

FAIRMOUNT AMENDMENT NO 1

A PORTION OF LOT 32, BLOCK 9, FAIRMOUNT SUBDIVISION RECEPTION NO. 10467, AND
A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12,
TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE PRINCIPAL MERIDIAN,
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

OWNERSHIP STATEMENT

KNOW ALL MEN BY THESE PRESENTS:

1260 BOOKCLIFF LLC, A COLORADO LIMITED LIABILITY COMPANY, IS THE OWNER OF THAT CERTAIN PORTION OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE PRINCIPAL MERIDIAN, CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:
ALL THAT PART OF LOT 32 IN BLOCK 9 OF FAIRMOUNT SUBDIVISION, LYING SOUTH OF THE RIGHT-OF-WAY OF THE CANAL OF THE GRAND VALLEY IRRIGATION COMPANY;
EXCEPT THE EAST 50 FEET AND EXCEPT THE WEST 97 FEET THEREOF.

PARCEL 2:
BEGINNING AT A POINT 30 FEET EAST OF THE SOUTHEAST CORNER OF LOT 32 IN BLOCK 9 OF FAIRMOUNT SUBDIVISION, SAID POINT BEING THE CENTER LINE OF VACATED STREET BETWEEN BLOCKS 9 AND 10 IN SAID SUBDIVISION;
THENCE WEST 80 FEET;
THENCE NORTH TO THE SOUTHERLY RIGHT OF WAY LINE OF THE GRAND VALLEY CANAL;
THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY TO A POINT DIRECTLY NORTH OF THE POINT OF BEGINNING;
THENCE SOUTH TO THE POINT OF BEGINNING.

PARCEL 3:
ALL THAT PART OF LOT 32 IN BLOCK 9, AND OF THE WEST 1/2 OF VACATED STREET LYING BETWEEN BLOCKS 9 AND 10, FAIRMOUNT SUBDIVISION, LYING SOUTH OF THE CENTERLINE AND NORTH OF THE SOUTH RIGHT OF WAY LINE OF THE CANAL OF THE GRAND VALLEY IRRIGATION COMPANY ALSO KNOWN AS THE GRAND VALLEY CANAL;
EXCEPT THE WEST 97 FEET THEREOF,
ALL IN COUNTY OF MESA, STATE OF COLORADO

TOGETHER CONTAINING 1.10 ACRES (47,703 SQUARE FEET), MORE OR LESS.
THE PLAT OF FAIRMOUNT SUBDIVISION IS RECORDED AT RECEPTION NUMBER 10467, MESA COUNTY RECORDS.
THE ABOVE DESCRIBED LAND IS DESCRIBED IN WARRANTY DEED AT RECEPTION NUMBER 3006654 AND ROAD PETITION AT RECEPTION NUMBER 91581.

SAID OWNERS HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED REAL PROPERTY INTO LOTS AS SHOWN HEREON, AND DESIGNATED THE SAME AS "FAIRMOUNT AMENDMENT NO. 1", IN THE CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO.

OWNER STATES THERE ARE NO LIENHOLDERS OF RECORD.

IN WITNESS WHEREOF, SAID OWNERS HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS

12 DAY OF August, 2025.

Joshua Steck
JOSHUA STECK, MANAGER, 1260 BOOKCLIFF LLC, A COLORADO LIMITED LIABILITY COMPANY

SAID OWNER DOES HEREBY ACKNOWLEDGE THAT ALL LIENHOLDERS OR ENCUMBRANCES, IF ANY, ASSOCIATED WITH THE INTERESTS OF THIS PLAT HAVE BEEN REPRESENTED HEREON.

NOTARY

STATE OF Colorado }
COUNTY OF Denver } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12 DAY OF August, 2025.

BY JOSHUA STECK, AS MANAGER OF 1260 BOOKCLIFF LLC, A COLORADO LIMITED LIABILITY COMPANY

MY COMMISSION EXPIRES: 6/11/2026

WITNESS MY HAND AND OFFICIAL SEAL

Stephanie Rios Velez
NOTARY PUBLIC

LIENHOLDER'S CERTIFICATE

LIENHOLDER HEREBY ACKNOWLEDGES THE FOLLOWING AS DEPICTED AND/OR DEDICATED ON THIS PLAT: (1) THE EXISTENCE AND LOCATION OF PUBLIC RIGHTS-OF-WAY, INCLUDING ANY RIGHTS OF MAINTENANCE AND ADMINISTRATION OF RIGHTS-OF-WAY, (2) THE EXISTENCE OF INDIVIDUAL LOTS AND THE LOCATION OF LOT LINES, (3) AND THE ZONING DENSITY PROPOSED FOR THIS SUBDIVISION. LIENHOLDER HEREBY AGREES, IN THE EVENT OF PARTIAL FORECLOSURE ON ITS LIEN AGAINST THE PROPERTY DEPICTED IN THIS PLAT, THAT ITEMS (1) THROUGH (3) ABOVE AND ALL RIGHTS INCIDENT THERETO SHALL SURVIVE ANY SUCH PARTIAL FORECLOSURE.

NAME AND TITLE OF LENDER: ALPINE BANK, A COLORADO BANKING CORPORATION
BENEFICIARY OF DEED OF TRUST RECORDED AT RECEPTION NUMBER 3103391.

BY: Alisa Gallardo AS EVP
OF ALPINE BANK, A COLORADO BANKING CORPORATION

NOTARY

STATE OF Colorado }
COUNTY OF Denver } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12 DAY OF August, 2025.

BY: Alisa Gallardo AS EVP
OF ALPINE BANK, A COLORADO BANKING CORPORATION

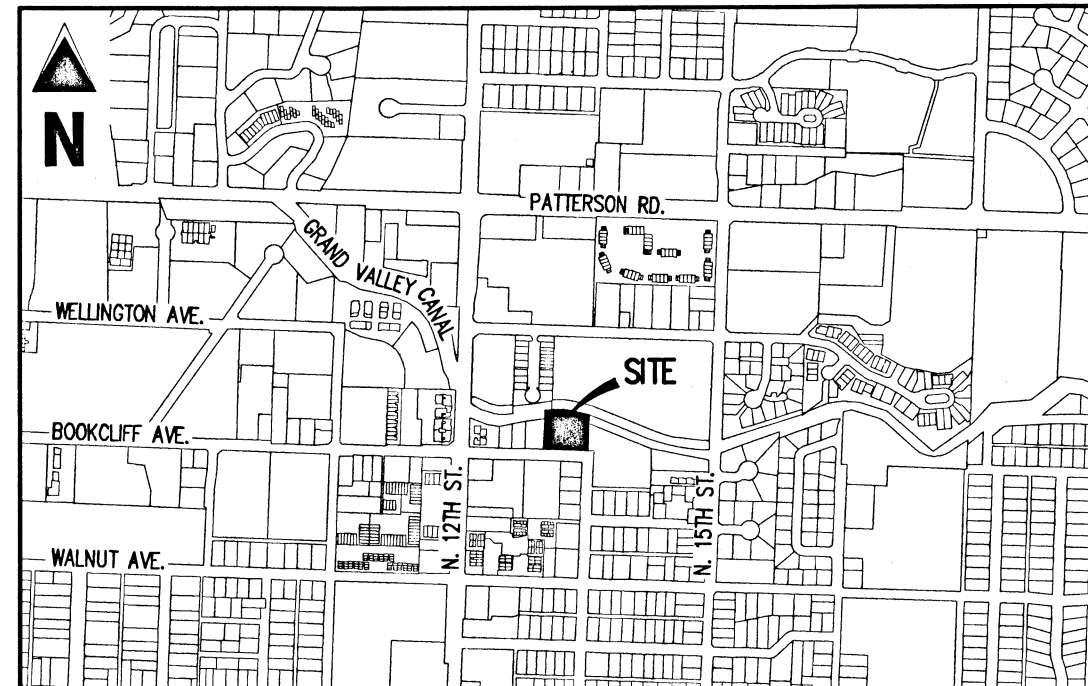
MY COMMISSION EXPIRES: 6/11/2026

WITNESS MY HAND AND OFFICIAL SEAL

Stephanie Rios Velez
NOTARY PUBLIC

VICINITY MAP

1" = 1000'



CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 4:32 O'CLOCK P.M.

THIS 30 DAY OF September, 2025.

AND IS DULY RECORDED AS RECEPTION NUMBER 3136086.

IN BOOK PAGE THROUGH INCLUSIVE, DRAWER NO. K3-10.
Robbie Cross Roxanda Motoko
CLERK AND RECORDER DEPUTY

FEES: \$40.33

TITLE CERTIFICATION

WE, Fidelity National Title, NCS, 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 1260 BOOKCLIFF LLC, 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.

DATE: 9-13-25

BY: Eric Gonzales

CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL

APPROVED THIS 2nd DAY OF September, 2025.

Colleen Kennedy
MAYOR
[Signature]
CITY MANAGER

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:

ACCESS EASEMENT AND PARKING AGREEMENT Reception No. 3136087

GENERAL NOTES

- FIELD WORK WAS COMPLETED ON: AUGUST 12, 2022.
- BASIS OF BEARING: ALL BEARINGS ARE GRID BEARINGS OF THE MESA COUNTY LOCAL COORDINATE SYSTEM, CENTRAL ZONE, GVA ZONE. THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 1 WEST BEARS S89°55'49"E, MONUMENTED BY THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 12, BEING AN ILLIBLE 3-1/4" BRASS CAP IN RANGE BOX, AND BY THE NORTHWEST SIXTEENTH CORNER OF SAID SECTION 12, THE POSITION OF WHICH BEING CALCULATED BY REFERENCE CHISELED CROSSES, AS SHOWN HEREON.
- PER THE FEMA FLOOD INSURANCE RATE MAPS (FIRM), MAP NO. 08077C0010G, HAVING A REVISION DATE OF OCTOBER 16, 2012, INDICATES THE SUBJECT PROPERTY TO BE DESIGNATED AS "ZONE X", AN AREA OF MINIMAL FLOOD HAZARD. THIS SURVEY MAKES THIS STATEMENT BY GRAPHIC PLOTTING ONLY. THE SURVEYOR RECOMMENDS A FLOOD STUDY IF MORE INFORMATION IS REQUIRED.
- GRAND VALLEY IRRIGATION COMPANY GENERALLY CLAIMS A RIGHT OF USE FOR WHATEVER IS REASONABLE AND PRUDENT FOR THE OPERATION AND MAINTENANCE OF THE CANAL. CANAL RIGHT-OF-WAY REFERRED TO IN THE TITLE DESCRIPTIONS IS INTERPRETED TO BE THE LINE WHICH DEFINES THE LIMITS OF GVIC'S USE. CENTERLINE OF CANAL DETERMINED BY ADOPTING A MEAN LINE BETWEEN OPPOSING HIGH WATER LINES. DISTANCES TO AND COURSES ALONG THE CENTERLINE OF THE CANAL ARE SUBJECT TO MINOR VARIATIONS DUE TO THE MOVEMENT OF WATER AND MAINTENANCE OF THE BANKS.
- THE CENTER OF THE CANAL IS THE NORTHERLY PROPERTY LINE OF THE PROPERTY SURVEYED HEREON AND MAY BE SUBJECT TO MOVEMENT WITH THE LOCATION OF THE CANAL.
- THE NORTH LINE OF THE PROPERTY SURVEYED HEREON AS SHOWN IS BASED ON IMPROVEMENT SURVEY PLAT BY RIVER CITY CONSULTANTS DATED MARCH 24, 2009, AND BY THE PLAT OF BACON COMMUNITY CAMPUS SUBDIVISION, RECEPTION NUMBER 2786998, WITH THE SOUTH RIGHT OF WAY LINE OF THE GRAND VALLEY IRRIGATION COMPANY CANAL SHOWN OFFSET 25 FEET SOUTH OF THE CANAL WATER'S EDGE AS OF THE DATE OF THE FIELD SURVEY, AUGUST 12, 2022.
- EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED ON THIS SURVEY WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESTRICTIONS, EXCLUSIONS, CONDITIONS, OBLIGATIONS, TERMS OR AS THE RIGHT TO GRANT THE SAME. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT OF WAY OR TITLE THEREOF, GALLOWAY & COMPANY INC. RELIED UPON THE INFORMATION OR TITLE COMMITMENT/REPORT PROVIDED AT THE TIME OF SURVEY BY THE CLIENT. TITLE COMMITMENT PROVIDED BY CLIENT AND PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. NCSC001800, WITH A COMMITMENT DATE OF AUGUST 5, 2025, AT 8:00 AM.
- PARCEL IS SUBJECT TO HEADGATE AGREEMENT RECORDED AT RECEPTION NUMBER 3117255.

AREA TABLE

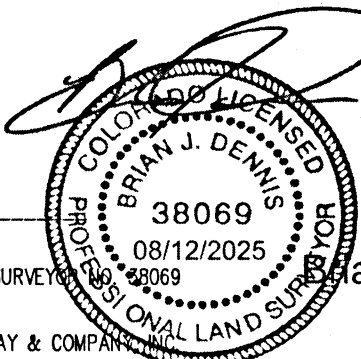
LOT 1 1.10 ACRES 100%

SURVEYOR'S CERTIFICATE:

I, BRIAN J. DENNIS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ACCOMPANYING PLAT OF "FAIRMOUNT AMENDMENT NO 1", A SUBDIVISION OF A PART OF MESA COUNTY, STATE OF COLORADO, HAS BEEN PREPARED BY ME AND/OR UNDER MY DIRECT SUPERVISION AND REPRESENTS A FIELD SURVEY OF THE SAME. THIS STATEMENT IS APPLICABLE ONLY TO THE SURVEY DATA REPRESENTED HEREON, AND DOES NOT REPRESENT A WARRANTY OR OPINION AS TO OWNERSHIP, LIENHOLDERS, OR QUALITY OF TITLE.

EXECUTED THE 12th DAY OF AUGUST, 2025.

Brian J. Dennis
BRIAN J. DENNIS
COLORADO PROFESSIONAL LAND SURVEYOR
PROJECT NO.: HDV000001.10
FOR AND ON BEHALF OF GALLOWAY & COMPANY



Digitally signed by Brian J. Dennis
DN: cn=Brian J. Dennis, o=Galloway & Company, Inc., c=US
E=Brian.Dennis@gallowayus.com,
c=US, ou=Galloway & Company, Inc., cn=Brian J. Dennis
Reason: I am the author of this document
Date: 2025.08.12 10:50:05 -0600

Please note: The red address numbers and text have been added digitally to the recorded subdivision plat.

Galloway

1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
719.900.7220 • GallowayUS.com

Project No: HDV000001.10
Drawn By: EMV
Checked By: BJD
Date: 09/30/22

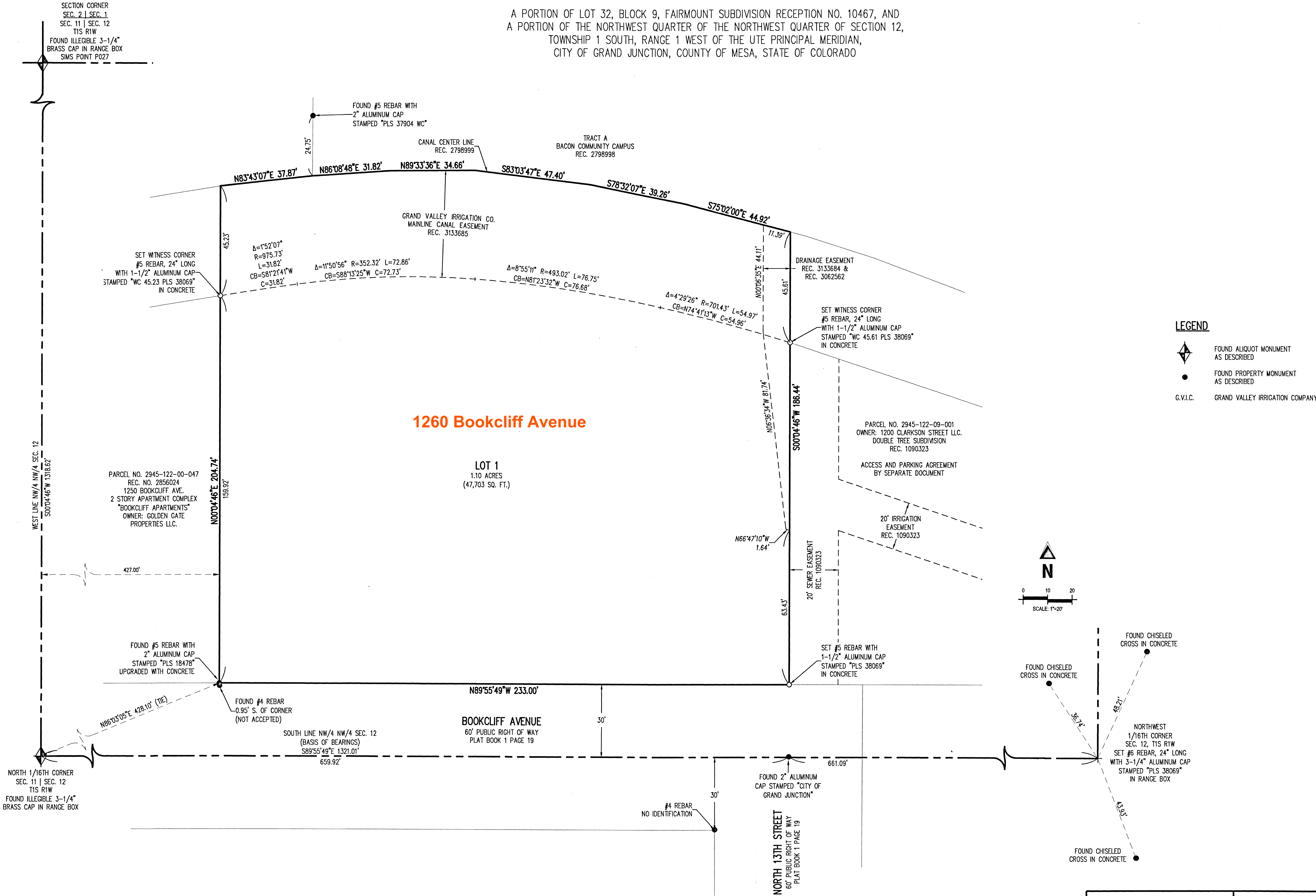
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PLANNING FILE NO. SSU-2022-734

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