

CONDOMINIUMS AT 622 ROOD

LOT 24 IN BLOCK 94 OF THE CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO
Town Plat Book 1, Page 1 and Plat Book 4 Pages 17-18
In the SW 1/4 Section 14 Township 1 South, Range 1 West, Ute Meridian

OWNERSHIP STATEMENT

KNOW ALL MEN BY THESE PRESENTS:

Roy T. Blythe and Pamela L. Blythe are the owners of a tract of land situated in the SW1/4 of Section 14, Township 1 South, Range 1 West of the Ute Meridian, in the City of Grand Junction, Mesa County, Colorado, being more particularly described as follows:

Lot 24 in Block 94, of the City of Grand Junction, Plat Book 1, Page 1 according deed recorded in Book 3854 at Page 206, Mesa County records.

[contains 3132 square feet more or less]

The owners certify that this Condominium Map of Condominiums at 622 Rood has been prepared pursuant to the purposes stated in the Declaration for Condominiums at 622 Rood as recorded in Book 4332 at Pages 71 in the Office of the Clerk and Recorder, Mesa County, Colorado.

IN WITNESS WHEREOF, said owners have caused their names to be hereunto subscribed this 10th day of January A.D., 2007

Roy T. Blythe
Roy T. Blythe

Pamela L. Blythe
Pamela L. Blythe

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 10th day of January A.D., 2007 by Roy T. Blythe and Pamela L. Blythe

My commission expires: 1/18/2009

WITNESS MY HAND AND OFFICIAL SEAL.



Lois Schatz
Notary Public

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss

I hereby certify that this instrument was filed in my office at 3:48 o'clock P.M., this 19th day of January A.D., 2007 and is duly recorded as Reception Number 2359916 in Book 4338, Page 97 through 98 inclusive. Drawer No. 44-6

Janice Rich
Clerk and Recorder

Lois Edelman
Deputy

\$20.00-1.00
Fees

CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL

This condominium map of CONDOMINIUMS AT 622 ROOD, a condominium in the City of Grand Junction, County of Mesa, State of Colorado is

Approved this 15 day of JANUARY A.D. 2007

Mayor [Signature]

City Manager David Vanley

TITLE CERTIFICATION

We Transnation Title Insurance 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 Roy T. Blythe and Pamela L. Blythe, 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, as of January 8, 2007

Date: January 11, 2007

by: Karen A. Crow-Elleson Exam me
for Transnation Title Insurance Company, Abstract
Title Company of Mesa County, Inc.

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 3913, Page 952* of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon. * Also Book 4135 Page 211 Also Book 4135 Page 213

in witness whereof, the said corporation has caused these presents to be signed by its day of Jan. 07, with the authority of its board of directors, this

by: [Signature] for: Alpine Bank
Aaron Miller, Vice President Alpine Bank, 225 N. 5th Street, Grand Junction, Co

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 9 day of January A.D., 2007 BY Aaron Miller, Vice President for Alpine Bank

My commission expires: 12-6-2010

WITNESS MY HAND AND OFFICIAL SEAL.



[Signature]
Notary Public

FOR CITY OF GRAND JUNCTION USE

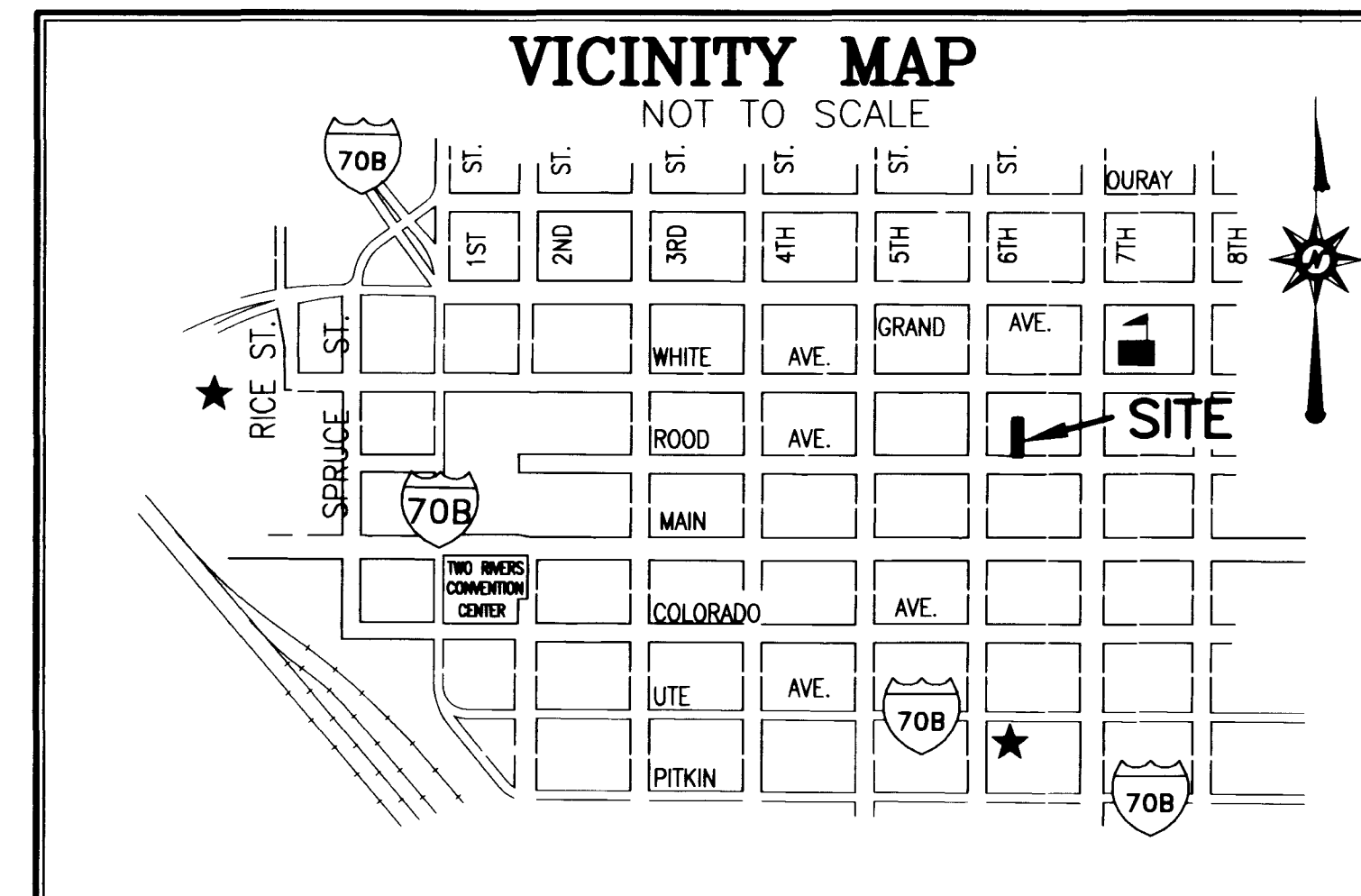
Additional instruments documenting property interests and rights of other relative to the lands platted hereon are recorded as follows:

Declaration of Covenants, Conditions and Restrictions is recorded in Book 4332 at Page 71

Party Wall Agreement Recorded in Book 3854 at Pages 207-210

6'x8' Access & Maintenance easement agreement recorded in Book 4332 at Page 91

Party Wall Agreement Recorded in Book 4332 at Page 93



BENCHMARK

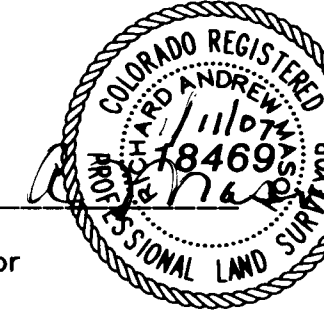
(NAVD 88) COAST AND GEODETIC SURVEY DISK R-11 IN THE CENTER OF THE WEST BLOCK, BANISTER OF THE SOUTH ENTRANCE TO THE WAYNE N. ASPINALL FEDERAL BUILDING AT FOURTH STREET AND ROOD AVENUE. ELEVATION=4592.50

Property Survey Certification

I, Richard A. Mason, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that the accompanying condominium map for Condominiums at 622 Rood was made from a field survey under my direct supervision and accurately shows the vertical and horizontal location and boundary of the building, condominium units and common elements as built upon the following real property situate in Mesa County, Colorado, to wit:

LOT 24 in Block 94, City of Grand Junction, County of Mesa, State of Colorado

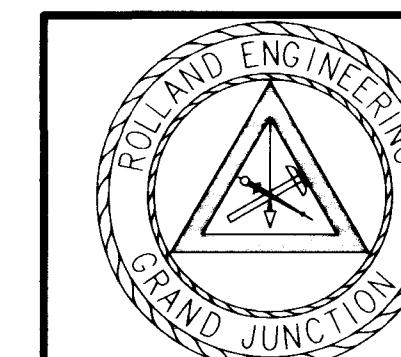
[Signature]
Richard A. Mason
Registered Professional Land Surveyor
No. 18469



GENERAL NOTES:

- Title information from Mesa County real property records and from Transnation Title Insurance Company, Policy No. A52-0066554, effective August 31, 2005.
- Basis of bearings derived from "Mesaco LCS" with a bearing of S89°57'08"E between City of Grand Junction Survey Markers for the S.W. Corner and the S.E. Corner of Block 94.
- Subject property is described in a deed recorded in Book 3854 at Page 206, Mesa County Clerk and Recorder.
- A party wall agreement for the west wall of the building, between Lot 24 and Lot 25, as recorded in Book 649 at Page 126, shall be superseded by a new party wall agreement to be recorded by separate instrument.

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.

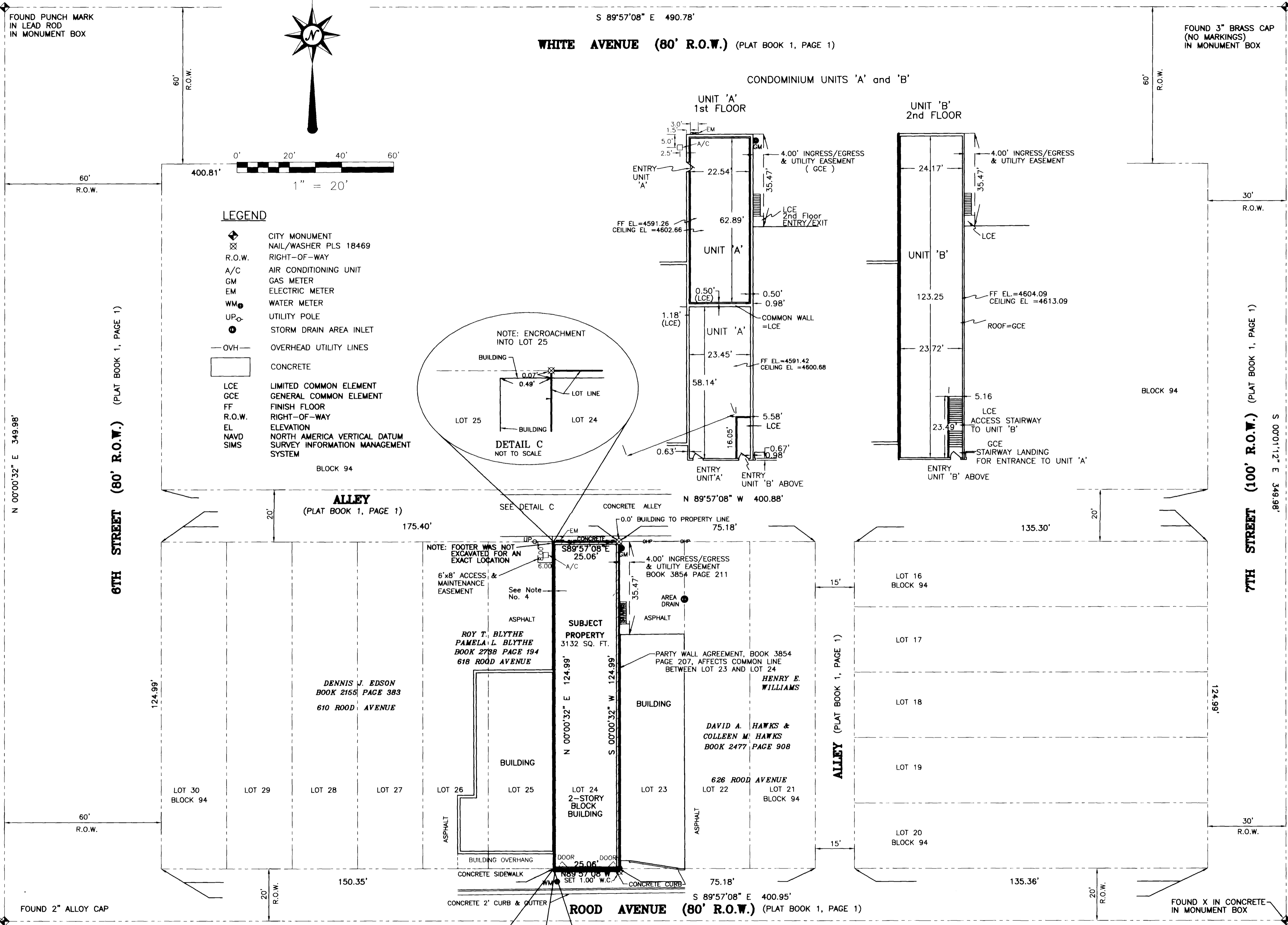


ROLLAND ENGINEERING
405 Ridges Blvd
Grand Jct, CO 81503
(970) 243-8300

File Name: C:/PROJECTS/5017/5017CONDOPCOPY.DWG			
CONDOMINIUMS AT 622 ROOD			
LOCATED IN LOT 24 IN BLOCK 94 in the CITY OF GRAND JUNCTION			
IN THE SW1/4 OF SECTION 14 T1S, R1W OF THE UTE MERIDIAN IN THE CITY OF GRAND JUNCTION MESA COUNTY, COLORADO			
Designed	Checked RAM	Proj# 5017	Sheet 1
Drawn	Date 12/19/06	Rv:	Of 2

CONDOMINIUMS AT 622 ROAD

LOT 24 IN BLOCK 94 OF THE CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO
Town Plat Book 1, Page 1 and Plat Book 4 Pages 17-18
In the SW 1/4 Section 14, Township 1 South, Range 1 West, Ute Meridian

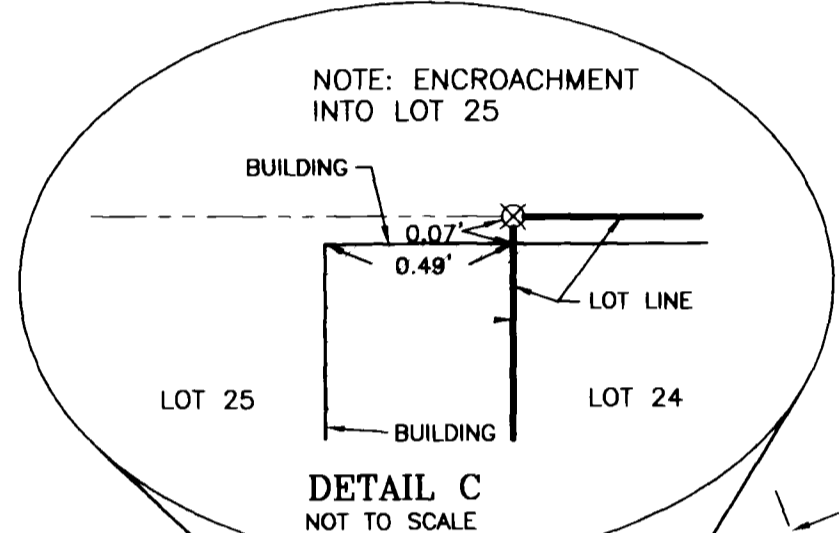
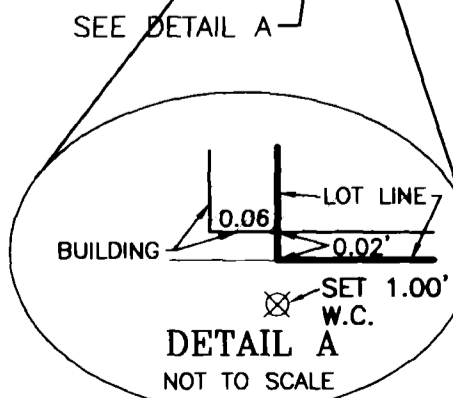


LEGEND

- CITY MONUMENT
- NAIL/WASHER PLS 18469
- R.O.W. RIGHT-OF-WAY
- A/C AIR CONDITIONING UNIT
- GM GAS METER
- EM ELECTRIC METER
- WM WATER METER
- UP UTILITY POLE
- STORM DRAIN AREA INLET
- OVH OVERHEAD UTILITY LINES
- CONCRETE
- LCE LIMITED COMMON ELEMENT
- GCE GENERAL COMMON ELEMENT
- FF FINISH FLOOR
- R.O.W. RIGHT-OF-WAY
- EL ELEVATION
- NAVD NORTH AMERICA VERTICAL DATUM SURVEY INFORMATION MANAGEMENT SYSTEM
- SIMS

BENCHMARK

(NAVD 88) COAST AND GEODETIC SURVEY DISK R-11 IN THE CENTER OF THE WEST BLOCK, BANISTER OF THE SOUTH ENTRANCE TO THE WAYNE N. ASPINALL FEDERAL BUILDING AT FOURTH STREET AND ROAD AVENUE. ELEVATION=4592.50



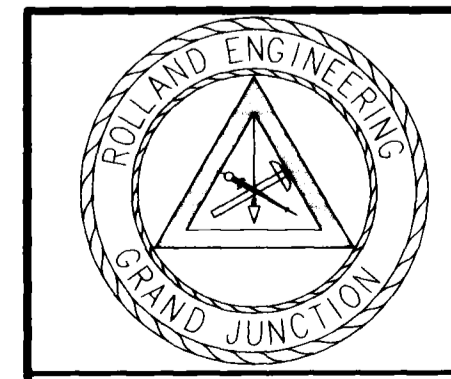
GENERAL NOTES:

- Title information from Mesa County real property records and from Abstract & Title Company of Mesa County, Inc., File No. 00914787C, effective date February 3, 2005.
- Basis of bearings derived from "Mesaco LCS" with a bearing of S89°57'08"E between City of Grand Junction Survey Markers for the S.W. Corner and the S.E. Corner of Block 94.
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Richard A. Mason
Richard A. Mason
Registered Professional Land Surveyor
No. 18469



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Designed	Checked RAM	Proj# 5017	Sheet 2
Drawn	Date 12/19/06	Rv	Of 2

ROLLAND ENGINEERING
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Calculated tie to SE Cor Sec. 14 (Based on published coordinates for SIMS Point P036)