

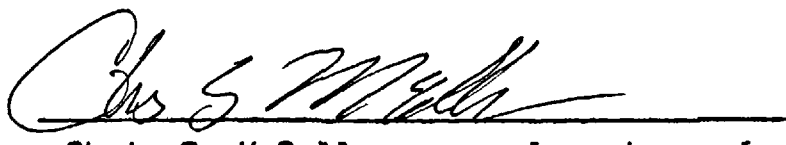
# CONDOMINIUM MAP OF RIVER ROAD INDUSTRIAL PARK CONDOMINIUM

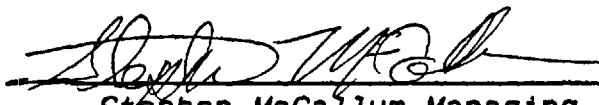
### CERTIFICATION

McCallum Family, LLC, and Chris S. McCallum, LLP, a Colorado Limited Liability Partnership ("Declarant") is the owner of a tract of land situated in the NW 1/4 SE 1/4 of Section 9, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, being more particularly described as follows:

Lot 3 of BARMAC SUBDIVISION in the City of Grand Junction, County of Mesa, Colorado, as recorded in Plat Book 48, at page 84, Reception No. 1980539 of the Mesa County records. Said parcel contains 2.01 acres more or less.

The owner certifies that this Condominium Map of River Road Industrial Park Condominium, has been prepared pursuant to the purposes stated in the Declaration for River Road Industrial Park Condominium as recorded in Book 3973, Pages 555-572 in the Clerk and Recorder's Office of Mesa County, Colorado.

  
Chris S. McCallum general partner of  
McCallum Family, LLC, and Chris S. McCallum, LLP,  
a Colorado limited liability partnership

  
Stephen McCallum Managing Member of  
McCallum Family, LLC, a Colorado limited liability  
company, General Partner of McCallum Family, LLC and  
Chris S. McCallum, LLP a Colorado limited liability partnership

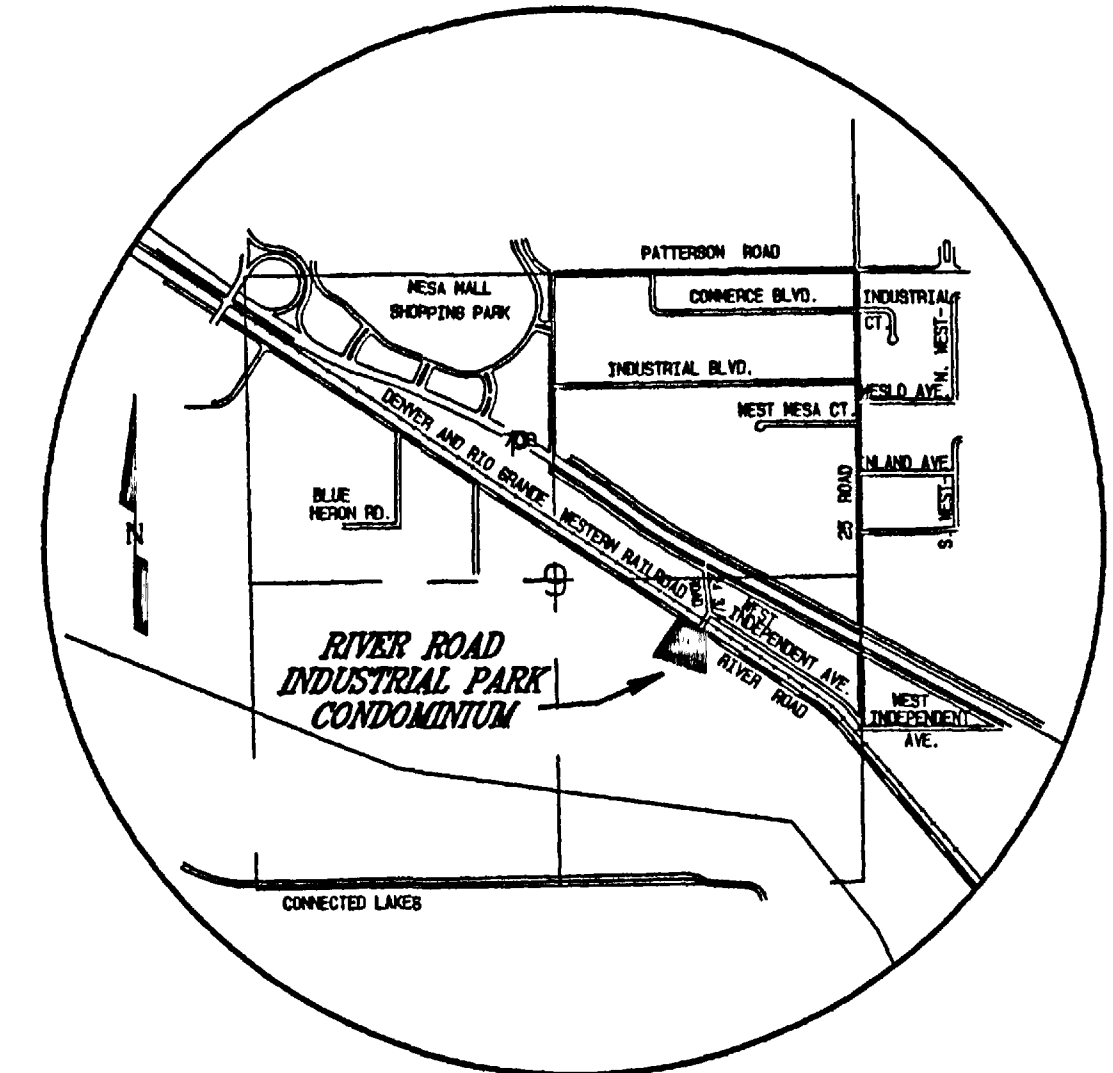
### TITLE CERTIFICATION

State of Colorado  
County of Mesa

We, Transnation Title Insurance 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 McCallum Family, LLC, a Colorado Limited Liability Company and Chris S. McCallum, LLP, a Colorado Limited Liability Partnership; 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: 9-14-05

By: Debra V. Blanchette



VICINITY MAP  
NOT TO SCALE

### CITY APPROVAL

This condominium map of RIVER ROAD INDUSTRIAL PARK CONDOMINIUM a condominium in the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 18 day of August, 2005.

  
City Manager

  
City Mayor

### CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 3:54 o'clock P.M., this 22nd day of August, A.D. 2005, and is duly recorded in Book No. 3973 at page 573-574 Reception No. 227113, Fee \$ 20.00+1.00 Drawer No. KK-94

Deputy


Clerk and Recorder

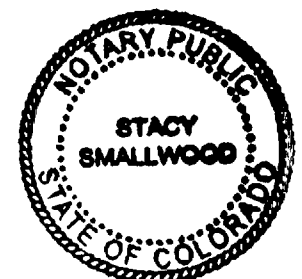
### LIENHOLDERS RATIFICATION OF PLAT

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 agrees that its security interest which is recorded in Book 3860 at Page 703 and Book 3591 at Page 807 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

BY:   
Aaron Miller  
Vice President  
FOR: Alpine Bank

STATE OF COLORADO }  
COUNTY OF MESA } ss

The foregoing Lienholders Ratification was acknowledged before me this 17 day of August, A.D., 2005 by  
Witness my hand and official seal   
Notary Public  
Address 225 N. 5th St. #2, 81501  
My commission expires 4-23-06



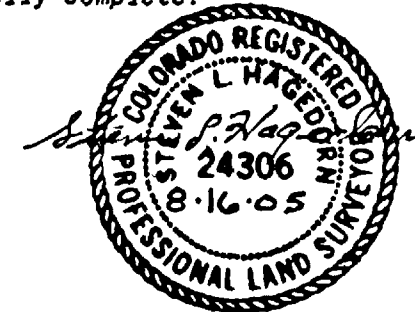
### CONDOMINIUM NOTES

Except for the Units, the entire condominium boundary will be classified as General Common Element, except as noted.

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.

### SURVEYOR'S STATEMENT

I, Steven L. Hagedorn, 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.

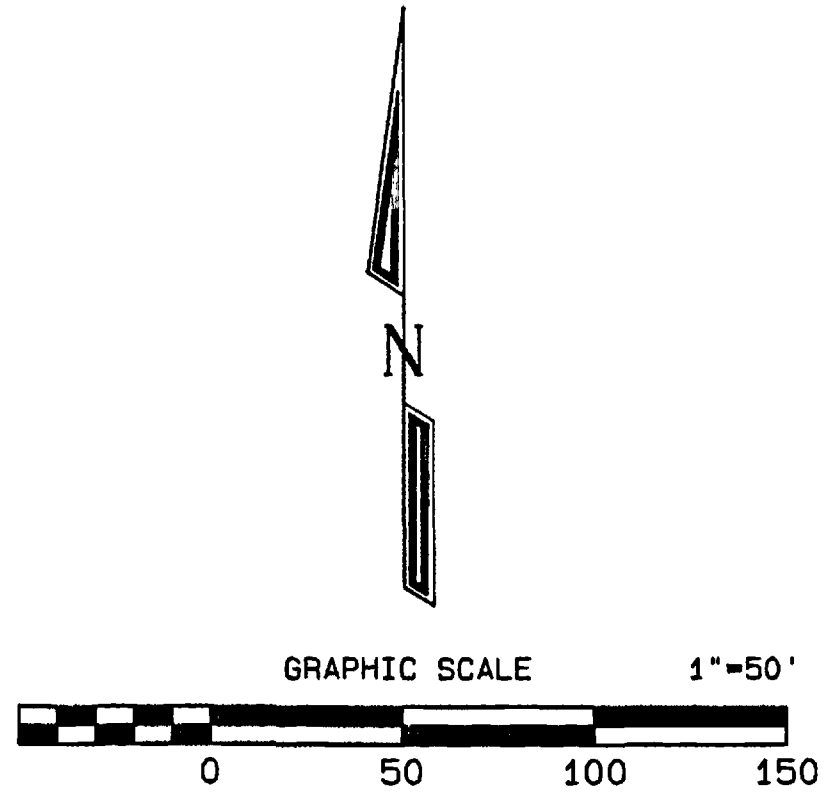
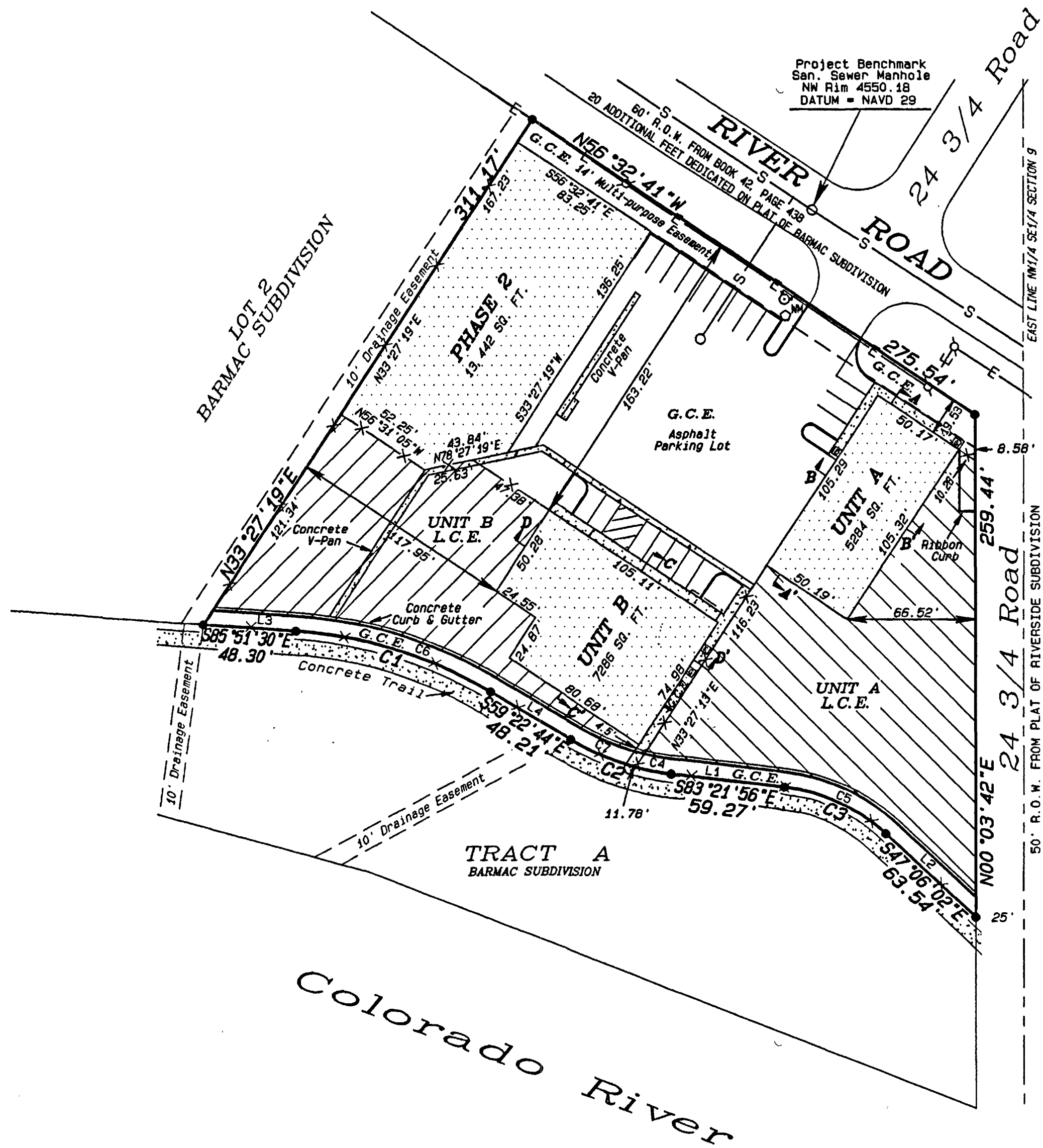


**RIVER ROAD INDUSTRIAL PARK  
CONDOMINIUM**  
NW 1/4 SE 1/4, SEC. 9, T1S, R1W, U.M.  
**D H SURVEYS INC.**  
118 OURAY AVE. - GRAND JUNCTION, CO.  
(970) 245-8749

See Sheet 2 of 2 for Condominium Map, Cross-sections and Legend.

Designed By <u>S. L. H.</u>	Checked By <u>M. W. D.</u>	Job No. <u>269-05-39</u>
Drawn By <u>TMODEL</u>	Date <u>AUGUST, 2005</u>	Sheet <u>1 OF 2</u>

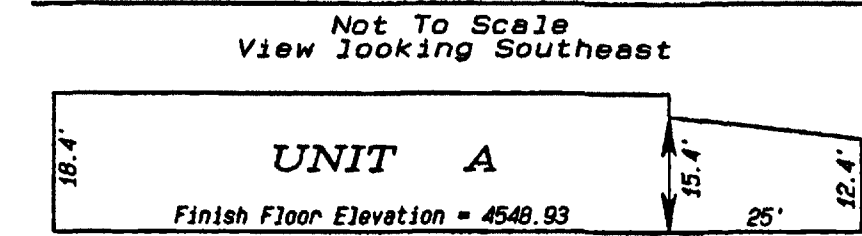
# CONDOMINIUM MAP OF RIVER ROAD INDUSTRIAL PARK CONDOMINIUM



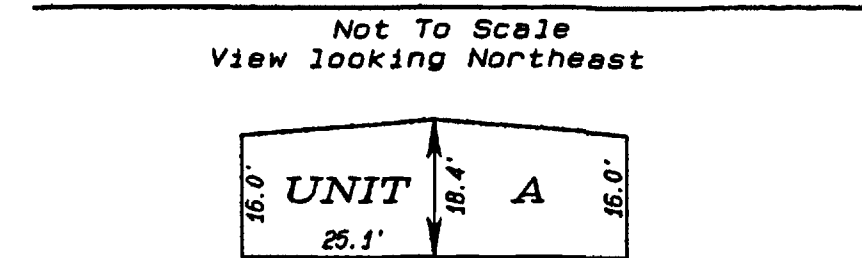
### LEGEND & ABBREVIATIONS

- FOUND #5 REBAR WITH 2" ALUMINUM CAP STAMPED "D H SURVEYS INC LS 24306"
  - ⊙ POWER POLE
  - ⊙ FIRE HYDRANT
  - ⊙ WATER METER
  - ⊙ ELECTRIC METER
  - ⊙ GAS METER
  - X— FENCE LINE
  - E— OVERHEAD ELECTRIC LINE
  - S— SANITARY SEWER LINE
  - [Stippled Box] CONCRETE
  - [Diagonal Lines Box] UNIT A LIMITED COMMON ELEMENT
  - [Cross-hatched Box] UNIT B LIMITED COMMON ELEMENT
- THE SOUTHERLY LIMITS OF THE L.C.E. FOR UNITS A & B IS AT THE BACK OF THE CONCRETE CURBING.  
 G.C.E. GENERAL COMMON ELEMENT  
 L.C.E. LIMITED COMMON ELEMENT  
 NAVD 29 = National Geodetic Vertical Datum of 1929

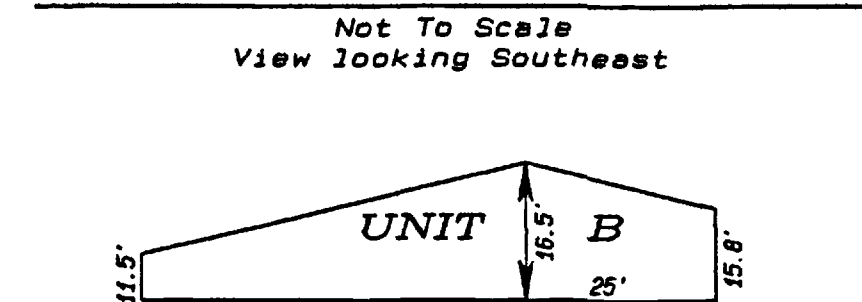
### SECTION A - A'



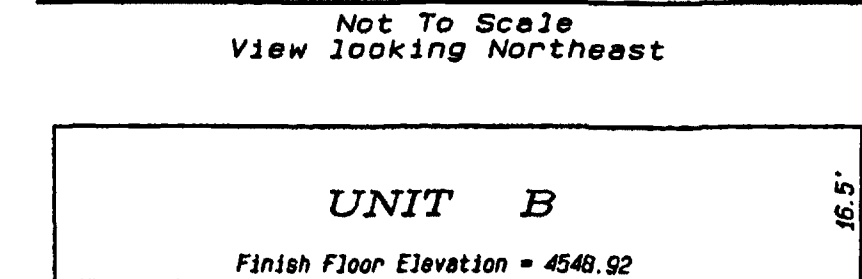
### SECTION B - B'



### SECTION C - C'



### SECTION D - D'



NOTE: Unit A and B dimensions are measured to the exterior surface of each building.

Dimensions of southerly line Unit A Limited Common Element

L/C	DELTA	ARC	RADIUS	CHORD BEARING	CHORD
C4	6°59'05"	15.26'	125.21'	S79°52'23"E	15.25'
L1				S83°21'56"E	59.27'
C5	36°15'54"	63.76'	100.74'	S65°13'59"E	62.70'
L2				S47°06'02"E	56.58'

Dimensions of southerly line Unit B Limited Common Element

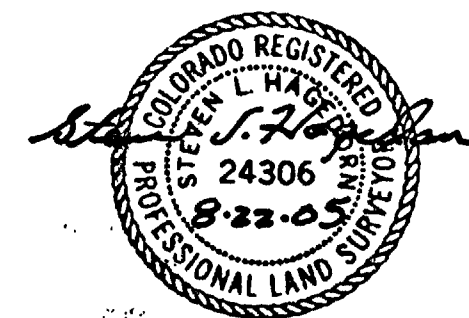
L/C	DELTA	ARC	RADIUS	CHORD BEARING	CHORD
L3				S85°51'30"E	44.09'
C6	26°28'46"	110.36'	238.80'	S72°30'07"E	109.38'
L4				S59°22'44"E	48.21'
C7	14°36'09"	31.91'	125.21'	S66°40'48"E	31.83'

CURVE TABLE

L/C	DELTA	ARC	RADIUS	CHORD BEARING	CHORD
C1	26°28'46"	106.90'	231.30'	S72°37'07"E	105.95'
C2	23°59'42"	55.56'	132.71'	S71°22'20"E	55.15'
C3	36°15'54"	59.01'	93.24'	S65°13'59"E	58.03'

AREA SUMMARY

UNIT A	5284 SQ. FT.	6.0%
UNIT A L.C.E.	18,211 SQ. FT.	20.8%
UNIT B	7286 SQ. FT.	8.3%
UNIT B L.C.E.	13,644 SQ. FT.	15.6%
PHASE 2	13,442 SQ. FT.	15.4%
G.C.E.	29,628 SQ. FT.	33.9%
<b>TOTAL 2.01 ACRES</b>	<b>87,495 SQ. FT.</b>	<b>100%</b>



**RIVER ROAD INDUSTRIAL PARK  
CONDOMINIUM**  
 NW 1/4 SE 1/4, SEC. 9, T1S, R1W, U.M.  
**D H SURVEYS INC.**  
 118 OURAY AVE. - GRAND JUNCTION, CO.  
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Designed By S.L.H.      Checked By M.W.D.      Job No. 269-05-39  
 Drawn By TMODEL      Date AUGUST, 2005      Sheet 2 OF 2

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