

1634 7TH STREET CONDOMINIUMS

A PORTION OF LOT 4, BLOCK 11, SMITH'S ADDITION TO WEST BOULDER, LOCATED IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 71 WEST OF THE 6TH P.M., CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO.

SHEET 1 OF 2

Parcel Description

(Provided by Commonwealth Land Title Insurance Company)

THAT PORTION OF LOT 4, BLOCK 11, SMITH'S ADDITION TO WEST BOULDER, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4, THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 4, A DISTANCE OF 135.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE EAST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID LOT 4 TO THE EAST LINE OF SAID LOT 4; THENCE SOUTHEASTERLY ALONG THE EAST LINE OF SAID LOT 4 TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 4 TO THE SOUTHWEST CORNER OF SAID LOT 4; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 4 TO THE TRUE POINT OF BEGINNING, COUNTY OF BOULDER, STATE OF COLORADO.

Owner's Certificate

DANIEL F. ARROWOOD

BY DANIEL F. ARROWOOD, OWNER _____ DATE _____

ACKNOWLEDGEMENT

STATE OF COLORADO)
)SS.
COUNTY OF _____)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2006, BY DANIEL F. ARROWOOD.

WITNESS MY HAND AND SEAL.
MY COMMISSION EXPIRES: _____ DATE _____ NOTARY PUBLIC
MY ADDRESS IS: _____

Lender's Consent

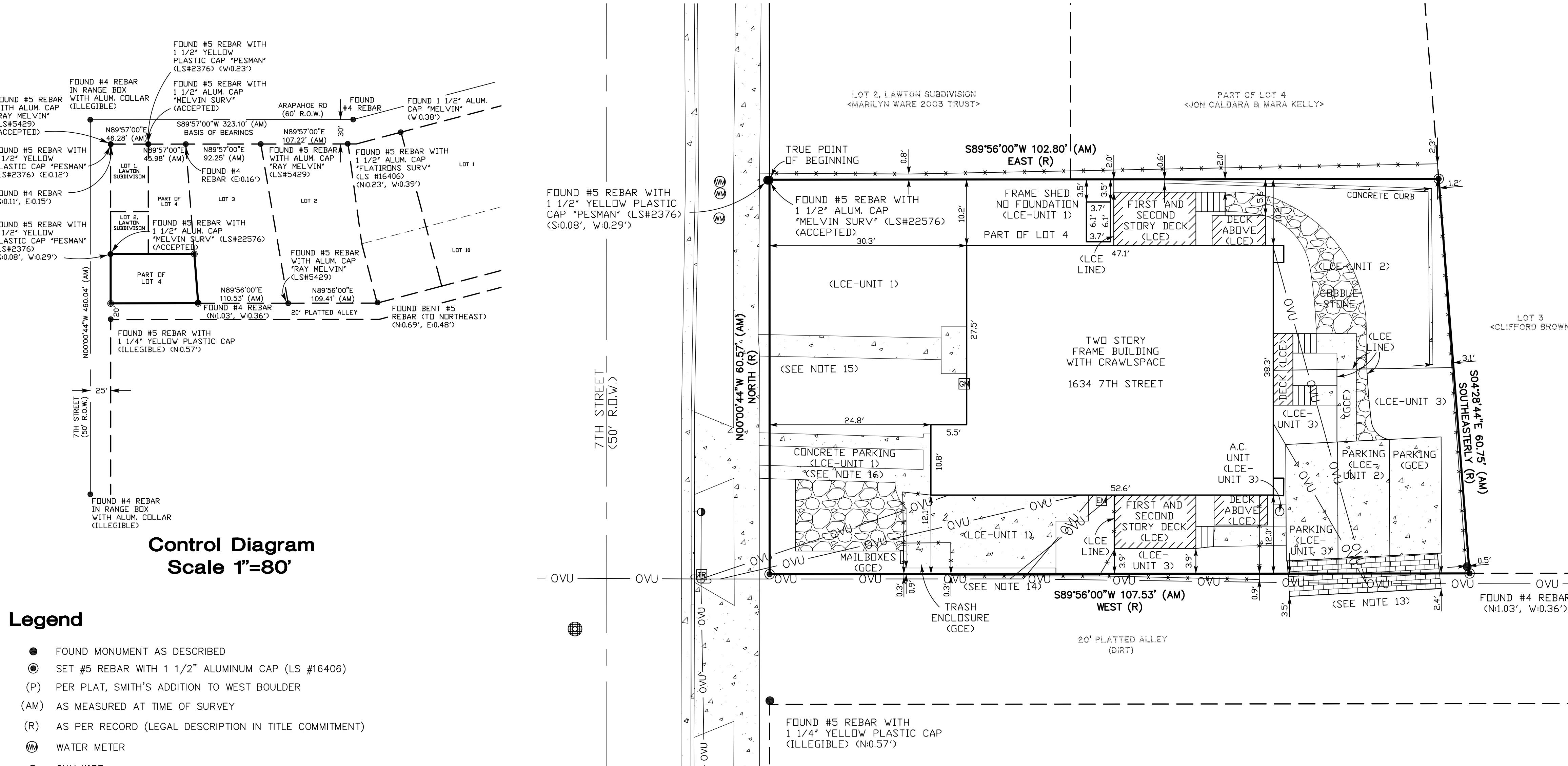
THE UNDERSIGNED DOES HEREBY CONSENT TO THE CONDOMINIUM MAP OF 1634 7TH STREET CONDOMINIUMS AS SHOWN HEREON.

BY _____ AS _____ OF WELLS FARGO HOME MORTGAGE
BY: _____ AUTHORIZED REPRESENTATIVE

ACKNOWLEDGMENT

STATE OF COLORADO)
)SS.
COUNTY OF _____)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2007, BY _____ OF WELLS FARGO HOME MORTGAGE

WITNESS MY HAND AND SEAL.
MY COMMISSION EXPIRES: _____
[SEAL] _____ NOTARY PUBLIC

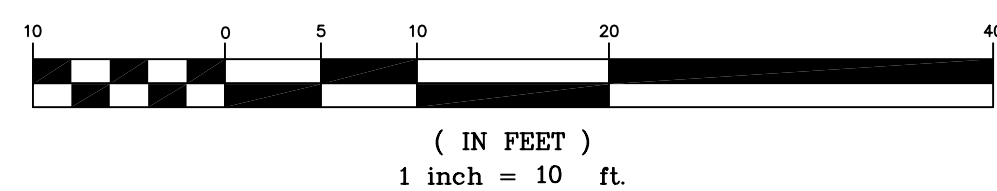


Control Diagram Scale 1"=80'

Legend

- FOUND MONUMENT AS DESCRIBED
- ⊙ SET #5 REBAR WITH 1 1/2" ALUMINUM CAP (LS #16406)
- (P) PER PLAT, SMITH'S ADDITION TO WEST BOULDER
- (AM) AS MEASURED AT TIME OF SURVEY
- (R) AS PER RECORD (LEGAL DESCRIPTION IN TITLE COMMITMENT)
- Ⓜ WATER METER
- Ⓜ GUY WIRE
- Ⓜ POWER POLE
- Ⓜ ELECTRICAL METER
- Ⓜ GAS METER
- Ⓜ TELEPHONE RISER
- CONCRETE
- ROCKS
- BRICK
- FENCE
- OVERHEAD UTILITY LINE
- MANHOLE

GRAPHIC SCALE



Notes:

- COMMONWEALTH LAND TITLE INSURANCE COMPANY COMMITMENT NUMBER K127789, DATED FEBRUARY 20, 2002 AT 4:30 P.M., WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.
- 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.
- BASIS OF BEARINGS: AN ASSUMED BEARING OF SOUTH 89°57'00" WEST ALONG THE CENTERLINE OF ARAPAHOE ROAD, BETWEEN TWO FOUND MONUMENTS SHOWN AND DESCRIBED HEREON. ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- DATE OF FIELDWORK: OCTOBER 25, 2006.
- THE CONCRETE WALKS, PARKING AREA, CONCRETE DRIVE, AND SURROUNDING GROUNDS ARE GENERAL COMMON ELEMENTS UNLESS OTHERWISE DESIGNATED HEREON.
- ALL EXTERIOR WALLS AND WALLS BETWEEN UNITS ARE GENERAL COMMON ELEMENTS. ALL INTERIOR WALLS WHICH ARE BEARING WALLS OR CONTAIN PLUMBING, GAS PIPES/AND/OR ELECTRICAL WIRING SERVING MORE THAN ONE UNIT (UTILITY WALLS) ARE GENERAL COMMON ELEMENTS.
- ALL LIMITED COMMON ELEMENTS ARE APPURTENANT TO THE CONDOMINIUM UNIT BEARING THE SAME NUMERICAL DESIGNATION.
- ALL INTERIOR DIMENSIONS ARE TO THE FINISHED SURFACES OF THE FLOOR, CEILING AND WALLS.
- NOT ALL INTERIOR WALLS ARE SHOWN IN THE INDIVIDUAL UNITS AND THE SQUARE FOOTAGE OF THE UNITS DOES NOT SUBTRACT THE AREA OF THE INTERIOR WALLS.
- THE WIDTHS OF THE BUILDING WALLS HAVE BEEN CALCULATED BY AN AVERAGE OF INTERIOR DIMENSIONS TAKEN ON THE INDIVIDUAL UNITS AND EXTERIOR DIMENSIONS AND ARE LISTED AS FOLLOWS:
EXTERIOR WALLS.....0.7'
WALLS BETWEEN UNITS..... 0.8'
INTERIOR UNIT WALLS..... NOT SHOWN
- FENCE LINES ARE NOT COINCIDENT WITH THE PROPERTY LINES AS SHOWN HEREON.
- BENCHMARK: FOUND 3 3/4" ALUMINUM CAP IN TOP OF CONCRETE RETAINING WALL (STATED ELEVATION = 5373.71') CITY OF BOULDER BENCHMARK "TJS-1", NEAR THE INTERSECTION OF 6TH AND BOULDER CREEK. SAID ELEVATIONS ARE BASED ON CITY OF BOULDER DATUM.
- BRICK DRIVEWAY EXTENDS INTO ALLEY AS SHOWN HEREON.
- FENCE EXTENDS INTO ALLEY AS SHOWN HEREON.
- CONCRETE WALK EXTENDS INTO RIGHT-OF-WAY AS SHOWN HEREON.
- CONCRETE DRIVE EXTENDS INTO RIGHT-OF-WAY AS SHOWN HEREON.
- CRAWL SPACE MAY VARY AS SHOWN HEREON, DUE TO INACCESSIBLE AREAS.

Clerk & Recorder's Certificate

SUBMITTED TO BOULDER COUNTY LAND USE FOR RECORDING ON THIS ____ DAY OF _____, 200__.

Surveyor's Statement

I, JOHN B. GUYTON, A DULY REGISTERED LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., TO DANIEL F. ARROWOOD, WELLS FARGO HOME MORTGAGE, AND COMMONWEALTH LAND TITLE INSURANCE COMPANY, THAT THE MEASUREMENT OF AIR SPACE OF THE 1634 7TH STREET CONDOMINIUMS WAS MADE UNDER MY RESPONSIBLE CHARGE AND THAT THE ACCOMPANYING MAP ACCURATELY DEPICTS THE LAYOUT, MEASUREMENTS AND LOCATION OF THE BUILDING, CONDOMINIUM UNITS AND THE COMMON ELEMENTS, THE DIMENSIONS OF SUCH CONDOMINIUM UNITS AND THE ELEVATIONS OF THE FLOORS AND CEILINGS.

I FURTHER STATE THAT THE ATTACHED PRINT OF THE SURVEY ACCURATELY SHOWS THE COURSES AND MEASURED DISTANCES OF THE EXTERIOR DEED LINES WITHIN THE NORMAL STANDARD OF CARE; THE TOTAL SQUARE FOOT AREA WITHIN ACCEPTABLE TOLERANCES; THE LOCATION OF BUILDINGS STRUCTURES AND OTHER VISIBLE IMPROVEMENTS SITUATED ON SAID PREMISES; THAT THERE ARE NO ENCROACHMENTS ON ADJOINING PREMISES, STREETS OR ALLEYS BY ANY OF SAID BUILDINGS, STRUCTURES OR OTHER VISIBLE IMPROVEMENTS AND NO ENCROACHMENTS ON SAID PREMISES BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS ON ADJOINING PREMISES EXCEPT AS SHOWN OR NOTED. I FURTHER STATE THAT THIS MAP WAS PREPARED SUBSEQUENT TO SUBSTANTIAL COMPLETION OF THE IMPROVEMENTS AND CONTAINS ALL INFORMATION REQUIRED BY C.R.S. 38-33.3-209.

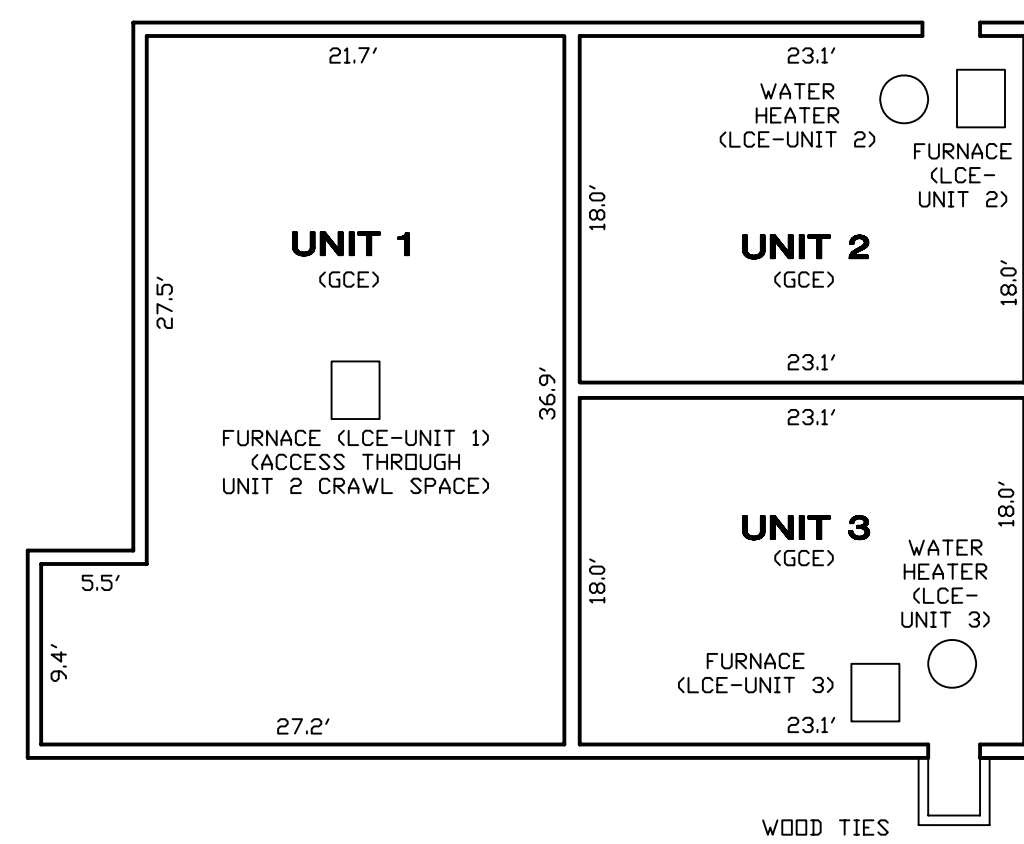
JOHN B. GUYTON DATE _____
COLORADO P.L.S. #16406 FSI JOB NO. 06-51,711
CHAIRMAN & CEO, FLATIRONS, INC.

CONDOMINIUM MAP PREPARED FOR DANIEL F. ARROWOOD		
SHEET 1 OF 2		
DRAWN BY: O. WATKINS	Flatirons, Inc. - Surveying & Engineering 3825 IRIS AVENUE, #100 BOULDER, CO 80501 PH: (303) 443-7001 FAX: (303) 443-9830 www.flatirons.com	
DATE: NOVEMBER 14, 2006	655 FOURTH AVENUE LONGMONT, CO 80501 PH: (303) 776-1733 FAX: (303) 776-4355 Established 1983	
FSI JOB NO. 06-51,711		
		O/W 3/7/07 O/W 3/6/07 O/W 2/14/07 INT: DATE: REVISIONS: CHECKED BY: WW, ETB

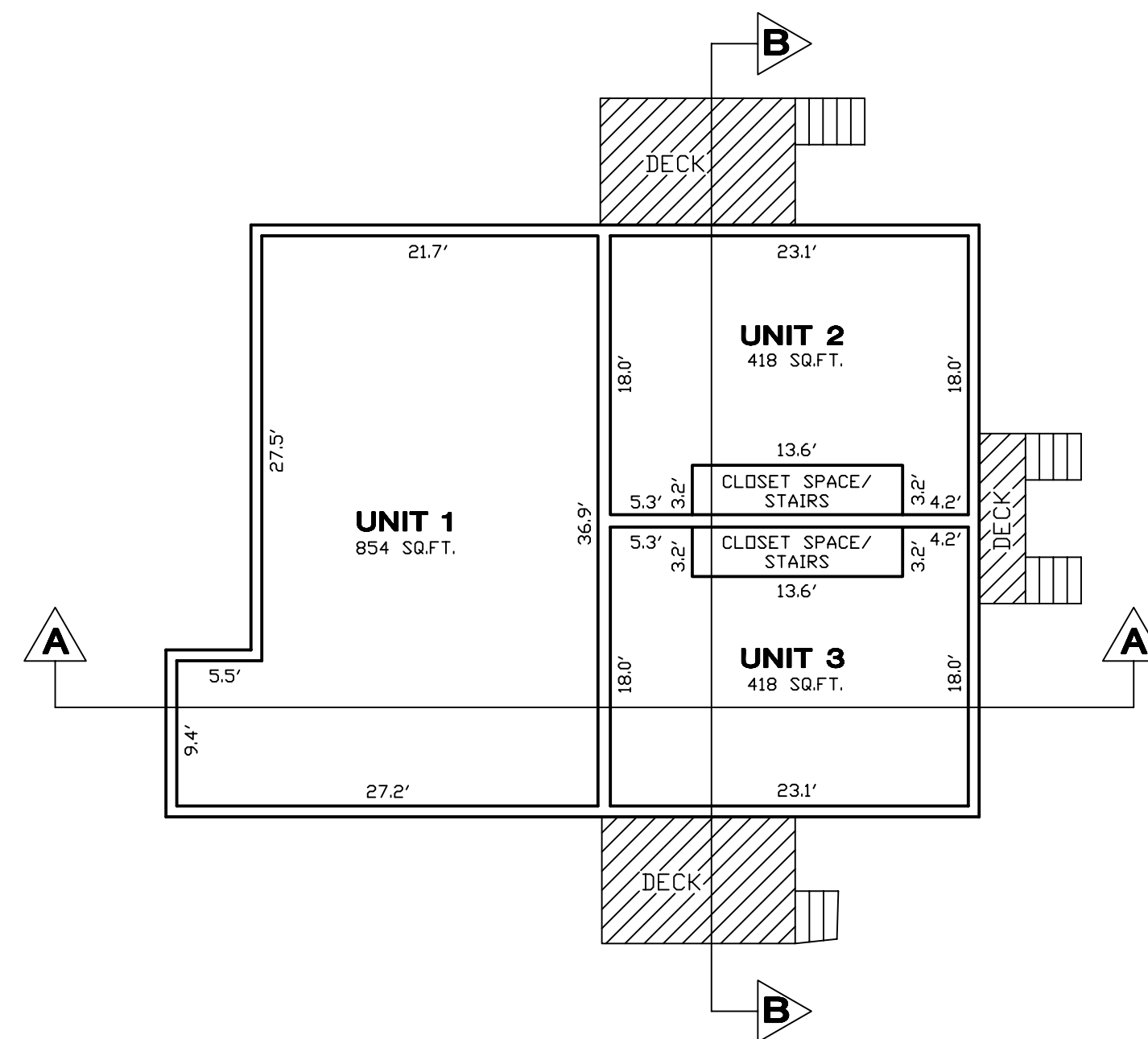
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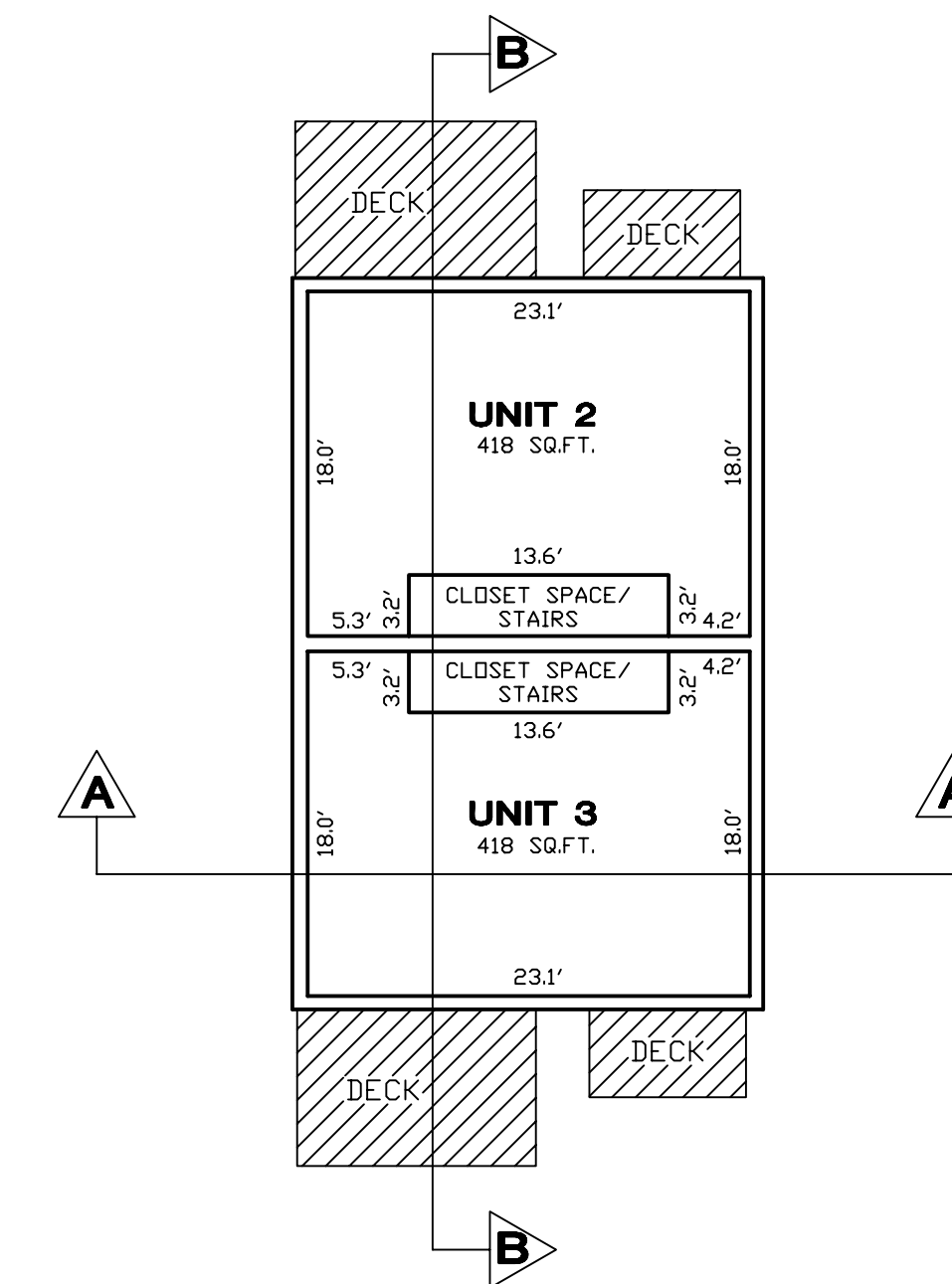
SHEET 2 OF 2



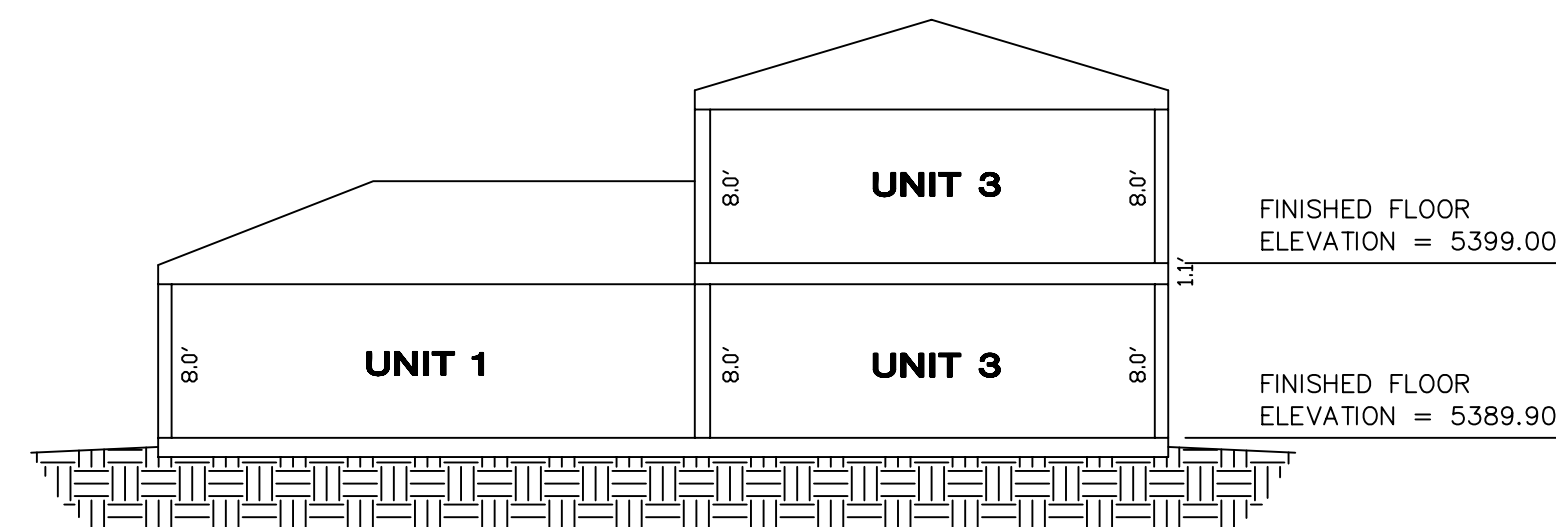
CRAWL SPACE
SCALE 1" = 10'



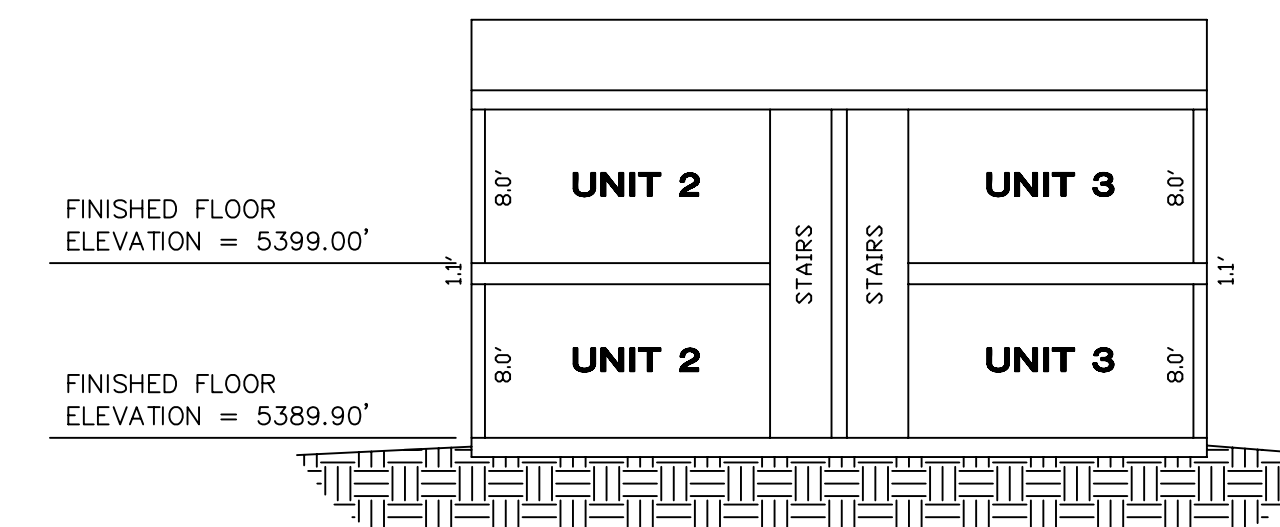
FIRST FLOOR
SCALE 1" = 10'



SECOND FLOOR
SCALE 1" = 10'



SECTION A
SCALE 1" = 10'



SECTION B
SCALE 1" = 10'

CONDOMINIUM MAP PREPARED FOR			
DANIEL F. ARROWOOD			
SHEET 2 OF 2			
DRAWN BY: O. WATKINS	Flatirons, Inc. - Surveying & Engineering		OIW 3/7/07
DATE: NOVEMBER 14, 2006	3825 IRIS AVENUE, #100 BOULDER, CO 80501 PH: (303) 443-7001 FAX: (303) 443-9830 www.flatirons.com		OIW 3/6/07
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