ICom Bk. 4 Pg. 56 Rec #F1284435 7-26-01 14:56:51 County of Jefferson State of Colorado $30.00

CONDOMINIUM MAP of WADSWORTH 4045 CONDOMINIUMS

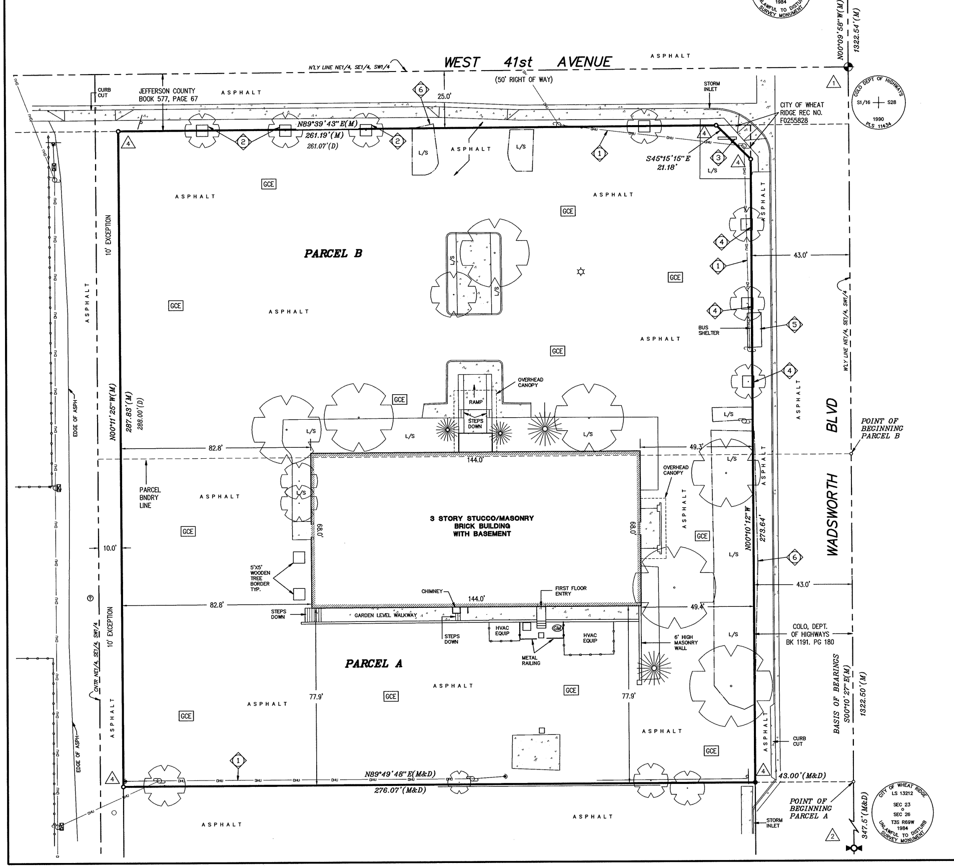
LAND SURVEY PLAT – 4045 WADSWORTH BLVD
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF WHEAT RIDGE, JEFFERSON COUNTY, COLORADO

ITEMS OF CONCERN

1. THE OVERHEAD UTILITY LINES MAY OR MAY NOT BE LOCATED WITHIN AN EASEMENT.
2. THE LANDSCAPE TREE BORDERS ENCROACH INTO THE PUBLIC RIGHT OF WAY BY A MAXIMUM OF 2.5'±.
3. THE ELECTRIC SIGN ENCROACHES BY 2.6' INTO THE PUBLIC RIGHT OF WAY.
4. THE LANDSCAPE TREE BORDERS ENCROACH INTO THE PUBLIC RIGHT OF WAY BY A MAXIMUM OF 0.5'±.
5. THE BUS SHELTER ENCROACHES ONTO THE SUBJECT PROPERTY BY 2.0'±.
6. LANDSCAPING ENCROACHES INTO THE PUBLIC RIGHT OF WAY BY A MAXIMUM OF 2.3'±

20 10 0 20 40

SCALE: 1" = 20'



LEGAL DESCRIPTION

PARCEL A:

A PART OF THE NE 1/4 SE 1/4 SW 1/4 OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6th P.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID NE 1/4 SE 1/4 SW 1/4 WHICH IS 347.5 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE WEST AT RIGHT ANGLES 329.07 FEET, MORE OR LESS, TO THE CENTER LINE OF THE NE 1/4 SE 1/4 SW 1/4 OF SAID SECTION; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID SW1/4, 144 FEET; THENCE EAST AT RIGHT ANGLES, 329.07 FEET, MORE OR LESS, TO THE EAST LINE OF SAID SW 1/4; THENCE SOUTH ALONG THE SAID EAST LINE, 144 FEET TO THE POINT OF BEGINNING; EXCEPT THAT PORTION THEREOF LYING IN EXISTING WADSWORTH BOULEVARD AND AS CONVEYED TO DEPARTMENT OF HIGHWAYS BY DEED RECORDED IN BOOK 1191 AT PAGE 180, COUNTY OF JEFFERSON, STATE OF COLORADO.

PARCEL B:

THAT PART OF THE NE 1/4 SE 1/4 SW 1/4 OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6th P.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID NE 1/4 SE 1/4 SW 1/4 WHICH IS 491.5 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE WEST AT RIGHT ANGLES 329.07 FEET, MORE OR LESS, TO THE CENTER LINE OF THE NE 1/4 SE 1/4 SW 1/4 OF SAID SECTION; THENCE NORTH, PARALLEL WITH THE EAST LINE OF SAID SW 1/4, 144 FEET, MORE OR LESS, TO THE SOUTH BOUNDARY LINE OF WEST 41st AVENUE; THENCE EAST ALONG THE SOUTH BOUNDARY LINE OF WEST 41st AVENUE, 329.07 FEET, MORE OR LESS, TO THE EAST LINE OF SAID SW 1/4; THENCE SOUTH ALONG SAID EAST LINE, 144 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PORTION THEREOF LYING IN EXISTING WADSWORTH BOULEVARD AND AS CONVEYED TO DEPARTMENT OF HIGHWAYS BY DEED RECORDED IN BOOK 1191 AT PAGE 180, AND

EXCEPTING FROM THE PARCELS A AND B THE FOLLOWING DESCRIBED TRACT OF LAND:

A PART OF THE NE 1/4 SE 1/4 SW 1/4 OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 69 WEST 6th P.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID NE 1/4 SE 1/4 SW 1/4 WHICH IS 347.5 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE WEST AT RIGHT ANGLES 319.07 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING; THENCE NORTH 288.0 FEET, MORE OR LESS, TO THE SOUTH BOUNDARY LINE OF WEST 41st AVENUE; THENCE WEST AT RIGHT ANGLES ALONG THE SOUTH BOUNDARY LINE OF WEST 41st AVENUE, 10.0 FEET, MORE OR LESS, TO THE CENTERLINE OF THE NE 1/4 SE 1/4 SW 1/4 OF SAID SECTION; THENCE SOUTH AT RIGHT ANGLES ALONG THE CENTERLINE 288.0 FEET, MORE OR LESS; THENCE EAST AT RIGHT ANGLES 10.0 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING,

EXCEPTING FROM THE ABOVE DESCRIPTIONS THAT LAND CONVEYED TO THE CITY OF WHEAT RIDGE UNDER DEED RECORDED JUNE 30, 1996 AT RECEPTION NO. F0255828, COUNTY OF JEFFERSON, STATE OF COLORADO.

THE LEGAL DESCRITPION GIVEN ABOVE FOR THE SUBJECT PROPERTY IS AS SPECIFICALLY CITED IN A SPECIAL WARRANTY DEED FILED WITH THE JEFFERSON COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. F0705185 ON SEPTEMBER 30, 1998.

NOTES

1.) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY FRONTIER SURVEYING, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING TITLE OF RECORD, EASEMENTS, ENCUMBRANCES, AND RIGHTS OF WAY FRONTIER SURVEYING, INC. RELIED SOLELY ON INFORMATION OBTAINED FROM THE JEFFERSON COUNTY OF CLERK AND RECORDER'S OFFICE. NO ATTEMPT HAS BEEN MADE TO PERFORM A COMPREHENSIVE OR EXHAUSTIVE SEARCH OF THE RECORDS FOUND IN THESE OFFICES. A TITLE COMMITMENT WAS NOT PROVIDED BY THE CLIENT.

2.) THE BENCHMARK USED IS THE TOP OF A STAINLESS STEEL ROD IN AN ALUMINUM LOGO BOX. SAID BENCHMARK IS IN THE SOUTHEAST CORNER OF THE INTERSECTION OF WADSWORTH BOULEVARD AND WEST 38th AVENUE, IN FRONT OF THE WHEAT RIDGE UNITED METHODIST CHURCH, 304.1 FT EAST OF THE CENTERLINE OF THE NORTH BOUND LANES OF WADSWORTH BOULEVARD, 174.2 FT WEST OF THE CENTER LINE OF VANCE STREET, 76.1 FT SOUTH OF THE CENTER LINE OF 38th AVENUE, 1.2' WEST OF THE WEST END OF THE CHURCH SIGN.

ELEVATION=5445.30 FT NGVD 1929

MONUMENT LEGEND

1. FOUND A 3-1/4" ALUMINUM CAP IN AN ALUMINUM RANGE BOX WITH NO LID STAMPED AS SHOWN HEREON AT THE NORTHEAST CORNER OF THE SE 1/4, SW 1/4, SEC. 23, T3S, R69W 6th P.M.
2. FOUND A 3-1/4" BRASS CAP IN A CAST IRON RANGE BOX IN THE INTERSECTION OF WADSWORTH BLVD & WEST 38th AVENUE STAMPED AS SHOWN HEREON AT THE SOUTH QUARTER CORNER OF SAID SECTION 23.
3. FOUND A 3-1/4" BRASS CAP IN A CAST IRON RANGE BOX IN THE INTERSECTION OF WADSWORTH BLVD & WEST 44th AVENUE STAMPED AS SHOWN HEREON AT THE CENTER OF SAID SECTION 23.
4. SET A 1-1/2" ALUMINUM CAP ON A #5 REBAR STAMPED "FRONTIER SUR – LS 30830"

LEGEND

- (GM) GAS METER
- DECIDUOUS TREE
- CONIFEROUS TREE
- DECIDUOUS SHRUB
- STREET SIGN
- LIGHT POLE
- UTILITY POLE
- (?) MANHOLE – TYPE UNKNOWN
- LCE LIMITED COMMON ELEMENTS
- GCE GENERAL COMMON ELEMENT
- 6' HIGH STOCKADE FENCE
- OHU OVERHEAD UTILITY LINES
- L/S LANDSCAPING
- (D) – RECORD ANGLES & DISTANCES ARE AS SHOWN PER THE LEGAL DESCRIPTION.
- (M) – MEASURED ANGLE AND/OR DISTANCE AS PER FRONTIER SURVEYING, INC. FIELD SURVEY
- CONCRETE

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED UPON MORE THAN TEN (10) YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON. C.R.S.13-80-105(3)(a).

NO.	DATE	DESCRIPTION	BY
4	7/17/01	FINAL DRAWINGS	D.L.L.
3	7/10/01	CLIENT REVISIONS	D.L.L.
2	7/3/01	CLIENT REVISIONS	D.L.L.
1	5/15/01	PRELIMINARY DRAWING	D.L.L.

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT WE THE UNDERSIGNED, BEING ALL THE OWNERS OF THE HEREIN ABOVE DESCRIBED PROPERTY DO HEREBY CERTIFY THAT THE CONDOMINIUM MAP OF THE 4045 WADSWORTH CONDOMINIUMS HAS BEEN PREPARED PURSUANT TO THE PURPOSES STATED IN THE CONDOMINIUM DECLARATION FOR THE WADSWORTH 4045 CONDOMINIUMS DATED ________ AND RECORDED ________ UNDER RECEPTION NO. ________ OF THE RECORDS OF THE CLERK AND RECORDER, JEFFERSON COUNTY, STATE OF COLORADO.

4045 WADSWORTH LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: [signature], mgr.
CHAD J. PINSON
MANAGER

STATE OF COLORADO)
) SS
COUNTY OF DENVER)

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 25 DAY OF July A.D., 2001 BY Chad J. Pinson, manager of 4045 Wadsworth, LLC, a Colorado Limited Liability Company
MY COMMISSION EXPIRES: 5/22/03

[signature]
NOTARY PUBLIC
CED 5/22/03
1873 S Bellaire St #855
ADDRESS Denver, Co 80222

(NOTARY PUBLIC LINDA J. GREEN STATE OF COLORADO)

MORTGAGEE: COLONIAL BANK
12907 S. PARKER ROAD
PARKER, CO 80134

BY: [signature]
~~KELLY J. ZAMORSKI~~
~~SENIOR VICE-PRESIDENT~~ 98
DAVID H. KIPPER
CHAIRMAN

STATE OF COLORADO)
) SS
COUNTY OF DENVER)

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 25 DAY OF July A.D., 2001 BY David H Kipper, Chairman of Colonial Bank
MY COMMISSION EXPIRES: 5/22/03

[signature]
NOTARY PUBLIC
CED 5/22/03
1873 S Bellaire St #855
ADDRESS Denver, Co 80222

(NOTARY PUBLIC LINDA J. GREEN STATE OF COLORADO)

SURVEYOR'S CERTIFICATE

I, DONALD L. LAMBERT, A DULY REGISTERED LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THIS PLAT OF THE CONDOMINIUM MAP OF THE WADSWORTH 4045 CONDOMINIUMS WAS MADE UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING, AND IS ACCURATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF. INFORMATION ON THIS MAP COMPLIES WITH CRS 38-51-106 AND CRS 38-33.3-209.

[signature] DATE
DONALD L. LAMBERT LS 30830
FOR AND ON BEHALF OF FRONTIER SURVEYING, INC.

(COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR DONALD L. LAMBERT 30830)

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
) SS
JEFFERSON COUNTY)

ACCEPTED FOR FILING IN THE OFFICES OF THE COUNTY CLERK AND RECORDER OF THE JEFFERSON COUNTY, STATE OF COLORADO, AT 14:56 O'CLOCK P.M., THIS 26th DAY OF July, 2001, AND IS RECORDED IN THE CONDOMINIUM BOOK 4 AT PAGE 56-58 RECEPTION NUMBER F1284435. FEES PAID $30.00

Faye Griffin
CLERK AND RECORDER

Susan C. Swain
DEPUTY

FRONTIER SURVEYING, INC.
1582 S. Parker Road, Suite 208
Denver, CO 80231
Ofc. 303-745-0460
Fax. 303-745-7919

CONDOMINIUM SURVEY

SITUATED IN
THE SW1/4 SECTION 23, TOWNSHIP 3 SOUTH RANGE 69 WEST OF THE SIXTH P.M.
CITY OF WHEAT RIDGE, JEFFERSON COUNTY, COLORADO

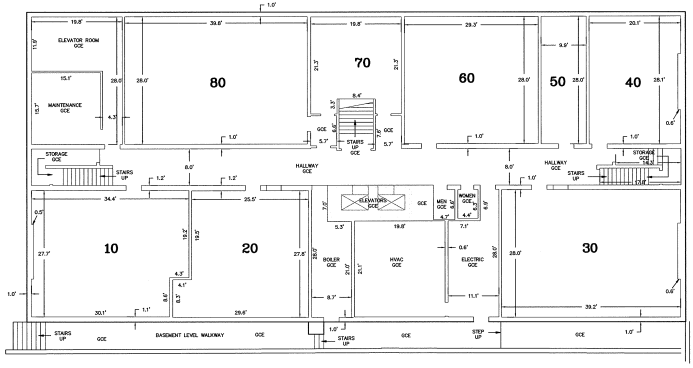
FIELD WORK TO PREPARE DRAWINGS COMPLETED MAY 15, 2001

DRAWN D.L.L. | CHECKED | JOB NUMBER 2001127 | SHEET NUMBER 1 OF 3

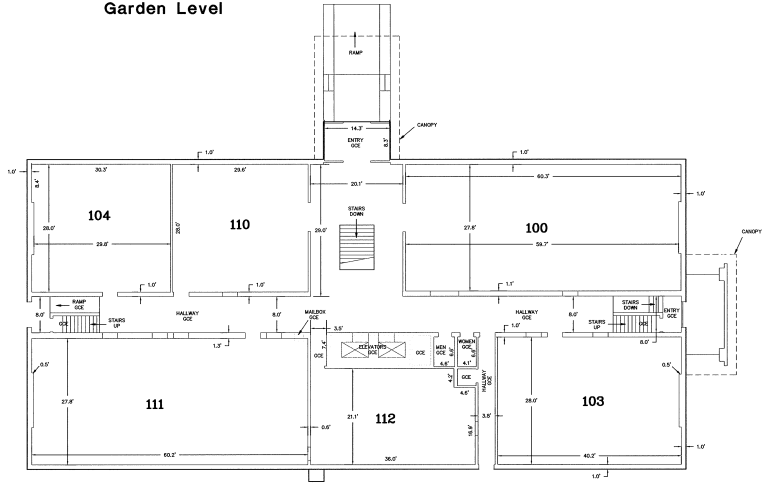
ICom Bk. 4 Pg. 57 Rec#F1284435

CONDOMINIUM MAP of WADSWORTH 4045 CONDOMINIUMS

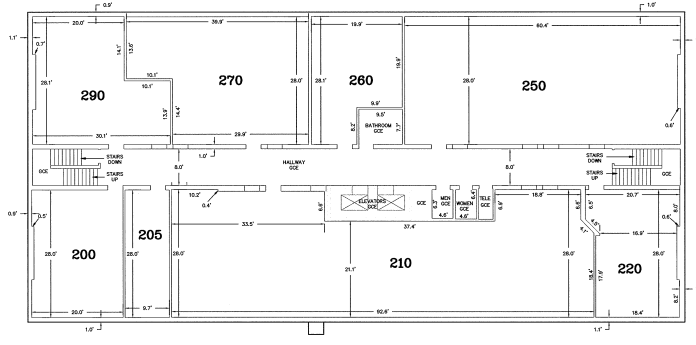
BUILDING DETAIL – 4045 WADSWORTH BLVD
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 23,
TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF WHEAT RIDGE, JEFFERSON COUNTY, COLORADO



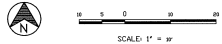
Garden Level



First Floor



Second Floor



LEGEND

GCE GENERAL COMMON ELEMENT
LCE LIMITED COMMON ELEMENT
100 UNIT NUMBER
F.F. FINISH FLOOR

NOTE: INTERIOR AND EXTERIOR WALL THICKNESS COULD NOT BE DIRECTLY MEASURED IN ALL CASES. THESE MEASUREMENTS SHOULD BE CONSIDERED TO BE ±0.1'.

NO.	DATE	DESCRIPTION	BY
4	7/17/01	FINAL DRAWINGS	D.L.L.
3	7/10/01	CLIENT REVISIONS	D.L.L.
2	7/3/01	CLIENT REVISIONS	D.L.L.
1	5/15/01	PRELIMINARY DRAWING	D.L.L.

FRONTIER SURVEYING, INC.
1582 S. Parker Road, Suite 208
Denver, CO 80231
Ofc. 303-745-0460
Fax. 303-745-7919

CONDOMINIUM SURVEY
SITUATED IN
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RANGE 69 WEST OF THE SIXTH P.M.
CITY OF WHEAT RIDGE, JEFFERSON COUNTY, COLORADO
FIELD WORK TO PREPARE DRAWINGS COMPLETED MAY 15, 2001

DRAWN	JOB NUMBER	SHEET NUMBER
D.L.L.	2001127	2 OF 3
CHECKED		

JCOM Bk. 4 Pg. 58 Rec #F1284435

CONDOMINIUM MAP of WADSWORTH 4045 CONDOMINIUMS

BUILDING DETAIL – 4045 WADSWORTH BLVD
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 23,
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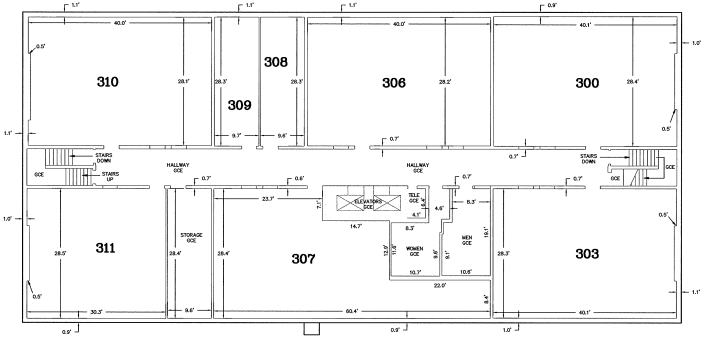
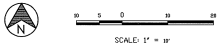
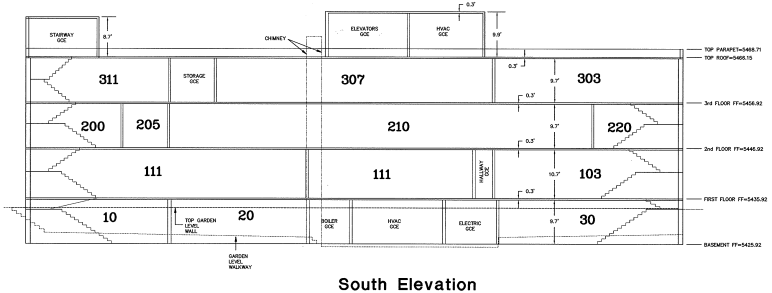
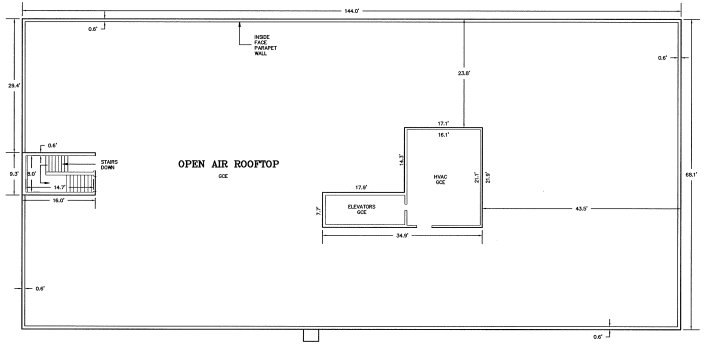


Third Floor





South Elevation



Rooftop

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CONDOMINIUM SURVEY
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RANGE 69 WEST OF THE SIXTH P.M.
CITY OF WHEAT RIDGE, JEFFERSON COUNTY, COLORADO
FIELD WORK TO PREPARE DRAWINGS COMPLETED MAY 15, 2001

DRAWING	JOB NUMBER	SHT NMBR
D.L.L.	2001127	3 OF 3
CHKD/RD		