

A CONDOMINIUM MAP OF TWO RIVERS CONDOMINIUM

Lot 1 & 2, Block 123, City of Grand Junction recorded in Book 2865 at Page 414
and Vacation Ordinance No. 3825 recorded in Book 4024 at Page 852

OWNER'S CERTIFICATION

TWO RIVERS CONDOMINIUMS, LLC. ("Declarant") is the owner of a tract of land situate in the SW 1/4 SW 1/4, Section 14, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, being described as follows:

Lots 1 and 2 in Block 123 of the CITY OF GRAND JUNCTION,
as recorded in Book 2865 at Page 414.
TOGETHER WITH all that portion of vacated Colorado Avenue and 2nd Street
as per Vacation Ordinance No. 3825 recorded in Book 4024 at Page 852.

The owner certifies that this Condominium Map of Two Rivers Condominium, has been prepared pursuant to the purposes stated in the Condominium Declaration of Two Rivers Condominium.

TWO RIVERS CONDOMINIUM, LLC.


Shane Burton, Manager

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 19th day of February A.D., 2009 by Shane Burton, Manager, Two Rivers Condominium, LLC.

Witness my hand and official seal: Dorinda K. Schlemmer
Notary Public

Address 225 N. 5th St. Grand Jct CO
My commission expires: 9/18/12



CLERK AND RECORDER'S CERTIFICATE

This plat was accepted for filing in the office of the Clerk and Recorder of Mesa County, Colorado at 11:07 o'clock A.M., on this 2nd day of March A.D. 2009, and was recorded at Reception No. 2478097, Book 4804 and Page 435-438 Drawer No. UU-48 and Fees \$40⁰⁰ 1⁰⁰


Janice Rich
Clerk and Recorder


Ginny Daughman
Deputy

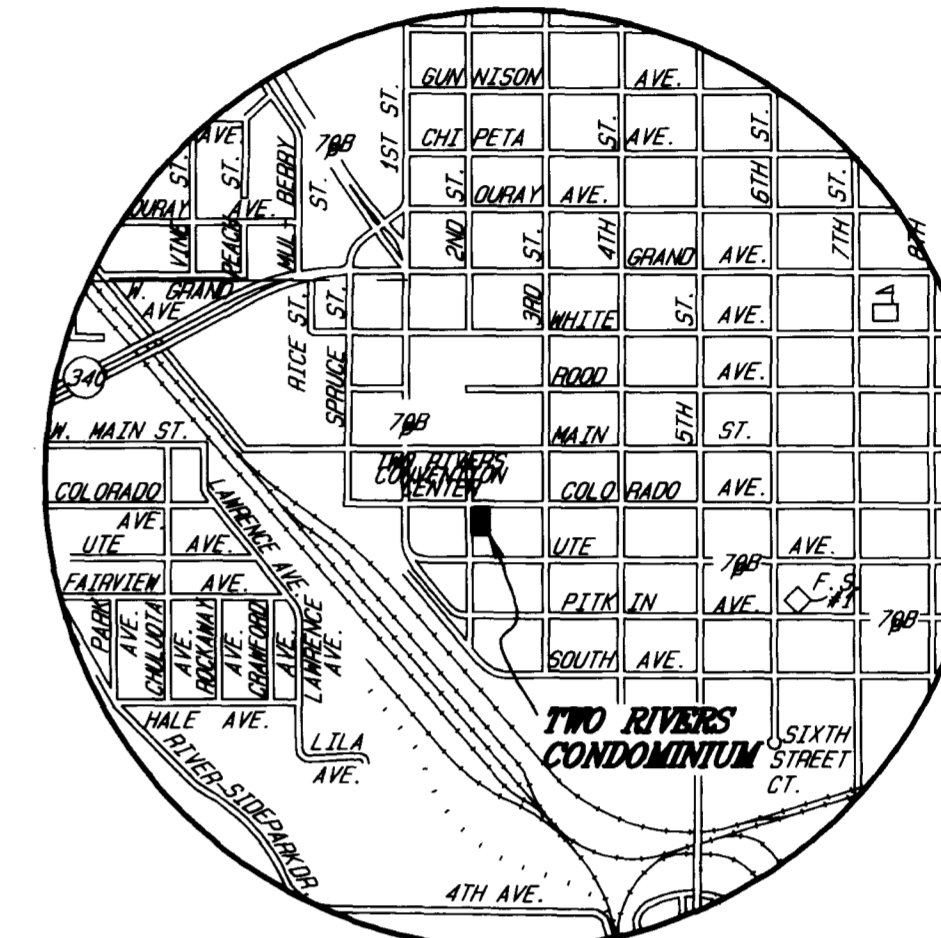
TITLE CERTIFICATION

State of Colorado
County of Mesa

We, Abstract & Title Co. of Mesa County, Inc., 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 Two Rivers Condominium, 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: Feb. 20, 2009


By: Donald K. Davis



VICINITY MAP
N.T.S.

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

BY:  FOR: Alpine Bank, A Colorado Banking Corporation

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing Lienholders Ratification was acknowledged before me this 19 day of February A.D., 2009 by Amy Miller, SVP for Alpine Bank

Witness my hand and official seal: Dorinda K. Schlemmer
Notary Public

My commission expires: 9/18/12



CITY APPROVAL

This plat of TWO RIVERS CONDOMINIUM, a condominium of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 24 day of February, 2009.


City Manager


City Mayor

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.

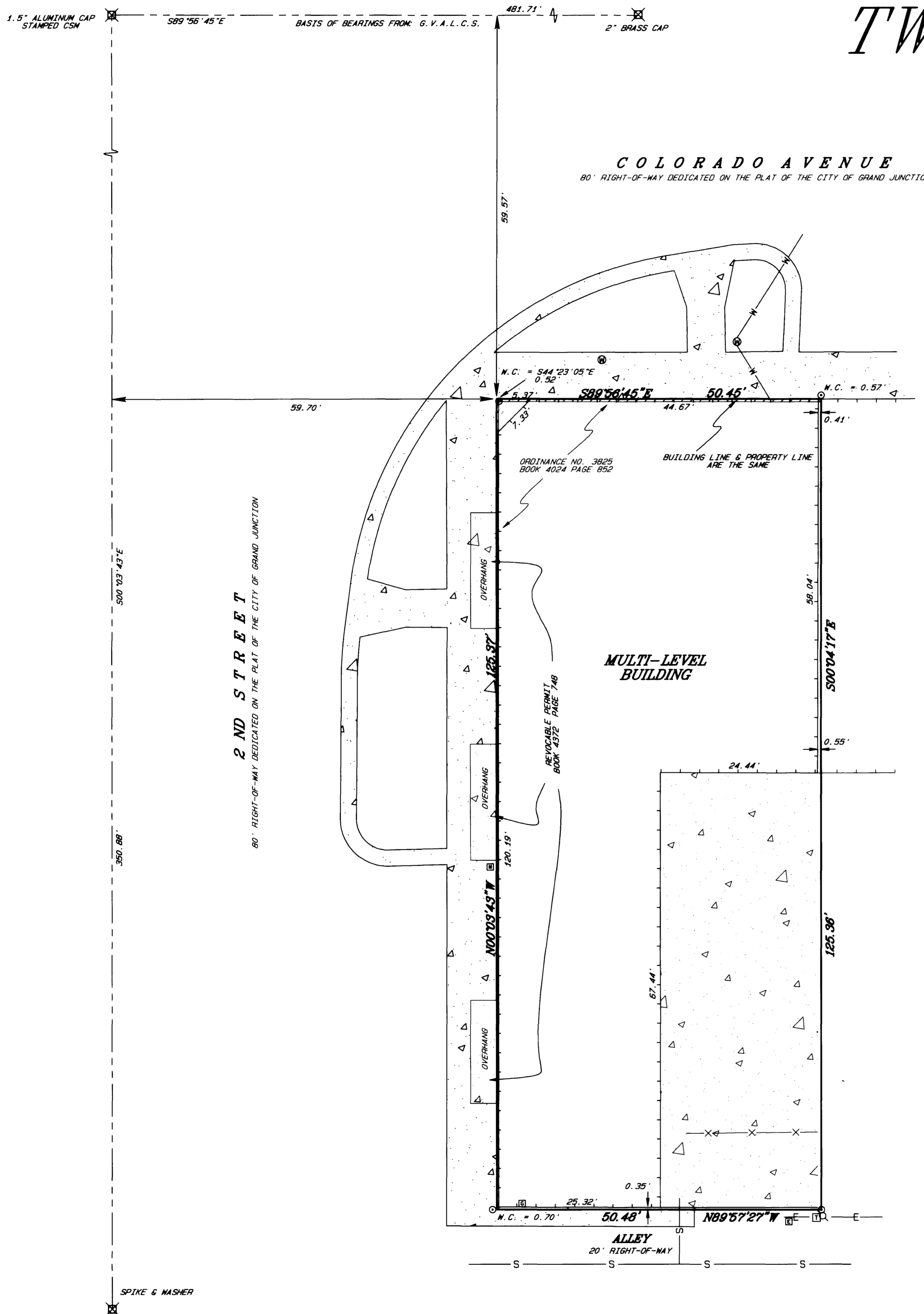


TWO RIVERS CONDOMINIUM
LOCATED IN THE
SW 1/4 SW 1/4, SEC. 14, T1S, R1W, U.M.
D H SURVEYS INC.
118 OURAY AVE. - GRAND JUNCTION, CO.
(970) 245-8749

Designed By	M. W. D.	Checked By	S. L. H.	Job No.	802-05-02
Drawn By	TMODEL	Date	FEB. 2009	Sheet	1 OF 4

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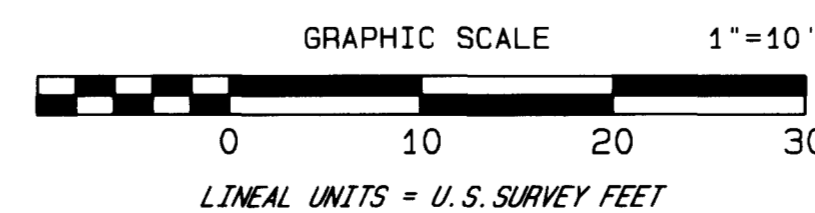


LEGEND & ABBREVIATIONS

- ⊗ FOUND CITY MONUMENT
 - ⊙ FOUND PK NAIL AND T&S LS 18469
 - G. V. A. L. C. S. = GRAND VALLEY AREA LOCAL COORDINATE SYSTEM
 - W. C. = WITNESS CORNER
 - P. O. B. = POINT OF BEGINNING
 - SQ. FT. = SQUARE FEET
 - SEC. = SECTION
 - T. = TOWNSHIP
 - R. = RANGE
 - U. M. = UTE MERIDIAN
-
- ⊠ ELECTRIC PED./VAULT
 - ⊙ POWER POLE
 - ⊠ GAS METER
 - ⊠ TELEPHONE PED.
 - ⊠ SAN. SEWER MANHOLE
 - ⊠ STORM SEWER MANHOLE
 - ⊙ IRRIG. MANHOLE/RISER
 - ⊙ FIRE HYDRANT
 - ⊙ WATER METER/MANHOLE
 - ⊙ WATER VALVE
 - ⊠ MAILBOX
 - * LIGHT POLE
 - ⊙ STREET SIGN
 - ⊙ TREE/BUSH
-
- E— ELECTRIC LINE
 - T— TELEPHONE/CABLE LINE
 - W— WATER LINE
 - S— SEWER LINE
 - IRR— IRRIGATION LINE
 - |— LIMITS OF ASPHALT
 - X— FENCE LINE
 - ← DIRECTION OF FLOW
 - ⊠ CONCRETE

PLAT NOTES

UNIT DIMENSIONS ARE SHOWN ON SHEET 3 AND 4
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 this certification/statement shown hereon.

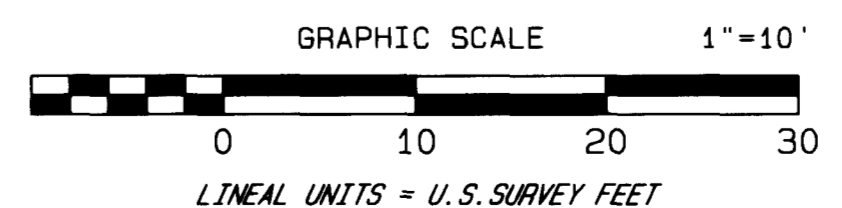
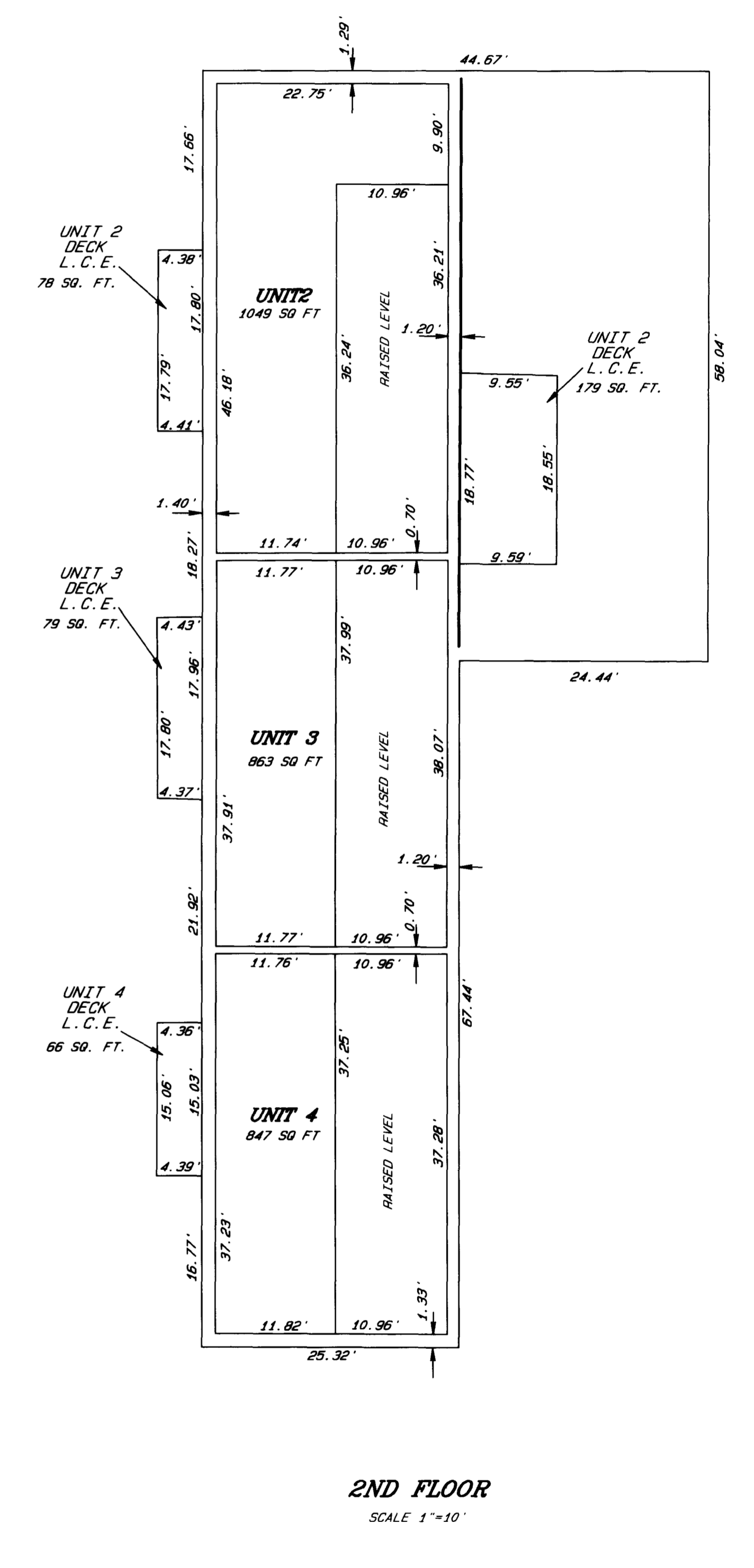
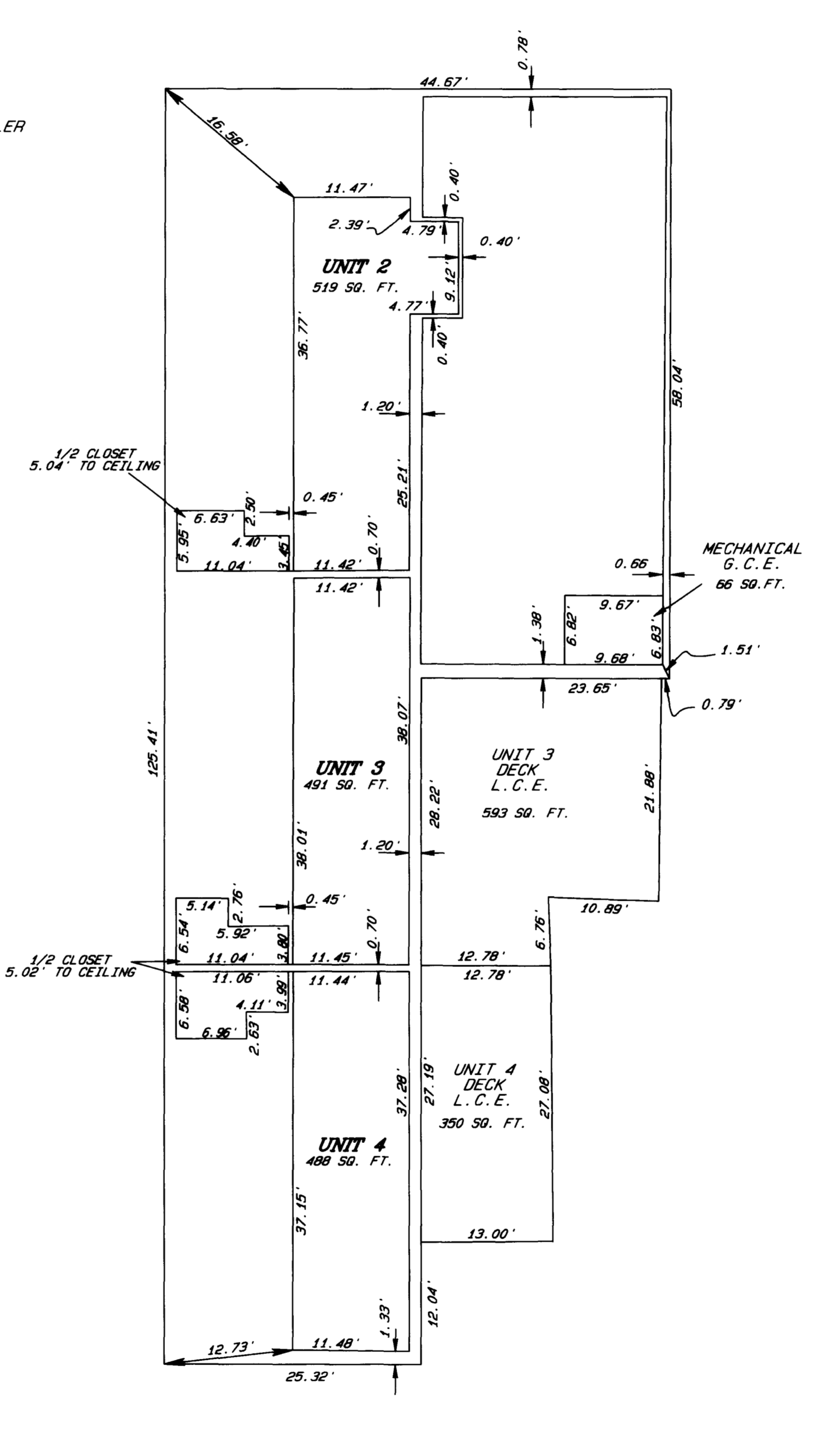
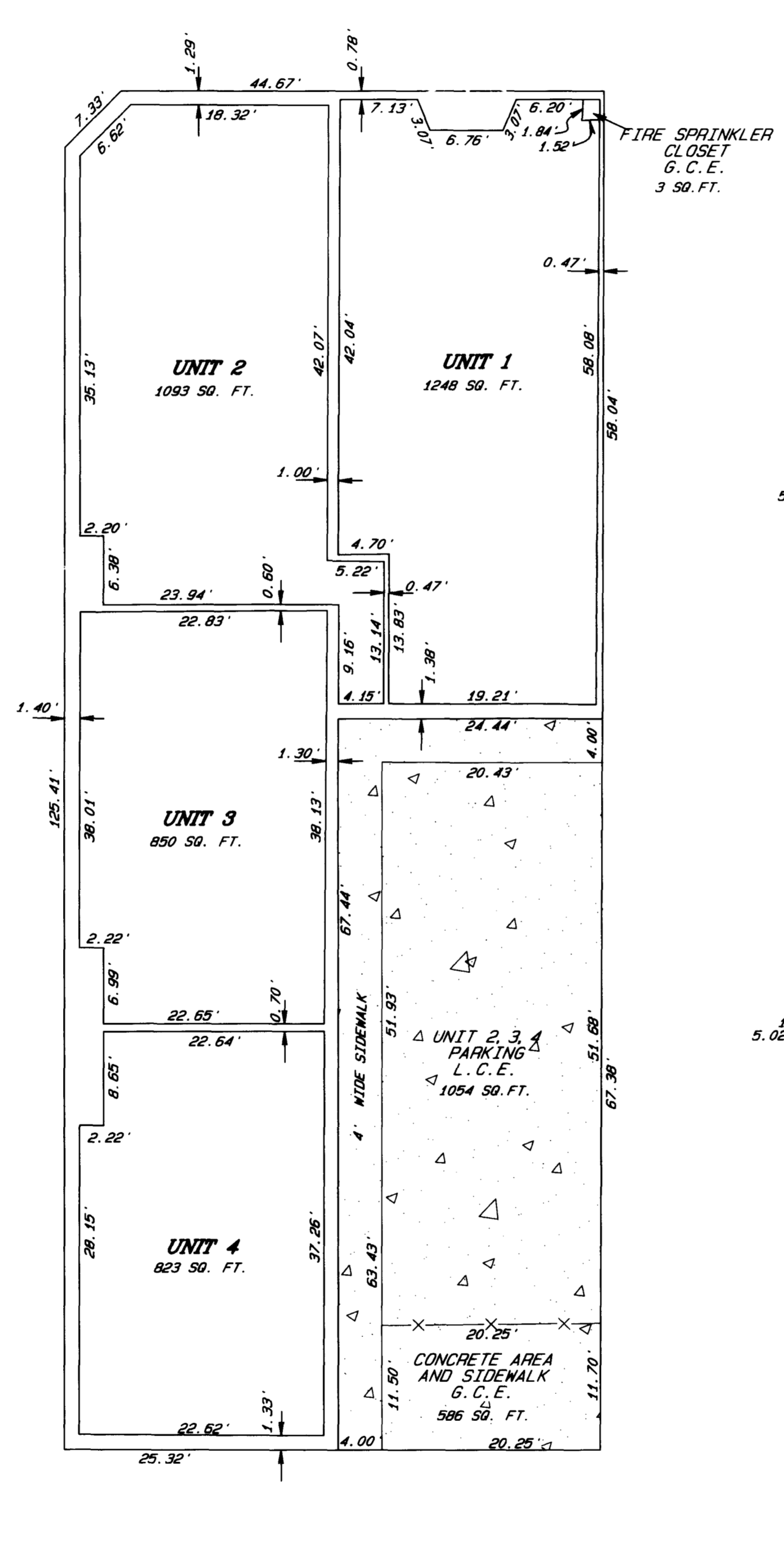
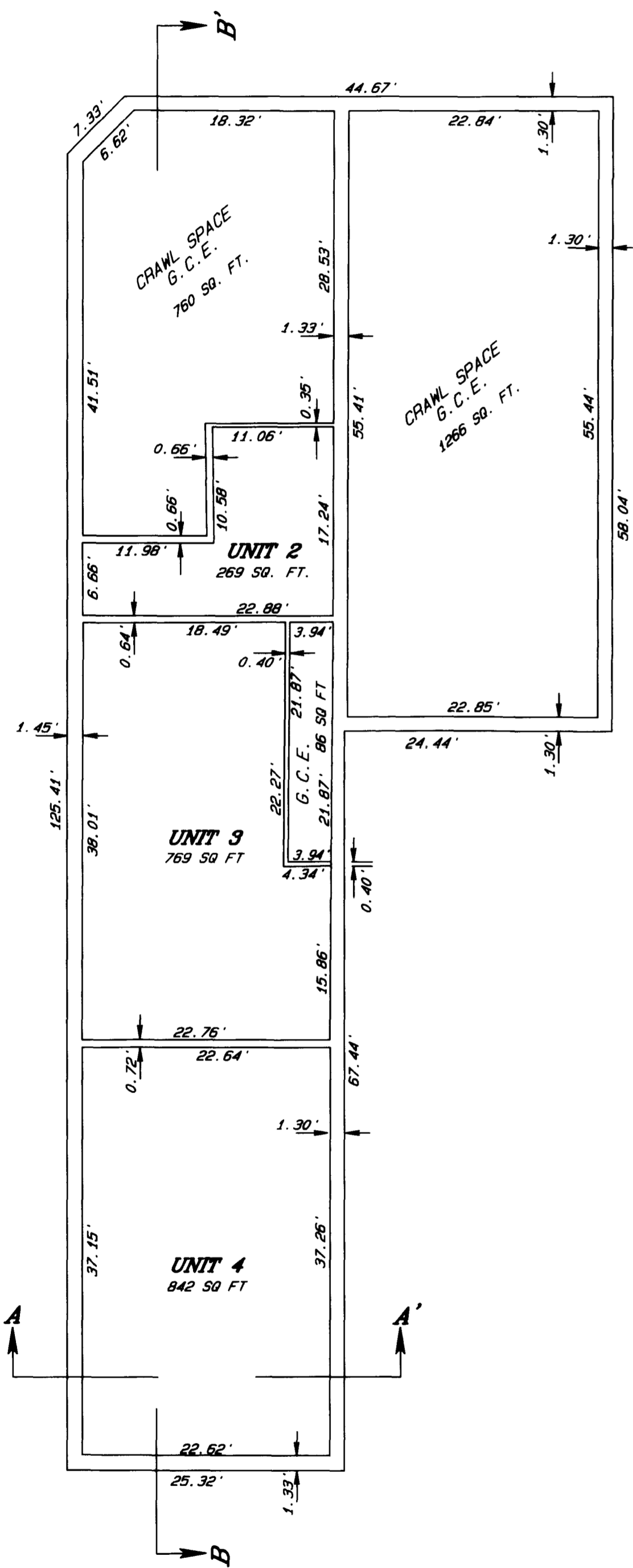


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D H SURVEYS INC.
2-22-09

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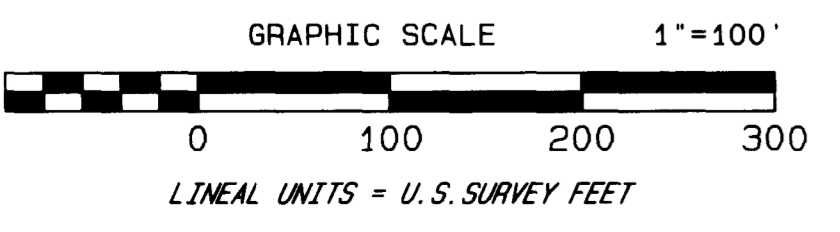
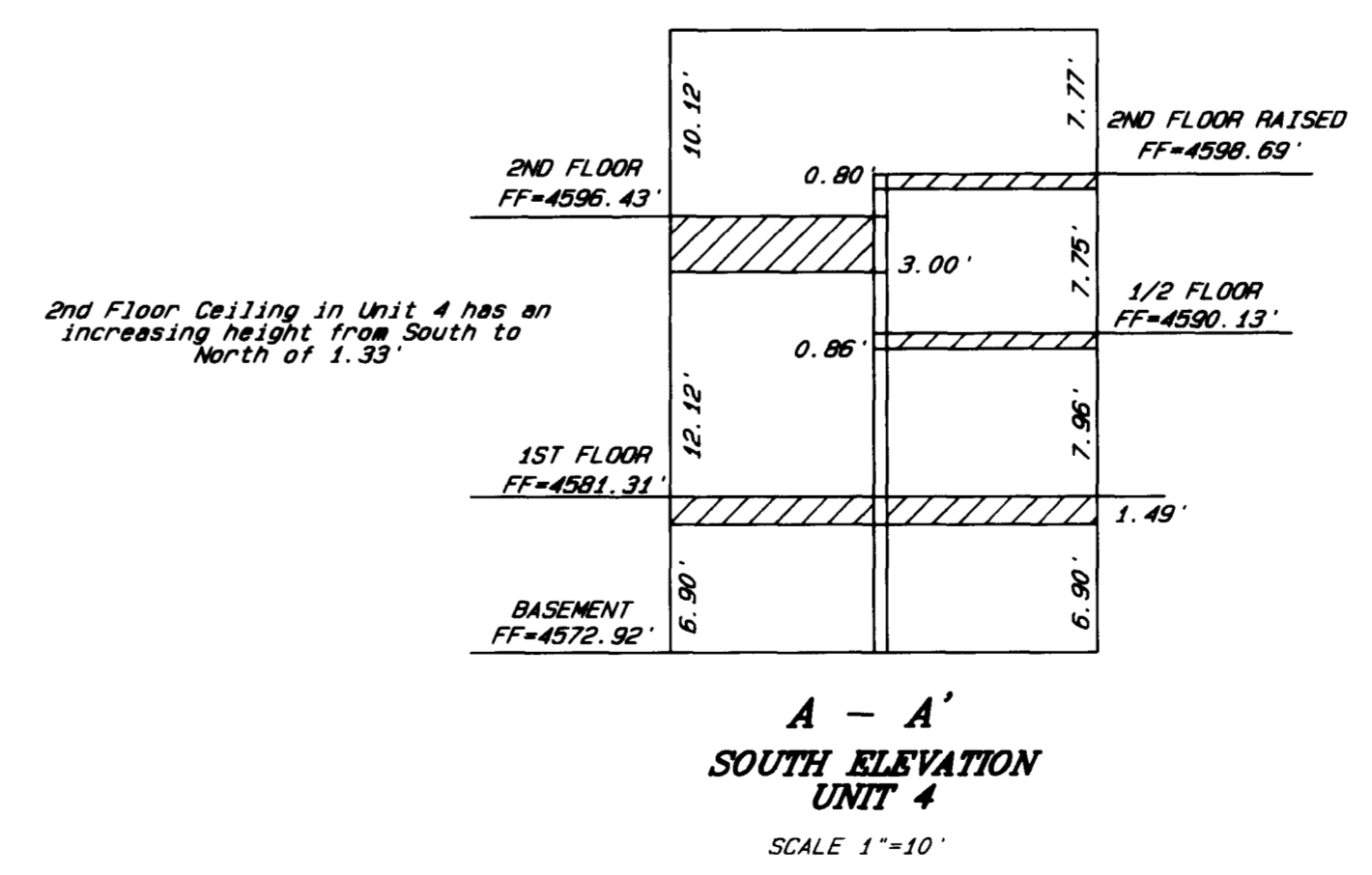
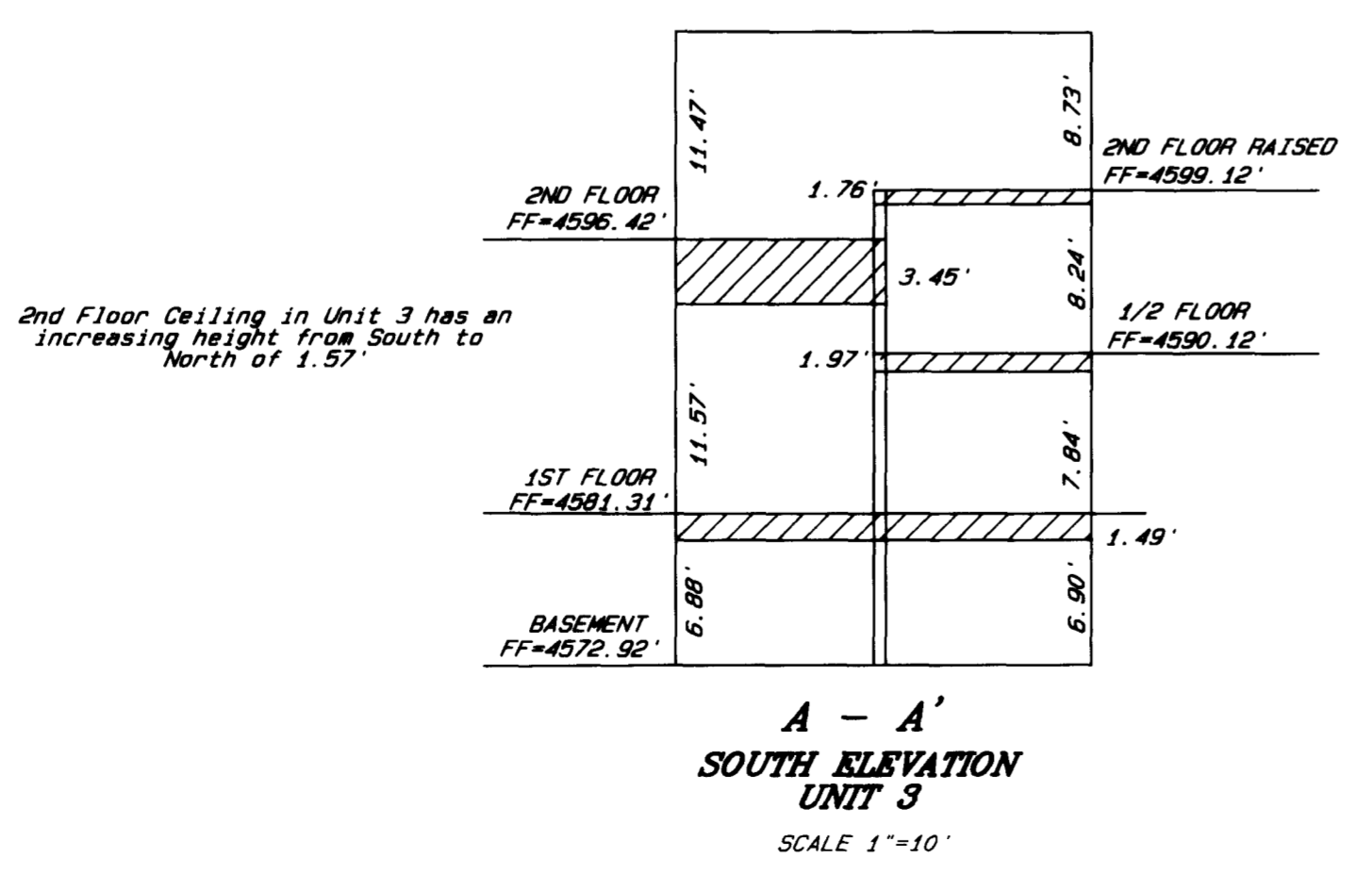
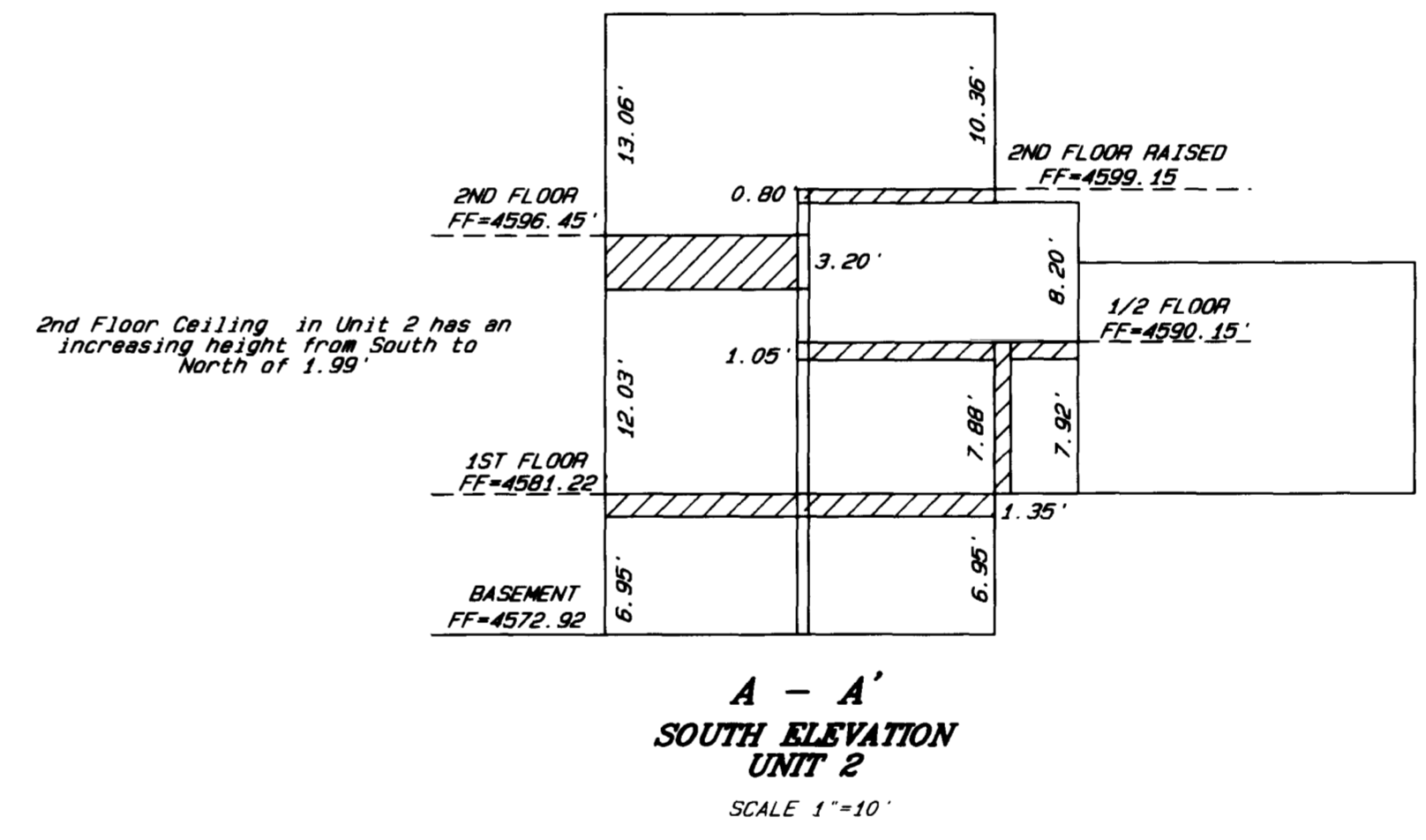
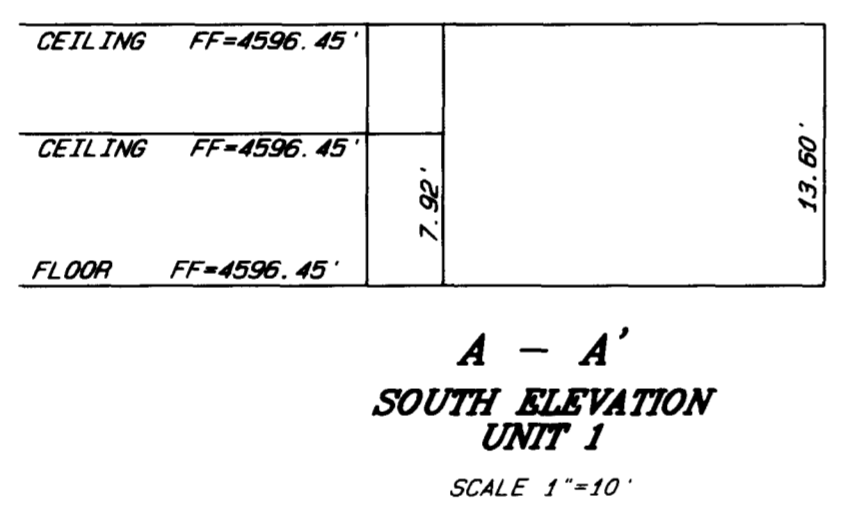
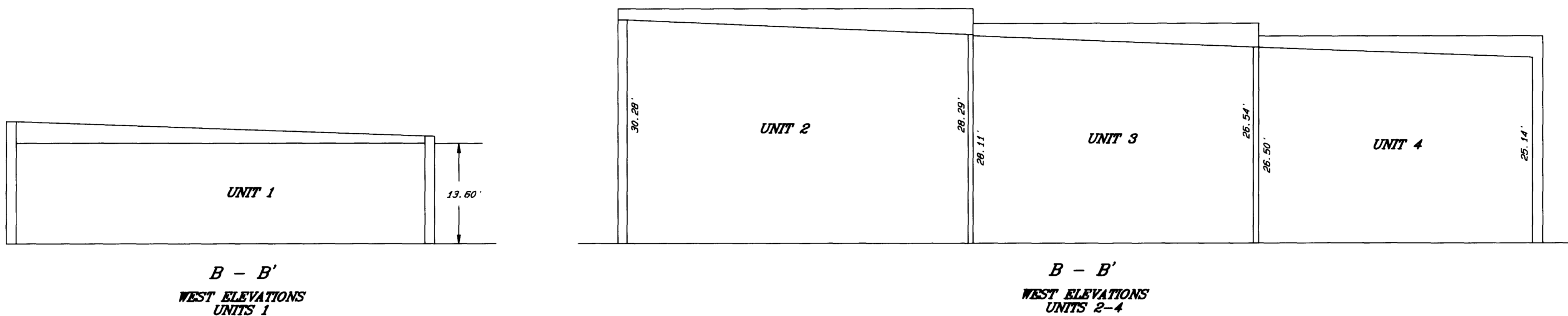
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