

**REDSTONE PLAZA CONDOMINIUMS**  
 SITUATED IN THE SE1/4 SE1/4 SECTION 3, T1S, R1W OF THE UTE MERIDIAN  
 LOT 2 of Redstone Business Park  
 (RECEPTION 1790436)  
 CITY OF GRAND JUNCTION  
 MESA COUNTY, COLORADO

**OWNERS CERTIFICATE & DEDICATION**

That the undersigned, BYH LLC, is the owner of that real property situated in the County of Mesa, State of Colorado, and is described in Book 4270 at Page 240 of the Mesa County Clerk and Recorder's Office, being described as follows:

Lot 2 of Redstone Business Park, as recorded in Plot Book 15, Page 270 (Reception #1790436)

City of Grand Junction, Mesa County, Colorado

That said owner has caused the said real property to be laid out and surveyed as the REDSTONE PLAZA CONDOMINIUMS and has been prepared pursuant to the purposes stated in the condominium declaration for REDSTONE PLAZA CONDOMINIUMS dated \_\_\_\_\_ A.D., 2006 recorded coincident with the filing of this map in the records of Mesa County, Colorado, in Book \_\_\_\_\_ Page \_\_\_\_\_.

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

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

1. All streets, roads and Rights-of-Way are dedicated to the City of Grand Junction for the use of the public forever.

2. All Multipurpose Easements 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, traffic control facilities, street lighting, landscaping, trees and grade structures.

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.

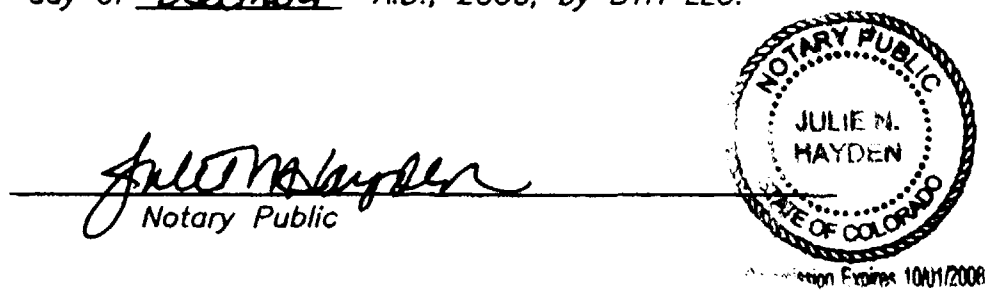
*David Hudson Sec.*  
 BYH LLC

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

The foregoing instrument was acknowledged before me this 13th day of December A.D., 2006, by BYH LLC.

Witness my hand and official seal.

My commission expires: 10-01-08



**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 4681 Page 378-407 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 13th day of December 2006

by: *Stephen C. Love*  
 Stephen C. Love  
 Name of Institution: Bank of Colorado

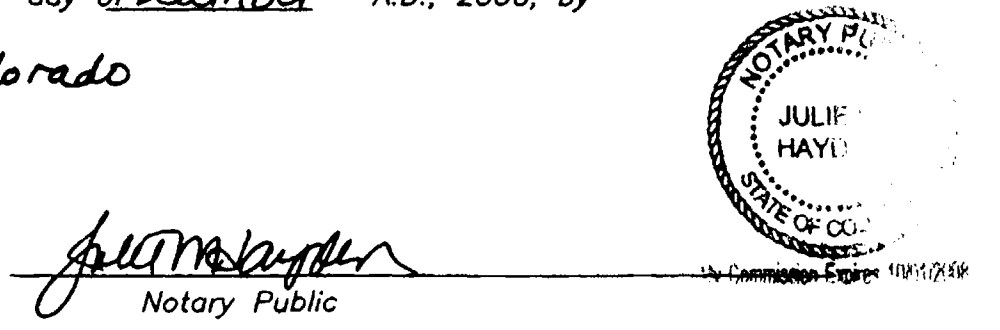
STATE OF COLORADO )  
 ) S.S.  
 COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 13th day of December A.D., 2006, by

Stephen C. Love, Sr. Vice President of Bank of Colorado

Witness my hand and official seal.

My commission expires: 10-01-08



**CLERK AND RECORDERS CERTIFICATE**

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

I hereby certify that this instrument was filed in my office at 5:29 o'clock P. M. this 13th day of December A.D., 2006, and is duly recorded in Book No. 4681, Page 377

Reception No. 1790436 File No. 1166

Clerk and Recorder \_\_\_\_\_ Deputy \_\_\_\_\_ Fees \$ \_\_\_\_\_

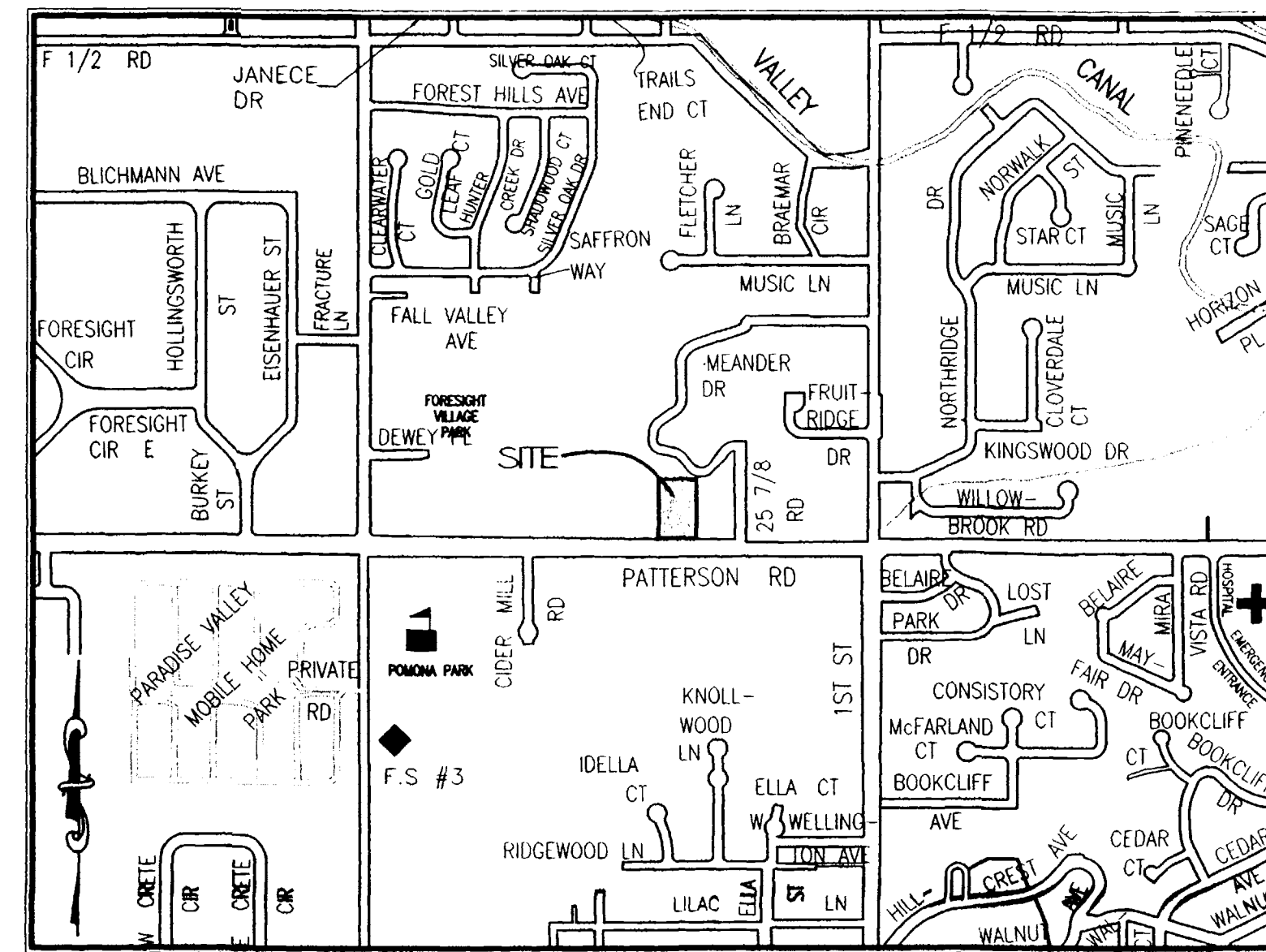
**REDSTONE PLAZA CONDOMINIUMS**  
 SITUATED IN THE SE1/4 SE1/4 SECTION 3, T1S, R1W OF THE UTE MERIDIAN  
 LOT 2 of Redstone Business Park  
 (RECEPTION 1790436)  
 CITY OF GRAND JUNCTION  
 MESA COUNTY, COLORADO

SITUATED IN THE SE1/4 SE1/4 SECTION 3, T1S, R1W OF THE UTE MERIDIAN		
FOR: HUDSON		SURVEYED BY: JM CR
ACAD ID: REDSTONE CONDOS		DRAWN BY: RM
SCALE: 1" = 20'	Q.E.D. SURVEYING SYSTEMS, Inc. 1018 Colorado Ave Grand Junction, CO 81501-3521 (970) 241-2370 Fax: 241-7025	CHECKED BY: DMM
DATE: 11/28/06		SHEET NO. 1 of 4
		FILE: 2005-321

**CITY APPROVAL**

This Plat of REDSTONE PLAZA CONDOMINIUMS, a condominium in the City of Grand Junction, County of Mesa, Colorado is hereby approved and dedications accepted this 19 day of DECEMBER, 2006.

*David Varley*  
 City Manager  
*Alan*  
 Mayor



Vicinity Map  
 (NOT TO SCALE)

LAND USE SUMMARY		
	ACRES	PERCENT
BUILDING (PLAN VIEW)	0.247	27.0%
PARKING LOT	0.451	49.2%
LANDSCAPING / COBBLE	0.182	19.9%
ROAD RIGHT-OF-WAY	0.036	3.9%
TOTAL	0.916	100%

**PARKING REQUIREMENTS**

COMMERCIAL: GENERAL OFFICES  
 OFFICE - 1 SPACE PER 300 SF  
 BIKES - 1 PER 20 VEHICLE SPACES  
 HANDICAP PARKING REQUIRED = 1 PER 25 SPACES

OFFICE = 10768 SF + 300 = 35.9 SPACES  
 PROVIDED SPACES = 38 SPACES, INCLUDING 2 HANDICAP  
 PLUS 3 BIKE SPACES

**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 REDSTONE PLAZA CONDOMINIUMS, 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*  
 David M. Morris, Registered Land Surveyor, Colorado Registration No. 30111  
 12-13-06

**BASIS OF BEARINGS STATEMENT**

Bearings are based on S89°54'30"W between the Survey monuments set for the NE corner of Lot 2, Redstone Business Park (a No. 5 re-bar with a 1-1/2" Alum. cap L.S. 16835) and the NW corner of Lot 2, Redstone Business Park (a No. 5 re-bar with a 1-1/2" Alum. Cap L.S. 16835) as depicted on the plat of "REDSTONE BUSINESS PARK" as recorded in the Mesa County Clerk and Recorder's Office at Plot Book 15, Page 270.

**TITLE CERTIFICATION**

STATE OF COLORADO )  
 ) S.S.  
 COUNTY OF MESA )  
 We, Pinnacle Group Title, 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 BYH LLC; 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: 12-18-2006 BY: *Kristina A. CBS*  
 Title Examiner

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
PG	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

**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:

Declaration of Covenants, Conditions, and Restrictions are recorded in Book \_\_\_\_\_ at Page \_\_\_\_\_

Grant of Drainage Easement are recorded in Book 4143 at Page 608-611

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.

**REDSTONE PLAZA CONDOMINIUMS**  
SITUATED IN THE SE1/4 SE1/4 SECTION 3, T1S, R1W OF THE UTE MERIDIAN  
Lot 2 of Redstone Business Park  
(RECEPTION 1790436)  
CITY OF GRAND JUNCTION  
MESA COUNTY, COLORADO

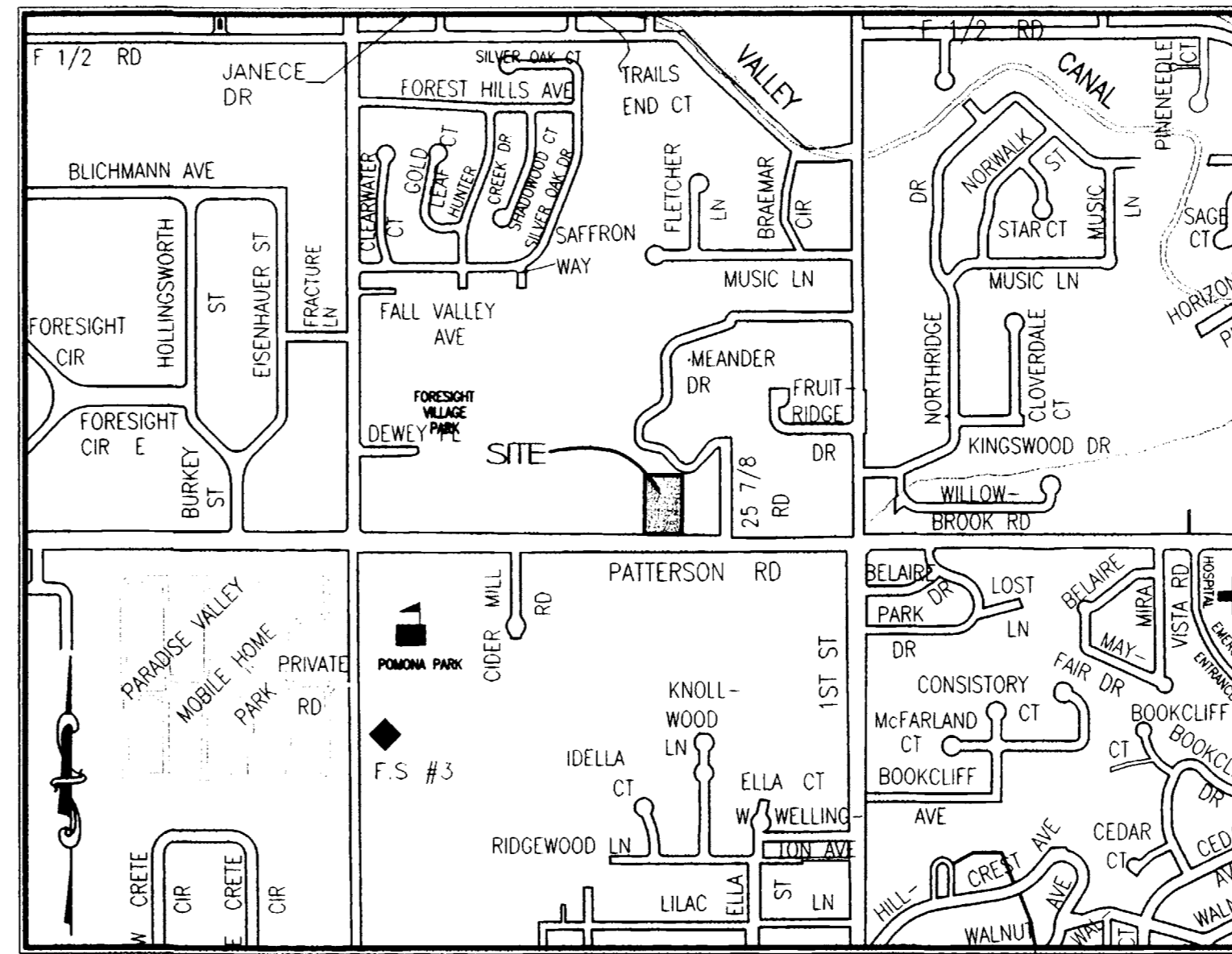
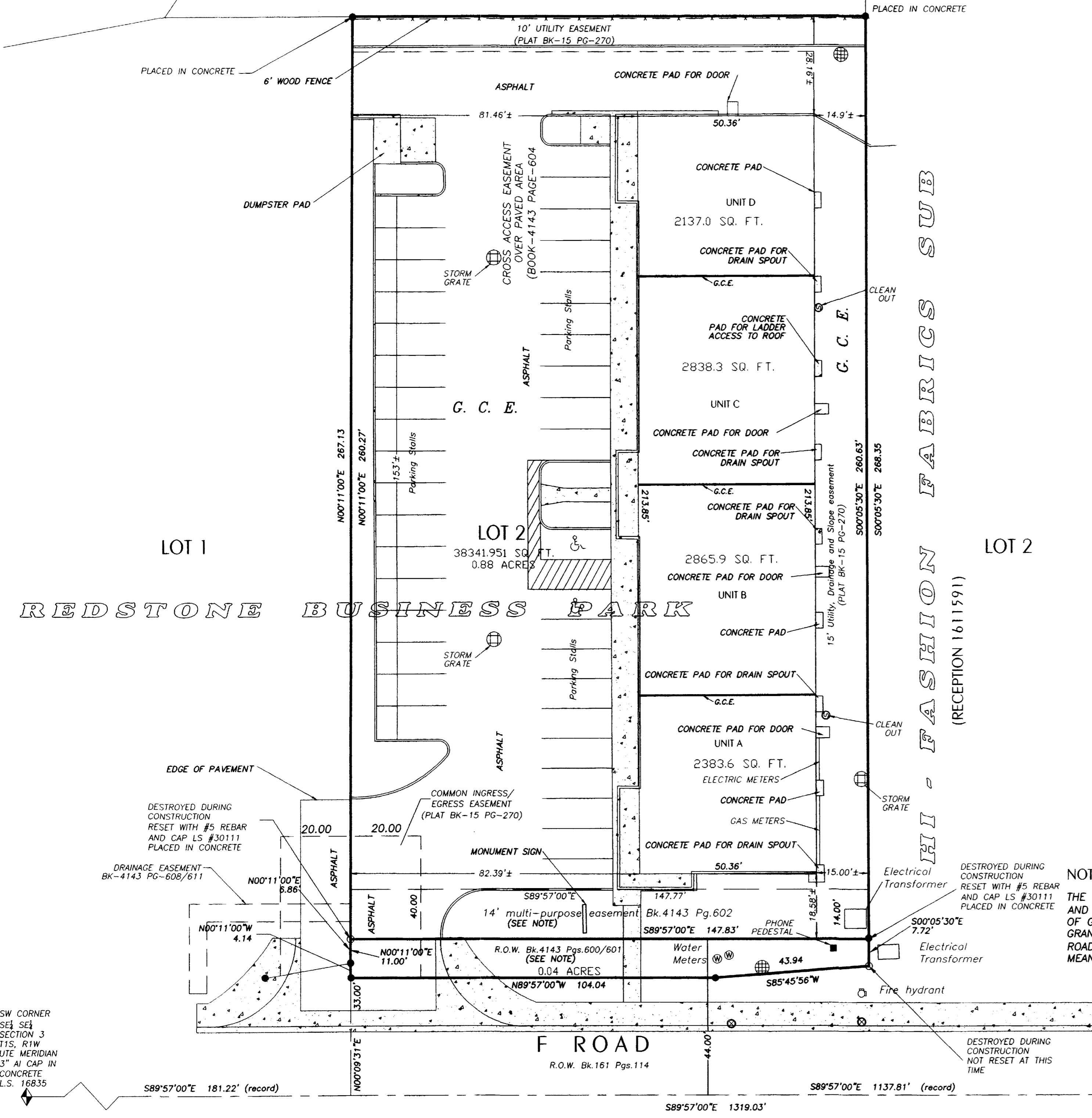
TOMKINS SUBDIVISION

LOT 1

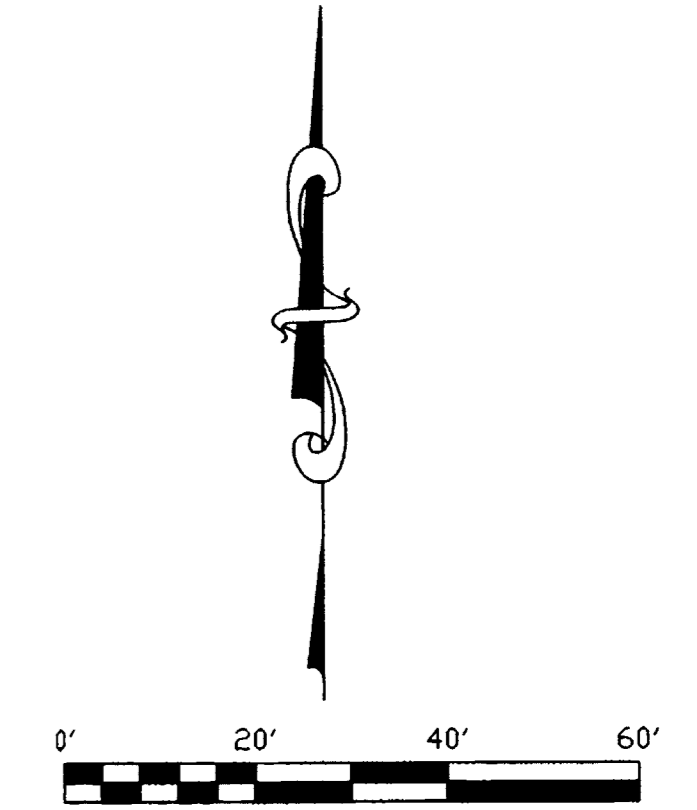
(RECEPTION 1720302)

LOT 2

N89°54'30"E 146.56  
(BASIS OF BEARINGS)



Vicinity Map  
(NOT TO SCALE)



LEGEND & NOTES

- ◆ ALIQUOT SURVEY MONUMENT AS DESCRIBED
- RECOVERED NO. 5 RE-BAR W/CAP L.S. 30111
- FD. NO. 5 RE-BAR WITH A 1-1/2" ALUM. CAP L.S. 16835

NOTE:  
MONUMENTS SHOWN ON PLAT WERE FOUND DURING THE COURSE OF A SURVEY PERFORMED UNDER MY DIRECTION IN DECEMBER OF 2005. SAID MONUMENTS WERE RE-COVERED AND FOUND IN PLACE DURING CONSTRUCTION IN SEPTEMBER AND AGAIN IN OCTOBER OF 2006. ONLY THE NOTED MONUMENTS IN CONCRETE WERE RECONFIRMED AFTER CONSTRUCTION.

LAND USE SUMMARY		
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BUILDING (PLAN VIEW)	0.247	27.0%
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TOTAL	0.916	100%

DRAFTING ABBREVIATIONS	
SQ. FT.	SQUARE FEET
T	TOWNSHIP
R	RANGE
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L.C.E.	LIMITED COMMON ELEMENT

NOTE:  
THE RECORDED DOCUMENTS RECORDED AT BOOK-4143 PAGES-600/601 AND AT BOOK-4143 PAGES-602/603 WERE TO BE CONVEYED TO THE CITY OF GRAND JUNCTION. THE RECORDED DOCUMENTS DO NOT IDENTIFY THE GRANTOR OR THE GRANTEE. THUS THE ADDITIONAL RIGHT-OF-WAY FOR F ROAD ALONG WITH 14' MULTI-PURPOSE EASEMENT WILL BE CONVEYED BY MEANS OF THIS PLAT.

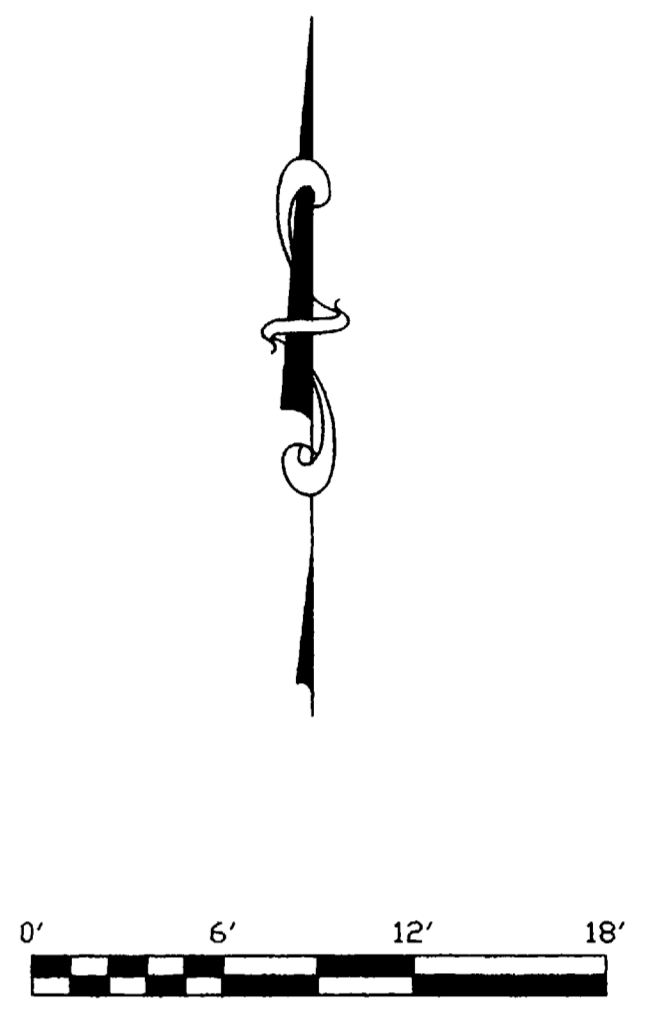
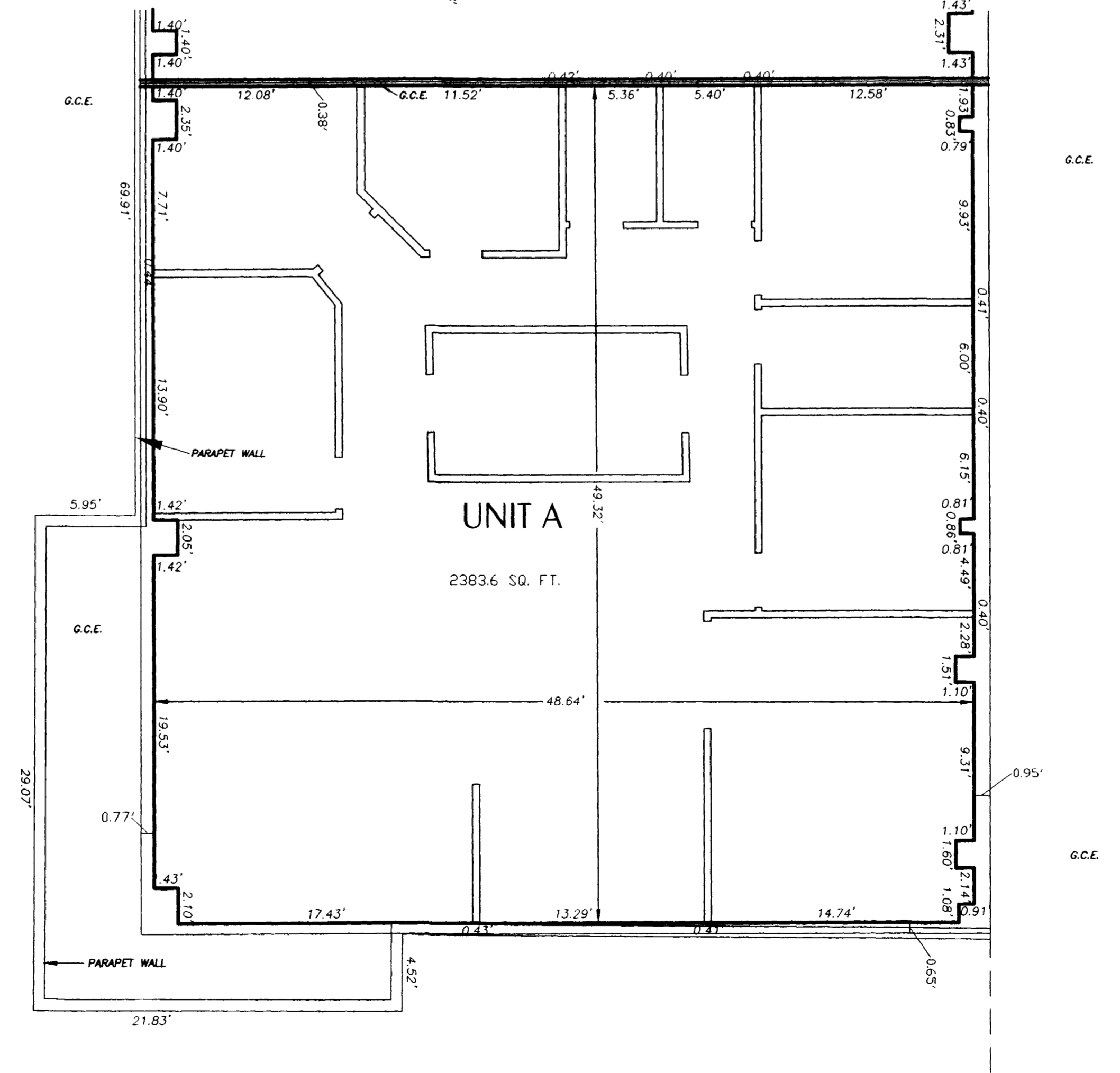
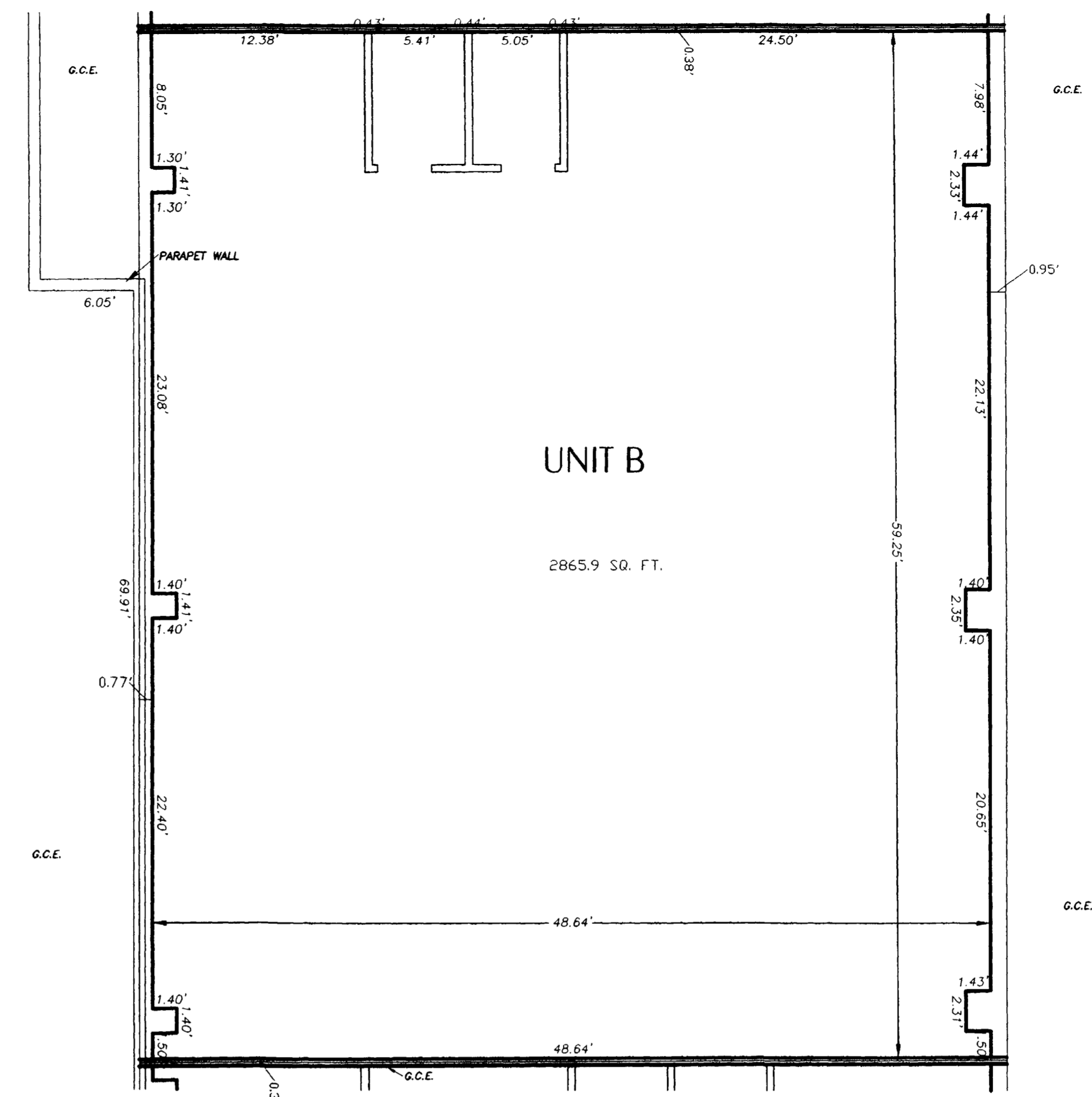
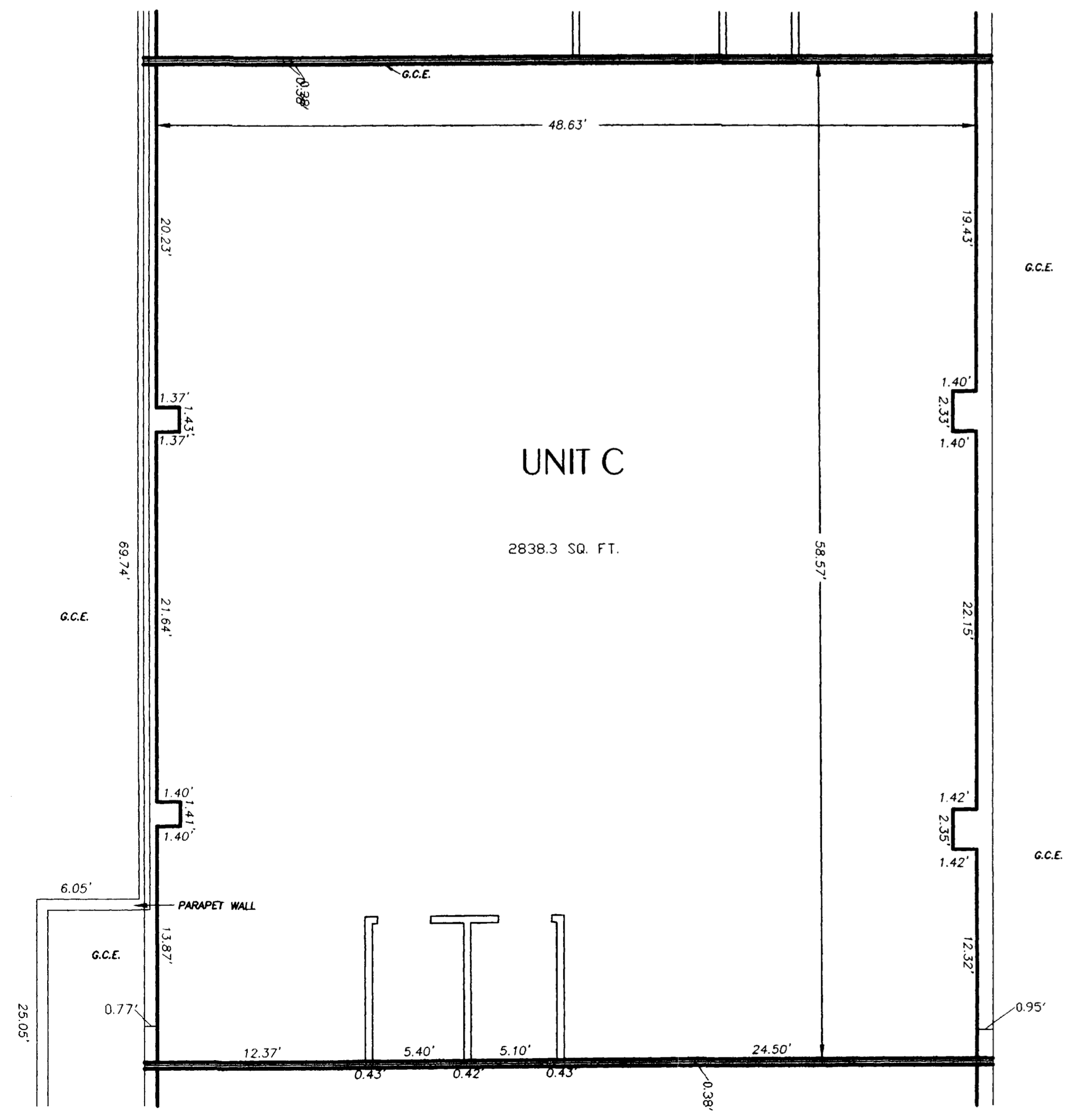
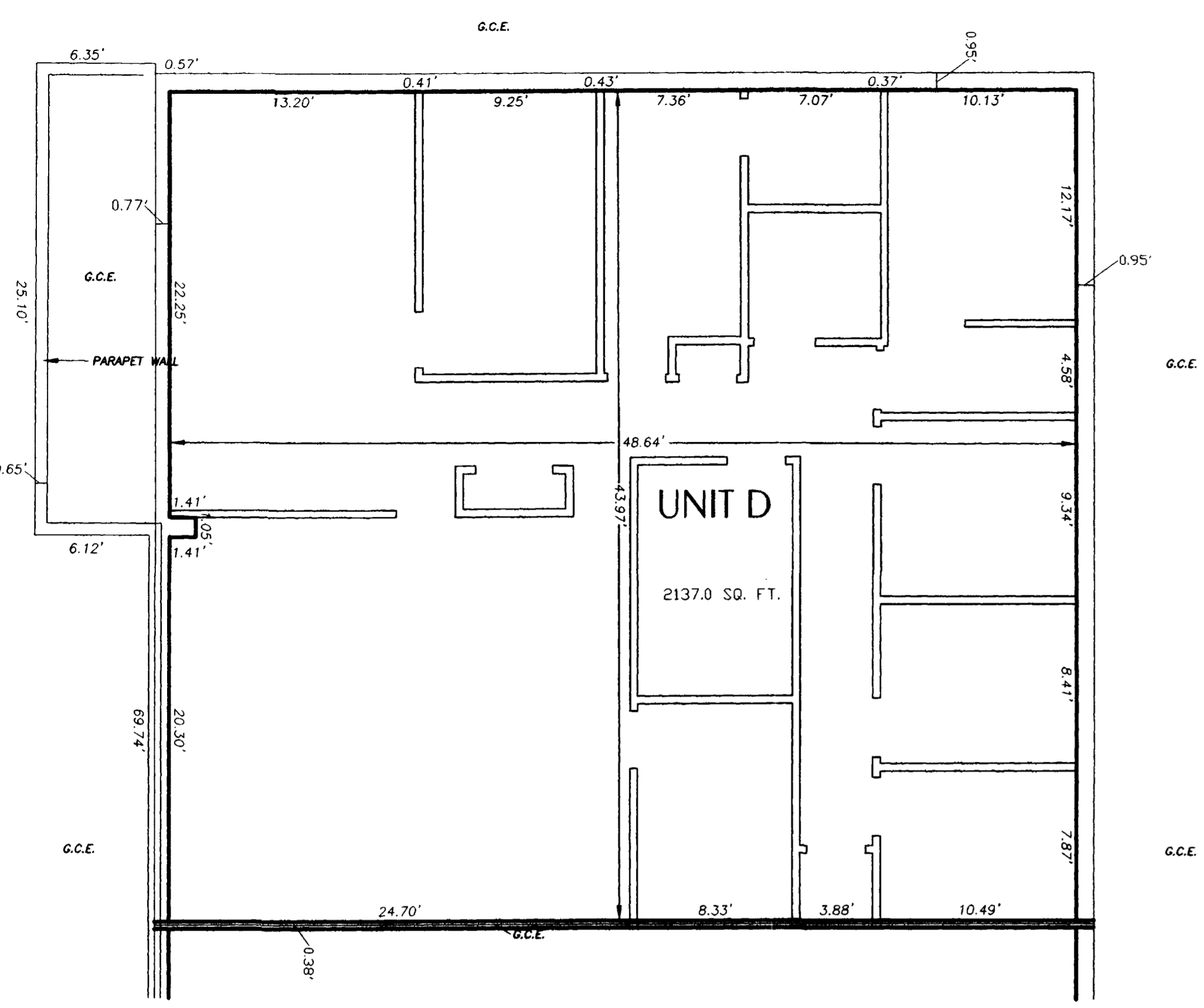


**REDSTONE PLAZA CONDOMINIUMS**  
SITUATED IN THE SE1/4 SE1/4 SECTION 3, T1S, R1W OF THE UTE MERIDIAN  
Lot 2 of Redstone Business Park  
CITY OF GRAND JUNCTION  
MESA COUNTY, COLORADO

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Final Plat		
SITUATED IN THE SE1/4 SE1/4 SECTION 3, T1S, R1W OF THE UTE MERIDIAN		
FOR: HUDSON		SURVEYED BY: JM CR
ACAD ID: REDSTONE CONDOS		DRAWN BY: RM
SCALE: 1" = 20'		CHECKED BY: DMM
DATE: 12/14/06		SHEET NO. 2 of 4
		FILE: 2005-321

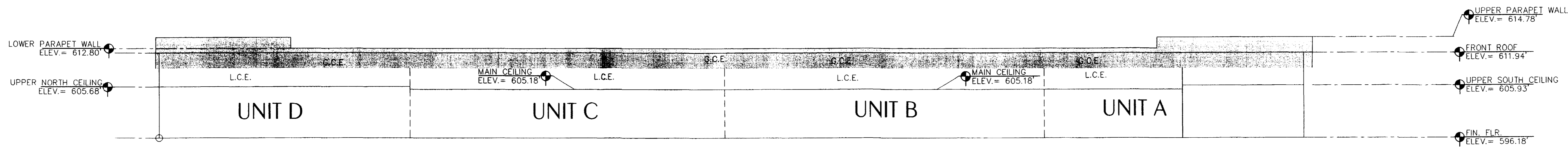


A CONDOMINIUM MAP OF  
**Redstone Plaza Condominiums**

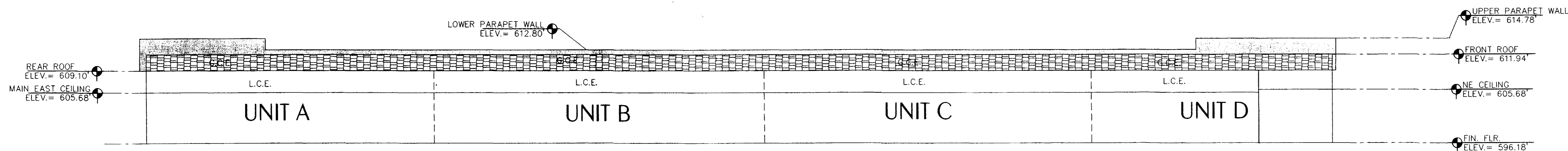
FLOOR PLAN - UNITS A THROUGH D		
SITUATED IN THE SE1/4 SE1/4 S3, T1S, R1W OF THE UTE MERIDIAN		
FOR: HUDSON	SURVEYED BY: JM CR	
ACAD ID: REDSTONE CONDOS	DRAWN BY: RM	
SCALE: 1" = 6'	CHECKED BY: DMM	
DATE: 12/13/06	SHEET NO. 3 of 4	FILE: 2005-321



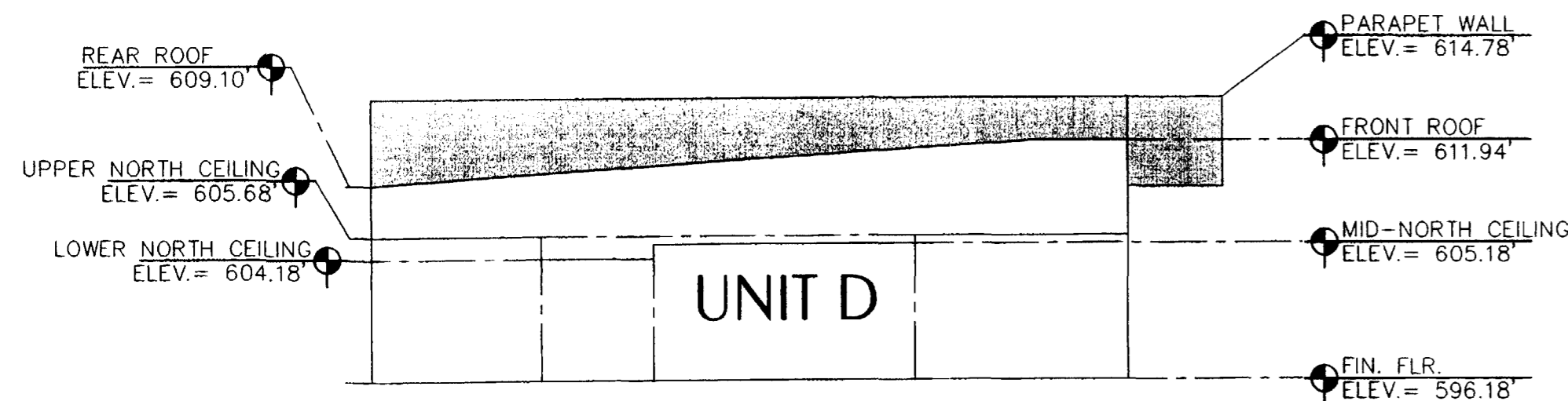
**Q.E.D.**  
 SURVEYING  
 SYSTEMS, Inc.  
 1018 Colorado Ave  
 Grand Junction, CO  
 81501-3521  
 (970) 241-2370  
 Fax: 241-7025



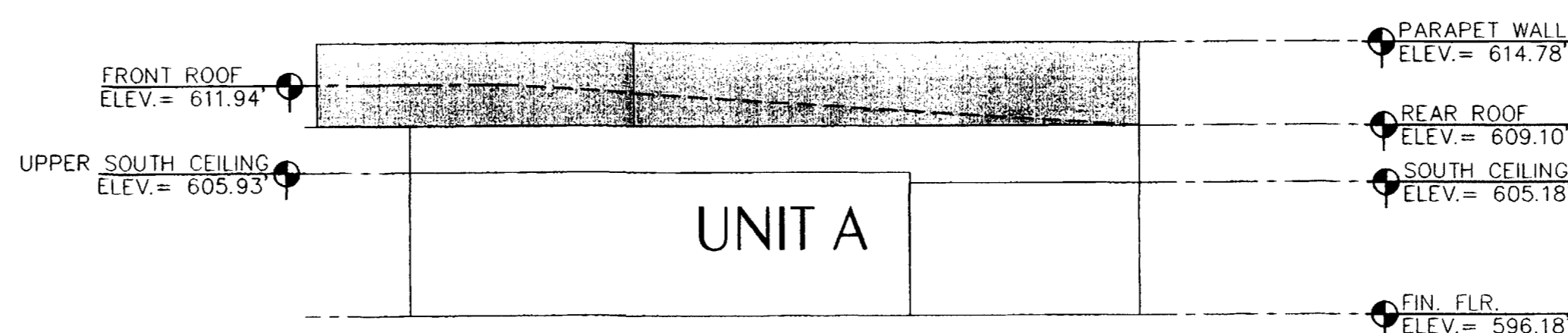
WEST ELEVATIONS



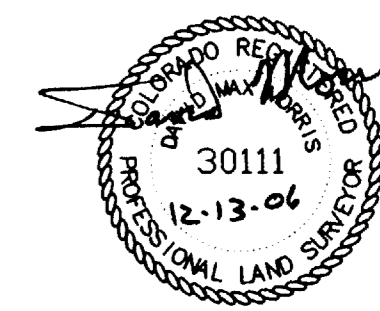
EAST ELEVATIONS



NORTH ELEVATIONS



SOUTH ELEVATIONS



A CONDOMINIUM MAP OF  
 Redstone Plaza Condominiums

Elevation Plan - Units A Through D		
SITUATED IN THE SE1/4 SE1/4 S3, T1S, R1W OF THE UTE MERIDIAN		
FOR: HUDSON	 Q.E.D. SURVEYING SYSTEMS, Inc. 1018 Colorado Ave Grand Junction, CO 81501-3521 (970) 241-2370 Fax: 241-7025	SURVEYED BY: JM CR
ACAD ID: REDSTONE CONDOS		DRAWN BY: RM
SCALE: 1" = 10'		CHECKED BY: DMM
DATE: 12/13/06		SHEET NO. 4 of 4
		FILE: 2005-321

BASIS OF ELEVATIONS: NAVD88