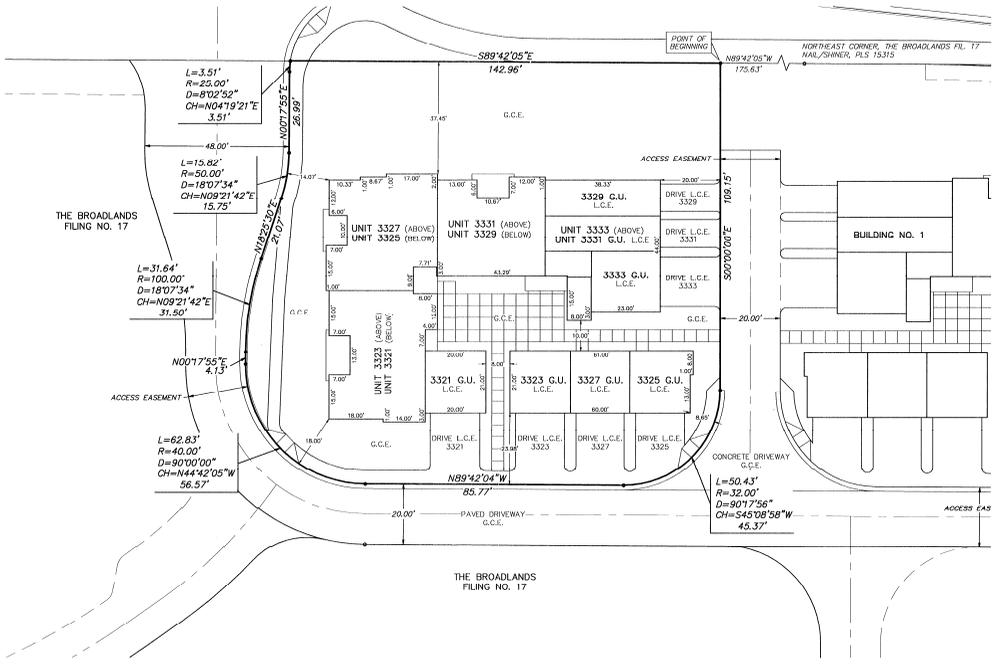


THE CONDOMINIUM MAP OF THE VILLAGE AT BROADLANDS BUILDING 2

PART OF LOT 1, THE BROADLANDS FILING NO. 17
CITY AND COUNTY OF BROOMFIELD, COLORADO
SHEET 1 OF 2

LEGAL DESCRIPTION:

A PORTION OF LOT 1, THE BROADLANDS FILING NO. 17, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID BROADLANDS FILING NO. 17;
THENCE N89°42'05"W 175.63 FEET ALONG THE NORTH LINE OF SAID BROADLANDS FILING NO. 17 TO THE POINT OF BEGINNING;
THENCE S00°00'00"E, 108.15 FEET;
THENCE S0.43 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, SAID ARC SUBTENDED BY A RADIUS OF 32.00 FEET, A CENTRAL ANGLE OF 90°07'56" AND A CHORD BEARING S44°02'58"W, 45.37 FEET;
THENCE N89°42'04"W, 85.77 FEET;
THENCE 62.63 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, SAID ARC SUBTENDED BY A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 90°02'00" AND A CHORD BEARING N44°42'05"W, 56.57 FEET;
THENCE N00°17'50"E, 4.13 FEET;
THENCE S1.64 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, SAID ARC SUBTENDED BY A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 18°07'34" AND A CHORD BEARING N09°21'42"E, 31.50 FEET;
THENCE N18°25'30"E, 21.07 FEET;
THENCE 15.82 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID ARC SUBTENDED BY A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 18°07'34" AND A CHORD BEARING N09°21'42"E, 15.75 FEET;
THENCE N00°17'50"E, 26.99 FEET;
THENCE 3.51 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, SAID ARC SUBTENDED BY A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 08°02'52" AND A CHORD BEARING N04°19'21"E, 3.51 FEET;
THENCE S89°42'05"E, 142.96 FEET ALONG THE NORTH LINE OF FILING NO. 17 TO THE POINT OF BEGINNING, CONTAINING 0.46 ACRES, MORE OR LESS.



NOTES:

1. THIS CONDOMINIUM MAP CONSTITUTES AN AMENDMENT TO "THE BUILDING FOOTPRINT CONDOMINIUM MAP OF THE VILLAGE AT BROADLANDS", RECORDED 08/27/2003 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF BROOMFIELD, COLORADO AT RECEPTION NO. 2003016950.
2. BEARINGS BASED ON THE EAST BOUNDARY OF THE BROADLANDS FILING NO. 17, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO. MONUMENTS DESCRIBED HEREON, ASSUMED N1°40'34"W. BEARINGS ON THIS CONDOMINIUM MAP DO NOT MATCH THE PLATTED BEARINGS; NEITHER THEY MATCH BEARINGS USED IN THE CONSTRUCTION DRAWINGS, TO OBTAIN PLATTED BEARINGS, ROTATE DRAWING 90°/90°/90° COUNTERCLOCKWISE.
3. BENCHMARK: NAIL SHOWER PLS 15310 AT THE NORTHEAST PROPERTY CORNER OF THE BROADLANDS FILING NO. 17, ELEVATION 5309.33' U.S.C.G.S. (BM HAS BEEN RESET SINCE THE CONDOMINIUM MAP FOR BUILDING 1 WAS PREPARED).
4. G.C.E. = GENERAL COMMON ELEMENT
L.C.E. = LIMITED COMMON ELEMENT
G.U. = GARAGE UNIT
5. DECKS ARE LIMITED COMMON ELEMENTS ALLOCATED TO THE UNITS WITH THE SAME NUMBER.
6. THE CONCRETE WALKS AND SURROUNDING GROUNDS ARE GENERAL COMMON ELEMENTS.
7. ALL INTERIOR DIMENSIONS ARE TO THE UNFINISHED WALLS, FLOORS AND CEILING, PRIOR TO THE INSTALLATION OF ANY LATH, FURRING, WALLBOARD, PLASTERBOARD, PLASTER, PANELING, TILES, WALLPAPER, PAINT, FLOORING OR SIMILAR MATERIALS.
8. ALL EXTERIOR WALLS AND WALLS BETWEEN UNITS ARE GENERAL COMMON ELEMENTS.
9. ROOFS ARE GENERAL COMMON ELEMENTS. ATTICS ARE LIMITED COMMON ELEMENTS ALLOCATED TO THE UNITS WITH ACCESS THERETO.
10. GARAGE UNITS ARE PART OF THE UNIT TO WHICH THEY ARE ALLOCATED AND ARE LIMITED COMMON ELEMENTS.
11. DATE OF INTERIOR MEASUREMENTS: 04/01/2004.
12. UNLESS OTHERWISE NOTED, EASEMENTS ARE FROM THE BROADLANDS FILING NO. 17 FINAL PLAT.

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.

SURVEYOR CERTIFICATION:

FOR AND ON BEHALF OF HURST AND ASSOCIATES, I, ROBERT GRITMAN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE DIVISION OF AIR SPACE OF THE CONDOMINIUM MAP OF THE VILLAGE AT BROADLANDS - BUILDING 2 WAS MADE UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING AND THAT THE ACCOMPANYING MAP ACCURATELY REPRESENTS SAID DIVISION AND MEETS THE REQUIREMENTS OF C.R.S. 38-3.3-209. THIS MAP FULLY AND ACCURATELY DEPICTS THE CONDOMINIUM UNITS, THE DIMENSIONS OF SUCH CONDOMINIUM UNITS AND THE ELEVATIONS OF THE FLOORS AND CEILING, AND WAS PREPARED SUBSEQUENT TO SUBSTANTIAL COMPLETION OF IMPROVEMENTS.

ROBERT GRITMAN
COLORADO PLS NO. 15315



OWNERSHIP STATEMENT

KNOW ALL PERSONS BY THESE PRESENTS THAT CITATION DEVELOPMENT, LLC, A LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE PROPERTY AS DESCRIBED ON THE ACCOMPANYING MAP, HAS CAUSED THE SAME TO BE SURVEYED AS SHOWN ON THIS CONDOMINIUM MAP TO BE KNOWN AS THE CONDOMINIUM MAP OF THE VILLAGE AT BROADLANDS - BUILDING 2, PURSUANT TO THE DECLARATION OF THE COVENANTS, CONDITIONS AND RESTRICTIONS OF THE VILLAGE AT BROADLANDS.

CITATION DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY

John McCormac
JOHN MCCORMAC, MANAGER

ACKNOWLEDGMENT

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JOHN MCCORMAC, AS MANAGER OF CITATION DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY, THIS 22ND DAY OF JULY, 2004.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES 2-3-07

Margaret A. Dwyer
NOTARY PUBLIC



LENDER'S APPROVAL

QUANTARY BANK & TRUST COMPANY, AS THE HOLDER OF A DEED OF TRUST ENCLUMBERING THE REAL PROPERTY DEPICTED HEREON, HEREBY CONSENTS TO MATTERS DESCRIBED ON THIS CONDOMINIUM MAP OF THE VILLAGE AT BROADLANDS - BUILDING 2 AND TO THE RECORDING OF THE SAME.

QUANTARY BANK & TRUST COMPANY

BY: *Gregory W. Krite, SVP*

ACKNOWLEDGMENT

THE FOREGOING LENDER'S APPROVAL WAS ACKNOWLEDGED BEFORE ME THIS 22ND DAY OF JULY, 2004, BY *Gregory W. Krite, SVP* FOR QUANTARY BANK & TRUST COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES 2-8-07

Margaret A. Dwyer
NOTARY PUBLIC



PARTICIPATING BUILDER'S APPROVAL

MERIT HOMES, INC., AS A PARTICIPATING BUILDER WITH AN INTEREST IN THE REAL PROPERTY DEPICTED HEREON, HEREBY CONSENTS TO THE MATTERS DESCRIBED ON THIS CONDOMINIUM MAP OF THE VILLAGE AT BROADLANDS - BUILDING 2 AND TO THE RECORDING OF THE SAME.

MERIT HOMES, INC., A COLORADO CORPORATION

BY: *Robert A. Dwyer*

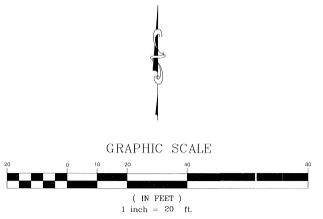
ACKNOWLEDGMENT

THE FOREGOING LENDER'S APPROVAL WAS ACKNOWLEDGED BEFORE ME THIS 22ND DAY OF JULY, 2004, BY *Robert A. Dwyer* FOR MERIT HOMES, INC., A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES 2-3-07

Margaret A. Dwyer
NOTARY PUBLIC



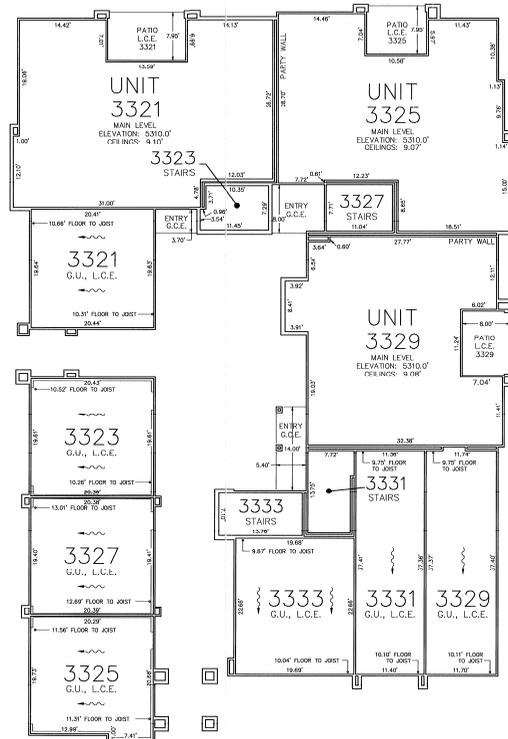
**THE CONDOMINIUM MAP OF
THE VILLAGE AT BROADLANDS
BUILDING 2
BROOMFIELD, COLORADO**

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DRAWN BY: [Signature]
DATE: 07/22/04
FILE: G:\200203\176-2003\BROW\CONDO\PH02-1- SHEET 1 OF 2

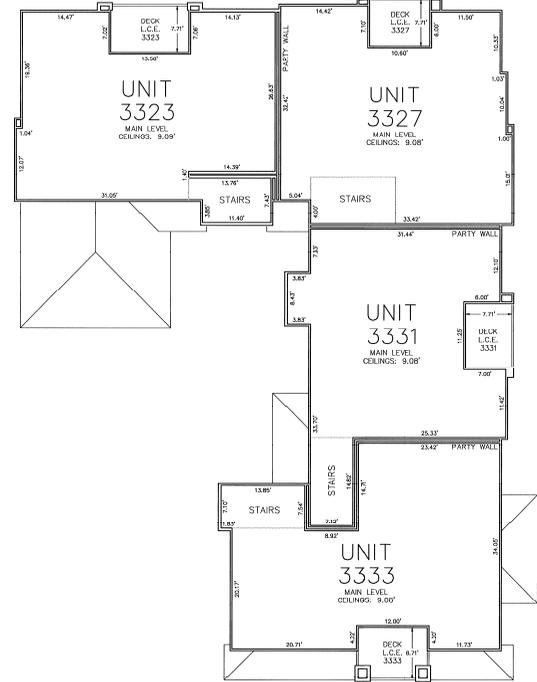
HURST & ASSOCIATES, INC.
CONSULTING ENGINEERS
4866 Pearl Road Drive, Suite 100
Broomfield, Colorado 80020 (303) 461-8800

THE CONDOMINIUM MAP OF THE VILLAGE AT BROADLANDS BUILDING 2

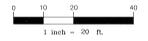
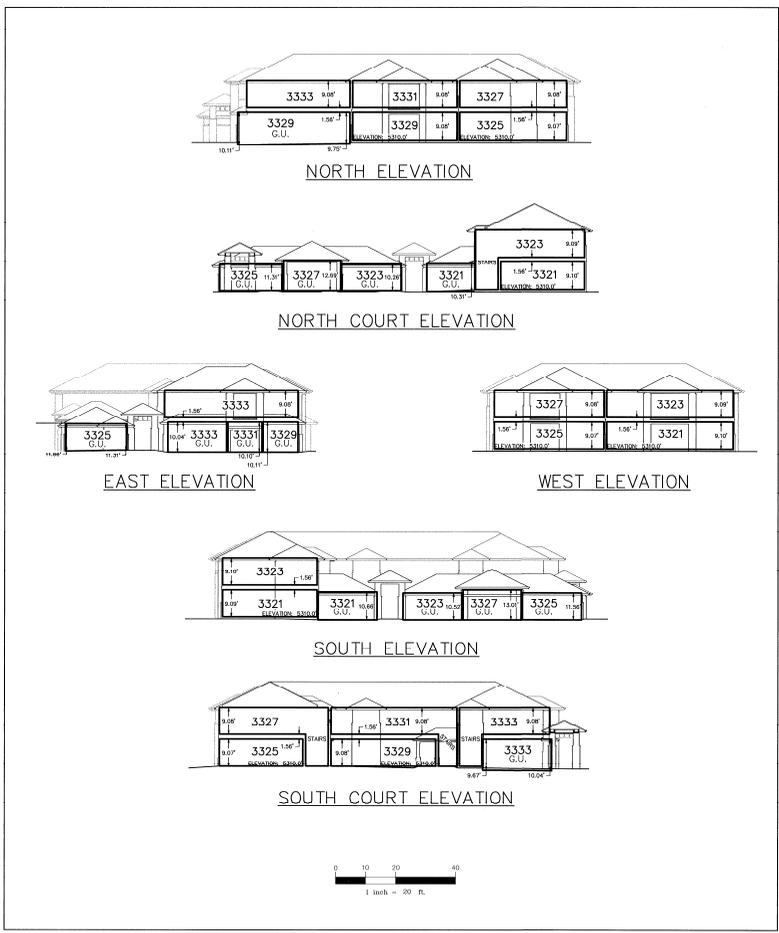
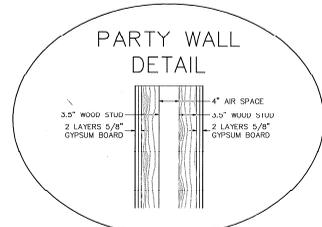
PART OF LOT 1, THE BROADLANDS FILING NO. 17
 CITY AND COUNTY OF BROOMFIELD, COLORADO
 SHEET 2 OF 2



LEVEL ONE



LEVEL TWO



THE CONDOMINIUM MAP OF
 THE VILLAGE AT BROADLANDS
 BUILDING 2
 BROOMFIELD, COLORADO

SCALE: HOR. 1" = 20'
 VERT. N/A
 DESIGN: [Signature]
 DRAWN BY: [Signature]
 DATE: 04/27/04
 FILE: G:\2002\310-20\310V\CONDO\PH2-2 - SHEET 2 OF 2

HURST & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 499 Pearl East Drive, Suite 100
 Broomfield, Colorado 80016-1418