

VENUE AT ARISTA

CONDOMINIUM MAP

A PORTION OF LOT 5, BROOMFIELD URBAN TRANSIT VILLAGE - FILING NO. 18

Situated in the Southwest 1/4 of Section 2,
Township 2 South, Range 69 West of the 6th P.M.
City and County of Broomfield, State of Colorado.

2011012276 MAP 11/18/2011 02:52 PM
Page: 4 of 4 Rec Fee \$41.00 Doc Fee \$
City and County of Broomfield

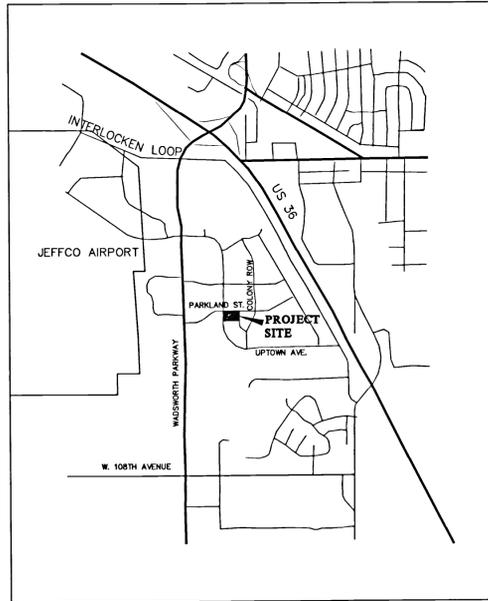
NO.	REVISION	DATE	BY

LEGAL DESCRIPTION:

PARCEL C:

A PARCEL OF LAND ENCOMPASSING THE EXTERIOR SKIN OF AN EXISTING BUILDING INCLUSIVE OF PATIOS AND BALCONIES, BEING A PORTION OF LOT 5, BROOMFIELD URBAN TRANSIT VILLAGE - FILING NO. 18 RECORDED AT RECEPTION NO. 2008002963 OF THE RECORDS OF THE CITY AND COUNTY OF BROOMFIELD CLERK AND RECORDER, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 5;
THENCE SOUTH 60°08'18" WEST, A DISTANCE OF 210.57 FEET TO A POINT ON THE EXTERIOR FACE OF SAID BUILDING AND THE POINT OF BEGINNING;
THENCE ALONG THE EXTERIOR FACE OF SAID BUILDING ALL OF THE FOLLOWING COURSES:
THENCE SOUTH 00°05'44" EAST, A DISTANCE OF 29.21 FEET;
THENCE SOUTH 89°54'16" WEST, A DISTANCE OF 5.00 FEET;
THENCE SOUTH 00°05'44" EAST, A DISTANCE OF 4.71 FEET;
THENCE NORTH 89°54'16" EAST, A DISTANCE OF 3.00 FEET;
THENCE SOUTH 00°05'44" EAST, A DISTANCE OF 7.29 FEET;
THENCE NORTH 89°54'16" WEST, A DISTANCE OF 4.00 FEET;
THENCE SOUTH 00°05'44" EAST, A DISTANCE OF 9.58 FEET;
THENCE SOUTH 89°54'16" WEST, A DISTANCE OF 0.38 FEET;
THENCE SOUTH 00°05'44" EAST, A DISTANCE OF 7.33 FEET;
THENCE SOUTH 89°54'16" WEST, A DISTANCE OF 3.62 FEET;
THENCE SOUTH 00°05'44" EAST, A DISTANCE OF 7.46 FEET;
THENCE SOUTH 89°54'16" WEST, A DISTANCE OF 3.00 FEET;
THENCE SOUTH 00°05'44" EAST, A DISTANCE OF 4.71 FEET;
THENCE NORTH 89°54'16" EAST, A DISTANCE OF 5.00 FEET;
THENCE SOUTH 00°05'44" EAST, A DISTANCE OF 23.21 FEET;
THENCE SOUTH 89°54'16" WEST, A DISTANCE OF 9.17 FEET;
THENCE SOUTH 00°05'44" EAST, A DISTANCE OF 7.71 FEET;
THENCE SOUTH 89°54'16" WEST, A DISTANCE OF 13.50 FEET;
THENCE NORTH 00°05'44" WEST, A DISTANCE OF 1.50 FEET;
THENCE SOUTH 00°05'44" EAST, A DISTANCE OF 1.50 FEET;
THENCE SOUTH 89°54'16" WEST, A DISTANCE OF 12.67 FEET;
THENCE NORTH 00°05'44" WEST, A DISTANCE OF 0.99 FEET;
THENCE SOUTH 89°54'16" WEST, A DISTANCE OF 10.08 FEET;
THENCE SOUTH 00°05'44" EAST, A DISTANCE OF 0.41 FEET;
THENCE SOUTH 89°54'16" WEST, A DISTANCE OF 1.08 FEET;
THENCE NORTH 00°05'44" WEST, A DISTANCE OF 3.46 FEET;
THENCE SOUTH 89°54'16" WEST, A DISTANCE OF 1.13 FEET;
THENCE NORTH 00°05'44" WEST, A DISTANCE OF 18.04 FEET;
THENCE SOUTH 89°54'16" WEST, A DISTANCE OF 3.83 FEET;
THENCE NORTH 00°05'44" WEST, A DISTANCE OF 12.33 FEET;
THENCE NORTH 89°54'16" EAST, A DISTANCE OF 4.62 FEET;
THENCE NORTH 00°05'44" WEST, A DISTANCE OF 10.58 FEET;
THENCE SOUTH 89°54'16" WEST, A DISTANCE OF 4.62 FEET;
THENCE NORTH 00°05'44" WEST, A DISTANCE OF 12.33 FEET;
THENCE NORTH 89°54'16" EAST, A DISTANCE OF 3.83 FEET;
THENCE NORTH 00°05'44" WEST, A DISTANCE OF 18.04 FEET;
THENCE NORTH 89°54'16" EAST, A DISTANCE OF 12.29 FEET;
THENCE NORTH 00°05'44" WEST, A DISTANCE OF 4.04 FEET;
THENCE NORTH 89°54'16" EAST, A DISTANCE OF 12.67 FEET;
THENCE SOUTH 00°05'44" EAST, A DISTANCE OF 1.50 FEET;
THENCE NORTH 89°54'16" EAST, A DISTANCE OF 2.96 FEET;
THENCE NORTH 00°05'44" WEST, A DISTANCE OF 4.63 FEET;
THENCE NORTH 89°54'16" EAST, A DISTANCE OF 12.33 FEET;
THENCE NORTH 00°05'44" WEST, A DISTANCE OF 3.83 FEET;
THENCE NORTH 89°54'16" EAST, A DISTANCE OF 18.04 FEET;
THENCE NORTH 00°05'44" WEST, A DISTANCE OF 1.50 FEET;
THENCE NORTH 89°54'16" EAST, A DISTANCE OF 1.50 FEET;
THENCE NORTH 00°05'44" WEST, A DISTANCE OF 13.50 FEET;
THENCE SOUTH 00°05'44" EAST, A DISTANCE OF 7.71 FEET;
THENCE NORTH 89°54'16" EAST, A DISTANCE OF 9.17 FEET TO THE POINT OF BEGINNING.
CONTAINING 5,726 SQUARE FEET OR 0.13 ACRES, MORE OR LESS.



NOTES:

- THIS PROPERTY IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF VENUE AT ARISTA CONDOMINIUMS A RESIDENTIAL CONDOMINIUM COMMUNITY, RECORDED IN THE RECORDS OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF BROOMFIELD, COLORADO ON November 13, 2011 AT RECEPTION NO. 2011012276 ("DECLARATION").
- THIS PROPERTY IS SUBJECT TO THE COMMUNITY DECLARATION FOR VENUE AT ARISTA, RECORDED IN THE RECORDS OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF BROOMFIELD, COLORADO ON MARCH 17, 2008 AT RECEPTION NO. 2008002960 ("COMMUNITY DECLARATION").
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY PEAK CIVIL CONSULTANTS TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, PEAK CIVIL CONSULTANTS RELIED UPON POLICY FOR TITLE INSURANCE, ORDER NO. NCS-504119-CO ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY AND HAVING AN EFFECTIVE DATE OF SEPTEMBER 09, 2011.
- 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.
- BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, AS MONUMENTED AT THE SOUTHWEST CORNER WITH A 2 1/2" ALUMINUM CAP ON A 2" ALUMINUM PIPE PLS 2149 AND AT THE SOUTH QUARTER CORNER WITH 3 1/4" ALUMINUM CAP IN RANGE BOX PLS 23904, AS BEARING NORTH 89°24'11" EAST.
- SUBJECT PROPERTY FALLS WITHIN ZONE X OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 085073 0089F, DATED AUGUST 18, 2004 AND REVISED TO REFLECT FLOOD, CASE NO. 06-08-B417P, EFFECTIVE SEPTEMBER 11, 2006. ZONE X IS DEFINED AS AN AREA OUTSIDE OF THE 500 YEAR FLOOD PLAIN.
- UTILITIES SHOWN HEREON ARE FROM VISIBLE FIELD INFORMATION AND PROPOSED CONSTRUCTION DOCUMENTS. PEAK CIVIL CONSULTANTS, INC DOES NOT GUARANTEE THESE LOCATIONS OR THAT THE UTILITIES SHOWN HEREON COMPRISE ALL UTILITIES IN THIS AREA, EITHER IN SERVICE OR ABANDONED. FOR THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES, CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO AND THE APPROPRIATE UTILITY COMPANY PRIOR TO CONSTRUCTION.
- GENERAL COMMON ELEMENTS (GCE) MEANS ALL PORTIONS OF THE COMMUNITY, EXCEPT THE UNITS AND LIMITED COMMON ELEMENTS, INCLUDING WITHOUT LIMITATION:
 - THE LAND ON WHICH THE BUILDINGS ARE LOCATED;
 - THE BUILDINGS INCLUDING, BUT NOT BY WAY OF LIMITATION, THE FOUNDATION, COLUMNS, GIRDERS, BEAMS SUPPORTS, PERIMETER AND SUPPORTING WALLS, FLUES, AND ROOFS; THE MECHANICAL INSTALLATIONS OF THE BUILDINGS CONSISTING OF THE EQUIPMENT AND MATERIALS MAKING UP ANY SERVICES SUCH AS ELECTRICITY, GAS, HOT AND COLD WATER, HEATING, REFRIGERATION, AND AIR CONDITIONING WHICH EXIST FOR USE BY MORE THAN ONE UNIT, INCLUDING THE PIPES, VENTS, DUCTS, FLUES, CONDUITS, WIRES AND OTHER SIMILAR UTILITY INSTALLATIONS USED IN CONNECTION THEREWITH, BUT SPECIFICALLY EXCLUDING ALL OF THE UNITS;
 - THE STREETS, CURBS, GUTTERS, SIDEWALKS, AND AUTOMOBILE PARKING AREAS; EXCEPT SPACES DESIGNATED AS LCE's
 - THE TRASH ENCLOSURES, LANDSCAPING, FLOWERBEDS, AND GREEN BELT AREAS;
 - ANY INSTALLATIONS CONSISTING OF EQUIPMENT AND MATERIALS MAKING UP ANY CENTRAL UTILITY SERVICES;
 - ANY COMMUNITY RECREATIONAL FACILITIES;
 - ALL OTHER PARTS OF THE PROPERTY AND IMPROVEMENTS NECESSARY OR CONVENIENT TO THE EXISTENCE, MAINTENANCE AND SAFETY OF THE COMMUNITY OR NORMALLY IN COMMON USE.
- IF DECLARANT EXERCISES ITS DEVELOPMENT RIGHT TO ADD ONE OR MORE ADDITIONAL PARCELS TO THE COMMUNITY, THEN GENERAL COMMON ELEMENTS SHALL ALSO INCLUDE THE GENERAL COMMON ELEMENTS CONTAINED IN SUCH ADDITIONAL PARCELS.
- LIMITED COMMON ELEMENTS (LCE) MEANS THOSE PARTS OF THE COMMON ELEMENTS WHICH ARE RESERVED FOR THE EXCLUSIVE USE OF THE OWNERS OF ONE OR MORE CONDOMINIUM UNITS AS DEPICTED ON THE COMMUNITY MAP, OR AS CREATED BY ACT OF THE DECLARANT OR ASSOCIATION, INCLUDING WITHOUT LIMITATION, PORCHES, BUILDING OVERHANGS, AND PATIOS.
- IF ANY PART OF THE COMMON ELEMENTS ENCROACHES OR SHALL HEREAFTER ENCROACH UPON A UNIT, AN EASEMENT FOR THE EXISTENCE OF SUCH ENCROACHMENT AND FOR THE MAINTENANCE OF THE SAME SHALL AND DOES EXIST. IF ANY PART OF A UNIT ENCROACHES OR SHALL HEREAFTER ENCROACH UPON THE COMMON ELEMENTS OR UPON ANOTHER UNIT, THE OWNER OF THAT UNIT SHALL AND DOES HAVE AN EASEMENT FOR THE EXISTENCE OF SUCH ENCROACHMENT AND FOR THE MAINTENANCE OF SAME. THE EASEMENT SHALL EXTEND FOR WHATEVER PERIOD OF TIME THE ENCROACHMENT EXISTS. SUCH EASEMENTS FOR ENCROACHMENTS SHALL NOT BE CONSIDERED TO BE ENCUMBRANCES EITHER ON THE COMMON ELEMENTS OR ON A UNIT. ENCROACHMENTS REFERRED TO HEREIN INCLUDE, BUT ARE NOT LIMITED TO, UNINTENTIONAL ENCROACHMENTS CAUSED BY ERROR IN THE ORIGINAL CONSTRUCTION OF THE BUILDINGS, BY ERROR ON THIS MAP BY SETTLING, RISING OR SHIFTING OF THE EARTH, OR BY CHANGES IN POSITION CAUSED BY REPAIR OR RECONSTRUCTION OF THE PROJECT OR ANY PART THEREOF OR BY ANY OTHER MOVEMENT OF ANY PORTION OF THE IMPROVEMENTS LOCATED WITHIN THE PROJECT.
- BENCHMARK: CITY AND COUNTY OF BROOMFIELD C.P.S. CONTROL POINT "JEFFCO AZ MK" AKA NGS KK1433 LOCATED 1 MILE SOUTHEAST OF THE JEFFCO AIRPORT AND 0.9 MILES SOUTH OF THE JUNCTION OF STATE HIGHWAY 121 AND U.S. 36, IN THE SOUTHEAST 1/4 OF SECTION 3, T2S, R69W, AT STATE HIGHWAY 121 MILEPOST 24.95. TO REACH THE STATION FROM THE INTERSECTION OF STATE HIGHWAY 121 TRAVEL 1.05 MILES TO THE CONTROL POINT, A 3-INCH BRASS CAP STAMPED "JEFFCO 1977" IN A CONCRETE BASE, ON THE LEFT ON THE NORTH SIDE OF THE HILL AND 1 FOOT EAST OF THE ROW FENCE. ELEVATION = 5512.65 (NAVD 88).
- THE UNITS FOR THIS MAP ARE US SURVEY FEET.
- LOT 5 OF BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 18 IS SUBJECT TO RESERVED DEVELOPMENT RIGHTS UNDER THE DECLARATION BUT NOT LIMITED TO THE RIGHT TO ANNEX ALL OR ANY PORTION THEREOF INTO THE DECLARATION AS MORE PARTICULARLY DESCRIBED IN THE DECLARATION.

DECLARANT'S CERTIFICATION

ARCADIA HOLDINGS AT ARISTA, LLC, A COLORADO LIMITED LIABILITY COMPANY AS DECLARANT UNDER THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF VENUE AT ARISTA CONDOMINIUMS A RESIDENTIAL CONDOMINIUM COMMUNITY ("DECLARATION"), DOES HEREBY CERTIFY THAT THIS VENUE AT ARISTA CONDOMINIUM MAP HAS BEEN PREPARED PURSUANT TO THE PROVISIONS OF THE DECLARATION.

BY: Manager
STATE OF Colorado } SS
COUNTY OF Arapahoe }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF November
Dale Francescom A.D., 2011 BY Dale Francescom AS
MANAGER OF ARCADIA HOLDINGS AT ARISTA, LLC
MY COMMISSION EXPIRES: 8-27-2013
Nancy Brown NOTARY PUBLIC
NANCY BROWN
Notary Public
State of Colorado
My Commission Expires August 27, 2013

CONSENT OF OWNERS

THE UNDERSIGNED OWNERS OF REAL PROPERTY THAT IS SUBJECT TO THE VENUE AT ARISTA CONDOMINIUM MAP HEREBY CONSENT TO THE RECORDING OF THIS MAP.

ARISTA INVESTORS COLORADO, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: Dale Francescom
ITS: Authorized Signatory
STATE OF Colorado } SS
COUNTY OF Arapahoe }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF November
Dale Francescom A.D., 2011 BY Dale Francescom AS
AUTHORIZED SIGNATORY FOR ARISTA INVESTORS COLORADO, LLC
MY COMMISSION EXPIRES: 8-27-2013
Nancy Brown NOTARY PUBLIC
NANCY BROWN
Notary Public
State of Colorado
My Commission Expires August 27, 2013

ARISTA INVESTORS COLORADO, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____
ITS: _____
STATE OF _____ } SS
COUNTY OF _____ }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____
_____, A.D., 20____ BY _____ AS
MANAGER OF ARISTA INVESTORS COLORADO, LLC
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

SURVEYOR'S CERTIFICATION

I, MICHAEL R DEWITT, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS VENUE AT ARISTA CONDOMINIUM MAP DEPICTS THE LOCATION AND THE HORIZONTAL AND VERTICAL MEASUREMENTS OF THE CONDOMINIUM BUILDING, THE UNITS, THE UNIT DESIGNATIONS, THE DIMENSIONS OF THE UNITS, THE ELEVATION OF THE FINISHED FLOORS AND CEILINGS AS CONSTRUCTED, AND THAT ALL STRUCTURAL COMPONENTS OF THE CONDOMINIUM BUILDING CONTAINING OR COMPRISING THE CONDOMINIUM UNITS ARE SUBSTANTIALLY COMPLETED AND THAT THIS CONDOMINIUM MAP WAS PREPARED SUBSEQUENT TO SUBSTANTIAL COMPLETION OF THE IMPROVEMENTS. I FURTHER CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION SHOWN HEREON ARE TRUE AND ACCURATE, AND CONTAIN ALL APPLICABLE INFORMATION REQUIRED BY C.R.S. 38-33.3-209.

Michael R. Dewitt
MICHAEL R. DEWITT
DATE 11/17/2011
COLORADO LICENSE
11/17/11
PROFESSIONAL LAND SURVEYOR

RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE CITY & COUNTY OF BROOMFIELD CLERK AND RECORDER AT BROOMFIELD, COLORADO, THIS _____ DAY OF _____, 20____
CITY & COUNTY OF BROOMFIELD CLERK AND RECORDER BY: DEPUTY CLERK

VENUE AT ARISTA
CONDOMINIUM MAP
COVER SHEET

DEVELOPER
ARCADIA HOLDINGS AT
ARISTA, LLC
8390 E. CRESCENT PARKWAY,
SUITE 650
GREENWOOD VILLAGE, CO
80011
(303) 770-8300 PHONE
(303) 770-8320 FAX
CONTACT: TODD AMBERY

Peak
Civil Consultants
200 W. HAMPDEN AVE., SUITE 200
ENGLEWOOD, COLORADO 80110
PH: 720.855.3859
FAX: 720.855.3860
CONTACT: JEFF FRENCH

DATE: 11/16/11
JOB NO: 11.68
DRAWN BY: RF
APPROVED: _____
CADD FILE: _____

DRAWING NUMBER
SACD0 PRODUCTS • NEW HARBOR, MINNESOTA
REORDER BY PART NUMBER 6552

DRAWING NUMBER
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Page: 4 of 4 Rec Fee \$41.00 Doc Fee \$
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VENUE AT ARISTA

CONDOMINIUM MAP

A PORTION OF LOT 5, BROOMFIELD URBAN TRANSIT VILLAGE - FILING NO. 18

Situated in the Southwest 1/4 of Section 2,
Township 2 South, Range 69 West of the 6th P.M.
City and County of Broomfield, State of Colorado.

BUILDING NO. 19 FLOOR PLAN

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Page: 2 of 4 Rec Fee \$41.00 Doc Fee \$
City and County of Broomfield

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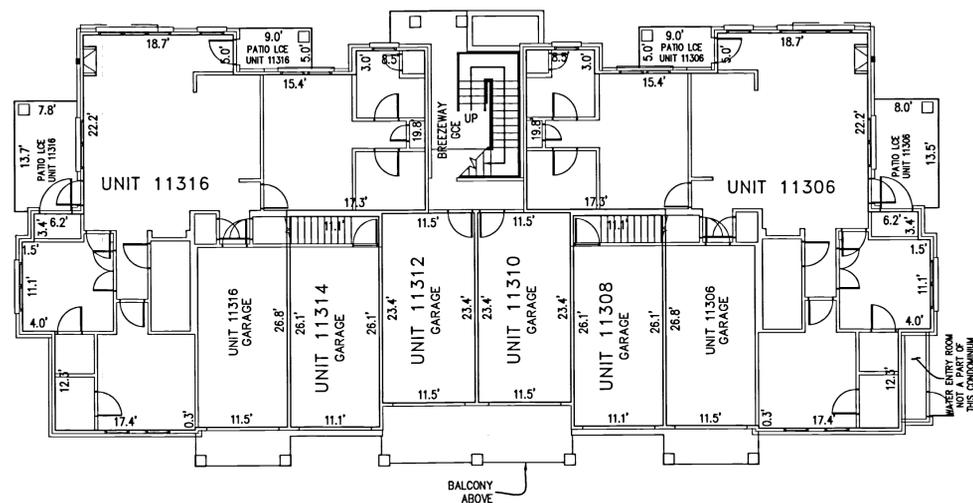
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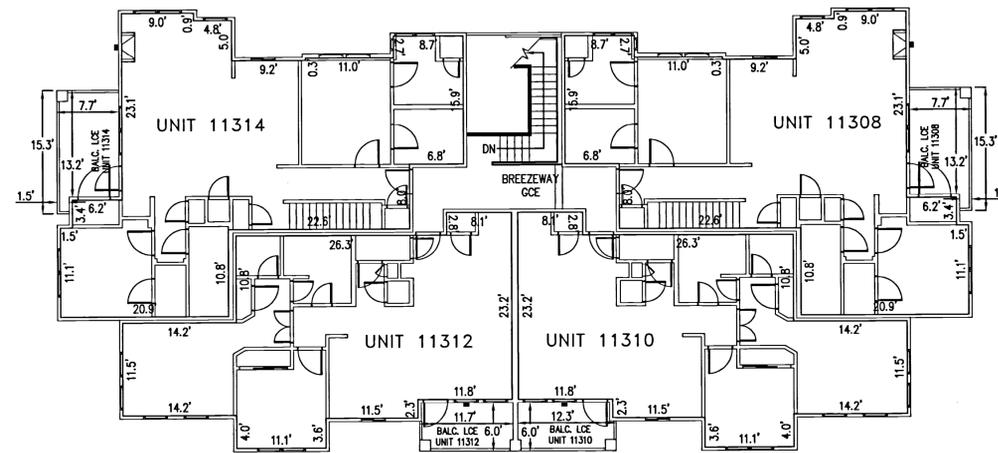
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FIRST FLOOR



SECOND FLOOR

NO.	REVISION	DATE	BY

VENUE AT ARISTA CONDOMINIUM MAP BUILDING NO. 19 FLOOR PLAN

DEVELOPER
ARCADIA HOLDINGS AT
ARISTA, LLC
8390 E. CRESCENT PARKWAY,
SUITE 650
GREENWOOD VILLAGE, CO
800111
(303) 770-8300 PHONE
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CONTACT: TODD AMBERRY

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CADD FILE: _____

VENUE AT ARISTA

CONDOMINIUM MAP

A PORTION OF LOT 5, BROOMFIELD URBAN TRANSIT VILLAGE - FILING NO. 18

Situated in the Southwest 1/4 of Section 2,
Township 2 South, Range 69 West of the 6th P.M.
City and County of Broomfield, State of Colorado.

BUILDING NO. 19 ELEVATIONS

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DRAWING NUMBER

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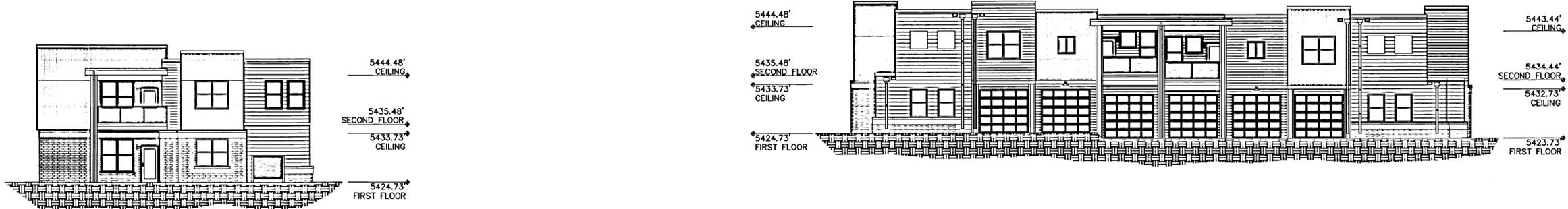
SAECO PRODUCTS • NEW HURON, MINNESOTA
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EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

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VENUE AT ARISTA
CONDOMINIUM MAP BUILDING NO. 19
ELEVATIONS

DEVELOPER
ARCADIA HOLDINGS AT
ARISTA, LLC
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