

FAIRMOUNT VILLAGE CONDOMINIUMS - PHASE TWO

SITUATED IN THE SW1/4 NW1/4 SECTION 12, T1S, R1W OF THE UTE MERIDIAN
A REPLAT OF UNIT 65 OF FAIRMOUNT VILLAGE CONDOMINIUMS- PHASE ONE
(Book 4307, Pages 990-993)
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 Book 4307, Pages 990-993 of the Mesa County Clerk and Recorder's Office, being described as follows:

UNIT 65 OF FAIRMOUNT VILLAGE CONDOMINIUMS- PHASE ONE as recorded in Book 4307, Pages 990-993 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 TWO.

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

BY: TROY NESHEIM FOR JBB CORPORATION



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

The foregoing instrument was acknowledged before me this 14th day of March A.D., 2007, by TROY NESHEIM for JBB CORPORATION.

Witness my hand and official seal.
My commission expires: 11/01/2008
Melissa Malcolm
Notary Public

CITY APPROVAL

This Plat of FAIRMOUNT VILLAGE CONDOMINIUMS-PHASE TWO, a condominium in the City of Grand Junction, County of Mesa, Colorado is hereby approved and dedications accepted this 20 day of MARCH, 2007.

David Valey City Manager
[Signature] Mayor

TITLE CERTIFICATION

We, Abstract and Title of Mesa Co. 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.

Date: March 14, 2007 By: Donald K Paris

AREA SUMMARY

BUILDINGS = 0.09 ACRES = 4%
UNDEVELOPED LAND (UNITS 66 & 67) = 1.64 ACRES = 73%
GENERAL COMMON AREA = 0.51 ACRES = 23%
TOTAL = 2.24 ACRES = 100%

CLERK AND RECORDERS CERTIFICATE

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

I hereby certify that this instrument was filed in my office at 3:15 o'clock P.M. this 28th day of March A.D., 2007, and is duly recorded in Book No. 4385, Page 564, 565, 566 & 567

Reception No. 2371607 Drawer File No. 44-8
Janice Rich Clerk and Recorder
Ginny Baughman Deputy
Fees \$ 40.00 1.00

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 TWO, 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. All structural components of all buildings containing or comprising any units thereby created are substantially completed. I further certify to the best of my knowledge and belief this map conforms to the requirements for condominium maps as 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

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 3241 Page 24 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon. 4187 751

In witness whereof, the said individual(s) has caused these presents to be signed this 13th day of March by: Tami Soder, Senior Vice President

Name of Institution: Community Bank of Boone

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

The foregoing instrument, was acknowledged before me this 13th day of March A.D., 2007, by Tami Soder, Sr. Vice President of Community Bank of Boone
John H. Wilson

Witness my hand and official seal.
My commission expires: 8/22/09
John H. Wilson
Notary Public

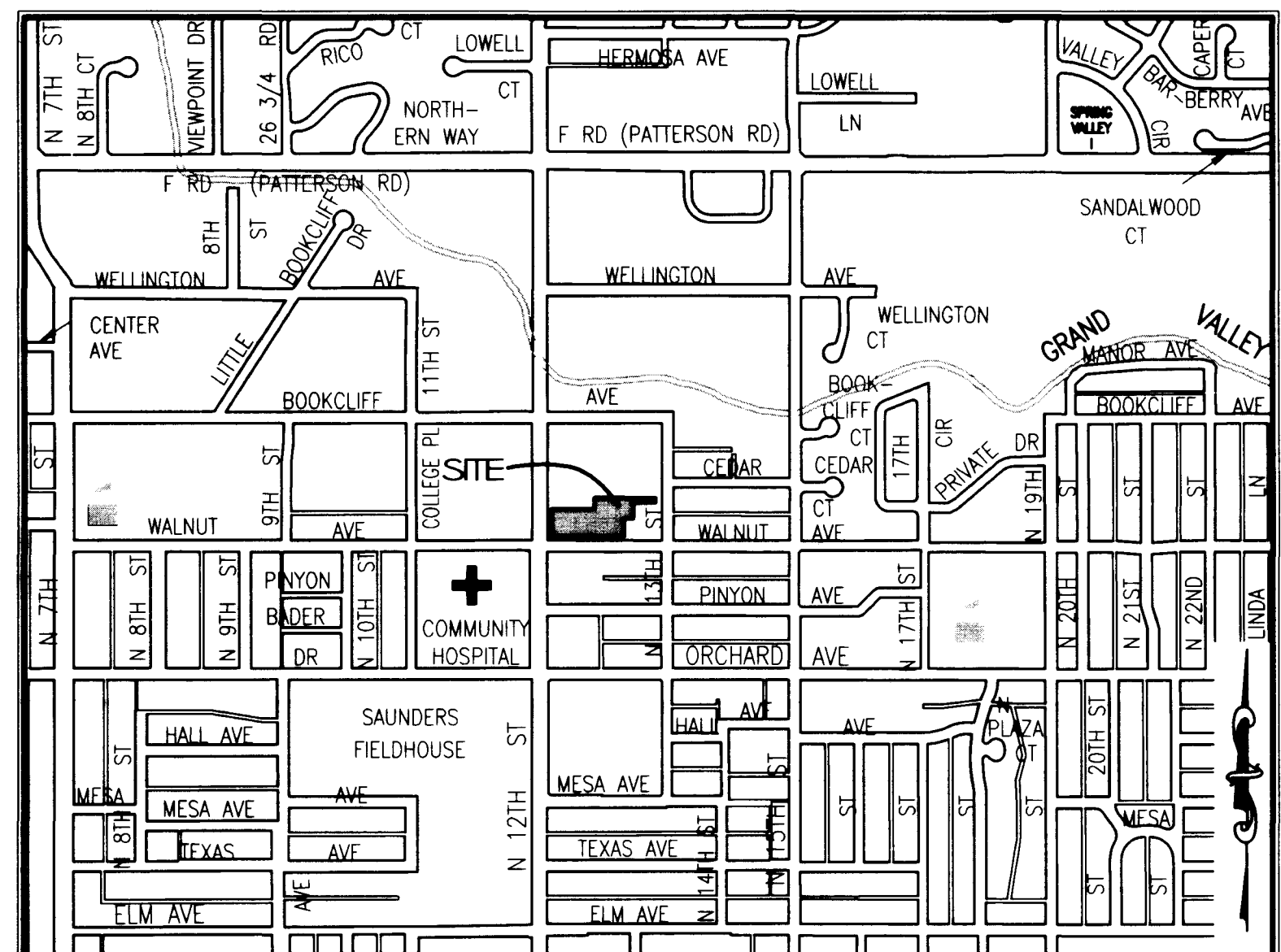


FOR CITY OF GRAND JUNCTION USE

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

Declaration of Covenants, Conditions, and Restrictions are recorded in Book 4308 at Page 1

First Amendment to the Declaration for Fairmount Village Condominiums are recorded in Book 4385 at Page 564



Vicinity Map
(NOT TO SCALE)

FAIRMOUNT VILLAGE CONDOMINIUMS - PHASE TWO

SITUATED IN THE SW1/4 NW1/4 SECTION 12, T1S, R1W OF THE UTE MERIDIAN
A REPLAT OF UNIT 65 OF FAIRMOUNT VILLAGE CONDOMINIUMS- PHASE ONE
CITY OF GRAND JUNCTION
MESA COUNTY, COLORADO

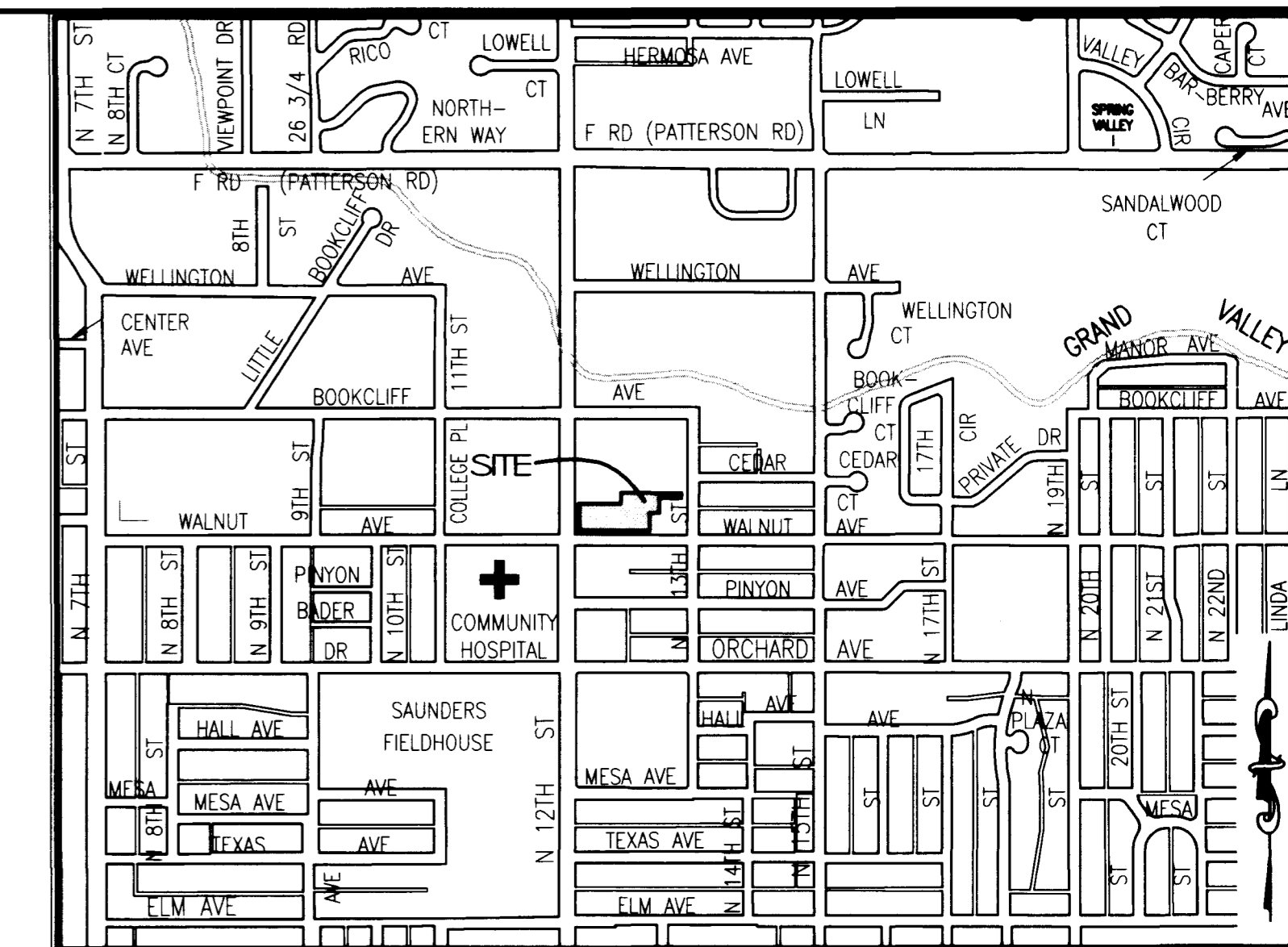
FINAL PLAT		
SITUATED IN THE SW1/4 NW1/4 SECTION 12, T1S, R1W OF THE UTE MERIDIAN		
FOR: EDWARDS	Surveying Western Colorado Since 1979	SURVEYED BY: SB RM
ACAD ID: FAIRMOUNT CONDOS	Q.E.D. SURVEYING SYSTEMS, Inc.	DRAWN BY: RM DMM
SCALE: 1" = 30'	1018 Colorado Ave Grand Junction, CO 81501-3521 (970) 241-2370 Fax: 241-7025	CHECKED BY: MEM
DATE: 2/19/07		SHEET NO. 1 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.

FAIRMOUNT VILLAGE CONDOMINIUMS - PHASE TWO

SITUATED IN THE SW1/4 NW1/4 SECTION 12, T1S, R1W OF THE UTE MERIDIAN
A REPLAT OF UNIT 65 OF FAIRMOUNT VILLAGE CONDOMINIUMS- PHASE ONE
CITY OF GRAND JUNCTION
MESA COUNTY, COLORADO

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



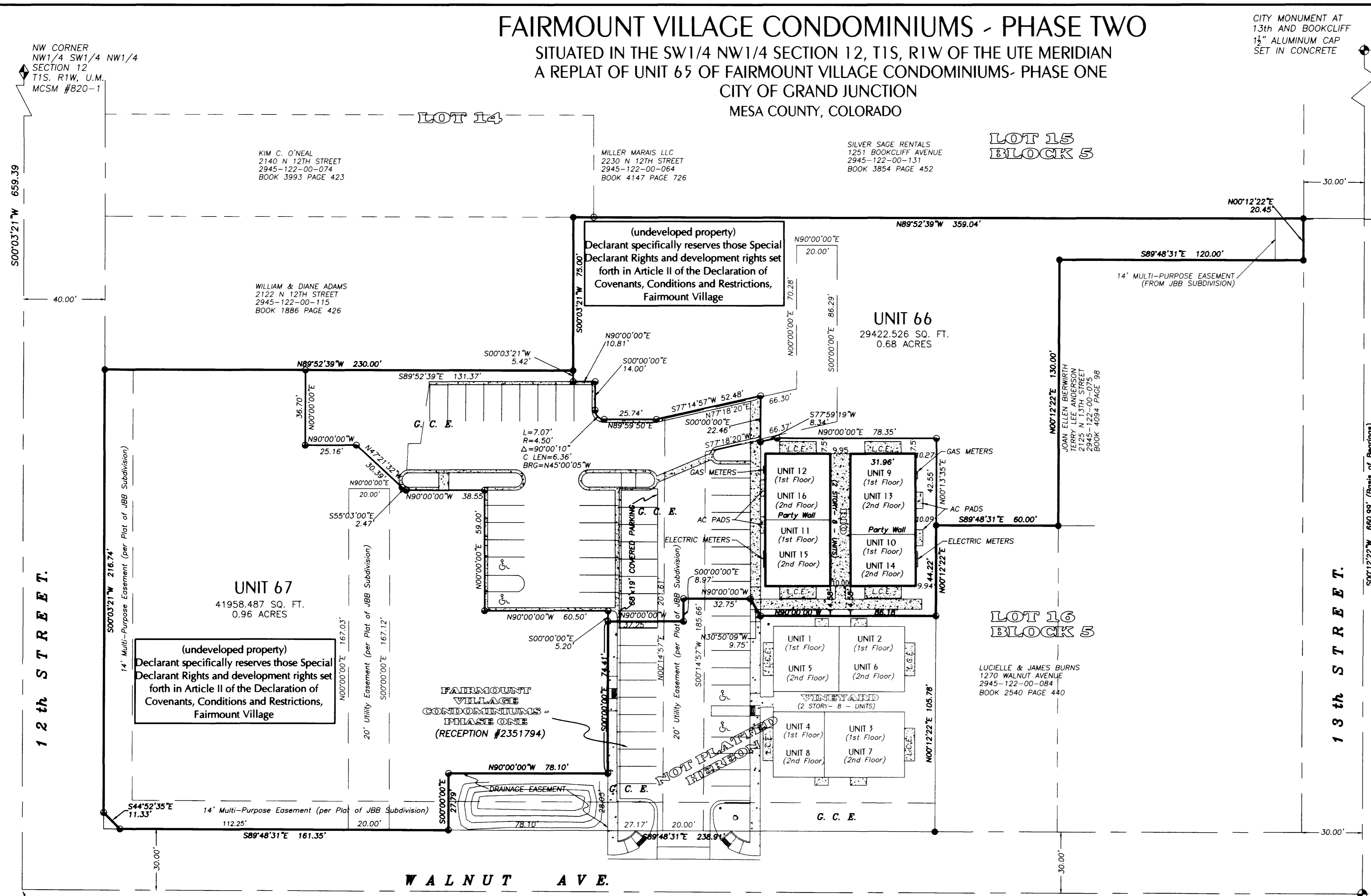
Vicinity Map
(NOT TO SCALE)

RIO UNITS 9 THRU 16
& UNITS 66-67
1210 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
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

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
- SET MONUMENT #5 REBAR W/CAP OR BRASS TAG IN CONCRETE L.S. 30111
- G.C.E. GENERAL COMMON ELEMENT
- L.C.E. LIMITED COMMON ELEMENT



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

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 TWO, 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. All structural components of all buildings containing or comprising any units thereby created are substantially completed. I further certify to the best of my knowledge and belief this map conforms to the requirements for condominium maps as set forth 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

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.

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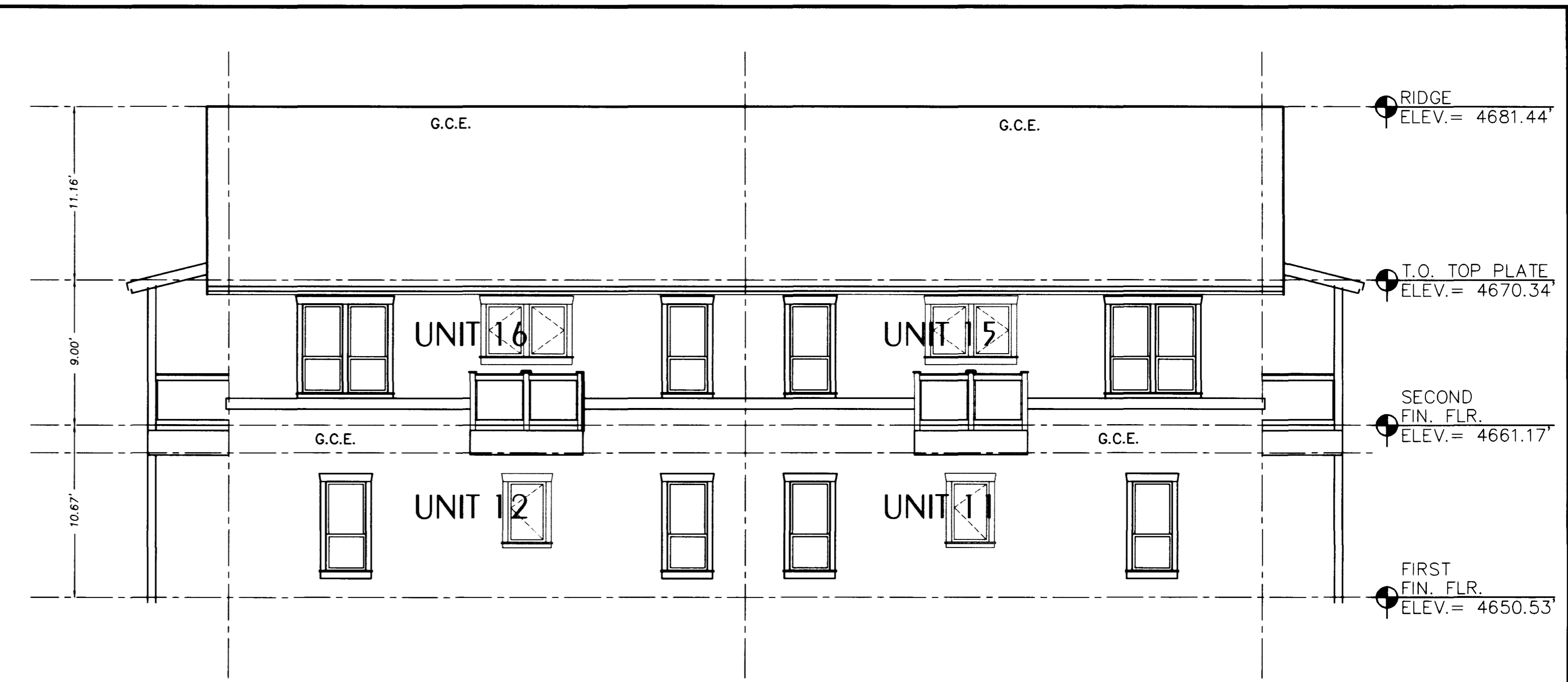
FAIRMOUNT VILLAGE CONDOMINIUMS - PHASE TWO

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A REPLAT OF UNIT 65 OF FAIRMOUNT VILLAGE CONDOMINIUMS- PHASE ONE
CITY OF GRAND JUNCTION
MESA COUNTY, COLORADO

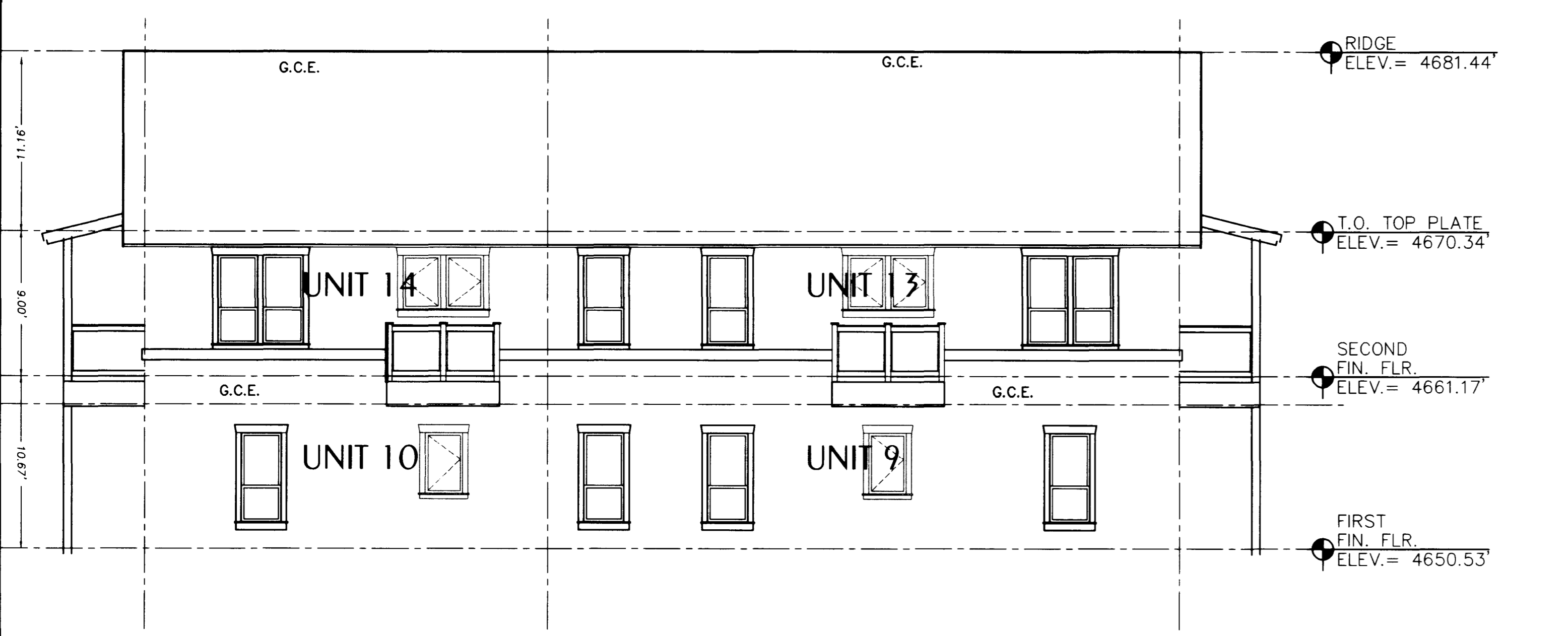
FINAL PLAT		
SITUATED IN THE SW1/4 NW1/4 SECTION 12, T1S, R1W OF THE UTE MERIDIAN		
FOR: EDWARDS	 Q.E.D. SURVEYING SYSTEMS, Inc. 1018 Colorado Ave Grand Junction, CO 81501-3521 (970) 241-2370 Fax: 241-7025	SURVEYED BY: SB RM
ACAD ID: FAIRMOUNT CONDOS		DRAWN BY: RM DMM
SCALE: 1" = 30'		CHECKED BY: MEM
DATE: 3/26/07		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'



RIO - UNITS 9 THRU 16
 1210 WALNUT AVENUE

BASIS OF ELEVATIONS: NAVD88

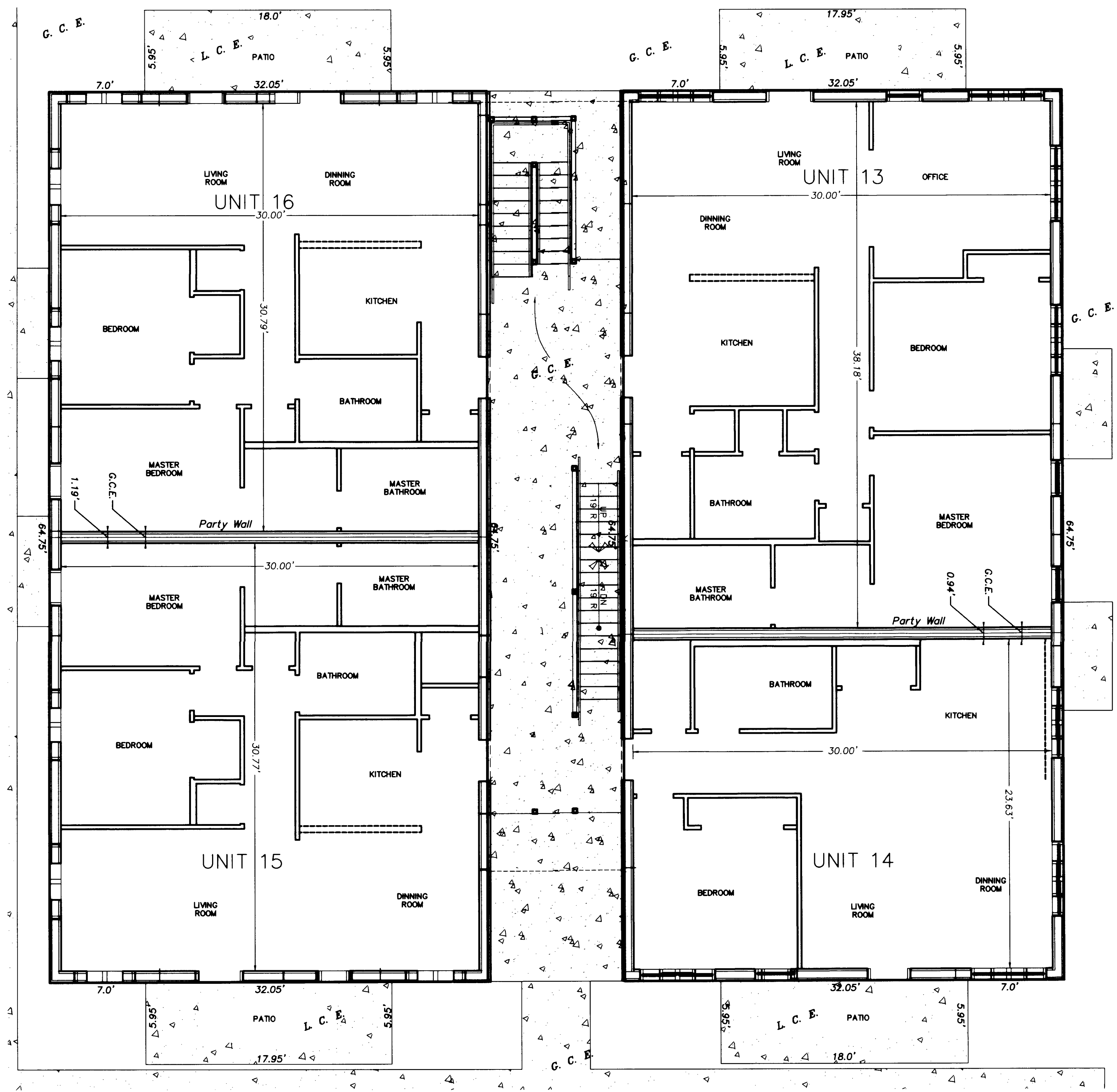
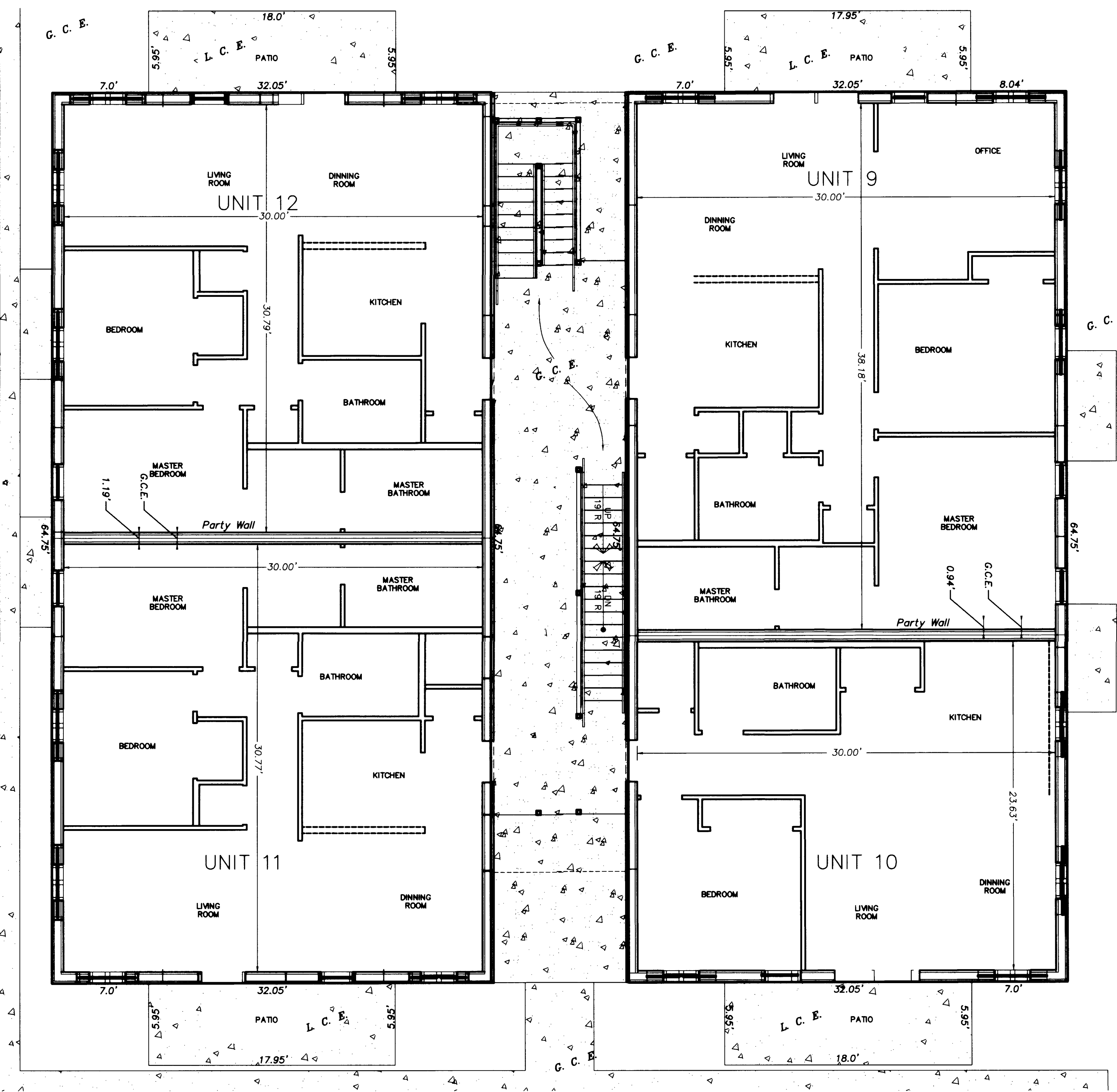
Fairmount Village Condominiums - Phase Two

RIO Elevation PLANS Units 9 thru 16		
SITUATED IN THE SW1/4 NW1/4 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
SCALE: 1" = 6'		CHECKED BY: MEM
DATE: 3/09/07		SHEET NO. 3 of 4
		FILE: 2006-136



FAIRMOUNT VILLAGE CONDOMINIUMS - PHASE TWO

RIO UNITS 9 THRU 16
MESA COUNTY, COLORADO



RIO UNITS 9 THRU 12
FIRST FLOOR

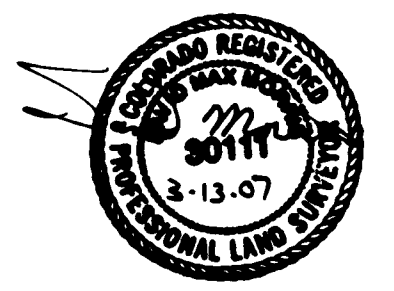
RIO UNITS 13 THRU 16
SECOND FLOOR

RIO - UNITS 9 THRU 16 1210 WALNUT AVENUE

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

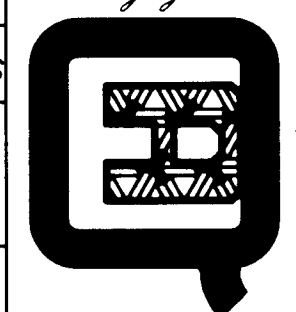


- LEGEND
- G.C.E. GENERAL COMMON ELEMENT
 - L.C.E. LIMITED COMMON ELEMENT
 - CONCRETE



FAIRMOUNT VILLAGE CONDOMINIUMS - PHASE TWO RIO UNITS 9 THRU 16

1st & 2nd Floor Plan	
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" = 5'	CHECKED BY: MEM
DATE: 3/09/07	SHEET NO. 4 of 4
FILE: 2006-103	



Q.E.D. SURVEYING SYSTEMS, Inc.
1018 Colorado Ave
Grand Junction, CO
81501-3521
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