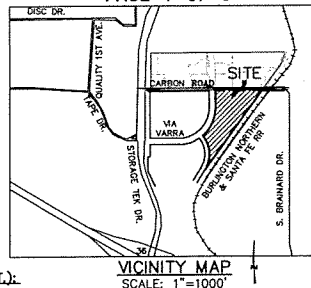


PLANNED COMMUNITY MAP FOR VANTAGE POINTE

NORTHWEST 1/4 SECTION 28, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE
6th PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO
PAGE 1 OF 6



NOTES (CONT.):

14. DECLARANT HAS RESERVED THE RIGHT, BUT SHALL HAVE NO OBLIGATION, TO EXPAND THE PLANNED COMMUNITY BY ANNEXING ALL OR A PART OF THE EXPANSION PROPERTY, AS IDENTIFIED HEREON (LOT 51). DECLARANT MAY, BUT SHALL NOT BE OBLIGATED TO, CREATE ADDITIONAL TOWNHOME LOTS, COMMON AREAS AND LIMITED COMMON AREAS ON ALL OR A PORTION OF THE EXPANSION PROPERTY. DECLARANT MAY CREATE A CONDOMINIUM REGIME ON ALL OR A PORTION OF LOT 51 (INCLUDING CONDOMINIUM UNITS AND COMMON ELEMENTS) THAT IS SUBJECT TO THE MASTER DECLARATION AND ALSO GOVERNED BY A SUB-ASSOCIATION DECLARATION, IN ACCORDANCE WITH DECLARANT'S RESERVED RIGHTS IN THE MASTER DECLARATION.
15. DECLARANT HAS RESERVED THE RIGHT TO GRANT EASEMENTS OVER AND ACROSS ANY COMMON AREAS FOR ACCESS, INGRESS AND EGRESS TO THE PROPERTY LABELED EXPANSION PROPERTY HEREON.
16. IN THE EVENT LOT 71 IS MADE SUBJECT TO A SUB-ASSOCIATION DECLARATION CREATING A CONDOMINIUM REGIME, AND IN ADDITION TO ANY AND ALL OTHER RIGHTS RESERVED TO DECLARANT IN THE MASTER DECLARATION OR IN THE ACT, DECLARANT RESERVES THE RIGHT BUT NOT THE OBLIGATION TO ASSIGN ONE OR MORE OF THE COMMON AREAS LABELED HEREON AS SURFACE PARKING SPACE NUMBERS 60 THROUGH 65 INCLUSIVE AND 91 THROUGH 96 INCLUSIVE TO CERTAIN OWNERS OF SUCH CONDOMINIUM UNITS AS LIMITED COMMON AREAS.
17. IN THE EVENT THE EXPANSION PROPERTY IS ANNEXED INTO THE PLANNED COMMUNITY IN ACCORDANCE WITH THE MASTER DECLARATION AND IS SUBJECT TO A SUB-ASSOCIATION DECLARATION CREATING A CONDOMINIUM REGIME, THEN IN ADDITION TO ANY AND ALL OTHER RIGHTS RESERVED TO DECLARANT IN THE MASTER DECLARATION OR IN THE ACT, DECLARANT RESERVES THE RIGHT BUT NOT THE OBLIGATION TO ASSIGN ONE OR MORE OF THOSE CERTAIN AREAS LABELED HEREON AS SURFACE PARKING SPACE NUMBERS 149 THROUGH 152 INCLUSIVE AND 169 THROUGH 174 INCLUSIVE TO CERTAIN OWNERS OF SUCH CONDOMINIUM UNITS AS LIMITED COMMON AREAS.
18. THE SURVEYED PROPERTY IS SUBJECT TO THE TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, OBLIGATIONS AND RESERVATIONS CONTAINED IN THE FOLLOWING RECORDED DOCUMENTS IN THE TITLE COMMITMENT AS REFERENCED IN NOTE 1.
 - INDICATES THE EXCEPTION NUMBER WITHIN THE SCHEDULE B-2 OF THE TITLE COMMITMENT REFERENCED IN NOTE 1 (EXCEPTIONS 1-8 ARE STANDARD EXCEPTIONS)
 - RIGHT OF PROPRIETOR OF A VEIN OR LOBE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED MARCH 25, 1878, IN BOOK 49 AT PAGE 346. (AFFECTS SUBJECT PROPERTY, CAN NOT BE PLOTTED)
 - EFFECT OF INCLUSION OF SUBJECT PROPERTY IN THE NORTHWEST PARKWAY PUBLIC HIGHWAY AUTHORITY, RECORDED JUNE, 30, 1999, UNDER RECEPTION NO. 1955530.
 - EFFECT OF PLANNED UNIT DEVELOPMENT FOR PARKWAY CIRCLE AS EVIDENCED BY RESOLUTION, RECORDED DECEMBER 1, 2000, UNDER RECEPTION NO. 2100134 AND AMENDMENT THERETO RECORDED MARCH 6, 2003 UNDER RECEPTION NO. 2003004327. (AFFECTS SUBJECT PROPERTY, CAN NOT BE PLOTTED)
 - EASEMENTS AS SHOWN ON THE PLAT OF PARKWAY CIRCLE PLING NO. 1 RECORDED MARCH 6, 2003 UNDER RECEPTION NO. 2003004328. (AS SHOWN)
 - ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE NORTH METRO FIRE RESCUE DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED MARCH 27, 2001, UNDER RECEPTION NO. 2131725. (AFFECTS SUBJECT PROPERTY, CAN NOT BE PLOTTED)
 - COMBINED ORDER APPROVING SETTLEMENT AGREEMENT AND REALIGNMENT OF BOUNDARIES IN CONNECTION WITH THE ABOVE DISTRICT RECORDED OCTOBER 24, 2002 UNDER RECEPTION NO. 2002015918.
 - TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN PARKWAY CIRCLE SITE DEVELOPMENT PLAN RECORDED MARCH 6, 2003 UNDER RECEPTION NO. 2003004329. (AFFECTS SUBJECT PROPERTY, CAN NOT BE PLOTTED)
 - TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN DEVELOPMENT AND REIMBURSEMENT AGREEMENT RECORDED MARCH 6, 2003 UNDER RECEPTION NO. 2003004330. (AFFECTS SUBJECT PROPERTY, CAN NOT BE PLOTTED)
 - TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN SUBDIVISION AGREEMENT RECORDED MARCH 6, 2003 UNDER RECEPTION NO. 2003004331. (AFFECTS SUBJECT PROPERTY, CAN NOT BE PLOTTED)
 - STATEMENT OF RIGHTS AND OBLIGATIONS RECORDED JULY 19, 2005 UNDER RECEPTION NO. 2005009613.

NOTES (CONT.):

- TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN VESTING AGREEMENT RECORDED MARCH 6, 2003 UNDER RECEPTION NO. 2003004332. (AFFECTS SUBJECT PROPERTY, CAN NOT BE PLOTTED)
- RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILY STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED JULY 19, 2005, UNDER RECEPTION NO. 2005009605.
- EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF PARKWAY CIRCLE PLING NO. 2, A REPLAT OF BLOCK 2 PARKWAY CIRCLE PLING NO. 1 RECORDED JULY 19, 2005 UNDER RECEPTION NO. 2005009607.
- TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN SUBDIVISION IMPROVEMENT AGREEMENT RECORDED JULY 19, 2005 UNDER RECEPTION NO. 2005009608.
- STATEMENT OF RIGHTS AND OBLIGATIONS RECORDED JULY 19, 2005 UNDER RECEPTION NO. 2005009614.
- TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN AMENDED AND RESTATED DEVELOPMENT AND REIMBURSEMENT AGREEMENT RECORDED JULY 19, 2005 UNDER RECEPTION NO. 2005009606.
- STATEMENT OF RIGHTS AND OBLIGATION RECORDED JULY 19, 2005 UNDER RECEPTION NO. 2005009612.
- RESTRICTIONS AS CONTAINED IN SPECIAL WARRANTY DEED BY AND BETWEEN NAO, LTD. A TEXAS LIMITED PARTNERSHIP DOING BUSINESS IN COLORADO AS BROOMFIELD/NAO, LTD. AND TCR MOUNTAIN STATES I A LIMITED PARTNERSHIP, A TEXAS PARTNERSHIP RECORDED JULY 19, 2005 UNDER RECEPTION NO. 2005009609.
- EASEMENTS RIGHTS AS CONVEYED IN DEEDS RECORDED JULY 19, 2005 UNDER RECEPTION NO. 2005009610 AND 2005009618.
- EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE RECORDED PLAT OF PARKWAY CIRCLE PLING NO. 2, REPLAT OF A REPLAT OF PARKWAY CIRCLE PLING NO. 2, RECORDED JULY 19, 2006 UNDER RECEPTION NO. 2006009301. (AS SHOWN)
- RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILY STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED JULY 19, 2005 UNDER RECEPTION NO. 2005009605.
- EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLANNED COMMUNITY MAP RECORDED JULY 19, 2005 UNDER RECEPTION NO. 2005009612. (TO BE RECORDED)
- ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE PARKWAY CIRCLE METROPOLITAN DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED DECEMBER 12, 2006, UNDER RECEPTION NO. 2006014497.
- NOTICE OF SPECIAL DISTRICT AUTHORIZATION OR ISSUANCE OF GENERAL OBLIGATION INDEBTEDNESS RECORDED JUNE 19, 2002 UNDER RECEPTION NO. 2002008620.
- RESOLUTION OF THE BOARD OF DIRECTORS OF PARKWAY CIRCLE METROPOLITAN DISTRICT IMPOSING FEES UPON PROPERTY WITHIN THE DISTRICT RECORDED JANUARY 12, 2007 UNDER RECEPTION NO. 2007000694.

DECLARANT'S/OWNER'S CERTIFICATION:

PARKWAY CIRCLE-BROOMFIELD, LLC, A COLORADO LIMITED LIABILITY COMPANY, AS OWNER OF THE HEREON DESCRIBED PROPERTY AND UNDER THE MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF VANTAGE POINTE, A MASTER PLANNED COMMUNITY, STATES THAT THIS PLANNED COMMUNITY MAP FOR VANTAGE POINTE HAS BEEN PREPARED PURSUANT TO THE MASTER DECLARATION.

PARKWAY CIRCLE-BROOMFIELD, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: *[Signature]*
AS: *Authorized Representative*

STATE OF *Colorado*

COUNTY OF *Broomfield*

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS *11* DAY OF *January*, A.D., 20*07* BY *[Signature]* AS AUTHORIZED REPRESENTATIVE OF PARKWAY CIRCLE-BROOMFIELD, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: *August 7, 2010*

NOTARY PUBLIC

SURVEYOR'S CERTIFICATION:

I, MARK T. WILSON, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS PLANNED COMMUNITY MAP OF "VANTAGE POINTE" TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY RESPONSIBLE CHARGE, SUPERVISION AND CHECKING AND HAS BEEN PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW INCLUDING C.R.S. 38-33.3-209.

NAME: MARK T. WILSON
TITLE: SURVEY MANAGER
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NO.: 36062
ADDRESS: 1391 SPEER BLVD., SUITE 390
DENVER CO. 80202

TELEPHONE NO.: 303-623-6300

ISSUE DATE: *12/15/06*

DATE: *12/15/06*

REVISION COMMENTS:

01/15/07 REVISION FOR ATTORNEY COMMENTS

01/15/07 REVISION FOR ATTORNEY COMMENTS

01/15/07 REVISION FOR ATTORNEY COMMENTS

01/15/07 REVISION FOR ATTORNEY COMMENTS

SHEET NO.

1

1 OF 6

LEGAL DESCRIPTION OF PROPERTY SUBJECT TO THE PLANNED COMMUNITY:

A PARCEL OF LAND BEING ALL OF PARKWAY CIRCLE PLING NO. 2, REPLAT A, EXCEPT LOT 51, AS RECORDED ON JULY 19, 2005 AT RECEPTION NO. 2005009301, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

EXPANSION PROPERTY:

LOT 51, PARKWAY CIRCLE PLING NO. 2, REPLAT A, RECORDED ON JULY 19, 2006 AT RECEPTION NO. 2006009301, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, AND AS SHOWN HEREON.

NOTES:

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY HARRIS KOCHER SMITH TO DETERMINE OWNERSHIP OR EXISTENCE OF RECORD, FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, HARRIS, KOCHER AND SMITH RELIED UPON COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. F70181732-B ISSUED BY LAND TITLE GUARANTEE COMPANY AND HAVING AN EFFECTIVE DATE OF JANUARY 03, 2007 AT 5:00 P.M.
2. 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.
3. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, AS MONUMENTED AT THE NORTHWEST CORNER BY A 3 1/4" ALUMINUM CAP IN RANGE BOX STAMPED "LS 15315" AND MONUMENTED AT THE NORTH QUARTER CORNER WITH A #6 REBAR WITH A 3" ALUMINUM CAP STAMPED "LS 19003", AS BEARING NORTH 89°45'59" EAST.
4. SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAPS NO. 0059F AND 0059F-1, DATED 08/01/80, FOR COMMUNITY NUMBER 080503, IN THE CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, WHICH IS IN THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
5. UTILITIES SHOWN HEREON ARE FROM VISIBLE FIELD INFORMATION. HARRIS KOCHER SMITH DOES NOT GUARANTEE THESE LOCATIONS, OR THAT THE UTILITIES SHOWN HEREON COMPRISE ALL UTILITIES IN THIS AREA. EITHER IN SERVICE OR ABANDONED. FOR THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES, CONTACT THE APPROPRIATE UTILITY COMPANY PRIOR TO CONSTRUCTION.
6. THE STRIPING FOR THE PARKING SPACES ARE BASED ON ARCHITECTURAL PLANS, THE AS-BUILT DIMENSIONS OF THE CURB IS IN CONFORMANCE WITH THE CONSTRUCTION PLANS AND SHOULD ACCOMMODATE PROPOSED STRIPING.
7. DECLARANT IS AUTHORIZED TO REVISE THE PLANNED COMMUNITY MAP TO SHOW AS-BUILT LOCATIONS OF ALL PARKING SPACES AND/OR GARAGE UNITS UPON COMPLETION OF CONSTRUCTION.
8. PER THE MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF VANTAGE POINTE, THE TERMS BELOW ARE DEFINED AS FOLLOWS:

COMMON AREAS: MEANS THE REAL PROPERTY (INCLUDING ALL COMMON AREA IMPROVEMENTS AND LOCATED THEREON) OWNED BY THE ASSOCIATION, ALL OF WHICH IS HELD FOR THE COMMON USE AND ENJOYMENT OF THE OWNERS EXCEPT AS OTHERWISE PROVIDED IN THE MASTER DECLARATION (E.G., LIMITED COMMON AREAS DEFINED BELOW).

LIMITED COMMON AREAS: WHICH ARE EITHER LIMITED TO OR RESERVED IN THE MASTER DECLARATION, IN A RECORDED AMENDMENT TO THE MASTER DECLARATION EXECUTED BY DECLARANT PURSUANT TO THE MASTER DECLARATION, BY AUTHORIZED ACTION OF THE ASSOCIATION, OR AS OTHERWISE PERMITTED IN THE MASTER DECLARATION, FOR THE EXCLUSIVE USE OF AN OWNER, OR ARE LIMITED TO AND RESERVED FOR THE COMMON USE OF MORE THAN ONE BUT FEWER THAN ALL OWNERS.

GARAGE UNIT: MEANS ONE OF THE GARAGE UNITS AS SHOWN ON THIS MAP AND AS DESCRIBED IN THE MASTER DECLARATION. EACH GARAGE UNIT CONSISTS OF THE INDIVIDUAL AIRSPACE UNIT AND THE INTERIOR SURFACE OF THE EXTERIOR WALLS. THE LOWER BOUNDARY FOR EACH GARAGE UNIT IS THE SURFACE OF THE FLOOR EXTENDING TO THE INSIDE OF THE EXTERIOR WALLS OF THE GARAGE UNIT. THE UPPER GARAGE UNIT BOUNDARY IS THE INTERIOR SURFACE OF THE CEILING OF THE GARAGE UNIT. EACH GARAGE UNIT ALSO INCLUDES THE GARAGE DOOR AND OPENER, THE AIRSPACE CONTAINED WITHIN THE EXTERIOR WALLS, WINDOWS, DOORS AND UNFINISHED SURFACES OF EXTERIOR WALLS, AS SHOWN ON THIS MAP. THOSE PORTIONS OF THE GARAGE BUILDINGS THAT ARE NOT PART OF THE GARAGE UNITS ARE LIMITED COMMON AREAS ALLOCATED TO ALL OF THE GARAGE UNITS AS DEPICTED HEREON.

9. THIS PROPERTY IS SUBJECT TO, AND THIS MAP HAS BEEN PREPARED IN FURTHERANCE OF THAT CERTAIN MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF VANTAGE POINTE, RECORDED ON JANUARY 19, 2005 AT RECEPTION NO. 2005009301, IN THE REAL PROPERTY RECORDS OF THE CITY AND COUNTY OF BROOMFIELD ("MASTER DECLARATION").
10. ANY CAPITALIZED TERM NOT OTHERWISE DEFINED HEREON SHALL HAVE THE SAME MEANING AS STATED IN THE MASTER DECLARATION.
11. DECLARANT HAS RETAINED CERTAIN DEVELOPMENT RIGHTS AS DESCRIBED IN THE MASTER DECLARATION INCLUDING, WITHOUT LIMITATION, THE RIGHT TO CONVERT CERTAIN COMMON AREAS TO LIMITED COMMON AREAS OR LOTS AND TO ASSIGN OR CONVEY SUCH LIMITED COMMON AREAS OR LOTS FOR CONSIDERATION; THE RIGHT TO CONVERT ANY LOT OWNED BY DECLARANT TO COMMON AREA OR LIMITED COMMON AREA; ANY AND ALL OTHER RIGHTS RESERVED OR IMPLIED IN THE MASTER DECLARATION; AND THE RIGHT TO CONVERT ANY AND ALL PARKING SPACES AND/OR GARAGE SPACES (AS DEPICTED HEREON) IN THE PLANNED COMMUNITY THAT ARE COMMON AREA TO LIMITED COMMON AREAS AND TO ALLOCATE EACH 50 CONVERTED PARKING SPACE AND/OR GARAGE SPACE TO A PARTICULAR LOT OR LOTS, INCLUDING WITHOUT LIMITATION CONDOMINIUM UNITS, FOR CONSIDERATION PAYABLE TO DECLARANT, THIS MAY BE ACHIEVED EITHER (A) BY DECLARANT RECORDED A SUPPLEMENTAL MAP OR DECLARATION ALLOCATING THE CONVERTED PARKING SPACE AND/OR GARAGE SPACE TO A PARTICULAR LOT(S), OR (B) BY DECLARANT ALLOCATING A PARKING SPACE AND/OR GARAGE SPACE TO A LOT AS A LIMITED COMMON AREA IN THE DEED CONVEYING THE LOT FROM THE DECLARANT TO THE LOT PURCHASER.
12. DECLARANT HAS RESERVED THE RIGHT TO WITHDRAW ANY TOWNHOME LOTS CONSTITUTING A SEPARATE BUILDING, WITHIN WHICH BUILDING TITLE TO NO SINGLE TOWNHOME LOT HAS BEEN CONVEYED BY DECLARANT.
13. DECLARANT MAY, BUT SHALL NOT BE OBLIGATED TO, CREATE A CONDOMINIUM REGIME ON LOT 71 (CONDOMINIUM PARCEL), AS IDENTIFIED HEREON, THAT IS SUBJECT TO THE MASTER DECLARATION, AND WHICH CONTAINS CONDOMINIUM UNITS AND COMMON ELEMENTS, AND WHICH IS ALSO GOVERNED BY A SUB-ASSOCIATION DECLARATION, IN ACCORDANCE WITH DECLARANT'S RESERVED RIGHTS IN THE MASTER DECLARATION.

CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987

CALL 2-BUSINESS DAYS IN ADVANCE
WHEN YOU DO ANY WORK ON OR NEAR
THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

HARRIS KOCHER SMITH
engineers • land surveyors

1391 Speer Blvd. - Suite 390
Denver, Colorado 80204
Phone (303) 623-6300
Fax (303) 623-6311

DESIGNED BY: BLS
CHECKED BY: BLS
JOB NUMBER: 061203

PARKWAY CIRCLE-BROOMFIELD, LLC

PLANNED COMMUNITY MAP
VANTAGE POINTE

PLANNED COMMUNITY MAP FOR VANTAGE POINTE

NORTHWEST 1/4 SECTION 28, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO
PAGE 2 OF 6

2007000748 81/18/2007 11:00AM PMP
2 of 6 W 61.00 D 0.00 CityOnly Broomfield

CARBON ROAD (VACATED)
REC. NO. 2005011181

N89°48'59"E 840.48' NORTH LINE OF THE NW 1/4 SEC. 28 (BASIS OF BEARINGS)

FOUND NAIL W/BRASS
TAP PLS 35062

N 1/4 COR., SEC. 28
T1S, R69W OF THE 6TH P.M.
POS. 1" ALUMINUM CAP
STAMPED "LS 19003"

VIA VARRA (110' R.O.W.)

N00°11'01"W 318.20'

Δ=49°45'34"
R=645.00'
L=560.16'
Ch=N24°41'47"E
542.72'

MATCHLINE - SEE SHEET 3

LEGEND

- SET #5 REBAR W/ YELLOW CAP
CAP STAMPED "LS 19003"
- ◇ FOUND #5 REBAR WITH ALUMINUM
CAP STAMPED "LS 16406"
(UNLESS NOTED OTHERWISE)
- SET BRASS TAG WITH NAIL
STAMPED "LS 19003"
- WATER AND SANITARY EASEMENT
- S-# SURFACE PARKING SPACE NUMBER
- G-# GARAGE UNIT NUMBERS
- C.A. COMMON AREA
- L.C.A. LIMITED COMMON AREA
- 1552# UNIT ADDRESS
- 1640# A GARAGE UNIT ADDRESS

CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987

CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRAB, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
UTILITY.

DESIGNED BY: SES
CHECKED BY: SES
JOB NUMBER: 06350

HARRIS KOCHER SMITH
engineers and land surveyors
1391 Speer Blvd. - Suite 390
Denver, Colorado 80204
Phone (303) 623-6300
Fax (303) 623-6311

PARKWAY CIRCLE-BROOMFIELD, LLC

PLANNED COMMUNITY MAP
VANTAGE POINTE

ISSUE DATE: 12/15/06

DATE	REVISION COMMENTS
01/03/07	REVISION FOR ATTORNEY COMMENTS
01/09/07	REVISION FOR ATTORNEY COMMENTS
01/15/07	REVISION FOR ATTORNEY COMMENTS

SHEET NO.

2

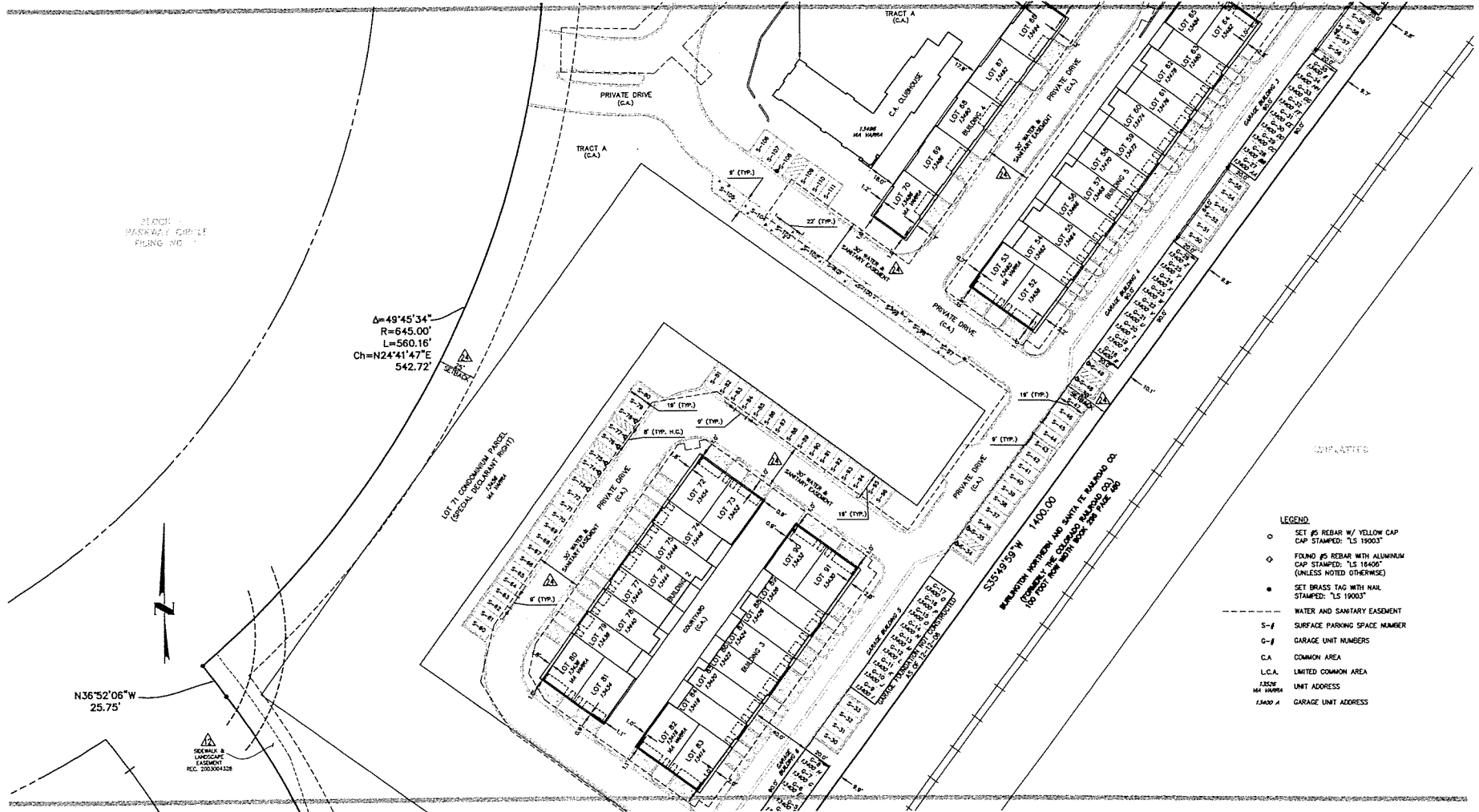
2 OF 6

PLANNED COMMUNITY MAP FOR VANTAGE POINT

NORTHWEST 1/4 SECTION 28, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6th PRINCIPAL MERIDIAN,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO
PAGE 3 OF 6

2007020748 01/18/2007 11:00:00 PM
3 of 4 P 01.00 0 0.00 CityOnly Broomfield

MATCHLINE - SEE SHEET 2



LEGEND

- SET #5 REBAR W/ YELLOW CAP
CAP STAMPED: "LS 19003"
- ◇ FOUND #5 REBAR WITH ALUMINUM
CAP STAMPED: "LS 19003"
(UNLESS NOTED OTHERWISE)
- SET BRASS TAG WITH NAIL
STAMPED: "LS 19003"
- WATER AND SANITARY EASEMENT
- S-# SURFACE PARKING SPACE NUMBER
- G-# GARAGE UNIT NUMBERS
- CA COMMON AREA
- L.C.A. LIMITED COMMON AREA
- 1232W UNIT ADDRESS
- 12400 A GARAGE UNIT ADDRESS

MATCHLINE - SEE SHEET 4

CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987

CALL 2-BUSINESS DAYS IN ADVANCE
NOTIFYING YOU TO DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

DESIGNED BY: ELS
CHECKED BY: SLS
JOB NUMBER: 081201

HARRIS KOCHER SMITH
engineers • land surveyors
1391 Speer Blvd. - Suite 350
Denver, Colorado 80204
Phone (303) 623-6300
Fax (303) 623-6311

PARKWAY CIRCLE-BROOMFIELD, LLC

PLANNED COMMUNITY MAP
VANTAGE POINT

ISSUE DATE: 12/15/06
DATE REVISION COMMENTS
01/01/07 REVIEW FOR ATTORNEY COMMENTS
01/08/07 REVIEW FOR ATTORNEY COMMENTS
01/15/07 REVIEW FOR ATTORNEY COMMENTS

SHEET NO.

3

3 OF 6

PLANNED COMMUNITY MAP FOR VANTAGE POINTE

NORTHWEST 1/4 SECTION 28, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6th PRINCIPAL MERIDIAN,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO
PAGE 4 OF 6

20070807148 02/18/2007 11:00 AM
4 of 6 8 61.00 0 0.00 CityOnly Broomfield

MATCHLINE - SEE SHEET 3

WELDON A.
PARKWAY CIRCLE
PLANNING NO. 1

$\Delta=69^{\circ}34'42''$
 $R=517.93'$
 $L=628.96'$
 $Ch=N02^{\circ}04'45''W$
 $591.02'$

$N32^{\circ}42'36''E$
 $2.67'$

TRACT A
(C.A.)

LOT 71 COMMONS PARKED
(LEGAL RECORD 11/11/01)

REPLANTED

LEGEND

- SET #5 REBAR W/ YELLOW CAP
CAP STAMPED: "LS 19003"
- ◇ FOUND #5 REBAR WITH ALUMINUM
CAP STAMPED: "LS 16406"
(UNLESS NOTED OTHERWISE)
- SET BRASS TAG WITH NAIL
STAMPED: "LS 19003"
- WATER AND SANITARY EASEMENT
- S-# SURFACE PARKING SPACE NUMBER
- G-# GARAGE UNIT NUMBERS
- C.A. COMMON AREA
- L.C.A. LIMITED COMMON AREA
- 15000 UNIT ADDRESS
- 15000 A GARAGE UNIT ADDRESS

CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

30 0 30 60
PLAN SCALE: 1"=30'

HARRIS KOCHER SMITH
engineers - land surveyors
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Denver, Colorado 80204
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Fax (303) 623-6311

PARKWAY CIRCLE-BROOMFIELD, LLC

PLANNED COMMUNITY MAP
VANTAGE POINTE

DATE	REVISION COMMENTS
01/03/07	REVIEW PER ATTORNEY COMMENTS
01/28/06	REVIEW PER ATTORNEY COMMENTS
01/15/07	REVIEW PER ATTORNEY COMMENTS

SHEET NO.

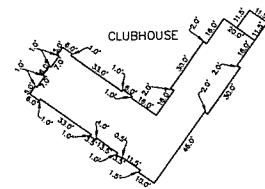
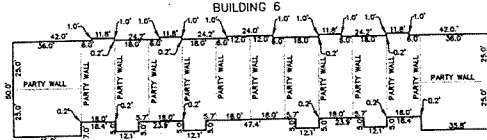
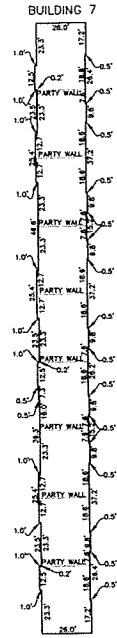
4

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PLANNED COMMUNITY MAP FOR VANTAGE POINT

NORTHWEST 1/4 SECTION 28, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6th PRINCIPAL MERIDIAN,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO
PAGE 5 OF 6

2007000748 01/18/2007 12:00:00
1 of 4 8 81.00 0 0.00 City&Only Broomfield

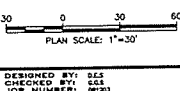


NOTE: AS OF THE DATE OF THE FIELD WORK (DECEMBER 12, 2006), BUILDINGS 1, 9 AND 10 WERE NOT CONSTRUCTED AND THEREFORE NOT SHOWN HEREON. UPON COMPLETION, DECLARANT IS AUTHORIZED TO AND WILL REVISE THIS PLANNED COMMUNITY MAP TO SHOW THE PARTY WALLS OF BUILDING 1, 9 AND 10.

IN THE EVENT THAT ANY PORTION OF ANY STRUCTURE ORIGINALLY CONSTRUCTED BY DECLARANT, INCLUDING ANY PARTY WALL, SHALL EXTEND INTO AN ADJOINING LOT OR ADJACENT COMMON AREA, SUCH STRUCTURE SHALL NOT BE DEEMED TO BE AN ENCROACHMENT UPON THE ADJOINING LOT OR COMMON AREA NOR SHALL ANY ACTION BE MAINTAINED FOR THE REMOVAL OF OR FOR DAMAGE BECAUSE OF SUCH PROTRUSION. THE FOREGOING SHALL ALSO APPLY TO ANY REPLACEMENTS OF ANY PARTY WALL OR IMPROVEMENT(S), IF THE SAME ARE CONSTRUCTED SUBSTANTIALLY IN CONFORMITY WITH THE ORIGINAL PARTY WALL OR IMPROVEMENT(S) CONSTRUCTED BY DECLARANT.



CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.



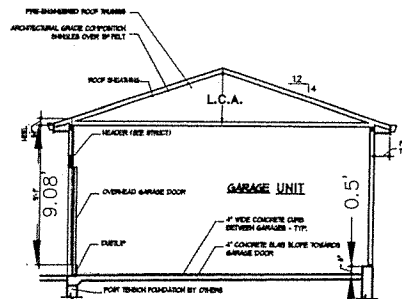
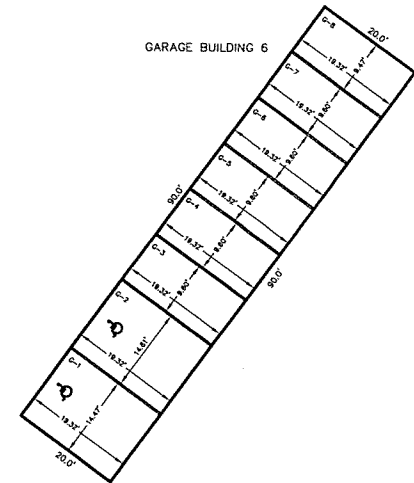
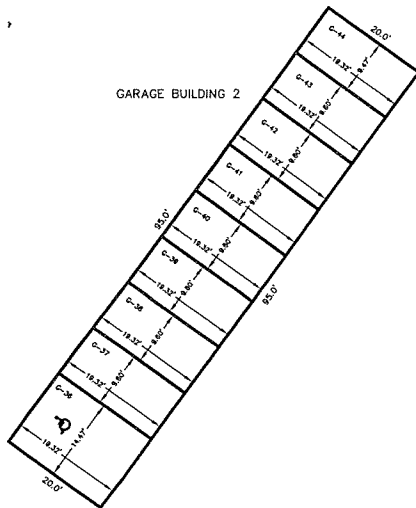
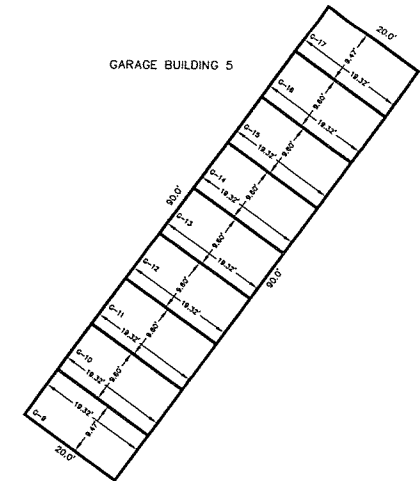
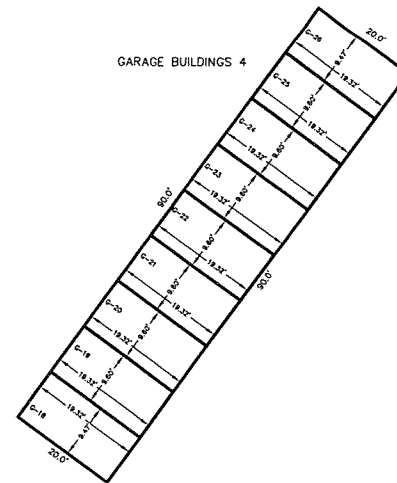
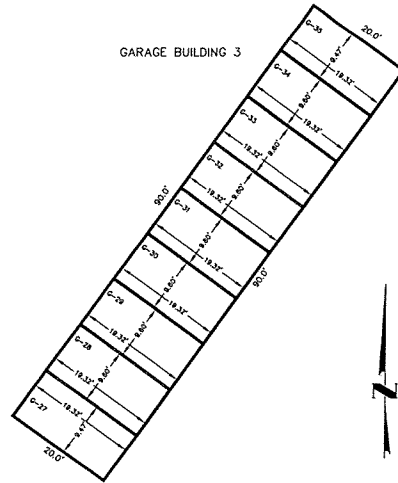
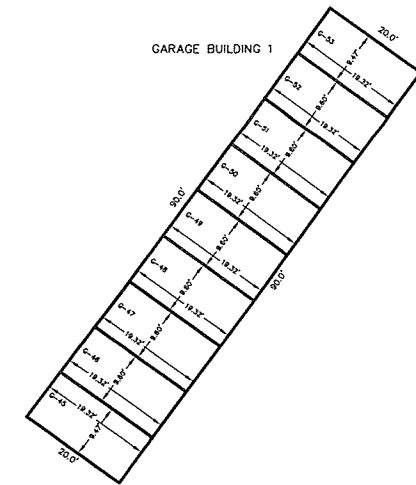
HARRIS KOCHER SMITH
engineers and surveyors
1391 Speer Blvd. - Suite 390
Denver, Colorado 80204
Phone (303) 623-6300
Fax (303) 623-6311

PARKWAY CIRCLE-BROOMFIELD, LLC

BUILDING LAYOUT
VANTAGE POINT

ISSUE DATE: 12/15/06	
DATE	REVISION COMMENTS
01/03/07	REVISED FOR ATTORNEY COMMENTS
01/09/07	REVISED FOR ATTORNEY COMMENTS
01/15/07	REVISED FOR ATTORNEY COMMENTS

SHEET NO.
5
5 OF 6



GARAGE UNIT SECTION - TYP.
N.T.S.

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MEMBER UTILITIES.

DESIGNED BY: D.E.S.
CHECKED BY: C.E.S.
JOB NUMBER: 061203

HARRIS KOCHER SMITH
engineers • land surveyors

1391 Speer Blvd. — Suite 390
Denver, Colorado 80204
Phone (303) 623-6300
Fax (303) 623-6311

PARKWAY CIRCLE-BROOMFIELD, LLC

GARAGE UNIT LAYOUT
 VANTAGE POINTE

ISSUE DATE: 12/15/06	
DATE	REVISION COMMENTS
01/01/07	REVISED FOR ATTORNEY COMMENTS
01/08/07	REVISED FOR ATTORNEY COMMENTS
01/15/07	REVISED TITLE COMMENT

SHEET NO.

6

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