

FAIRMOUNT VILLAGE CONDOMINIUMS - PHASE ONE
 SITUATED IN THE SW 1/4 NW 1/4 SECTION 12, T1S, R1W OF THE UTE MERIDIAN
 A REPLAT OF JBB SUBDIVISION
 (Book 4076, Pages 95 & 96)
 CITY OF GRAND JUNCTION
 MESA COUNTY, COLORADO

OWNERS CERTIFICATE

That the undersigned JBB CORPORATION, is the owner of that real property situated in the County of Mesa, State of Colorado, and is described in Book 4076 at Page(s) 95/96 of the Mesa County Clerk and Recorder's Office, being described as follows:

JBB Subdivision as recorded in Book 4076, Pages 95 & 96 of the Mesa County Records.

City of Grand Junction, Mesa County, Colorado

That said owner has caused the said real property to be laid out and surveyed as the FAIRMOUNT VILLAGE CONDOMINIUMS, PHASE ONE.

The said owner does hereby state that all lien holders are shown hereon.

That said owner do hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

All Drainage Easements are dedicated to the City of Grand Junction as perpetual easements for the inspection, installation, operation, maintenance and repair of detention and drainage facilities and appurtenants thereto. The City of Grand Junction is dedicated reasonable ingress/egress access to the drainage/detention easement areas. The owner(s) and/or the property owners' association, if one exists, is not relieved of its responsibility to inspect, install, operate, maintain, and repair the detention and drainage facilities.

All Tracts/Easements include the right of ingress and egress on, along, over, under, through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush, and in Drainage and Detention/Retention easements or tracts, the right to dredge; provided however, that the beneficiaries/owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said lots or tracts hereby platted shall not burden or overburden said easements by erecting or placing any improvements thereon which may impede the use of the easement and/or prevent the reasonable ingress and egress to and from the easement.

[Signature]
 JBB CORPORATION

STATE OF COLORADO)
 COUNTY OF MESA) S.S.

The foregoing instrument was acknowledged before me this 20th day of November A.D., 2006, by JBB CORPORATION.

[Signature]
 My commission expires: 11/8/2010

Witness my hand and official seal:
 My commission expires: 11/8/2010

[Signature]
 Notary Public

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
 COUNTY OF MESA) S.S.

I hereby certify that this instrument was filed in my office at 1:18 o'clock P. M. this 5th day of December A.D., 2006, and is duly recorded in Book No. 4307, Pages 990-993

Reception No. 2351794 File No. COP-2006-176

Clerk and Recorder _____ Deputy _____ Fees \$ 40.00 + 1.00

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 owner(s) thereof and agree that its security interest which is recorded in Book 3741 Page 39 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

In witness whereof, the said individual(s) has caused these presents to be signed this 16th day of Nov 2006.

by: Tami Seader, Sr. U.P.
 Name of Institution: Community Bank of Boone

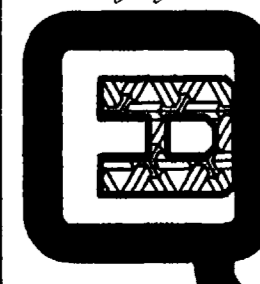
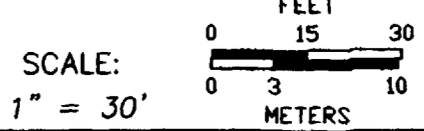
STATE OF IOWA)
 COUNTY OF BOONE) S.S.

The foregoing instrument was acknowledged before me this 16th day of Nov A.D., 2006, by Tami Seader, Sr. U.P.

Witness my hand and official seal:
 My commission expires: 8/22/2009

[Signature]
 Notary Public

FAIRMOUNT VILLAGE CONDOMINIUMS - PHASE ONE
 SITUATED IN THE SW 1/4 NW 1/4 SECTION 12, T1S, R1W OF THE UTE MERIDIAN
 A REPLAT OF JBB SUBDIVISION
 CITY OF GRAND JUNCTION
 MESA COUNTY, COLORADO

FINAL PLAT		
SITUATED IN THE SW 1/4 NW 1/4 SECTION 12, T1S, R1W OF THE UTE MERIDIAN		
FOR: EDWARDS	 Q.E.D. SURVEYING SYSTEMS, Inc. 1018 Colorado Ave Grand Junction, CO 81501-3521 (970) 241-2370 Fax: 241-7025	SURVEYED BY: SB RM
ACAD ID: FAIRMOUNT CONDOS		DRAWN BY: RM MEM
SCALE: 1" = 30'		CHECKED BY: MEM
DATE: 9/26/06		SHEET NO. 1 of 4
		FILE: 2006-103

CITY APPROVAL

This Plat of FAIRMOUNT VILLAGE CONDOMINIUMS-PHASE ONE, a condominium in the City of Grand Junction, County of Mesa, Colorado is hereby approved and dedications accepted this 4 day of DECEMBER, 2006.

[Signature]
 City Manager

TITLE CERTIFICATION

STATE OF COLORADO)
 COUNTY OF MESA)

We, Abstract's Title Company of Mesa County, 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 property, that we find the title to the property is vested to JBB CORPORATION, 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 right-of-ways of record are shown hereon.

11-03-06
 Date: *[Signature]*
 By: Sale Office

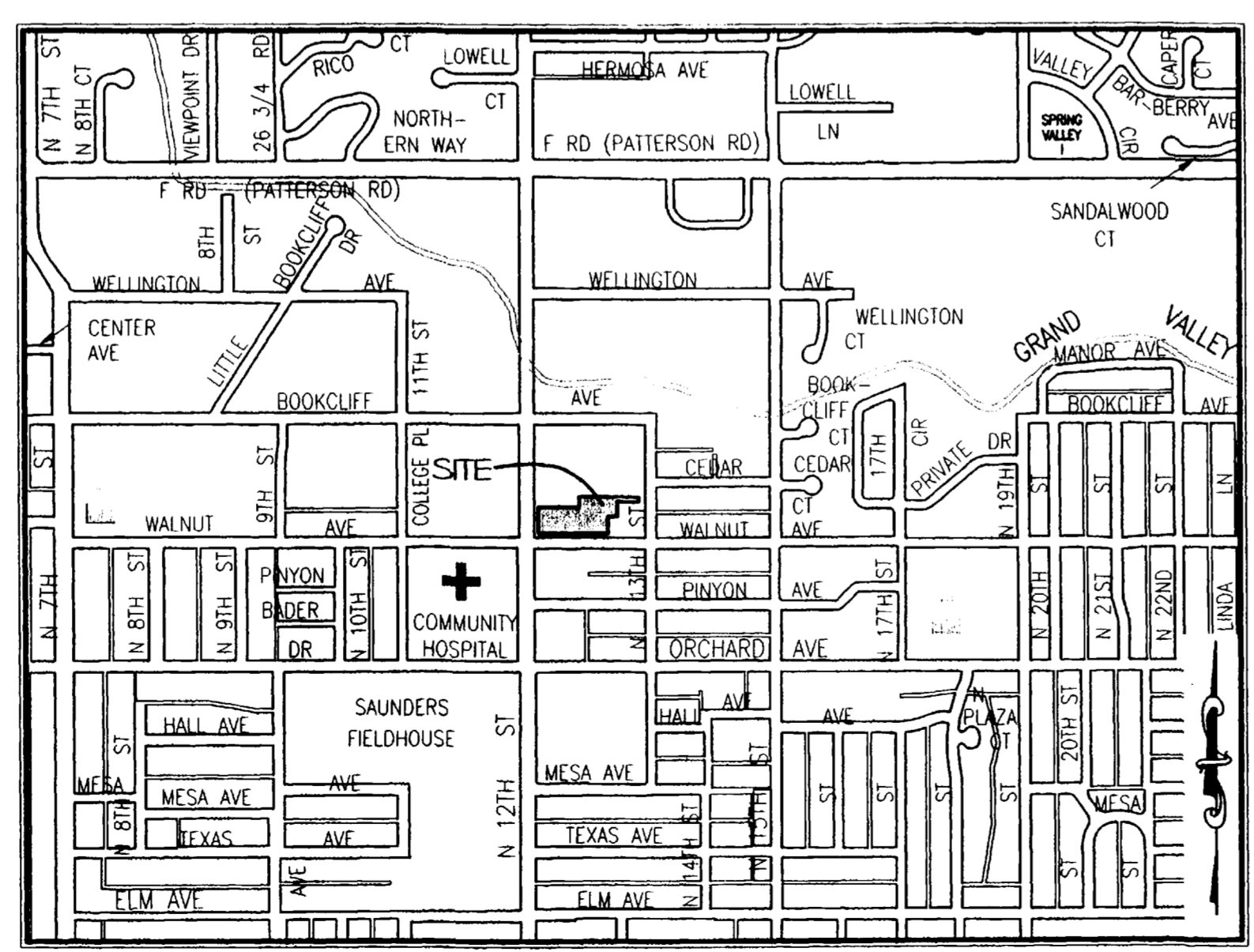
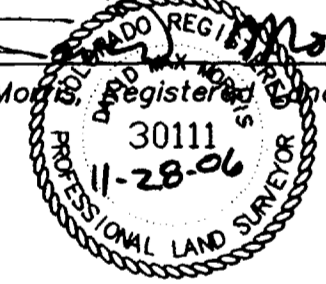
LAND USE SUMMARY		
	ACRES	PERCENT
BUILDINGS (PLAN VIEW)	0.095	21.5%
PARKING LOT/IMPREV.	0.175	39.6%
OPENSACE(LANDSCAPED)	0.088	19.8%
OPEN SPACE(NON-LANDSCAPED)	0.086	19.4%
TOTAL	0.44	100%
OPEN SPACE REQUIRED: 200 SF PER BEDROOM, 8 BEDROOMS = 0.037 ACRES		

PARKING REQUIREMENTS
 RESIDENTIAL: MULTI-FAMILY
 - 1.8 SPACES PER UNIT
 - 8 UNITS X 1.8 SPACES = 15 SPACES
 TOTAL SPACES REQUIRED = 15 SPACES
 PROVIDED SPACES = 22 SPACES, INCLUDING 2 HANDICAP

SURVEYOR'S CERTIFICATE

I, David M. Morris, a Registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying Map of FAIRMOUNT VILLAGE CONDOMINIUMS - PHASE ONE, a part of the City of Grand Junction, County of Mesa, State of 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 structures as designed. I further certify to the best of my knowledge and belief this map conforms to the requirements for condominium maps specified in the applicable laws of the State of Colorado, specifically C.R.S. 38-33.3-209.

[Signature]
 David M. Morris, Registered Land Surveyor, Colorado Registration No. 30111



Vicinity Map
 (NOT TO SCALE)

FOR CITY OF GRAND JUNCTION USE

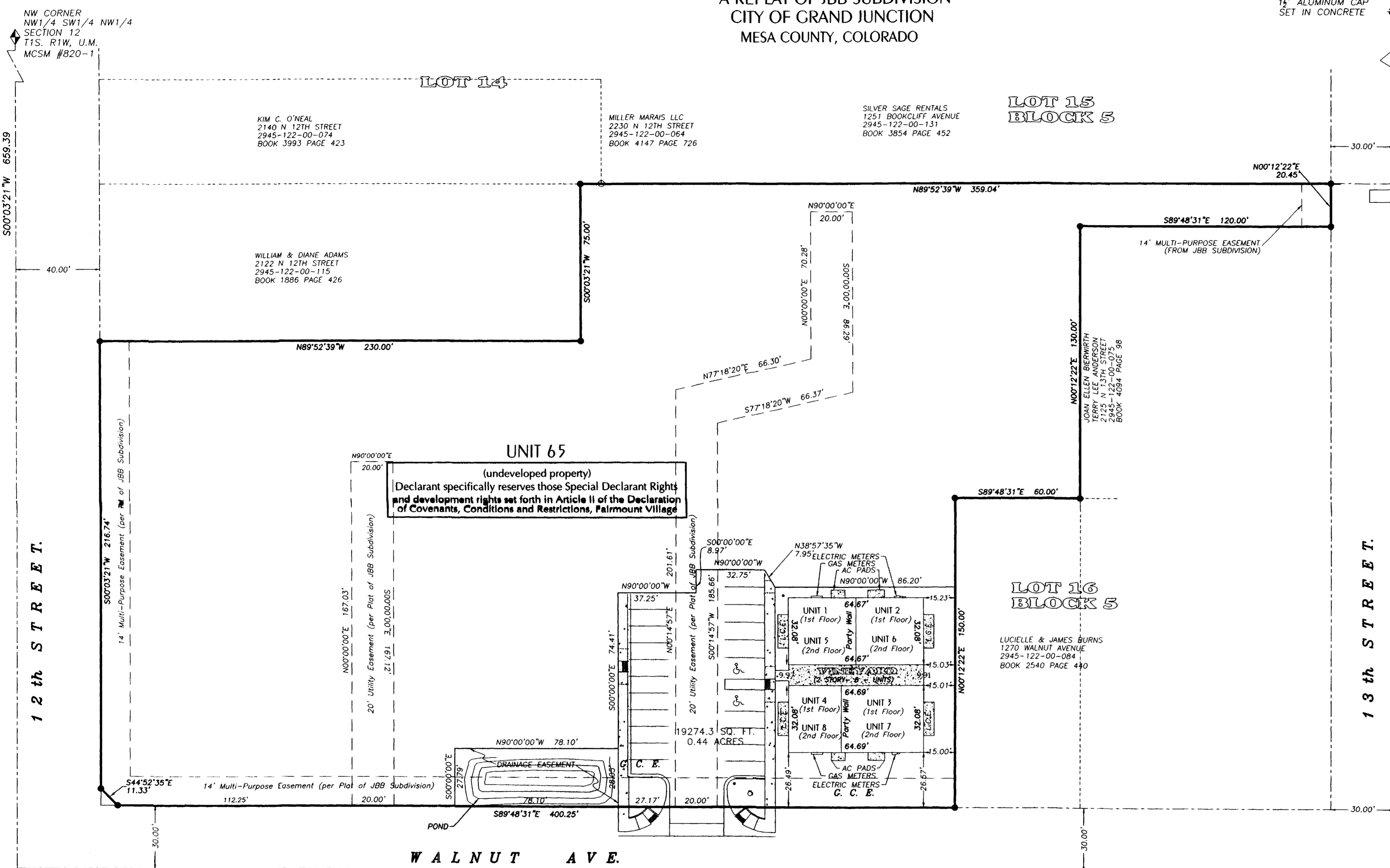
Additional instruments documenting property interests and rights of other relative to the lands platted hereon are recorded as follows:
 Drainage easements to The Fairmount Village Condominium Association, LLC, are recorded in Book 4308 at Pages 1-39
 Declaration of Covenants, Conditions, and Restrictions are recorded in Book 4308 at Page 1-39

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.

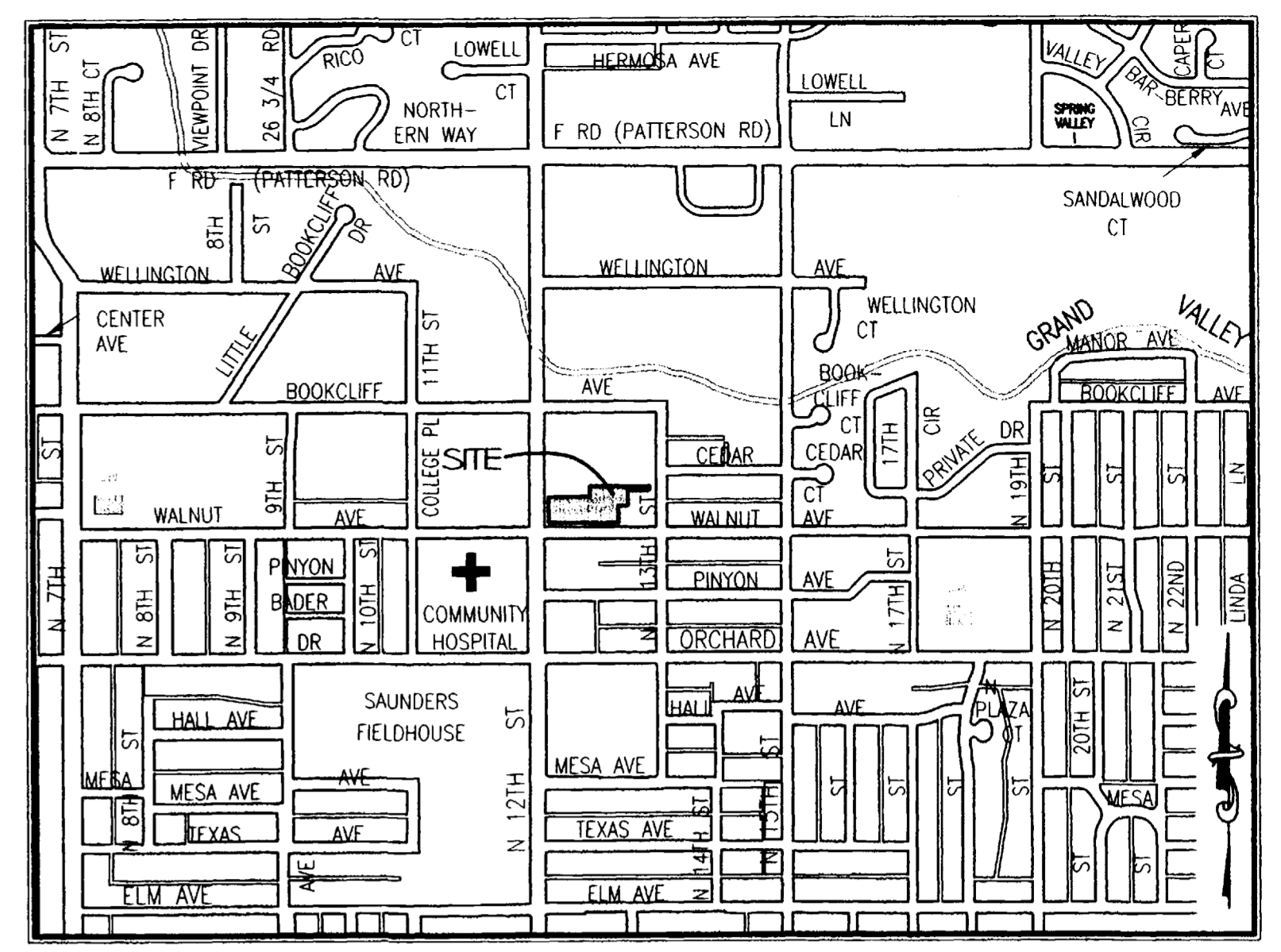
FAIRMOUNT VILLAGE CONDOMINIUMS - PHASE ONE

SITUATED IN THE SW1/4 NW1/4 SECTION 12, T1S, R1W OF THE UTE MERIDIAN
A REPLAT OF JBB SUBDIVISION
CITY OF GRAND JUNCTION
MESA COUNTY, COLORADO



NW CORNER
NW1/4 SW1/4 NW1/4
SECTION 12
T1S, R1W, U.M.
MCSM #820-1

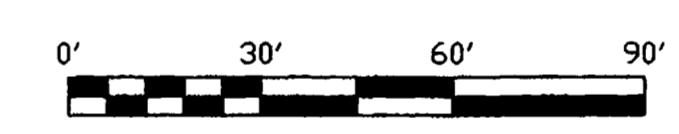
CITY MONUMENT AT
13th AND BOOKCLIFF
1 1/2" ALUMINUM CAP
SET IN CONCRETE



Vicinity Map
(NOT TO SCALE)

VINEYARD UNITS 1 THRU 8
& UNIT 65
1208 Walnut Avenue

DRAFTING ABBREVIATIONS	
SQ. FT.	SQUARE FEET
T	TOWNSHIP
R	RANGE
W	WEST
E	EAST
N	NORTH
S	SOUTH
LS	LICENSED SURVEYOR
MCSM	MESA COUNTY SURVEY MARKER
BK	BOOK
PC	PAGE
P.M.	PRINCIPAL MERIDIAN
NAVD 88	NORTH AMERICAN VERTICAL DATUM OF 1988
G.C.E.	GENERAL COMMON ELEMENT
L.C.E.	LIMITED COMMON ELEMENT



SURVEYOR'S CERTIFICATE

I, David M. Morris, a Registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying Map of FAIRMOUNT VILLAGE CONDOMINIUMS - FILING ONE, a part of the City of Grand Junction, County of Mesa, State of 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 structures as designed. I further certify to the best of my knowledge and belief this map conforms to the requirements for condominium maps specified in the applicable laws of the State of Colorado, specifically C.R.S. 38-33.3-209.

David M. Morris, Registered Land Surveyor, Colorado Registration No. 30111
11-28-06

LEGEND

- ◆ FOUND MESA COUNTY SURVEY MONUMENT
- ⚡ FOUND GRAND JUNCTION CITY MONUMENT AS NOTED
- FOUND No.5 REBAR w/CAP L.S. 27279
- FOUND NO.5 REBAR W/CAP L.S. 14113
- G.C.E. GENERAL COMMON ELEMENT
- L.C.E. LIMITED COMMON ELEMENT
- PHASE BOUNDARY

BASIS OF BEARINGS STATEMENT

Bearings are based on the Mesa County Local Coordinate System, locally determined by GPS observations on the City of Grand Junction Survey Marker at the intersection of 13th Street and Bookcliff Avenue and on the City of Grand Junction Survey Marker at the intersection of 13th Street and Walnut Avenue.

The measured bearing of this line is S00°12'22"W.

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.

AREA SUMMARY

PHASES = 2.68 ACRES = 100.00%
ROADS = 0.0 ACRES = 0.00%
TOTAL = 2.68 ACRES = 100%

FAIRMOUNT VILLAGE CONDOMINIUMS - PHASE ONE

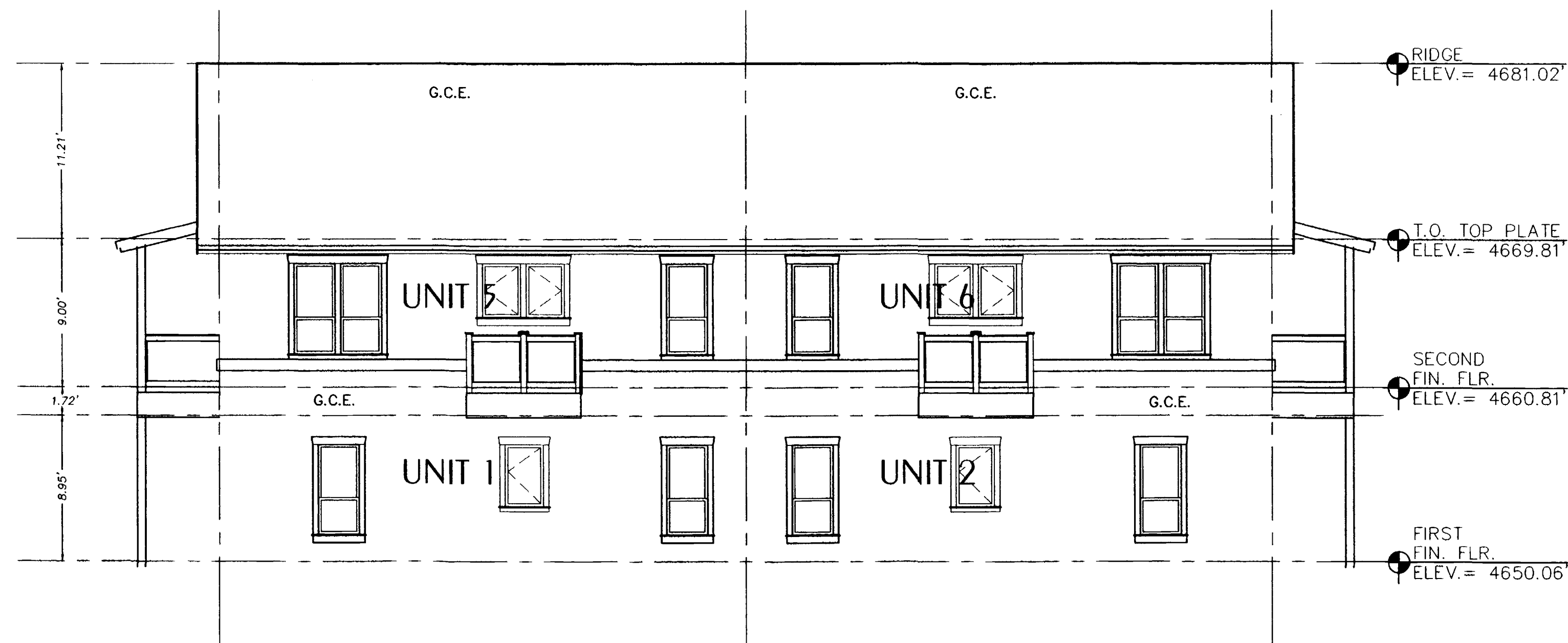
SITUATED IN THE SW1/4 NW1/4 SECTION 12, T1S, R1W OF THE UTE MERIDIAN
A REPLAT OF JBB SUBDIVISION
CITY OF GRAND JUNCTION
MESA COUNTY, COLORADO

Final Plat		
SITUATED IN THE SW1/4 NW1/4 SECTION 12, T1S, R1W OF THE UTE MERIDIAN		
FOR: EDWARDS		SURVEYED BY: SB RM
ACAD ID: FAIRMOUNT CONDOS		DRAWN BY: RM MEM
SCALE: 1" = 30'		CHECKED BY: MEM
DATE: 9/26/06	Q.E.D. SURVEYING SYSTEMS, Inc. 1018 Colorado Ave Grand Junction, CO 81501-3521 (970) 241-2370 Fax: 241-7025	SHEET NO. 2 of 4
		FILE: 2006-103



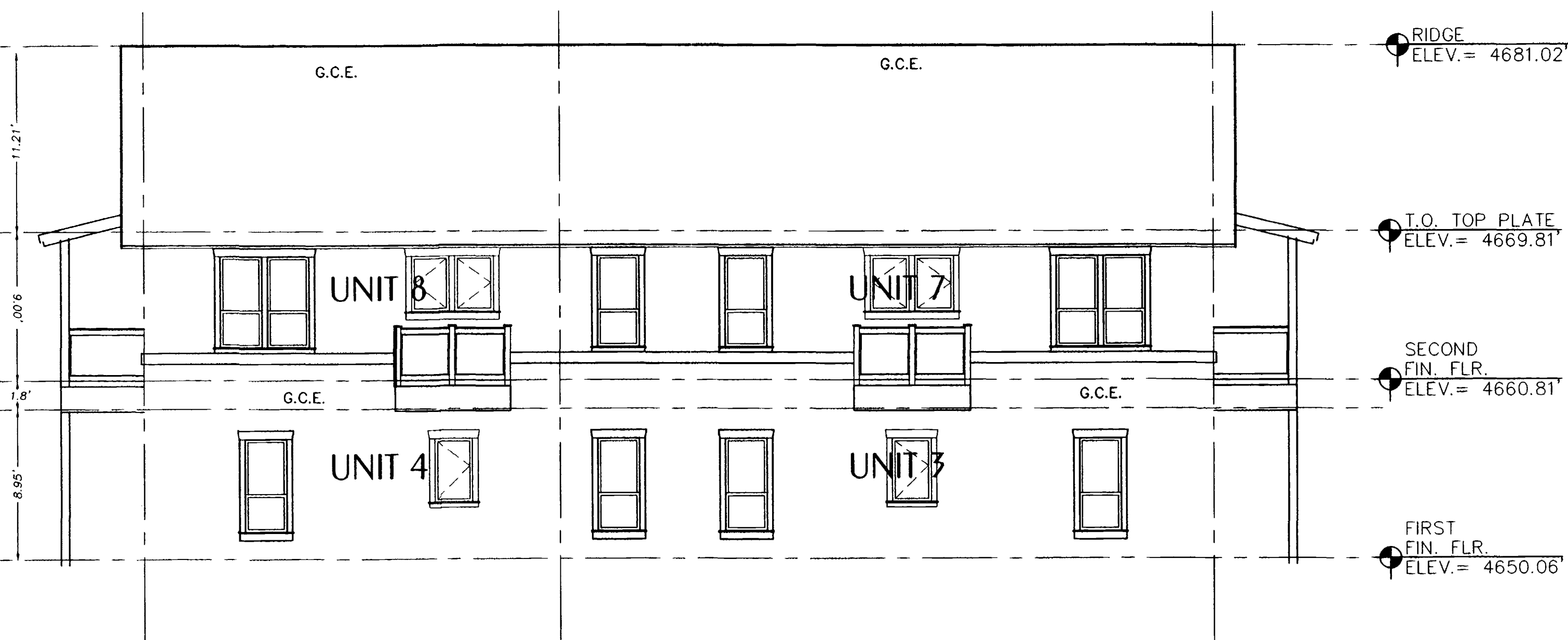
FRONT ELEVATION

SCALE: 1" = 6'



SIDE ELEVATION ' TWO BEDROOM '

SCALE: 1" = 6'



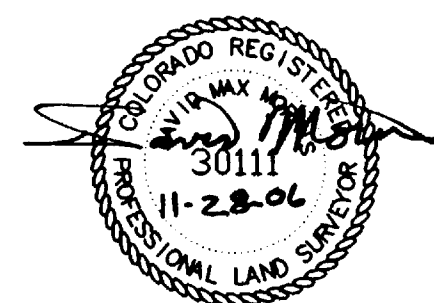
SIDE ELEVATION ' ONE & THREE BEDROOM '

SCALE: 1" = 6'



REAR ELEVATION

SCALE: 1" = 6'

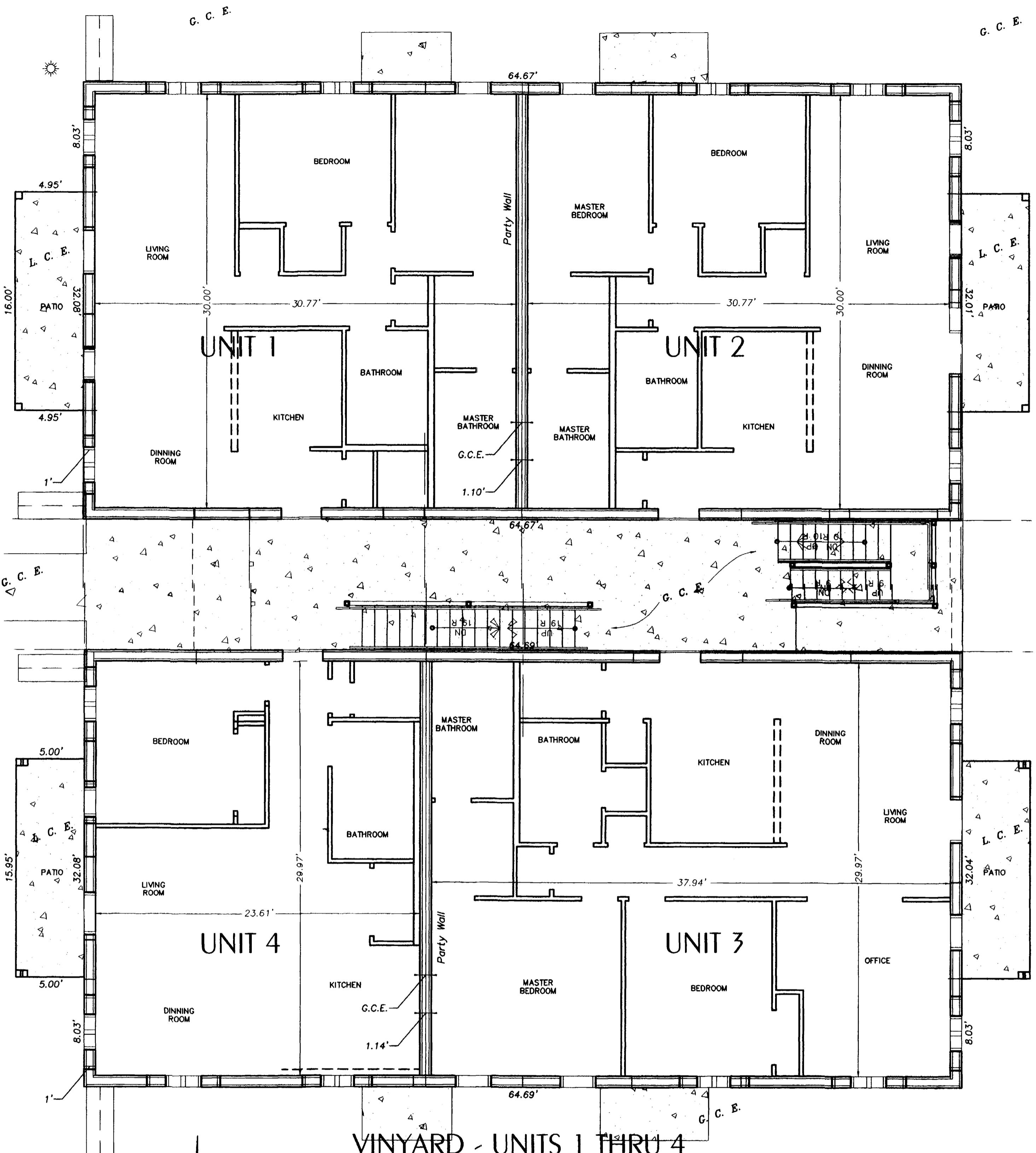


VINYARD - UNITS 1 THRU 8
1208 WALNUT AVENUE

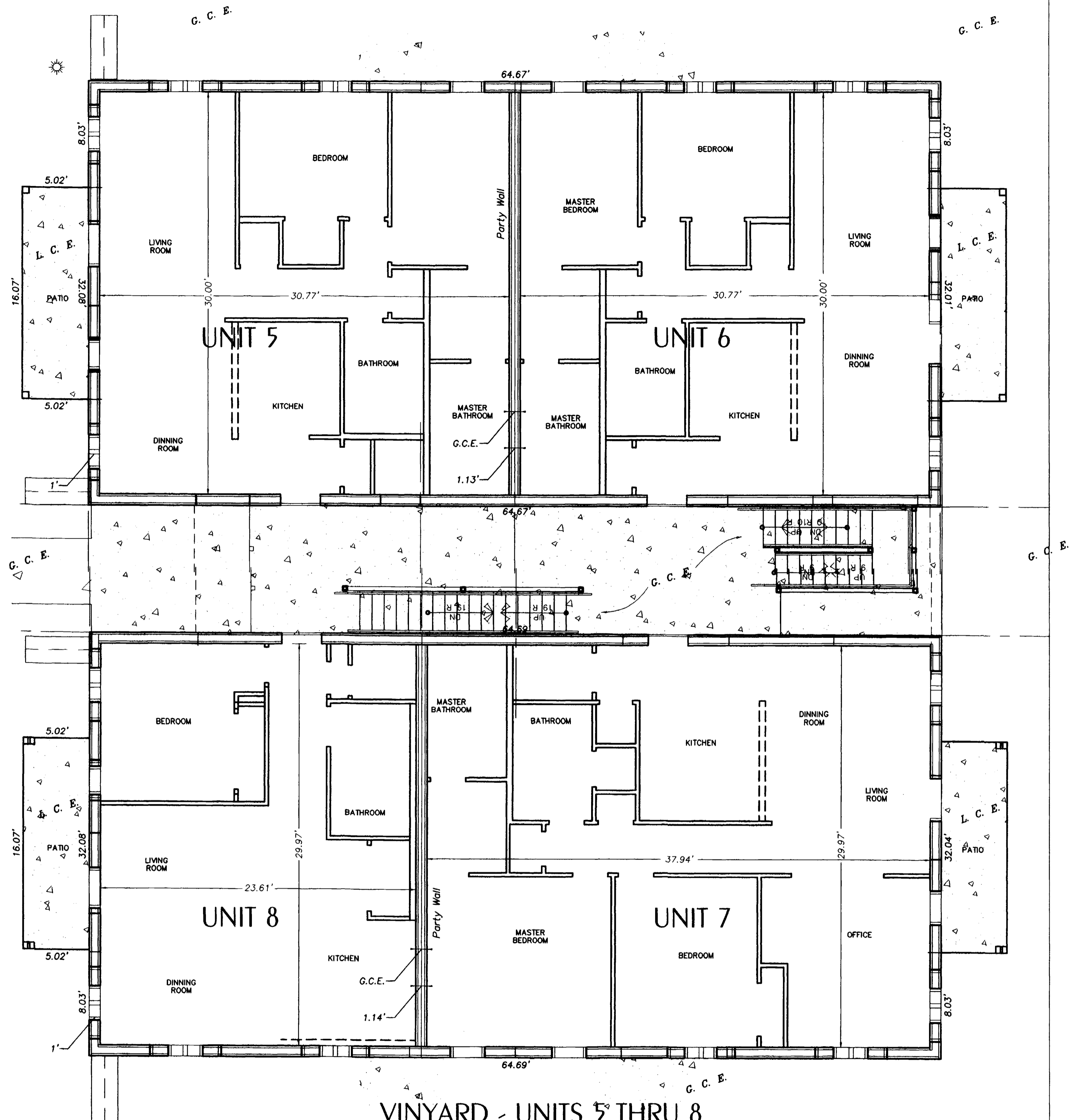
BASIS OF ELEVATIONS: NAVD88

FAIRMOUNT VILLAGE CONDOMINIUMS - PHASE ONE

ELEVATION PLAN VINEYARD UNITS V-1 THRU V-8			
SITUATED IN THE SW1/4 NW1/4 SECTION 12, T1S, R1W OF THE UTE MERIDIAN			
FOR: EDWARDS	Surveying Western Colorado Since 1979	SURVEYED BY: SB RM	
ACAD ID: FAIRMOUNT CONDOS	 Q.E.D. SURVEYING SYSTEMS, Inc. 1018 Colorado Ave Grand Junction, CO 81501-3521 (970) 241-2370 Fax: 241-7025	DRAWN BY: RM	
SCALE: 1" = 6'		CHECKED BY: MEM	
DATE: 10/16/06	SHEET NO. 3 of 4		FILE: 2008-136



VINYARD - UNITS 1 THRU 4
FIRST FLOOR



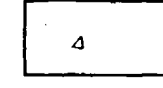
VINYARD - UNITS 5 THRU 8
SECOND FLOOR

VINYARD - UNITS 1 THRU 8
1208 WALNUT AVENUE

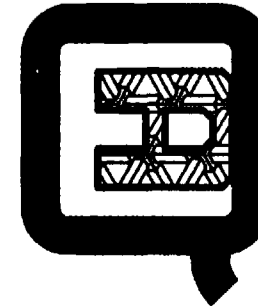


NOTES:
1. See Sheets 3 & 4 for unit height information.

LEGEND

G.C.E.	GENERAL COMMON ELEMENT
L.C.E.	LIMITED COMMON ELEMENT
	CONCRETE

FAIRMOUNT VILLAGE CONDOMINIUMS - PHASE ONE
VINEYARD UNITS V1 THRU V8

1st & 2nd Floor Plan		
SITUATED IN THE SW1/4 NW1/4 SECTION 12, T1S, R1W OF THE UTE MERIDIAN		
FOR: EDWARDS	 QED. SURVEYING SYSTEMS, Inc. 1018 Colorado Ave Grand Junction, CO 81501-3521 (970) 241-2370 Fax: 241-7025	SURVEYED BY: SB RM
ACAD ID: FAIRMOUNT CONDOS		DRAWN BY: RM MEM
SCALE: 1" = 5'		CHECKED BY: MEM
DATE: 10/16/06		SHEET NO. 4 of 4
		FILE: 2006-103

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.



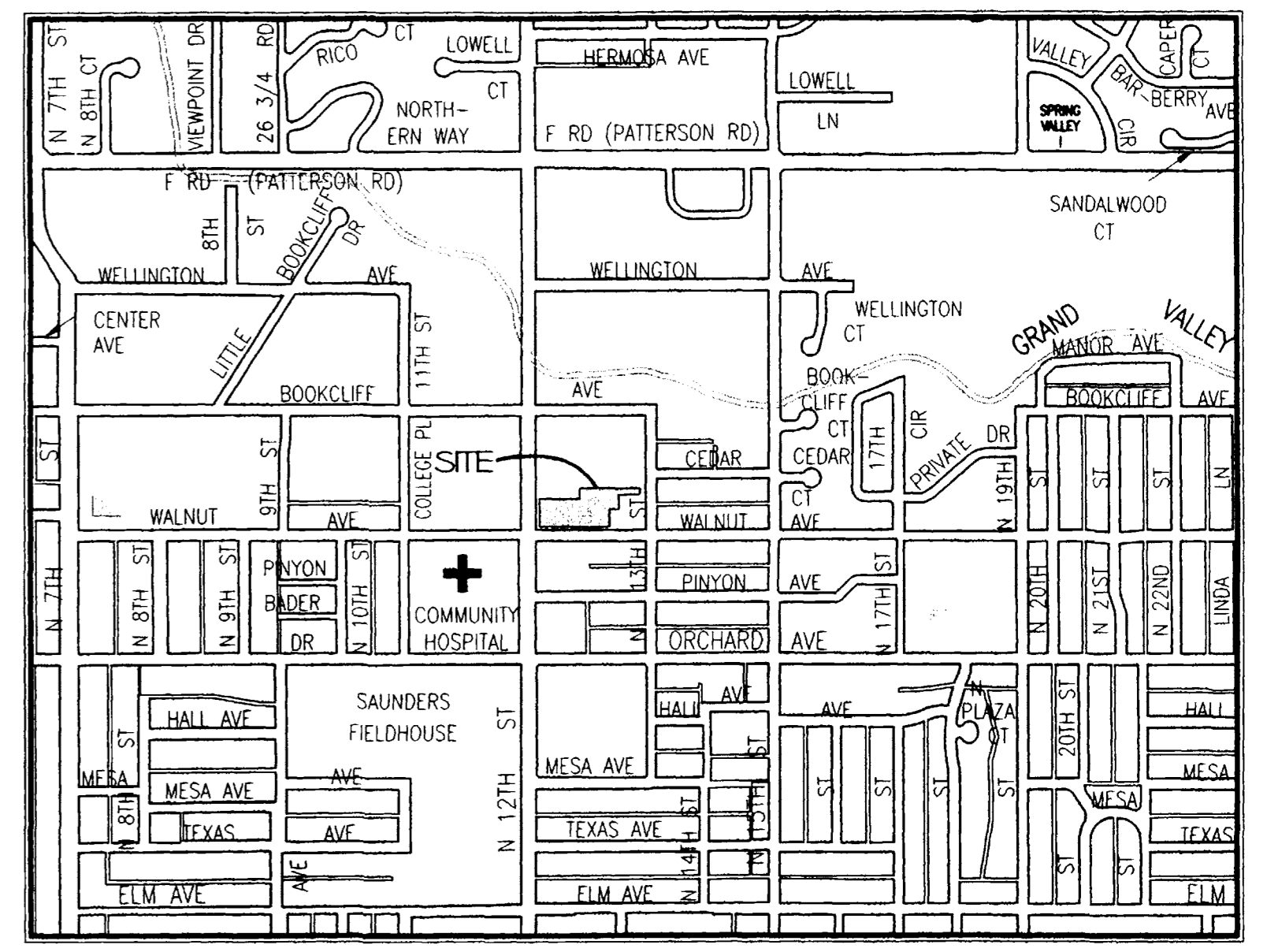
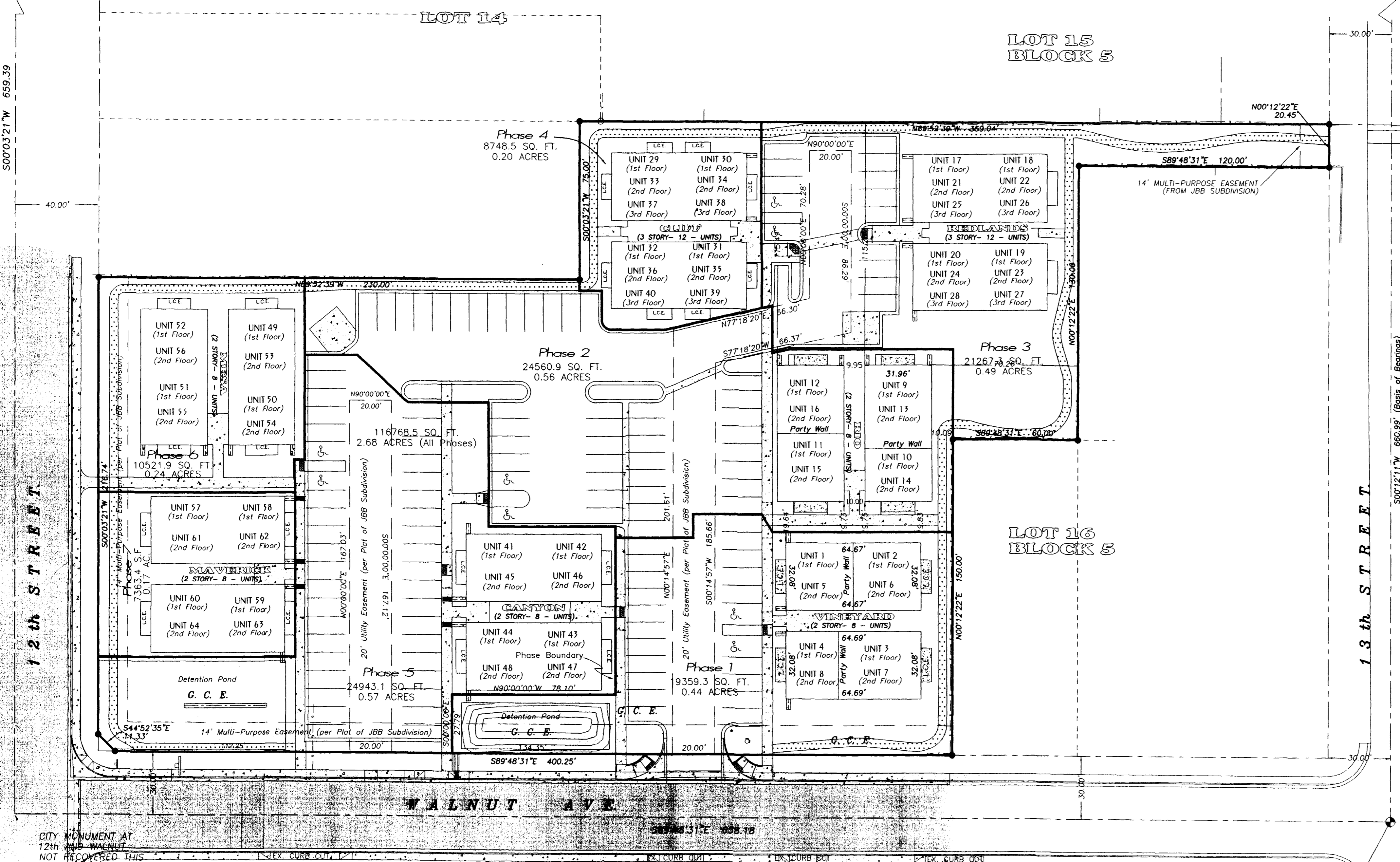
EXHIBIT "C"

FAIRMOUNT VILLAGE CONDOMINIUMS - PHASED SITE PLAN (PROJECTED)

PHASES 1 THROUGH 7
MESA COUNTY, COLORADO

NW CORNER
NW1/4 SW1/4 NW1/4
SECTION 12
T1S. R1W. U.M.
MCSM #820-11

CITY MONUMENT AT
13th AND BOOKCLIFF
1 1/2" ALUMINUM CAP
SET IN CONCRETE



Vicinity Map
(NOT TO SCALE)

- LEGEND**
- FOUND MESA COUNTY SURVEY MONUMENT
 - FOUND GRAND JUNCTION CITY MONUMENT AS NOTED
 - FOUND NO.5 REBAR w/CAP L.S. 27279
 - FOUND NO.5 REBAR w/CAP L.S. 14113
 - G.C.E.** GENERAL COMMON ELEMENT
 - L.C.E.** LIMITED COMMON ELEMENT
 - PHASE BOUNDARY**
 - ASPHALT
 - CONCRETE
 - DECOMPOSED GRANITE SURFACE



CITY MONUMENT AT
12th AND WALNUT
NOT RECOVERED THIS
SURVEY

CITY MONUMENT AT
13th AND WALNUT
1 1/2" ALUMINUM CAP
SET IN MONUMENT
BOX.
PROJECT BENCHMARK
ELEVATION = 4646.04
NAVD 88



- FOR ADDITIONAL SITE PLAN INFORMATION SEE SITE PLAN DRAWINGS OF FAIRMOUNT VILLAGE - 2048 NORTH 12TH STREET - SHEET S-1 PREPARED BY AUSTIN CIVIL GROUP, INC. AND ACCEPTED BY THE CITY OF GRAND JUNCTION 12-12-05
- FOR COMPOSITE PLAN INFORMATION SEE UTILITY COMPOSITE PLAN DRAWINGS OF FAIRMOUNT VILLAGE - 2048 NORTH 12TH STREET - SHEET U-1 PREPARED BY AUSTIN CIVIL GROUP, INC. AND ACCEPTED BY THE CITY OF GRAND JUNCTION 12-12-05

BASIS OF BEARINGS STATEMENT

Bearings are based on the Mesa County Local Coordinate System, locally determined by GPS observations on the City of Grand Junction Survey Marker at the NE corner NW1/4 SW1/4 SW1/4 S12 T1S. R1W U.M. and on the City of Grand Junction Survey Marker at the SE corner NW1/4 SW1/4 SW1/4 S12 T1S. R1W U.M.
The measured bearing of this line is S00°12'22"W.

FAIRMOUNT VILLAGE CONDOMINIUMS - PHASED SITE PLAN (PROJECTED)
PHASES 1 THROUGH 7
MESA COUNTY, COLORADO

SITUATED IN THE SW1/4 NW1/4 SECTION 12, T1S, R1W OF THE UTE MERIDIAN		
FOR: EDWARDS	<i>Surveying Western Colorado Since 1979</i> QED SURVEYING SYSTEMS, Inc.	SURVEYED BY: SB RM
ACAD ID: FAIRMOUNT CONDOS		DRAWN BY: RM MEM
SCALE:		CHECKED BY: MEM
DATE: 10/16/06	1018 Colorado Ave Grand Junction, CO 81501-3521 (970) 241-2370 Fax: 241-7025	SHEET NO. 1 of
		FILE: 2006-103