

CONDOMINIUM MAP OF REED BUILDING CONDOMINIUM

CERTIFICATION

Reed Building Development LLC ("Declarant") is the owner of a tract of land situated in the SW 1/4 of Section 14, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, being more particularly described as follows:

Lots 17 through 21, inclusive in Block 102 of the City of Grand Junction. Recorded in Plat Book 1 at Page 9 of the Mesa County records.

The owners certify that this Condominium Map of Reed Building Condominium, has been prepared pursuant to the purposes stated in the Condominium Declaration of Reed Building Condominiums as recorded in Book 3878 Pages 303-328 in the Clerk and Recorder's Office of Mesa County, Colorado.

Shane R. Burton
Shane R. Burton, Manager
Reed Building Development LLC



STATE OF COLORADO }
COUNTY OF MESA } ss

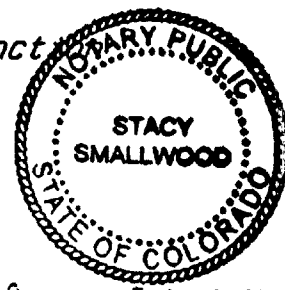
The forgoing instrument was acknowledged before me this 13th day of April, A.D., 2005 by Shane R. Burton, Manager, REED BUILDING DEVELOPMENT LLC
Witness my hand and official seal Gayleen Henderson
Notary Public
Address 250 N. 5th St Grand Junction, CO 81501
My commission expires 10/29/2005

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 agrees that its security interest which is recorded in Book 3528 at Page 538 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

BY: *Aaron Miller*
Aaron Miller, Vice President
Alpine Bank

FOR: Alpine Bank Grand Junction



STATE OF COLORADO }
COUNTY OF MESA } ss

The forgoing Lienholders Ratification was acknowledged before me this 14 day of April, A.D., 2005 by Aaron Miller VP Alpine Bank
Witness my hand and official seal Stacy Smallwood
Notary Public
Address 225 N 5th St Grand Junction, CO 81501
My commission expires 4-23-06

TITLE CERTIFICATION

State of Colorado
County of Mesa

We, Abstract & Title CO. of Mesa County, Inc., 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 the owners shown in the certification; 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, as of April 11, 2005

Date: 4-14-05

By: *Karen A. Gray-Elleau*, Examiner
Abstract & Title Company of Mesa Co.

CITY APPROVAL

This condominium map of REED BUILDING CONDOMINIUM, a condominium in the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 14th day of April, 2005.

[Signature]
City Manager

[Signature]
City Mayor

CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 9:06 o'clock A.M., this 14th day of April, A.D., 2005, and is duly recorded in Book No. 3878 at page 299-302 Reception No. 2249027. Fees 40.00+1.00 Drawer No. KK-91

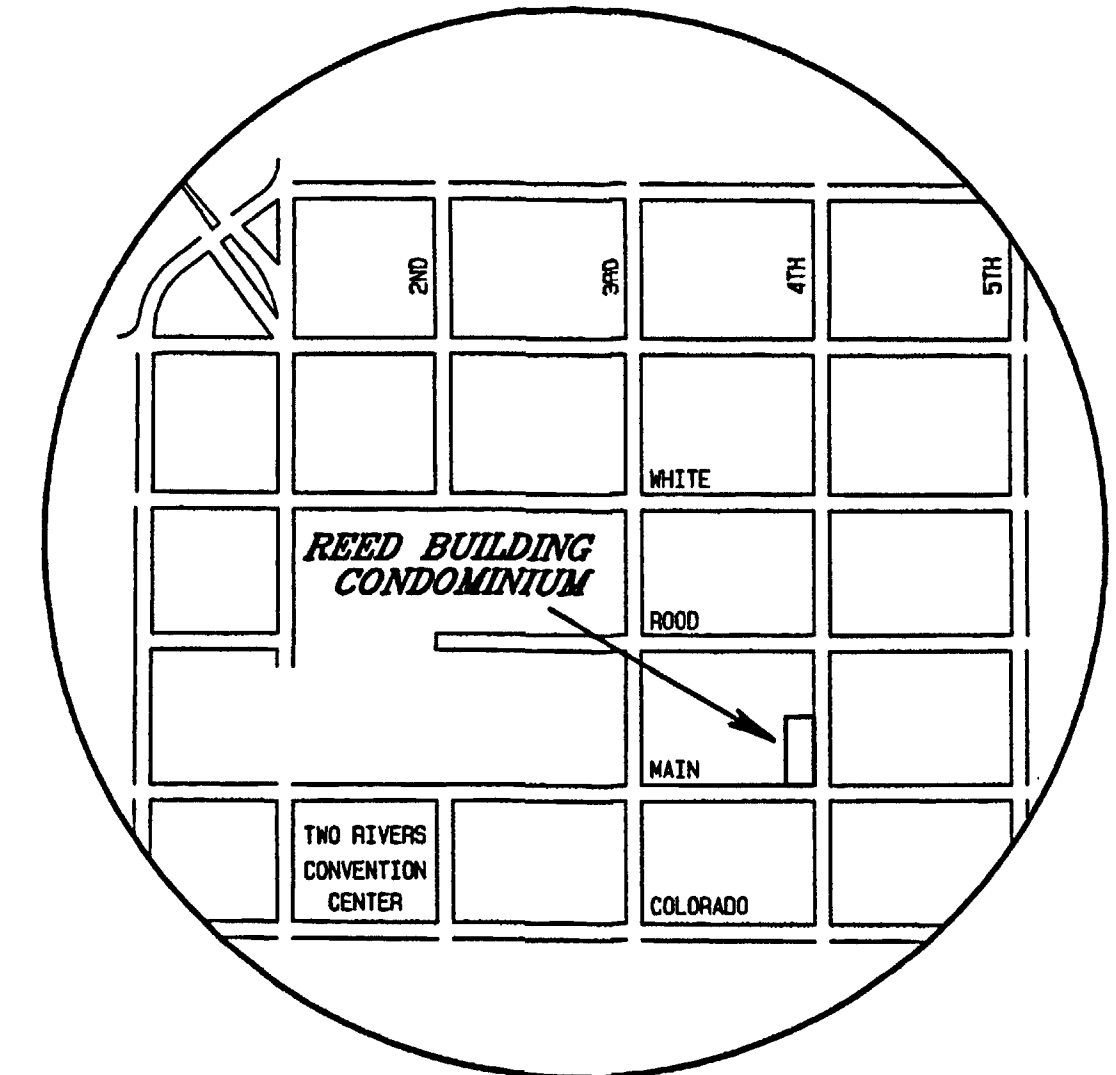
Deputy

Clerk and Recorder

CONDOMINIUM NOTES

- 1.) The Project Benchmark is the found City Monument located in the street at 4th Avenue and Main Street, elevation = 4586.36 / NAVD 88.
- 2.) Except for the Units and Limited Common Elements the entire condominium boundary will be classified as General Common Elements.

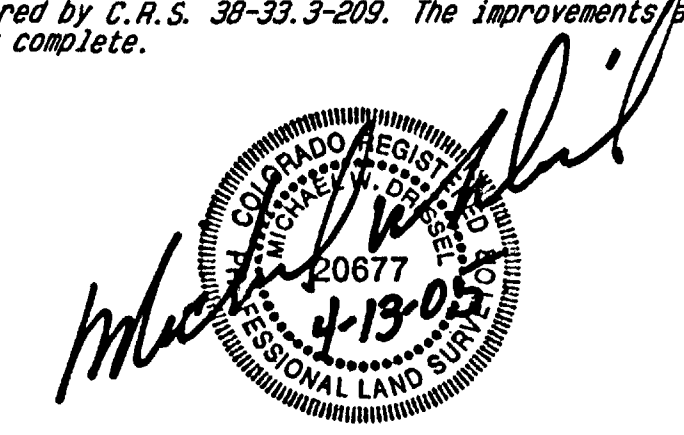
NOTICE: According to Colorado law you must commence any legal action based upon any defect in the survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification / statement shown hereon.



VICINITY MAP
NOT TO SCALE

SURVEYOR'S STATEMENT

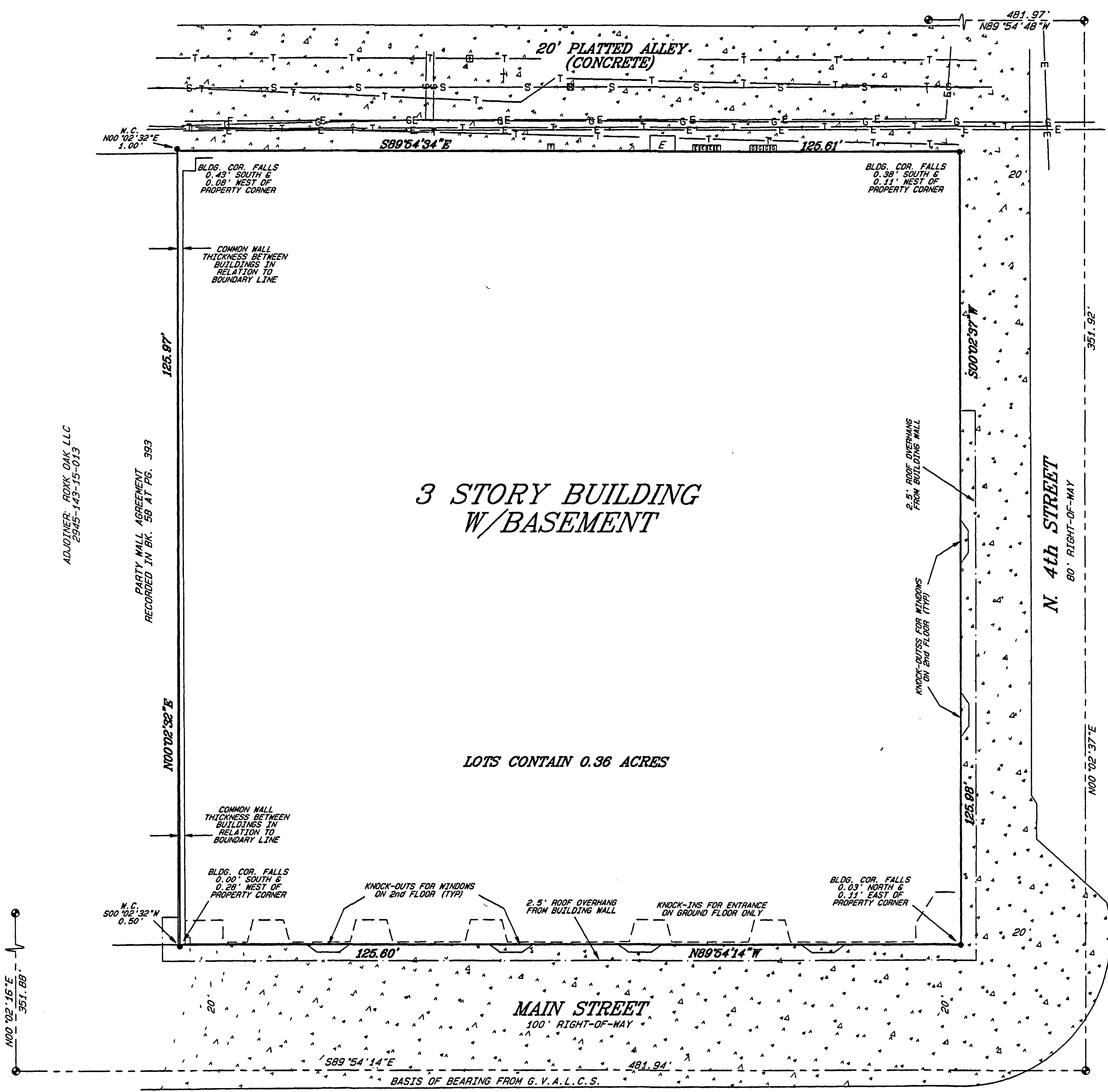
I, Michael W. Drissel, a Professional Land Surveyor licensed in the State of Colorado, do hereby state that this map was prepared under my direct supervision, that it depicts the vertical and horizontal locations of each unit shown hereon, and that it was made from measurements upon and within the existing structures. This map contains all the information required by C.R.S. 38-33.3-209. The improvements and units shown hereon are substantially complete.



REED BUILDING CONDOMINIUM
LOCATED IN THE
SW 1/4 SEC. 14, T1S, R1W, U.M.
D H SURVEYS INC.
118 OURAY AVE. - GRAND JUNCTION, CO.
(970) 245-8749

Designed By	M.W.D.	Checked By	S.L.H.
Drawn By	TMODEL	Date	APRIL 2005
		Job No.	602-04-01
		Sheet	1 OF 4

CONDOMINIUM MAP OF REED BUILDING CONDOMINIUM BOUNDARY AND SITE IMPROVEMENTS



ADJOINER: RDXK OAK LLC
2945-143-15-013

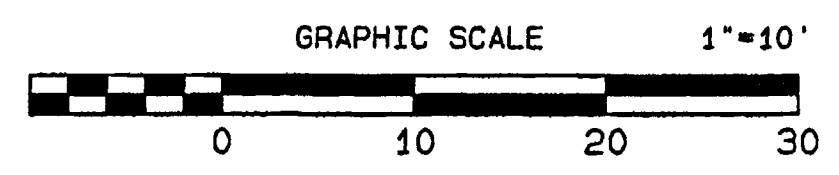
PARTY WALL AGREEMENT
RECORDED IN BK. 58 AT PG. 393

LEGEND & ABBREVIATIONS

- FOUND CITY MONUMENT
 - SET LEAD TAG & TACK IN CONCRETE STAMPED LS 20577
 - G. V. A. L. C. S. = GRAND VALLEY AREA LOCAL COORDINATE SYSTEM
 - G. C. E. = GENERAL COMMON ELEMENT
 - L. C. E. = LIMITED COMMON ELEMENT
 - F. F. E. = FINISH FLOOR ELEVATION
 - F. C. = FLOOR TO CEILING HEIGHT
 - W. C. = WITNESS CORNER
 - P. O. B. = POINT OF BEGINNING
 - SQ. FT. = SQUARE FEET
 - (TYP) = TYPICAL
 - N. T. S. = NOT TO SCALE
 - BLDG. COR. = BUILDING CORNER
-
- ⊠ ELECTRIC PED./VAULT
 - ⊠ POWER POLE
 - ⊠ GAS METER
 - ⊠ TELEPHONE PED.
 - ⊠ SAN. SEWER MANHOLE
 - ⊠ STORM SEWER MANHOLE
 - ⊠ IRRIG. MANHOLE/RISER
 - ⊠ 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
 - — LIMITS OF ASPHALT
 - X— FENCE LINE
 - DIRECTION OF FLOW
 - ⊠ CONCRETE

SURVEY NOTE

All rights of way shown hereon are based on the instrument recorded in Plat Book 1 at Page 9 of the Mesa County records.

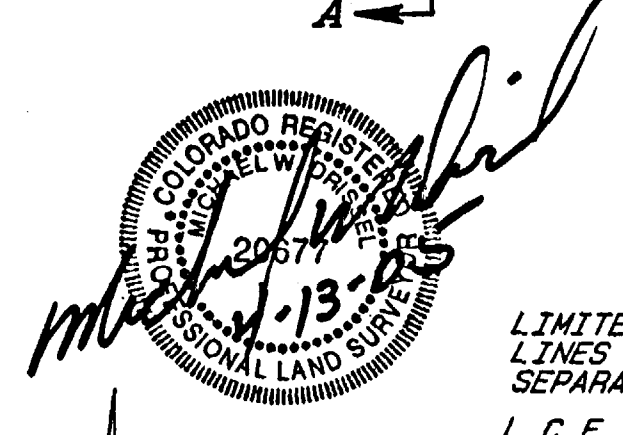
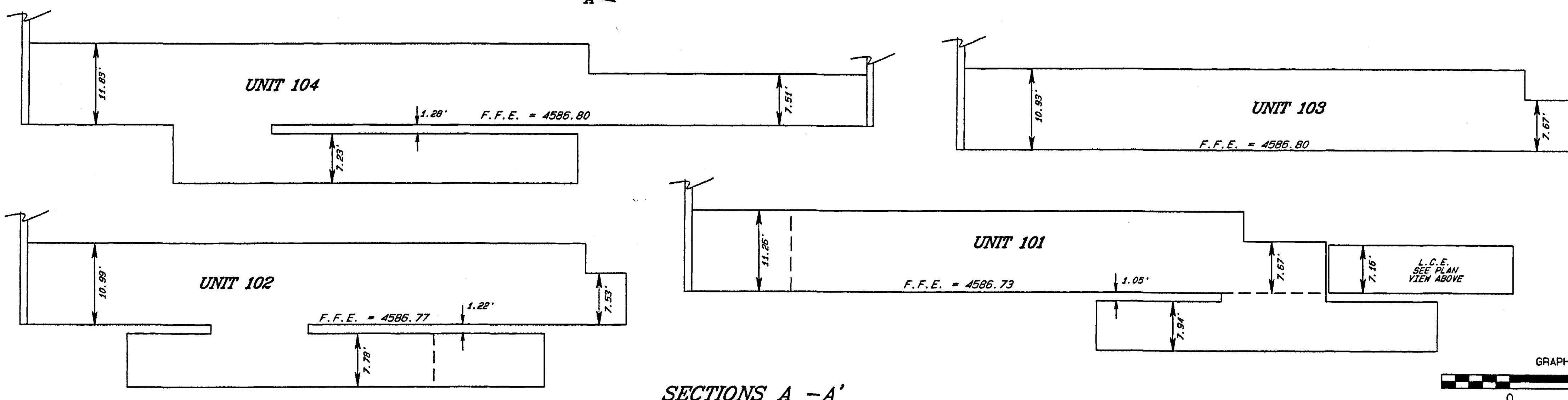
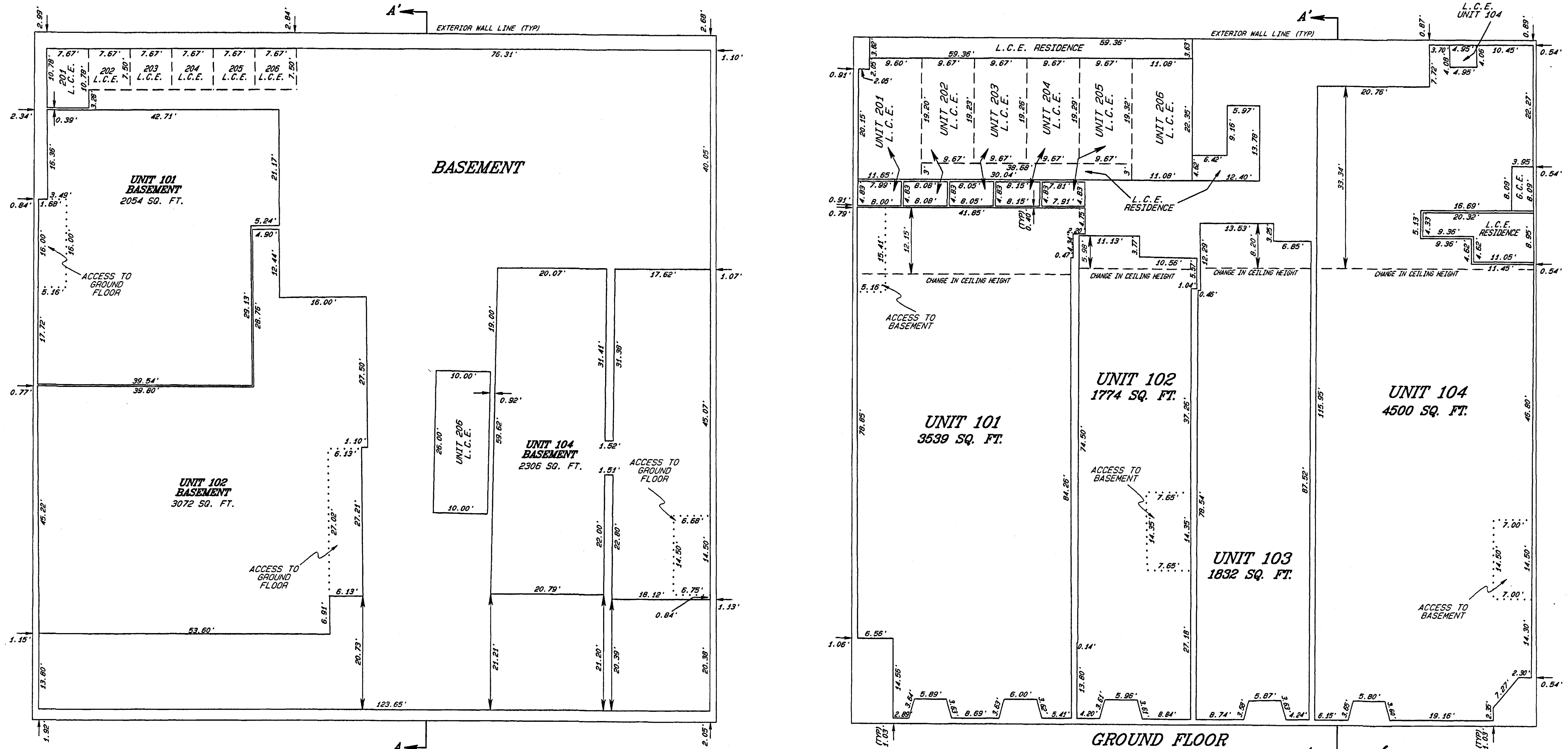


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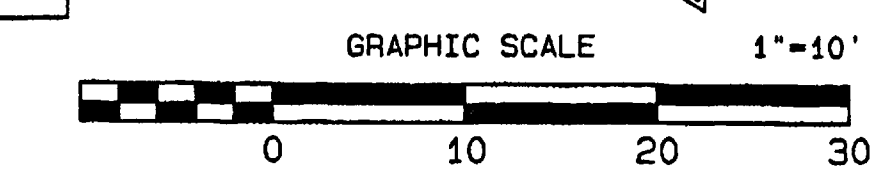
Designed By M.W.D.	Checked By S.L.H.	Job No. 802-04-01
Drawn By TMODEL	Date APRIL 2005	Sheet 2 OF 4

CONDOMINIUM MAP OF REED BUILDING CONDOMINIUM



SURVEY NOTE
 LIMITED COMMON ELEMENTS SHOWN WITH SHORT DASHED LINES REPRESENT A PROPORTIONED AREA AND ARE NOT SEPARATED BY EXISTING WALLS.
 L.C.E. RESIDENCE, MEANS LIMITED COMMON ELEMENTS BELONGING TO ALL RESIDENTIAL UNITS 201 - 206.
 L.C.E. VERTICAL BOUNDARIES ARE THE SAME AS THE ADJOINING UNITS, UNLESS SPECIFICALLY SHOWN.

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Designed By	M.W.D.	Checked By	S.L.H.	Job No.	802-04-01
Drawn By	TMODEL	Date	APRIL 2005	Sheet	3 OF 4

