 as well as the grant of a multipurpose easement recorded in the public records of Mesa County, Colorado in Book 3602 at Page 942 and grant of right-of-way recorded in the public records of Mesa County, Colorado in Book 3602 at Page 942 and agree that its security interest which is recorded in Book 3602 at Page 612 of the public records of Mesa County, Colorado shall be subordinated thereto.

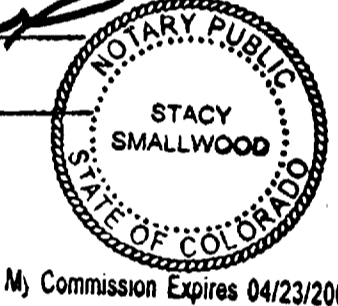
By: [Signature] DATE FOR: Alpine Bank

STATE OF COLORADO }  
COUNTY OF MESA }

The foregoing Lienholders Certificate was acknowledged before me this 9th day of Sept, A.D., 2004 by ABRON MILLER VP ALPINE BANK.

Witness my hand and official seal [Signature]

Address 225 N. 5th St. 65  
My commission expires 4-23-06



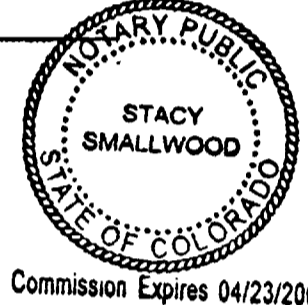
By: [Signature]  
Curtis L. Rahn, Manager

STATE OF COLORADO }  
COUNTY OF MESA }

The foregoing owner's certificate was acknowledged before me this 9th day of Sept, A.D., 2004 by Curtis L. Rahn, Manager of ATM Development, LLC.

Witness my hand and official seal [Signature]

Address 225 N. 5th St. 103 CD  
My commission expires 4-23-06



### CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 4:12 p'clock P.M. this 9th day of September, A.D. 2004, and is duly recorded in Book No. 3735 at page 606-607 Reception No. 2212922, Fee \$ 20.00+1.00, Drawer No. KK-80

Deputy Clerk and Recorder

### MAP NOTES

General Common Elements (G.C.E.) means all of the Project except all units and Limited Common Elements.

Limited Common Elements are the H.V.A.C. units which are mounted on the roof, one for each unit.

Building offsets shown hereon are to the exterior building corners.

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

- FOUND MESA COUNTY SURVEY MARKER
- SET / FOUND #5 REBAR W/2" ALUMINUM CAP STAMPED D H SURVEYS LS 20677
- ▲ SET LEAD TAG AND TACK STAMPED LS 20677
- G. V. A. L. C. S. = GRAND VALLEY AREA LOCAL COORDINATE SYSTEM
- G. C. E. = GENERAL COMMON ELEMENT
- L. C. E. = LIMITED COMMON ELEMENT
- W. C. = WITNESS CORNER
- SQ. FT. = SQUARE FEET
- F. F. = FINISH FLOOR (TYP) = TYPICAL
- N. T. S. = NOT TO SCALE
- HVAC = HEATING, VENTILATION, AIR CONDITIONING
- ⊠ ELECTRIC PED./VAULT
- ⊕ POWER POLE
- ⊠ GAS METER
- ⊠ TELEPHONE PED.
- ⊠ SAN. SEWER MANHOLE
- ⊠ STORM SEWER MANHOLE
- ⊕ IRRIG. MANHOLE/RISER
- ⊕ FIRE HYDRANT
- ⊕ WATER METER/MANHOLE
- ⊕ WATER VALVE
- ⊠ MAILBOX
- \* LIGHT POLE
- ⊕ STREET SIGN
- ⊕ TREE/BUSH
- E— ELECTRIC LINE
- T— TELEPHONE/CABLE LINE
- W— WATER LINE
- S— SEWER LINE
- IRR— IRRIGATION LINE
- L— LIMITS OF ASPHALT
- X— FENCE LINE
- >— DIRECTION OF FLOW
- ▨ CONCRETE

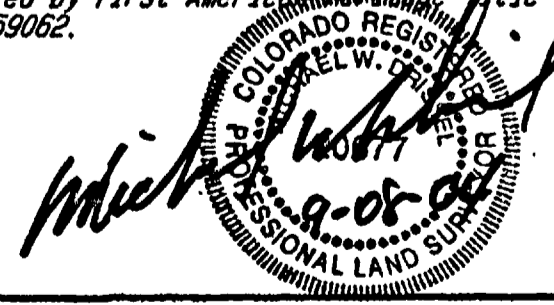
### CITY APPROVAL

This plat of CANYON VIEW CONDOMINIUMS, a condominium of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 9th day of September, 2004.

[Signature] City Manager  
[Signature] City Mayor

### SURVEYOR'S STATEMENT

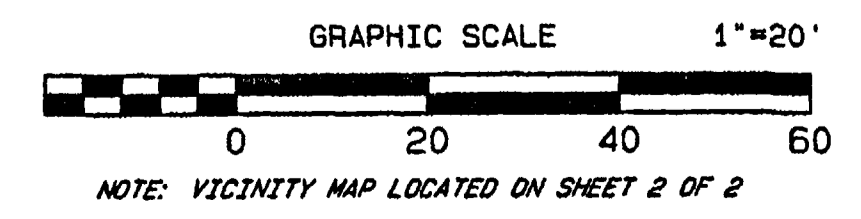
I, Michael M. Drissel, a Professional Land Surveyor licensed in the State of Colorado, do hereby state that this map was prepared under my direct supervision, that it depicts the vertical and horizontal locations of each unit shown hereon, and that it was made from measurements upon and within the existing structures which are substantially complete. This map contains all the information required by C.R.S. 38-33.3-209. Title research was supplied by First American Heritage Title Company under Title Commitment No. 00159062.



**CANYON VIEW CONDOMINIUMS**  
LOCATED IN THE  
NE 1/4 SW 1/4, SEC. 4, T1S, R1W, U.M.

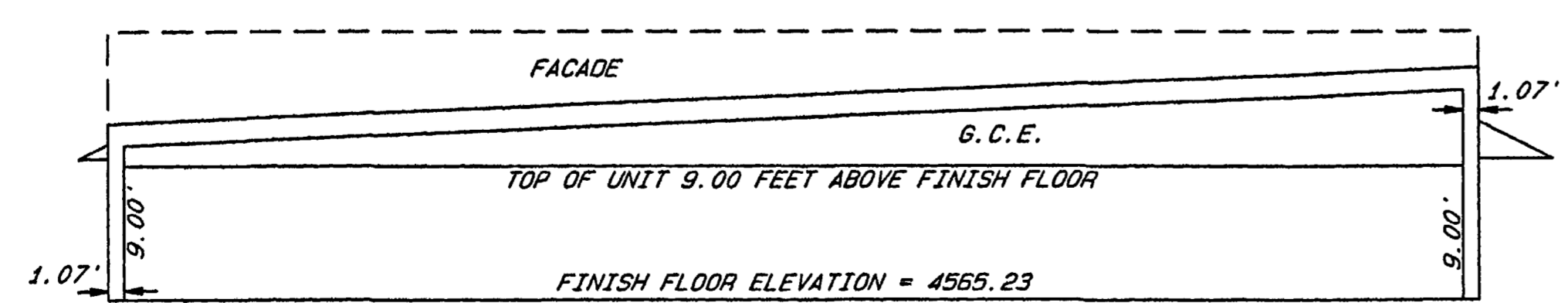
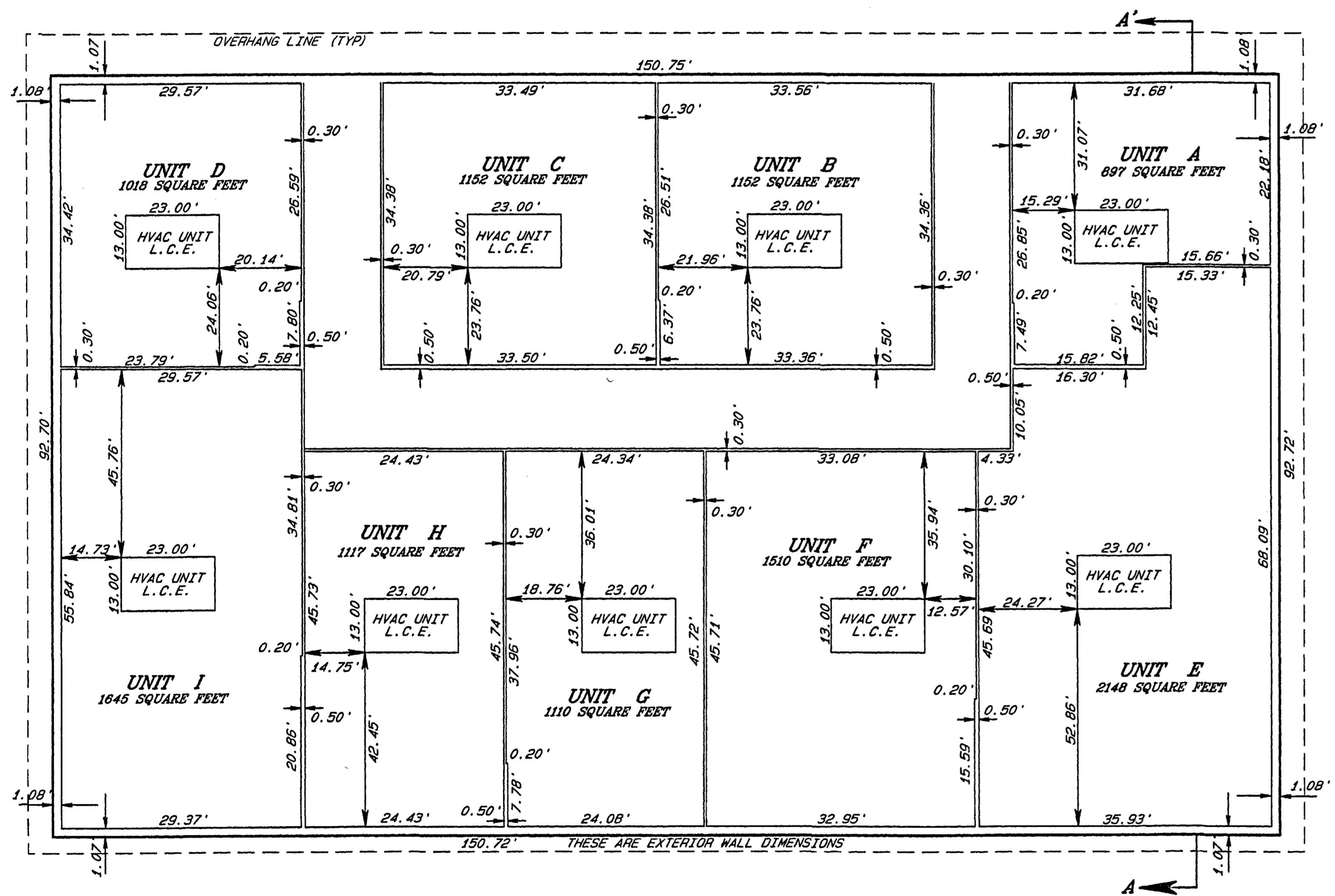
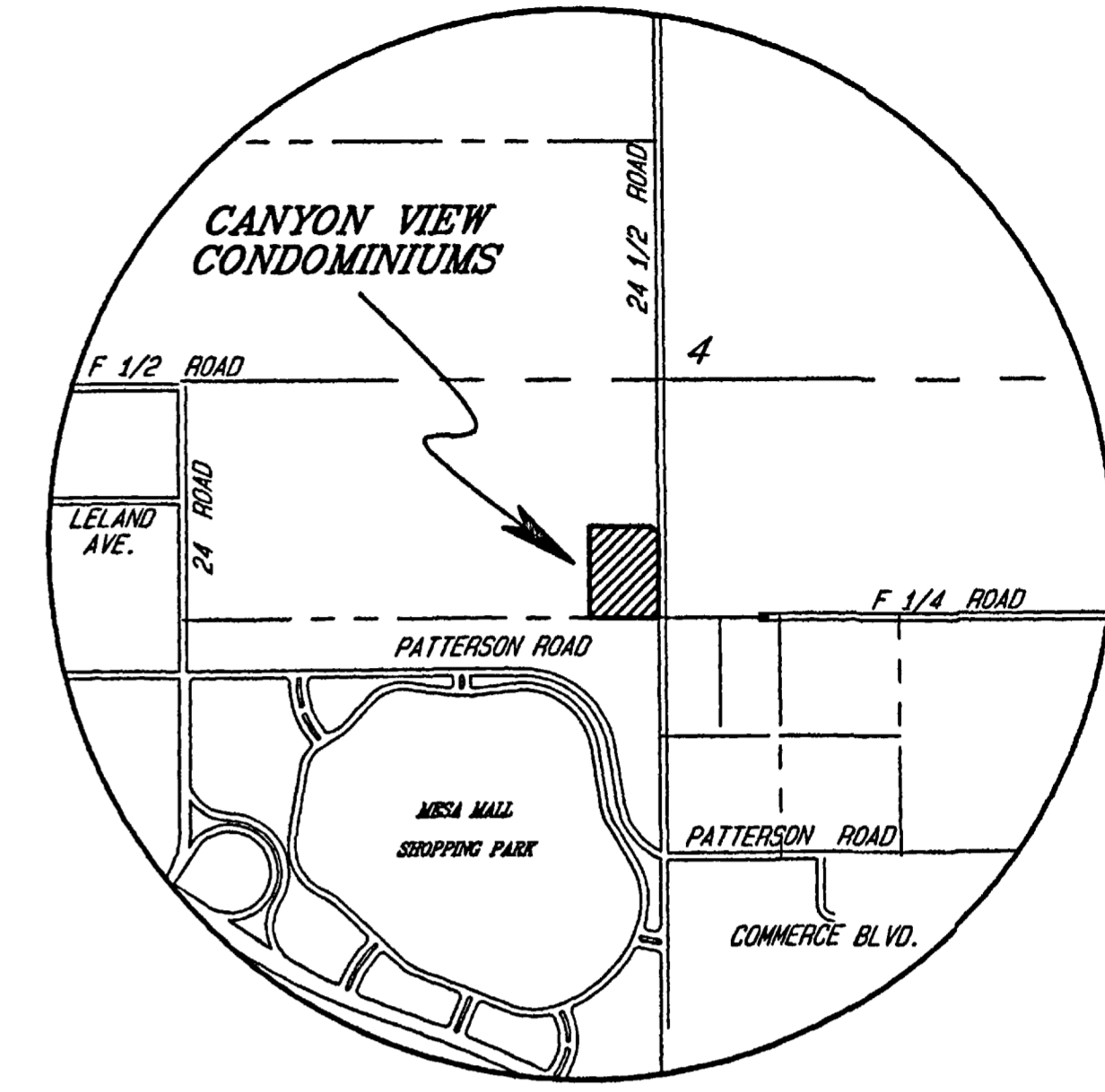
**D H SURVEYS INC.**  
118 OURAY AVE. - GRAND JUNCTION, CO.  
(970) 245-8749

|                            |                           |                          |
|----------------------------|---------------------------|--------------------------|
| Designed By: <u>M.W.D.</u> | Checked By: <u>S.L.H.</u> | Job No: <u>816-04-01</u> |
| Drawn By: <u>TWODEL</u>    | Date: <u>SEPT. 2004</u>   | Sheet: <u>1 OF 2</u>     |



# CONDOMINIUM MAP OF CANYON VIEW CONDOMINIUMS

## CANYON VIEW OFFICE BUILDING 13,975 SQUARE FEET



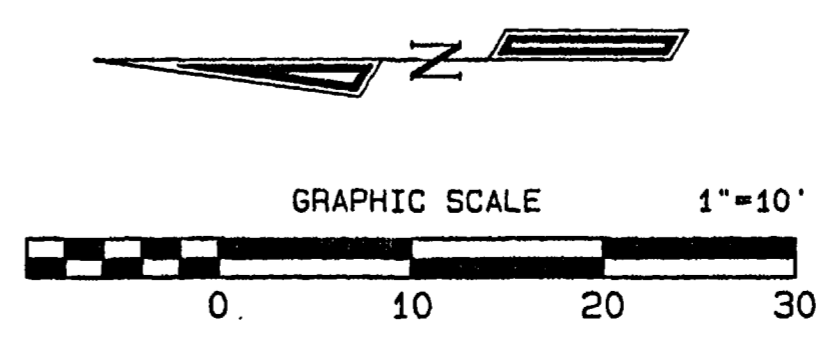
### MAP NOTES

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**CANYON VIEW CONDOMINIUMS**  
LOCATED IN THE  
NE 1/4 SW 1/4, SEC. 4, T1S, R1W, U.M.

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

|             |           |            |            |
|-------------|-----------|------------|------------|
| Designed By | M.W.D.    | Checked By | S.L.H.     |
| Drawn By    | TMODEL    | Date       | SEPT. 2004 |
| Job No.     | 816-04-01 | Sheet      | 2 OF 2     |