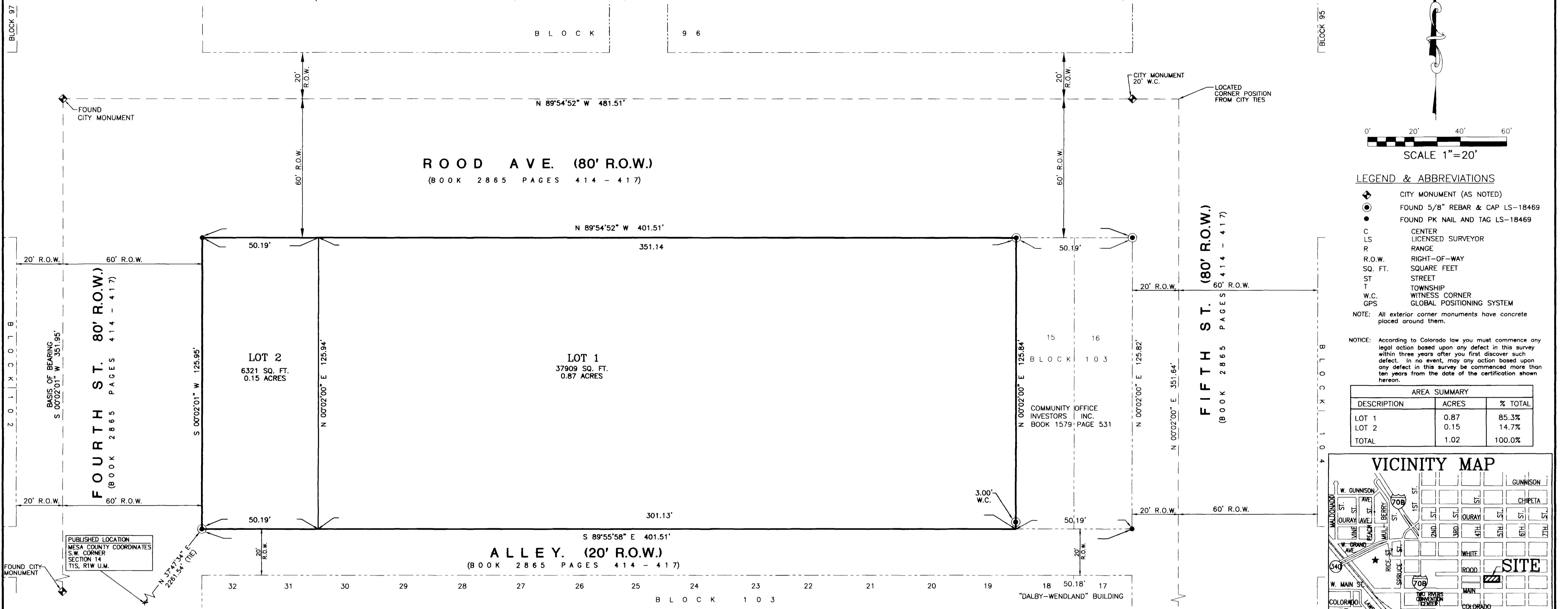


# ROOD AVENUE PARKING PLAZA

IN THE SW1/4 OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, MESA COUNTY, COLORADO  
(A REPLAT CONSOLIDATING LOTS 1-14 BLOCK 103, CITY OF GRAND JUNCTION, RECORDED AT RECEPTION NO. 3206 AND ALSO RECORDED IN BOOK 2865 AT PAGES 414-417 AT RECEPTION NO. 2000000)



**LEGEND & ABBREVIATIONS**

- ◊ CITY MONUMENT (AS NOTED)
- FOUND 5/8" REBAR & CAP LS-18469
- FOUND PK NAIL AND TAG LS-18469
- C CENTER
- LS LICENSED SURVEYOR
- R RANGE
- R.O.W. RIGHT-OF-WAY
- SQ. FT. SQUARE FEET
- ST STREET
- T TOWNSHIP
- W.C. WITNESS CORNER
- GPS GLOBAL POSITIONING SYSTEM

NOTE: All exterior corner monuments have concrete placed around them.

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		
DESCRIPTION	ACRES	% TOTAL
LOT 1	0.87	85.3%
LOT 2	0.15	14.7%
TOTAL	1.02	100.0%



### OWNERSHIP STATEMENT

KNOW ALL MEN BY THESE PRESENTS: The Grand Junction Downtown Development Authority and Community Office Investors, Inc., are the owners of a parcel of land and being that certain tract of land in the SW1/4 of Section 14, Township 1 South, Range 1 West of the Ute Meridian, Grand Junction, Colorado, recorded in Book 3677 at Page 671, Book 3863 at Page 96 and in Book 1579 at Page 531 of the Mesa County real property records, and being more particularly described as follows:

All of Lots 1 to 14 inclusive, in Block 103 in the City of Grand Junction, Mesa County, Colorado, Reception Number 2000000.

Said Owner has by these presents laid out, platted and subdivided the above described real property into Lots and Blocks as shown hereon, and designated the same as ROOD AVENUE PARKING PLAZA, in the City of Grand Junction, County of Mesa, State of Colorado.

There are no lienholders of record.

IN WITNESS WHEREOF, said owner has caused its name to be hereunto subscribed this 15<sup>th</sup> day of February, A.D., 2007.

*Harold Staff*  
By Harold Staff, Director DDA for Grand Junction Downtown Development Authority

STATE OF COLORADO ) ss  
COUNTY OF MESA )  
The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of February, A.D., 2007.

By Harold Staff, Director DDA for Grand Junction Downtown Development Authority  
My commission expires: 10/09/2007

WITNESS MY HAND AND OFFICIAL SEAL.

*Michael Arizlenko*  
Notary Public

IN WITNESS WHEREOF, said owner has caused its name to be hereunto subscribed this 15<sup>th</sup> day of FEBRUARY, A.D., 2007.

*David A. Varley*  
By David A. Varley, President for Community Office Investors Inc.

STATE OF COLORADO ) ss  
COUNTY OF MESA )  
The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of February, A.D., 2007.

By David A. Varley, President for Community Office Investors Inc.  
My commission expires: 10/09/2007

WITNESS MY HAND AND OFFICIAL SEAL.

*Michael Arizlenko*  
Notary Public

### CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO ) ss  
COUNTY OF MESA )  
I hereby certify that this instrument was filed in my office at 10:51 o'clock A.M., this 16<sup>th</sup> day of March, A.D., 2007 and is duly recorded as Reception Number 2367777 in Book 4369, Page 365 through \_\_\_\_\_ inclusive. Drawer No. IT-39

*Janice Rich* Clerk and Recorder      *Lorie Eckman* Deputy      \$ 10.00 + 1.00 Fees

No Covenants, Conditions and Restrictions established.

### TITLE CERTIFICATION

We Meridian Land 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 Grand Junction Downtown Development Authority, as to Lots 1 through 8 except the Easterly 10 feet of Lot 8, in Block 103 of the City of Grand Junction; 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, except 2006 taxes as of Feb. 3, 2007.

Date: FEBRUARY 14, 2007 by: *[Signature]* for Meridian Land Title By LAWRENCE D VENT EXAMINER

**FOR CITY OF GRAND JUNCTION USE**

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

### TITLE CERTIFICATION

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 Community Office Investors, Inc. as to Lots 13 and 14 in Block 103 of the City of Grand Junction; 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, except 2006 taxes as of February 5, 2007.

Date: February 14, 2007 by: *[Signature]* for Abstract and Title Co. of Mesa County, Inc.

### TITLE CERTIFICATION

We First American 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 Grand Junction Downtown Development Authority, as to the Easterly 10 feet of Lot 8 and all of Lots 9 through 12 in Block 103 of the City of Grand Junction; 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, except 2006 taxes as of February 13, 2007.

Date: 2-14-2007 by: *[Signature]* for First American Title Insurance Company

### CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL

Approved this 15<sup>th</sup> day of FEBRUARY, A.D. 2007

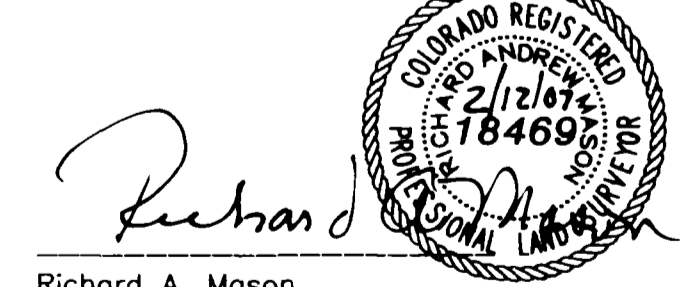
Mayor *[Signature]* City Manager *David A. Varley*

### GENERAL NOTES:

- Title information from Mesa County real property records and from the following: Meridian Title Company, File No. 68821, Policy No. 75106 53885 effective date 3/28/05. First American Title Company, Policy No. J1969445, effective date 6/17/04. Abstract Title Company, File No. 00916970 C, effective date 12/07/05.
- Basis of bearings derived from Mesa County Local Coordinate System and GPS observations, with a bearing of S00°02'01"W between City Monuments at the intersection of Rood Avenue and Fourth Street and at the intersection of Rood Avenue and Main Street.
- An Improvement Survey Plat is deposited with the County Surveyor at Deposit Number 376306.

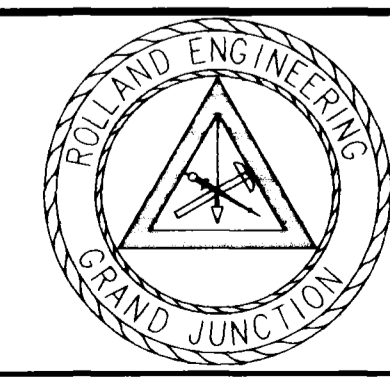
### SURVEYOR'S CERTIFICATE

I, Richard A. Mason, do hereby certify that the accompanying plat of Rood Avenue Parking Plaza, a subdivision of a part of the City of Grand Junction, County of Mesa, has been prepared under my direct supervision and accurately represents a field survey of the same.



Richard A. Mason  
Registered Professional Land Surveyor  
P.L.S. No. 18469

Date \_\_\_\_\_



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

File Name: C:\PROJECTS\5086\5086PLAT.DWG			
<b>ROOD AVENUE PARKING PLAZA</b>			
IN THE SW1/4 OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, CITY OF GRAND JUNCTION MESA COUNTY, COLORADO			
Designed	Checked	Proj#	Sheet
Drawn	Date	Rc	Of
LC	2/08/07	5086	1
			1