

A CONDOMINIUM MAP OF ROSE PLAZA CONDOMINIUM

OWNERS CERTIFICATION
Milyard Investments, LLP, a Colorado Limited Liability Partnership, and Phillips Family Investment, LLP, a Colorado Limited Liability Partnership, as tenants in common, are the owners of certain property situated in the SW1/4 of Section 17, Township 1 North, Range 2 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:
Lot 2, Block 1 of Kokopelli Commercial Park Phase 2, a replat of Lot 1, Monument Park, and Lots 2 and 3 of Kokopelli Commercial Park as recorded in Plat Book 17, at Page 393 of the Mesa County records. The owner certifies that this Condominium Map of ROSE PLAZA CONDOMINIUM has been prepared pursuant to the purposes stated in the Condominium Declarations for ROSE PLAZA CONDOMINIUM as recorded in Book 3773 at Pages 827-848 in the Clerk and Recorder's Office of Mesa County, Colorado.

Kenneth B. Milyard Jr.
Milyard Investments, LLP
Partner

Cynthia D. Phillips
Phillips Family Investment, LLP
Partner

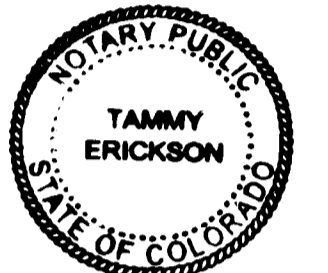
STATE OF COLORADO)
County of Mesa) ss

The foregoing instrument was acknowledged before me this 4th day of November A.D., 2004 by Kenneth B. Milyard Jr. & Cynthia D. Phillips, partners

Witness my hand and official seal: _____ Notary Public

Address 330 Grand Ave Grand Jet 81501

My commission expires: 3-12-2005



My Commission Expires 03/12/2005

FRUITA CITY COUNCIL CERTIFICATE

This plat approved by the City Council of the City of Fruita, Colorado, this 4th day of November 2004, for filing with the Clerk and Recorder of Mesa County, Colorado, and for conveyance or dedication to the City of 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 public 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 of any lot shown hereon are such that a building permit, development 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, road lighting, road signs, 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 the Fruita City Council.

CITY OF FRUITA, COLORADO

By: *James Colwell*
Mayor

Witness my hand and seal of the City of Fruita, Colorado

ATTEST:

Margaret Subman
City Clerk



TITLE CERTIFICATE

First American Heritage Title Company 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 Milyard Investments, LLP and Phillips Family Investment, LLP free and clear of all liens, taxes, and encumbrances.

EXECUTED this 4th day of November 2004.

By: *Penelope B. Miller*
Title Examiner

CLERK AND RECORDER'S CERTIFICATE

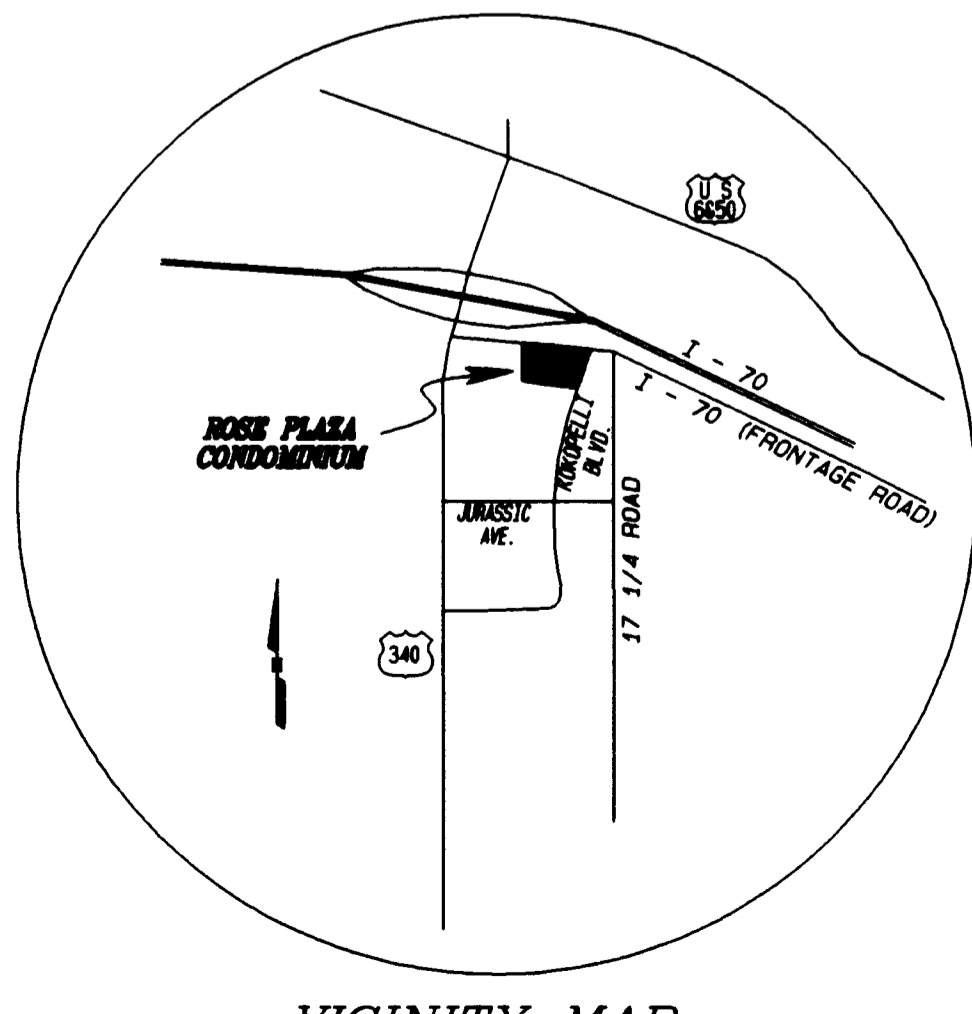
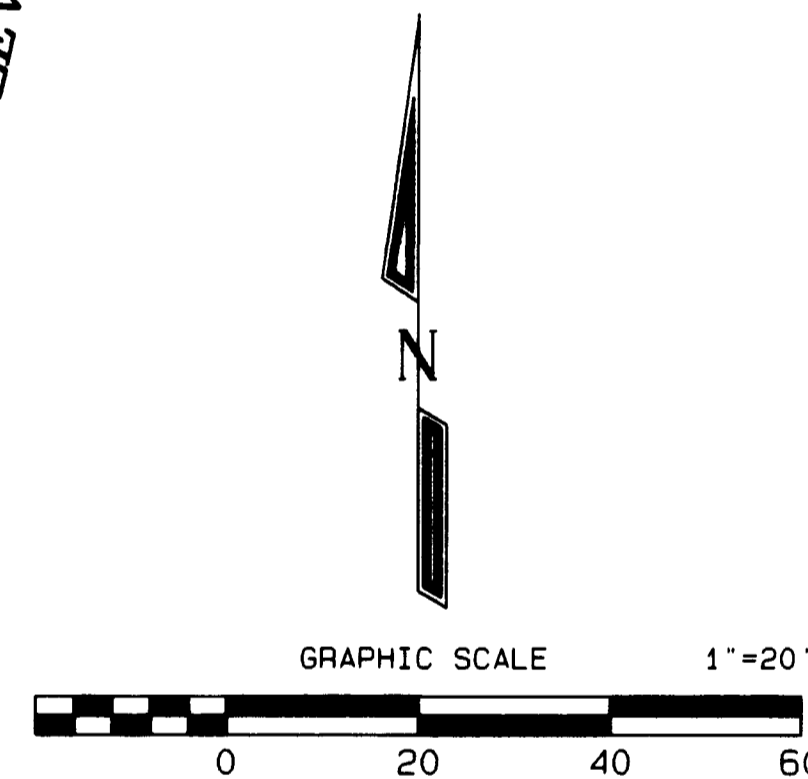
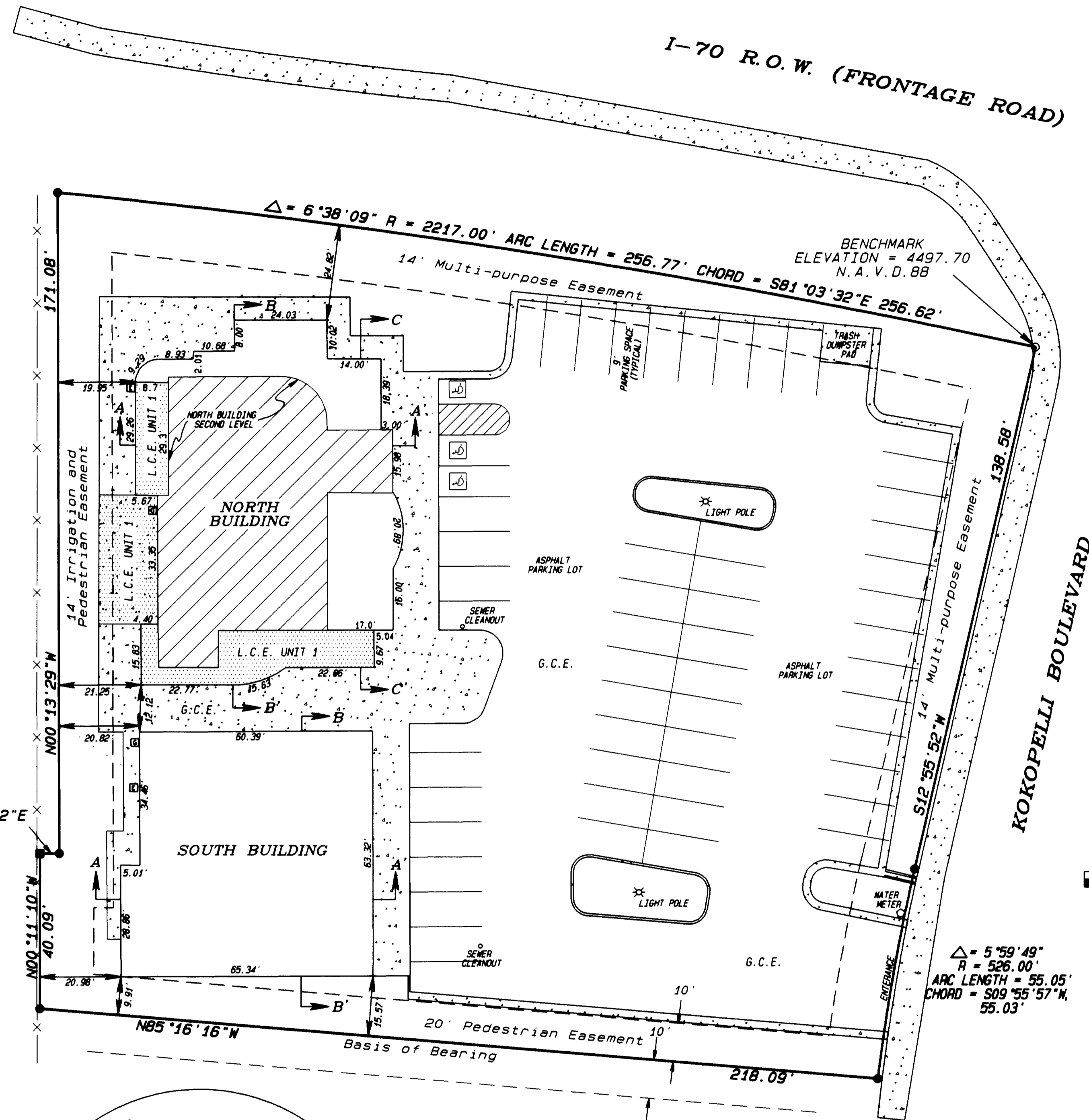
I hereby certify that this instrument was filed for recording in my office at 4:23 o'clock P.M., this 4th day of November A.D. 2004, and is duly recorded in Book No. 3773 at page 849-850
Reception No. 2223182 Fee \$ 20.00 1.00 Drawer No. KK-83

Ginny Baughman
Deputy

Janice Ward
Clerk and Recorder

SURVEYOR'S CERTIFICATE

I, Michael W. 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. Title research was supplied by First American Heritage Title Company under Commitment No. 00153624.



VICINITY MAP
Not to Scale

See Sheet 2 of 2 for Legend and Condominium Notes

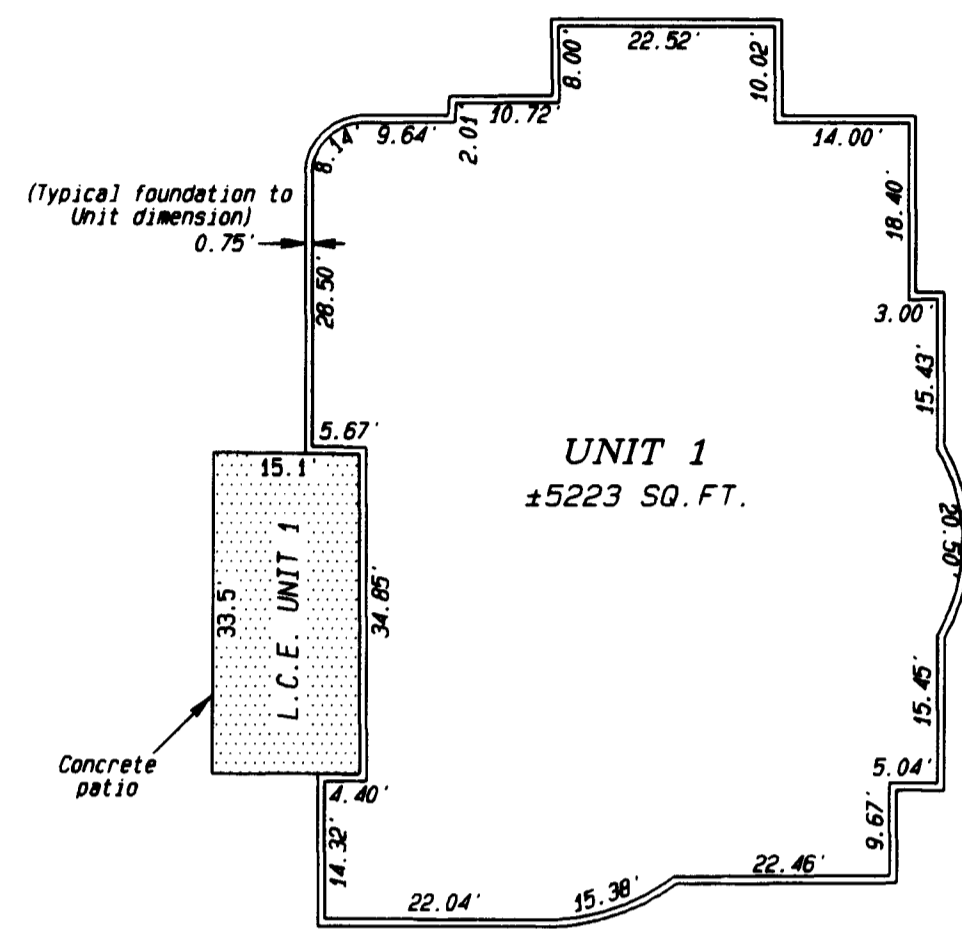
ROSE PLAZA CONDOMINIUM
LOCATED IN THE
SW1/4 of Section 17, T.1N., R.2W., Ute Meridian
City of Fruita, Mesa County, Colorado

D H SURVEYS INC.
118 OURAY AVE. - GRAND JUNCTION, CO.
(970) 245-8749

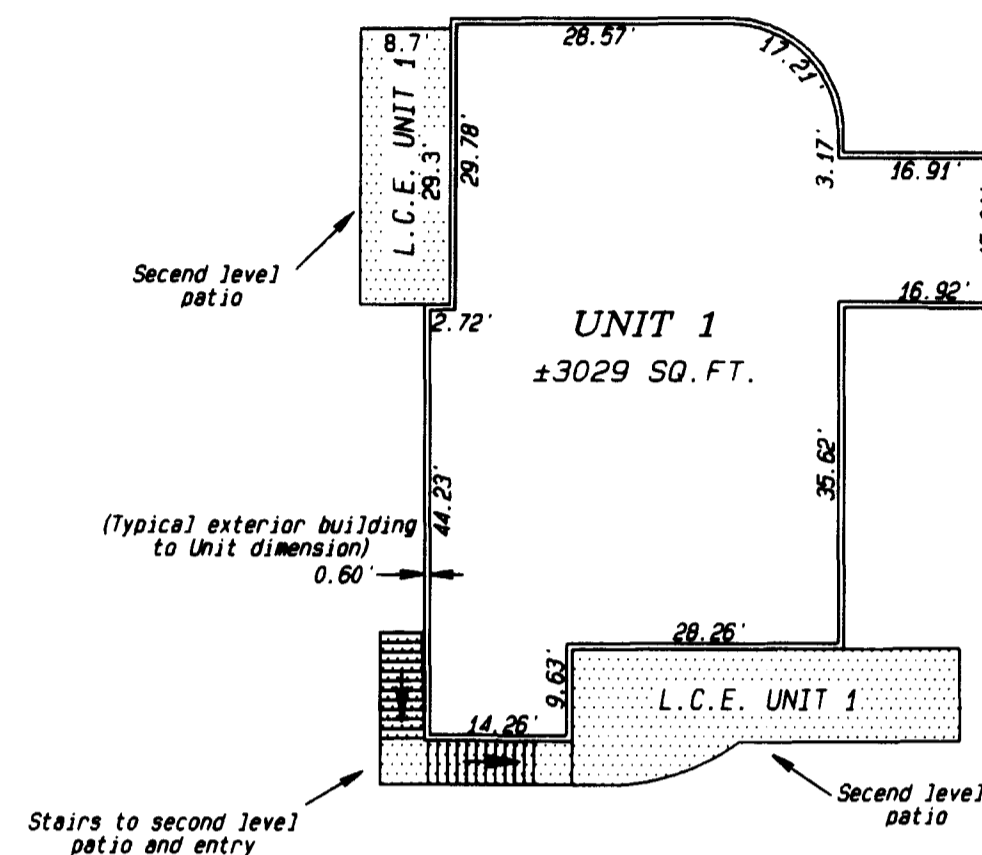
Designed By S.L.H.	Checked By M.N.D.	Job No. 647-04-11
Drawn By TERRAMODEL	Date NOV. 2004	Sheet 1 OF 2

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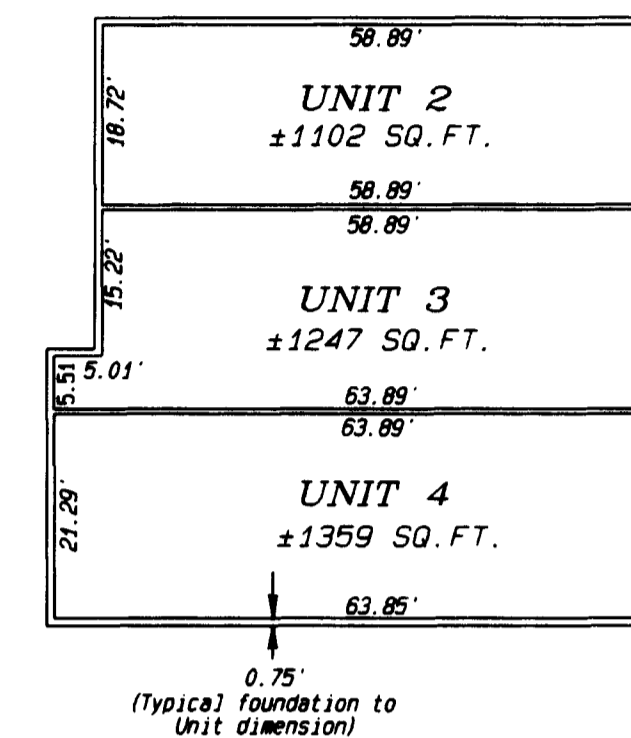
NORTH BUILDING LOWER LEVEL



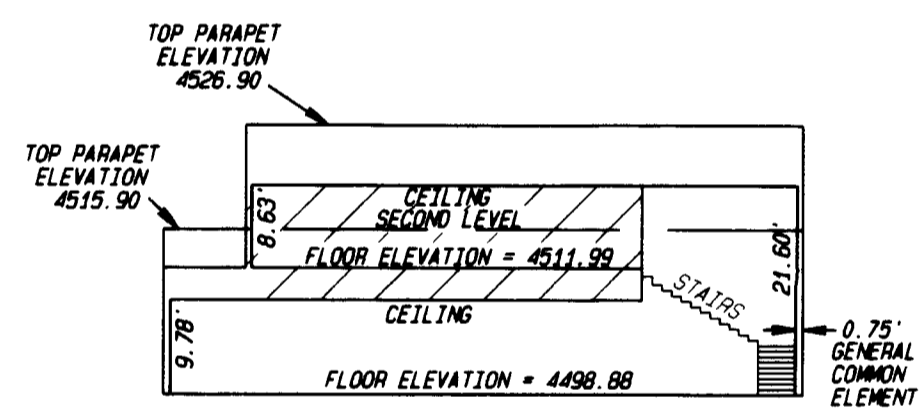
NORTH BUILDING SECOND LEVEL



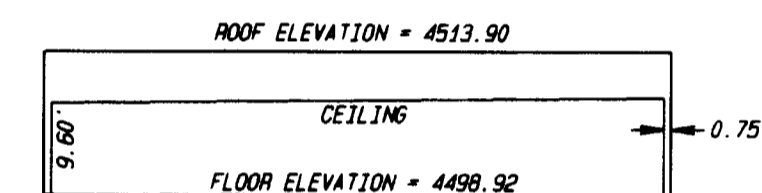
SOUTH BUILDING



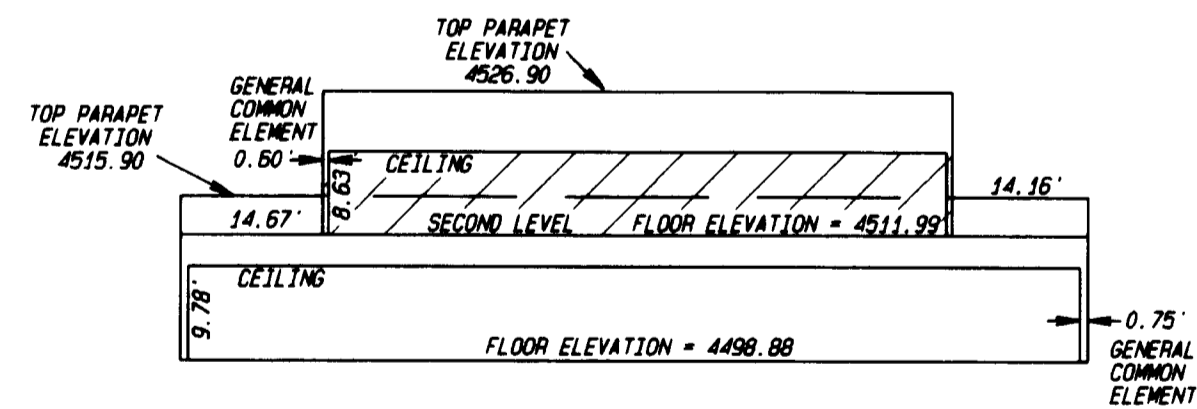
SECTION A-A'



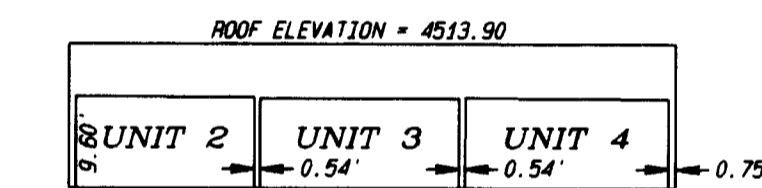
SECTION A-A'



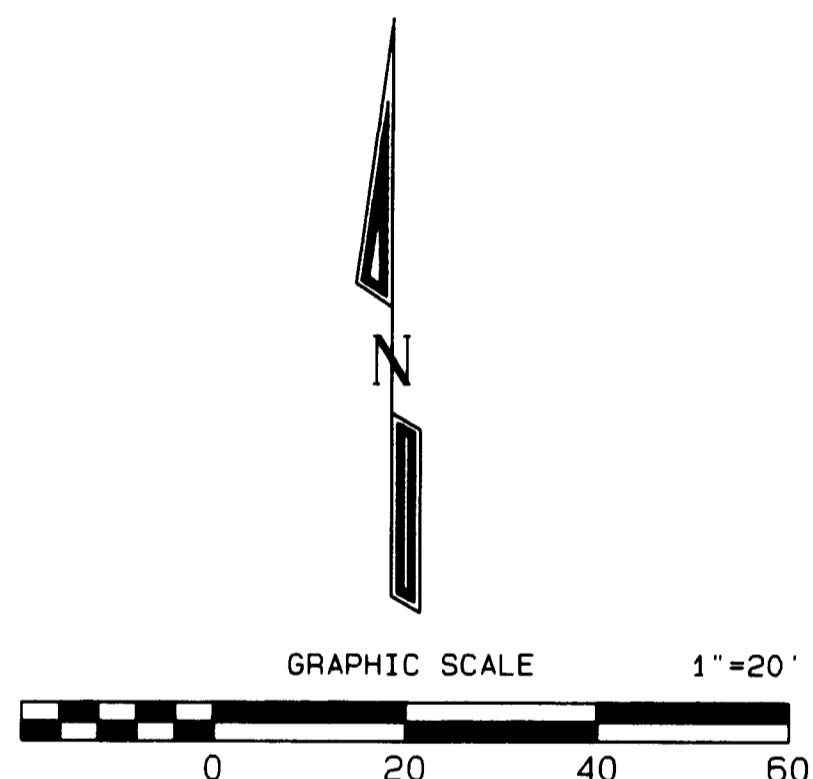
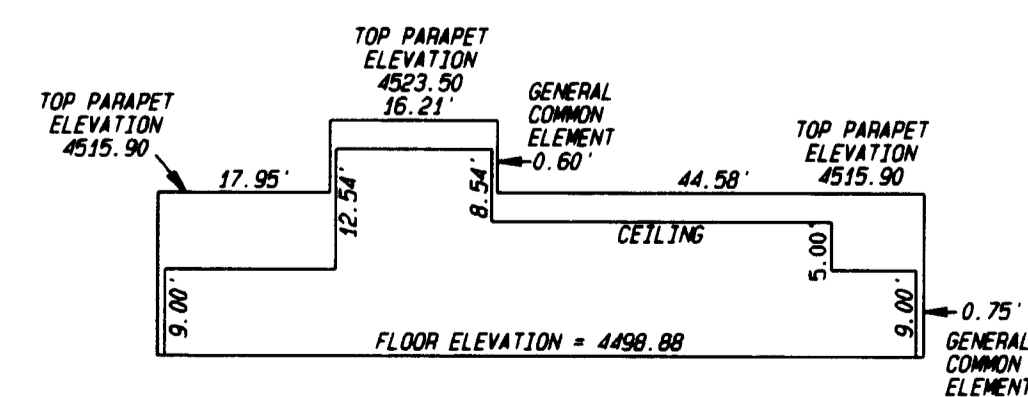
SECTION B-B'



SECTION B-B'



SECTION C-C'



LEGEND & ABBREVIATIONS

- FOUND 2" ALUMINUM CAP ON #5 REBAR STAMPED "LS 18478"
 - FOUND 1" BRASS DISC IN CONCRETE STAMPED "LS 18478"
 - SET 2" ALUMINUM CAP ON #5 REBAR STAMPED "D H SURVEYS INC LS 24306"
- CONCRETE
 - NORTH BUILDING SECOND LEVEL
 - UNIT 1 LIMITED COMMON ELEMENT
 - GAS SERVICE
 - ELECTRIC SERVICE
- AA' BB' CC' BUILDING CROSS-SECTION
- G.C.E. = GENERAL COMMON ELEMENT
L.C.E. = LIMITED COMMON ELEMENT
N.A.V.D. 88 = North American Vertical Datum 1988

CONDOMINIUM NOTES

Property Address is 401 Kokopelli Boulevard, Fruita, CO 81521
Declarations or Protective Covenants are filed in Book 3773
Page(s) 827 - 848

Everything outside the building footprint is General Common Element (G.C.E.) except as shown.

The basis of bearing for this project is N85°16'16"W between found monuments on the south line of the subject parcel, Lot 2, Block 1, Kokopelli Commercial Park Phase 2, a replat of Lot 1 Monument Park and Lots 2 and 3 of Kokopelli Commercial Park.

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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SW1/4 of Section 17, T.1N., R.2W., Ute Meridian
City of Fruita, Mesa County, Colorado

D H SURVEYS INC.
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