

CONDOMINIUM MAP FOR FLEX SPACE AT DEPOT HILL

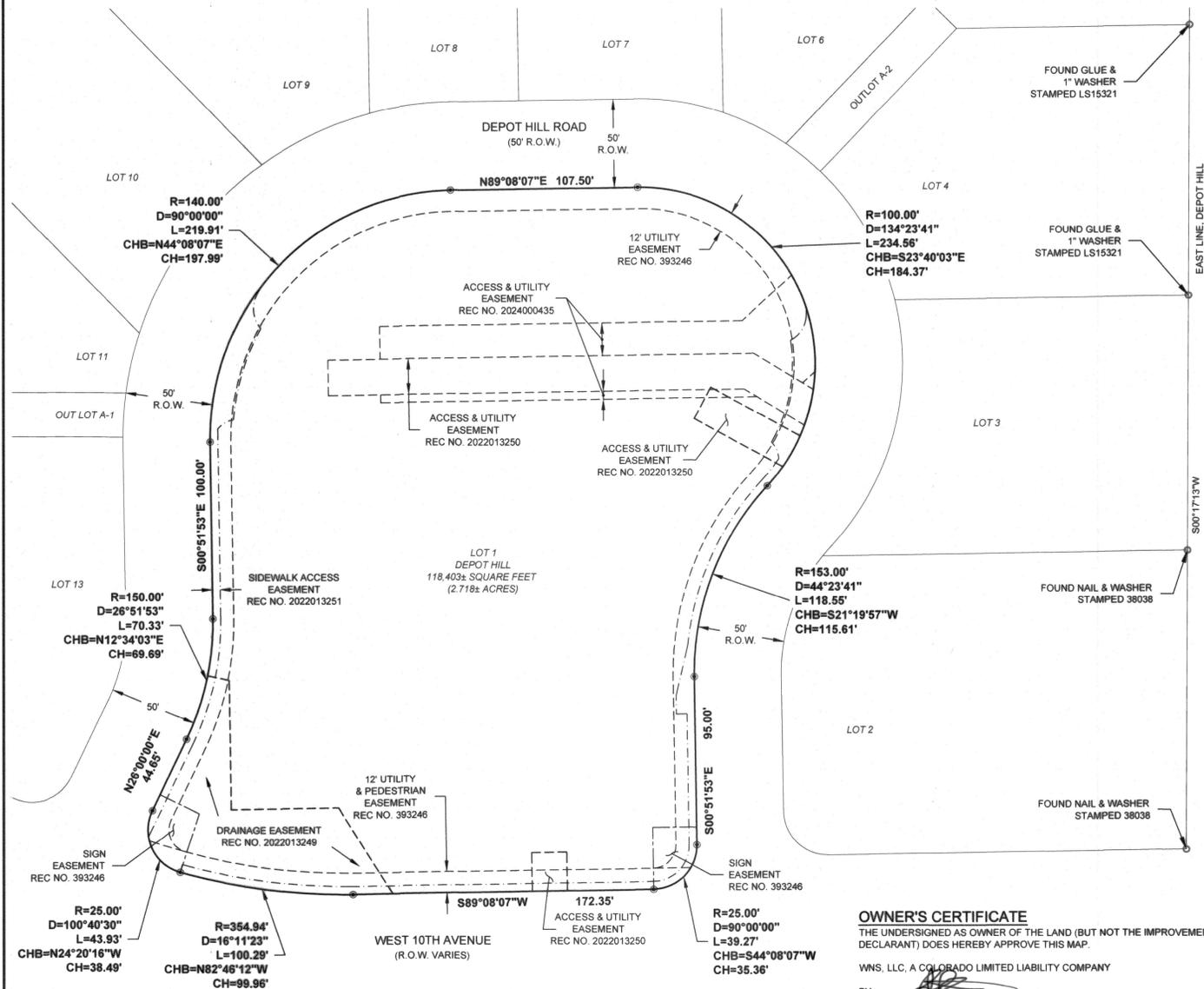
A PART OF DEPOT HILL, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 27,
 TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,
 CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO
 SHEET 1 OF 3 LAND SURVEY PLAT

LAND DESCRIPTION

LOT 1, DEPOT HILL,
 COUNTY OF BROOMFIELD,
 STATE OF COLORADO.

LEGEND

- SET #5 REBAR (18") WITH 1.5" GREEN PLASTIC CAP OR 1.5" BRASS INSERT, STAMPED "PLS 37601"
- FOUND MONUMENT AS NOTED
- SUBJECT PROPERTY BOUNDARY



CONDOMINIUM MAP NOTES

- NUMBER OF CONDOMINIUM UNITS CREATED BY THIS MAP: THIRTY-THREE (33)
 NUMBER OF PARKING UNITS CREATED BY THIS MAP: ZERO (0)
 - ALL OF THE PROPERTY DESCRIBED ON THIS MAP IS SUBJECT TO DEVELOPMENT RIGHTS AND SPECIAL DECLARANT RIGHTS AS SET FORTH IN THE DECLARATION.
 - SEE THE DEFINITIONS STATED IN "DECLARATION OF CONDOMINIUM FOR FLEX SPACE AT DEPOT HILL" FOR FURTHER INFORMATION.
- "COMMON ELEMENTS" MEANS ALL PORTIONS OF THE PROJECT EXCEPT THE UNITS. THE COMMON ELEMENTS ARE OWNED BY THE OWNERS IN UNDIVIDED INTERESTS ACCORDING TO THE ALLOCATED INTERESTS SET FORTH PURSUANT TO SECTION 2.1(A) OF THE DECLARATION AND CONSIST OF GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS.
- "GENERAL COMMON ELEMENTS" MEANS ALL TANGIBLE PHYSICAL PROPERTIES OF, AND OTHER APPURTENANT INTERESTS ASSOCIATED WITH, THIS PROJECT, EXCEPT THE LIMITED COMMON ELEMENTS AND THE UNITS.
- "LIMITED COMMON ELEMENTS" MEANS THOSE INTERESTS IN THE COMMON ELEMENTS WHICH ARE EITHER LIMITED TO OR RESERVED IN THE DECLARATION, ON THIS MAP, OR BY AUTHORIZED ACTION OF THE ASSOCIATION OR DECLARANT, FOR THE EXCLUSIVE USE OF A UNIT, OR ARE LIMITED TO AND RESERVED FOR THE COMMON USE OF MORE THAN ONE BUT FEWER THAN ALL UNITS.
- EXCEPT TO THE EXTENT ALLOCATED TO A SPECIFIC UNIT(S) AS A LIMITED COMMON ELEMENT OR OTHERWISE A PART OF A UNIT, ALL PORTIONS OF A BUILDING LOCATED WITHIN THE PROJECT ARE LIMITED COMMON ELEMENTS ALLOCATED TO ALL UNITS LOCATED WITHIN SUCH BUILDING.
- "UNIT" MEANS EACH UNIT SHOWN ON THIS MAP, THE HORIZONTAL AND VERTICAL BOUNDARIES OF WHICH ARE AS FOLLOWS: (A) THE UPPER HORIZONTAL BOUNDARY OF EACH UNIT IS THE UNFINISHED INTERIOR SURFACE OF THE UPPERMOST CEILING OF THE UNIT AS SHOWN ON THIS MAP, SUCH THAT ALL PLASTER, GYPSUM, DRYWALL, PANELING, WALLPAPER, PAINT AND TILE ARE A PART OF THE UNIT; (B) THE LOWER HORIZONTAL BOUNDARY OF EACH UNIT IS THE UNFINISHED INTERIOR SURFACES OF THE LOWERMOST FLOORS OF THE UNIT, SUCH THAT FLOORING UNDERLAYMENT MATERIALS, FLOORING MATERIALS, CARPETING AND TILE ARE WITHIN THE UNIT (BUT SUBFLOORING IS A COMMON ELEMENT); AND (C) THE VERTICAL BOUNDARY OF EACH UNIT IS THE UNFINISHED INTERIOR SURFACES OF THE PERIMETER WALLS SUCH THAT ALL LATH FURRING, WALLBOARD, PLASTERBOARD, PLASTER, PANELING, TILES, WALLPAPER, PAINT ARE WITHIN THE UNIT.
- WHERE THE VERTICAL BOUNDARIES OF A UNIT ARE PENETRATED BY AN OPENING (E.G., A WINDOW OR DOOR), THE UNIT BOUNDARY AT SUCH PENETRATION IS THE SURFACE WHICH WOULD RESULT FROM THE EXTENSION OF THE NEAREST ADJACENT SURFACE COMPRISING THE UNIT BOUNDARY THAT IS PENETRATED BY THE OPENING.
- ANY CHUTE, FLUE, DUCT, WIRE, CONDUIT, BEARING WALL, BEARING COLUMN OR OTHER FIXTURE THAT LIES WITHIN THE BOUNDARIES OF A UNIT AND SOLELY SERVES SUCH UNIT IS A PART OF THE UNIT.
- ALL EXTERIOR DOORS AND WINDOWS DESIGNED TO SERVE A SINGLE UNIT BUT LOCATED OUTSIDE OF THE UNITS BOUNDARIES, AND THE GLAZING, SASHES, FRAMES, SILLS, THRESHOLDS, HARDWARE, FLASHING AND OTHER COMPONENTS OF THOSE EXTERIOR DOORS AND WINDOWS ARE PARTS OF SUCH DOORS AND WINDOWS, AND ALL ARE ALLOCATED AS LIMITED COMMON ELEMENTS TO SUCH UNIT.
- IF ANY PART OF THE COMMON ELEMENTS ENCLOSED OR SHALL HEREAFTER ENCLOSED 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 AS ORIGINALLY CONSTRUCTED BY DECLARANT 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 A UNIT. ENCROACHMENTS REFERRED TO HEREIN INCLUDE, BUT ARE NOT LIMITED TO, UNINTENTIONAL ENCROACHMENTS CAUSED BY ERROR IN THE ORIGINAL CONSTRUCTION OF THE IMPROVEMENTS, 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. IN ANY EVENT, EACH UNIT IS HEREBY GRANTED A PERPETUAL EASEMENT FOR ITS LOCATION UPON THE COMMON ELEMENTS.

GENERAL SURVEY NOTES

- 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 CERTIFICATION SHOWN HEREON.
 - THIS LAND SURVEY PLAT, AND THE INFORMATION HEREON, MAY NOT BE USED FOR ANY ADDITIONAL OR EXTENDED PURPOSES BEYOND THAT FOR WHICH IT WAS INTENDED AND MAY NOT BE USED BY ANY PARTIES OTHER THAN THOSE TO WHICH IT IS CERTIFIED.
 - BASIS OF BEARING: THE EAST LINE OF THE PLAT OF DEPOT HILL, BEARS S00°17'13"W AS SHOWN ON SAID PLAT, MONUMENTED BY MULTIPLE NAILS AND WASHERS, SHOWN HEREON.
 - VERTICAL DATUM / BENCHMARKS: NAVD 88 / NGS M413, ELEVATION = 5435.757 FEET
 - THIS IS AN ABOVE-GROUND SURVEY. UNDERGROUND UTILITIES WERE NOT LOCATED AND ARE NOT SHOWN HEREON.
 - DATE OF FIELD WORK COMPLETION: DECEMBER 13, 2023
 - THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY GILLIANS LAND CONSULTANTS TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, RIGHT OF WAY, AND TITLE OF RECORD. GILLIANS LAND CONSULTANTS RELIED UPON LAND TITLE GUARANTEE COMPANY FILE NO. : ABZ70818559-3, COMMITMENT DATE 01/19/2024 AT 5:00 P.M. FOR THIS INFORMATION.
- NOTE: DOCUMENT #19 OF SCHEDULE B, PART 2 OF THE TITLE COMMITMENT IS A PSCO EASEMENT IN REC NO. 2023005847 WHICH IS BLANKET.

DECLARANT CERTIFICATE

THE UNDERSIGNED, AS OWNER OF THE IMPROVEMENTS LOCATED ON THE LAND AND AS DECLARANT UNDER THE DECLARATION OF CONDOMINIUM FOR FLEX SPACE AT DEPOT HILL RECORDED COINCIDENT HERewith, DOES HEREBY CERTIFY THAT THIS CONDOMINIUM MAP FOR FLEX SPACE AT DEPOT HILL HAS BEEN PREPARED PURSUANT TO THE TERMS OF THE DECLARATION.

FS-DEPOT HILL LLC, A COLORADO LIMITED LIABILITY COMPANY
 BY: Patricia M. Wasik
 PRINTED NAME: Patricia M. Wasik
 ITS: Manager
 STATE OF COLORADO)
) SS.
 COUNTY OF Denver)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS March 25, 2024, BY Patricia M. Wasik AS Manager OF FS-DEPOT HILL LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.
 MY COMMISSION EXPIRES: 5-11-25

(S E A L) [Signature]
 NOTARY PUBLIC
 KATHERINE C TALCOTT
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID 19974007236
 My Commission Expires May 11, 2025

CLERK AND RECORDER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK ____ M., THIS _____ DAY OF _____ A.D., 202____. FILED AT RECEPTION NO. _____

FEES \$ _____ PAID _____
 BY: RECORDER _____
 DEPUTY _____

OWNER'S CERTIFICATE

THE UNDERSIGNED AS OWNER OF THE LAND (BUT NOT THE IMPROVEMENTS OWNED BY DECLARANT) DOES HEREBY APPROVE THIS MAP.

WNS, LLC, A COLORADO LIMITED LIABILITY COMPANY
 BY: Samuel J. Storman
 PRINTED NAME: Samuel J. Storman
 ITS: Manager
 STATE OF COLORADO)
) SS.
 COUNTY OF Denver)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25th day of March, 2024, BY Samuel J. Storman AS Manager OF WNS, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.
 MY COMMISSION EXPIRES: 5-11-25

(S E A L) [Signature]
 NOTARY PUBLIC
 KATHERINE C TALCOTT
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID 19974007236
 My Commission Expires May 11, 2025

SURVEYOR'S CERTIFICATE

I, ROBERT E. HARRIS, PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, DO HEREBY CERTIFY TO SUBSTANTIAL COMPLETION OF THE IMPROVEMENTS DEPICTED, AND THAT THIS CONDOMINIUM MAP DEPICTS THE LOCATION AND THE HORIZONTAL AND VERTICAL MEASUREMENTS OF ALL FLOORS AND LEVELS, UNITS, UNIT DESIGNATIONS, AND THE DIMENSIONS OF ALL UNITS, INFORMATION REQUIRED UNDER C.R.S. SEC 38-33.3-209 AND 38-51-106.

ROBERT E. HARRIS
 COLORADO P.L.S. 37601
 FOR & ON BEHALF OF
 GILLIANS LAND CONSULTANTS



NO	REVISION RECORD	DATE	BY
1			

CONDOMINIUM MAP
 FOR FLEX SPACE AT DEPOT HILL
 CITY AND COUNTY OF BROOMFIELD, COLORADO

CERTIFICATION
 ALL SEALS FOR THIS PLAT ARE APPLIED TO THE COVER PAGE.

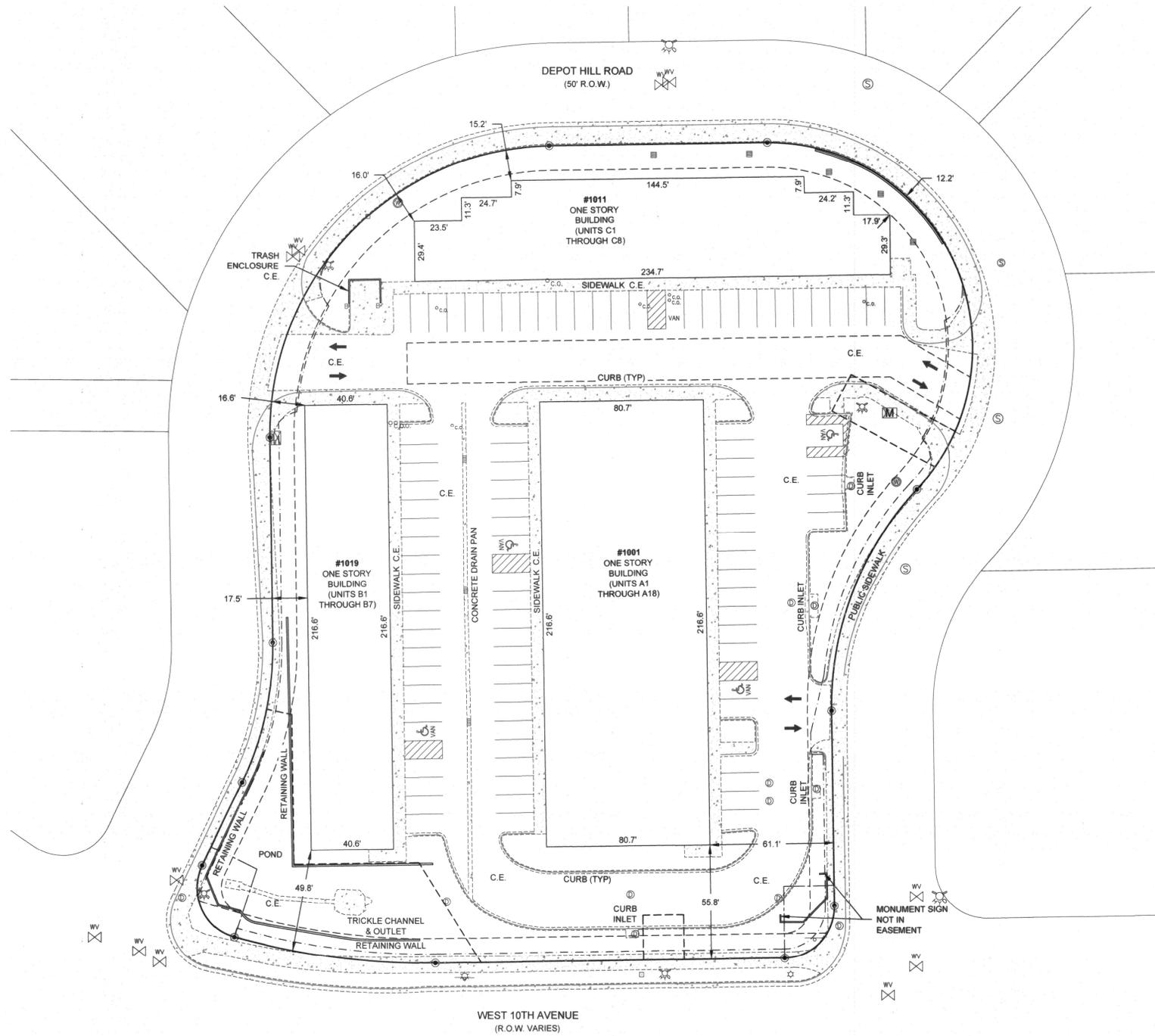
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GILLIANS LAND CONSULTANTS
 P.O. BOX 375
 BENNETT, CO 80102
 303-872-6640
 www.gilliansllc.com

JOB NO: 23156
 DRAWN: DRH
 CHECKED: REH
 FIELD: DAL
 ISSUE DATE: 02-23-2024
 SCALE: 1" = 40'
 FILE: 23156 CDD
 1 OF 3

CONDOMINIUM MAP FOR FLEX SPACE AT DEPOT HILL

A PART OF DEPOT HILL, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 27,
 TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,
 CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO
 SHEET 2 OF 3 LAND SURVEY PLAT

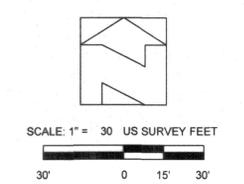


LEGEND

- SET #5 REBAR (18") WITH 1.25" GREEN PLASTIC CAP OR 1" BRASS PLUG STAMPED " PLS 37601"
- ⊙ SANITARY SEWER MANHOLE
- ⊙ STORM DRAIN MANHOLE
- CLEAN OUT
- ⊙ FIRE HYDRANT
- ⊙ WATER VALVE
- ⊙ WATER MANHOLE
- ⊙ MAILBOX
- ⊙ UTILITY PULLBOX
- ⊙ AREA DRAIN
- ⊙ LIGHT POLE
- ➔ TRAFFIC DIRECTION
- UTILITY PEDESTAL
- ⊙ BOLLARD
- ⊙ SIGN
- SUBJECT PROPERTY BOUNDARY
- ▨ CONCRETE SURFACE

R.O.W. RIGHT-OF-WAY
 C.E. COMMON ELEMENT

NOTE: PROPOSED C.E. PARKING SPACES SHOWN BASED ON ARCHITECTURAL SITE PLAN



NO.	REVISION RECORD	DATE	BY
1	NO		

**CONDOMINIUM MAP
 FOR FLEX SPACE AT DEPOT HILL
 CITY AND COUNTY OF BROOMFIELD, COLORADO**

CERTIFICATION

ALL SEALS FOR THIS PLAT ARE APPLIED TO THE COVER PAGE.

Gillians

GILLIANS LAND CONSULTANTS
 P.O. BOX 375 80102
 ALTAMERS SURVEYS
 303.472.6640
 www.gillians.com

JOB NO: 23156
 DRAWN: DRH
 CHECKED: REH
 FIELD: DAL
 ISSUE DATE: 02-23-2024
 SCALE: 1" = 30'
 FILE: 23156 CDO

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A PART OF DEPOT HILL, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 27,
TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO
SHEET 3 OF 3 CONDOMINIUM UNITS

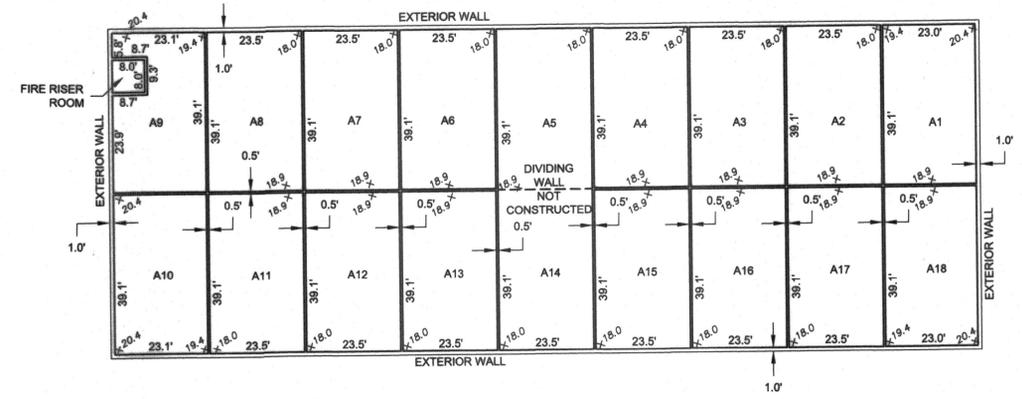
LEGEND

- FF FINISH FLOOR ELEVATION
- C.E. LIMITED COMMON ELEMENT
- *18.0 CEILING HEIGHT

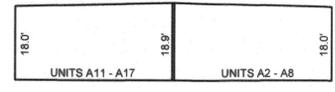
NOTE: THE FIRE RISER ROOMS LOCATED IN EACH BUILDING ARE LIMITED COMMON ELEMENTS ALLOCATED TO THE UNITS LOCATED IN SUCH BUILDING

#1001 DEPOT HILL ROAD UNIT BOUNDARY DETAIL

SCALE: 1"=20'



#1001 EAST ELEVATION



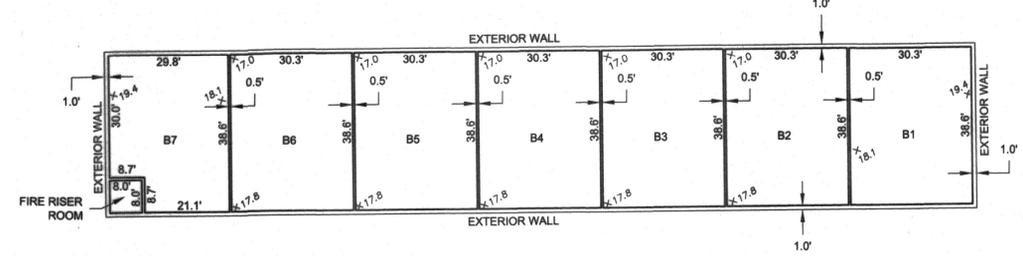
#1001 SOUTH ELEVATION



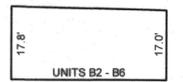
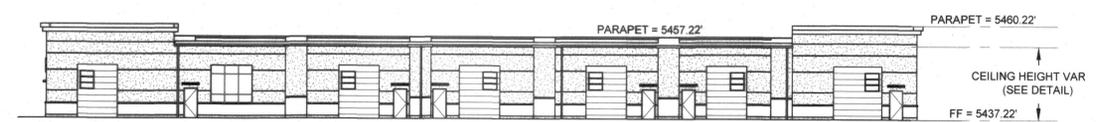
#1001 SOUTH ELEVATION

#1019 DEPOT HILL ROAD UNIT BOUNDARY DETAIL

SCALE: 1"=20'



#1019 EAST ELEVATION



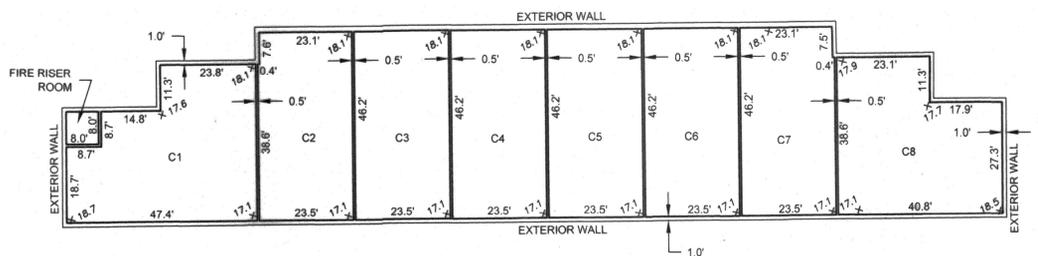
#1019 SOUTH ELEVATION



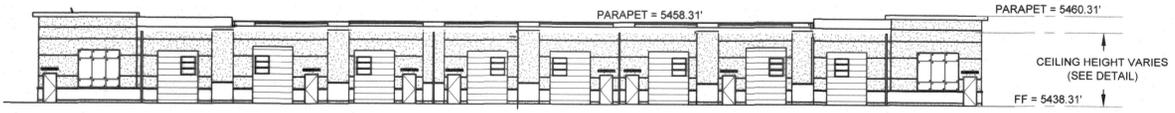
#1019 SOUTH ELEVATION

#1011 DEPOT HILL ROAD UNIT BOUNDARY DETAIL

SCALE: 1"=20'



#1011 SOUTH ELEVATION



#1011 EAST ELEVATION

CONDOMINIUM MAP
FOR FLEX SPACE AT DEPOT HILL
CITY AND COUNTY OF BROOMFIELD, COLORADO

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