

A CONDOMINIUM MAP OF THE 720 PLATEAU ROAD CONDOMINIUMS

SITUATED ON LOT 42, WALLACE ADDITION, FOURTH FILING, A SUBDIVISION LOCATED IN THE SOUTHWEST 1/4 OF SECTION 15, T2N, R69W OF THE 6TH P.M., CITY OF LONGMONT, COUNTY OF BOULDER, STATE OF COLORADO
TOTAL AREA: 7543 SQUARE FEET (As Surveyed)
SHEET 1 OF 2

PROPERTY DESCRIPTION
(PER RECEPTION NO. 3152331)
LOT 42, WALLACE ADDITION, FOURTH FILING,
COUNTY OF BOULDER, STATE OF COLORADO.

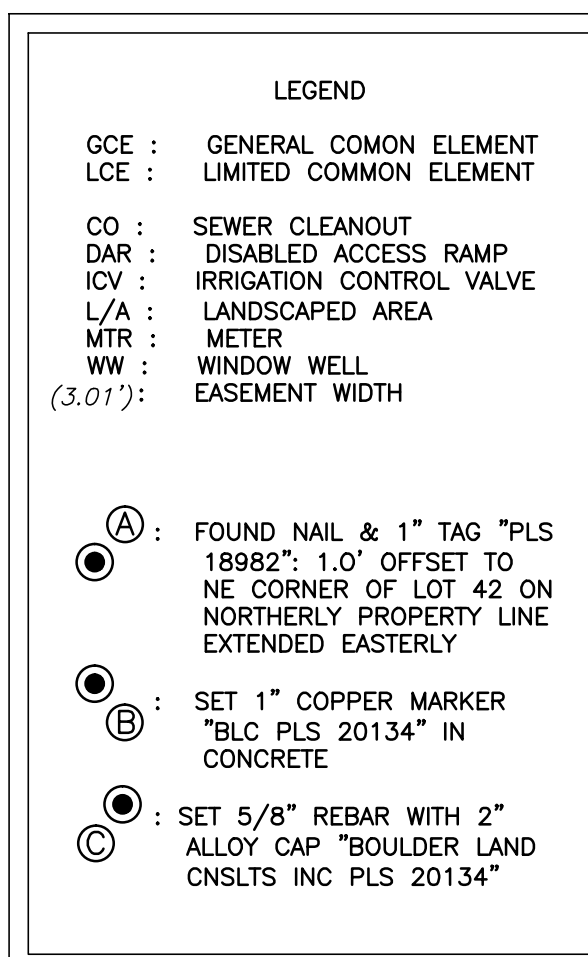
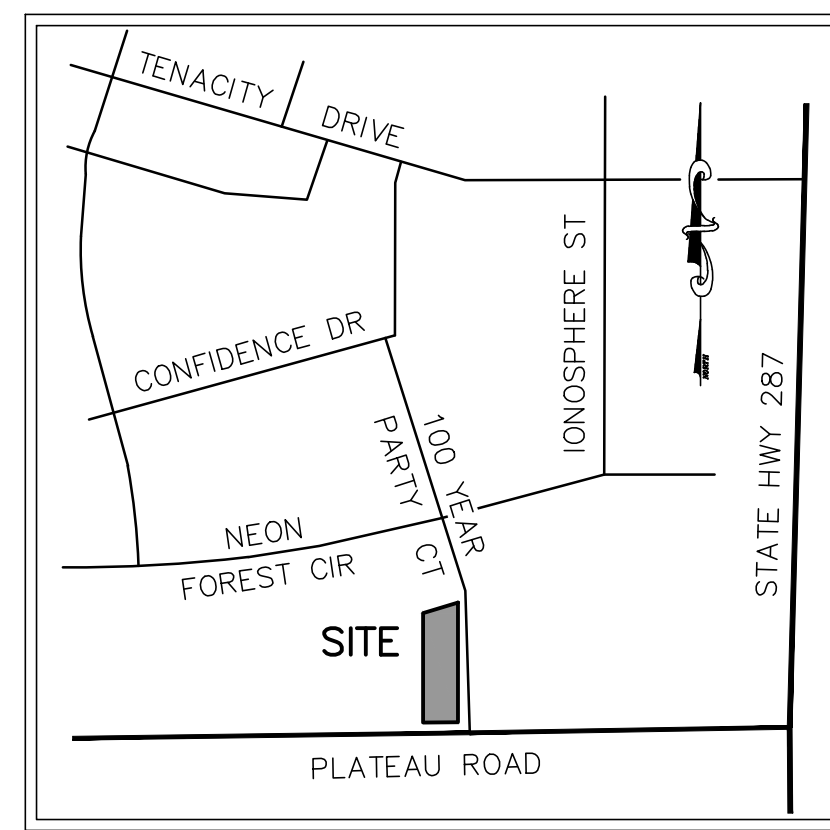
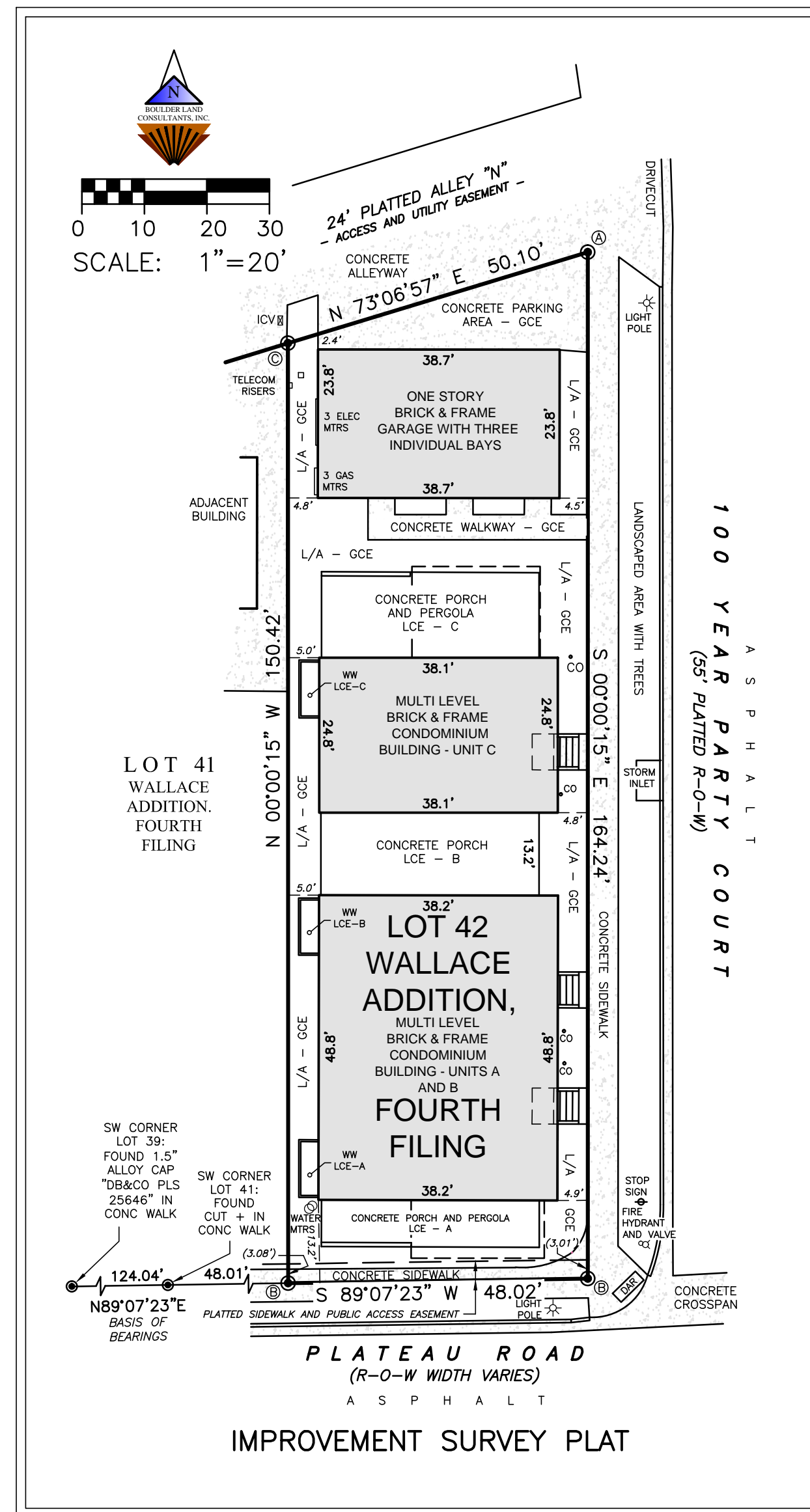
NOTES

- THE PROPERTY SURVEYED AND SHOWN HEREON IS THE SAME PROPERTY AS DESCRIBED IN HERITAGE TITLE COMPANY INC. TITLE COMMITMENT NO. 592-H0553333-043-DF2 AMENDMENT NO. 2, DATED JANUARY 25, 2019. SAID TITLE COMMITMENT WAS ENTIRELY RELIED UPON FOR THE PROPERTY DESCRIPTION AND RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND OTHER ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY. THIS MAP DOES NOT REPRESENT A TITLE SEARCH PERFORMED BY BOULDER LAND CONSULTANTS, INC. OR THE UNDERSIGNED.
- BASIS OF BEARINGS FOR THE INFORMATION SHOWN HEREON IS THE SOUTH LINE OF LOTS 39 THOUGH 41, MONUMENTED AS SHOWN HEREON, AND INDICATED TO BEAR N 89°07'23" E ON THE RECORDED SUBDIVISION PLAT OF WALLACE ADDITION, FOURTH FILING, RECORDED AS RECEPTION NO. 2436115 OF THE BOULDER COUNTY RECORDS.
BENCHMARK FOR VERTICAL INFORMATION SHOWN HEREON IS CITY OF LONGMONT BENCHMARK NO. 173, A 3" ALLOY CAP SET IN SOUTH CORNER HEADWALL OF A DRAINAGE STRUCTURE AT THE NW CORNER OF N 105TH STREET AND PLATEAU ROAD; PUBLISHED NAVD88 ELEVATION: 4973.19.
- ACCORDING TO SCHEDULE B - PART II OF THE ABOVE DESCRIBED TITLE COMMITMENT, THE PROPERTY DESCRIBED HEREON IS SUBJECT TO THE FOLLOWING:
- EXCEPTIONS 1-7: STANDARD EXCEPTIONS;
- EXCEPTION 8: OIL AND GAS LEASE RECORDED JANUARY 30, 1986, ON FILM 1393 AS 739476;
- EXCEPTION 9: TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS CONTAINED IN COURT ORDER OF EXCLUSION OF LAND WITHIN THE LEFT HAND WATER DISTRICT RECORDED JUNE 5, 1996 ON FILM 2112 AS RECEPTION NO. 1614722;
- EXCEPTION 10: TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS CONTAINED AGREEMENT IN FURTHERANCE OF ANNEXATION RECORDED APRIL 12, 1996 ON FILM 2118 AS RECEPTION NO. 01599164;
- EXCEPTION 11: TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS CONTAINED IN ORDINANCE-96-08 APPROVING THE WALLACE ADDITION ANNEXATION RECORDED APRIL 12, 1996 ON FILM 2118 AS 1599165;
- EXCEPTION 12: TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE MEMORANDUM OF AGREEMENT FOR PUBLIC IMPROVEMENTS BY AND BETWEEN THE CITY OF LONGMONT AND BURLINGTON NEIGHBORHOOD, L.L.C. A LIMITED LIABILITY COMPANY RECORDED AUGUST 6, 1996 ON FILM 2146 AS RECEPTION NO. 1632197;
- EXCEPTION 13: TERMS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS SPECIFIED IN THE MASTER DEED RESTRICTIONS RECORDED ON SEPTEMBER 25, 1996, ON FILM 2158 AS 1645264;
- EXCEPTION 14: COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND LIEN RIGHTS, WHICH DO NOT INCLUDE A FORFEITURE OR REVERTER CLAUSE, SET FORTH IN THE DECLARATION RECORDED SEPTEMBER 25, 1996 ON FILM 2158 AS RECEPTION NO. 01645265, AND ANY AMENDMENTS OR SUPPLEMENTS THERETO, INCLUDING, BUT NOT LIMITED TO SUPPLEMENTAL DECLARATION RECORDED ON MARCH 12, 2004, AT RECEPTION NO. 2565700 AND NOTICE OF INTENT TO FILE CCR RECORDED ON SEPTEMBER 15, 2004, AT RECEPTION NO. 2627289 AND CORRECTION SUPPLEMENTAL DECLARATION RECORDED ON OCTOBER 11, 2004, AT RECEPTION NO. 2633959, CLARIFICATION AND CORRECTION OF SUPPLEMENTAL DECLARATION RECORDED FEBRUARY 21, 2013 AT 3291366;
- EXCEPTION 15: TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS CONTAINED IN WALLACE ADDITION, FIRST FILING FINAL DEVELOPMENT PLAN, RECORDED JULY 9, 1996 ON FILM 2139 AS RECEPTION NO. 01623762;
- EXCEPTION 16: TERMS, CONDITIONS, RESTRICTIONS, PROVISIONS, NOTES AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON THE PLAT(S) OF WALLACE ADDITION, FOURTH FILING SET FORTH BELOW;
- EXCEPTION 17: TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS SPECIFIED IN CITY OF LONGMONT, COLORADO, PUBLIC IMPROVEMENT AGREEMENT, WALLACE 4TH FILING, RECORDED JUNE 6, 2003 AT 2452441;
- EXCEPTION 18: ALL MATTERS DISCLOSED BY NOTICES OF DEVELOPMENT PLAN APPROVAL RECORDED JULY 7, 2003 AT RECEPTION NUMBER 2466514 AND OCTOBER 31, 2003 AT RECEPTION NUMBER 2521191;
- EXCEPTION 19: INTENTIONALLY DELETED;
- EXCEPTION 20: INTENTIONALLY DELETED.
- DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET.
- SURVEYOR'S NARRATIVE:
THE SURVEY MARKER (1.0' OFFSET) RECOVERED WAS ACCEPTED AS DELINEATING THE NORTHEAST CORNER OF LOT 42. THE FOUND PROPERTY MARKERS LYING WEST OF THE SOUTHWEST CORNER OF LOT 42 WERE ACCEPTED TO DETERMINE ITS SOUTH LINE AS WELL AS THE NORTH RIGHT-OF-WAY LINE OF PLATEAU ROAD. PLATTED DIMENSIONS WERE EMPLOYED TO DETERMINE THE REMAINING CORNERS OF LOT 42.
NOTE: ALL PERIMETER LOT LINE DIMENSIONS SHOWN HEREON ARE AS SURVEYED.
- A SMALL PORTION OF CONCRETE SIDEWALK EXTENDS INTO THE SUBJECT PROPERTY AT ITS SOUTHEAST CORNER. NO EASEMENT WAS INDICATED IN THE TITLE COMMITMENT.
- ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 08013C0288J, REVISED DECEMBER 18, 2012, THE SUBJECT PROPERTY LIES IN ZONE X, WHICH IS DESCRIBED ON SAID MAP TO BE AREAS OF MINIMAL FLOOD HAZARD. FLOOD HAZARD AREAS ARE SUBJECT TO CHANGE.
- NO UNDERGROUND UTILITY LINES WERE SURVEYED, AND THUSLY, NONE ARE SHOWN HEREON.
- THE BOUNDARIES OF THE CONDOMINIUM UNITS SHOWN HEREON ARE DEFINED IN THE APPURTENANT DECLARATION AND ARE AS DESCRIBED AND DEPICTED HEREON. A CONDOMINIUM UNIT IS AN INDIVIDUAL AIR SPACE UNIT CONTAINED WITHIN AN ENCLOSED ROOM OCCUPYING PART OF A BUILDING (AS SHOWN HEREON) AND BOUNDED BY THE UNFINISHED INTERIOR SURFACES OF THE PERIMETER WALLS (OR THE ADJOINING WALLS, IF TWO OR MORE UNITS ADJOIN EACH OTHER), UNFINISHED SURFACES OF FLOORS, CEILINGS, WINDOWS, WINDOW FRAMES, DOORS AND DOOR FRAMES, AND WHICH IS DESCRIBED IN THREE DIMENSIONS BY HORIZONTAL AND VERTICAL BOUNDARIES ON THIS MAP AND IDENTIFIED WITH AN IDENTIFYING NUMBER ON THE MAP. UNITS ARE "UNITS" WITHIN THE MEANING OF THE ACT.
- UNIT OWNERS/TENANTS ARE ADVISED THAT ANY PROPOSED ALTERATIONS TO INTERIOR UNIT WALLS ARE TO BE APPROVED BY A LICENSED PROFESSIONAL STRUCTURAL ENGINEER.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO COLORADO STATE STATUTE 18-4-508 C.R.S.
- IN ACCORDANCE WITH C.R.S. 13-80-105:
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.

SURVEYOR'S CERTIFICATION:

I, JASON EMERY, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE TO GAT INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY THAT, SUBJECT TO THE NOTES SHOWN HEREON, THE SURVEY OF THE DIVISION OF THE AIR SPACE OF THE 720 PLATEAU ROAD CONDOMINIUMS WAS MADE UNDER MY SUPERVISION AND THAT THE ACCOMPANYING MAP ACCURATELY REPRESENTS SAID DIVISION. THIS MAP ACCURATELY DEPICTS THE LAYOUT, MEASUREMENTS AND LOCATION OF THE BUILDINGS, THE CONDOMINIUM UNITS, AND THE COMMON ELEMENTS, THE DIMENSIONS OF SUCH CONDOMINIUM UNITS AND THE ELEVATIONS OF THE FLOORS AND CEILINGS. I FURTHER STATE THAT THIS MAP CONTAINS, TO THE BEST OF MY KNOWLEDGE, ALL INFORMATION REQUIRED BY C.R.S. 38-33-209. I FURTHER CERTIFY THAT IN ACCORDANCE WITH C.R.S. 38-33-201(2) AS OF THIS DATE ALL STRUCTURAL COMPONENTS WITHIN 720 PLATEAU ROAD CONDOMINIUMS CONTAINING OR COMPRISING ANY CONDOMINIUM UNITS THEREBY CREATED ARE SUBSTANTIALLY COMPLETED.

JASON EMERY
COLORADO LICENSED PROFESSIONAL
LAND SURVEYOR NO. 20134
FOR, AND ON BEHALF OF,
BOULDER LAND CONSULTANTS, INC.
DATE: MARCH 15, 2019



OWNERSHIP CERTIFICATE

KNOW ALL PERSONS BY THESE PRESENTS: THAT GAT INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY IS THE OWNER AND PROPRIETOR OF THE HEREON DESCRIBED REAL PROPERTY AND AS THE DECLARANT UNDER THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE "720 PLATEAU ROAD CONDOMINIUMS" RECORDED _____, 20____, AT RECEPTION NO. _____

OF THE BOULDER COUNTY RECORDS (THE "CONDOMINIUM DECLARATION") HAD PURSUANT TO THE PURPOSES SET FORTH IN THE CONDOMINIUM DECLARATION CAUSED THE SAME TO BE SURVEYED AS SHOWN ON THE ACCOMPANYING MAP TO BE KNOWN AS "720 PLATEAU ROAD CONDOMINIUMS"

GAT INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____
THOMAS H. SHOOK, MANAGER

ACKNOWLEDGMENT

STATE OF COLORADO)
COUNTY OF BOULDER) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY THOMAS H. SHOOK, MANAGER, GAT INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY, OWNER OF REAL PROPERTY DESCRIBED AS "720 PLATEAU ROAD CONDOMINIUMS".

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

LENDER'S CONSENT

GREAT WESTERN BANK, HEREBY CONSENTS TO THE RECORDING OF THIS "720 PLATEAU ROAD CONDOMINIUMS", AND JOINS IN THE SUBDIVISION OF LAND AND SPACE MADE HEREON TO THE EXTENT OF ITS INTEREST THEREIN.

LENDER: GREAT WESTERN BANK

AUTHORIZED REPRESENTATIVE: _____

ACKNOWLEDGMENT

STATE OF COLORADO)
COUNTY OF BOULDER) SS

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

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF BOULDER) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK, THIS _____ DAY OF _____, 20____, AND IS

DULY RECORDED AS RECEPTION NO. _____;

FEES \$ _____ PAID.

RECORDER

DEPUTY

SAMPLE

SHEET 1 OF 2
THIS MAP WAS PREPARED BY

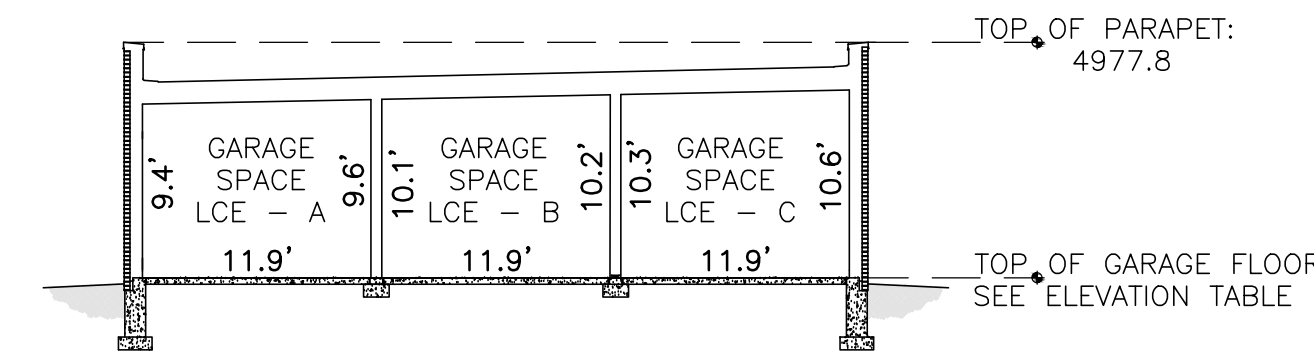
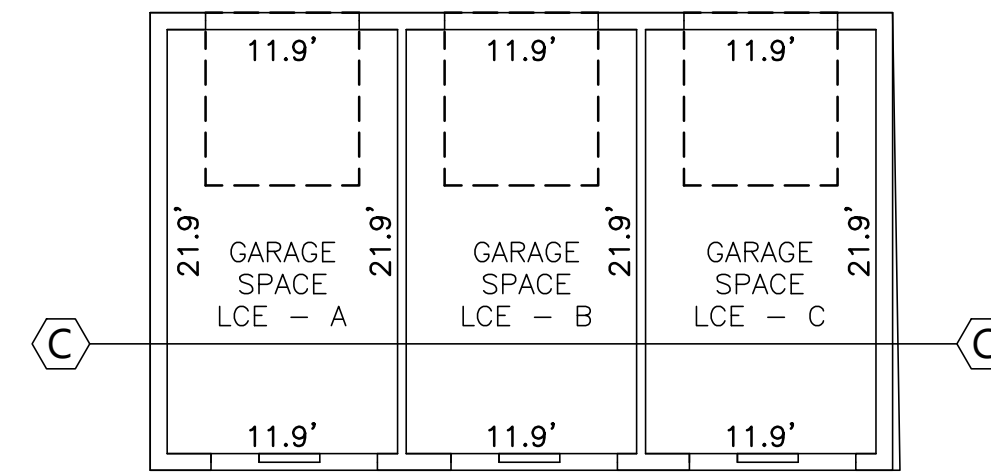
BOULDER LAND CONSULTANTS, INC.
950 LARAMIE BLVD, UNIT D
BOULDER, CO 80304 (303) 443-3616
www.BLCsurveyors.com

CONDO MAP: 720 PLATEAU RD CONDO
LONGMONT, COLORADO

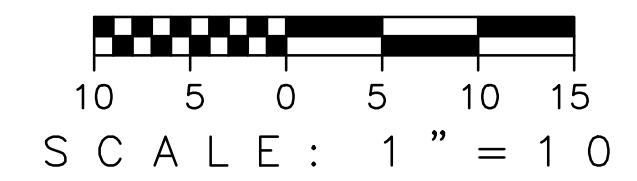
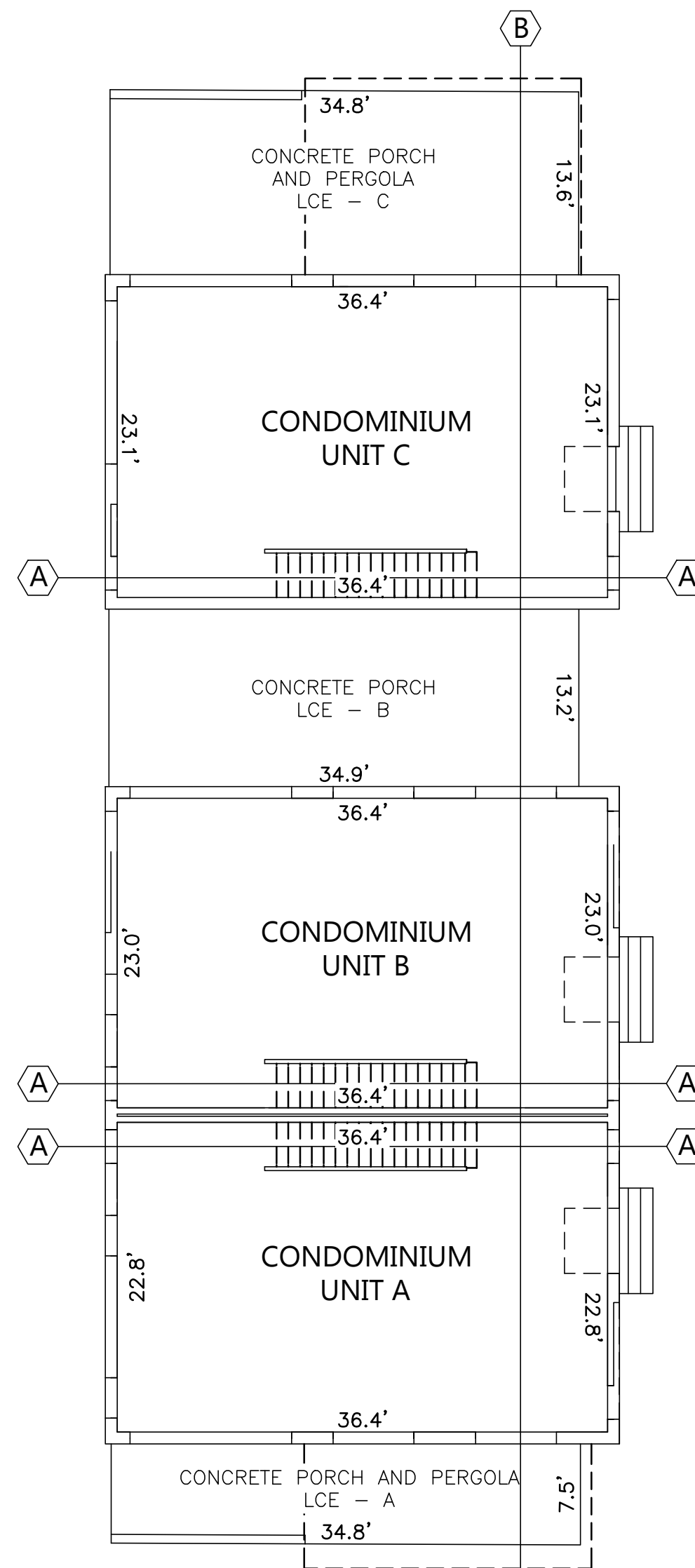
A CONDOMINIUM MAP OF THE 720 PLATEAU ROAD CONDOMINIUMS

SITUATED ON LOT 42, WALLACE ADDITION, FOURTH FILING, A SUBDIVISION LOCATED IN THE SOUTHWEST 1/4 OF SECTION 15, T2N, R69W OF THE 6TH P.M., CITY OF LONGMONT, COUNTY OF BOULDER, STATE OF COLORADO
TOTAL AREA: 7543 SQUARE FEET (As Surveyed)
SHEET 2 OF 2

GARAGE BUILDING
- PLAN VIEW -



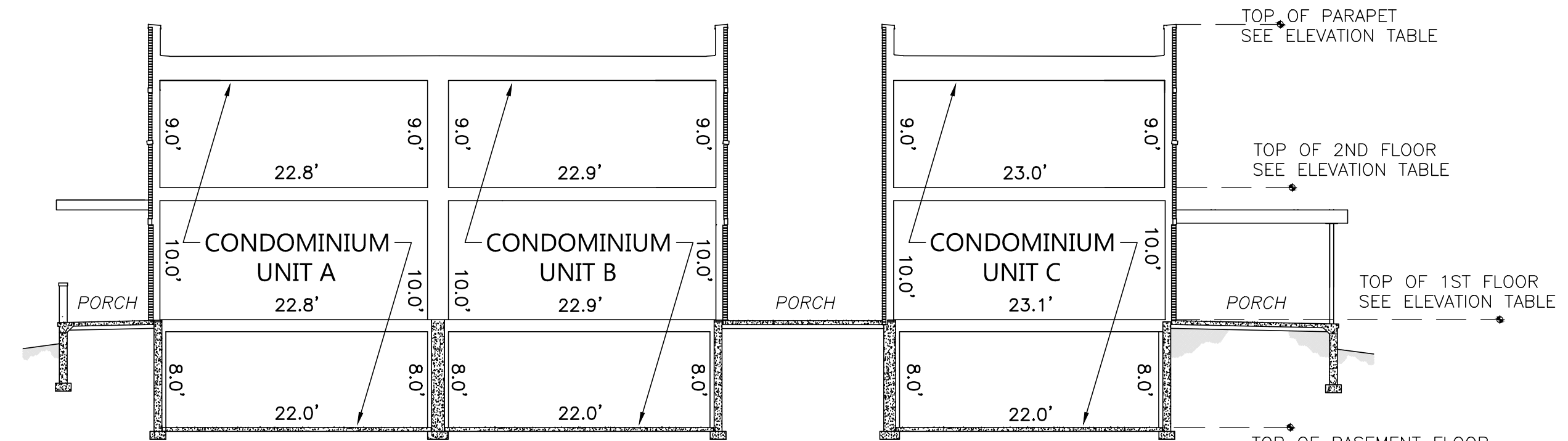
GARAGE SECTION C-C - LOOKING NORTH



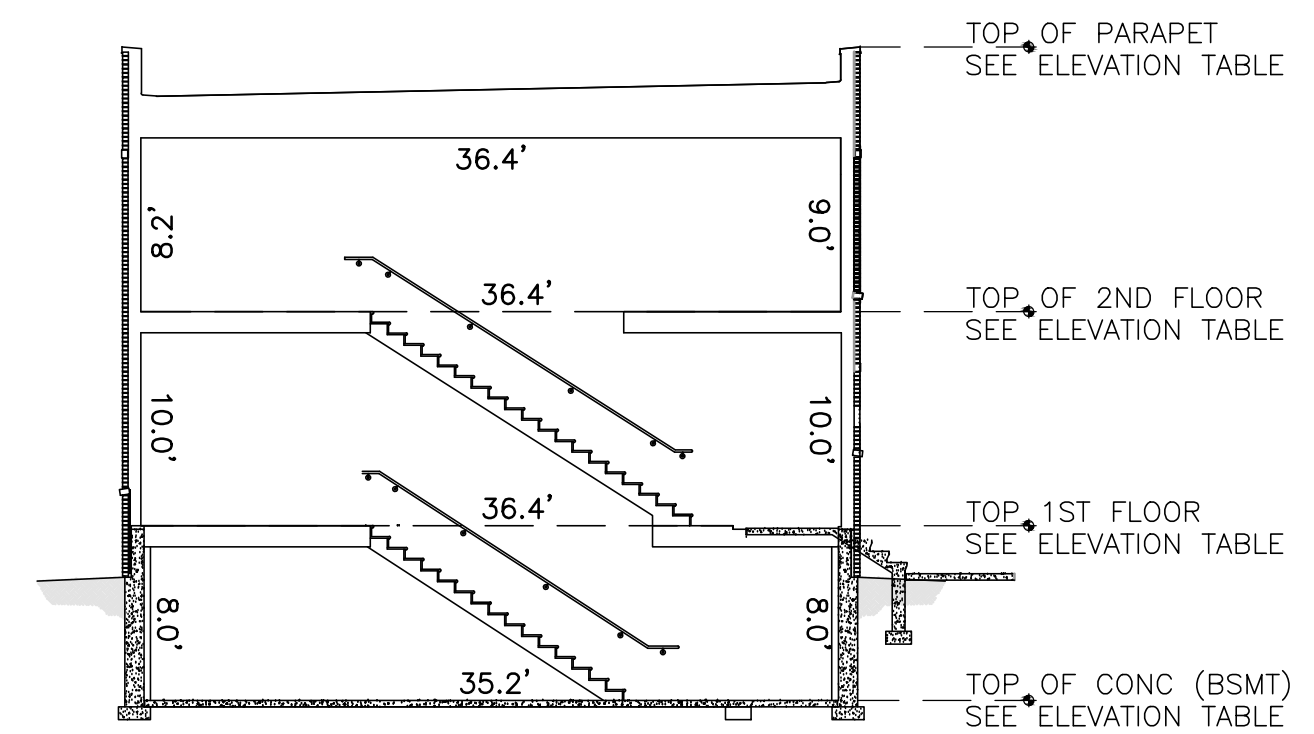
APPROXIMATE TOTAL CONDOMINIUM UNIT FLOOR AREAS (EXCLUDING FIRST FLOOR ENTRY)	
UNIT A	2434 SQ FT
UNIT B	2434 SQ FT
UNIT C	2440 SQ FT
APPROXIMATE TOTAL GARAGE - LCE FLOOR AREAS PER CONDOMINIUM UNIT	
UNIT A	265 SQ FT
UNIT B	265 SQ FT
UNIT C	265 SQ FT

NOTE: NO INTERIOR UNIT WALLS ARE SHOWN HEREON
- SEE NOTE 10 -

CONDOMINIUM BUILDINGS
- PLAN VIEW -



SECTION B-B - LOOKING WEST



SECTION A-A - LOOKING NORTH
APPLIES TO UNITS A, B AND C

FLOOR ELEVATION TABLE (NAVD88 DATUM)	
UNIT A BASEMENT FLOOR	4963.7
UNIT A FIRST FLOOR	4972.8
UNIT A SECOND FLOOR	4984.0
UNIT A TOP OF PARAPET	4992.8
UNIT B BASEMENT FLOOR	4963.7
UNIT B FIRST FLOOR	4972.8
UNIT B SECOND FLOOR	4984.0
UNIT B TOP OF PARAPET	4992.8
UNIT C BASEMENT FLOOR	4963.5
UNIT C FIRST FLOOR	4972.8
UNIT C SECOND FLOOR	4984.0
UNIT C TOP OF PARAPET	4992.8
GARAGE (LCE-UNIT A)	4970.8
GARAGE (LCE-UNIT B)	4970.5
GARAGE (LCE-UNIT C)	4970.4

SAMPLE

SHEET 2 OF 2
THIS MAP WAS PREPARED BY

BOULDER LAND CONSULTANTS, INC.

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CONDO MAP: 720 PLATEAU RD. CONDOS
LONGMONT, COLORADO