

CONDOMINIUM MAP OF RIVER ROAD INDUSTRIAL PARK CONDOMINIUM II

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:


a replat of PHASE 2 of RIVER ROAD INDUSTRIAL PARK CONDOMINIUM, in the City of Grand Junction, County of Mesa, Colorado, as recorded in Book 3973, at page 573, Reception No. 2271113 of the Mesa County records.

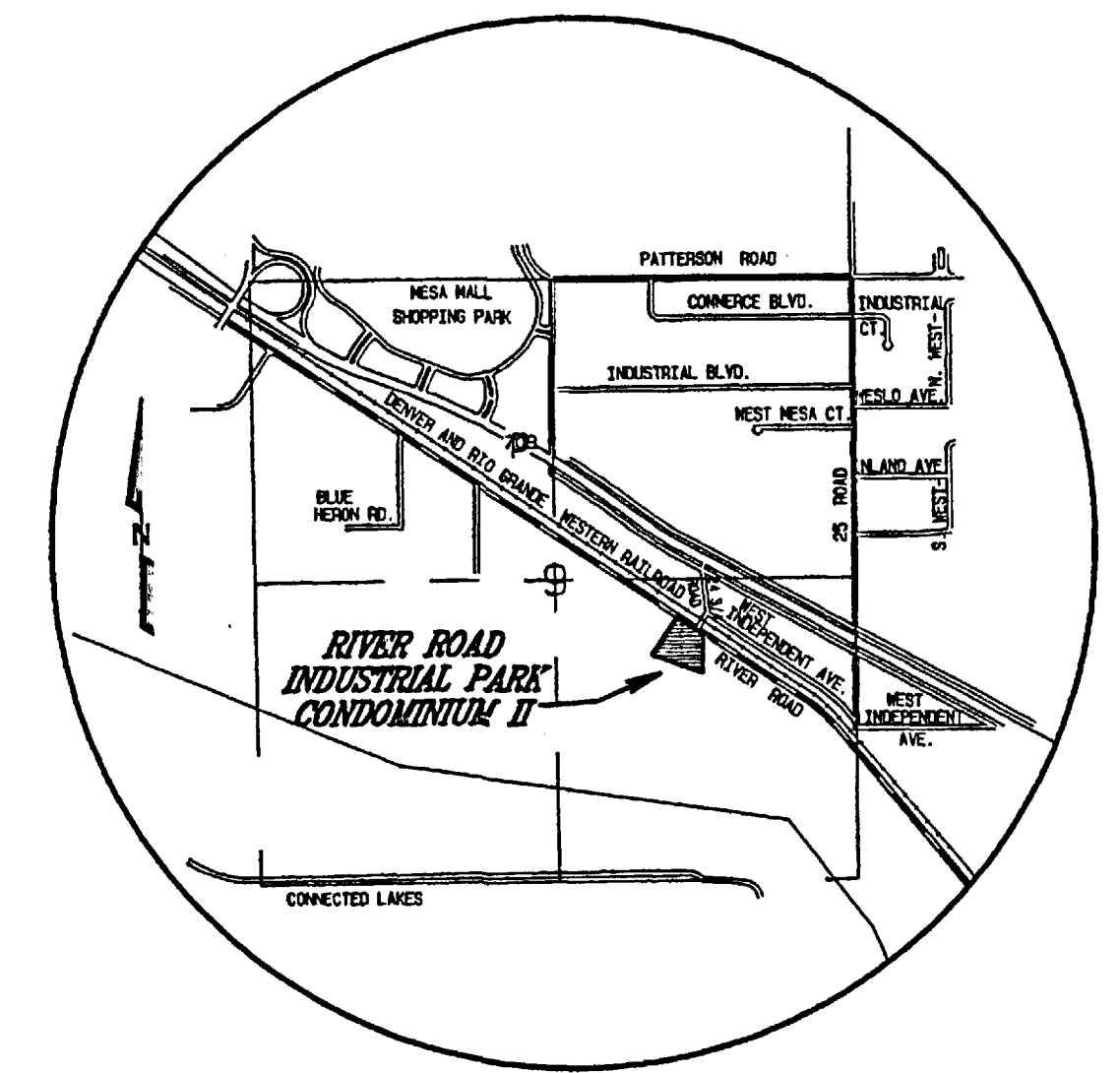
Said parcel contains 13,442 sq. ft. more or less.

The owner certifies that this Condominium Map of River Road Industrial Park Condominium II, has been prepared pursuant to the purposes stated in the Declaration for River Road Industrial Park Condominium II

as recorded in Book 4113, Pages 765-766 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



VICINITY MAP
NOT TO SCALE

TITLE CERTIFICATION

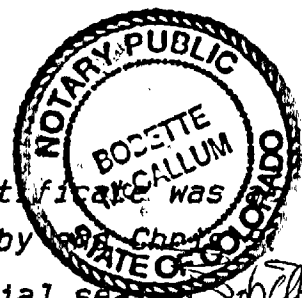
State of Colorado
County of Mesa

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: 2-14-06

By: 

STATE OF COLORADO)
COUNTY OF MESA) ss



The foregoing owner's certificate was acknowledged before me this 21st day of Feb. A.D., 2006 by Chris S. McCallum and Stephen McCallum
Witness my hand and official seal Debby W. Blanchette
Notary Public
Address 2411 River Road #1A Grand Junction, CO 81505
My commission expires 2/23/08

CITY APPROVAL

This condominium map of RIVER ROAD INDUSTRIAL PARK CONDOMINIUM II a condominium in the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 20th day of February, 2006.

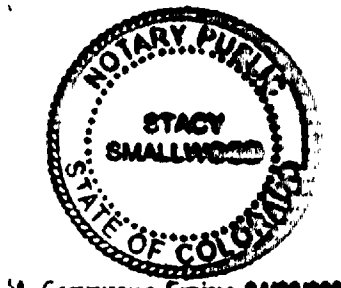

City Manager


City Mayor

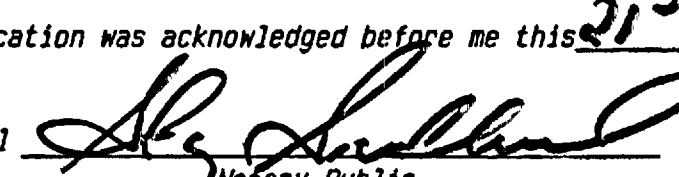
LIENHOLDERS RATIFICATION OF PLAT

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 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

BY:  FOR: Alpine Bank



STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing Lienholders Ratification was acknowledged before me this 21st day of Feb. A.D., 2006 by
Witness my hand and official seal 
Notary Public
Address 225 W. 5th St.
My commission expires 4-23-08

CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 9:07 o'clock AM., this 16th day of March A.D. 2006, and is duly recorded in Book No. 4113 at pages 763-764
Reception No. 2306814 Fees 20.00 + 1.00 Drawer No. KK-100

Deputy

Clerk and Recorder

CONDOMINIUM NOTES

Except for the Unit, 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 II**
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

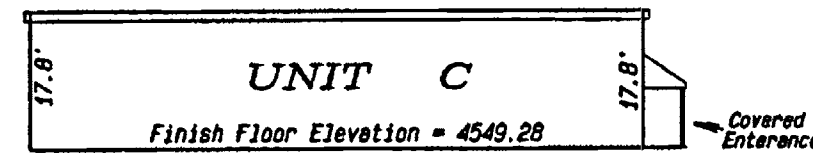
Designed By S.L.H.	Checked By M.W.D.	Job No. 269-05-39
Drawn By TMODEL	Date FEBRUARY, 2006	Sheet 1 OF 2

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

CONDOMINIUM MAP OF RIVER ROAD INDUSTRIAL PARK CONDOMINIUM II

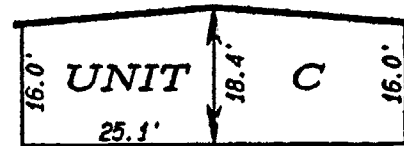
SECTION A - A'

Not To Scale
View Looking Northwest

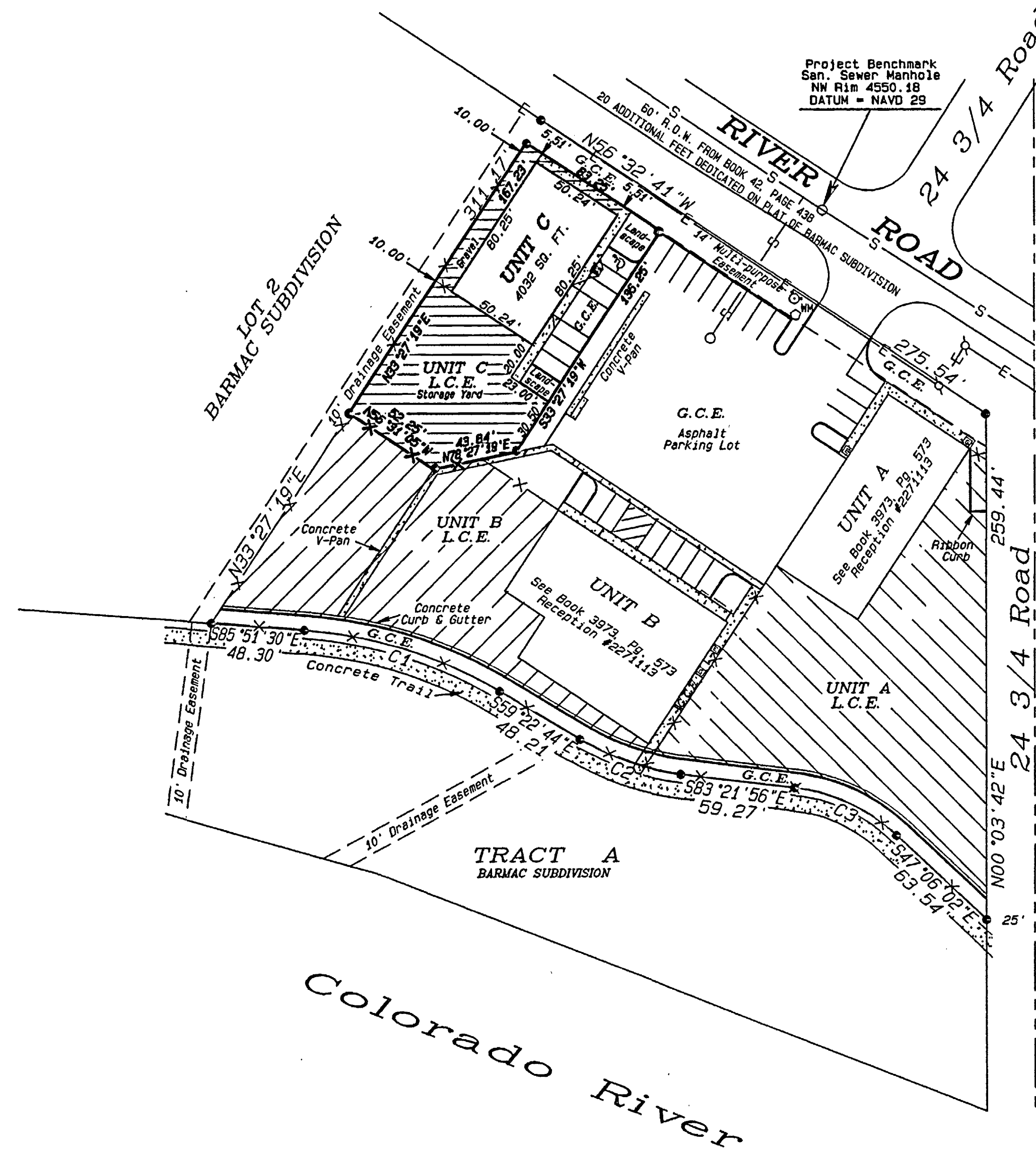


SECTION B - B'

Not To Scale
View Looking Northeast

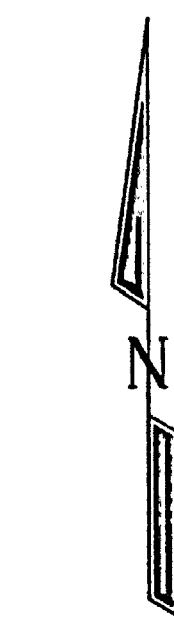


NOTE: Unit dimensions are measured to the exterior surface of each building.

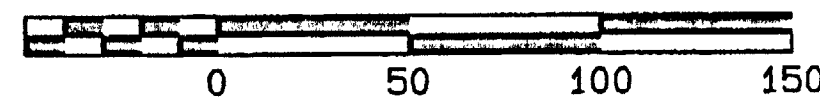


LEGEND & ABBREVIATIONS

- 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
- ▨ CONCRETE
- ▨ UNIT A LIMITED COMMON ELEMENT
- ▨ UNIT B LIMITED COMMON ELEMENT
- ▨ UNIT C LIMITED COMMON ELEMENT
- G.C.E. GENERAL COMMON ELEMENT
- L.C.E. LIMITED COMMON ELEMENT
- NAVD 29 = National Geodetic Vertical Datum of 1929



GRAPHIC SCALE 1"=50'



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°59'12"	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.	18,241 SQ. FT.	20.8%
UNIT B	7286 SQ. FT.	8.3%
UNIT B L.C.E.	13,644 SQ. FT.	15.6%
UNIT C	4032 SQ. FT.	4.6%
UNIT C L.C.E.	6978 SQ. FT.	8.0%
G.C.E.	32,060 SQ. FT.	36.7%
TOTAL	2.01 ACRES 87,495 SQ. FT.	100%

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