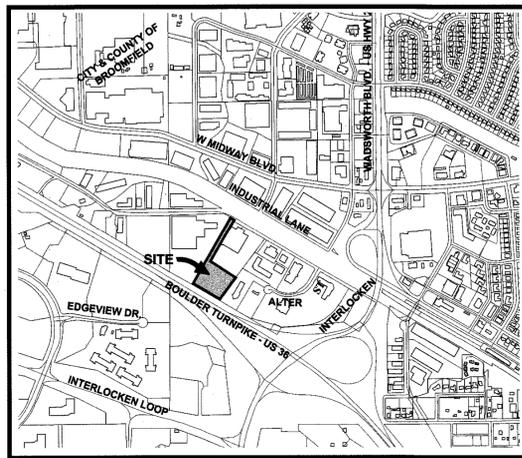


# OFF-SITE GARAGES OF BROOMFIELD STORAGE CONDOMINIUMS - PHASE 3 (BUILDING 3)

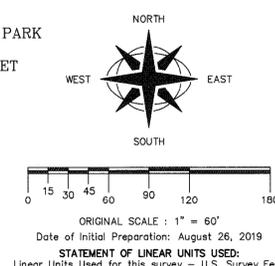
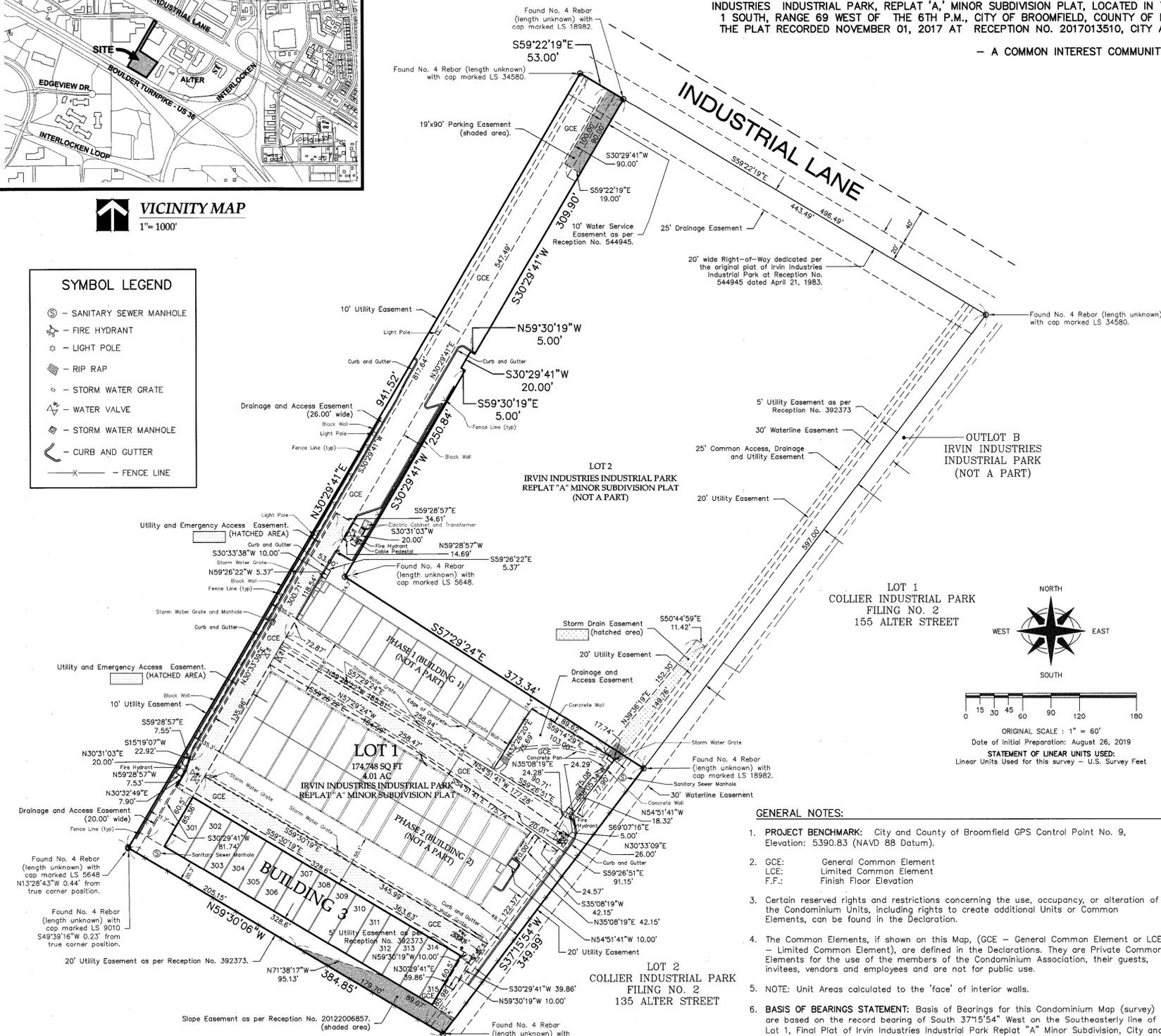
PHASE 3 (BUILDING 3), BEING A SUPPLEMENTAL MAP OF OFF-SITE GARAGES STORAGE CONDOMINIUMS PHASE 1 (BUILDING 1) RECORDED BY DECLARANT ON MARCH 27, 2019, AS RECEPTION NUMBER 2019002953, WHICH WAS FORMERLY DESCRIBED AS LOT 1, IRVIN INDUSTRIES INDUSTRIAL PARK, REPLAT 'A,' MINOR SUBDIVISION PLAT, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF BROOMFIELD, COUNTY OF BROOMFIELD, STATE OF COLORADO. ACCORDING TO THE PLAT RECORDED NOVEMBER 01, 2017 AT RECEPTION NO. 2017013510, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

- A COMMON INTEREST COMMUNITY -



VICINITY MAP  
 1"=1000'

SYMBOL LEGEND	
	- SANITARY SEWER MANHOLE
	- FIRE HYDRANT
	- LIGHT POLE
	- RIP RAP
	- STORM WATER GRATE
	- WATER VALVE
	- STORM WATER MANHOLE
	- CURB AND GUTTER
	- FENCE LINE



**GENERAL NOTES:**

- PROJECT BENCHMARK:** City and County of Broomfield GPS Control Point No. 9, Elevation: 5390.83 (NAVD 88 Datum).
- GCE:** General Common Element  
**LCE:** Limited Common Element  
**F.F.:** Finish Floor Elevation
- Certain reserved rights and restrictions concerning the use, occupancy, or alteration of the Condominium Units, including rights to create additional Units or Common Elements, can be found in the Declaration.
- The Common Elements, if shown on this Map, (GCE - General Common Element or LCE - Limited Common Element), are defined in the Declarations. They are Private Common Elements for the use of the members of the Condominium Association, their guests, invitees, vendors and employees and are not for public use.
- NOTE:** Unit Areas calculated to the 'face' of interior walls.
- BASIS OF BEARINGS STATEMENT:** Basis of Bearings for this Condominium Map (survey) are based on the record bearing of South 37°15'54" West on the Southeasterly line of Lot 1, Final Plat of Irvin Industries Industrial Park Replat "A" Minor Subdivision, City and County of Broomfield, State of Colorado. Record bearing derived from said Final Plat of Irvin Industries Industrial Park Replat "A" Minor Subdivision as filed for record November 1, 2017 in the real property records of the office of the Clerk and Recorder of the City and County of Broomfield, Colorado at Reception No. 2017013510. Note: Monumentation of said line as shown hereon.
- ⊙ = Found pin and cap as noted hereon.

**STATEMENT OF DECLARANT AND CONDOMINIUM DECLARATIONS:**

KNOW ALL PERSONS BY THESE PRESENT that, being the declarant of that PHASE 1 (BUILDING 1) Recorded on March 27, 2019, as Reception Number 2019002953, which was formerly described as Lot 1, Irvin Industries Industrial Park, Replat 'A,' Minor Subdivision Plat, located in the Southeast Quarter of Section 34, Township 1 South, Range 69 West of the 6th P.M., City of Broomfield, County of Broomfield, State of Colorado. According to the Plat Recorded November 01, 2017 at Reception no. 2017013510, City and County of Broomfield, State of Colorado.

Containing 174,748 Square Feet (4.01 Acres), more or less, and being subject to any existing easements and/or rights of way of record, has caused the same to be surveyed and mapped on this map to be known as OFF-SITE GARAGES OF BROOMFIELD STORAGE CONDOMINIUMS - PHASE 3 (BUILDING 3), City and County of Broomfield, State of Colorado.

The Third Supplemental Amendment for the Off-Site Garages of Broomfield Storage Condominiums - Phase 3 (Building 3) (A Common Interest Community) in the City and County of Broomfield, State of Colorado is filed concurrently with this Condominium Map and is referred to herein as the 'Declaration.'

DECLARANT:  
 OFF-SITE GARAGES OF BROOMFIELD, LTD., A COLORADO LIMITED PARTNERSHIP

By: [Signature] As: General Partner

STATE OF Colorado )  
 COUNTY OF Broomfield )SS  
 The foregoing instrument was acknowledged before me this 10th day of September, 2019, by Michael A. Ard as General Partner.

Witness my hand and official seal.  
 My commission expires 11/17/2021  
[Signature]  
 Notary Public

CONSENT BY LENDER:  
 ELEVATIONS CREDIT UNION  
 By: [Signature] As: VP, COMMERCIAL LOANS

STATE OF Colorado )  
 COUNTY OF Broomfield )SS  
 The foregoing instrument was acknowledged before me this 10th day of September, 2019, by Todd A. Peylek as VP Commercial Loans.

Witness my hand and official seal.  
 My commission expires 11/17/2021  
[Signature]  
 Notary Public

**SURVEYOR'S CERTIFICATE:**  
 I, Steven John Stencel, a Registered Land Surveyor in the State of Colorado, hereby certify that on this 6th day of March, 2019, that this Condominium Map for OFF-SITE GARAGES OF BROOMFIELD STORAGE CONDOMINIUMS - PHASE 3 (BUILDING 3), CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, is true, correct and complete as laid out and shown hereon and all structural components of all buildings contained or comprising any units thereby created are substantially completed. This Map is based upon a survey performed by me or under my direct responsibility, supervision and checking subsequent to substantial completion of the improvements shown hereon, to the best of my knowledge and belief. I further certify that this Map substantially depicts the location and the horizontal and vertical measurements of the units, the unit designation, the dimension of the units, the elevation of the finished floors and the ceiling as constructed, and the building number or symbol of the improvements; floor elevations are related to sea level datum as established by Intermill Land Surveying, Inc. using a published elevation. Benchmark for this Condominium Map is the City and County of Broomfield GPS Control Point No. 9, Elevation: 5390.83 (NAVD 88 Datum). This Condominium Map contains all information as outlined in C.R.S. 38-33.3-209.

PREPARED BY AND ON BEHALF OF:  
 INTERMILL LAND SURVEYING, INC.  
 1301 North Cleveland Avenue  
 Loveland, Colorado 80537  
 P: (970) 669-0516  
 Steven John Stencel  
 Colorado PLS 30462  
 Date: September 5, 2019



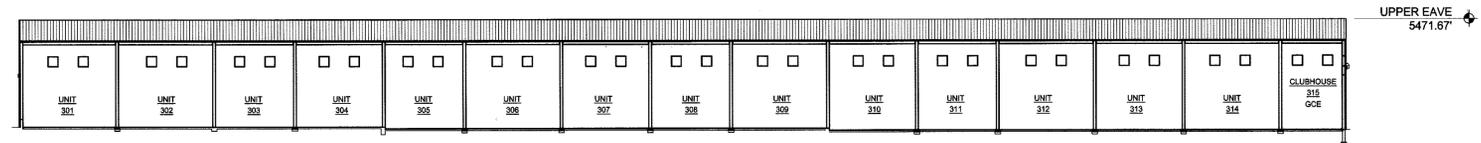
According to Colorado law you must commence any legal action based on this survey within three years after you discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

DATE:	
BY:	
REVISIONS:	
CLIENT:	OFF-SITE GARAGES OF BROOMFIELD, LTD.
TITLE:	OFF-SITE GARAGES OF BROOMFIELD STORAGE CONDOMINIUMS - PHASE 3 (BUILDING 3) PHASE 3 (BUILDING 3) BEING A SUPPLEMENTAL MAP OF OFF-SITE GARAGES STORAGE CONDOMINIUMS PHASE 1 (BUILDING 1)
DRAWN BY:	SJS
CHECKED BY:	
APPROVED BY:	
DATE:	8-26-2019
SCALE:	1" = 60'
PROJECT NO.:	P-19-8760
SHEET:	OF
1	2

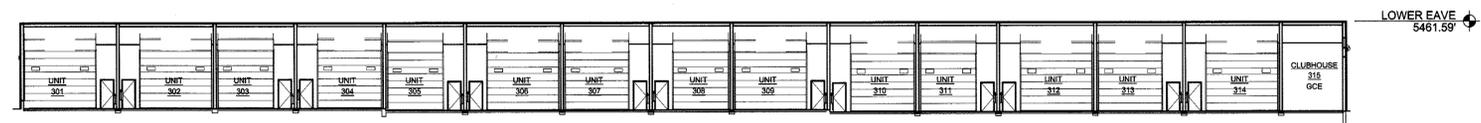
# OFF-SITE GARAGES OF BROOMFIELD STORAGE CONDOMINIUMS - PHASE 3 (BUILDING 3)

PHASE 3 (BUILDING 3), BEING A SUPPLEMENTAL MAP OF OFF-SITE GARAGES STORAGE CONDOMINIUMS PHASE 1 (BUILDING 1) RECORDED BY DECLARANT ON MARCH 27, 2019, AS RECEPTION NUMBER 2019002953, WHICH WAS FORMERLY DESCRIBED AS LOT 1, IRVIN INDUSTRIES INDUSTRIAL PARK, REPLAT 'A,' MINOR SUBDIVISION PLAT, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF BROOMFIELD, COUNTY OF BROOMFIELD, STATE OF COLORADO. ACCORDING TO THE PLAT RECORDED NOVEMBER 01, 2017 AT RECEPTION NO. 2017013510, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

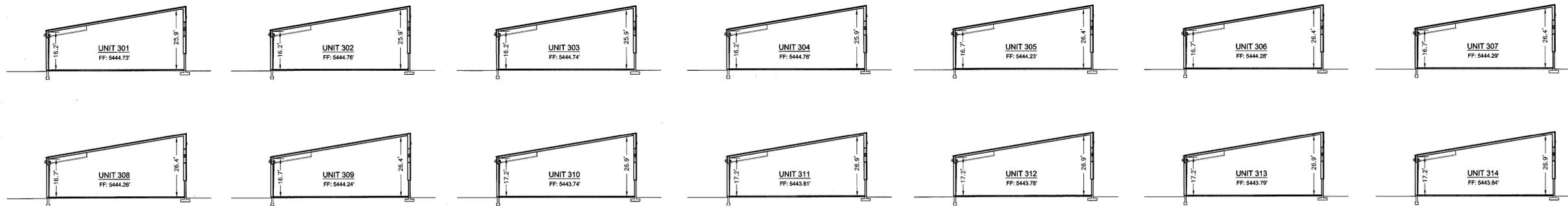
- A COMMON INTEREST COMMUNITY -



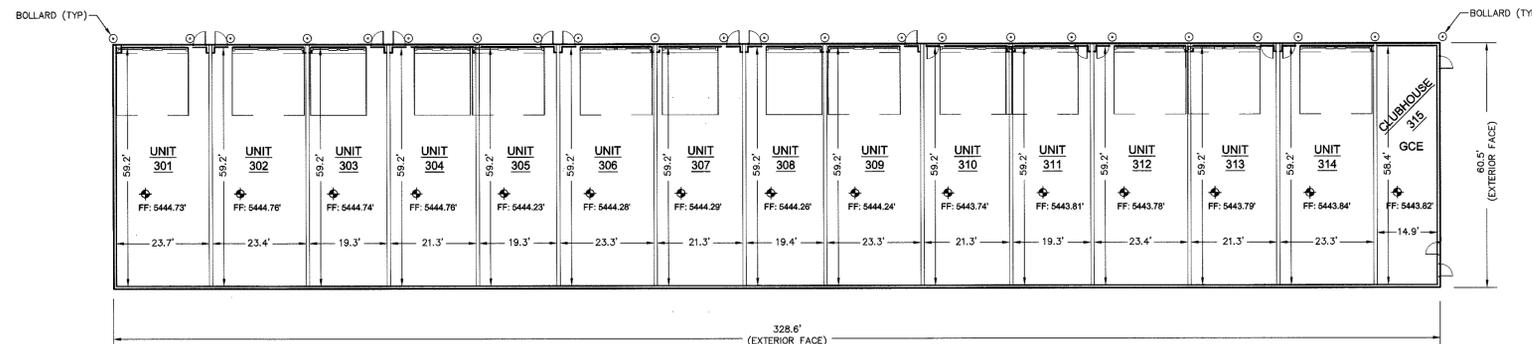
BUILDING THREE - REAR VIEW



BUILDING THREE - FRONT VIEW



BUILDING THREE - SIDE VIEW



BUILDING THREE - FLOOR PLAN

PREPARED BY AND ON BEHALF OF:

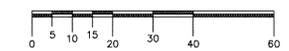
INTERMILL LAND SURVEYING, INC.  
 1301 North Cleveland Avenue  
 Loveland, Colorado 80537  
 P: (970) 669-0516

Steven John Stencel  
 Colorado PLS 30462

Date: September 5, 2019



According to Colorado law you must commence any legal action based on this survey within three years after you 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.



ORIGINAL SCALE: 1" = 20'  
 Date of Initial Preparation: August 26, 2019  
 STATEMENT OF LINEAR UNITS USED:  
 Linear Units Used for this survey - U.S. Survey Feet

DATE: \_\_\_\_\_

BY: \_\_\_\_\_

REVISIONS:


**INTERMILL LAND SURVEYING, INC.**  
 1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537  
 BUS. (970)-669-0516 / FAX (970)-635-9775

CLIENT: OFF-SITE GARAGES OF BROOMFIELD, LTD.

TITLE: OFF-SITE GARAGES OF BROOMFIELD STORAGE CONDOMINIUMS - PHASE 3 (BUILDING 3)  
 PHASE 3 (BUILDING 3), BEING A SUPPLEMENTAL MAP OF OFF-SITE GARAGES STORAGE CONDOMINIUMS PHASE 1 (BUILDING 1)

DRAWN BY: SJS

CHECKED BY: \_\_\_\_\_

APPROVED BY: \_\_\_\_\_

DATE: 8-26-2019

SCALE: 1" = 20'

PROJECT NO.: P-19-8760

SHEET	OF
2	2