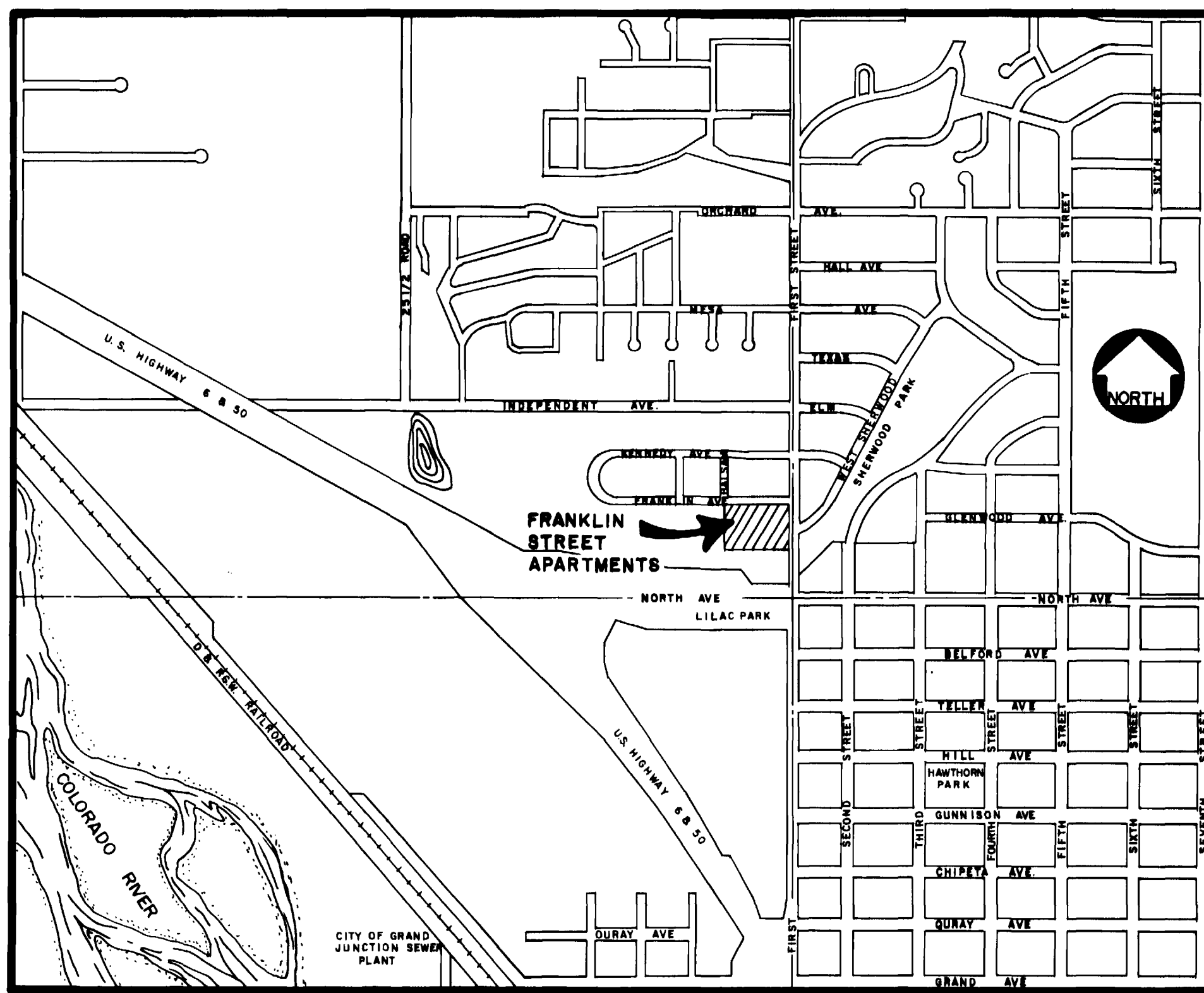
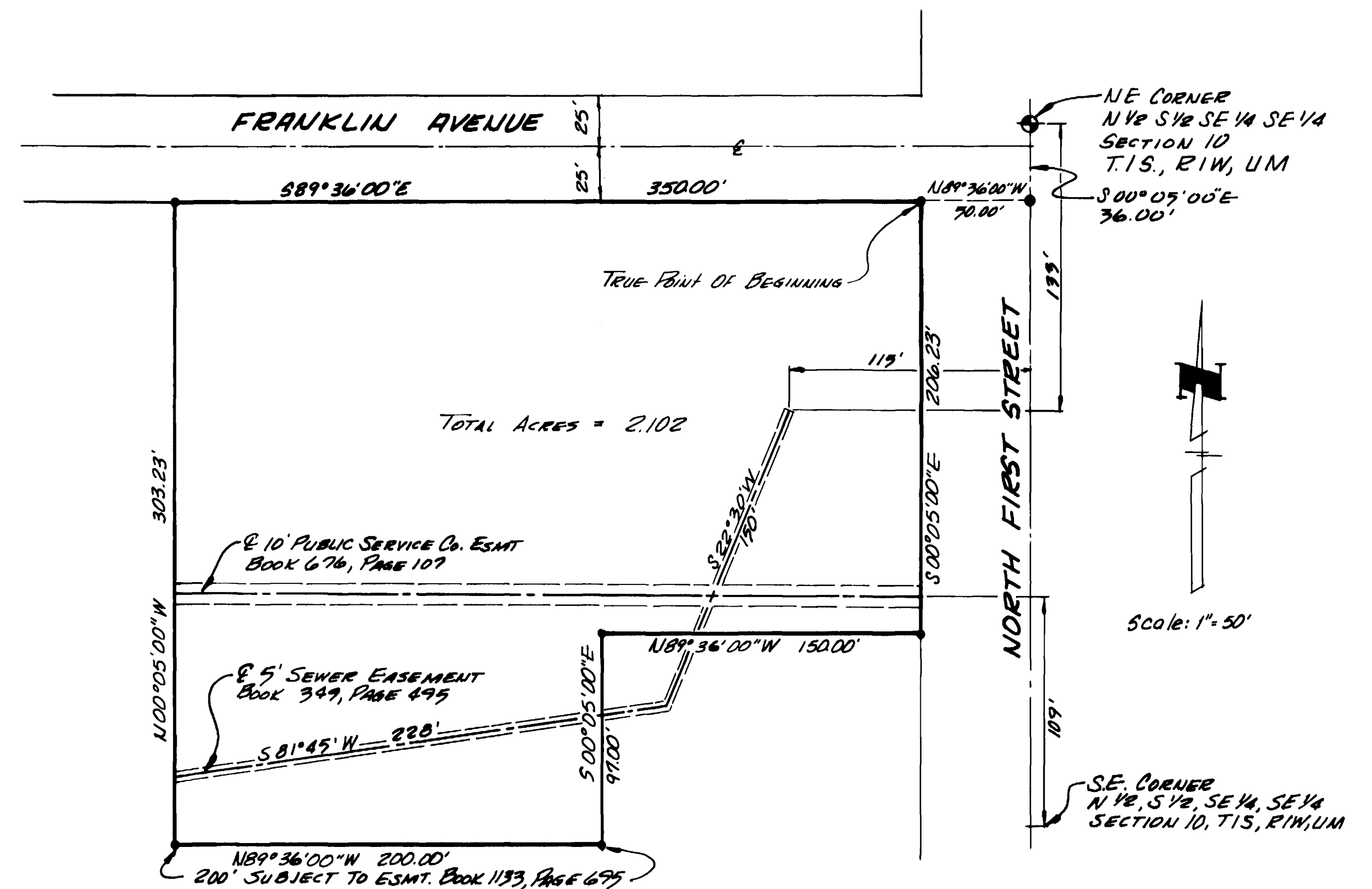


# A CONDOMINIUM MAP OF: FRANKLIN STREET APARTMENTS GRAND JUNCTION, COLORADO

SHEET INDEX	
SHEET NO.	DESCRIPTION
1.	COVER SHEET
2.	PARKING LEVEL PLAN
3.	FIRST FLOOR PLAN
4.	SECOND FLOOR PLAN
5.	BUILDING "A"
6.	BUILDING "B"
7.	BUILDING "C"
8.	BUILDING "D"
9.	BUILDING "E"
10.	BUILDING ELEVATIONS



LOCATION MAP  
SCALE 1" = 1200'



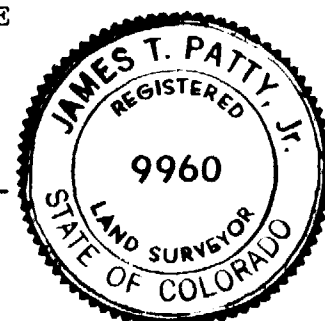
SURVYORS CERTIFICATE

STATE OF COLORADO )  
COUNTY OF MESA ) SS

I, James T. Patty, Jr., a land surveyor in the State of Colorado, do hereby certify that the accompanying Condominium Map was made under my direct supervision of the following described parcel of land:

Commencing at the NE Corner of the North 1/2 South 1/2 SE 1/4 SE 1/4 of Section 10, Township One South, Range One West of the Ute Meridian; Thence S 00° 05' 00" E 36.00 feet; Thence N 89° 36' 00" W 50.00 feet to the TRUE POINT OF BEGINNING; Thence S 00° 05' 00" E 206.23 feet; Thence N 89° 36' 00" W 150.00 feet; Thence S 00° 05' 00" E 97.00 feet; Thence N 89° 36' 00" W 200.00 feet; Thence N 00° 05' 00" W 303.23 feet; Thence S 89° 36' 00" E 350.00 feet to the TRUE POINT OF BEGINNING, containing 2.102 acres.

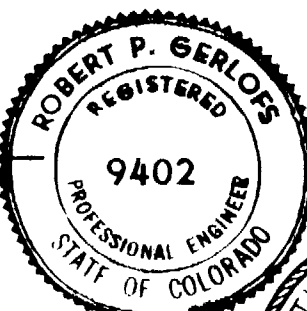
*James T. Patty, Jr.*  
James T. Patty, Jr., Registered Land Surveyor  
Colorado Registration No. 9960



ENGINEERS CERTIFICATE

I, Robert P. Gerlofs, a registered engineer, do hereby certify that this map substantially depicts the location and the horizontal and vertical measurements of the buildings, the units, the unit designations, the dimensions of the units, the elevations of the finished floors and ceilings as constructed, the building symbols.

*Robert P. Gerlofs*  
Robert P. Gerlofs, Registered Professional Engineer  
Colorado Registration No. 9402

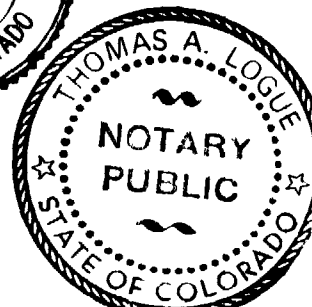


STATE OF COLORADO )  
COUNTY OF MESA ) SS

The foregoing certificates were acknowledged before me this 10<sup>th</sup> day of October A.D., 1978 by James T. Patty Jr., a registered land surveyor and Robert P. Gerlofs, a registered engineer.

Witness my hand and seal. My commission expires: Aug 9th 1981

*Thomas A. Loebe*  
Notary Public



OWNERS CERTIFICATE

Systematics Corporation, a Colorado Corporation, Thomas E. Folkestad, President, John E. Folkestad, Secretary and Steve P. Foster, owners of the herein described real property certify that this condominium map of Franklin Street Apartments has been prepared pursuant to the purposes stated in the Condominium Declaration for Franklin Street Apartments dated November 20, 1978 A.D., recorded coincident with the filing of this map in the records of Mesa County, Colorado.

*Thomas E. Folkestad*  
Thomas E. Folkestad, President  
Systematics Corporation

*John E. Folkestad*  
John E. Folkestad, Secretary  
Systematics Corporation

*Steve P. Foster*  
Steve P. Foster

STATE OF COLORADO )  
COUNTY OF MESA ) SS

The foregoing owners certificate was acknowledged before me this 20<sup>th</sup> day of November A.D., 1978 by Thomas E. Folkestad, President and John E. Folkestad, Secretary of Systematics Corporation, and Steve P. Foster.

Witness my hand and official seal. My commission expires: 9/12/80

*Robert P. Gerlofs*  
Notary Public

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO )  
COUNTY OF MESA ) SS

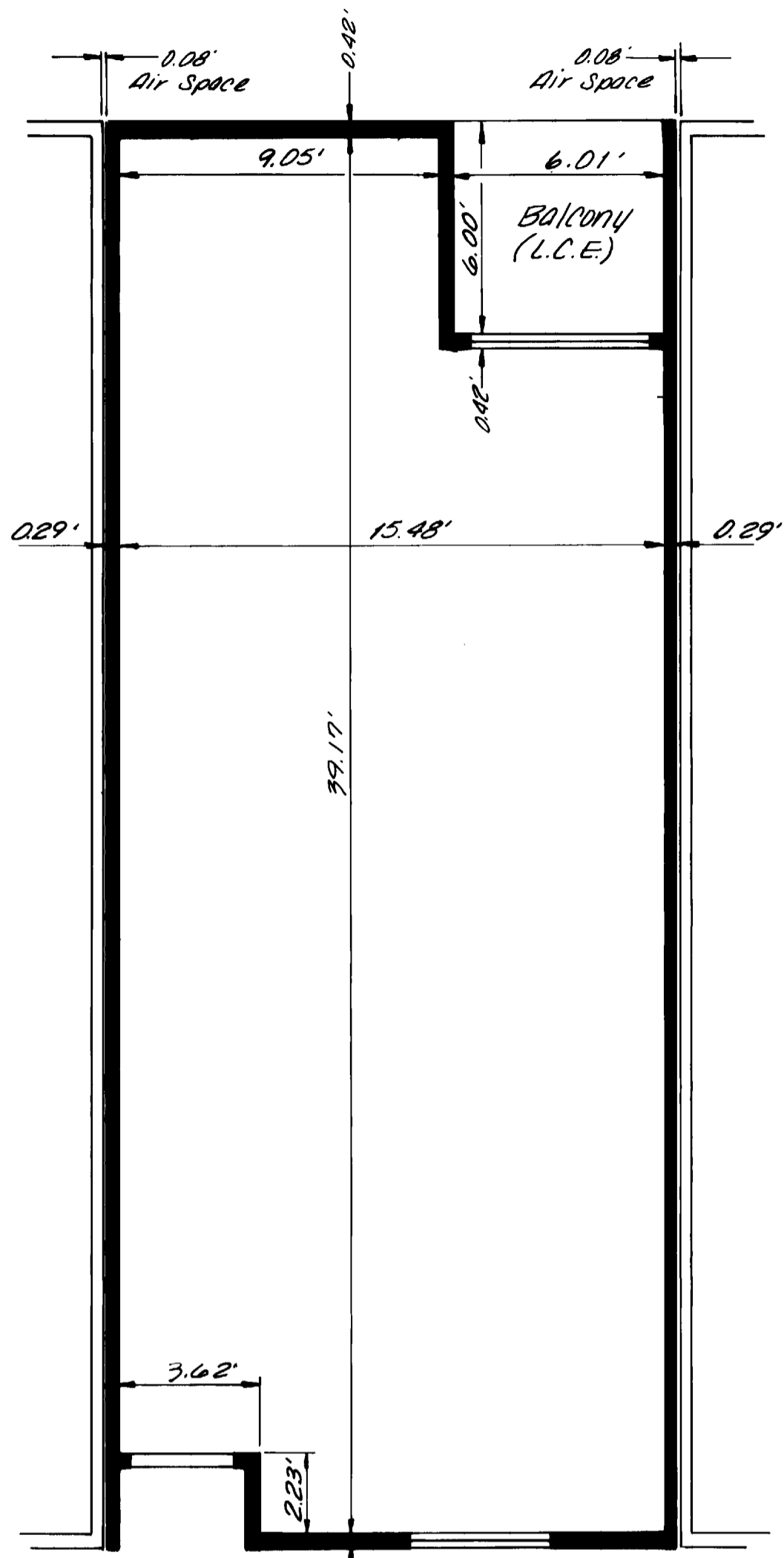
I hereby certify that this instrument was filed in my office at 9:35 o'clock A.M., this 1<sup>st</sup> day of December A.D., 1978 and is duly recorded in Plat Book No. 1177886, Page     .

*Earl Sawyer*  
Earl Sawyer, Clerk and Recorder  
Fees \$ 100.00

*By: [Signature]*  
Deputy

Filed 10-70

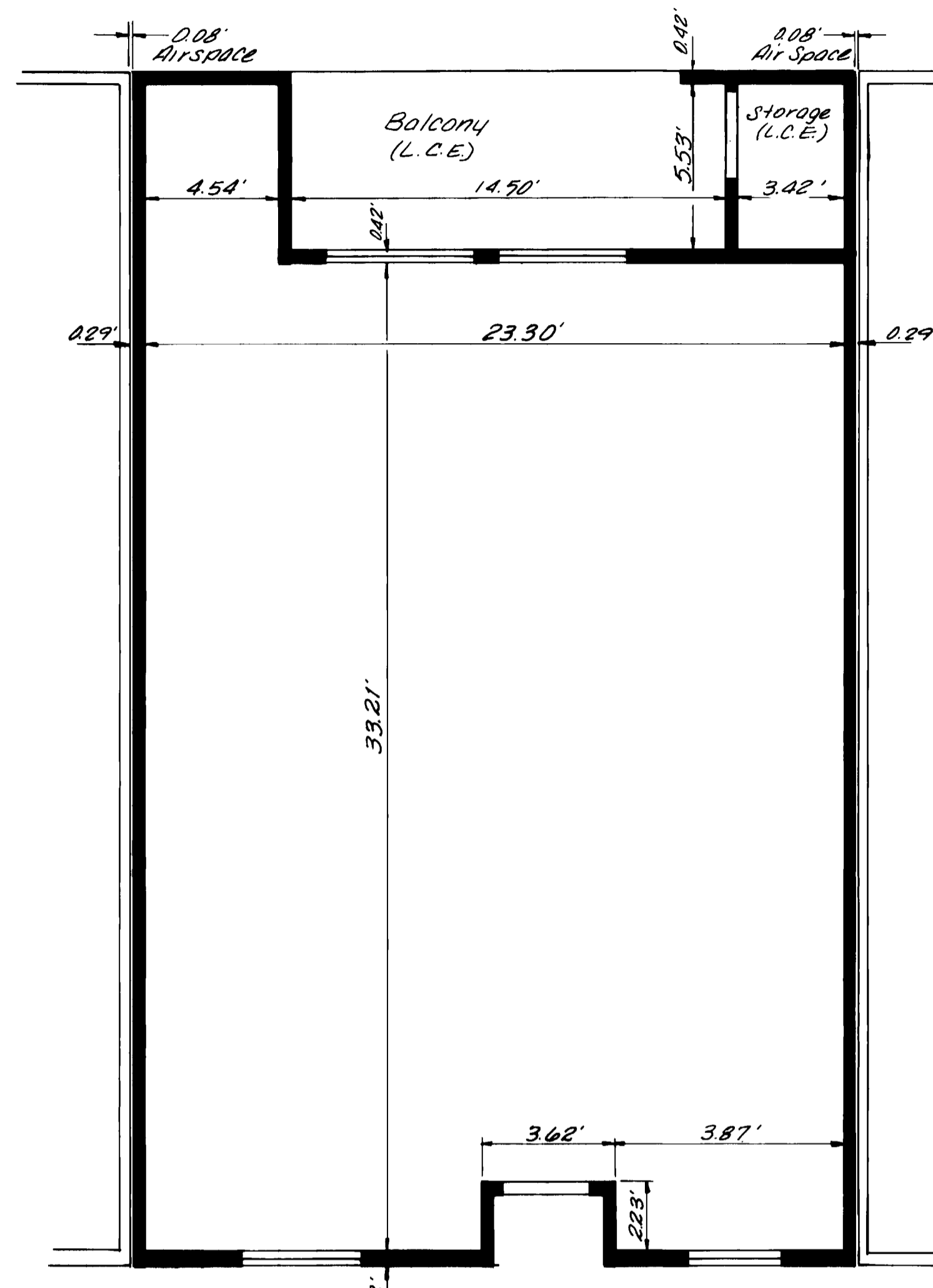
Cover Sheet	SHEET 1 OF 10
Condominium Map For: <b>FRANKLIN STREET APARTMENTS</b>	




Walkway (G.C.E.)  
Unit Type "c"

**Building "B"**

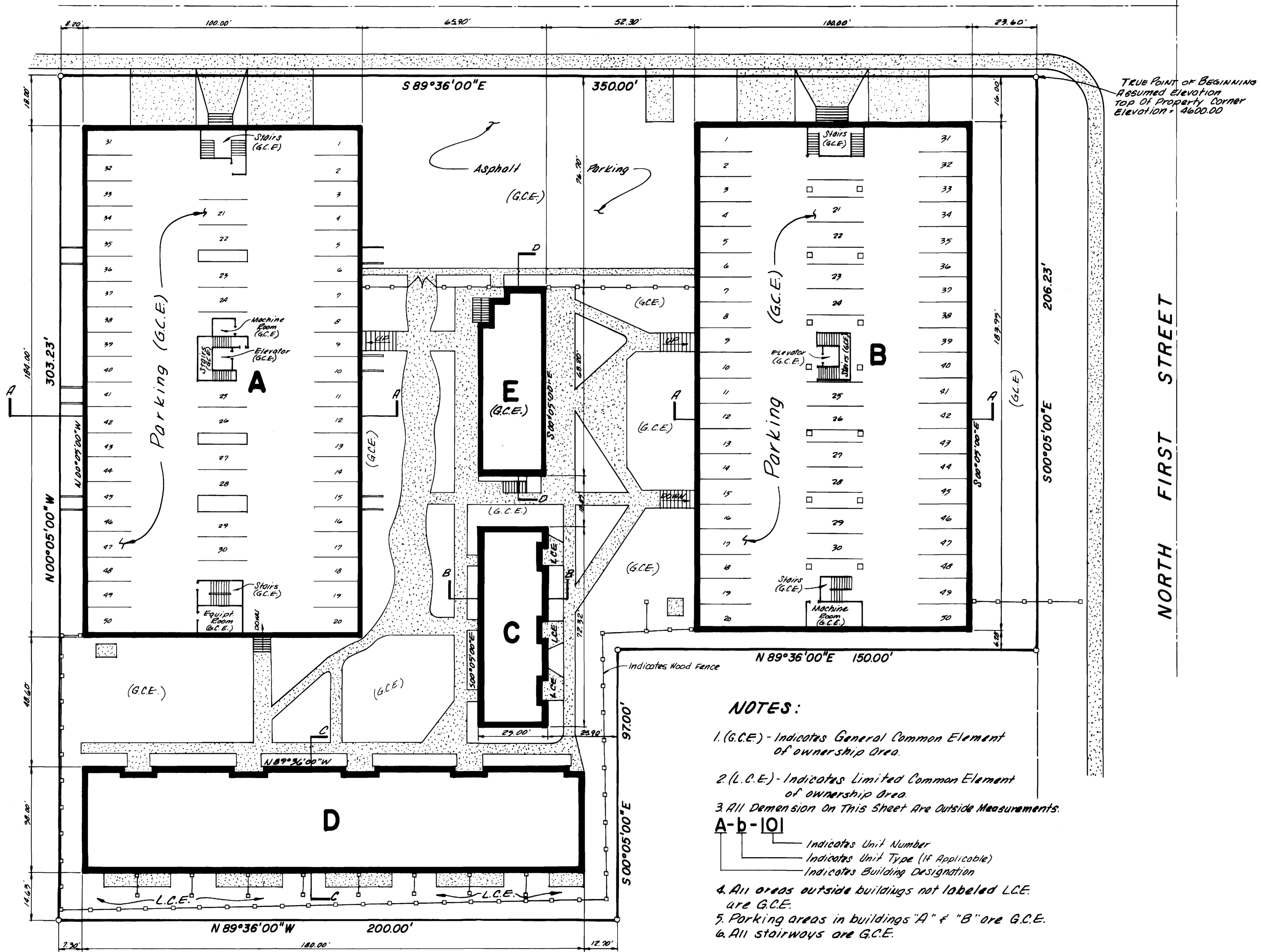
Scale : 1" = 40'



Walkway (G.C.E.)  
Unit Type "d"

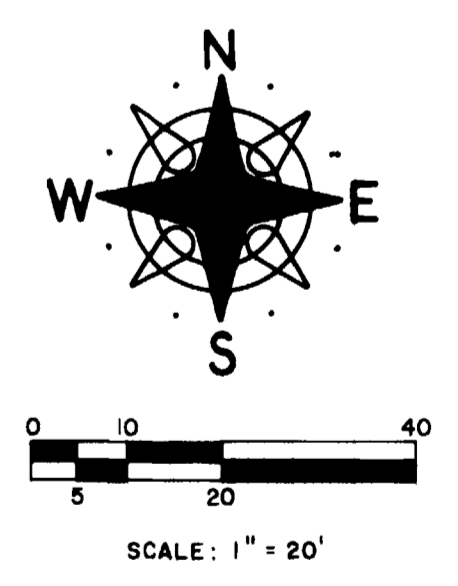
Building "B" Unit Types "c" and "d"	SHEET 6 OF 10
Condominium Map For: <b>FRANKLIN STREET APARTMENTS</b>	
 <b>PARAGON ENGINEERING INC.</b>	

FRANKLIN AVENUE

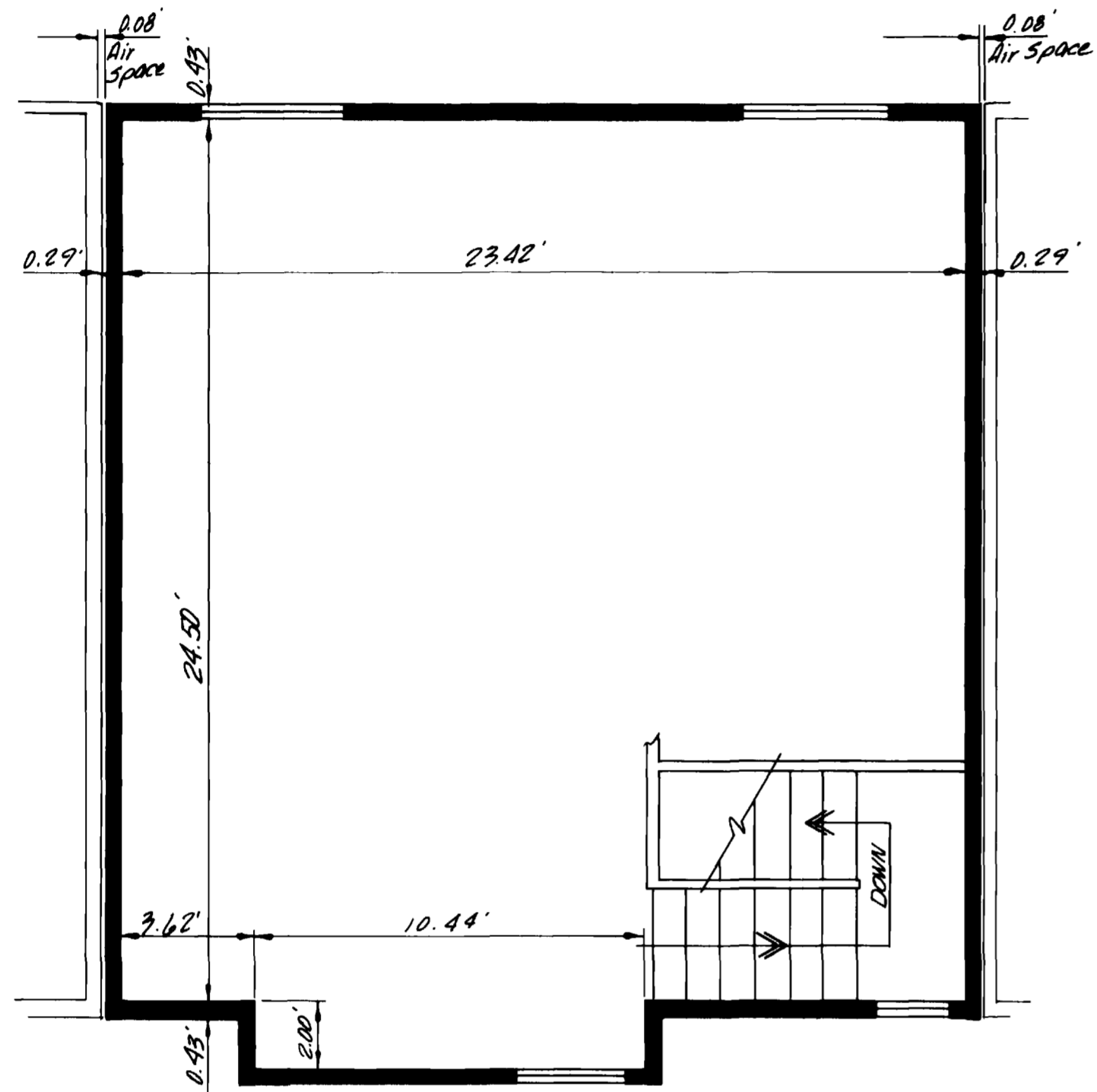


TRUE POINT OF BEGINNING  
Assumed Elevation  
TOP OF PROPERTY CORNER  
Elevation = 4600.00

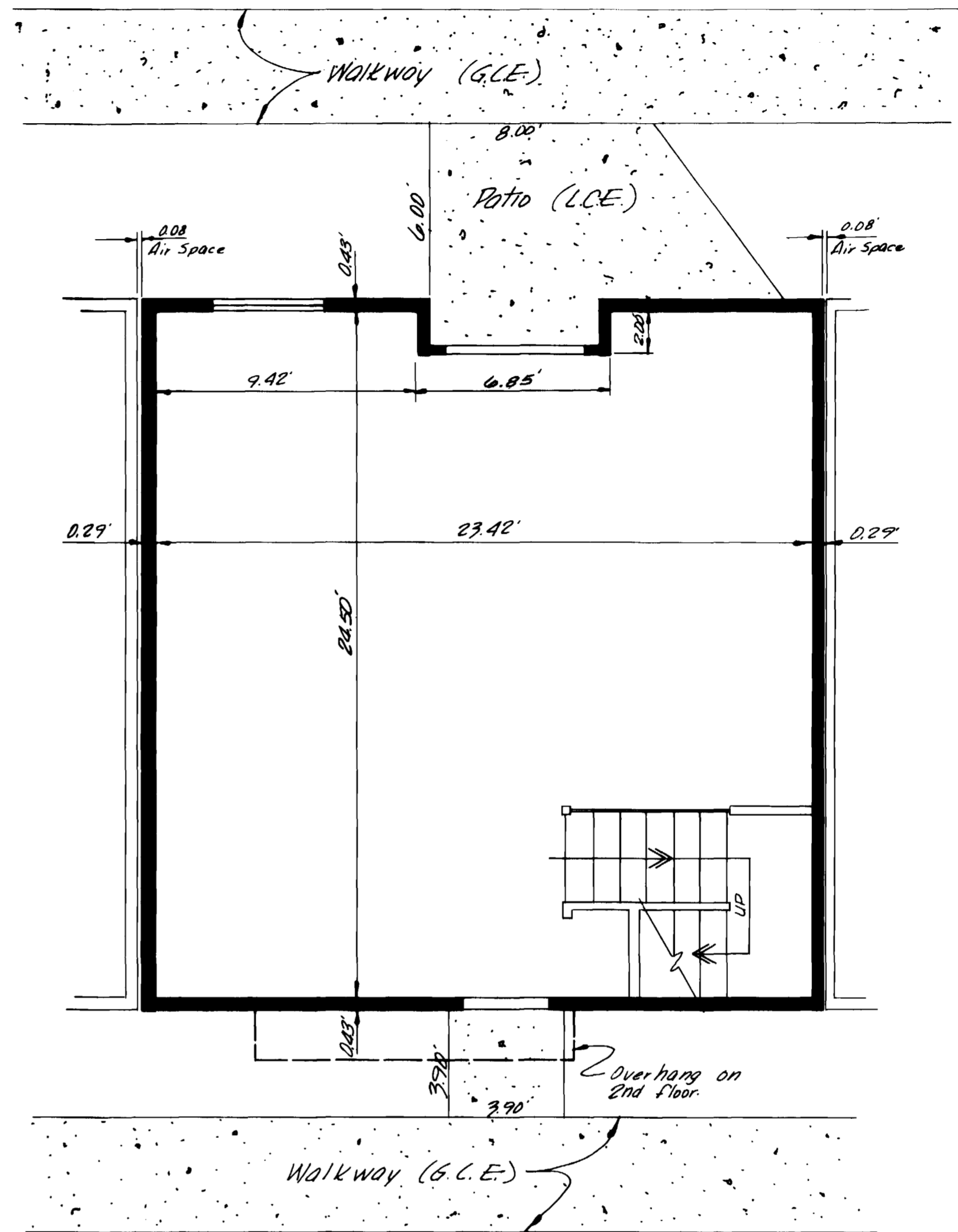
- NOTES:**
1. (G.C.E.) - Indicates General Common Element of ownership area.
  2. (L.C.E.) - Indicates Limited Common Element of ownership area.
  3. All Dimension On This Sheet Are Outside Measurements.
- A-b-101**
- Indicates Unit Number
  - Indicates Unit Type (If Applicable)
  - Indicates Building Designation
4. All areas outside buildings not labeled L.C.E. are G.C.E.
  5. Parking areas in buildings "A" & "B" are G.C.E.
  6. All stairways are G.C.E.



Parking Level Plan	SHEET 2 OF 10
Condominium Map For: <b>FRANKLIN STREET APARTMENTS</b>	



Second Floor



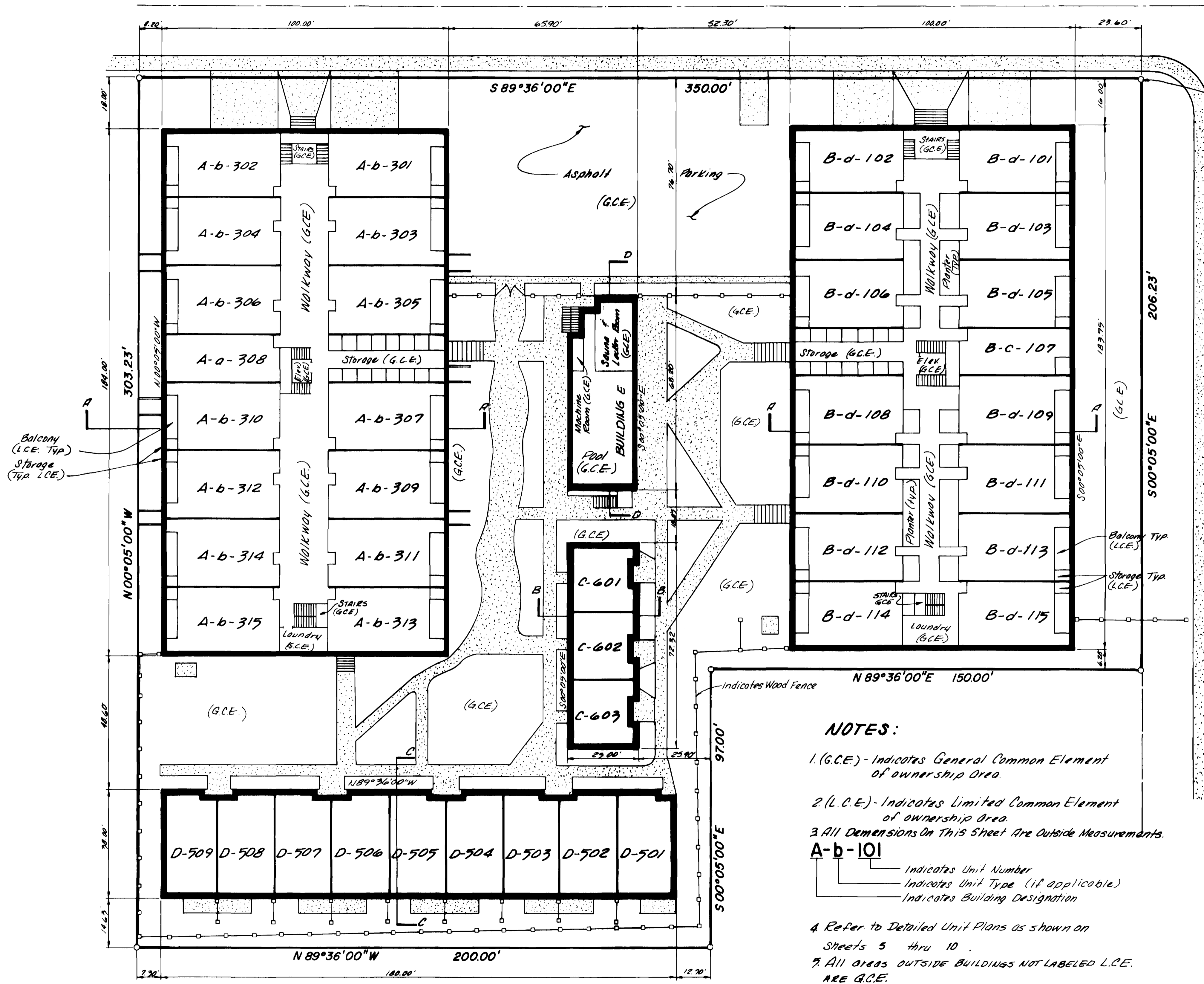
First Floor

**BUILDING "C"**  
Scale: 1" = 4'

Building "C"	SHEET 7 OF 12
Condominium Map For: <b>FRANKLIN STREET APARTMENTS</b>	
PARAGON ENGINEERING, INC.	

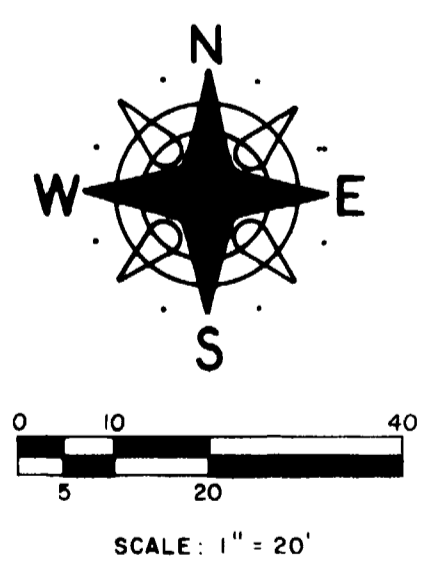
FRANKLIN AVENUE

TRUE POINT OF BEGINNING  
Assumed Elevation  
Top Of Property Corner  
Elevation = 4600.00



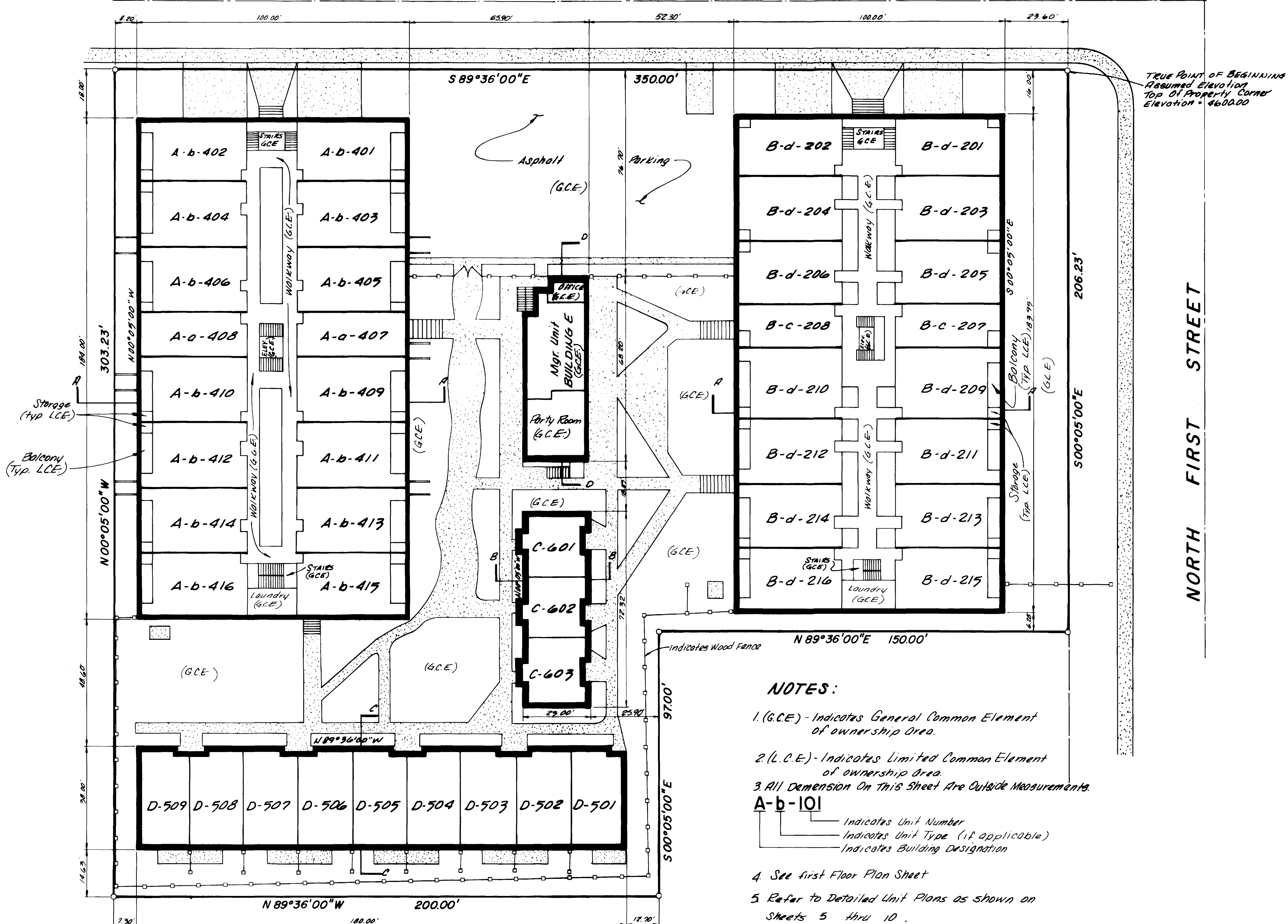
- NOTES:**
1. (G.C.E.) - Indicates General Common Element of ownership Area.
  2. (L.C.E.) - Indicates Limited Common Element of ownership Area.
  3. All Dimensions On This Sheet Are Outside Measurements.
- A-b-101**
- Indicates Unit Number
  - Indicates Unit Type (if applicable)
  - Indicates Building Designation

4. Refer to Detailed Unit Plans as shown on Sheets 5 thru 10.
5. All areas OUTSIDE BUILDINGS NOT LABELED L.C.E. ARE G.C.E.
6. PARKING AREAS IN BUILDINGS "A" & "B" ARE G.C.E.
7. ALL STAIRWAYS ARE G.C.E.



First Floor Plan	SHEET 3 OF 12
Condominium Map For: <b>FRANKLIN STREET APARTMENT</b>	
[Logo of Engineering Firm]	

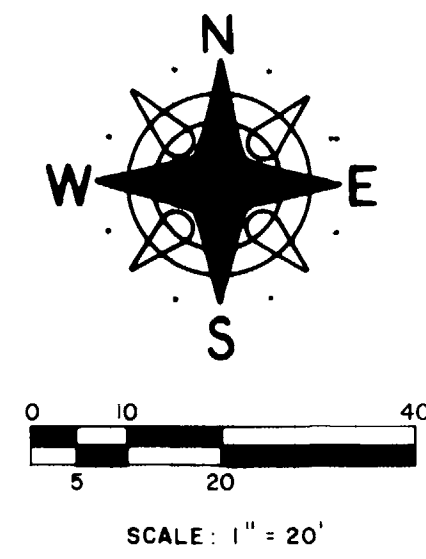
FRANKLIN AVENUE



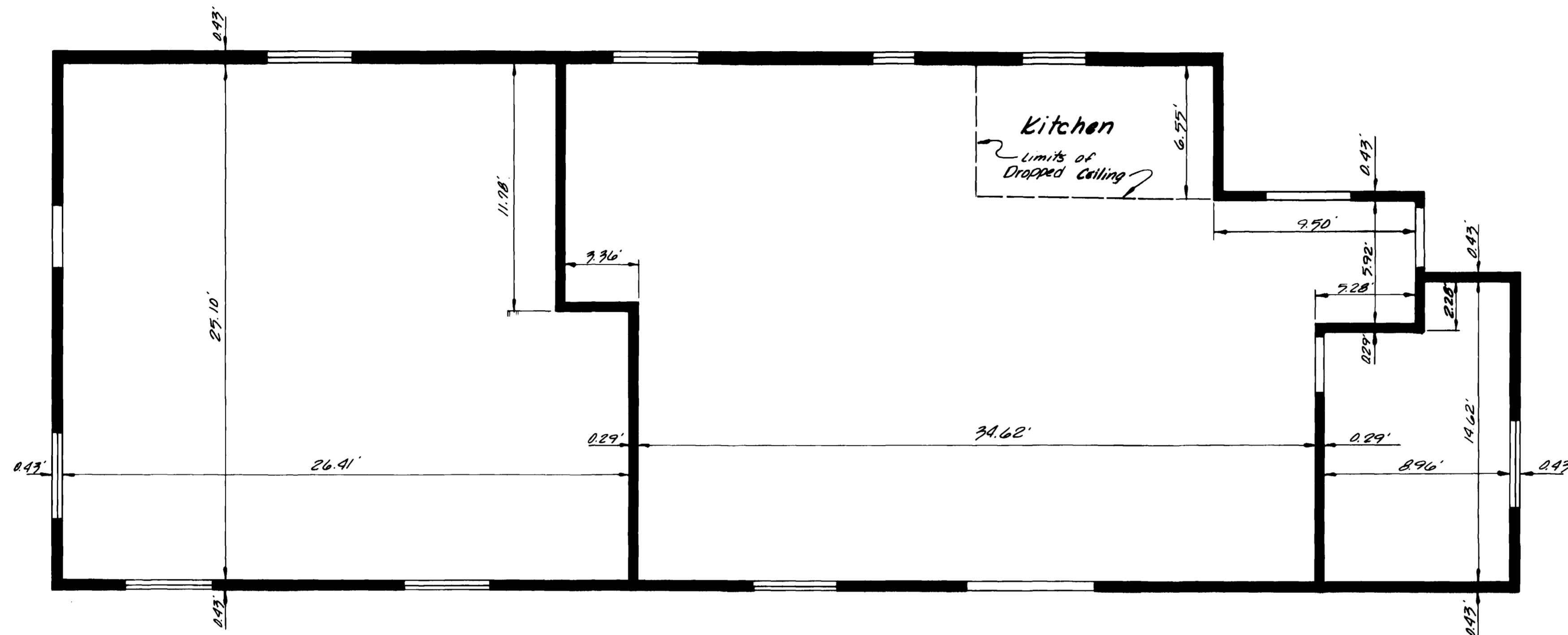
TRUE POINT OF BEGINNING  
Assumed Elevation  
Top Of Property Corner  
Elevation = 4600.00

NOTES:

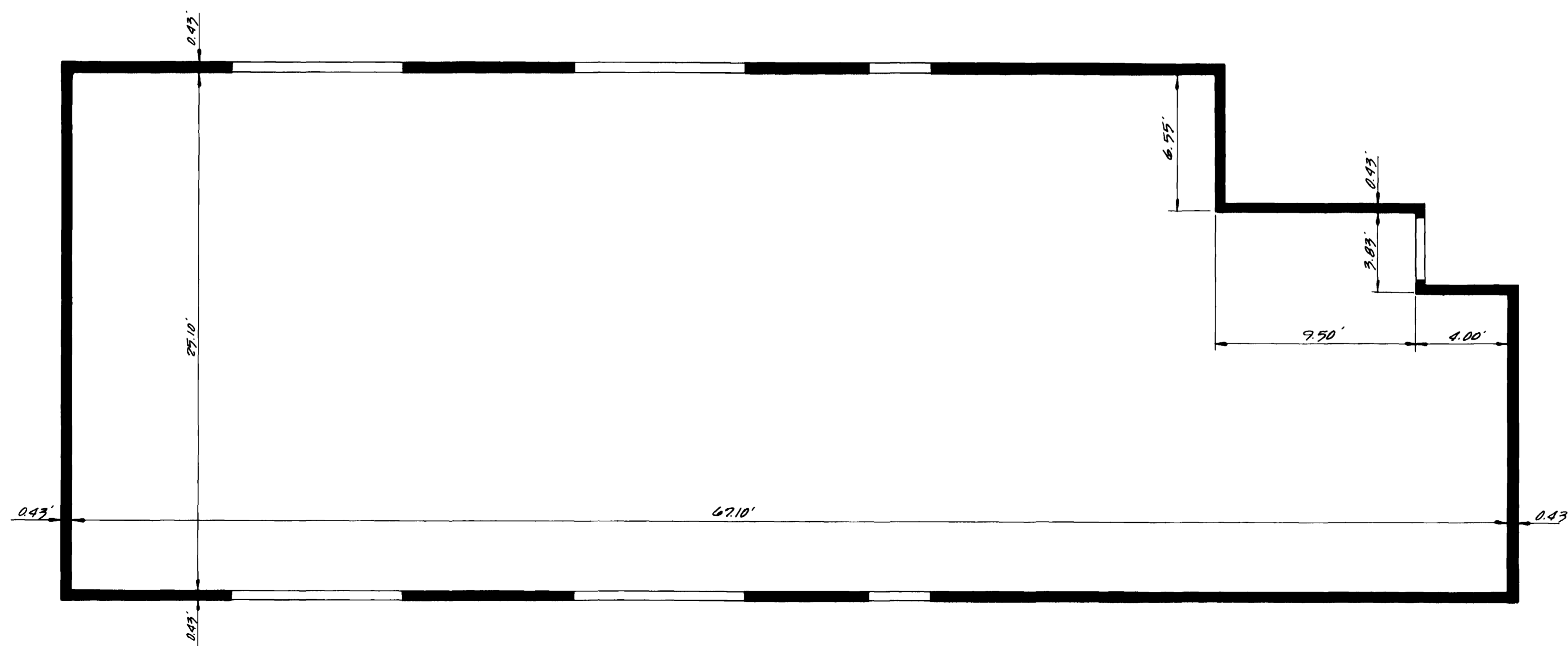
1. (G.C.E.) - Indicates General Common Element of ownership area.
  2. (L.C.E.) - Indicates Limited Common Element of ownership area.
  3. All Dimension On This Sheet Are Outside Measurements.
- A-b-101**
- Indicates Unit Number
  - Indicates Unit Type (if applicable)
  - Indicates Building Designation
4. See first Floor Plan Sheet
  5. Refer to Detailed Unit Plans as shown on Sheets 5 thru 10.
  6. ALL AREAS OUTSIDE BUILDINGS NOT LABELED L.C.E. ARE G.C.E.
  7. PARKING AREAS IN BUILDINGS "A" & "B" ARE G.C.E.
  8. ALL STAIRWAYS ARE G.C.E.



Second Floor Plan	SHEET 4 OF 12
Condominium Map For: <b>FRANKLIN STREET APARTMENTS</b>	
[Logo of Engineering Firm]	

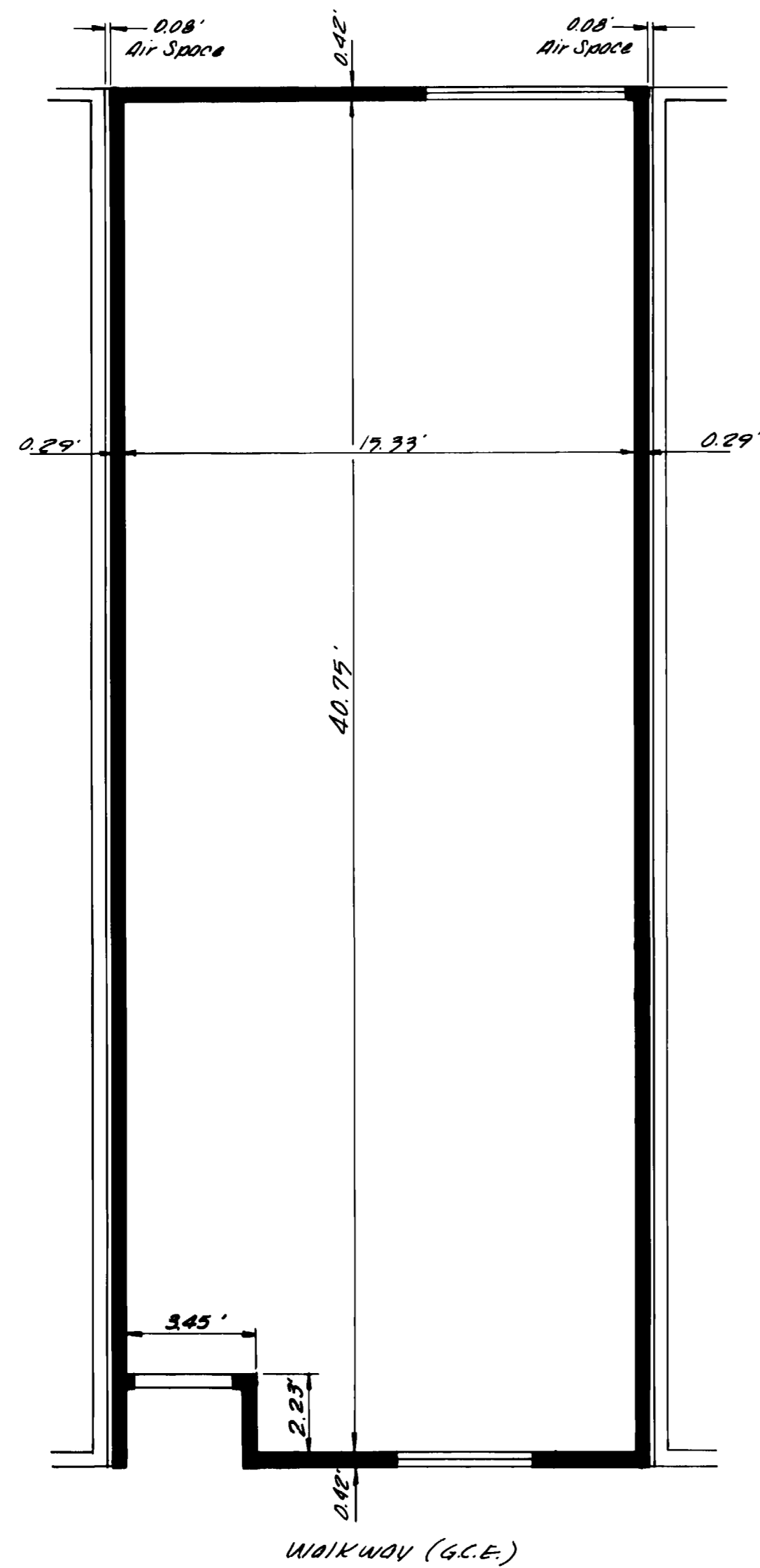


Second Floor (GEC)  
Scale: 1" = 4'-0"

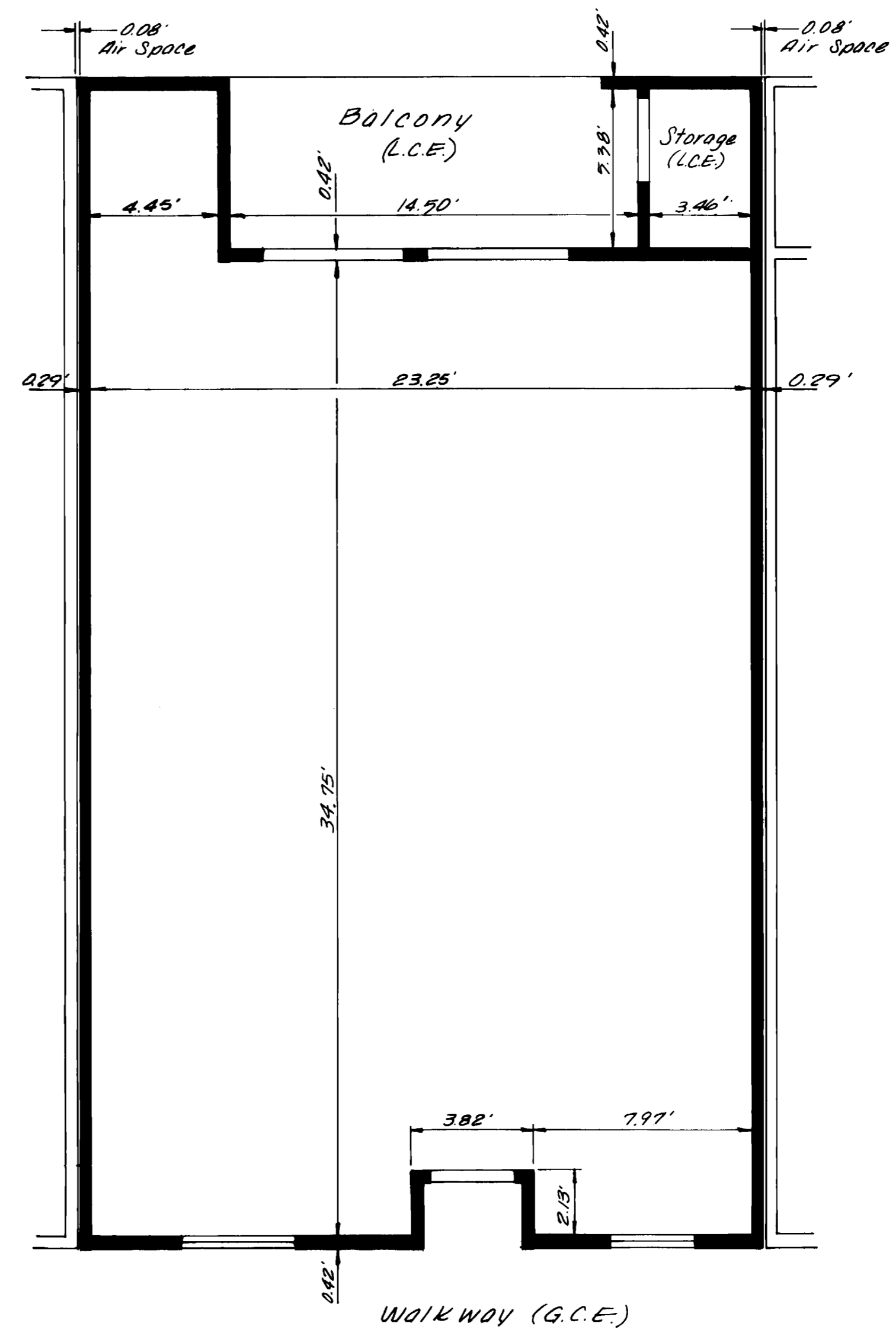


First Floor (GEC)  
Scale: 1" = 4'-0"

Building "E" Recreation Building	SHEET 9 OF 10
Condominium Map For: <b>FRANKLIN STREET APARTMENTS</b>	
PARAGON ENGINEERING, INC.	



Unit Type "a"



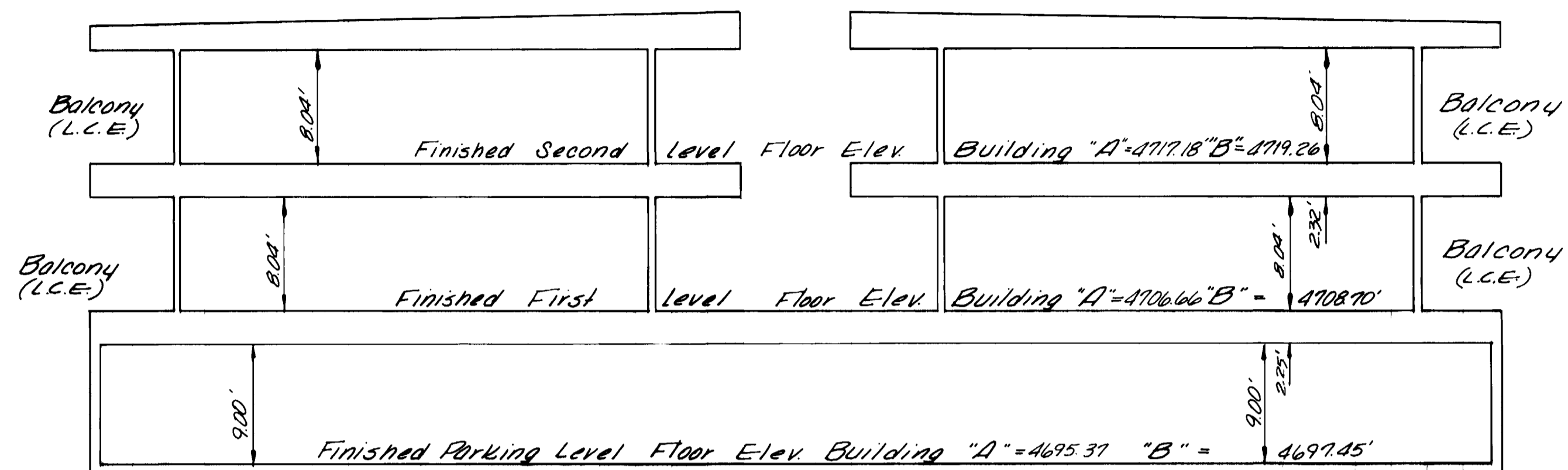
Unit Type "b"

**Building "A"**

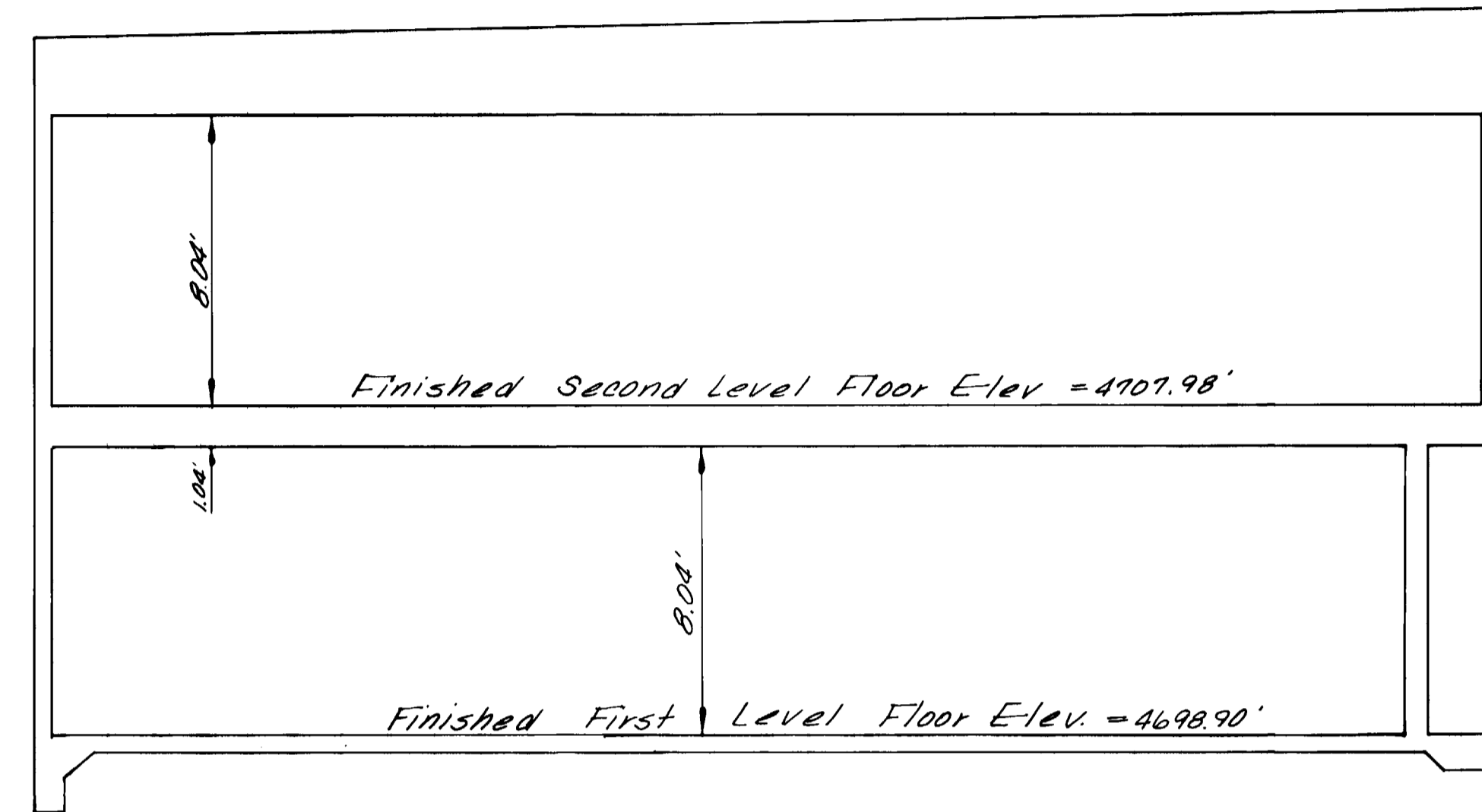
Scale: 1" = 40'

Building "A"	SHEET
Unit Types "a" and "b"	5 OF 10
Condominium Map For:	
<b>FRANKLIN STREET APARTMENTS</b>	
PARAGON ENGINEERING, INC.	

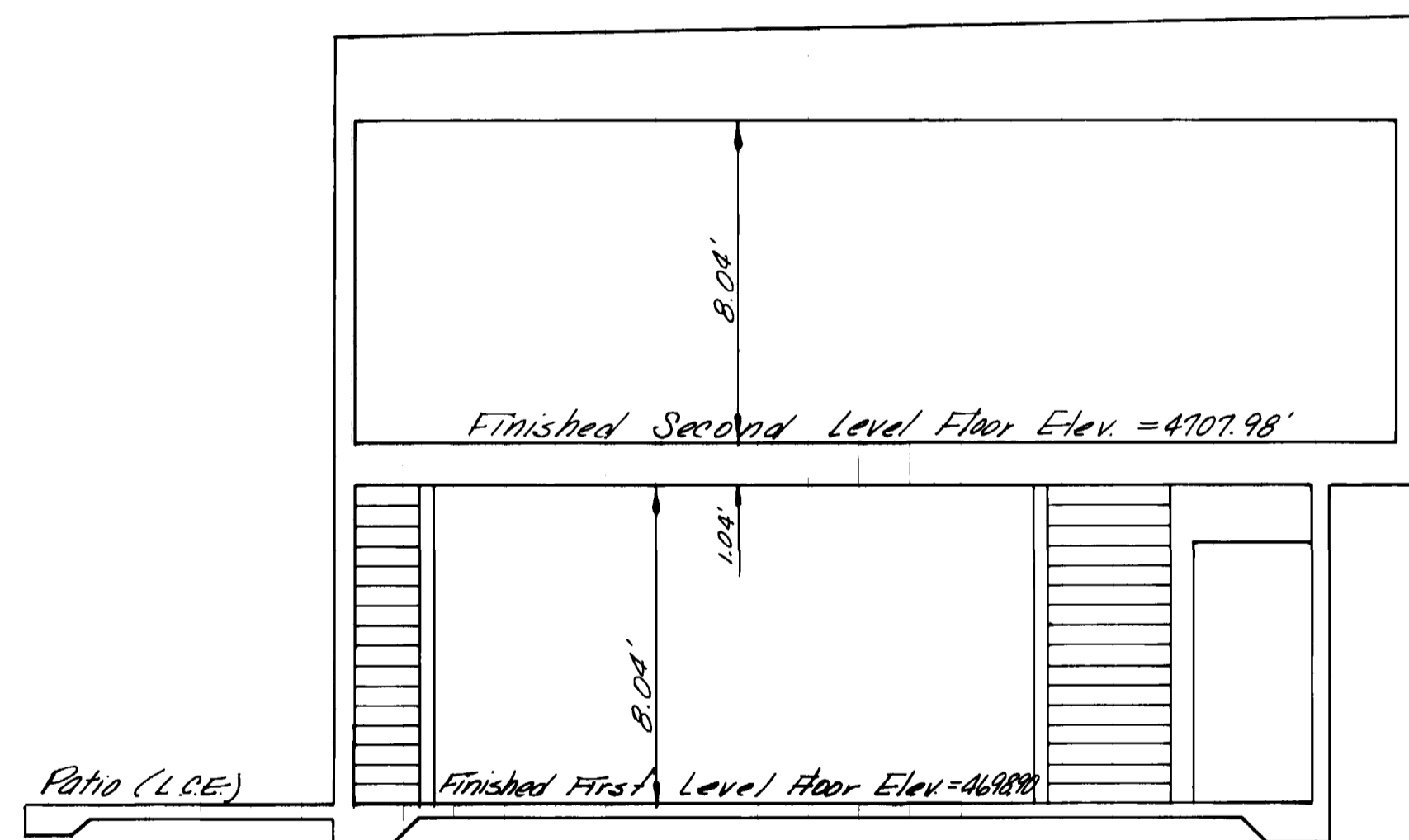




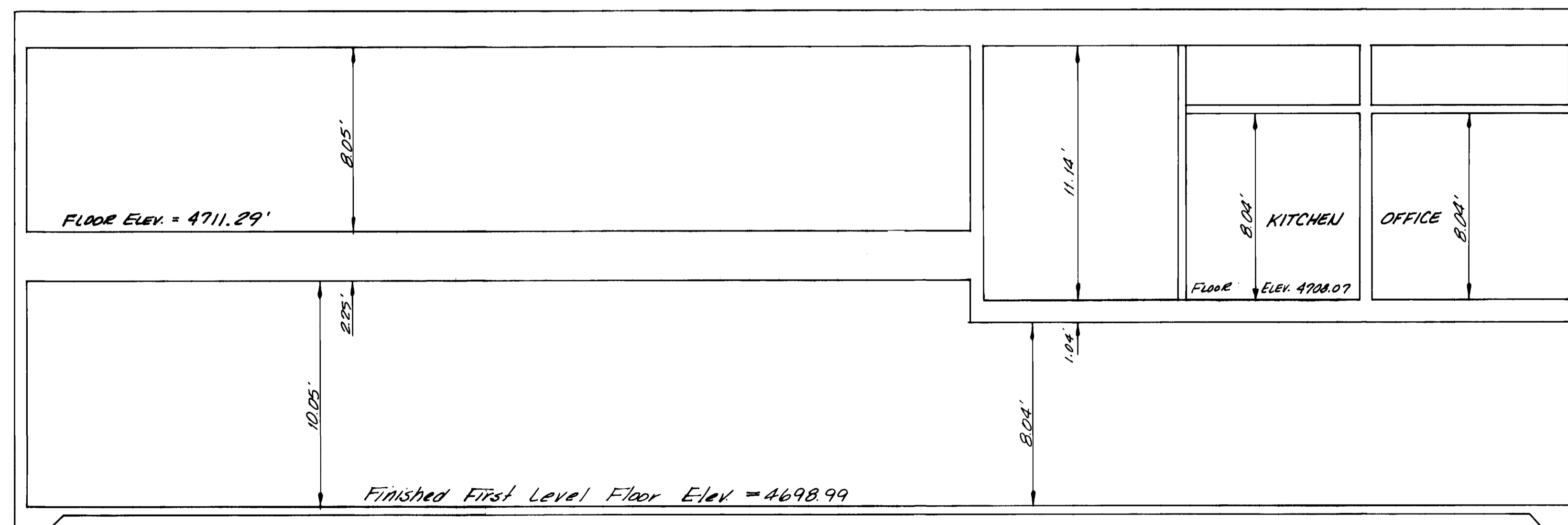
**SECTION A-A**  
 Building "A" & "B"  
 Scale: 1" = 8'



**SECTION C-C**  
 Building "D"  
 Scale: 1" = 4'



**SECTION B-B**  
 Building "C"  
 Scale: 1" = 4'



**SECTION D-D**  
 Building "E" (G.C.E.)  
 Scale: 1" = 4'

Building Elevations	SHEET 10 OF 10
Condominium Map For:	
<b>FRANKLIN STREET APARTMENTS</b>	
PARAGON ENGINEERING, INC.	