

FIRST AVENUE CONDOMINIUMS

A REPLAT OF LOTS 1 THROUGH 5, BLOCK 2, MILDDALE SUBDIVISION, PLAT BOOK 2, PAGE 29 NE1/4, SECTION 23, T1S, R1W, UTE MERIDIAN

DEDICATION

WHEREAS, Thomas Geist, is the owner of real property located in Lots 1 through 5, Block 2, Milldale Subdivision, in the NE1/4, Section 23, Township 1 South, Range 1 West, Ute Meridian, City of Grand Junction, Mesa County, Colorado as recorded in Plat Book 2, Page 29 in the Mesa County Clerk and Recorder's Office:

The owner certifies that the Condominium Plat of FIRST AVENUE CONDOMINIUMS has been prepared pursuant to the purposes stated in the Condominium Declaration for Condominium Plat of FIRST AVENUE CONDOMINIUMS as recorded in Book 4291, at Pages 442 through 446 in the Clerk and Recorder's Office of Mesa County, State of Colorado.

KNOW ALL MEN BY THESE PRESENTS:

That the Owner does hereby dedicate, grant and submit the real property and easements, together with all improvements thereon, to condominium common interest under the style and name FIRST AVENUE CONDOMINIUMS with the various portions of such real property and easements being designated for separate and common ownership as shown on this plat in accordance with FIRST AVENUE CONDOMINIUMS Declaration of Condominium.

All Multipurpose Easement are dedicated to the City of Grand Junction for the use of City approved utilities and public providers as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping trees and grade structures.

Thomas Geist
Thomas Geist

LIENHOLDERS RATIFICATION OF PLAT

THE UNDERSIGNED, hereby certifies that it is a holder of a security interest upon the property described hereon described and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof, and agree that its security interest, as shown in document recorded at Book 4094, Page 852, public records of Mesa County, Colorado, shall be subordinated to the dedications shown hereon.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its Vice President with the authority of its Board of Directors, this 3rd day of November 2006.

By: Bradley D. Krebill (title) Vice President

For: American National Bank

NOTARY PUBLIC CERTIFICATION

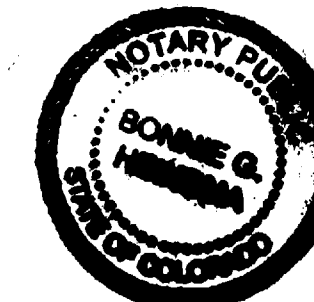
STATE OF COLORADO } ss
COUNTY OF MESA

The foregoing instrument was acknowledged before me by Bradley D. Krebill
(title) Vice President for American National Bank this 3rd day of November, A.D., 2006.

Witness my hand and official seal:

Bonnie A. Huisman
Notary Public

My Commission Expires 4/02/2008



TITLE CERTIFICATION

STATE OF COLORADO } ss
COUNTY OF MESA

We, United Title Company, 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 Thomas Geist; that the current taxes have been paid; that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon and that there are no other encumbrances of record; that all easements, reservations and rights of way of record are shown hereon.

Date: 11-3-2006 by: SAJ/dep/j Title Exam 11/3/06

Name And Title

for: United Title Company

CITY OF GRAND JUNCTION APPROVAL

This Condominium Plat of FIRST AVENUE CONDOMINIUMS, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 7 day of NOVEMBER, A.D., 2006

City Manager: Dave Valley

City Mayor: [Signature]

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA

I hereby certify that this instrument was filed in my office at 10:56 o'clock A.M., November 13, A.D., 2006, and was duly recorded in Book 4291, Page No. 411-417 Reception No. 2348230 Drawer No. KK-115

Fees: 20.00 + 1.00

FOR CITY USE ONLY

Associated Recorded Documents
Book Page Type

Clerk and Recorder

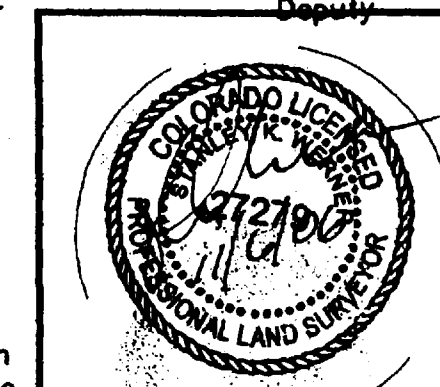
Scan: CAD File to County: _____
SubDB: SubDWG: _____
GJBase: _____ St Index: _____
GBA: _____ Cdot AHUT: _____

By: _____
Deputy

SURVEYOR'S CERTIFICATION

I, Stanley K. Werner, a Professional Land Surveyor licensed in the State of Colorado, do hereby state that this condominium map of FIRST AVENUE CONDOMINIUMS was prepared containing information required by C.R.S. 38-33.3-209 and under my direct supervision, that it depicts the vertical and horizontal locations of each unit shown hereon, and it was made from measurements upon and within the existing structure. The improvements and units shown hereon are substantially complete.

Dated: 11/6/06

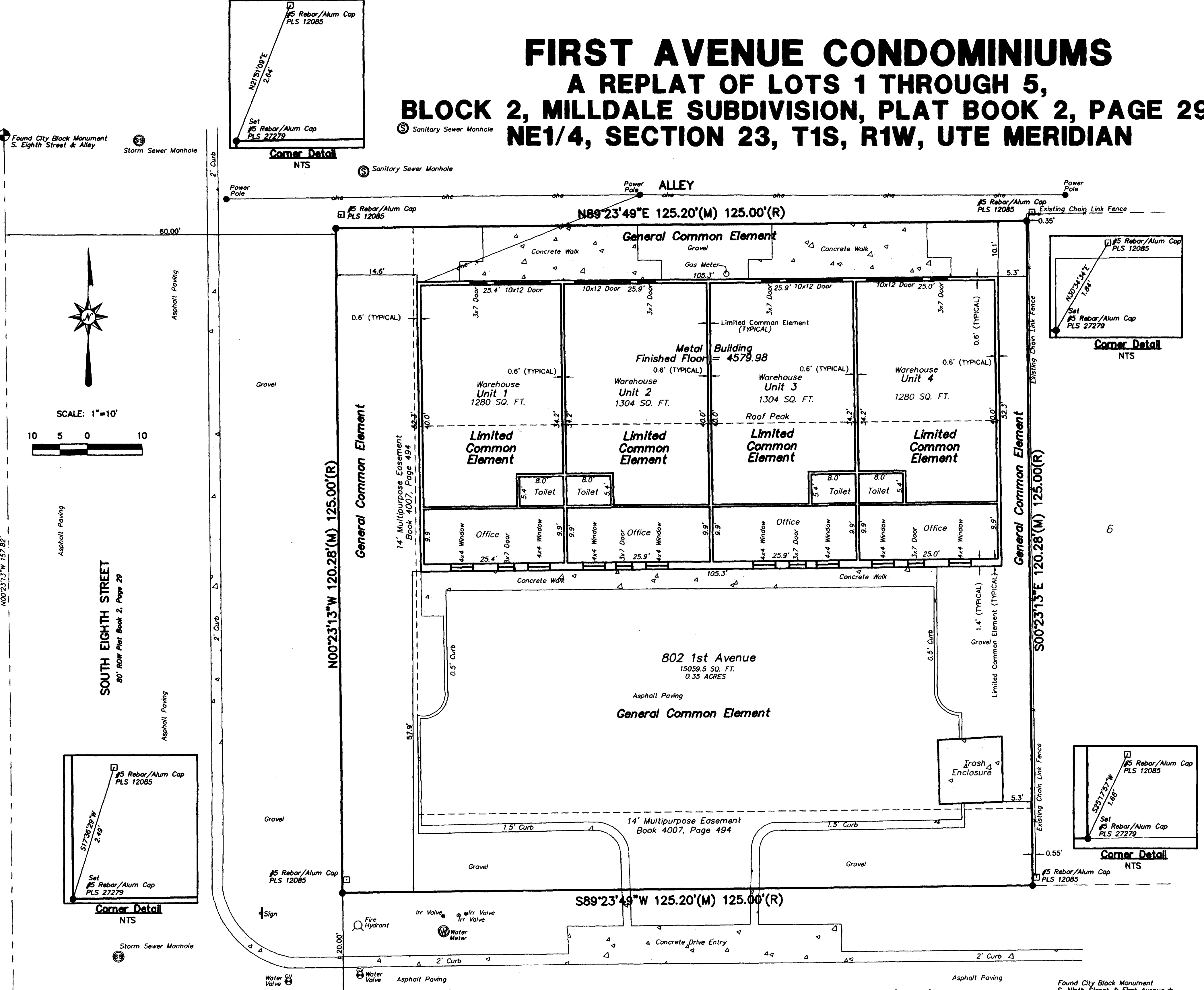


STANLEY K. WERNER
COLORADO PROFESSIONAL LAND SURVEYOR
P.L.S. NO. 27279

FIRST AVENUE CONDOMINIUMS
LOTS 1 THROUGH 5, BLOCK 2, MILDDALE SUBDIVISION,
PLAT BOOK 2, PAGE 29
IN THE NE1/4, SECTION 23, T1S, R1W, UTE MERIDIAN
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

High Desert Surveying, LLC
2591 B3/4 Road
Grand Junction, Colorado 81503
Telephone: 970-254-8649 Fax 970-241-0451

PROJ. NO. 06-120 SURVEYED DRAWN SHEET OF
DATE: November 3, 2006 DC SKW/frk 1 2



GENERAL NOTES

Basis of bearings is the South Block line of Block 2, Milldale Subdivision, City of Grand Junction which bears North 89 degrees 23 minutes 49 seconds East, a distance of 480.80 feet, established by observation of the MCCPS (NAVD 1988) control network. Both monuments on this line are City of Grand Junction block monuments, as shown on the face of this plat.

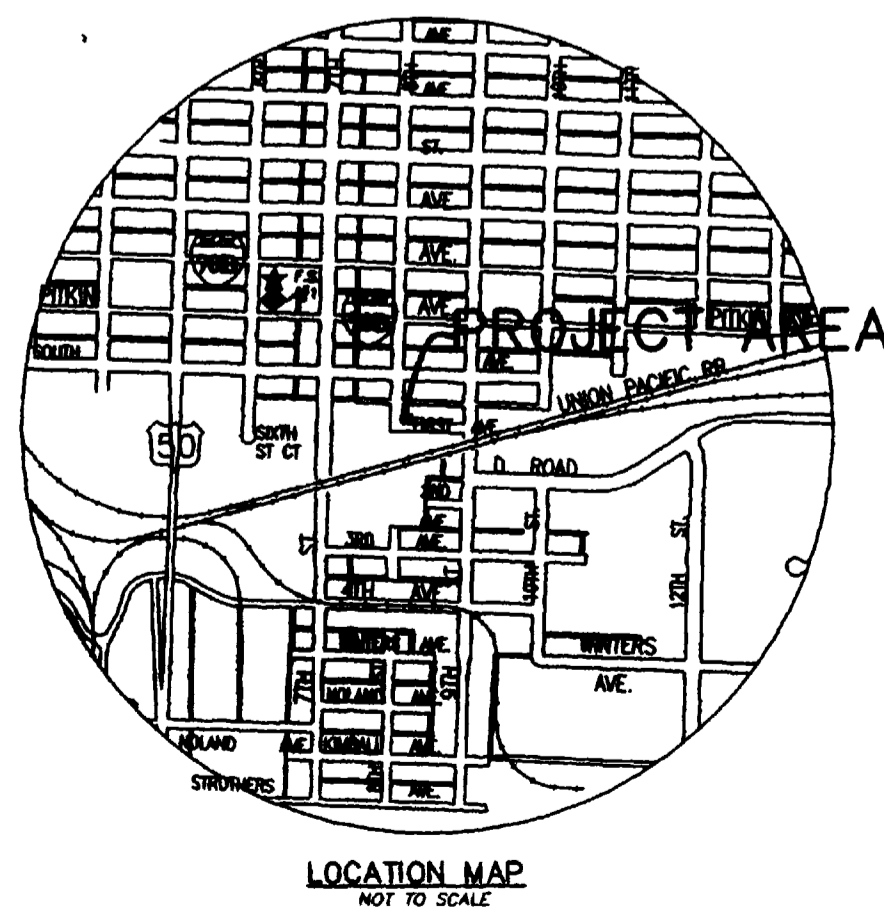
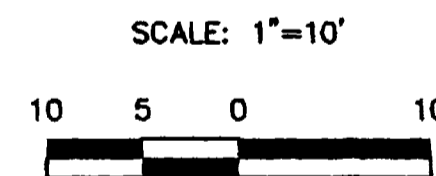
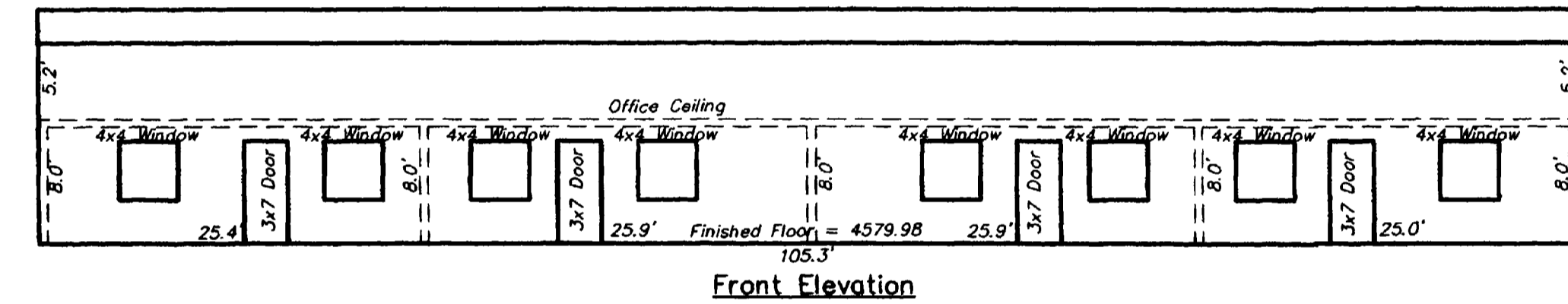
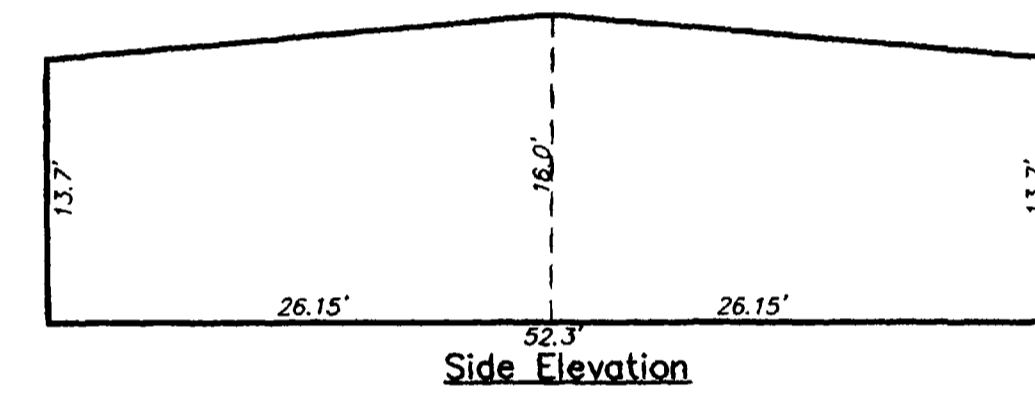
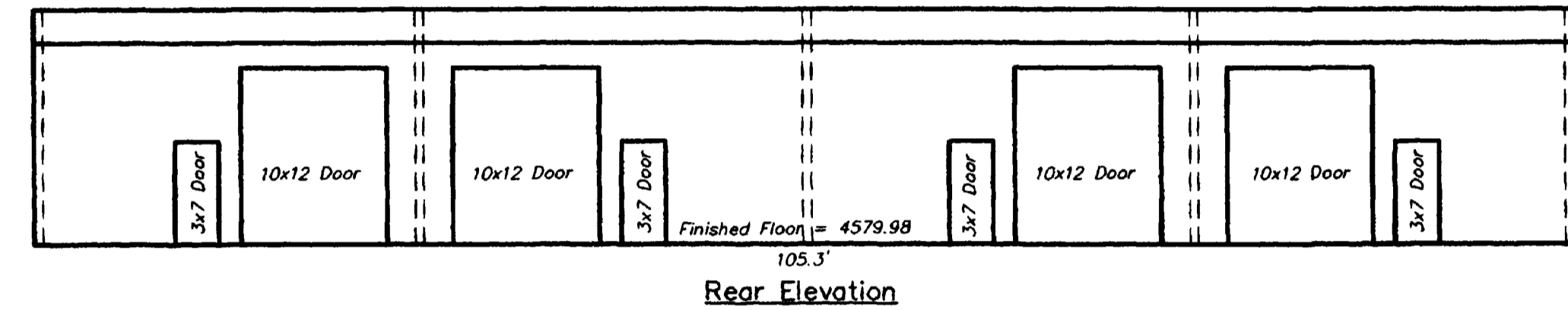
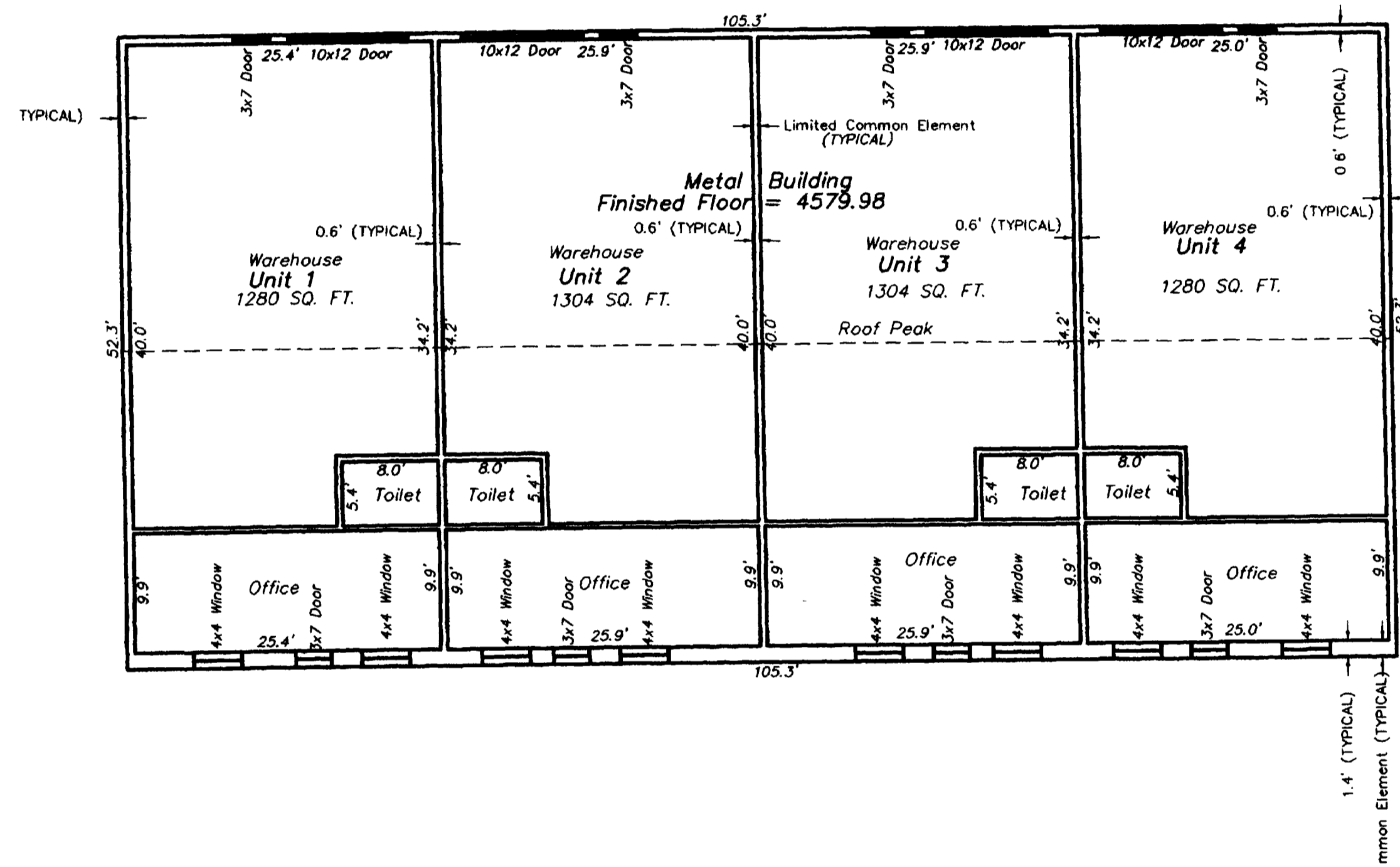
Note: Property corners located during this survey that were within 0.25 feet of the calculated point were accepted as being "in position".

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 CERTIFICATION SHOWN HEREON.

- ### LEGEND
- CITY SURVEY MARKER, AS NOTED
 - SET ALUMINUM CAP ON No. 5 REBAR, PLS 27279 PER CRS-38-51-105, IN CONCRETE
 - FOUND REBAR, AS NOTED
 - ▲ PK NAIL, SET IN PAVING
 - ALUMINUM CAP ON No. 5 REBAR TO BE SET AT ALL LOT CORNERS, PRIOR TO SALE OF ANY LOTS, TO COMPLY WITH CRS-38-51-105
 - Δ DELTA ANGLE OF ARC
 - R RADIUS OF ARC
 - L LENGTH OF ARC
 - Ch CHORD DISTANCE OF ARC
 - Brg CHORD BEARING OF ARC
 - = EQUAL SYMBOL
 - % PERCENT SYMBOL
 - & AND SYMBOL
 - ⊞ INTERSTATE HIGHWAY SYMBOL
 - ⊞ STATE HIGHWAY SYMBOL
 - US UNITED STATES
 - NTS NOT TO SCALE
 - CRS COLORADO REVISED STATUTES
 - § SOLICIT, USED IN LEGAL DOCUMENTS (LATIN - ONE HALF)
 - PLS PROFESSIONAL LAND SURVEYOR NUMBER
 - L.L.C. LIMITED LIABILITY COMPANY
 - A.D. ANNO DOMINI
 - ± MORE OR LESS
 - ° DEGREES (ANGULAR)
 - ' MINUTES (ANGULAR) OR FEET (LINEAR)
 - '' SECONDS (ANGULAR) OR INCHES (LINEAR)
 - MCSM MESA COUNTY SURVEY MARKER
 - BLM BUREAU OF LAND MANAGEMENT
 - ROW RIGHT-OF-WAY
 - CDOT COLORADO DEPARTMENT OF TRANSPORTATION
 - NAVD North American Vertical Datum

FIRST AVENUE CONDOMINIUMS

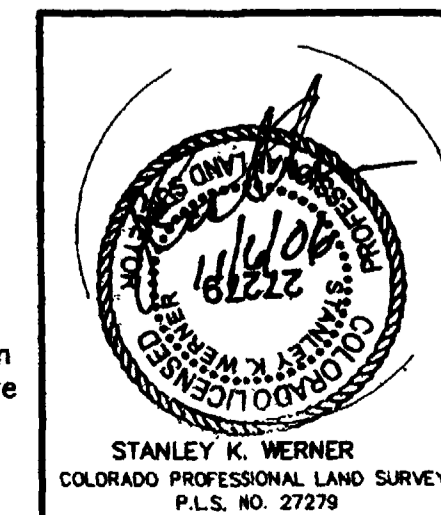
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