

8/1/2008 1:22 PM

325 INTERLOCKEN PARKWAY CONDOMINIUM

LOCATED IN A PORTION OF THE SOUTHEAST 1/4 OF SECTION 33,
TOWNSHIP 1 SOUTH, RANGE 69 WEST, OF THE 6TH PRINCIPAL MERIDIAN,
CITY & COUNTY OF BROOMFIELD, STATE OF COLORADO

2008090567 08/05/2008 04:04P PL
1 of 3 P 31.00 0 8.00 CityCity Broomfield

LEGAL DESCRIPTION

LOT 2, BLOCK 3, REPLAT OF INTERLOCKEN PLUNG NO. 1, AS PER THE PLAT THEREOF RECORDED FEBRUARY 22, 1990 AT RECEPTION NO. 1029385 OF THE BOULDER COUNTY RECORDS, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

DECLARANT CERTIFICATE

EQUASTONE INTERLOCKEN, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER OF THE HEREIN DESCRIBED REAL PROPERTY AND AS DECLARANT UNDER THAT CERTAIN CONDOMINIUM DECLARATION AND COVENANTS, CONDITIONS AND RESTRICTIONS FOR 325 INTERLOCKEN PARKWAY CONDOMINIUM (THE "DECLARATION") DOES HEREBY CERTIFY THAT THIS CONDOMINIUM MAP OF 325 INTERLOCKEN PARKWAY CONDOMINIUM HAS BEEN PREPARED PURSUANT TO THE PURPOSES STATED IN THE DECLARATION AS RECORDED IN THE OFFICE OF THE CLERK AND RECORDER FOR THE CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.

EQUASTONE INTERLOCKEN, LLC
A DELAWARE LIMITED LIABILITY COMPANY
BY: EQUASTONE MANAGER,
LLC A DELAWARE LIMITED LIABILITY COMPANY
ITS MANAGER

BY: [Signature]
TODD S. PARKER
ITS EXECUTIVE VICE PRESIDENT

STATE OF Colorado } ss:
COUNTY OF Denver }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF August, 2008, BY TODD S. PARKER, EXECUTIVE VICE PRESIDENT OF EQUASTONE INTERLOCKEN MANAGER, LLC A DELAWARE LIMITED LIABILITY COMPANY, WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES February 17, 2011

[Signature]
NOTY PUBLIC

TITLE EXCEPTIONS:

8. RESERVATION BY THE UNION PACIFIC RAILROAD COMPANY OF ALL OIL, COAL AND OTHER MINERALS UNDERLYING THE LANDS, THE EXCLUSIVE RIGHT TO PROSPECT FOR, MINE AND REMOVE OIL, COAL, AND OTHER MINERALS, AND THE RIGHT OF ACCESS AND EGRESS AND RECESS TO PROSPECT FOR, MINE AND REMOVE OIL, COAL, AND OTHER MINERALS, AS CONTAINED IN DEED RECORDED BOOK 137 AT PAGE 418 OF THE BOULDER COUNTY RECORDS, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. (BLANKET IN NATURE, NOT PLOTTED)
- NOTE: RELINQUISHMENT OF THE SURFACE RIGHTS BY THE UNION PACIFIC RAILROAD COMPANY WAS RECORDED FEBRUARY 15, 1985 AT RECEPTION NO. 777177 OF THE BOULDER COUNTY RECORDS.
9. THE EFFECT OF SAID LAND BEING INCLUDED WITHIN THE BOUNDARIES OF THE INTERLOCKEN METROPOLITAN DISTRICT, AS SET FORTH IN INSTRUMENT RECORDED APRIL 18, 1984 AT RECEPTION NO. 815108 AND IN ORDER AND DECREE CONSOLIDATING DISTRICTS RECORDED DECEMBER 2, 1984 AT RECEPTION NO. 01482878, BOTH AS RECORDED IN BOULDER COUNTY. (BLANKET IN NATURE, NOT PLOTTED)
10. COVENANTS, CONDITIONS AND RESTRICTIONS, (BUT OMITTING THEREFROM ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN, IF ANY) WHICH DO NOT INCLUDE A FORTIFITURE OR REVERTER CLAUSE, AND ANY AND ALL SUPPLEMENTS, AMENDMENTS, AND ANNEXATIONS THERETO, SET FORTH IN THE INSTRUMENTS RECORDED JANUARY 24, 1980 AT RECEPTION NO. 01020254, AND AS AMENDED BY FIRST AMENDMENT RECORDED JUNE 18, 1992 AT RECEPTION NO. 01184772 AND SECOND AMENDMENT RECORDED MARCH 4, 1994 AT RECEPTION NO. 01462125 AND THE BYLAWS OF INTERLOCKEN OWNER'S ASSOCIATION, INC. RECORDED FEBRUARY 21, 1990 AT RECEPTION NO. 01029385, ALL AS RECORDED IN BOULDER COUNTY. (BLANKET IN NATURE, NOT PLOTTED)
11. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE INTERGOVERNMENTAL AGREEMENT RECORDED MAY 30, 1990 AT RECEPTION NO. 01044363 OF THE BOULDER COUNTY RECORDS. (BLANKET IN NATURE, NOT PLOTTED)
12. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE ARGUMENT EASEMENT IN FAVOR OF THE JEFFERSON COUNTY AIRPORT AUTHORITY, WHICH WAS RECORDED OCTOBER 17, 1994 AT RECEPTION NO. 01470924, AND RECORDED APRIL 15, 1995 AT RECEPTION NO. 01509006, BOTH RECORDED IN THE BOULDER COUNTY RECORDS, AND ALSO RECORDED JANUARY 20, 1984 AT RECEPTION NO. 598883 OF THE BOULDER COUNTY RECORDS. (BLANKET IN NATURE, NOT PLOTTED)
13. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE DEVELOPMENT AGREEMENT WITH THE CITY OF BROOMFIELD, WHICH WAS RECORDED FEBRUARY 7, 1994 AT RECEPTION NO. 01392055, AND ADDENDUM A RECORDED JULY 24, 1995 AT RECEPTION NO. 01532946, BOTH RECORDED IN THE BOULDER COUNTY. (BLANKET IN NATURE, NOT PLOTTED)
14. SUBJECT TO THE EFFECT OF NOTES NUMBERED 2 AND 7 AND THE EASEMENTS AND BUILDING SETBACKS, ALL AS SHOWN ON THE PLAT FOR REPLAT OF INTERLOCKEN PLUNG NO.1 RECORDED FEBRUARY 22, 1990 AT RECEPTION NO.1029386 OF THE BOULDER COUNTY RECORDS. (PLOTTED)
15. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE PLUD PLAN FOR INTERLOCKEN ADVANCED TECHNOLOGY ENVIRONMENT WHICH WAS RECORDED FEBRUARY 22, 1990 AT RECEPTION NO. 1029385, AND FIRST AMENDMENT RECORDED MARCH 22, 1991 AT RECEPTION NO.01093412 AND SECOND AMENDMENT RECORDED MAY 20, 1994 AT RECEPTION NO. 1429384, ALL AS RECORDED IN THE BOULDER COUNTY RECORDS. (BLANKET IN NATURE, NOT PLOTTED)
16. COVENANTS, CONDITIONS AND RESTRICTIONS, (BUT OMITTING THEREFROM ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN, IF ANY), WHICH DO NOT INCLUDE A FORTIFITURE OR REVERTER CLAUSE, AND ANY AND ALL SUPPLEMENTS, AMENDMENTS AND ANNEXATIONS THERETO, SET FORTH ON THE DEED RECORDED JUNE 30, 1994 AT RECEPTION NO. 01441743 OF THE BOULDER COUNTY RECORDS. (BLANKET IN NATURE, NOT PLOTTED)
17. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE DECLARATION OF JOINT DEVELOPMENT EASEMENT AGREEMENT, WHICH WAS RECORDED MARCH 9, 1990 AT RECEPTION NO. 01031861 OF THE BOULDER COUNTY RECORDS. (BLANKET IN NATURE, NOT PLOTTED)
18. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE DECLARATION OF JOINT DEVELOPMENT EASEMENT AGREEMENT, WHICH WAS RECORDED MARCH 9, 1990 AT RECEPTION NO. 01031863, AND AS AFFECTED BY PARTIAL TERMINATION RECORDED OCTOBER 2, 1995 AT RECEPTION NO. 01531884, BOTH OF THE BOULDER COUNTY RECORDS. (BLANKET IN NATURE, NOT PLOTTED)
19. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE INTERGOVERNMENTAL AGREEMENT NORTHWEST PARKWAY (BOULDER COUNTY AREA), WHICH WAS RECORDED MAY 24, 1991 AT RECEPTION NO. 01105202 OF THE BOULDER COUNTY RECORDS. (BLANKET IN NATURE, NOT PLOTTED)
20. ASSIGNMENT OF LEASES AND RENTS RECORDED FEBRUARY 14, 2007 AT RECEPTION NO. 2007002040. (BLANKET IN NATURE, NOT PLOTTED)

NOTE: LOAN MODIFICATION, CROSS-GUARANTEE, CROSS-DEFAULT, CROSS-COLLATERALIZATION AND CONTRIBUTION AGREEMENT RECORDED JUNE 29, 2007 AT RECEPTION NO. 2007008142.

GENERAL NOTES

1. 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 LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.
2. THIS ALTA (A.C.S.M.) LAND TITLE SURVEY, AND THE INFORMATION HEREON, MAY NOT BE USED FOR ANY ADDITIONAL OR EXTENDED PURPOSES BEYOND THAT FOR WHICH IT WAS INTENDED ANY WAY MAY NOT BE USED BY ANY PARTIES OTHER THAN THOSE TO WHICH IT IS CERTIFIED.
3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ACCURATE ENGISURV, LLC, TO DETERMINE TITLE OR EASEMENTS OF RECORD. RESEARCH FOR THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH CRS 38-31-108 AND THE RULES OF PROCEDURE AND BOARD POLICY STATEMENTS OF THE COLORADO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, SPECIFICALLY THOSE BOARD RULES AND POLICY STATEMENTS RELATING TO THE SECTION OF EASEMENTS AND RIGHTS OF WAY ON SUBDIVISION PLATS, TITLE COMMITMENT NUMBER F211502 PREPARED BY TUDITY NATIONAL TITLE ASSURANCE COMPANY, JULY 28, 2004, WAS HELD UPON FOR ALL INFORMATION REGARDING EASEMENTS OF RECORD, RIGHTS OF WAY, TITLE OF RECORD AND CIVIL COURT ACTIONS OF RECORD.
4. BEARINGS USED HEREON ARE BASED ON A NORTHERLY LINE OF SAID LOT 2, BLOCK 3, REPLAT OF INTERLOCKEN PLUNG NO. 1, BEING N77°27'19"E AS INDICATED, LOCATED AND SHOWN HEREON, AND AS ACCORDING TO SAID REPLAT, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO.
5. SUBJECT PARCEL IS ZONED 78-FM PLD7.
6. SURFACE PARKING FOR THIS SITE INCLUDES 183 REGULAR SPACES AND 8 HANDICAP SPACES FOR A TOTAL OF 191 PARKING SPACES.

SURVEYOR'S CERTIFICATE

I, DOUGLAS H. ORT, M.A. PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE DIVISION OF THE AIR SPACE OF THIS 325 INTERLOCKEN PARKWAY CONDOMINIUM WAS MADE UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING, AND THAT THE ACCOMPANYING MAP ACCURATELY REPRESENTS SAID DIVISION AND MEETS THE REQUIREMENTS OF C.R.S. 38-313-209, BASED ON ARCHITECTURAL DRAWINGS, THE MAP FULLY AND ACCURATELY DEPICTS THE LARGEST MEASUREMENTS AND LOCATION OF ALL OF THE BUILDINGS, THE CONDOMINIUM UNITS, THE DIMENSIONS OF THE CONDOMINIUM UNITS AND THE ELEVATIONS OF THE FLOORS AND WAS PREPARED SUBSEQUENT TO SUBSTANTIAL COMPLETION OF THE DEPICTED IMPROVEMENTS.



DOUGLAS H. ORT, M.A., PLS 37064

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO } ss:
CITY AND COUNTY OF BROOMFIELD }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK _____ M., _____ 2007 AND DAILY RECORDED.

RECEPTION NO. _____

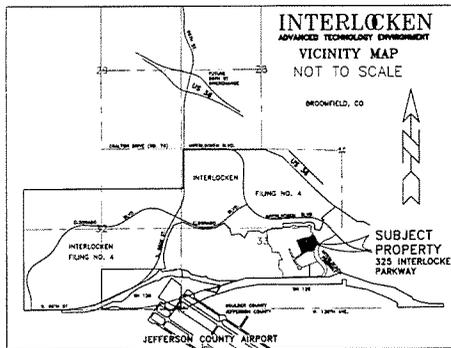
CLERK AND RECORDER, EX-OFFICIO CLERK OF THE COUNTY OF BOULDER.

BY _____ DEPUTY

FEE \$ _____

TABLE OF CONTENTS

- SHEET 1 OF 3 - COVER SHEET
- SHEET 2 OF 3 - SITE SHEET
- SHEET 3 OF 3 - BUILDINGS



ACCURATE EngiSurv LLC
LAND PLANNERS • LAND ENGINEERS • LAND SURVEYORS
350 INTERLOCKEN BLVD., SUITE 100
BROOMFIELD, COLORADO 80021
(303)945-5505 FAX: (303)945-5180
E-MAIL: engisurv@accurate.net
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CONDOMINIUM MAP FOR:

EQUASTONE INTERLOCKEN, LLC,

SHEET

1 OF 3

REVISIONS

REVISED: 04/08 DHP

DRAWN BY:

TJB

APPROVED BY:

DHO

FIELD WORK BY:

BC/TB

DATE OF SURVEY:

10-9-07

DATE OF DWG:

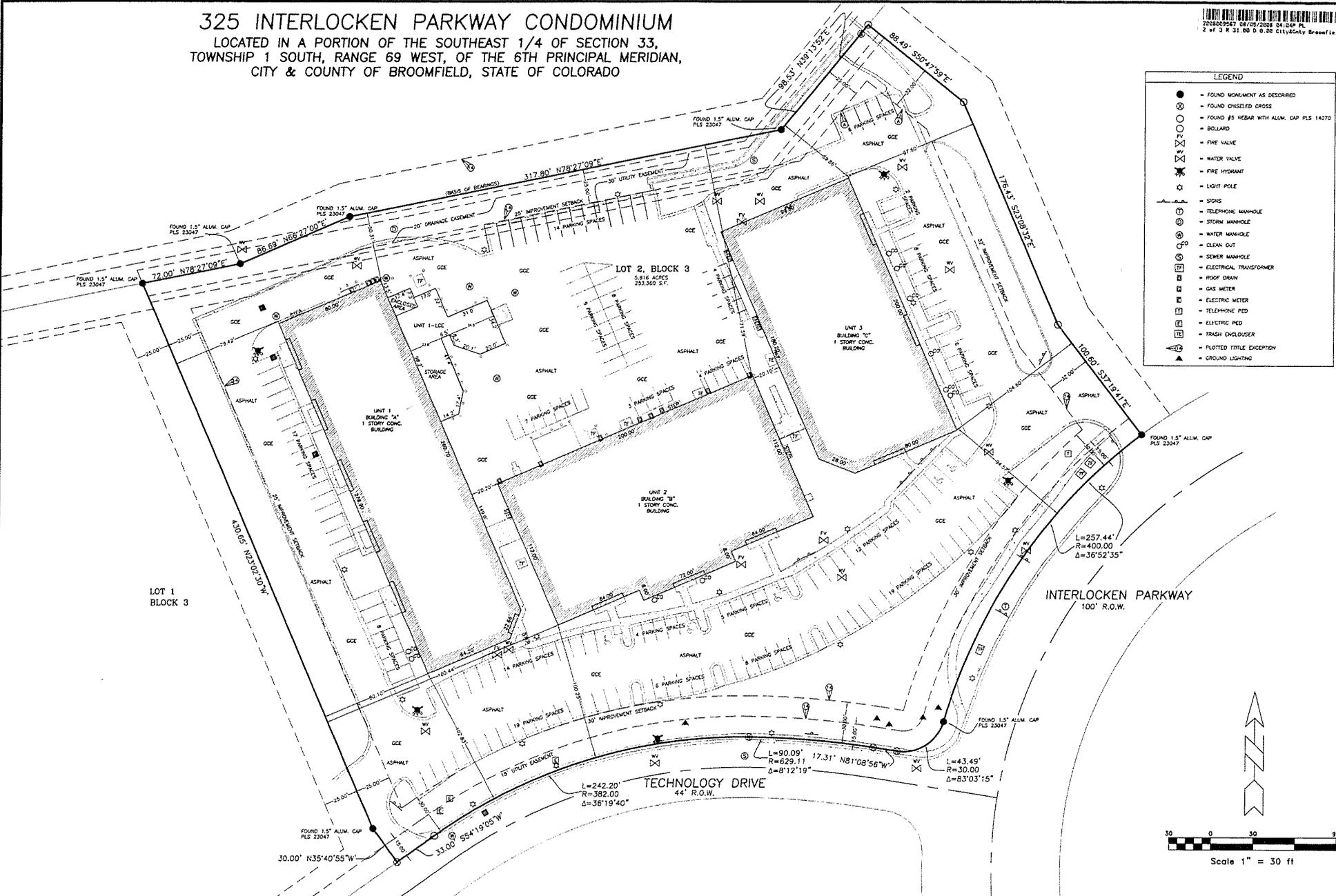
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PROJECT NO. 1EQU0202

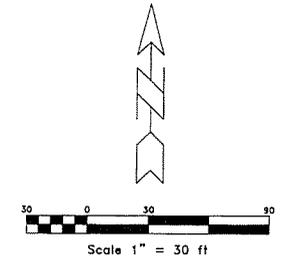
6/14/2008 1:02 PM

325 INTERLOCKEN PARKWAY CONDOMINIUM

LOCATED IN A PORTION OF THE SOUTHEAST 1/4 OF SECTION 33,
TOWNSHIP 1 SOUTH, RANGE 69 WEST, OF THE 6TH PRINCIPAL MERIDIAN,
CITY & COUNTY OF BROOMFIELD, STATE OF COLORADO



LEGEND	
●	FOUND MONUMENT AS DESCRIBED
⊗	FOUND CHISELED CROSS
⊙	FOUND #5 REBAR WITH ALUM. CAP PLS 14070
⊚	BOLLARD
⊕	FIRE VALVE
⊖	WATER VALVE
⊗	FIRE HYDRANT
⊙	LIGHT POLE
⊚	SIGNS
⊕	TELEPHONE MANHOLE
⊖	STORM MANHOLE
⊗	WATER MANHOLE
⊘	CLEAN OUT
⊙	SEWER MANHOLE
⊚	ELECTRICAL TRANSFORMER
⊕	ROOF DRAIN
⊖	GAS METER
⊗	ELECTRIC METER
⊘	TELEPHONE PED
⊙	ELECTRIC PED
⊚	FRASH ENCLOSURE
⊕	PLOTTED TITLE EXCEPTION
▲	GROUND LIGHTING



ACCURATE EngiSurv LLC
LAND PLANNERS - LAND ENGINEERS - LAND SURVEYORS
330 INTERLOCKEN BLVD, SUITE 140
BROOMFIELD, COLORADO 80021
(303)485-1500 FAX: (303)485-5180
E-MAIL: engisurv@accurate.net

CONDOMINIUM MAP FOR:
EQUASTONE INTERLOCKEN, LLC,

SHEET
2 OF 3

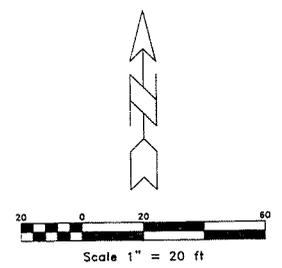
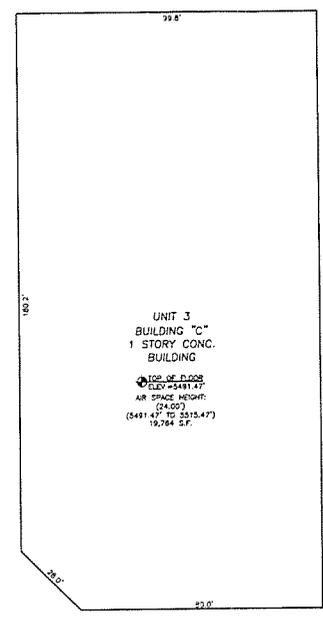
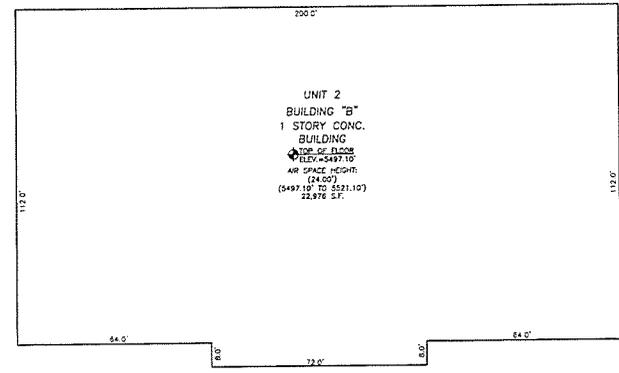
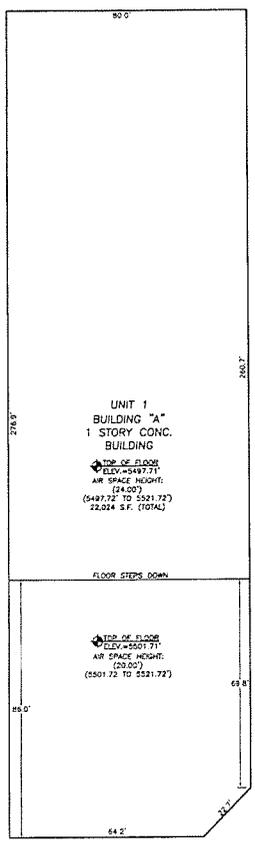
REVISIONS		DATE	BY	APPROVED BY
1	REVISED BOUNDARY		TJB	DHO
2	FIELD WORK BY	10-9-07	BG/TB	
3	DATE OF DWG	10-9-07		

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8/14/2008 1:27 pm
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325 INTERLOCKEN PARKWAY CONDOMINIUM

LOCATED IN A PORTION OF THE SOUTHEAST 1/4 OF SECTION 33,
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 CITY & COUNTY OF BROOMFIELD, STATE OF COLORADO



ACCURATE EngiSurv LLC
 LAND PLANNERS • LAND ENGINEERS • LAND SURVEYORS
 333 INTERLOCKEN BLVD., SUITE 100
 BROOMFIELD, COLORADO 80021
 (303)443-5500 FAX: (303)445-5160
 E-MAIL: engine@accurate.com

CONDOMINIUM MAP FOR:
EQUASTONE INTERLOCKEN, LLC,

SHEET
3 OF 3

REVISIONS	DRAWN BY:	APPROVED BY:
2008.04.10 TJC	TJB	DHO
	FIELD WORK BY: BG/TB	DATE OF SURVEY: 10-9-07
	DATE OF DWG: 10-9-07	PROJECT NO. 1EQU0202