

SKYLINE COURT CONDOMINIUMS

LOT 20 OF HORIZON PARK PLAZA SUBDIVISION, PLAT BOOK 11 PAGE 145, RECEPTION NO. 1086787
IN THE NE1/4 SE1/4 OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE UTE MERIDIAN, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

OWNERSHIP STATEMENT AND CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

East River Enterprises, LLC, a Colorado limited liability company, is the owner of a parcel of land being that certain tract of land in the NE1/4 SE1/4 of Section 36, in Township 1 North, Range 1 West of the Ute Meridian, Grand Junction, Colorado, described as follows:

Lot 20 of Horizon Park Plaza, as recorded in Plat Book 11 at Page 145, Reception No. 1086787 in the Office of the Mesa County Clerk and Recorder, in the County of Mesa, State of Colorado.

(Contains 0.45 Acres more or less).

The owners certify that this Condominium Map of Skyline Court Condominiums has been prepared pursuant to the purposes stated in the Declaration for Skyline Court Condominiums, as recorded in Book 4331 at Pages 127-159, Reception Number 2357872, in the Office of the Clerk and Recorder, Mesa County, Colorado.

IN WITNESS WHEREOF, said owner has caused its name to be hereunto subscribed this

3rd day of January A.D., 2007

by Jim Widdows, Manager
for East River Enterprises, LLC, a Colorado limited liability company.

STATE OF COLORADO)
) ss

COUNTY OF MESA)
The foregoing instrument was acknowledged before me this 3rd day of January A.D., 2007
by Jim Widdows, Manager for East River Enterprises, LLC, a Colorado limited liability company

My Commission expires: 4-18-07

WITNESS MY HAND AND OFFICIAL SEAL.

Lisa A. Chase
Notary Public

GENERAL NOTES

1. Basis of Bearings: based on Mesa County Local Coordinate System: GLO alloy cap for the S.E. Corner Section 36 and a spike for the East 1/4 Corner of Section 36, N00°00'43"W, a distance of 2639.24 feet (Horizon Park shows a value of "SOUTH" along this line).
2. Lot Lines are based on a survey by QED, PLS 16413, the positions of which monuments have been accepted by this survey.
3. Title information from Mesa County real property records and from First American Heritage Title Company, file number 911-HD134741-900-GTO, effective date 8/15/06. * also 911-HD105709-097-TBE
4. Elevations based on NAVD 88.
5. Subject property is burdened by an Avigation Easement recorded in Book 4233 at Pages 53-54 of the Mesa County records.
6. A Improvement Survey Plat was deposited at Number 362206 with the Mesa County Surveyor.

CONDOMINIUM NOTES

1. All property and improvements outside of the Units, as defined in that certain Declaration of Covenants Conditions and Restrictions for the Skyline Court Condominiums (the Declaration) recorded or to be recorded in the records of the Mesa County Clerk and Recorder, is General Common Element, unless designated as a Limited Common Element pursuant to the Declaration.
2. Parking spaces P1 through P18 may after the recording of this Map be designated as Limited Common Elements as provided in the Declaration.
3. Those parts of the Common Sign (Detail B) intended to receive business signs may after the recording of this Map be designated as Limited Common Elements as provided in the Declaration.

NOTICE: According to Colorado law you must Commence any legal action based upon any defect in this 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 shown hereon.

TITLE CERTIFICATION

We First American Heritage Title 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 East River Enterprises, LLC, a Colorado limited liability company; that the current taxes have been paid; that all mortgages not satisfied or released or otherwise terminated by law are shown hereon and that there are no other encumbrances of record; that all easements, reservations and rights-of-way of record are shown hereon.

Date: 1-4-2007 by: Jonathan V. Buie
for First American Heritage Title Company

CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL

This condominium map of Skyline Court Condominiums, a condominium in the City of Grand Junction, County of Mesa, State of Colorado, is

Approved this 8 day of JANUARY A.D. 2007

Mayor [Signature] City Manager David V. Kelly

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
) ss
COUNTY OF MESA)
I hereby certify that this instrument was filed in my office at 2:41 o'clock P.M.,
this 9th day of January A.D., 2007, and is duly recorded as Reception
Number 2357871 in Book 4331, Page 125 through 126
inclusive. Drawer No. 44-4

Clerk and Recorder _____ Deputy _____ Fees 20.00 + 1.00

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 4256, Page 788 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 Vice President, with the authority of its board of directors, this 3rd day of January, 2007.

by: Sarita Anas v.p.
For Wells Fargo Bank,

STATE OF COLORADO)
) ss
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 3rd day of January A.D., 2007
for Wells Fargo Bank

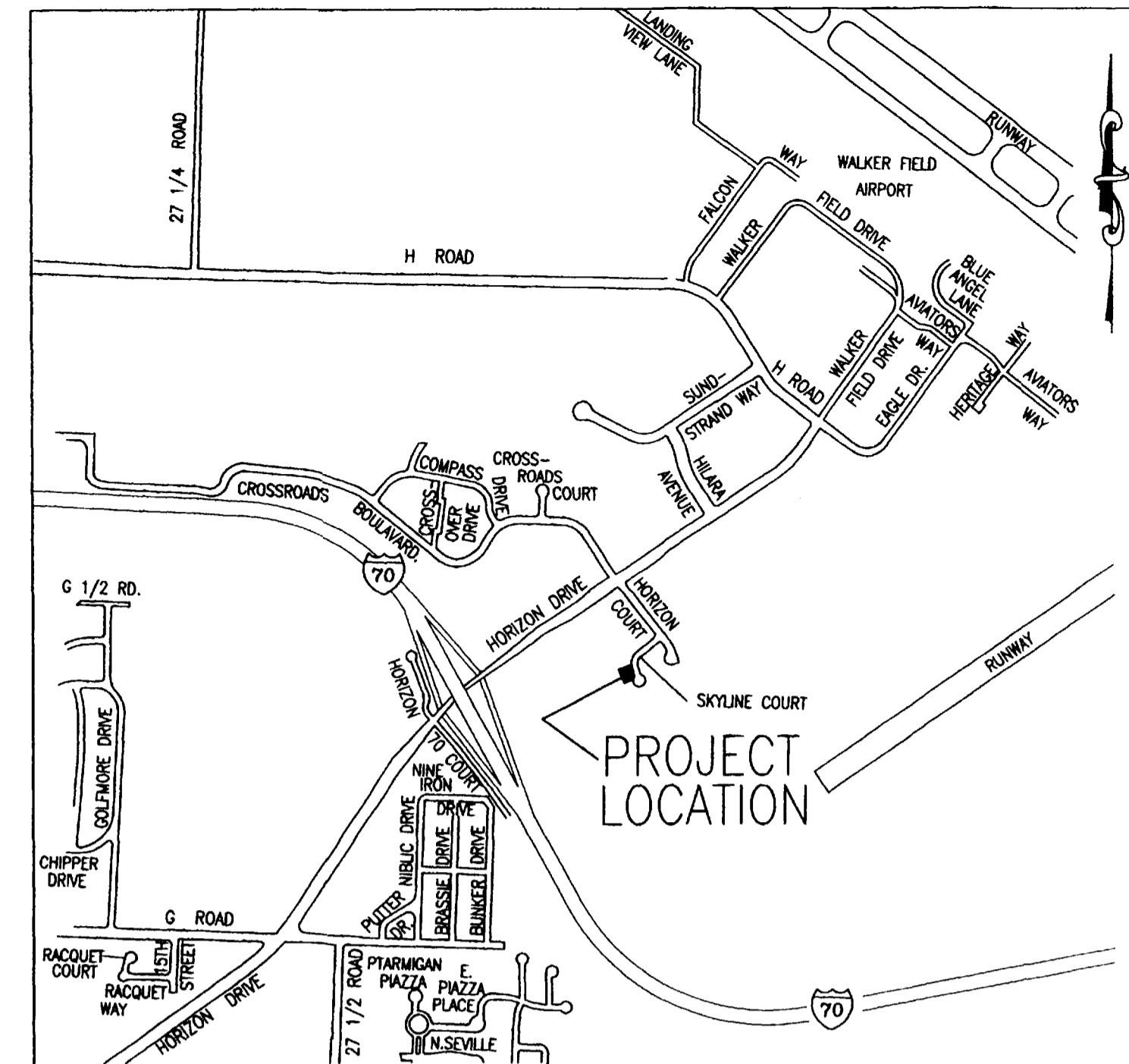
My commission expires: 4-18-07

WITNESS MY HAND AND OFFICIAL SEAL.

Lisa A. Chase
Notary Public

FOR CITY OF GRAND JUNCTION USE
Additional instruments documenting property interest and rights of others relative to the lands platted hereon are recorded as follows:

Declaration of Covenants, Conditions and Restrictions is recorded in Book 4331 at Pages 127-159



VICINITY MAP

PROJECT BENCHMARK

NORTHEAST CORNER LOT 20
5/8" REBAR AND ALLOY CAP
IN CONCRETE (PLS-18469)
ELEV=4749.52 (NAVD 88)
N:52248.22 (MCLCS)
E:99632.16 (MCLCS)

SURVEYOR'S STATEMENT

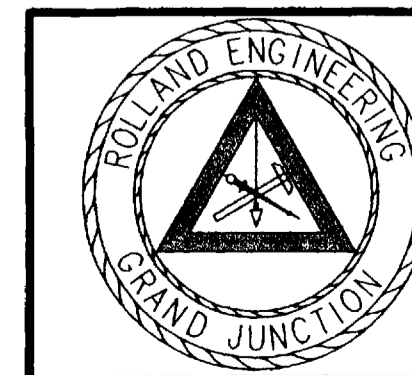
I, Richard A. Mason, a Professional Land Surveyor licensed in the State of Colorado, do hereby state that this map was prepared under my direct supervision, that it depicts the vertical and horizontal locations of each unit shown hereon, and that it was made from measurements upon and within the existing structures. This map contains all the information required by C.R.S. 38-33.3-209, as it may apply. The improvements and units shown hereon are substantially complete.

Richard A. Mason
Registered Professional Land Surveyor
P.L.S. No. 18469

Date January 4, 2007

INDEX OF SHEETS

SHEET 1 - OWNERSHIP, AND CERTIFICATES
SHEET 2 - CONDOMINIUM MAP

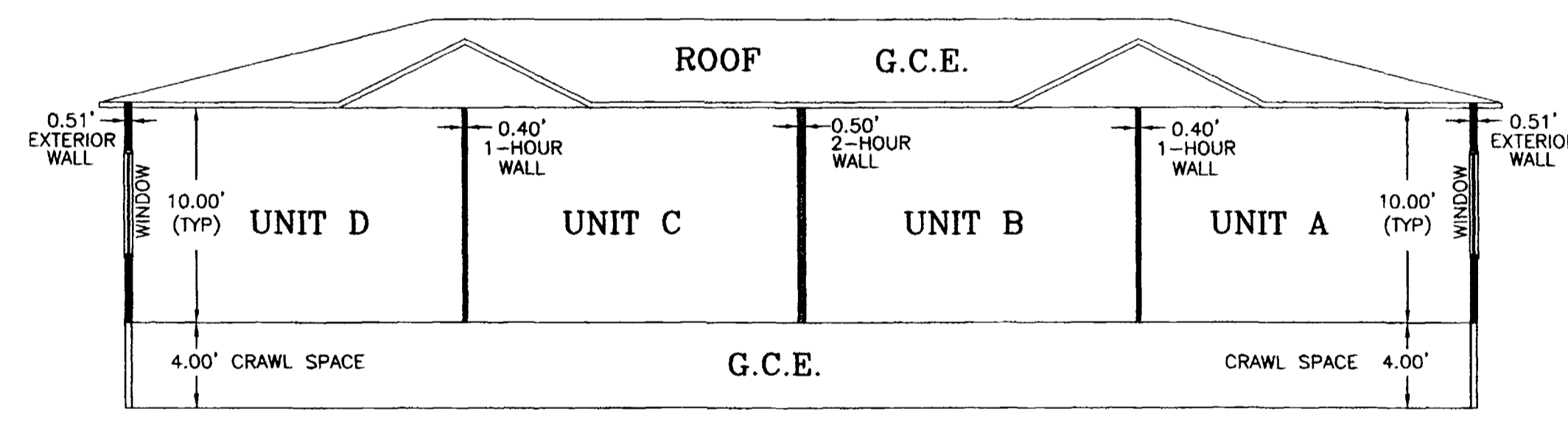
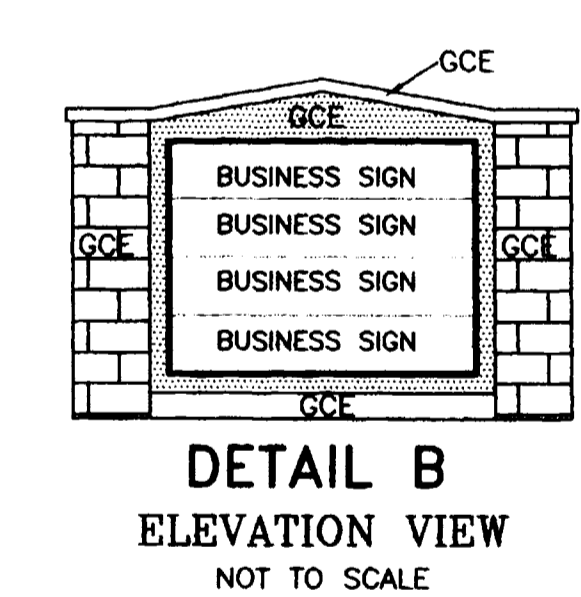
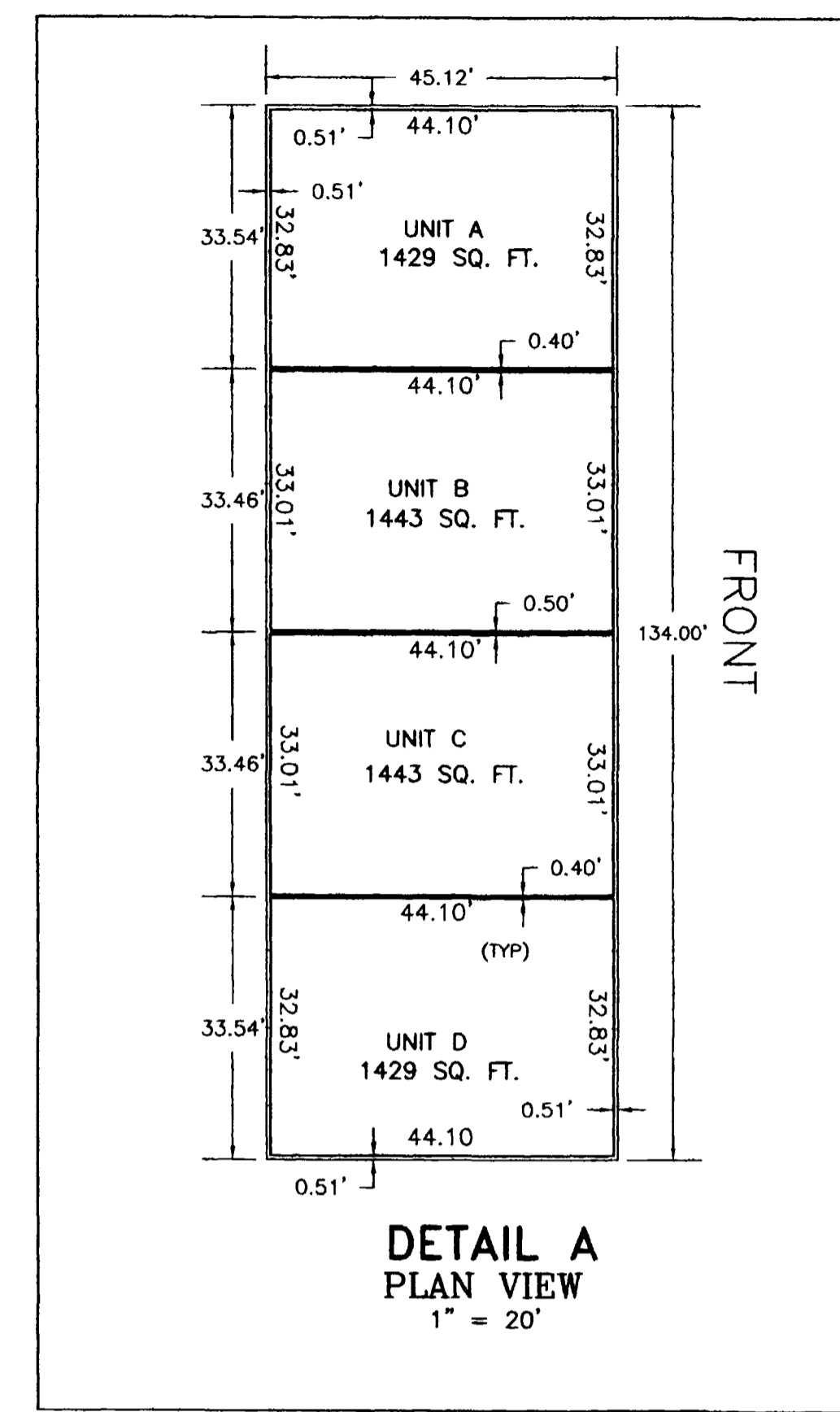
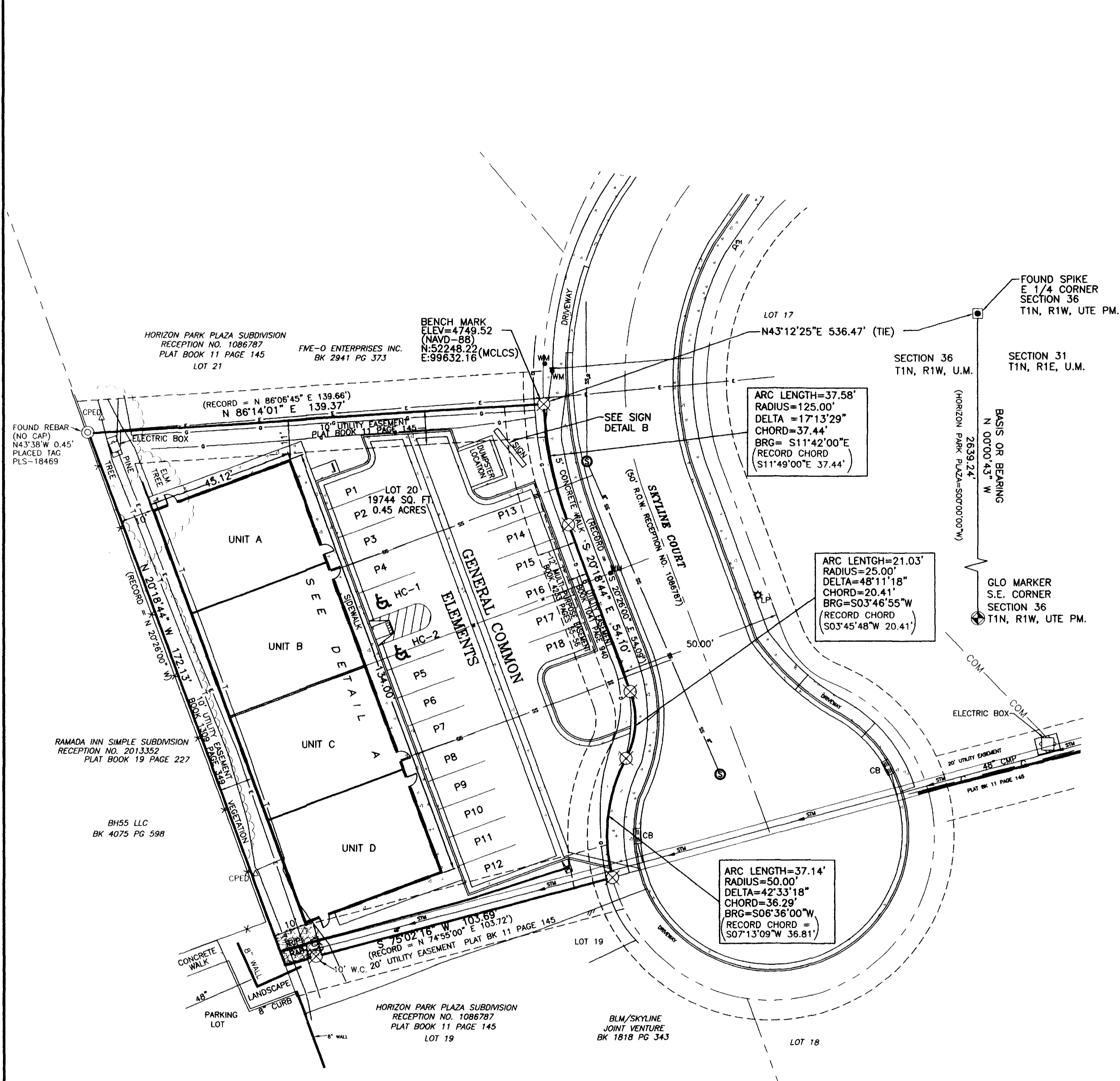


ROLLAND ENGINEERING
405 Ridges Blvd
Grand Jet, CO 81503
(970) 243-8300

File Name: C:\PROJECTS\6075\6075CONDO.DWG			
SKYLINE COURT CONDOMINIUMS			
IN LOT 20 OF HORIZON PARK PLAZA			
IN THE NE1/4 SE1/4 SECTION 36 IN T1N, R1W, OF THE UTE MERIDIAN, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO			
Designed	Checked	Proj#	Sheet
LC	RAM	6075	1
Drawn	Date	Rev.	Of
LC	1/02/07		2

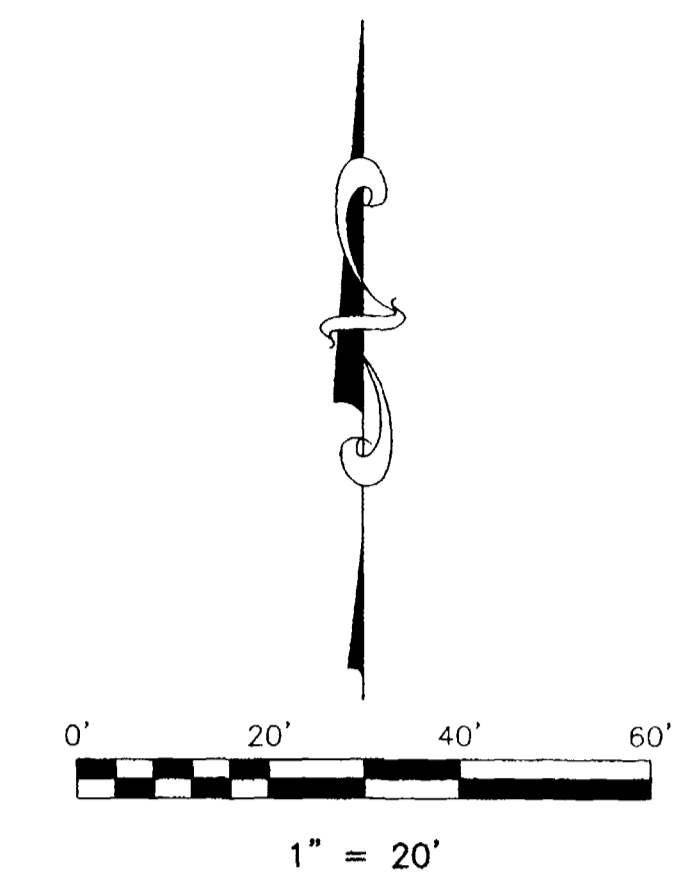
SKYLINE COURT CONDOMINIUMS

LOT 20 OF HORIZON PARK PLAZA SUBDIVISION, PLAT BOOK 11 PAGE 145, RECEPTION NO. 1086787
IN THE NE1/4 SE1/4 OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE UTE MERIDIAN, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO



LEGEND & ABBREVIATIONS

- ⊙ FOUND GOVERNMENT LAND OFFICE MARKER
- ⊙ FOUND REBAR (NO CAP) PLACED TAG (PLS 18469)
- ⊙ FOUND SPIKE
- BK. BOOK
- ELEV. ELEVATION
- MCLCS MESA COUNTY LOCAL COORDINATE SYSTEM
- NAVD 88 NORTH AMERICA VERTICAL DATUM OF 1988
- P1 (TYP) DESIGNATED PARKING STALL NUMBER
- PG. PAGE
- PLS. PROFESSIONAL LAND SURVEYOR
- R. RANGE
- R.O.W. RIGHT-OF-WAY
- SQ. FT. SQUARE FEET
- T. TOWNSHIP
- U.M. UTE MERIDIAN
- W.C. WITNESS CORNER
- WM ⊕ WATER METER
- WV WATER VALVE
- CB STORM CATCH BASIN
- G.C.E. GENERAL COMMON ELEMENTS
- L.C.E. LIMITED COMMON ELEMENTS
- G — UNDERGROUND GAS LINE
- COM — UNDERGROUND COMMUNICATIONS LINE
- STM — UNDERGROUND STORM DRAIN LINE
- SS — UNDERGROUND SANITARY SEWER LINE
- T — UNDERGROUND TELEPHONE LINE
- E — UNDERGROUND ELECTRIC LINE
- X — FENCE LINE
- ⊙ SANITARY SEWER MANHOLE
- ⊙ CPED COMMUNICATIONS PEDESTAL
- ⊙ LP LIGHT POLE
- TREE LINE
- EDGE OF EXISTING ASPHALT PAVEMENT
- ⊕ HANDICAP ACCESS



GENERAL NOTES

- Basis of Bearings: based on Mesa County Local Coordinate System: GLO alloy cap for the S.E. Corner Section 36 and a spike for the East 1/4 Corner of Section 36, N0°00'43"W, a distance of 2639.24 feet (Horizon Park shows a value of "SOUTH" along this line).
- Lot Lines are based on a survey by QED, PLS 16413, the positions of which monuments have been accepted by this survey.
- Title information from Mesa County real property records and from First American Heritage Title Company, file number 911-H0134741-900-GTO, effective date 8/15/06.
- Elevations based on NAVD 88.
- Subject property is burdened by an Avigation Easement recorded in Book 4233 at Pages 53-54 of the Mesa County records.
- A Improvement Survey Plat was deposited at Number 362206 with the Mesa County Surveyor.

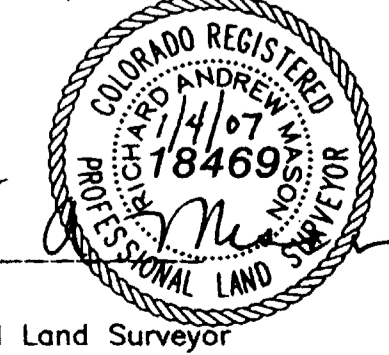
CONDOMINIUM NOTES

- All property and improvements outside of the Units, as defined in that certain Declaration of Covenants Conditions and Restrictions for the Skyline Court Condominiums (the Declaration) recorded or to be recorded in the records of the Mesa County Clerk and Recorder, is General Common Element, unless designated as a Limited Common Element pursuant to the Declaration.
- Parking spaces P1 through P18 may after the recording of this Map be designated as Limited Common Elements as provided in the Declaration.
- Those parts of the Common Sign (Detail B) intended to receive business signs may after the recording of this Map be designated as Limited Common Elements as provided in the Declaration.

SURVEYOR'S STATEMENT

I, Richard A. Mason, 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, as it may apply. The improvements and units shown hereon are substantially complete.

Richard A. Mason
Registered Professional Land Surveyor
P.L.S. No. 18469
Date: January 4, 2007



PROJECT BENCHMARK

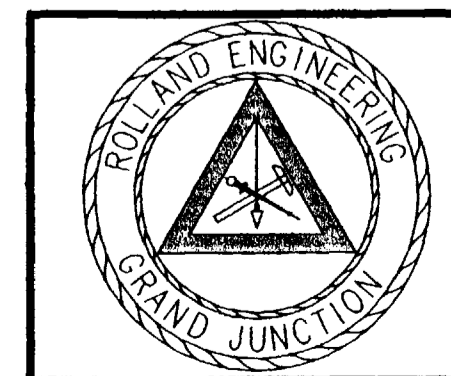
NORTHEAST CORNER LOT 20
5/8" REBAR AND ALLOY CAP
IN CONCRETE (PLS-18469)
ELEV=4749.52 (NAVD 88)
N:52248.22 (MCLCS)
E:99632.16

INDEX OF SHEETS

SHEET 1 - OWNERSHIP, AND CERTIFICATES
SHEET 2 - CONDOMINIUM MAP

CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
Note: All utility locations shown hereon are approximate only. You must call Utility Notification Center of Colorado for utility location prior to any excavation.

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this 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 shown hereon.



ROLLAND ENGINEERING
405 Ridges Blvd
Grand Jct, CO 81503
(970) 243-8300

File Name: C:\PROJECTS\6075\6075CONDO.DWG				
SKYLINE COURT CONDOMINIUMS				
IN LOT 20 OF HORIZON PARK PLAZA				
IN THE NE1/4 SE1/4 SECTION 36 IN T1N, R1W, OF THE UTE MERIDIAN, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO				
Designed	Checked	RAM	Proj#	Sheet
Drawn	LC	Date	1/02/07	Rv
			6075	2
				of 2