

CONDOMINIUM MAP OF FRONTIER PLAZA CONDOMINIUM

CERTIFICATION

Robert J. Derner and Norrice A. Derner ("Declarant") are the owners of a tract of land situated in the SW 1/4 SE 1/4 of Section 4, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, being more particularly described as follows:

The SW 1/4 SW 1/4 SE 1/4 of Section 4, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, EXCEPT the west 417.5 feet, AND EXCEPT that part as conveyed to the City of Grand Junction as described in instrument recorded in June 27, 1988 in Book 1699 at Page 266 and in instrument recorded in June 04, 2004 in Book 3659 at Page 178. Said parcel contains 3.36 acres more or less.

The owners certify that this Condominium Map of Frontier Plaza Condominium, has been prepared pursuant to the purposes stated in the Declaration - Frontier Plaza Condominium as recorded in Book 3926 Pages 411-481 in the Clerk and Recorder's Office of Mesa County, Colorado.

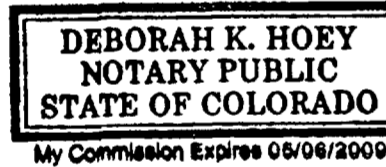

Robert J. Derner


Norrice A. Derner

STATE OF COLORADO }
COUNTY OF MESA } ss

The foregoing owner's certificate was acknowledged before me this 16 day of June A.D., 2005 by Robert J. Derner and Norrice A. Derner.

Witness my hand and official seal Deborah K. Hoey
Notary Public
Address 499 264 Rd. B # 20 87501
My commission expires _____



LIENHOLDERS RATIFICATION OF PLAT

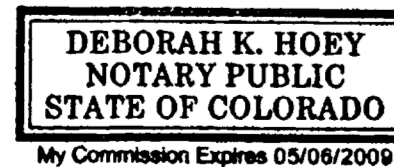
The undersigned, hereby certifies that it is a holder of a security interest upon the property hereon described and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof and agree that its security interest which is recorded in Book 3735 at Page 871-873 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

BY:  FOR: Vectra Bank Colorado, N.A.

STATE OF COLORADO }
COUNTY OF MESA } ss

The foregoing Lienholders Ratification was acknowledged before me this 16th day of June A.D., 2005 by Deborah K. Hoey

Witness my hand and official seal Deborah K. Hoey
Notary Public
Address 499 264 Rd B # 20
My commission expires _____

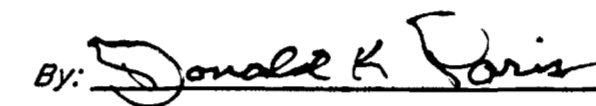


TITLE CERTIFICATION

State of Colorado
County of Mesa

We, Abstract & Title Co. of Mesa County, Inc., 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 Robert J. Derner and Norrice A. Derner; 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: June 15, 2005

By: 

CITY APPROVAL

This condominium map of FRONTIER PLAZA CONDOMINIUM a condominium in the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 23 day of JUNE, 2005.


City Manager


City Mayor

CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 10:14 o'clock A.M., this 24th day of June A.D. 2005, and is duly recorded in Book No. 3926 at page 409-410 Reception No. 2260701. Fees 20.00 + 1.00 Drawer No. K-K-93

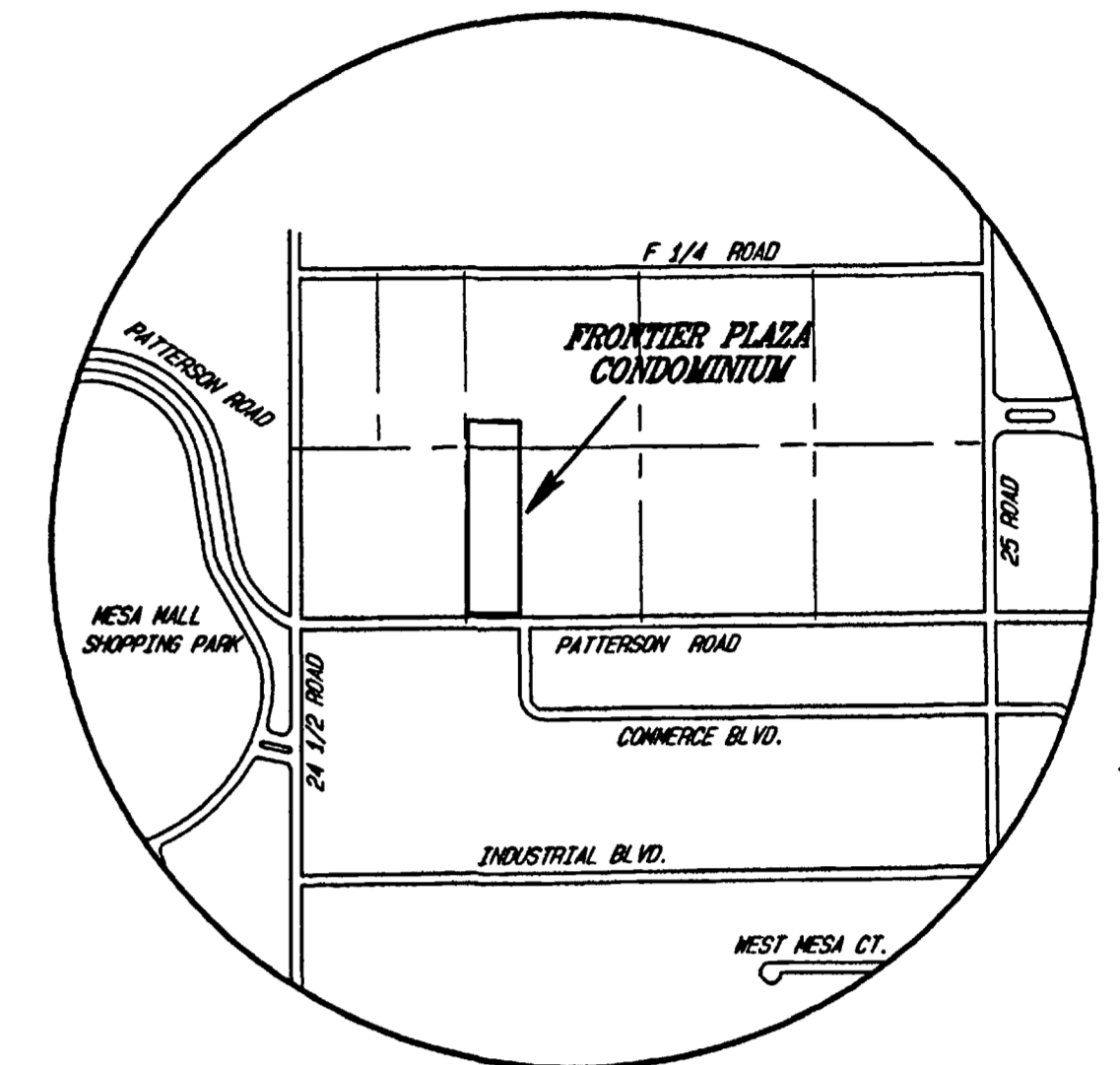
Deputy

Clerk and Recorder

CONDOMINIUM NOTES

- 1.) The Project Benchmark is the S 1/4 corner being a found Mesa County survey marker with an elevation of 4460.48 / NAVD 88.
- 2.) Except for the Units, the entire condominium boundary will be classified as General Common Element.

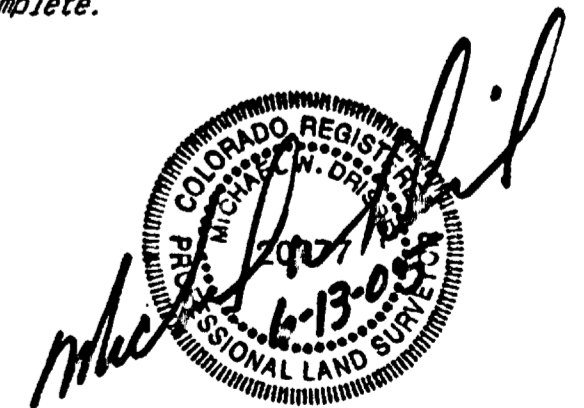
NOTICE: According to Colorado law you must commence any legal action based upon any defect in the survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification / statement shown hereon.



VICINITY MAP
NOT TO SCALE

SURVEYOR'S STATEMENT

I, Michael M. Drisse, 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. This map contains all the information required by C.R.S. 38-33.3-209. The improvements and units shown hereon are substantially complete.



FRONTIER PLAZA CONDOMINIUM
LOCATED IN THE

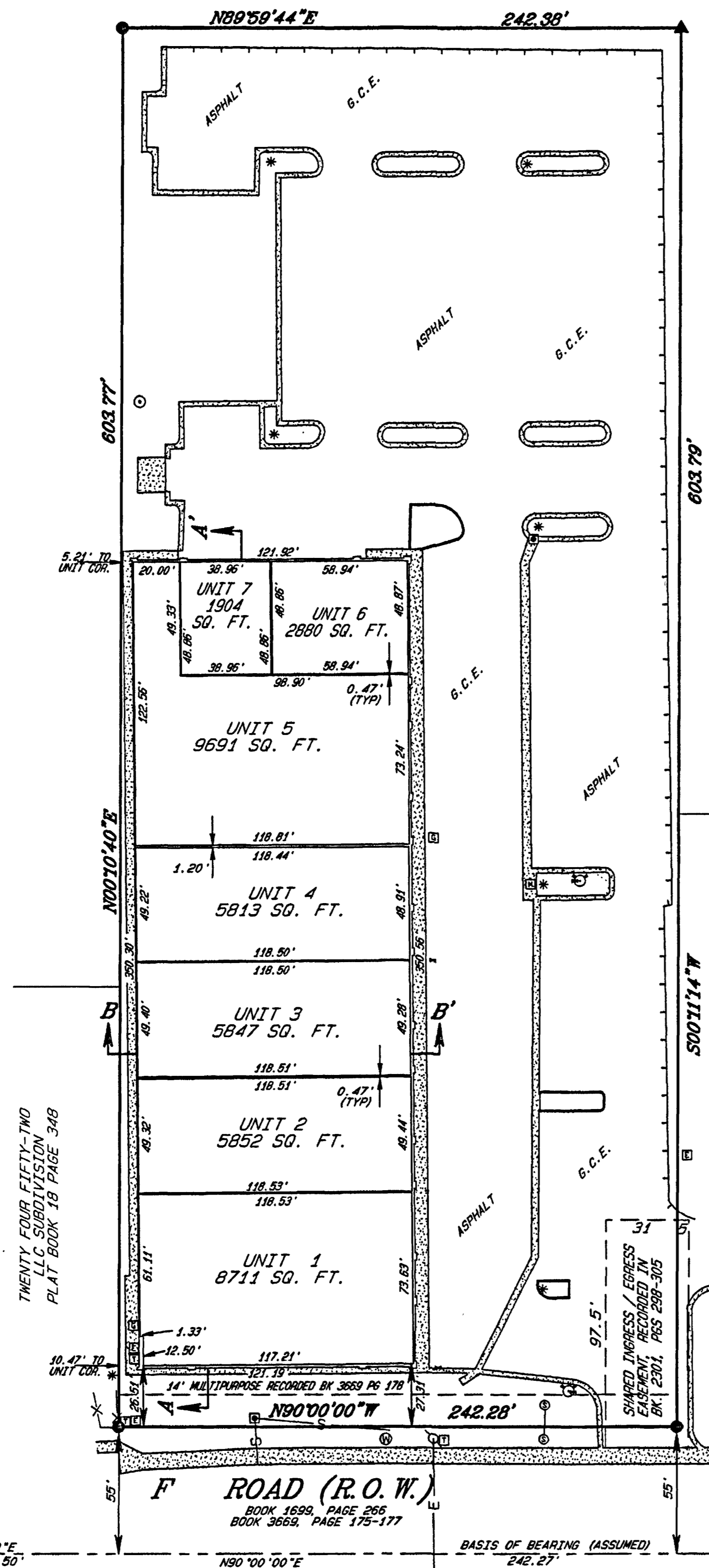
SW 1/4 SE 1/4, SEC. 4, T1S, R1W, U.M.

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

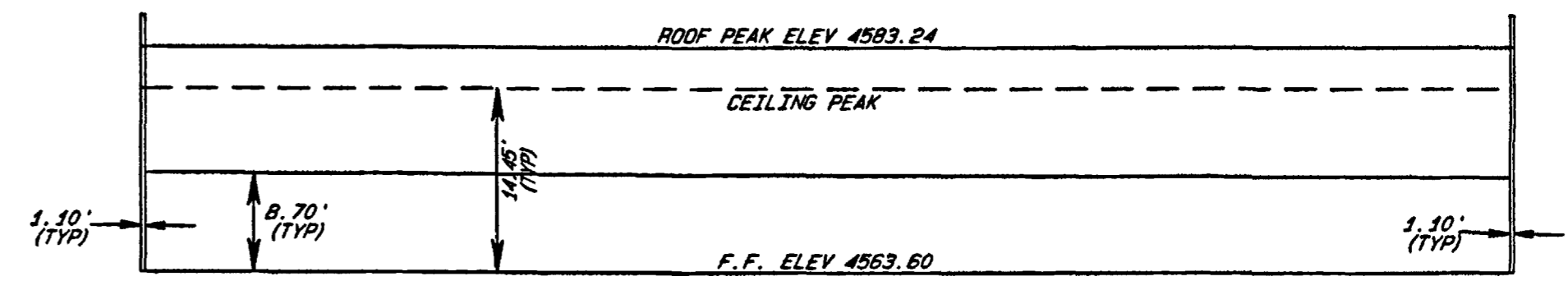
Designed By	M. N. D.	Checked By	S. L. H.	Job No.	849-04-01
Drawn By	THODEL	Date	JUNE 2005	Sheet	1 OF 2

CONDOMINIUM MAP OF FRONTIER PLAZA CONDOMINIUM

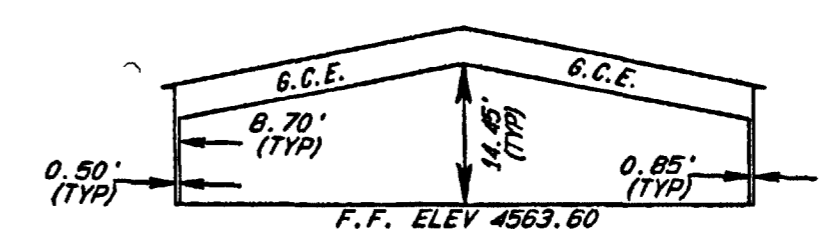
THE HOMESTEAD
IN GRAND JUNCTION
PLAT BOOK 17 PAGE 220 & 221



THE HOMESTEAD
IN GRAND JUNCTION
PLAT BOOK 17 PAGE 220 & 221



CROSS SECTION A - A'

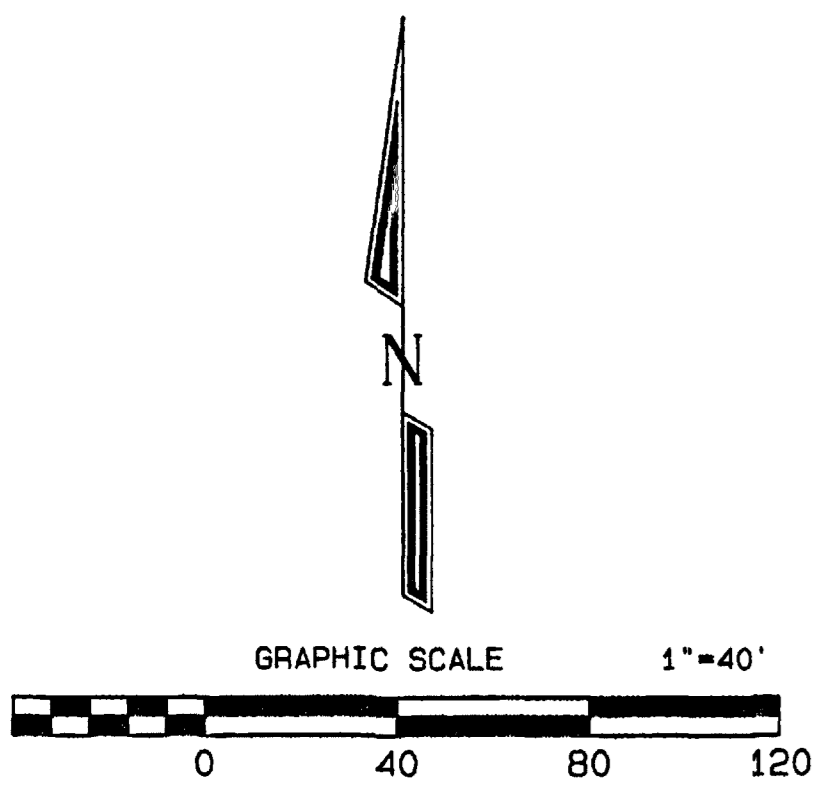


CROSS SECTION B - B'

LEGEND & ABBREVIATIONS

- FOUND MESA COUNTY SURVEY MARKER
 - ▲ FOUND #5 REBAR W/PLASTIC CAP MARKED NSLS LS 12770
 - SET / FOUND #5 REBAR W/2" ALUMINUM CAP STAMPED D H SURVEYS LS 20677
- G. C. E. = GENERAL COMMON ELEMENT
 M. C. = WITNESS CORNER
 SQ. FT. = SQUARE FEET
 F. F. = FINISH FLOOR
 (TYP) = TYPICAL
 HORIZ. = HORIZONTAL
 VERT. = VERTICAL

- ⊠ 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
 - LIMITS OF ASPHALT
 - X— FENCE LINE
 - > DIRECTION OF FLOW
 - ⊠ CONCRETE



FRONTIER PLAZA CONDOMINIUM
 LOCATED IN THE
 SW 1/4 SE 1/4, SEC. 4, T1S, R1W, U.M.
D H SURVEYS INC.
 118 OURAY AVE. - GRAND JUNCTION, CO.
 (970) 245-8749

Designed By M. H. D.	Checked By S. L. H.	Job No. B49-04-01
Drawn By TMODEL	Date JUNE 2005	Sheet 2 OF 2