

CONDOMINIUM MAP OF POWER ROAD CENTER CONDOMINIUM

Lot 2, Power Road Subdivision as recorded in Book 4322 at Pages 826 & 827.
SE 1/4 SEC. 16, T.1S., R.1W., U.M.
City of Grand Junction, Mesa County, Colorado

CERTIFICATION

McCallum Family LLC, A Colorado Limited Liability Company and Chris S. McCallum, LLP, A Colorado Limited Liability Partnership ("Declarant") are the owners of a parcel of land situate in the SE 1/4 Section 16, Township 1 South, Range 1 West of the Ute Meridian City of Grand Junction, Mesa County, Colorado, being more particularly described as follows:

Lot 2, Power Road Subdivision as recorded in Book 4322 at Pages 826 & 827.

All Tracts/Easements include the right of ingress and egress on, along, over, under, through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush, and in Drainage and Detention/Retention easements or tracts, the right to dredge; provided however, that the beneficiaries/owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said lots or tracts hereby platted shall not burden or overburden said easements by erecting or placing any improvements thereon which may impede the use of the easement and/or prevent the reasonable ingress and egress to and from the easement.

The owners certify that this Condominium Map of Power Road Center Condominium, has been prepared pursuant to the purposes stated in the Condominium Declaration of Power Road Center Condominium.

Owner further certifies that all lienholder's of record appear hereon.

McCallum Family LLC and Chris S. McCallum, LLP

Chris McCallum
By: Chris S. McCallum, Partner

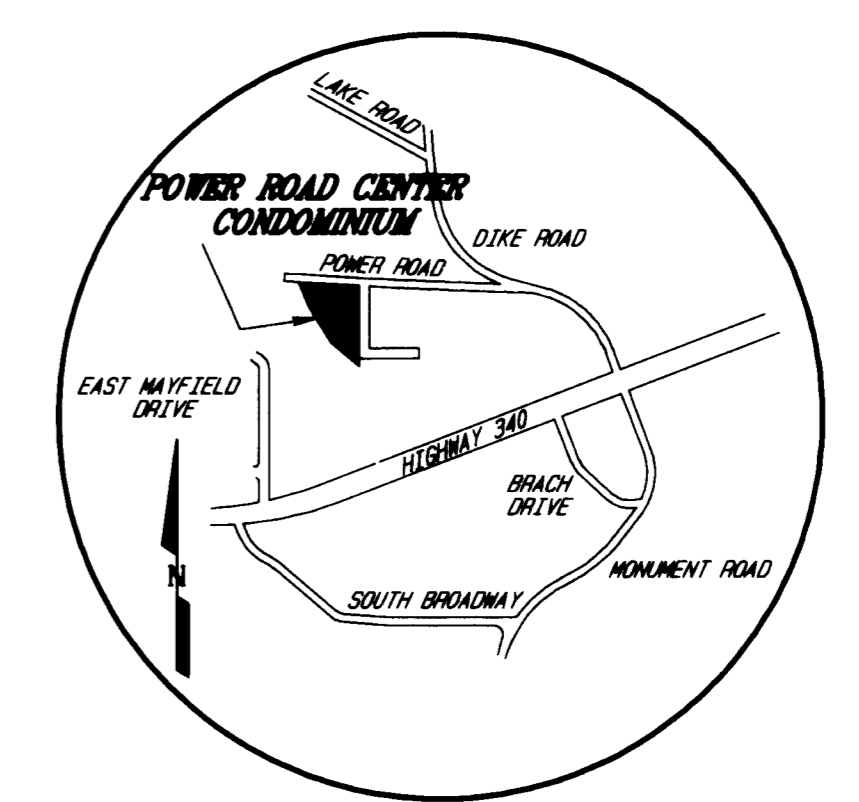
TITLE CERTIFICATION

State of Colorado
County of Mesa

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 McCallum Family LLC and Chris S. McCallum, LLP; 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: 12-5-07

By: *Pam Sore* Title Examiner



VICINITY MAP
NOT TO SCALE

CITY APPROVAL

This condominium map of POWER ROAD CENTER CONDOMINIUM, a condominium in the City of Grand Junction, County of Mesa, State of Colorado,

is approved and accepted on the 14th day of December, 2007.

Jim McCallum
City Manager

[Signature]
City Mayor

To be completed by the City of Grand Junction personnel.
The accuracy of this information is the responsibility of the City of Grand Junction.

Condominium Declarations of Power Road Center Condominium are recorded in Book 4570 at Pages 873.

CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 3:53 o'clock P.M., this 14th day of December, A.D. 2007, and is duly recorded in Book No. 4570 at page 871 & 872.
Reception No. 2416304, Fee \$ 20.00 + 81% Drawer No. 114-25.

Carl Fuchs
Deputy

Janice Rich
Clerk and Recorder

SURVEYOR'S STATEMENT

I, Michael W. Drissel, 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 applicable information required by C.R.S. 38-33.3-209. The improvements and units shown hereon are substantially complete.

Michael W. Drissel
Professional Land Surveyor
No. 2417
Exp. 12-31-08

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 10 day of Dec A.D., 2007 by Chris S. McCallum, Partner, McCallum Family LLC and Chris S. McCallum, LLP.

Witness my hand and official seal: *Patricia E. Ehman*
Notary Public

Address 225 N 5th St, GJ, CO 81501

My commission expires: 4/29/2008



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 agree that its security interest which is recorded in at Book 4386 at Page 371 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

BY: *[Signature]* FOR: Alpine Bank, EUP

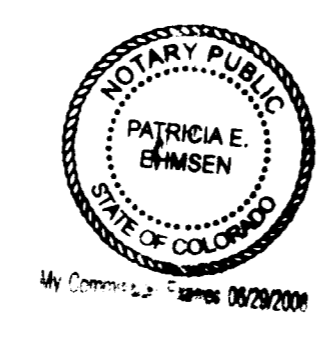
STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing Lienholders Ratification was acknowledged before me this 10 day of Dec, A.D., 2007 by

Witness my hand and official seal: *Patricia E. Ehman*
Notary Public

Address 225 N 5th St, GJ, CO 81501

My commission expires: 4/29/2008



CONDOMINIUM NOTES

- 1.) The Project Benchmark is the northwest corner of Lot 2 being a found #5 rebar w/ 1.5" aluminum cap stamped LS 17845 with an elevation of 4549.05 / NAVD 88.
- 2.) Except for the Units, the entire condominium boundary will be classified as General Common Element, including walls between units and exterior walls.
- 3.) The Undeveloped Unit is reserved for future development and is subject to reserved declarant development rights which are more particularly described in the Declaration to Power Road Center Condominium.

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.

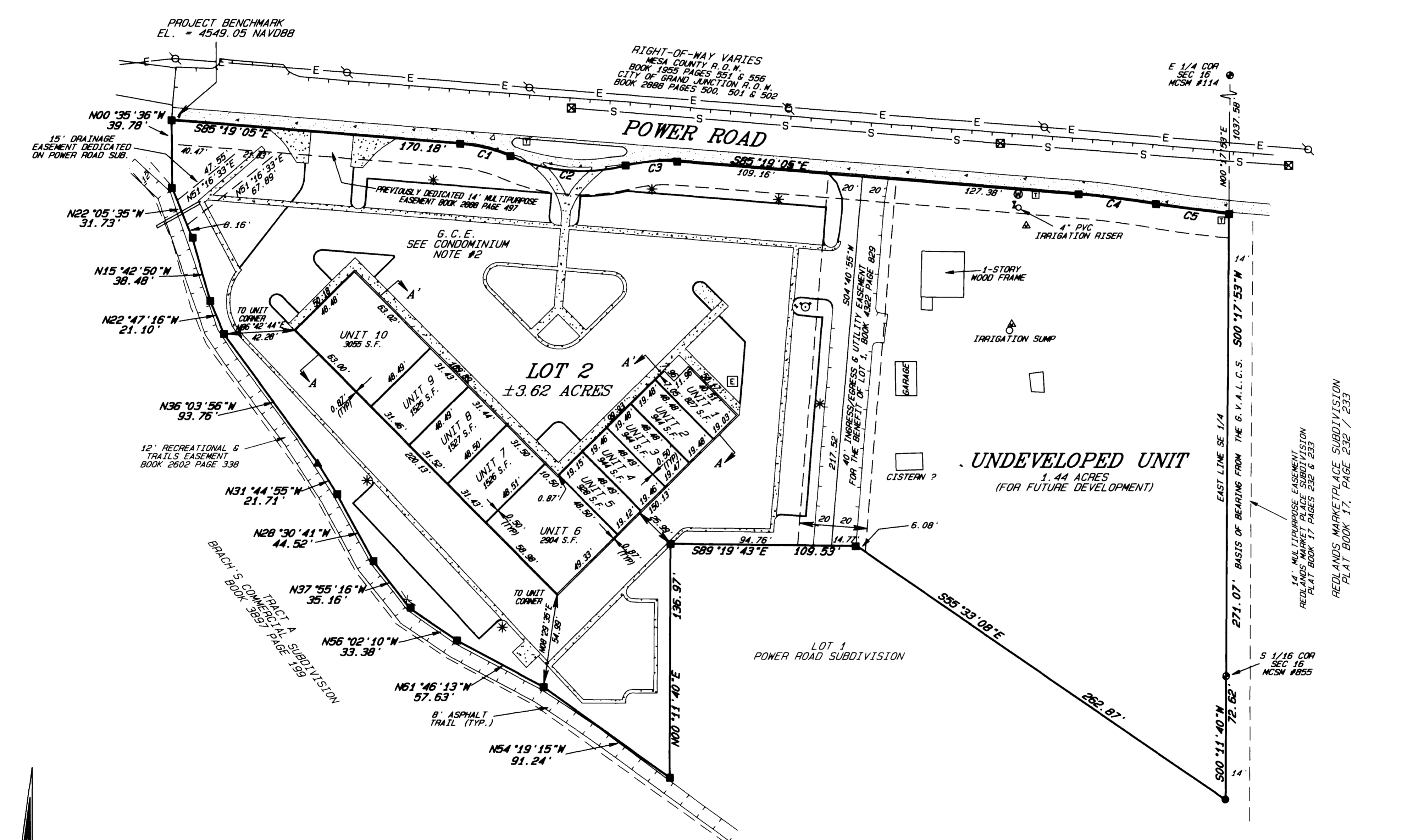
POWER ROAD CENTER CONDOMINIUM
LOCATED IN THE
SE 1/4 SEC. 16, T.1S., R.1W., U.M.

D H SURVEYS INC.
118 OURAY AVE. - GRAND JUNCTION, CO.
(970) 245-8749

Designed By M.W.D.	Checked By S.L.H.	Job No. 269-06-48
Drawn By TMOEL	Date NOV. 2007	Sheet 1 OF 2

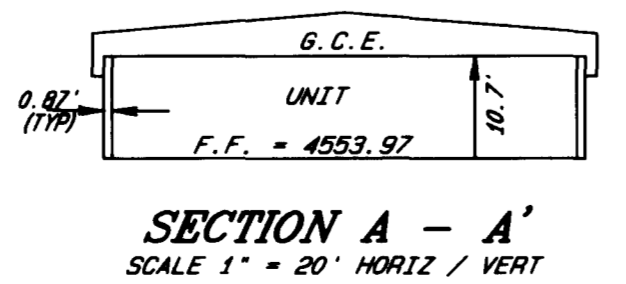
CONDOMINIUM MAP OF POWER ROAD CENTER CONDOMINIUM

Lot 2, Power Road Subdivision as recorded in Book 4322 at Pages 826 & 827.
SE 1/4 SEC. 16, T.1S., R.1W., U.M.
City of Grand Junction, Mesa County, Colorado

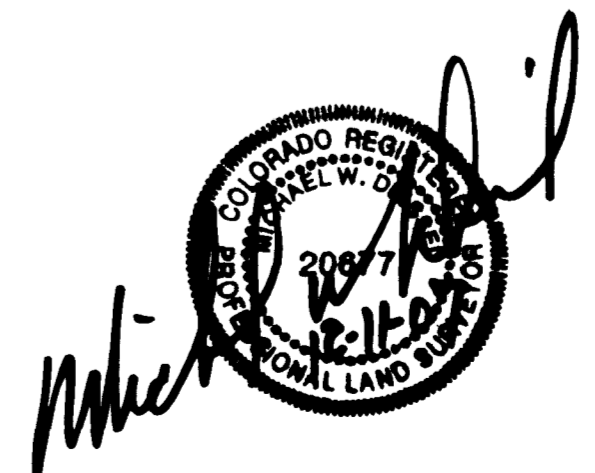


- LEGEND & ABBREVIATIONS**
- FOUND MESA COUNTY SURVEY MARKER
 - FOUND #5 REBAR W/1.5" ALUMINUM CAP STAMPED LS 17845
 - ▲ SET 2" ALUMINUM CAP STAMPED D H SURVEYS LS 37049 ON FOUND #5 REBAR
 - SET #5 REBAR W/2" ALUMINUM CAP STAMPED D H SURVEY LS 37049
 - G.V.A.L.C.S. = GRAND VALLEY AREA LOCAL COORDINATE SYSTEM
 - G.C.E. = GENERAL COMMON ELEMENTS, SEE CONDOMINIUM NOTE #2
 - F.F. = FINISHED FLOOR
 - TYP. = TYPICAL
 - MCSM = MESA COUNTY SURVEY MARKER
 - R.O.W. = RIGHT-OF-WAY
 - S.F. = SQUARE FEET
 - SUB. = SUBDIVISION
 - EL. = ELEVATION
 - NAVD88 = NORTH AMERICAN VERTICAL DATUM 1988
 - POWER POLE
 - TELEPHONE PED.
 - ⊞ ELECTRIC VAULT
 - ⊞ SAN. SENER MANHOLE
 - ⊞ FIRE HYDRANT
 - ⊞ WATER METER
 - ⊞ WATER VALVE
 - ⊞ WATER SIPGOT
 - ⊞ MAILBOX
 - * LIGHT POLE
 - E— ELECTRIC LINE
 - — — LIMITS OF ASPHALT
 - X— FENCE LINE
 - CONCRETE

CURVE	DELTA	ARC	RADIUS	CHORD	CHORD BEARING
C1	18°39'39"	30.62'	94.00'	30.48'	N75°59'11"W
C2	37°19'33"	69.05'	106.00'	67.84'	S85°19'05"E
C3	18°39'39"	30.62'	94.00'	30.48'	S85°21'01"W
C4	5°20'15"	45.97'	493.42'	45.95'	N82°38'57"W
C5	4°53'50"	43.30'	506.58'	43.29'	S82°25'40"E



AREA SUMMARY
DEVELOPED UNITS = 2.18 ACRES / 60%
UNDEVELOPED UNIT = 1.44 ACRES / 40%
TOTAL = 3.62 ACRES / 100%



**POWER ROAD CENTER
CONDOMINIUM**
LOCATED IN THE
SE 1/4 SEC. 16, T.1S., R.1W., U.M.

D H SURVEYS INC.
118 OURAY AVE. - GRAND JUNCTION, CO.
(970) 245-8749

Designed By M. N. D.	Checked By S. L. H.	Job No. 269-06-48
Drawn By TMODEL	Date NOV. 2007	Sheet 2 OF 2