

THE CONDOMINIUM MAP OF
THE VILLAGE AT BROADLANDS
BUILDING 8
 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:
 BEGINNING AT THE NORTH-WESTERLY CORNER OF SAID LOT 1 COMMON WITH THE NORTH-EASTERLY CORNER OF OUTLOT A;
 THENCE S88°42'05"E, 301.82 FEET ALONG THE NORTHELY LINE OF LOT 1;
 THENCE S00°17'55"W, 96.79 FEET TO THE POINT OF BEGINNING;
 THENCE S66°50'31"E, 123.68 FEET;
 THENCE 67.69 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 82°52'00", AND A CHORD BEARING S48°29'47"E, 65.69 FEET;
 THENCE S18°21'45"E, 7.78 FEET;
 THENCE 27.80 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID ARC SUBTENDED BY A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 82°52'00", AND A CHORD BEARING S48°29'47"E, 65.69 FEET;
 THENCE 51.14 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID ARC SUBTENDED BY A RADIUS OF 289.00 FEET, A CENTRAL ANGLE OF 1°03'33", AND A CHORD BEARING S71°22'27"W, 21.06 FEET;
 THENCE S65°48'36"W, 11.83 FEET;
 THENCE 3.93 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID ARC SUBTENDED BY A RADIUS OF 5.00 FEET, A CENTRAL ANGLE OF 45°00'00", AND A CHORD BEARING S64°18'36"W, 3.83 FEET;
 THENCE S30°48'36"W, 8.40 FEET;
 THENCE 3.93 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, SAID ARC SUBTENDED BY A RADIUS OF 5.00 FEET, A CENTRAL ANGLE OF 45°00'00", AND A CHORD BEARING S44°18'36"W, 3.83 FEET;
 THENCE S65°48'36"W, 97.31 FEET;
 THENCE N24°11'24"W, 19.00 FEET;
 THENCE N45°55'58"W, 91.73 FEET;
 THENCE N23°05'29"E, 124.85 FEET TO THE POINT OF BEGINNING, CONTAINING 24,614 SQUARE FEET OR 0.57 ACRE, MORE OR LESS.

SURVEYOR CERTIFICATION:

FOR AND ON BEHALF OF HURST AND ASSOCIATES, I, BO BAIZE, A LICENSED 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 8 WAS MADE UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING AND THAT THE ACCOMPANYING MAP ACCURATELY REPRESENTS SUCH DIVISION AND MEETS THE REQUIREMENTS OF C.R.S. 38-313-209. 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.

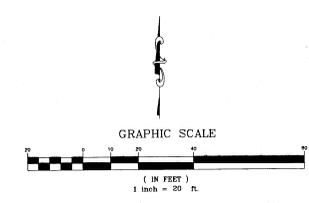
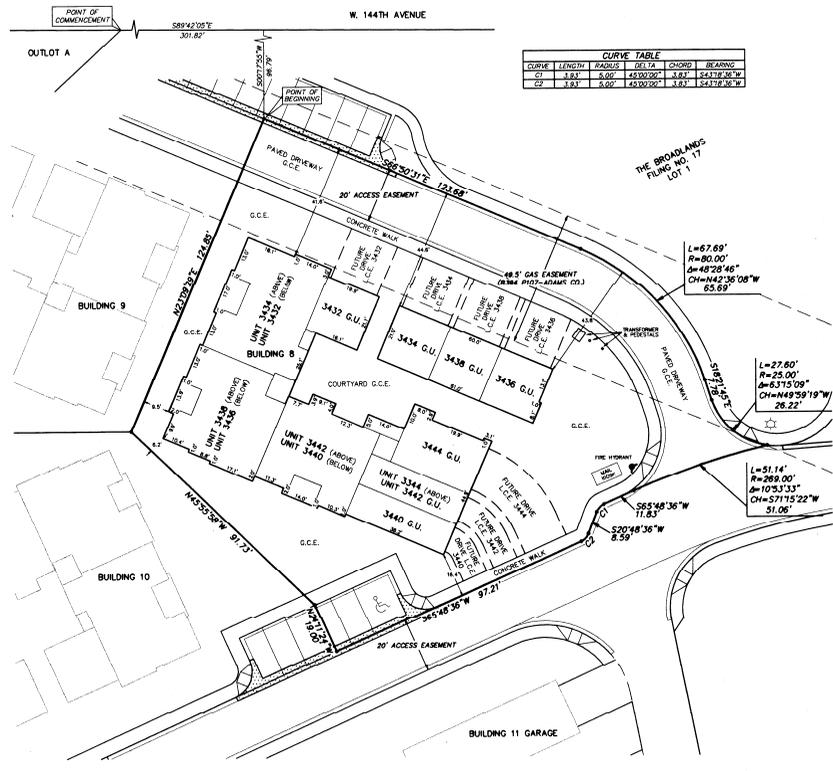
BO BAIZE
 COLORADO PLS NO. 37990

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. 2003016956.
2. BEARINGS BASED ON THE EAST BOUNDARY OF THE BROADLANDS FILING NO. 17, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO MONUMENTS DESCRIBED ON RECORDED PLAT, ASSUMED N10°40'34"W. BEARINGS ON THIS CONDOMINIUM MAP DO NOT MATCH THE RELATED BEARINGS, UNLESS THEY MATCH BEARINGS USED IN THE CONSTRUCTION DRAWINGS, TO OBTAIN PLATED BEARINGS, ROTATE DRAWING 0039257 COUNTER CLOCKWISE.
3. BENCHMARK: NAIL/SHIMMER PLS 10310 AT THE NORTH-EAST PROPERTY CORNER OF THE BROADLANDS FILING NO. 17. ELEVATION 5308.33' U.S.C.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, WALLBOARDS, 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: 06/21/07. DATE OF EXTERIOR MEASUREMENTS: 07/11/07. DATE OF LAST FIELD INSPECTION: 08/21/07. AS OF LAST FIELD INSPECTION, NO DRIVEWAYS OR INTERIOR (COURTYARDS) CONCRETE WORK HAD BEEN COMPLETED.
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, OR IN THE EVENT ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY IS COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.



OWNERSHIP STATEMENT

I, OTATION DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY, AS MANAGER OF OTATION DEVELOPMENT, LLC, A COLORADO 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 8" PURSUANT TO THE DECLARATION OF THE COVENANTS, CONDITIONS AND RESTRICTIONS OF THE VILLAGE AT BROADLANDS.

OTATION DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY

By: *John McCormac*
 JOHN MCCORMAC, MANAGER

ACKNOWLEDGMENT

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JOHN MCCORMAC, AS MANAGER OF OTATION DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY, THIS 28th DAY OF September, 2007.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 8/16/07

By: *Notary Public*
 NOTARY PUBLIC

LENDER'S APPROVAL

GUARANTY BANK & TRUST COMPANY, AS THE HOLDER OF A DEED OF TRUST ENCUMBERING THE REAL PROPERTY DESCRIBED HEREON, HEREBY CONSENTS TO MATTERS DESCRIBED ON THIS CONDOMINIUM MAP OF THE VILLAGE AT BROADLANDS BUILDING 8 AND TO THE RECORDING OF THE SAME.

GUARANTY BANK & TRUST COMPANY

By: *Andrew W. Kim*
 ANDREW W. KIM, PRESIDENT

ACKNOWLEDGMENT

THE FOREGOING LENDER'S APPROVAL WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF September, 2007 BY James W. McGraw, AS EVP FOR GUARANTY BANK & TRUST COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 8/16/07

By: *Notary Public*
 NOTARY PUBLIC

PARTICIPATING BUILDER'S APPROVAL

WERT HOMES, INC., A COLORADO CORPORATION, AS A PARTICIPATING BUILDER WITH AN INTEREST IN THE REAL PROPERTY DESCRIBED HEREON, HEREBY CONSENTS TO THE MATTERS DESCRIBED ON THIS CONDOMINIUM MAP OF THE VILLAGE AT BROADLANDS BUILDING 8 AND TO THE RECORDING OF THE SAME.

WERT HOMES, INC., A COLORADO CORPORATION

By: *Wick J. McCormac*
 WICK J. MCCORMAC, PRESIDENT

ACKNOWLEDGMENT

THE FOREGOING PARTICIPATING BUILDER'S APPROVAL WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF September, 2007 BY Lisa L. Lawrence, AS President FOR WERT HOMES, INC., A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 8/16/07

By: *Notary Public*
 NOTARY PUBLIC

**THE CONDOMINIUM MAP OF
 THE VILLAGE AT BROADLANDS
 BUILDING 8
 BROOMFIELD, COLORADO**

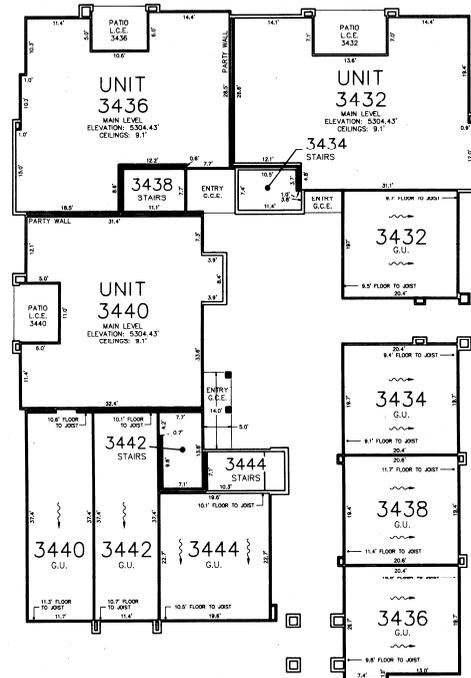
SCALE: HORIZ. 1" = 20'
 VERT. 1/4" = 10'

DESIGNER: BO
 DRAWN BY: BO
 DATE: 08/21/07
 FILE: P:\2007\071\2007VILLAGEATBROADLANDS\B8-1 SHEET 1 OF 2

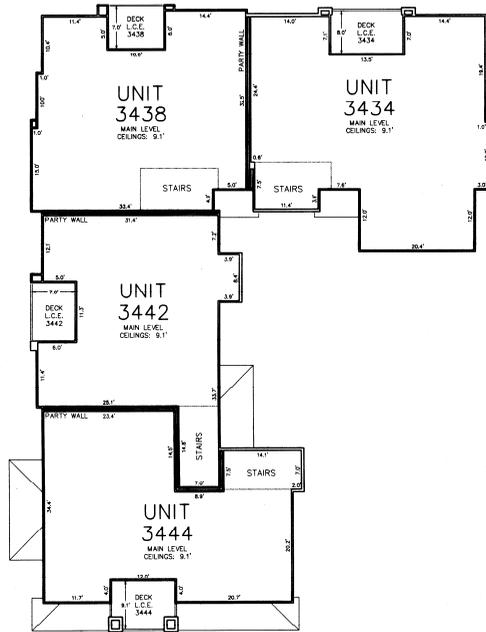
HURST & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 4800 East 98th Ave., Suite 100
 Broomfield, Colorado 80020-6686

THE CONDOMINIUM MAP OF
THE VILLAGE AT BROADLANDS
BUILDING 8

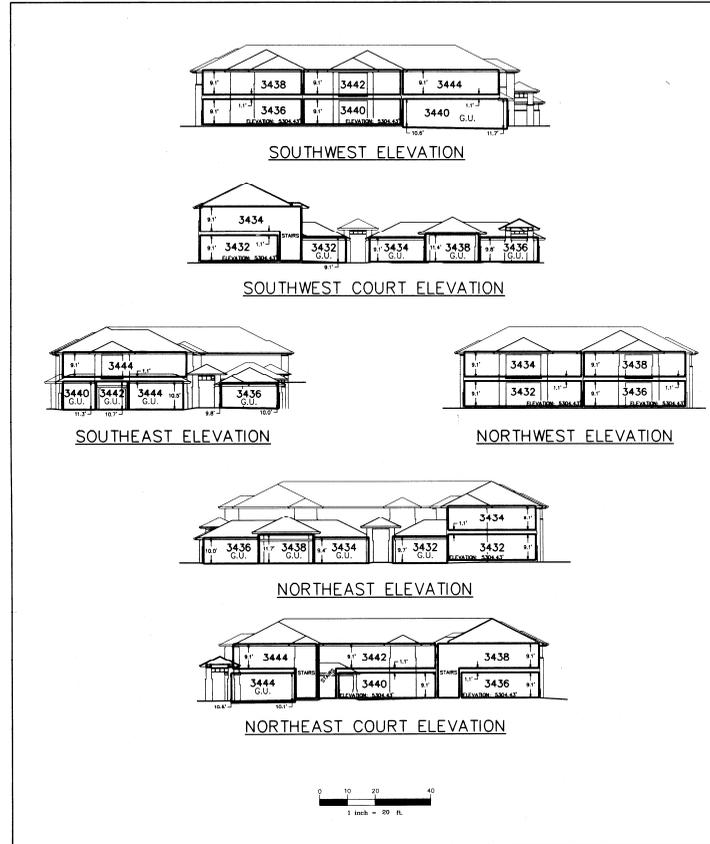
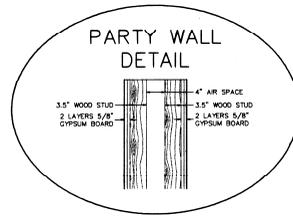
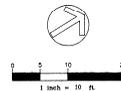
PART OF LOT 1, THE BROADLANDS FILING NO. 17
 CITY AND COUNTY OF BROOMFIELD, COLORADO
 SHEET 2 OF 2



LEVEL ONE



LEVEL TWO



THE CONDOMINIUM MAP OF
 THE VILLAGE AT BROADLANDS
 BUILDING 8
 BROOMFIELD, COLORADO

SCALE: 1/8" = 1'-0"
 DESIGNED BY: N/A
 DRAWN BY: BO
 DATE: 09/27/07
 CONSULTING ENGINEERS:
 HURST & ASSOCIATES, INC.
 400 Pearl East Circle, Suite 108
 Broomfield, Colorado 80020-4449
 FILE: E:\2006000\17-20\CONDO\MAP\CONDO\BROO-2-SHEET-2-OF-2