

FAIRMOUNT VILLAGE CONDOMINIUMS - PHASE FIVE

SITUATED IN THE SW1/4 NW1/4 SECTION 12, T1S, R1W OF THE UTE MERIDIAN
 A REPLAT OF UNIT 67 OF FAIRMOUNT VILLAGE CONDOMINIUMS- PHASE TWO
 (Book 4385, Pages 564-567)
 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 4537, Pages 767-771 of the Mesa County Clerk and Recorder's Office, being described as follows:

UNIT 67 OF FAIRMOUNT VILLAGE CONDOMINIUMS- PHASE TWO as recorded in Book 4385, Pages 564-567 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 FIVE.

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

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

All Drainage Easements are dedicated to the City of Grand Junction as perpetual easements for the inspection, installation, operation, maintenance and repair of detention and drainage facilities and appurtenants thereto. The City of Grand Junction is dedicated reasonable ingress/egress access to the drainage/detention easement areas. The owner(s) and/or the property owners' association, if one exists, is not relieved of its responsibility to inspect, install, operate, maintain, and repair the detention and drainage facilities.

All Tracts/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.

CITY APPROVAL

This Plat of FAIRMOUNT VILLAGE CONDOMINIUMS-PHASE FIVE, a condominium in the City of Grand Junction, County of Mesa, Colorado is hereby approved and dedications accepted this 16th day of MARCH, 2008.

[Signature]
 City Manager

[Signature]
 Mayor

AREA SUMMARY

BUILDINGS = 0.09 ACRES = 9%
 UNDEVELOPED LAND (UNIT 69) = 0.40 ACRES = 42%
 GENERAL COMMON AREA = 0.47 ACRES = 49%
 TOTAL = 0.96 ACRES = 100%

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 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, as of March 2, 2008

Date: March 5, 2008

By: *[Signature]*
 Abstract & Title Company of Mesa Co.

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 3741 Page 27 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon. Book 4187 PAGE 751 and Book 4589 PAGE 77

In witness whereof, the said individual(s) has caused these presents to be signed this 18th day of February by: Tami Larimore, SVP

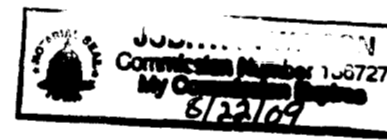
Name of Institution: Community Bank of Boone

STATE OF IOWA }
 COUNTY OF BOONE } S.S.

The foregoing instrument was acknowledged before me this 18th day of February, A.D., 2008, by

TAMI LARIMORE, SVP

Witness my hand and official seal.
 My commission expires: 8/22/09



[Signature]
 Notary Public

[Signature]
 BY: TROY NESHEIM FOR JBB CORPORATION - AS VICE-PRESIDENT

STATE OF COLORADO }
 COUNTY OF MESA } S.S.

The foregoing instrument was acknowledged before me this 5th day of MARCH, A.D., 2008, by TROY NESHEIM for JBB CORPORATION, AS VICE-PRESIDENT

Witness my hand and official seal.
 My commission expires: _____

[Signature]
 Notary Public

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 FIVE, 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.

[Signature]
 David M. Morris, Registered Land Surveyor, Colorado Registration No. 30111



CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }
 COUNTY OF MESA } S.S.

I hereby certify that this instrument was filed in my office at 3:48 o'clock P.M. this 17th day of MARCH, A.D., 2008, and is duly recorded in Book No. 4625, Page 85-88

Reception No. 2429156 DRAWER: UU-27

[Signature]
 Clerk and Recorder

[Signature]
 Deputy

40⁰⁰
 Fees \$

FOR CITY OF GRAND JUNCTION USE

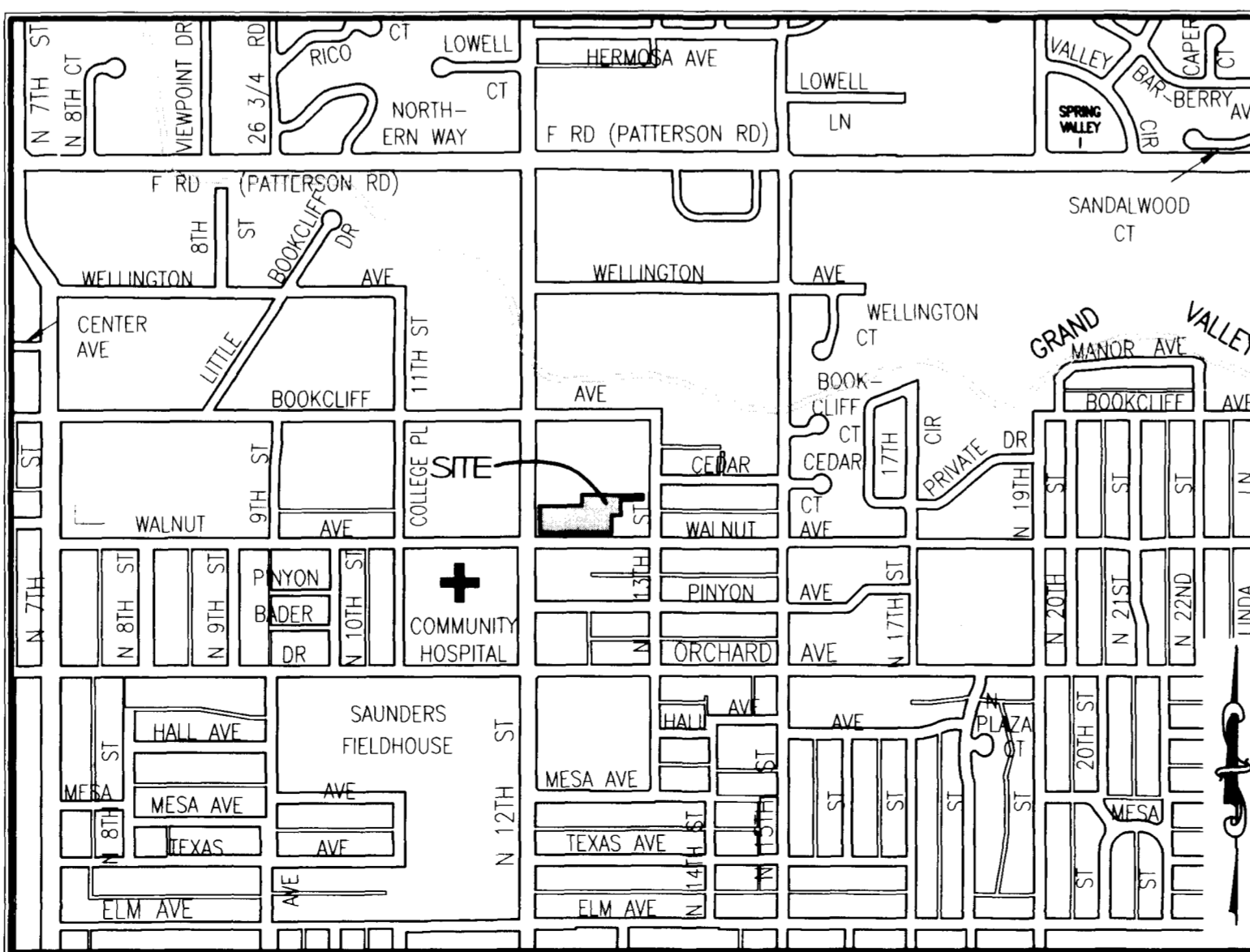
Additional instruments documenting property interests and rights of others relative to the lands platted hereon are recorded as follows:

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 4537 at Page 568

Second Amendment to the Declaration for Fairmount Village Condominiums are recorded in Book 4537 at Page 772

Third Amendment to the Declaration for Fairmount Village Condominiums are recorded in Book 4625 at Page 81



Vicinity Map
 (NOT TO SCALE)

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 FIVE

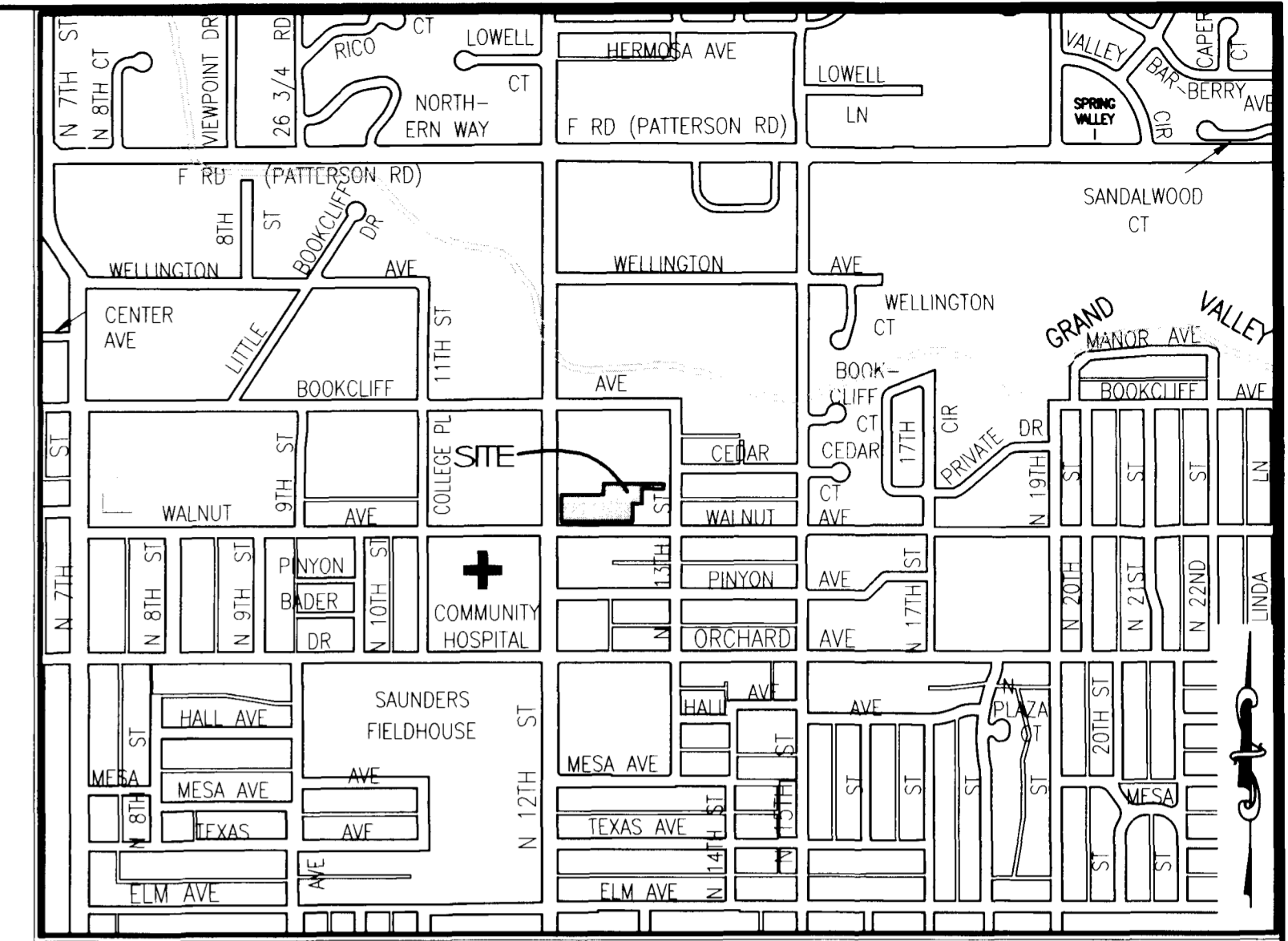
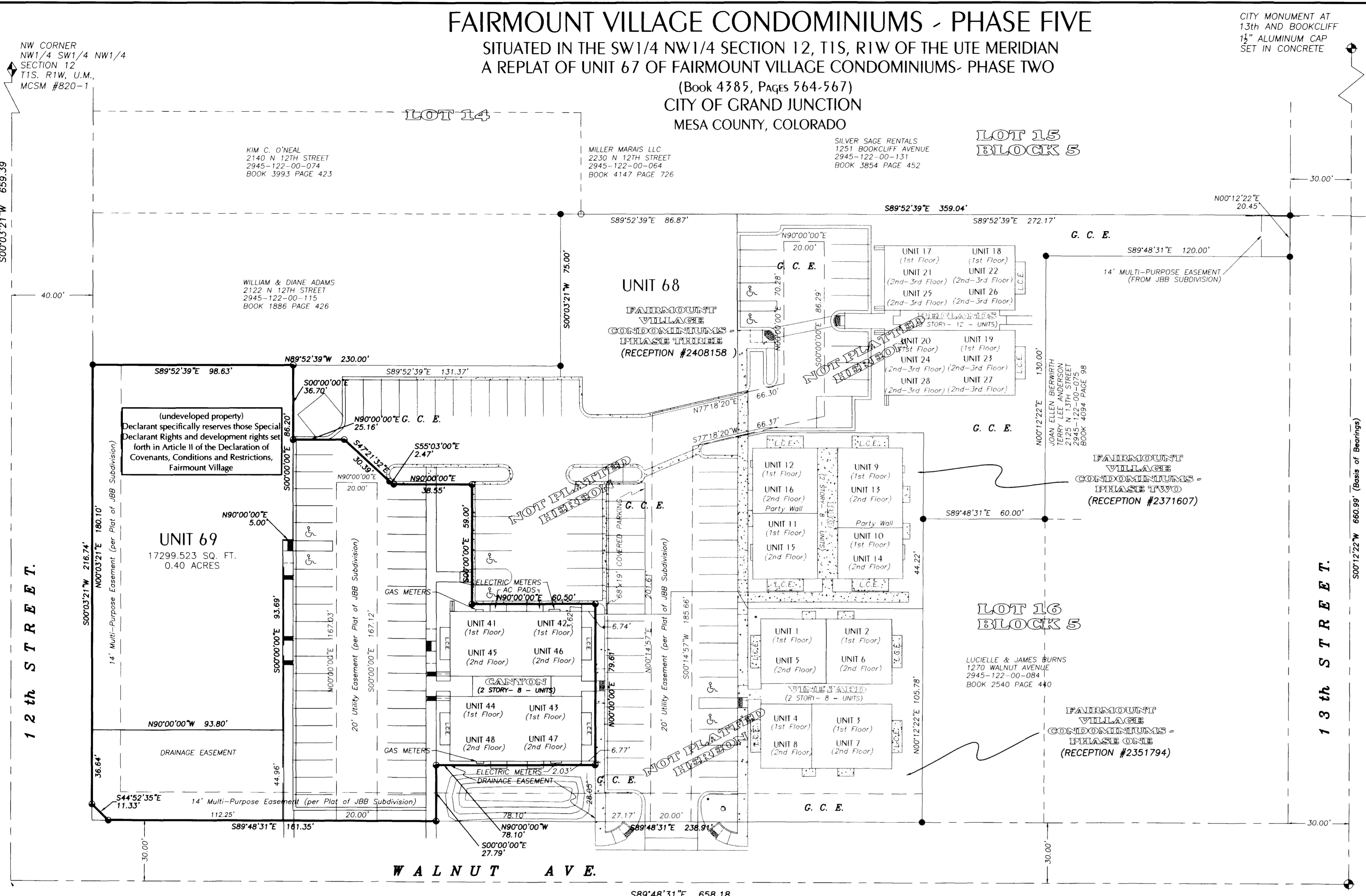
SITUATED IN THE SW1/4 NW1/4 SECTION 12, T1S, R1W OF THE UTE MERIDIAN
 A REPLAT OF UNIT 67 OF FAIRMOUNT VILLAGE CONDOMINIUMS- PHASE TWO
 (Book 4385, Pages 564-567)
 CITY OF GRAND JUNCTION
 MESA COUNTY, COLORADO

| Final Plat | | |
|--|--|--------------------|
| SITUATED IN THE SW1/4 NW1/4 SECTION 12, T1S, R1W OF THE UTE MERIDIAN | | |
| FOR: JURGEN DENK | <i>Surveying Western Colorado Since 1979</i> | 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: 2/14/08 | | SHEET NO. 1 of 4 |
| | | FILE: 2007-347.01 |

FAIRMOUNT VILLAGE CONDOMINIUMS - PHASE FIVE

SITUATED IN THE SW1/4 NW1/4 SECTION 12, T1S, R1W OF THE UTE MERIDIAN
 A REPLAT OF UNIT 67 OF FAIRMOUNT VILLAGE CONDOMINIUMS- PHASE TWO
 (Book 4385, Pages 564-567)
 CITY OF GRAND JUNCTION
 MESA COUNTY, COLORADO

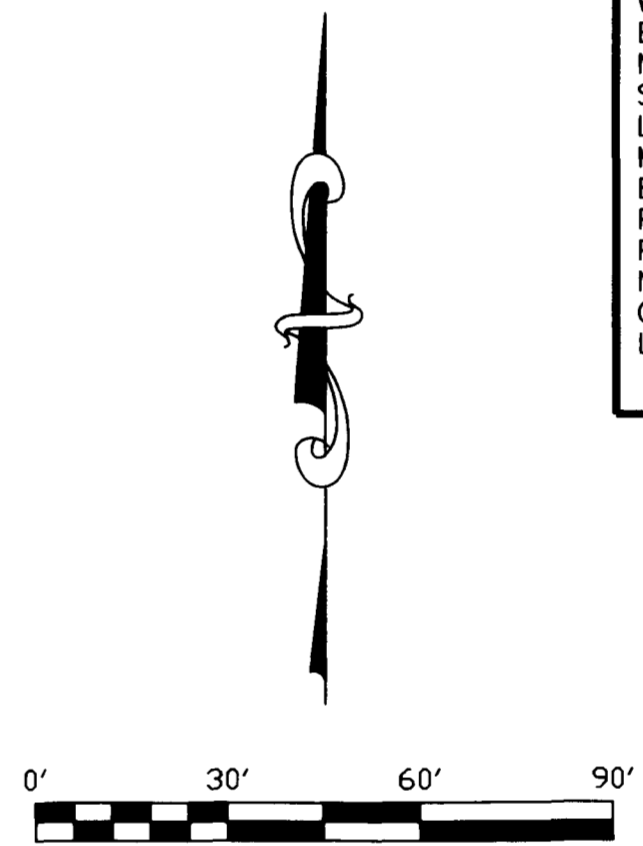
CITY MONUMENT AT
 13th AND BOOKCLIFF
 1 1/2" ALUMINUM CAP
 SET IN CONCRETE



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 |

CANYON UNITS 41 THRU 48
 & UNIT 69
 1206 WALNUT AVENUE



- 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 FIVE, 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 specified 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.

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 FIVE

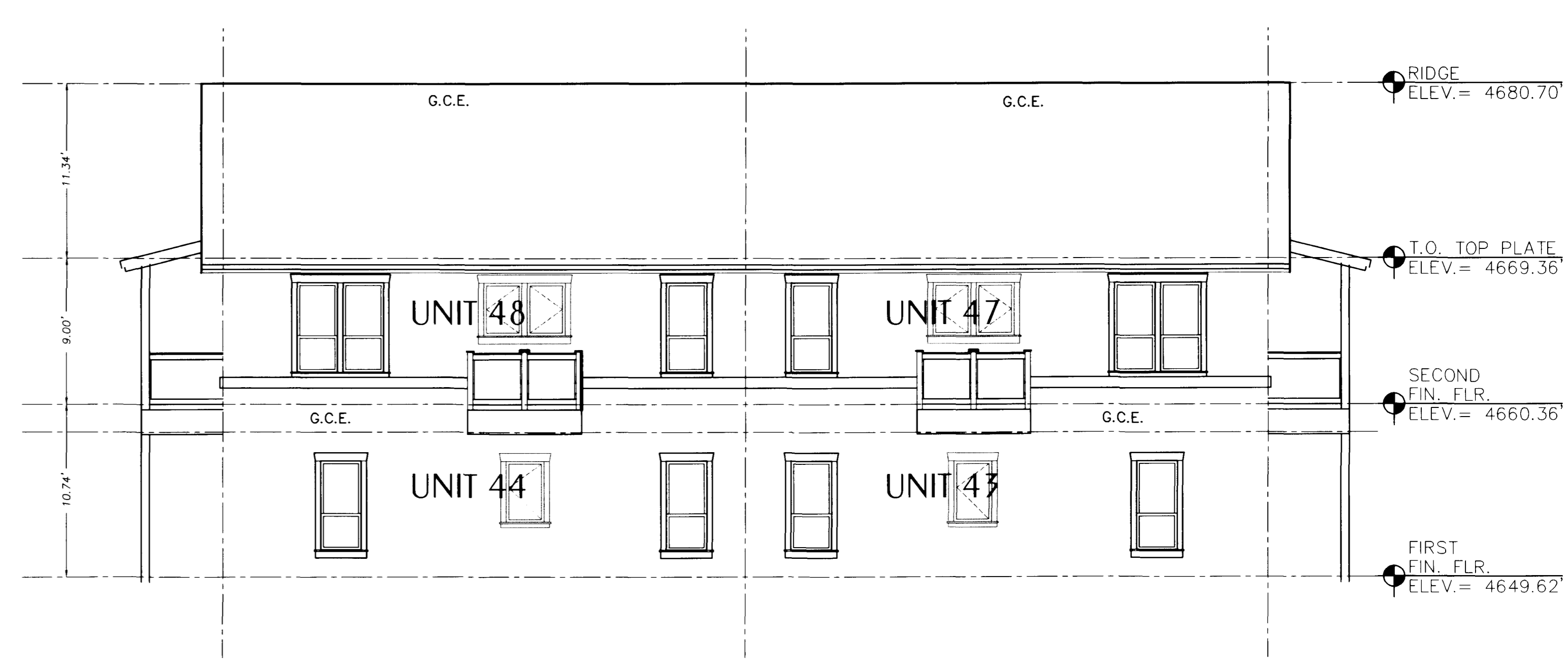
SITUATED IN THE SW1/4 NW1/4 SECTION 12, T1S, R1W OF THE UTE MERIDIAN
 A REPLAT OF UNIT 67 OF FAIRMOUNT VILLAGE CONDOMINIUMS- PHASE TWO
 CITY OF GRAND JUNCTION
 MESA COUNTY, COLORADO

| Final Plat | | |
|--|---|--------------------|
| SITUATED IN THE SW1/4 NW1/4 SECTION 12, T1S, R1W OF THE UTE MERIDIAN | | |
| FOR: JURGEN DENK | | SURVEYED BY: SB RM |
| ACAD ID: FAIRMOUNT CONDOS | | DRAWN BY: RM DMM |
| SCALE: 1" = 30' | Q.E.D. SURVEYING SYSTEMS, Inc. 1018 Colorado Ave Grand Junction, CO 81501-3521 (970) 241-2370 Fax: 241-7025 | CHECKED BY: MEM |
| DATE: 3/05/08 | | SHEET NO. 2 of 4 |
| | | FILE: 2007-347.01 |



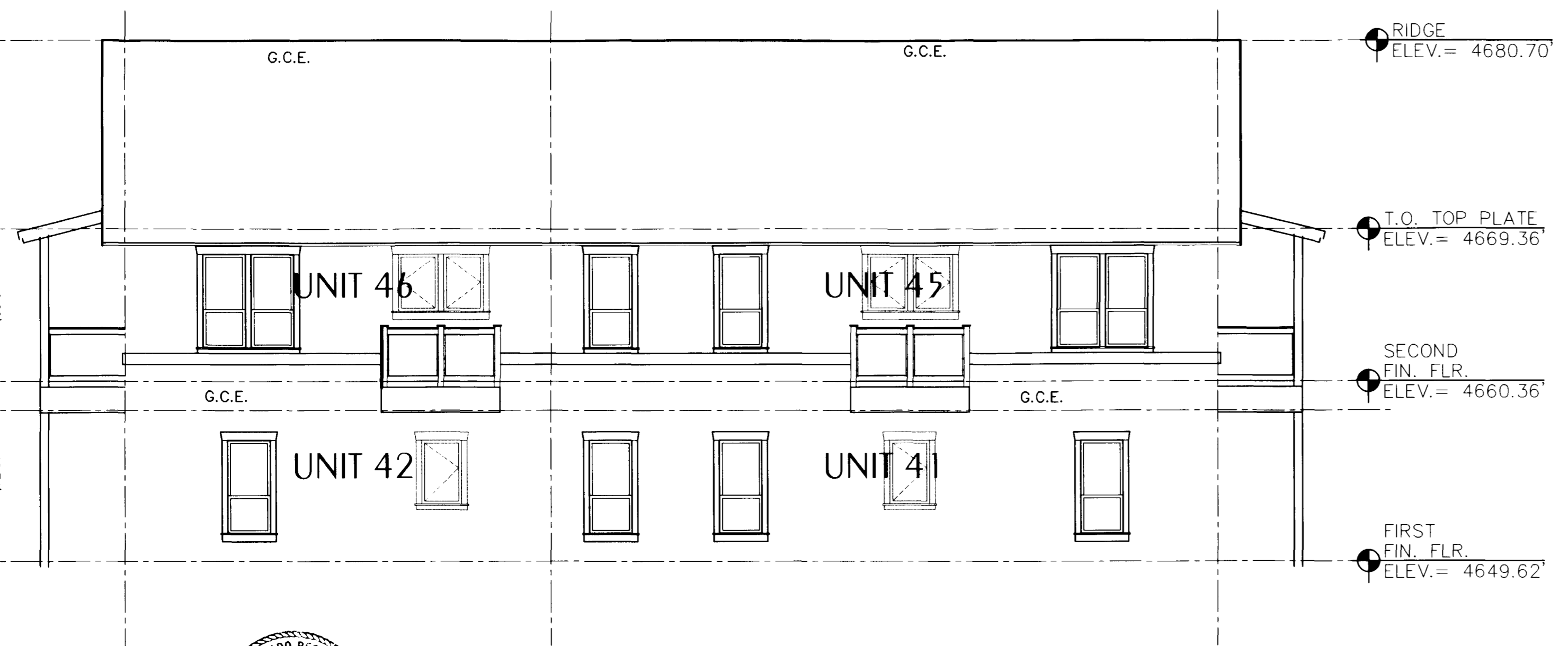
FRONT ELEVATION

SCALE: 1" = 6'



SIDE ELEVATION ' TWO BEDROOM '

SCALE: 1" = 6'



SIDE ELEVATION ' ONE & THREE BEDROOM '

SCALE: 1" = 6'



REAR ELEVATION

SCALE: 1" = 6'



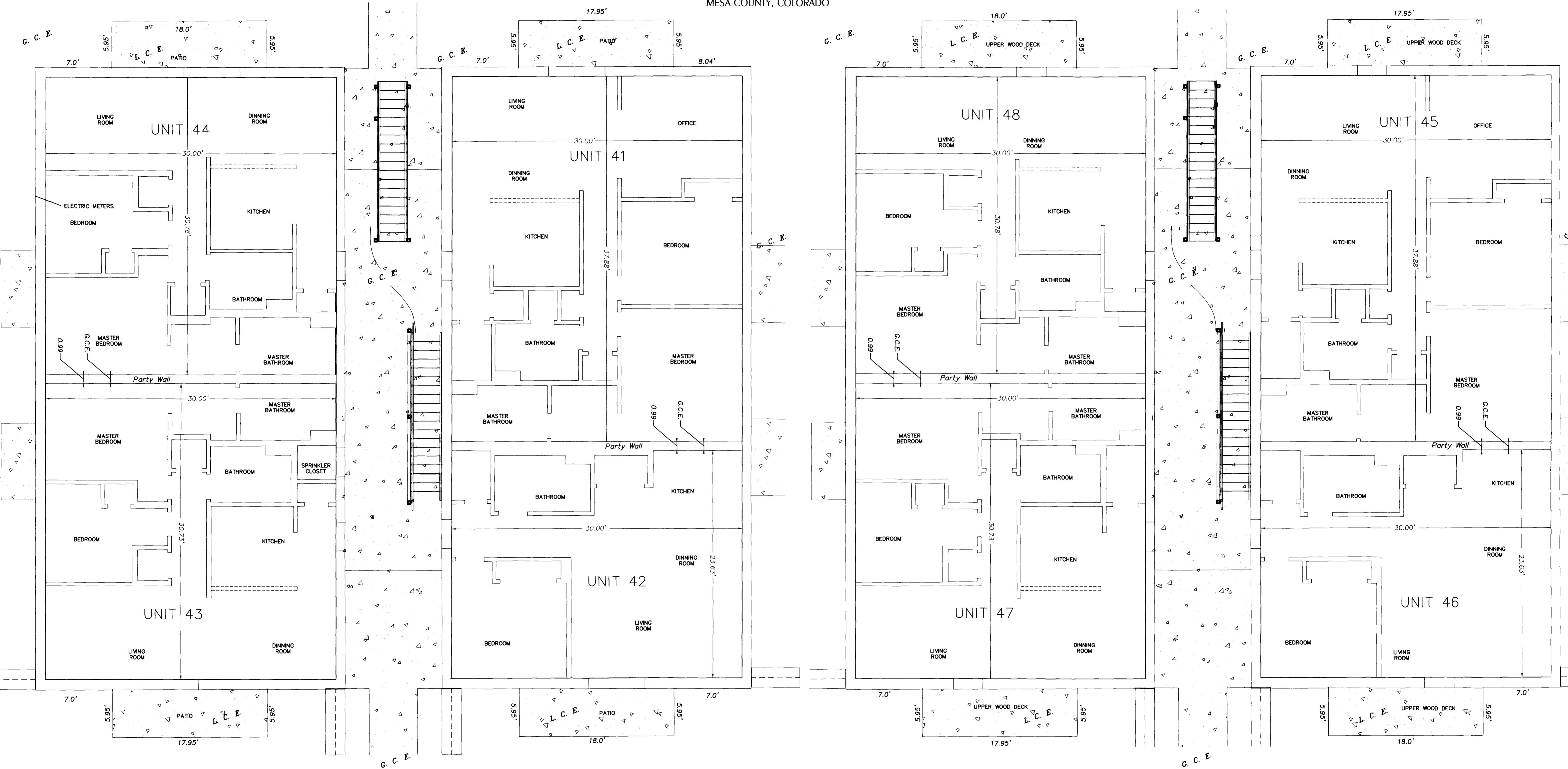
CANYON - UNITS 41 THRU 48
 1206 WALNUT AVENUE

Fairmount Village Condominiums - Phase Five

| | | |
|--|--|--------------------|
| CANYON - UNITS 41 THRU 48 | | |
| SITUATED IN THE SW1/4 NW1/4 SECTION 12, T1S, R1W OF THE UTE MERIDIAN | | |
| FOR: JURGEN DENK |  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: 3/05/08 | | SHEET NO. 3 of 4 |
| | | FILE: 2007-347.01 |

FAIRMOUNT VILLAGE CONDOMINIUMS - PHASE FIVE

CANYON UNITS 41 THRU 48
 MESA COUNTY, COLORADO

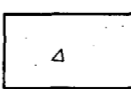


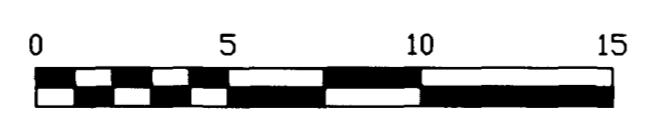
CANYON UNITS 41 THRU 44
 FIRST FLOOR

CANYON UNITS 45 THRU 48
 SECOND FLOOR

CANYON UNITS 41 THRU 48 1206 WALNUT AVENUE

LEGEND

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

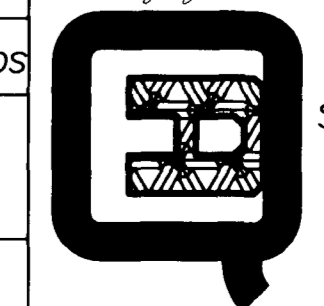


NOTES:
 1. See Sheets 3 & 4 for unit height information.

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 SHALL 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 FIVE CANYON UNITS 41 THRU 48

| | |
|--|--------------------|
| 1st & 2nd Floor Plan | |
| SITUATED IN THE SW1/4 NW1/4 SECTION 12, T1S, R1W OF THE UTE MERIDIAN | |
| FOR: JURGEN DENK | SURVEYED BY: SB RM |
| ACAD ID: FAIRMOUNT CONDOS | DRAWN BY: RM MEM |
| SCALE: 1" = 5' | CHECKED BY: MEM |
| DATE: 3/05/08 | SHEET NO. 4 of 4 |
| FILE: 2007-347.01 | |



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

