

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 <u>433</u>/ at Pages <u>127-159</u>, Reception Number <u>2357872</u>, 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 ______ day of ______ A.D., 20.07.

Se Walk 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 <u>3</u>CA day of <u>Sannary</u> A.D., 20<u>07</u>. by Jim Widdows, Manager for East River Enterprises, LLC, a Colorado limited liability company

My Commission expires: <u>4-18-07</u>

WITNESS MY HAND AND OFFICIAL SEAL.

Notary Public

NOTARL

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GENERAL NOTES

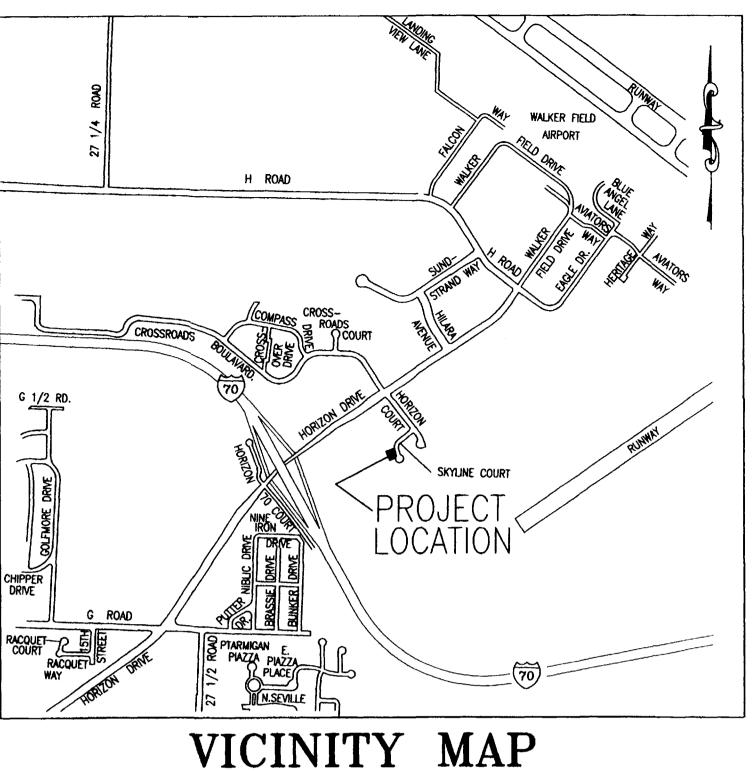
- Basis of Bearings: based on Mesa County Local Coordinate System: GLO alloy cap for the S.E. Corner Section 36 and a spike for the East 1/4 Corner of Section 36, N00°00'43"W, a distance of 2639.24 feet (Horizon Park shows a value of "SOUTH" along this line.).
- 2. Lot Lines are based on a survey by 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–H0134741–900–GTO, effective date 8/15/06. 4 also 911–H0105709-097-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.

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V STATE OF COLORADO;	V STATE OF COLORADO)	Approved this	B day of	JANUA	<u>ey</u>	A.D. 20	7	
V STATE OF COLORADO;	V STATE OF COLORADO)	Mover off	Tan		City Manager	Davies 1/m	ØN	
STATE OF COLORADO) State COUNTY OF MESA I hereby certify that this instrument was filed in my office at	STATE OF COLORADO)) ss COUNTY OF MESA) 1 nereby certify that this instrument was filed in my office at _ <u>2141</u> o'clock _ <u>C</u> , M, this _ <u>114</u> day of <u>Jacuasey</u> AD., 20 <u>07</u> _, and is duly recorded as Reception Number _ <u>2357377</u> in Book <u>4331</u> , Page <u>/25</u> through <u>/24</u> inclusive. Drower No <u>4454.4</u> Clerk and Recorder Deputy Recorded as Reception The undersigned, hereby certifies that it is a holder of a security interest upon the property hereor described and does hereby going 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 necorded in Book 4256, Page 788 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon. In withese whereof, the said corporation has caused these presents to be signed by its <u>Virce Orecicietar</u> with the outhority of its board of directors, this <u>3104</u> AD, 20 For Wells Fargo Bank. STATE OF COLORADO) () ss COUNTY OF MESA) The foregoing instrument was acknowledged before me this <u>3104</u> day of <u>January</u> A.D. 20 My commission expires: <u>4-18-07</u> Wtress Mr HAND AND OFFICIAL SEAL <u>FOR CITY OF GRAND JUNCTION USE</u> Additional instruments documenting property interest and rights of others relative to the tonds platted hereon are recorded as follows: Declaration of Covenants, Conditions and Restrictions		(
COUNTY OF MESA) I hereby certify that this instrument was filed in my office at <u>2:41</u> o'clock <u>f</u> _M, this <u>4/h</u> day of <u>fanaery</u> AD, 20 <u>27</u> , and is duy recorded as Reception Number <u>2327871</u> in Book <u>4/331</u> , page <u>125</u> through <u>124</u> inclusive. Drawer No	OUNTY OF MESA) I hereby certify that this instrument was filed in my office at <u>2:41</u> o'clock <u>f</u> _M, this <u>41A</u> day of <u>facuracy</u> AD, 2027, and is duly recorded as Reception Number <u>2:35:7871</u> in Book <u>4331</u> , Page <u>125</u> through <u>124</u> inclusive. Drower No. <u>44:44</u> Clerk and Recorder <u>20.001/00</u> ELENHOLDERS 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 fand described in sold dedication by the owners thereor and agrees that it is security interest which is recorded in Book <u>4256</u> , Page 788 of the public records of wess County. Colorado shill be subordinated to the dedications shown hereon. In witness whereof, the sold corporation has caused these presents to be signed by its <u>Vice Crescicleart</u> , with the authority of its board of directors, this <u>32cd</u>			'S CERTIF	ICATE			
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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	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	The undersigned, here property hereon descri- land described in said interest which is reco- Mesa County, Colorad in witness whereof, the day of Sanuary, by:	by certifies that it ribed and does here d dedication by the brded in Book 4256, o shall be subordin the said corporation the said corp	is a holder of e eby join in and owners thereof , Page 788 of t hated to the ded has caused the uthority of its bo dged before me	this <u>3rd</u>	dedication of the it its security ds of hereon. be signed by its a, this 3.0 day of Janu	any_ A.D., 20_C	NO NO
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VICINIII 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 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 Surveyo P.L.S. No. 18469 Date /

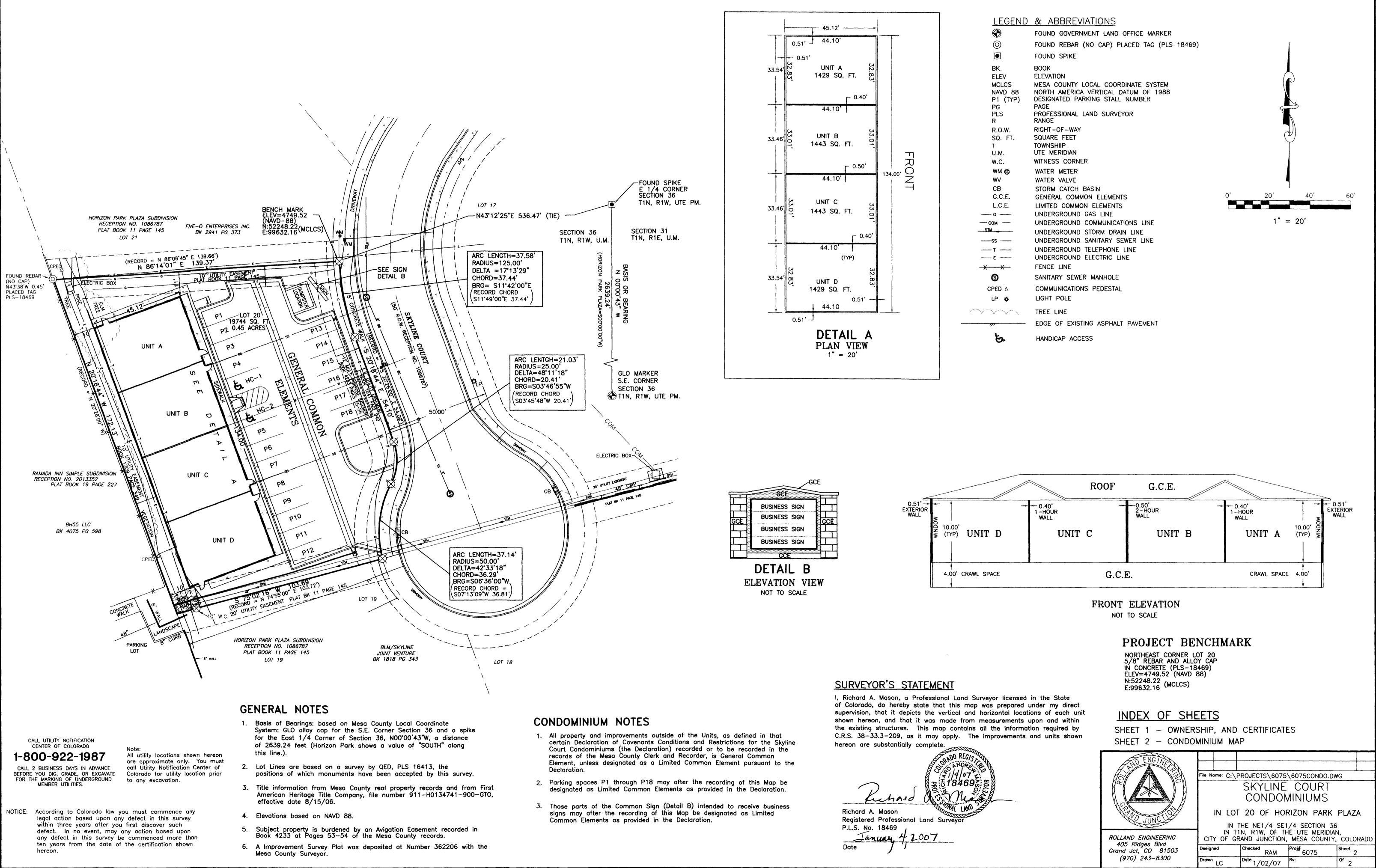
INDEX OF SHEETS SHEET 1 - OWNERSHIP, AND CERTIFICATES

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

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
405 Ridges Blvd Grand Jct, CO 81503 (070) 243-8300
(970) 243-8300 Drown LC Date 1/02/07 Rv: 0f 2

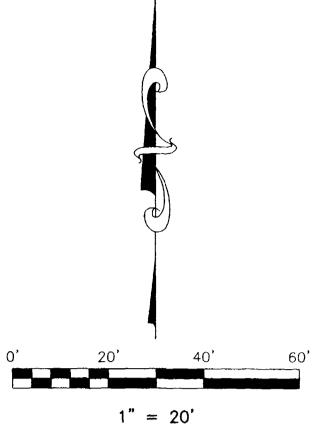
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SKYLINE COURT CONDOMINIUMS

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



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