

CONDOMINIUM MAP OF SUNPLEX V AMENDED CONDOMINIUM A REPLAT OF UNIT 100, SUNPLEX V CONDOMINIUM, RECORDED IN BOOK 3830 at PAGES 251 - 253

OWNER'S CERTIFICATION

Lite Beam, LLC, a Colorado limited liability company, ("Declarant") is the owner of a tract of land situated in the SE 1/4 SE 1/4 of Section 4, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, being more particularly described as follows:

Unit 100, Sunplex V Condominium as recorded in Book 3830 at Pages 251 - 253.

All streets, roads and rights-of-way shown hereon, being named as shown, to the full width of their platted rights-of-way, are hereby dedicated to the City of Grand Junction for the use of the public forever.

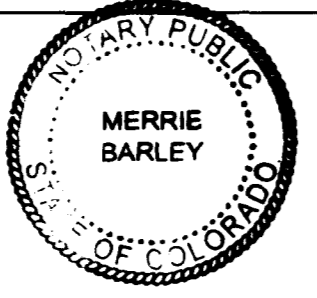
Greg Holes
Greg Holes, Manager
Lite Beam, LLC

STATE OF COLORADO }
COUNTY OF MESA } ss

The foregoing owner's certificate was acknowledged before me this 28 day of June A.D., 2010 by Greg Holes, Manager, Lite Beam, LLC.

Witness my hand and official seal. *Merrie Barley*
Notary Public

Address 354 Main Street
My commission expires 6-16-2013



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 under Reception No. 2237078 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

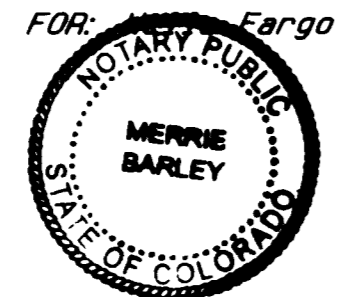
BY: *Camilla Hightower* AVP Business Banker FOR: Fargo Bank, N.A.

STATE OF COLORADO }
COUNTY OF MESA } ss

The foregoing Lienholders Ratification was acknowledged before me this 28 day of June A.D., 2010 by *Camilla Hightower*

Witness my hand and official seal. *Merrie Barley*
Notary Public

Address 354 Main Street
My commission expires 6-16-2013



TITLE CERTIFICATION

State of Colorado
County of Mesa

We, 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 Lite Beam, 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: 7-1-2010

By: *Janette V. Berra*, Examiner

CITY APPROVAL

This condominium map of SUNPLEX V AMENDED CONDOMINIUM, a condominium in the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 2 day of JULY, 2010.

Jim Madril
City Manager

Teresa L. Coons
City Mayor

CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 4:32 o'clock P.M., this 7th day of July, A.D. 2010, and is duly recorded in Book No. 5030 at page 254, 255, 256
Reception No. 2538552 Fees 30.00 + 1.00 Drawer No. LU-55

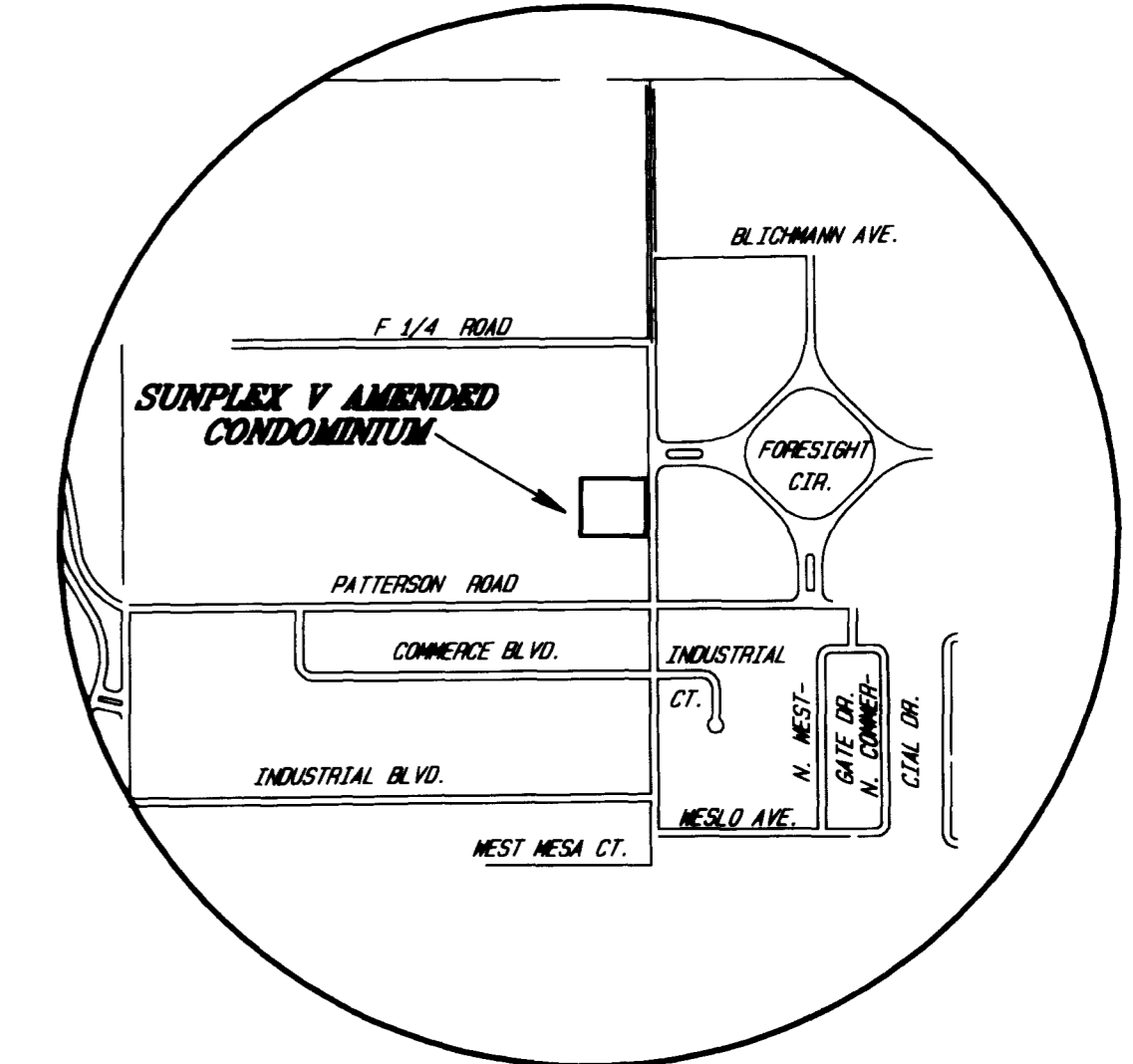
Janice Rich
Deputy

Janice Rich
Clerk and Recorder

CONDOMINIUM NOTES

- 1.) The Project Benchmark is the northeast corner of this lot being a found 1" copper cap with an elevation of 4571.94 / NAVD 88.
- 2.) Except for the Units and Limited Common Element, the entire condominium boundary will be classified as General Common Element.

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.



VICINITY MAP
NOT TO SCALE

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

The Declaration of Sunplex V (as amended) Condominium, is recorded in Book 5030 Pages 257 in the Clerk and Recorder's Office of Mesa County, Colorado.

SURVEYOR'S STATEMENT

I, Michael M. 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 information required by C.R.S. 38-33, 3-209. The improvements and units shown hereon are substantially complete. Title research was provided by Heritage Title Company under File Number 460-40273257-097-AMC.

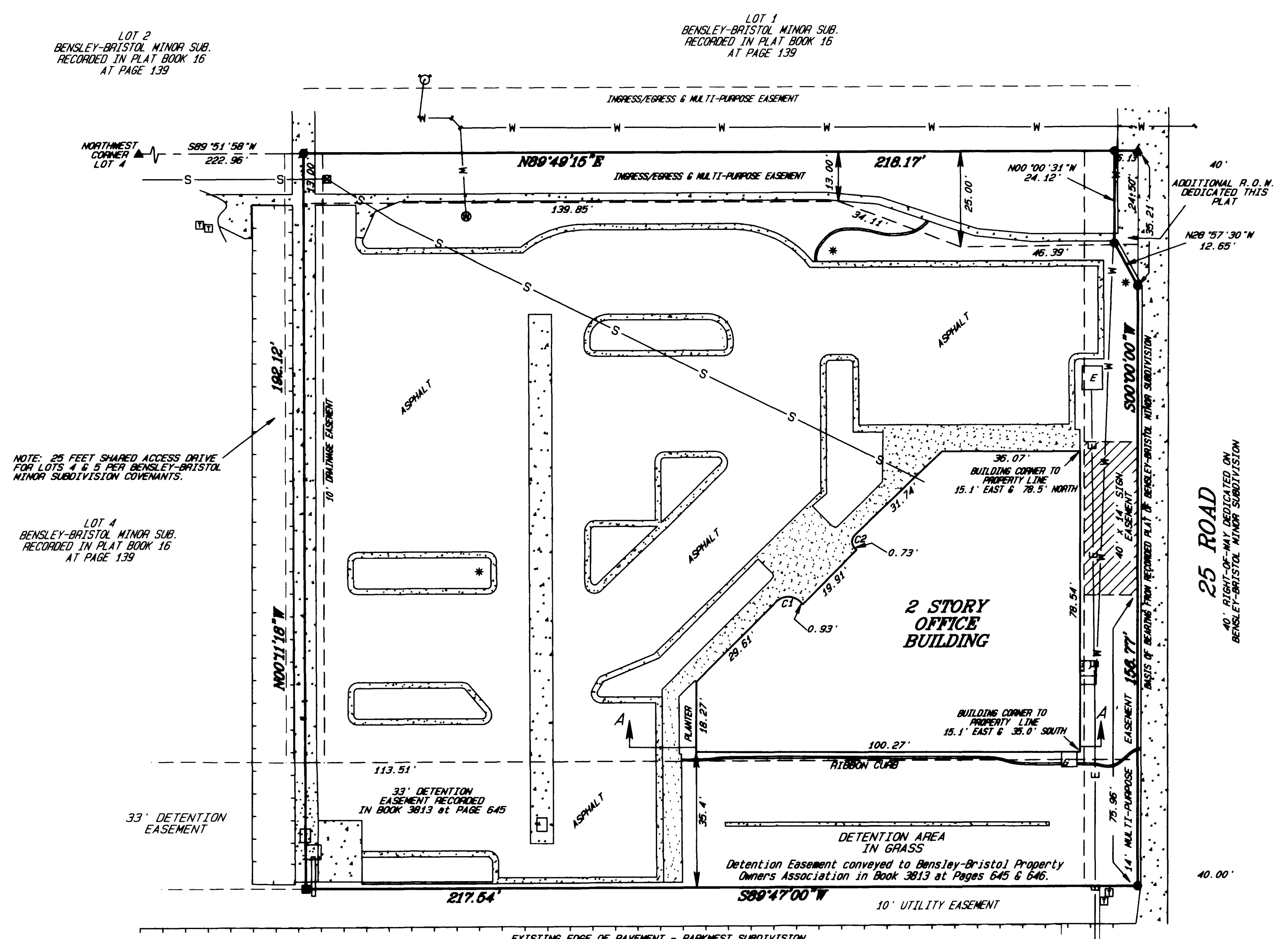
SUNPLEX V AMENDED CONDOMINIUM
LOCATED IN THE
SE 1/4 SE 1/4, SEC. 4, T1S, R1W, U.M.
D H SURVEYS INC.
118 OURAY AVE. - GRAND JUNCTION, CO.
(970) 245-8749

RECORDED NOTE: POOR QUALITY DOCUMENT
PROVIDED FOR REPRODUCTION

Designed By	M. W. D.	Checked By	S. L. H.	Job No.	836-04-01
Drawn By	TMODEL	Date	JUNE 2010	Sheet	1 OF 3

CONDOMINIUM MAP OF SUNPLEX V AMENDED CONDOMINIUM

A REPLAT OF UNIT 100, SUNPLEX V CONDOMINIUM, RECORDED IN BOOK 3830 at PAGES 251 - 253



LOT 2
BENSLEY-BRISTOL MINOR SUB.
RECORDED IN PLAT BOOK 16
AT PAGE 139

LOT 1
BENSLEY-BRISTOL MINOR SUB.
RECORDED IN PLAT BOOK 16
AT PAGE 139

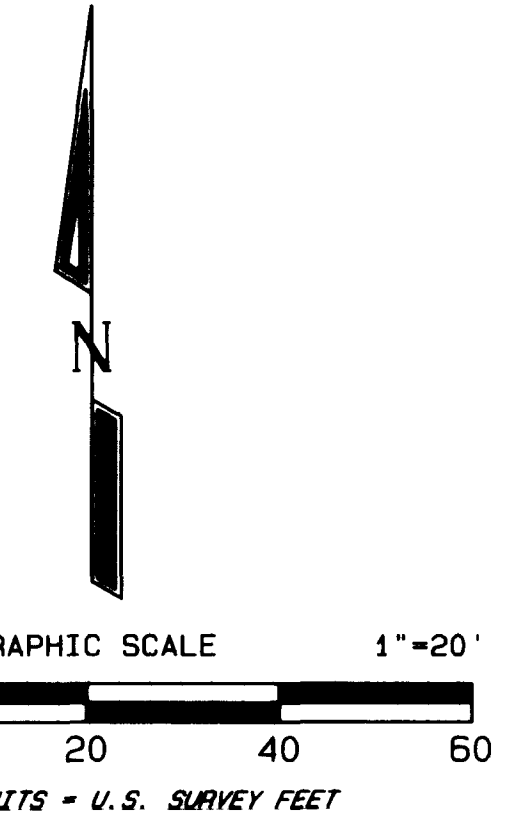
NOTE: 25 FEET SHARED ACCESS DRIVE
FOR LOTS 4 & 5 PER BENSLEY-BRISTOL
MINOR SUBDIVISION COVENANTS.

LOT 4
BENSLEY-BRISTOL MINOR SUB.
RECORDED IN PLAT BOOK 16
AT PAGE 139

LOT 1
PATTERSON PARKWEST SUBDIVISION
RECORDED IN PLAT BOOK 13
AT PAGE 473

LEGEND & ABBREVIATIONS

- ▲ FOUND 1" COPPER CAP STAMPED
TLC LS 18480
 - FOUND #5 REBAR W/ALUMINUM CAP
STAMPED TLC LS 18480
 - FOUND LEAD TACK AND TAG STAMPED
LS 20677
 - FOUND/SET #5 REBAR W/2" ALUMINUM
CAP STAMPED D H SURVEYS LS 20677
 - G.C.E. = GENERAL COMMON ELEMENT
 - L.C.E. = LIMITED COMMON ELEMENT
 - W.C. = WITNESS CORNER
 - P.O.B. = POINT OF BEGINNING
 - SQ. FT. = SQUARE FEET
 - F.F. = FINISH FLOOR
 - (TYP) = TYPICAL
 - U.M. = UTE MERIDIAN
 - Δ = DELTA
 - A = ARC
 - R = RADIUS
 - N.T.S. = NOT TO SCALE
 - R.O.W. = RIGHT OF WAY
-
- ☐ ELECTRIC PED./VAULT
 - ⊙ POWER POLE
 - ⊞ GAS METER
 - ⊞ TELEPHONE PED.
 - ⊞ SAN. SEWER MANHOLE
 - ⊞ STORM SEWER MANHOLE
 - ⊙ IRRIG. MANHOLE/RISE
 - ⊞ 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
 - L— LIMITS OF ASPHALT
 - X— FENCE LINE
 - DIRECTION OF FLOW
 - ☐ CONCRETE



EXTERIOR BUILDING CURVES

CURVE	DELTA	ARC	RADIUS	CHORD	CHORD BEARING
C1	91°01'04"	6.93'	4.36'	6.22'	S89°30'35"E
C2	90°00'00"	3.71'	2.36'	3.34'	S00°39'57"W

AREA SUMMARY
LOT 5 = 0.96 ACRES / 100%

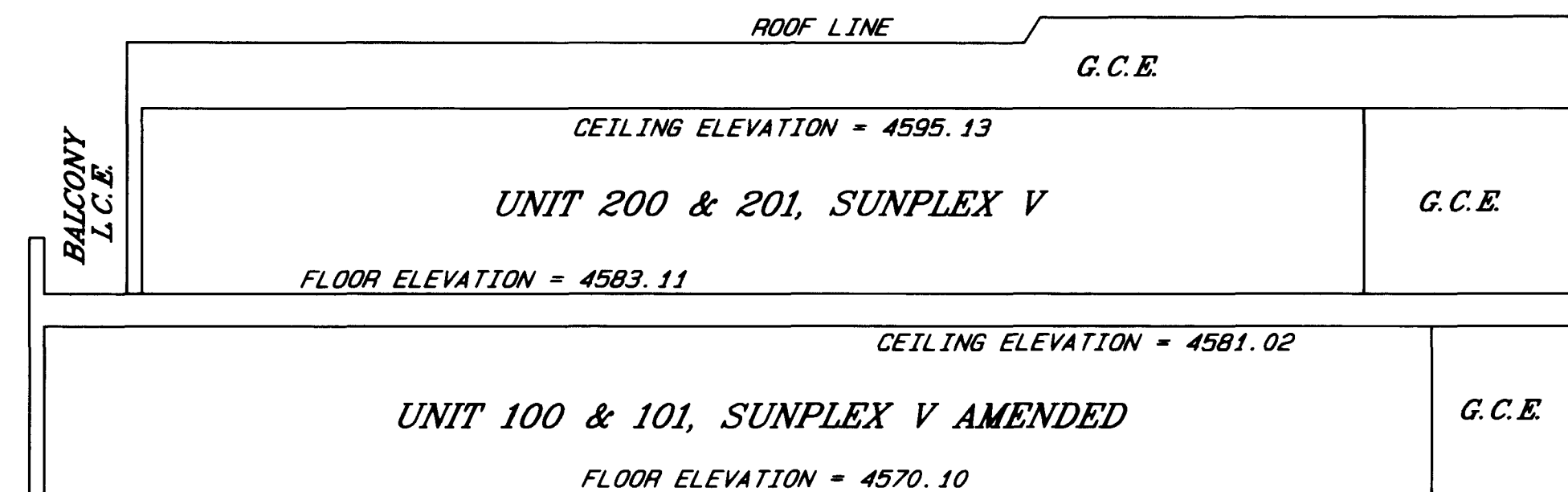
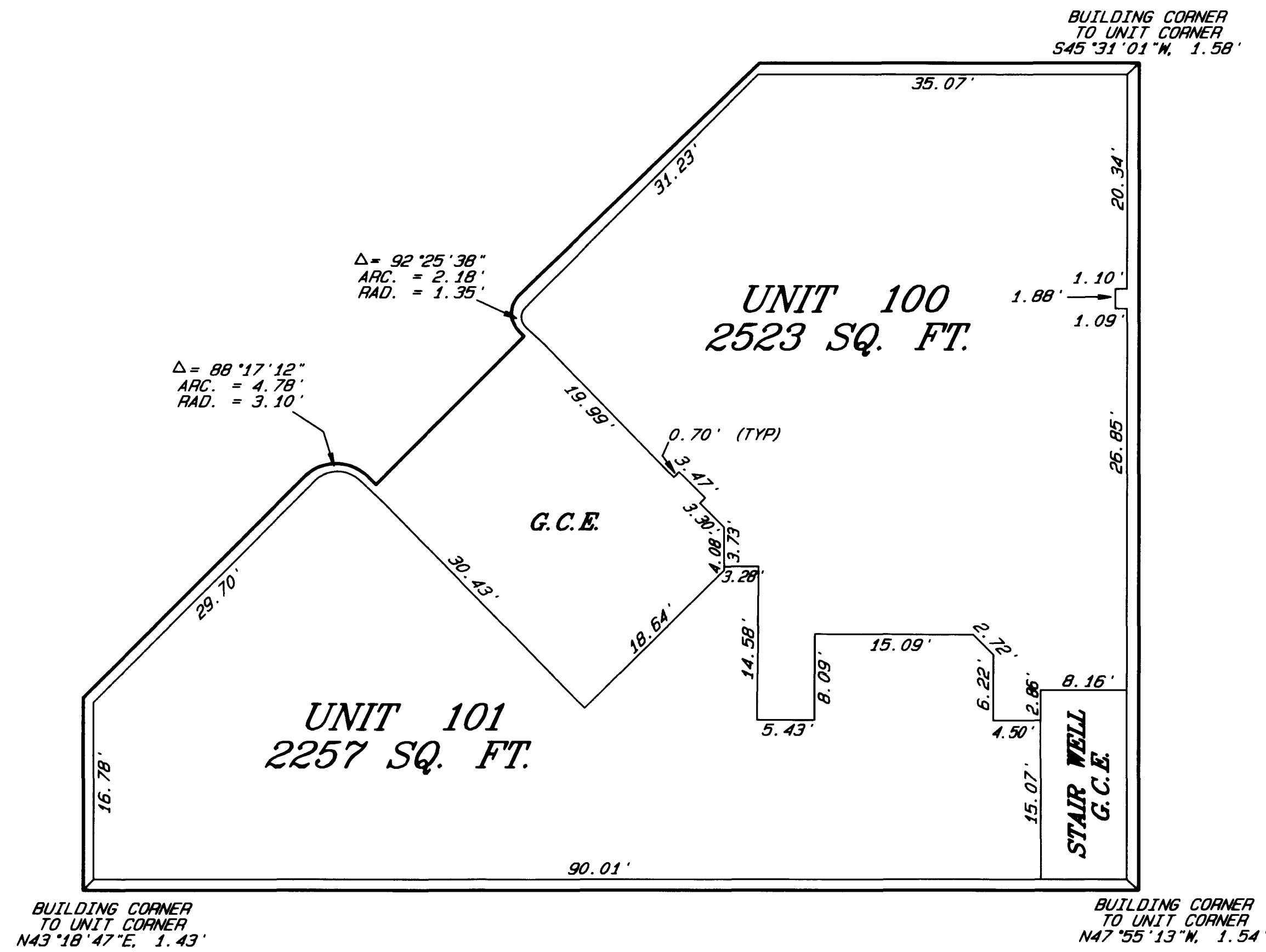
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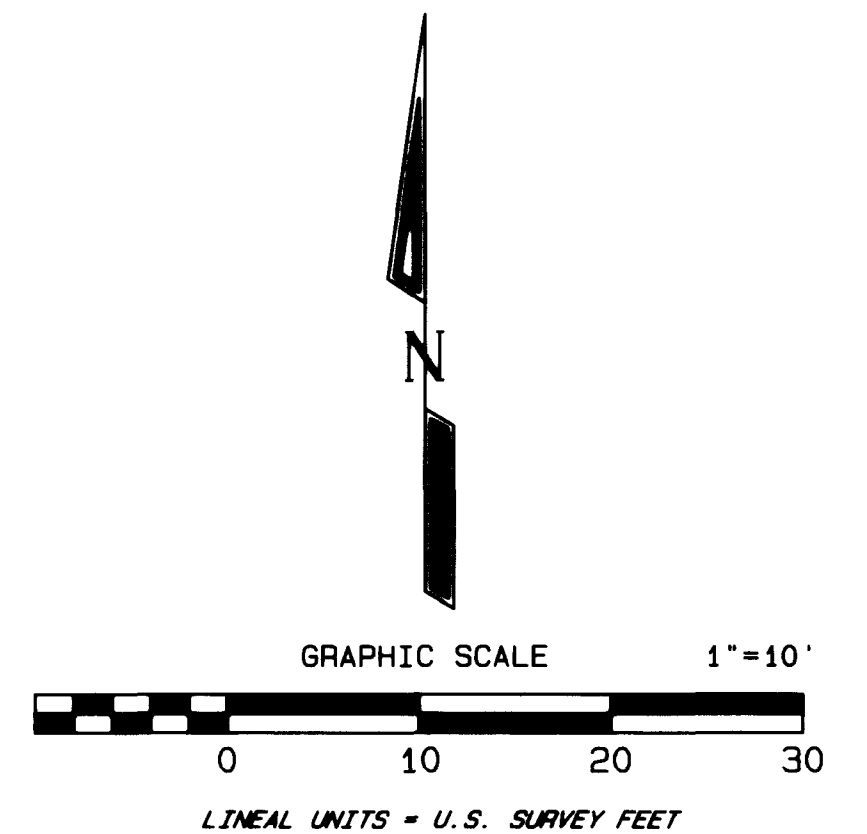
Designed By M.N.D.	Checked By S.L.H.	Job No. 836-04-01
Drawn By TMODEL	Date JUNE 2010	Sheet 2 OF 3

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VERTICAL SECTION A-A'



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