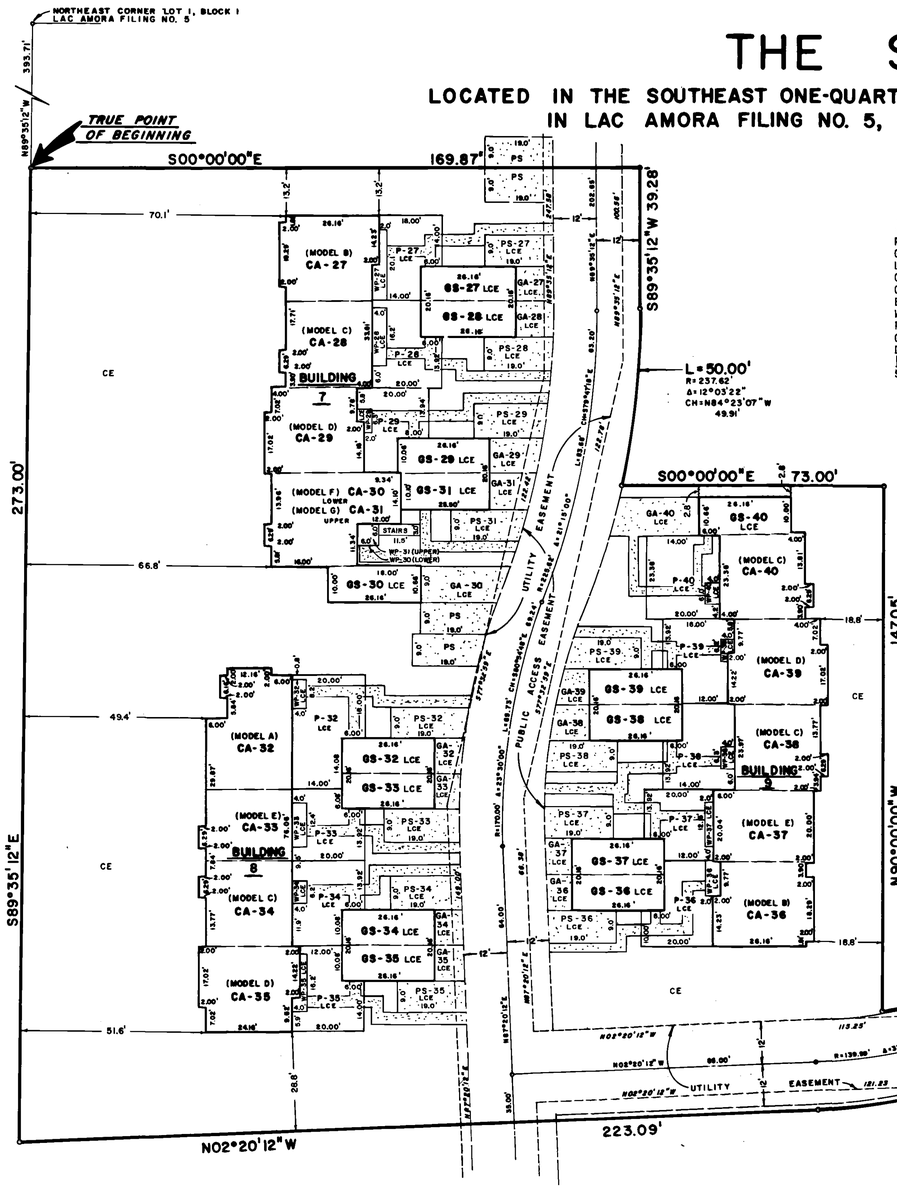
CONDOMINIUM MAP OF

THE SUNRIDGE CONDOMINIUMS

LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., IN LAC AMORA FILING NO. 5, CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO



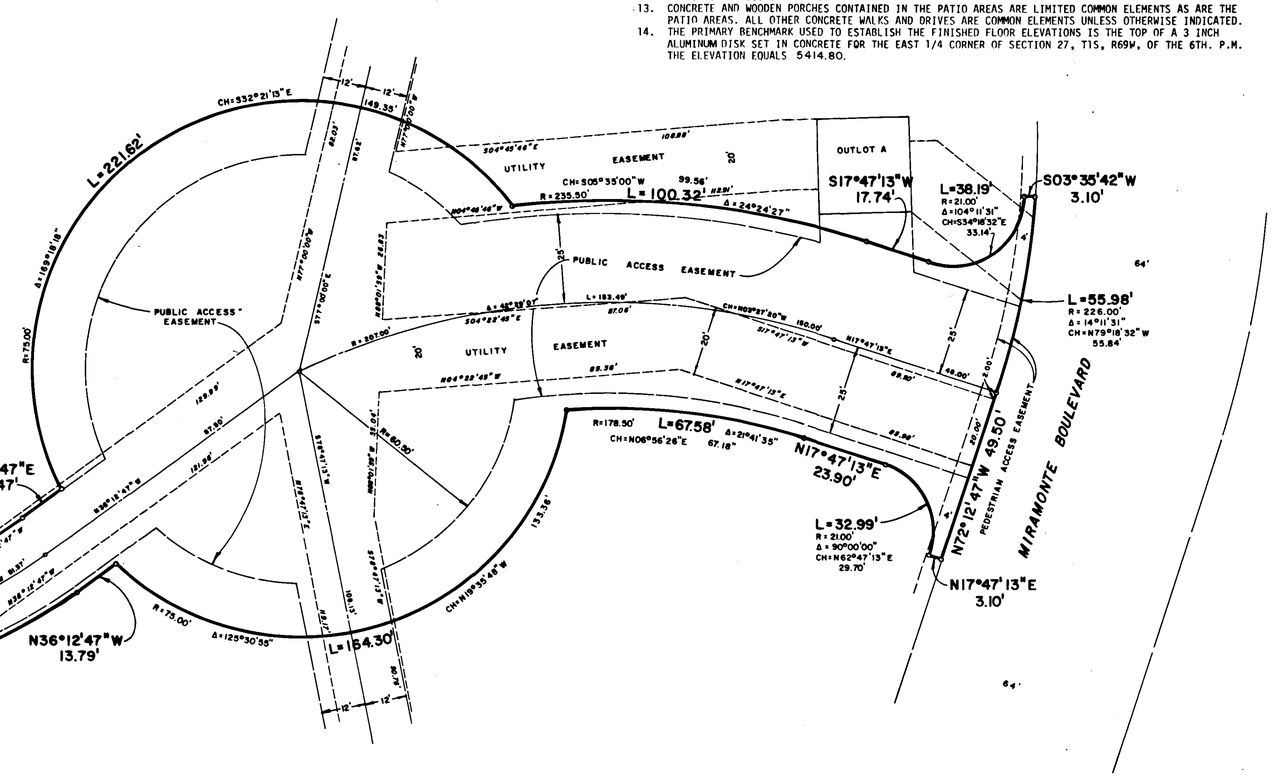
LEGEND

CONCRETE WALK
SOLID WOOD FENCE
P.....DENOTES PATIO
GS.....DENOTES GARAGE SPACE
LCE.....DENOTES LIMITED COMMON ELEMENT
CA.....DENOTES CONDOMINIUM APARTMENT
CE.....DENOTES COMMON ELEMENT
BS.....DENOTES BASEMENT SPACE
WP.....DENOTES WOODEN PORCH
PS.....DENOTES PARKING SPACE
GA.....DENOTES GARAGE APRON
DAS.....DENOTES DEAD AIR SPACE
[X].....DENOTES FLUE
SS.....DENOTES STORAGE SPACE

SCALE: 1" = 20'

NOTES

1. ELEVATIONS ARE REFERRED TO UNITED STATES GEOLOGICAL SURVEY DATUM.
2. ALL HORIZONTAL CONDOMINIUM APARTMENT AND LIMITED COMMON ELEMENT AREA CORNERS HAVE 90° CORNERS UNLESS OTHERWISE INDICATED.
3. BEARINGS ARE RELATED TO THE RECORDED PLAT OF LAC AMORA FILING NO. 5.
4. ALL OF THE EXTERIOR BOUNDARY CORNERS ARE MONUMENTED WITH A NO. 5 REBAR WITH ALUMINIUM CAP.
5. ALL PARKING SPACES WHICH ARE NOT NUMBERED ARE COMMON ELEMENTS TO BE USED FOR GUEST PARKING AND OPEN PARKING.
6. THIS MAP WAS PREPARED SUBSEQUENT TO SUBSTANTIAL COMPLETION OF THE IMPROVEMENTS.
7. ALL LIMITED COMMON ELEMENTS ARE APPURTENANT TO THE CONDOMINIUM APARTMENT BEARING THE SAME NUMERICAL NUMBER.
8. F DENOTES FIREPLACE, A LIMITED COMMON ELEMENT, THE FLUE AND CHIMNEY OF WHICH ARE COMMON ELEMENTS.
9. ALL INTERIOR MEASUREMENTS ARE TO THE UNFINISHED SURFACES OF FLOORS, CEILINGS AND WALLS.
10. ALL BEAMS, BEARING WALLS AND COLUMNS ARE COMMON ELEMENTS.
11. EXTERIOR DIMENSIONS OF BUILDINGS AND TIES TO BUILDINGS ARE MADE TO FOUNDATION LINES, SIDING OVERLAPS THE FOUNDATIONS BY 0.80 FEET.
12. ALL TIES MADE FROM BUILDING CORNERS TO PROPERTY LINES ARE AT RIGHT ANGLES TO THE PROPERTY LINES UNLESS OTHERWISE INDICATED.
13. CONCRETE AND WOODEN PORCHES CONTAINED IN THE PATIO AREAS ARE LIMITED COMMON ELEMENTS AS ARE THE PATIO AREAS. ALL OTHER CONCRETE WALKS AND DRIVES ARE COMMON ELEMENTS UNLESS OTHERWISE INDICATED.
14. THE PRIMARY BENCHMARK USED TO ESTABLISH THE FINISHED FLOOR ELEVATIONS IS THE TOP OF A 3 INCH ALUMINUM DISK SET IN CONCRETE FOR THE EAST 1/4 CORNER OF SECTION 27, T1S, R69W, OF THE 6TH. P.M. THE ELEVATION EQUALS 5414.80.



LEGAL DESCRIPTION

ALL THAT PORTION OF LOT 1, BLOCK 1, LAC AMORA FILING NO. 5, CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1, THENCE NORTH 89°35'12" WEST, 393.71 FEET ALONG THE NORTHERLY LINE OF SAID LOT 1, BLOCK 1 TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 00°00'00" East, 169.87 FEET; THENCE SOUTH 89°35'12" WEST, 39.28 FEET; THENCE WESTERLY, 50.00 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 237.62 FEET, A CENTRAL ANGLE OF 12°03'22" AND IS SUBTENDED BY A CHORD THAT BEARS NORTH 84°23'07" WEST, 49.91 FEET; THENCE SOUTH 00°00'00" EAST, 73.00 FEET; THENCE NORTH 90°00'00" WEST, 147.05 FEET; THENCE SOUTHEASTERLY, 57.15 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 127.99 FEET, A CENTRAL ANGLE OF 25°35'07" AND IS SUBTENDED BY A CHORD THAT BEARS SOUTH 23°25'14" EAST, 56.68 FEET; THENCE SOUTH 36°12'47" EAST, 13.47 FEET; THENCE EASTERLY, SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY, 221.62 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 169°18'18" AND IS SUBTENDED BY A CHORD THAT BEARS SOUTH 32°21'13" EAST, 149.35 FEET; THENCE SOUTHERLY, 100.32 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 235.50 FEET, A CENTRAL ANGLE OF 24°24'27" AND IS SUBTENDED BY A CHORD THAT BEARS SOUTH 05°35'00" WEST, 99.56 FEET; THENCE SOUTH 17°47'13" WEST, 17.74 FEET; THENCE SOUTHERLY, SOUTHEASTERLY AND EASTERLY, 38.19 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 21.00 FEET, A CENTRAL ANGLE OF 104°11'31" AND IS SUBTENDED BY A CHORD THAT BEARS SOUTH 34°18'32" EAST, 33.14 FEET; THENCE SOUTH 03°35'42" WEST, 3.10 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 1, BLOCK 1; THENCE WESTERLY, 55.98 FEET ALONG THE ARC OF A CURVE TO THE RIGHT AND ALONG THE SOUTHERLY LINE OF SAID LOT 1, BLOCK 1, SAID CURVE HAVING A RADIUS OF 226.00 FEET, A CENTRAL ANGLE OF 14°11'31" AND IS SUBTENDED BY A CHORD THAT BEARS NORTH 79°18'32" WEST, 55.84 FEET; THENCE NORTH 72°12'47" WEST, 49.50 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 1, BLOCK 1, THENCE NORTH 17°47'13 EAST, 3.10 FEET; THENCE EASTERLY, NORTHEASTERLY AND NORTHERLY, 32.99 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 21.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND IS SUBTENDED BY A CHORD THAT BEARS NORTH 62°47'13" EAST, 29.70 FEET; THENCE NORTH 17°47'13" EAST, 23.90 FEET; THENCE NORTHERLY, 67.58 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 178.50 FEET, A CENTRAL ANGLE OF 21°41'35" AND IS SUBTENDED BY A CHORD THAT BEARS NORTH 06°56'26" EAST, 67.18 FEET; THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY, 164.30 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 125°30'55" AND IS SUBTENDED BY A CHORD THAT BEARS NORTH 19°35'48" WEST, 133.36 FEET; THENCE NORTH 36°12'47" WEST, 13.79 FEET; THENCE NORTHERLY, 90.95 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 153.82 FEET, A CENTRAL ANGLE OF 33°52'35" AND IS SUBTENDED BY A CHORD THAT BEARS NORTH 19°16'30" WEST, 89.63 FEET; THENCE NORTH 02°20'12" WEST, 223.09 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 1, BLOCK 1; THENCE SOUTH 89°35'12" EAST, 273.00 FEET ALONG THE NORTHERLY LINE OF SAID LOT 1, BLOCK 1 TO THE TRUE POINT OF BEGINNING.

STATEMENT OF OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS, THAT McSTAIN ENTERPRISES, INC., BEING THE OWNER OF THE REAL PROPERTY AS DESCRIBED ON THE ACCOMPANYING MAP, HAS CAUSED THE SAME TO BE SURVEYED AS SHOWN ON THIS MAP TO BE KNOW AS "THE SUNRIDGE CONDOMINIUMS" AND HAS BEEN PREPARED PURSUANT TO THE PURPOSES STATED IN THE CONDOMINIUM DECLARATION OF "THE SUNRIDGE CONDOMINIUMS" RECORDED IN THE COUNTY CLERK AND RECORDER'S OFFICE, BOULDER, COLORADO.

McSTAIN ENTERPRISES, INC., A COLORADO CORPOATION.

ATTEST:

THOMAS R. HOYT, PRESIDENT

CAROLINE HOYT, SECRETARY

ACKNOWLEDGEMENT

STATE OF COLORADO }
COUNTY OF BOULDER } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF March, 1985, BY THOMAS R. HOYT AS PRESIDENT AND BY CAROLINE HOYT AS SECRETARY OF McSTAIN ENTERPRISES, INC., A COLORADO CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES February 2[illegible].

NOTARY

ADDRESS 760 Redstone Pl. Boulder, CO 80303

SURVEYORS CERTIFICATE

I, CHARLES R. MELVIN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF THE AIRSPACE OF "THE SUNRIDGE CONDOMINIUMS" AS CONSTRUCTED WAS MADE UNDER MY DIRECT SUPERVISION AND THAT THE ACCOMPANYING DRAWINGS ACCURATELY REPRESENTS THE RESULTS OF SAID SURVEY, SAID DRAWINGS SUBSTANTIALLY DEPICT THE LOCATION AND THE HORIZONTAL AND VERTICAL MEASUREMENTS OF THE COMPLETED CONDOMINIUM APARTMENTS.

CHARLES R. MELVIN
COLORADO REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 22576

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF BOULDER) SS

I, HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 11:50 O'CLOCK A. M. ON THE 23rd DAY OF May, 1985, AND IS DULY RECORDED IN PLANFILE P-17 F-4 ON FILM 1355 AS RECEPTION NO. 689944.
#31, 32, 33 & 34

FEES PAID $40.00.

RECORDER

DEPUTY

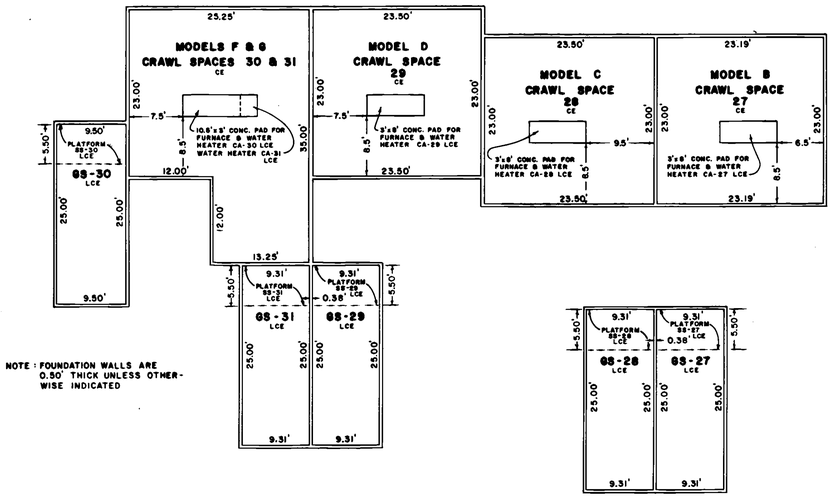
P-17 F-4 #31

$00689944 05/23/85 11:50 AM REAL ESTATE RECORDS
F1355 CHARLOTTE HOUSTON BOULDER CNTY CO RECORDER

CONDOMINIUM MAP OF

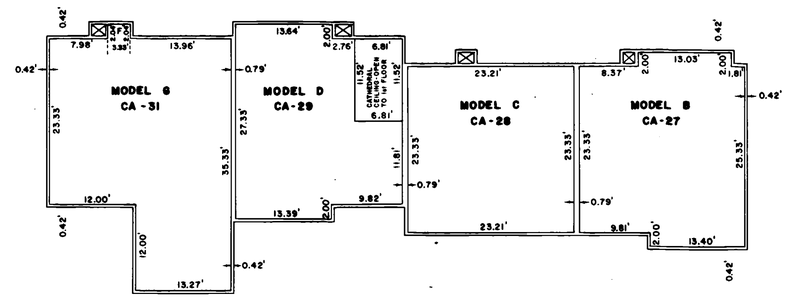
THE SUNRIDGE CONDOMINIUMS

LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., IN LAC AMORA FILING NO. 5, CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO



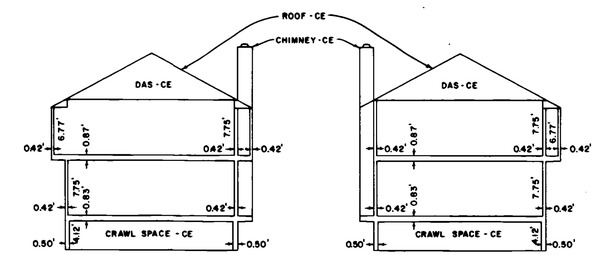
FOUNDATION PLAN - BUILDING 7

SCALE: 1" = 10'



SECOND FLOOR PLAN - BUILDING 7

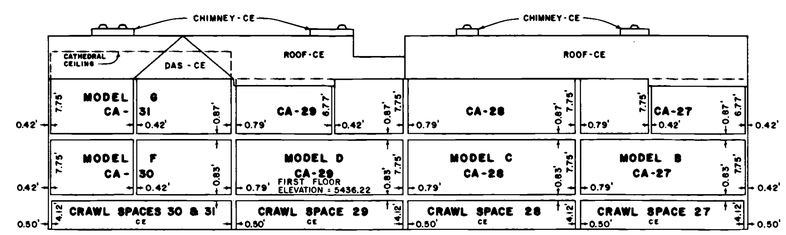
SCALE: 1" = 10'



SIDE ELEVATION VIEWS - MODEL B

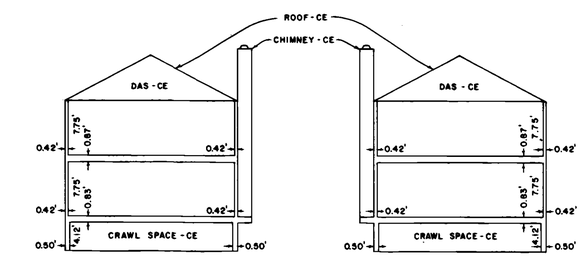
SCALE: 1" = 10'

CA - 27, 36



FRONT ELEVATION VIEW - BUILDING 7

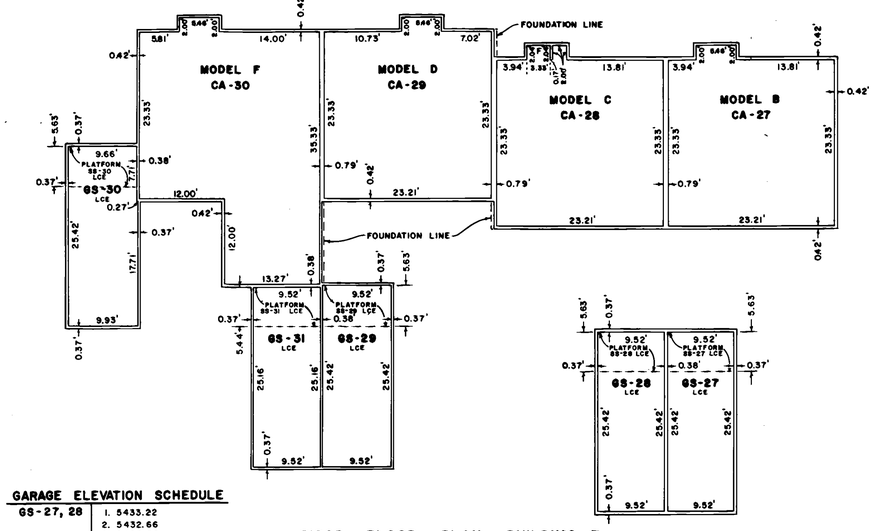
SCALE: 1" = 10'



SIDE ELEVATION VIEWS - MODEL C

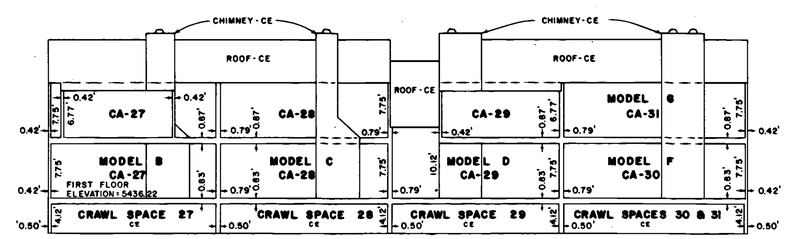
SCALE: 1" = 10'

CA - 28, 34, 38, 40



FIRST FLOOR PLAN - BUILDING 7

SCALE: 1" = 10'



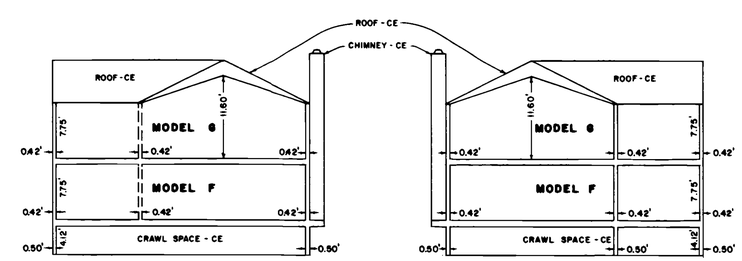
REAR ELEVATION VIEW - BUILDING 7

SCALE: 1" = 10'

SIDE ELEVATION VIEWS - MODEL E

SCALE: 1" = 10'

CA - 33



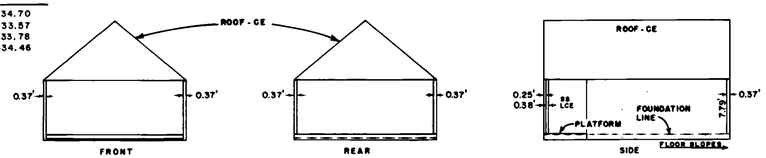
SIDE ELEVATION VIEWS - MODELS F & G

SCALE: 1" = 10'

CA - 30, 31

GARAGE ELEVATION SCHEDULE

GS-27, 28	1. 5433.22 2. 5432.66 3. 5433.06 4. 5433.67
GS-29, 31	1. 5433.73 2. 5432.98 3. 5433.36 4. 5433.95
GS-30	1. 5434.70 2. 5433.57 3. 5433.78 4. 5434.46



TYPICAL ELEVATION VIEWS - ATTACHED DOUBLE GARAGE

SCALE: 1" = 10'

NOTES - GARAGES

A. DIMENSION OF 7.79' IS FROM TOP OF FOUNDATION WALL AT FRONT DOOR TO TOP PLATE

B. GARAGE ELEVATIONS GIVEN ARE -
1. TOP OF FOUNDATION WALL AT FRONT DOOR
2. FLOOR AT FRONT DOOR
3. FLOOR AT BASE OF STEP UP TO PLATFORM
4. TOP OF PLATFORM

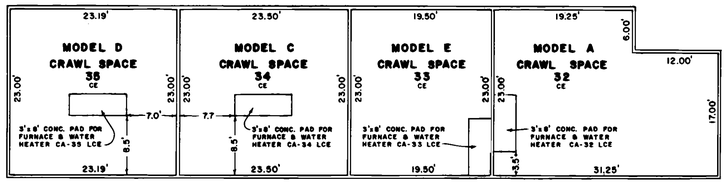
#00689944 05/23/85 11:50 AM REAL ESTATE RECORDS
F1355 CHARLOTTE HOUSTON BOULDER CNTY CO RECORDER

P-17 F-4 # 32

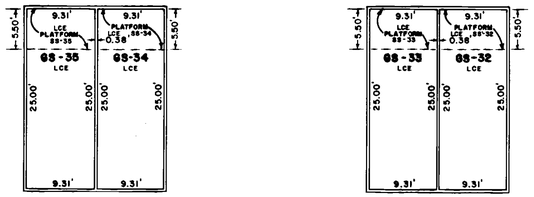
CONDOMINIUM MAP OF

THE SUNRIDGE CONDOMINIUMS

LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., IN LAC AMORA FILING NO. 5, CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO

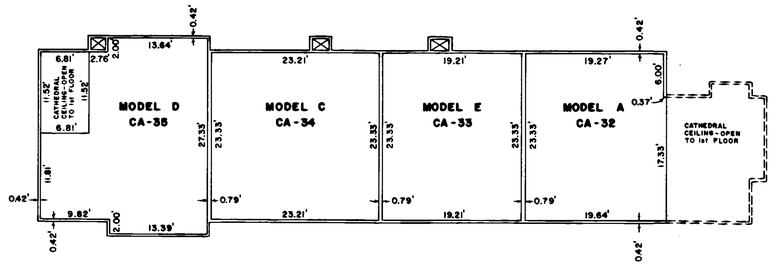


NOTE: FOUNDATION WALLS ARE 0.50' THICK UNLESS OTHERWISE INDICATED



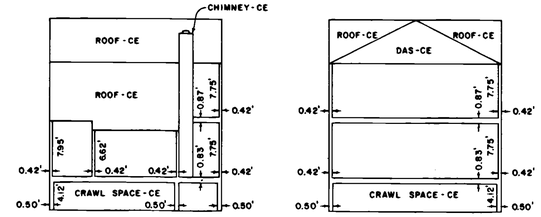
FOUNDATION PLAN - BUILDING 8

SCALE: 1" = 10'



SECOND FLOOR PLAN - BUILDING 8

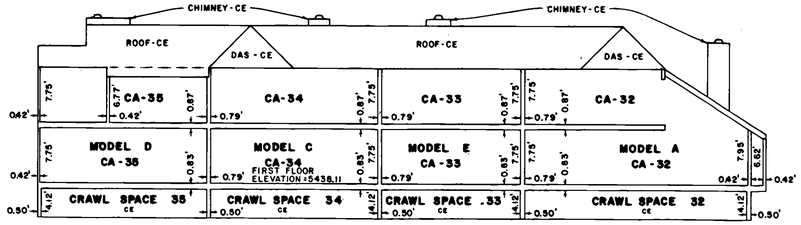
SCALE: 1" = 10'



SIDE ELEVATION VIEWS - MODEL A

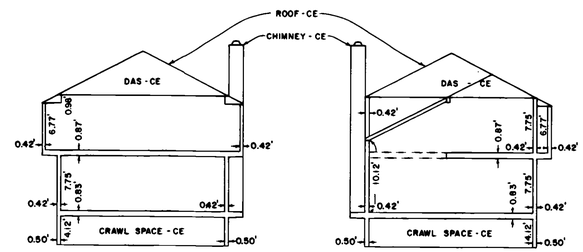
SCALE: 1" = 10'

CA-32



FRONT ELEVATION VIEW - BUILDING 8

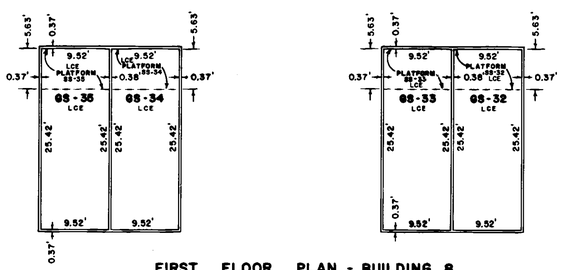
SCALE: 1" = 10'

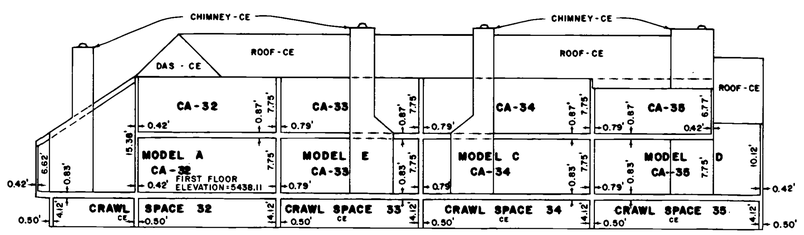


SIDE ELEVATION VIEWS - MODEL D

SCALE: 1" = 10'

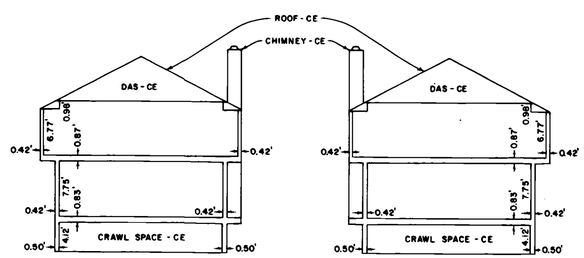
CA-29 REVERSED, 35, 39





REAR ELEVATION VIEW - BUILDING 8

SCALE: 1" = 10'



SIDE ELEVATION VIEWS - MODEL E

SCALE: 1" = 10'

CA-37

FIRST FLOOR PLAN - BUILDING 8

SCALE: 1" = 10'

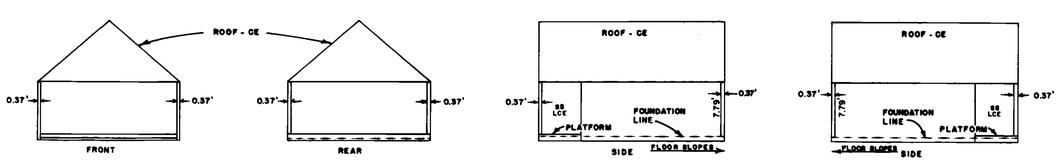
GARAGE ELEVATION SCHEDULE

GS-32, 33	1. 5435.17 2. 5434.44 3. 5434.62 4. 5435.23
GS-34, 35	1. 5435.09 2. 5434.52 3. 5434.85 4. 5435.43

NOTES - GARAGES

A. DIMENSION OF 7.79' IS FROM TOP OF FOUNDATION WALL AT FRONT DOOR TO TOP PLATE

B. GARAGE ELEVATIONS GIVEN ARE -
1. TOP OF FOUNDATION WALL AT FRONT DOOR
2. FLOOR AT FRONT DOOR
3. FLOOR AT BASE OF STEP UP TO PLATFORM
4. TOP OF PLATFORM



TYPICAL ELEVATION VIEWS - DETACHED DOUBLE GARAGE

SCALE: 1" = 10'

#00689944 05/23/85 11:50 AM REAL ESTATE RECORDS
F1355 CHARLOTTE HOUSTON BOULDER CNTY CO RECORDER

CONDOMINIUM MAP OF

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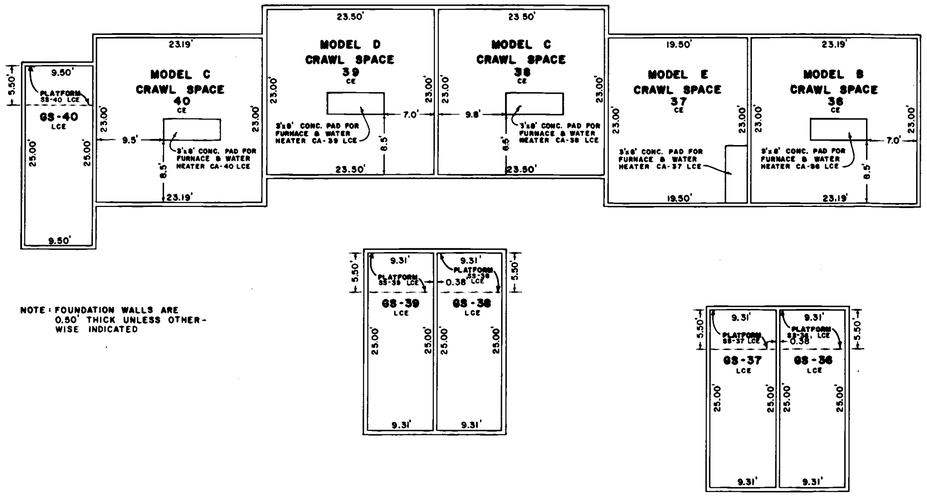
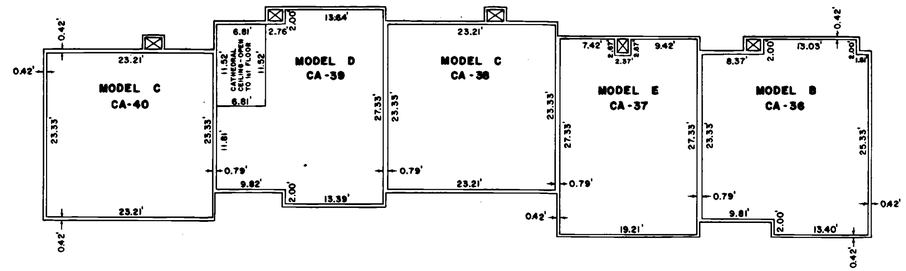


NOTE: FOUNDATION WALLS ARE 0.50' THICK UNLESS OTHERWISE INDICATED

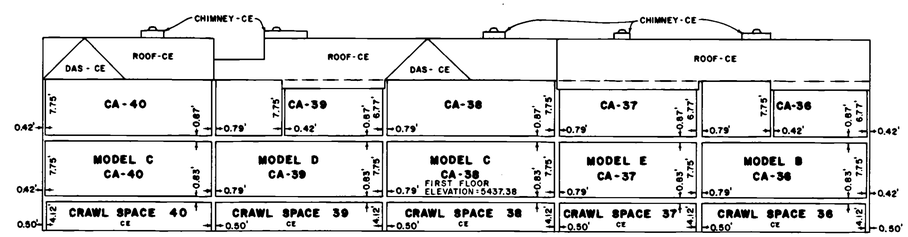
FOUNDATION PLAN - BUILDING 9

SCALE: 1" = 10'



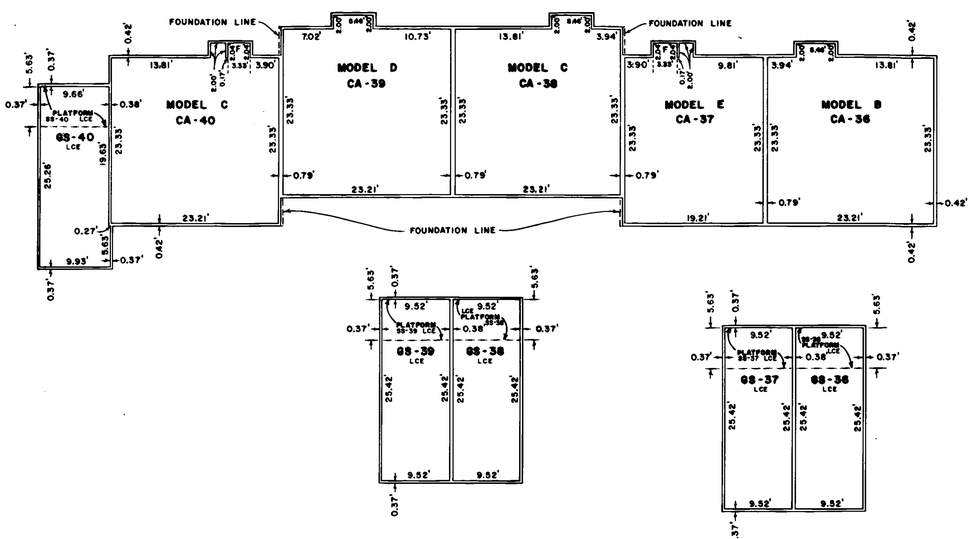
SECOND FLOOR PLAN - BUILDING 9

SCALE: 1" = 10'



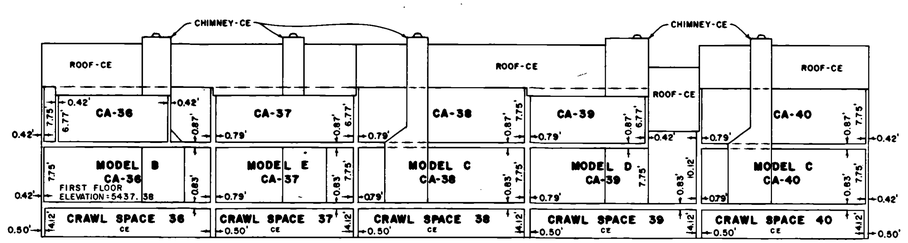
FRONT ELEVATION VIEW - BUILDING 9

SCALE: 1" = 10'



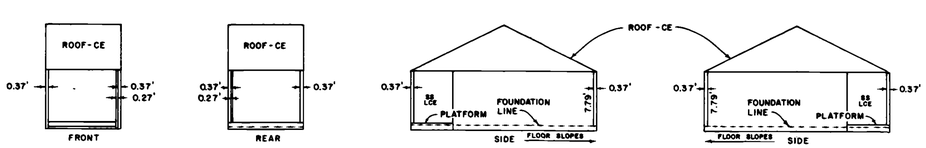
FIRST FLOOR PLAN - BUILDING 9

SCALE: 1" = 10'



REAR ELEVATION VIEW - BUILDING 9

SCALE: 1" = 10'



TYPICAL ELEVATION VIEWS - ATTACHED SINGLE GARAGE

SCALE: 1" = 10'

GARAGE ELEVATION SCHEDULE

GS-36, 37	1. 5434.40 2. 5434.06 3. 5434.37 4. 5434.66
GS-38, 39	1. 5434.37 2. 5433.56 3. 5433.93 4. 5434.59
GS-40	1. 5435.05 2. 5434.28 3. 5434.61 4. 5435.07

NOTES - GARAGES

A. DIMENSION OF 7.79' IS FROM TOP OF FOUNDATION WALL AT FRONT DOOR TO TOP PLATE

B. GARAGE ELEVATIONS GIVEN ARE -
1. TOP OF FOUNDATION WALL AT FRONT DOOR
2. FLOOR AT FRONT DOOR
3. FLOOR AT BASE OF STEP UP TO PLATFORM
4. TOP OF PLATFORM

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F1355 CHARLOTTE HOUSTON BOULDER CNTY CO RECORDER