

# ADVANCED MEDICINE PAVILION CONDOMINIUMS

In the NE1/4 of Section 11, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado  
 A Replat of Lot 2, East Campus Subdivision, according to the Plat recorded in the Office of the Clerk and Recorder, Mesa County, Colorado

## OWNERSHIP STATEMENT

KNOW ALL MEN BY THESE PRESENTS:

Sisters of Charity of Leavenworth Health System Inc., a Kansas Nonprofit Corporation, is the owner of a parcel of land being that certain tract of land in the NW1/4 NE1/4 of Section 11, Township 1 South, Range 1 West of the Ute Meridian, Grand Junction, Colorado, described as follows:

Lot 2, East Campus Subdivision, as recorded in Book 4511 at Page 262-263 in the Office of the Mesa County Clerk and Recorder;

The owners certify that this Condominium Map of Advanced Medicine Pavilion Condominiums has been prepared pursuant to the purposes stated in the Declaration for Advanced Medicine Pavilion Condominiums, as recorded in Book 4511 at Pages 284, in the Office of the Clerk and Recorder, Mesa County, Colorado.

That there are no leinholders of record.

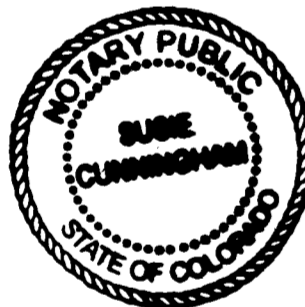
IN WITNESS WHEREOF, said owner has caused its name to be hereunto subscribed this 30th day of July, A.D., 2007.

Robert W. Ladenburger  
 by Robert W. Ladenburger, Attorney-in-Fact for William M. Murray,  
 President of Sisters of Charity of Leavenworth Health System, Inc.,  
 a Kansas nonprofit corporation

STATE OF COLORADO ) ss  
 COUNTY OF MESA )  
 The foregoing instrument was acknowledged before me this 30th day of July, A.D., 2007  
 by Robert W. Ladenburger, Attorney-in-Fact, for William M. Murray, President of Sisters  
 of Charity of Leavenworth Health System, Inc., a Kansas nonprofit corporation

My commission expires: March 24, 2010

WITNESS MY HAND AND OFFICIAL SEAL.



Susie Cunningham  
 Notary Public

## GENERAL NOTES

- Title information from Mesa County real property records and from Abstract & Title Co. of Mesa County, Inc., file No. 00910098 C2, effective date 7/26/2005.
- Basis of bearings, is S89°53'32"E 1313.95 feet, between Mesa County Survey Markers for the N1/4 Corner and the N.E. Corner of the NW1/4NE1/4 (E1/16) Section 11, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado. (Based on Mesa Co LCS). (The original Wellington Medical Subdivision = N90°00'00"E)
- Elevations based on NAVD 88.
- For existing easements see East Campus Subdivision plat recorded contemporaneously.
- All property outside of the Condominium building is General Common Element (GCE).
- For additional information on easements see plat of East Campus Subdivision.

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.

## CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO ) ss  
 COUNTY OF MESA )  
 I hereby certify that this instrument was filed in my office at 4:15 o'clock P.M., this 10<sup>th</sup> day of September, A.D., 2007, and is duly recorded as Reception Number 2400656 in Book 4511, Page 275 through 283 inclusive. Drawer No. 44-17  
Janice Rich Clerk and Recorder Carol Zickler Deputy Fees \$90.00 + 1.00

## CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL

This condominium map of Advanced Medicine Pavilion Condominiums, a condominium in the City of Grand Junction, County of Mesa, State of Colorado, is

Approved this 20<sup>th</sup> day of August, A.D. 2007

Mayor [Signature] City Manager [Signature]

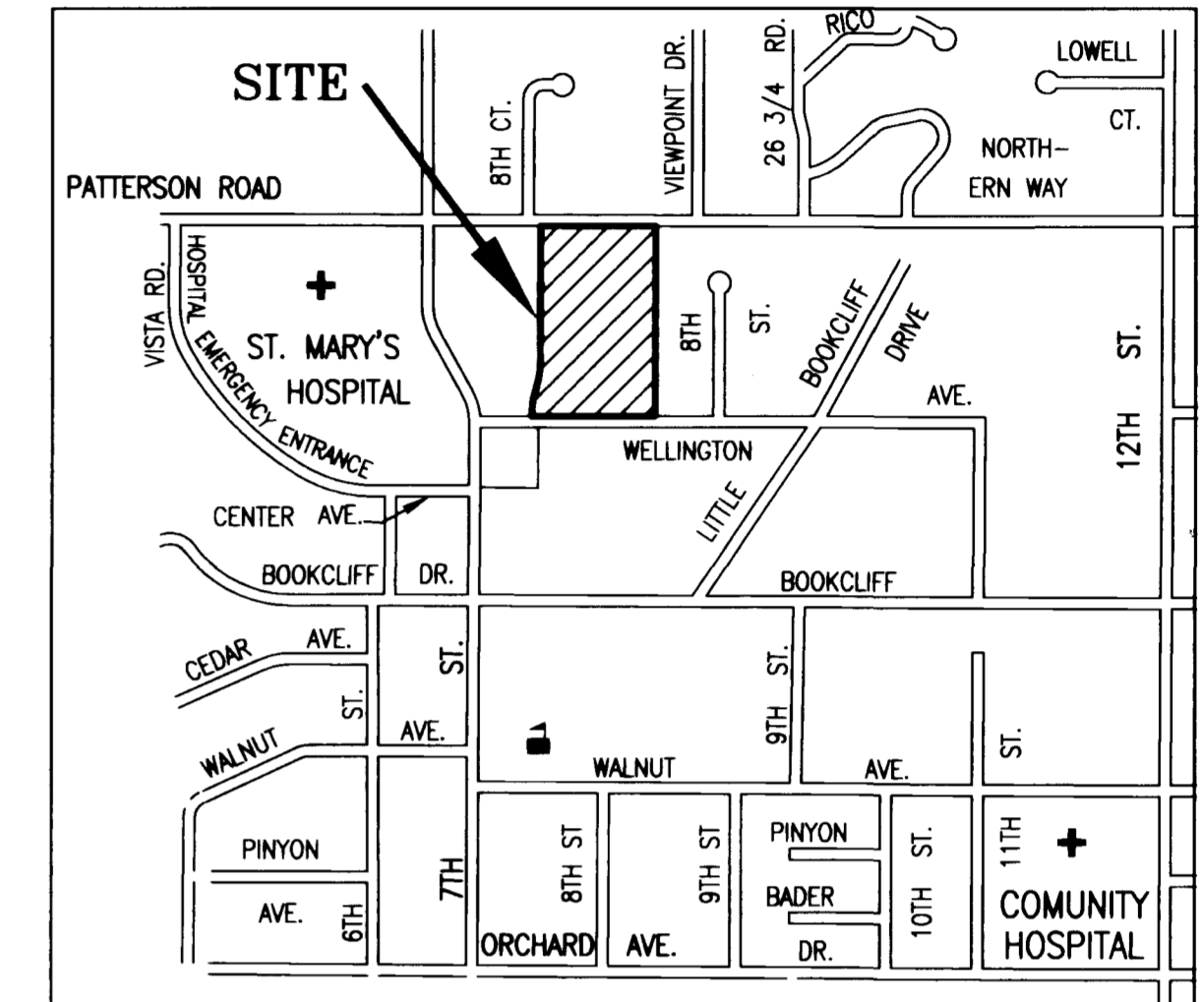
## TITLE CERTIFICATION

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 heron described property, that we find the Title to the property is vested to The Sisters of Charity of Leavenworth Health System Inc., a Kansas Nonprofit 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 rights-of-way of record are shown hereon, as of July 31, 2007.

Date: August 7, 2007 by: Karen A Grew-Ellison for Abstract & Title Co. of Mesa County, Inc.

**FOR CITY OF GRAND JUNCTION USE**  
 Additional instruments documenting property interest and rights of others relative to the lands platted hereon are recorded as follows:  
 Declaration of Covenants, Conditions and Restrictions is recorded in Book 4511 at Pages 284  
 Plat of East Campus Subdivision is recorded in Book 4511 at Pages 262-263

## VICINITY MAP



## BENCHMARK

CITY BENCHMARK IN RANGE BOX AT BACK OF SIDEWALK AT N.W. CORNER OF THE INTERSECTION OF PATTERSON AVENUE AND SEVENTH STREET  
 ELEVATION= 4666.62 (NAVD 88)

## SURVEYOR'S STATEMENT

I, Richard A. Mason, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that the accompanying condominium map for Advanced Medicine Pavilion Condominiums, 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:

[Signature]  
 Richard A. Mason  
 Registered Professional Land Surveyor  
 P.L.S. No. 18469  
 Date August 16, 2007

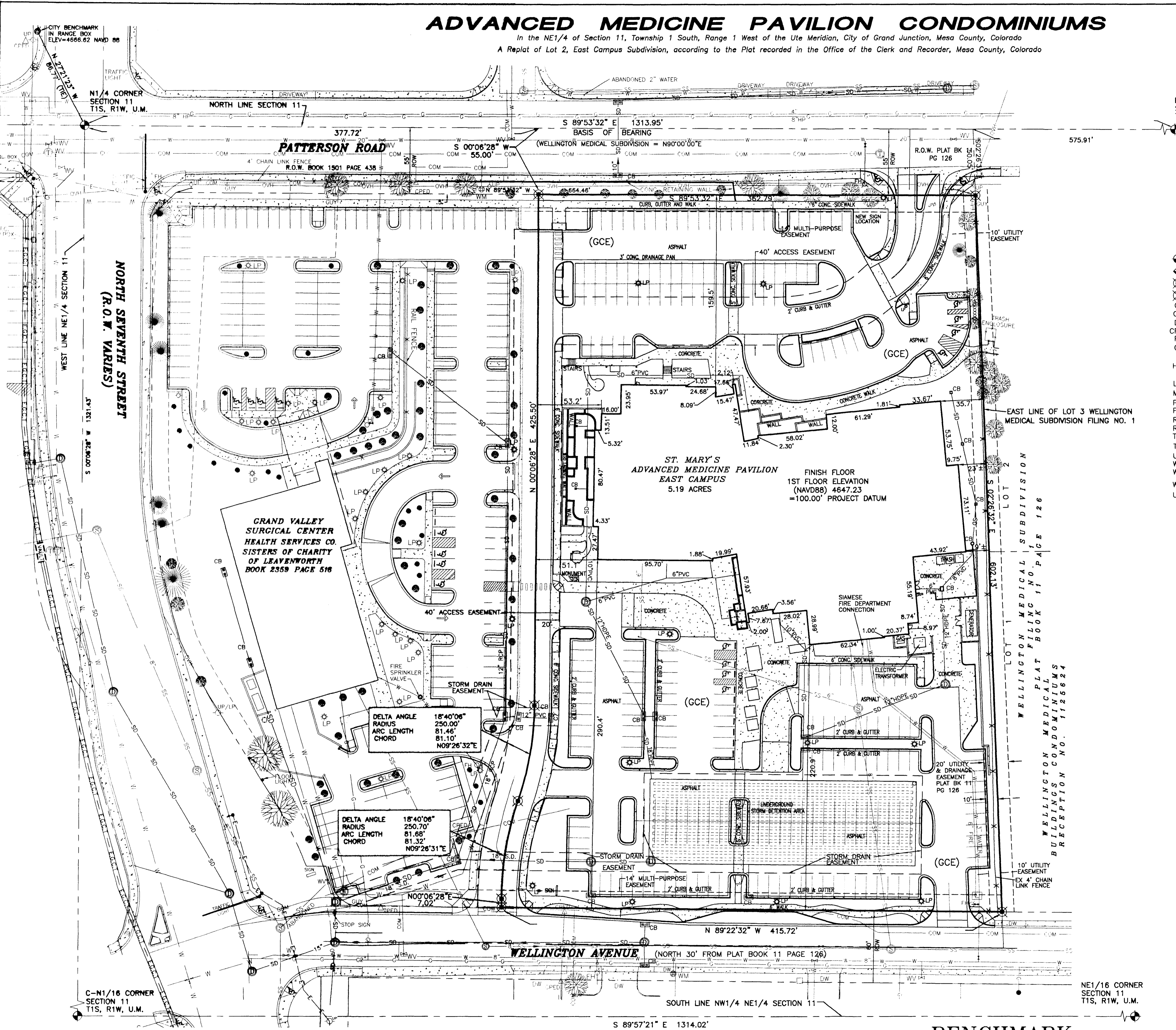
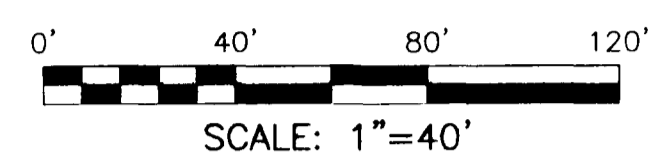
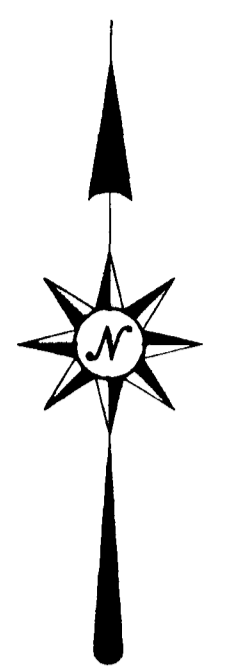
## INDEX OF SHEETS

- SHEET 1 - OWNERSHIP, AND CERTIFICATES
- SHEET 2 - CONDOMINIUM PLAN
- SHEET 3 - FIRST FLOOR PLAN
- SHEET 4 - SECOND FLOOR PLAN
- SHEET 5 - THIRD FLOOR PLAN
- SHEET 6 - SHEET 9 ELEVATION AND SECTION VIEWS

|   |  |                         |              |               |
|---|--|-------------------------|--------------|---------------|
|   | File Name: C:\PROJECTS\2087\2087CONDO.DWG  |                         |              |               |
|   | <b>ADVANCED MEDICINE PAVILION CONDOMINIUMS</b><br>IN LOT 2 EAST CAMPUS SUBDIVISION<br>IN THE NE1/4 OF SECTION 11,<br>T1S, R1W OF THE UTE MERIDIAN<br>CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO |                         |              |               |
| ROLLAND ENGINEERING<br>405 Ridges Blvd<br>Grand Jct, CO 81503<br>(970) 243-8300 | Designed<br>Drawn LC   | Checked<br>Date 3/23/07 | Proj#<br>Rv: | Sheet<br>Of 9 |

# ADVANCED MEDICINE PAVILION CONDOMINIUMS

In the NE1/4 of Section 11, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado  
 A Replat of Lot 2, East Campus Subdivision, according to the Plat recorded in the Office of the Clerk and Recorder, Mesa County, Colorado



### LEGEND

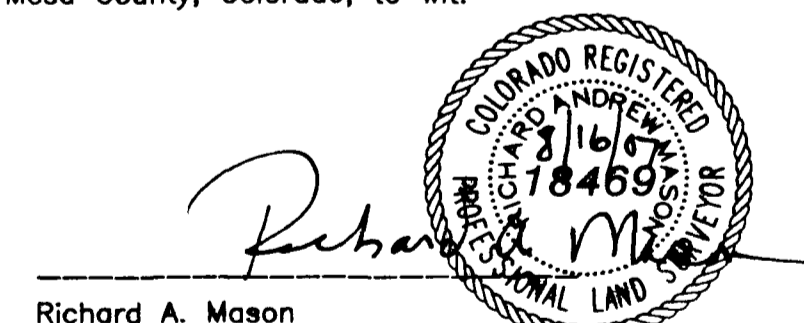
- |  |   |  |  |
|--|---|--|--|
|  | MESA COUNTY SURVEY MARKER                     |  | OVERHEAD UTILITY LINES                                       |
|  | CITY MONUMENT                                 |  | UNDERGROUND WATERLINE  |
|  | FOUND REBAR & CAP LS-18469                    |  | UNDERGROUND ELECTRIC LINE                                    |
|  | SET REBAR & CAP LS-18469                      |  | UNDERGROUND GAS LINE   |
|  | CENTER  |  | UNDERGROUND GAS LINE (HIGH PRESSURE)                         |
|  | CATCH BASIN                                   |  | UNDERGROUND STORM DRAIN LINE                                 |
|  | DRIVEWAY                                      |  | UNDERGROUND SANITARY SEWER LINE                              |
|  | COMMUNICATIONS PEDESTAL                       |  | UNDERGROUND COMMUNICATIONS LINE                              |
|  | FIRE HYDRANT                                  |  | IRRIGATION LINE  |
|  | GENERAL COMMON ELEMENT                        |  | UNDERGROUND JOINT TRENCH (ELECTRIC, GAS, COMMUNICATIONS, TV) |
|  | HANDICAP ACCESS                               |  | FENCE  |
|  | HIGH DENSITY POLYETHYLENE                     |  | CONCRETE   |
|  | IRRIGATION                                    |  | ADDITION OF BUILDING CURRENTLY UNDER CONSTRUCTION            |
|  | LIGHT POLE                                    |  | TREE (DECIDUOUS)   |
|  | MESA COUNTY SURVEY MARKER                     |  | TREE (EVERGREEN)   |
|  | PROFESSIONAL LAND SURVEYOR POLYVINYL CHLORIDE |  | TELEPHONE MANHOLE  |
|  | RANGE   |  | STORM DRAIN MANHOLE  |
|  | RIGHT-OF-WAY TOWNSHIP                         |  | SANITARY SEWER MANHOLE                                       |
|  | TELEPHONE PEDESTAL                            |  | WATER MANHOLE  |
|  | UTE MERIDIAN                                  |  |  |
|  | WITNESS CORNER                                |  |  |
|  | WATER METER                                   |  |  |
|  | WATER VALVE                                   |  |  |
|  | UTILITY POLE                                  |  |  |

### GENERAL NOTES

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### SURVEYOR'S STATEMENT

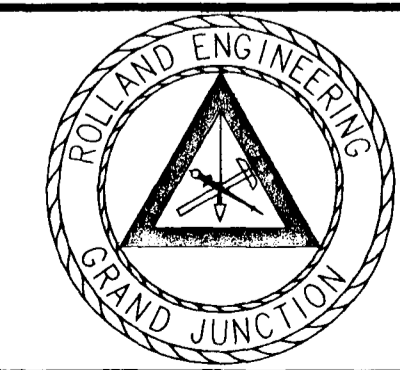
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Richard A. Mason  
 Registered Professional Land Surveyor  
 P.L.S. No. 18469  
 August 16, 2007  
 Date

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

|   |              |     |              |
|---|--------------|-----|--------------|
| File Name: C:\PROJECTS\2087\2087CONDO.DWG   |              |     |              |
| <b>ADVANCED MEDICINE PAVILION CONDOMINIUMS</b>  |              |     |              |
| IN LOT 2 EAST CAMPUS SUBDIVISION<br>IN THE NE1/4 OF SECTION 11,<br>T1S, R1W OF THE UTE MERIDIAN |              |     |              |
| CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO   |              |     |              |
| Designed  | Checked      | RAM | Proj# 2087   |
| Drawn LC  | Date 3/23/07 | Rv  | Sheet 2 of 9 |

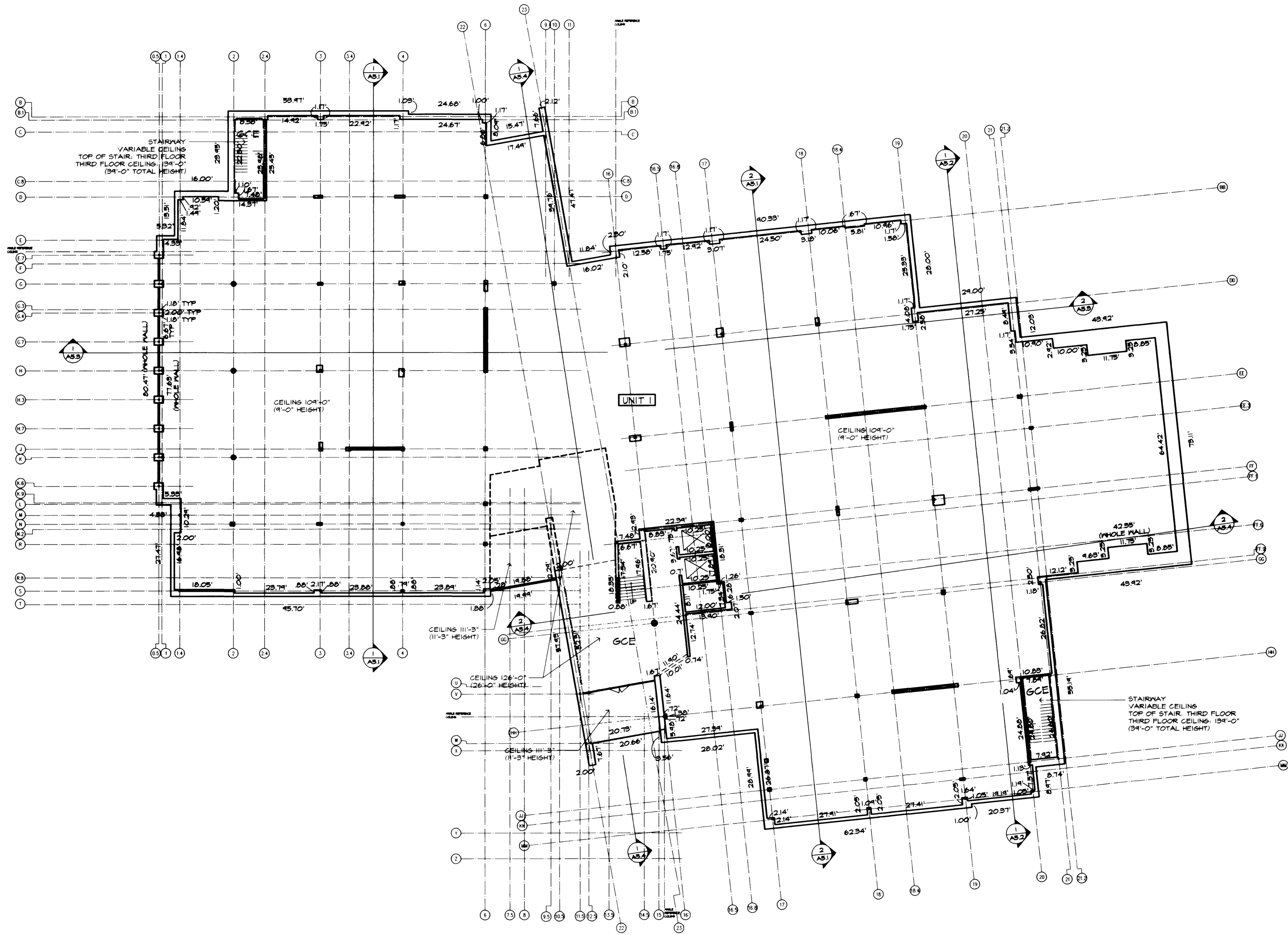
### BENCHMARK

CITY BENCHMARK IN RANGE BOX AT BACK OF SIDEWALK AT N.W. CORNER OF THE INTERSECTION OF PATTERSON AVENUE AND SEVENTH STREET  
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 A Replat of Lot 2, East Campus Subdivision, according to the Plat recorded in the Office of the Clerk and Recorder, Mesa County, Colorado



**FIRST FLOOR PAVILION - FLOOR PLAN - EXISTING**  
 1/16" = 1'-0"  
 GCE: GENERAL COMMON ELEMENT  
 LCE: LIMITED COMMON ELEMENT  
 FINISHED FLOOR: 100'-0" (BUILDING BENCHMARK ELEVATION)  
 TYPICAL INTERIOR COLUMN & FURRING  
 GROSS AREA: 42,436 GSF  
 UNIT I AREA: 38,085 GSF  
 GCE AREA: 2,184 GSF

I, ROBERT D. JENKINS, AIA, AN ARCHITECT LICENSED BY THE STATE OF COLORADO (LICENSE NO. 220168), HEREBY STATE THAT THE CONSTRUCTED COMPONENTS OF THE BUILDING CONTAINING ALL THE FINISHED AND OCCUPIED UNITS OF THE ADVANCED MEDICINE PAVILION CONDOMINIUM ARE SUBSTANTIALLY COMPLETE AND THE DIMENSIONS OF THE UNITS ARE ACCURATELY SHOWN HEREON. INTERIOR CONSTRUCTION OF UNITS 3-A, 3-B AND 3-D HAS NOT BEEN COMPLETED; HOWEVER, THE DIMENSIONS OF SAID UNITS ARE ACCURATELY SHOWN HEREON.  
*Robert D. Jenkins* 1/26/07

ROBERT D. JENKINS/AIA  
 ARCHITECT  
 2635 N. 7TH STREET P.O. BOX 1628  
 GRAND JUNCTION, COLORADO 81502  
 (970) 256-1980 FAX (970) 256-1953

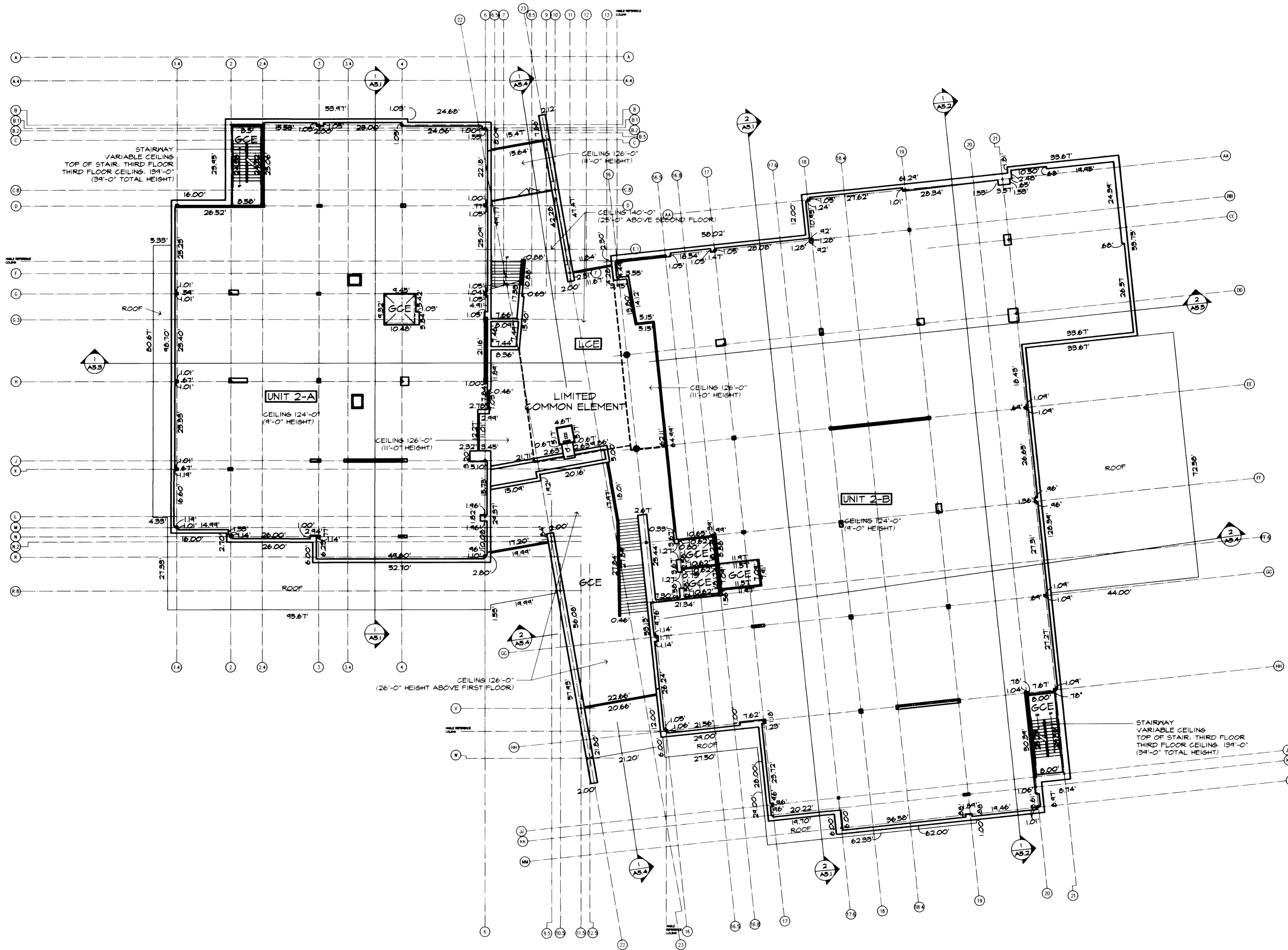
Advanced Medicine  
 Pavilion Condominiums

St. Mary's  
 Hospital  
 The Regional Medical Center

PROJECT NUMBER:  
 0415  
 DATE:  
 07/21/04  
 DRAWN BY:  
 JJR  
 REVISIONS:  
 ▲ 04/12/05  
 ▲ 05/20/05  
 ▲ 02/20/06  
 ▲ 05/02/06  
 DRAWING NUMBER  
**SHEET**  
**3 OF 9**

# ADVANCED MEDICINE PAVILION CONDOMINIUMS

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 A Replat of Lot 2, East Campus Subdivision, according to the Plat recorded in the Office of the Clerk and Recorder, Mesa County, Colorado



**SECOND FLOOR PAVILION - FLOOR PLAN - EXISTING**  
 1/16" = 1'-0"

GCE: GENERAL COMMON ELEMENT  
 LCE: LIMITED COMMON ELEMENT

UNIT 2-A AREA: 10,928 GSF  
 UNIT 2-B AREA: 20,298 GSF  
 GCE AREA: 2,455 GSF  
 LCE AREA: 3,969 GSF  
 GROSS AREA: 37,650 GSF

FINISHED FLOOR, 115'-0"  
 TYPICAL INTERIOR COLUMN & FURRING

I, ROBERT D. JENKINS, AIA, AN ARCHITECT LICENSED BY THE STATE OF COLORADO (LICENSE NO. 20168), HEREBY STATE THAT THE CONSTRUCTED COMPONENTS OF THE BUILDING CONTAINS ALL THE FINISHED AND OCCUPIED UNITS OF THE ADVANCED MEDICINE PAVILION CONDOMINIUM ARE SUBSTANTIALLY COMPLETE AND THE DIMENSIONS OF THE UNITS ARE ACCURATELY SHOWN HEREON. INTERIOR CONSTRUCTION OF UNITS 2-A, 2-B AND 2-D HAS NOT BEEN COMPLETED; HOWEVER, THE DIMENSIONS OF SAID UNITS ARE ACCURATELY SHOWN HEREON.

*Robert D. Jenkins* 7/26/07

**ROBERT D. JENKINS/AIA**  
 ARCHITECT

2615 N. 7TH STREET P.O. BOX 1628  
 GRAND JUNCTION, COLORADO 81502  
 (970) 256-1960 FAX (970) 256-1953

**Advanced Medicine Pavilion Condominiums**

**St. Mary's Hospital**  
 The Regional Medical Center

PROJECT NUMBER:  
0413

DATE:  
07/21/04

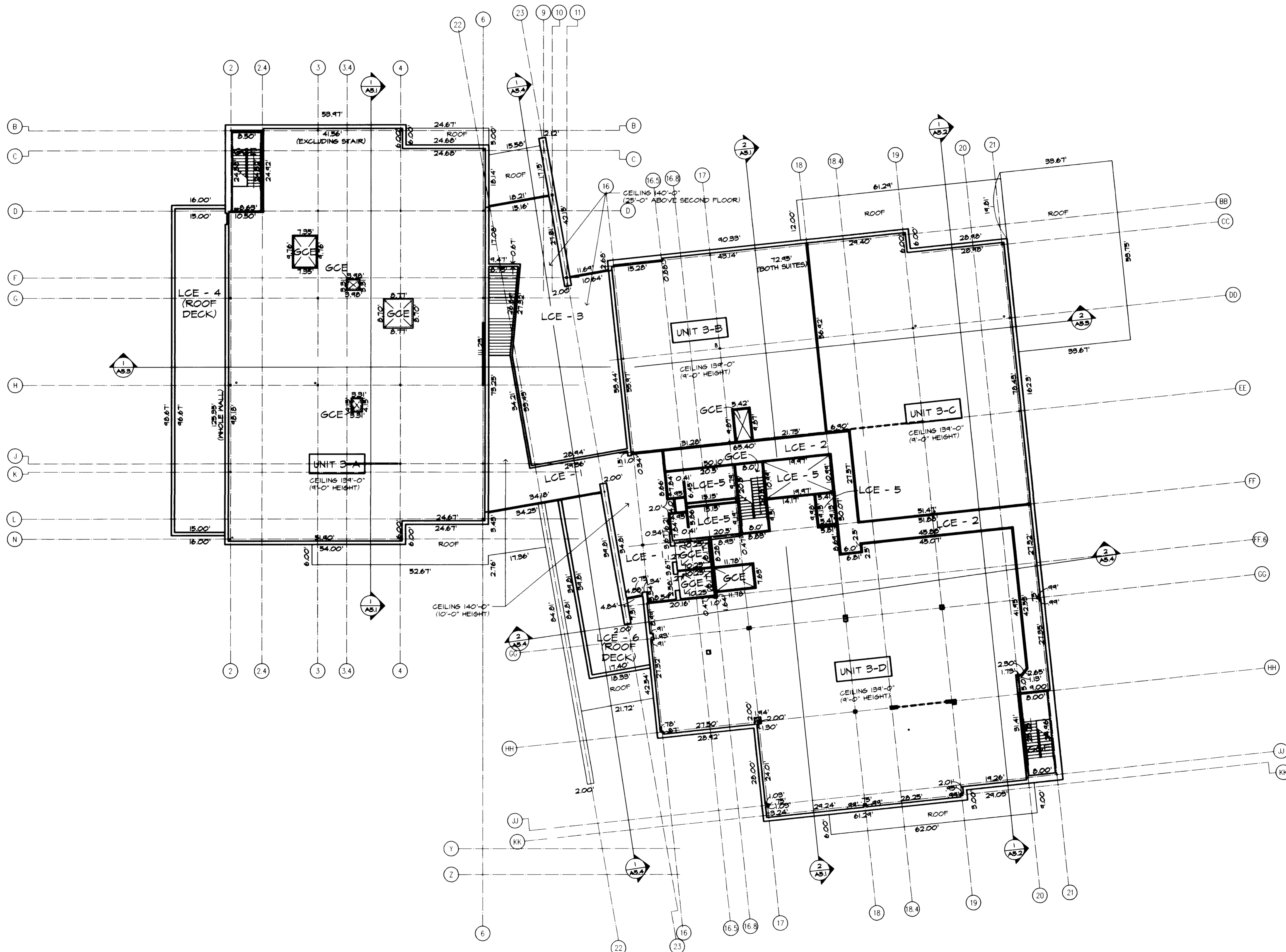
DRAWN BY:  
J.R.

REVISIONS:  
 ▲ 04/12/05  
 ▲ 05/20/05  
 ▲ 02/20/06  
 ▲ 05/02/06

DRAWING NUMBER  
**SHEET 4 OF 9**

# ADVANCED MEDICINE PAVILION CONDOMINIUMS

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 A Replat of Lot 2, East Campus Subdivision, according to the Plat recorded in the Office of the Clerk and Recorder, Mesa County, Colorado



**1** **5** **↑** **THIRD FLOOR PAVILION - FLOOR PLAN - EXISTING**

1/16" = 1'-0"  
 GCE - GENERAL COMMON ELEMENT  
 LCE - LIMITED COMMON ELEMENT

|                |           |                 |            |
|----------------|-----------|-----------------|------------|
| UNIT 3-A AREA: | 5,705 GSF | LCE AREA 1:     | 1,640 GSF  |
| UNIT 3-B AREA: | 3,258 GSF | LCE AREA 2:     | 1,194 GSF  |
| UNIT 3-C AREA: | 4,564 GSF | LCE AREA 3:     | 2,028 GSF  |
| UNIT 3-D AREA: | 7,649 GSF | LCE AREA 4:     | 1,452 GSF  |
| GCE AREA:      | 1,024 GSF | LCE AREA 5:     | 637 GSF    |
|                |           | LCE AREA 6:     | 751 GSF    |
|                |           | LCE TOTAL AREA: | 7,647 GSF  |
|                |           | GROSS AREA:     | 31,441 GSF |

□ TYPICAL INTERIOR COLUMN & FURRING

I, ROBERT D. JENKINS, AIA, AN ARCHITECT LICENSED BY THE STATE OF COLORADO (LICENSE NO. 201166), HEREBY STATE THAT THE CONSTRUCTED COMPONENTS OF THE BUILDING CONTAINING ALL THE FINISHED AND OCCUPIED UNITS OF THE ADVANCED MEDICINE PAVILION CONDOMINIUM ARE SUBSTANTIALLY COMPLETE AND THE DIMENSIONS OF THE UNITS ARE ACCURATELY SHOWN HEREON. INTERIOR CONSTRUCTION OF UNITS 3-A, 3-B AND 3-D HAS NOT BEEN COMPLETED; HOWEVER, THE DIMENSIONS OF SAID UNITS ARE ACCURATELY SHOWN HEREON.

*Robert D. Jenkins* 7/26/07

**ROBERT D. JENKINS/AIA**  
 ARCHITECT

2635 N. 7TH STREET P.O. BOX 1628  
 GRAND JUNCTION, COLORADO 81502  
 (970) 256-1980 FAX (970) 256-1953

**Advanced Medicine  
 Pavilion Condominiums**

**St. Mary's  
 Hospital**  
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PROJECT NUMBER:  
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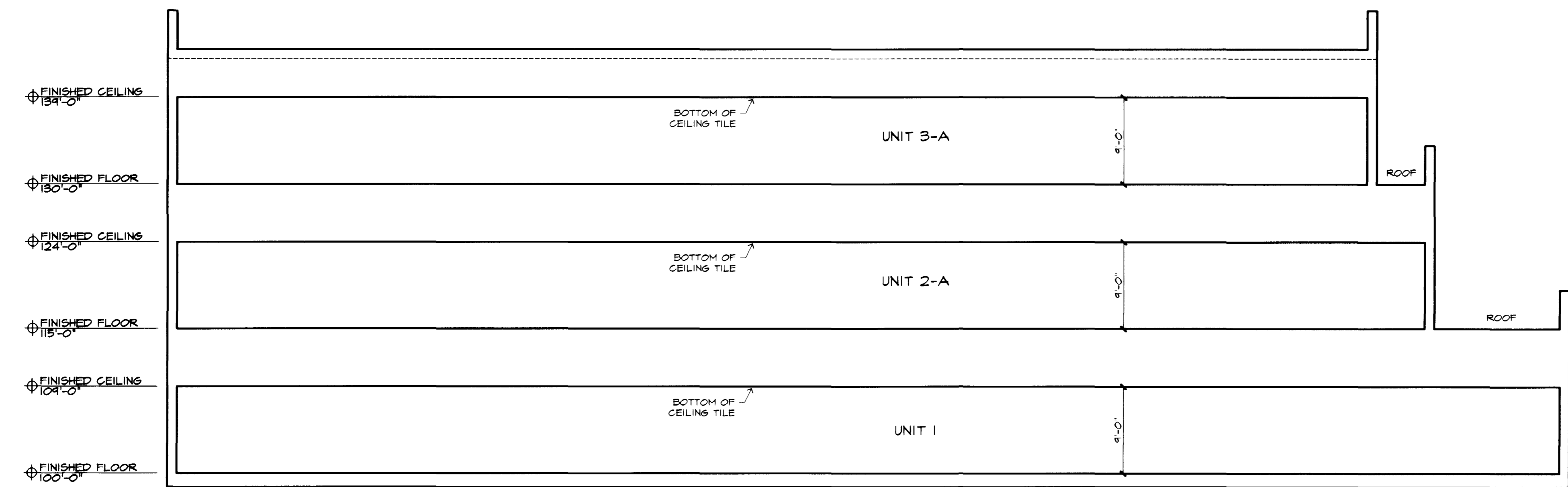
DRAWN BY:  
 JMR

REVISIONS:  
 ▲ 04/12/05  
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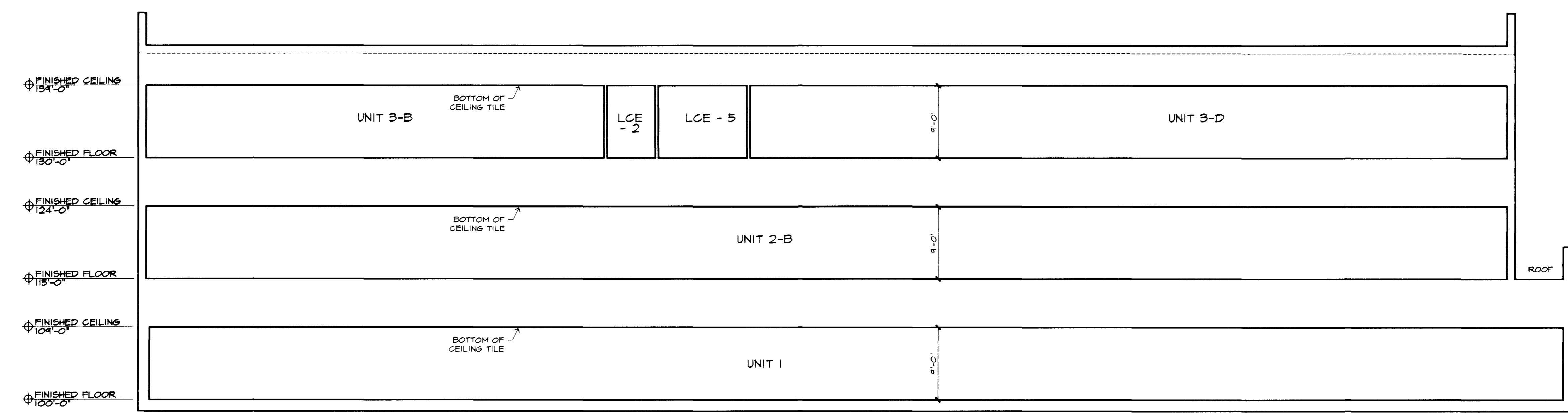
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**SHEET  
 5 OF 9**

# ADVANCED MEDICINE PAVILION CONDOMINIUMS

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 A Replat of Lot 2, East Campus Subdivision, according to the Plat recorded in the Office of the Clerk and Recorder, Mesa County, Colorado



1 BUILDING SECTION  
 6 1/8" = 1'-0"



2 BUILDING SECTION  
 6 1/8" = 1'-0"

I, ROBERT D. JENKINS, AIA, AN ARCHITECT LICENSED BY THE STATE OF COLORADO (LICENSE NO. 20168), HEREBY STATE THAT THE CONSTRUCTED COMPONENTS OF THE BUILDING CONTAINING ALL THE FINISHED AND OCCUPIED UNITS OF THE ADVANCED MEDICINE PAVILION CONDOMINIUM ARE SUBSTANTIALLY COMPLETE AND THE DIMENSIONS OF THE UNITS ARE ACCURATELY SHOWN HEREON. INTERIOR CONSTRUCTION OF UNITS 3-A, 3-B AND 3-D HAS NOT BEEN COMPLETED; HOWEVER, THE DIMENSIONS OF SAID UNITS ARE ACCURATELY SHOWN HEREON.

*Robert D. Jenkins* 7/26/07

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**Advanced Medicine  
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PROJECT NUMBER:  
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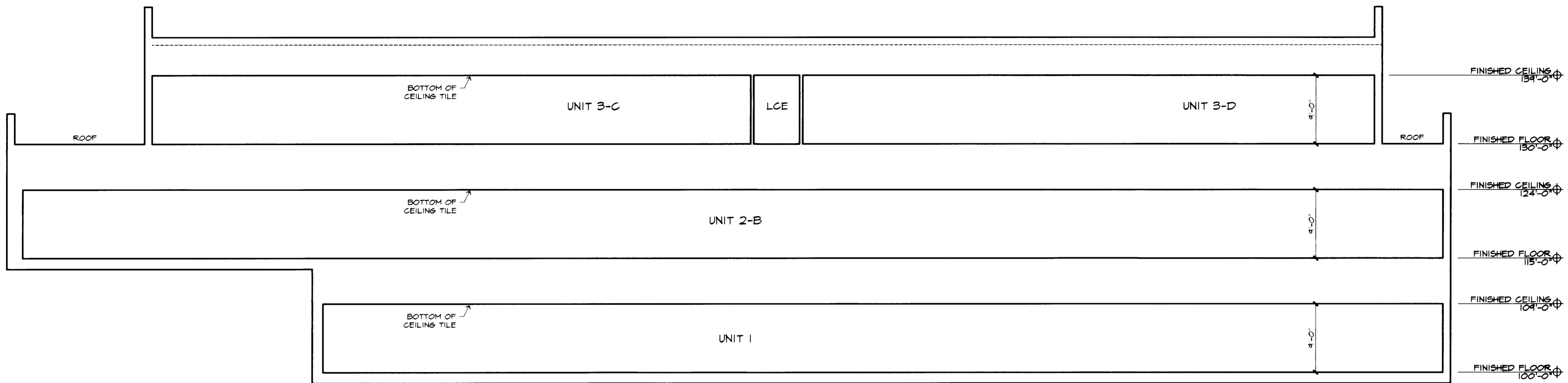
DRAWN BY:  
 JMR

REVISIONS:  
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DRAWING NUMBER  
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1 BUILDING SECTION  
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*Robert D. Jenkins* 7/26/07

ROBERT D. JENKINS/AIA  
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 2615 N. 7TH STREET P.O. BOX 1608  
 GRAND JUNCTION, COLORADO 81502  
 (970) 256-1960 FAX (970) 256-1955

Advanced Medicine  
 Pavilion Condominiums

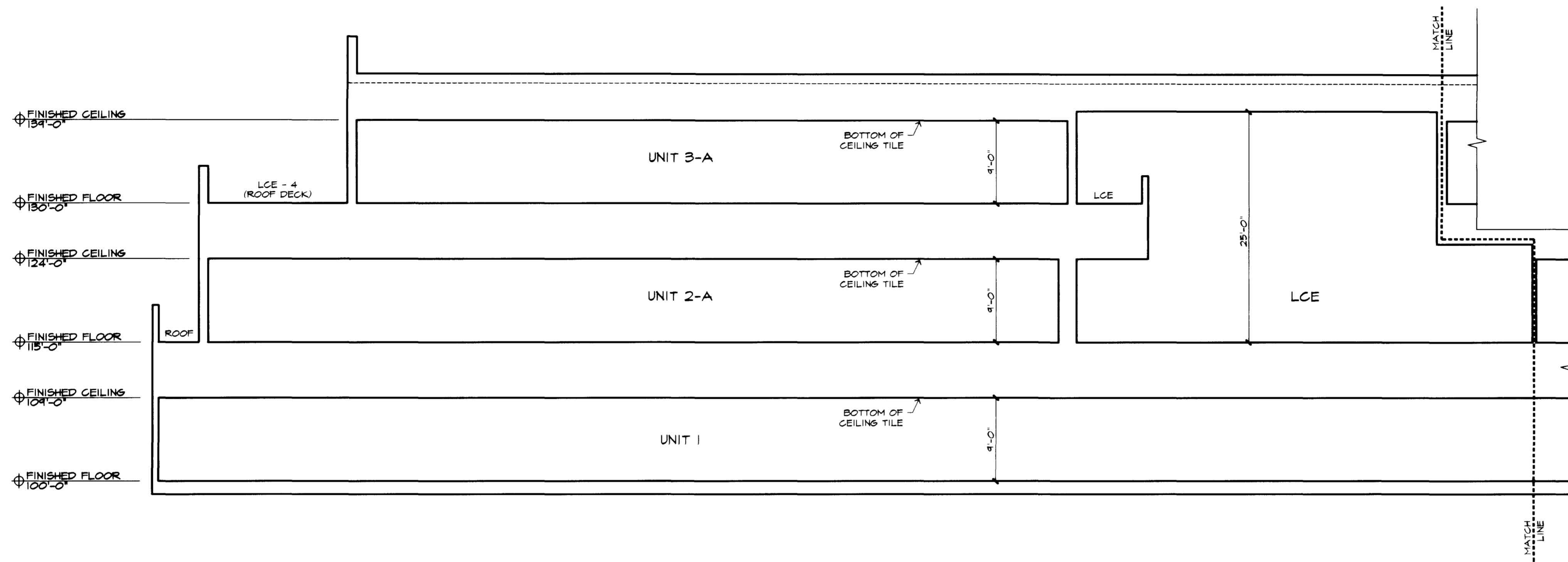
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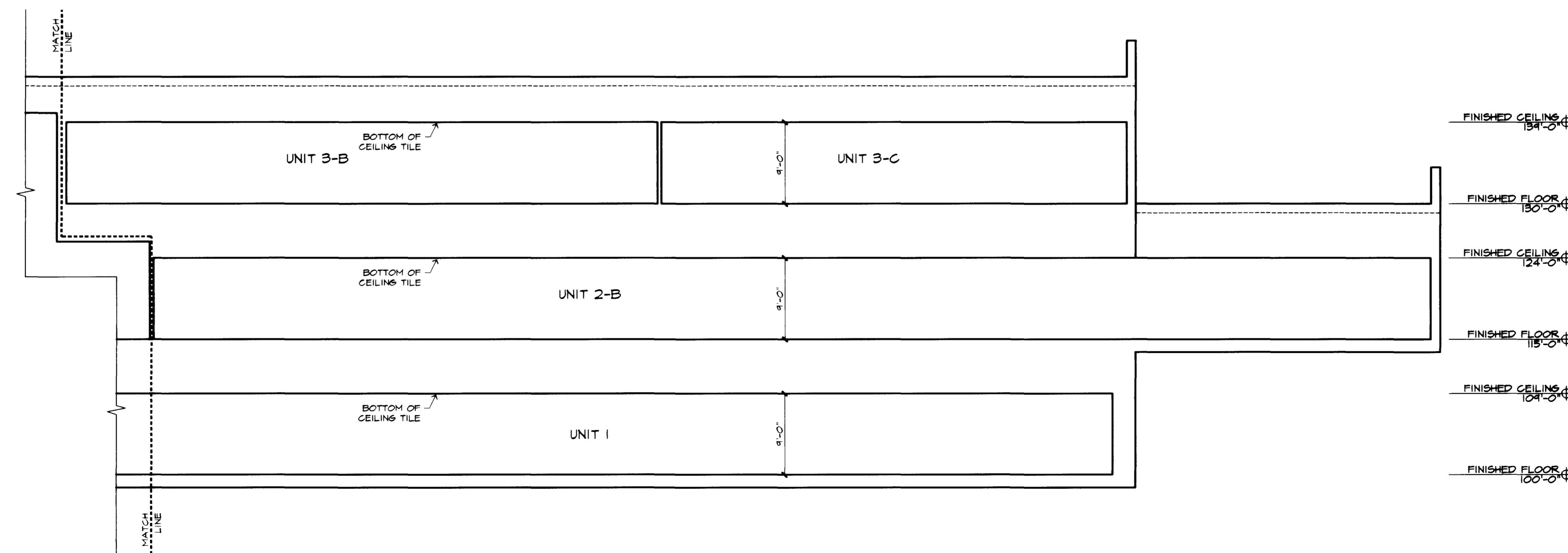
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1 BUILDING SECTION  
 1/8" = 1'-0"



2 BUILDING SECTION  
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I, ROBERT D. JENKINS, AIA, AN ARCHITECT LICENSED BY THE STATE OF COLORADO (LICENSE NO. 20116B), HEREBY STATE THAT THE CONSTRUCTED COMPONENTS OF THE BUILDING CONTAINING ALL THE FINISHED AND OCCUPIED UNITS OF THE ADVANCED MEDICINE PAVILION CONDOMINIUM ARE SUBSTANTIALLY COMPLETE AND THE DIMENSIONS OF THE UNITS ARE ACCURATELY SHOWN HEREON. INTERIOR CONSTRUCTION OF UNITS 3-A, 3-B AND 3-D HAS NOT BEEN COMPLETED; HOWEVER, THE DIMENSIONS OF SAID UNITS ARE ACCURATELY SHOWN HEREON.

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St. Mary's  
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 The Regional Medical Center

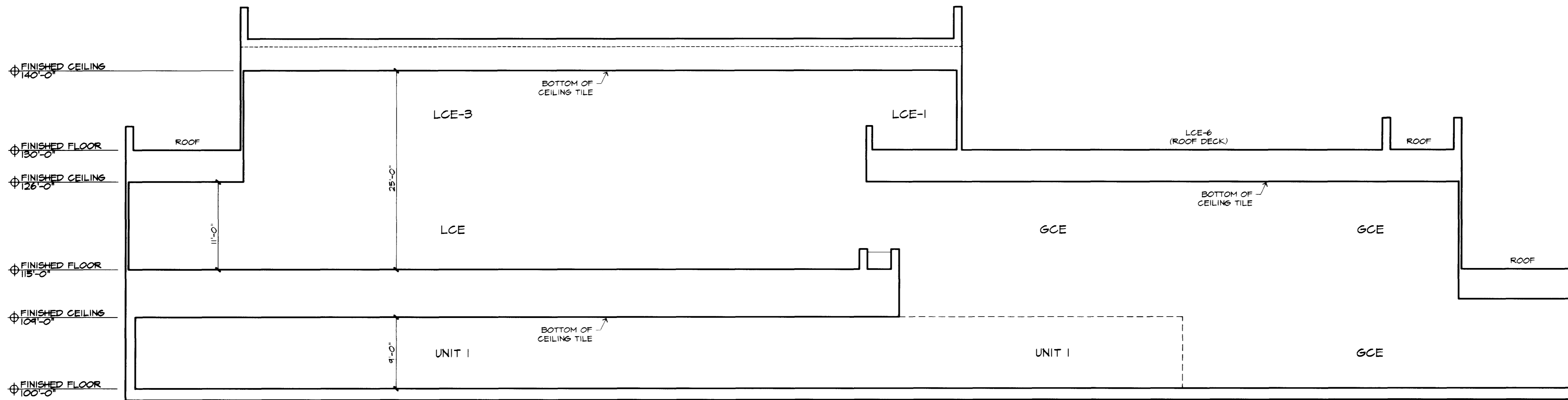
PROJECT NUMBER:  
 0413  
 DATE:  
 02/04/03  
 DRAWN BY:  
 JMR  
 REVISIONS:  
 ▲ 04/23/03  
 ▲ 02/21/06  
 ▲ 05/02/06

DRAWING NUMBER  
 SHEET  
 8 OF 9

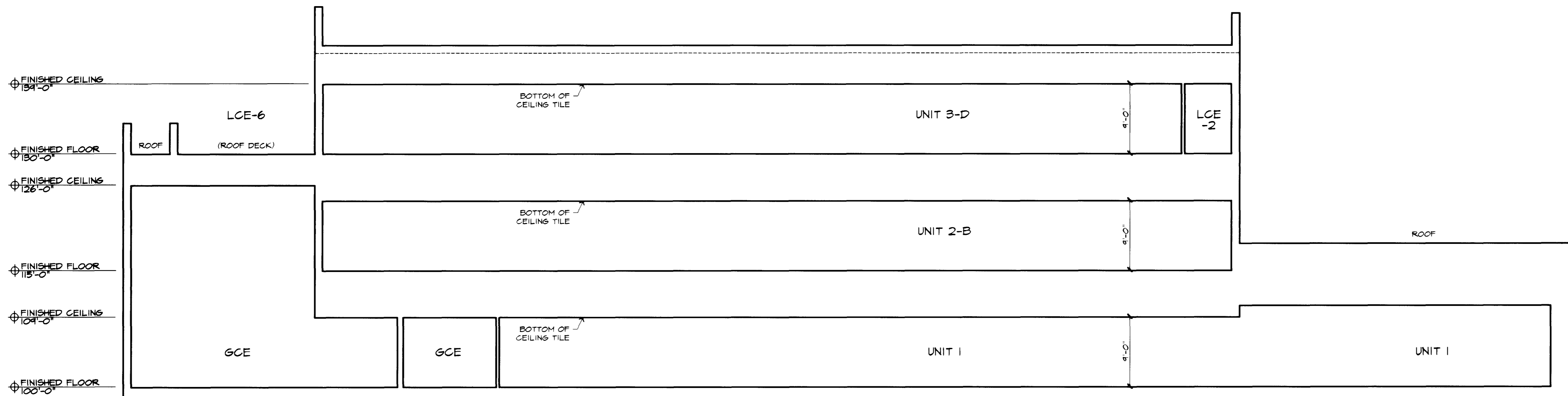


# ADVANCED MEDICINE PAVILION CONDOMINIUMS

In the NE1/4 of Section 11, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado  
 A Replat of Lot 2, East Campus Subdivision, according to the Plat recorded in the Office of the Clerk and Recorder, Mesa County, Colorado



1 BUILDING SECTION  
 1/8" = 1'-0"

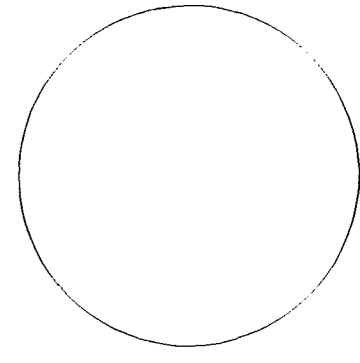


2 BUILDING SECTION  
 1/8" = 1'-0"

I, ROBERT D. JENKINS, AIA, AN ARCHITECT LICENSED BY THE STATE OF COLORADO (LICENSE NO. 201160), HEREBY STATE THAT THE CONSTRUCTED COMPONENTS OF THE BUILDING CONTAINING ALL THE FINISHED AND OCCUPIED UNITS OF THE ADVANCED MEDICINE PAVILION CONDOMINIUM ARE SUBSTANTIALLY COMPLETE AND THE DIMENSIONS OF THE UNITS ARE ACCURATELY SHOWN HEREON. INTERIOR CONSTRUCTION OF UNITS 3-A, 3-B AND 3-D HAS NOT BEEN COMPLETED; HOWEVER, THE DIMENSIONS OF SAID UNITS ARE ACCURATELY SHOWN HEREON.

*Robert D. Jenkins* 7/26/07

ROBERT D. JENKINS/AIA  
 ARCHITECT



2635 N. 7TH STREET P.O. BOX 1628  
 GRAND JUNCTION, COLORADO 81502  
 (970) 256-1980 FAX (970) 256-1953

Advanced Medicine  
 Pavilion Condominiums

St. Mary's  
 Hospital  
 The Regional Medical Center

PROJECT NUMBER:  
 0413  
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 07/21/04  
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 ▲ 04/23/03  
 ▲ 02/21/06  
 ▲ 05/02/06

DRAWING NUMBER  
**SHEET  
 9 OF 9**