

A CONDOMINIUM MAP OF TALL GRASS COMMERCE CENTER CONDOMINIUMS

LOT 4, BLOCK 2, GRAND WEST BUSINESS PARK RECORDED IN BOOK 4537 PAGE 782,
NE 1/4 SECTION 6, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN

OWNER'S CERTIFICATION

MJM DEVELOPMENT, LLC ("declarant") is the owner of a parcel of land situated in the NE 1/4 of Section 6, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, being more particularly described as follows:

Lot 4, Block 2, GRAND WEST BUSINESS PARK as recorded in Book 4537 at Page 782 of the records of Mesa County. Said lot contains 1.94 acres more or less.

The owner certifies that this Condominium Map of TALL GRASS COMMERCE CENTER CONDOMINIUMS, has been prepared pursuant to the purposes stated in the Condominium Declarations of Tall Grass Commerce Center Condominiums.

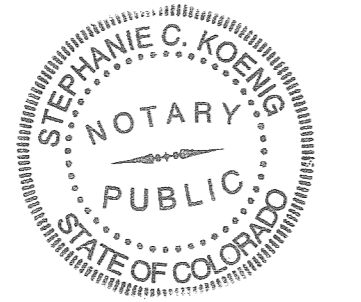

MJM DEVELOPMENT, LLC, Manager

STATE OF COLORADO)
COUNTY OF Boulder)^{SS}

The foregoing Owner's Certification was acknowledged before me this 26th day of January 2010 A.D., by Josh Madely Manager, MJM Development, LLC.

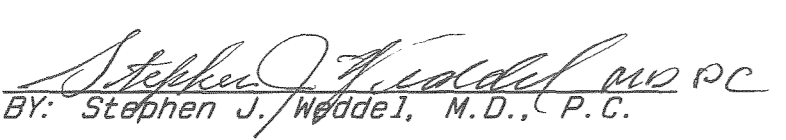
Witness my hand and official seal: Stephanie C. Koening Notary Public

My commission expires: 12/5/12



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 4568 at Page 403 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

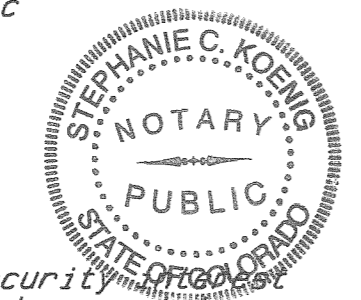

BY: Stephen J. Weddel, M.D., P.C.

STATE OF COLORADO)
COUNTY OF Boulder)^{SS}

The foregoing Lienholders Ratification was acknowledged before me this 26th day of January 2010 A.D., by Stephen J. Weddel

Witness my hand and official seal: Stephanie C. Koening Notary Public

My commission expires: 12/5/12



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 4849 at Page 153 by the terms of subordination agreement recorded in Book 4958 at Page 408 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

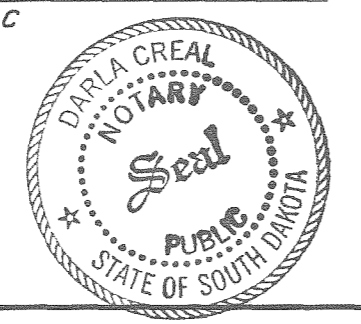

BY: DARLA CREAL FOR: JRP DEVELOPMENT, LLC

STATE OF SOUTH DAKOTA)
COUNTY OF PENNINGTON)^{SS}

The foregoing Lienholders Ratification was acknowledged before me this 28 day of JANUARY 2010 A.D., by DARLA CREAL

Witness my hand and official seal: Darla Creal Notary Public

My commission expires: 7-24-2013

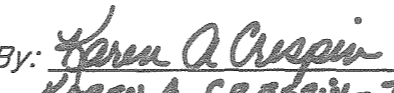


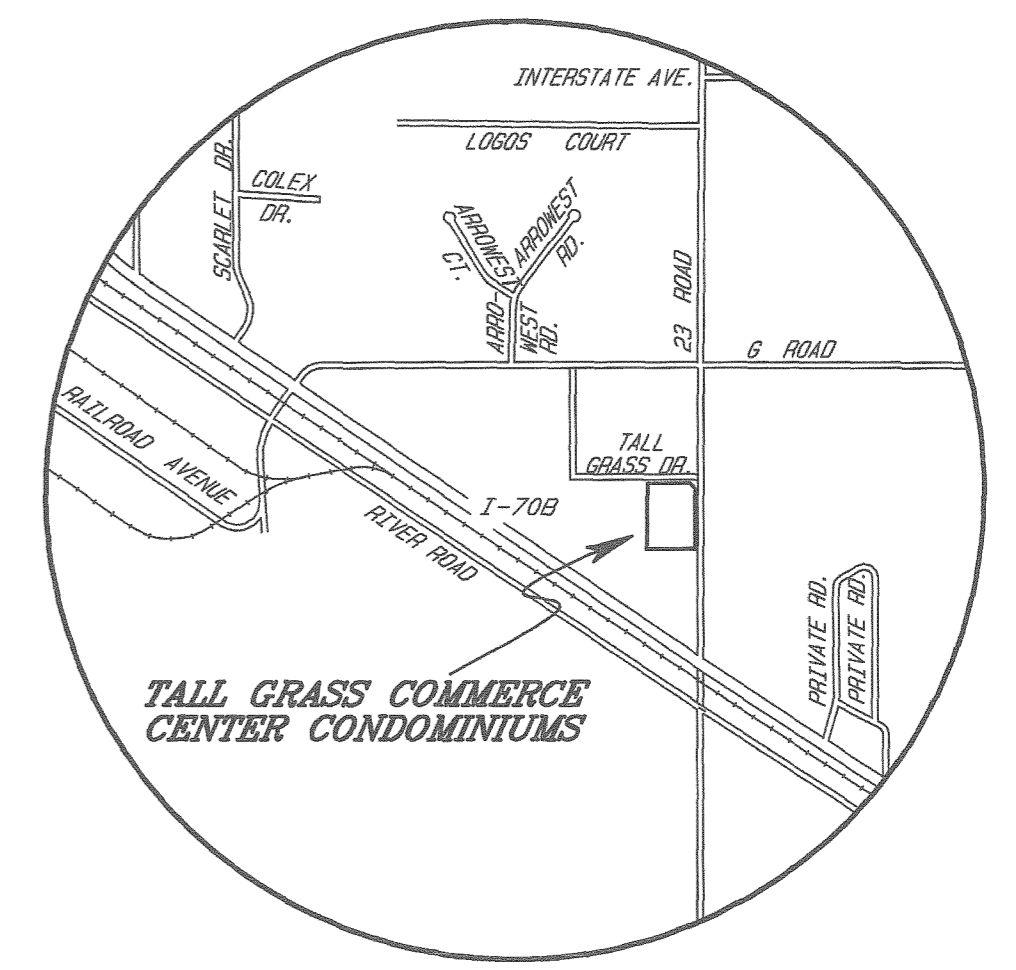
TITLE CERTIFICATION

State of Colorado
County of Mesa

We, Land Title Guarantee Company - Grand Junction, 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 MJM DEVELOPMENT, 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.
***2007 taxes not paid.**

Date: FEBRUARY 1, 2010

By: 
Karen A. Cassin - Title Examiner
LAND TITLE GUARANTEE CO - GRAND JUNCTION




VICINITY MAP
N. T.S.

CITY APPROVAL

This condominium map of TALL GRASS COMMERCE CENTER CONDOMINIUMS, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 3RD day of February, 2010.


City Manager


City Mayor

CLERK AND RECORDER'S CERTIFICATE

This plat was accepted for filing in the office of the Clerk and Recorder of Mesa County, Colorado at 2:09 o'clock PM., on this 4th day of February, 2010 A.D., and was recorded at Reception No. 2522448, Book 4975 and Page 818, 819 Drawer No. XX-70 and Fees \$20.00 \$1.00


Clerk and Recorder


Deputy

SURVEYOR'S STATEMENT

I, Michael W. Drissel, a registered Professional Land Surveyor in the State of Colorado, do hereby state that this map was prepared under my direct supervision, that it depicts the vertical and horizontal location 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. The improvements and units shown hereon are substantially complete. That title search was supplied by Land Title Guarantee Company - Grand Junction, Order No. GJB65013139.



TALL GRASS COMMERCE CENTER CONDOMINIUMS		
LOCATED IN THE NE 1/4, SEC. 6, T1S, R1E, U.M.		
D H SURVEYS INC.		
118 OURAY AVE. - GRAND JUNCTION, CO. (970) 245-8749		
Designed By <u>S. J. L.</u>	Checked By <u>M. W. D.</u>	Job No. <u>1176-09-01</u>
Drawn By <u>TMODEL</u>	Date <u>JANUARY 2010</u>	Sheet <u>1 OF 2</u>

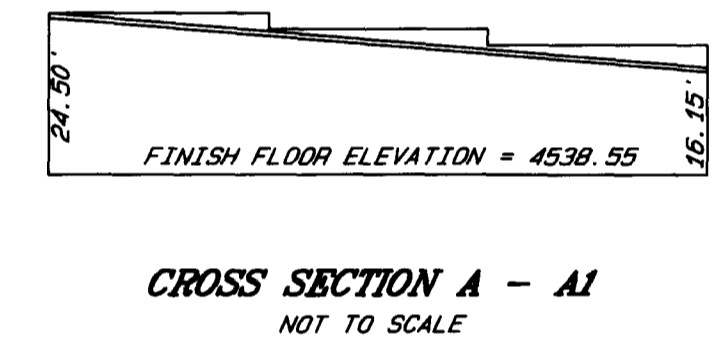
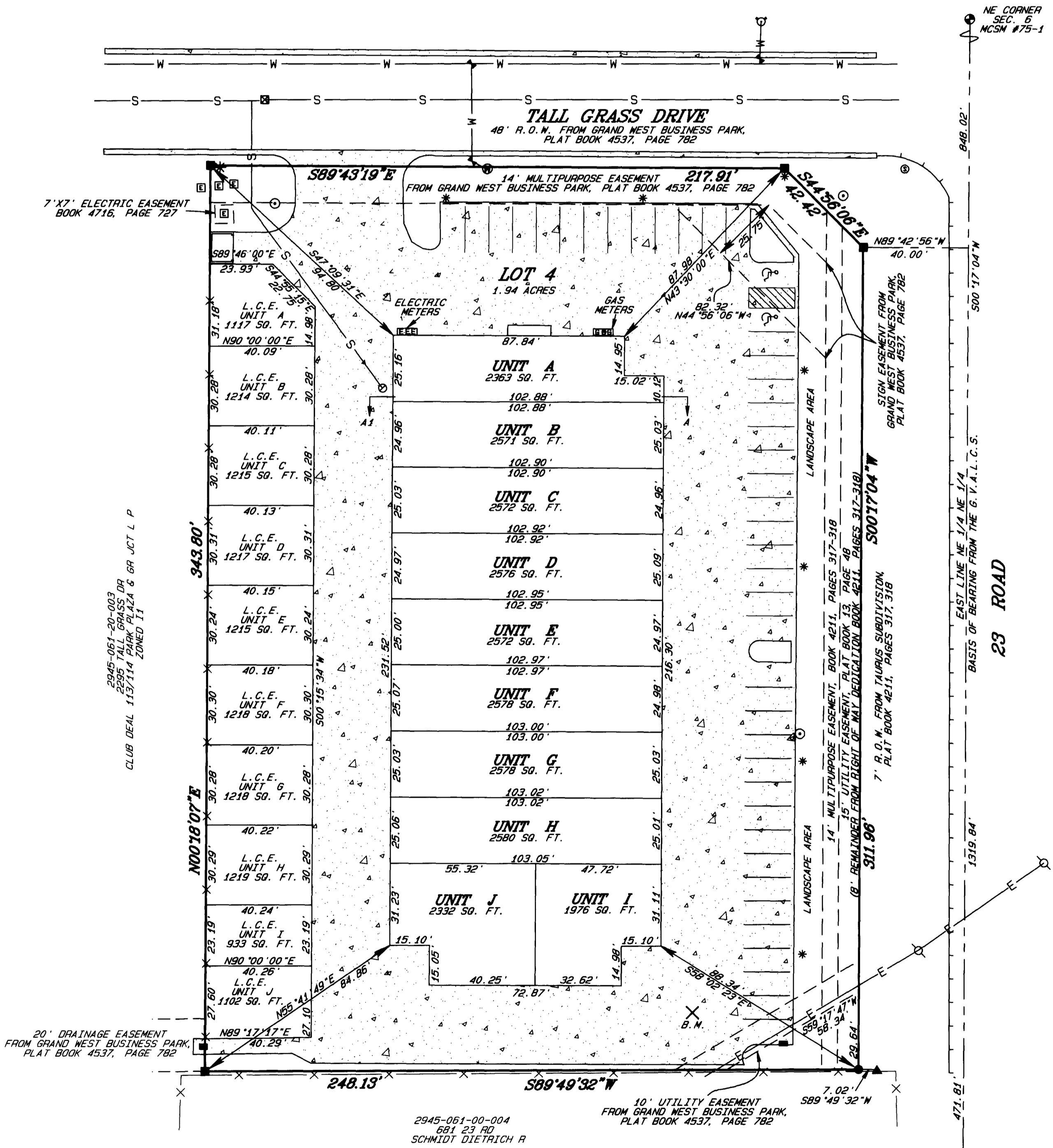
NOTICE: According to Colorado law you must commence any legal action based upon any defect in the survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of this certification/statement shown hereon.

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NE 1/4 SECTION 6, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN

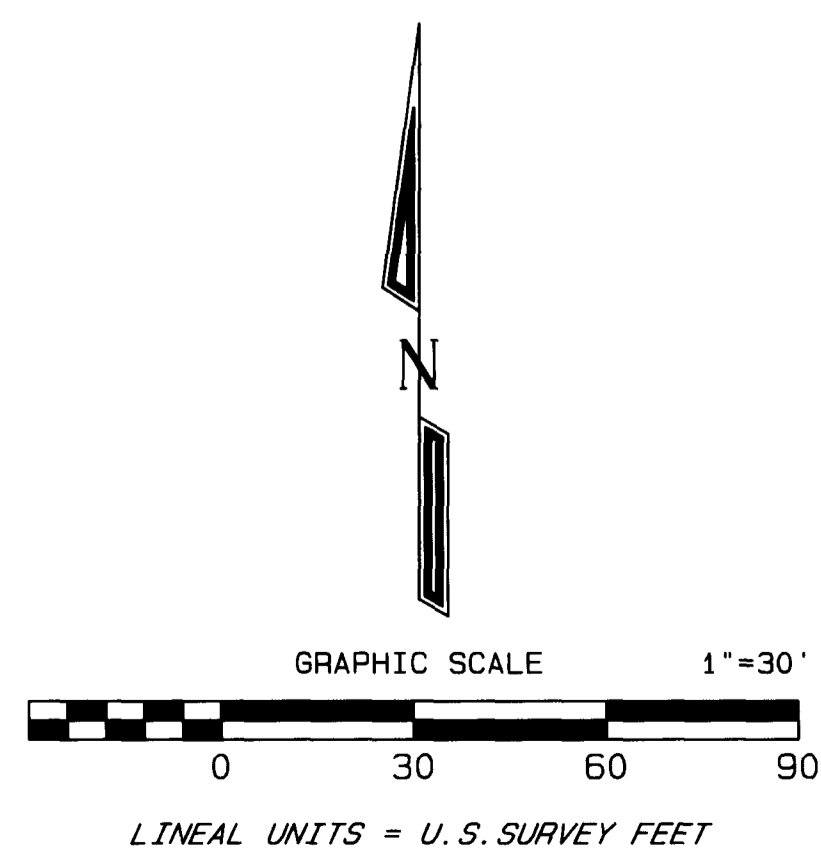
LEGEND & ABBREVIATIONS

- FOUND MESA COUNTY SURVEY MARKER
 - FOUND 2" ALUMINUM CAP LS 18478
 - ▲ FOUND 2" ALUMINUM CAP ILLEGIBLE
 - SET #5 REBAR W/2" ALUMINUM CAP STAMPED 'D' H SURVEYS LS 20677
 - 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
 - TYP. = TYPICAL
 - L. C. E. = LIMITED COMMON ELEMENT
 - B. M. = BENCHMARK
 - T = TOWNSHIP
 - R = RANGE
 - U. M. = UTE MERIDIAN
-
- ⊠ ELECTRIC PED. /VAULT
 - ⊞ POWER POLE
 - ⊞ GAS METER
 - ⊞ SAN. SEWER MANHOLE
 - STORM SEWER INLET
 - ⊞ IRRIG. MANHOLE/VALVE
 - ⊞ FIRE HYDRANT
 - ⊞ WATER METER/MANHOLE
 - ⊞ WATER VALVE
 - ★ LIGHT POLE
 - ⊞ STREET SIGN
-
- E— ELECTRIC LINE
 - W— WATER LINE
 - S— SEWER LINE
 - X— LIMITS OF ASPHALT
 - X— FENCE LINE
 - DIRECTION OF FLOW
 - ▣ CONCRETE



CONDOMINIUM NOTES

- 1.) The Project Benchmark is a chiseled "X" in the southeast portion of the parking lot as shown hereon with an elevation of 4537.12 / NAVD 88.
- 2.) Except for the Units and Limited Common Elements the entire condominium boundary will be classified as General Common Element.
- 3.) The unit boundaries extend to the outside face of the exterior walls and the center line of the interior walls.
- 4.) Property corner ties are to the unit boundary.
- 5.) There is an electric easement for buried electrical lines as recorded in Book 4716 at Page 727, these lines were not located as part of this survey.



Michael W. Schlot
2-01-10

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