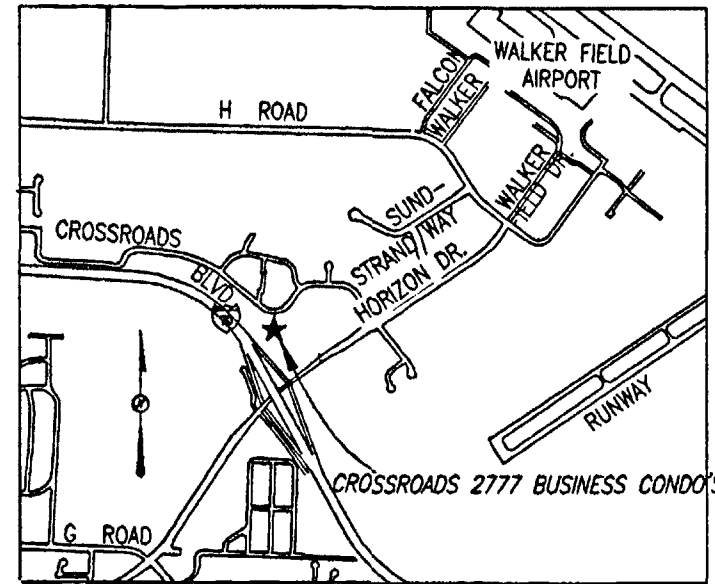


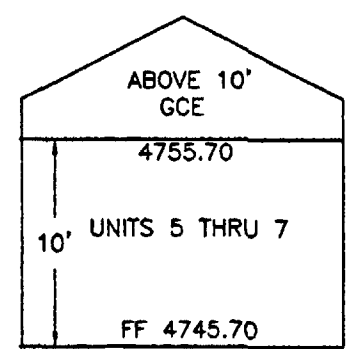
# CONDOMINIUM MAP OF CROSSROADS 2777 BUSINESS CONDOMINIUMS



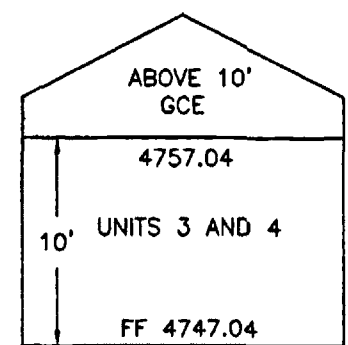
LOCATION MAP  
Not to scale

CROSSROADS COLORADO WEST  
PLAT BOOK 11, PAGE 149

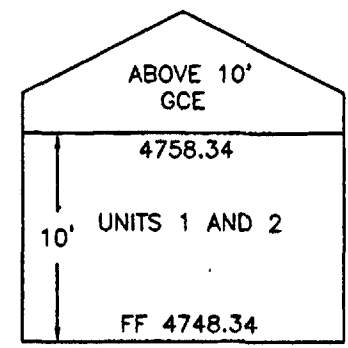
LOT 6  
BLOCK TWO



SECTION A - A'  
Not to scale

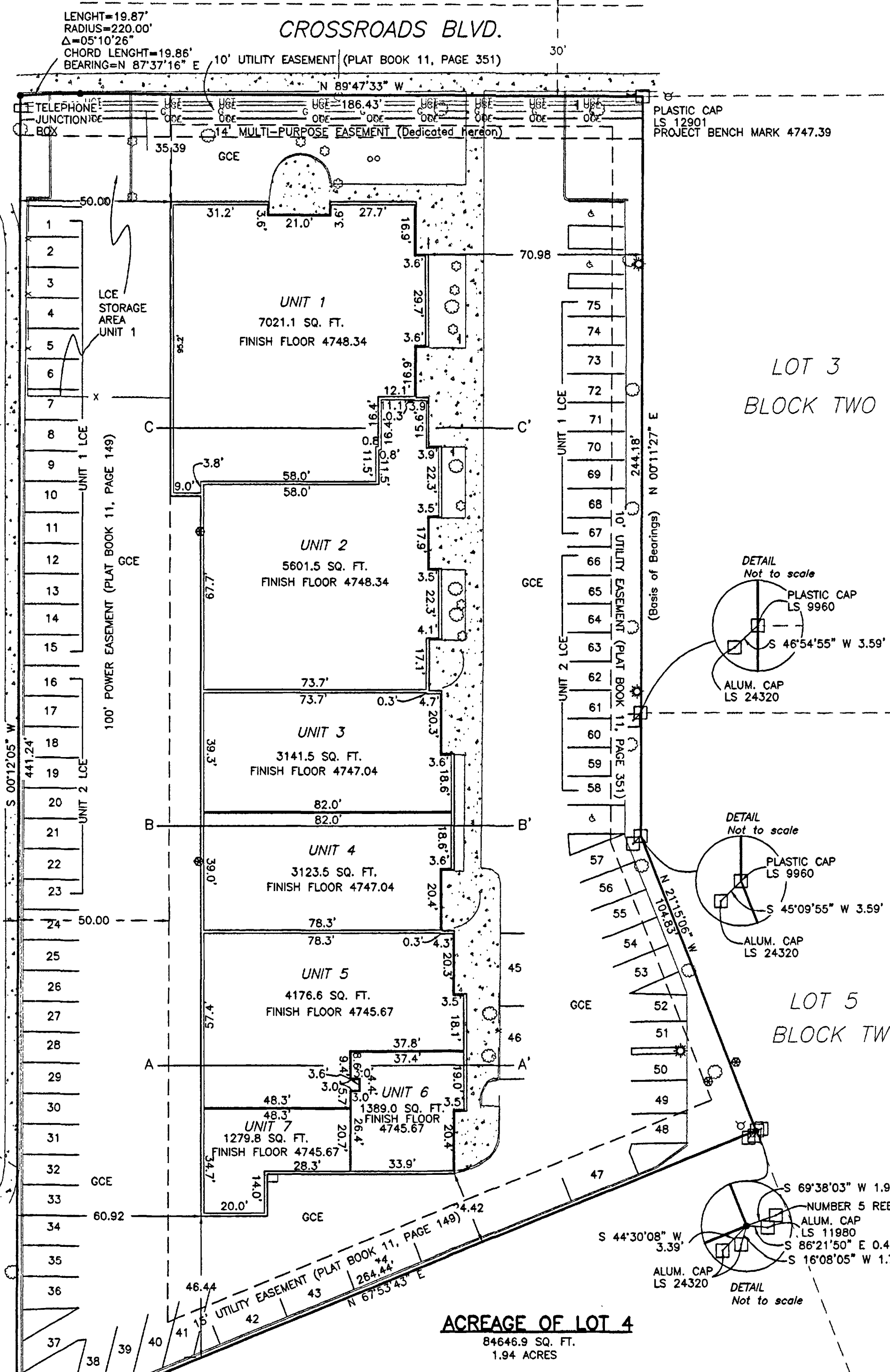


SECTION B - B'  
Not to scale



SECTION C - C'  
Not to scale

LOT 7  
BLOCK TWO



(PLAT BOOK 11, PAGE 149)

CROSSROADS BLVD.

LOT 3  
BLOCK TWO

REPLAT OF LOTS 1 THRU 5,  
BLOCK TWO CROSSROADS COLORADO WEST  
PLAT BOOK 11, PAGE 351

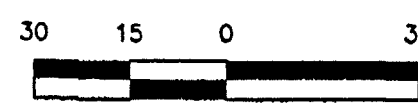
LOT 5  
BLOCK TWO

ACREAGE OF LOT 4  
84646.9 SQ. FT.  
1.94 ACRES

### LEGEND

- LIGHT POLE
- IRRIGATION VALVE
- WATER METER
- POWER POLE
- TREE
- MAN HOLE
- TELEPHONE PED
- FIRE HYDRANT
- WATER VALVE
- SIGN
- △ DELTA
- FOUND REBAR
- SET ALUMINUM CAP ON No. 5 REBAR, PLS 27279
- LCE LIMITED COMMON ELEMENT
- GCE GENERAL COMMON ELEMENT
- FF FINISH FLOOR ELEVATION
- △ HANDICAPPED PARKING
- 1-75 PARKING
- LS LICENSED SURVEYOR
- ALUM. ALUMINUM
- SQ.FT. SQUARE FEET
- SIMSCLS SURVEY INFORMATION MANAGEMENT SYSTEM LOCAL COORDINATE SYSTEM
- GPS GLOBAL POSITIONING SYSTEM

SCALE: 1"=30'



### DEDICATION

WHEREAS, KING REAL ESTATE, LLC, is the owner of real property located in the Northeast 1/4, Section 36, Township 1 North, Range 1 West, Ute Meridian, City of Grand Junction, Mesa County, Colorado described as follows Lot 4 of the REPLAT OF LOTS 1 THRU 5, BLOCK TWO CROSSROADS COLORADO WEST as recorded in Plat Book 11 at Page 351 in the Mesa County Clerk and Recorder's Office:

The owner certifies that the Condominium Plat of CROSSROADS 2777 BUSINESS CONDOMINIUMS has been prepared pursuant to the purposes stated in the Condominium Declaration for Condominium Plat of CROSSROADS 2777 BUSINESS CONDOMINIUMS as recorded in Book 3832 at Pages 802 in the Clerk and Recorder's Office of Mesa County, State of 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 CROSSROADS 2777 BUSINESS CONDOMINIUMS with the various portions of such real property and easements being designated for separate and common ownership as shown on this plat in accordance with CROSSROADS 2777 BUSINESS CONDOMINIUMS Declaration of Condominium.

All Multipurpose Easement 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.

*Roger A. King*  
King Real Estate, LLC

### NOTARY PUBLIC CERTIFICATION

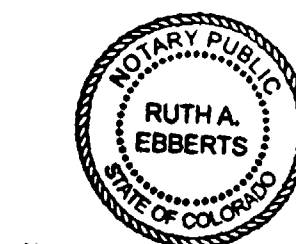
STATE OF COLORADO }  
COUNTY OF MESA }

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of January, A.D., 2005 by KING REAL ESTATE, LLC.

Witness my hand and official seal: *Ruth A. Ebberts*  
Notary Public

Address: 604 Garnet Dr., Fruita, CO 81521

My commission expires: 2/13/2008



My Commission Expires 02/13/2008

### 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, 3804, Page 405-411 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 24<sup>th</sup> day of January, 2005.

By *Richard K. Brown* For WestStar Bank

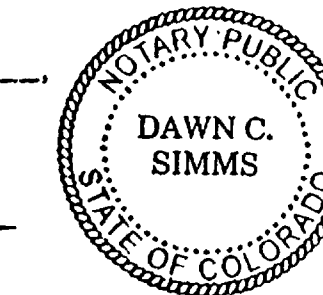
### NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO }  
COUNTY OF MESA }

The foregoing instrument was acknowledged before me by *Richard K. Brown* this 24<sup>th</sup> day of January, A.D., 2005.

Witness my hand and official seal:

*Dawn C. Simms*  
Notary Public



My Commission Expires July 26, 2005

### CITY APPROVAL

This Condominium map of CROSSROADS 2777 BUSINESS CONDOMINIUMS, a condominium in the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on this 27<sup>th</sup> day of February, 2005

*John Paul* City Manager  
*Chris Hill* City Mayor

### TITLE CERTIFICATION

STATE OF COLORADO }  
COUNTY OF MESA }

We, Abstract & Title Company of Mesa County, Inc., a title 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 in King Real Estate, LLC; that the current taxes have been paid; that all mortgages, not satisfied or released of record nor otherwise terminated by law shown hereon and that there are no other encumbrance of record; that all easements, reservations and rights of way are shown hereon as of December 14, 2004

Date: 1/25/05 By *Scott Walker*  
Name and Title  
Abstract & Title Company of Mesa County, Inc.

### CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 2:40'clock., this 8<sup>th</sup> day of February, A.D. 2005, and is duly recorded in Book No. 3832 at page 799, Reception No. 223762L. Fee \$10.00, 100 Drawer No. KK-87

Prepared for: King Real Estate  
Grand Junction, CO

Deputy Clerk and Recorder

### 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 CROSSROADS 2777 BUSINESS 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 units shown hereon are substantially as shown on the plat.

*Stanley K. Werner*  
Stanley K. Werner 27279 Professional Land Surveyor 27279

Date: 1/25/05

CONDOMINIUM MAP OF <b>CROSSROADS 2777 BUSINESS CONDOMINIUMS</b> LOCATED IN NORTHEAST 1/4, SECTION 36, TOWNSHIP 1 NORTH, RANGE 1 WEST, UTE MERIDIAN CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO	
High Desert Surveying, LLC 2591 B 3/4 Road, Grand Jct., CO 81503 970-254-8649 Fax 970-255-7047	
SURVEYED BY: BR/ES	DRAWN BY: SKW
JOB NUMBER 04-60	SHEET 1 OF 1
REVISION DATE: JANUARY, 13, 2005	