

VANTAGE POINTE LOFTS

**BEING LOT 71, PARKWAY CIRCLE FILING NO. 2, REPLAT A,
SITUATED IN THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 1 SOUTH,
RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.**

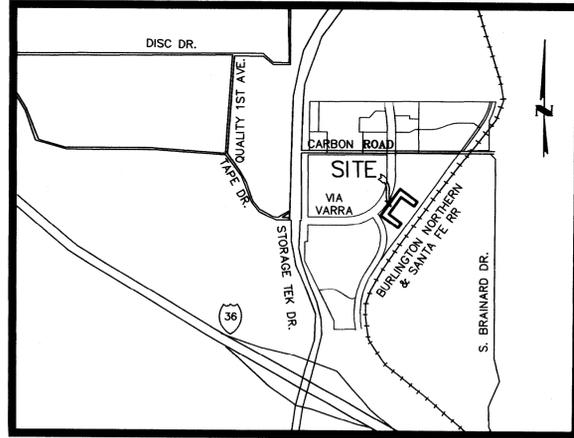
LEGAL DESCRIPTION

LOT 71,
PARKWAY CIRCLE FILING NO. 2, REPLAT A,
CITY AND COUNTY OF BROOMFIELD,
STATE OF COLORADO.

NOTES

1. THIS PROPERTY IS SUBJECT TO THE DECLARATION OF CONDOMINIUM FOR VANTAGE POINTE LOFTS RECORDED IN THE RECORDS OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF BROOMFIELD, COLORADO ON May 25, 2007 AT RECEPTION NO. 200706537 ("DECLARATION").
2. 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.
3. **BENCHMARK:** BENCHMARK IS CITY AND COUNTY OF BROOMFIELD POINT FC-2, ELEVATION = 5389.07'.
4. **BASIS OF BEARINGS:** BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, AS MONUMENTED AT THE NORTHWEST CORNER BY A 3 1/4" ALUMINUM CAP IN RANGE BOX STAMPED "LS 15315" AND MONUMENTED AT THE NORTH QUARTER CORNER BY A 3" ALUMINUM CAP STAMPED "LS 19003", AS BEARING NORTH 89°48'59" EAST.
5. THIS MAP AND THE SURVEY ON WHICH IT IS BASED DO NOT CONSTITUTE A TITLE SEARCH BY HARRIS KOCHER SMITH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY AND TITLE OF RECORD HARRIS KOCHER SMITH RELIED ON THE COMMITMENT FOR TITLE INSURANCE ORDER NO. F70102990-3 ISSUED BY LAND TITLE GUARANTEE COMPANY AND HAVING AN EFFECTIVE DATE OF FEBRUARY 9, 2007 AT 5:00 P.M.
6. THE SUBJECT PROPERTY LIES WITHIN ZONE X WHICH IS DEFINED AS AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN PER FEDERAL EMERGENCY MANAGEMENT AGENCY'S (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 0850730059F AND MAP NO. 0850730078F DATED AUGUST 18, 2004.
7. **GENERAL COMMON ELEMENTS** MEANS ALL TANGIBLE PHYSICAL PROPERTIES OF THIS PROJECT EXCEPT THE LIMITED COMMON ELEMENTS AND THE DWELLING UNITS.
8. **LIMITED COMMON ELEMENTS** MEANS THOSE PARTS OF THE COMMON ELEMENTS WHICH ARE EITHER LIMITED TO OR RESERVED IN THE DECLARATION, ON THIS MAP AS AMENDED, IN A RECORDED CERTIFICATE EXECUTED BY DECLARANT PURSUANT TO ARTICLE 15 OF THE DECLARATION, OR BY AUTHORIZED ACTION OF THE VANTAGE POINTE LOFTS HOMEOWNERS ASSOCIATION, FOR THE EXCLUSIVE USE OF AN OWNER, OR ARE LIMITED TO AND RESERVED FOR THE COMMON USE OF MORE THAN ONE BUT FEWER THAN ALL OWNERS. NOTWITHSTANDING THE FOREGOING, AN LCE PARKING SPACE (AS DEFINED BELOW) MAY ALSO BE ALLOCATED TO A UNIT EITHER (A) BY DESIGNATION ON THIS MAP AS AMENDED, OR (B) PURSUANT TO A CONVEYANCE DEED FROM THE DECLARANT TO A BUYER OF THE UNIT.
9. **LCE PARKING SPACE** MEANS A PARKING SPACE DEPICTED AND NUMBERED ON THIS MAP AS AMENDED THAT HAS BEEN ALLOCATED FOR EXCLUSIVE USE TO ONE OR MORE, BUT FEWER THAN ALL, OF THE UNITS IN THE PROJECT. IN ADDITION, AN LCE PARKING SPACE MAY BE ALLOCATED TO A UNIT EITHER (A) BY DESIGNATION ON THIS MAP AS AMENDED, OR (B) PURSUANT TO A CONVEYANCE DEED FROM THE DECLARANT TO A BUYER OF THE UNIT, OR AS OTHERWISE PROVIDED IN THE DECLARATION. DECLARANT HAS RESERVED THE RIGHT IN THE DECLARATION TO CONVERT ANY AND ALL PARKING SPACES IN THE PROJECT THAT ARE GENERAL COMMON ELEMENTS TO LIMITED COMMON ELEMENTS AND TO ALLOCATE EACH SO CONVERTED PARKING SPACE TO A PARTICULAR UNIT OR UNITS FOR CONSIDERATION PAYABLE TO DECLARANT.
10. EACH PATIO/DECK SHOWN HEREON IS ALLOCATED SOLELY TO THE UNIT TO WHICH IT IS ADJACENT, AS SHOWN HEREON.
11. PARKING SPACE NUMBERS 60 THROUGH 65 INCLUSIVE AND 91 THROUGH 96 INCLUSIVE AS SHOWN HEREON, HAVE BEEN DESIGNATED AS LIMITED COMMON AREAS WITHIN THE VANTAGE POINTE MASTER OWNERS ASSOCIATION FOR THE EXCLUSIVE USE OF THE OWNERS OF LOT 71, AND SUCH PARKING SPACES ARE COMMON ELEMENTS UNDER THE DECLARATION UNTIL SUCH TIME AS DECLARANT CONVERTS ANY OF SUCH PARKING SPACES TO LCE PARKING SPACES (FOR WHICH DECLARANT MAY RECEIVE CONSIDERATION) IN ACCORDANCE WITH NOTE 9 ABOVE.
12. DECLARANT HAS RESERVED THE RIGHT TO CONVERT ANY PARKING SPACE, THAT HAS NOT BEEN ALLOCATED AS AN LCE PARKING SPACE TO A PARKING SPACE THAT IS A CONDOMINIUM UNIT (AND NO LONGER A COMMON ELEMENT), TO BE KNOWN AS "PARKING UNIT", THAT SHALL BE OWNED IN FEE BY THE DECLARANT UNTIL TRANSFERRED BY DEED FOR CONSIDERATION PAYABLE TO DECLARANT.
13. THE SURVEYED PROPERTY IS SUBJECT TO THE TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, OBLIGATIONS AND RESERVATIONS CONTAINED IN THE FOLLOWING RECORDED DOCUMENTS IN THE TITLE COMMITMENT AS REFERENCED IN NOTE 5 HEREON.

- ⚠ INDICATES THE EXCEPTION NUMBER WITHIN THE SCHEDULE B-2 OF THE TITLE COMMITMENT REFERENCED IN NOTE 1 (EXCEPTIONS 1-8 ARE STANDARD EXCEPTIONS)
- 9. RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED MARCH 25, 1878, IN BOOK 49 AT PAGE 346. (CANNOT BE PLOTTED)
- 10. THE EFFECT OF INCLUSION OF SUBJECT PROPERTY IN THE NORTHWEST PARKWAY PUBLIC HIGHWAY AUTHORITY, RECORDED JUNE, 30, 1999, UNDER RECEPTION NO. 1955530. (CANNOT BE PLOTTED)
- 11. THE EFFECT OF PLANNED UNIT DEVELOPMENT FOR PARKWAY CIRCLE AS EVIDENCED BY RESOLUTION, RECORDED DECEMBER 1, 2000, UNDER RECEPTION NO. 2100134 AND AMENDMENT THERETO RECORDED MARCH 6, 2003 UNDER RECEPTION NO. 2003004327. (CANNOT BE PLOTTED)
- 12. EASEMENTS AS SHOWN ON THE PLAT OF PARKWAY CIRCLE FILING NO. 1 RECORDED MARCH 6, 2003 UNDER RECEPTION NO. 2003004328. (AS SHOWN)
- 13. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE NORTH METRO FIRE RESCUE DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED MARCH 27, 2001, UNDER RECEPTION NO. 2131725. (CANNOT BE PLOTTED)
- 14. COMBINED ORDER APPROVED SETTLEMENT AGREEMENT AND REALIGNMENT OF BOUNDARIES IN CONNECTION WITH THE ABOVE DISTRICT RECORDED OCTOBER 24, 2002 UNDER RECEPTION NO. 2002015918. (CANNOT BE PLOTTED)
- 15. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN PARKWAY CIRCLE SITE DEVELOPMENT PLAN RECORDED MARCH 6, 2003 UNDER RECEPTION NO. 2003004329. (CANNOT BE PLOTTED)
- 16. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN DEVELOPMENT AND REIMBURSEMENT AGREEMENT RECORDED MARCH 6, 2003 UNDER RECEPTION NO. 2003004330. (CANNOT BE PLOTTED)
- 17. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN SUBDIVISION AGREEMENT RECORDED MARCH 6, 2003 UNDER RECEPTION NO. 2003004331. (CANNOT BE PLOTTED)
- 18. STATEMENT OF RIGHTS AND OBLIGATIONS RECORDED JULY 19, 2005 UNDER RECEPTION NO. 2005009613. (CANNOT BE PLOTTED)
- 19. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN VESTING AGREEMENT RECORDED MARCH 6, 2003 UNDER RECEPTION NO. 2003004332. (CANNOT BE PLOTTED)



VICINITY MAP
SCALE: 1"=1000'

NOTES (CONT.)

- ⚠ RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED JULY 19, 2005, UNDER RECEPTION NO. 2005009605. (CANNOT BE PLOTTED)
- ⚠ EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF PARKWAY CIRCLE FILING NO. 2, A REPLAT OF BLOCK 2 PARKWAY CIRCLE FILING NO. 1 RECORDED JULY 19, 2005 UNDER RECEPTION NO. 2005009607 AND PARKWAY CIRCLE FILING NO. 2, REPLAT A, A REPLAT OF PARKWAY CIRCLE FILING NO. 2 RECORDED JULY 19, 2006 UNDER RECEPTION NO. 200609301. (AS SHOWN)
- ⚠ TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN SUBDIVISION IMPROVEMENT AGREEMENT RECORDED JULY 19, 2005 UNDER RECEPTION NO. 2005009608. (CANNOT BE PLOTTED)
- ⚠ STATEMENT OF RIGHTS AND OBLIGATIONS RECORDED JULY 19, 2005 UNDER RECEPTION NO. 2005009614. (CANNOT BE PLOTTED)
- ⚠ TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN AMENDED AND RESTATED DEVELOPMENT AND REIMBURSEMENT AGREEMENT RECORDED JULY 19, 2005 UNDER RECEPTION NO. 2005009606. (CANNOT BE PLOTTED)
- ⚠ STATEMENT OF RIGHTS AND OBLIGATION RECORDED JULY 19, 2005 UNDER RECEPTION NO. 2005009612. (CANNOT BE PLOTTED)
- ⚠ RESTRICTIONS AS CONTAINED IN SPECIAL WARRANTY DEED BY AND BETWEEN NJD, LTD. A TEXAS LIMITED PARTNERSHIP DOING BUSINESS IN COLORADO AS BROOMFIELD/NJD, LTD. AND TOR MOUNTAIN STATES I A LIMITED PARTNERSHIP, A TEXAS PARTNERSHIP RECORDED JULY 19, 2005 UNDER RECEPTION NO. 2005009609. (CANNOT BE PLOTTED)
- ⚠ EASEMENTS RIGHTS AS CONVEYED IN DEEDS RECORDED JULY 19, 2005 UNDER RECEPTION NO. 2005009610 AND 2005009611. (DO NOT AFFECT SUBJECT PARCEL)
- ⚠ RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF VANTAGE POINTE RECORDED JANUARY 18, 2007 UNDER RECEPTION NO. 2007000747. (CANNOT BE PLOTTED)
- ⚠ EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLANNED COMMUNITY MAP FOR VANTAGE POINTE RECORDED JANUARY 18, 2007 UNDER RECEPTION NO. 2007000748. (CANNOT BE PLOTTED)
- ⚠ RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN DECLARATION OF CONDOMINIUM FOR VANTAGE POINTE LOFTS RECORDED ~~2007~~ UNDER RECEPTION NO. ~~2007000637~~ 5-25-07 20070006537 (TO BE RECORDED)
- ⚠ INTENTIONALLY DELETED
- ⚠ ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE PARKWAY CIRCLE METROPOLITAN DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED DECEMBER 12, 2006, UNDER RECEPTION NO. 2006016497. (CANNOT BE PLOTTED)
- ⚠ NOTICE OF SPECIAL RESTRICTED AUTHORIZATION OR ISSUANCE OF GENERAL OBLIGATION INDEBTEDNESS RECORDED JUNE 19, 2002 UNDER RECEPTION NO. 2002008620. (CANNOT BE PLOTTED)
- ⚠ RESOLUTION OF THE BOARD OF DIRECTORS OF PARKWAY CIRCLE METROPOLITAN DISTRICT IMPOSING FEES UPON PROPERTY WITHIN THE DISTRICT RECORDED JANUARY 12, 2007 UNDER RECEPTION NO. 2007000604. (CANNOT BE PLOTTED)

DECLARANT'S/OWNER'S CERTIFICATION

PARKWAY CIRCLE-BROOMFIELD, LLC, AS OWNER OF THE HEREOF DESCRIBED PROPERTY AND DECLARANT UNDER THE DECLARATION OF CONDOMINIUM FOR VANTAGE POINTE LOFTS, DOES HEREBY CERTIFY THAT THIS CONDOMINIUM MAP FOR VANTAGE POINTE LOFTS HAS BEEN PREPARED PURSUANT TO THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM FOR VANTAGE POINTE LOFTS.

PARKWAY CIRCLE-BROOMFIELD, LLC,
A COLORADO LIMITED LIABILITY COMPANY

BY: [Signature]
AS AUTHORIZED REPRESENTATIVE

STATE OF Colorado } SS
COUNTY OF Arapahoe }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF May, A.D., 2007 BY [Signature] AS AUTHORIZED REPRESENTATIVE OF PARKWAY CIRCLE-BROOMFIELD, LLC, A COLORADO LIMITED LIABILITY COMPANY, ON ITS BEHALF.

MY COMMISSION EXPIRES: Aug 7, 2010

[Signature]
NOTARY PUBLIC

SURVEYOR'S CERTIFICATION

I, GEORGE G. SMITH, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS CONDOMINIUM MAP FOR VANTAGE POINTE LOFTS 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 CONTAINS ALL APPLICABLE INFORMATION REQUIRED BY C.R.S. 38-33.3-209.

DATE 5/25/07
GEORGE G. SMITH, JR., P.L.C. #19003
[Signature]
REGISTERED PROFESSIONAL LAND SURVEYOR
1903
5/25/07

CLERK & RECORDER'S CERTIFICATION

THIS CONDOMINIUM MAP WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF BROOMFIELD AT _____ (A.M./P.M.) ON THE _____ DAY OF _____ A.D., 20____ IN BOOK _____, PAGE _____, MAP _____, RECEPTION NO. _____.

CLERK AND RECORDER _____
DEPUTY _____

CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE ANY DIG, GRADE, OR EXCAVATE
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HARRIS KOCHER SMITH
engineers • land surveyors
1391 Speer Blvd. - Suite 390
Denver, Colorado 80204
Phone (303) 623-6300
Fax (303) 623-6311

COVER

VANTAGE POINTE LOFTS
CONDOMINIUM MAP

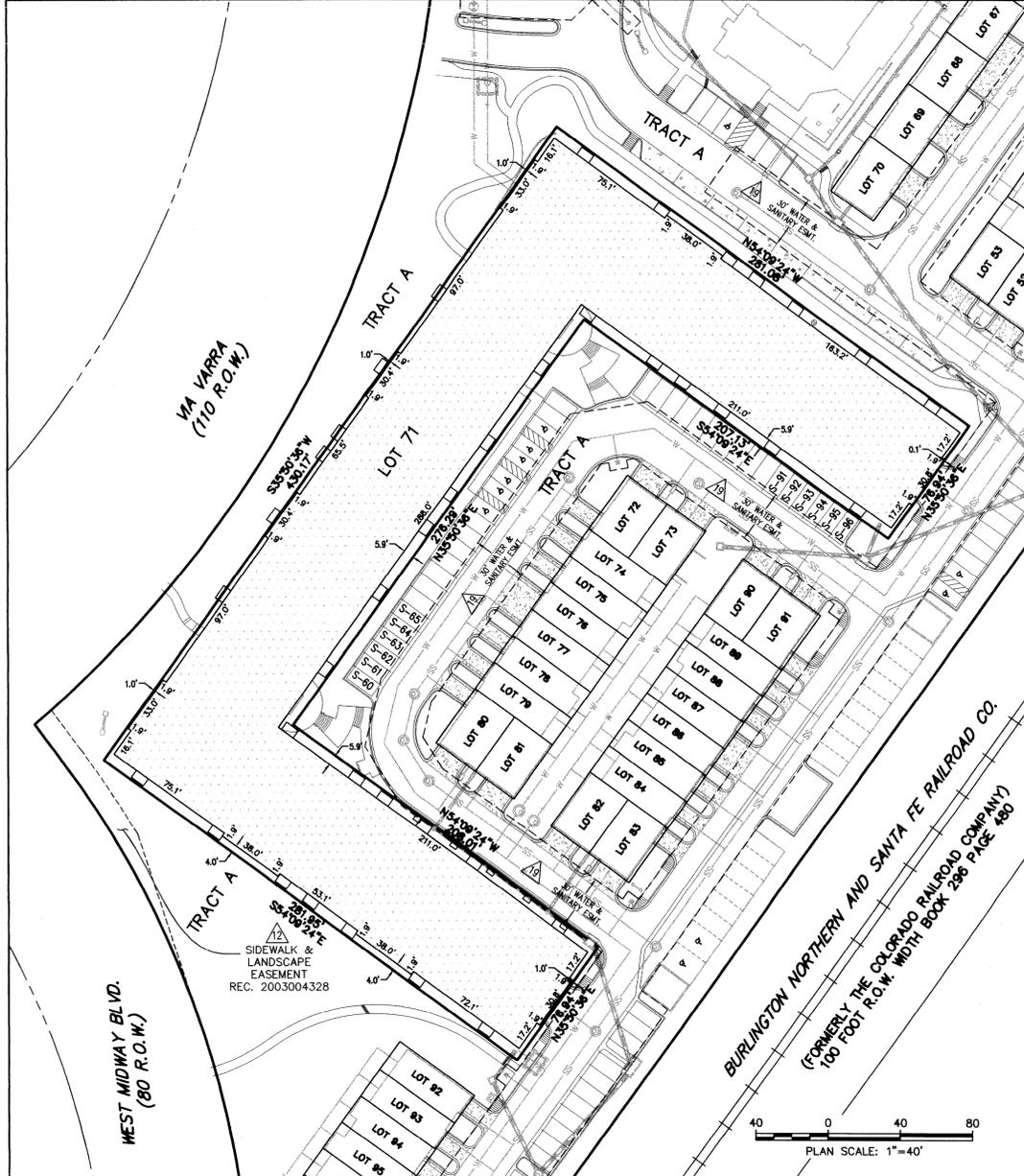
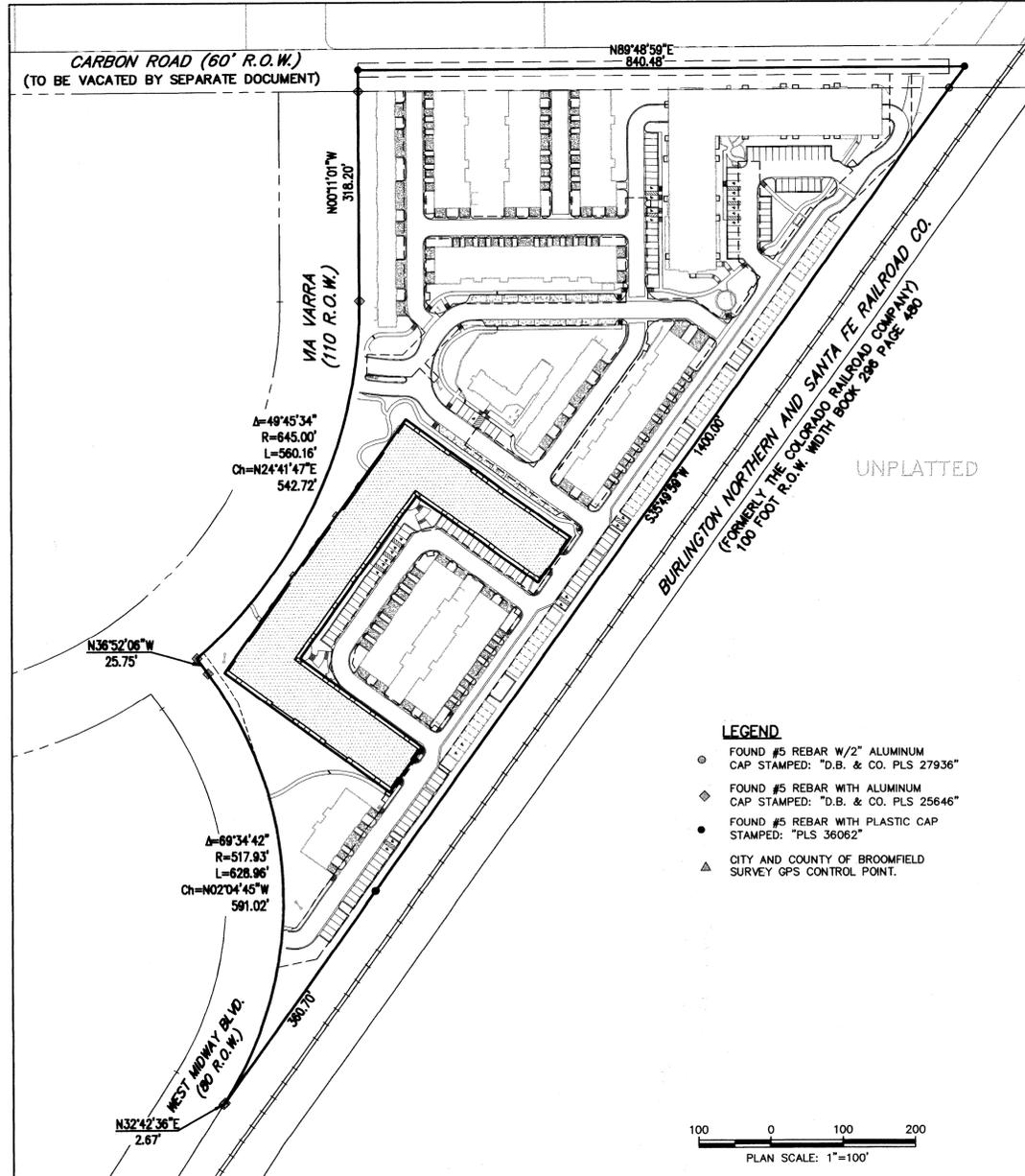
DATE	REVISION COMMENTS
5-14-07	GEN. REV.
5-24-07	GEN. REV.

SHEET NO.
1
1 OF 10

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH

VANTAGE POINTE LOFTS

BEING LOT 71, PARKWAY CIRCLE FILING NO. 2, REPLAT A,
SITUATED IN THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 1 SOUTH,
RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.



NOTE:
COMMON AREAS SHOWN AS SURFACE PARKING SPACES ON TRACT A LABELED S-60 THROUGH S-65 AND S-91 THROUGH S-96 ARE RESERVED FOR LOT 71 PER THE PLANNED COMMUNITY MAP FOR VANTAGE POINTE.

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DESIGNED BY: AMW
CHECKED BY: GSS
JOB NUMBER: 061203

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engineers • land surveyors
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Denver, Colorado 80204
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SITE

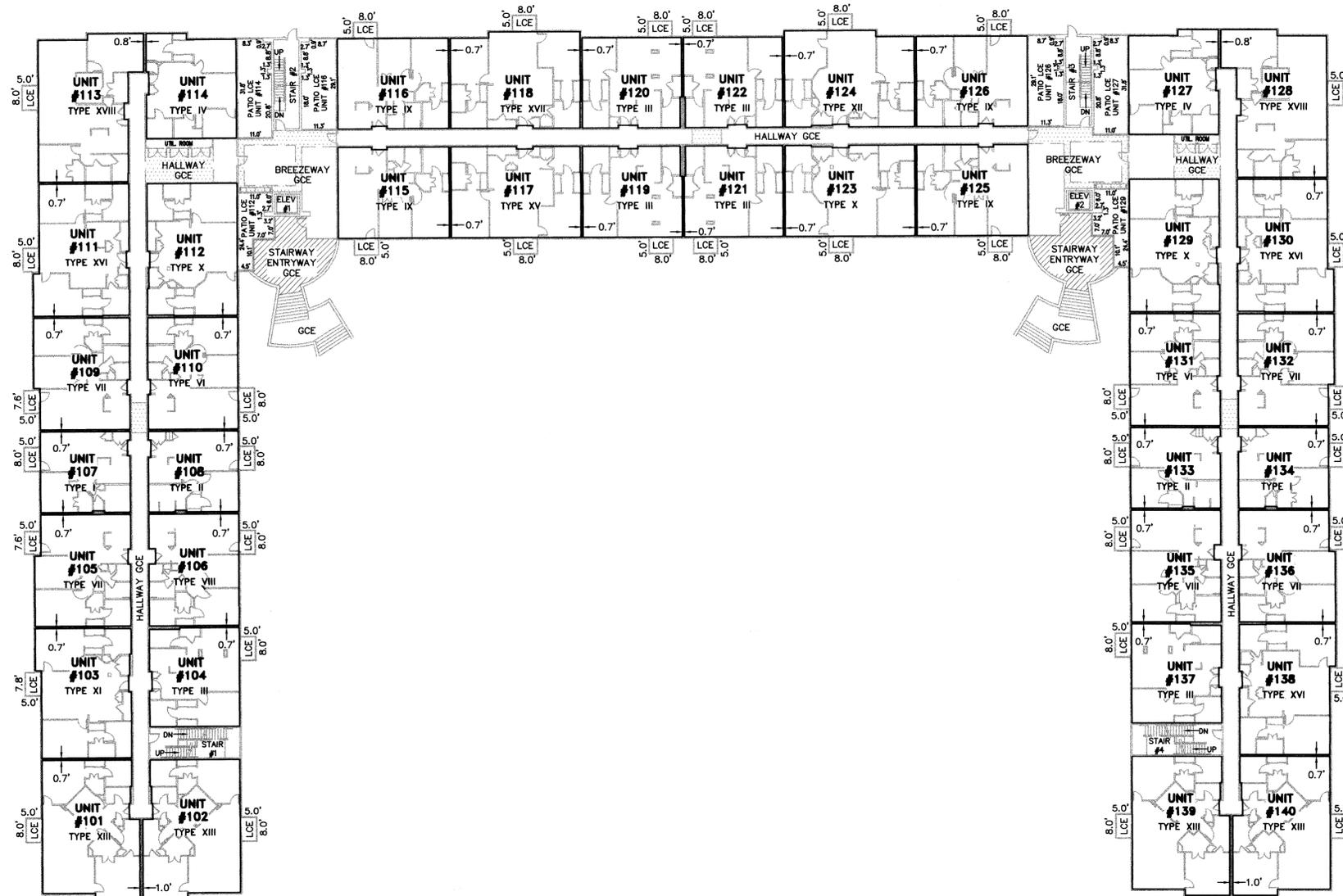
VANTAGE POINTE LOFTS
CONDOMINIUM MAP

ISSUE DATE: 4-9-07	
DATE	REVISION COMMENTS
4-9-07	GEN. REV.
5-24-07	GEN. REV.

SHEET NO.
2
2 OF 10

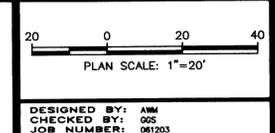
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FLOOR 1 PLAN

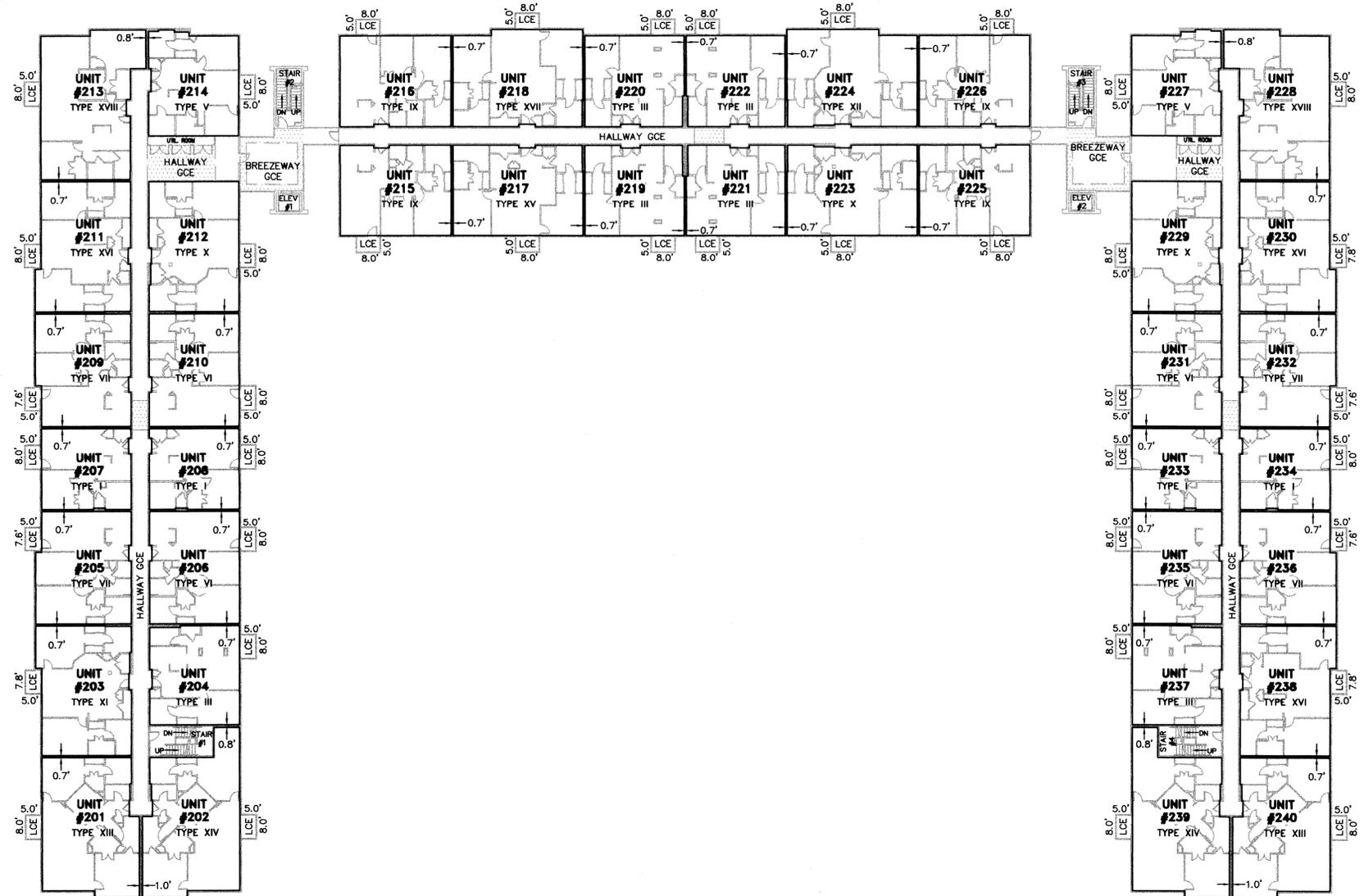
VANTAGE POINTE LOFTS
CONDOMINIUM MAP

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SHEET NO.
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4 OF 10

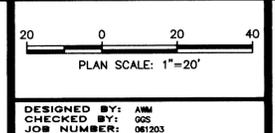
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FLOOR 2 PLAN

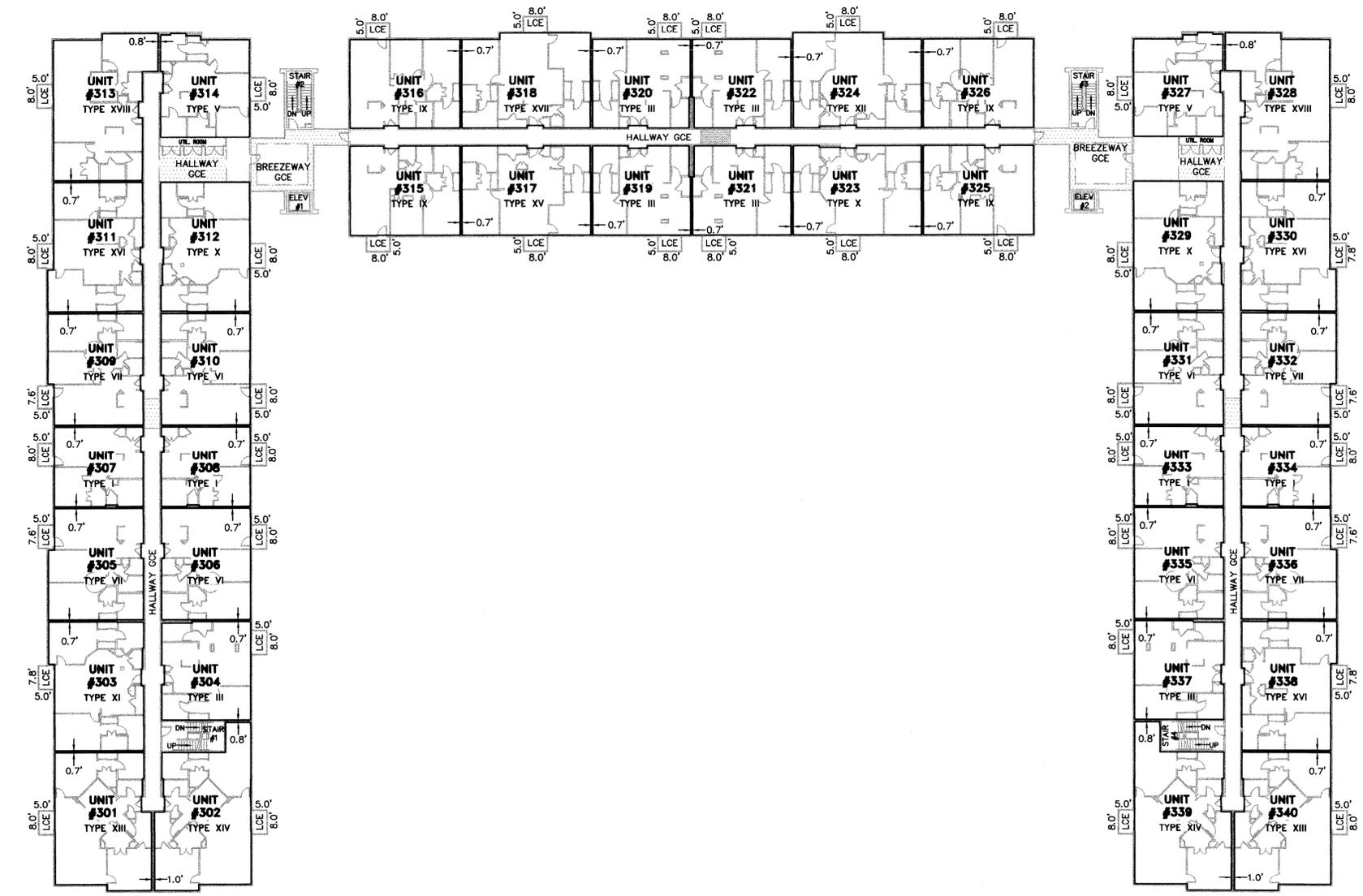
VANTAGE POINTE LOFTS
CONDOMINIUM MAP

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5
5 OF 10

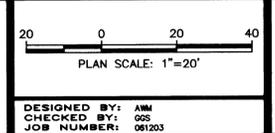
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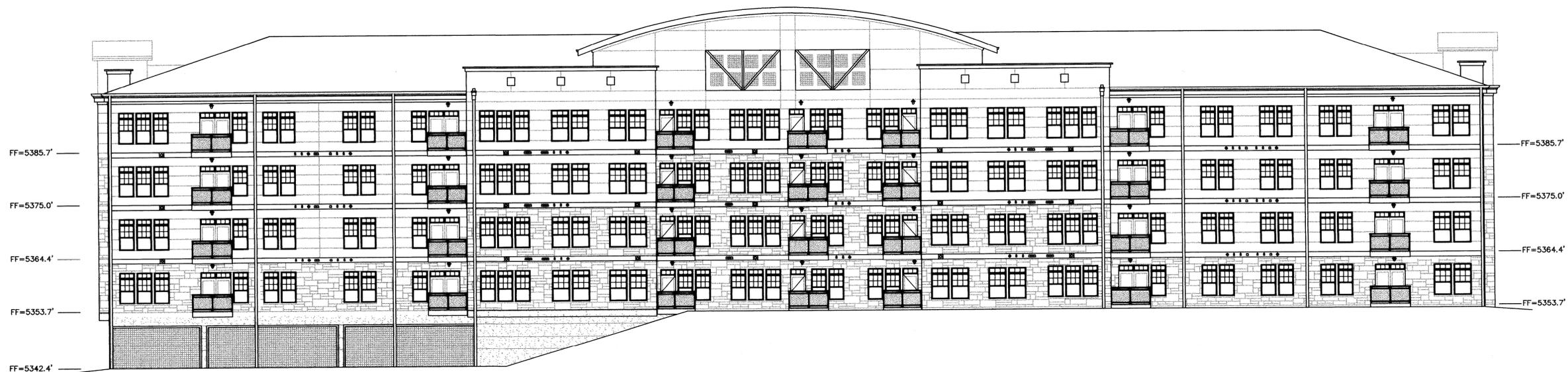
FLOOR 3 PLAN

VANTAGE POINTE LOFTS
CONDOMINIUM MAP

ISSUE DATE: 4-9-07	
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5-24-07	GEN. REV.

SHEET NO.
6
6 OF 10

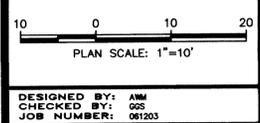
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DRAWING: P:\VANTAGE\LOFTS\CONDO\MAP\CONDO MAP.BLOSS 11/20/06 LAYOUT: ELEVATIONS
 PLOT DATE: 05/25/07 02:47:10 PM

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ELEVATIONS

VANTAGE POINTE LOFTS
 CONDOMINIUM MAP

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SHEET NO.
9
 9 OF 10

