

OWNER'S CERTIFICATION

ISE, LLC ("Declarant") is the owner of a tract of land situate in the SW 1/4 NW 1/4, of Section 12, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

A parcel of land situate in the SW 1/4 NW 1/4 Section 12, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, being more particularly described as follows:

The west 190.5 feet of Lot 15, Block 5, Fairmount Subdivision as recorded in Plat Book 1 at Page 19 of the records of said Mesa County; Said parcel contains 1.31 acres more or less.

The owner certifies that this Condominium Map of RENOIR COURT CONDOMINIUM has been prepared pursuant to the purposes stated in the Condominium Declarations for

RENOIR COURT CONDOMINIUM as recorded in Book _____ at Pages _____ in the Clerk and Recorder's Office of Mesa County, Colorado and does hereby offer the following dedication:

All Multipurpose Easements are dedicated to the City of Grand Junction for the use of City-approved utilities and public providers as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances including, but not limited to, electric lines, cable TV lines, telephone gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, traffic control facilities, street lighting, landscaping, trees and grade structures.

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.

ISE, LLC

By: Clark Atkinson, Manager

STATE OF COLORADO } ss
COUNTY OF MESA }

The foregoing owner's certificate was acknowledged before me this 2nd day of September, A.D., 2008 by Clark Atkinson, Manager, ISE, LLC Witness my hand and official seal:



My commission expires: 6/6/2012

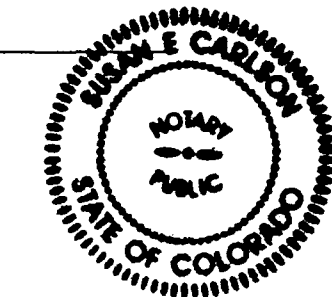
LIENHOLDERS RATIFICATION OF PLAT

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 owners thereof and agree that its security interest which is recorded in Book 4699 at Page 358 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

BY: [Signature] FOR: American National Bank

STATE OF COLORADO } ss
COUNTY OF MESA }

The foregoing Lienholders Ratification was acknowledged before me this 2nd day of September, A.D., 2008 by Susan E. Carlson, Notary Public Witness my hand and official seal:



My commission expires: 6/6/2012

TITLE CERTIFICATION

State of Colorado
County of Mesa

We, United 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 ISE, LLC, that the current taxes have been paid, that all mortgages not satisfied or released or otherwise terminated by law are shown hereon and that there are no other encumbrances of record; that all easements, reservations and right-of-way of record are shown hereon.

Date: September 2, 2008 By: Mauri A. Sanchez

CLERK AND RECORDER'S CERTIFICATE

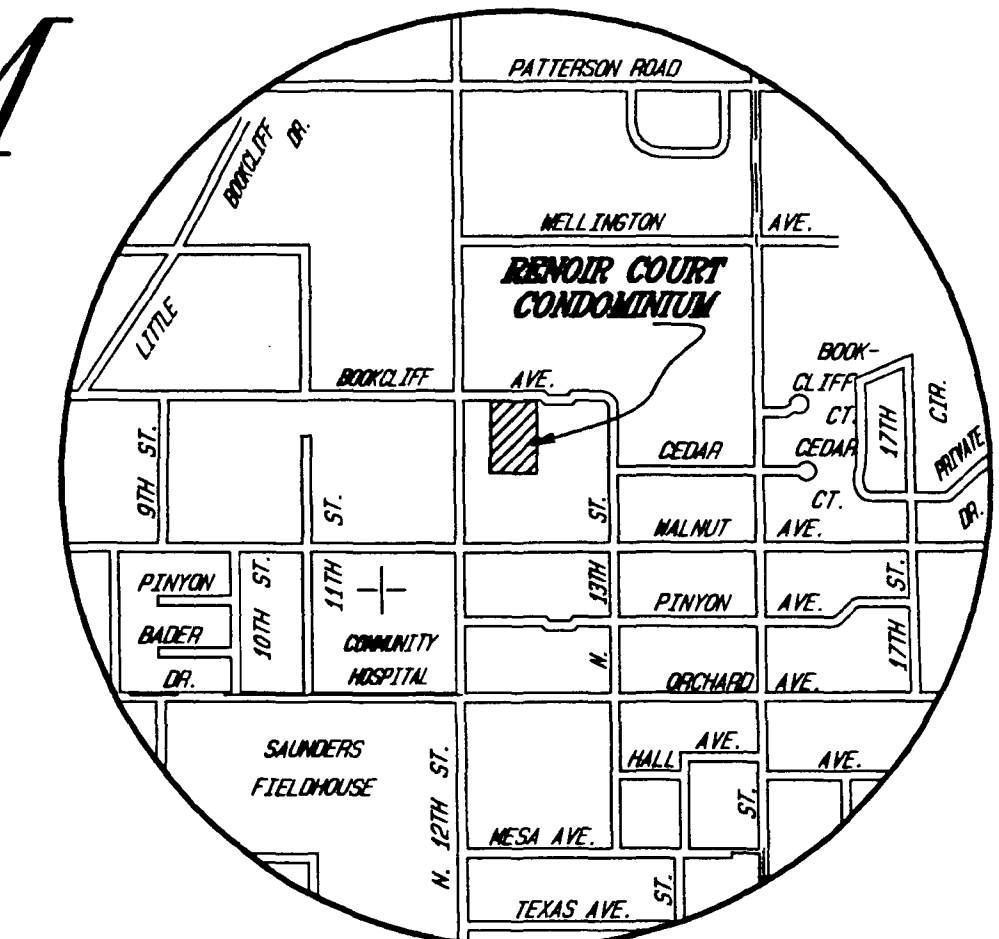
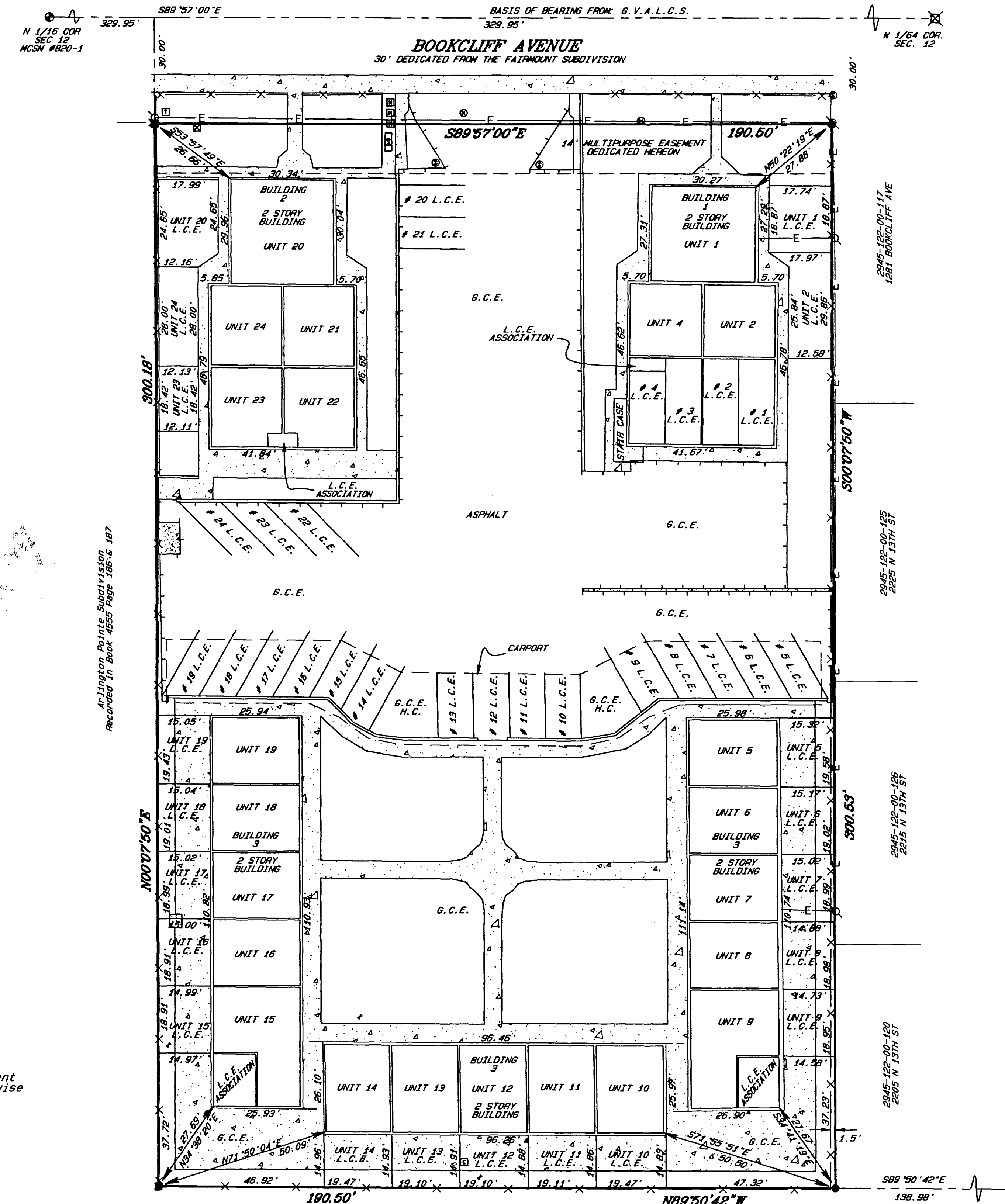
This plat was accepted for filing in the office of the Clerk and Recorder of Mesa County, Colorado at 11:33 o'clock A.M., on this 10th day of SEPTEMBER, A.D. 2008, and was recorded at Reception No. 2456716, Book 4724 and Page 849-850, Drawer No. LUU-36 and Fees 20+1.

Janice Rich
Clerk and Recorder

Susan Bridger
Deputy

A CONDOMINIUM MAP OF RENOIR COURT CONDOMINIUM

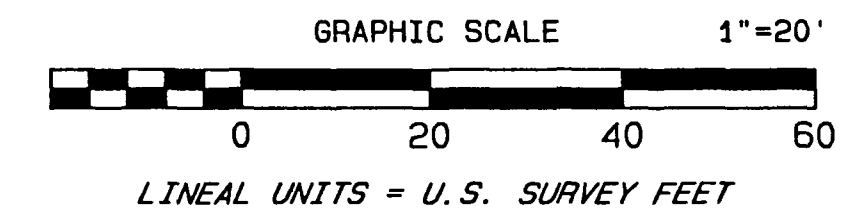
A Replat of a portion of Lot 15, Block 5, Fairmount Subdivision as recorded in Plat Book 1 at Page 19



VICINITY MAP N.T.S.

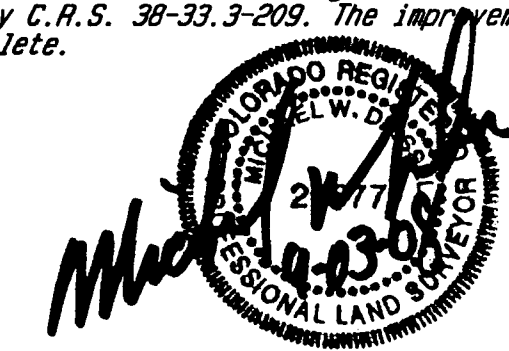
LEGEND & ABBREVIATIONS

- FOUND MESA COUNTY SURVEY MARKER
FOUND CITY MONUMENT
FOUND #5 REBAR N/2" ALUMINUM CAP STAMPED D H SURVEYS LS 24306
SET #5 REBAR N/2" ALUMINUM CAP STAMPED D H SURVEYS LS 20677
G.V.A.L.C.S. = GRAND VALLEY AREA LOCAL COORDINATE SYSTEM
G.C.E. = GENERAL COMMON ELEMENT
L.C.E. = LIMITED COMMON ELEMENT
N.C. = WITNESS CORNER
P.O.B. = POINT OF BEGINNING
ELECTRIC PED./VAULT
POWER POLE
GAS METER
TELEPHONE PED.
SAN. SEWER MANHOLE
STORM SEWER MANHOLE
FIRE HYDRANT
WATER METER/MANHOLE
WATER VALVE
MAILBOX
LIGHT POLE
STREET SIGN
ELECTRIC LINE
TELEPHONE/CABLE LINE
WATER LINE
SEWER LINE
IRRIGATION LINE
LIMITS OF ASPHALT
FENCE LINE
DIRECTION OF FLOW
FLOWLINE
CONCRETE



SURVEYOR'S STATEMENT

I, Michael M. Drissel, a Professional Land Surveyor licensed in the State of Colorado, do hereby state that this map was prepared under my direct supervision, that it depicts the vertical and horizontal locations of each unit shown hereon, and that it was made from measurements upon and within the existing structures. This map contains all the information required by C.R.S. 38-33.3-209. The improvements and units shown hereon are substantially complete.



PLAT NOTES

UNIT DIMENSIONS ARE SHOWN ON SHEET 2
NOTICE: According to Colorado law you must commence any legal action based upon any defect in the 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 this certification/statement shown hereon.

CITY APPROVAL

This condominium map of RENOIR COURT CONDOMINIUM, a condominium of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 2 day of September, 2008.

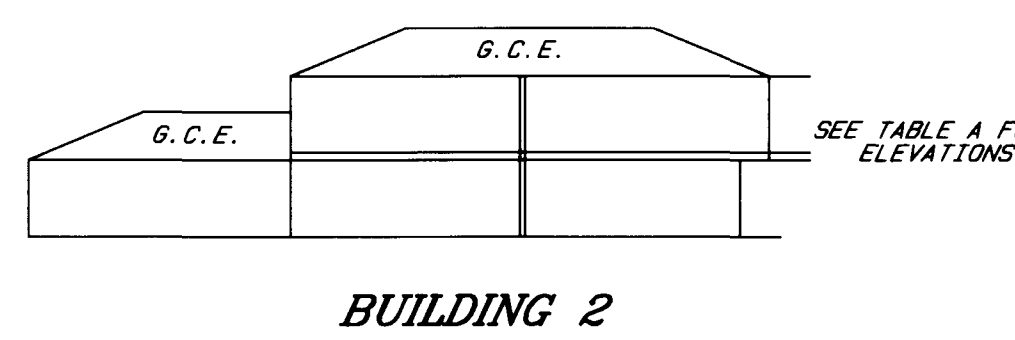
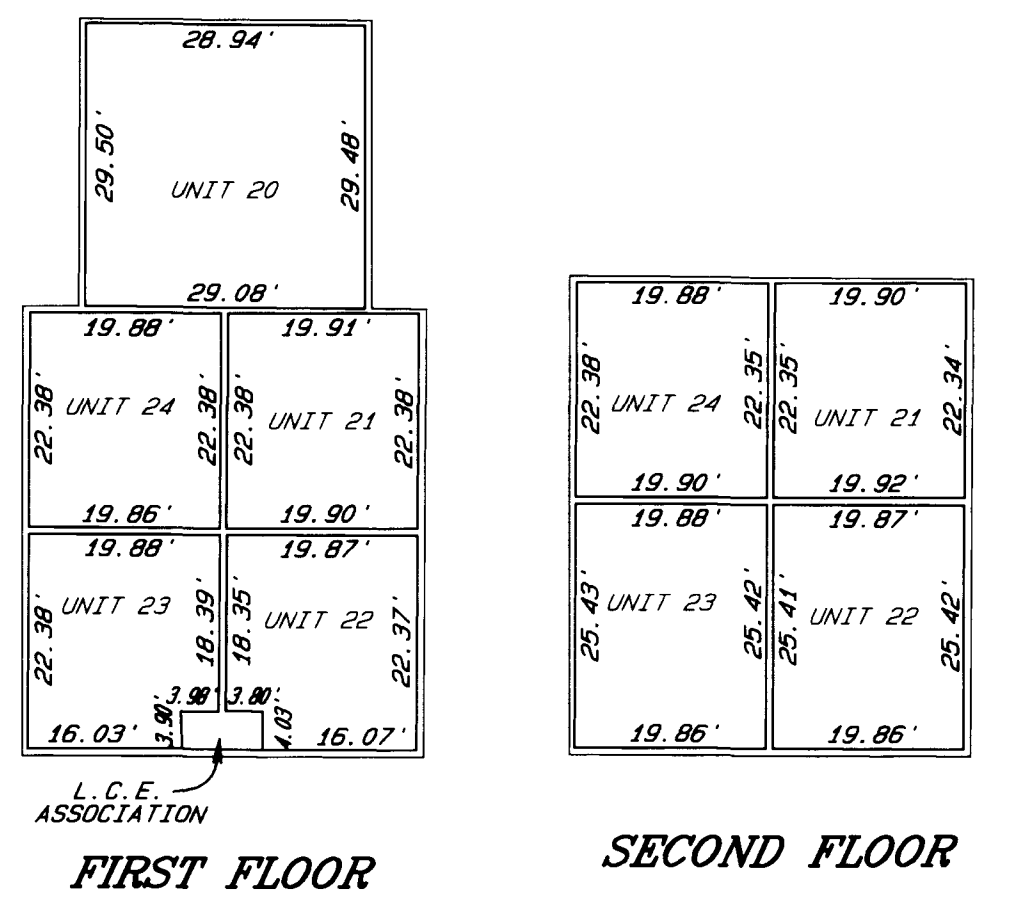
[Signature]
City Manager

[Signature]
City Mayor

RENOIR COURT CONDOMINIUM
LOCATED IN THE SW 1/4 NW 1/4, SEC. 12, T1S, R1W, U.M.
D H SURVEYS INC.
118 OURAY AVE. - GRAND JUNCTION, CO.
(970) 245-8749
Designed By M.L.M. Checked By M.W.D. Job No. 1021-08-02
Drawn By TMODEL Date AUGUST 2008 Sheet 1 OF 2

A CONDOMINIUM MAP OF RENOIR COURT CONDOMINIUM

A Replat of a portion of Lot 15, Block 5, Fairmount Subdivision as recorded in Plat Book 1 at Page 19



UNIT	AREA SQ. FT.
1	771
2	800
3	871
4	800
5	910
6	904
7	904
8	904
9	1334
10	1154
11	906
12	906
13	906
14	1154
15	1318
16	902
17	906
18	908
19	912
20	856
21	850
22	934
23	933
24	890

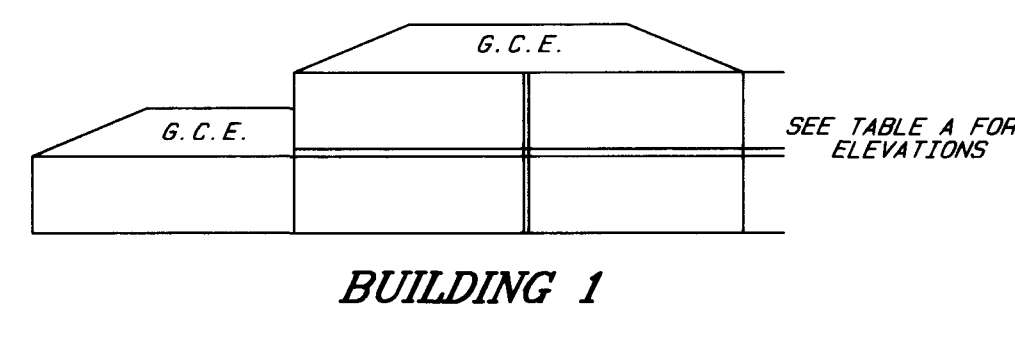
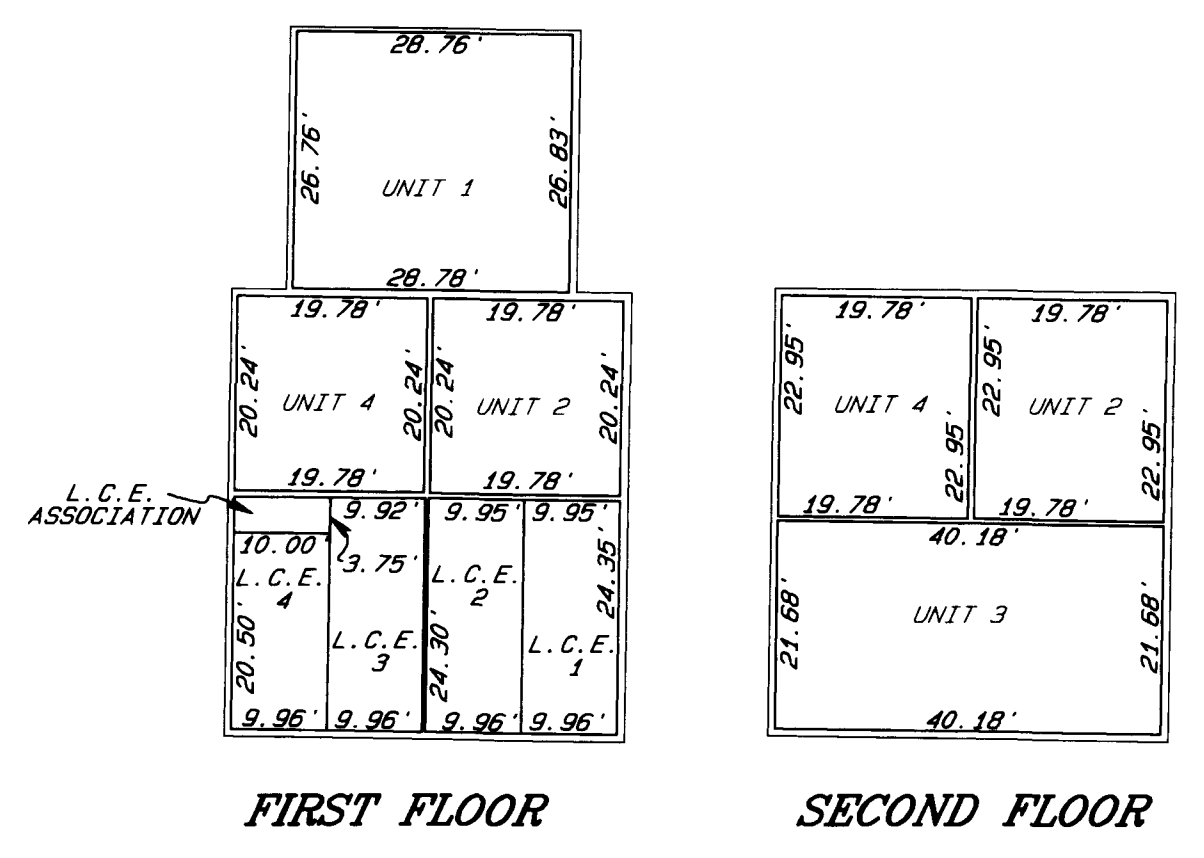
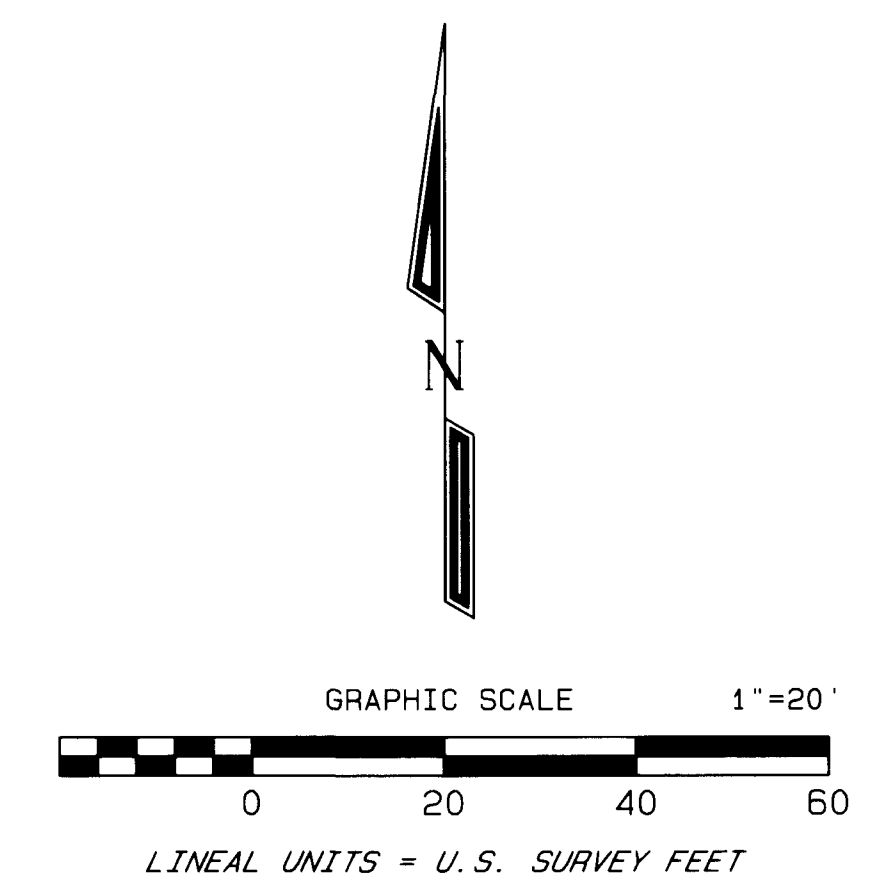
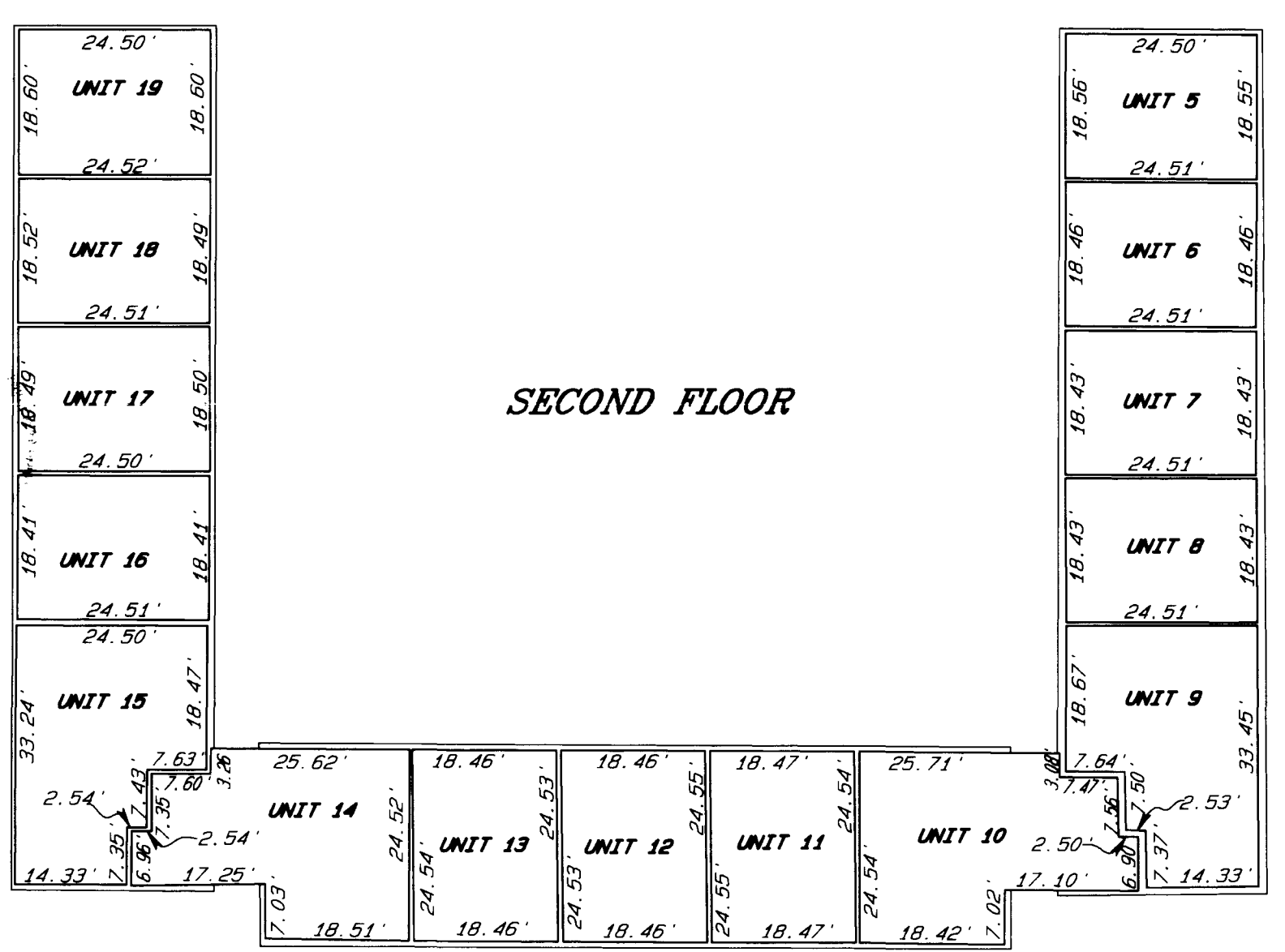
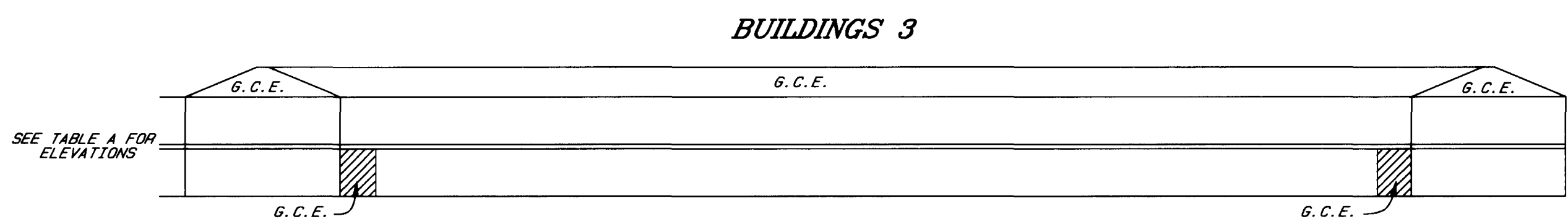
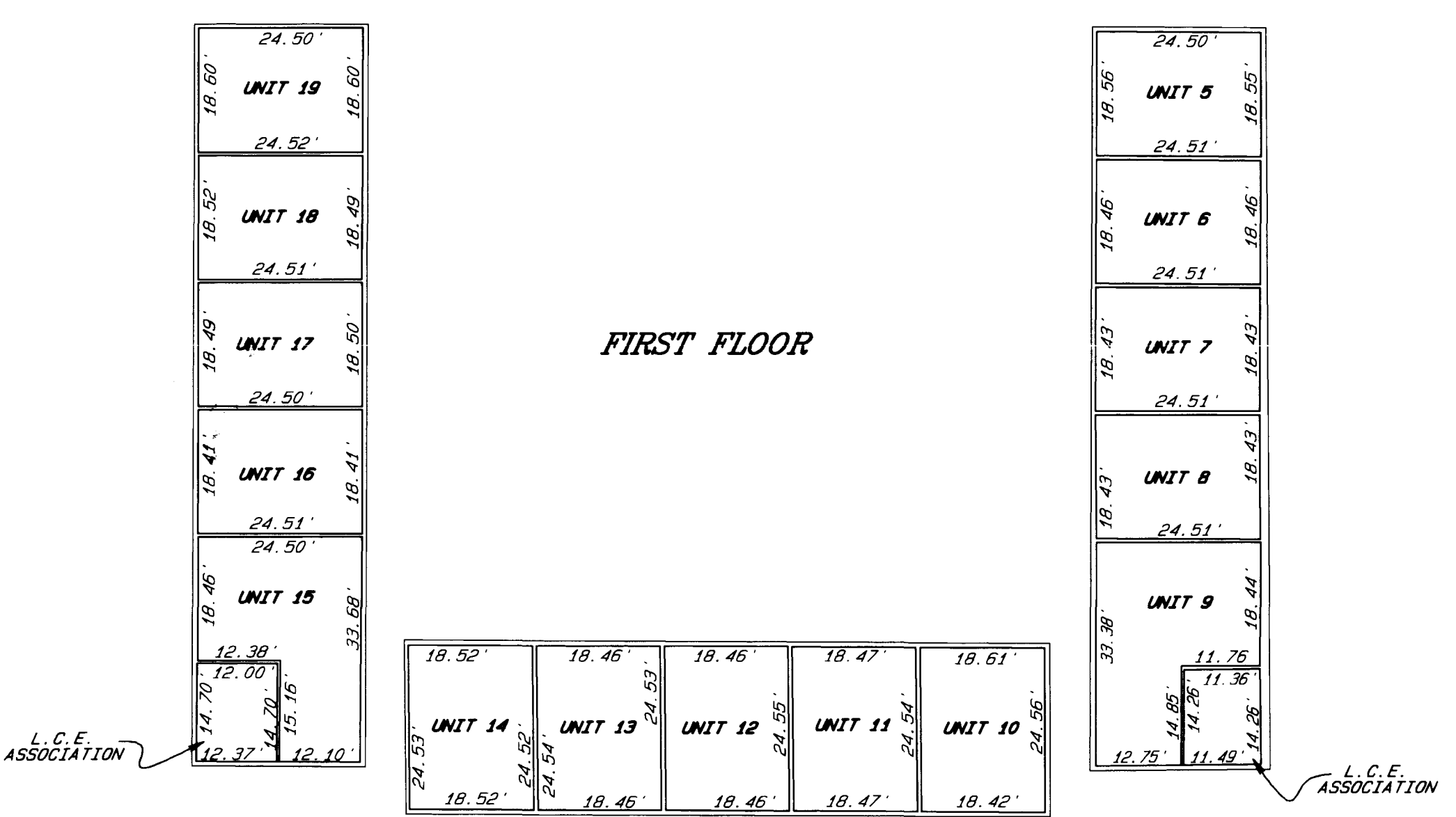


TABLE A

UNIT	FINISH FLOOR 1ST FL.	CEILING HEIGHT	FINISH FLOOR 2ND FL.	CEILING HEIGHT
1	4657.47	4665.52		
2	4657.47	4665.44	4666.27	4674.17
3	4656.27	4664.82	4666.08	4674.05
4	4657.47	4665.47	4666.30	4674.21
5	4653.03	4661.00	4661.83	4669.79
6	4653.03	4660.90	4661.81	4669.78
7	4653.03	4660.98	4661.81	4669.79
8	4653.03	4661.03	4661.86	4669.84
9	4653.03	4661.05	4661.88	4669.85
UTILITY	4653.01	4660.99		
10	4656.61	4660.94	4661.77	4669.71
11	4656.61	4660.96	4661.79	4669.75
12	4653.01	4660.96	4661.79	4669.71
13	4653.01	4660.96	4661.79	4669.71
14	4653.01	4660.96	4661.79	4669.80
UTILITY	4656.61	4660.99		
15	4653.02	4660.99	4661.82	4669.78
16	4653.02	4660.97	4661.80	4669.77
17	4653.02	4660.97	4661.80	4669.77
18	4653.02	4660.97	4661.80	4669.75
19	4653.02	4660.97	4661.80	4669.77
20	4656.61	4665.53		
21	4656.61	4664.55	4665.38	4673.35
22	4656.61	4664.53	4665.36	4673.31
23	4656.61	4664.58	4665.41	4673.41
24	4656.61	4664.58	4665.41	4673.39

CONDOMINIUM NOTES

- 1.) The Project Benchmark is the northwest corner being a found #5 rebar w/2" aluminum cap stamped LS 24306 with an elevation of 4654.15 / NAVD 88.
- 2.) Except for the Units and Limited Common Elements the entire condominium boundary will be classified as General Common Element, including walls between units and exterior walls.
- 3.) Walls between units have a typical width of 0.46 feet.
- 4.) Property corner ties are to the unit boundary.



RENOIR COURT CONDOMINIUM
 LOCATED IN THE
 SW 1/4 NW 1/4, SEC. 12, T1S, R1W, U.M.
D H SURVEYS INC.
 118 OURAY AVE. - GRAND JUNCTION, CO.
 (970) 245-8749

Designed By	M. L. M.	Checked By	M. W. D.	Job No.	1021-08-02
Drawn By	TMODEL	Date	AUGUST 2008	Sheet	2 OF 2