

CONDOMINIUM MAP OF GRAND CENTRAL PLAZA CONDOMINIUM

2949-951-00-032
John R. Crouch
2595 Highway 6 & 50

OWNER'S CERTIFICATE

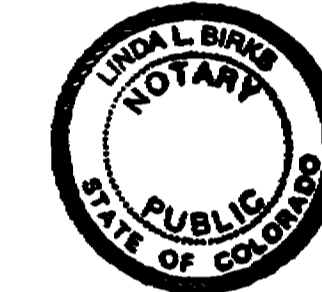
Grand Central Plaza LLC ("Declarant") is the owner of the following described property.
A parcel of land situated in the SE 1/4 NE 1/4 of Section 15, Township 1 South, Range 1 West of the 6th Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:
Commencing at the East 1/4 corner of said Section 15 being a found 3 1/4" aluminum cap stamped LS 18478, the basis of bearing being N89°52'00"W to the Center East 1/16 corner of said Section 15 being a Mesa County Survey Marker;
thence N89°52'00"W a distance of 454.49 feet;
thence N00°08'00"E a distance of 97.40 feet to the northerly right-of-way of Grand Avenue and the Point of Beginning;
thence N89°52'00"W along said northerly right-of-way a distance of 151.05 feet;
thence N75°38'09"W along said northerly right-of-way a distance of 38.09 feet;
thence N00°20'57"E a distance of 287.24 feet;
thence S89°52'00"E a distance of 286.61 feet to the westerly right-of-way of Highway 6 & 50;
thence S33°13'00"E along said westerly right-of-way a distance of 45.50 feet;
thence S27°42'00"W along said westerly right-of-way a distance of 173.30 feet;
thence S00°08'00"W along said westerly right-of-way a distance of 72.65 feet to the northerly right of way of Grand Avenue;
thence S54°09'44"W along said northerly right-of-way a distance of 55.03 feet to the Point of Beginning. Said parcel contains 1.76 acres more or less.

The owner certifies that this Condominium Map of GRAND CENTRAL PLAZA CONDOMINIUM has been prepared pursuant to the purposes stated in the Condominium Declaration for GRAND CENTRAL PLAZA CONDOMINIUM as recorded in Book 4277, at Pages 230-256 in the Clerk and Recorder's Office of Mesa County, State of Colorado.

Said owner further certifies that all lienholders appear hereon.

Samuel J. Baldwin
Samuel J. Baldwin
Ronnie G. Tannery
Ronnie G. Tannery

James A. Holmes, Jr.
James A. Holmes, Jr.
Merritt L. Sixbey, Jr.
Merritt L. Sixbey, Jr.



STATE OF COLORADO)
COUNTY OF MESA)

The foregoing owner's certificate was acknowledged before me this 28th day of September, A.D., 2006 by Samuel J. Baldwin, James A. Holmes, Jr., Ronnie G. Tannery and Merritt L. Sixbey, Jr.

Witness my hand and official seal *Linda L. Biele*
Notary Public

Address 800 Bedford Ave Grand Junction, Co.
My commission expires 11-12-2009

CITY APPROVAL

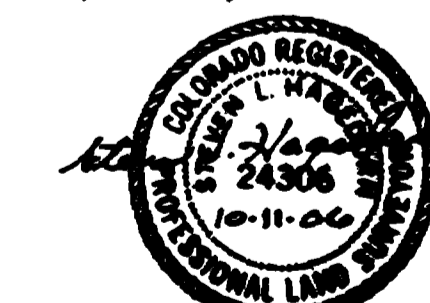
This condominium plat of GRAND CENTRAL PLAZA CONDOMINIUM, a condominium in the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 17 day of OCTOBER, 2006.

David Varley
City Manager

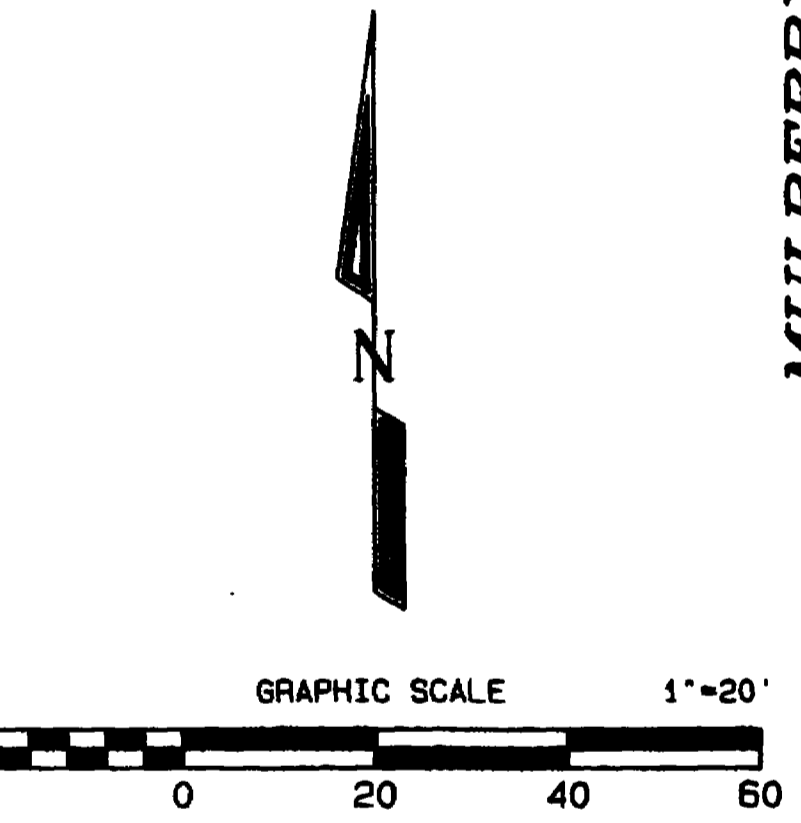
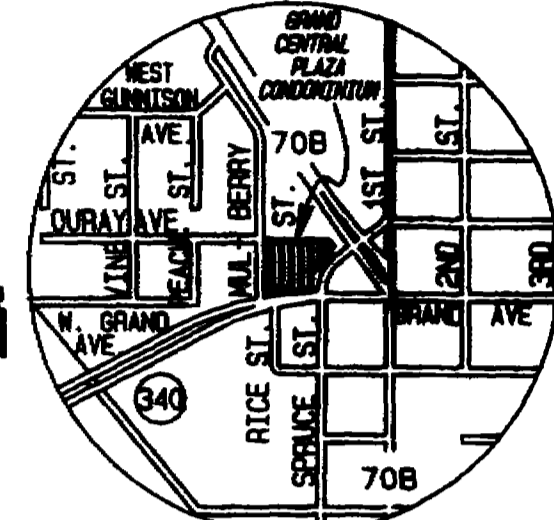
[Signature]
City Mayor

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. 38-33-209.

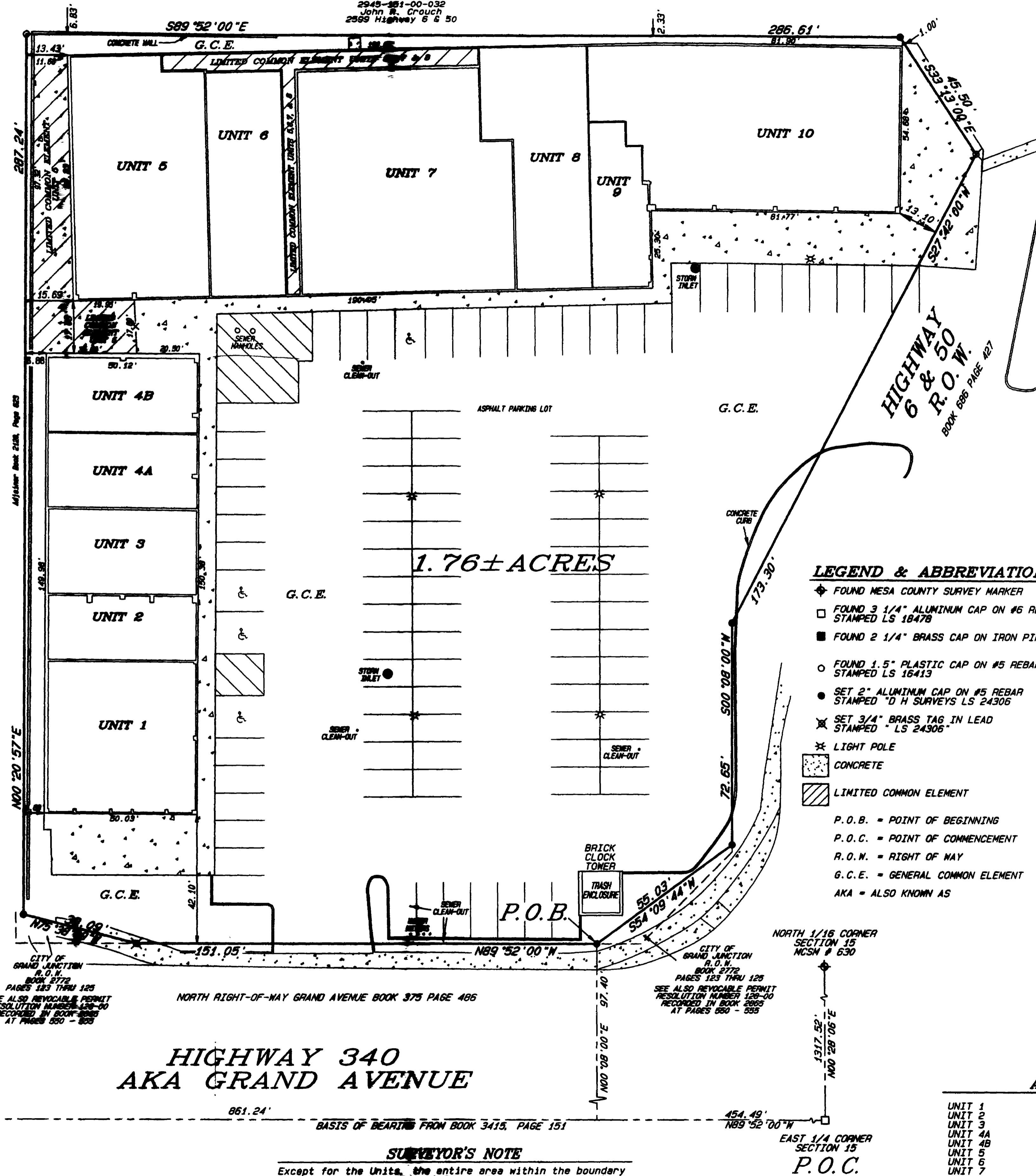


VACINITY MAP NOT TO SCALE



NORTHEAST 1/16 CORNER SECTION 15
CITY OF GRAND JUNCTION R.O.W.
BOOK 2772 PAGES 123 THRU 125
SEE ALSO REVOCABLE PERMIT RESOLUTION NUMBER 126-00 RECORDED IN BOOK 2880 AT PAGES 530 - 535

CENTER EAST 1/16 CORNER SECTION 15 NCSM # 543



LEGEND & ABBREVIATIONS

- ◆ FOUND MESA COUNTY SURVEY MARKER
 - FOUND 3 1/4" ALUMINUM CAP ON #6 REBAR STAMPED LS 18478
 - FOUND 2 1/4" BRASS CAP ON IRON PIPE
 - FOUND 1.5" PLASTIC CAP ON #5 REBAR STAMPED LS 16413
 - SET 2" ALUMINUM CAP ON #5 REBAR STAMPED "D H SURVEYS LS 24306
 - ✱ SET 3/4" BRASS TAG IN LEAD STAMPED "LS 24306"
 - ✱ LIGHT POLE
 - ▨ CONCRETE
 - ▨ LIMITED COMMON ELEMENT
- P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R.O.W. = RIGHT OF WAY
G.C.E. = GENERAL COMMON ELEMENT
AKA = ALSO KNOWN AS

1.76± ACRES

HIGHWAY 340
AKA GRAND AVENUE

SURVEYOR'S NOTE

Except for the Units, the entire area within the boundary will be designated General Common Element except as shown. Offset dimensions shown are from property lines to outside face of foundation wall.
See Sheet 2 of 3 for UNITS 1 through 4
See Sheet 3 of 3 for UNITS 5 through 10
See Sheet 2 of 3 for Clerk and Recorder's Certificate.
Title Certification & Lienholder's Ratification

AREA SUMMARY

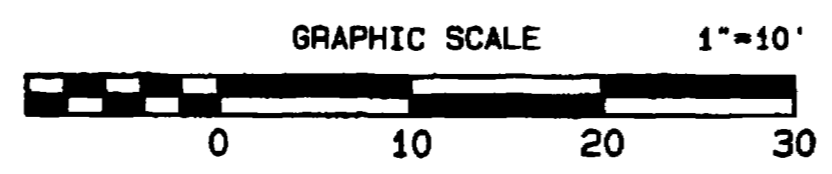
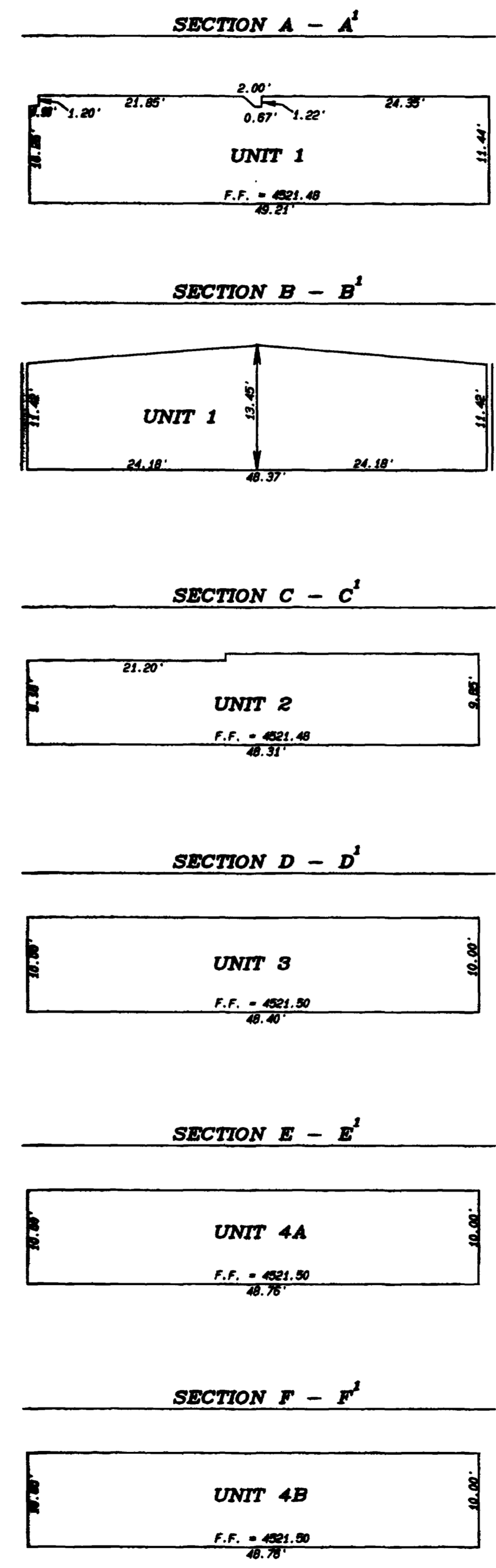
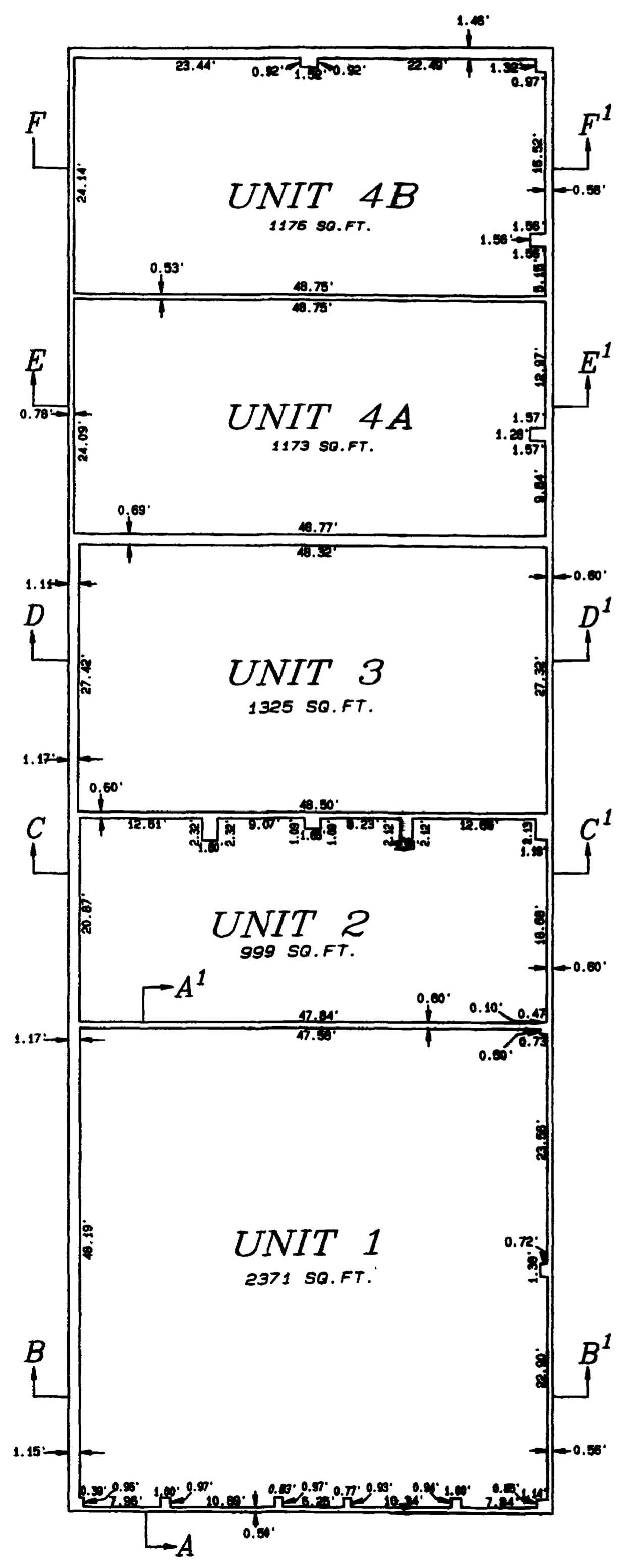
UNIT 1	2371 SQ. FT.	3.1%
UNIT 2	999 SQ. FT.	1.3%
UNIT 3	1325 SQ. FT.	1.7%
UNIT 4	1173 SQ. FT.	1.6%
UNIT 4B	1176 SQ. FT.	1.6%
UNIT 5	3369 SQ. FT.	4.4%
UNIT 6	1784 SQ. FT.	2.3%
UNIT 7	4818 SQ. FT.	6.3%
UNIT 8	2248 SQ. FT.	2.9%
UNIT 9	941 SQ. FT.	1.2%
UNIT 10	4953 SQ. FT.	6.5%
L.C.E. UNIT 5	1630 SQ. FT.	2.1%
L.C.E. UNITS 5, 6, 7 & 8	870 SQ. FT.	1.1%
GENERAL COMMON ELEMENT 48,980 SQ. FT.	63.9%	
TOTAL	1.76 ACRES 76,647 SQ. FT.	100%

GRAND CENTRAL PLAZA CONDOMINIUM
SE 1/4 NE 1/4 SECTION 15 T1S R1W U.M.
GRAND JUNCTION, MESA COUNTY, COLORADO

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. 760-03-01
Drawn By TERRAMODEL Date SEPTEMBER 2006 Sheet 1 OF 3

CONDOMINIUM MAP OF GRAND CENTRAL PLAZA CONDOMINIUM



CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 10:39 o'clock A.M., this 24th day of October A.D. 2006, and is duly recorded in Book No. 4277 at page 227-229
 Reception No. 2345023 Fee \$ 30.00+1.00 Drawer No. KK-114

Deputy

Clerk and Recorder

TITLE CERTIFICATION

State of Colorado
 County of Mesa
 We, Meridian Land Title, LLC, 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 Grand Central Plaza LLC; 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: OCTOBER 11, 2006 by: LAWRENCE D. VENT/EXAMINER

LIENHOLDERS RATIFICATION OF PLAT

The undersigned, Vectra Bank Colorado, National Association, 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 3837 at Page 494 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 Senior Vice President, with the authority of its Board of Directors, this 14th day of October, 2006.

Vectra Bank Colorado, National Association
 BY: [Signature]
 Its SENIOR VICE PRESIDENT

STATE OF CO)
) ss
 COUNTY OF MESA)

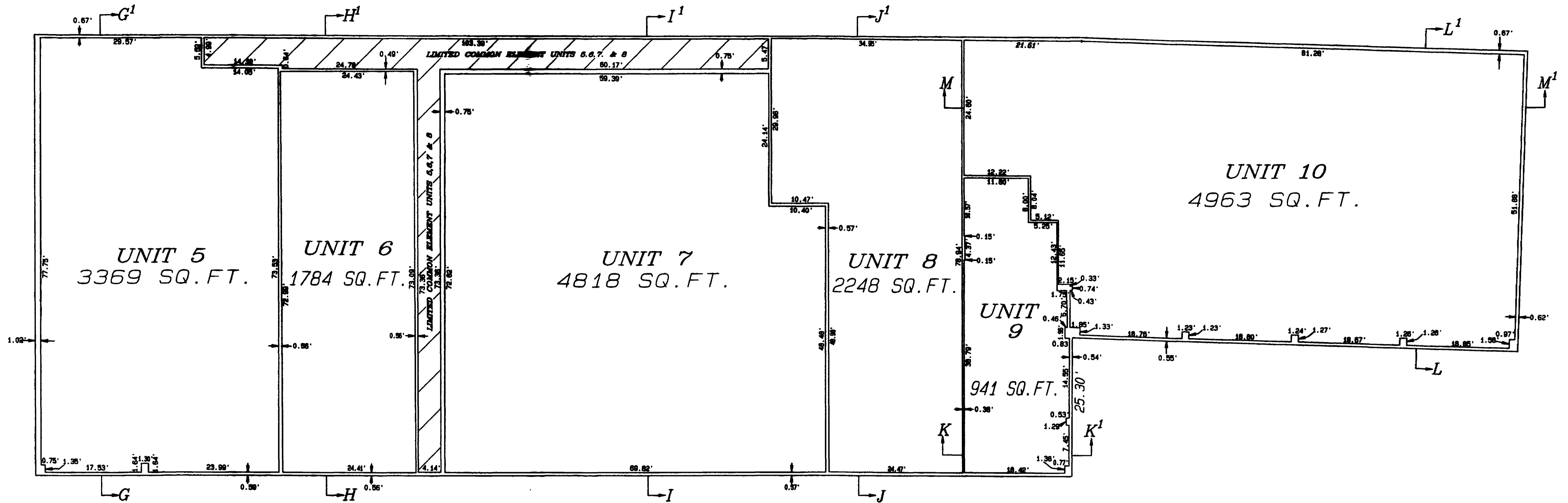
The foregoing Lienholder's Ratification of Plat was acknowledged before me by TERRY ROYSTER of Vectra Bank Colorado, National Association as its SENIOR VICE PRESIDENT this 14th day of October, 2006 for the aforementioned purposes.

Witness my hand and official seal [Signature]
 Notary Public
 Address 2394 Patterson Rd. Grand Junction, CO
 My commission expires 5/12/2007

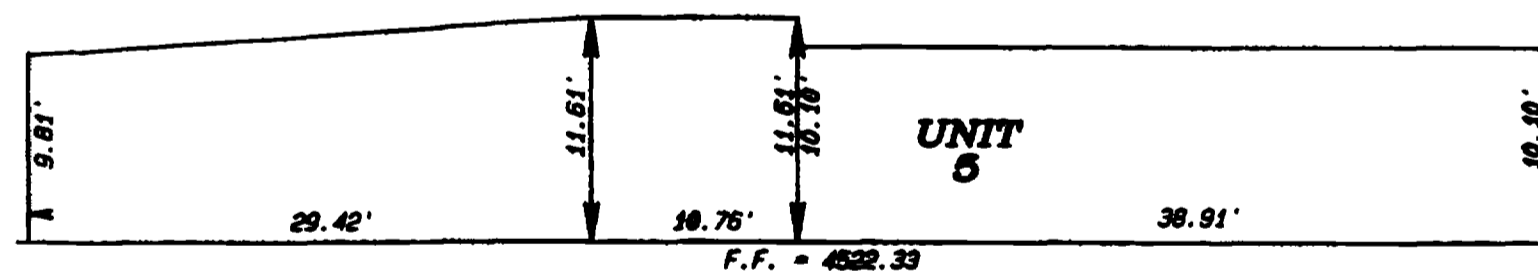


**GRAND CENTRAL PLAZA
 CONDOMINIUM**
 SE 1/4 NE 1/4 SEC 15 T1S R1W U.M.
 MESA COUNTY, COLORADO
D H SURVEYS INC.
 118 OURAY AVE. - GRAND JUNCTION, CO.
 (970) 245-8749

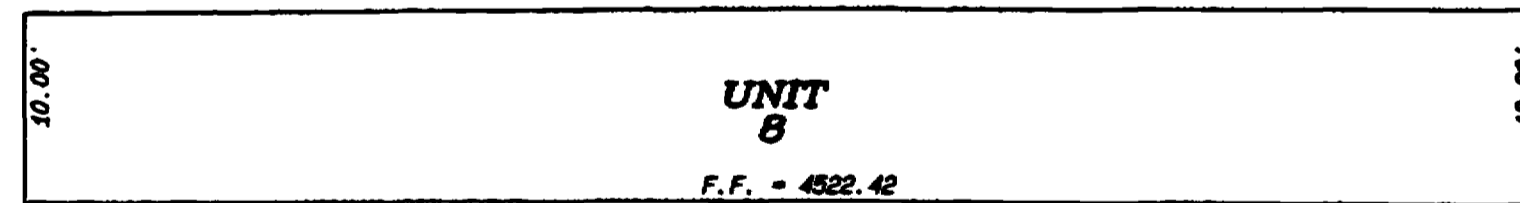
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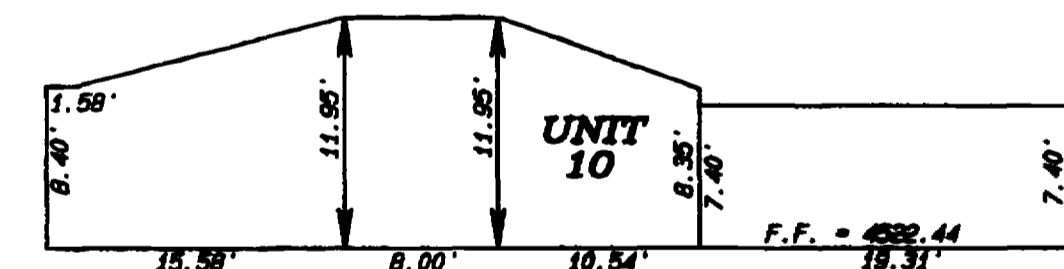
SECTION G - G¹



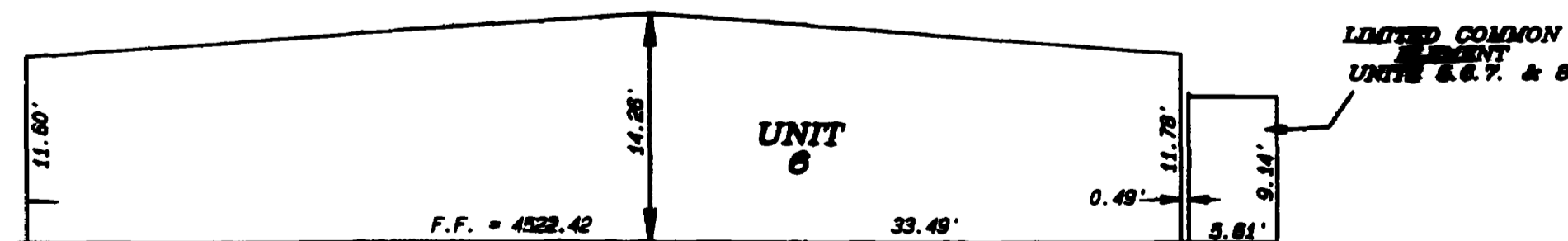
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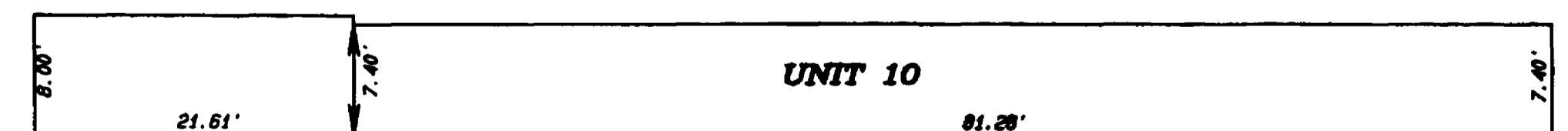
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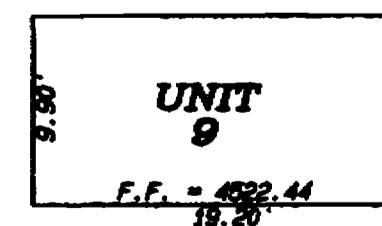
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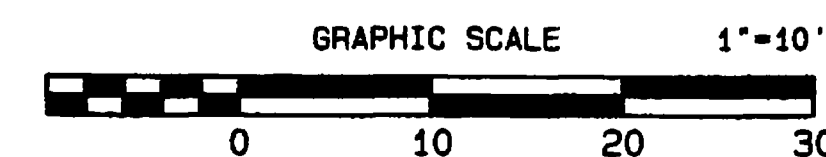
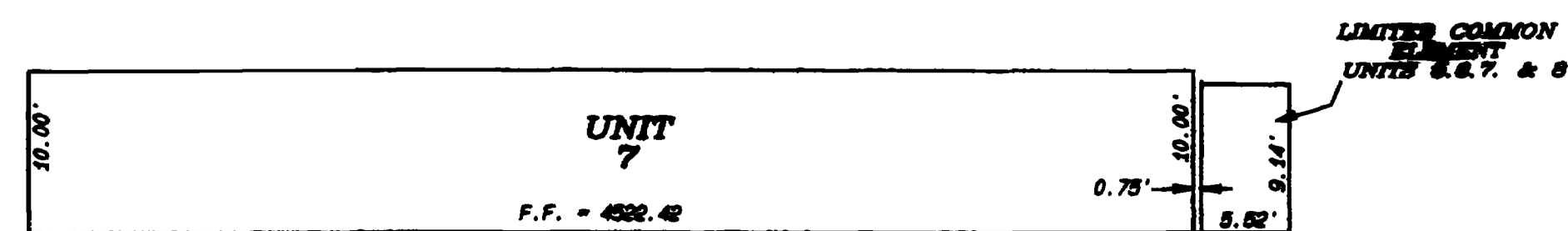
SECTION M - M¹



SECTION K - K¹



SECTION I - I¹



**GRAND CENTRAL PLAZA
CONDOMINIUM**
SE 1/4 NE 1/4 SEC 15 T1S R1W U.M.
MESA COUNTY, COLORADO

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Designed By S.L.H. Checked By M.W.D. Job No. 780-03-01
Drawn By TERRAMODEL Date SEPTEMBER 2008 Sheet 3 OF 3