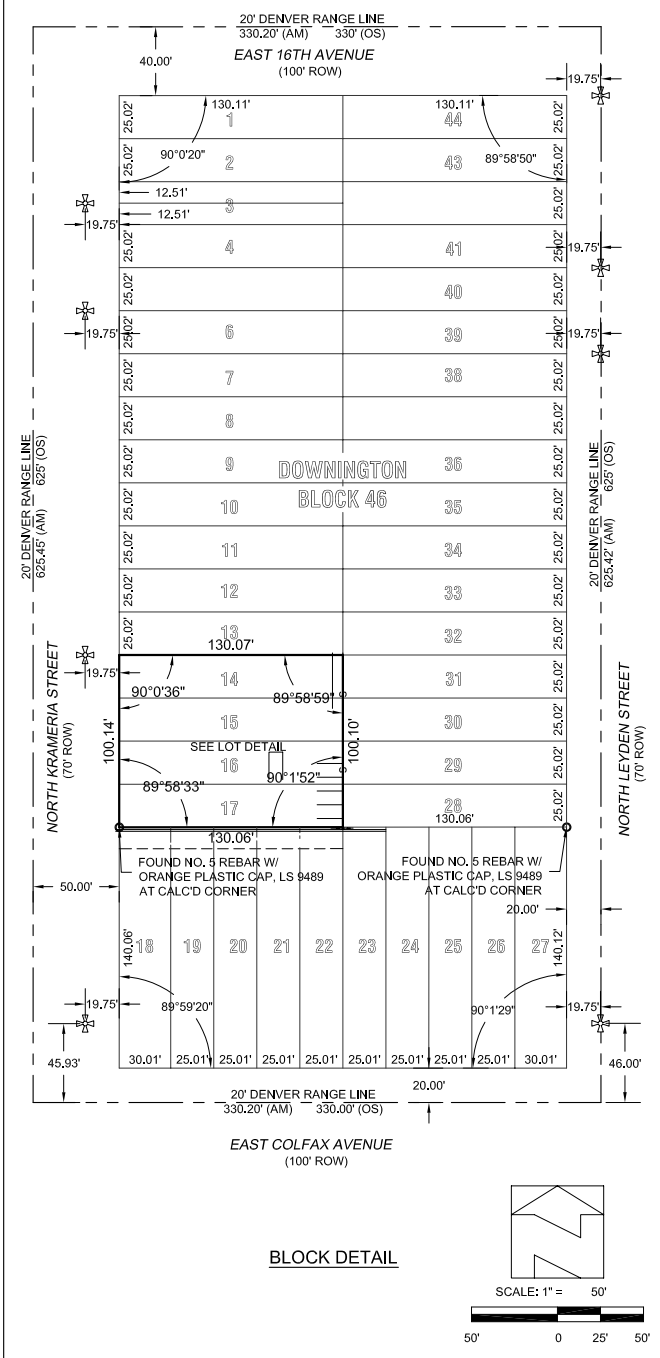
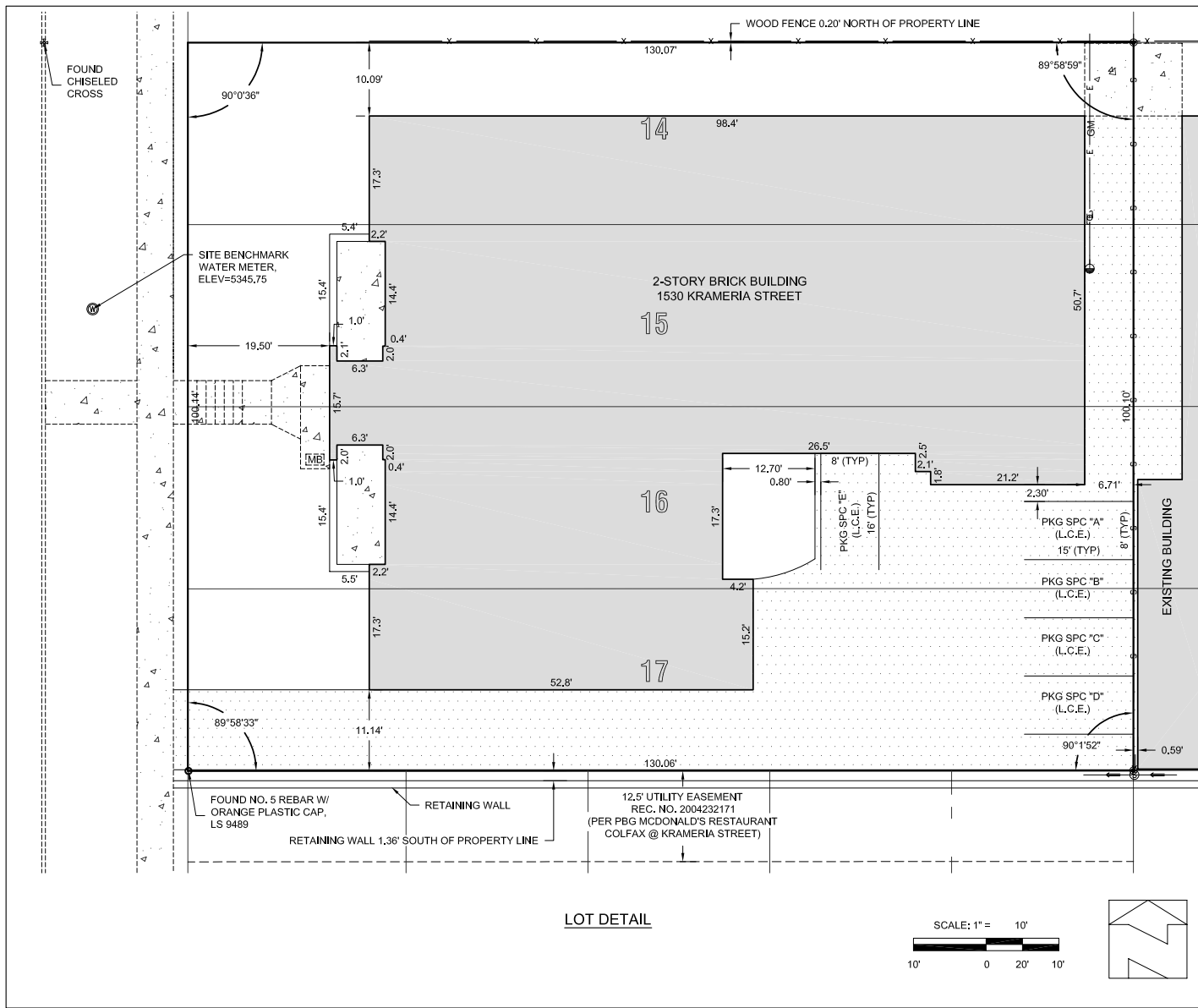
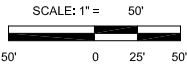


EAST COLFAX LOFTS CONDOMINIUM MAP

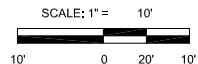
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY & COUNTY OF DENVER, STATE OF COLORADO
SHEET 1 OF 2
LAND SURVEY PLAT



BLOCK DETAIL



LOT DETAIL



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 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 STEWART TITLE GUARANTY COMPANY ORDER NUMBER 90176735 VLO - 1ST REVISION, EFFECTIVE DATE MARCH 9, 2006 AT 7:45 A.M. FOR THIS INFORMATION.
- SCHEDULE B - SECTION 2 EXCEPTIONS. THE FOLLOWING NOTES PERTAIN TO THE ITEM NUMBERS AS SHOWN ON THE B-2 EXCEPTIONS OF THE ABOVE NOTED TITLE COMMITMENT. ITEMS 1-7 AND 9-10 ARE GENERAL EXCEPTIONS OR NON-SURVEY RELATED AND ARE NOT ADDRESSED. THESE ITEMS SHOULD BE REVIEWED BY LEGAL COUNSEL.
ITEM 8 - TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND EASEMENTS, CONTAINED IN CABLE TELEVISION INSTALLATION AGREEMENT, RECORDED SEPTEMBER 19, 1983, AT RECEPTION NUMBER 061516. *BLANKET EASEMENT - NOT SHOWN.*
- L.C.E. = LIMITED COMMON ELEMENT
C.E. = COMMON ELEMENT
- A) AREAS DENOTED WITH A NUMBER ARE UNITS
B) AREAS NOT DESIGNATED AS A UNIT ARE COMMON ELEMENTS.
- ALL TERMS USED IN THIS CONDOMINIUM MAP ARE EITHER DEFINED IN THIS MAP OR IN THE DECLARATION FOR EAST COLFAX FLATS.
- THE COMMON INTEREST COMMUNITY IS KNOWN AS "EAST COLFAX FLATS". THE COMMON INTEREST COMMUNITY IS CREATED BY THE DECLARATION AND THIS MAP AND INCLUDES ONLY THOSE UNITS AND COMMON ELEMENTS DESCRIBED THEREIN, AS THE SAME MAY BE SUPPLEMENTED ("DECLARATION").

NOTES (CONTINUED)

- EAST COLFAX FLATS IS GOVERNED BY A UNIT OWNERS ASSOCIATION, "_____".
- ALL OF THE PROPERTY DESCRIBED ON THIS PLAT IS SUBJECT TO DEVELOPMENT RIGHTS AND SPECIAL DECLARANT RIGHTS AS SET FORTH IN THE DECLARATION.
- THE BOUNDARIES OF EACH UNIT ARE GRAPHICALLY DEPICTED UPON THIS MAP AND ARE DESCRIBED IN THE DECLARATION.
- ALL PORTIONS OF THE REAL ESTATE NOT LOCATED WITHIN UNITS SHALL BE COMMON ELEMENTS EXCEPT AS HAVE BEEN RESERVED BY THE DECLARANT IN THE DECLARATION.
- THIS PLAT TOGETHER WITH THE DECLARATION AND THE UNITS SET FORTH IN THE DECLARATION AS BEING WITHIN THE COMMON INTEREST COMMUNITY (AS THE SAME MAY BE AMENDED) CREATES UNITS, COMMON ELEMENTS AND DEVELOPMENT RIGHTS.
- THE UNITS AND COMMON ELEMENTS WHICH ARE SUBJECT TO THE DECLARATION, AND THUS PART OF THE COMMON INTEREST COMMUNITY ARE DESCRIBED IN THE DECLARATION, AS THE SAME MAY BE SUPPLEMENTED.
- THE CONCLUSIONS DENOTED ON THIS PLAT WERE OBTAINED USING THE FOLLOWING REFERENCES:
DOWNTONING SUBDIVISION RECORDED 1/3/1887 IN THE CITY & COUNTY OF DENVER CLERK AND RECORDERS OFFICE AT BOOK 4, PAGE 13, AND THE OFFICIAL SURVEY OF DOWNTONING APPROVED 8/3/1897 UNDER ORDINANCE #46-1897.
RANGE LINE NOTES IN THE CITY ENGINEERS OFFICE AT THE CITY AND COUNTY BUILDING OF DENVER IN BOOK 208 AT PAGES 190-193 AND PAGES 144-147 AND BOOK 389 AT PAGES 146-147.
- BENCHMARKS:
PROJECT BENCHMARKS: ELEVATIONS BASED ON CITY & COUNTY OF DENVER BENCHMARK 62B, CCD BRASS CAP AT THE SOUTHEAST CORNER OF LOCUST STREET AND COLFAX AVENUE ON THE TOP OF CURB AT THE INLET. ELEVATION = 5347.22 (NAVD 88).
SITE BENCHMARK: WATER METER ELEVATION = 5345.75 (NAVD 88).

LAND DESCRIPTION (PER TITLE COMMITMENT)

LOTS 14 TO 17, INCLUSIVE, BLOCK 46
DOWNTONING
CITY AND COUNTY OF DENVER,
STATE OF COLORADO

LEGEND

- SET NO. 5 REBAR W/ GREEN PLASTIC CAP, LS 37601
- * FOUND "X" CHISELED IN CONCRETE
- FOUND MONUMENT AS NOTED
- ⊙ SANITARY SEWER MANHOLE
- ⊙ WATER METER
- ⊙ POWER POLE
- ⊙ GUY WIRE
- x 5500.00 SPOT ELEVATION
- x — FENCE
- ▒ CONCRETE SURFACE
- ▒ ASPHALT SURFACE

ABBREVIATIONS

- ROW RIGHT-OF-WAY
- AC ACRES
- SF SQUARE FEET
- MB MAILBOX
- AM AS MEASURED
- PKG SPC OS PARKING SPACE OFFICIAL SURVEY (SEE NOTE 14)
- CALCD CALCULATED

OWNER'S CERTIFICATE

GARY A. MOLINARO AND FRANK MOLINARO, AS OWNER OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY CERTIFY THAT THIS CONDOMINIUM MAP HAS BEEN PREPARED PURSUANT TO THE PURPOSES STATED IN THE DECLARATION FOR _____ IN THE RECORDS OF THE CLERK AND RECORDERS OFFICE OF _____ COUNTY.

AS RECORDED _____ UNDER RECEPTION NO. _____

BY: _____

NAME: GARY A. MOLINARO

TITLE: _____

NOTARIAL

STATE OF _____ } ss

COUNTY OF _____ }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF _____, 2006, BY _____ AS _____

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

BY: _____

NAME: FRANK MOLINARO

TITLE: _____

NOTARIAL

STATE OF _____ } ss

COUNTY OF _____ }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF _____, 2006, BY _____ AS _____

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

LENDER'S CERTIFICATE

WHICH HOLDS A DEED OF TRUST ON THE PROPERTY SUBJECT TO THE MAP HEREON, AND HEREBY CONSENTS AND APPROVES OF THE RECORDING OF THE MAP AND THE SUBMISSION OF THE PROPERTY TO THE TERMS AND CONDITIONS OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE DECLARATION OF CONDOMINIUMS FOR THE EAST COLFAX FLATS.

BY: _____

NOTARIAL

STATE OF _____ } ss

COUNTY OF _____ }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF _____, 20____, BY _____ AS _____

WITNESS MY HAND AND OFFICIAL SEAL

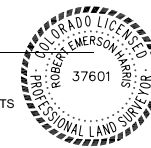
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

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 THAT THIS CONDOMINIUM PLAT SUBSTANTIALLY 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



CLERK & RECORDER

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK _____ M. ON THE _____ DAY OF _____, 20____, AND DULY RECORDED AT RECEPTION NUMBER _____

BOOK _____
PAGE _____

ISSUE DATE: 6-12-06
SCALE: AS NOTED
FILE: 06060 CONDO.DWG

FEE PAID _____
RECORDER _____
DEPUTY _____

EAST COLFAX FLATS
CONDOMINIUM MAP
CITY & COUNTY OF DENVER, COLORADO

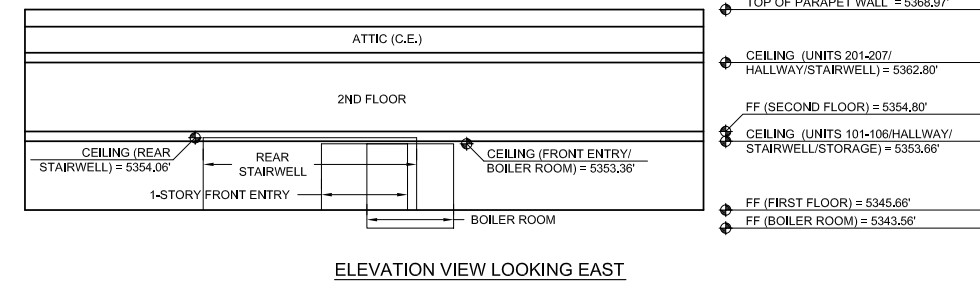
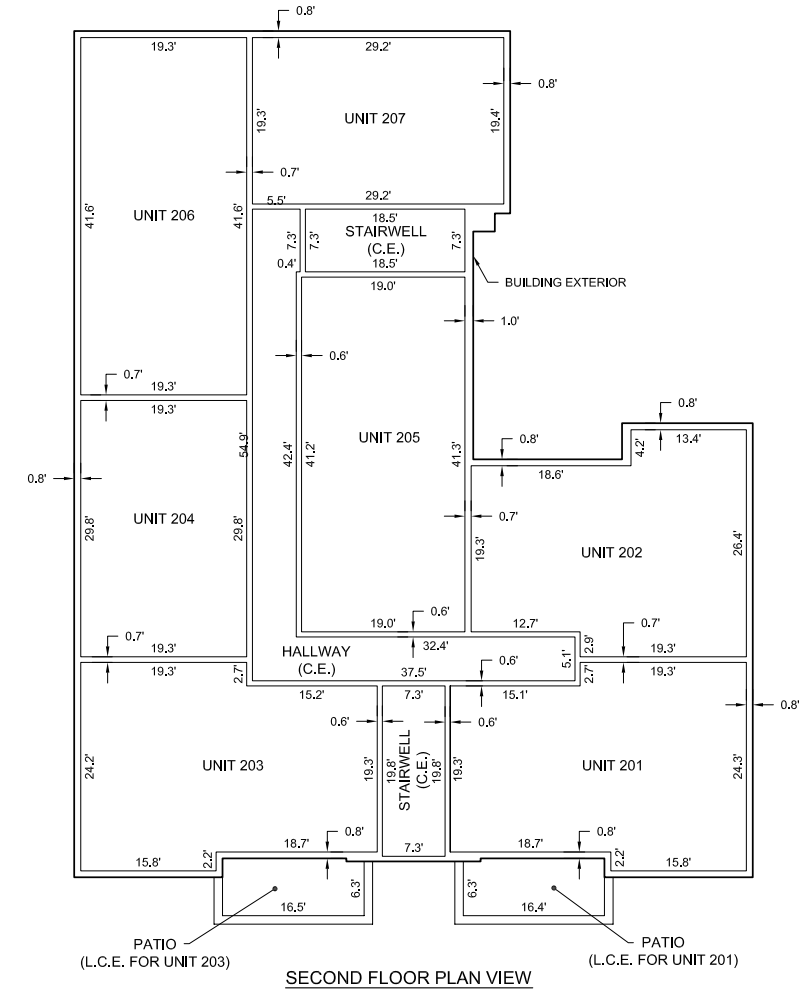
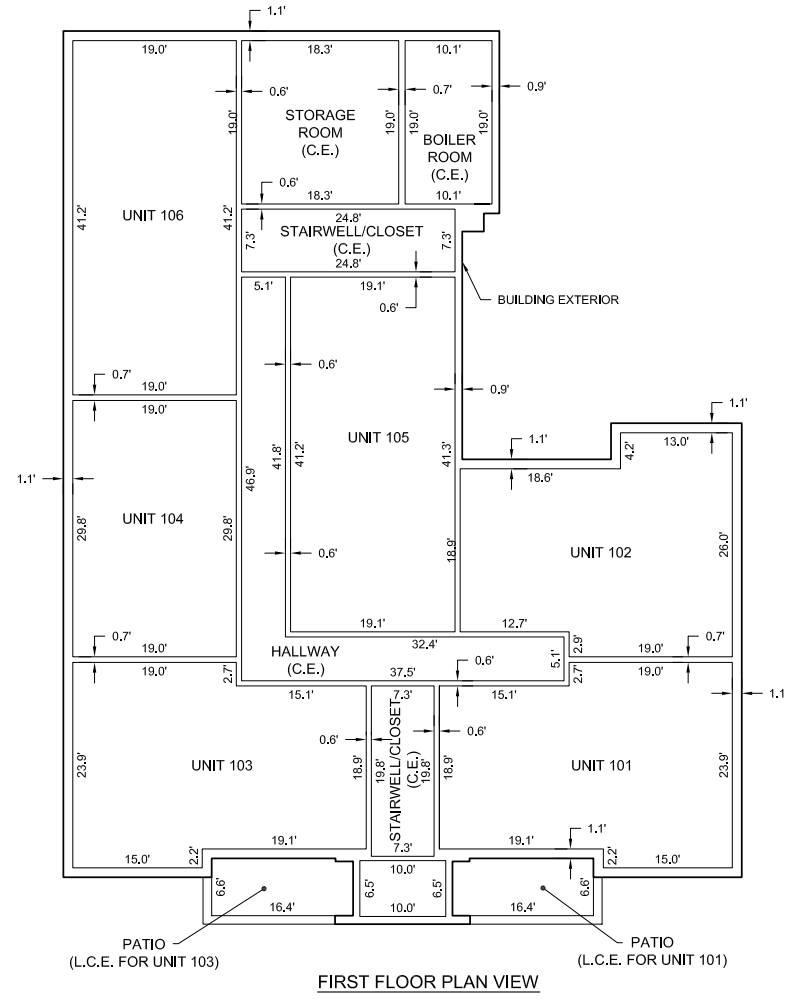
CERTIFICATION

Gillians
GILLIANS LAND CONSULTANTS
LAND SURVEYING
AND
TOPOGRAPHIC MAPS
LITTLETON, COLORADO 80123
303-975-6640

JOB NO: 06060
DRAWN: ALB
CHECKED: REH
DESIGNER:
ISSUE DATE: 6-12-06
SCALE: AS NOTED
FILE: 06060 CONDO.DWG
SHEET: 1 OF 2

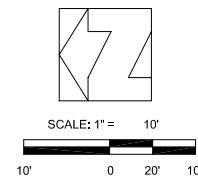
EAST COLFAX FLATS

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY & COUNTY OF DENVER, STATE OF COLORADO
SHEET 2 OF 2
PLAN AND ELEVATION VIEWS



NOTES

1. SEE SHEET 1 FOR EXTERIOR BUILDING DIMENSIONS.



EAST COLFAX FLATS
CONDOMINIUM MAP
CITY & COUNTY OF DENVER, COLORADO



Gillians
LAND SURVEYING
ALTIMETER
TOPOGRAPHIC MAPS
CONSULTING SERVICES
GILLIANS LAND CONSULTANTS
LITTLETON, COLORADO 80123
303-975-6640

JOB NO: 06060
DRAWN: ALB
CHECKED: REH
DESIGNER:
ISSUE DATE: 6-12-06
SCALE: 1"=10'
FILE: 06060 CONDO.DWG
SHEET: 2 OF 2

NO	REVISION RECORD	DATE	BY
1	PARKING ADDED	8-30-06	ALB
	REVISION RECORD		