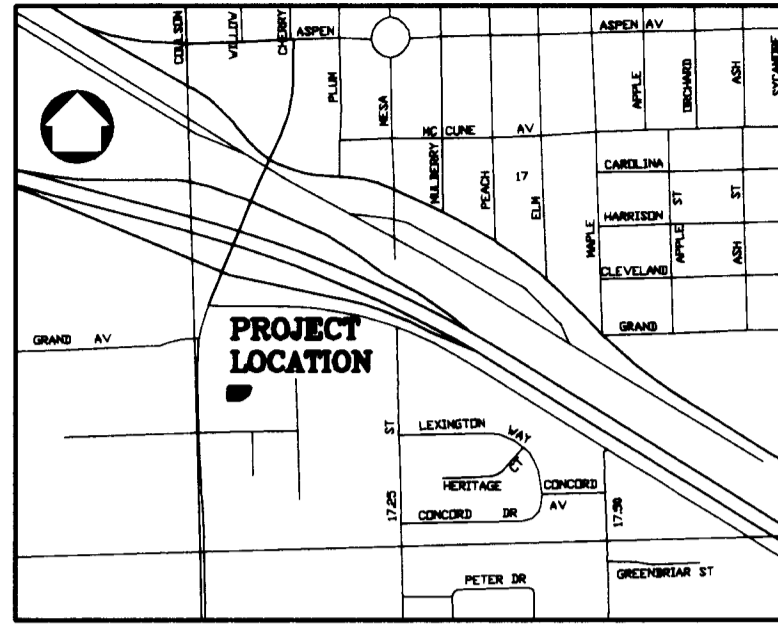


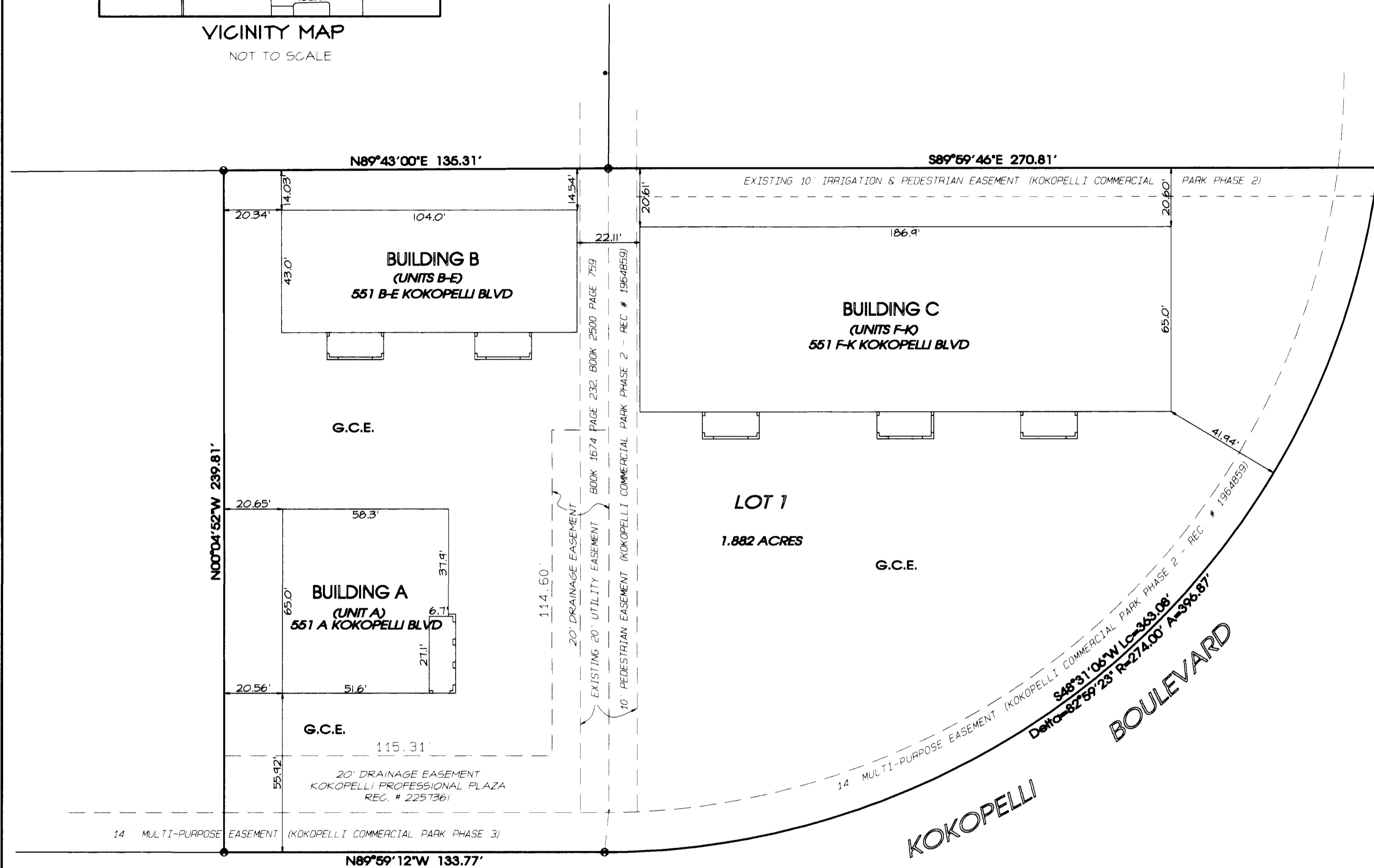
CONDOMINIUM MAP

KOKOPELLI PROFESSIONAL PLAZA CONDOMINIUM

A REPLAT OF LOT 1 KOKOPELLI PROFESSIONAL PLAZA CITY OF FRUITA, MESA COUNTY, COLORADO

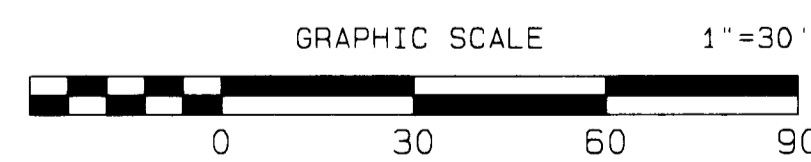


VICINITY MAP
NOT TO SCALE



LAND USE SUMMARY

UNIT	AREA (SQ FT)	LAND USE	ADDRESS
UNIT A	3372	COMMERCIAL	551 A KOKOPELLI BLVD
UNIT B	1030	COMMERCIAL	551 B KOKOPELLI BLVD
UNIT C	1053	COMMERCIAL	551 C KOKOPELLI BLVD
UNIT D	1055	COMMERCIAL	551 D KOKOPELLI BLVD
UNIT E	1033	COMMERCIAL	551 E KOKOPELLI BLVD
UNIT F	1437	COMMERCIAL	551 F KOKOPELLI BLVD
UNIT G	1733	COMMERCIAL	551 G KOKOPELLI BLVD
UNIT H	2080	COMMERCIAL	551 H KOKOPELLI BLVD
UNIT I	1511	COMMERCIAL	551 I KOKOPELLI BLVD
UNIT J	1607	COMMERCIAL	551 J KOKOPELLI BLVD
UNIT K	2631	COMMERCIAL	551 K KOKOPELLI BLVD
TOTAL (LOT 1)	81992 SQ FT	1.882 ACRES	



● FOUND #5 REBAR/W/ALUM CAP *THOMPSON-LANGFORD CORP PLS 1047B*

BASIS OF BEARINGS STATEMENT: Bearings based on the north line of Lot 1 Block 4 according to the plat of Kokopelli Commercial Park Phase 2. The platted bearing of this line is S89°59'46"E.

G.C.E.: GENERAL COMMON ELEMENTS

L.C.E.: LIMITED COMMON ELEMENTS

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 any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

CERTIFICATE OF OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS that Kokopelli Professional Center, LLC, Colorado limited liability company, is the owner of record of that real property situated in the SW1/4 SW1/4 of Section 11, Township 1 South, Range 2 West of the 10th Meridian, City of Fruita, Mesa County, Colorado, the ownership of which is demonstrated in instruments recorded in Book 3945 at Page 260 in the office of the Mesa County Clerk and Recorder. Said owner has subdivided the real property shown and described hereon into eleven (11) condominium units as shown and identified hereon and submits the same to and as a part of Kokopelli Professional Plaza Condominium as permitted by the Declaration and complies with the Colorado Common Interest Ownership Act.

DESCRIPTION

Lot 1, Kokopelli Professional Plaza according to the Plat thereof recorded at Reception No. 2257361 of the Mesa County Records.

Said owner hereby acknowledges that all lienholders or encumbrancers if any, associated with the interests of this Plat have been represented hereon.

IN WITNESS WHEREOF, said owner, Kokopelli Professional Center, LLC has caused its name to be hereunto subscribed this 22nd day of March, A.D. 2006.

Kokopelli Professional Center, LLC,

James R. McCurtis
Managing Member

State of Arkansas)
County of Randolph)

On this 22nd day of March, A.D. 2006, before me the aforesigned officer, James R. McCurtis personally appeared and acknowledged that he executed the foregoing Certificate of Ownership for the purposes therein contained.

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

Kelly C. Edgington
Notary Public

My commission expires: 5-8-15



TITLE CERTIFICATE

First American Heritage Title does hereby certify that I have examined the title to all lands shown on this plat and that title to such lands is vested in Kokopelli Professional Center, LLC and is free and clear of all liens, taxes, and encumbrances, except as follows:

EXECUTED this 23rd day of March, 2006.

Danna Smith

LIENHOLDER'S CERTIFICATE

Wells Fargo does hereby certify that it is the holder of a Deed of Trust against the lands shown on this plat and hereby consents to the subdivision of the lands shown herein.

EXECUTED this 23rd day of MARCH, 2006.

Chris New, Regional President
Wells Fargo

State of)
County of)

On this 23rd day of MARCH, A.D. 2006, before me the aforesigned officer, Rick Brown personally appeared and acknowledged

that he executed the foregoing Lienholder's Certificate for the purposes therein contained.

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

Biladee Rickard
Notary Public

My commission expires: 3/01/09

COMMUNITY DEVELOPMENT CERTIFICATE

This Plat approved by the Community Development Director this 24th day of MARCH, 2006.

Chris Bull
Chairman

CITY COUNCIL CERTIFICATE

This Plat approved by the City Council of the City of Fruita, Colorado, this 24th day of MARCH, 2006, for filing with the Clerk and Recorder of Mesa County, Colorado, and for conveyance or dedication to the City of the public dedications shown hereon, subject to the provision that approval in no way obligates the City of Fruita for financing or construction of improvements on said lands, streets or easements dedicated to the City except as specifically agreed to by the City Council of the City of Fruita. Further, said approval in no way obligates the City of Fruita for maintenance of public improvements until construction of said improvements has been completed in accordance with the City of Fruita's specifications and the City of Fruita has agreed to accept said improvements. This approval does not guarantee that the size, soil conditions, sub-surface geology, ground water conditions or flooding conditions of any lot shown hereon are such that a planning clearance, building permit, or any other required permit will be issued. This approval is with the understanding that all expenses involving required improvements for all utility services, paving, grading, landscaping, curbs, gutters, sidewalks, street lighting, street signs, other traffic control devices, flood protection devices, drainage structures, and all other improvements that may be required shall be the responsibility of the owners designated hereon, and not the City of Fruita, unless otherwise specifically agreed to in writing by the City Council.

CITY OF FRUITA, COLORADO

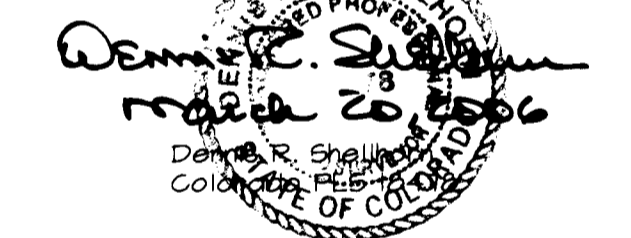
By: *James Adams*
Mayor

Witness my hand and official seal of the City of Fruita.

ATTEST:
Margaret E. ...
City Clerk

SURVEYOR'S CERTIFICATE

I, Dennis R. Shellhorn, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying Map of THE KOKOPELLI PROFESSIONAL PLAZA CONDOMINIUM, a part of the City of Fruita, Colorado, has been prepared by me and/or under my direct supervision and represents a field survey of the same; that it depicts the vertical and horizontal locations of the units and buildings hereon and that it was made from measurements upon and within existing structures, and with reference made to architectural plans by Gregg Associates of Grand Junction, Colorado (551 Kokopelli Blvd Buildings A, B, & C). To the best of my knowledge and belief this map conforms to the requirements for condominium maps specified in the City of Fruita Development Code and the applicable laws of the State of Colorado, specifically §§ 38-33-3-204.



CLERK AND RECORDER'S CERTIFICATE

State of Colorado)
County of Mesa)

This Plat was filed for the record in the office of the Clerk and Recorder of

Mesa County, Colorado, at 2:07 o'clock A. M., on this 27th day of March, 2006, A.D., and was recorded at Reception

No. 2308456, Book 4120, Page 594-597

Drawer No. KK-101, Fees \$40.00 \$100

By: *Janice Ward* Clerk and Recorder, *Kim Cole* Deputy

Condominium Declaration for Kokopelli Professional Plaza Condominiums on 27 MARCH 2006 in Book 4120 at Page 594 of the records of Mesa County.

4120 598-623

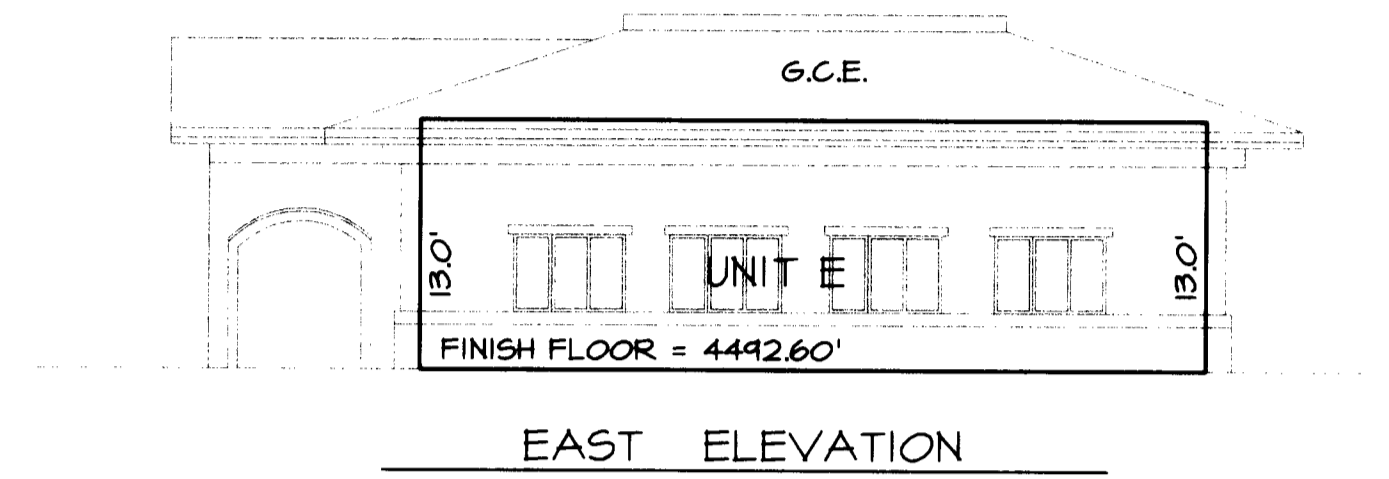
CONDOMINIUM MAP

**KOKOPELLI PROFESSIONAL PLAZA
CONDOMINIUM**
A REPLAT OF LOT 1 KOKOPELLI PROFESSIONAL PLAZA
CITY OF FRUITA, MESA COUNTY, COLORADO

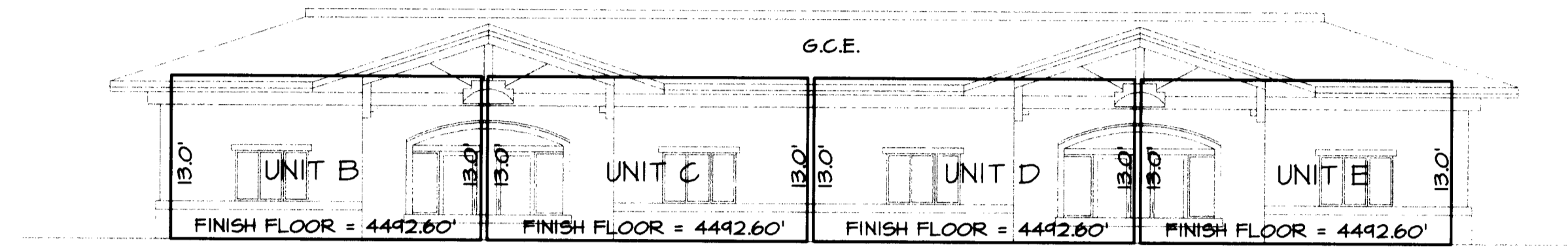
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THOMPSON-LANGFORD CORPORATION			
529 25 1/2 ROAD - B-210 (970) 243-6067			
Grand Junction CO 81505 tic@tlwest.com			
Date of Survey: Dec 2005	Field Surveyor: DGF	Revision Date: Mar 20, 2006	
Drawn: drs	Checked: ksf	Approved: ksf	Job No. 0187-043
S:\Survey\0187 Constructors West\043 Condo\ABC\CondoABC\plat.plr			Sheet 1 of 4

KOKOPELLI PROFESSIONAL PLAZA CONDOMINIUM CONDOMINIUM MAP

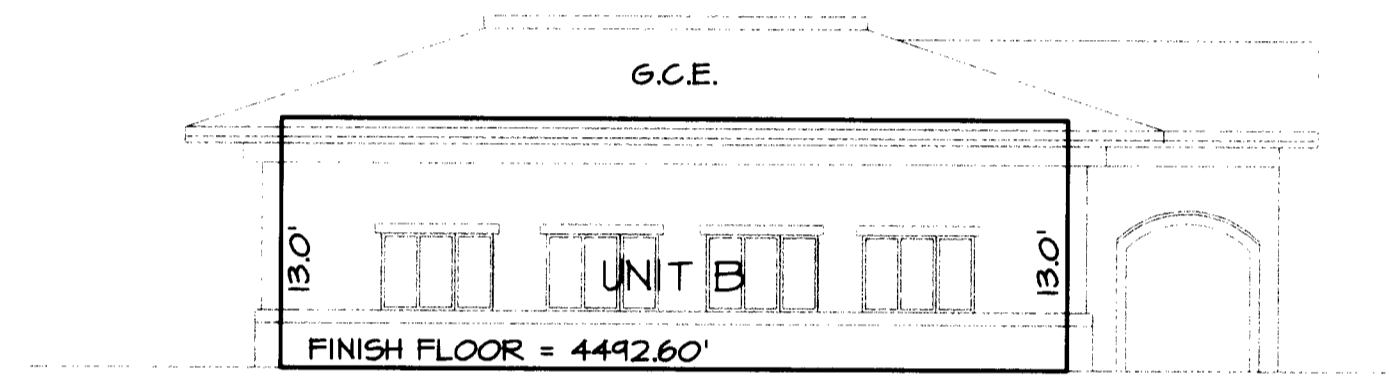
BUILDING B (UNITS B-E)



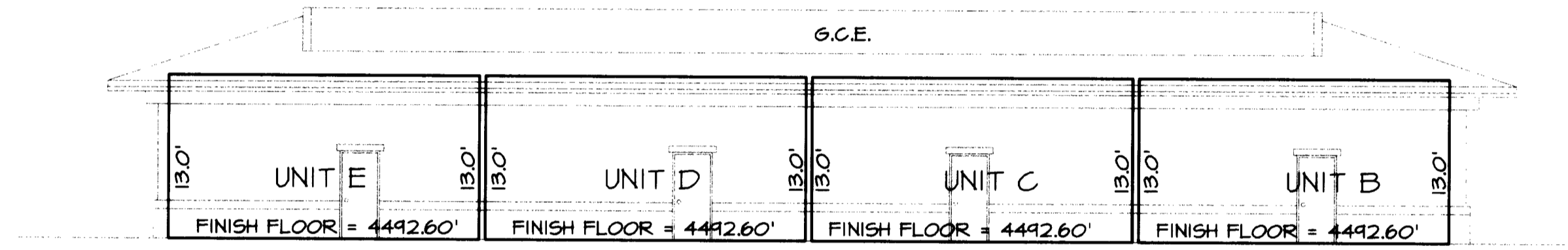
EAST ELEVATION



SOUTH ELEVATION

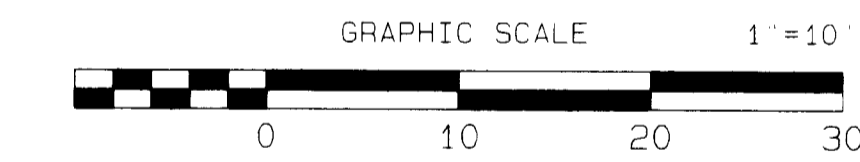
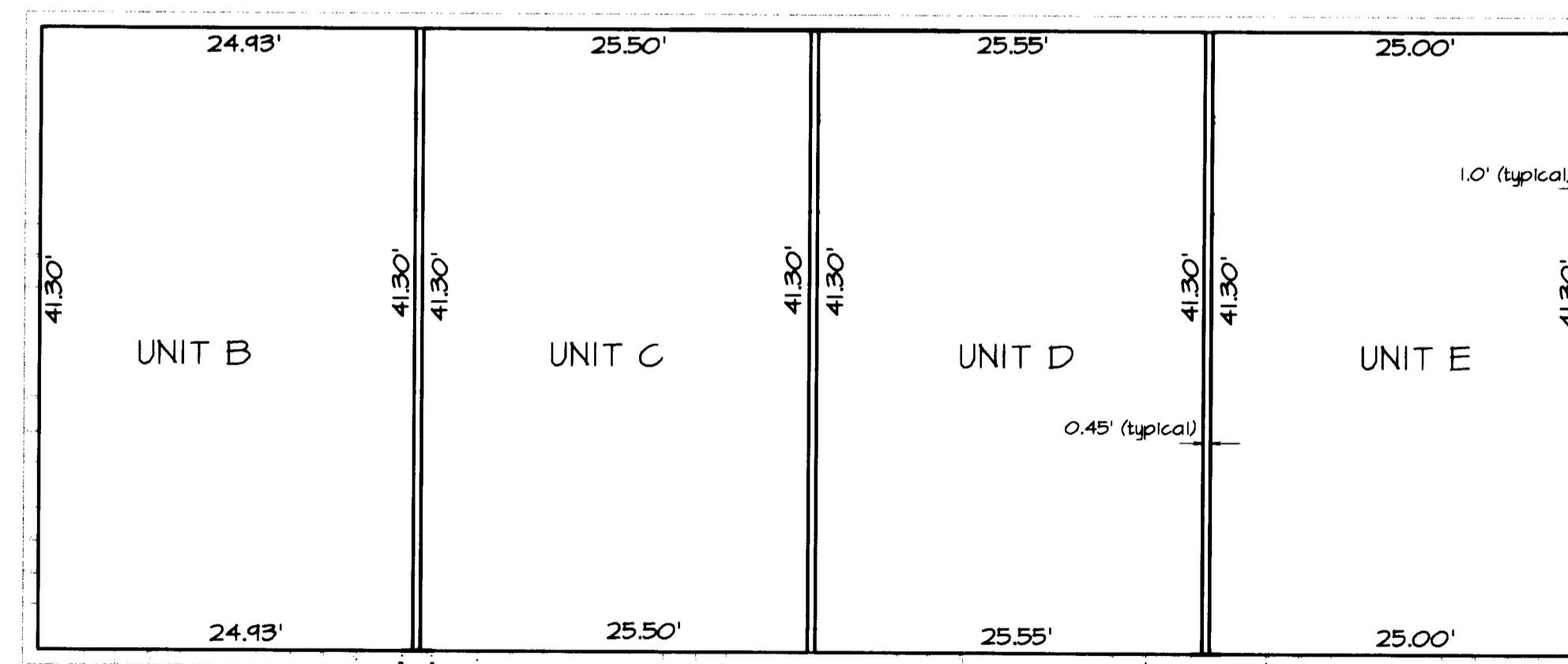


WEST ELEVATION



NORTH ELEVATION

PLAN VIEW - BUILDING "B"



BENCHMARK: Top nut on fire hydrant near NE corner of property
200' south of intersection of Jurassic Avenue and Kokopelli Blvd.
ELEV: 4495.56 (NAVD88)



INTERIOR WALL SECTIONS - INTERIOR DEMISING WALLS ARE 5-1/2" UNFINISHED WOOD STUDS. CEILING HEIGHTS SHOWN ARE TO BOTTOM OF ROOF TRUSS. LIMITS OF UNITS B-E ARE TO THESE SURFACES

NOTE: That space which is not a part of any Unit and is not labelled as L.C.E. (Limited Common Element) shall be General Common Element.

NOTE: Floor 4" concrete slab.

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 any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

KOKOPELLI PROFESSIONAL PLAZA CONDOMINIUM

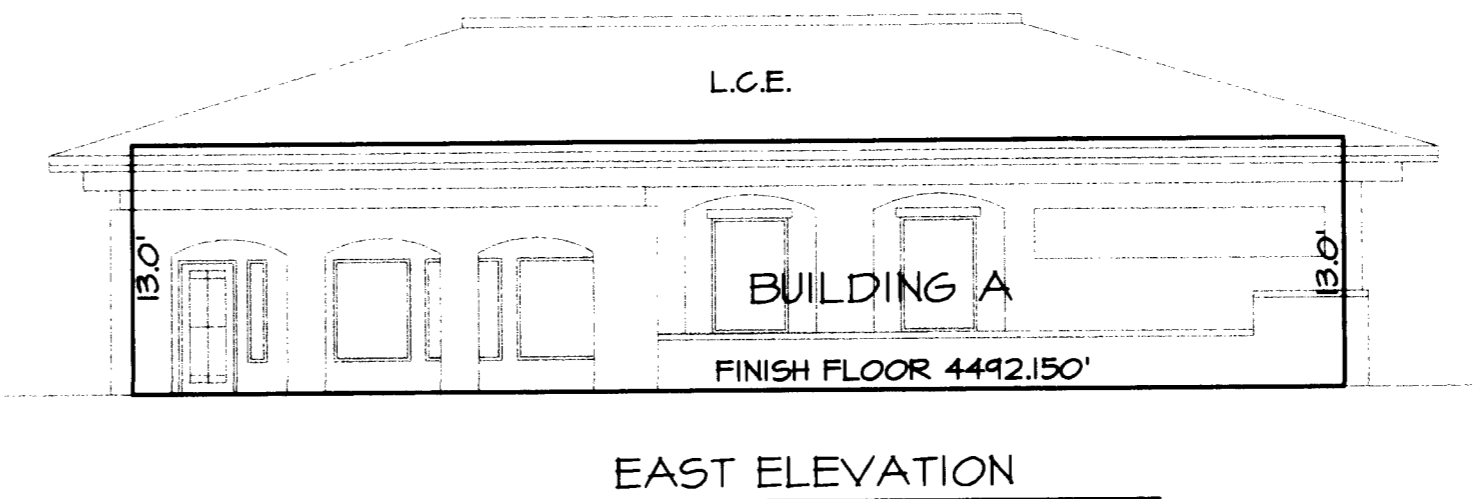
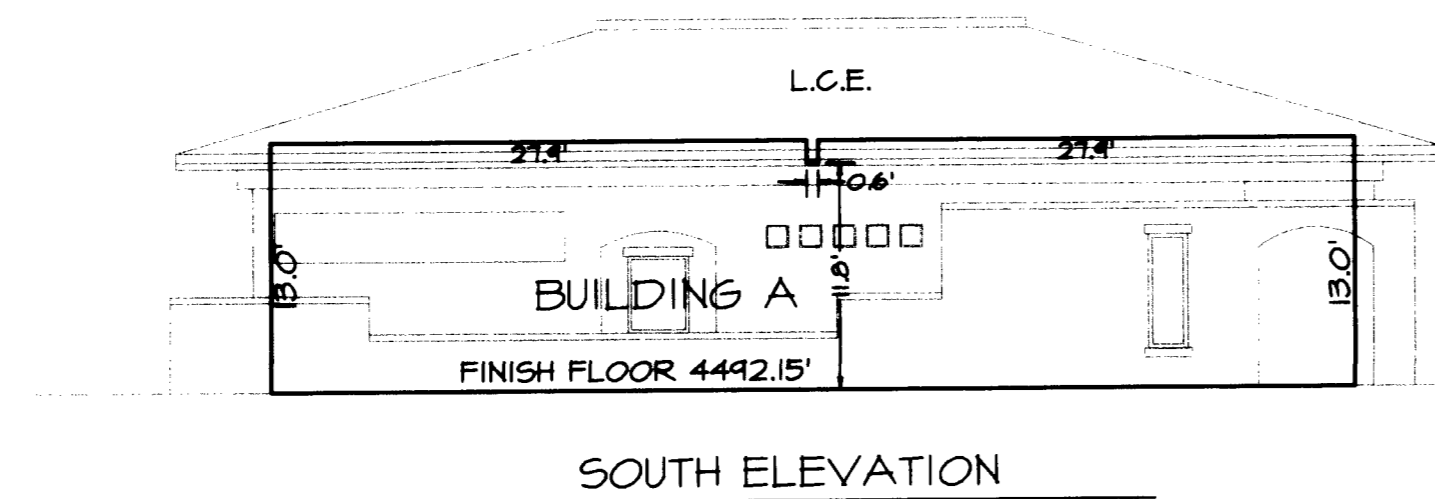
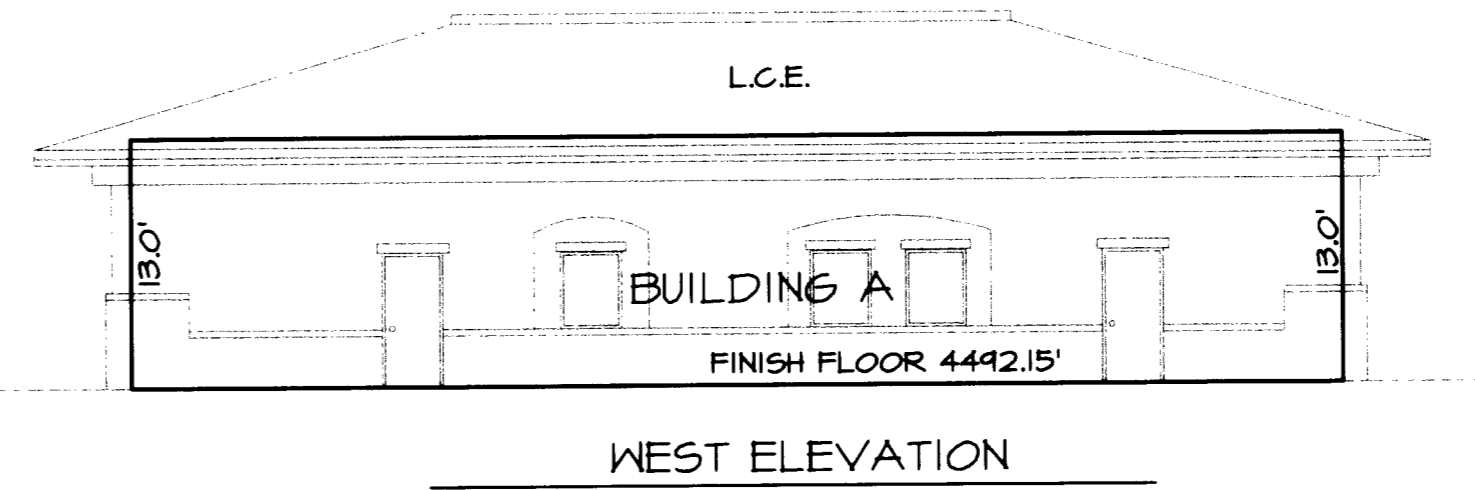
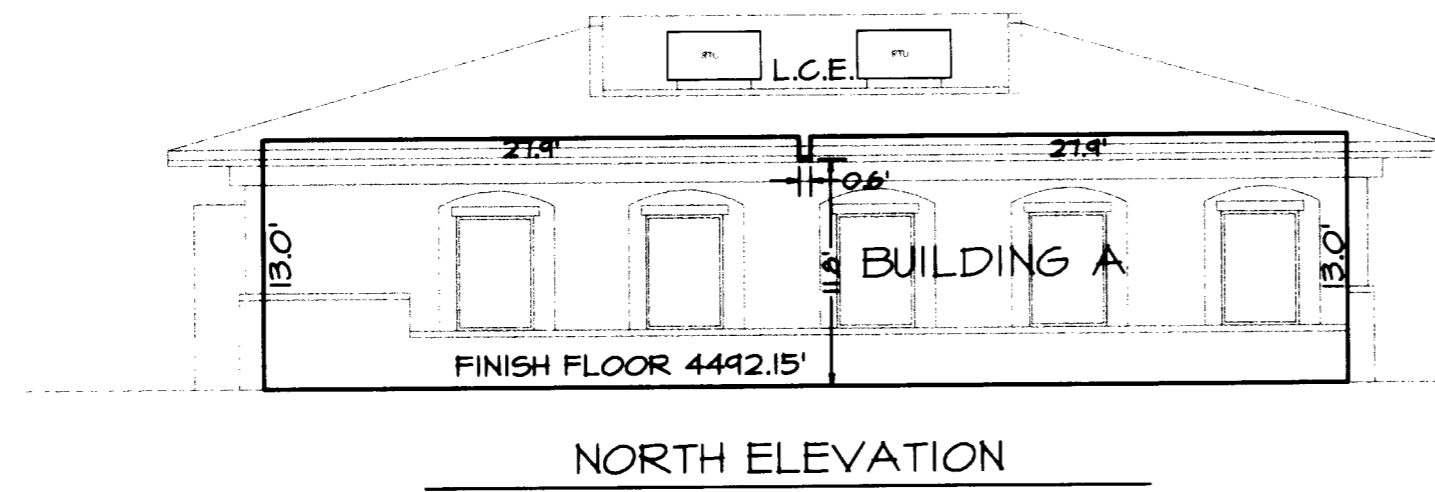
UNITS B-E

SECTION: SW1/4 SW1/4 S.17 TOWNSHIP: 1 South RANGE: 2 West MERIDIAN: UTE

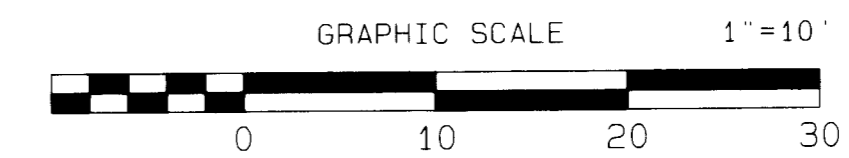
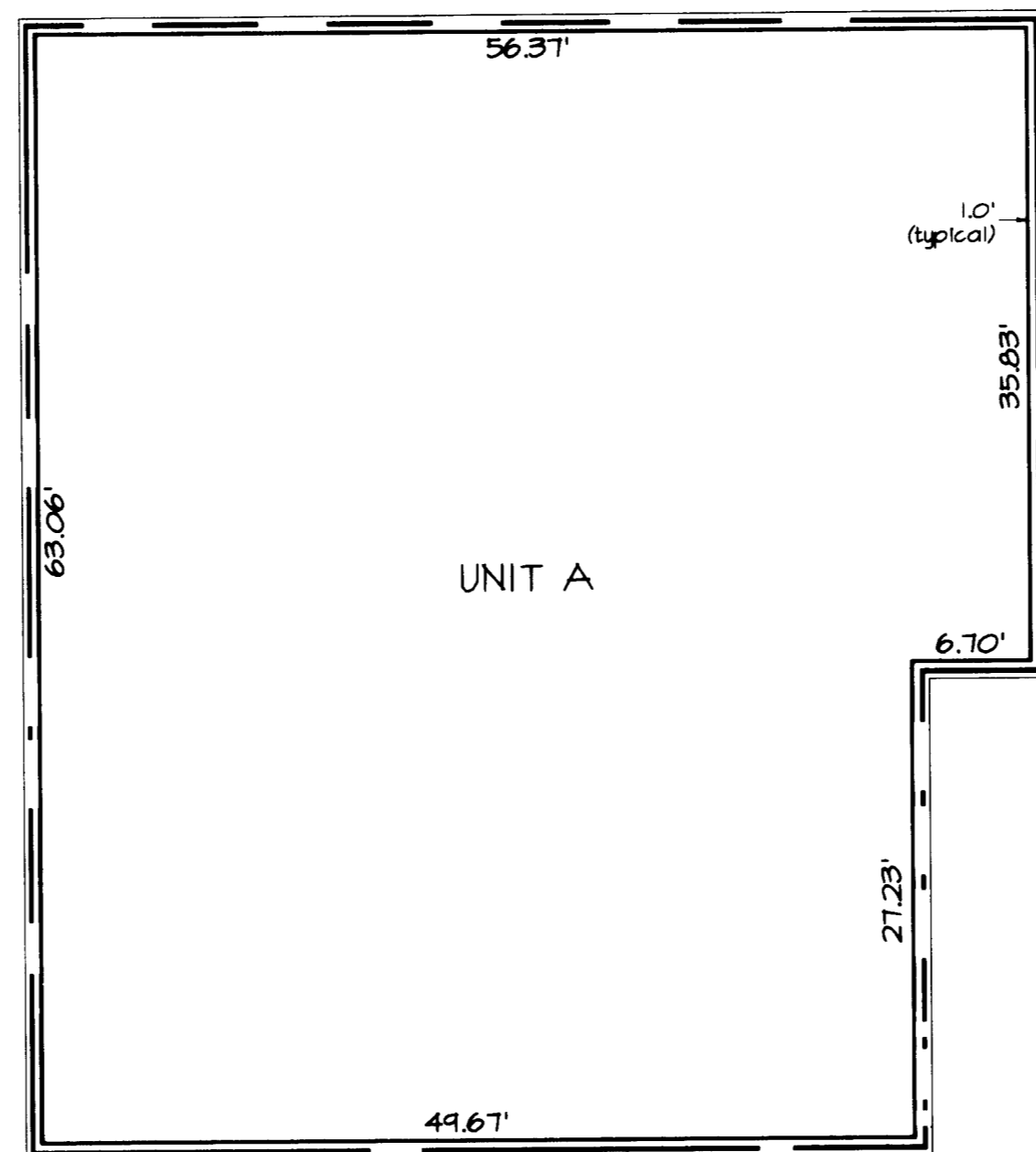
THOMPSON-LANGFORD CORPORATION
529 25 1/2 ROAD - B-210 (970) 243-6087
Grand Junction CO 81505 tlc@tlwest.com

Date of Survey:	Field Surveyor:	Revision Date: Mar 20, 2006
Drawn: bkb	Checked: lsf	Approved: lsf
S:\Survey\10187 Construction West\048 Condo\ABC\Condo\ABC.prc		Job No. 0187-043
		Sheet 3 of 4

KOKOPELLI PROFESSIONAL PLAZA CONDOMINIUM CONDOMINIUM MAP BUILDING A (UNIT A)



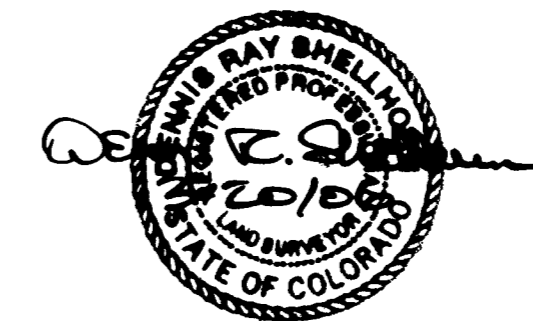
PLAN VIEW - UNIT A



BENCHMARK: Top nut on fire hydrant near NE corner of property
200' south of intersection of Jurassic Avenue and Kokopelli Blvd.
ELEV.: 4445.56 (NAVD88)

NOTE: That space which is not a part of any unit and is not labelled as L.C.E. (Limited Common Element) shall be General Common Element.

NOTE: Stem wall and footer foundation.



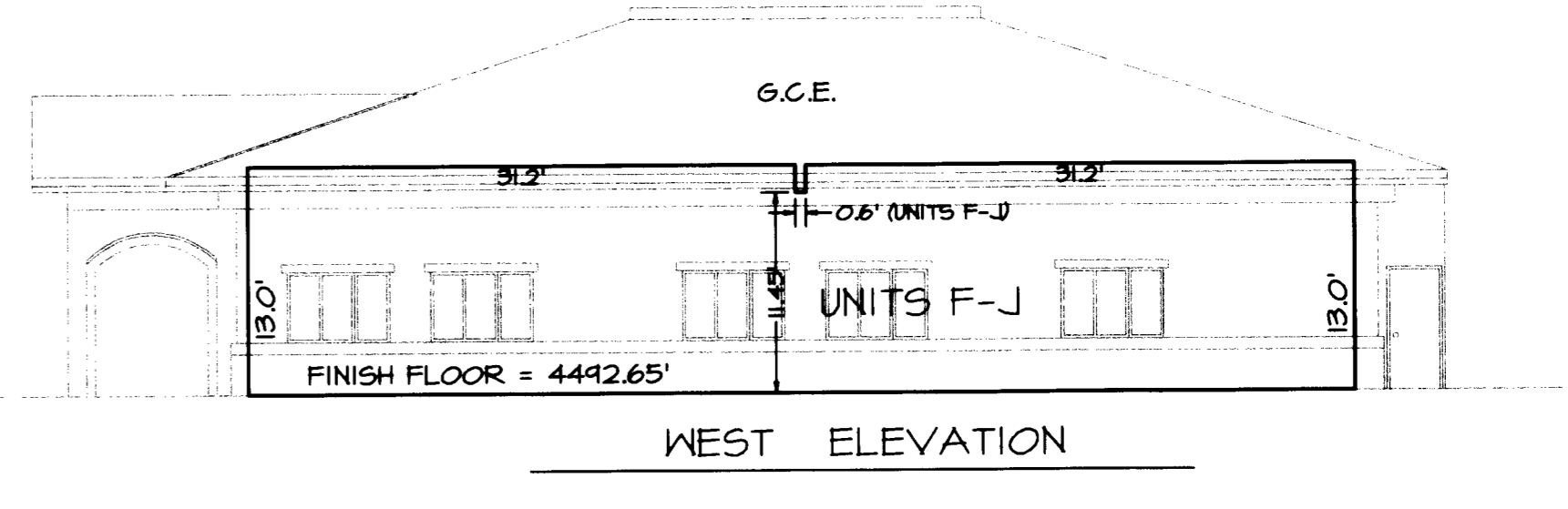
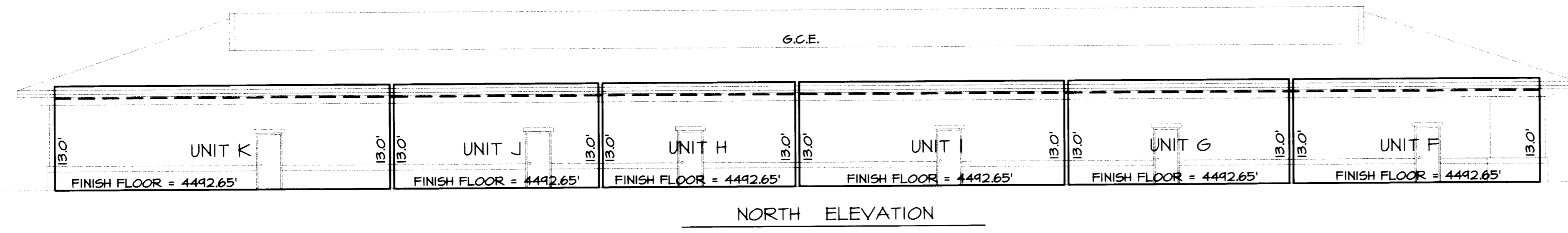
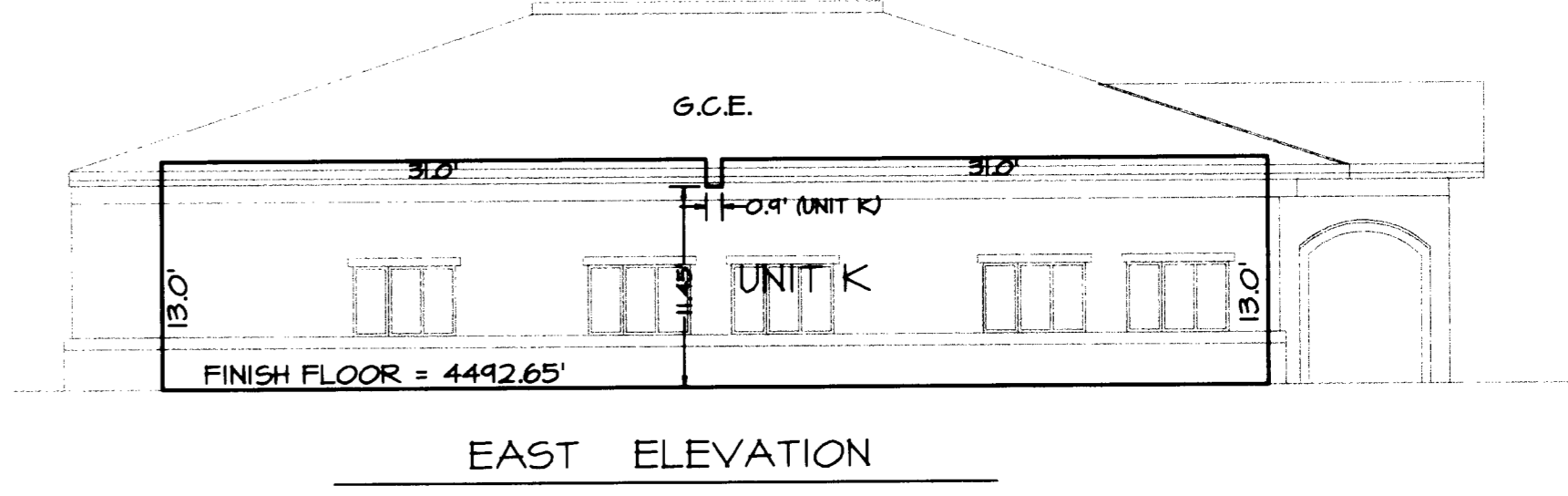
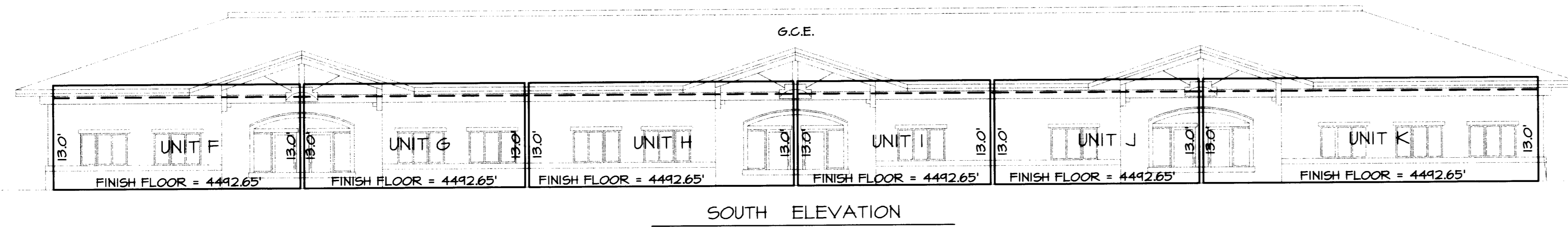
KOKOPELLI PROFESSIONAL PLAZA CONDOMINIUM

UNIT A

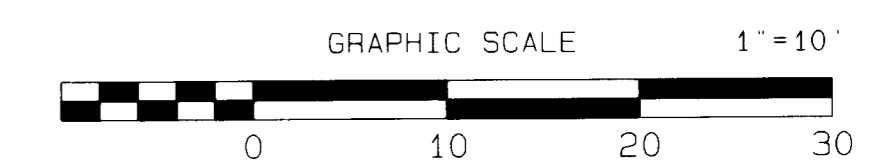
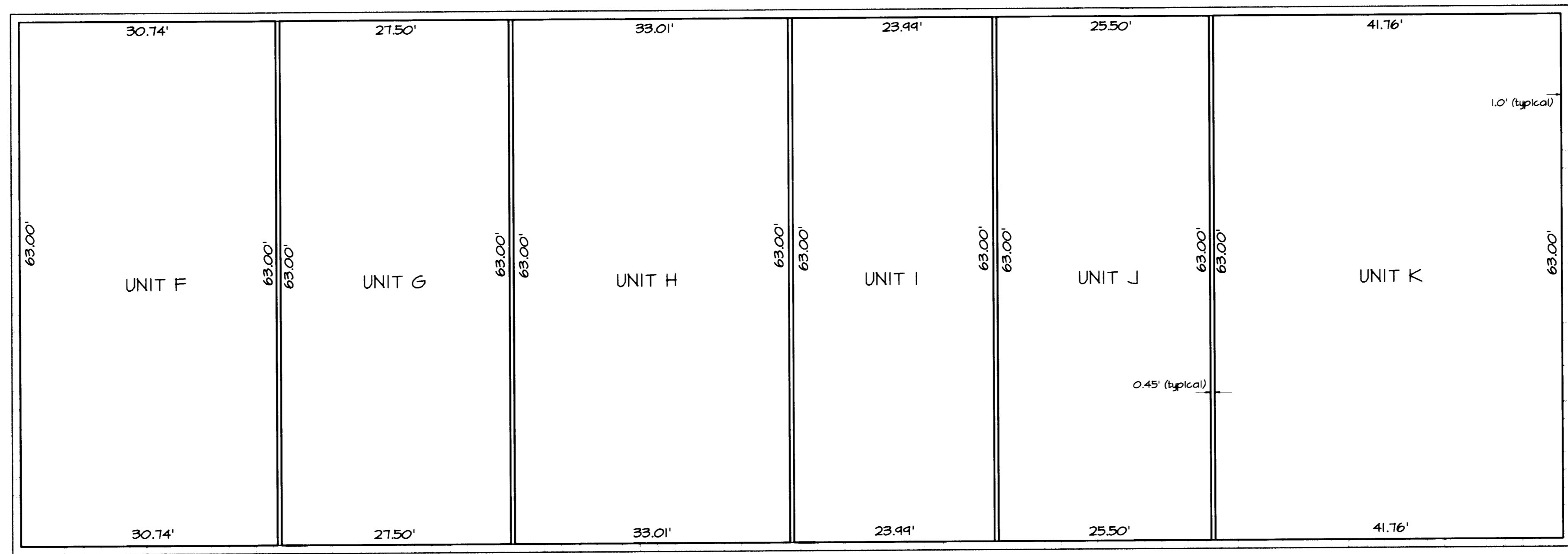
SECTION: SW1/4 SW1/4 S.17	TOWNSHIP: 1 South	RANGE: 2 West	MERIDIAN: UTE
THOMPSON-LANGFORD CORPORATION			
528 25 1/2 ROAD - B-210 (970) 243-6067			
Grand Junction CO 81505 tlc@tlcwest.com			
Date of Survey:	Field Surveyor:	Revision Date: Mar 20, 2006	
Drawn: bld	Checked: kat	Approved: kat	Job No. 0187-043
S:\Survey\0187 Construction West\043 Condo\NOC\CondoABC.dwg			Sheet 2 of 4

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 any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

KOKOPELLI PROFESSIONAL PLAZA CONDOMINIUM CONDOMINIUM MAP BUILDING C (UNITS F-K)



PLAN VIEW - BUILDING "C"

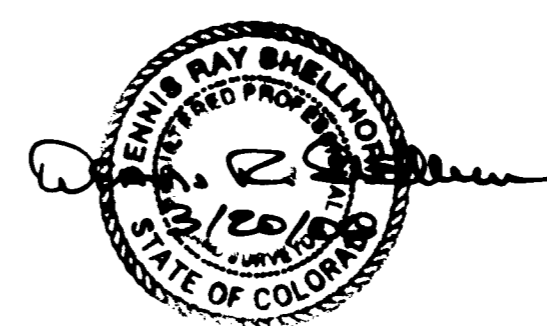


BENCHMARK: Top nut on fire hydrant near NE corner of property
200' south of intersection of Jurassic Avenue and Kokopelli Blvd.
ELEV: 4445.56 (NAVD88)

NOTE: That space which is not a part of any Unit and is not labelled as L.C.E. (Limited Common Element) shall be General Common Element.

NOTE: Floor 4" concrete slab.

INTERIOR WALL SECTIONS - INTERIOR DEMISING WALLS ARE 5-1/2" UNFINISHED WOOD STUDS. CEILING HEIGHTS SHOWN ARE TO BOTTOM OF ROOF TRUSS. LIMITS OF UNITS F-K EXCEPTING CENTER BEAM ARE TO THESE SURFACES. CENTER BEAM IS PART OF GENERAL COMMON ELEMENT.



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 any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

**KOKOPELLI PROFESSIONAL PLAZA
CONDOMINIUM**

UNITS F-K

SECTION: SW1/4 SW1/4 S.17 T17N R2E W1E MERIDIAN: UTE

THOMPSON-LANGFORD CORPORATION
529 25 1/2 ROAD - B-210 (970) 243-6067
Grand Junction CO 81505 tlc@tlewest.com

Date of Survey:	Field Surveyor:	Revision Date: Mar 20, 2006
Drawn: bkb	Checked: ksf	Approved: ksf
S:\Survey\0187\Construction\Well\08 CondoABC\CondoABC.pn		Job No. 0187-043
		Sheet 4 of 4