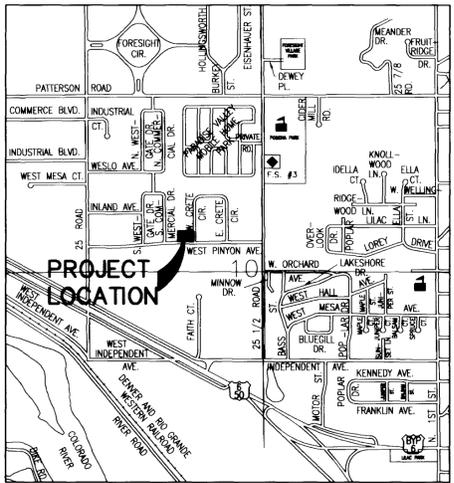


CONDOMINIUM PLAT
GRANUM PINYON PARK CONDOMINIUMS
 LOT 15, BLOCK 1, MINERVA PARK.
 PLAT BOOK 11, PAGE 317
 SITUATED IN THE SE 1/4 OF THE NW 1/4 OF SECTION 10,
 TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN,
 CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO



VICINITY MAP

AREA SUMMARY

UNIT 1-A	2,085 S.F.	4.7%
UNIT 1-B	2,400 S.F.	5.4%
UNIT 2-A	1,780 S.F.	4.0%
UNIT 2-B	3,000 S.F.	6.8%
L.C.E. 1-A AND 2-A	4,342 S.F.	9.8%
L.C.E. 2-A AND 2-B	11,179 S.F.	25.3%
G.C.E.	19,492 S.F.	44.0%
TOTAL	44,278 S.F.	100%

NOTES:

1. 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 a defect in this survey be commenced more than ten years from the date of certification shown hereon.
2. BASIS OF BEARINGS: The east line of Lot 15, BLOCK 1 of Minerva Park as recorded in Plat Book 11, Page 317 in the records of the Mesa County Clerk and Recorder, having a bearing of N 00° 00' 00" E, and is monumented on the ground as shown on this plat.
3. PROJECT/ORIGIN OF BENCHMARKS: The Project Benchmark is the Northeast Corner of the property with an elevation of 4571.47' (NAVD 88). The origin of this benchmark is the C1/4 corner of Section 10, Township 1 South, Range 1 West, Ute Meridian, MCSM No. 205 with a elevation of 4576.43' (NAVD 88).
4. This survey does not constitute a title search by this surveyor or Vista Engineering Corp. All information regarding ownership, rights-of-way, easements of record, adjoiners, and other documents that may affect the quality of title to this property is from a title policy issued by Meridian Land Title, LLC, No. 78121, dated January 12, 2006.
5. Existing property corners which were recovered during this survey which were within 0.25± feet of the position of record were accepted as being in the proper location as shown by record.
6. Boundary lines of the units were established from the outer foundation wall measurements.

CITY APPROVAL

The Granum Pinyon Park Condominiums is approved and all dedications accepted this 16 of July, A.D., 2007.

[Signature]
 City Manager

[Signature]
 Mayor

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Granum Village Park, LLC., a Colorado Limited Liability Company, being the owner of record of that real property situated in the SE 1/4 of the NW 1/4 of Section 10, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, the ownership of which is demonstrated at Book 4102, Page 20 of the records in the Office of the Mesa County Clerk and Recorder. Said owner does hereby dedicate, grant and subject the said real property and the easements, together with all improvements thereon, to a condominium common interest community pursuant to C.R.S. 38-33.3-101 under the name and style of Granum Pinyon Park Condominiums with the various portions of such real property and easements being designated for separate and common ownership in accordance with the Plat shown hereon and being more particularly described as follows:

Lot 15 in Block 1 of Minerva Park, according to the Plat thereof recorded in Plat Book 11, Page 317 in the records of the Mesa County Clerk and Recorder. Located in the SE 1/4 of the NW 1/4 of Section 10, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado.

That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying map as follows:

1. All provisions, recorded rights and usage of the easements shown hereon to remain in accordance with the recorded documents in the records of the Mesa County Clerk and Recorder.
2. The Units, General Common Areas and Limited Common Areas as shown and labeled hereon are reserved for the use and benefit of the appropriate unit owner subject to the Declaration - Granum Pinyon Park Condominiums Deed of conveyance to be made by separate legal instrument, subject to further conditions and restrictions as may be set forth in that instrument.

Said owner hereby acknowledge that all lien holders or encumbrances, if any, associated with the interests of this plat have been represented hereon.

IN WITNESS WHEREOF, said owner, Granum Village Park, LLC, has caused it's name to be hereunto subscribed this 17th day of July, A.D., 2007.

[Signature]
 Dennis L. Granum, Manager.

ACKNOWLEDGMENT OF OWNERSHIP

STATE OF COLORADO)
) ss
 COUNTY OF MESA)

The foregoing Certificate of Ownership and Dedication was acknowledged before me this 17th day of July, A.D., 2007, by Dennis L. Granum as Manager of Granum Village Park, LLC.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.

My commission expires 4/25/2011
[Signature]
 Notary Public

LIENHOLDER'S RATIFICATION OF PLAT

The undersigned, hereby certifies that it is a holder of a security interests upon the property hereon described and does hereby join in and consent to the dedication of the lands described in said dedication by the owners thereof and agree that its security interests which are recorded in Book 4278 at Page 114 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 present to be signed by its VICE PRESIDENT with the authority of its board of directors, this 10 day of July, A.D., 2007.

By: William S. Poehner (title) VICE PRESIDENT
 Wells Fargo Bank, N.A.

ACKNOWLEDGMENT OF LIENHOLDER

STATE OF COLORADO)
) ss
 COUNTY OF MESA)

The foregoing Lienholder's Ratification of Plat was acknowledged before me this 10th day of JULY, A.D., 2007, by Jennifer Landini as Representative of Wells Fargo Bank, N.A.

IN WITNESS WHEREOF, I hereunto affix my hand and official seal.

My commission expires 12/6/08
[Signature]
 Notary Public

TITLE CERTIFICATION

We, Stewart Title of Colorado - Grand Junction Division, a title insurance company, as duly licensed 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 Granum Village Park, LLC, a Colorado limited liability company, that the current taxes have been paid, that all mortgages not satisfied or released of record nor 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.

Executed this 10th day of July, A.D., 2007.

By: [Signature] (title) District Mgr.
 Title examiner

DECLARATIONS

The Declaration - Granum Pinyon Park Condominiums is recorded in Book 4473 at Pages 920 through 921 as Document No. 2391847 of the records in the Office of the Mesa County Clerk and Recorder.

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
) ss
 COUNTY OF MESA)

I hereby certify that this instrument was filed for record in the office of the

County Clerk and Recorder of Mesa County at 4:09 P.M.,

on the 19th day of July, A.D. 2007 in Book

No. 4473, Page No. 898-899, Reception No. 2391847

Drawer No. uu-16, Fees 20⁰⁰/1⁰⁰

[Signature]
 Mesa County Clerk and Recorder

[Signature]
 Deputy

SURVEYOR'S CERTIFICATE

I, Dean E. Ficklin, an employee of Vista Engineering Corporation, and a Professional Land Surveyor, licensed under the laws of the State of Colorado, do hereby state that this survey and map of Granum Pinyon Park Condominiums shown hereon was prepared under my direct supervision, that all structural components of all buildings comprising any units created are substantially completed and is in compliance with applicable requirements of a common interest map pursuant to CRS 38-33.3-209 and with applicable City of Grand Junction Zoning and Development Codes and State of Colorado regulations and is true and accurate to the best of my knowledge and belief.



Dean E. Ficklin
 P.L.S., 19597

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LOT 15, BLOCK 1, MINERVA PARK. SITUATED IN THE SE 1/4 OF THE NW 1/4 OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO			
VISTA ENGINEERING CORP. GRAND JUNCTION, COLORADO			
SCALE:	JOB NO:	DATE:	SHEET NO:
N/A	4030.04-04	6-27-07	1 of 2

CONDOMINIUM PLAT
GRANUM PINYON PARK CONDOMINIUMS

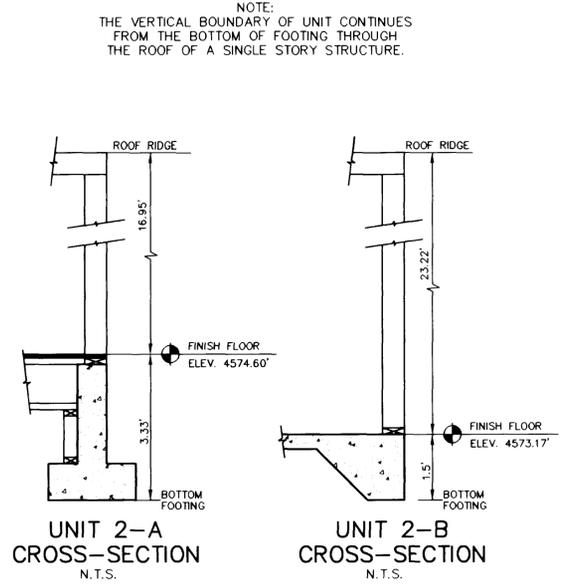
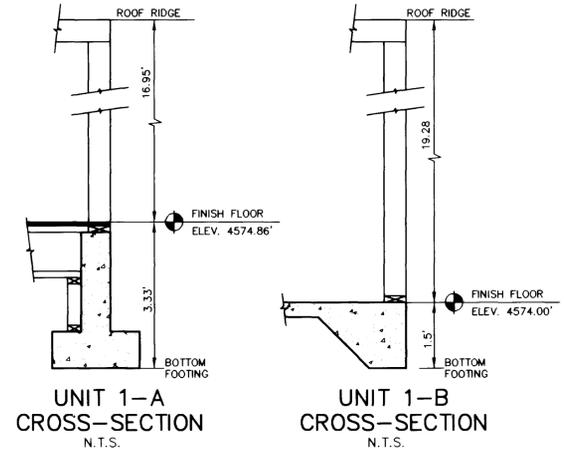
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 CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

LINE	BEARING	DISTANCE
L1	S90°00'00"W	15.50'
L2	S00°00'00"E	4.00'
L3	N90°00'00"W	16.00'
L4	N00°00'00"E	13.00'
L5	N90°00'00"W	2.00'
L6	N00°00'00"E	13.00'
L7	N90°00'00"E	2.00'
L8	N00°00'00"E	3.00'
L9	N90°00'00"W	0.67'
L10	N00°00'00"E	1.00'
L11	N90°00'00"E	3.67'
L12	N00°00'00"W	9.00'
L13	N90°00'00"W	3.67'
L14	N00°00'00"E	1.00'
L15	N90°00'00"E	0.67'

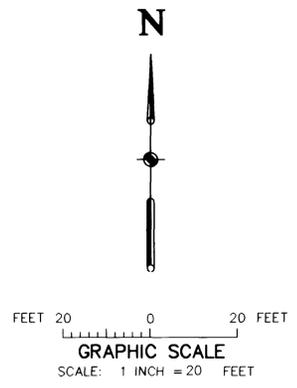
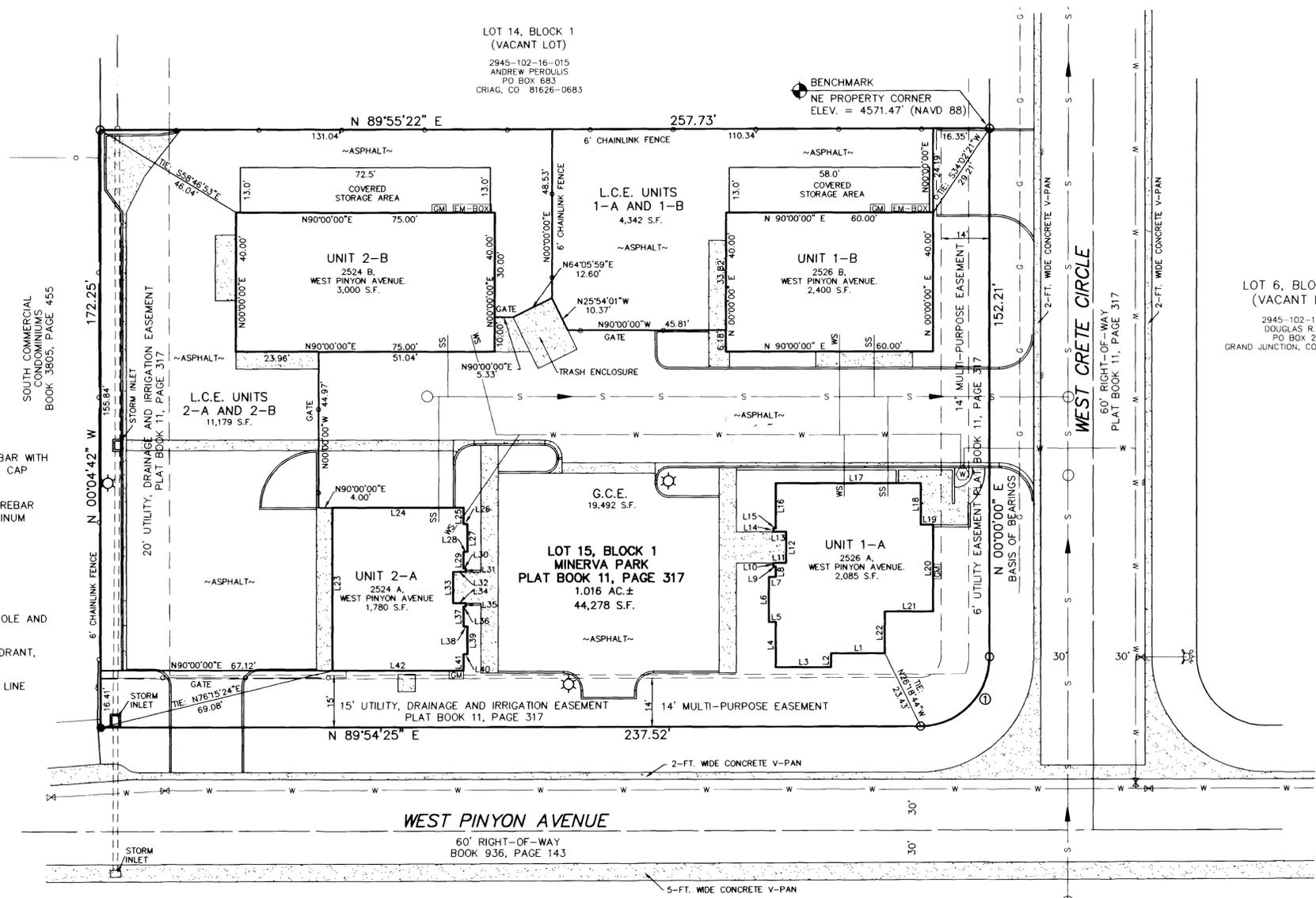
LINE	BEARING	DISTANCE
L16	N00°00'00"E	13.00'
L17	N90°00'00"E	42.00'
L18	S00°00'00"E	12.00'
L19	N90°00'00"E	3.50'
L20	S00°00'00"E	25.00'
L21	N90°00'00"W	14.00'
L22	S00°00'00"W	12.00'
L23	N00°00'00"W	47.00'
L24	S90°00'00"E	38.00'
L25	S00°00'00"E	4.75'
L26	N90°00'00"E	1.17'
L27	S00°00'00"E	8.00'
L28	N90°00'00"W	1.17'
L29	S00°00'00"E	4.75'
L30	N90°00'00"E	0.67'

LINE	BEARING	DISTANCE
L31	S00°00'00"E	1.00'
L32	N90°00'00"W	3.67'
L33	S00°00'00"E	9.00'
L34	S90°00'00"E	3.67'
L35	S00°00'00"E	1.00'
L36	N90°00'00"W	0.67'
L37	S00°00'00"E	5.75'
L38	N90°00'00"E	1.17'
L39	S00°00'00"E	8.00'
L40	N90°00'00"W	1.17'
L41	S00°00'00"E	4.75'
L42	N90°00'00"W	38.00'

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
①	89°54'25"	20.00'	31.38'	19.97'	28.26'	N44°57'12"E



NOTE:
 THE VERTICAL BOUNDARY OF UNIT CONTINUES FROM THE BOTTOM OF FOOTING THROUGH THE ROOF OF A SINGLE STORY STRUCTURE.



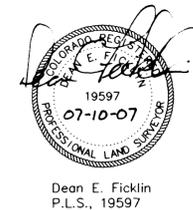
- LEGEND**
- SET THIS SURVEY, 5/8" REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP PLS 19597
 - FOUND THIS SURVEY, 5/8" REBAR SET 1 1/2" DIAMETER ALUMINUM CAP PLS 19597
 - S.F. SQUARE FEET.
 - L.C.E. LIMITED COMMON ELEMENT
 - G.C.E. GENERAL COMMON ELEMENT
 - SS SANITARY SEWERLINE, MANHOLE AND SERVICE
 - WS WATERLINE, VALVE, FIRE HYDRANT, SERVICE, AND METER
 - T UNDER GROUND TELEPHONE LINE
 - G GAS LINE
 - EM ELECTRIC METER
 - GM GAS METER
 - ☼ LIGHT POLE

LOT 14, BLOCK 1 (VACANT LOT)
 2945-102-16-015
 ANDREW PERDOLUS
 PO BOX 683
 CRIAG, CO 81626-0683

LOT 6, BLOCK 2 (VACANT LOT)
 2945-102-17-006
 DOUGLAS R. KING
 PO BOX 2738
 GRAND JUNCTION, CO 81502-2738

2945-102-41-003
 BONNIE G. HARRIS
 602 MEANDER DR.
 GRAND JUNCTION, CO 81505-1414

EQUINE SUBDIVISION
 PLAT BOOK 17, PAGE 324



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VISTA ENGINEERING CORP.
 GRAND JUNCTION, COLORADO

SCALE: 1" = 20'	JOB NO: 4030.04-04	DATE: 6-27-07	SHEET NO: 2 of 2
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