

CONDOMINIUM MAP OF SOUTH COMMERCIAL CONDOMINIUMS

DEDICATION

WHEREAS, AKW Enterprises, LLP is the owner of real property located in the East 1/2 of the West 1/2 Northwest 1/4, Section 10, Township 1 South, Range 1 West, Ute Meridian, City of Grand Junction, Mesa County, Colorado, described as follows WILGEN MINOR SUBDIVISION as recorded in Book 3690, Page 374 in the Mesa County Clerk and Recorder's Office:

The owners certifies that the Condominium Plat of SOUTH COMMERCIAL CONDOMINIUMS has been prepared pursuant to the purposes stated in the Declaration of Condominium of SOUTH COMMERCIAL CONDOMINIUMS as recorded in Book 3205, Page 454 in the Clerk and Recorder's Office of Mesa County, Colorado.

KNOW ALL MEN BY THESE PRESENTS that the Owner does hereby dedicate, grant and submit the real property and easements, together with all improvements thereon, to condominium common interest ownership under the style and name SOUTH COMMERCIAL CONDOMINIUMS with the various portions of such real property and easements being designated for separate and common ownership as shown on the plat in accordance with SOUTH COMMERCIAL CONDOMINIUMS Declaration of Condominium.

All Multipurpose Easements are dedicated 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, landscaping, trees and grade structures.

All Easements include the right of ingress and egress on, along, over, under, through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush, and in Drainage and Detention/Retention easements or tracts, the right to dredge; provided however, that the beneficiaries/owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said lots or tracts hereby 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.

AKW Enterprises, LLP

By: Donald Dennis Wiltgen By: Dave Anderson By: Steve King
Donald Dennis Wiltgen Dave Anderson Steve King

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO }
COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me by Donald Dennis Wiltgen, Dave Anderson, Steve King as partners of AKW Enterprises, LLP this 22nd day of December, A.D., 2004.

Witness my hand and official seal Heather Gutts
Notary Public

My Commission Expires 10-25-08

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 3679, Page 629 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 Regional President, with the authority of its Board of Directors, this 22nd day of December, 2004.

By: Ron Sawyer For First National Bank of the Rockies

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO }
COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me by Ron Sawyer this 22nd day of December, A.D., 2004.

Witness my hand and official seal Heather Gutts
Notary Public

My Commission Expires 10-25-08

TITLE CERTIFICATION

STATE OF COLORADO }
COUNTY OF MESA } ss

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 AKW Enterprises, LLP, 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 easement, reservation and rights of way are shown hereon.

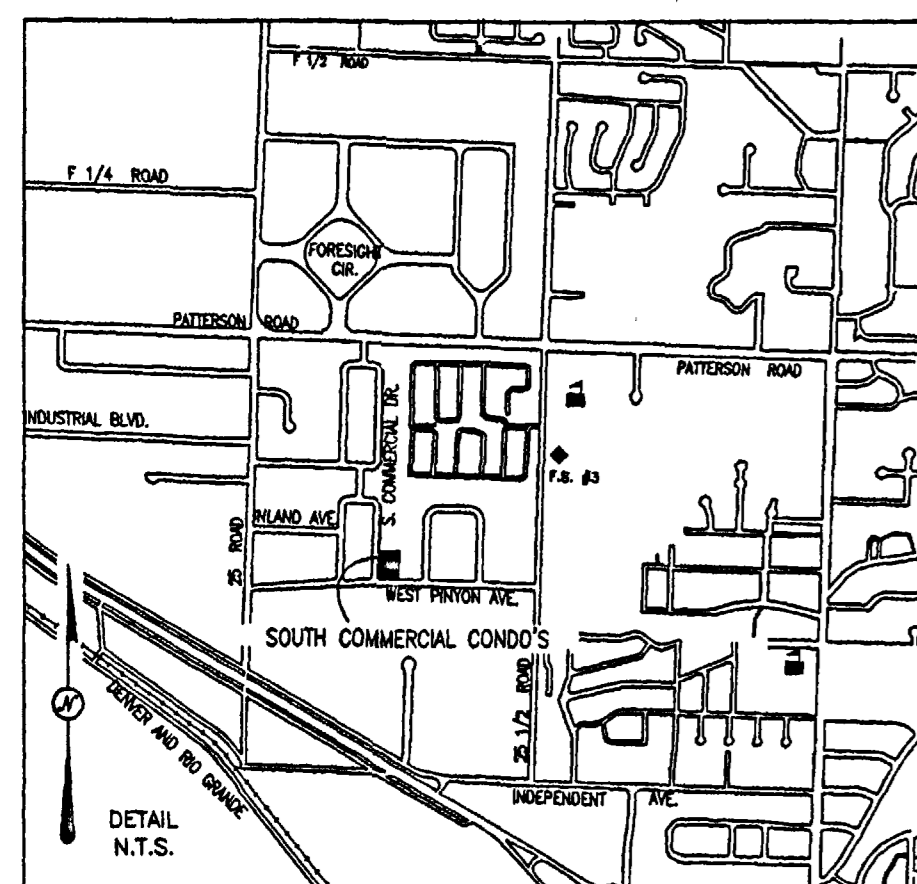
Date: 12/22/04 By: Needle Lewis - Title Officer
Name and Title
First American Heritage Title Company

SURVEYOR'S CERTIFICATION

I, Stanley K. Werner, a Professional Land Surveyor licensed in the State of Colorado, do hereby state that this condominium map of SOUTH COMMERCIAL CONDOMINIUMS was prepared containing information required by C.R.S. 38-33.3-209 and under my direct supervision, that it depicts the vertical and horizontal locations of each unit shown hereon, and it was made from measurements upon and within the existing structure. The improvements and easements hereon are substantially complete.

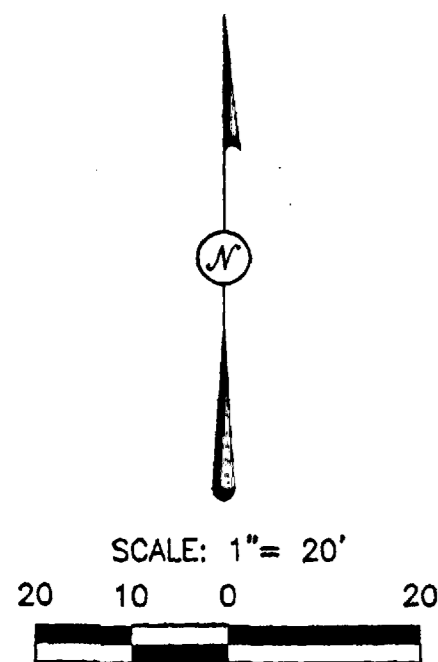
Stanley K. Werner
Professional Land Surveyor, 27279

CERTIFIED THIS 22nd DAY OF December, 2004.



LOCATION MAP

NOT TO SCALE



LEGEND

- ◆ FOUND REBAR AND CAP, AS NOTED
- FOUND ALUMINUM CAP ON No. 5 REBAR, PLS 27279
- (LS) LICENSED SURVEYOR
- X- EXISTING FENCE
- ⊙ GAS METER
- ⊖ ELECTRICAL BOX
- ⊕ FIRE HYDRANT
- ⊕ SIGN
- ⊕ TELEPHONE/TV PEDESTAL
- ⊕ LIGHT POLE
- TREE
- WATER METER
- ▭ CONCRETE
- ♿ HANDICAP PARKING
- GCE GENERAL COMMON ELEMENT
- △ = DELTA
- SQ.FT. = SQUARE FEET
- UGE = UNDERGROUND ELECTRIC
- UTE = UNDERGROUND TELEPHONE
- SIMSLCS = SURVEY INFORMATION MANAGEMENT SYSTEM LOCAL COORDINATE SYSTEM

NOTES

Units square footage area determined by interior wall measurements.

Easement and Title Information provided by First American Heritage Title Company, Commitment Number 0013863

The bearings hereon are grid bearings of the Mesa County SIMSLCS determined by GPS observation on found evidence at the NE corner of Lot 40, (QED plastic cap, Land Surveyor 16483) and evidence found at the NW corner of Lot 40, (No. 5 rebar), of Block 3, Westgate Park Subdivision. The bearing of this line is N89°58'22"W.

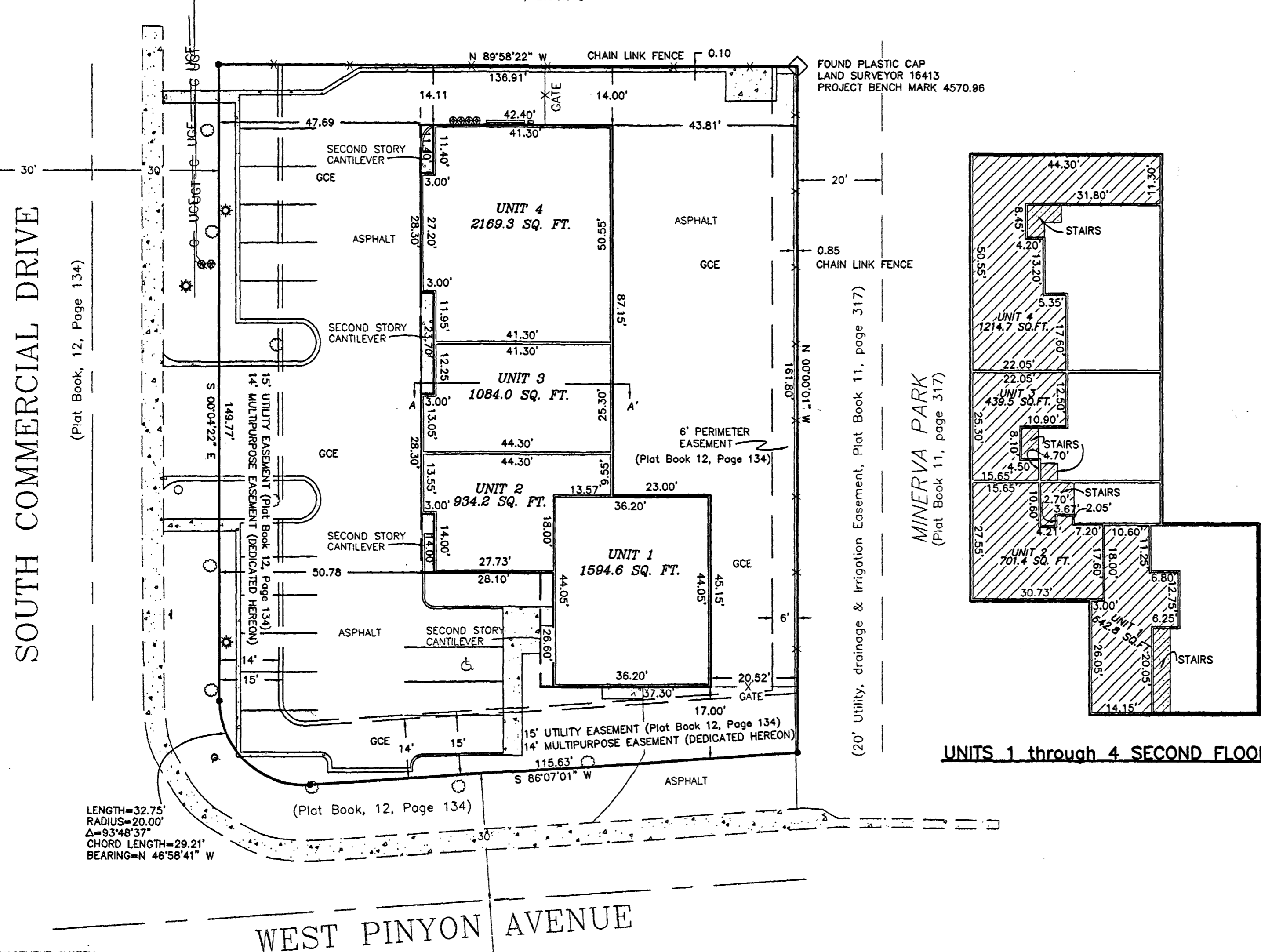
The Project Benchmark is the Northeast Corner of the property, found plastic cap Land Surveyor 16413 with an elevation of 4570.96 / NAVD 88.

Property corners located during this survey that were within 0.25 feet of the calculated point were accepted as being "in position".

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 CERTIFICATION SHOWN HEREON.

WESTGATE PARK

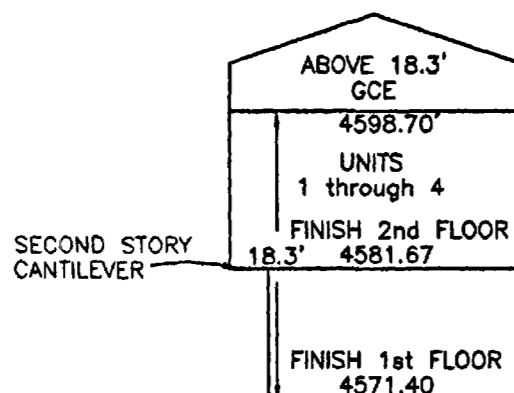
Lot 39, Block 3



LENGTH=32.75
RADIUS=20.00
Δ=93°48'37"
CHORD LENGTH=29.21'
BEARING=N 46°58'41" W

UNIT 1	=	2237.4	SQ. FT.	25%
UNIT 2	=	1635.8	SQ. FT.	19%
UNIT 3	=	1523.8	SQ. FT.	17%
UNIT 4	=	3384.0	SQ. FT.	39%
TOTAL	=	8780.5	SQ. FT.	100%

COMBINED 1st AND 2nd FLOOR



SECTION A-A' (TYP.)

NOT TO SCALE

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA } ss
I hereby certify that this instrument was filed in my office at 1:12 o'clock P.M., December 23, A.D., 2004, and was duly recorded in Book No. 3205 Page No. 455

2230699 Reception No. 10.00 + 1.00 Fee\$

KK-84 Drawer No. _____ Clerk and Recorder

By: _____ Deputy

CITY APPROVAL

This Condominium map of SOUTH COMMERCIAL CONDOMINIUMS, a condominium in the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on this 22nd day of December, 2004.

W. Hill City Manager Ron Hill City Mayor

Prepared for: AKW Enterprises, LLP
Grand Junction, CO

CONDOMINIUM MAP OF SOUTH COMMERCIAL CONDOMINIUMS CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO, MESA COUNTY, COLORADO, NW1/4, SECTION 10, T.1S., R.1W., UTE MERIDIAN	
High Desert Surveying, LLC 2591 B 3/4 Road, Grand Jct., CO 81503 970-254-8649 Fax 970-255-7047	
SUR. BY: SKW/BE	DRAWN BY: SKW
JOB NO. 04-28	SHEET 1 OF 1
REVISION DATE: DECEMBER 22, 2004	