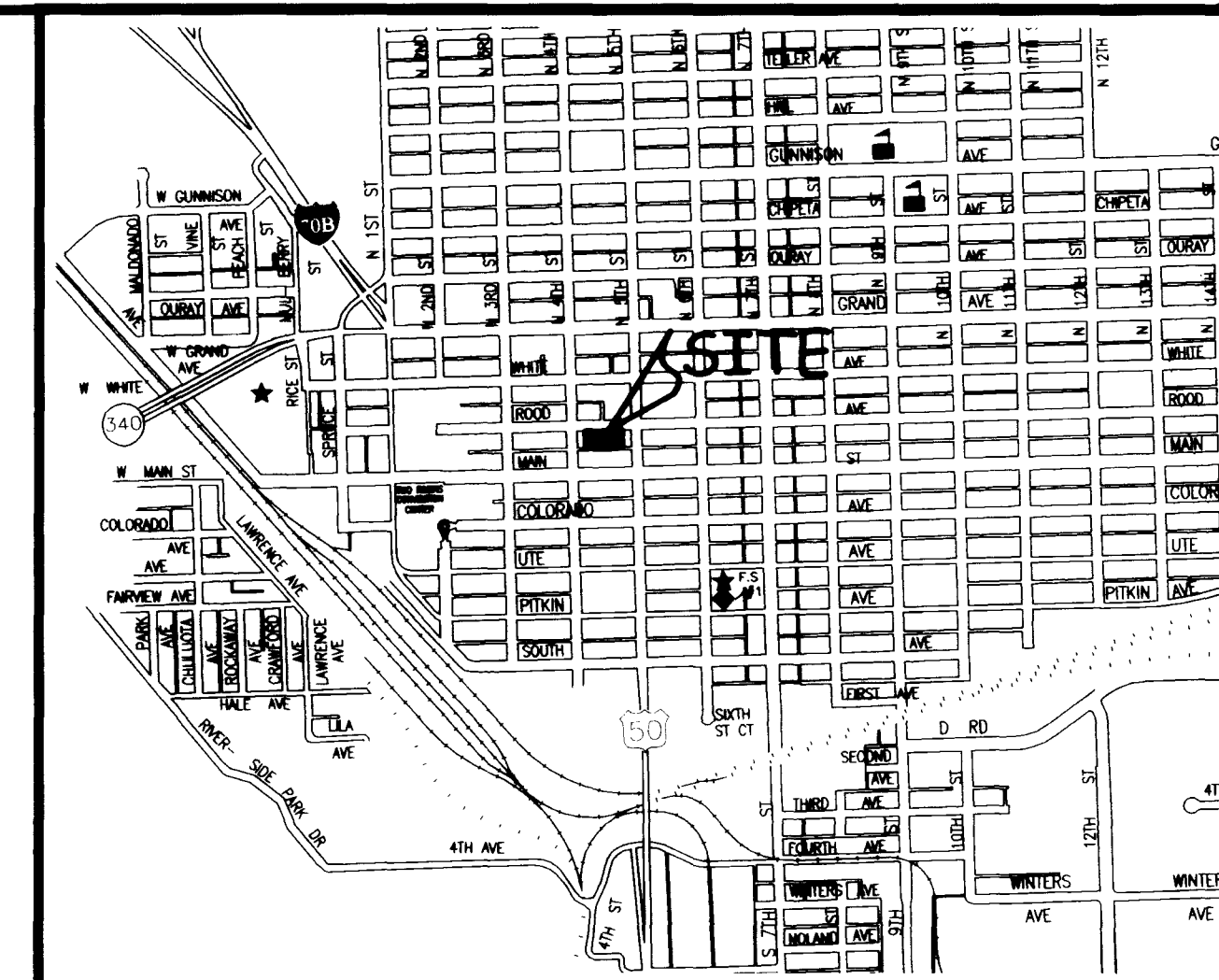


ROOD AVENUE PARKING PLAZA CONDOMINIUMS

BEING A REPLAT OF LOT 1
PLAT OF ROOD AVENUE PARKING PLAZA, BOOK 4369, PAGE 365
SW 1/4 SECTION 14, TOWNSHIP ONE SOUTH, RANGE ONE WEST
UTE PRINCIPAL MERIDIAN, CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO
SHEET 1 OF 6



VICINITY MAP (NOT-TO-SCALE)

OWNERSHIP STATEMENT

KNOW ALL MEN BY THESE PRESENTS:
The undersigned, City of Grand Junction and the Grand Junction, Colorado, Downtown Development Authority are the owners of that certain parcel of land lying in the Southwest Quarter of Section 14, Township 1 South, Range 1 West of the Ute Principal Meridian, City of Grand Junction, Mesa County, Colorado, evidence of ownership of which is demonstrated in instruments recorded in Book 3677, Page 671, and Book 3863, Page 96 of the Mesa County records, said property being more particularly described as follows:

Lot 1, Rood Avenue Parking Plaza, according to the plat recorded in Book 4369, Page 365, Public Records of Mesa County, Colorado.

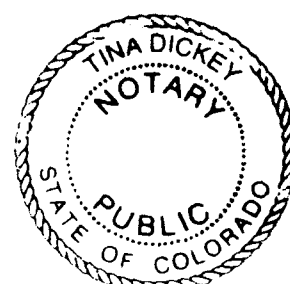
That said owners have by these presents laid out and platted the above described real property as shown hereon, and designates the same as ROOD AVENUE PARKING PLAZA CONDOMINIUMS, a subdivision within the City of Grand Junction, Mesa County, Colorado.

Said owners further certify that all lienholders, if any, are shown hereon.

IN WITNESS WHEREOF, said owner has caused their name to be hereunto subscribed this 28th day of May, A.D., 2008

Gregg Palmer
By: Gregg Palmer, Mayor
For the City of Grand Junction

STATE OF COLORADO)
COUNTY OF MESA)



The foregoing instrument was acknowledged before me this 28th day of May, A.D., 2008
By Gregg Palmer as Mayor

My commission expires: 06-27-09

Witness my hand and official seal Tina Dickey
Notary Public

CITY APPROVAL

This Plat of ROOD AVENUE PARKING PLAZA CONDOMINIUMS, a subdivision in the City of Grand Junction, County of Mesa, Colorado, is hereby approved and dedications accepted this 28th day of May, 2008

Gregg Palmer Gregg Palmer
City Manager Mayor

NOTICE

This drawing has been determined to be of sufficient clarity and legibility for recording purposes. It may bear the stamp "POOR QUALITY ORIGINAL DOCUMENT PROVIDED FOR REPRODUCTION" from the Mesa County Clerk and Recorder's Office. This stamp, if it appears hereon, is an indication of the inability of the Mesa County Clerk and Recorder's Office to create a scanned image that is of comparable quality to the original document.

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA)

I HEREBY CERTIFY that this instrument was filed in my office at 11:32 o'clock A.M., this 5th day of June, A.D., 2008 and is duly recorded as Reception Number 2442890 in Book 4677, Pages 300 through 305 inclusive. Drawer No. 111-31

Janice Rich Ginny Baughman 60.00 1.00
Clerk and Recorder Deputy Fees

FOR CITY USE

Book 4677 Page 288 Document Quit Claim Deed
Book 4677 Page 289 Document Quit Claim Deed
Book 4677 Page 319 Document Condominium Declarations

BENCHMARK

UNITED STATES COAST AND GEODETIC SURVEY BRASS DISC, STATION R-11 (1926). LOCATED AT THE WEST SIDE OF THE STEPS, SOUTH SIDE OF THE FEDERAL BUILDING ON THE NORTH SIDE OF ROOD AVENUE, 100± EAST OF THE CENTERLINE OF FOURTH STREET, 4± ABOVE THE LEVEL OF THE EXISTING SIDEWALK. ELEVATION = 4592.50 (NORTH AMERICAN VERTICAL DATUM OF 1988)

BASIS OF BEARINGS

The Basis of Bearings is derived from the Mesa County Local Coordinate System and from GPS field observations, with a bearing of N 89°54'52" W between the City Monument at the intersection of Fourth Street and Rood Avenue and the City Monument on a 20.00 foot offset West to the centerline of Fifth Street, all as shown hereon and on the recorded subdivision plat entitled Rood Avenue Parking Plaza.

The U.S. Survey Foot is the lineal unit of measurement depicted hereon

ABBREVIATIONS

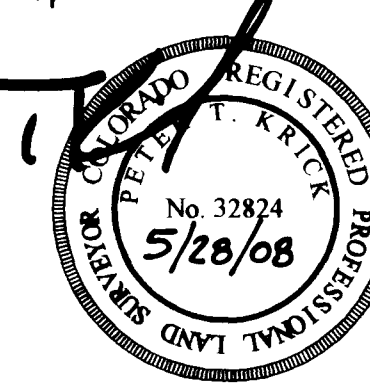
- R = RADIUS
- AL = ARC LENGTH
- CA = CENTRAL ANGLE
- CB = CHORD BEARING
- CL = CHORD LENGTH
- BK = BOOK
- TWP = TOWNSHIP
- FT = FEET
- MH = MANHOLE
- IR = IRON ROD
- TELE = TELEPHONE
- ELEC = ELECTRIC
- PLS = PROFESSIONAL LAND SURVEYOR
- UM = UTE PRINCIPAL MERIDIAN
- BLM = BUREAU OF LAND MANAGEMENT
- MCSM = MESA COUNTY SURVEY MONUMENT
- CM = CITY OF GRAND JUNCTION BLOCK MONUMENT
- WV = WATER VALVE
- LCE = LIMITED COMMON ELEMENT
- TYP = TYPICAL
- T.V.M. = TICKET VENDING MACHINE
- FD = FOUND
- CONC = CONCRETE
- LS = LAND SURVEYOR
- R/W = RIGHT OF WAY
- COR = CORNER
- P6 = PAGE
- RGE = RANGE
- PP = POWER POLE
- SAN = SANITARY
- IR & CAP = IRON ROD AND CAP
- COMM = COMMUNICATION
- TRANS = TRANSFORMER

= DESIGNATED HANDICAP PARKING

SURVEYOR'S CERTIFICATION

I, Peter T. Krick, A Professional Land Surveyor licensed in the State of Colorado, Certificate No. 32824, do hereby certify that the accompanying plat of ROOD AVENUE PARKING PLAZA CONDOMINIUMS has been prepared under my direct supervision and represents a field survey of same. To the best of my knowledge and belief, this plat conforms to the requirements for subdivision plats specified by the City of Grand Junction and contains the information required by Section 38-33.3-209, Colorado Revised Statutes. I further state that all visible structural components of the building and any unit hereby created are substantially complete.

By: Peter T. Krick
Peter T. Krick, Field Crew Supervisor
PLS No. 32824
For and in behalf of the City of Grand Junction



Date: May 28, 2008

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.

DRAWN BY P.T.K. DATE 11-12-07
CHECKED BY J.B. DATE _____
APPROVED BY _____ DATE _____

SCALE
N/A



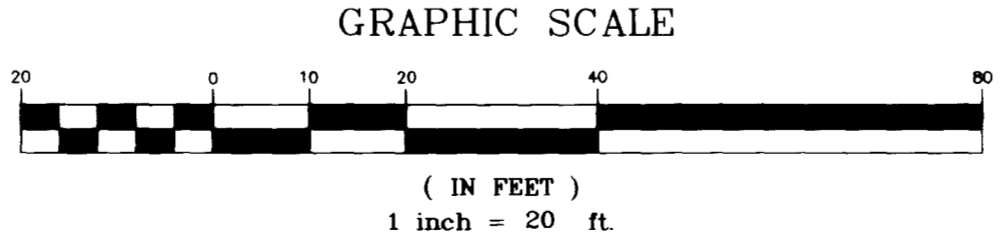
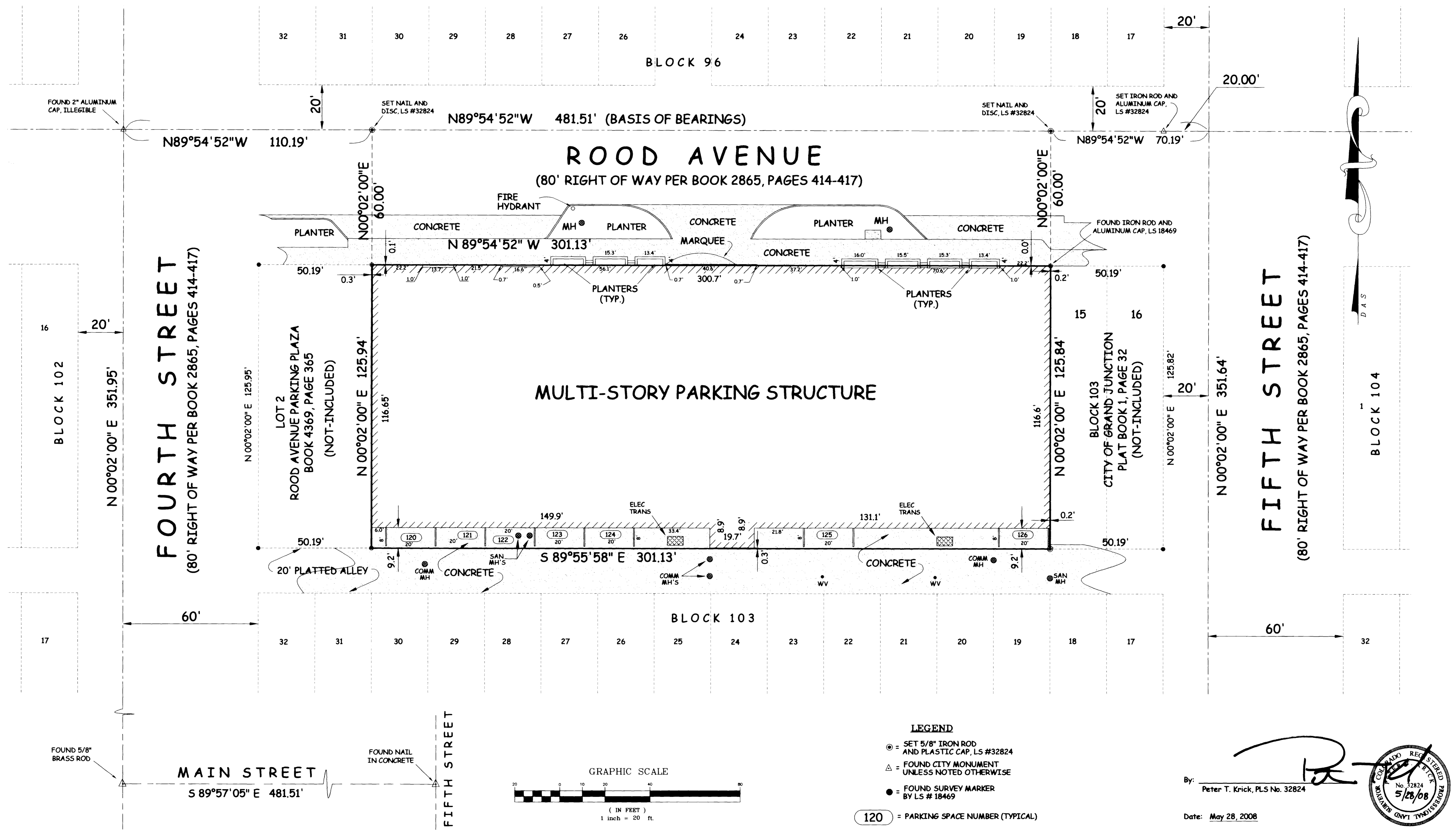
PUBLIC WORKS
AND UTILITIES
REAL ESTATE DIVISION

ROOD AVENUE PARKING
PLAZA CONDOMINIUMS
SW 1/4 SEC 14, TWP 1S, RGE 1W, U.M.


SHEET NO. 1
OF 6

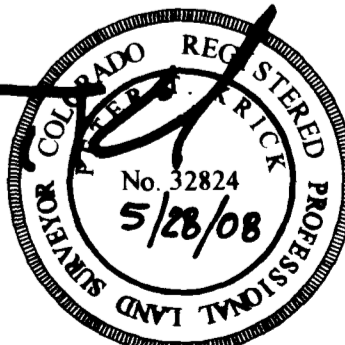
ROOD AVENUE PARKING PLAZA CONDOMINIUMS

BEING A REPLAT OF LOT 1
 PLAT OF ROOD AVENUE PARKING PLAZA, BOOK 4369, PAGE 365
 SW 1/4 SECTION 14, TOWNSHIP ONE SOUTH, RANGE ONE WEST
 UTE PRINCIPAL MERIDIAN, CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO
 SHEET 2 OF 6



- LEGEND**
- = SET 5/8" IRON ROD AND PLASTIC CAP, LS #32824
 - △ = FOUND CITY MONUMENT UNLESS NOTED OTHERWISE
 - = FOUND SURVEY MARKER BY LS # 18469
 - 120 = PARKING SPACE NUMBER (TYPICAL)

By: 
 Peter T. Krick, PLS No. 32824
 Date: May 28, 2008



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.

DRAWN BY P.T.K. DATE 11-12-07
 CHECKED BY J.B. DATE _____
 APPROVED BY _____ DATE _____

SCALE
 1" = 20'



PUBLIC WORKS AND UTILITIES
 REAL ESTATE DIVISION

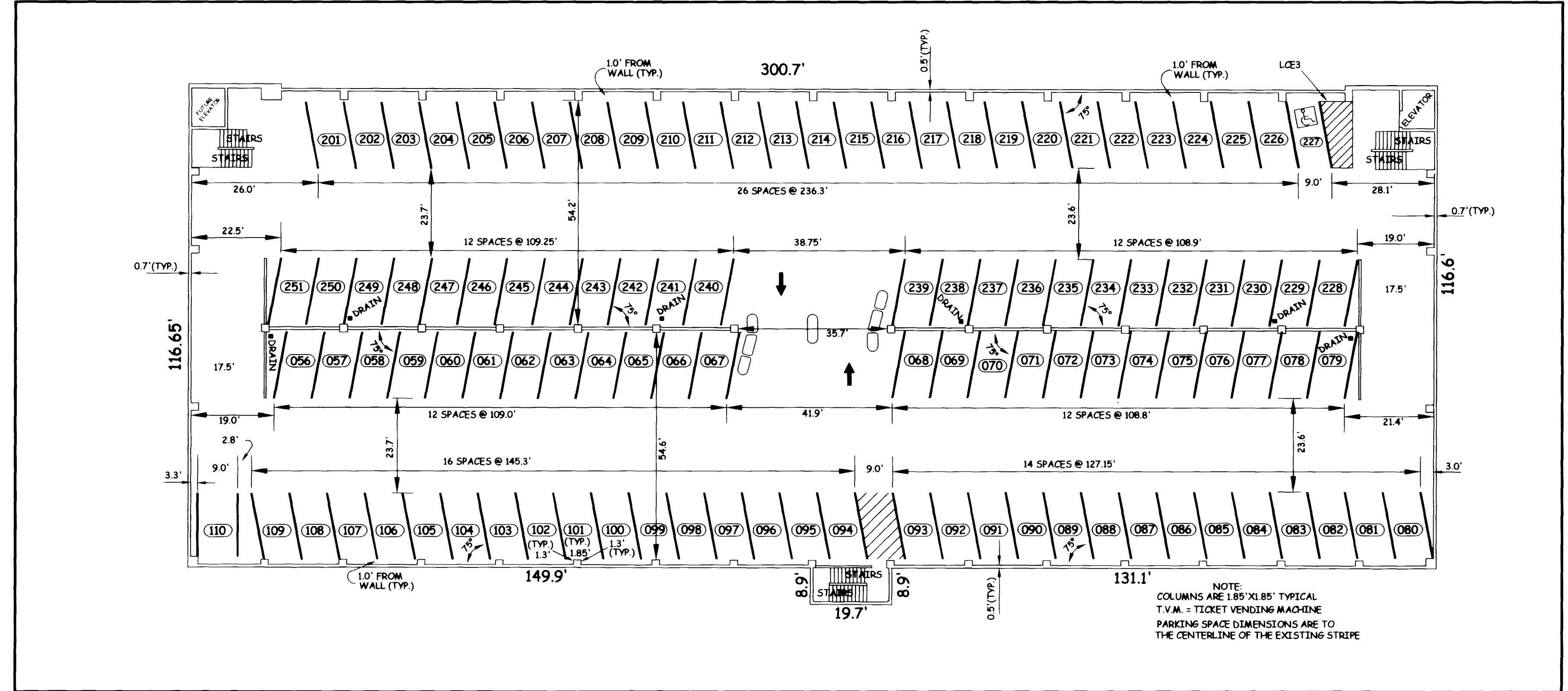
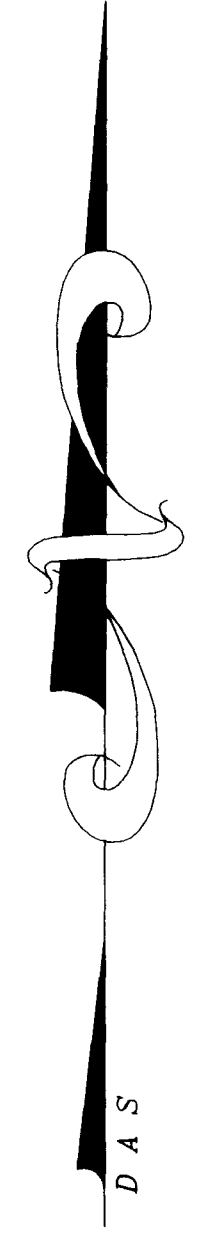
ROOD AVENUE PARKING PLAZA CONDOMINIUMS
 SW 1/4 SEC 14, TWP 1S, RGE 1W, U.M.

SHEET NO. 2
 OF 6

C:\Drawing\Peter\K\Road Ave Parking Condo\Road Ave Condo.dwg 5/28/2008 10:06:34 AM MDT

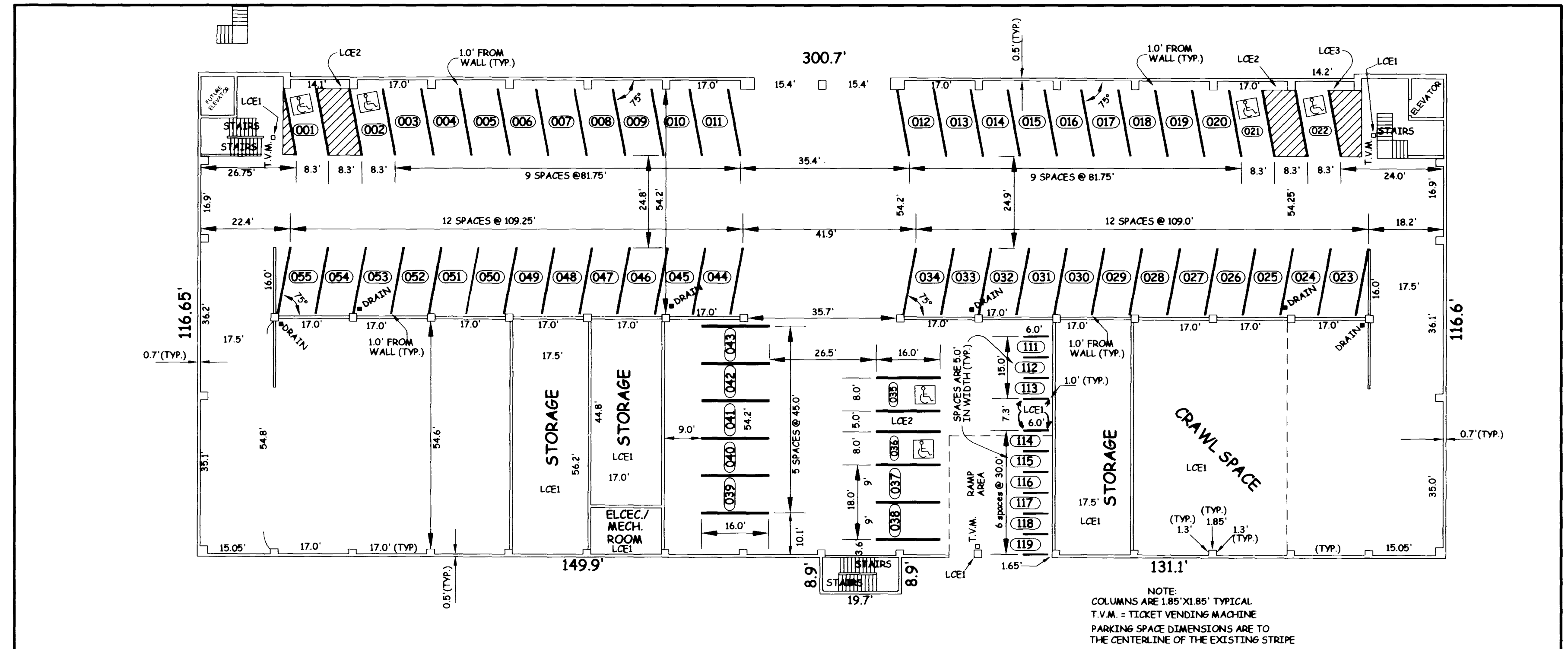
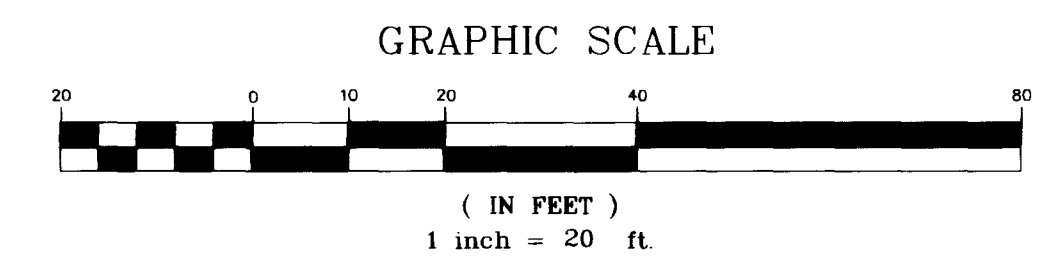
ROOD AVENUE PARKING PLAZA CONDOMINIUMS

BEING A REPLAT OF LOT 1
 PLAT OF ROOD AVENUE PARKING PLAZA, BOOK 4369, PAGE 365
 SW 1/4 SECTION 14, TOWNSHIP ONE SOUTH, RANGE ONE WEST
 UTE PRINCIPAL MERIDIAN, CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO
 SHEET 3 OF 6

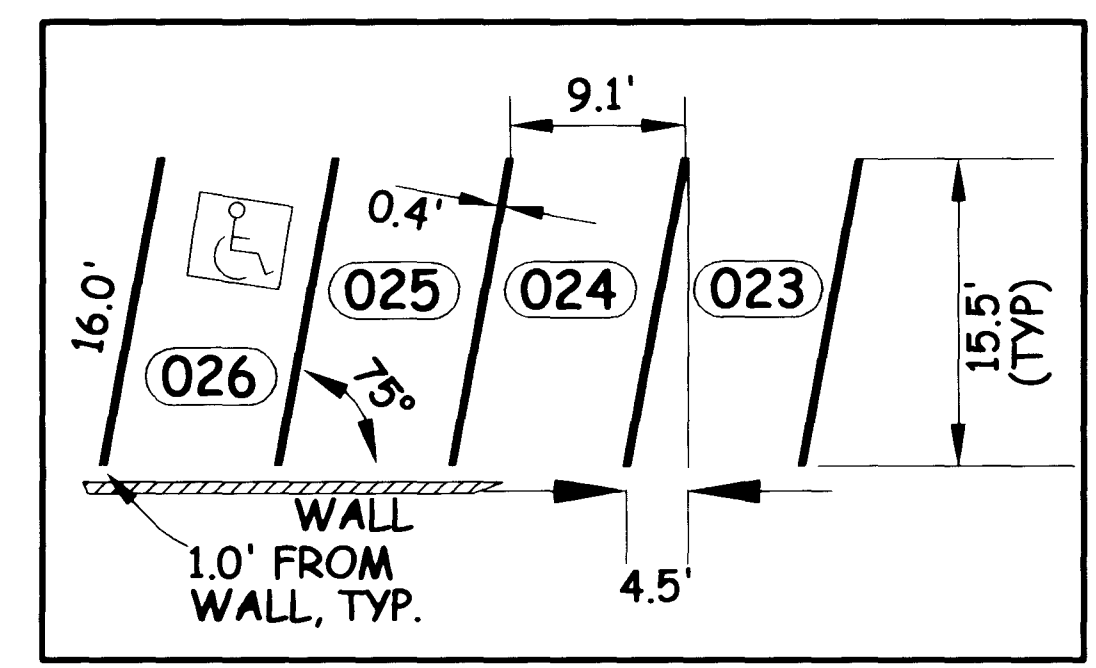


SECOND FLOOR DETAILS

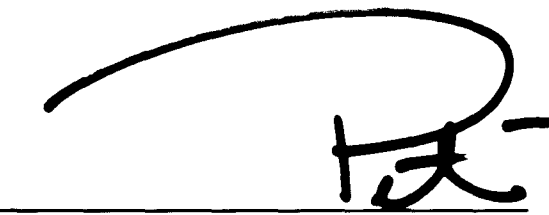
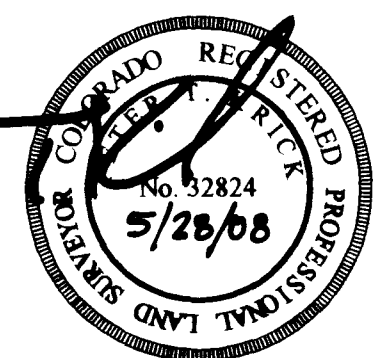
NOTE
 LCE1 = LIMITED COMMON ELEMENT FOR UNITS 001-119
 LCE2 = LIMITED COMMON ELEMENT FOR UNITS ABUTTING ON EITHER SIDE
 LCE3 = LIMITED COMMON ELEMENT FOR UNIT ABUTTING
 T.V.M.'S SHALL HAVE A 4.0' x 4.0' LCE CENTERED ON THE MACHINE
 THE SIDES BEING NORTH AND WEST IN DIRECTION



FIRST FLOOR DETAILS



TYPICAL PARKING SPACE
 UNLESS OTHERWISE NOTED
 SCALE : 1" = 10'
 VERTICAL LIMITS OF UNIT = 8.00 FEET AS MEASURED PERPENDICULAR TO THE EXISTING CONCRETE SURFACE

By: 
 Peter T. Krick, PLS No. 32824
 Date: May 28, 2008


C:\Drawing\Peter\K\Road Ave Parking Condo\Road Ave Condo.dwg 5/28/2008 10:06:34 AM MDT

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.

DRAWN BY P.T.K. DATE 11-12-07
 CHECKED BY J.B. DATE _____
 APPROVED BY _____ DATE _____

SCALE
 1" = 20'



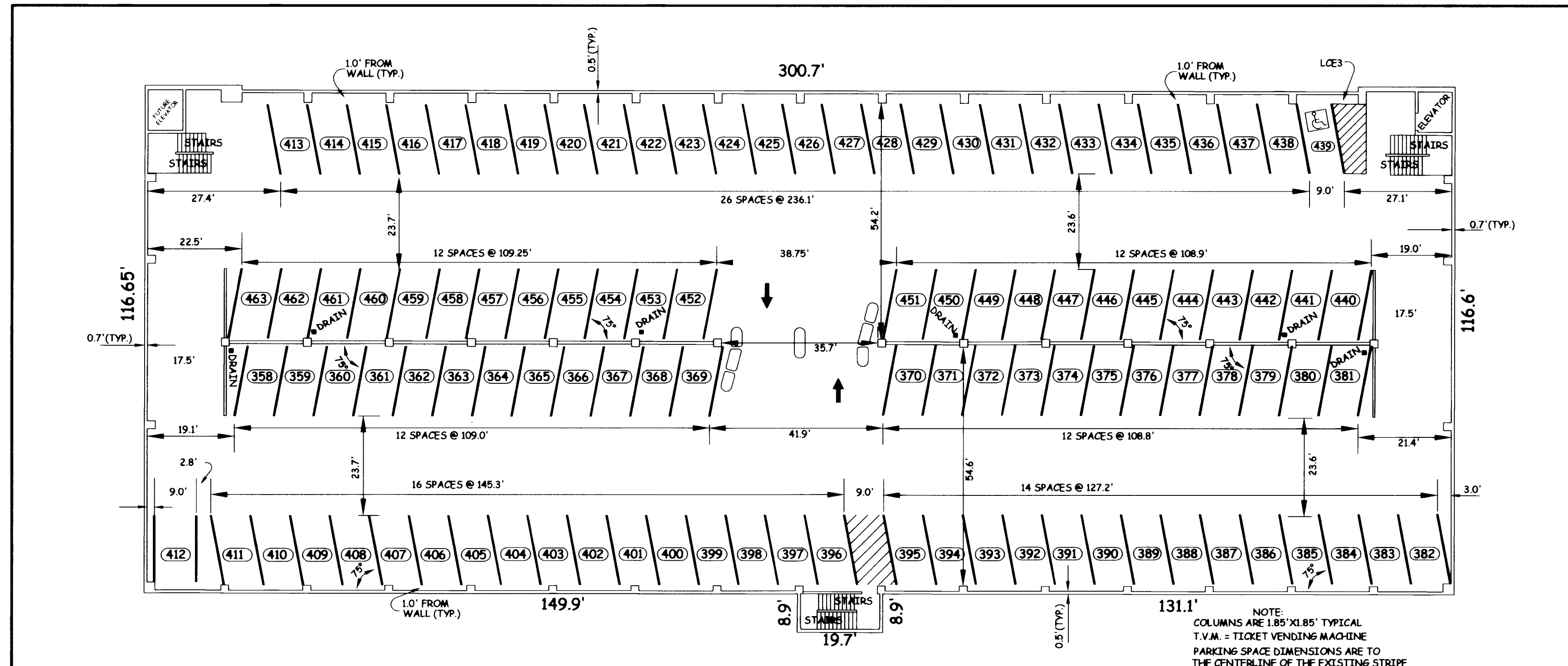
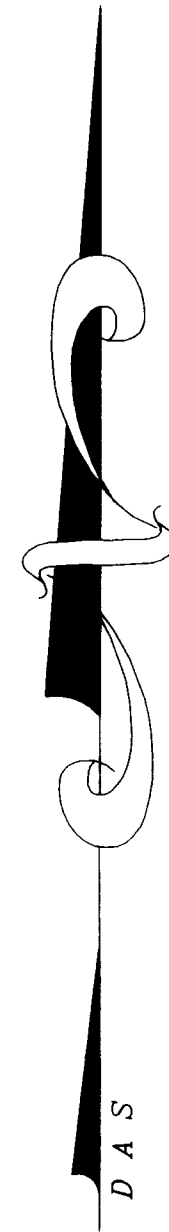
PUBLIC WORKS AND UTILITIES
 REAL ESTATE DIVISION

ROOD AVENUE PARKING PLAZA CONDOMINIUMS
 SW 1/4 SEC 14, TWP 1S, RGE 1W, U.M.

SHEET NO. 3
 OF 6

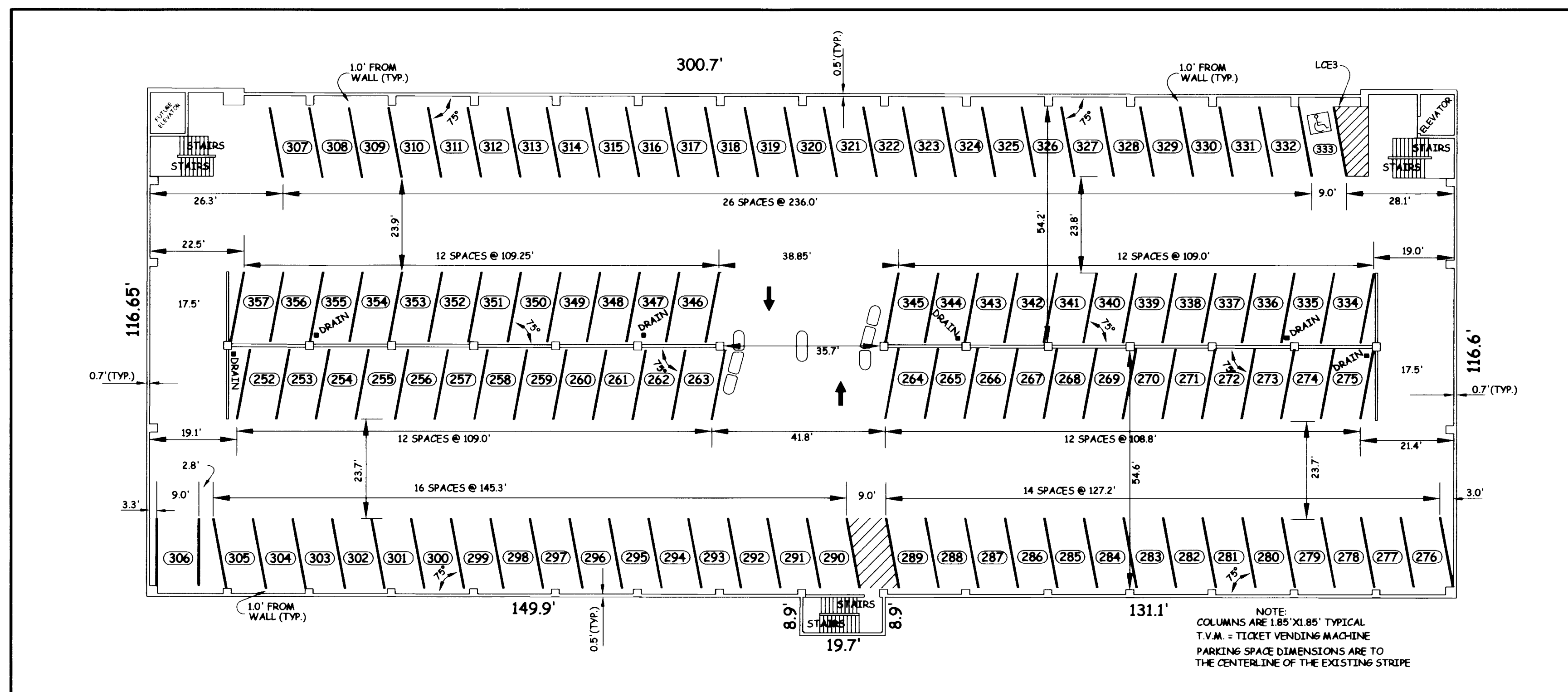
ROOD AVENUE PARKING PLAZA CONDOMINIUMS

BEING A REPLAT OF LOT 1
 PLAT OF ROOD AVENUE PARKING PLAZA, BOOK 4369, PAGE 365
 SW 1/4 SECTION 14, TOWNSHIP ONE SOUTH, RANGE ONE WEST
 UTE PRINCIPAL MERIDIAN, CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO
 SHEET 4 OF 6

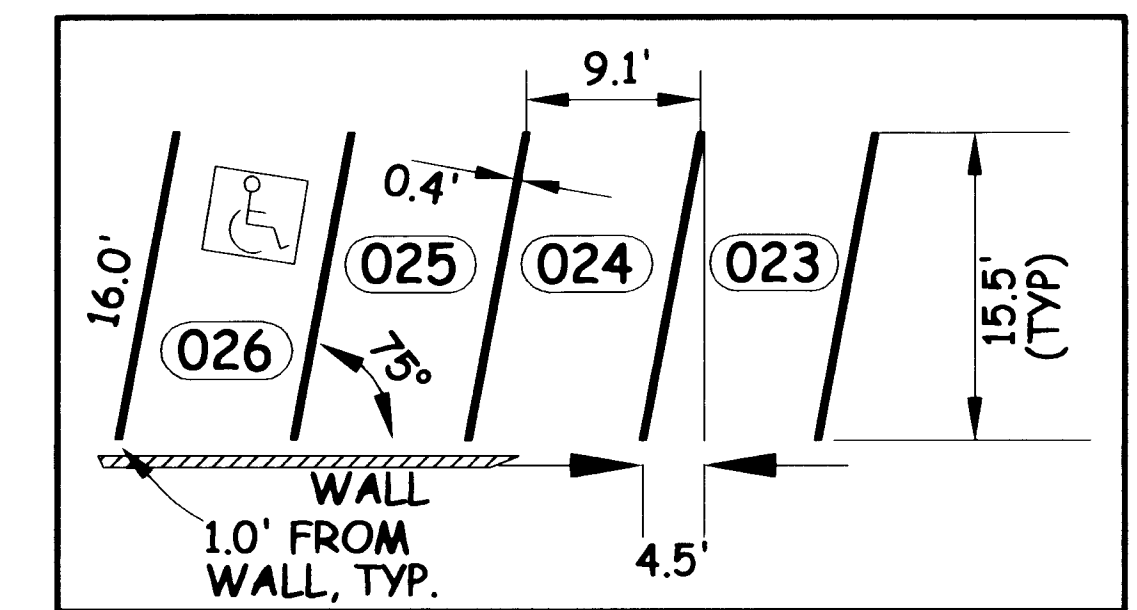


FOURTH FLOOR DETAILS

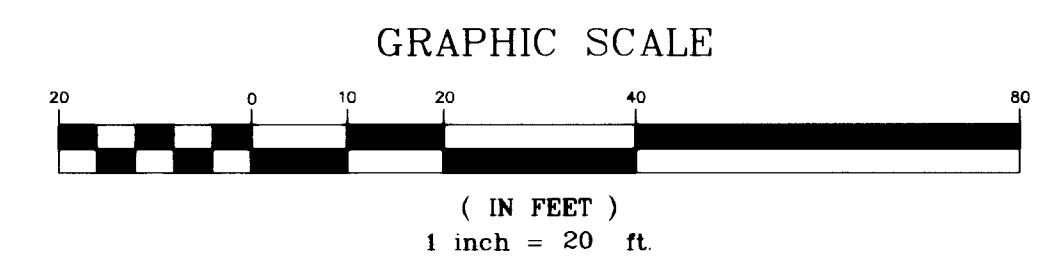
NOTE
 LCE1 = LIMITED COMMON ELEMENT FOR UNITS 001-119
 LCE2 = LIMITED COMMON ELEMENT FOR UNITS ABUTTING ON EITHER SIDE
 LCE3 = LIMITED COMMON ELEMENT FOR UNIT ABUTTING
 T.V.M.'S SHALL HAVE A 4.0' x 4.0' LCE CENTERED ON THE MACHINE THE SIDES BEING NORTH AND WEST IN DIRECTION



THIRD FLOOR DETAILS

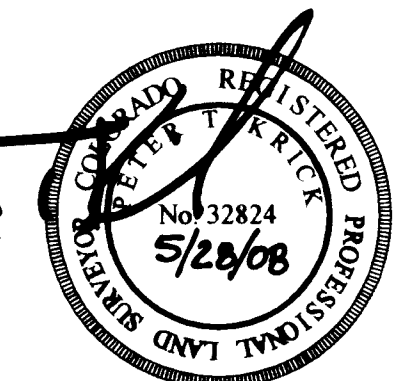


TYPICAL PARKING SPACE
 UNLESS OTHERWISE NOTED
 SCALE: 1" = 10'
 VERTICAL LIMITS OF UNIT = 8.00 FEET AS MEASURED PERPENDICULAR TO THE EXISTING CONCRETE SURFACE



By:  Peter T. Krick, PLS No. 32824

Date: May 28, 2008



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.

DRAWN BY P.T.K. DATE 11-12-07
 CHECKED BY J.B. DATE 11-12-07
 APPROVED BY _____ DATE _____

SCALE
 1" = 20'



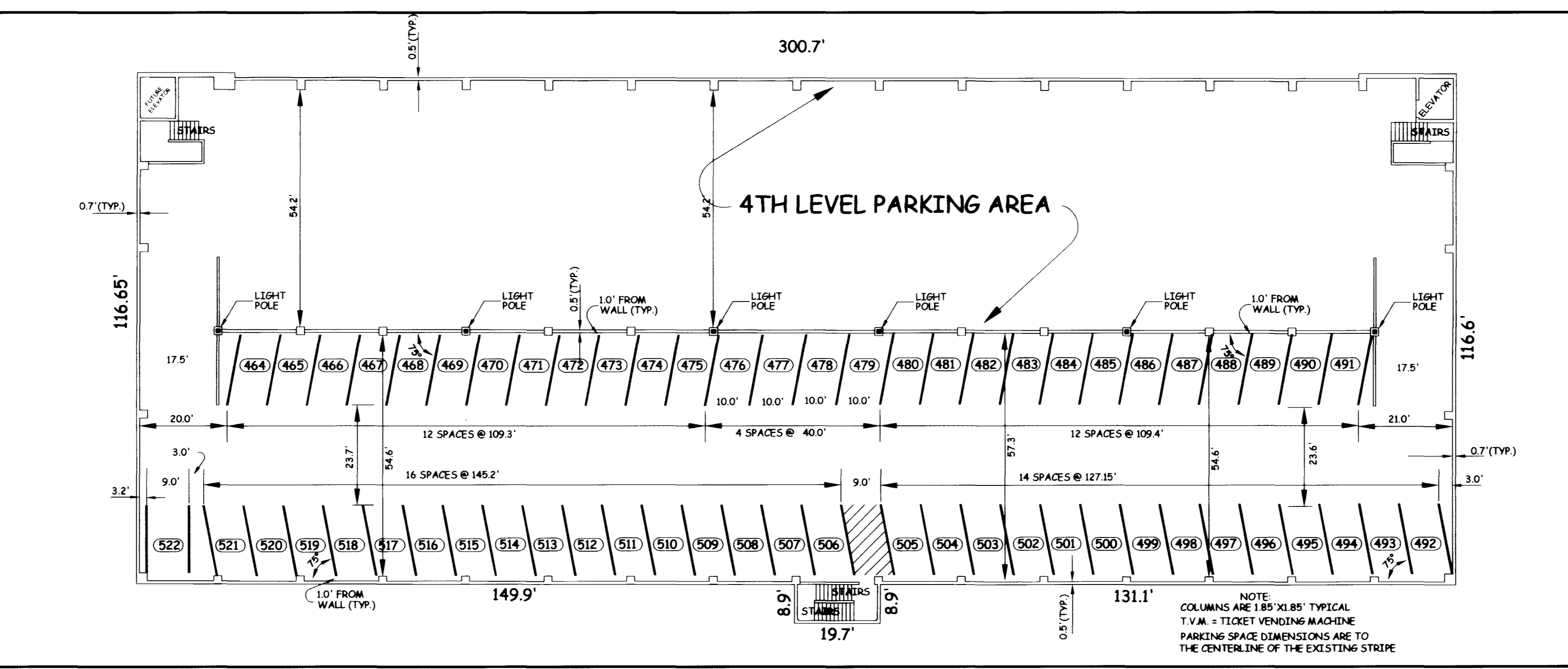
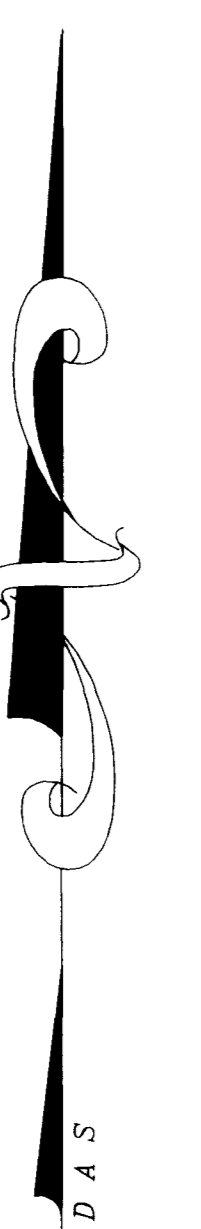
PUBLIC WORKS
 AND UTILITIES
 REAL ESTATE DIVISION

ROOD AVENUE PARKING
 PLAZA CONDOMINIUMS
 SW 1/4 SEC 14, TWP 1S, RGE 1W, U.M.

SHEET NO. 4
 OF 6

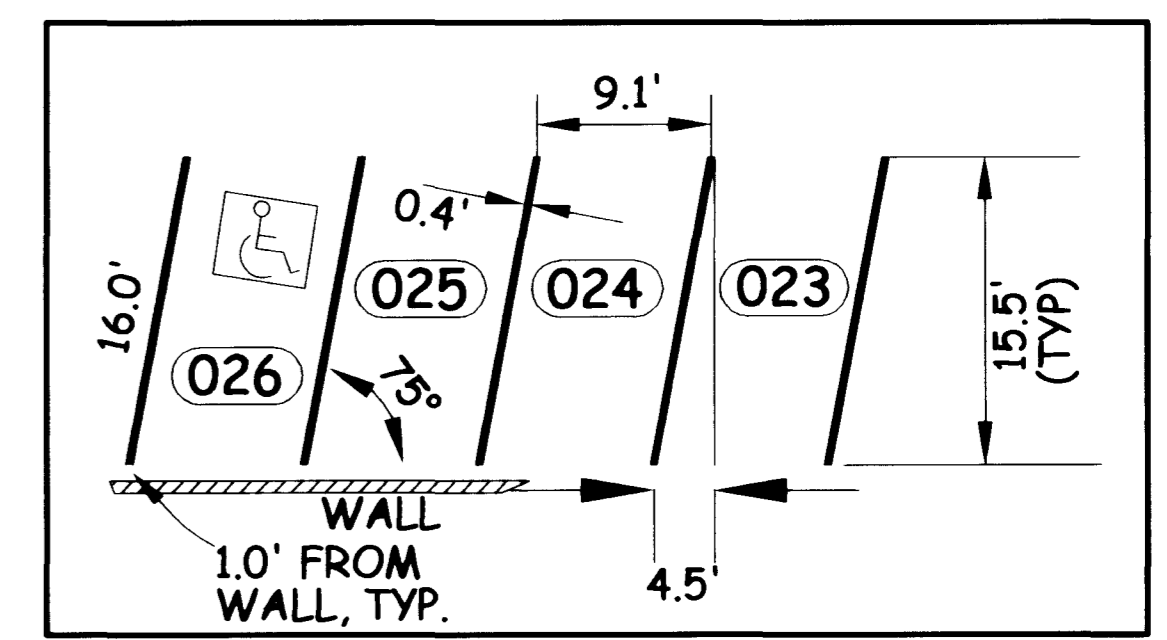
ROOD AVENUE PARKING PLAZA CONDOMINIUMS

BEING A REPLAT OF LOT 1
 PLAT OF ROOD AVENUE PARKING PLAZA, BOOK 4369, PAGE 365
 SW 1/4 SECTION 14, TOWNSHIP ONE SOUTH, RANGE ONE WEST
 UTE PRINCIPAL MERIDIAN, CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO
 SHEET 5 OF 6

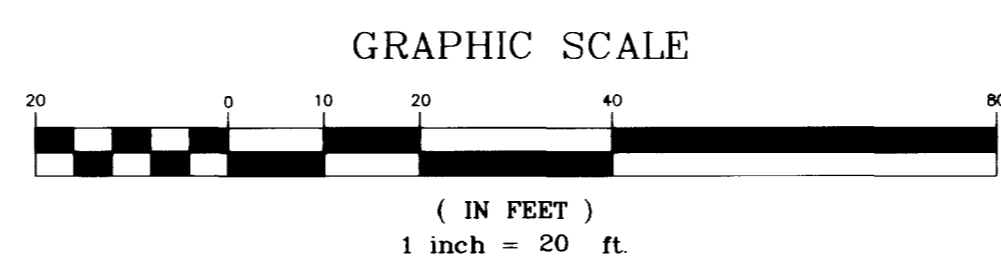



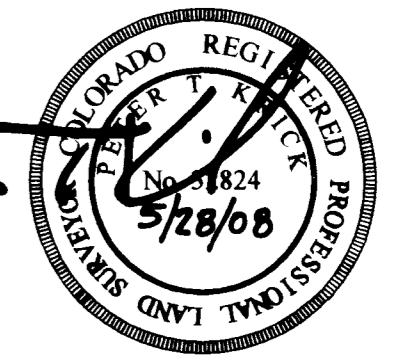
FIFTH FLOOR DETAILS (ROOF)

NOTE
 LCE1 = LIMITED COMMON ELEMENT FOR UNITS 001-119
 LCE2 = LIMITED COMMON ELEMENT FOR UNITS ABUTTING ON EITHER SIDE
 LCE3 = LIMITED COMMON ELEMENT FOR UNIT ABUTTING
 T.V.M.'S SHALL HAVE A 4.0' x 4.0' LCE CENTERED ON THE MACHINE THE SIDES BEING NORTH AND WEST IN DIRECTION
 VERTICAL LIMITS OF UNIT = 8.00 FEET AS MEASURED PERPENDICULAR TO THE EXISTING CONCRETE SURFACE



TYPICAL PARKING SPACE UNLESS OTHERWISE NOTED
 SCALE : 1" = 10'



By: 
 Peter T. Krick, PLS No. 32824
 Date: May 28, 2008


C:\Drawing\Peter\K\Road Ave Parking Condo\Road Ave Condo.dwg 5/28/2008 10:06:34 AM MDT

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.

DRAWN BY P.T.K. DATE 11-12-07
 CHECKED BY P.T.K. DATE 11-12-07
 APPROVED BY _____ DATE _____

SCALE
 1" = 20'



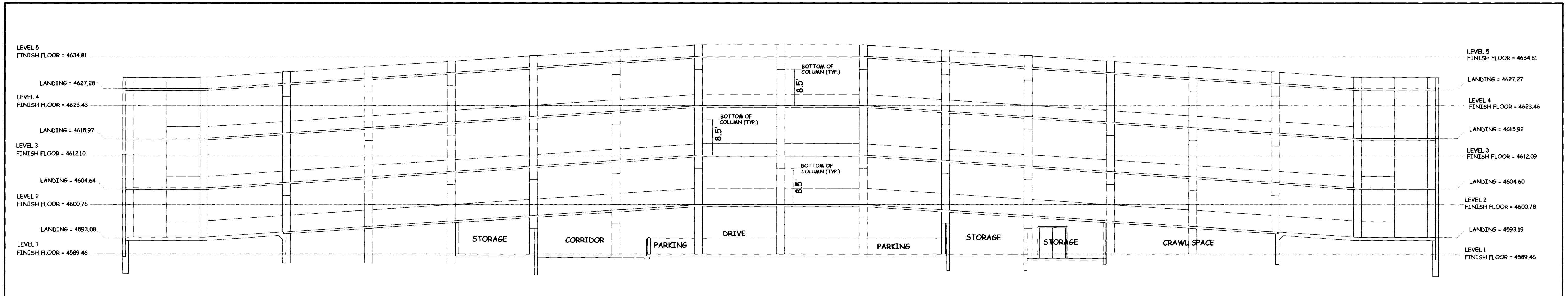
PUBLIC WORKS AND UTILITIES
 REAL ESTATE DIVISION

ROOD AVENUE PARKING PLAZA CONDOMINIUMS
 SW 1/4 SEC 14, TWP 1S, RGE 1W, U.M.

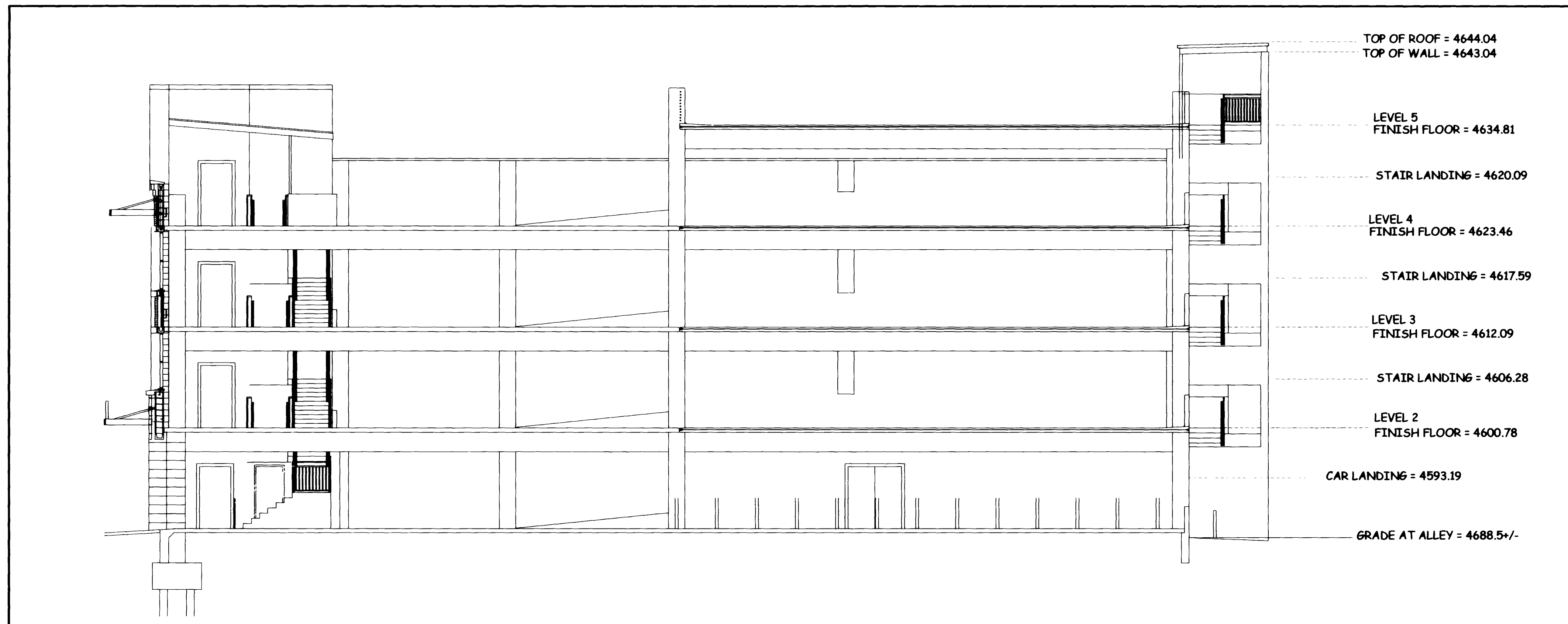
SHEET NO. 5
 OF 6

ROOD AVENUE PARKING PLAZA CONDOMINIUMS

BEING A REPLAT OF LOT 1
 PLAT OF ROOD AVENUE PARKING PLAZA, BOOK 4369, PAGE 365
 SW 1/4 SECTION 14, TOWNSHIP ONE SOUTH, RANGE ONE WEST
 UTE PRINCIPAL MERIDIAN, CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO
 SHEET 6 OF 6



BUILDING SECTION LOOKING NORTH
 (NOT TO SCALE)



BUILDING SECTION LOOKING EAST
 (NOT TO SCALE)

By: 
 Peter T. Krick, PLS No. 32824

Date: May 28, 2008



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.

DRAWN BY P.T.K. DATE 11-12-07
 CHECKED BY J.B. DATE 11-12-07
 APPROVED BY _____ DATE _____

SCALE
 NOT TO SCALE



PUBLIC WORKS
 AND UTILITIES
 REAL ESTATE DIVISION

**ROOD AVENUE PARKING
 PLAZA CONDOMINIUMS**
 SW 1/4 SEC 14, TWP 1S, RGE 1W, U.M.

SHEET NO. 6
 OF 6