

MAP OF GRACE PARK FILING NO. 1 CONDOMINIUMS

UNIT 1, UNIT 2, UNIT 3, UNIT 4, UNIT 5, UNIT 6, UNIT 7, UNIT 8,
UNIT 9, UNIT 10, UNIT 11, AND UNIT 12

SURVEY DESCRIPTION

A parcel of land located in the Southwest 1/4 of Section 16, Township 1 North, Range 2 West of the Ute Principal Meridian in the City of Fruita, Mesa County, Colorado, and being more specifically described as follows:

Beginning at a point which bears S89°48'37"E 30.00 feet and S00°09'19"W 177.49 feet from the West Quarter (1/4) Corner of said Section 16, T1N, R2W of the Ute Principal Meridian, thence S89°50'41"E 163.00 feet; thence S00°09'19"W 40.00 feet; thence along the arc of a curve to the right having a radius of 310.98 feet, whose chord bears S84°39'59"E 56.13 feet, 56.21 feet along the arc of said curve to a point of intersection with a straight line; thence S00°09'19"W 245.82 feet, thence N49°03'21"W 289.13 feet along the North right-of-way line of the Independent Ranchman's Ditch to a point on the East line of 18 Road, thence along the East line of said 18 Road N00°09'19"E 102.00 feet to the point of beginning, EXCEPT that portion of Carolina Avenue which is a dedicated public right-of-way and being more specifically described as follows:

Beginning at a point which bears S89°48'37"E 30.00 feet and S00°09'19"W 177.49 feet from the West Quarter (1/4) Corner of said Section 16, T1N, R2W of the Ute Principal Meridian; thence S89°50'41"E 163.00 feet, thence S00°09'19"W 40.00 feet; thence N89°50'41"W 163.00 feet, thence N00°09'19"E 40.00 feet to the point of beginning containing 0.150 acres, leaving a net area of 0.783 acre, more or less.

OWNERS CERTIFICATE

CHRISTIAN BROTHERS CONSTRUCTION COMPANY, a Colorado limited partnership as owners of the herein described real property, do hereby certify that this map of GRACE PARK FILING NO. 1 CONDOMINIUMS has been prepared pursuant to the declarations of GRACE PARK FILING NO. 1 CONDOMINIUMS, recorded on AUGUST 29, 1983, Book 1452, Page 412, in the records of Mesa County, Colorado.

Attest: CHRISTIAN BROTHERS CONSTRUCTION COMPANY, a Colorado limited partnership

Paul Riga
General Partner PAUL RIGA, Atty. in Fact for
Christian Bros. Construction Co., A Colorado Ltd Partnership.

State of Colorado } SS
County of Mesa }
The foregoing instrument was acknowledged before me this 29 day of AUGUST A.D., 1983, by PAUL RIGA, AS ATTORNEY IN FACT FOR CHRISTIAN BROTHERS CONSTRUCTION COMPANY, a Colorado limited partnership.

Witness my hand and official seal.

My commission expires 5-10-86

Wayne H. Lizer
Notary Public

CLERK AND RECORDER'S CERTIFICATE

State of Colorado } SS 1338014
County of Mesa }

I hereby certify that this instrument was filed in my office at 2:26 o'clock P.m. on August 29, A.D., 1983, and is duly filed in Drawer W-12.

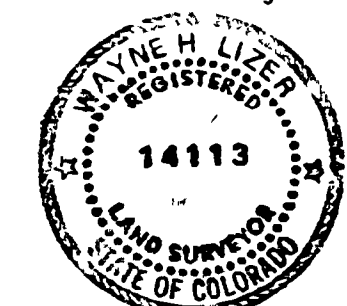
Earl Swann Fee \$40 By *Wendell H. Taylor*
Clerk and Recorder Deputy

SURVEYOR'S CERTIFICATE

I, Wayne H. Lizer, do hereby certify that this plat was made from notes of a field survey made under my direct responsibility, supervision, and checking in July and August, 1983. Said plat represents the location of GRACE PARK FILING NO. 1 CONDOMINIUMS as described above, and as the Condominium Declaration recorded in Book 1452, Page 412 of the Records of Mesa County, Colorado. And I further certify that the condominium map substantially depicts the location and horizontal and vertical measurements of the building, the units, and unit designation, the dimensions of the units, and the building designation. Such condominium map was prepared subsequent to substantial completion of the improvements.

Wayne H. Lizer 8/29/83
Wayne H. Lizer, Colorado Reg. P.E., P.L.S. No 14113

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within six 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 shown hereon.

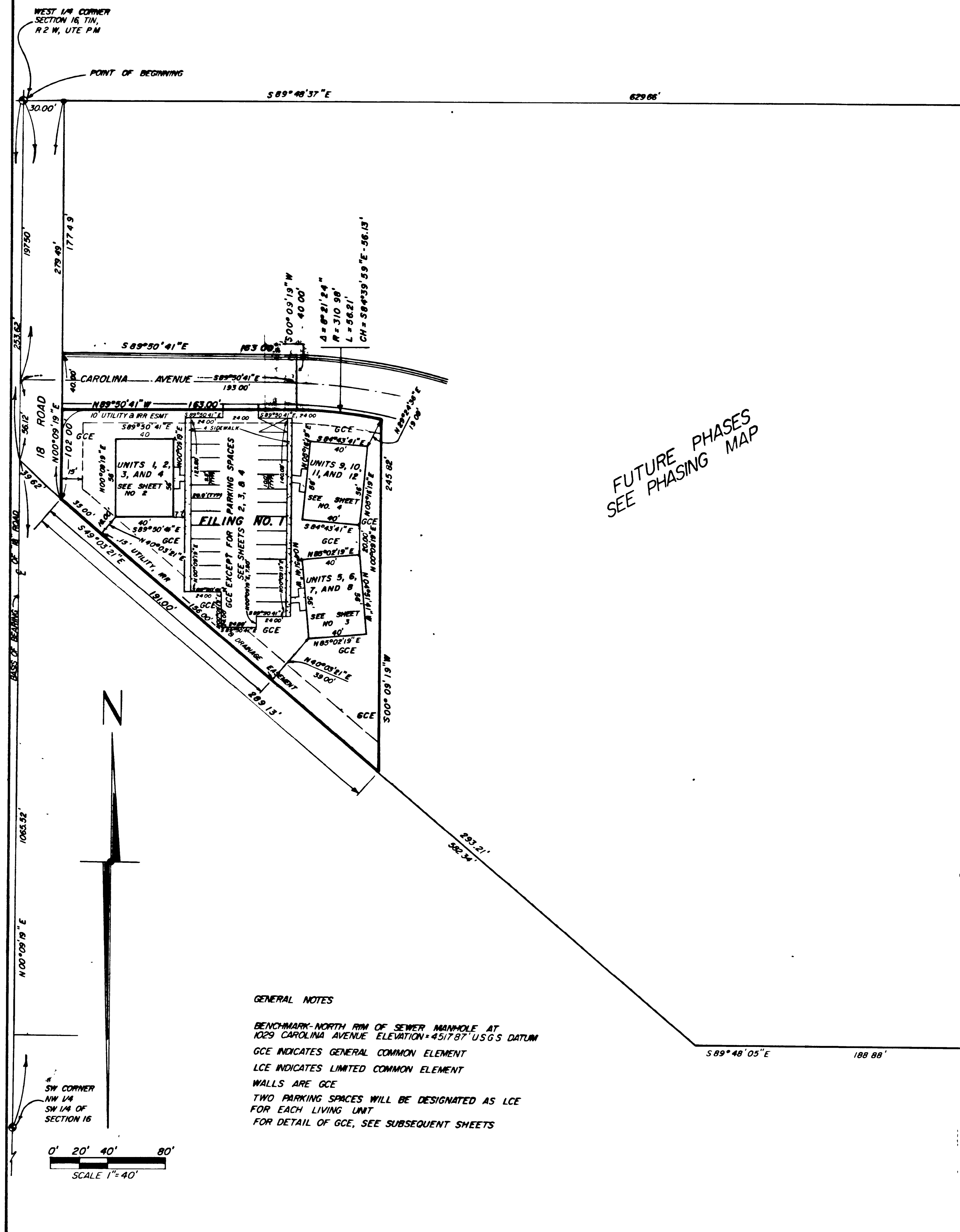


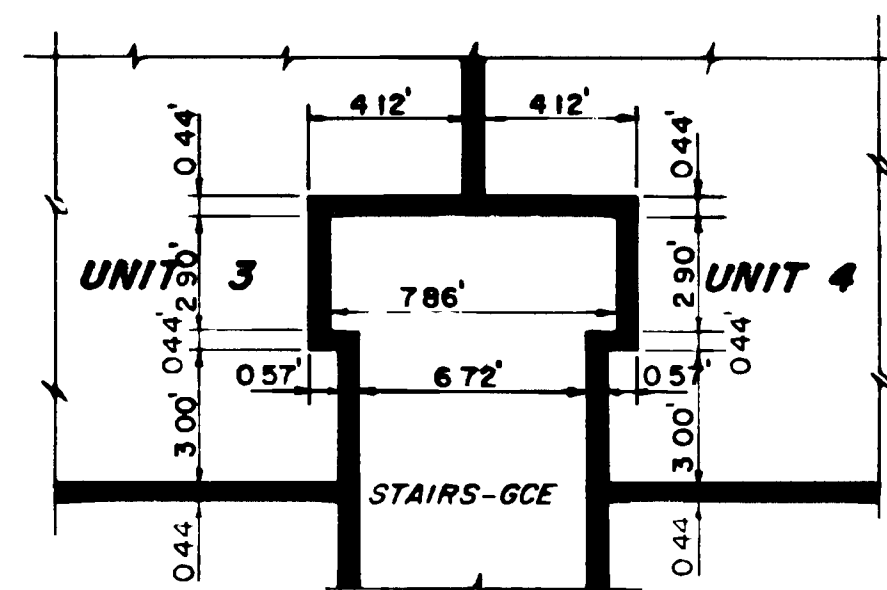
MAP OF GRACE PARK FILING NO. 1 CONDOMINIUMS

W.H. LIZER & ASSOCIATES
ENGINEERING & SURVEYING
576 25 ROAD UNIT 8-241-1129
GRAND JUNCTION, COLORADO

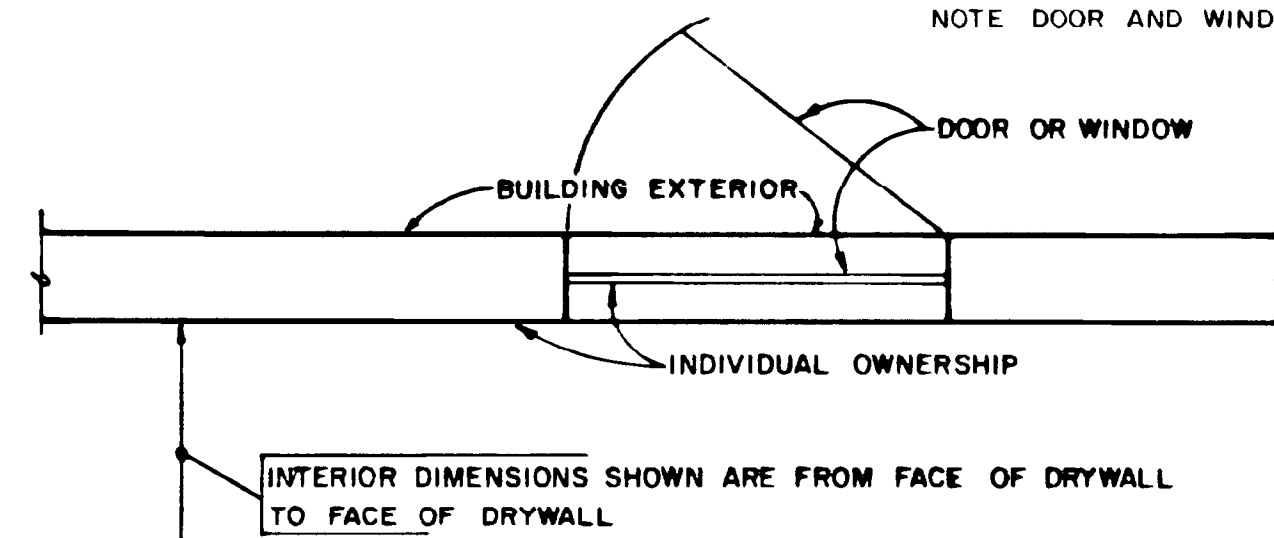
PROJECT NO. 831019-5

SHEET 1 OF 4

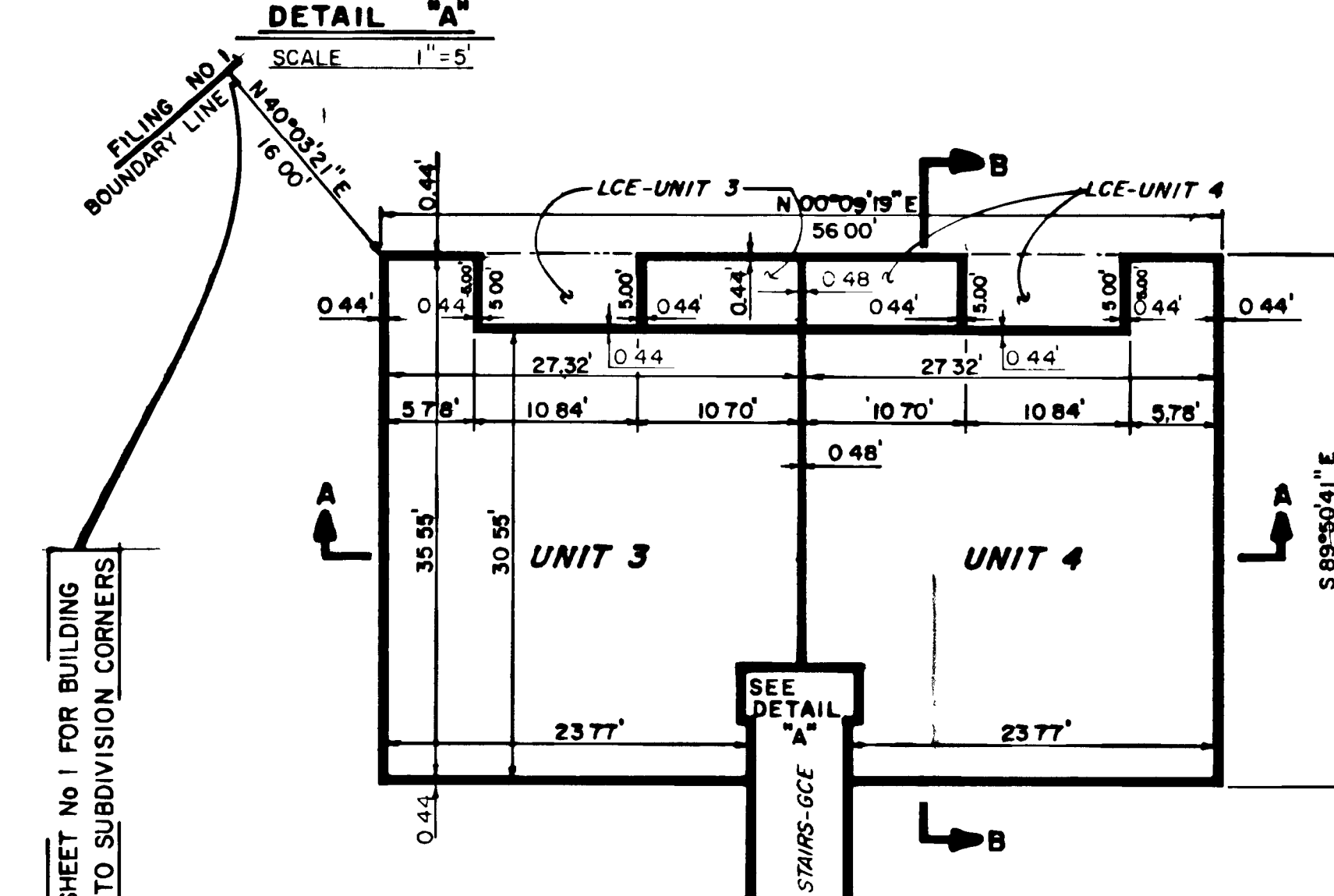




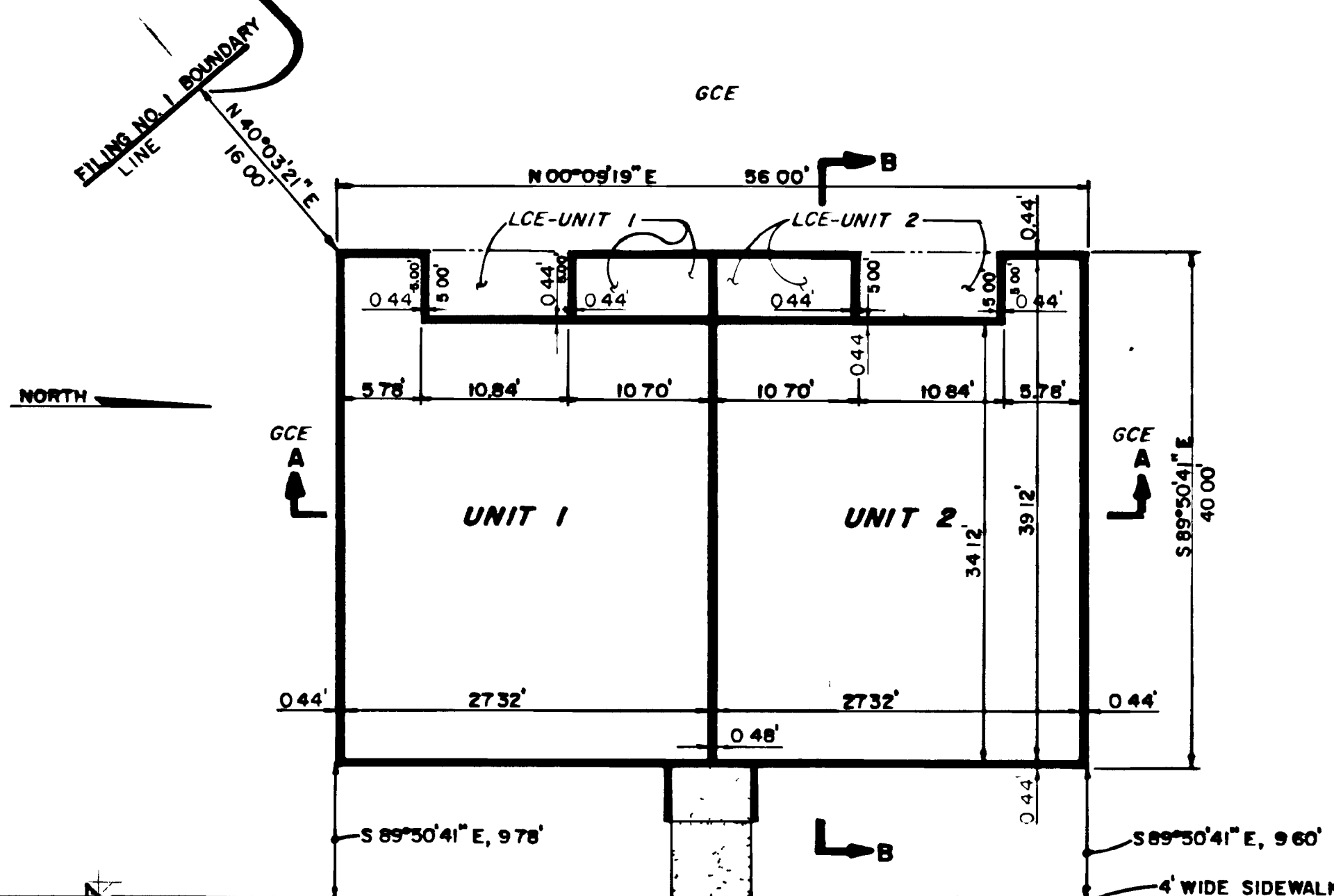
DETAIL "A"
SCALE 1"=5'



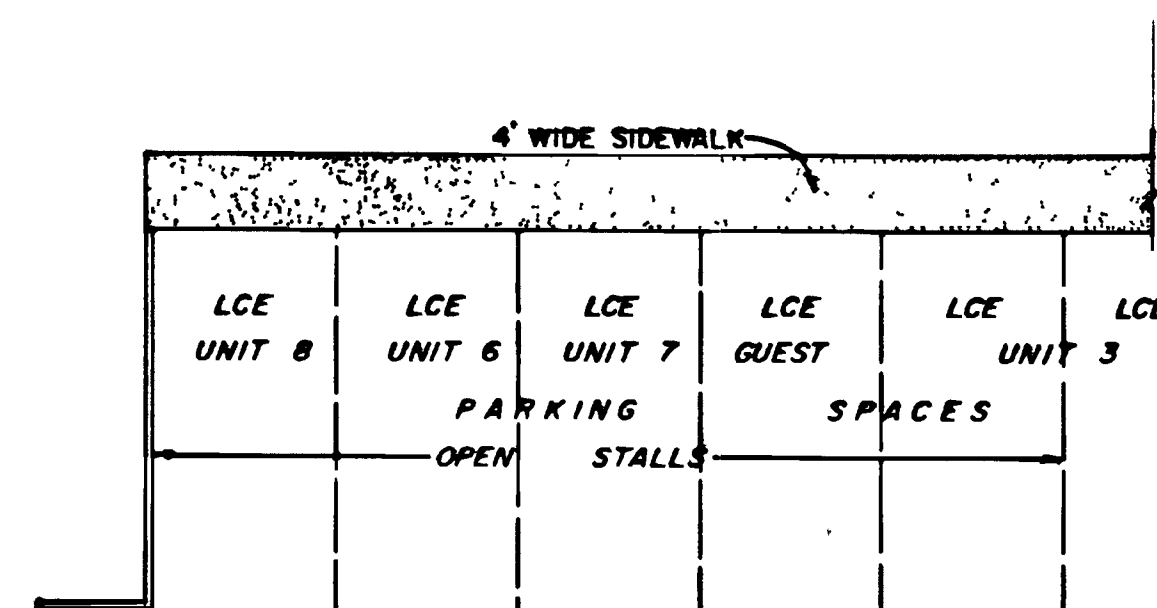
TYPICAL DOOR AND WINDOW DETAIL
NO SCALE



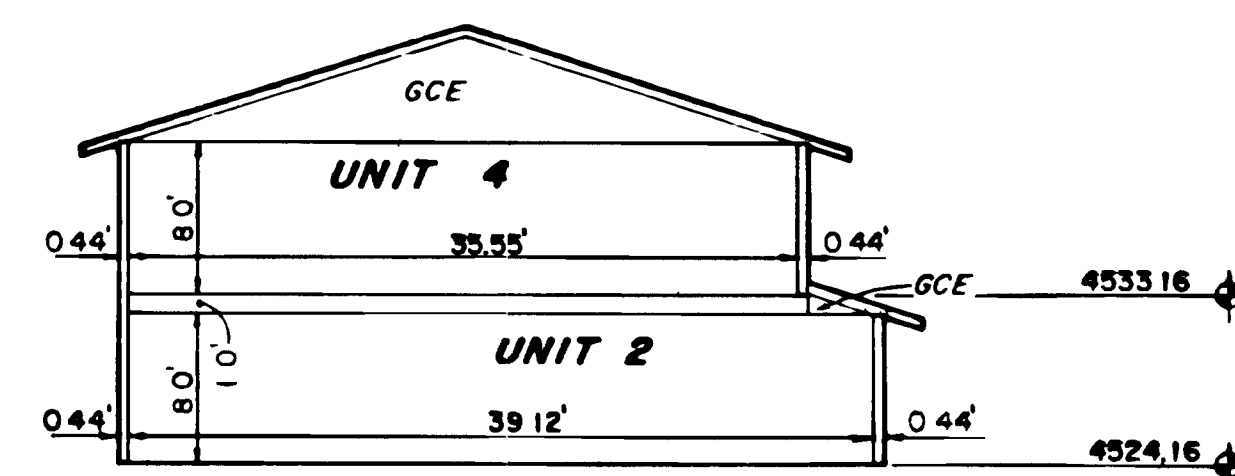
SECOND FLOOR PLAN
SCALE 1"=10'



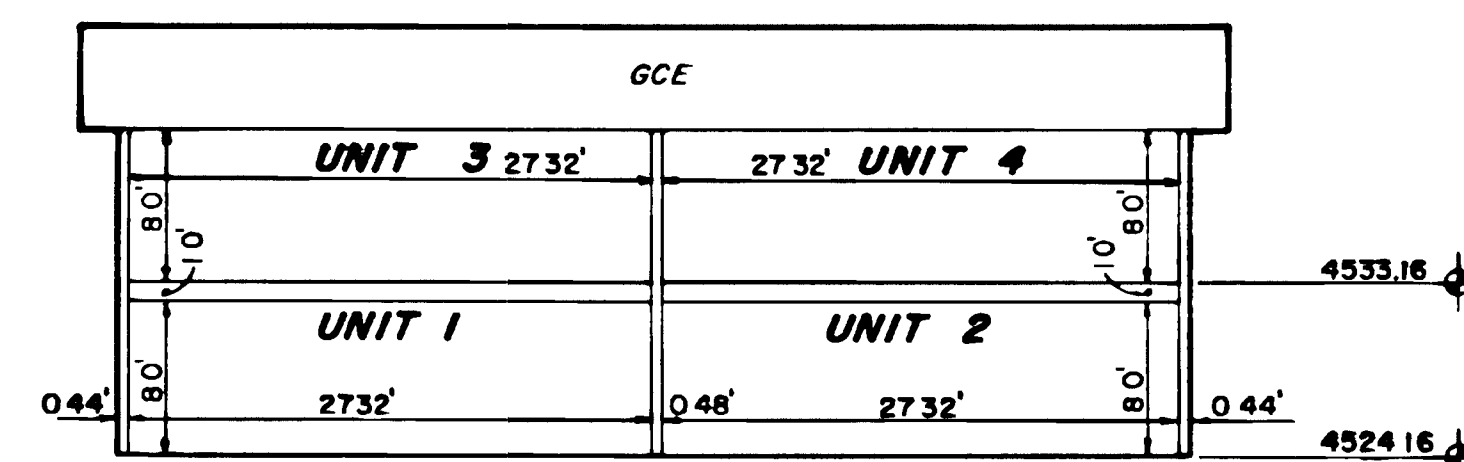
FIRST FLOOR PLAN
SCALE 1"=10'



ADDITIONAL PARKING
SCALE 1"=10'



SECTION "B-B"
SCALE 1"=10'



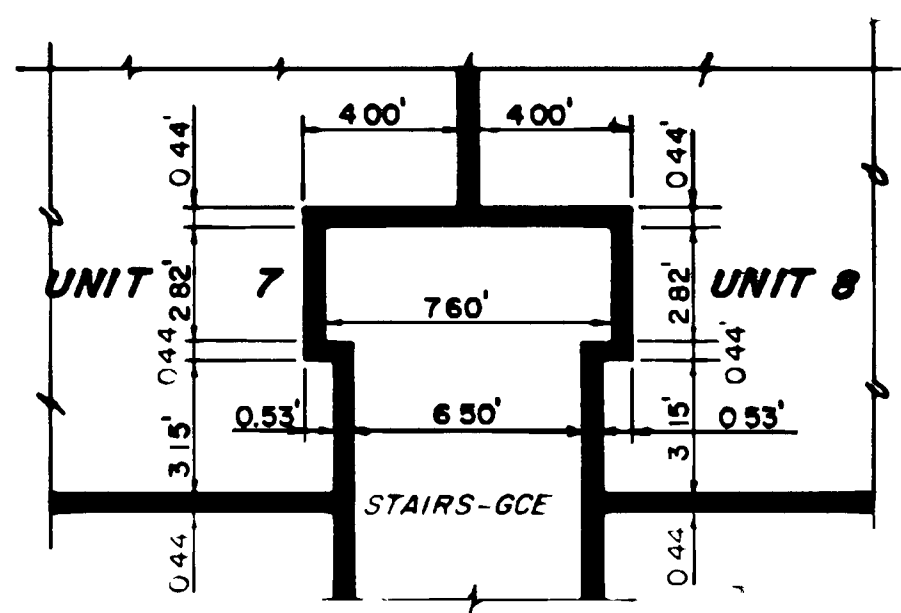
SECTION "A-A"
SCALE 1"=10'

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GRACE PARK
FILING NO. 1 CONDOMINIUMS

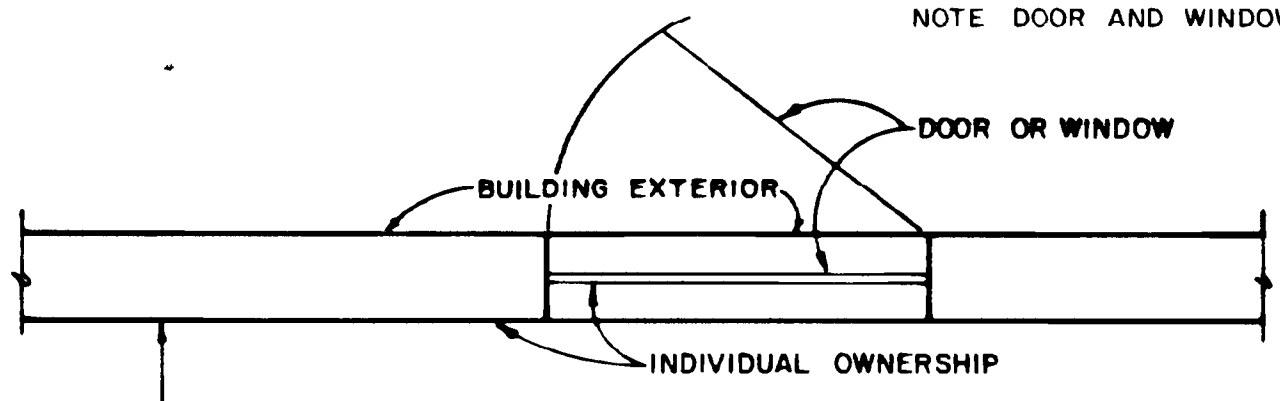
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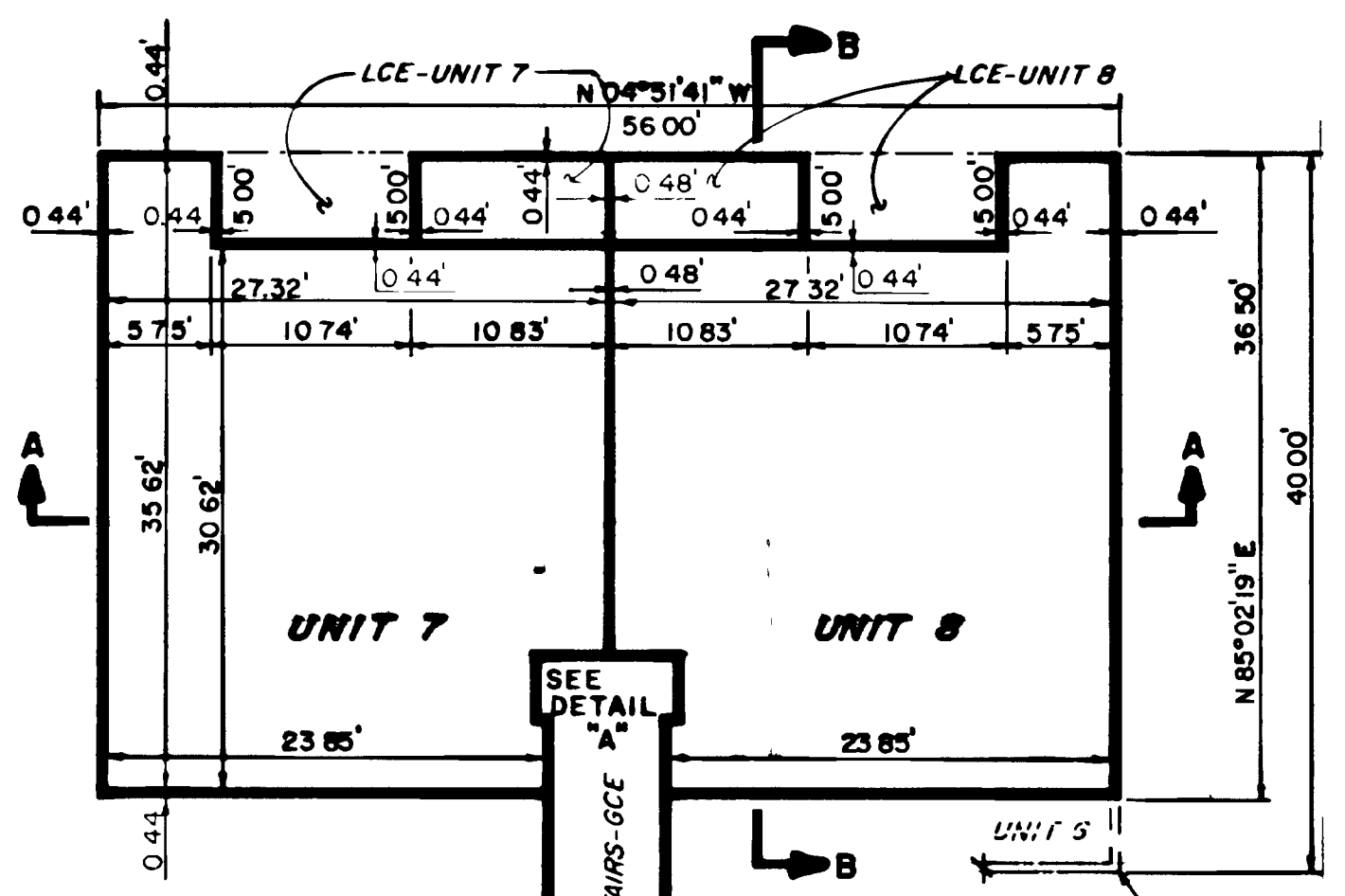
SHEET 3 OF 4



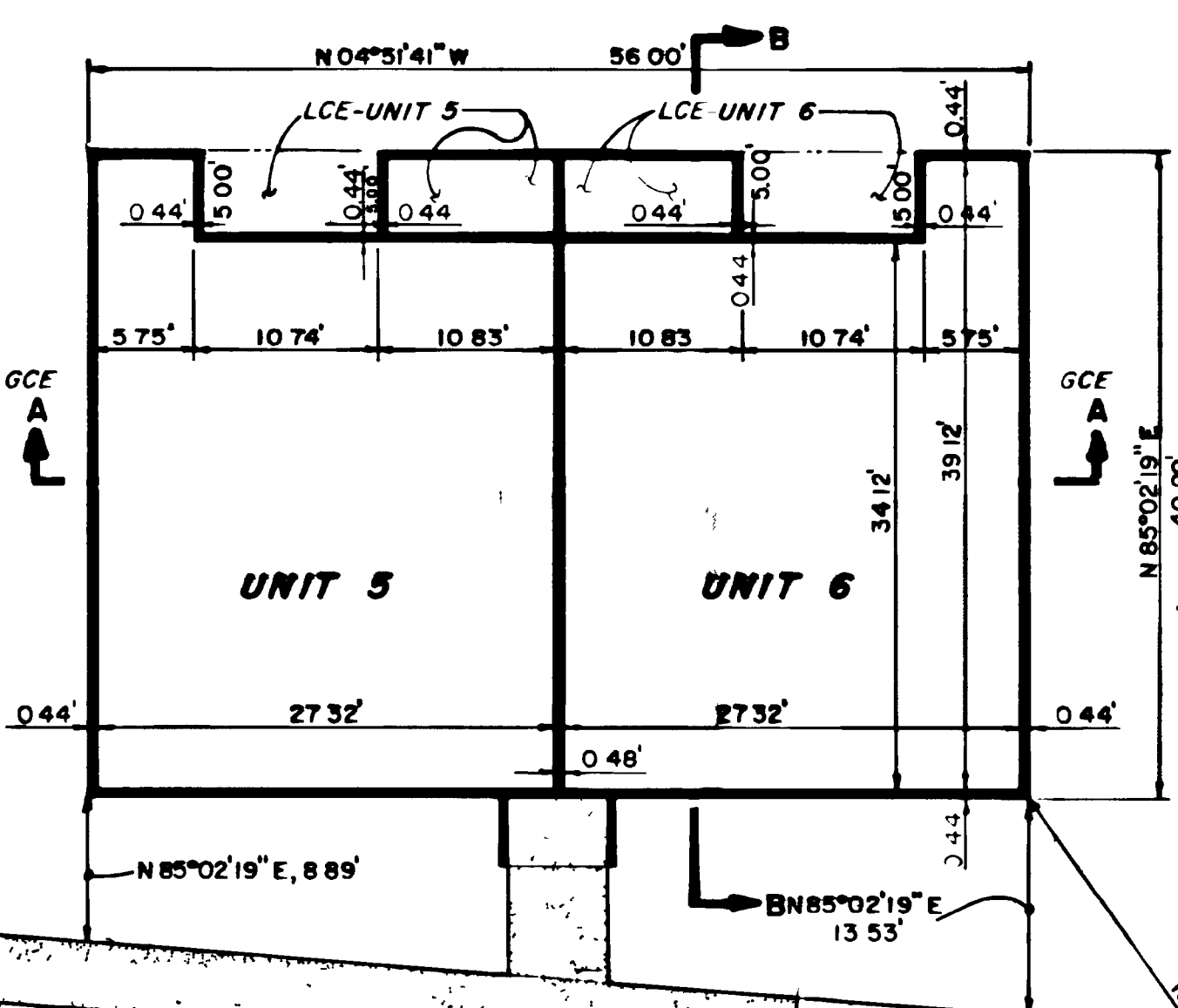
DETAIL "A"
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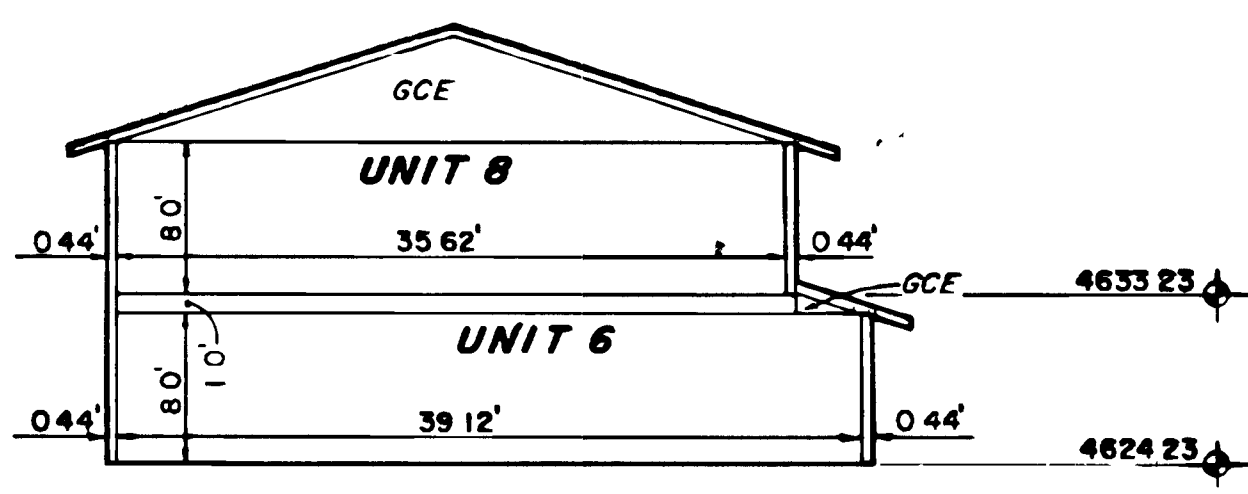
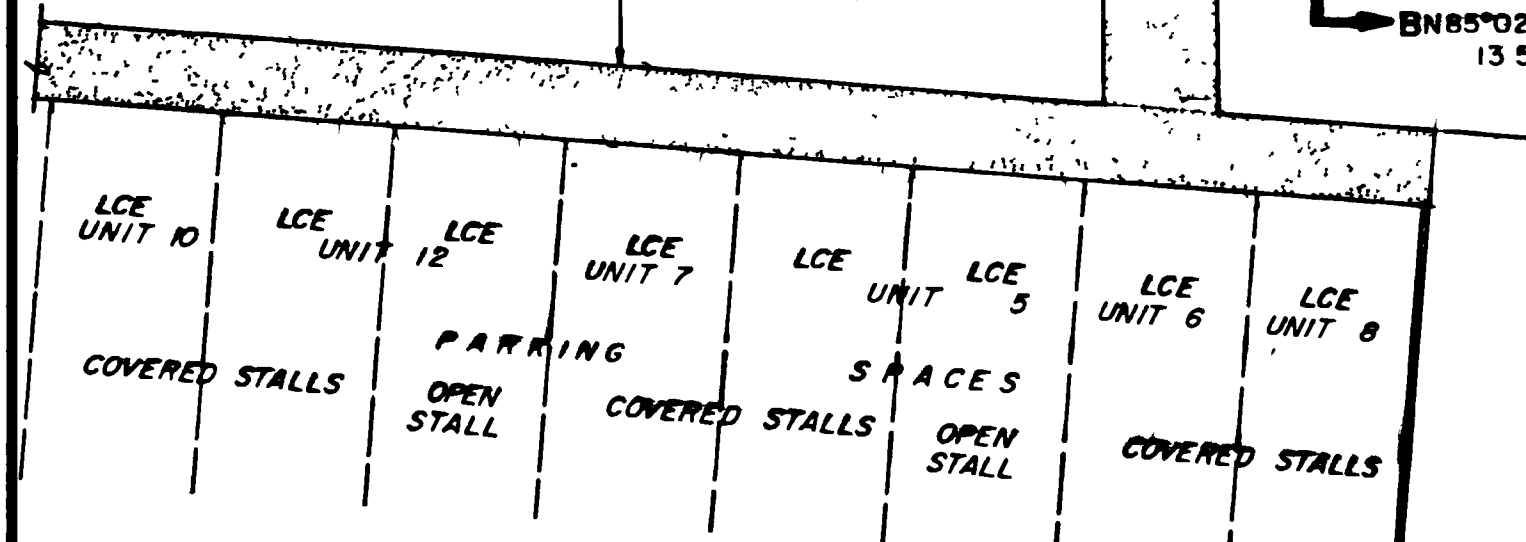
TYPICAL DOOR AND WINDOW DETAIL
NO SCALE
INTERIOR DIMENSIONS SHOWN ARE FROM FACE OF DRYWALL TO FACE OF DRYWALL



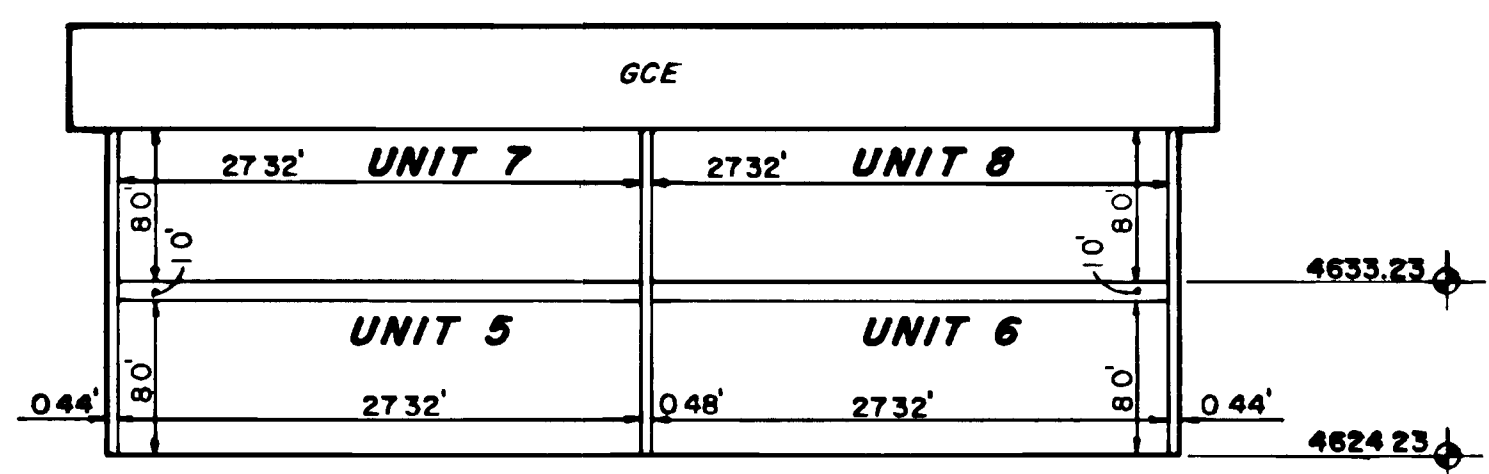
SECOND FLOOR PLAN
SCALE 1"=10'



FIRST FLOOR PLAN
SCALE 1"=10'



SECTION "B-B"
SCALE 1"=10'



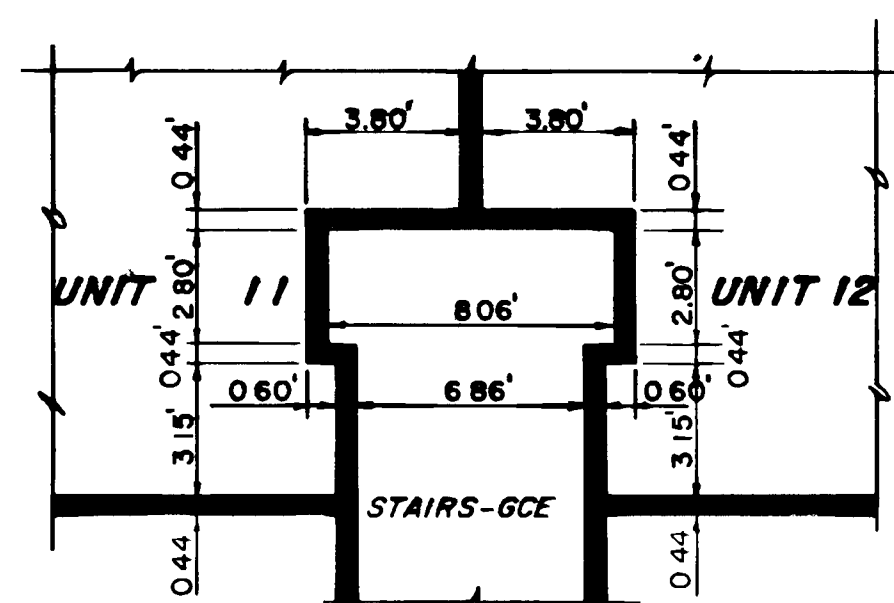
SECTION "A-A"
SCALE 1"=10'

SEE SHEET NO. 1 FOR BUILDING TIES TO SUBDIVISION CORNERS
FILING NO. 1
BOUNDARY LINE

MAP OF
GRACE PARK
FILING NO. 1 CONDOMINIUMS

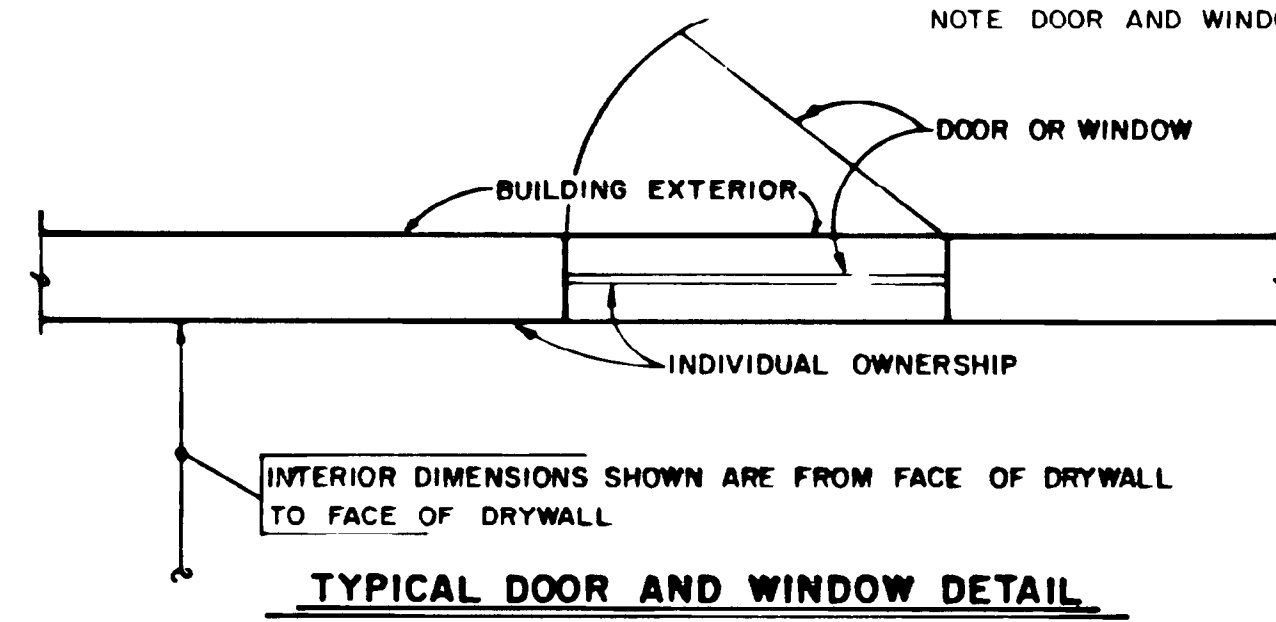
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GRAND JUNCTION, COLORADO

PROJECT NO. 831019-B SHEET 3 OF 4



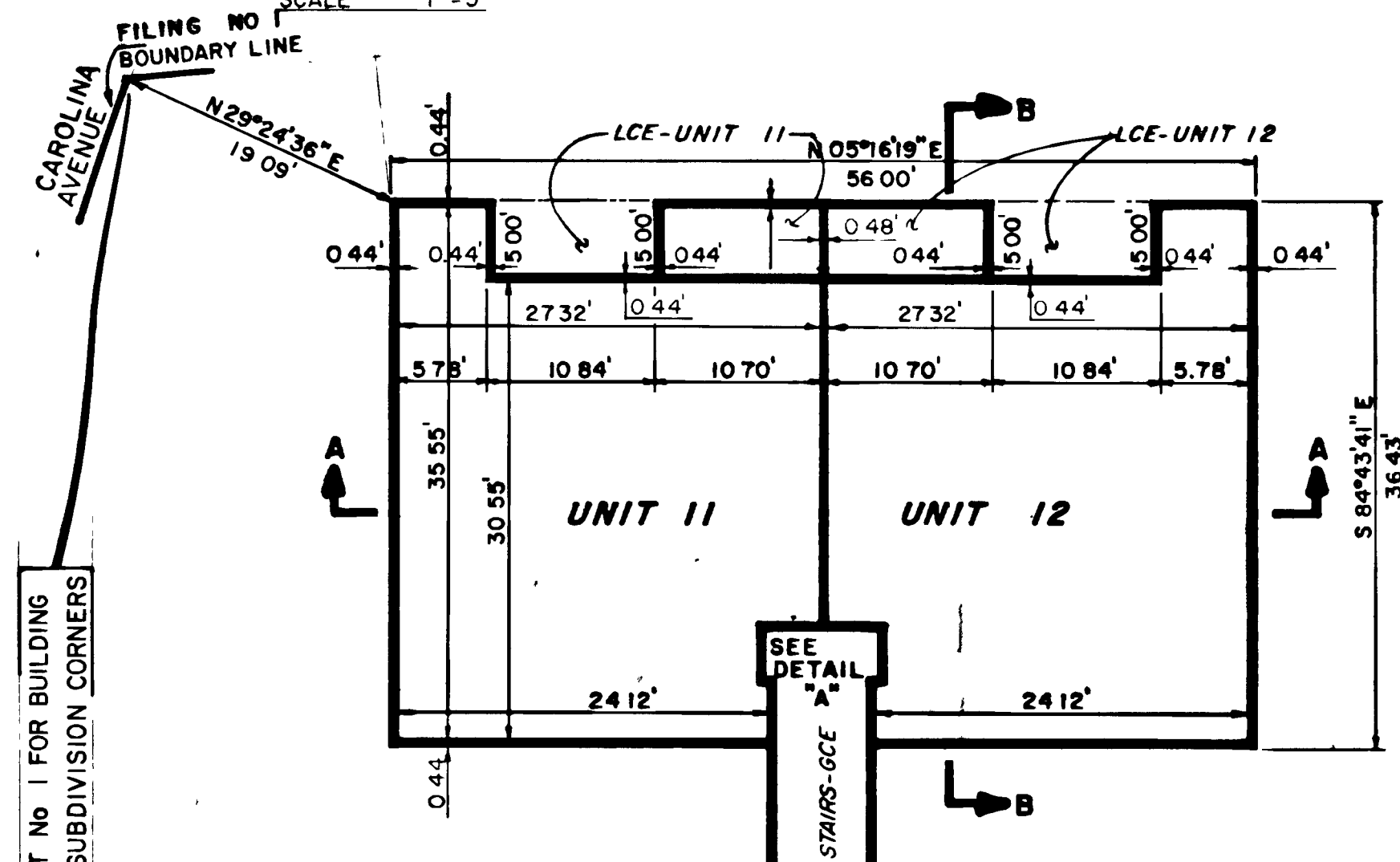
DETAIL "A"

SCALE 1"=5'



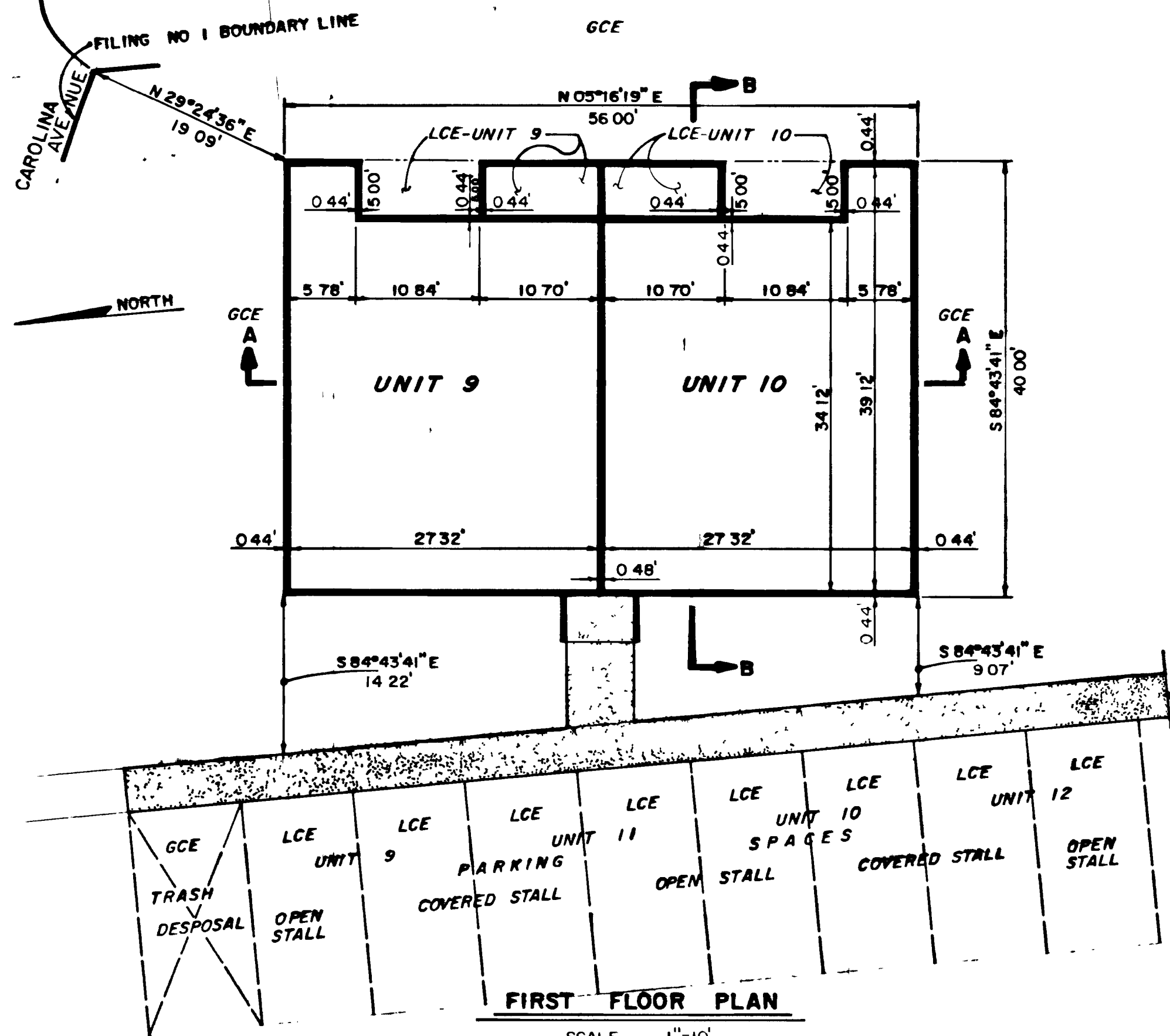
TYPICAL DOOR AND WINDOW DETAIL

NO SCALE



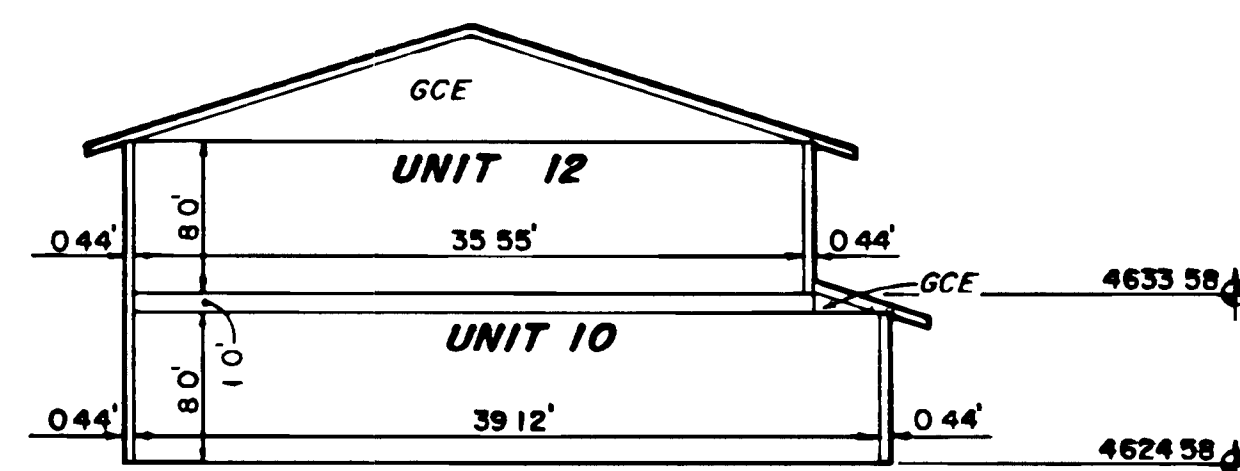
SECOND FLOOR PLAN

SCALE 1"=10'



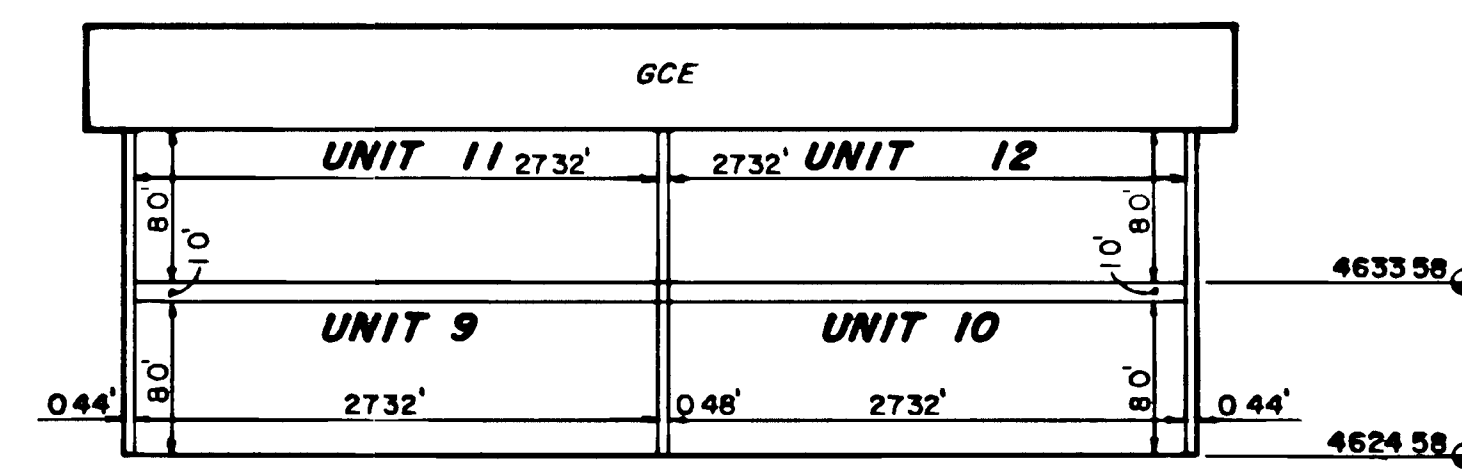
FIRST FLOOR PLAN

SCALE 1"=10'



SECTION "B-B"

SCALE 1"=10'



SECTION "A-A"

SCALE 1"=10'

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SHEET 4 OF 6