

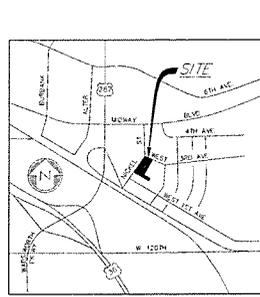
290 NICKEL STREET CONDOMINIUMS

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35,
TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,
COUNTY OF BROOMFIELD, STATE OF COLORADO
SHEET 1 OF 2

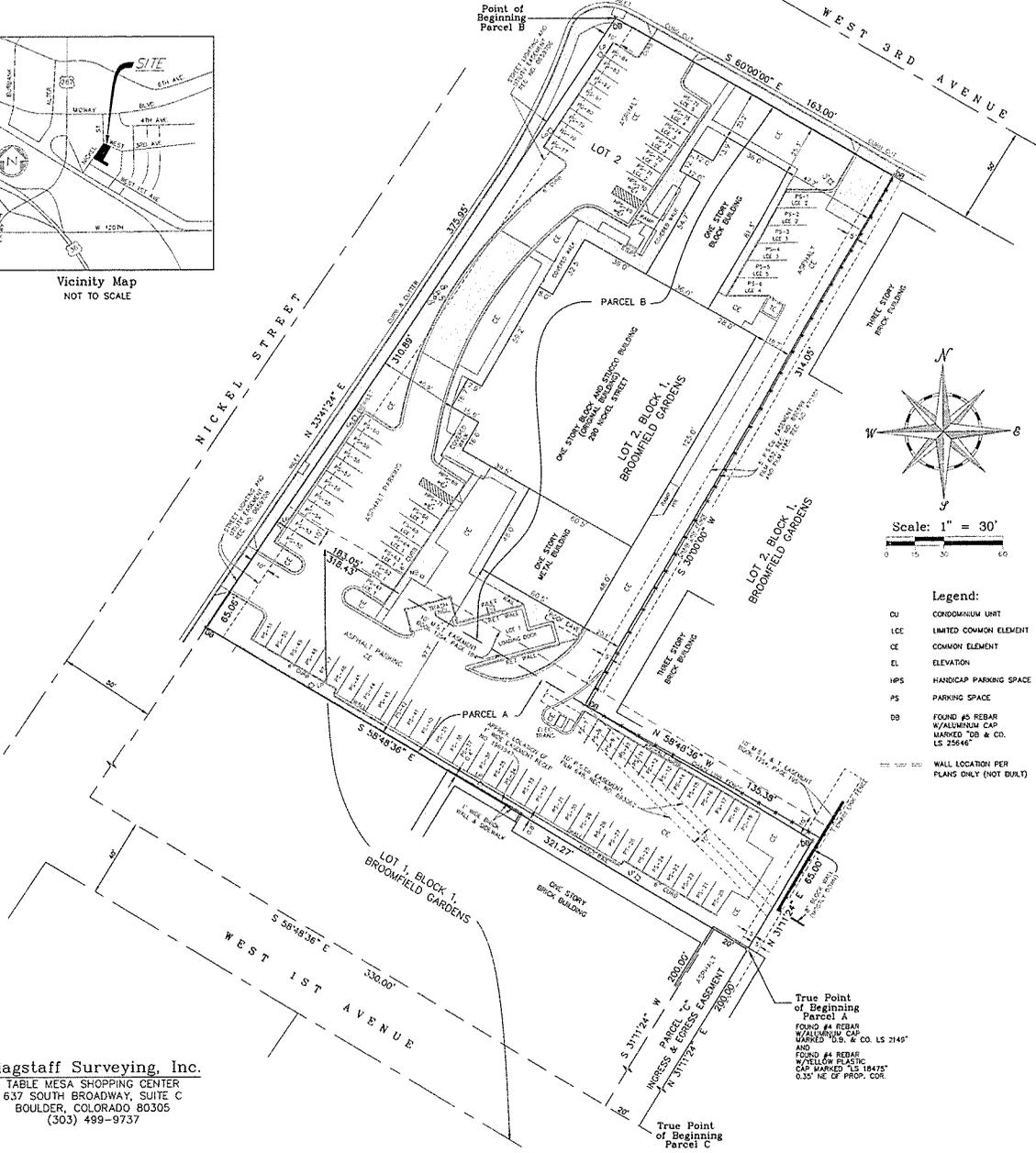
- Notes:**
- 1) EXTERIOR BUILDING DIMENSIONS, AS SHOWN ON SHEET 1 OF 2, ARE TO THE OUTSIDE FINISHED WALL. TIES TO BUILDINGS ARE MEASURED TO THE FINISHED WALL AT RIGHT ANGLE LINES.
 - 2) ALL INTERIOR MEASUREMENTS, AS SHOWN ON SHEET 2, ARE TO THE FINISHED SURFACES OF THE FLOORS, CEILINGS AND WALLS, EXCEPT AS NOTED.
 - 3) ALL EXTERIOR WALLS AND WALLS BETWEEN CONDOMINIUM UNITS ARE COMMON ELEMENTS. ALL INTERIOR WALLS WHICH ARE BEARING WALLS OR CONTAIN PLUMBING AND/OR ELECTRICAL WIRING SERVING MORE THAN ONE CONDOMINIUM UNIT (UTILITY WALLS) ARE COMMON ELEMENTS.
 - 4) ALL LIMITED COMMON ELEMENTS ARE APPURTENANT TO THE CONDOMINIUM UNIT BEARING THE SAME NUMERICAL DESIGNATION. PARKING SPACES HAVE NUMERICAL DESIGNATIONS FOR IDENTIFICATION PURPOSES ONLY. PARKING SPACES ARE COMMON ELEMENTS, UNLESS SPECIFICALLY DESIGNATED AS LIMITED COMMON ELEMENTS.
 - 5) ALL WALKS, NOT WITHIN A CONDOMINIUM UNIT ARE COMMON ELEMENTS.
 - 6) THE ROOF IS A COMMON ELEMENT. ACCESS TO THE ROOF IS SUBJECT TO CONSENT AND REGULATION BY THE BOARD OF DIRECTORS.
 - 7) THE CONDOMINIUM ATTIC SPACE IS A COMMON ELEMENT. ACCESS TO ATTIC SPACE IS SUBJECT TO CONSENT AND REGULATION BY THE BOARD OF DIRECTORS.
 - 8) BEARINGS ARE BASED ON THE WEST LINE OF LOT 2 AS BEARING SOUTH 33°42'24" WEST - ASSUMED.
 - 9) BENCHMARK, HIGH MARK MARKED 1412 1984, LOCATED IN BROOMFIELD AT THE INTERSECTION OF STATE HIGHWAY 121 AND THE COLORADO AND SOUTHERN RAILROADS, SET VERTICALLY IN THE NORTH FACE OF THE CENTER 1 OF 3 RIGGS OF THE SOUTH BOUND LANES OF THE HIGHWAY OVERPASS OVER THE TRACKS, 18.7 FEET NORTHEAST OF THE NEAR RAIL. ELEVATION = 5404.59 FEET.
 - 10) 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.
 - 11) ALL REFERENCES TO THE PLAT REFER TO THE PLAT OF BROOMFIELD GARDENS, AS RECORDED IN PLAT BOOK 8 AT PAGE 43; FILED PLAT BOOK 42 AT PAGE 159 OF THE BROOMFIELD COUNTY, COLORADO RECORDS.
 - 12) UNIT AREAS, AS SHOWN HEREON, MAY INCLUDE STRUCTURAL ELEMENTS OF THE BUILDING. STRUCTURAL ELEMENTS MAY NOT BE SHOWN. OTHER UNIT AREAS ARE BASED UPON ASSUMED LOCATIONS FOR WALLS WHICH HAVE NOT BEEN BUILT AT THIS TIME.

Recorded Easements & Encumbrances

- LAND TITLE GUARANTEE COMPANY ORDER NUMBER W352405, DATED MARCH 28, 2003 AT 3:00 P.M., WAS ENTIRELY RELIED UPON FOR RECORDED EASEMENTS, RIGHTS OF WAY AND ENCUMBRANCES IN THE PREPARATION OF THIS CONDOMINIUM MAP. THE PROPERTY SHOWN HEREON IS SUBJECT TO:
- A) EASEMENTS, NOTES, TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS AS SHOWN ON THE PLAT OF BROOMFIELD GARDENS RECORDED DECEMBER 12, 1961 AT RECEPTION NO. 689515. (AFFECTS PARCELS A, B AND C)
 - B) AN EASEMENT FOR LINES OF TELEPHONE AND TELEGRAPH AND INCIDENTAL PURPOSES GRANTED TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY BY THE INSTRUMENT RECORDED OCTOBER 26, 1962 IN BOOK 1224 AT PAGE 194, UPON THE TERMS AND CONDITIONS SET FORTH IN THE INSTRUMENT, OVER A PORTION OF THE LAND. (AFFECTS PARCELS A AND B)
 - C) AN EASEMENT FOR LINES OF TELEPHONE AND TELEGRAPH AND INCIDENTAL PURPOSES GRANTED TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY BY THE INSTRUMENT RECORDED OCTOBER 26, 1962 IN BOOK 1224 AT PAGE 195, UPON THE TERMS AND CONDITIONS SET FORTH IN THE INSTRUMENT, OVER A PORTION OF THE LAND. (AFFECTS PARCELS A AND B)
 - D) AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO BY THE INSTRUMENT RECORDED OCTOBER 7, 1968 ON FILM NO. 648 AT RECEPTION NO. 823262, UPON THE TERMS AND CONDITIONS SET FORTH IN THE INSTRUMENT, OVER A PORTION OF THE LAND. (AFFECTS PARCEL A)
- NOTE: A PORTION OF SAID EASEMENT HAS BEEN RELEASED BY CUTOILMAN DEED RECORDED MARCH 10, 1977 ON FILM NO. 955 AT RECEPTION NO. 212803.
- E) AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO BY THE INSTRUMENT RECORDED NOVEMBER 14, 1968 ON FILM NO. 652 AT RECEPTION NO. 826529, UPON THE TERMS AND CONDITIONS SET FORTH IN THE INSTRUMENT, OVER A PORTION OF THE LAND. (AFFECTS PARCEL B)
- NOTE: A PORTION OF SAID EASEMENT HAS BEEN RELEASED BY CUTOILMAN DEED RECORDED OCTOBER 28, 1991 ON FILM NO. 1185 AT RECEPTION NO. 470200.
- F) TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, AND OBLIGATIONS SPECIFIED UNDER THE RIGHT OF WAY DEED RECORDED SEPTEMBER 30, 1977 ON FILM NO. 979 AT RECEPTION NO. 244613. (AFFECTS PARCEL C)
 - G) TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, AND OBLIGATIONS SPECIFIED UNDER THE INSTRUMENT RECORDED MAY 22, 1980 ON FILM NO. 1116 AT RECEPTION NO. 326519. (AFFECTS PARCELS A AND B)
- NOTE: SITE PLAN RECORDED MAY 22, 1980 ON FILM NO. 1110 AT RECEPTION NO. 306200.
- H) A RIGHT OF WAY FOR STREET LIGHTING, UTILITY AND INCIDENTAL PURPOSES GRANTED TO THE CITY OF BROOMFIELD IN THE INSTRUMENT RECORDED NOVEMBER 30, 1981 ON FILM NO. 1331 AT RECEPTION NO. 659708 (AFFECTS PARCEL B) (THE DESCRIPTION IN THIS DOCUMENT IS AMBIGUOUS AND ASSUMED TO BE AS SHOWN HEREON)
 - I) A RIGHT-OF-WAY FOR STREET LIGHTING, UTILITY AND INCIDENTAL PURPOSES GRANTED TO THE CITY OF BROOMFIELD IN THE INSTRUMENT RECORDED NOVEMBER 30, 1984 ON FILM NO. 1331 AT RECEPTION NO. 65708. (AFFECTS PARCEL A)
 - J) TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, AND OBLIGATIONS SPECIFIED UNDER THE GRANT OF EASEMENT RECORDED JULY 20, 1990 AT RECEPTION NO. 1863947. (AFFECTS PARCEL A) (THE DESCRIPTION IN THIS DOCUMENT IS AMBIGUOUS AND ASSUMED TO BE AS SHOWN HEREON)
 - K) TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, AND OBLIGATIONS SPECIFIED UNDER THE RESOLUTION NO. UR-2000-3 APPROVING THE URBAN REVENUE DEVELOPMENT PLAN FOR VERLO MATTRESS FACTORY STORE RECORDED OCTOBER 6, 2000 AT RECEPTION NO. 2084708. (AFFECTS PARCELS A AND B)
 - L) TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, AND OBLIGATIONS SPECIFIED UNDER THE RESOLUTION NO. 2000-169 APPROVING VERLO MATTRESS FACTORY STORE USE BY SPECIAL REVIEW RECORDED OCTOBER 6, 2000 AT RECEPTION NO. 2084709. (AFFECTS PARCELS A AND B)
 - M) TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, AND OBLIGATIONS SPECIFIED UNDER THE IMPROVEMENT AGREEMENT FOR VERLO MATTRESS FACTORY STORE URBAN REVENUE PLAN AND USE BY SPECIAL REVIEW RECORDED OCTOBER 6, 2000 AT RECEPTION NO. 2084710. (AFFECTS PARCELS A AND B)
 - N) TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AND EVIDENCE OF A LEASABLE INTEREST SUBORDINATE NON-ASSURABLE AND INSTRUMENT AGREEMENT RECORDED JULY 28, 2002 UNDER RECEPTION NUMBER 2092010396 OF THE BROOMFIELD COUNTY RECORDS.
 - O) ANY EXISTING LEASES OR TENANCIES.



Vicinity Map
NOT TO SCALE



Property Description

PARCEL A
THAT PORTION OF LOT 1, BLOCK 1 OF BROOMFIELD GARDENS, IN THE CITY OF BROOMFIELD, COUNTY OF BROOMFIELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST WESTERN CORNER OF SAID LOT 1; THENCE SOUTH 89°48'36" EAST 330.00 FEET ALONG THE SOUTHWESTERLY LINE OF SAID LOT 1 TO THE MOST SOUTHERLY CORNER THEREOF; THENCE NORTH 31°11'24" EAST 200.00 FEET ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1 TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 31°11'24" EAST, 65.00 FEET ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1 TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 58°48'36" WEST 318.43 FEET ALONG THE NORTHEASTERLY LINE OF SAID LOT 1 TO THE NORTHWESTERLY CORNER THEREOF; THENCE SOUTH 33°42'24" WEST 85.00 FEET ALONG THE NORTHWESTERLY LINE OF SAID LOT 1; THENCE SOUTH 58°48'36" EAST 321.27 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B
A PARCEL OF LAND IN THE NW CORNER OF LOT 2, BLOCK 1, OF BROOMFIELD GARDENS, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF LOT 2, BLOCK 1, AND PROCEEDING: THENCE SOUTH 60 DEGREES EAST 163.00 FEET; THENCE SOUTH 30 DEGREES WEST 314.00 FEET TO A POINT ON THE NORTHEASTLY LINE OF LOT 1, BLOCK 1; THENCE NORTH 58°48'36" WEST, 183.00 FEET ALONG THE EAST, 310.69 FEET TO THE POINT OF BEGINNING.

PARCEL C
EASEMENT AND RIGHT-OF-WAY OF INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY STRAIGHT LINES AND BEING IN THE CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, TO WIT:

A TRACT OF LAND IN LOT 1, BLOCK 1, BROOMFIELD GARDENS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST WESTERN CORNER OF LOT 1; THENCE SOUTH 89°48'36" EAST 330.00 FEET ALONG THE SOUTHWESTERLY LINE OF SAID LOT 1 TO THE MOST SOUTHERLY CORNER THEREOF; THENCE NORTH 31°11'24" EAST 200.00 FEET ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1 TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 31°11'24" EAST, 65.00 FEET ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1 TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 58°48'36" WEST 318.43 FEET ALONG THE NORTHEASTERLY LINE OF SAID LOT 1 TO THE NORTHWESTERLY CORNER THEREOF; THENCE SOUTH 33°42'24" WEST 85.00 FEET ALONG THE NORTHWESTERLY LINE OF SAID LOT 1; THENCE SOUTH 58°48'36" EAST 321.27 FEET TO THE TRUE POINT OF BEGINNING.

Clerk and Recorder's Certificate

STATE OF COLORADO)
COUNTY OF BROOMFIELD) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 1:00 P.M., THIS DAY OF _____, 2003, AND IS NOW RECORDED IN PLAT FILE # _____

FEES \$ _____ PAID. _____ RECORDER

RECEPTION # _____ DEPUTY

Owner's Certificate

KNOW ALL PERSONS BY THESE PRESENTS THAT 290 NICKEL STREET, LLC, A COLORADO LIMITED LIABILITY COMPANY HAS CAUSED THIS MAP TO BE SURVEYED AS SHOWN ON THIS MAP TO BE KNOWN AS 290 NICKEL STREET CONDOMINIUMS PURSUANT TO THE CONDOMINIUM DECLARATION OF 290 NICKEL STREET RECORDED IN THE COUNTY CLERK AND RECORDER'S OFFICE, BROOMFIELD, COLORADO.

IN WITNESS WHEREOF I HERETOBY SET MY HAND THIS 16th DAY OF _____, 2003.

ATTEST:
William Scott Rechenberg
WILLIAM SCOTT RECHENBERG
MANAGER

Acknowledgment

STATE OF COLORADO)
COUNTY OF BOULDER) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF _____, 2003, BY WILLIAM SCOTT RECHENBERG, AS MANAGER OF 290 NICKEL STREET, LLC, A COLORADO LIMITED LIABILITY COMPANY, WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES: 5/12/2006 DATE _____ NOTARY PUBLIC

Surveyor's Statement

I, STEVEN J. SELLARS, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLAGSTAFF SURVEYING, INC., THAT THE DIVISION OF THE AIR SPACE OF 290 NICKEL STREET CONDOMINIUMS WAS CONDUCTED UNDER MY DIRECT SUPERVISION. I REPRESENT RESPONSIBILITY AND CHERISHING AND THAT THE ACCOMPANYING MAP ACCURATELY REPRESENTS SAID DIVISION. THIS MAP ACCURATELY DEPICTS THE LAYOUT, MEASUREMENTS AND LOCATION OF ALL BUILDINGS, THE CONDOMINIUM UNITS, AND THE COMMON ELEMENTS AND LOCATION OF SUCH CONDOMINIUM UNITS AND THE REMAINING ELEMENTS OF THE FLOORS AND CEILINGS. I FURTHER STATE THAT THIS MAP CONTAINS ALL INFORMATION REQUIRED BY C.R.S. 38-33-209. I FURTHER CERTIFY THAT IN ACCORDANCE WITH C.R.S. 38-33-209(2) AS OF THIS DATE, ALL SURVEYING COMPONENTS WITHIN THE 290 NICKEL STREET CONDOMINIUMS CONTAINING OR COMPRISING ANY UNITS THEREBY CREATED ARE SUBSTANTIALLY COMPLETE.

Steven J. Sellars
STEVEN J. SELLARS
COLORADO P.L.S. # 14807

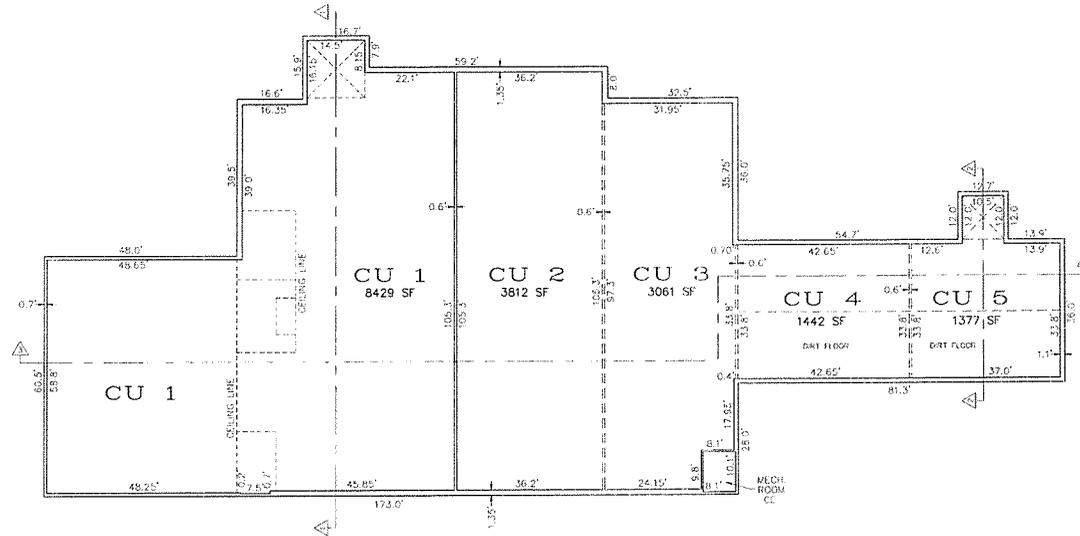
7815

Flagstaff Surveying, Inc.
TABLE MESA SHOPPING CENTER
637 SOUTH BROADWAY, SUITE C
BOULDER, COLORADO 80305
(303) 499-9737

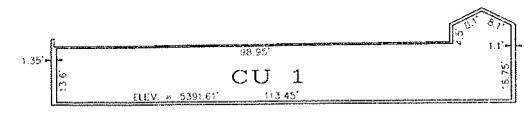
CONDOMINIUM MAP OF 290 NICKEL STREET CONDOMINIUMS

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35,
TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,
COUNTY OF BROOMFIELD, STATE OF COLORADO
SHEET 2 OF 2

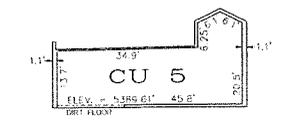
2 of 2 R 21 00 D 0 00 City/Cnty Govt



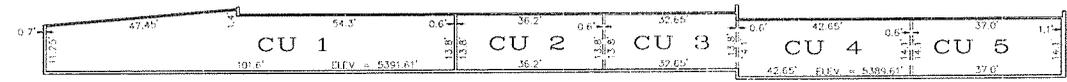
PLAN VIEW



CROSS SECTION 1



CROSS SECTION 2



CROSS SECTION 3

PLAN AND CROSS SECTION VIEWS

SCALE: 1/16" = 1'

14807A-2.DWG JUNE 11, 2003

290 Nickel Street Condominiums
SHEET 2 OF 2

Flagstaff Surveying
TABLE MESA SHOPPING CTR
637 SOUTH BROADWAY, SUITE 104
BOULDER, COLORADO 80504
(303) 449-9767

290 NICKEL STREET
2 of 2 R 21 00 D 0 00 City/Cnty Govt

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